COTSWOLD
District Council

Tuesday, 4 August 2026

Tel: 01285 623181
e-mail: democratic@cotswold.gov.uk

COUNCIL

A meeting of the Council will be held in the Council Chamber - Council Offices, Trinity Road, Cirencester, GL7 1PX on **Wednesday, 12 August 2026 at 6.00 pm.**

Jane Portman
Chief Executive

To: Members of the Council
(Councillors Mark Harris, Ray Brassington, Gina Blomefield, Claire Bloomer, Naomi Bloomer, Nick Bridges, Patrick Coleman, Daryl Corps, David Cunningham, Tony Dale, Paul Evans, Mike Evemy, David Fowles, Laura Hall-Wilson, Paul Hodgkinson, Nikki Ind, Angus Jenkinson, Julia Judd, Juliet Layton, Helene Mansilla, Mike McKeown, Dilys Neill, Andrea Pellegram, Tony Slater, Lisa Spivey, Tom Stowe, Jeremy Theyer, Craig Thurling, Clare Turner, Michael Vann, Jon Wareing, Ian Watson, Len Wilkins and Tristan Wilkinson).

Recording of Proceedings – The law allows the public proceedings of Council, Cabinet, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Committee Administrator know prior to the date of the meeting.

AGENDA

1. **Apologies**
   To receive any apologies for absence. The quorum for Council is 9 members.

2. **Declarations of Interest**
   To receive any declarations of interest from Members relating to items to be considered at the meeting.

3. **Announcements from the Chair, Leader or Chief Executive**
   To receive any announcements from the Chair of the Council, the Leader of the Council and the Chief Executive.

4. **Public Questions**
   To deal with questions from the public within the open forum question and answer session which has been extended today to thirty minutes in total. Questions from each member of the public should be no longer than two minutes each and relate to issues under the Council's remit. At any one meeting no person may submit more than two questions and no more than two such questions may be asked on behalf of one organisation.

   The Chair will ask whether any members of the public present at the meeting wish to ask a question and will decide on the order of questioners.

   The response may take the form of:
   a) a direct oral answer;
   b) where the desired information is in a publication of the Council or other published work, a reference to that publication; or
   c) where the reply cannot conveniently be given orally, a written answer circulated later to the questioner.

5. **Member Questions**
   A Member of the Council may ask the Chair, the Leader, a Cabinet Member or the Chair of any Committee a question on any matter in relation to which the Council has powers or duties or which affects the Cotswold District. A maximum period of fifteen minutes shall be allowed at any such meeting for Member questions.

   A Member may only ask a question if:
   a) the question has been delivered in writing or by electronic mail to the Chief Executive no later than 5.00 p.m. on the working day before the day of the meeting; or
   b) the question relates to an urgent matter, they have the consent of the

Chair to whom the question is to be put and the content of the question is given to the Chief Executive by 9.30 a.m. on the day of the meeting.

An answer may take the form of:

a) a direct oral answer;
b) where the desired information is in a publication of the Council or other published work, a reference to that publication; or
c) where the reply cannot conveniently be given orally, a written answer circulated later to the questioner.

6. **Local Plan** (Pages 7 - 7302)

Cotswold District Council is preparing a new Local Plan for the 2026 to 2043 period. This new plan will, once adopted, replace the existing plan adopted in 2018 and provide a policy framework to inform planning decisions in the district.

The purpose of this report is to make a series of recommendations, principally relating to the Publication of the Local Plan for six weeks consultation in August and September 2026 and submission to the Secretary of State in December 2026 for independent examination.

It is anticipated that an examination would take place during 2027 with Plan adoption expected around March 2028.

Recommendations:
That Council:

i. Agrees the Cotswold Local Plan 2026 – 2043 (Regulation 19) document is published for six weeks consultation from 24 August 2026 to 5 October 2026.
ii. Agrees that thereafter, the Cotswold Local Plan 2026 – 2043 (Regulation 19) document is submitted to government for independent examination.
iii. Provides delegated authority for the Director of Communities and Place in consultation with the Portfolio Holder for Housing and Planning, to make any minor corrections prior to consultation, including for typographical and formatting purposes AND following the Regulation 19 consultation to prepare an 'Additional Modifications' Schedule for submission if required.
iv. Notes the technical supporting evidence in preparation for publication alongside the Cotswold Local Plan 2026 – 2043 for consultation.

Every effort will be made to complete the business at this meeting. However, should any agenda items remain outstanding, the meeting will stand adjourned and reconvene on Thursday 13 August 2026 at 6.00 pm to complete the remaining business.

7. **Next meeting**

The next meeting of Council will be held on 23 September 2026 at 6.00 pm.

(END)

COTSWOLD
District Council

Council name	**COTSWOLD DISTRICT COUNCIL**
Name and date of Committee	**COUNCIL – 12 AUGUST 2026**
Subject	**CDC NEW LOCAL PLAN 2026-2043 (DRAFT)**
Wards affected	All
Accountable member	Councillor Layton – Deputy Leader of the Council / Cabinet Member for Housing and Planning Email: juliet.layton@cotswold.gov.uk
Accountable officer	Helen Martin - Director for Communities and Place Email: helen.martin@Cotswold.gov.uk
Report author	Andrew Maxted – Interim Head of Planning Policy and Infrastructure Email: andrew.maxted@Cotswold.gov.uk
Summary/Purpose	Cotswold District Council is preparing a new Local Plan for the 2026 to 2043 period. This new plan will, once adopted, replace the existing plan adopted in 2018 and provide a policy framework to inform planning decisions in the district. The purpose of this report is to make a series of recommendations, principally relating to the Publication of the Local Plan for six weeks consultation in August and September 2026 and submission to the Secretary of State in December 2026 for independent examination. It is anticipated that an examination would take place during 2027 with Plan adoption expected around March 2028.
Annexes	Pack A: Refer to list at the end of the report Pack B: Refer to list at the end of the report.
Recommendation(s)	That Council: i. Agrees the Cotswold Local Plan 2026 – 2043 (Regulation 19) document is published for six weeks consultation from

	24 August 2026 to 5 October 2026. ii. Agrees that thereafter, the Cotswold Local Plan 2026 – 2043 (Regulation 19) document is submitted to government for independent examination. iii. Provides delegated authority for the Director of Communities and Place in consultation with the Portfolio Holder for Housing and Planning, to make any minor corrections prior to consultation, including for typographical and formatting purposes AND following the Regulation 19 consultation to prepare an 'Additional Modifications' Schedule for submission if required. iv. Notes the technical supporting evidence in preparation for publication alongside the Cotswold Local Plan 2026 – 2043 for consultation.
Corporate priorities	• Preparing for the Future • Delivering Good Services • Responding to the Climate Emergency • Delivering Housing • Supporting Communities • Supporting the Economy
Key Decision	YES
Exempt	NO
Consultees/ Consultation	The new Local Plan has been subject to extensive consultation. There have been three main stages of public consultation undertaken to date (listed below) with ongoing engagement with a wide range of statutory bodies and key stakeholders. • Issues and Options Consultation – Feb/ March 2022 • Draft Local Plan Consultation – Feb/ April 2024 • Preferred Options Consultation – Nov/ Dec 2025 The next stage of preparing the Local Plan will consist of a further period of six weeks consultation (known as the Regulation 19 stage) and any comments received to this consultation will be shared with

	the Planning Inspector (s) appointed to preside over the examination into the Local Plan, who will consider all comments received. The Council will consider any consultation responses and may recommend additional modifications, which can be submitted alongside the Local Plan, in case they may assist the Inspector (s). The Council will also continue to engage with statutory bodies and key stakeholders as necessary.

COTSWOLD
District Council

1. EXECUTIVE SUMMARY

1.1 Cotswold District Council is preparing a new Local Plan for the 2026 to 2043 period. This new plan will, once adopted, replace the existing plan adopted in 2018 and provide a policy framework to inform planning decisions in the district.

1.2 The purpose of this report is to make a series of recommendations, principally relating to the Publication of the Local Plan for six weeks consultation in August and September 2026 and submission to the Secretary of State in December 2026 for independent examination.

1.3 It is anticipated that an examination would take place during 2027 with Local Plan adoption expected around March 2028.

2. BACKGROUND

2.1 The Council is preparing a new Local Plan for the period 2026 – 2043, which is expected to be adopted around March 2028. This new plan, once adopted, will replace the existing plan that was finalised in 2018. It will provide a policy framework to inform decision making on planning applications and make provision for new housing, jobs and infrastructure (new services and facilities) to meet the identified needs of the district up to 2043.

2.2 Work has been in progress for several years and there have been three prior stages of consultation (in 2022, 2024 and 2025). The next stage will be to publish a completed version of the Local Plan for six weeks further consultation (known as the Regulation 19 stage) from 24 August to 5 October, collate the representations and then submit the plan to the Secretary of State in December this year.

2.3 The system for preparing Local Plans is changing and any plans using the current planning system, informed by the December 2024 version of the National Planning Policy Framework, not submitted before the end of December 2026, would need to start again using the new system. The new system for preparing a Local Plan is expected to take around three to four years (minimum) and so failing to submit the currently emerging Cotswold Local Plan before the end of 2026 would prevent the Council, and district, from benefiting from a new plan for several years.

2.4 It is anticipated the new Local Plan will be adopted in early 2028, and before the ongoing Local Government Re-organisation (LGR), where a new authority for Gloucestershire will be formed in April 2028. The new Local Plan, once adopted, will become the responsibility of the new authority, but will ensure the area has an up-to-date plan in place until a new plan can be prepared from 2028 onwards. In the event the Local Plan is not adopted until after April 2028, it would still become the responsibility of the new authority and lead to the same beneficial outcome.

2.5 In the absence of an up-to-date Local Plan, it can be expected that the 'Presumption in Favour of Sustainable Development' (NPPF December 2024 – Paragraph 11(d) the titled balance) would apply. The conditions for where the presumption applies, includes 'where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites', which is the case in Cotswold District and can be expected to remain the case until a new Local Plan is adopted.

2.6 Experience from other planning areas in the country where the presumption applies shows there is likely to be an increase in speculative and piecemeal development, where decision making is more restricted, the quality of development coming forward may fall below what the Council would expect and where infrastructure delivery is less effective. This can lead to harmful consequences, where development can be delivered without adequate infrastructure. The importance of delivering high-quality and sustainable development that is supported effectively by infrastructure is typically one of the most important factors raised through consultation. Realistically, the only way these outcomes can be delivered in Cotswold District is by adopting and maintaining an up-to-date Local Plan.

2.7 It is important, within this background section of this report, to mention the subject of housing need. New methodology for calculating how much housing is needed in any given administrative area was introduced in 2024 and this led to a significant increase in the housing need for Cotswold, and many other authorities across the country.

2.8 Whilst the housing need for Cotswold District increased significantly following the change to the standard methodology in 2024, there is evidence the local need for housing in the district is high. However, the planning system does provide a mechanism where authorities that are unable to meet their housing need in full, can seek to identify unmet housing need, subject to having sufficient evidence to demonstrate this is the case.

2.9 Around 80% of Cotswold District falls within the Cotswolds National Landscape. The 2024 NPPF states (Paragraph 189) 'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads, and National Landscapes which have the highest status of protection in relation to these issues. On this basis, it would not be unreasonable for the Council to consider, before undertaking any work, that there may be challenges in meeting a significantly increased housing need figure in Cotswold District.

2.10 However, it is necessary for the Local Plan to be capable of being found sound by an Independent Planning Inspector, through an examination, which means it should be consistent with national policy, guidance and legislation and supported by adequate and proportionate evidence.

2.11 A number of additional potential development sites were submitted to the Council during the 2025 consultation, which have been assessed along with any other sites the Council was already aware of. The assessment demonstrates that Cotswold District can meet its identified housing need, on sites that are, or can be made to be sustainable, that are relatively unconstrained and that are largely outside the National Landscape. Thus, it is considered that the identified housing need can be met, without directly harming to the Cotswold National Landscape, and on that basis, it would not be appropriate for the Council to seek to identify unmet housing need.

3. New Cotswold Local Plan

3.1 It is important the Local Plan provides for a consistent and comprehensive strategy for the area for the plan period, up to 2043, that is capable of being both ambitious and effective. And, for the reasons stated above, it is considered imperative that a new Local Plan for Cotswold District is progressed as efficiently and effectively as possible and should achieve a number of significant objectives:

- to be capable of being found sound at examination whilst reducing any risks, meaning that the Local Plan should be consistent with national policy, guidance and legislation
- seek to address the climate change and ecological emergencies, declared by the Council in 2019, and 2020 respectively

- support the delivery of sustainable development by maximising opportunities for the use of sustainable modes of travel and providing good access to jobs, services and facilities
- meet the identified housing and employment need, including delivering affordable housing, small homes (particularly 2- and 3-bedroom properties) and supporting businesses, through providing for sufficient land and appropriate policies
- protect and enhance the Cotswold National Landscape and other important factors that contribute to the area being as attractive and popular as it is, albeit, within the context of national policy, guidance and legislation
- create sustainable and high-quality communities, through good design and maximising opportunities for new infrastructure to be delivered alongside new development to ensure good provision of services and facilities and minimising any burden to existing provision, and
- include a comprehensive and up-to-date suite of new policies to ensure planning in Cotswold provides for high-quality development.

4. Housing Need

4.1 The consultants ICENI were commissioned to prepare Housing and Economic Needs evidence for all Gloucestershire authorities in 2025. This work is progressing and will be published in due course. To ensure evidence is available to be published alongside the new Cotswold Local Plan in August 2026, a standalone report was also commissioned by Cotswold District Council, that sets out the findings of the Gloucestershire wide work, for Cotswold District.

4.2 The Cotswold housing evidence identifies that the housing need for Cotswold District in the 2026 to 2043 period is 17,918 homes. This would equate to 1,054 homes per year if the need was delivered uniformly across all years in the Local Plan, although that is not being proposed (see below).

4.3 To determine the level of additional housing to be planned for in the emerging Local Plan, consideration is needed for the current completions (houses that have reached a substantial level of construction), commitments (those with planning permission) and for a windfall allowance (a level of development that we can expect to come forward that are not allocated but that would otherwise be policy compliant). The figures as at 1 April 2026 are shown by **Table 1**.

Table 1: Housing Supply as at 1 April 2026 for 2026 – 2043 Plan Period

Category		Number of Dwellings
Housing requirement for the full plan period (April 2026 to March 2043)		17,918
Housing Completions		0*
Housing Supply	Known commitments	1,570**
	Strategic Allocations	11,302
	Non-Strategic Allocations	1,468
	Saved Allocations	2,282
	Windfalls	2,289
Total Housing Supply		18,911

*There are currently no housing completions reported as the data has a 1 April 2026 base date. Updated Housing completions for the 2026 to 2027 year may be available around May 2027, to inform the Plan before adoption.
**Updated Housing commitments for the 2026 to 2027 year may also be available around May 2027 to inform the Plan before adoption.

4.4 The Local Plan proposes 11,302 homes across ten strategic site allocations (sites over 350 homes), there is one saved strategic allocation from the previous plan, for 2,282 homes (at the Steadings southwest of Cirencester) and 1,468 homes across thirty-three non-strategic sites (sites below 350 homes).

4.5 It is necessary to consider planning for some 'headroom' (i.e. planning for slightly more housing than the identified need). This assists in demonstrating the plan's soundness by providing for some flexibility and resilience and helping to ensure the Council delivers the 17,918 housing requirement over the Local Plan period and is more likely to maintain a five-year supply of deliverable housing sites into the future.

4.6 The Local Plan proposes 18,911 homes in total, which equates to 993 homes above the identified housing need, or roughly 5 % headroom. Planning Inspectors examining Local Plans have regularly considered the provision of some headroom in housing supply as an important factor when accessing the soundness of Local Plans.

4.7 As the majority of new development is proposed on strategic allocations that realistically will take some time before they are delivering housing at their optimum level, it will be necessary to propose a 'stepped' housing trajectory. This essentially means the Local Plan would support the delivery of different levels of housing in five-year periods, with less than the annualised need (for the whole plan period) proposed for the first five years, and more, in the last five years. It is proposed that

420 homes would be delivered each year for the first five years (2026 to 2031), 1,064 per year for years six to ten (2031 to 2036), and 1,500 per year for years eleven to fifteen (2036 to 2043).

4.8 The Planning Practice Guidance states that 'a stepped housing requirement may be appropriate where there is to be a significant change in the level of housing requirement between emerging and previous policies and/ or where strategic sites will have a phased delivery or are likely to be delivered later in the plan period'. These points all apply to Cotswold District.

4.9 The annual requirement for the first five years of the Local Plan period is consistent with the existing annual requirement in the Local Plan adopted in 2018 (the 2011 to 2031 Local Plan), the second five year period has an annual requirement that is more-or-less consistent with the annual requirement for the new Local Plan period (if annualised for the whole plan period) and the annual requirement for the last five years is increased to reflect that all of the new strategic allocations will be delivering by this stage of the plan period.

4.10 This approach is important to ensure the overall housing requirement is met in full, and in particular:

- it will offset under-delivery against the new standard method requirement prior to Local Plan adoption, and in the early years of the plan period (where it would be impossible for delivery to meet the new requirement)
- demonstrate a five-year housing land supply at Local Plan adoption, and
- allows sufficient time for new Local Plan strategic allocations to come forward.

4.11 This is discussed in more detail in the Housing Delivery Study that has informed and is published alongside the Local Plan.

4.12 In addition to the headline housing requirement, the evidence identifies a need for around 328 affordable homes per year, or around 5,600 over the plan period (this is covered in detail in the Housing Needs Study). The new Local Plan policies support 40% provision of affordable homes on sites of 10 of more homes. On that basis, the need for affordable housing in the district should be met in full, within the plan period, and with at least the existing level of provision met from early in the plan period. This is important as not meeting the affordable housing need could be

expected to lead to some people on the housing register having to move away from the area, potentially losing family connections, and perhaps having implications for their employment.

4.13 The housing needs evidence also identifies a need for smaller homes, particularly for 2- and 3-bedroom properties. An advantage of an updated Local Plan is being able to support the delivery of a more appropriate mix of homes, in accordance with the updated policies and evidence, i.e. supporting the delivery of a higher proportion of smaller and more affordable homes, that better meet the needs of the local population.

5. Spatial Strategy

5.1 The spatial strategy for a rural district would be expected to focus development in the larger and more sustainable settlements and to avoid areas of particular constraint, particularly for Cotswold District, the Cotswold National Landscape. Such an approach helps to maximise opportunities for cycling, walking and wheeling and using public transport, whilst also maximising access to services and facilities. This is the case in the new Cotswold Local Plan with around 87 % of the proposed development (strategic, non-strategic and one saved strategic allocation from the 2018 Local Plan) being located at Cirencester or Principal settlements, and 13 % at Non-Principal settlements.

5.2 Other headline facts relating to the emerging spatial strategy, include:

- around 90 % of the proposed development is on strategic scale allocations, and only 10 % on smaller non-strategic allocations. This helps to maximise opportunities for the delivery of infrastructure (services and facilities), including improvements to cycling, walking and wheeling routes, or improvements to public transport; larger developments help to deliver more on-site facilities, such as new schools and local centres, and so reduce the need for day-to-day travelling; the approach also ensures the number of existing settlements affected by new development are reduced, or the scale of development across a larger number of Non-Principal Settlements (or smaller settlements) are reduced
- around 95 % of the proposed development is outside of the Cotswold National Landscape, with around 5 % inside, albeit, restricted to smaller non-strategic sites and only where the sites have limited landscape sensitivity. Some development within the settlements in the National Landscape is essential to protect the vitality

and viability of the communities, for example by supporting local businesses, or ensuring local schools remain viable

- five of the proposed strategic allocations encroach on the Special Landscape Areas to some extent, but these exclude the most sensitive locations and are considered capable of appropriate mitigation. However, they strike an appropriate balance between protecting the Cotswold National Landscape, and supporting development in sustainable locations
- around 21% of the development is directed to locations that have railway stations, at Kemble and Moreton-in-Marsh, which are the only two railway stations in the district, but provide good access to a range of destinations and help to improve the sustainability of the development. This figure increases to 30% if development at Mickleton is included, which is located around 3 miles from the railway station at Honeybourne, and
- around 73% of the proposed development is located in the south of the district, which is considered to represent the most sustainable location, with the majority located either in close proximity to Cirencester, where there are very good opportunities to improve connectivity via cycling, walking or wheeling, or via improved public transport, or where there is a railway station (at Kemble), or located on key movement corridors (including along the A419) between Cirencester and Swindon. There are only two strategic allocations proposed outside of this area, at Moreton-in-Marsh, that has a railway station, and Mickleton, that is around 3 miles from the station at Honeybourne.

5.3 The Spatial Strategy, set out in Chapter 4 in the Local Plan, is underpinned by seven core (strategic) policies that provide an important and overarching framework to inform the remainder of the Local Plan. These are:

- **Core Policy 1: Addressing Climate Change**
  Sets out criteria for developments to ensure they respond to the challenge of climate change appropriately
- **Core Policy 2: Meeting Housing Needs in Cotswold District: Strategic Sites**
  Specifies the scale and location of new strategic housing
- **Core Policy 2a: Stepped Housing Trajectory**
  Sets out the level of housing delivery for different parts of the plan period to ensure annual housing delivery is realistic and achievable
- **Core Policy 3: Meeting Housing Needs in Cotswold District: Non-Strategic Sites**
  Specifies the scale and location of non-strategic housing

- **Core Policy 4: Settlement Hierarchy**
  Classifies the settlements in Cotswold District according to their role and service function as well as ensuring development is built in the most appropriate locations
- **Core Policy 5: Meeting Business and Employment Needs in Cotswold District**
  Specifies the scale and location of opportunities for economic growth to ensure that sufficient new jobs are provided across Cotswold District in appropriate locations
- **Core Policy 6: Infrastructure Delivery**
  Ensures that new services and facilities are delivered alongside new housing and employment.

6. Proposed Allocations

6.1 There are ten proposed strategic allocations, which are listed by **Table 2** and thirty-three non-strategic allocations, which are listed in Chapter 4 of the accompanying Local Plan document. Appendices 1 and 2 of the Local Plan provide much more detail of the proposed allocations. Appendix 1 of the Local Plan sets out the Site Development Frameworks for the proposed strategic allocations, that include indicative framework plans for the sites, along with their policy requirements that include what infrastructure they need to provide for. Appendix 2 sets out the Site Development Templates for the proposed non-strategic allocations, that provide similar information to the frameworks referred to above, but with a more proportional level of information given the sites are much smaller.

6.2 The Local Plan supporting documentation is of relevance and importance. The Housing and Economic Land Availability Assessment (HELAA) sets out a high-level assessment of all potential development sites and considers their availability and suitability for development. This informs the Site Selection Topic Paper which considers the suitability of these sites for potential inclusion in the Local Plan and provides an assessment, whereby the further a potential site gets through the process, the more detail is considered. Finally, the proposed allocations are also subject to detailed testing through a comprehensive suite of technical evidence (including for example, transport assessment, flood risk assessment, landscape assessment, etc). These will all be published alongside the plan for consultation and are available for Councillors to review.

Table 2: Proposed Strategic Allocations to be included in the new Cotswold Local Plan 2026 – 2043.

Settlement	Site Name	Housing Allocation to 2043	Longer Term Potential (Approximate Figure)
Cirencester and Surrounding Villages Area			
Cirencester	Strategic extension to the south of The Steadings	585	779
Cirencester	Strategic extension to the east of Kingshill Lane	613	0
Preston	Strategic extension to the south of Preston	1,368	0
Siddington	Strategic extension to the south-west of Siddington	372	0
South Cotswold Area			
Down Ampney	Strategic extension to the north, east and south of Down Ampney	1,658	0
Fairford	Strategic extension to the north-east of Fairford	1,141	0
Kemble	Strategic extension to the south-west of Kemble	1,020	0
New settlement	New settlement to the south of Driffield	1,090	1,132
North Cotswold Area			
Mickleton	Strategic extension to the north and west of Mickleton	1,238	0
Moreton-in-Marsh	Strategic extension to the South and East of Moreton-in-Marsh	2,217	0
Totals		**11,302**	**1,911**

6.3 An Integrated Impact Assessment (IIA) was undertaken, which incorporates a Sustainability Appraisal (SA), which adds a further and independent layer of assessment to the development options and proposed allocations, along with the draft Local Plan itself. The SA includes consideration of what are known as reasonable alternatives (for example, different ways of considering how the Local Plan could deliver the identified housing need). Finally, of particular note here, is the Habitats Regulations Assessment (HRA) that considers if the plan may have any impact on any environmentally designated sites.

6.4 It is not intended to summarise this wealth of evidence in this report other than to highlight the supporting documentation that will accompany the consultation, and that has helped to inform the Local Plan. Overall, it is considered the evidence is appropriate and proportionate and so consistent with the requirements of national policy.

6.5 The following paragraphs provide an introductory overview of the proposed strategic allocations.

Cirencester and Surrounding Villages

6.6 There are four proposed strategic allocations at, or in close proximity to Cirencester, which is by far the largest and most sustainable settlement in the district. It is important to note that the allocations include buffers between the surrounding villages and new the development, as far as possible, to minimise their impact. These sites contribute around 2,938 homes, although one site (South of the Steadings) has potential to continue to deliver some housing beyond the plan period (i.e. after 2043).

6.7 In addition to the four proposed strategic allocations mentioned above, there is one strategic allocation (The Steadings – south-west of Cirencester) that was allocated in the previous Local Plan adopted in 2018, which is for 2,282 homes. This site is an existing allocation, but is clearly an important consideration, and the assessments informing the Local Plan have included any potential for cumulative impacts as well as the holistic infrastructure needs for the area.

6.8 Key requirements for these sites include the provision of good quality cycling, walking and wheeling connections to Cirencester, improvements to public transport, generous provision for open space and green infrastructure, including where this is needed to mitigate any impacts on nearby designated sites (referred to above in relation to the HRA), some on-site employment provision, new schools, including a new secondary school on the site to the south of Preston, that will meet the needs of the new development in the area, complement that already provided in the town, but avoid negatively impacting existing schools, along with providing local centres that will include for both local retail provision as well as community facilities.

6.9 One of the overall aims for these proposed allocations is to focus development in one of the most sustainable locations in the district, avoid any impact on the

Cotswold National Landscape that is located to the north of Cirencester, carefully manage any impacts on the Special Landscape Area, and ensure they deliver high-quality development, that importantly provides necessary infrastructure effectively to minimise any potential impacts on the town and/ or existing services and facilities

South Cotswold Area

6.10 There are four strategic allocations proposed in the south of the district, outside the area immediately close to Cirencester, albeit some of the sites are still reasonably close to the town.

6.11 The two largest sites are located on the A419 route south of Cirencester, with good access to the town, but are also well connected to the wider route between Cheltenham and Swindon, that will see a major boost in 2027 with the A417 gap (known as the missing link) to the east of Cheltenham set to be completed. These sites, at Down Ampney and at Driffield, are of a scale consistent with Garden Villages and have potential to achieve a high degree of sustainability in their own right, even though they are also well located, and have good wider connectivity.

6.12 The site at Driffield has potential to continue to deliver housing beyond 2043 and has potential to deliver larger scale on-site employment and significant areas of open space and green-infrastructure, including areas of open space that will be designed to help mitigate impacts on the nearby designated site (North Meadow SAC) that complements the SAC Management Plan in deterring visitors to the protected areas. There are also very good opportunities for effective cycling, walking and wheeling connections to Cirencester and with improved public transport. The site is located close to the Army Barracks at South Cerney that has recently been awarded significant investment and will help to reduce the relative isolation of the existing Army site, that will also benefit from the improved local facilities and improved connectivity.

6.13 Strategic development is proposed at Kemble, which is one of only two locations in the district with a railway station, but is also located close to the important employment site at Cotswold Airport and is still relatively close to Cirencester. The site will provide extensive areas of open space/ Green Infrastructure, ensuring that nearby Ancient Woodland is unaffected and appropriately buffered from development, and that there is a generous buffer between the proposed development and existing settlement to avoid impacting its conservation area.

6.14 Strategic scale development is proposed to the east of Fairford. This site will include a new through road that will help to reduce impacts on the settlement centre and provide a range of new services and facilities, including a primary school and for retail. Whilst not a factor in preparing the Local Plan, the recent announcement of significant investment in the nearby military base, will ensure the new development is well placed to help meet the housing needs associated with this investment and by providing increased local services and facilities.

North Cotswold Area

6.15 There are two strategic allocations proposed in the north of district. The larger of these is at Moreton-in-Marsh, which is one of the more sustainable settlements in the district, that contains a good range of services and facilities, including a railway station, but is also located outside of the National Landscape.

6.16 2,217 homes are proposed to the south and east of Moreton-in-Marsh, along with a comprehensive package of infrastructure, including a new road through the development, linking the A429 (to the south) and A44 (to the east) and a new secondary school.

6.17 The proposed new road helps to reduce traffic using the settlement centre, although it doesn't function as a complete link road, as a connection would also be needed to the north (linking back to the A429 to the north). There is a balance needed between how much development can come forward and how much infrastructure could be supported. The level of development proposed in this plan (around 2,217) wouldn't be sufficient to deliver a road linking around the east of the settlement from the south to the north. Land is safeguarded to help support the delivery of such a road in the future, subject to sufficient funding being available to do so. Land is also identified that could support around 1,100 homes to the north of the settlement in the future, albeit that would need to be coordinated with ensuring the northern section of a road could be delivered, along with other necessary infrastructure.

6.18 The proposed new secondary school at Moreton-in-Marsh will reduce the need (over time) for pupils to travel out of the settlement to access secondary education at Chipping Campden, and that also provides more capacity (over time) to accommodate other development in the area (i.e., at Mickleton –, Mickleton is significantly closer to Chipping Campden than Moreton-in-Marsh is, i.e., where secondary age pupils are currently travelling to).

6.19 It is considered prudent to plan for some housing and infrastructure in this new Local Plan, where the evidence demonstrates it would function successfully. The new road would have a positive impact on traffic using the settlement centre. The potential for further development, and further infrastructure, could be considered through a future Local Plan.

6.20 The final proposed strategic allocation is at Mickleton. This is currently a smaller settlement in the north of the district, albeit it is relatively unconstrained and located outside of the National Landscape. Mickleton is located within 3 miles of Chipping Campden, the railway station at Honeybourne, and established employment at Meon Vale/ Long Marston, although the last of those two are just outside the district.

6.21 The scale of development proposed at Mickleton does provide an opportunity to deliver sustainable development, where the sustainability of the existing settlement would be substantially improved, and a range of new infrastructure would be provided, including primary school, local centre, open space/ green infrastructure and improvements to public transport. The detailed master-planning work also proposes appropriate buffers to soften the edge of development and minimise any potential impacts on the wider landscape.

Employment

6.22 The Council commissioned the consultants ICENI to prepare an updated Employment Land Review, which identifies a need for 68.5 ha for employment land, encompassing the needs for office and research and development and for industrial uses. This report will be published alongside the Regulation 19 Local Plan consultation and is available for Councillor review.

6.23 The proposed supply is shown by **Table 3** and demonstrates that the Local Plan meets this need (there is currently a less than one hectare shortfall). Very few employment sites were proposed for consideration, and the majority of the proposed new supply will be through mixed-use allocations where some of the strategic housing sites also include some employment provision. These are shown by **Table 4.**

Table 3: Cotswold Employment Requirement and Supply 2026 to 2043.

Category		Employment Land (Ha)
Employment land requirements for the full plan period (April 2026 to March 2043)		68.5
Employment Completions		0
Employment Supply	Known Commitments	13.7
	Strategic Allocations	31.8
	Saved Allocations	16.7
	Pending Applications	5.4
Total Employment Land Supply		**67.6**

6.24 There are five new proposed strategic employment site allocations (**Table 4**), which form part of five of the proposed housing sites, thus ensuring they provide for some mixed-use development. These relate to the South of the Steadings site and the site South of Preston, which are both close to Cirencester. The Driffield site, which is also close to Cirencester, but is well located on the A419 between Cheltenham and Swindon, that is discussed earlier in the report, will benefit from the completion of the A417 gap to the east of Cheltenham being completed in 2027.

6.25 The other two strategic sites where specific employment is proposed are the Fairford and Kemble sites. The employment on the Kemble site is well related to Cotswold Airport and so provides opportunities for complementary development in the longer term. The inclusion of some employment at Fairford helps to meet a need in that part of the district and to help make the site more sustainable in a broader content.

6.26 It is important though to remember that the other strategic housing sites will include schools, local centres, community facilities, care and health facilities and the potential for community hubs (that support remote working etc) that all provide for employment, even though they do not include dedicated land for specific office, research and development and, or industrial uses.

Table 4: Local Plan Proposed Strategic Employment Allocations

Site Name	Type of Site / Use Class*	Available Development Land (Hectares)
Cirencester and Surrounding Villages Area		
Steadings southern extension	B2, B8 and E(g)	2.5
Land south-east of Cirencester and south of Preston	B2, B8 and E(g)	5.6
South Cotswold Area		
Strategic extension to the north-east of Fairford	B2, B8 and E(g)	4.2
Strategic extension to the south-west of Kemble	B2, B8 and E(g)	8.6
New settlement to the south of Driffield	B2, B8 and E(g)	10.9
North Cotswold Area		
Totals		**31.8**

*B2=General Industrial/ B8=Storage or Distribution/ E(g)=Commercial, Business or Service for selected office, research and development and industrial processes.

Climate Change

6.27 Climate change represents one of the most significant challenges that we face, and the Local Plan seeks to make significant contributions to combatting it. **Core Policy 1** (also mentioned earlier in this report) ensures development considers a holistic approach to addressing climate change, and there are a number of specific policies in Chapter 8 of the Local Plan that relate to more detailed requirements. These are designed to ensure that new development achieves the highest possible standards of carbon reduction and include:

- **Core Policy 26: Future-Fitting and Decarbonisation of Existing Buildings**
- **Core Policy 27: Net Zero Carbon New Buildings**
- **Core Policy 28: Renewable and Low Carbon Energy Generation, Storage and Transmission**
- **Core Policy 29: Wind Energy Development**
- **Core Policy 30: Roof-Mounted and Ground-Mounted Solar Panels**
- **Core Policy 31: Community Renewable Energy Schemes, and**
- **Core Policy 32: Low Carbon Heat Networks**

6.28 These policies are informed by the latest evidence, which benefit from work done by a range of authorities who have successfully adopted climate change policies, including work undertaken recently by Essex County Council to assist Local Planning authorities across Essex to develop similarly effective policies. It is understood that Gloucestershire wide evidence is now being prepared that is expected to be available as additional supporting evidence in the future. The policies included in the Cotswold Local Plan are amongst the more ambitious of Local Plan climate change policies in the country, from those that have been successfully adopted.

Environmental and Design Policies

6.29 In addition to the dedicated climate change policies, there are also a wide range of policies that provide protection for the environment, including for example, policies relating to Biodiversity and Geodiversity, Managing Flood Risk, Water Management Infrastructure, Pollution and Contaminated Land, Trees, Hedgerows and Woodlands, and Green and Blue Infrastructure. These, along with other policies, ensures the Local Plan is 'green to the core' and supports a wide range of other initiatives, including for Local Nature Recovery.

6.30 The plan sets out detailed design policies and requirements, for development in general, but especially for the proposed allocations. The proposed strategic allocations are supported by illustrative masterplans and detailed policy requirements, ensuring they are planned for comprehensively to deliver quality places and communities.

Transport and Infrastructure Provision

6.31 The proposed site allocations will support the delivery of significant infrastructure provision and the policy requirements for the sites set out these requirements in detail. The Local Plan is supported by an Infrastructure Delivery Plan, that will be published as part of the consultation and is available for councillors to review, along with transport assessments and a wealth of other detailed information.

6.32 The new Local Plan provides an opportunity to plan for and deliver a comprehensive suite of infrastructure in a coordinated way, that is much more difficult where development comes forward as piecemeal and speculative proposals (in the absence of an up-to-date Local Plan). This will include improvements to cycling, walking and wheeling routes and to public transport, along with education, health and

community facilities, as well as for utilities and for extensive open space and green infrastructure provision.

6.33 The infrastructure supporting the proposed Local Plan allocations will come forward in parallel with the development, will help to minimise impacts on existing facilities, but be available for existing residents as well as for new ones.

7. CONCLUSIONS

7.1 This Report provides an overview of the emerging new Cotswold Local Plan and sets out recommendations for its consideration by Council for six weeks consultation in August and September 2026 and submission to the Secretary of State in December 2026.

7.2 The Local Plan seeks to meet a number of key objectives, that are discussed under Paragraph 3.1

8. FINANCIAL IMPLICATIONS

8.1 The cost of preparing and submitting the Local Plan has to date been funded from the Council Priorities: Local Plan earmarked reserve and from specific grant funding from MHCLG. At the end of the last financial year (31 March 2026), a balance of £0.986m was available providing sufficient funding to support continued activity up to and including the submission of the Local Plan to the Secretary of State in December 2026.

8.2 However, there is a projected shortfall in funding of around £0.420m in relation to anticipated expenditure associated with the examination stage. Subject to further due diligence and challenge on the post submission cost estimates, the Council will need to allocate additional resources to support the examination and subsequent adoption of Local Plan.

8.3 It is likely the Local Plan will be a material budget pressure for the forthcoming financial year and members will need to determine the level of resources required and appropriate financing options. More detailed cost estimates for the examination stage (e.g. project management support, appointment of legal counsel support) will be prepared over the coming weeks as part of the 2027/28 budget setting process.

9. LEGAL IMPLICATIONS

9.1 The Council has a legal duty to maintain an up-to-date Local Plan in accordance with the Planning and Compulsory Purchase Act 2004, as modified by the Levelling-Up and Regeneration Act 2023; the Town and Country Planning (Local Planning) England regulations 2012 and relevant national planning policy including the National Planning Policy Framework (NPPF). Not maintaining a Local Plan will lead to a number of significant risks to the Council and district, which are discussed in the main body of this report.

9.2 As set out in this report, in preparing the Local Plan, the Council is required to:

- Follow the prescribed procedures, including public consultation.
- Ensure that the Local Plan is evidence based.
- Undertake a Sustainability Appraisal, incorporating Strategic Environmental Assessment requirements.
- Undertake Habitats Regulations Assessment where required.
- Consider the Public Sector Equality Duty.

9.3 Failure to comply with applicable statutory requirements could result in the plan being found legally non-compliant or unsound at examination, requiring further work, modifications, additional consultation, or withdrawal (see risks below).

9.4 Following adoption, the Local Plan may be subject to legal challenge in the High Court.

9.5 The main issues associated with not maintaining an up-to-date Local Plan, are covered by the Risks section (see below).

10. RISK ASSESSMENT

10.1 The headline risks associated with not progressing the Local Plan quickly is that the district would be likely to experience an increase in speculative and piecemeal development. It can be expected that the 'Presumption in favour of sustainable development' would apply 'where there are no relevant plan policies, or the policies where are most important for determining the application are out-of-date', including 'where the local planning authority cannot demonstrate a five-year supply of

deliverable housing sites'. This is currently the case in Cotswold District and is likely to remain so until a new Local Plan can be adopted.

10.2 In the absence of an up-to-date Local Plan, it is likely that development will continue to come forward in a piecemeal basis, with the Council having less control or consideration over infrastructure delivery. There is anecdotal evidence that key stakeholders (Education Authority/ Health Providers) consider that planning for new infrastructure on the basis of unplanned and piecemeal development is much more difficult. There may be a cumulative impact of multiple small piecemeal developments each making a modest contribution to infrastructure that is inadequate for the collective level of growth.

10.3 As discussed in the main body of this report, changes to the way Local Plans are prepared, means that any plans not submitted before the end of December 2026, will have to follow the new approach. The new Cotswold Local Plan, if submitted to Government before the end of 2026, will be examined under the current planning system, including the December 2024 version of the National Planning Policy Framework. The new approach to preparing Local Plans is expected to take around three to four years to complete (minimum) and so failing to submit a Local Plan before the end of 2026 would prevent the Council from adopting a new Local Plan for several years.

10.4 It is reasonable to consider that if the new Local Plan is submitted before the end of 2026, it could be adopted in early 2028 and so before Local Government Reorganisation. It is possible that the formation of a new authority would lead to some further delay to plan making and so the time the Cotswold area would be without an up-to-date Local Plan could be longer than four years.

11. EQUALITIES IMPACT

11.1 The Local Plan is informed by an Integrated Impacts Assessment (IIA) Report, which incorporates an Equalities Impacts Assessment and Health Impacts Assessment, along with other matters, including Sustainability Appraisal. This report is available within the background papers (see below). Headline recommendations that informed the Local Plan, include:

- the provision of new schools, community facilities, local centres, and healthcare infrastructure across strategic allocations to deliver sustainable

communities and facilitate access to services and amenities which support residents' quality of life

- integrating accessible housing standards, specialist accommodation provision and inclusive design requirements into new development areas to generate positive equalities effects by helping to meet the needs of a diverse range of households and protected groups, and
- supporting opportunities to deliver open space and recreational areas through new development areas that will have positive health and equalities outcomes during the plan period. This includes through enhancing multi-functional green infrastructure networks which support active lifestyles and accessibility for all residents and strengthen community cohesion.

12. CLIMATE AND ECOLOGICAL EMERGENCIES IMPLICATIONS

12.1 The Local Plan includes a series of policies to ensure new development achieves high environmental and climate change standards and requirements. These include policies to achieve net zero carbon development, which reflects the most ambitious successfully adopted policies included in other Local Plans and ensures Cotswold is at the forefront in its approach to tackle climate change.

12.2 The Spatial Strategy that underpins the Local Plan is designed to maximise opportunities to support sustainable development, with by far the majority of development located in locations accessible by sustainable modes of travel. This is discussed in more detail within the main body of the report

13. BACKGROUND PAPERS

13.1 The Local Plan is informed by a comprehensive suite of technical evidence documents, which have been prepared in parallel to preparing the plan, through an iterative plan making process. Whilst they are extensive and comprehensive, they are also proportionate and fit-for-purpose to support a Local Plan, which is a relatively strategic document, in accordance with national policy requirements.

It is important to note that the documents supporting this report are in 'draft' format and will be finalised for the public consultation to commence on 24 August. The reports are unlikely to change other than for correcting typos or for formatting errors, but may be subject to minor corrections. The documents listed below

COTSWOLD
District Council

Pack A: Draft documents to be published on 24 July 2026

1	Cotswold District Local Plan (Draft)- Cabinet Version
2	Cotswold District Local Plan Index of Appendices – Cabinet Version itemised below
3	Appendix A: General Policy Requirements for Development Sites
4	Appendix B: Site Development Frameworks
5	Appendix C: Site Development Templates
6	Appendix 1: Climate Change Sustainability Statement Requirements Table
7	Appendix 2: Saved Policy: Strategic Site, south of Chesterton, Cirencester (Policy S2)
8	Appendix 3: Saved Policy: Vale of Evesham Heavy Goods Vehicle Control Zone (Policy INF6)
9	Appendix 5: Cirencester Central Area
10	Appendix 6: Cirencester Opportunity Areas
11	Appendix 7: Special Policy Areas
12	Appendix 9: Vacant Building Credit Calculation Methodology
13	Appendix 10: Gypsy and Traveller Accommodation
14	Appendix 11: Established Employment Sites
15	Appendix 12: Main Tourist Routes
16	Appendix 13: Designated Town Centres
17	Appendix 14: Designated Biodiversity and Geodiversity Sites
18	Appendix 15: Local Green Spaces
19	Appendix 16: Special Landscape Areas
20	Appendix 17: Nature Improvement Areas
21	Appendix 18: Other Policies
22	Appendix 19: Former Cheltenham to Stratford-upon-Avon Railway Line
23	Appendix 20: Monitoring Framework
24	Appendix 21: Glossary
25	Local Plan Statement of Consultation (CDC, July 2026)
26	Local Development Scheme (CDC, July 2026)
27	Settlement Role and Function Study (CDC, July 2026)
28	Moreton-in-Marsh Feasibility Report (City Science, July 2026)
29	Housing Delivery Study (Iceni, July 2026)
30	Housing Density and Optimising Housing Delivery Technical Paper (CDC, July 2026)

31	Housing Needs Evidence (Iceni, June 2026)
32	Residential Land Monitoring Statistics 2024-25 (CDC, July 2026)
33	Residential Land Monitoring Statistics 2025-26 (CDC, July 2026)
34	Gypsy and Traveller Accommodation Needs Assessment (RRR and CDC, July 2026)
35	Employment Land Review (Iceni, July 2026)
36	Employment Land Monitoring Statistics Report 2020-25 (CDC, July 2026)
37	Employment Land Monitoring Statistics Report 2025-26 (CDC, July 2026)
38	Retail & Town Centres Study (Nexus, July 2026)
39	Operational Energy and Carbon Evidence Base Complementary Report (Etude, July 2026)
40	Green Infrastructure Strategy (CDC, July 2026)
41	Local Green Space Evidence Paper (CDC, July 2026)
42	Recreation Mitigation Study (LUC, July 2026)
43	Level 1 Strategic Flood Risk Assessment (JBA, July 2026)

Pack B: Draft documents to be published on 31 July 2026

	Cotswold District Local Plan Appendices - Cabinet Version
44	Appendix 4 - Housing Trajectory
45	Appendix 8 - Safeguarding of Land for Strategic Transport Schemes
46	Effective Cooperation Topic Paper (AECOM, July 2026)
47	Sites Selection Topic Paper (AECOM, July 2026)
48	Housing Land Supply and Stepped Requirement Topic Paper (CDC, July 2026)
49	Housing Economic Land Availability Assessment (CDC, July 2026)
50	Heritage Impact Assessment (Oxford Archaeology, July 2026)
51	Study of Land Surrounding Key Settlements (CDC & Planscape, July 2026)
52	Cotswold Special Landscape Area Review (CDC, July 2026) Assessment of Major Development in the Cotswolds National Landscape (CDC, July 2026)
53	Viability Report (Policy) (Quintic Advisory, July 2026)
54	Viability Report (Infrastructure) (Quintic Advisory, July 2026)
55	Infrastructure Delivery Plan (Prior + Partners, July 2026)
56	Local Plan Transport Assessment (City Science, July 2026)

57	Strategic Flood Risk Assessment Level 2 (JBA, July 2026)
58	Water Cycle Study (JBA, July 2026)
59	Playing Pitch & Outdoor Sport Strategy & Action Plan (KKP, June 2023)
60	Planning Model Assessment of Sports Hall Provision (Sport England, May 2026)
61	Facilities Planning Model Assessment of Swimming Pool Provision (Sport England, May 2026)
62	Leisure Need Addendum (2026 Update)
63	Habitats Regulations Assessment (LUC, July 2026) including: Air Quality Assessment (LUC, July 2026)
64	Integrated Impacts Assessment (incorporating Health Impact Assessment, Equalities Impact Assessment, and Sustainability Appraisal) (AECOM, July 2026)
65	Gypsy and Traveller Identification of Potential Sites Update (CDC, July 2026)

13.2 The documents identified by the author of the report in accordance with section 100D.5(a) of the Local Government Act 1972 are identified within the body of the report and supporting documents.

13.3 These documents will be available for inspection online at www.cotswold.gov.uk or by contacting democratic services democratic@cotswold.gov.uk for a period of up to 4 years from the date of the meeting.

(END)

This page is intentionally left blank

Draft Cotswold Local Plan 2026 – 2043

24th July 2026

Version for Overview and Scrutiny Committee, Cabinet and Council.

Note: This is not a consultation document. It may be subject to change, including for typographical and formatting errors.

Chapter 1: Introduction **5**

Chapter 2: Spatial Portrait **11**

Chapter 3: Spatial Vision and Strategic Objectives **23**

Chapter 4: Spatial Strategy **27**
Core Policy 1: Addressing Climate Change 33
Core Policy 2: Meeting Housing Needs in Cotswold District: Strategic Sites 36
Core Policy 2a: Stepped Housing Trajectory 38
Core Policy 3: Meeting Housing Needs in Cotswold District: Non-Strategic Sites 39
Core Policy 4: Settlement Hierarchy 43
Core Policy 5: Meeting Business and Employment Needs in Cotswold District 47
Core Policy 6: Infrastructure Delivery 51

Chapter 5: Cirencester and Surrounding Villages Area Strategy **52**
Core Policy 7: Cirencester and Surrounding Villages Area Strategy 56
Core Policy 8: Cirencester and Surrounding Villages Area Strategic Infrastructure 68
Core Policy 9: Safeguarding of Land for Strategic Infrastructure Schemes in the Cirencester and Surrounding Villages Area Strategy 69
Core Policy 10: Cirencester Central Area Strategy 71
Core Policy 11: Special Policy Area – Royal Agricultural University 76

Chapter 6: South Cotswold Strategy Area **77**
Core Policy 12: South Cotswold Area Strategy 84
Core Policy 13: South Cotswold Strategic Infrastructure Delivery 94
Core Policy 14: Safeguarding of Land for Strategic Infrastructure Schemes in the South Cotswold Area 95
Core Policy 15: Cotswold Airport 97
Core Policy 16: Thames and Severn Canal 98
Core Policy 17: The River Thames 99
Core Policy 18: Cotswold Lakes: Post-Mineral Extraction After Use 100

Chapter 7: North Cotswold Area Strategy **102**
Core Policy 19: North Cotswold Area Strategy 107
Core Policy 20: North Cotswold Strategic Infrastructure Delivery 113
Core Policy 21: Safeguarding of Land for Strategic Infrastructure Schemes in the North Cotswold Area 114
Core Policy 22: Gloucester and Cheltenham Green Belt 115
Core Policy 23: Former Cheltenham to Stratford-Upon-Avon Railway Line 116
Core Policy 24: Special Policy Area – Campden BRI 117
Core Policy 25: Special Policy Area – Fire Service College 118

Chapter 8: Sustainable Construction and Renewable Energy **120**
Core Policy 26: Retrofitting and Decarbonisation of Existing Buildings 123
Core Policy 27: Net Zero Carbon New Buildings 131

Core Policy 28: Renewable and Low Carbon Energy Generation, Storage and Transmission 135
Core Policy 29: Wind Energy Development 138
Core Policy 30: Roof-Mounted and Ground-Mounted Solar Panels 140
Core Policy 31: Community Renewable Energy Schemes 141
Core Policy 32: Low Carbon Heat Networks 142

Chapter 9: Transport 143
Core Policy 33: Sustainable Transport & Connectivity 145
Core Policy 34: Assessing and Managing Transport Impacts 147
Core Policy 35: Active Travel: Walking, Cycling & Wheeling 150
Core Policy 36: Healthy, Safe and Inclusive Design 151
Core Policy 37: Public Transport, Shared Transport and Interchanges 153
Core Policy 38: Our Kerbside Space and Parking 155
Core Policy 39: Electric and Low Emission Vehicles 157
Core Policy 40: Aerodrome Safeguarding 158

Chapter 10: Housing 159
Core Policy 41: Standards for New Residential Development 160
Core Policy 42: Affordable Housing 164
Core Policy 43: Self-build and Custom-build Housing 166
Core Policy 44: Specialist Accommodation 168
Core Policy 45: Gypsy and Traveller Accommodation 172
Development Policy 1: Affordable Housing on Rural Exception Sites 174
Development Policy 2: Community Led-Housing 176
Development Policy 3: Dwellings for Rural Workers Outside Development Boundaries 177
Development Policy 4: Removal of Occupancy Conditions 178
Development Policy 5: Replacement Dwellings 180

Chapter 11: Economy, Retail and Tourism 181
Core Policy 46: New Employment Development 182
Core Policy 47: Safeguarding Established Employment Sites 184
Core Policy 48: Ancillary Uses on Employment Sites 185
Core Policy 49: Development of Tourist Facilities and Visitor Attractions 186
Core Policy 50: Tourist and Visitor Accommodation 188
Core Policy 51: Town Centre Uses 192
Core Policy 52: New Local Centres 194
Development Policy 6: Rural Diversification 196
Development Policy 7: Conversion of Rural Buildings 198
Development Policy 8: New Agricultural and Forestry Development 199
Development Policy 9: Equestrian Related Development 201

Chapter 12: Historic Environment 202
Core Policy 53: The Historic Environment 204

Core Policy 54: Listed Buildings 206
Core Policy 55: Conservation Areas 207
Core Policy 56: Non-Designated Heritage Assets 209
Core Policy 57: Archaeological Assets 211
Core Policy 58: Registered Parks and Gardens 211
Core Policy 59: The Conservation of Non-Domestic Historic Buildings (Designated and Non-Designated Heritage Assets) 212

Chapter 13: Natural Environment 213
Core Policy 60: Biodiversity and Geodiversity 218
Core Policy 61: Local Green Space 221
Core Policy 62: Landscape 225
Core Policy 63: Managing Flood Risk 228
Core Policy 64: Water Management Infrastructure 231
Core Policy 65: Watercourses 234
Core Policy 66: Pollution and Contaminated Land 237
Core Policy 67: Air Quality 237
Development Policy 10: Trees, Hedgerows and Woodlands 239
Development Policy 11: Dark Skies 241

Chapter 14: Building Healthy and Sustainable Communities 242
Core Policy 68: Planning for Health and Well-Being 246
Core Policy 69: Good Design Outcomes and Process 249
Core Policy 69a: Good Design Outcomes and Process for Strategic Allocations 250
Core Policy 70: Green and Blue Infrastructure 253
Core Policy 71: Management of Accessible Green Open Spaces in Residential Developments 256
Core Policy 72: Social and Community Infrastructure 259
Core Policy 73: Telecommunications Infrastructure 260

Chapter 15: Monitoring and Implementation 262
Core Policy 74: Monitoring and Implementation 263

Chapter 1: Introduction

Background

1.1 The Cotswold District Local Plan sets out policies and proposals to meet the challenges facing the area over the period 2026-2043. The Local Plan will guide future decisions on the use and development of land in the District. Plans need to be kept up-to-date, and it is anticipated that this plan will be reviewed every five years.

1.2 The Plan is informed by national policy, as well as local research, evidence and consultation that underpins its strategy, policies and allocations. The evidence that has informed the Plan includes population projections, economic forecasts, information about existing planning consents and land supply as well as technical work on matters such as infrastructure requirements to support new development and environmental considerations, such as flood risk, landscape and heritage. This information is available to view on the Council's website[1].

1.3 The new Cotswold District Local Plan will ensure growth is planned, coordinated and delivered in line with up-to-date evidence and local priorities. One of the key benefits of a plan-led system is that infrastructure can be planned for and delivered coherently, efficiently and comprehensively. Without an up-to-date Local Plan, the area will be more vulnerable to speculative planning applications that could lead to more development coming forward, in less sustainable locations, and in a way that can undermine infrastructure planning, community confidence and environmental objectives. The new Local Plan directs new housing and employment development to the most sustainable locations while balancing the environmental and landscape constraints and continuing to protect the Cotswold District's distinctive character.

1.4 A key priority for this Local Plan is an increased emphasis on addressing the social, environmental and economic impacts of climate change. In 2019, the Council declared a Climate Change Emergency, and in 2020 an Ecological Emergency, and revised its Corporate Plan accordingly. A founding principle of the Local Plan has been to make the strategy, policies and proposals "Green to the Core".

1.5 Protecting and enhancing Cotswold District's Landscape, including the area designated as part of the Cotswold National Landscape, alongside its historic settlements and wider natural and built environment also remain a core priority of the Local Plan. Development will aim to conserve and, where possible, enhance local character, landscape and sense of place.

1.6 The plan will also ensure that new development is supported by appropriate infrastructure and services, helping to create resilient, well-connected communities. It will promote inclusive, healthy and affordable housing, support a low-carbon local economy and encourage sustainable transport choices.

[1] Cotswold District Council Local Plan - Cotswold District Council
https://www.cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

1.7 To demonstrate the sustainability of the Plan's strategy, an Integrated Impact Assessment (incorporating a Sustainability Appraisal and Strategic Environmental Assessment) has been carried out at each stage of plan preparation, alongside a Habitats Regulations Assessment and these are published with the other Local Plan evidence documents[2].

1.8 The Local Plan is accompanied by a District-wide Policies Map together with a Policies Map inset for Main, Principal, and Non-Principal Settlements and for any location that is subject to a site-specific policy. The settlement policies, shown by our Area Strategy Chapters, identify specific land allocations, for example for housing and employment, as well as local infrastructure. The land allocations, development boundary and any other relevant land use planning designations are all indicated on the inset maps. These are available on the Council website[3].

1.9 Councils and other public bodies are expected to work together across administrative boundaries to plan for the housing, employment, transport and infrastructure that local people need. The Gloucestershire local planning authorities are working together to ensure that new development plan documents properly address strategic planning and cross-boundary issues and includes partnership working with Gloucestershire County Council. Cotswold District is part of the Gloucestershire Strategic Housing and Economic Market Area, and the Gloucestershire authorities have worked together on various evidence base documents, including the Housing and Economic Needs Evidence for Gloucestershire[4], which has informed the Cotswold Housing Needs Evidence[5] and the Cotswold Employment Land Review[6].

1.10 National policy provides a mandatory starting point for calculating the Local Plan housing need (known as the Standard Method), although the amount of housing the Local Plan needs to plan for, known as the 'housing requirement', can be lower, or higher, than the Standard Method figure, depending on local circumstances. For example, constraints such as the Cotswolds National Landscape limit land availability to deliver the number of homes needed, and this may justify the requirement for the District being lower than the need derived by the Standard Method. However, as the extent of land available for development outside of any designated areas is sufficient to meet the identified need in full, this Local Plan does seek to meet the full housing need for Cotswold District of 17,918 homes over the Plan period (2026 to 2043). This is discussed in more detail in **Chapter 4: the Spatial Strategy**.

The Development Plan

1.11 The Local Plan forms part of the Development Plan for the District, which is the main basis and starting point for making decisions on planning applications. Decisions must be made in

[2] Cotswold District Council Local Plan - Cotswold District Council https://www.cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

[3] Cotswold District Council Local Plan - Cotswold District Council https://www.cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

[4] Housing and Economic Needs Evidence, Iceni, 2026 – need full reference

[5] Cotswold Housing Needs Evidence, Iceni, 2026 - need full reference

[6] Cotswold Employment Land Review, Iceni, 2026 – need full reference

accordance with the Development Plan unless material planning considerations indicate otherwise. It therefore gives local communities, developers and investors greater certainty about whether planning applications are likely to be approved. The Development Plan for Cotswold District is shown by **Figure 1**.

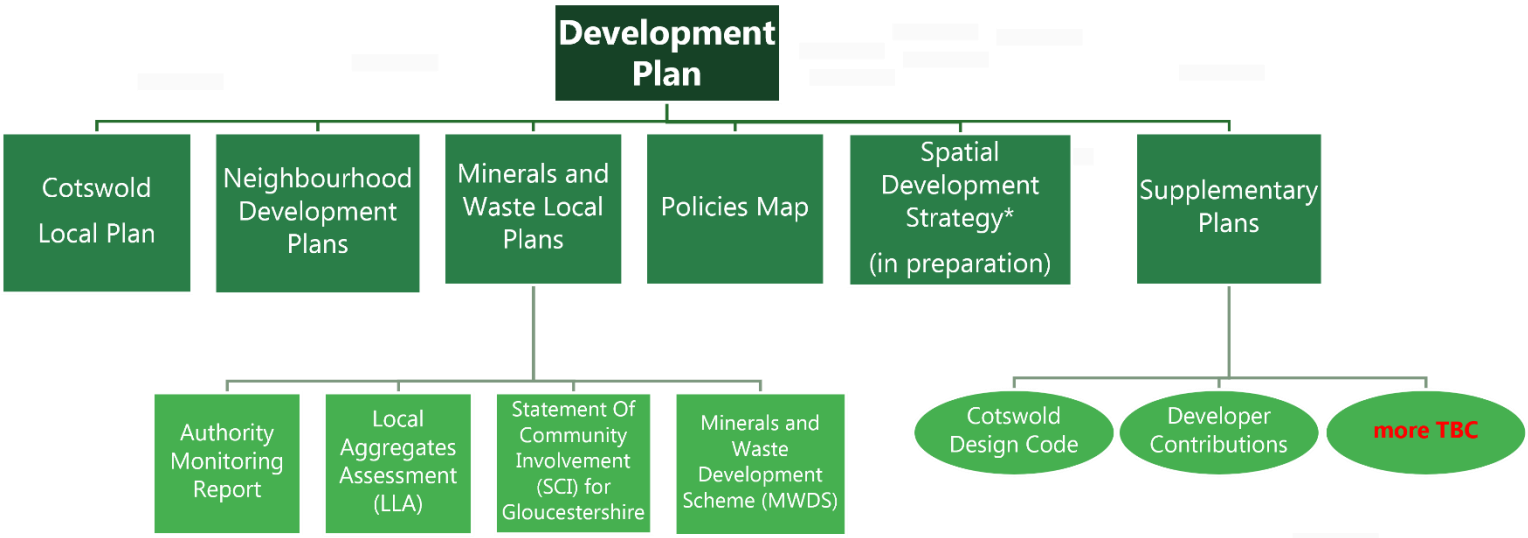


Figure 1: Development Plan for Cotswold District

1.12 The Development Plan for Cotswold District comprises several documents which together will form the basis for planning decisions. Alongside this Local Plan, it includes any adopted Neighbourhood Development Plans, the Gloucestershire Minerals Local Plan and the Gloucestershire Waste Core Strategy, prepared by Gloucestershire County Council. The Policies Map supports these documents by showing where policies apply spatially.

1.13 The Gloucestershire authorities are currently working together on planning for the future of the area ahead of the Planning and Infrastructure Act coming into force. Whilst the final geography and arrangements for preparing a Spatial Development Strategy (SDS), to include Gloucestershire, are not finalised at the time of preparing this Local Plan, and that an SDS is not expected to be adopted prior to the adoption of the Local Plan, once in place, the SDS will form part of the Development Plan for the area. A future review of the Local Plan will need to ensure conformity with the adopted SDS. The ongoing process of Local Government Reorganisation in Gloucestershire may influence future governance arrangements for strategic planning, but the commitment to coordinated, cross-boundary plan-making will remain central to addressing development needs across the county.

1.14 In preparing the Local Plan, the Council has worked with neighbouring authorities, statutory bodies and other key partners in accordance with the Duty to Cooperate[7]. This close co-operation

[7] Whilst the Duty to Cooperate has been abolished, this Local Plan is being examined under the 2024 NPPF and Govt. has made clear, in the Written Ministerial Statement November 2025 that close cooperation is expected to continue.

is documented through our Statements of Common Ground, which set out areas of agreement and ongoing collaboration on strategic cross-boundary matters. An Effective Co-operation Topic Paper and supporting evidence, including the Statements of Common Ground are published alongside the Local Plan, on the Council's website[8].

1.15 Neighbourhood Development Plans, when made, also form part of the Development Plan. They are prepared by local communities and must be in line with national planning policy and the currently adopted local plan. Neighbourhood Development Plans are published on the Council's website[9]. The made Neighbourhood Plans in Cotswold District currently consist of the parishes of:

- **Down Ampney**
- **Fairford**
- **Kemble and Ewen**
- **Lechlade on Thames**
- **Northleach with Easington**
- **Preston**
- **Somerford Keynes and Shorncote**
- **South Cerney**
- **Stow-on-the-Wold and the Swells**, and
- **Tetbury and Tetbury Upton**

1.16 Other Development Plan Documents, or Supplementary Plans, may be produced when necessary to cover specific topics, sites, or to provide more detailed guidance. These too will be considered in any planning decisions. For example, the Mineral and Waste Local Plan documents, monitoring reports and supporting evidence are published on Gloucestershire County Council's website[10]. All other relevant planning policy documents can be viewed at the Council offices and online at the following webpage[11].

National Planning Policy Framework (NPPF)

1.17 The NPPF is the National Planning Policy Framework for planning and sets the context within which the system operates. It covers, at a strategic level, matters including housing, the economy, transport, the natural environment and other key issues. Local plans are required to be consistent with it and should not repeat or reiterate its policies. It consequently is important in preparing planning proposals, or in reaching decisions on them, that the provisions of the NPPF are considered alongside the policies of the Local Plan. The NPPF is also a material consideration when making decisions on planning applications.

[8] Policy Documentation and Monitoring - Cotswold District Council https://www.cotswold.gov.uk/planning-and-building/planning-policy/policy-documentation-and-monitoring/

[9] Neighbourhood planning - Cotswold District Council https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/

[10] Policy monitoring, SCI and scheduling | Gloucestershire County Council https://www.gloucestershire.gov.uk/planning-and-environment/policy-monitoring-sci-and-scheduling/

[11] Planning policy - Cotswold District Council https://www.cotswold.gov.uk/planning-and-building/planning-policy/

1.18 The NPPF has been subject to updates during the preparation of this Local Plan. Transitional arrangements set out by the Government confirm that plans at an advanced stage must be assessed for conformity with the NPPF published in December 2024. Accordingly, this Local Plan has been prepared and will be considered having regard to the policies and requirements of the December 2024 NPPF. It is expected that work across Gloucestershire will commence on new Local Plans quickly after the Local Government Reorganisation process (April 2028) and that will provide any updates necessary to reflect latest national policy.

Planning Practice Guidance

1.19 Planning Practice Guidance sets out detailed planning guidance on a wide range of topics. It provides supporting detail to the NPPF and is also a material planning consideration when making decisions on planning applications.

Local Government Reorganisation (LGR)

1.20 Local Government Reorganisation (LGR) is scheduled to take effect in Gloucestershire in 2028 and will result in Cotswold District Council merging with several other Gloucestershire councils to become a new unitary authority. As this Local Plan is expected to be adopted before LGR takes place, it will transfer to the new authority and will continue to form part of the statutory Development Plan for the area following reorganisation. The policies and proposals within this Local Plan will therefore remain in force until they are replaced by a new local plan prepared by the new unitary authority. The Council will continue to work proactively during the transition to ensure that plan-making remains seamless, coordinated and aligned with the wider strategic planning arrangements emerging across the county.

Using the Local Plan

1.21 The policies within this Local Plan are structured to reflect the distinction between strategic and non-strategic policies, in accordance with national planning policy. The **Core Policies** set out the strategic approach for the District, addressing the overall **Spatial Strategy** and key strategic matters such as housing, employment, infrastructure and environmental protection. The **Development Policies** are non-strategic which provide more detailed criteria to guide decision-making and to support the delivery and implementation of the strategic Core Policies when determining planning applications.

1.22 The Local Plan must be read as a whole. Policies are not free-standing, and proposals will only be supported where they comply with all relevant Local Plan policies, other Development Plan Documents (such as Neighbourhood Plans and the Spatial Development Strategy), and material planning considerations, including national policy.

What happens next?

1.23 Following the Regulation 19 Publication (six weeks consultation), the Local Plan will be submitted to the Secretary of State in December 2026 for independent examination during 2027. A Planning Inspector will be appointed to assess whether the Plan has been prepared in

accordance with legal requirements and whether it is sound. If found sound before LGR in April 2028, the Council will proceed to adopt the Local Plan, subject to any modification where necessary, at which point it will form part of the statutory Development Plan for the District, alternatively, the Plan may become the responsibility of its successor authority.

Chapter 2: Spatial Portrait

Introduction

2.1 This Chapter provides an overview of the geographic and policy context of the District, which has shaped the preparation of this Local Plan and summarises some of the key challenges and opportunities that the Local Plan will help to address. The main challenge facing Cotswold District is to plan for future development requirements in the most sustainable way possible, making provision for homes (particularly for people with a local connection), jobs and community facilities, while protecting the area's outstanding natural and built environment. The strategic imperative to make the local plan "Green to the Core" is a key unifying factor in all those issues. These challenges and opportunities inform the **Spatial Vision** and **Strategic Objectives** set out in Chapter 3, and the polices that follow.

Regional Context

2.2 Cotswold District is located in the eastern part of Gloucestershire and covers a predominantly rural area characterised by villages, historic market towns and open countryside. The District shares boundaries with the Gloucestershire local planning authorities of Cheltenham, South Gloucestershire, Stroud and Tewkesbury, as well as Stratford-on-Avon, Swindon, Vale of White Horse, West Oxfordshire, Wiltshire and Wychavon. These neighbouring areas share several strategic planning matters with Cotswold District, including housing provision, transport connectivity, economic development, environmental assets and the protection of landscape character.

2.3 Cotswold District operates within a three-tier local authority structure. Gloucestershire County Council acts as the strategic authority, with responsibility for services including highways and transport, education, social care and minerals and waste planning. Cotswold District Council functions as the local planning authority, with responsibilities including development management and preparation of the Local Plan. A network of town and parish councils operates at the local level, representing communities across the District and playing an important role in neighbourhood planning, local service provision and community engagement.

2.4 The District benefits from its position within the wider regional context of central southern England, although is within the South-West region and maintains strong functional relationships with surrounding urban centres, including Cheltenham and Gloucester to the west, Oxford to the east and Swindon to the south. These centres provide significant employment opportunities and access to a wide range of retail, education, health and transport services. They play an important role in shaping commuting patterns, economic activity and service use for residents and businesses within Cotswold District.

2.5 A number of important strategic transport connections support the relationships between the Cotswold District and the surrounding urban centres, with the A40 providing an important east-west route linking Oxford with Cheltenham and Gloucester, the A417/A419(T) forming a key connection between the M4 and M5 motorways via Cirencester, and the A429 providing a north-south route through the heart of the District and the A419 also forming a key connection from

Cirencester to Swindon. Rail accessibility is provided by the Cotswold Line, serving stations including Moreton-in-Marsh offering direct services to Oxford and London, complemented by the Golden Valley line between Swindon (with connections to Bristol and London) and Gloucester (with connections to Worcester and Hereford) with the station at Kemble in Cotswold District.

2.6 Much of the District lies within the Cotswolds National Landscape, which is a nationally designated landscape of significant environmental and scenic value. This has a strong influence on settlement patterns, landscape character, environmental protection and the capacity for new development. The District's spatial and regional context is illustrated in **Figure 2.1**.

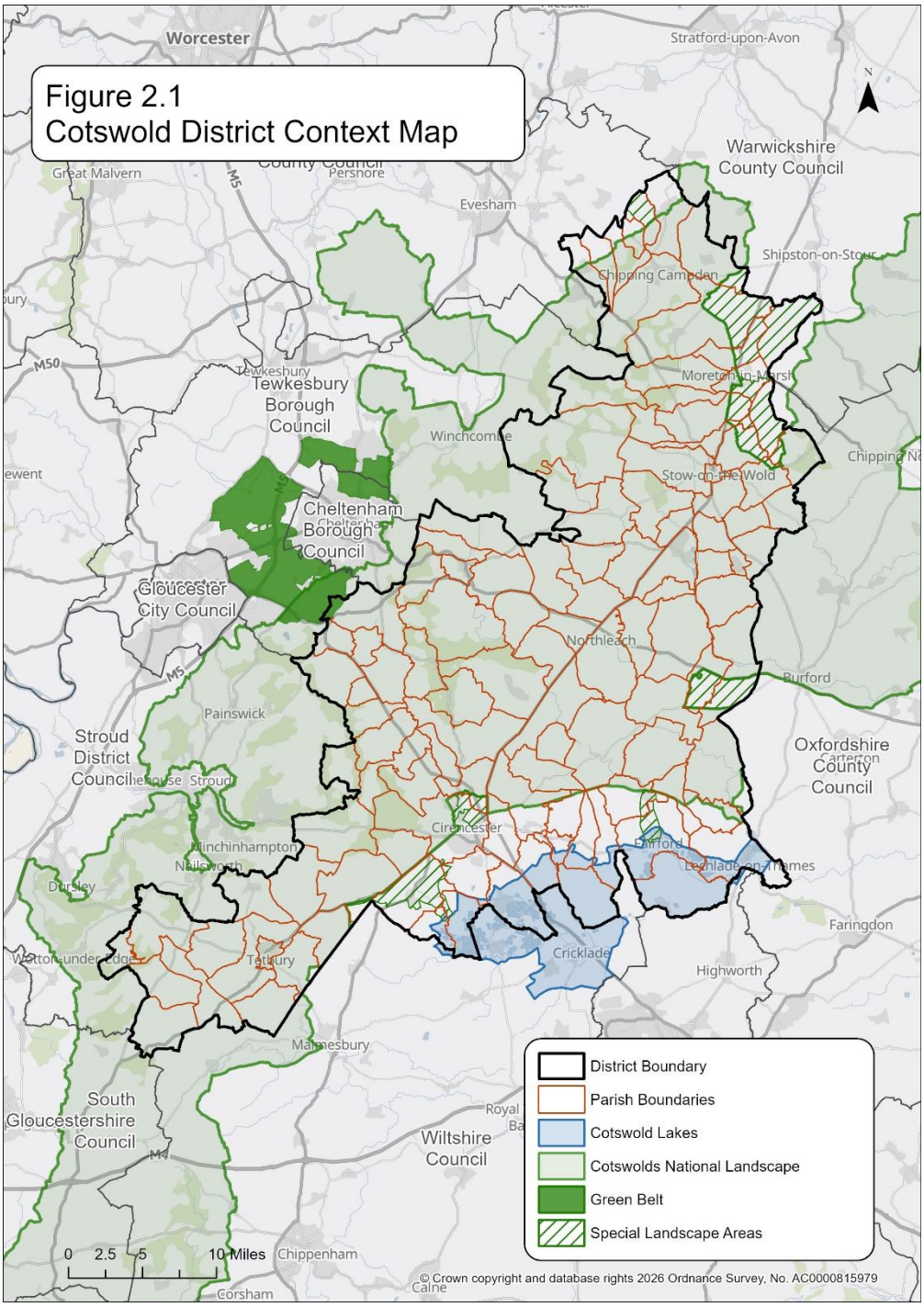


Figure 2.1: Cotswold District Context Map

Natural and Historic Environment

2.6 The Cotswolds is internationally renowned for its natural beauty. The distinctive local building stone, used in the construction of the many magnificent historic buildings, is a hugely important part of the character that makes the Cotswolds an internationally famous tourist destination. The interplay between the built and natural environment is a defining characteristic throughout the District, especially within the Cotswolds National Landscape (shown by **Figure 2.1**).

2.7 The distinctive heritage includes its numerous market towns and villages and their settings, as well as individual heritage assets

2.8 The quality of the District's built and natural environment is reflected in the high number of environmental and heritage assets (both designated and non-designated). These include:

- 80% of the District is within the Cotswolds National Landscape
- 144 Conservation Areas
- 5,002 entries on the statutory list of buildings of special architectural and historic interest
- 234 Scheduled Ancient Monuments
- 33 Registered Historic Parks and Gardens
- 1 Registered Battlefield
- 37 Sites of Special Scientific Interest, and
- 274 Local Wildlife Sites.

2.9 In the south of the District, beyond the National Landscape, the Cotswold Lakes (formerly known as Cotswold Water Park) is a large area of man-made lakes, covering an area of 40 sq. miles (33 sq. miles in Cotswold District). Much of this area has been designated as a Site of Special Scientific Interest because the lakes are nationally important for their biodiversity, particularly wintering and breeding waterbirds, and rare aquatic plants. The Lakes have evolved from major sand and gravel extraction of the upper Thames valley, which is on-going and likely to continue for the foreseeable future. The area is also a major resource for tourism, notably water recreation.

2.10 A small area of the Cheltenham and Gloucester Green Belt spills over into the District at Ullenwood in Coberley parish (shown by **Figure 2.1**). This area is also within the Cotswolds National Landscape designation.

2.11 The Gloucestershire Local Nature Recovery Strategy (GLNRS) is as an essential tool for steering nature recovery in the county. It is a guide for developers and planners to support decision making on scheme design, master and strategic planning for green and blue infrastructure including the delivery of Biodiversity Net Gain. The LNRS does not inhibit development, however local plans and planning decisions should "have regard" to the LNRS[12].

[12] Gloucestershire Local Nature Recovery Strategy, Gloucestershire County Council, 2026 https://www.gloucestershire.gov.uk/planning-and-environment/ecology-and-landscape/gloucestershire-local-nature-recovery-strategy/

Key Challenges and Opportunities:

- conserving and enhancing, wherever possible, the Cotswolds National Landscape, particularly within areas of high historic, landscape or nature conservation importance
- ensuring that new development is well designed; respects biodiversity and green infrastructure; and does not lead to the coalescence of settlements
- harnessing the District's sensitive natural and historic assets to economic advantage by managing tourism, agricultural diversification, renewable energy, and other changes to rural areas in a sustainable and non-intrusive manner,
- meeting housing and economic needs sustainably,
- much of the District is within the Thames Water Catchment that has been designated as 'seriously water stressed' by the Environment Agency, due to a combination of growing population, climate change, and dwindling water supply, and
- designing and locating future housing, employment, renewable energy and other development suitably to minimise visual and other impacts on the Cotswold landscape, built heritage and the natural environment.

Climate Change

2.12 Climate change is a key priority for the District. The Council declared a climate emergency in 2019 and ecological emergency in 2020 with a series of commitments set out in the Council's Climate Emergency Strategy[13] and Ecological Emergency Action Plan[14].

2.13 Parts of the District are vulnerable to the impacts of climate change, including an increased incidence of flooding from various sources. The greatest flood risk arises from the River Churn through Cirencester, Siddington and South Cerney, alongside fluvial risk from the River Thames and River Coln along the southern boundary. Several settlements such as Bourton-on-the-Water and Moreton-in-Marsh are also at risk from surface water flooding, which is expected to increase in extent, depth and hazard due to climate change. The flooding experienced in the District in 2007, late 2012, early 2013 and late 2020 highlighted the additional risk to both existing and new properties of sewer flooding.

Key Challenges and Opportunities:

- considering the impact of climate change in planning all new development, both in terms of location and design
- mitigating the increasing risk of flooding from fluvial, surface water and sewer sources, particularly in vulnerable settlements
- ensuring that new development is appropriately located and designed to avoid areas at highest flood risk and to remain resilient to future climate impacts
- increasing energy and water efficiency in new and existing developments, alongside water storage measures and sustainable drainage systems

[13] Climate Emergency Strategy 2020 - 2030, Cotswold District Council, 2020
https://cotswold.gov.uk/media/8d8eab9716634de/cdc-climate-emergency-strategy-adopted-2020_09_23.pdf
[14] Ecological Emergency Action Plan, Cotswold District Council, 2020
https://cotswold.gov.uk/media/au2c5l4i/ecological-emergency-action-plan-update.pdf

- balancing the need for large-scale renewable energy generation, including solar and wind development, with the protection of the District's rich built heritage and National Landscape, and
- responding to the declared climate emergency through coordinated action that reduces carbon emissions while enhancing environmental resilience.

Population and Housing

2.14 Cotswold District had a population of about 91,660 in 2024[15] spread over an area of 450 sq. miles (1,165 sq. km) [16]. However, despite this growth in population, the District remains mostly rural in nature. It has a low population density of 78 people per square kilometre, comparing with the England average being 434[17]. Although very rural, the District lies in close proximity to large urban areas, notably Swindon, Gloucester and Cheltenham and, further afield, Oxford, Bristol, Bath, Birmingham and Coventry.

2.15 The District has a high proportion of elderly people and a low proportion of children and young people. Between 2011 and 2021, the number of people aged 65 to 74 years rose by around 2,900 (an increase of 30.7%), while the number of residents between 35 and 49 years fell by around 1,800 (10.3% decrease)[18]. This ageing demographic profile will increase demand for accessible, adaptable and well-located homes that can support independent living and respond to residents' changing mobility and care needs over time.

2.16 While most residents in the District enjoy a good quality of life, many live in places that lack good access to services, facilities, training and education. This presents problems for those who rely on public transport, particularly young and elderly people. Pockets of deprivation persist across the District, where lower incomes and limited access to opportunities can exacerbate social and economic inequalities.

2.17 The average property price for all dwelling types in Cotswold District was £557,110 in 2025. This is higher than within England (£356,508) and higher than the average within Gloucestershire (£375,728)[19]. Despite these high property values, the median earned income of full-time employees in the Cotswold District in 2025 was £41,267, compared to Gloucestershire's median income of £38,713[20]. However, the median income of all employees (both full-time and part-time employees)

[15] Cotswold (E07000079) Local indicators, Office for National Statistics, 2026 https://www.ons.gov.uk/explore-local-statistics/areas/E07000079-cotswold/indicators

[16] *How the population changed in Cotswold: Census 2021,* Office for National Statistics, 2022 https://www.ons.gov.uk/visualisations/censuspopulationchange/E07000079/

[17] Population and household estimates, England and Wales: Census 2021, Office for National Statistics, 2022 https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/populationandhouseholdestimatesenglandandwales/census2021

[18] *How life has changed in Cotswold: Census, 2021,* Office for National Statistics, 2023 https://www.ons.gov.uk/visualisations/censusareachanges/E07000079/

[19] Local Insight Summary Report Cotswold District, InformGloucestershire, 2025 https://www.gloucestershire.gov.uk/media/gruls304/local-insight-cotswold-district-summary-report.pdf

[20] *Earnings and hours worked, place of residence by local authority: ASHE Table 8*. Dataset. Office for National Statistics, 2025 https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/placeofresidencebylocalauthorityashetable8

is £32,927, which is among the lowest of all districts in Gloucestershire in 2025[21]. Consequently, significant sections of the community experience social and financial deprivation, particularly in access to housing. The problem is exacerbated by private sector rents rising faster than earnings across the county. The affordability of homes has worsened since the previous Gloucestershire Local Housing Needs Assessment was published in 2020[22], while the ratio of house price to earnings in the District worsened from 11.66 in 2009 to 13.43 in 2025[23].

2.18 The attractiveness of the area has inevitably brought pressures for housing growth. In the north of the District these have been driven, since the 1960s, by commuting to the West Midlands. However, movement out of London and the south-east has also made the Cotswolds attractive for retirement and holiday or second homes. Some of these properties are occupied only at weekends, or for occasional holidays. The 2021 Census indicated that there were 3,660 vacant dwellings and 1,260 second homes in the Cotswold District (with no usual residents)[24]. At the end of July 2024, there were 864 long-term empty properties registered, of which 446 were classed as being empty in excess of 2 years[25].

2.19 Delivering an appropriate mix of housing that meets the District's needs, including the requirements of people on middle/ lower incomes and first-time buyers, is a major challenge. Failure to provide an appropriate mix of housing has led to more economically-active people, particularly the young, being forced to look elsewhere for somewhere to live. This is likely to exacerbate the adverse economic, social and commuting consequences for the District. The District's high second home ownership can also adversely affect housing affordability.

2.20 The relatively large and growing elderly population, coupled with a reduction in the numbers of young people, have implications for the structure of communities, and places demands on health and public services.

2.21 For the above reasons, it is clear that planning for more appropriate housing should be a priority for the District, particularly more affordable homes that meet local needs.

[21] *Earnings and hours worked, place of residence by local authority: ASHE Table 8*. Dataset. Office for National Statistics, 2025
https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/placeofresidencebylocalauthorityashetable8

[22] Gloucestershire Local Housing Needs Assessment 2019, Opinion Research Services,
https://www.cotswold.gov.uk/media/4njfk541/a3-1-10-gloucestershire-local-housing-needs-assessment-sept-2020.pdf

[23] *House price to workplace-based earnings ratio.* Dataset. Table 5c. Office for National Statistics, 2026
https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian

[24] *Number of vacant dwellings and second homes (with no usual residents)* Dataset. Table 1a. Office for National Statistics, 2023
https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/numberofvacantdwellingsandsecondhomeswithnousualresidents

[25] Long Term Empty Property Strategy 2024 – 2029, Cotswold District Council, 2024
https://www.cotswold.gov.uk/media/sjsf1whf/long-term-empty-property-strategy-2024-2029.pdf

Key Challenges and Opportunities:

- addressing the impacts of a growing and ageing population, including the need for accessible and adaptable homes and increased demand for health and care services
- delivering an appropriate mix of housing, particularly more smaller and more affordable homes for local people, younger households and first-time buyers, together with the requisite service provision
- responding to high house prices and worsening affordability, including the effects of second homes, short-term rental properties and long-term vacant properties
- supporting rural communities where access to services, facilities, education and public transport is limited, particularly for young and elderly residents
- ensuring new housing development is well located and supported by infrastructure, helping to reduce the need to travel and reliance on private cars, and
- retaining a balanced and economically active population, reducing the out-migration of younger households and key workers due to affordability pressures.

Local Economy

2.22 Cotswold District Council is part of the wider Gloucestershire economy, which is world renowned for its natural beauty and rich culture, and widely recognised for its strong heritage of research and innovation, agriculture, manufacturing, and aviation excellence.

2.23 The Gloucestershire Economic Strategy (2024-2034)[26] sets out the county's approach to supporting sustainable economic growth over the next decade. The strategy focuses on improving productivity, attracting investment and strengthening the local labour market and highlights several employment related strategic objectives for the District (**Figure 2.2**).

- focusing growth on Cirencester whilst supporting employment opportunities in other areas within the District
- growing and strengthening key employment sectors
- focusing on the creation of high value, high skill, low environmental impact jobs, and
- delivering thriving town centres which function as 'community hubs, designed around health, education, culture, housing, leisure, arts and crafts and some shops'

Figure 2.2: Employment Related Strategic Objectives Identified by the Gloucestershire Economic Strategy (2024-2034).

2.24 The key employment sectors across Gloucestershire include:

- Cyber Tech and Cybersecurity – Gloucestershire has one of the world's best ecosystems in this sector
- GVA – Manufacturing (14.9%), Wholesale and Retail Trade (13.8%), and Real Estate activities (12.9%) account for over 40% of Gloucestershire's GVA

[26] Gloucestershire's Economic Strategy 2024 – 2034, Gloucestershire County Council, 2024 https://www.gloucestershire.gov.uk/media/d0glpm5n/gloucestershires-economic-strategy-2024-2034-strategy.pdf

- Visitor Economy and Tourism – Gloucestershire has a high proportion of employment in Accommodation and Food Service activities compared to its neighbours, which is predicted to continue growing
- Professional, Scientific, and Technical – activities accounted for the largest proportion of total enterprises (16.3%), followed by Construction (13.5%) and Wholesale and Retail Trade (13.2%), and
- Accommodation and Food service – activities are projected to see the greatest growth in GVA in Gloucestershire between 2021 and 2050.

2.25 A major upgrade to the A417, known as the A417 Missing Link, is due to be completed in 2027. The scheme will replace a longstanding single-carriageway bottleneck between Brockworth and Cowley (east of Cheltenham) with a continuous dual carriageway, improving journey times and reliability on this key route between the M4 and M5. It is expected to deliver substantial economic benefits through enhanced connectivity, supporting business growth, improving access to jobs and labour markets, and increasing the attractiveness of the Cotswold District as a location for investment., especially along this corridor in locations such as Cirencester.

2.26 The Cotswold National Landscape is one of the most recognised brands across England, generating a significant tourism industry in its own right, with the area also containing an important tourist sector, separate to and outside the National Landscape. However, the National Landscape attracts an estimated 5.3 million visitors daily in 2024 and an estimated business turnover of £425 million, it is a significant contributor to the wider Gloucestershire economy[27]. If not properly managed, it could have adverse impacts on the District's environment and the daily life of local people. The challenge is to enable and manage sustainable tourism, which will safeguard the countryside, heritage and culture for future generations while providing benefits to the local economy.

2.27 Cirencester, known as the 'Capital of the Cotswolds', is the main administrative and service centre in Cotswold District. It is located to the east of the county, to the south of the District, and close to the border with Wiltshire and on the edge of the Cotswolds National Landscape area. The town is the dominant centre, home to approximately 22% of the District's population and over 35% of jobs (around 13,500) based in the town. This is the principal location for business services, finance, retail and public services in the District.

2.28 Each of the remaining larger Cotswold towns have a unique, strong and distinctive role. Moreton-in-Marsh is regarded by many as the main centre for the north Cotswolds, while Bourton-on-the-Water, Chipping Campden, Fairford, Lechlade, Northleach, Stow-on-the-Wold and Tetbury perform the role of service centres for surrounding rural areas. Smaller local service centres exist at Andoversford, Blockley, Down Ampney, Kemble, Mickleton, South Cerney and Willersey. Elsewhere, rural services are relatively sparse and generally declining. Many of these historic market towns and larger villages have developed at points along the Fosse Way, a major route running between the south-west and the north of the District that have developed into key services centres across the District, which serve a significant catchment of smaller settlements.

[27] The Economic Impact of Gloucestershire's Visitor Economy 2024, The South West Research Company, 2025 https://assets.simpleviewinc.com/simpleview/image/upload/v1/clients/cotswolds/Gloucestershire_districts_2024_ad1ad4c1-14dc-4cac-9964-92b4259f9b7d.pdf

2.29 There is a range of employment land and premises in most of the larger market towns and villages, although provision at Lechlade, Northleach and Stow-on-the-Wold is limited.

2.30 The impact of online retailing remains a threat to town centres, particularly those that are heavily reliant on that sector. Another threat to high street land uses as well as to employment uses is the ability to change from Class E (shops, cafes, restaurants, offices, financial and professional services, and various other uses) to Class C3 (dwelling houses) as permitted development (subject to the prior approval process).

2.31 According to 2021 Census data, 39% of the Cotswold population work mainly at or from home. This is substantially higher than both the South-West average (30%) and the England average (31.5%)[28]. This is partly due to the rural nature of the District and a highly skilled and entrepreneurial workforce.

2.32 Cotswold has an above average proportion of residents working in agriculture, forestry and fishing, accommodation and food services, and professional, scientific and technical activities. The service sector accounts for the largest proportion of local jobs, with tourism being a major and growing part of the local economy[29].

2.33 The economically active population is, however, declining across the District, and the labour market is considered tight by local businesses with labour supply issues, particularly in the professional, skilled trades and engineering sectors, potentially impacting on economic growth[30]. Evidence indicates that over the plan period to 2043, the population aged 65+ is expected to grow by 44%, with an increase of 11,600 people accounting for around a third of overall population growth. Currently 15% of the population have a disability, with 28% of households including someone with a disability and this can be expected to grow with the increasing older population over the plan period. The evidence projects an increase of 2,350 people (rounded) with mobility problems as well as growth in those with autism, learning disabilities and dementia. The District has a largely sufficient supply of housing with support (e.g. sheltered/retirement housing) in both market and affordable sectors, a need for both market and affordable housing for housing with car (e.g. extra care) and a modest current shortfall for housing with nursing and residential care[31].

2.34 The District's economy has been resilient, even during times of recession, and it is forecast to continue growing. However, Cotswold District imports labour to support its growth and experiences problems recruiting suitably skilled staff, particularly in the professional, skilled trades and engineering sectors. A well-skilled and accessible workforce is necessary to support the growth

[28] 2021 Census Area Profile: Cotswold Local Authority, South-West Region and England Country, Office for National Statistics, 2021, accessed via Nomis https://www.nomisweb.co.uk/sources/census_2021/report?compare=E07000079,E12000009,E92000001

[29] Green Economic Growth Strategy, Cotswold District Council, 2025 https://www.cotswold.gov.uk/media/mzldjpqc/cotswold-green-economic-strategy-2025.pdf

[30] Green Economic Growth Strategy, Cotswold District Council, 2025 https://www.cotswold.gov.uk/media/mzldjpqc/cotswold-green-economic-strategy-2025.pdf

[31] Cotswold Housing Needs Evidence, Iceni, 2026 – add full reference

of existing and new employers[32].

Key Challenges and Opportunities:

- supporting sustainable economic growth as part of the wider Gloucestershire economy, while responding to local strengths and constraints
- maintaining and enhancing a supply of employment land, particularly in locations with limited provisions
- strengthening and diversifying key sectors, including tourism, professional services, agricultural, advanced manufacturing and food science
- managing the growth of the tourism economy associated with the National Landscape in a way that protects the environment and local communities
- reinforcing the role of Cirencester as the District's principal employment and service centre, while supporting smaller towns and rural services, and
- supporting small businesses and rural enterprises, including addressing infrastructure constrains and changing retail landscapes.

Social and Transport Infrastructure

2.35 The flows of transport into, within, and out of the Cotswold District reflect its rural character and connections to surrounding economic centres. Movement and access to employment and services are closely linked to the availability and capacity of transport infrastructure, particularly road and rail services. Commuting habits have important implications for accessibility, sustainability, congestion, parking provision and the District's response to climate change.

2.36 At the time of 2021 Census, 46,903 people worked in Cotswold District. Of these, 34,664 lived and worked within the District, of which 23,432 worked from home or had no fixed place of work, and 11,232 people travelled within the District to their workplace. The remaining 12,239 people travelled from another area into the District. The main inflows of workers came from Stroud, Swindon and Wiltshire, with Cirencester having the highest workday population[33].

2.37 Given the rural nature of the area, average travel-to-work distances are also longer than in most other parts of the country[34]. However, much of the District does have good road links, with easy access to the motorway network via A-class routes, although this does not apply to the northernmost parishes. The District is served by two railway stations, at Kemble (on the Swindon-Gloucester line) and Moreton-in-Marsh (on the Oxford-Worcester line). Kingham and Honeybourne stations lie just outside the District boundary to the east and north respectively.

2.38 The historic loss of village shops, post offices, schools and pubs has meant that the retention of

[32] Green Economic Growth Strategy, Cotswold District Council, 2025 https://www.cotswold.gov.uk/media/mzldjpqc/cotswold-green-economic-strategy-2025.pdf

[33] Origin-destination data explorer - Workplace flow data, Office for National Statistics, 2023 https://www.ons.gov.uk/visualisations/censusorigindestination/

[34] *Distance travelled to work – Census Maps*. Office for National Statistics, 2021 https://www.ons.gov.uk/census/maps/choropleth/work/distance-travelled-to-work/workplace-travel-4a/less-than-10km?lad=E07000079

rural services and facilities has become a key issue throughout much of the District[35]. A challenge for the Local Plan will be to resist the loss of village facilities, wherever possible, while supporting the delivery of new ones alongside the delivery of new homes and thus enabling the provision of better access to local service centres for residents living in rural areas.

2.39 Overall educational attainment within the District is relatively strong. 82.5% of the population have achieved GCSE's in both English and Maths, exceeding the UK average of 73.1%, while 6.9% of residents have no qualifications, broadly in line with the national average of 6.6%. This reflects a generally well-qualified population, although participation in post-16 and further education remains lower than the national average[36]. There are 44 state primary schools and 6 secondary schools in the District, all of which are Academy Converters. Two of the secondary schools (The Cotswold Academy and Chipping Campden School) also provide sixth-forms[37]. With the exception of Cirencester College and the Royal Agricultural University, access to higher and further education is located outside the District.

2.40 At the time of the 2021 Census, 53.6% of Cotswold District residents described their health as "very good", compared to 47% nationally[38]. Life expectancy within the District is also higher than the national average. Based on Public Health England data, life expectancy in Cotswold District is higher than the national average, at 82.5 years for men (80.2 nationally) and 85.1 years for women (83.8 nationally)[39]. Despite this, there are variations in health and wellbeing within the District. Life expectancy for men in the most deprived areas of Cotswold District is 2.7 years lower than in the least deprived areas, highlighting underlying inequalities linked to deprivation[40].

Key Challenges and Opportunities:

- focusing new development in sustainable locations, or locations that can be made more sustainable, particularly where there is good access to employment, services and sustainable transport
- timely infrastructure delivery alongside new development
- supporting a transition to more sustainable travel choices in line with climate change objectives

[35] Roles and Function of Settlements Study, Cotswold District Council, 2012 https://www.cotswold.gov.uk/media/ukahrugv/a2-1-3-roles-and-function-of-settlements-study-jul-2012.pdf; Strategic Housing and Economic Land Availability Assessment Update, Cotswold District Council, 2021 https://www.cotswold.gov.uk/media/zk0jvdnw/a2-2-4-strategic-housing-and-economic-land-availability-assessment-review-oct-2021.pdf; Economy and Employment Land Update, Cotswold District Council, 2016 https://www.cotswold.gov.uk/media/1xqgqkvj/4106-economy-and-employment-land-update-apr-2016.pdf; English Indices of Deprivation, Office for National Statistics, 2010 https://www.gov.uk/government/statistics/english-indices-of-deprivation-2010

[36] Cotswold (E07000079) – Explore Local Statistics. Office for National Statistics, n.d. https://www.ons.gov.uk/explore-local-statistics/areas/E07000079-cotswold/indicators#education%20and%20skills

[37] Infrastructure Delivery Plan Refresh, Cotswold District Council, 2014 https://www.cotswold.gov.uk/media/52wnucum/a6-3-1-infrastructure-delivery-plan-refresh-sep-2014.pdf

[38] *How life has changed in Cotswold: Census 2021.* Office for National Statistics, 2023. https://www.ons.gov.uk/visualisations/censusareachanges/E07000079/

[39] Cotswold Local Authority Health Profile, Public Health England, 2020 https://fingertips.phe.org.uk/static-reports/health-profiles/2019/E07000079.html?area-name=Cotswold

[40] Cotswold Local Authority Health Profile, Public Health England, 2020 https://fingertips.phe.org.uk/static-reports/health-profiles/2019/E07000079.html?area-name=Cotswold

- maximising opportunities to improve sustainable travel choices, including enhanced bus services and increased walking and cycling provision, including Cirencester as a key employment hub
- linking existing settlements with active travel routes where appropriate, particularly in and around Cirencester and surrounding villages
- integrating and joining up the cycle network so it is safe and away from busy roads
- managing high levels of in- and out-commuting and addressing longer-than-average distances-to-work by providing alternatives to single car commuting
- reducing the District's strong dependence on the private car, particularly where sustainable transport options are limited
- managing parking pressures at key employment locations and rail stations, including Cirencester, Kemble and Moreton-in-Marsh
- supporting and encouraging access and attainment to education and skills, including further and higher education, while recognising that many opportunities lie outside the District
- supporting healthy communities by promoting access to healthcare facilities, green space and active travel, and
- protecting and enhancing existing social and community infrastructure, including education, healthcare, cultural and community facilities, while facilitating the provision of new and improved infrastructure to meet the needs of growing and changing communities, ensuring it is delivered in accessible and sustainable locations that support inclusive, healthy and resilient places.

Chapter 3: Spatial Vision and Strategic Objectives

Spatial Vision

3.1 Our **Spatial Vision** describes the future we are seeking to create for Cotswold District by 2043. It provides a clear vision for the District's future and aims to provide a sustainable pattern of growth, underpinned by the Council's ambition to remain 'Green to the Core', address the challenge of climate change and the ecological emergencies, support a strong and resilient local economy, protect the environment, respect the District's heritage, and support local communities and businesses.

3.2 The **Spatial Vision** has been influenced by many factors including the issues and needs of our places, evidence we have gathered, and what our local communities, stakeholders and businesses have told us. It responds directly to the key challenges identified in the Spatial Portrait, including an ageing population, housing affordability pressures, rural accessibility issues, environmental constraints, and the need to support a more balanced and economically active population.

Spatial Vision

By 2043, Cotswold District will be a resilient, inclusive, and forward-looking rural district that has responded to the climate crisis and ecological emergency, conserved and enhanced the Cotswolds National Landscape, delivered sustainable communities, and enabled a vibrant, low-carbon economy. Development will have been guided by a Spatial Strategy that prioritises environmental stewardship, social equity, and economic vitality, while respecting the District's unique landscape, heritage, and character. The roles of the District's settlements will be reinforced, with Cirencester continuing to function as the principal centre, supported by a network of market towns and villages that serve their rural hinterlands.

The Local Plan will have delivered a diverse range of housing, including a significant increase in socially rented and smaller and more affordable homes, enabling residents of all ages and backgrounds to live securely and sustainably. This will include homes that respond to the needs of an ageing population, support younger people and key workers to remain in the District, and provide a mix of sizes and tenures that improve affordability and maintain a balanced community. New development sites will have matured into thriving communities, offering high-quality homes, employment opportunities, and essential services, all supported by integrated infrastructure and sustainable transport networks.

The District will have transitioned to zero-carbon development, with new buildings and infrastructure designed to minimise energy and water use and maximise renewable energy generation. Biodiversity Net Gain will be embedded across all larger development, contributing to a richer natural environment and improved ecological resilience. Water resources will be carefully managed, with development responding to water stress, flood risk and the need to protect and enhance water quality.

The Local Plan will have helped to reduce transport emissions through investment in active travel infrastructure, public transport, and strategic growth focused around transport nodes and ensuring local services and facilities are close enough to access by walking, wheeling or cycling, and/ or other sustainable transport modes. Communities will be healthier, more connected, and better supported by local services, green spaces, and digital infrastructure.

Cotswold District will continue to be 'Green to the Core', with planning decisions consistently reflecting the long-term interests of people, place, and planet.

Strategic Objectives

3.3 The following **Strategic Objectives** will help to deliver the **Spatial Vision** and guide development throughout the District over the period to 2043.

SO1: Ensure infrastructure and services support sustainable communities
• Help to deliver infrastructure, services, and facilities that meet the needs of residents and businesses. • Ensure the required infrastructure and services, as set out in the Infrastructure Delivery Plan, are delivered in a timely manner.
SO2: Respond to the climate crisis through adaptation and mitigation
• Require new housing development to be zero-carbon and climate-resilient. • Support the provision of renewable energy schemes and promote community owned renewables initiatives. • Locate development away from flood-prone areas, treat rainwater as a resource and promote water and energy efficiency.
SO3: Conserve and enhance the natural, built, and historic environment
• Preserve the high quality, local distinctiveness, and diversity of the natural and historic environment. • Support the sympathetic retrofit of historic buildings. • Conserve and enhance the distinct character of the Cotswolds National Landscape, open countryside and water quality. • Promote high-quality, sustainable design and green infrastructure that supports health and wellbeing and the Local Nature Recovery Strategy.
SO4: Deliver inclusive, healthy, and affordable housing
• Provide a diverse mix of housing types and tenures to meet the needs of all sections of the community, with a focus on socially rented homes and smaller and more affordable homes. • Ensure development supports positive health outcomes and embeds local health and wellbeing strategies.
SO5: Enable a vibrant, low-carbon local economy
• Support the transition to a low-carbon economy and promote local employment. • Encourage the vitality and viability of town and village centres as places that support a range of activities and uses such as shopping, leisure, cultural and community activities; as well as providing access to affordable homes. • Promote sustainable tourism. • Maintain Cirencester's role as a key employment and service centre.
SO6: Promote sustainable transport use and connectivity
• Reduce transport emissions by encouraging walking, cycling, wheeling and public transport and supporting the shift to electric vehicles, whilst recognising the rural nature of the area and that private vehicles will remain a necessity for some parts of the District.

- Focus development at accessible locations where local services and facilities are close enough to access by walking, wheeling or cycling and where there are good public transport links such as access to the Expressbus network.
- Create multimodal transport hubs to improve access to sustainable transport choices, aid health outcomes and reduce emissions and pollution.

Chapter 4: Spatial Strategy

Introduction

4.1 This chapter sets out the **Spatial Strategy** for the District, establishing how and where sustainable growth will be delivered over the period 2026–2043. It provides the overarching framework for locating new development in a way that responds to the District's distinctive environmental and heritage assets, its settlement pattern, and the challenges and opportunities presented by climate change, housing need, infrastructure capacity and economic growth.

4.2 The **Spatial Strategy** integrates national policy requirements with the District's local evidence base and incorporates the outcomes of public participation to ensure that new homes, jobs and infrastructure are planned in a coordinated and deliverable manner. It focuses growth in the most sustainable settlements, directs development away from the most sensitive landscapes, and places climate and ecological action at the heart of decision-making.

4.3 Together, the policies in this chapter, covering climate change, housing and employment needs, and the settlement hierarchy form the foundation of the Local Plan. They ensure that development supports resilient communities, protects the District's unique character, and delivers a balanced and achievable strategy for meeting needs over the Plan period.

4.4 Our **Spatial Strategy** for Cotswold is shown by **Figures 4.1** and **4.2**.

4.5 The Spatial Strategy is underpinned by six Core (strategic) policies:

- **Core Policy 1: Addressing Climate Change**
  Sets out criteria for developments to ensure they respond to the challenge of climate change appropriately
- **Core Policy 2: Meeting Housing Needs in Cotswold District: Strategic Sites**
  Specifies the scale and location of new strategic housing
- **Core Policy 2a: Stepped Housing Trajectory**
  Sets out the level of housing delivery for different parts of the Plan Period to ensure annual housing delivery is realistic and achievable
- **Core Policy 3: Meeting Housing Needs in Cotswold District: Non-Strategic Sites**
  Specifies the scale and location of non-strategic housing
- **Core Policy 4: Settlement Hierarchy**
  Classifies the settlements in Cotswold according to their role and service function as well as ensuring development is built in the most appropriate locations
- **Core Policy 5: Meeting Business and Employment Needs in Cotswold District**
  Specifies the scale and location of opportunities for economic growth to ensure that sufficient new jobs are provided across Cotswold in appropriate locations
- **Core Policy 6: Infrastructure Delivery**
  Ensures that new services and facilities are delivered alongside new housing and employment.

Area Strategies

4.6 We have also developed three Area Strategies, which ensure we plan appropriately for different parts of the District, taking account of what makes them locally distinctive and focusing on their individual needs. These are set out in **Chapter 5 to 7**. The Area Strategies are for:

- Cirencester and Surrounding Villages Area Strategy, which covers Cirencester, Preston and Siddington
- South Cotswold Area Strategy, which includes Andoversford, Fairford, Kemble, Lechlade, Northleach, South Cerney and Tetbury, and
- North Cotswold Area Strategy, which includes Bourton-on-the Water, Chipping Campden, Mickleton, Moreton-in-Marsh and Stow-on-the-Wold.

District Wider Policies

4.7 Finally, we have developed some District-wide policies that apply to Cotswold as a whole and these are set out in **Chapters 8 to 15**. These policies are needed to complement the **Spatial Strategy** and **Area Strategies** to help ensure the **Spatial Vision** and **Strategic Objectives** can be delivered successfully. These policies are locally specific and are important to help us meet the Plan's objectives.

4.8 Policies from the previous Cotswold Local Plan have been replaced and updated by the policies set out in this Plan, with two exceptions. These can be found in **Appendix 2** and **Appendix 3.**

Cirencester and Surrounding Villages - Strategy Area

- Cirencester is identified as the District's Main Settlement to reflect its status as the largest town within the District, where the majority of services and facilities are provided, along with the widest range of retail. It serves a wide hinterland of surrounding villages that rely upon it for day-to-day needs such as for shopping and leisure
- growth through strategic extensions in Cirencester will complement the existing settlement, forming high-quality sustainable development that provides appropriate services and facilities; with strong active travel connections linking the new neighbourhoods to Cirencester Town Centre, local schools, the National Cycle Network, and wider footpath routes. Sustainable travel connections will also link to nearby Kemble Railway Station, which will be strengthened through careful infrastructure planning
- growth through strategic extensions in and near the settlements of Siddington and Preston will be designed so the settlements retain their distinct identities separate from Cirencester while at the same time creating strong active travel connections between the development, Cirencester Town Centre and other nearby new developments in the South Cotswold Strategy area, and
- a new secondary school will be provided, covering both the need of new development in the Cirencester and Surrounding Villages Strategy Area as well as the need arising from development in the surrounding South Cotswold Strategy Area.

South Cotswold - Strategy Area

- four Strategic Site Allocations at Down Ampney, Fairford, Kemble and a new settlement south of Driffield form the basis of long-term growth in the Strategy Area, supported by 15 non-strategic site allocations across other towns and villages
- growth at Down Ampney, Fairford and Kemble will deliver well-planned, connected extensions that provide new homes, community infrastructure, and strong active travel links to existing settlements and key destinations, including Kemble Station
- the new settlement to the south of Driffield will provide a sustainable new community of strategic scale, delivering homes, employment land, community facilities, transport connections and a comprehensive network of green and blue infrastructure
- 12 non-strategic smaller-scale allocations across other settlements will support rural communities, while protecting and enhancing the area's historic environment, biodiversity and key assets including the Cotswold Lakes and River Thames corridors
- Tetbury, Fairford and Lechlade are recognised for their important role as the main service centres providing a wide range of services, facilities and employment opportunities for surrounding communities. Kemble is also recognised for its

distinctive strategic function due to its railway station on the Swindon–Gloucester (Golden Valley) line, and

- it is especially important that growth in South Cotswold is high quality, sustainable and sensitive to landscape and environmental matters, so that it responds sensitively to the Cotswolds National Landscape and Special Landscape Areas, and the area's strong rural character.

North Cotswold - Strategy Area

- two Strategic Site Allocations in Moreton-in-Marsh and Mickleton form the basis of long-term growth in the Strategy Area. A further 16 non-strategic smaller scale site allocations are spread across other towns and villages
- it is important that growth within these settlements is high quality and sustainable, but also supports the delivery of new services, facilities and infrastructure, including green and blue infrastructure, to benefit the existing communities and new residents
- Moreton-in-Marsh is recognised as an important settlement due to the role it plays within Cotswold District as the third largest settlement with one of only two railway stations in the District
- growth in Moreton-in-Marsh will complement the existing settlement, forming high-quality sustainable development, provide appropriate services and facilities with strong active travel connections linking the new neighbourhoods to the town centre (including providing for a new street through the development), the National Cycle Network, wider footpath routes, primary schools (existing and new) and a new secondary school. Growth should consider the Cotswolds National Landscape and Special Landscape Areas
- growth in Mickleton will reflect local character, and landscape context, supporting high quality place making for both new and existing residents and creating safe, direct and attractive walking and cycling routes linking the site to Mickleton village centre, schools, services and the surrounding countryside (including nearby Honeybourne Railway Station), and
- development in Mickleton will also establish a strong and enduring western edge to Mickleton, with development contained by a substantial landscape framework. The setting of the Cotswolds National Landscape and the adjoining Special Landscape Area will be safeguarded through generous buffers, sensitive layout, green and blue infrastructure and appropriate density.

Figure 4.1: Cotswold Local Plan 2026 – 2043: Spatial Strategy

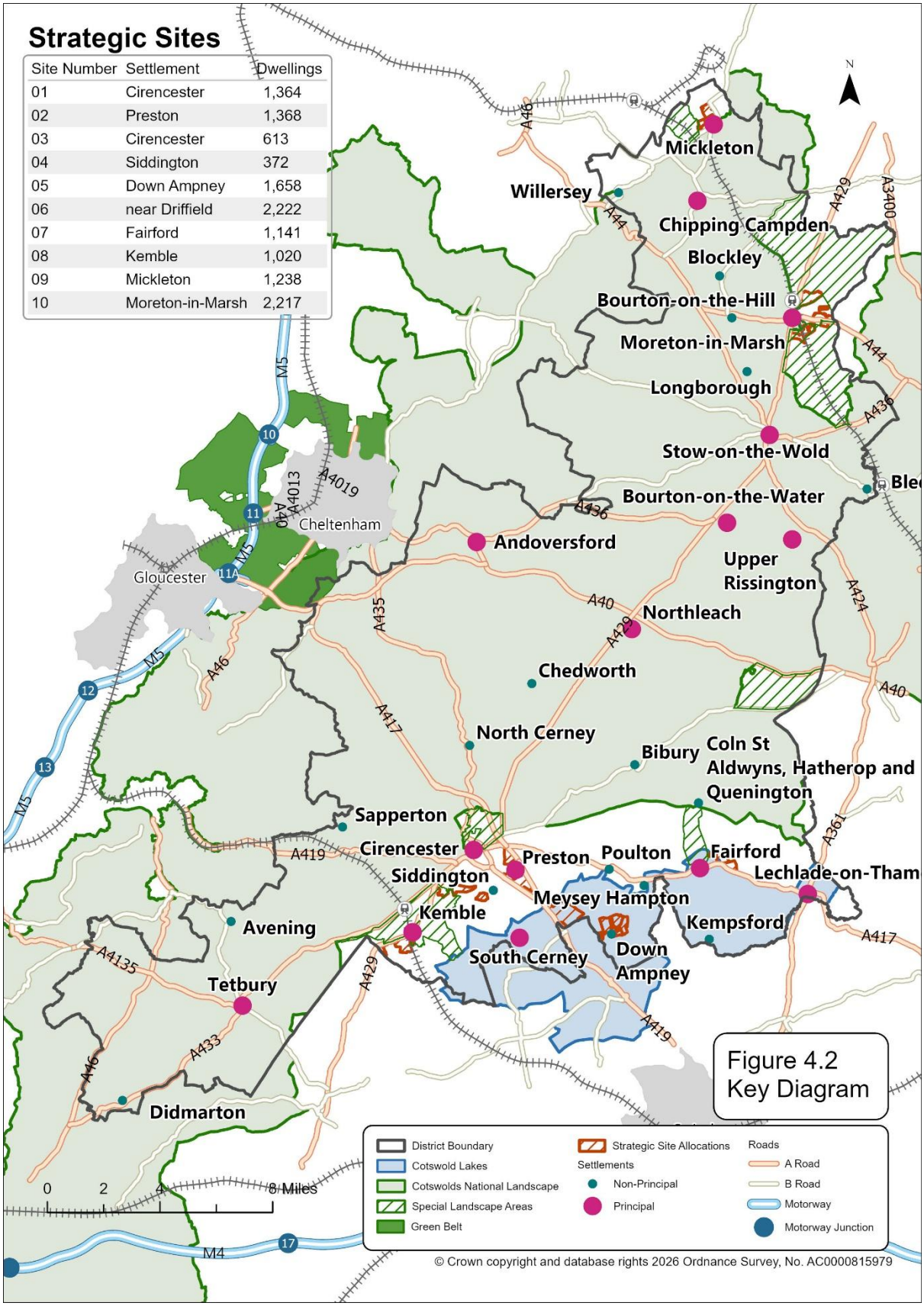


Figure 4.2: Key Diagram – Cotswolds Spatial Strategy

Addressing the climate and ecological emergencies

4.9 There is overwhelming scientific consensus that we are experiencing significant climate change. The Intergovernmental Panel on Climate Change published a report in 2018 on the impacts of global warming of 1.5°C above pre-industrial levels. It highlights the urgency for action and has generated a high level of concern. The UK's national commitment is set by the Climate Change Act 2008, updated in 2019, and legislates that the UK must be net zero carbon by 2050. It has settled to the development of a series of carbon budgets to ensure that the UK does not emit more than its allowance between now and 2050. This legal requirement is underpinned by the Climate Change Committee's (CCC) report 'Net Zero: The UK's Contribution to Stopping Global Warming'[41]. In July 2019 the Council declared a climate emergency and in 2020, an ecological emergency and it seeks to ensure the new Local Plan adequately reflects the measures and interventions required to achieve net zero carbon emissions by 2045[42].

4.10 The planning system, and the development that it manages, has an important role to play in getting to net zero. The Local Plan policies collectively seek to reduce carbon emissions over time. This now includes a suite of new and revised policies which address, for example, building fabrics and energy performance (**Core Policy 27: Net Zero Carbon New Buildings**), renewable energy (**Core Policy 28: Renewable and Low Carbon Energy Generation, Storage and Transmission**) and the provision of infrastructure to support active travel and public transport (**Core Policy 33: Sustainable Transport and Connectivity).**

4.11 There is also growing concern over the cost of fuel and increasing fuel poverty. The planning process can influence the use of energy through policy controls over energy use and space heating standards in new buildings. Increasing 'fabric energy efficiency' and overall energy efficiency to as high a level as possible and then requiring the residual energy needs to be met from renewable sources, goes a long way towards the achievement of lower energy costs.

4.12 The Local Plan requires that new buildings are designed and built to be low energy, do not use fossil fuel for on site for heating, hot water or cooking, and generate renewable energy on-site to at least match annual energy use. Without these requirements we are risking adding to the problem of retrofitting buildings in the future to meet the carbon emissions targets. We also need to reduce buildings 'embodied carbon' during construction and their long-term environmental impact, for example, how building materials are sourced and re-used.

4.13 While acknowledging the need to meet housing demands and accommodate development of infrastructure, it is crucial to recognise the significant pressures that new development imposes onto biodiversity. The expansion of urban areas, infrastructure projects, and land use changes associated with development threatens biodiversity through habitat loss, fragmentation, and degradation, and consequently poses a substantial risk to local ecosystems. Therefore, it is imperative that new development not only prioritises the conservation of biodiversity but also takes proactive steps to enhance and restore ecosystems. By incorporating measures to mitigate these pressures and actively promote the restoration and enhancement of green and blue infrastructure, development can play a vital role in improving biodiversity and contributing

[41] https://www.theccc.org.uk/publication/net-zero-the-uks-contribution-to-stopping-global-warming/
[42] https://cotswold.gov.uk/environment/climate-action/cotswold-climate-and-ecological-emergencies/

positively to ecological resilience.

4.14 The final main component of climate change impact is transport, particularly by the private car. The Local Plan places emphasis on the need to reduce this, to support public transport and to encourage new and connected walking and cycling routes. In these ways settlements and new development become more sustainable. The Sustainable Transport and Connectivity policy (**Core Policy 33**) is designed to encourage use of non-car modes of travel wherever possible. The design of new development layouts will require convenient walking routes to facilities in the area around new housing and/or workplaces. It is acknowledged that with the existing rural settlement pattern across the District, use of the car will continue but the Plan aims to increase and to promote a greater element of travel choice.

4.15 The Local Plan sets out a clear vision for net zero and nature recovery and it introduces new and updated policies that will place a commitment on development to deliver a net zero carbon and nature recovery future. This will help to ensure climate change considerations are appropriately weighed in the planning balance.

4.16 To ensure a comprehensive approach to sustainability, applicants must submit a Sustainability Statement that addresses all climate change policy requirements. The Sustainability Statement should cover the details listed in the Council's Sustainability Statement Requirements Table (**Appendix 1**) with the level of detail proportionate to the scale and type of development. For outline proposals, a reduced level of detail is expected but the application should still include an outline Sustainability Statement demonstrating that these issues are being planned for from the outline stage. There will be a requirement for these issues to be satisfactorily addressed through reserved matters. Householder applications are not required to submit a completed checklist. However, applicants are encouraged to consider relevant parts of the checklist and submit either a completed checklist or include within their application evidence information to demonstrate how climate change and biodiversity issues have been taken into consideration.

Core Policy 1: Addressing Climate Change

Development proposals must demonstrate how they will mitigate, adapt and be resilient to the impacts of climate change and support an overall reduction in greenhouse gas emissions. The following measures should be demonstrated to have been incorporated into design as appropriate to the size and type of development:

a) locating and laying out development to reduce the need to travel and to promote the use of public transport and active travel (walking and cycling) by creating or connecting to public or active travel routes and by clustering trip origins and destinations between homes, jobs and services
b) providing high quality sustainable travel infrastructure and coordinating between contiguous and other development sites in the vicinity to address cumulative impacts and achieve connectivity of sustainable transport mode routes
c) locating electric vehicle charging points to maximise ease of access and safety when in public areas
d) promoting sustainable design and construction, and the re-use of materials and reduction in waste whenever possible in a 'circular economy' approach to development

e) implement the cooling hierarchy into building design and show how building design is resilient current and future climate impacts, e.g., balancing winter solar gain and summer cooling using natural methods such as shading and natural ventilation, to avoid a need for active air conditioning
f) accelerating the deployment of renewable and low carbon energy generation within the District (with reference to **Core Policy 27: Net Zero Carbon New Buildings** and **Core Policies 28 to 31: relating to Renewable Energy**)
g) promoting the efficient use of natural resources (e.g., water and soil) including surface water management systems such as SUDs and water efficiency measures in buildings (with reference to **Core Policy 63: Managing Flood Risk** and **Core Policy 64: Water Management Infrastructure)**
h) ensuring that new developments are provided with recycling and waste disposal infrastructure, and
i) promoting and maintaining a network of connected, accessible and multi-functional green spaces to include biodiversity enhancement and nature recovery as appropriate and encouraging tree and hedgerow planting.

All applications for new development of one or more dwellings or greater than 100 sqm of non-residential floorspace, and all major refurbishment and major change of use, are expected to demonstrate the above by submitting a Climate Change and Sustainability Statement covering the topics and level of detail proportionate to the scale and type of development as per **Appendix 1**. Residential development over ten units and non-residential development over 1000 sqm or 0.5 ha will be required to cover more detail and a wider range of topics in the Climate Change and Sustainability Statement, setting out their approach towards health and wellbeing, as well as how their proposals reflect adaptation to and help to address climate change issues in relation to net zero carbon development, sustainable transport, nature and green infrastructure, energy, water and construction methods.

For outline proposals, a reduced level of detail is expected but the application should still include an Outline Climate Change and Sustainability Statement demonstrating that these issues are being Planned for from the outline stage. There will be a requirement for these issues to be satisfactorily addressed through reserved matters.

Meeting Housing Needs in Cotswold District

4.17 The Local Plan seeks to meet housing needs; to provide homes and access to the housing market to deliver affordable housing for those priced out of and unable to access housing at market prices. It also seeks to provide a mix and type of housing that will meet the needs of the whole community.

4.18 With these aims, the plan makes provision for at least 18,911 new homes to be delivered during the Plan period (2026 to 2043) as set out in **Core Policy 2: Meeting our Housing Needs**. This is in excess of the Objectively Assessed Need for Housing for the Cotswold District up to 2043, as identified in the updated Local Housing Need Assessment of 17,918.

4.19 The Plan makes provision for a supply of housing in excess of the requirement in order to

provide for flexibility and contingency and to help ensure the Plan can achieve and maintain a five-year housing land supply, as required by national policy.

4.20 A number of sources of housing supply will ensure a continuous supply of housing delivery across the Plan period. These will include:

- housing completions (in the period from April 2026 to March 2027)
- existing planning permissions
- strategic allocations made within this Plan (sites of 350 homes or more dwellings)
- non-strategic allocations (sites of 349 or fewer dwellings), and
- sites not yet identified that will come forward through the development management process in accordance with the policies set out in this Local Plan. These are sometimes known as 'windfalls'.

4.21 The strategic allocations listed in **Core Policy 2** and outlined in more detail within the **Area Strategies** are central to the delivery of the Local Plan and our Strategic Objectives for Cotswold.

4.22 To identify the strategic allocations, the Council has followed a comprehensive selection process, which began with an assessment of land at each of our most sustainable settlements (shown by our updated Housing and Economic Land Availability Assessment – HELAA)[43]. This approach helped to identify the broad locations that offered the most suitable locations for development, which were then comprehensively tested, including by the Sustainability Appraisal, Viability Study, Landscape Sensitivity Study and a number of other technical evidence studies including on heritage.

4.23 The scale of development at the identified strategic allocations will enable infrastructure to be provided that offers wider benefits to their local areas.

4.24 The Council has adopted a stepped housing requirement (**Core Policy 2a**) to reflect the anticipated lead-in times associated with the delivery of strategic site allocations, infrastructure provision and the establishment of new communities. This approach ensures that the housing requirement is realistic and deliverable whilst maintaining a sufficient supply of housing throughout the Plan period.

4.25 The stepped housing requirement reflects the expected pattern of housing delivery identified in the housing trajectory. Housing delivery will be monitored annually against the relevant stepped requirement and any surplus or shortfall in delivery will be taken into account when calculating the residual requirement for the remainder of the Plan period. The stepped requirement will also be used to calculate the District's five-year housing land supply position and to monitor housing delivery through the Housing Delivery Test.

[43] Add reference.

Core Policy 2: Meeting Housing Needs in Cotswold District – Strategic Allocations

The housing requirement for the Cotswold District is for 17,918 homes to be delivered in the Plan period between 2026 and 2043.

The Plan makes provision for at least 18,911 dwellings by 2043 in the interest of providing for some flexibility and contingency.

Around 11,302 dwellings will be delivered through ten new strategic allocations and one Local Plan 2011-2031 Saved Allocation. Additionally, a further 1,468 dwellings will be delivered through non-strategic allocations (shown by **Core Policy 3**). Additional dwellings will also be delivered through Neighbourhood Development Plans or through the Development Management Process (including windfalls). The contribution of all sources of housing supply are shown by the following table:

Table 4.1: Cotswold Housing Requirement and Housing Supply 2026 to 2043

Category		Number of Dwellings
Housing requirement for the full Plan period (April 2026 to March 2043)		17,918
Housing Completions		0*
Housing Supply	Known commitments	1,570**
	Strategic Allocations	11,302
	Non-Strategic Allocations	1,468
	Saved Allocations	2,282
	Windfalls	2,289
Total Housing Supply		18,911

Note: Figures have a 1 April 2026 base date.

*Updated Housing completions for the 2026 to 2027 year may be available around May 2027, to inform the Plan before adoption, expected in early 2028.

**Updated Housing commitments for the 2026 to 2027 year may be available around May 2027 to inform the Plan before adoption, expected in early 2028.

Housing delivery will be monitored against a stepped residual housing requirement, as set out in **Core Policy 2a** and the housing trajectory (**Appendix 4**). This will be updated annually to deduct net completions from 2026 from the requirement for the remaining years of the plan period. Any shortfall / surplus in delivery will be equally distributed across the remainder of the Plan period.

Strategic Allocations

Development will be supported at strategic allocations where it (a) meets the requirements set out within the Development Site Frameworks shown by **Appendix B** and (b) is in accordance with the Development Plan take as a whole.

Strategic allocations must be planned and delivered comprehensively through a comprehensive masterplan, infrastructure delivery strategy and phasing plan. All landowners and developers are expected to work collaboratively to prepare these documents which must be agreed by the local planning authority prior to a grant of permission and following consultation undertaken in accordance with the Council's Statement of Community Involvement. Where an allocation is in multiple ownerships planning applications must be supported by a delivery agreement. This agreement must demonstrate how infrastructure will be funded and delivered, how costs and benefits will be shared, and how development parcels will contribute fairly to site-wide requirements. Development proposals must demonstrate that they are consistent with the approved masterplan, infrastructure delivery strategy and any approved equalisation or land value sharing mechanism, and that they will not undermine the delivery of infrastructure or development on the remainder of the allocation. Any development proposals which would prejudice the comprehensive delivery of the strategic site allocation will be refused.

The following tables shows how the level of housing required through strategic development sites will be distributed:

Table 4.2: Strategic Allocations for Cirencester and Surrounding Villages Area

Settlement	Site Name	Housing Allocation to 2043	Longer Term Potential (Approximate Figure)
Cirencester*	Strategic extension to the south of The Steadings	585	779
Cirencester*	Strategic extension to the east of Kingshill Lane	613	0
Preston*	Strategic extension to the south of Preston	1,368	0
Siddington*	Strategic extension to the south-west of Siddington	372	0
Total		2,938	779

***** Located in Cirencester, Preston and Siddington parishes but will functionally grow the settlement of Cirencester

Table 4.3: Saved Strategic Allocation for Cirencester and Surrounding Villages Area

Settlement	Site Name	Housing Allocation to 2043	Longer Term Potential (Approximate Figure)
Cirencester	Strategic extension south of Chesterton (The Steadings) (Saved Allocation S2) (see Appendix 2)	2,282	0

Table 4.4: Strategic Allocations identified for South Cotswold Area

Settlement	Site Name	Housing Allocation to 2043	Longer Term Potential (Approximate Figure)
Down Ampney	Strategic extension to the north, east and south of Down Ampney	1,658	0
Fairford	Strategic extension to the north-east of Fairford	1,141	0
Kemble	Strategic extension to the south-west of Kemble	1,020	0
New settlement	New settlement to the south of Driffield	1,090	1,132
Total		4,909	1,132

Table 4.5: Strategic Allocations identified for North Cotswold Area

Settlement	Site Name	Housing Allocation to 2043	Longer Term Potential (Approximate Figure)
Mickleton	Strategic extension to the north and west of Mickleton	1,238	0
Moreton-in-Marsh	Strategic extension to the South and East of Moreton-in-Marsh	2,217	0
Total		3,455	0

Core Policy 2a: Stepped Housing Trajectory

To deliver the overall housing requirement of 17,918 dwellings between 2026 and 2043, the Council will apply the following stepped housing requirement:

- 2026/27 to 2030/31: 420 dwellings per annum
- 2031/32 to 2035/36: 1,030 dwellings per annum**,** and
- 2036/37 to 2042/43: 1,525 dwellings per annum.

Housing delivery will be monitored against the stepped housing requirement and the housing trajectory. The residual requirement will be updated annually to take account of net housing completions and any identified surplus or shortfall in delivery. The stepped requirement will be used to calculate the five-year housing land supply and Housing Delivery Test measurement in accordance with national policy.

Core Policy 3: Meeting Housing Needs in Cotswold District – Non-Strategic Allocations

In addition to the Strategic Allocations identified in **Core Policy 2**, development will also be supported at Principal and Non-Principal Settlements on a series of non-strategic allocations, where it (a) meets the requirements set out within the Development Site Templates shown by **Appendix C** and (b) is in accordance with the Development Plan taken as a whole. A collaborative and comprehensive masterplanned approach will be expected with consultation undertaken in accordance with the Council's Statement of Community Involvement. The following tables show how the level of housing required through non-strategic development sites will be distributed:

Table 4.6: Non-Strategic Allocations identified for Cirencester and Surrounding Villages Area

Settlement	Site name	Number of Dwellings
Cirencester	Land adjacent to Donside, off Barn Way	10
Cirencester	Land west of Gardner Way	31
Siddington	Plummers Farm, east of Ashton Road	35
Siddington	Land east of Siddington Road and west of Bluebell Drive	5
Siddington	Land between disused canal and disused railway line, north of Park Way	22
Total		103

Table 4.7: Non-Strategic Allocations identified for South Cotswold Area

Settlement	Site name	Number of Dwellings
Andoversford	Land to rear of Templefields and Crossfields	52
Fairford	Land south-east of Fairford	53
Fairford	Land west of Terminus Cottage and Station Cottage	30
Fairford	Land at Totterdown Hill, Horcott	150
Hatherop	Glebe Farm Yard	12
Kempsford	Land to rear of the Knoll, Whelford Road	149
Lechlade	Land south of Butler's Court	15
Lechlade	Land south of Ferrers Park	150
Poulton	Land north of London Road	10
Quenington	Former Godwin Pumps factory Springfield Road	47
Tetbury	Land adjacent to Blind Lane	44
Tetbury	Land north-west of Highfield Cottage	50
Total		764

Table 4.8: Non-Strategic Allocations identified for North Cotswold Area

Settlement	Site Name	Number of Dwellings
Blockley	Former allotments, Station Road	40
Blockley	The Limes, Station Road	8
Bourton-on-the-Water	Land off Mallard Crescent	53
Chipping Campden	Land south of Station Road and east of Chandlers	8
Chipping Campden	Land north-west of Aston Road	10
Chipping Campden	Land north-east of Aston Road	150
Mickleton	Land east of former Meon Hill Nurseries	40
Mickleton	Land between Summerville Ltd. and Stratford Road	33
Mickleton	Land east of Stratford Road	76
Moreton-in-Marsh	Land west of Aldi	20
Stow-on-the-Wold	Land adjacent Griffin Court / Playing Field	44
Stow-on-the-Wold	Land adjoining Tall Trees, Oddington Road	10
Stow-on-the-Wold	The Hollies, Lower Swell Road	8
Upper Rissington	Land west of Delphin Way	26
Willersey	Land between Colin Lane and future Heritage Railway	40
Total		601

Settlement Hierarchy

Purpose of the Settlement Hierarchy

4.26 The Settlement Hierarchy provides the strategic framework for distributing growth across the District. It categorises settlements into four tiers based on their role and function, including their level of services and facilities provision and public transport accessibility. This ensures development is directed to the most appropriate locations, supporting long-term social, economic and environmental wellbeing.

4.27 The approach ensures that the majority of development is directed to Cirencester, as the Main Settlement, and our Principal Settlements. This helps to:

- enhance service viability by supporting shops, schools, health facilities and public transport
- reduces car dependency by placing development near services, jobs and sustainable transport, or in locations where new development can provide the most effective improvements in sustainable modes of travel
- supports efficient public service and infrastructure delivery (education, health, emergency services and transport), and
- promotes healthy outcomes by encouraging active lifestyles, improving access to green infrastructure and health services and creating environments that support physical and mental wellbeing.

Influence of the Cotswolds National Landscape and Other Constraints

4.28 While the hierarchy provides a robust framework, distribution cannot be determined by hierarchy alone. A significant proportion of the District lies within the Cotswolds National Landscape and contains numerous other nationally important environmental and heritage assets (e.g., Conservation Areas, Scheduled Monuments, Listed Buildings, Sites of Special Scientific Interest, Registered Parks and Gardens, flood risk areas and irreplaceable habitats). These designations require the conservation and enhancement of natural beauty, heritage significance and environmental character. On this basis, consideration will be given to:

- some Principal Settlements, despite strong service provision, are highly constrained by landscape sensitivity, heritage settings or environmental designations, limiting capacity for larger-scale growth without unacceptable harm, and
- conversely, some Non-Principal Settlements may contain less sensitive, more deliverable land and can therefore accommodate a greater share of growth than the hierarchy alone would suggest.

4.29 This approach directs growth not only to the most sustainable settlements in principle, but also to the most deliverable and environmentally appropriate locations in practice.

Role of Development Boundaries and Open Countryside

4.30 The Development Boundaries define the existing built-up areas of Main and Principal Settlements including sites that: are under construction, and have been granted planning permission.

4.31 On this basis, the Development Boundaries:

- help maintain a sustainable development strategy by focusing most development towards the District's most sustainable settlements, and
- protects more rural settlements and the open countryside from development, which is more appropriately located in the Main, Principal and Non-Principal Settlements, where there is better access to services, facilities, employment opportunities, and transport links.

4.32 Development can still occur outside Development Boundaries, but only as windfall schemes where consistent with the relevant exception or national policies, unless specifically allocated in the Local Plan or a Made Neighbourhood Development Plan. This may include Rural Exception Sites to deliver affordable housing, or other proposals that accord with the relevant planning policies for the Open Countryside. Such developments can help sustain essential rural services. However, the overall strategy remains that Main, Principal, and Non-Principal Settlements are the primary focus for meeting the Local Plan's development needs.

4.33 Most of the Main, Principal and Non-Principal Settlements have Conservation Areas and historic buildings, while Cirencester in particular has large areas covered by scheduled archaeological sites. These make important contributions towards the area's heritage, for which

the Cotswolds are internationally renowned. Inappropriate development can cause irreparable damage to the sensitive historic environment. In some instances, this has resulted from poorly designed development while, in others, infilling of visually important spaces has harmed the traditional character of settlements. A settlement's historic, incremental pattern of development should not be materially harmed by incongruous, out-of-scale, or inappropriate development.

4.34 To meet future housing and employment needs in the most sustainable locations, some larger-scale allocations are necessary, as set out in this Plan. In such cases, direct impact on designated heritage and/or landscape assets should be minimised as far as possible. Good design principles will be important in helping to ensure that new development assimilates well with existing settlements.

4.35 Open spaces, such as gardens, gaps, 'green wedges' and 'green corridors', as well as green infrastructure, all make important contributions to the built and natural environment and character of the District's settlements, as well as to people's experience of them. They can provide settings for buildings, variety in the street scene, vistas, and buffers between developed areas. Cotswold settlements derive much of their character from open spaces within the built-up area and it is important that they are protected from harmful development. Care should be taken that such development, which could include minor infilling, does not harm open spaces or gaps that make a positive contribution to the character of the settlement, including views and vistas

Core Policy 4: Settlement Hierarchy

Settlement Structure

Development will be managed in accordance with the Settlement Hierarchy and Settlement Classifications (**Table 4.9**): Main Settlement, Principal Settlements, Non-Principal Settlements, and Open Countryside.

Spatial Focus

- **Main Settlement**: Cirencester – the District's largest settlement with the widest range of services, facilities, employment, educational and health opportunities and public transport access is the primary focus for sustainable patterns of living. It is the place best equipped to accommodate growth that reduces the need to travel and supports sustainable living.
- **Principal Settlements**: Principal Settlements are towns and larger villages with a strong service base and good accessibility. They provide the next most sustainable locations for growth after Cirencester. Focusing development here helps consolidate and enhance existing services and fosters more balanced communities across the District.
- **Non-Principal Settlements**: Villages with a modest but meaningful level of services, local employment and public transport, providing the next-best opportunities for sustainable development outside Cirencester and the Principal Settlements.
- **Open Countryside**: Locations with very limited or no services, facilities, employment or public transport. These are intrinsically unsustainable for most forms of development.

Environmental Capacity Adjustment

The Settlement Hierarchy will be applied alongside consideration of the Cotswolds National Landscape and other nationally important environmental and heritage constraints. Where such constraints significantly limit the capacity of a Main or Principal Settlements to accommodate growth without unacceptable harm, development will be directed towards locations that present lower environmental sensitivity and demonstrably suitable, available and achievable sites. Any such redistribution will maintain sustainable patterns of development, and will be infrastructure-led.

Table 4.9: Settlement Classifications

Classification	Settlement	Type of Development
Main Settlement	Cirencester	Within the Development Boundaries indicated on the Policies Maps, applications for development will be permissible in principle. Development outside the Development Boundaries indicated on the Policies Maps will only be permitted where it is allocated by the Local Plan or has been allocated within a Made Neighbourhood Development Plan.
Principal Settlement	Andoversford; Bourton-on-the-Water; Chipping Campden; Fairford; Kemble; Lechlade-on-Thames; Mickleton; Moreton-in-Marsh; Northleach; Preston; Siddington; South Cerney; Stow-on-the-Wold; Tetbury; Upper Rissington; new settlement to the south of Driffield	
Non-Principal Settlement	Avening; Bibury; Bledington; Blockley; Bourton-on-the-Hill; Chedworth; Didmarton; Down Ampney; Kempsford; Longborough; Meysey Hampton; North Cerney; Poulton; Sapperton; Willersey; The Village Cluster of Coln St Aldwyns, Hatherop and Quenington	Within the Non-Principal Settlement, applications for development will be permissible in principle. Development outside the Development Boundaries indicated on the Policies Maps will only be permitted where it is allocated by the Local Plan or has been allocated within a Made Neighbourhood Development Plan.
Open Countryside	Those villages and settlements not included within the categories described above are considered to form part of the Open Countryside.	Development in Open Countryside will not be permitted unless specifically supported by other relevant policies as set out in the Development Plan or national policy.

Meeting Business and Employment Needs in Cotswold District

Context and Economic Role of Cotswold District

4.36 Cotswold District accommodates a wide range of employment activity, including advanced engineering and manufacturing, professional services, agri-tech and land-based industries, tourism, and a substantial micro-enterprise base. The District's economy is strongly influenced by the A417/A419 transport corridor and its proximity to key economic centres across Gloucestershire, supporting both local firms and businesses serving wider regional markets.

4.37 Analysis from the Gloucestershire Housing and Economic Needs Assessment (HENA)[44] highlights that Cotswold experiences tight industrial supply and strong demand across a range of unit sizes, particularly in locations with strong strategic road access. It also identifies a significant rural economy shaped by agriculture, visitor spending, small enterprises and home-based businesses, and persistent affordability challenges that affect labour and business retention.

4.38 Despite some rural parts of the District still experiencing poor broadband coverage and unreliable connectivity, Cotswolds boasts a higher number of local businesses (6,075 businesses and 6,750 local units in 2025) than the regional and national benchmarks. This is the highest metric results seen in any local planning authority across England outside of the London boroughs and the Isles of Scilly[45]. These businesses make a significant contribution to the economic well-being of the District, offer local employment opportunities, and have made the area resilient to fluctuations in the national and global economies.

4.39 However, there are only a modest number of large local businesses, employing over 250 people or more, making up only 0.2% of all businesses[46]. Some of the large businesses within the District include Campden BRI, St. James's Place, the Fire Service College, and educational institutions, notably the Royal Agricultural University, which offer opportunities for higher value growth.

4.40 Overall, the Cotswold economy is driven by the following main factors:

- advanced engineering, manufacturing and logistics activity along the A417/A419 corridor
- high-skill professional and knowledge-based services, concentrated around Cirencester and linked to hybrid working patterns
- a nationally significant visitor economy centred on the Cotswolds National Landscape
- a diverse and evolving rural economy, including agricultural diversification and small-scale enterprises, and
- growth and innovation in green technology, agri-tech and low-carbon development.

[44] ADD Reference.
[45] Add Reference.
[46] Cotswold Employment Land Review, Iceni, March 2026

Scale of Employment Land Need

4.41 The Cotswold Employment Land Review (ELR)[47] identifies a requirement for 68.5 hectares of employment land over 2025–2043, comprising 8.3 ha of Office/R&D and 60.2 ha of industrial uses. Existing commitments, allocations and pending applications equate to 35.8 ha, leaving a residual requirement of 32.7 ha to be allocated through the Local Plan up to 2043.

4.42 Alongside the ELR, the Council has also had regard to the Gloucestershire Housing and Economic Needs Assessment (HENA)[48], which provides strategic, county-level economic forecasts over a slightly longer period (2024–2046). While the HENA identifies higher long-term industrial needs, the ELR provides the most proportionate and locally specific basis for setting the Local Plan requirement. The HENA remains an important strategic context and will inform cross-boundary discussions and future plan reviews.

4.43 The vacancy rate in Cotswold District is much lower when compared to Gloucestershire, the South-West and England. As of November 2025, the vacancy rate in Cotswold was 3.5%, below the Gloucestershire average of 5.7% and significantly below the wider region at 6.9% and national rate of 8.2%[49]. Office demand is strongly concentrated at the smaller end of the market within sub-500 sqm units, with limited demand for larger office premises. This is echoed by agent engagement which highlighted that the office market demand in the District is strongly focused towards flexible space for small businesses[50].

4.44 The identified needs exceed historic delivery rates and reflect both suppressed existing demand and expected growth driven by infrastructure investment, supply-chain clustering, and demographic growth across Gloucestershire. **Core Policy 5** therefore seeks to allocate sufficient land to meet the identified employment requirement, with a focus on industrial and logistics uses in locations with strong access to the A417/A419 corridor and the wider strategic network. In particular, these include:

- office and R&D uses in and around Cirencester and the Principal Settlements, and
- flexible space for SMEs, micro-businesses and home-based enterprises supported by high-quality digital infrastructure.

4.45 This approach ensures that the Local Plan provides a resilient and adaptable supply of employment land, supports the District's economic strengths, and aligns with both local evidence and the wider Gloucestershire economic strategy.

4.46 Key employers in the District with major land considerations are also supported through a Special Policy Area approach which is set out in the **Cirencester and Surrounding Villages Area Strategy** (Chapter 5) for the Royal Agricultural College, and the **North Cotswold Area Strategy**, Campden BRI, as Chipping Campden and Fire Service College at Moreton in Marsh (Chapter 7).

[47] ADD Reference.
[48] ADD Reference.
[49] ADD Reference.
[50] ADD Reference.

Core Policy 5: Meeting Employment Needs in Cotswold District

Over the Plan period (2026 to 2043) the land requirement for Office and Research & Development is 8.3 ha and for industrial development is 60.2 ha, resulting in an overall need for 68.5 ha of employment land. In order to meet this requirement, a further 32.7 ha is needed beyond known completions and commitments. Employment land will be delivered for a mix of office, research and development, and industrial uses.

A total of 31.8 ha is identified for future development at the following strategic allocations:

Table 4.10: Cotswold Employment Requirement and Supply 2026 to 2043

Category		**Employment Land (Ha)**
Employment land requirements for the full Plan period (April 2026 to March 2043)		68.5
Employment Completions		0
Employment Supply	Known Commitments	13.7
	Strategic Allocations	31.8
	Saved Allocations	16.7
	Pending Applications	5.4
Total Employment Land Supply		**67.6**

Notes: Figures have a 1 April 2026 base date. Updated employment completions and commitments for the 2026 to 2027 year may be available to inform the Plan before adoption, expected around May 2027, which may alter these figures.

Table 4.11: Local Plan Strategic Employment Allocations

Site Name	**Type of Site / Use Class**	**Available Development Land (Hectares)**
Cirencester and Surrounding Villages Area		
Steadings southern extension	B2, B8 and E(g)	2.5
Land south-east of Cirencester and south of Preston	B2, B8 and E(g)	5.6
South Cotswold Area		
Strategic extension to the north-east of Fairford	B2, B8 and E(g)	4.2
Strategic extension to the south-west of	B2, B8 and E(g)	8.6

Kemble		
New settlement to the south of Driffield	B2, B8 and E(g)	10.9
Totals		**31.8**

Table 4.12: Saved Employment Allocations

Site Name	Type of Site/ Use Class	Available Development Land (ha)
Cirencester and Surrounding Villages Area		
The Steadings	B2, B8 and E(g)	9.1
North Cotswold Area		
Land north of Bourton Industrial Park	B2, B8 and E(g)	4.9
Land west of Battlebrook Drive, Station Road	B2, B8 and E(g)	0.7
Land north of B4632 and east of employment estate,	B2, B8 and E(g)	2.0
Totals		16.7

Planning applications for employment and business development will be supported at the allocated sites where they meet the requirements set out within the Site Development Frameworks shown by **Appendix B**, and in accordance with the Area Strategies.

Additional development will be supported either through windfall development in accordance with **Core Policy 46**: **New Employment Development** or where supported by Made Neighbourhood Plans.

The new and saved employment sites will be safeguarded for employment uses in accordance with **Core Policies 46** and **47**.

Infrastructure Delivery

4.47 The Local Plan reflects the Council's ambition for an 'infrastructure-led' approach wherever practicable, recognising that timely provision of supporting services and facilities is essential to deliver sustainable growth. There are two fundamental aspects of infrastructure delivery: identifying what infrastructure is required (including where and when); and identifying how that

requirement is to be met.

4.48 The Local Plan's growth proposals are underpinned by an Infrastructure Delivery Plan (IDP)[51], which has been developed iteratively in consultation and co-operation with infrastructure providers and other partner organisations. It identifies what infrastructure is required to support planned growth, the broad cost of it by sector, who is responsible for its delivery and related matters. Development of allocated sites is expected to contribute meaningfully to the delivery of identified infrastructure, supporting the principle of delivering infrastructure as early as is feasible in the development lifecycle.

4.49 Given the large number of projects and organisations involved in delivering infrastructure, infrastructure planning should be seen as an iterative and ongoing process with the IDP being updated periodically to reflect changes that may occur.

4.50 Some development in the District will arise as "windfall" sites. The Local Plan policy therefore needs to reflect their potential impact on local infrastructure. Where additional infrastructure or service needs are expected, or where existing provision may be affected, appropriate and proportionate infrastructure contributions will be sought, including:

- climate change mitigation/adaptation
- early years and education provision
- community facilities
- sport and play facilities
- health and well-being facilities
- improvements to the highway network, traffic management, sustainable transport and disabled people's access
- protection of cultural and heritage assets and the potential for their enhancement
- protection of environmental assets and the potential for their enhancement
- provision of Green Infrastructure including open space
- public realm
- safety and security including emergency services
- broadband infrastructure
- flood risk management infrastructure and/or
- water and wastewater management infrastructure.

4.51 The Planning Act 2008 and associated regulations enable local planning authorities to charge a Community Infrastructure Levy (CIL) on new development to help fund district-wide infrastructure. CIL provides a simple and transparent way of securing contributions, supporting the delivery of facilities such as schools, transport improvements, green infrastructure and community services. It is charged on all new dwellings, not just major developments, and on certain types of non-residential development. The Council is updating its CIL charging schedule alongside the Local Plan. CIL will form a key mechanism for supporting timely and 'infrastructure-first' delivery across the District.

4.52 Planning obligations under Section 106 of the Town and Country Planning Act 1990 are used

[51] Add Reference.

to mitigate harm that may be caused by a development. Obligations are negotiated as part of the planning application process, either as unilateral undertakings or as agreements. The Act enables local planning authorities and developers to negotiate a range of obligations, which can be linked to financial contributions, be restrictive in nature, or require specific works or actions to take place. The Council will seek S106 contributions for major schemes, affordable housing, public open space, and for site specific measures (such as education, flood risk mitigation, sustainable transport and highways, etc).

4.53 The Government requires the Local Planning Authority (LPA) to plan positively for growth and to reflect the presumption in favour of sustainable development in its planning policies. In this context, it is important to take account of the financial viability of development in terms of its capacity to deliver against identified infrastructure requirements. There is also an expectation on site promoters "to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant"[52]. And the national guidance also emphasises that "The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions"[53].

4.54 In prioritising infrastructure, the three broad categories set out in the Infrastructure Delivery Plan are:

- **Critical Infrastructure (Priority 1):** infrastructure fundamental to delivery of the Development Strategy and wider plan objectives for the area without which the Local Plan cannot deliver its intended growth. It is most likely to be needed before a development can commence such as upgrades to sewage treatment works, new school provision and highways improvements associated with strategic sites.
- **Essential Infrastructure (Priority 2):** infrastructure necessary to meet the needs arising from development and to support the overall development strategy for the area. The identified infrastructure is necessary to support new development but the precise timing and phasing is less critical than Priority 1 infrastructure, and development can commence ahead of provision. In some cases the development will be needed to justify and support the facilities and so will have to occur in advance. This typically relates to sustainable transport projects or provision of healthcare infrastructure such as GP surgeries, and
- **Important Infrastructure (Priority 3):** infrastructure that would secure the achievement of higher sustainability standards and higher quality that may contribute towards longer-term aspirations of the area. Items are those that add to the quality, either in terms of functionality or attractiveness, as a place to live. These typically include recreation and sports facilities and the provision of Suitable Alternative Natural Green Spaces.

[52] Planning Practice Guidance (PPG) – Viability, MHCLG, 16 December 2025 – Paragraph 002, Reference ID: 10-002-20190509

[53] ADD Reference.

Core Policy 6: Infrastructure Delivery

All new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with, new development. Where appropriate, developers will be expected to collaborate on the provision of infrastructure which is needed to serve more than one site. In ensuring the timely delivery of infrastructure requirements, development proposals must demonstrate that full regard has been paid to the Infrastructure Delivery Plan and all relevant policies in this Plan.

In line with the Council's 'infrastructure-led' ambition, applicants will be expected to demonstrate how infrastructure needs arising from their proposals can be addressed at the earliest reasonable stage, unless evidence shows that later delivery is more appropriate. In ensuring the timely delivery of infrastructure requirements, development proposals must demonstrate that full regard has been paid to the Infrastructure Delivery Plan.

If infrastructure requirements would render the development unviable, proposals for major development should be supported by an independent viability assessment on terms agreed by the relevant parties including the Council and County Council (or the successor of these councils following Local Government Re-organisation) and funded by the developer. This will involve an open book approach. Where viability constraints are demonstrated by evidence the Council will:

a. prioritise developer contributions for critical, essential and then important infrastructure in line with the definitions as set out in paragraph 4.52 and the detail of the requirements outlined in the Infrastructure Delivery Plan, and/or
b. use an appropriate mechanism to defer part of the developer contributions requirement to a later date, or
c. as a last resort, refuse planning permission if the development would be unsustainable without inclusion of the unfunded infrastructure requirements taking into account reasonable contributions from elsewhere including CIL.

The Council's Delivering Infrastructure Strategy will include both a CIL Charging Schedule and a Supplementary Plan for Section 106 agreements that will provide more detail about its approach to securing developer contributions.

CIL will be used to pool developer contributions towards a wide range of new and improved infrastructure necessary to delivery new development. Where not covered by the CIL Charging Schedule, infrastructure and services, including provision for their maintenance, should be delivered directly by the developer through the development management process.

Infrastructure and services will be sought through the negotiation of planning obligations, conditions, levy, undertaking and/or other agreement as secured through planning permission, to mitigate the direct impacts of development and secure its implementation.

Chapter 5: Cirencester and Surrounding Villages Area Strategy

Introduction

5.1 The Cirencester and Surrounding Villages Strategy Area encompasses the parishes of Cirencester, Preston and Siddington, forming a cohesive area focused around the District's Main town of Cirencester and its immediate rural setting. The area occupies a broad, gently undulating limestone landscape, shaped by the River Churn valley and the long evolution of Cirencester as a regional centre of commerce, culture and connectivity. While much of the surrounding countryside retains a rural and agricultural character, the Strategy Area is defined by its close functional relationship with Cirencester and the important role this plays in shaping development patterns, infrastructure needs and landscape sensitivities.

5.2 Cirencester, often referred to as the 'Capital of the Cotswolds', serves as the District's largest settlement and its main focus for employment, education, retail, health and cultural activity. Its historic town centre, Roman heritage, and extensive green and blue infrastructure, including the River Churn corridor, Bathurst Estate parkland (known as Cirencester Park), Abbey Home Farm, locally known as the 'Green Wedge', which includes the Abbey grounds, and the network of accessible natural spaces, contribute significantly to local character and identity. The town's strategic location on the A417/A419 corridor and its proximity to the A40 and M4/M5 networks provides strong regional connectivity, supporting its role as the primary hub for services and growth within the District.

5.3 The adjacent villages of Preston and Siddington each have distinctive identities shaped by their historic form, verdant settings and close ties to Cirencester. Their proximity to Cirencester creates both opportunities and sensitivities: opportunities for sustainable movement, active travel and access to services; and sensitivities in ensuring that growth respects settlement separation, landscape character and local distinctiveness.

5.4 The Strategy Area contains a varied landscape with pockets of high sensitivity, including key views, river corridor features and areas of ecological value. The rural edges around Preston and Siddington, together with the open land framing the approaches to Cirencester, play an important role in maintaining settlement identity and managing the transition between town and countryside. From the fields to the south of Preston glimpsed views of the Grade II* listed All Saints Church can also be seen. These qualities underpin the approach taken in this Area Strategy to guiding future development.

5.5 This chapter sets out the strategic framework for planning and managing growth across the Cirencester and Surrounding Villages Strategy Area. It identifies the role of Cirencester as the District's primary service centre, the complementary function of its adjoining villages, and the locations where development may be appropriately accommodated while safeguarding the environmental, historic and landscape qualities that define the area.

5.6 This Chapter contains the following policies:

- **Core Policy 7: Cirencester and Surrounding Villages Area Strategy**

- **Core Policy 8: Cirencester and Surrounding Villages Area Strategic Infrastructure**
- **Core Policy 9: Safeguarding of Land for Strategic Infrastructure Schemes in the Cirencester and Surrounding Villages Area**
- **Core Policy 10: Cirencester Central Area Strategy**, and
- **Core Policy 11: Special Policy Area – Royal Agricultural University.**

Housing and Economic Development

5.7 The housing and economic strategy for the Cirencester and Surrounding Villages, principally Preston and Siddington, Strategy Area focuses growth in the most sustainable locations, where development can support existing settlements, deliver new infrastructure, and respond positively to the area's environmental and heritage constraints. The approach seeks to meet identified housing and employment needs while protecting the distinctive landscape character, historic environment and ecological assets that define the area.

5.8 Most new development will be delivered through four Strategic Site Allocations and supported by five non-strategic allocations. There is also one strategic allocation saved from the 2011 to 2031 Local Plan. The approach enables growth to be planned comprehensively, with development brought forward in a coordinated and infrastructure-led way, including the provision of new schools, community facilities, employment land, green and blue infrastructure and improved transport connections. Smaller allocations play a complementary role by supporting local services, meeting local housing needs and reinforcing settlement patterns.

5.9 The overall approach to housing and employment delivery in the Cirencester and Surrounding Villages Area is set out in **Core Policy 7: Cirencester and Surrounding Villages Area Strategy**, which should be read alongside the relevant District-wide policies.

Strategic site allocations in the Cirencester and Surrounding Villages Area Strategy

5.10 Four Strategic Site Allocations form the basis for long-term growth in the Area Strategy, which are:

- Strategic extension to the south of The Steadings, Cirencester (1,364 dwellings)
- Strategic extension to the east of Kingshill Lane, Cirencester (613 dwellings)
- Strategic extension to the south of Preston (1,368 dwellings), and
- Strategic extension to the south-west of Siddington (372 dwellings).

5.11 There is also one strategic allocation saved from the 2011-2031 Local Plan:

- Strategic extension south of Chesterton (The Steadings) (Saved 2011-2031 Local Plan Allocation; 2,282 dwellings) where planning permission is granted and is being built out (and forms part of the commitments for this new Local Plan).

5.12 These allocations are also shown by **Figure 5.1** and represent the main focus for new homes, employment land, community facilities and green and blue infrastructure to 2043, within this area, thus helping to also enable the coordinated delivery of infrastructure led development.

5.13 Each strategic site allocation is supported by a Site Development Framework, set out in **Appendix B**. The Frameworks provide a comprehensive and coordinated master-planning approach for each site, establishing the overarching development principles and policy requirements to guide future proposals. This includes matters such as the scale and mix of development, movement and access, green and blue infrastructure, landscape and heritage integration, infrastructure delivery, and phasing. The Site Development Frameworks are intended to ensure that strategic sites are planned holistically, deliver necessary infrastructure in a timely manner, respond positively to their context, and achieve high quality, inclusive, energy efficient and climate-responsive development. They should be read alongside relevant Local Plan policies, including the Cotswold Design Code[54].

Non-strategic site allocations in the Cirencester and Surrounding Villages Area Strategy

5.14 Non-strategic site allocations play an important role in delivering an appropriate scale and distribution of development across the Cirencester and Surrounding Villages Strategy Area. These small and medium sized sites support the role of Cirencester as the District's main service centre and help meet the needs of nearby villages including Siddington. They provide opportunities to reinforce settlement form, broaden housing choice, including affordable housing, and enable development that responds sensitively to local character, landscape setting and heritage considerations. In all, there are five non-strategic sites, that support the delivery of 103 dwellings in this area.

5.15 Each allocation is accompanied by a site-specific Site Development Template, set out in **Appendix C.** The Templates establish the detailed and specific policy requirements, including design principles for matters such as layout, access, landscape integration and environmental performance. They should be read alongside relevant Local Plan policies, including the Cotswold Design Code[55].

[54] Add Reference.
[55] Add Reference.

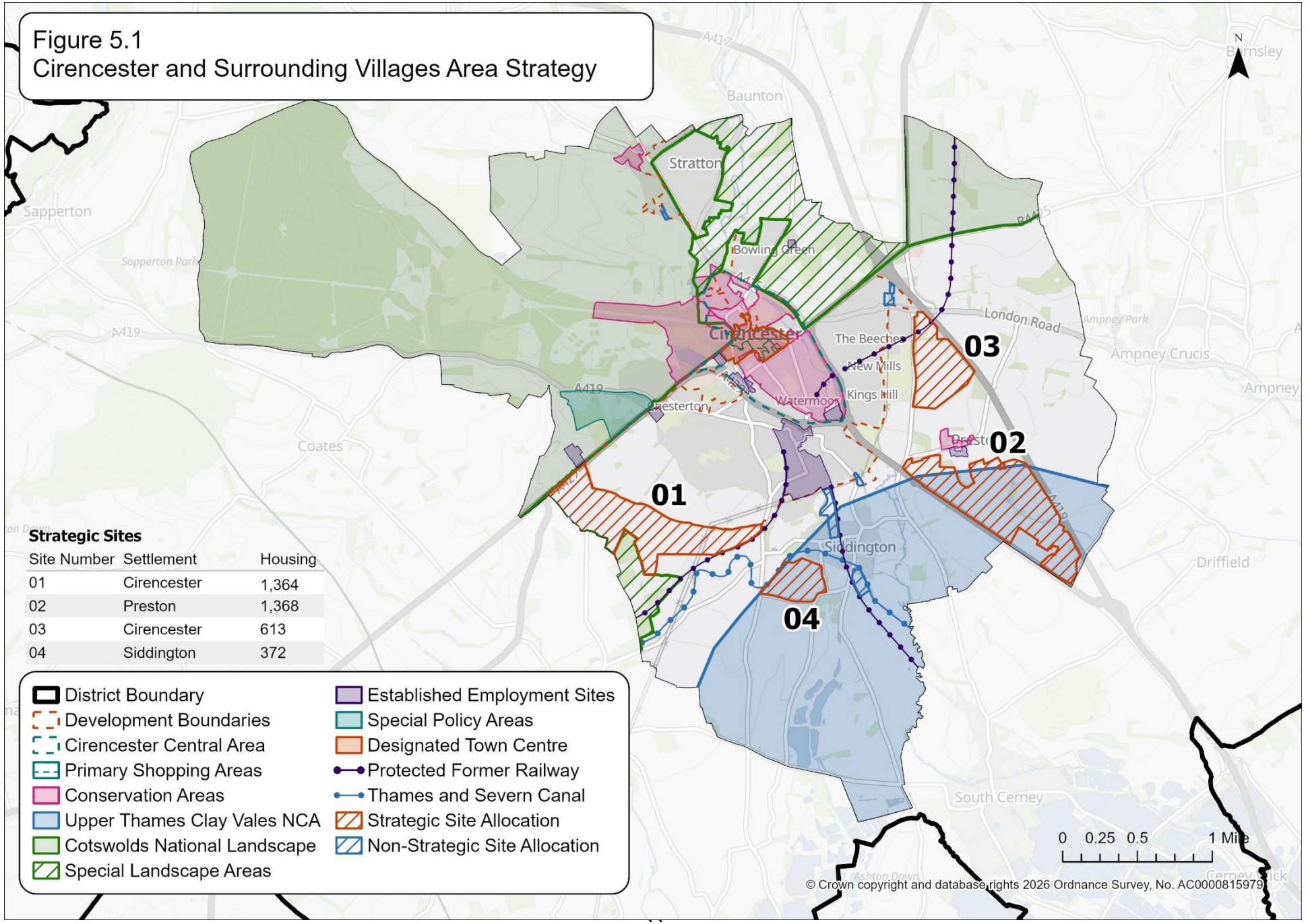


Figure 5.1: Cirencester and Surrounding Villages Area Strategy Map

How the Cirencester and Surrounding Villages Strategy Area Will Change by 2043

5.16 By 2043, the Area will strengthen Cirencester's role in the District and facilitate growth, with Siddington and Preston remaining distinct settlements. Strategic development will have been sensitively integrated with existing settlements, supported by substantial improvements to infrastructure, community facilities, transport networks and green and blue infrastructure. Historic character, landscape settings and biodiversity will have been protected.

5.17 By 2043, the four Strategic Site Allocations (with the exception of the Steadings southern extension, which will continue to deliver after 2043) will have delivered coordinated, infrastructure-led growth across the Strategy Area, including:

- a total of 5,323 new homes with a range of different housing types and tenures to meet the Strategy Area's housing needs
- 8.1ha of new B2, B8 and E(g) employment land
- new mixed-use local centres to provide retail, community and service uses on The Steadings Southern Extension, Land east of Kingshill Lane and Land south-east of Cirencester and south of Preston
- new 2FE primary schools on The Steadings Southern Extension, Land east of Kingshill Lane and Land south-east of Cirencester and South of Preston
- one new 6FE secondary school on Land south-east of Cirencester and south of Preston
- extensive new green and blue infrastructure across all four Strategic Site Allocations
- approximately 25ha of Suitable Alternative Natural Greenspace (SANG) at The Steadings Southern Extension
- approximately 23ha of Alternative Natural Recreation Greenspace (ANRG) at Land south-east of Cirencester and south of Preston
- extensive active travel network improvements across all four Strategic Site Allocations, linking the new residential neighbourhoods, employment, retail, community uses and greenspace to Cirencester and the surrounding villages.
- a comprehensive, connected network of segregated and low-traffic walking and cycling routes, linking all strategic sites to Cirencester town centre, local schools, employment areas and key services, alongside extensive green and blue infrastructure. By 2043, the majority of trips within Cirencester and to nearby settlements will be capable of being undertaken safely and conveniently without reliance on the private car.

Core Policy 7: Cirencester and Surrounding Villages Area Strategy

Our over-arching priorities for the Cirencester and Surrounding Villages Area are to secure the delivery of housing, jobs and infrastructure required through sustainable development; improve self-sufficiency for each settlement by enhancing its vitality and viability; as well as maximising opportunities for sustainable travel choices. Development in the Cirencester and Surrounding Villages Area should be in accordance with the Settlement Hierarchy set out in **Core Policy 4**.

Housing Delivery

Around 5,323 dwellings will be delivered through a combination of four strategic site allocations, one saved strategic allocation from the 2011-2031 Local Plan, five non-strategic site allocations. Other development may come forward through Neighbourhood Development Plans and the Development Management process, often referred to as windfalls. **Tables 5.1**, **5.2** and **5.3** show how the level of planned housing within the Cirencester and Surrounding Villages Area, through strategic and non-strategic development sites will be distributed:

Table 5.1: **Cirencester, Preston and Siddington Area Strategic Housing Allocations**

Settlement	Site name	Housing Allocation to 2043	Longer Term Potential (Approximate Figure)
Cirencester	Strategic extension to the south of The Steadings	585	779*
Cirencester	Strategic extension to the east of Kingshill Lane	613	0
Preston	Strategic extension to the south of Preston	1,368	0
Siddington	Strategic extension to the south-west of Siddington	372	0
Total		2,938	779

*****approximate figures are provided for the longer-term potential for development at the extension to the Steadings to continue to deliver some housing beyond 2043.

Table 5.2: **Cirencester, Preston and Siddington Area Strategic Housing Saved Allocations from the 2011-2031 Local Plan**

Settlement	Site name	Housing Allocation to 2043	Longer Term Potential (Approximate Figure)
Cirencester	Strategic extension south of Chesterton (The Steadings) (Saved Allocation S2) (see Appendix 2)	2,282	0

Table 5.3: Cirencester and Surrounding Villages Area Non-Strategic Housing Allocations

Settlement	Site name	Number of Dwellings
Cirencester	Land adjacent to Donside, off Barn Way	10
Cirencester	Land west of Gardner Way	31
Siddington	Plummers Farm, east of Ashton Road	35
Siddington	Land east of Siddington Road and west of Bluebell Drive	5
Siddington	Land between disused canal and disused railway line, north of Park Way	22
Total		103

Employment Delivery

Existing employment will be protected in accordance with **Core Policy 5: Meeting Business and Employment Needs in Cotswold District**. A total of 8.1 ha of new employment land will be provided for business and employment growth on two strategic site allocations. **Table 5.4** shows how the level of planned employment growth within the Cirencester and Surrounding Villages Strategy Area will be distributed:

Table 5.4: Cirencester and Surrounding Villages Strategy Area Employment Allocations

Settlement	Site name	Total employment land (ha)
Cirencester	Steadings southern extension (part of the mixed-use allocation also including housing)	2.5
Preston	Land south-east of Cirencester and south of Preston (part of the mixed-use allocation also including housing)	5.6
Total		8.1

Development will be supported at the strategic and non-strategic site allocations where it meets the requirements set out within the Site Development Frameworks (**Appendix B**) and Site Development Templates (**Appendix C**) and is in accordance with the Development Plan taken as a whole.

Strategic extension to the south of The Steadings (south Cirencester)

5.18 The strategic extension to the south of the Steadings will deliver a sustainable extension to Cirencester of 1,364 dwellings, with around 585 dwellings expected to be delivered up to 2043 that is sensitive to landscape and environmental factors. The development will provide a well-connected new neighbourhood including new homes, community facilities, significant new public green spaces and transport connectivity. Key considerations for planning for this site are set out in the Site Development Framework in **Appendix B** and include:

- around 1,364 new homes, including affordable housing, with 585 delivered within the plan period and the remainder beyond, unless higher delivery rates are demonstrated through evidence and design standards
- a new primary school and a local centre providing essential day-to-day services, community space and supporting community life and the needs of new residents
- a minimum of 2.5 ha of employment land for B2, B8 and E(g) uses, which is well connected to the highways network to serve the needs of prospective occupiers.
- extensive multifunctional green infrastructure, including green corridors, retained habitats, new planting, public open space, and naturalistic SuDS features integrated into the landscape framework
- an approach that integrates high-value habitats, delivers biodiversity net gain, sensitively manages relationships with nearby heritage assets, and relates positively to The Steadings development and is sensitive to landscape and environmental factors
- inclusive, attractive and direct active-travel connections linking the new neighbourhood to Cirencester town centre, Kemble Railway Station, local schools, the National Cycle Network, and wider footpath routes, as far as possible, these routes should be segregated and separate from roads
- establishment of a walking and cycling route through Orchard Fields connecting Siddington to the Steadings
- enhanced public transport connections between the Steadings Southern Extension, to Cirencester Town Centre via the Steadings
- highway upgrades to A419 Swindon Road/ Silver Street Junctions, the A429/ Cheltenham Land Junction and the Stroud Road north of Tetbury Roundabout, and
- comprehensive masterplanning, ensuring development is brought forward in coordinated phases, with early delivery of key infrastructure and careful integration of homes, landscape, transport and community facilities.

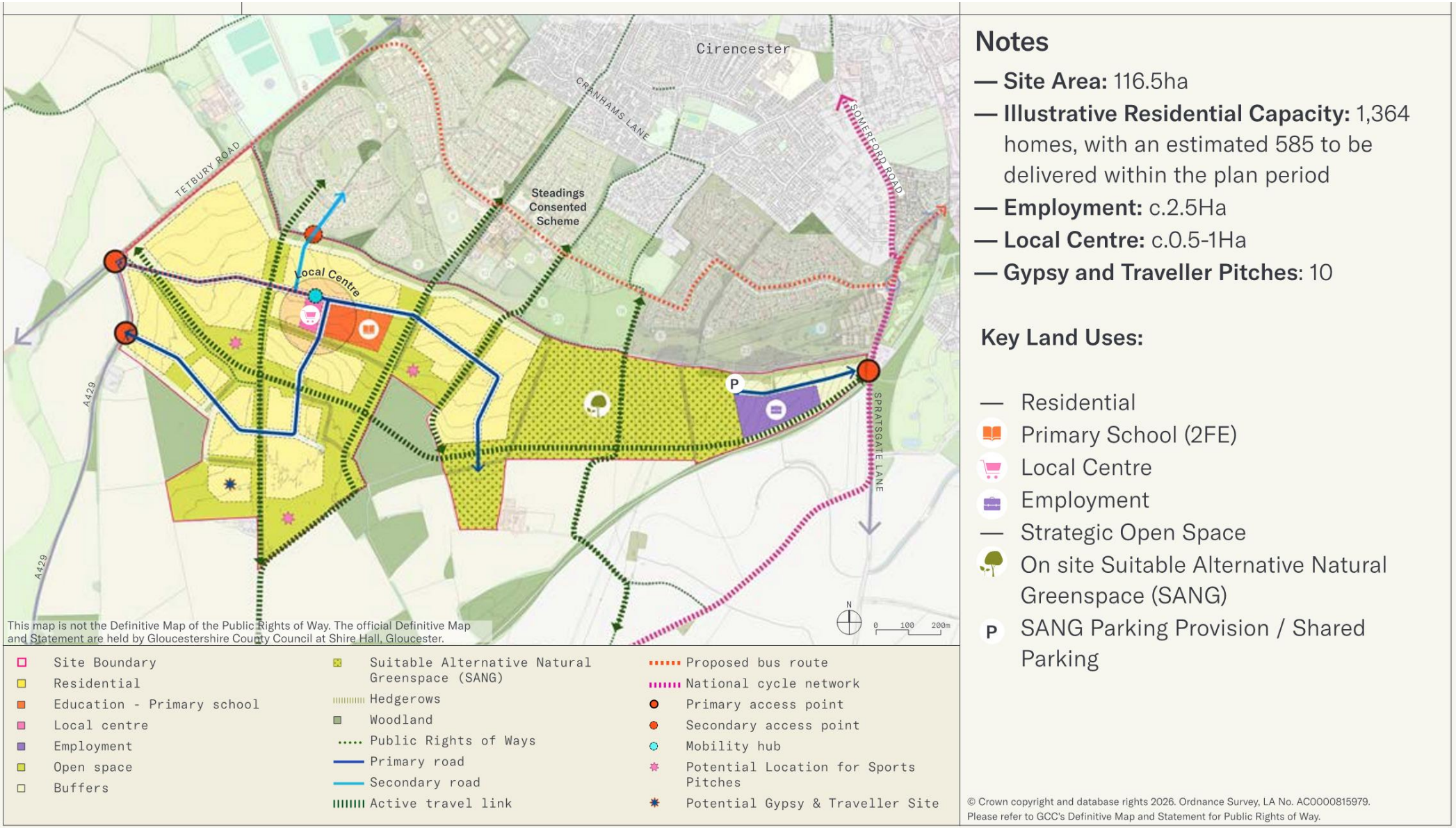


Figure 5.2: Indicative Masterplan Framework South of the Steadings (south Cirencester) Strategic Allocation

Strategic extension to the East of Kingshill Lane

5.19 The strategic extension to the east of Kingshill Lane will deliver a sustainable extension to Cirencester of 613 dwellings that is sensitive to landscape and environmental factors. The development will provide a well-connected new neighbourhood including new homes, community facilities, significant new public green spaces and transport connectivity. Key considerations for planning for this site are set out in the Site Development Framework set out in **Appendix B** and include:

- around 613 new homes, including affordable housing, all delivered within the Plan period
- a new 2FE primary school and a local centre providing essential day-to-day services, community space and supporting community life and the needs of new residents
- extensive multifunctional green infrastructure, including green corridors, retained habitats, new planting, public open space, and naturalistic SuDS features integrated into the landscape framework
- an approach that integrates high-value habitats and delivers biodiversity net gain and is sensitive to landscape and environmental factors
- inclusive, attractive and direct active-travel connections linking the new neighbourhood to Cirencester town centre, local schools, the National Cycle Network, and wider footpath routes
- enhanced public transport connections between the new development and Cirencester Town Centre
- highway upgrades to the Kingshill Road/ London Road junction and Kingshill Road/ Cirencester Road junction, and
- comprehensive masterplanning, ensuring development is brought forward in coordinated phases, with early delivery of key infrastructure and careful integration of homes, landscape, transport and community facilities.

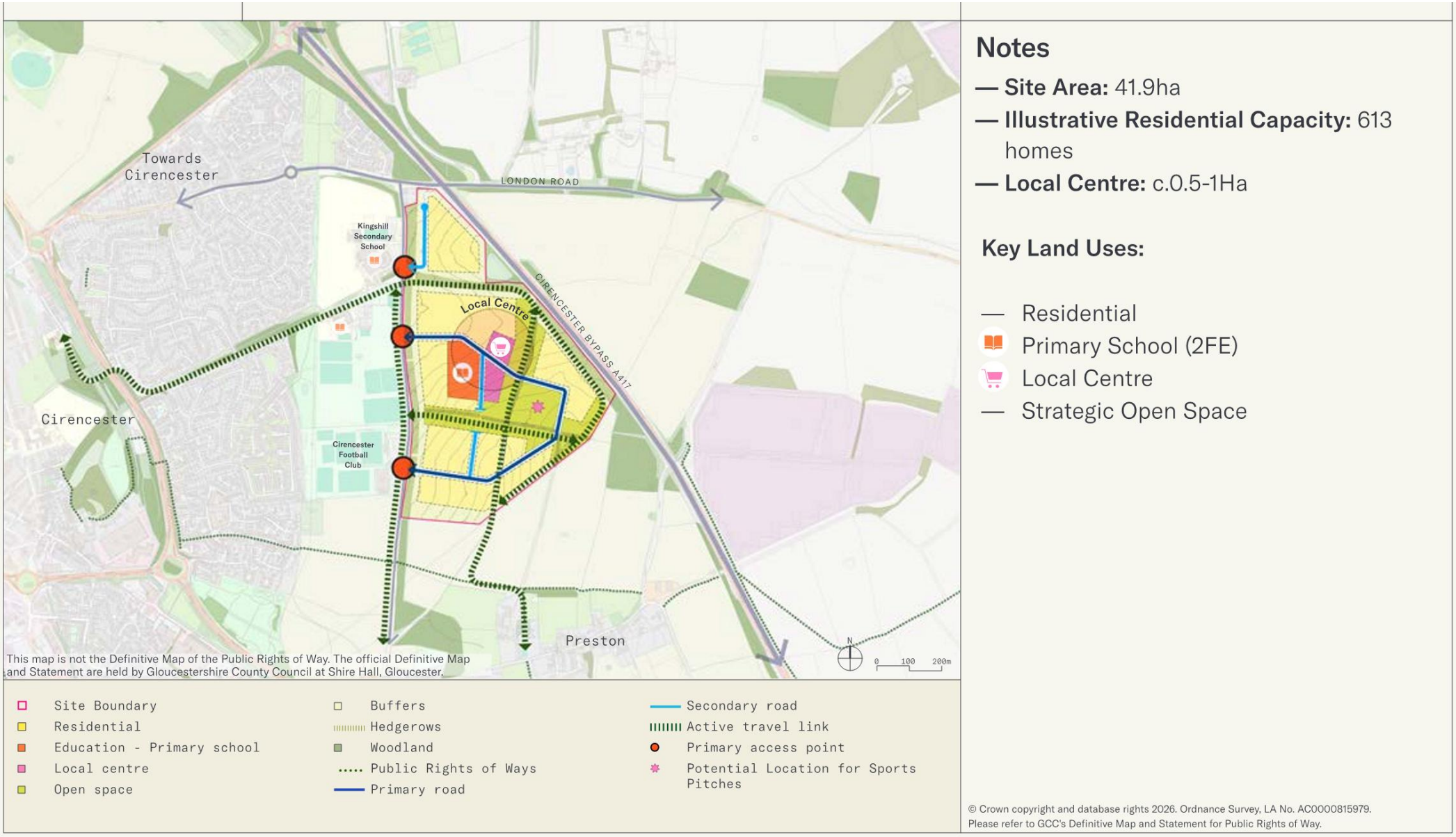


Figure 5.3: Indicative Masterplan Framework East of Kingshill Lane Strategic Allocation

Strategic extension to the South of Preston

5.20 The strategic extension to the south of Preston will deliver a sustainable extension to Cirencester of 1,368 dwellings that is sensitive to landscape and environmental factors. The development will provide a well-connected new neighbourhood including new homes, community facilities, significant new public green spaces and transport connectivity. Key considerations for planning for this site are set out in the Site Development Framework in **Appendix B** and include:

- around 1,368 new homes, including affordable housing, with all expected to be delivered within the plan period
- new 2FE primary and 6FE secondary schools, a local centre providing essential day-to-day services, community space and supporting community life and the needs of new residents
- a minimum of 5.6ha of employment land for B2. B8 and E(g) uses that is accessed of Cirencester Road
- extensive multifunctional green infrastructure, including green corridors, retained habitats, new planting, public open space, and naturalistic SuDS features integrated into the landscape framework
- an approach that integrates high-value habitats and delivers biodiversity net gain and is sensitive to landscape and environmental factors
- inclusive, attractive and direct active-travel connections linking the new neighbourhood to Cirencester town centre, the National Cycle Network, and wider footpath routes
- enhanced public transport connections between the residential neighbourhoods, schools, employment areas, and Cirencester Town Centre
- highway upgrades to the A419 Stroud Road/ Trewsbury Road junction, and
- comprehensive masterplanning, ensuring development is brought forward in coordinated phases, with early delivery of key infrastructure and careful integration of homes, landscape, transport and community facilities.

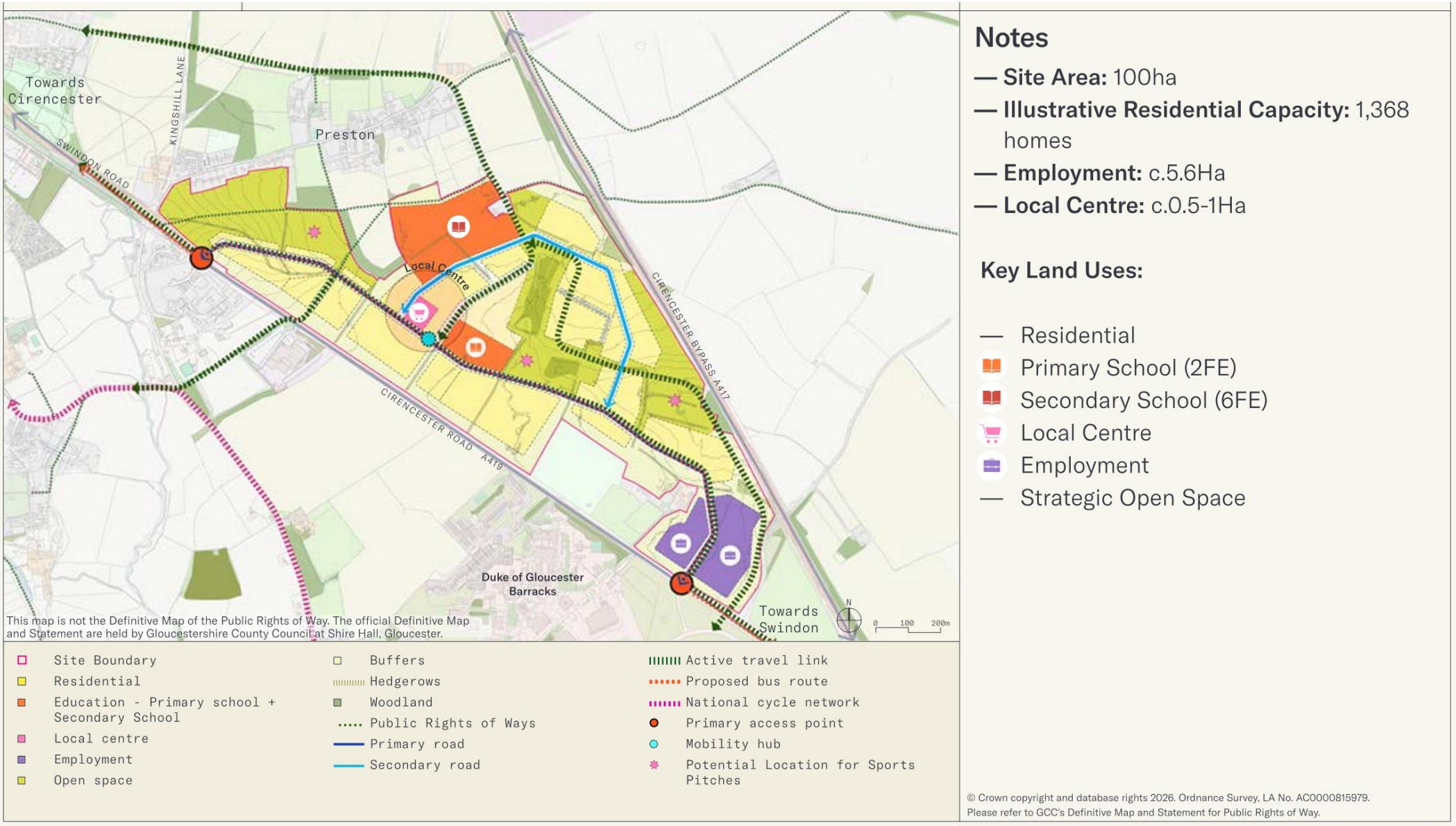


Figure 5.4: Indicative Masterplan Framework South of Preston Strategic Allocation

Strategic extension to the South-West of Siddington

5.21 The strategic extension to the south-west of Siddington will deliver a sustainable extension to Siddington, in close proximity to Cirencester of 372 dwellings that is sensitive to landscape and environmental factors. The development will provide a well-connected new neighbourhood including new homes, community facilities, significant new public green spaces and transport connectivity. Key considerations for planning for this site are set out in the Site Development Framework in **Appendix B** and include:

- around 372 new homes, including affordable housing, which will all be delivered within the plan period
- a local centre essential day-to-day services, community space and supporting community life and the needs of new residents
- extensive multifunctional green infrastructure, including green corridors, retained habitats, new planting, public open space, and naturalistic SuDS features integrated into the landscape framework
- an approach that integrates high-value habitats and delivers biodiversity net gain and is sensitive to landscape and environmental factors
- inclusive, attractive and direct active-travel connections along Siddington Road linking the new neighbourhood to Cirencester Town Centre, South Cerney, local schools, the National Cycle Network, and wider footpath routes
- enhanced public transport connections between the new neighbourhood and Cirencester Town Centre
- upgrade the intersection between Somerford Road and Chesterton Lane, and
- comprehensive masterplanning, ensuring development is brought forward in coordinated phases, with early delivery of key infrastructure and careful integration of homes, landscape, transport and community facilities.

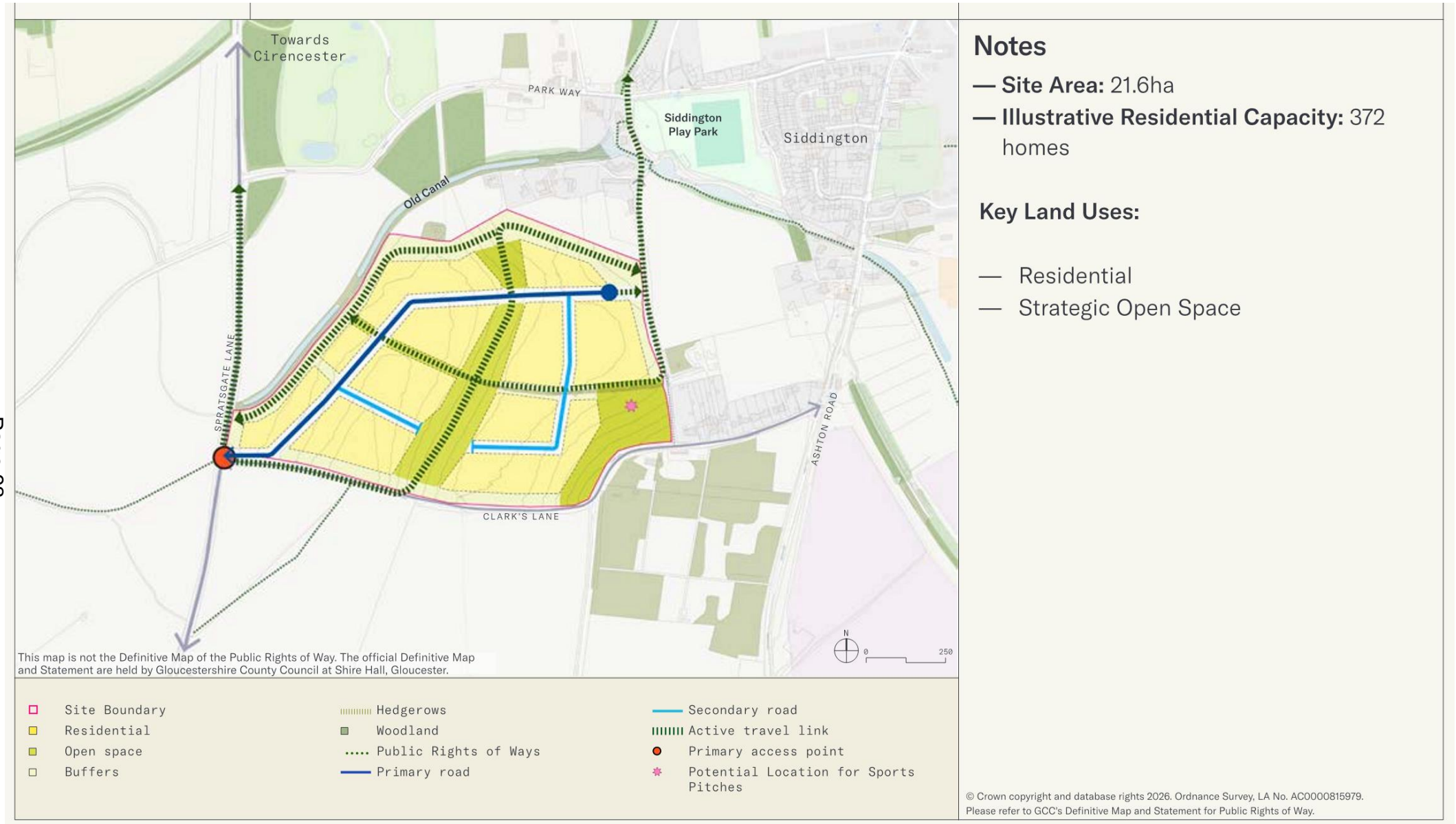


Figure 5.5: Indicative Masterplan Framework South-West of Siddington Strategic Allocation

Strategic extension south of Chesterton (The Steadings), Cirencester

5.22 The site was allocated in the 2011-31 Local Plan and is retained as a Saved Allocation, with planning permission in place and units starting to be built out. The policy is reproduced in **Appendix 2** to this plan for ease of reference.

5.23 Outline planning permission was granted for the site in April 2019 for a mixed-use development, including 2,282 residential, 9.1 hectares of employment land and various community uses (ref: 16/00054/OUT). To date 68 dwellings have been delivered on the site from Phase 1A. The developer's update from June 2026 explains that the development is now expected to deliver 345 dwellings across the site in the five-year period up to March 2029. The developer expects a total of 641 dwellings to be completed across the site by March 2031 with the remainder being delivered after 2031[56].

5.24 Delivery of the site has seen approximately a three-year delay, mainly due to the S106 agreement for the outline planning permission taking longer than expected to finalise; infrastructure provision taking longer to agree and install, it taking longer than expected to agree the design of Parcel 1A, all of which were impacted by the COVID-19 pandemic, and a delay to agreeing the Detailed Design Code for sub phases 2a, 2B and 2C. The Council has taken various steps to ensure such delays do not affect future allocations and these are summarised by the Councils Housing Delivery Paper[57].

5.25 The saved allocation is expected to deliver approximately 2,282 homes across the plan period up to 2043.

Strategic Infrastructure Delivery

5.26 The delivery of strategic infrastructure is essential to supporting sustainable growth across and between the Cirencester and Surrounding Villages Strategy Area. This includes major transport improvements, new secondary school provision, enhanced green and blue infrastructure networks, active-travel corridors linking sites into Cirencester Town Centre, along with key services such as education, health, employment and retail destinations, surface water management infrastructure and utilities upgrades. Strategic Site Allocations will deliver the bulk of these improvements, along with on-site improvements, supported by non-strategic allocations. Strategic Infrastructure requirements across the Strategy Area include:

- new and expanded secondary school at Land south-east of Cirencester and south of Preston
- enhancements to the strategic road network (including improved junctions, link roads, and movement corridors)
- upgraded public transport services and interchange improvements, particularly connecting to Kemble Station. This may include dedicated infrastructure for buses
- new strategic cycling and walking routes, including improvements to Cirencester town

[56] Cotswold District Housing Land Supply Report, CDC, July 2025 add full reference
[57] ADD REFERENCE.

centre, and connections between Cirencester & Kemble, Down Ampney–Driffield–Cirencester and Preston-Cirencester (via Kingshill), and

- Landscape scale green and blue infrastructure, including SuDS networks, riverside access improvements and biodiversity enhancement areas..

5.27 Delivery will be phased in line with each strategic allocation's masterplan and Site Development Framework (**Appendix B**).

5.28 Taken together, the strategic infrastructure and site-specific interventions will help to ensure the development proposals provide sufficient green, blue and social infrastructure close to new residential development, enable realistic alternatives to the car in line with the transport hierarchy and proportionately mitigate additional pressure on the highway network.

Core Policy 8: Cirencester and Surrounding Villages Area Strategic Infrastructure

To deliver the growth in the Cirencester and Surrounding Villages Strategy Area in accordance with the Vision and Objectives of the Plan, strategic infrastructure has been identified which is required to secure a viable and sustainable future for the area and to mitigate the impact of planned growth.

The strategic infrastructure requirements for the area include:

a. Strategic Cycle Links: Cirencester – Kemble; Down Ampney – Driffield – Cirencester; Preston – Cirencester (via Kingshill)
b. Transport Hub(s); Cirencester – Kemble Bus link
c. Secondary School provision at Land south east of Cirencester and south of Preston.
d. Primary School provision at Steadings southern extension, Land south east of Cirencester and south of Preston and Land east of Kingshill Lane
e. Land to support a new GP surgery at Steadings southern extension and Land East of Kingshill Lane
f. a requirement for 41.55ha of Suitable Alternative Natural Greenspace (SANG) across the strategic allocations
g. highways improvements and mitigation on the Cirencester Road (A419), Kingshill Lane, A429, Siddington Road, London Road, Somerford Road and Chesterton Lane and Tetbury Road (A433).

The package may be further refined through development of the Local Transport and Connectivty Plan being developed by Gloucestershire County Council.

Safeguarding of Land for Strategic Infrastructure Schemes in the Cirencester and Surrounding Villages Area

5.29 Delivery of the strategic infrastructure improvements within the Cirencester and Surrounding Villages Area will require land to be safeguarded to facilitate the delivery of highways improvements, improvements to walking and cycling infrastructure and delivery of recreational mitigation. This is set out in **Core Policy 8: Cirencester and Surround Villages Area Strategic Infrastructure Delivery.**

Core Policy 9: Safeguarding of Land for Strategic Infrastructure Schemes in the Cirencester and Surrounding Villages Area Strategy

Land is safeguarded to support the future delivery of the following schemes as listed:

- Strategic Cycle Links: Cirencester – Kemble; Down Ampney – Driffield – Cirencester; Preston – Cirencester (via Kingshill), and
- Highways improvements and mitigation on the Cirencester Road (A419), Kingshill Lane, A429, Siddington Road, London Road, Somerford Road, Chesterton Lane and Tetbury Road (A433).

Any proposals for development that may reasonably be considered to have the potential to impact the delivery of the identified schemes (as shown by maps in **Appendix 8** and the Policies Map)* would need to demonstrate the proposal would not harm its delivery.

Planning permission will not be granted for development that would prejudice the construction or effective operation of the scheme listed.

If necessary, the Council, working in partnership with Gloucestershire County Council and relevant neighbouring authorities, will use Compulsory Purchase Powers to enable delivery and bring forward the identified transport schemes, to support delivery of the Cotswold District Local Plan.

*the area shown on the Policies Map and **Appendix 8** illustrates where the policy will apply. It does not seek to show a precise alignment for the schemes, which will need to be informed by detailed design work, carried out in consultation with landowners, National Highways, Gloucestershire County Council and other relevant parties.

Cirencester Central Area Strategy

5.30 As a prosperous market town, Cirencester is the District's main settlement and is celebrated as the 'Capital of the Cotswolds'. The town is the service centre for a wide catchment of Cotswold residents and a significant tourist destination.

5.31 Unlike many town centres across the country, Cirencester has not to date been badly affected by the switch to online shopping from high street retailing. But in common with other towns, it has experienced loss of national multiples (including town centre convenience retailing). Recent studies confirm the relative 'health' of the town centre and this is something in policy terms that the Local Plan seeks to protect and enhance[58].

5.32 The main aims of **Core Policy 10: Cirencester Central Area Strategy** include:

- encouraging modal shift in movement, the delivery of a mobility hub, and possible provision of a park & ride/stride facility on the edge of the centre
- addressing the changing nature of the high street by encouraging diversification, adaptability and flexibility
- broadening the user profile to spread activity over a longer period of the day/evening and strengthen the economic base of the centre and increase vitality
- improving legibility, wayfinding and permeability through the town centre and adjacent areas
- provision of affordable and market housing
- unambiguously reconnecting the town with its nationally significant historic past and further strengthening its cultural and tourism offer, and
- bringing the green areas on the periphery of the centre into closer contact with it and providing greener spaces within the town centre.

5.33 The Vision for Cirencester Town Centre is to regenerate and improve several sites across the Town Centre, focusing on sustainable growth, adaptable development and active travel. Building on Cirencester's unique character and rich history and embracing the social buzz and diversity of the town, to create a thriving urban community with placemaking at its heart.

5.34 To achieve this vision, the Cirencester Central Area Strategy has 12 Strategic Objectives, which provide a framework for steering sustainable development in opportunity areas within the town. The Strategic Objectives of the strategy are set out below:

1. Accessible Gateways: strengthen gateways into the town with a sense of arrival
2. Hierarchy of Streets and Places: coherent relationship between streets and places
3. Accessible Nodes: welcoming and memorable nodes and clearer wayfinding to assist people to orientate themselves
4. Scalability: suitable scaling between residential blocks, active frontages and adjacent retail units
5. Walkability: promoting walking and the principles of the 15-minute city to reduce the demand for private car ownership
6. Mixed-use: activated ground floor facades with uses that compliment, and no not compete with the Square
7. Shared Spaces: integrate a network of pedestrian and cycle paths promoting active travel between safe and shared spaces

[58] Cotswold Retail and Town Centre Study, Nexus Planning, 2026, https://cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

8. Green Infrastructure: high quality landscaping to soften the public realm and buildings, introducing biodiversity and sustainable drainage
9. Sustainable Development: delivering a new zero carbon, climate resilient development with the potential to incorporate an on-site energy hub
10. Good Transition: a positive sense of passage between public and private spaces
11. Adaptable Spaces: adaptable spaces with flexible layouts which can sustain a variety of uses and help buildings to change over time
12. Permeable Connections: activating north-south and east-west connections to improve orientation for people during the day and night.

5.35 The placemaking objectives are supplemented by strategic principles that development proposals will be required to be consistent with. The opportunity areas and placemaking principles are set out in **Core Policy 10: Cirencester Central Area Strategy.**

Core Policy 10: Cirencester Central Area Strategy

Development proposals within the opportunity areas identified within the Cirencester Central Area, as shown on the Policies Map (and **Appendix 5**), will be supported where they:

- contribute to the delivery of the Strategy having regard to their scope, scale and proposed use(s) as listed below. Site Development Briefs will be requested for proposals in strategically important or complex areas such as car parks
- are in accordance with the site-specific uses and requirements for each mixed-use site
- accord with the Strategic Objectives listed in the supporting text and other relevant policies of the Local Plan, and
- can demonstrate consistency with the Placemaking Principles listed in this policy.

Mixed-Use Opportunity Areas:

Waterloo Car Park through to 27-29 Dyer Street

- a residential-led mixed use development comprising up to 38 new dwellings with ground floor community uses, a Health Hub, commercial uses and parking
- building heights should not exceed 4 storeys to respect the existing context
- a focus on prioritising pedestrian and cycling movement through the site connecting with the wider green space (Abbey Grounds) and the Town Centre
- car-free route between Dyer Street and The Waterloo
- high quality riverside public space that is safe, inclusive and enables positive social interaction, and
- creation of a new dense urban neighbourhood with significant landscaping, allowing for a human-scale feel, and active uses at ground floor on the frontage to Dyer Street and The Waterloo with residential uses above.

The Forum Car Park

- a residential-led mixed use development comprising up to 67 new dwellings, car parking and commercial uses
- building heights should be between 2-4 storeys along South Way, reducing to between 2-3 storeys to the eastern side of the site
- a mobility hub to bring together shared transport like car clubs, public transport (coaches/buses), and active travel (bicycles and scooters), encouraging sustainable travel in to and around the Town Centre
- a new public 'urban woodland', bringing greenery into the Town Centre
- retention of many existing trees, allowing for new community amenity space, and
- development set back from South Way to protect and enhance the viewing

Old Station Car Park, Sheep Street Car Park and Brewery Car Park

- a mixed-use development comprising up to 272 new dwellings, car parking, a cinema and retail uses
- building height should vary between 2-4 storeys to respect the existing context.
- active frontages located along key routes and public spaces to uplift the evening economy and add vitality to the wider town centre
- a series of high-quality public spaces with residential accommodation overlooking them to aid in natural surveillance
- new public space within the site, bringing greenery into the Town Centre, incorporating Sustainable Drainage System (SuDS)
- enhancement of medieval urban grain, linking the site to the wider Town Centre, and
- protect and celebrate the existing Listed Old Station building and a Listed air raid shelter.

Placemaking Principles

Access and Movement:

- making provision to enable modal shift in transport and movement around the Cirencester Central Area and to the rest of the town including provision of a public transport hub, and discouraging the dominance of motor vehicles
- the use of land must be optimised and this should include the consideration of means such as under croft parking to allow for the effective use of the site
- providing off-street public vehicle parking at edge-of-centre or out-of-centre locations
- providing new or enhanced pedestrian and cycle routes to and through the Cirencester Central Area, activated through a series of new spaces to form a new route, encouraging active travel
- enhancing permeability and connectivity within the Cirencester Central Area and to the wider town including to the amphitheatre, and
- ensuring that new development connects sympathetically with existing and neighbouring buildings, streets and spaces to enhance the Cirencester Central Area's characteristic sense of place,

Land Use and Placemaking:

- a mixture of housing typologies, including mews houses, townhouses, and apartments, to create a distinct character and sense of place
- providing greater access to green and blue infrastructure, such as new pocket parks
- encouraging a greater mix of main town centre uses (as defined by the NPPF and the Glossary) alongside retail, including residential uses and amenity spaces
- encouraging a mix of main town centre uses that are compatible with each other and avoid giving rise to conflicts
- diversifying the uses so that temporal peaks and troughs are evened out and a variety of activities can take place throughout the day and evening which enhance vibrancy and vitality,
- strengthening the "arrival experience", building upon and enhancing the town's historic arrival points, and
- Increased heights at key junctions to create 'landmark' buildings to aid wayfinding.

Historic Environment:

- in townscape bringing out the different character of parts of the centre, revealing hidden or obscured character areas and enhancing views to key buildings and landmarks
- respecting the historic environment while purposely raising its profile and presence as an important aspect of the Cirencester Central Area's identity
- ensuring that the arrangement of new buildings and spaces reflects the historic grain of the Cirencester Central Area's streets and lanes
- encouraging a high quality contemporary architectural interpretation of Cirencester character, materials and building form rather than pastiche representation, and
- ensuring that development safeguards, conserves and protects the above- and below-ground historic environment.

Special Policy Areas – Royal Agricultural University

5.36. Due to the significance of their contribution to the Cotswold economy, three areas are subject to dedicated 'Special Policy Area' policies including one within the Cirencester and Surrounding Villages Strategy Area; for the Royal Agricultural University (RAU). The approach set out in **Core Policy 11** provides clarity to help ensure that a holistic and long-term approach is taken to planning for this site.

5.37 Master Plans should be prepared for the RAU site, to inform a Planning Application process, to help ensure a comprehensive approach is taken to any development. The Master Plan will be prepared with an appropriate level of community participation, as described in the Council's Statement of Community Involvement.

Royal Agricultural University

5.38 The RAU is a key economic asset both for Cirencester and the South-West region. Its future success and continued growth aspirations are supported where they are in line with planning policy.

5.39 The RAU is a single planning unit as shown on the Policies Map.

5.40 The expansion of the existing campus, including redevelopment for educational, training, business and research development, student accommodation and other ancillary operational floorspace and uses defined within the policy, will support the RAU's vision to become an international contributor to the global strategy for sustainable food supply, land management and the built environment.

5.41 Facilitating new, improved facilities and associated development will help the RAU's long-term growth strategy and this would be supported by the production of a comprehensive Master Plan to guide future development. The Master Plan will need to clearly identify these needs and aspirations balanced against the site's sensitive parkland setting, location within the Cotswolds National Landscape, heritage constraints and the ambitious de-carbonisation strategy of the University.

5.42 Part of the RAU site, known as the Triangle Site, is proposed to be an Innovation Village[59]. This would comprise a cluster development that will accommodate organisations and expertise from academia, industry and policy-making. The Innovation Village will be of national and international significance, leveraging the support of the RAU's established network of global partners.

5.43 Following allocation in the previous Local Plan, adopted in 2018, a strategic scale mixed-use development, including 9.1 ha of employment land has been granted planning permission (Ref: 16/00054/OUT) on a neighbouring site to the south of Chesterton (known as the Steadings). Further land is allocated to the south of The Steadings in this Local Plan. Any updated Master Plans for the RAU site should aim to develop a strategy to maximise opportunities for shared infrastructure and the potential for a complementary relationship between the research at the University and related spin-off business at the adjoining strategic sites. The commercialisation of research opportunities would support the productivity and growth aspirations set out in the Strategic Economic Plan.

5.44 The RAU indicates that, as of September 2023, the University has around 1,055 students studying at the Cirencester campus. These are predominantly undergraduates with a

[59] In May 2026, the Council has resolved to grant Outline planning permission to a 'mixed-use development associated with the RAU comprising up to 24,012 sqm of floorspace for office, research and development, education, conferencing, and café uses…', subject to completing a S106 legal agreement (ref: 24/01143/OUT)

postgraduate community of around 160 students. The University Strategy 2028[60] outlines the University's aim to grow student numbers, which would result in a year-on-year growth of 4% of students studying at the Cirencester campus, up to 2028. Projected forward at the same 4% year-on-year growth rate, the total number of students studying at the RAU's Cirencester campus could increase by around 1,250 students by 2043 (growing to a total of around 2,300 students)[61].

5.45 There are 324 beds of purpose-built student accommodation at the RAU campus and a further 24 beds at Watermoor Point. These are mainly for first year students. Second- and third-year students are almost entirely accommodated in private sector housing, albeit some live at home or commute in from elsewhere. Assuming an occupancy rate of 3.6 students per dwelling, the projected growth in the student population would require around 360 further dwellings if no additional purpose built student accommodation is provided.

5.46 The Outline planning permission for the Steadings development, includes 100 units of student accommodation. The student accommodation will be delivered in the final phase of this development, which based on current evidence is expected to be delivered towards the end of the plan period.

5.47 The impact of the RAU student accommodation is already a factor for Cirencester's private rented market and, with the planned growth of the RAU, it is set to have an even larger impact. For example, it has a bearing on the demand for private rented stock locally, as it reduces the available pool of family sized homes for rent. Higher demand is also likely to increase rental prices, which runs counter to the Council's strategy to tackle housing affordability. High concentrations of Houses in Multiple Occupation (HMOs) can also create localised issues within the community. New purpose-built student accommodation will therefore be required to house any additional student population resulting from growth of the RAU. Refurbishment, renewal and expansion of the existing purpose-built student accommodation will also be supported, especially where this will be used by students who would otherwise be housed in HMOs.

5.48 Additional purpose-built student accommodation may be delivered on the RAU site or at an alternative location in Cirencester that is accessible to the RAU campus within a 20-minute walk. Flexibility will be provided to enable several incremental developments or expansion of the student population to occur before additional student accommodation is required (e.g. the expansion of the student population by up to 75 additional students before additional purpose-built student accommodation is required). However, subsequent to a reasonable level of additional growth in the student population, further expansion of the RAU will not be supported until the student accommodation is completed.

[6060] Royal Agricultural University, Our Strategy, 2023-2028 https://www.rau.ac.uk/about-rau/sustainability/policies-strategy-plans

[61] Cotswold District Housing Need Evidence (ICENI) 2026 https://cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

Core Policy 11: Special Policy Area – Royal Agricultural University

Proposals for development within the Royal Agricultural University (RAU) Special Policy Area (as defined on the Policies Map and shown in **Appendix 7**) will be supported where they demonstrate a comprehensive and master-planned approach, considering the wider land holding (i.e. the whole planning unit) and support the long-term future and academic operations of the RAU as a nationally important education establishment.

Proposals for the expansion of the existing University campus, including associated development for educational, training, business and research development, student accommodation and other ancillary operational floorspace, will be permitted provided that:

a) it is demonstrated why the proposal is necessary in the Cotswolds National Landscape and why the proposal is required to be sited at the RAU
b) the parkland character and built heritage of the site and this important gateways to Cirencester is maintained through the design and layout of the proposals
c) they are supported by a movement strategy that addresses transport and access issues, including sustainable connectivity to the town centre, including inclusive, attractive and direct walking and cycling routes for all and should demonstrate that walking, cycling and public transport within and to the site are prioritised
d) they demonstrate that the development supports the vitality and viability of Cirencester Town Centre
e) they ensure that there is no net loss of playing pitch provision and other outdoor sporting facilities, and
f) subject to landscape and heritage constraints, purpose-built student accommodation is commensurate with the increased accommodation needs of additional student population growth.

Applications should be supported by a Masterplan that is produced in consultation with the local community that demonstrates how the proposals integrate the RAU with the surrounding community and maximise opportunities for future development to be design and faced to ensure maximum integration with the different uses within or near to the site such as Deer Park School, Cirencester College and the Steadings southern extension.

Chapter 6: South Cotswold Strategy Area

Introduction

6.1 The South Cotswold Strategy Area broadly encompasses the parishes lying south of the A40, excluding Cirencester, Siddington and Preston. It contains the Principal Settlements of Andoversford, Fairford, Kemble, Lechlade-on-Thames, Northleach, South Cerney and Tetbury, which function as the main service centres for the area. Alongside these, the Strategy Area includes a diverse range of Non-Principal Settlements, including Avening, Bibury, Chedworth, Didmarton, Down Ampney, Kempsford, Meysey Hampton, North Cerney, Poulton and Sapperton, as well as the village cluster of Coln St Aldwyns, Hatherop and Quenington. This Area Strategy establishes the spatial context for planning and managing change across this part of the District, with policies for the wider rural area addressed elsewhere in the Plan.

6.2 Across the Strategy Area (**Figure 6.1**), the landscape plays a defining role in shaping settlement pattern and development capacity. Part of the area lies within the Cotswolds National Landscape and also includes some areas designated as Special Landscape Areas. The presence of the Cotswold Lakes (formerly the Cotswold Water Park) creates a distinctive recreational and ecological environment of national significance. Together, these environmental assets form a highly sensitive spatial framework that influences the scale, form and location of development.

6.3 The South Cotswolds Strategy Area also contains an extensive concentration of heritage assets, including conservation areas, listed buildings, scheduled monuments and historic parks. These assets, often closely interrelated with the landscape designations that cover parts of the area, make a significant contribution to local character and identity. The historic environment is therefore also a key consideration in shaping development across the Strategy Area.

6.4 Tetbury is the largest Principal Settlement in the South Cotswolds Strategy Area. A historic market town with a well-preserved medieval core and extensive Conservation Area, Tetbury contains a rich collection of listed buildings and a distinctive Cotswold stone townscape. It provides a broad range of services and facilities, including retail, health provision, education, sport and employment opportunities, and performs an important role as a service centre for surrounding rural communities.

6.5 To the east of the Strategy Area, Fairford is an important Principal Settlement with a strong historic identity. The town's Conservation Area is centred on its medieval core and the River Coln, and encompasses a high concentration of heritage assets, including Fairford Parish Church. Fairford provides a range of services and facilities, including secondary and primary education, community uses and a traditional town centre that supports both residents and visitors.

6.6 Lechlade, located at the south-eastern edge of the District alongside the River Thames, is a Principal Settlement with a notable tourism and recreation role. Its attractive historic core, Conservation Area and numerous listed buildings contribute to a strong sense of place, while its riverside setting and proximity to the Cotswold Lakes reinforce its recreational and visitor function. Lechlade acts as an important local service centre within a particularly sensitive landscape context.

6.7 Although smaller in scale, Kemble performs a distinctive strategic function due to its railway station on the Swindon–Gloucester (Golden Valley) line. This provides an important rail connection within the Strategy Area and supports sustainable travel patterns, although it is important that development contributes to delivering improvements to the station including for access and its facilities. The village is closely associated with its landscape setting and heritage assets, including conservation areas, which strongly influence its character.

6.8 A number of smaller settlements also contribute to the character, identity and overall functioning of the Strategy Area. Settlements such as Avening, Kempsford, Meysey Hampton and Poulton provide a range of local services and facilities that support surrounding rural areas. The village cluster of Coln St Aldwyns, Hatherop and Quenington, along with settlements including Bibury, Chedworth, Didmarton, North Cerney and Sapperton, are characterised by a strong landscape setting and a high-quality historic environment, contributing to the distinctive rural character of the South Cotswolds.

6.9 Taken together, the Principal and Non-Principal Settlements within the South Cotswolds Strategy Area form a dispersed but interrelated network of communities. The Principal Settlements provide the widest range of services and facilities, while smaller settlements play an important role in meeting local needs and sustaining rural communities. The spatial strategy for the area reflects this settlement hierarchy and the significant environmental and heritage constraints that shape patterns of development.

6.10 This Chapter contains the following policies:

- **Core Policy 12: South Cotswold Area Strategy**
- **Core Policy 13: South Cotswold Strategic Infrastructure Delivery**
- **Core Policy 14: Safeguarding of Land for Strategic Infrastructure Schemes in the South Cotswold Area**
- **Core Policy 15: Cotswold Airport**
- **Core Policy 16: Thames and Severn Canal**
- **Core Policy 17: The River Thames**, and
- **Core Policy 18: Cotswold Lakes: Post-Mineral Extraction After Use.**

Housing and Economic Development

6.11 The housing and economic strategy for the South Cotswolds Strategy Area focuses growth in the most sustainable locations, where development can support existing settlements, deliver new infrastructure, and respond positively to the area's extensive environmental and heritage constraints. The approach seeks to meet identified housing and employment needs while protecting the distinctive landscape character, historic environment and ecological assets that define the area.

6.12 The majority of new development will be delivered through five Strategic Site Allocations, supported by a range of non-strategic allocations within Principal and Non-Principal Settlements. This enables growth to be planned comprehensively, with development brought forward in a coordinated and infrastructure-led way, including the provision of new schools, community facilities, employment land, green and blue infrastructure and improved transport connections.

Smaller allocations play a complementary role by supporting local services, meeting local housing needs and reinforcing settlement patterns.

6.13 The overall approach to housing and employment delivery in the South Cotswolds Strategy Area is set out in **Core Policy 12: South Cotswold Area Strategy**, which should be read alongside the relevant District-wide policies.

Strategic site allocations in the South Cotswold Area Strategy

6.14 Four Strategic Site Allocations (strategic sites are defined as being of at least 350 dwellings) form the basis of long-term growth in the Area Strategy, which are:

- a strategic extension to the north, east and south of Down Ampney (1,658 dwellings),
- a strategic extension to the north-east of Fairford (1,141 dwellings)
- a strategic extension to the south-west of Kemble (1,020 dwellings), and
- a new settlement to the south of Driffield (1,090 dwellings*).
  *please note that the Driffield allocation has potential to deliver around 1,132 additional housing in the longer term, beyond 2043.

6.15 These allocations are shown in **Figure 6.1** and represent the main focus for new homes, employment land, community facilities and green and blue infrastructure to 2043 within this area, thus helping to also enable the coordinated delivery of infrastructure-led development.

6.16 Each strategic site allocation is supported by a Site Development Framework, set out in **Appendix B**. The Frameworks provide a comprehensive and coordinated masterplanning approach for each site, establishing the overarching development principles and policy requirements to guide future proposals. This includes matters such as the scale and mix of development, movement and access, green and blue infrastructure, landscape and heritage integration, infrastructure delivery, and phasing. The Site Development Frameworks are intended to ensure that strategic sites are planned holistically, deliver necessary infrastructure in a timely manner, respond positively to their context, and achieve high quality, inclusive, energy efficient and climate-responsive development. They should be read alongside relevant Local Plan policies, and the Cotswold Design Code[62].

Non-strategic site allocations in the South Cotswold Area Strategy

6.17 Non-strategic site allocations (these are defined as being of less than 350 dwellings) help to ensure an appropriate scale and distribution of development across the South Cotswold Strategy Area, supporting the role of settlements such as Tetbury, Fairford, Lechlade, Kempsford and neighbouring rural communities. These smaller sites provide opportunities to reinforce local settlement patterns, support existing services and facilities, and deliver a balanced mix of housing, including affordable homes, while responding sensitively to local landscape character and heritage context.

6.18 Each non-strategic site allocation is accompanied by a Site Development Template, set out in **Appendix C**. The Templates establish the detailed and specific policy requirements, including design principles for matters such as layout, access, landscape integration and environmental performance. They support the delivery of development that reflects local character, contributes positively to settlement form, and achieves high quality, energy efficient and climate responsive design. They should be read alongside relevant Local Plan policies, and the Cotswold Design Code.

[62] Cotswold Design Code (Supplementary Plan, CDC, published for consultation alongside the Reg.19 submission Local Plan) add website address

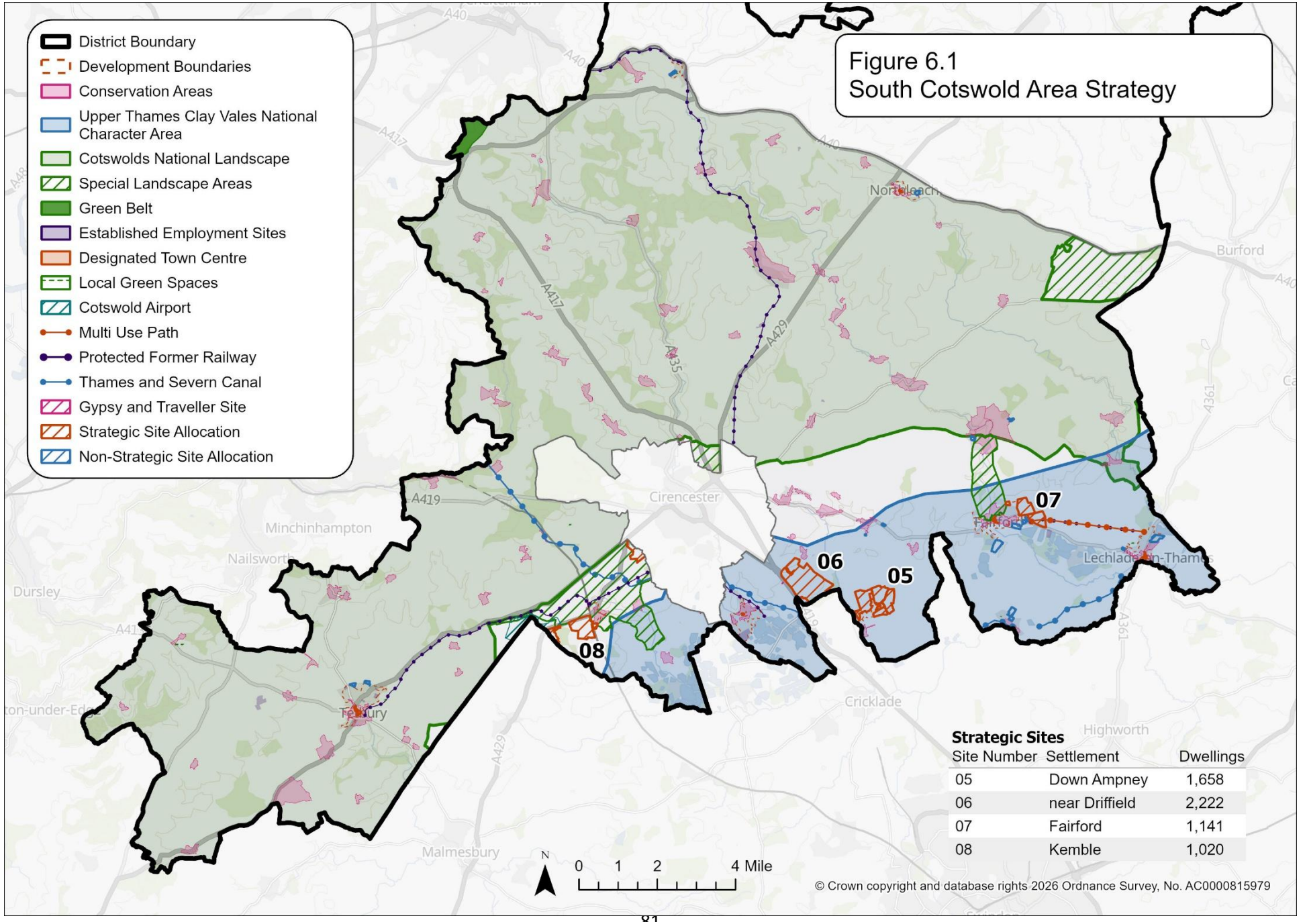


Figure 6.1: South Cotswold Strategy Area Map

How the South Cotswolds Strategy Area Will Change by 2043

6.19 By 2043, the South Cotswolds Area will continue to function as a network of thriving market towns, villages and rural communities. Strategic development will have been sensitively integrated with existing settlements, supported by substantial improvements to infrastructure, community facilities, transport networks, and green and blue infrastructure. This will include new primary schools, community hubs, sustainable transport connections, healthcare provision, and utility network upgrades to support planned growth. Historic character, landscape settings and biodiversity will have been protected and enhanced, with new development responding positively to the area's distinctive rural context.

6.20 By 2043, the five Strategic Site Allocations will have delivered coordinated, infrastructure-led growth across the Strategy Area, including:

- 1,658 homes at Down Ampney
- 1,141 homes at Fairford
- 1,020 homes at Kemble, and
- 1,090 homes at the new settlement south of Driffield

6.21 Together, these sites will have created a series of well-connected, sustainable neighbourhoods and, in the case of Driffield, a new community of strategic scale. Development will have been planned and delivered comprehensively through masterplanning, ensuring that homes, jobs, services and infrastructure are closely aligned and phased appropriately. New primary schools, local centres, community hubs and supporting transport infrastructure will have been delivered alongside development, with contributions helping to fund secondary education provision and other strategic infrastructure across the area.

6.22 The Strategic Site Allocations will collectively:

- reinforce the role of Principal Settlements by directing growth to sustainable locations with access to services and facilities
- support improved self-containment through the provision of local centres, schools, employment opportunities and community infrastructure
- deliver significant enhancements to sustainable transport, including new and improved walking and cycling routes, better access to public transport, mobility hubs, rail station improvements at Kemble, and reduced reliance on the private car
- establish a strong network of multifunctional green and blue infrastructure, integrating biodiversity, recreation, landscape and drainage functions including Suitable Alternative Natural Greenspace (SANG) and Alternative Natural Recreational Greenspace (ANRG) provision where required
- support investment in utility infrastructure, including electricity and wastewater network upgrades, and
- protect and where possible enhance the special qualities of the Cotswolds National Landscape, Special Landscape Areas, and the historic environment.

6.23 More detailed, site-specific principles for each Strategic Site Allocation are set out in the Site Development Frameworks (**Appendix B**) and **Core Policy 12**.

6.24 A total of 764 homes will be delivered on 12 non-strategic site allocations in Andoversford, Down Ampney, Fairford, Hatherop, Kempsford, Lechlade, Northleach, Poulton, Quenington and Tetbury. These smaller-scale developments will complement strategic growth by supporting local services, maintaining the vitality of settlements, and responding sensitively to local character and constraints. They will also contribute towards the delivery of strategic infrastructure, including education, transport, recreation and environmental mitigation measures across the South Cotswolds Strategy Area.

Core Policy 12: South Cotswold Area Strategy

Our over-arching priorities for the South Cotswold Area are to secure the aligned delivery of housing, jobs and infrastructure required to help achieve sustainable development; improve self-sufficiency for each settlement by enhancing its services and facilities to improve its vitality and viability and the ability to access these through non-car modes; as well as maximising opportunities for sustainable travel choices. Development in the South Cotswold Area should be in accordance with the Settlement Hierarchy set out by **Core Policy 4**.

Housing Delivery

Around 5,673 dwellings will be delivered through a combination of four strategic site allocations and twelve non-strategic site allocations. Other development may come forward through Neighbourhood Development Plans and the Development Management process, often referred to as windfalls. **Tables 6.1 and 6.2** show how the level of planned housing within the South Cotswold Strategy Area will be distributed for strategic and non-strategic allocations respectively:

Table 6.1: **South Cotswold Strategy Area Strategic Housing Allocations**

Settlement	Site name	Housing Allocation to 2043	Longer Term Potential (Approximate Figure)
Down Ampney	Strategic extension to the north, east and south of Down Ampney	1,658	0
Fairford	Strategic mixed-use extension to the north-east of Fairford	1,141	0
Kemble	Strategic mixed-use extension to the south-west of Kemble	1,020	0
New settlement	New mixed-use settlement to the south of Driffield	1,090	1,132*
Total		4,909	1,132

*****approximate figures are provided for the longer-term potential for development at Driffield to continue to deliver some housing beyond 2043.

Table 6.2: South Cotswold Strategy Area Non-Strategic Housing Allocations

Settlement	Site name	Number of Dwellings
Andoversford	Land to rear of Templefields and Crossfields	52
Fairford	Land south-east of Fairford	53
Fairford	Land west of Terminus Cottage and Station Cottage	30
Fairford	Land at Totterdown Hill, Horcott	150
Hatherop	Glebe Farm Yard	12
Kempsford	Land to rear of the Knoll, Whelford Road	149
Lechlade	Land south of Butler's Court	15
Lechlade	Land south of Ferrers Park	150

Poulton	Land north of London Road	10
Quenington	Former Godwin Pumps factory Springfield Road	47
Tetbury	Land adjacent to Blind Lane	44
Tetbury	Land north-west of Highfield Cottage	50
Total		764

Employment Delivery

Existing employment land will be protected in accordance with **Core Policy 5**. A total of 23.7 ha of new employment land will be provided for business and employment growth on three strategic site allocations. **Table 6.3** shows how the level of planned employment growth within the South Cotswold Strategy Area will be distributed:

Table 6.3: **South Cotswold Strategy Area Employment Allocations**

Settlement	Site Name	Hectares
Fairford	Strategic extension to the north-east of Fairford	4.2
Kemble	Strategic extension to the south-west of Kemble	8.6
New settlement	New settlement to the south of Driffield	10.9
Totals		23.7

Development will be supported at the strategic and non-strategic site allocations where it meets the requirements set out within the Site Development Frameworks (**Appendix B**) and Site Development Templates (**Appendix C**) and is in accordance with the Development Plan taken as a whole.

Strategic extension to the north-east of Fairford

6.25 The strategic extension to the north-east of Fairford will deliver a sustainable extension to Fairford (**Figure 6.2**) sensitive to landscape and the environment. The development will provide a well-connected new neighbourhood including new homes, community facilities, significant new public green spaces, and a new street to act as a primary vehicular route linking the site parcels. Key considerations for planning for this site are set out in the development framework in **Appendix B** and include:

- around 1,141 new homes, including affordable housing
- 4.2 ha of B2. B8 or E(g) Class employment land, which is well-related to the village, by walking and cycling
- a new primary school and a local centre, providing essential day-to-day services, community space and supporting the needs of both new and existing residents
- a new street to act as a primary vehicular route linking the site parcels between Leafield Road and London Road (A417), relieving congestion around Fairford Primary School and Farmor's School, improving circulation and providing a direct route for east-west movements

- extensive multifunctional green infrastructure, including green corridors, retained habitats, new planting, public open space, and naturalistic SuDS features integrated into the landscape framework
- Suitable Alternative Natural Greenspace (SANG) and other natural green spaces, where required, to support recreation, biodiversity and environmental mitigation
- an approach that integrates high-value habitats, delivers biodiversity net gain, and sensitively manages relationships with nearby heritage assets, including Mount Pleasant Cottage
- enhanced public transport connectivity, particularly between Fairford and Cirencester, and
- inclusive, attractive and direct active-travel connections linking the new neighbourhood to Fairford town centre, local schools, the National Cycle Network, existing Public Rights of Way and new routes including along the former railway alignment.

6.26 Comprehensive masterplanning, ensuring development is brought forward in coordinated phases, with early delivery of key infrastructure and careful integration of homes, landscape, transport and community facilities, including coordination with adjacent committed development and the delivery of a connected movement network across the site.

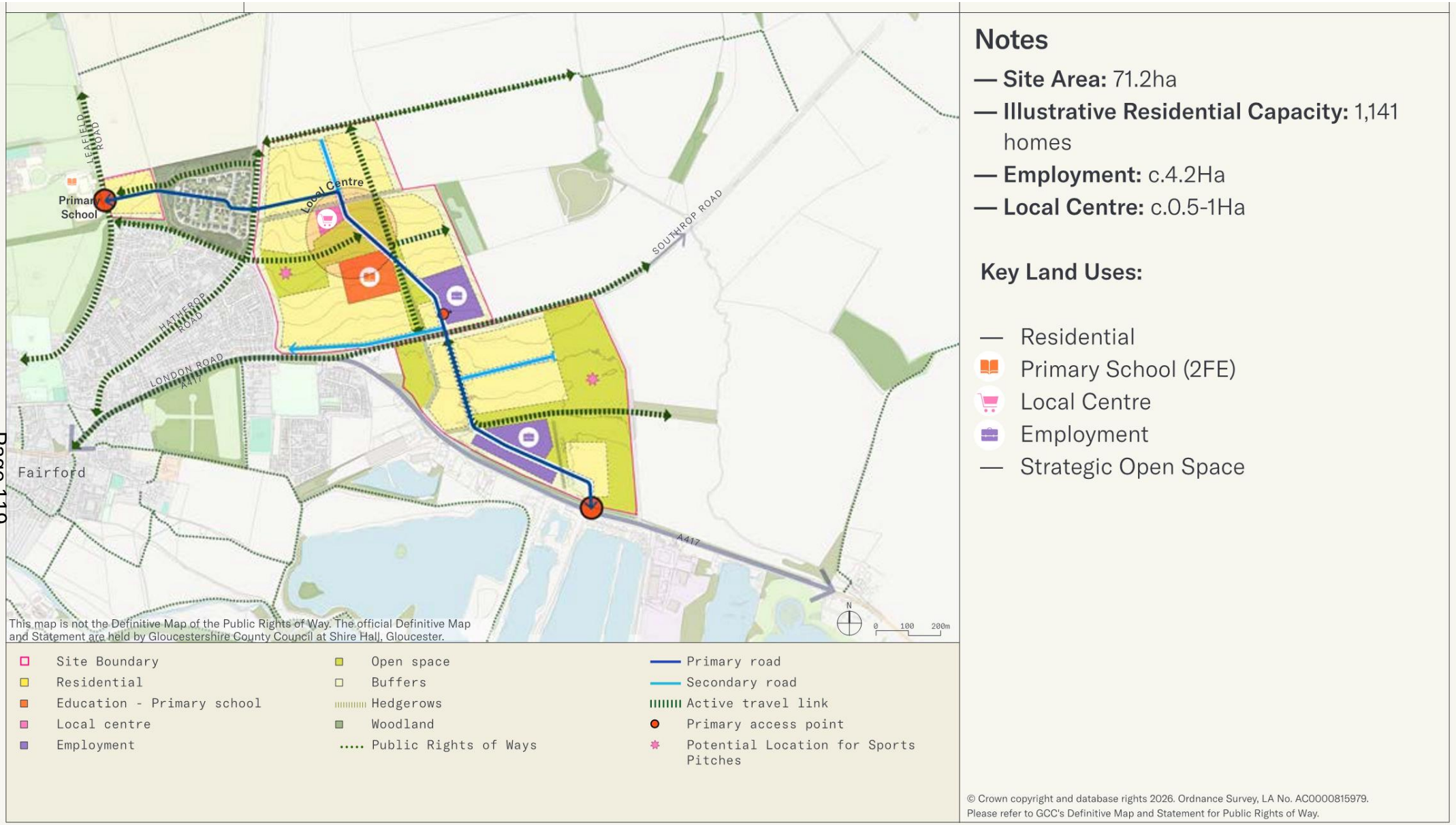


Figure 6.2: Indicative Masterplan Framework for the North-East of Fairford Strategic Allocation

Strategic extension to the south-west of Kemble

6.27 The strategic extension to the south-west of Kemble will deliver a sustainable extension to Kemble (**Figure 6.3**) sensitive to landscape and the environment. The development will provide a well-connected new neighbourhood including new homes, community facilities, local employment opportunities, significant new public green spaces, and a network of strategic green infrastructure including Suitable Alternative Natural Greenspace (SANG). Key considerations for planning for this site are set out in the development framework in **Appendix B** and include:

- around 1,020 new homes, including affordable housing
- a new primary school and mixed-use local centre, supporting day-to-day services and community life
- extensive multifunctional green infrastructure, including orchards, play areas, sports provision, pocket parks, green corridors and SuDS integrated as natural features
- approximately 18 ha of SANG between the main development parcels, enhancing biodiversity, providing recreation space and forming a landscape buffer
- high-quality green space north of the A429, with no development, creating a landscaped approach to Kemble Station and protecting the setting of Conservation Areas and the Special Landscape Area
- enhanced public transport connectivity, particularly between Kemble and Cirencester, and
- inclusive, attractive and direct new and improved active-travel links to Kemble Station, the village centre, Kemble Wick and wider rights of way, supported by a proposed mobility hub, including an east-west active travel route linking the development parcels and connections to the wider network including the provision of a strategic active travel route between Kemble and Cirencester.

6.28 Comprehensive, landscape-led masterplanning, ensuring development respects topography, hydrology, ecological networks, heritage assets and delivers biodiversity net gain, including the retention and protection of existing Ancient Woodland, integration of green infrastructure buffers, and a layout that responds to the relationship between residential and employment parcels.

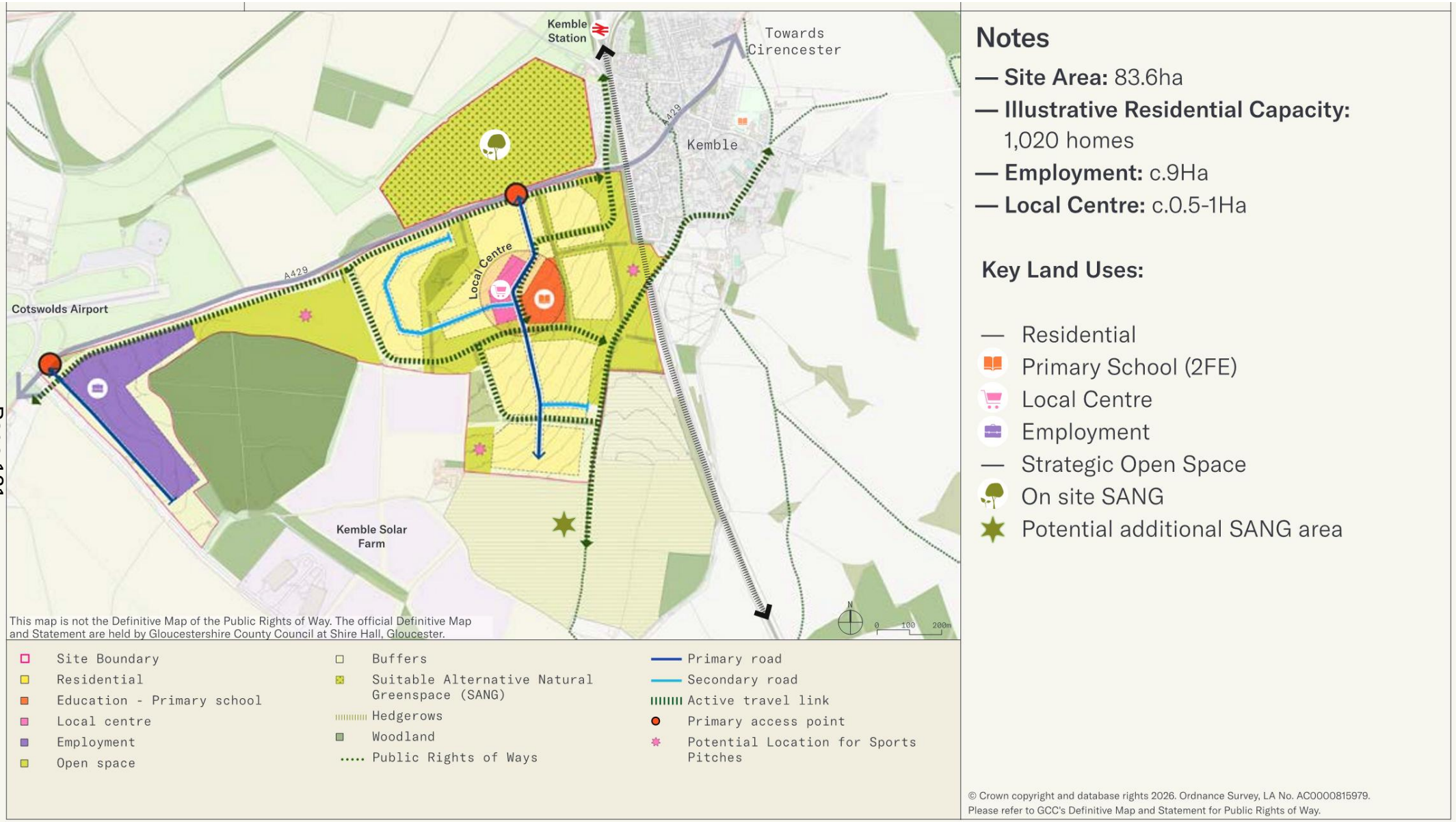


Figure 6.3: Indicative Masterplan Framework for the South-West of Kemble Strategic Allocation

Strategic extension to Down Ampney

6.29 The strategic extension at Down Ampney will deliver a sustainable expansion of the village, coordinated across multiple land parcels and two promoters (**Figure 6.4**) sensitive to landscape and the environment. The development will provide a well-connected new neighbourhood including new homes, community and social infrastructure, significant new public green spaces, and an integrated network of green and blue infrastructure. Key considerations for planning for this location are set out in the development framework in **Appendix B** and include:

- around 1,658 homes, including affordable housing
- a new or expanded primary school and community hub, local centre and other supporting services and facilities, providing day-to-day services, flexible workspace, and social facilities to support new and existing residents
- extensive multifunctional green infrastructure, including green corridors, new planting, retained hedgerows, play spaces, sports provision, naturalistic SuDS, and enhanced ecological networks
- a comprehensive package of biodiversity mitigation and enhancement, addressing the village's location within a Nature Recovery Network site and within the zones of influence for the Cotswold Water Park Site of Special Scientific Interest and North Meadow and Clattinger Farm Special Area of Conservation
- inclusive, attractive and direct walking and cycling connections linking new neighbourhoods to the existing village, local facilities, bus stops, recreation areas, Public Rights of Way, and nearby settlements
- enhanced public transport connectivity, particularly between Down Ampney and Cirencester
- masterplanning that respects local character, manages views, protects heritage assets, and ensures that new development sits sensitively within the surrounding countryside, and
- a coordinated approach to infrastructure delivery, including new road connections, drainage systems, utilities upgrades and early site preparation, enabling multiple outlets to operate simultaneously and accelerate delivery, including the provision of a bus route and an on-site mobility hub to support sustainable transport choices.

6.30 Comprehensive, phased development, ensuring early provision of green/blue infrastructure and community facilities, and alignment of housing delivery with transport, utilities and environmental requirements, including the delivery of strategic open space, east-west green corridors, and approximately 31 ha of Alternative Natural Recreational Greenspace (ANRG).

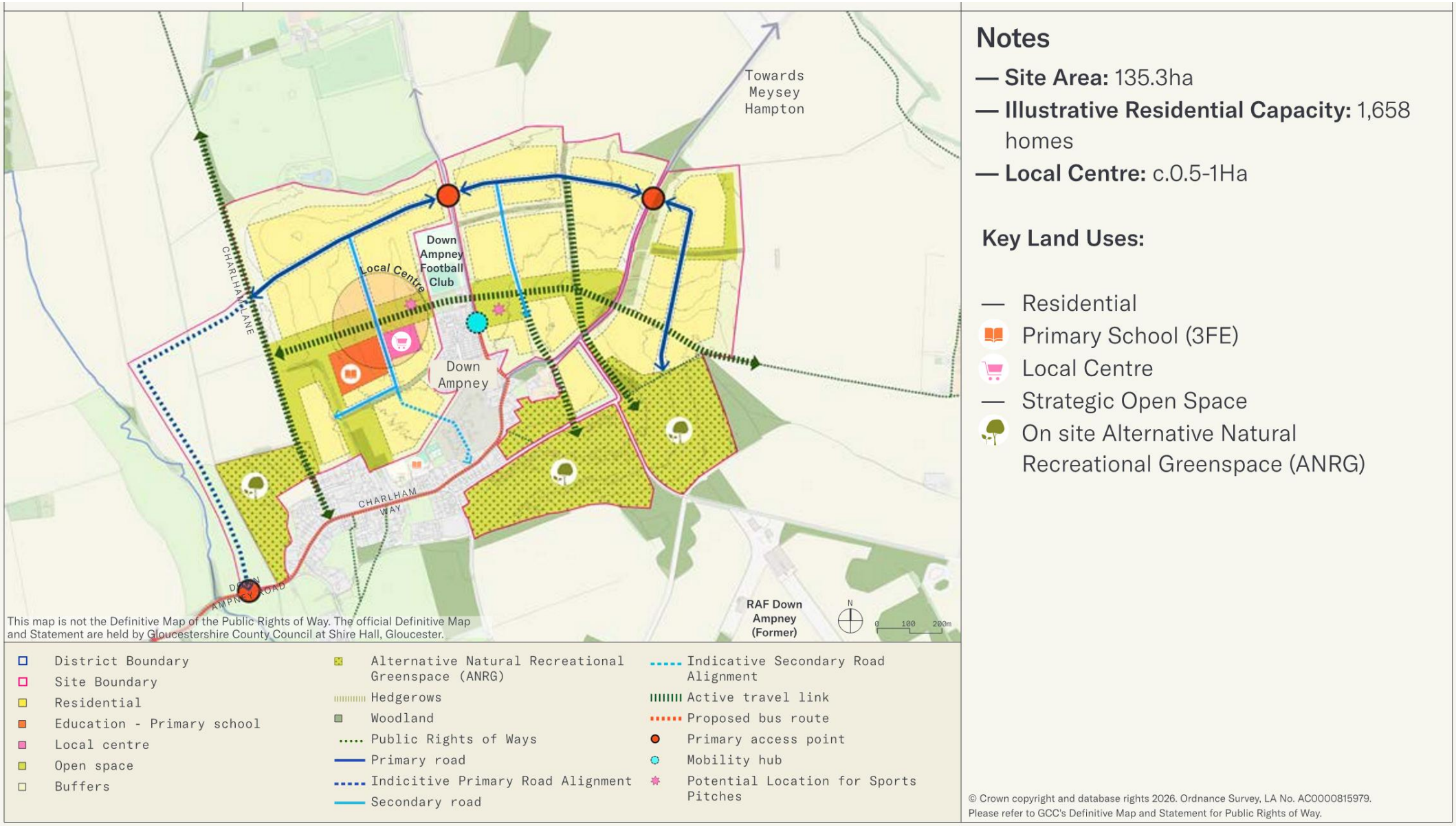


Figure 6.4: Indicative Masterplan Framework for the Down Ampney Strategic Allocation

New settlement to the south of Driffield

6.31 The new settlement south of Driffield will deliver sustainable new community of strategic scale, coordinated across multiple land parcels and two promoters (**Figure 6.5**) sensitive to landscape and the environment. The development will form a comprehensively planned new settlement, providing new homes, community infrastructure, employment opportunities, and an extensive network of green and blue infrastructure. Key considerations for planning for this location are set out in the development framework in **Appendix B** and include:

- around 1,090 homes to be delivered within the plan period, with the longer-term potential for up to another 1,132 homes beyond 2043
- around 11 ha of employment land for B2, B8 and E(g) class employment uses to be delivered in the plan period, with local jobs within walking and cycling distance of new residential neighbourhood.
- a strategic movement framework, including:
    - new access to the Cirencester Road A419 and the rural road to the north, supporting safe and efficient connections to the wider road network
    - improved public transport links to Cirencester, enabling frequent and reliable bus services and reducing dependency on private car travel together with a mobility hub at the local centre to support sustainable travel choices, and
    - a settlement-wide network of walking and cycling routes, linking to Driffield, nearby villages, Public Rights of Way, and key on-site destinations, including new primary active travel routes through green corridors connecting to Cirencester and the wider PRoW network.
- a new primary school (and potential future expansion or additional school), supporting early and long-term phases of the new community
- a new mixed-use local centre, including community facilities, small-scale retail/services, flexible workspace, and social infrastructure to support a self-sustaining settlement
- extensive multifunctional green infrastructure, including green corridors, public open spaces, SuDS wetlands, woodland and hedgerow enhancement, play spaces and recreational routes, and substantial areas of Alternative Natural Recreational Greenspace (ANRG) (approximately 40ha) and
- a masterplan, ensuring sensitive integration with surrounding countryside, including a substantial green buffer to the north to maintain separation from Driffield, protection of local woodlands and copse networks, and delivery of biodiversity net gain.

6.32 A comprehensive, phased approach to delivery, ensuring early provision of community facilities, green infrastructure, including the provision of a mobility hub at the local centre to support sustainable transport choices and transport infrastructure, with capacity for multiple outlets to accelerate housing delivery.

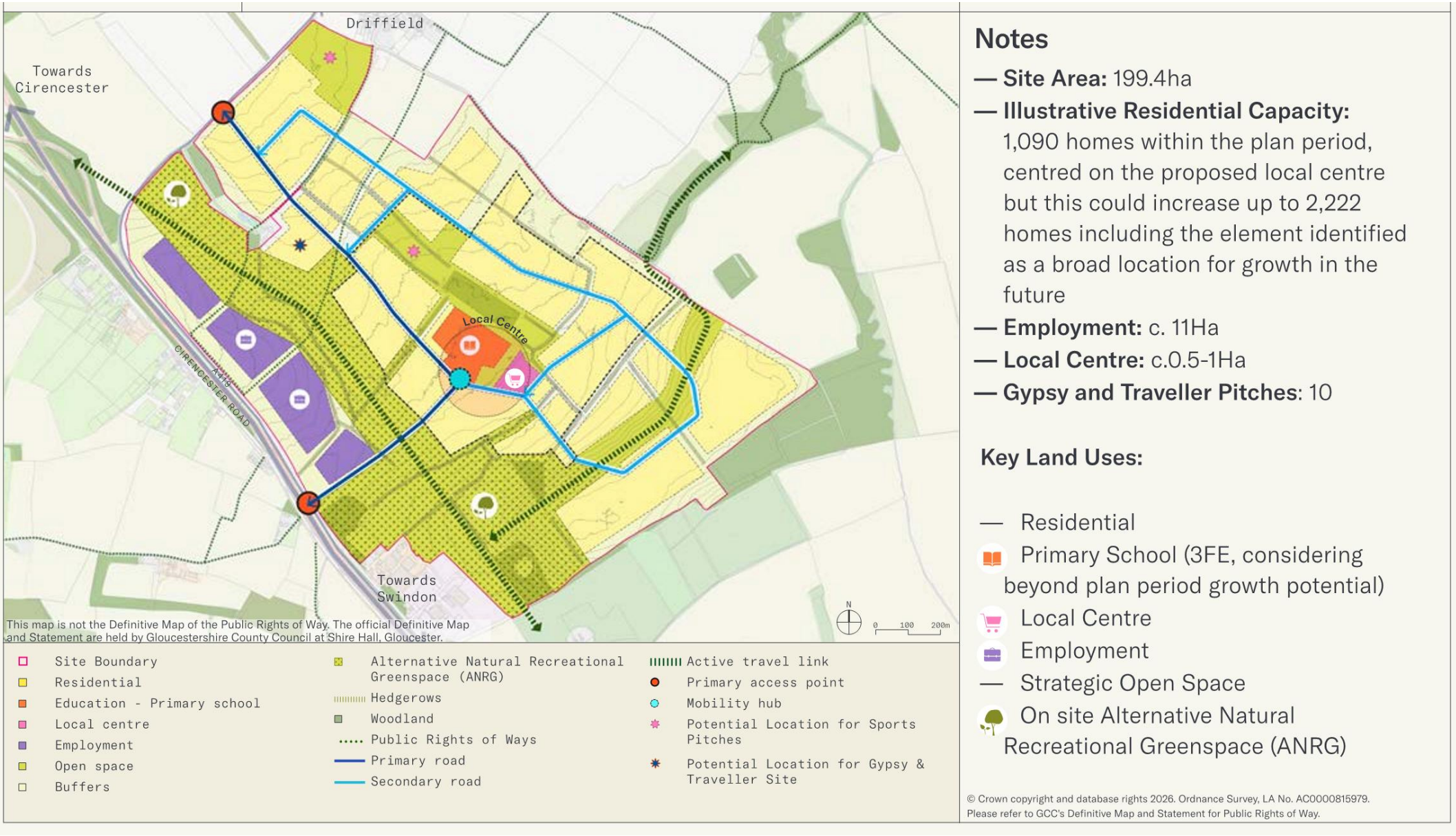


Figure 6.5: Indicative Masterplan Framework for South of Driffield Strategic Allocation

Strategic Infrastructure Delivery in the South Cotswold Area

6.33 The delivery of strategic services and infrastructure is essential to supporting sustainable growth across the South Cotswolds Strategy Area. This includes major transport improvements, new and expanded education provision, enhanced green and blue infrastructure networks, active-travel corridors, surface water management infrastructure and utilities upgrades. Strategic Site Allocations will deliver the bulk of these improvements, supported by non-strategic allocations, sites with planning permission and windfall development where appropriate.

6.34 Delivery will be phased in line with each strategic allocation's masterplan and Site Development Framework (**Appendix B**).

Core Policy 13: South Cotswold Strategic Infrastructure Delivery

To deliver the growth in the South Cotswold Area, strategic transport and other infrastructure has been identified to mitigate the impact of planned growth, which is important to help secure a viable and sustainable future for the area.

The strategic infrastructure requirements for the South Cotswolds Area will be required as follows:

a) A strategic movement framework, including a network of new and improved routes to support connectivity across the South Cotswolds, comprising:
   - new and enhanced primary vehicular routes and road links within and between strategic allocations, including the delivery of a new primary vehicular route at Fairford linking Leafield Road, London Road (A417) and Hatherop Road

b) Delivery of a comprehensive active travel network, including:
   - a strategic active travel route linking Down Ampney and Driffield to Cirencester
   - enhanced connections between Land north-east of Fairford and the town centre via Southrop Road, London Road and Hatherop Road, including integration with the former railway alignment
   - new and improved active travel links to Kemble Station, Kemble village centre, including improvements along the A429 corridor, Old Vicarage Road, Church Road and Station Road

The package may be further refined through development of the Local Transport and Connectivity Plan being developed by Gloucestershire County Council.

Safeguarding of Land for Strategic Infrastructure Schemes in the South Cotswold Area

6.35 Delivery of the strategic transport improvements, will require land to be safeguarded, as set out in **Core Policy 14: South Cotswold Strategic Infrastructure Delivery**

Core Policy 14: Safeguarding of Land for Strategic Infrastructure Schemes in the South Cotswold Area

Land is safeguarded to support the future delivery of the following schemes as listed:

- a strategic active travel route linking Down Ampney and Driffield to Cirencester, and
- a strategic active travel route linking Kemble and Cirencester.

Any proposals for development that may reasonably be considered to have the potential to impact the delivery of the identified schemes (as shown by maps in **Appendix 8** and the Policies Map)* would need to demonstrate the proposal would not harm its delivery.

Planning permission will not be granted for development that would prejudice the construction or effective operation of the scheme listed.

If necessary, the Council, working in partnership with Gloucestershire County Council and relevant neighbouring authorities, will use Compulsory Purchase Powers to enable delivery and bring forward the identified transport schemes, to support delivery of the Cotswold District Local Plan.

*the area shown on the Policies Map and **Appendix 8** illustrates where the policy will apply. It does not seek to show a precise alignment for the schemes, which will need to be informed by detailed design work, carried out in consultation with landowners, National Highways, Gloucestershire County Council and other relevant parties.

Cotswold Airport

6.36 Cotswold Airport (a former MOD base known as RAF Kemble) straddles the administrative boundary between Cotswold District and Wiltshire and covers an area of some 210 hectares. Today, the airfield is operated commercially and is accessed from the A433 Cirencester to Tetbury Road in Cotswold District.

6.37 A quite separate employment area (Kemble Airfield Business Park) operates from former RAF Kemble premises accessed off the A429 to the south of the airfield in Wiltshire. Despite their close proximity on opposite sides of the airfield, Cotswold Airport and Kemble Airfield Business Park are entirely different entities separated physically and functionally by the intervening runway.

6.38 The airfield lies adjacent to both the Cotswolds National Landscape and the Kemble-Ewen Special Landscape Area and is highly visible from the A433 and A429.

6.39 The hangars and other buildings at Cotswold Airport are used primarily by aviation-related

businesses. About 30 thriving businesses are reliant on the active runway, including flying schools and aircraft salvage. These businesses employ around 300 local people, excluding the Airport's operational personnel, fire crews, and support staff. It is understood that many local businesses within a 10-mile radius support and supply commercial operations at Kemble Airfield. The Airfield's other uses include training for Wiltshire and Cirencester fire brigades and the operations hub for the Department for International Development. Should Cotswold Airport close, those businesses reliant on the functioning runways would have no alternative but to either cease trading or move to an alternative airport, with a consequental loss of local jobs.

6.40 Since the publication of the Government's General Aviation Strategy in 2015[63], national policy has continued to place increasing emphasis on the protection of general aviation airfields through the planning system. The Department for Transport's General Aviation Roadmap (2021)[64] identifies the national network of airfields as a strategic asset and confirms that airfields play a vital role in local and regional economies, business connectivity, emergency services, skills development and aviation innovation. The Roadmap is explicit that Government policy is to protect, enhance and future-proof general aviation infrastructure.

6.41 This position was reinforced in a formal ministerial statement issued in November 2021[65], which confirmed that general aviation airfields form part of the UK's critical national infrastructure and that Government expects them to be supported so that they can grow and thrive as key economic contributors. More recent national aviation policy, including Flightpath to the Future (2022)[66], similarly emphasises the importance of making best use of existing aviation infrastructure. In this context, Cotswold Airport, as a strategically important general aviation and aviation business hub, should be safeguarded from inappropriate development that could prejudice its continued operation or long-term economic role.

6.42 Both Cotswold District Council and Wiltshire Council support the continued use of the former RAF Kemble runway, buildings and associated infrastructure for aviation-related economic and leisure purposes, along with the associated employment uses already based there. In seeking to retain use of the airfield as a productive asset, both Cotswold and Wiltshire councils are aware of the need to safeguard amenities in the area and the visual impact that development could have on the countryside.

6.43 The rural location of Cotswold Airport also makes it necessary to be cautious about the extent of new employment development. Such development would inevitably lead to further dependence on the use of private vehicles. This policy will allow for the growth and diversification of the airport that is in accordance with other policies of the Plan. Any proposals for small-scale employment development at Cotswold Airport outside the areas shown on the Policies Map would be subject to **Core Policy 15**.

[63] General Aviation Strategy, DfT, March 2015Add full Reference (web address in full – for all).
[64] General Aviation Roadmap, DfT, Spring 2021Add Reference.
[65] General Aviation in the UK, Statement made on 27 April 2021 by Baroness Vere of Norbiton (Statement UIN HLWS936)Add Reference.
[66] Flightpath to the Future, DfT, March 2022Add Reference.

Core Policy 15: Cotswold Airport

Cotswold Airport, shown on the Policies Map (and shown by **Appendix 18**), will be safeguarded for aviation-related and operational airport uses.

Development proposals that would result in the loss, fragmentation or impairment of the operational runway, taxiways, safety areas, or other infrastructure essential to the functioning of the airfield will not be permitted unless it can be robustly demonstrated that there is no reasonable prospect of the site or relevant infrastructure being used for aviation purposes.

Proposals for aviation-related development, diversification, or intensification that support the continued operation, resilience and economic role of the Airport will be supported, subject to compliance with other policies of the Plan, including those relating to landscape, amenity and transport impacts.

The Thames and Severn Canal

6.44 The Thames and Severn Canal is an historic inland waterway running for approximately 29 miles between the River Thames at Lechlade and the Stroudwater Navigation at Wallbridge, Stroud. The Canal is subject to an on-going restoration project which is steered by the Cotswold Canals Partnership Board of which Cotswold District Council is an active supporting member.

6.45 Within Cotswold District, the canal route, identified on the Policies Map, extends from Lechlade westwards through the rural Cotswold landscape, passing near South Cerney, Siddington and into Cotswold Lakes area, where it forms a key component of the District's Blue and Green Infrastructure network. Much of the original route remains intact or identifiable, although sections have been infilled, culverted or otherwise altered over time

6.46 The restoration project has the potential for further leisure for boating and active travel opportunities such as walking and cycling routes along the towpath. Further improvements could facilitate new sustainable links to the Cotswold Lakes and South Cerney from the canal route and vice versa.

6.47 The restoration of the Canal contributes to the economic, environmental and social and regeneration objectives by providing attractive locations for canal-side development. The Development of the Canal must carefully balance conservation and enhancement; and should provide better opportunities for biodiversity. Canals and towpaths can achieve more sustainable patterns of movement and measures to improve access to the Canal for transportation are appropriate.

6.48 All developments adjacent to the Canal must respect its character, setting, biodiversity and historic value as well as have regard to improving and enhancing views along and from the Canals. Environmental improvements to the Canal's appearance will include enhancement of its historic, and biodiversity value and have particular regard to the Gloucestershire Local Nature Recovery Strategy, and the Cotswold District Council Green Infrastructure Strategy and **Core Policy 70:**

Green and Blue Infrastructure.

6.49 Throughout the Canal's length are various structures and engineering works that were essential to its function and are part of the canal environment. These features must be retained and restored as and when development takes place in the vicinity. Restoration of bridges must take account of present-day requirements. Development on the route of, or adjacent to, the Thames and Severn Canal must not prevent the improvement, reconstruction, restoration or widening of the canals or towpaths.

6.50 For much of its course, the alignment of the Canal is intact and readily discernible. In areas where it has been largely or wholly obliterated. Wherever possible, restoration should be on the original alignment, and future development should avoid destroying the route. However, there may be circumstances where the Canal could more readily be re-created immediately alongside its original line, or a more practical alternative, for example, as part of post-extraction restoration in gravel winning areas. Prospective developers will be encouraged to discuss their plans with the Cotswold Canals Trust.

Core Policy 16: Thames and Severn Canal

Development will be permitted that:

a) positively contributes to the restoration of the Canal and towpath; and, where identified as being required, contributes proportionately to provision of the infrastructure needed to support the restoration and operation of the canal
b) improves access to and along the Canal for transport, sport, cultural, leisure, and recreational purposes
c) respects, improves and enhances the Canal's character, setting, biodiversity and historic value, and
d) does not:
    i. prevent or impair restoration, improvement or reconstruction
    ii. destroy its existing historic route as shown on the Policies Map, unless provision is made for its restoration on an acceptable alternative alignment, including the restoration or improvement of the towpath and its linkage with existing rights of way and local communities
    iii. result in the loss of any buildings, locks or other structures originally associated with the Canal, or
    iv. prevent opportunities for public access.

The River Thames

6.51 The Environment Agency has not published a specific strategy for the Upper Thames. Applicants should engage with the Environment Agency at an early stage to ensure proposals respond appropriately to navigation, flood risk, environmental and ecological considerations. Development associated with the River Thames should be consistent with any future strategy or management framework that may emerge during the plan period. Proposals should also be considered in the context of the Environment Agency's concerns regarding the restoration of the

Thames and Severn Canal and the potential implications of increased navigation between Inglesham Lock and Cricklade. This policy should be read in conjunction with (**Core Policy 65: Watercourses**).

Core Policy 17: The River Thames

Where there is physical and environmental capacity for increased activity, proposals to increase moorings and enhance sport and recreation development, both on and off the main channel of the River Thames, will be permitted provided that they:

a) do not result in unacceptable impacts on biodiversity, water quality, ecological networks, landscape character or the river's environmental capacity, and
b) conserve and, where possible, enhance the recreational, environmental and navigational functions of the River Thames.

Cotswold Lakes Post-Mineral Extraction After Use

6.52 The south-eastern part of Cotswold District has undergone extensive sand and gravel extraction since the 1920s and this will continue for several years, particularly around Down Ampney. The resulting landscape comprises remnant agricultural land, over 150 artificial lakes and wetland habitats, and areas of active mineral working. The area now forms an east–west landscape corridor containing significant Green and Blue Infrastructure assets, including the River Thames and Thames Path National Trail, the disused Thames and Severn Canal, several Sites of Special Scientific Interest (SSSI), nearby Special Areas for Conservation (SAC) in Wiltshire, and National Cycle Route 45.

6.53 Designated in the 1960s, the Cotswold Lakes (formerly Cotswold Water Park) spans Gloucestershire and Wiltshire and is nationally recognised for its ecological value and role in water-based recreation. A large part of the Cotswold Lakes is designated as a SSSI, which covers just under 2,000 hectares and is the UK's largest marl (lime-rich) lake system [(67)].

6.54 Previous Local Plan policy supported the development of recreation, leisure and tourism facilities across the Cotswold Lakes. However, given the substantial amount of existing and consented holiday accommodation, it is no longer necessary to promote additional provision through a specific policy; proposals will therefore be assessed against **Core Policy 18**. Therefore, the same policy approach will be applied to holiday accommodation within the Cotswold Lakes as elsewhere in the District.

6.55 The Lakes remain an important focus for outdoor and water-based recreation. However, increased visitor numbers have raised concerns for some residents, particularly around access and tranquillity. **Core Policy 18** therefore supports appropriate outdoor and water-based activities while addressing local concerns. New cycling and walking routes will be encouraged, consistent with Gloucestershire's Local Transport Plan and Cirencester's Local Cycling and Walking

[67] SSSI Designation information can be found on the Natural England website at: https://designatedsites.naturalengland.org.uk/SSSIGuidance.aspx

Infrastructure Plan[68].

6.56 **Core Policy 18** supports delivery of the 2008 Cotswold Lakes Strategic Review and Implementation Plan (Masterplan) vision for a sustainable, high-quality landscape[69], which was updated in 2021 and is a live document. Development should also have regard to up-to-date guidance such as the Cotswold Water Park Nature Recovery Plan[70].

6.57 Remnant farmland and nearby SACs, at North Meadow and Clattinger Farm, contribute significantly to the area's ecological value. Enhancing biodiversity at site and landscape scale is essential, as wildlife is a major draw for visitors.

6.58 Given its mineral extraction legacy and recreation role, **Core Policy 18** adopts a more supportive approach to sports and leisure uses. To maximise benefits, improvements will be sought, and potential impacts from increased recreational pressure on SSSI lakes and the SAC must be avoided or mitigated. It is acknowledged there are potential impacts from increased recreational pressure and disturbance on certain lakes in the SSSI and these should be avoided or mitigated.

6.59 Tourist accommodation is addressed through **Core Policy 50** which applies District-wide.

6.60 When considering landscape matters, regard will be had to extant landscape character assessment(s) that apply directly to areas of the Cotswold Lakes within Gloucestershire.

6.61 The Cotswold Lakes boundary relates to the Upper Thames Clay Vales National Character Area (as designated by Natural England), part of which falls within Cotswold District. This designation covers the entire Cotswold Lakes area within Gloucestershire.

Core Policy 18: Cotswold Lakes: Post-Mineral Extraction After Use

Within the Upper Thames Clay Vales National Character Area (as shown on the Policies Map and by **Appendix 18**), proposals for outdoor or water-based sports, leisure or recreational uses on former mineral extraction sites will be permitted where they:

a) deliver net gains for biodiversity proportionate to the site's opportunities
b) conserve and enhance landscape character and reinforce the Cotswold Lakes sense of place
c) improve safe, inclusive public access to and enjoyment of the lakes and surrounding countryside
d) are consistent with, and build upon, approved restoration and aftercare schemes for former mineral extraction sites

[68] Cirencester Local Cycling & Walking Infrastructure Plan, Gloucestershire County Council, June 2022 Add full References including web address (in full/ not a link) in all cases.
[69] Strategic Review and Implementation Plan for the Cotswold Water Park, Scott Wilson, July 2008 and Cotswold Water Park Strategic Review and Implementation Plan – Two Years on Progress up-date and Review, CWP Joint Committee, December 2010Add Reference.
[70] Cotswold Water Park Nature Recovery Plan, Cotswold Water Park Nature Conservation Forum, 2021Add Reference.

e) avoid significant adverse impacts on residential amenity, or mitigate them where necessary, and
f) respect the character and setting of nearby settlements.

Chapter 7: North Cotswold Area Strategy

Introduction

7.1 The North Cotswold Strategy Area includes the parishes lying north of the A40 and forms one of the most distinctive and environmentally sensitive parts of the District. The area is characterised by its rolling limestone uplands, rich historic environment, and a dispersed settlement pattern that has evolved in close relationship with the wider landscape. Large parts of the Strategy Area lies within the Cotswolds National Landscape, reflecting its nationally recognised scenic quality, while two Special Landscape Areas provide an additional layer of local landscape protection (**Figure 7.1**). Although the Cotswolds National Landscape dominates the area, there are important transitional areas outside the designation, particularly to the east of Moreton-in-Marsh and in the far north of the District, where landscape sensitivity and capacity for change are more varied.

7.2 The Strategy Area contains a network of vibrant market towns and service centres that play an essential role in supporting the wider rural hinterland. Moreton-in-Marsh, the only settlement with a mainline railway station in the North Cotswold Strategy Area, provides a key gateway to the wider region, offering direct connectivity to Oxford, Worcester and London. Honeybourne (to the north of Mickleton) and Kingham (to the east of Bedlington) stations are close to the District boundary and provide further access to the same train line. Chipping Campden, Stow-on-the-Wold, and Bourton-on-the-Water are internationally recognised for their heritage, tourism and cultural value, while numerous smaller villages contribute significantly to local identity, rural services and community cohesion.

7.3 Movement across the area is structured by a number of important transport corridors. The A429 (Fosse Way) provides the principal north–south route through the District, connecting many of the area's main settlements. The A44 links the North Cotswold Area to Worcestershire and the West Midlands, while the A40 forms a key east–west corridor at the southern boundary of the Area. These routes collectively support the area's economic resilience, tourism role and its pattern of dispersed rural communities, while also shaping opportunities and constraints for future development.

7.4 Taken together, the Principal and Non-Principal Settlements within the North Cotswold Strategy Area form a dispersed but interrelated network of communities. The Principal Settlements provide the widest range of services and facilities, while smaller settlements play an important role in meeting local needs and sustaining rural communities. The spatial strategy for the area reflects this settlement hierarchy and the significant environmental and heritage constraints that shape patterns of development.

7.5 This Chapter contains the following policies:

- **Core Policy 19: North Cotswold Area Strategy**
- **Core Policy 20: North Cotswold Strategic Infrastructure Delivery**
- **Core Policy 21: Safeguarding of Land for Strategic Infrastructure Schemes in the North Cotswold Area**

- **Core Policy 22: Gloucester and Cheltenham Green Belt**
- **Core Policy 23: Former Cheltenham to Stratford-Upon-Avon Railway Line**
- **Core Policy 24: Special Policy Area – Campden BRI**, and
- **Core Policy 25: Special Policy Area – Fire Service College.**

Housing and Economic Development

7.6 The housing and economic strategy for the North Cotswold Strategy Area focuses growth in the most sustainable locations, where development can support existing settlements, deliver new infrastructure, and respond positively to the area's extensive environmental and heritage constraints. The approach seeks to meet identified housing and employment needs while protecting the distinctive landscape character, historic environment and ecological assets that define the area.

7.7 The majority of new development will be delivered through two Strategic Site Allocations, supported by a range of non-strategic allocations within Principal and Non-Principal Settlements. This enables growth to be planned comprehensively, with development brought forward in a coordinated and infrastructure-led way, including the provision of new schools, community facilities, employment land, green and blue infrastructure and improved transport connections. Smaller allocations play a complementary role by supporting local services, meeting local housing needs and reinforcing settlement patterns.

7.8 The overall approach to housing and employment delivery in the North Cotswold Strategy Area is set out in **Core Policy 19: North Cotswold Area Strategy**, which should be read alongside the relevant District-wide policies.

Strategic site allocations in the North Cotswold Area Strategy

7.9 Two Strategic Site Allocations (defined as developments consisting of over 350 dwellings) form the basis for long-term growth in the Area Strategy, which are:

- strategic extension to the north and west of Mickleton (1,238 dwellings), and
- strategic extension to the south and east of Moreton-in-Marsh (2,217 dwellings). A further area that has the potential to accommodate additional development in the longer term, to the north of Moreton in Marsh, is identified as a 'broad location'. This designation recognises its longer term potential, but will be subject to further consideration through future Local Plans, including its ability to deliver further strategic infrastructure, in particular the northern and eastern sections of a multi-modal spine road.

7.10 These allocations are also shown by **Figure 7.1** and represent the main focus for new homes, employment land, community facilities and green and blue infrastructure to 2043, within this area, thus helping to also enable the coordinated delivery of infrastructure led development.

7.11 Each strategic site allocation is supported by a Site Development Framework, set out in **Appendix B**. The Frameworks provide a comprehensive and coordinated masterplanning approach to delivering each site, establishing the overarching development principles and policy requirements to guide future proposals. This includes matters such as the scale and mix of

development, movement and access, green and blue infrastructure, landscape and heritage integration, infrastructure delivery, and phasing. The Site Development Frameworks are intended to ensure that strategic sites are planned holistically, deliver necessary infrastructure in a timely manner, respond positively to their context, and achieve high quality, inclusive, energy efficient and climate-responsive development. They should be read alongside relevant Local Plan policies and the Cotswold Design Code[71].

Non-strategic site allocations in the South Cotswold Area Strategy

7.12 There are also fifteen non-strategic site allocations (developments of less than 350 dwellings) that help to ensure an appropriate scale and distribution of development across the North Cotswold Strategy Area, supporting the role of settlements such as Bourton-on-the-Water, Chipping Campden, Stow-on-the-Wold and neighbouring rural communities. These smaller sites provide opportunities to reinforce local settlement patterns, support existing services and facilities, and deliver a balanced mix of housing, including affordable homes, while responding sensitively to local landscape character and heritage context.

7.13 Each non-strategic site allocation is accompanied by a Site Development Template, set out in **Appendix C**. The Templates establish the detailed and specific policy requirements, including design principles for matters such as layout, access, landscape integration and environmental performance. They support the delivery of development that reflects local character, contributes positively to settlement form, and achieves high quality, energy efficient and climate responsive design. They should be read alongside relevant Local Plan policies and the Cotswold Design Code.

[71] Add Reference.

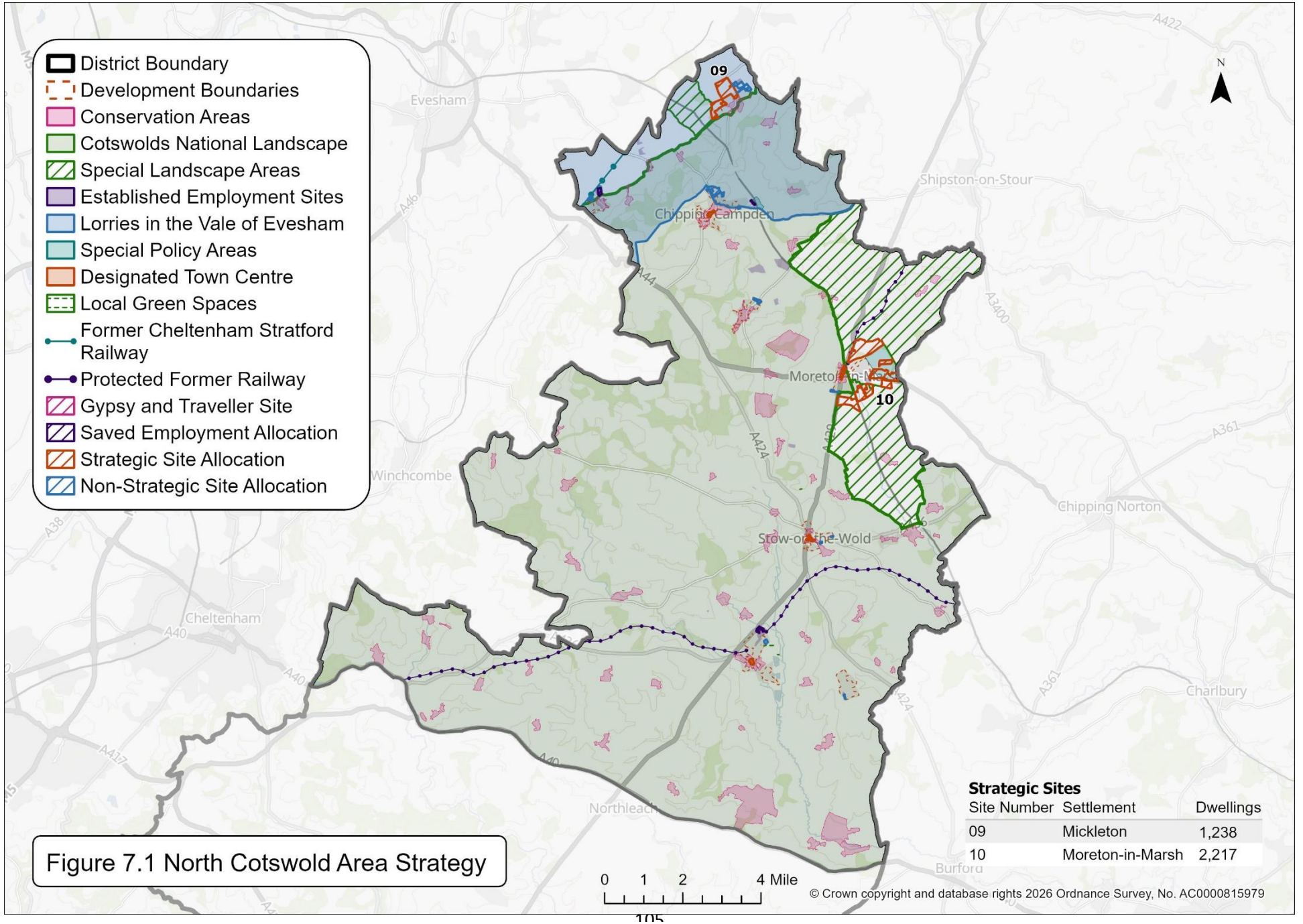


Figure 7.1: North Cotswold Strategy Map

How the North Cotswold Strategy Area Will Change by 2043

7.1 By 2043, the North Cotswold Area will continue to function as a network of thriving market towns, villages and rural communities. Strategic development will have been sensitively integrated with existing settlements, supported by substantial improvements to infrastructure, community facilities, transport networks and green and blue infrastructure. Historic character, landscape settings and biodiversity will have been protected and enhanced.

7.2 By 2043, the Strategic Site Allocations will have delivered coordinated, infrastructure-led growth across the Strategy Area, including:

- 1,238 homes in Mickleton and
- 2,217 homes in Moreton-in-Marsh

7.3 Together, these sites will have created a series of well-connected, sustainable neighbourhoods and communities of strategic scale. Development will have been planned and delivered comprehensively through masterplanning, ensuring that homes, jobs, services and infrastructure are closely aligned and phased appropriately.

7.4 The Strategic Site Allocations will collectively:

- support improved self-containment through the provision of local centres, schools, employment opportunities and community infrastructure
- deliver significant enhancements to sustainable transport, including new and improved walking and cycling routes, better access to public transport, and reduced reliance on the private car
- establish a strong network of multifunctional green and blue infrastructure, integrating biodiversity, recreation, landscape and drainage functions
- protect and where possible enhance the special qualities of the Cotswolds National Landscape, Special Landscape Areas, and the historic environment.

7.5 More detailed, site-specific principles for each Strategic Site Allocation are set out in the Site Development Frameworks (**Appendix B**) and **Core Policy 19**.

7.6 A total of 601 homes will be delivered on fifteen non-strategic site allocations in Blockley, Bourton-on-the-Water, Chipping Campden, Mickleton, Moreton-in-Marsh, Stow-on-the-Wold, Upper Rissington and Willersey.

Core Policy 19: North Cotswold Area Strategy

Our over-arching priorities for the North Cotswold Area are to secure the delivery of housing, jobs and infrastructure required to help achieve sustainable development; improve self-sufficiency for each settlement by enhancing its services and facilities to improve its vitality and viability and the ability to access these through non-car modes; as well as maximising opportunities for sustainable travel choices. Development in the North Cotswold Area should be in accordance with the Settlement Hierarchy set out by **Core Policy 4**.

Housing Delivery

Around 4,056 dwellings will be delivered through a combination of two strategic site allocations and fifteen non-strategic site allocations. Additional development may come forward through Neighbourhood Development Plans and the Development Management process, often referred to as windfalls. **Tables 7.1 and 7.2** show how the level of planned housing within the North Cotswold Area will be distributed for strategic and non-strategic allocations respectively:

Table 7.1: North Cotswold Area Strategic Housing Allocations

Settlement	Site Name	Housing Allocation to 2043	Longer Term Potential (Approximate Figure)
Mickleton	Strategic extension to the north and west of Mickleton	1,238	0
Moreton-in-Marsh	Strategic extension to the South and East of Moreton-in-Marsh	2,217	0
Total		3,455	0

Table 7.2: **North Cotswold Area Non-Strategic Housing Allocations**

Settlement	Site Name	Capacity
Blockley	Former allotments, Station Road	40
Blockley	The Limes, Station Road	8
Bourton-on-the-Water	Land off Mallard Crescent	53
Chipping Campden	Land south of Station Road and east of Chandlers	8
Chipping Campden	Land north-west of Aston Road	10
Chipping Campden	Land north-east of Aston Road	150
Mickleton	Land east of former Meon Hill Nurseries	40
Mickleton	Land between Summerville Ltd. and Stratford Road	33
Mickleton	Land east of Stratford Road	76
Moreton-in-Marsh	Land west of Aldi	20
Stow-on-the-Wold	Land adjacent Griffin Court / Playing Field	44
Stow-on-the-Wold	Land adjoining Tall Trees, Oddington Road	10
Stow-on-the-Wold	The Hollies, Lower Swell Road	8
Upper Rissington	Land west of Delphin Way	26
Willersey	Land between Colin Lane and future Heritage Railway	40

Total	601

Employment Delivery

Existing employment will be protected in accordance with **Core Policy 5**. A total of 7.6 ha of employment land will be provided for business and employment growth on four saved allocations from the 2011-2031 Plan (each allocated for B2, B8 and E(g) uses). The saved allocation policies are repeated by **Appendix 11** for ease of reference. **Table 7.3** shows how the level of planned employment growth within the North Strategy Area will be distributed:

Table 7.3: **North Cotswold Strategy Area Employment Allocations**

Settlement	Site name	Employment land (ha)
Saved Local Plan 2011-2031 Allocations		
Bourton-on-the-Water	Land north of Bourton Industrial Park	4.9
Chipping Campden	Land west of Battlebrook Drive, Station Road	0.7
Willersey	Land north of B4632 and east of employment estate.	2.0
Total		7.6

Development at the new allocations will be supported at the strategic and non-strategic site allocations where it meets the requirements set out within the Site Development Frameworks (**Appendix B**) and Site Development Templates (**Appendix C**) and is in accordance with the Development Plan taken as a whole.

Strategic extension to the North and West of Mickleton

7.7 The strategic extension at Mickleton will deliver sustainable growth to the north and west of Mickleton (**Figure 7.2**) that is sensitive to landscape and the environment. The development will provide well-connected new neighbourhoods including new homes, community facilities, local employment opportunities, significant new public green space, footpaths and cycleways. Key considerations for planning for this site are set out in the Site Development Framework in **Appendix B** and include:

- around 1,238 new homes, including affordable housing
- delivery of a well-planned and integrated residential environment, comprehensively masterplanned across all land parcels rather than developed in isolation
- establishing a strong and enduring western edge to Mickleton, with development contained by a substantial landscape framework
- ensuring that development within the setting of the Cotswolds National Landscape and the adjoining Norton Hall Special Landscape Area is sensitively located and designed to avoid or minimise adverse impacts, through generous buffers, sensitive layout, and appropriate density
- placing green and blue infrastructure at the heart of the scheme, providing multifunctional open spaces, biodiversity enhancement and naturalistic drainage
- creating safe, direct and attractive walking and cycling routes linking the site to Mickleton village centre, schools, services and the surrounding countryside,
- enhancing public transport connectivity, particularly to Honeybourne Railway Station and Moreton-in-Marsh, and
- delivering development that reflects local character, landscape context and village scale, supporting high quality place making for both new and existing residents.

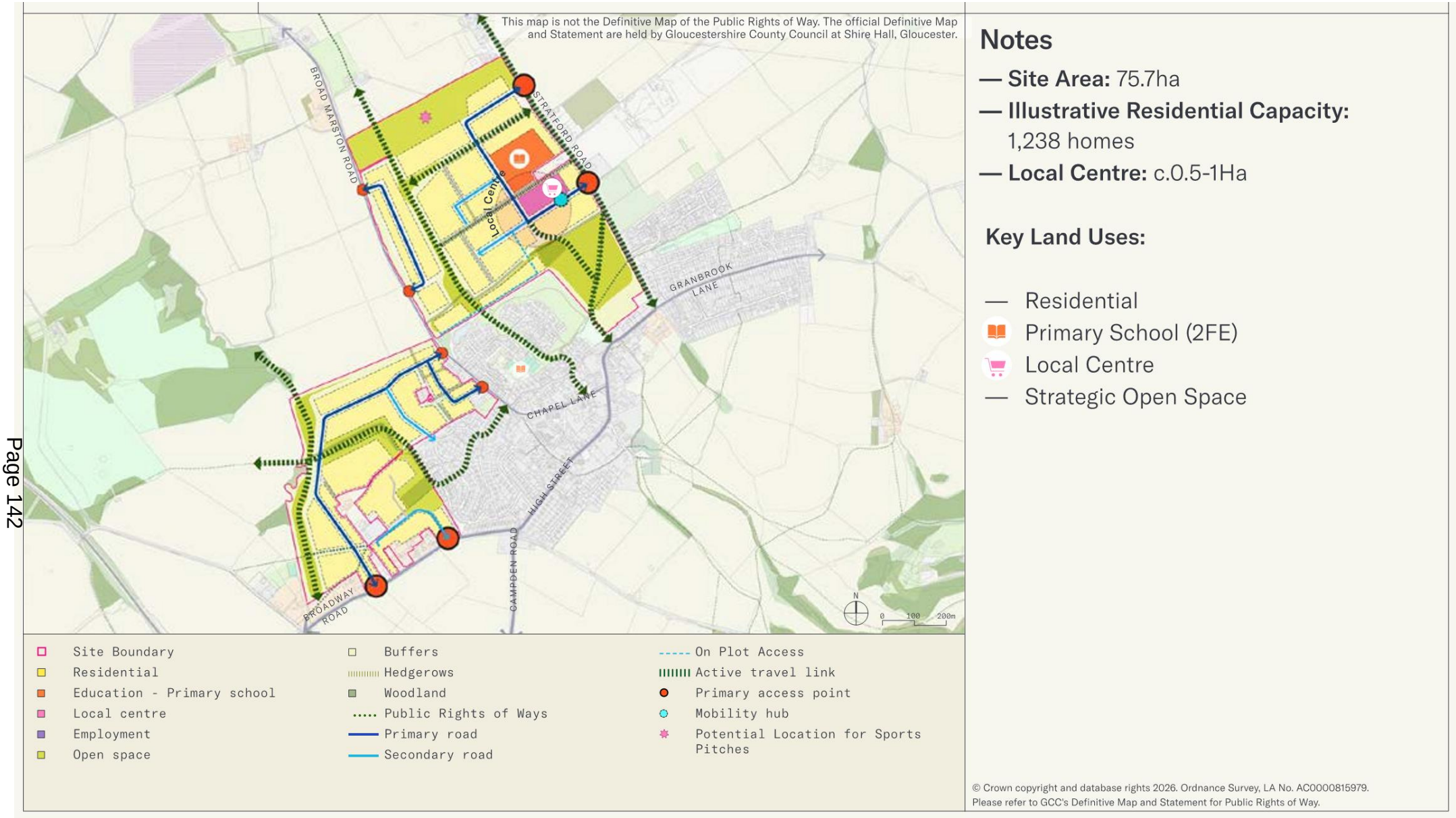


Figure 7.2: Indicative Masterplan Framework for the North and West of Mickleton Strategic Allocation

Strategic extension to the South and East of Moreton-in-Marsh

7.8 The strategic extension to the south and east of Moreton-in-Marsh will deliver a sustainable extension to the town (**Figure 7.3**) that is sensitive to landscape and the environment. The development will provide a well-connected new neighbourhood including new homes, schools, community facilities, local employment opportunities, significant new public green spaces and a multi-modal spine road to help alleviate traffic pressure on the town centre. Key considerations for planning for this site are set out in the development framework in **Appendix B** and include:

- around 2,217 new homes, including affordable housing, to be delivered within the plan period
- around 5.1 hectares of employment land will also be delivered in the Plan period
- a new multi-modal spine road will be delivered through the allocation to the south and east of Moreton in Marsh to help alleviate traffic through the town centre. Two route options for this road to eventually be extended around the eastern side of the settlement to the north is also safeguarded (**Core Policy 21**) to ensure the longer-term delivery of this route is not compromised. The longer-term delivery of the additional phase of road will be subject to further consideration in future Local plans
- a new 2-form entry primary school and a new 6-form-entry secondary school will also be provided to reduce the need for pupils to travel out of Moreton-in-Marsh for secondary education, thus helping to reduce the need for car journeys
- an active transport route from the Fire Services College to the High Street roundabout, including a shared pathway or pathway and cycleway up to the junction with Evenlode Road
- enhanced public transport connectivity, between Moreton-in-Marsh, Bourton-on-the-Water, Cheltenham, Stow-on-the-Wold and Willersey, as well as along the Fosse Way (A429) and along the A44
- upgrades to the facilities at Moreton-in-Marsh Railway Station
- speed limit reductions to promote cycling between Moreton, Willersey and along National cycle routes into Moreton-in-Marsh, and
- identification of a broad location to the north of the settlement that has the longer-term potential to deliver up to 1,138 homes, beyond 2043, but this will be subject to further consideration through future Local Plans, including its ability to deliver additional infrastructure, including the northern and eastern sections of a new multi-modal spine road

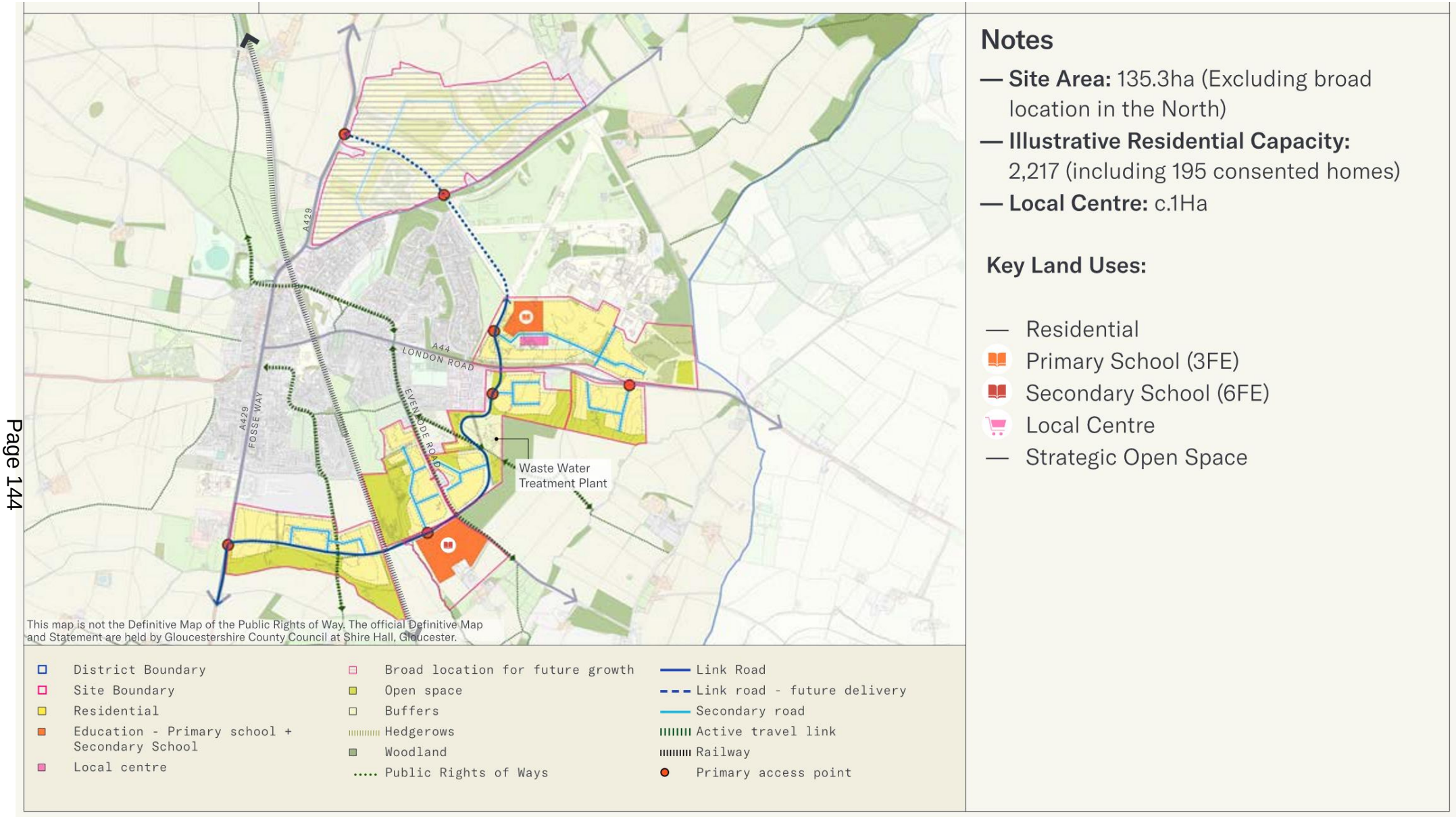


Figure 7.3: Indicative Masterplan Framework for the South and East Moreton-in-Marsh Strategic Allocation

Strategic Infrastructure Delivery in the North Cotswold Area

7.9 To maximise the opportunities for the delivery of sustainable and active travel within the North Cotswold Area, the strategic allocations are required to contribute to strategic transport improvements, as well as the delivery of active travel routes and infrastructure improvements to bus services and the provision of car clubs and e-bike schemes. These measures will be supported by robust travel planning and travel plan monitoring. The allocations will contribute to the delivery of new and enhanced active travel routes from the site and within the town including enhanced connections to rail stations and schools.

7.10 Taken together, the interventions will help to ensure the development proposals, for residential and employment, provide a realistic alternative to the car and mitigate any additional pressure on the highway network resultant from developments, including through supporting sustainable modes.

7.11 In Moreton-in-Marsh development sites will be required to deliver a multi-modal spine road connecting the A429 and A44 through the strategic site allocation. This road will provide connectivity through the sites and serve as the primary 'estate road' access. The road is required to help relieve pressure from some of the key junctions and routes in the Moreton-in-Marsh that would result from additional traffic movements from the new developments. The road will act as a local distributor and will be built to a specification suitable for all vehicles including active travel, buses and HGV's, but should function as a main street, with residential frontages for much of its length.

7.12 The multi-modal spine road will be built to the appropriate design standards and take into account the design principles in the Cotswold Design Code[72]. The route to enable a future onward connection from the A44 in the east of Moreton and the A429 to the north is also safeguarded.

7.13 A new 6-form-entry secondary school will also be provided to provide for the new development, whilst also reducing the need for pupils to travel out of Moreton-in-Marsh for secondary education, thus helping to reduce the need for car journeys.

7.14 It is therefore important that strategic transport and infrastructure improvements are made within the North Cotswold area as set out within the following **Core Policy 20** in addition to the site-specific requirements set out in **Core Policy 19** and the Site Development Frameworks (**Appendix B**) and Development Templates (**Appendix C**).

[72] Add reference.

Core Policy 20: North Cotswold Strategic Infrastructure Delivery

To deliver the growth in the North Cotswold Area, strategic transport and other infrastructure has been identified to mitigate the impact of planned growth, which is important to help secure a viable and sustainable future for the area.

The strategic infrastructure requirements for the North Cotswold Area include:

c) a multi modal spine road in Moreton-in-Marsh linking the A429 to the south of the town and the A44 to the east of the town for all vehicles, cyclists and pedestrians
d) improvements to Moreton-in-Marsh railway station forming part of a wider Transport Hub
e) new active travel roads along Long Marston Road in Mickleton to facilitate segregated access to National Cycleway 5
f) new active travel routes between Moreton-in-Marsh and Willersey, Bourton-on-the-Water and Stow-in-the-Wold, as well as along Fosse Way (A429) and the A44
g) a new 6-form entry secondary school, accessed from the new multi modal spine road, to the south of Moreton-in-Marsh, and
h) a new 2-form entry primary school on in Moreton-in-Marsh and a new 2-form entry primary school on in Mickleton

The package may be further refined through development of the Local Transport and Connectivity Plan being developed by Gloucestershire County Council.

Safeguarding of Land for Strategic Transport Schemes in the North Cotswold Area

7.15 Delivery of the strategic transport improvements, will require land to be safeguarded, as set out in **Core Policy 20: North Cotswold Strategic Infrastructure Delivery.** As discussed above, two routes are safeguarded for the potential longer term extension of the multi-modal link road to the east and north of Moreton-in-Marsh to ensure route options remain open while more detailed feasibility and other necessary work is undertaken.

Core Policy 21: Safeguarding of Land for Strategic Infrastructure Schemes in the North Cotswold Area

Land is safeguarded to support the future delivery of the following schemes as listed in **Core Policy 20**:

- a multi modal spine road in Moreton-in-Marsh linking the A429 to the south of the town and the A44 to the east of the town for all vehicles, cyclists and pedestrians, and
- a future section of the multi-modal spine road between the A44 to the east and A429 to the north of Moreton in Marsh.

Any proposals for development that may reasonably be considered to have the potential to impact the delivery of the identified schemes (as shown by maps in **Appendix 8** and the Policies Map)* would need to demonstrate the proposal would not harm its delivery.

If necessary, the Council, working in partnership with Gloucestershire County Council and relevant neighbouring authorities, will use Compulsory Purchase Powers to enable delivery and bring forward the identified transport schemes, to support delivery of the Cotswold District Local Plan

Planning permission will not be granted for development that would prejudice the construction or effective operation of the scheme listed.

*the area shown on the Policies Map and **Appendix 8** illustrates where the policy will apply. It does not seek to show a precise alignment for the schemes, which will need to be informed by detailed design work, carried out in consultation with landowners, National Highways, Gloucestershire County Council and other relevant parties.

Gloucester and Cheltenham Green Belt

7.16 A very small part of the District, near Ullenwood, lies within the Gloucester and Cheltenham Green Belt. This 1.1 km^2 area, which includes Crickley Hill Country Park, is situated on top of the Cotswold escarpment and is located entirely within the Cotswolds National Landscape, which further reinforces its landscape sensitivity and the importance of conserving its openness and scenic quality.

7.17 National planning policy requires planning positively to enhance the beneficial use of Green Belt land, and specifies that inappropriate development, which is by definition harmful, should only be approved in very special circumstances.

7.18 A review of the Gloucester and Cheltenham Green Belt was completed in 2026. This concluded that the part of the Green Belt within Cotswold District (Parcel SH7)[73] makes a strong and essential contribution to meeting the purposes of the Green Belt. The rising landform, extensive mature woodland and open countryside create a clear and robust separation between Cheltenham, Gloucester and the wider rural landscape. The parcel performs strongly in preventing urban sprawl, preventing the merging of settlements, and safeguarding the countryside from encroachment. The review also confirmed that this land does not meet the definition of Grey Belt and remains a critical component of the wider Green Belt designation.

Core Policy 22: Gloucester and Cheltenham Green Belt

Inappropriate development within the Green Belt will not be permitted except in very special circumstances, in accordance with national planning policy. Proposals must conserve and enhance the openness, landscape character and separation function of this part of the Green Belt, which also lies within the Cotswolds National Landscape.

[73] Gloucester and Cheltenham Green Belt Review, LUC, 2026
Add full Reference, including web address without hyperlinks .

Former Cheltenham to Stratford-upon-Avon Railway Line

7.19 The Cheltenham to Stratford-upon-Avon railway line, the 'Honeybourne Line', is a former double-track main line route, which once linked directly to Birmingham. A disused section of the line passes through the parishes of Willersey and Saintbury. The Gloucestershire Warwickshire Railway, a volunteer-run heritage railway, has reopened a 14-mile section from Cheltenham to Broadway, and there is potential to extend four miles northwards to the national main line network at Honeybourne, which includes a two-mile section through Cotswold District. The railway is a significant regional tourist destination and a contributor to the local economy.

7.20 The Honeybourne Line also has national strategic importance. Passenger and freight use on the national rail network are rising. More and more dismantled railway lines across the country are being reopened to alleviate increasing congestion on the national transport network.

7.21 Many locations along this route, including Willersey and Weston-sub-Edge, lost their railway stations when services were withdrawn before the line's closure in the 1970s. Protecting this route therefore also provides an opportunity to reopen these stations and increase accessibility in the District, although any future connections to the main line would be subject to necessary capacity enhancements also being delivered on the main network.

Core Policy 23: Former Cheltenham to Stratford-Upon-Avon Railway Line

Development to restore and reinstate the railway connection between Broadway and Honeybourne (as shown on the Policies Map and by **Appendix 19**) will be permitted provided that:

a. it positively contributes to the restoration of the former railway line
b. does not impair restoration, improvement or reconstruction of the former railway line and retains existing embankments, cuttings, bridges and other associated features, and
c. respects, improves and enhances its character, setting, biodiversity and historic value.

Development that would harm the route, function, character, or implementation of the proposed or existing transport network and related services and facilities will not be permitted.

Special Policy Areas

7.22 Due to the significance of their contribution to the Cotswold economy, three areas are subject to dedicated 'Special Policy Area' policies (**Core Policies 24** and **25**). Two of these are in the North Strategy Area, which are: Campden BRI, Chipping Campden and the Fire Services College, Moreton-in-Marsh. The Special Policy Area policies for these locations provide clarity to help ensure that a holistic and long-term approach is taken to planning for these sites.

7.23 Applications will need to be supported by comprehensive Master Plans for each of these sites. These will provide additional guidance to assist with the planning for these sites. The Master Plans will be prepared with an appropriate level of community participation, as described in the Councils Statement of Community Involvement.

Campden BRI, Chipping Campden

7.24 Campden BRI is a food research and development institution near Chipping Campden where national and international food testing and research is completed. It has seen significant growth in business, with food security being a key issue for both private and public sector members. Campden BRI currently has 2,100 members from 70 countries across the world, including Pepsi, Kelloggs, and Warburtons. It holds conferences and training events for 17,000 visitors per year. The company employs 300 staff at Chipping Campden.

7.25 The existing site comprises a series of ad hoc buildings and facilities which no longer meet modern standards of design or efficiency for a research and development institution. Campden BRI requires a positive framework which supports investments in new laboratories, business space, and supporting infrastructure to fulfil its growth aspirations whilst recognising the environmental and landscape constraints.

7.26 The Council recognises that the wider Campden BRI site needs to be conceptualised and planned as a comprehensive development to secure the future of the organisation within the District. The overriding constraint is part of the site's location within Flood Zone 3b, and Campden BRI is working with the Environment Agency to resolve this issue. Further significant constraints, in particular, those relating to access and the location within the Cotswolds National Landscape, must be addressed through the master planning process.

Core Policy 24: Campden BRI Special Policy Area

Proposals for development within Campden BRI Special Policy Area (defined on the Policies Map and shown by **Appendix 7**) will be supported where they demonstrate a comprehensive and master-planned approach, considering the wider land holding (i.e. the whole planning unit) and support the long-term future of the site.

At this site, proposals for new laboratories, business space, conference, training facilities, staff and visitor facilities, ancillary development, and associated infrastructure to facilitate the use of the site as a food testing and research establishment, will be permitted provided that:

a) development proposals are tied to the established operations of the Campden BRI
b) proposals are supported by a comprehensive phasing plan
c) that all flood constraints are identified and overcome including the implementation of appropriate mitigation measures and their long-term management which can be secured through conditions or separate contractual agreements.

Applications should be supported by a Masterplan that is produced in consultation with the local community that demonstrates the comprehensive phasing programme for the construction, reuse or demolition of existing redundant buildings and infrastructure within the site.

Fire Service College, Moreton-in-Marsh

7.27 The Fire Service College is a leader in fire and emergency response training and one of the world's largest operational fire and rescue training facilities. It specialises in providing dedicated

training for fire and rescue services, emergency responders and a wide spectrum of commercial and public sector clients globally.

7.28 In March 2013, the College moved from government to private ownership to help secure future investment to maintain the College as a pioneering facility for the fire and rescue services, both in the UK and overseas. Significant new and replacement infrastructure and supporting facilities are required to ensure that the College remains at the forefront of training provision.

7.29 The site is over 100 hectares on the eastern edge of Moreton-in-Marsh and is significant to the town's future. Consequently, the development of the site needs to be planned in a holistic manner to secure the long-term future of the College and achieve benefits to the local community. For example, the College has recreational facilities that are not currently available in Moreton-in-Marsh. The Master Plan should aim to secure public access to these facilities on a permanent basis.

7.30 Care will need to be taken in the master planning of the site to provide a landscape sensitive gateway from the eastern approach into Moreton-in-Marsh, which provides a smooth transition between the countryside and the settlement.

Core Policy 25: Fire Service College Special Policy Area

Proposals for development within the Fire Service College Special Policy Area (defined on the Policies Map and shown by **Appendix 7**) will be supported where they demonstrate a comprehensive and master-planned approach, considering the wider land holding (i.e. the whole planning unit) and support the long-term future of the site.

At this site, proposals for development of operational fire, rescue and emergency responders' training facilities, ancillary development, and associated infrastructure, will be permitted provided that:

a) development proposals will be tied to the operations of the Fire Service College
b) enhance the setting afforded by this important gateway site to Moreton-in-Marsh
c) demonstrate that a thorough investigation of noise, fumes and smells has been carried out in relation to the use of the operational area, and identify any appropriate safeguarding measures required to satisfactorily address potential impacts on residential and other sensitive areas
d) undertake a Phase 1 Preliminary Risk Assessment to investigate land contamination on the site, with any necessary remediation measures required to a standard agreed with the Local Planning Authority
e) seek to retain, protect and proactively manage the designated Wildlife sites
f) demonstrate how community leisure uses will be safeguarded and access will be provided to ensure their available use for local residents, and
g) demonstrate how existing trees and other vegetation around the boundary and stretching into the site will be retained and enhanced, especially where this would improve biodiversity and landscape screening, through a long-term arboricultural management plan. Where there is no alternative but to remove existing trees and vegetation, appropriate mitigation will be provided, including on-going management.

Applications should be supported by a Masterplan that is produced in consultation with the local community that demonstrates how the proposals for new buildings are effectively screened from view from outside the site, particularly along the approach roads to Moreton-in-Marsh.

Chapter 8: Sustainable Construction and Renewable Energy

Introduction

8.1 Achieving a low-carbon future for Cotswold District requires a fundamental shift in the way buildings are designed, constructed, adapted and powered. As national and local commitments drive the transition towards net zero carbon, sustainable construction methods and renewable energy generation are central in minimising the long-term environmental impact of development. This chapter sets out how the Local Plan will guide development to reduce energy demand, eliminate reliance on fossil fuels, and expand renewable energy generation across the District.

8.2 The built environment plays a major role in the District's total carbon emissions. Improving the energy efficiency of both new and existing homes and workplaces will be essential to meeting the national carbon budget and targets by 2050[74]. Energy retrofitting in existing building measures, alongside high standards for new development, ensure that buildings use less energy, cost less to run, emit less carbon and are more resilient to climate change.

8.3 At the same time, the transition to zero-carbon requires a significant increase in renewable energy deployment. Solar panels, wind turbines and battery storage will all have a role to play in meeting rising electricity demand while maintaining the District's exceptional landscape quality and heritage assets. The policies in this chapter provide a positive framework for supporting well-designed renewable energy projects, ensuring that they are delivered in appropriate locations and contribute meaningfully to both local and national climate goals.

8.4 This chapter includes the following policies:

- **Core Policy 26: Retrofitting and Decarbonisation of Existing Buildings**
- **Core Policy 27: Net Zero Carbon New Buildings**
- **Core Policy 28: Renewable and Low Carbon Energy Generation, Storage and Transmission**
- **Core Policy 29: Wind Energy Development**
- **Core Policy 30: Roof-Mounted and Ground-Mounted Solar Panels**
- **Core Policy 31: Community Renewable Energy Schemes, and**
- **Core Policy 32: Low Carbon Heat Networks**

Retrofitting and Decarbonisation of Existing Buildings

8.5 The capacity of the UK to generate electricity renewably is not infinite. The total demand on the network needs to be limited to the amount of energy that we can produce primarily from wind and solar energy alongside nuclear by 2050. This requires us to reduce energy use from existing

74

Climate Change Act 2008
Progress in reducing emissions 2026 report to Parliament (CCC, 2026) – add full reference

buildings through retrofit, which will also save money on energy bills and make the transition affordable for people and businesses and manageable for the country. The approach will also help to reduce overall household costs by lowering combined housing and energy expenditure, thereby improving affordability and resilience to rising living costs.

8.6 The objective of retrofitting should be to put existing buildings on track towards Net Zero Carbon by 2050 (or earlier) and save energy costs for residents. The ultimate ambition is to generate all of a building's energy needs from zero carbon energy sources. This will require a reduction in energy use coupled with an increase in renewable energy generation, as well as the phase out of fossil fuels. Although getting existing buildings on track towards Net Zero is a challenge, it can be done.

8.7 The detailed modelling for the Cotswold context was produced in line with the goal of ensuring the Cotswold District plays its full role in fulfilling the UK's commitment to the Paris Agreement (seeking to limit global climate change to 1.5°C ideally, or no more than 2°C) and included the emissions outside Cotswold District associated with production and transport of goods consumed within Cotswold District. This is different from the UK's legislated national carbon budgets under the Climate Change Act 2008, which the NPPF instructs the local plan to pursue (NPPF 2024 paragraph 162/footnote 61, and draft NPPF 2025 Plan-Making Policy CC1/footnote 30). However, the national analysis of the most realistic pathway to those legislated carbon budgets identifies[75],[76], a similar range of changes are needed in existing and new buildings, including greater acceleration of rollout of energy efficiency improvements and electric heat pumps to existing buildings as well as near-Passivhaus standards of energy efficiency in new homes from 2025 and an ongoing increase in renewable energy generation (both on-site at buildings, and standalone). Neither current nor incoming Building Regulations deliver the full level of energy efficiency that had been identified as necessary within that pathway.

8.8 This level of ambition emphasises the need to reduce the consumption of fossil fuels in the District and the reason why the following retrofit policies are based on a three-pronged approach: 1) move away from gas and oil boilers; 2) use energy more efficiently; and 3) generate renewable energy on-site where possible.

8.9 There are other valuable co-benefits that are also a key outcome from retrofitting buildings. Improving airtightness, insulation, ventilation and addressing defects and damp are all components of good retrofit, and all will make homes more robust, more comfortable and healthier.

A hierarchy of retrofit measures

8.10 Retrofitting involves incorporating measures in existing buildings to reduce the demand for

[75] Climate Change Committee (2025) *7th Carbon Budget*. https://www.theccc.org.uk/publication/the-seventh-carbon-budget/

[76] Climate Change Committee (2019) *UK Housing: Fit for the future?* https://www.theccc.org.uk/publication/uk-housing-fit-for-the-future/

energy. It can also include micro energy generation [(77)]. For example, retrofitting can reduce the amount of heat lost through the roof, walls and windows and can help generate more renewable energy on site with solar panels.

8.11 The following provides a hierarchy of retrofit and decarbonisation measures and highlights the measures that will have the greatest impact on reducing carbon emissions:

- **No more fossil fuels:** the main objective of retrofit should be to accelerate the move away from gas/oil boilers towards heating systems using electricity (e.g. heat pumps[78]). Households not served by mains gas should remain off gas
- **Energy efficiency improvements:** save energy, reduce running costs and improve comfort. Upgrading windows, insulating walls, roofs and floors, improving airtightness and installing effective and efficient ventilation (e.g.,Mechanical Ventilation with Heat Recovery (MVHR) all improve comfort and energy efficiency. Which combination of measures are appropriate for a particular building will depend on a variety of factors, including its age, construction, current level of energy efficiency and any technical constraints
- **Solar PVs:** we need to increase solar energy generated in the Cotswold District to balance energy use, thereby reducing carbon emissions and energy bills. Many homes and commercial buildings have a significant roof space and can directly benefit from this 'free' electricity
- **Demand flexibility for a smarter electrical system:** energy storage (e.g. hot water tanks, batteries) and smart controls will play an important role in integrating buildings into the wider energy system, and
- **Whole house building approach:** this includes a whole building assessment and a detailed design and specification as set out by Historic England guidance[79]. The whole building approach is a systematic process for devising and implementing suitable, coordinated, balanced and well-integrated solutions.

8.12 In addition to these policies, buildings must also comply with all requirements of the Building Regulations Part L (2021) and Part L (2026) (the Future Homes and Buildings Standard) from March 2027 (in accordance with the implementation and transitional arrangements published by MHCLG)[80].

8.13 While retrofitting may reduce the operational emissions, embodied carbon can increase when emissions associated with the sourcing, manufacture and transportation of materials are considered. Further emissions can be generated if inappropriate measures need to be removed or replaced later because they do not perform effectively. It is therefore important to consider the whole life carbon impact of measures.

8.14 The embodied carbon of buildings and structures are a material consideration in the determination of planning applications. Proposals are required to demonstrate that opportunities for the retention and retrofitting of existing buildings within a site have been considered and

[77] Examples of micro-renewables include heat pumps (ground and air); micro-hydro; micro-wind turbines (free-standing or building-mounted); solar hot water (also known as solar thermal); and solar photovoltaics (solar PV).

[78] Direct electric heating and hot water may be acceptable in a very efficient home

[79] Add Reference.

[80] Add Reference.

accommodated as far as practicable and viable in the design of new development. Where proposals seek to demolish a building and / or structure, evidence must be submitted with the planning application to demonstrate why this is necessary. This evidence should demonstrate why demolition would better facilitate the fundamental purpose of planning, the achievement of sustainable development.

8.15 There is a large number of designated heritage assets, including listed buildings, and other traditionally constructed historic buildings in the District. It is vital that these buildings are adapted to meet the challenges of the climate crisis, while still ensuring that their historic significance and character is retained. The maintenance and repair of older buildings is essential to their long-term conservation and energy performance. It should be undertaken before adaptions are considered.

8.16 The approach to retrofit and energy efficiency proposals can be very different for traditionally constructed buildings, particularly those of solid wall construction, compared with modern buildings. Installing inappropriate measures can cause harm both to the historic significance of the heritage asset but also not deliver the desired energy or carbon savings, or comfort and health outcomes for occupants for example if the measures exacerbate damp issues in the property. Given the challenge of retrofitting traditional historic buildings, a "whole building approach" should be taken for any significant measures ensuring that the benefits are maximised and any detrimental impacts avoided.

8.17 It is important that any measures that might be harmful to a heritage asset are fully assessed in line with the Historical Environment Policies in this Local Plan, ensuring that the implications of the measures and their potential public benefits are fully understood, normally as part of a whole-building assessment. A range of information, as set out in the policy, are likely to be required, in support of relevant applications, to justify any measures that have the potential to be harmful to the significance of the heritage asset, for example providing details on the likely carbon savings of any measures, including the embodied carbon cost of those measures.

Core Policy 26: Retrofitting and Decarbonisation of Existing Buildings

Buildings of Modern Construction

Mitigating and adapting to climate change can be addressed through a variety of means, from the incorporation of better insulation and renewable energy technologies to adaptations for severe weather events, and the use of local and recycled building materials. Re-use of existing buildings is also often more environmentally sustainable than demolition and new build. Development proposals must accord with the following criteria:

a. applications for the creation of one or more residential dwellings and/or commercial units through conversions/change of use will be expected to incorporate a new low carbon heating system
b. proposals that seek to extend an existing residential or commercial building will be expected to demonstrably improve its energy efficiency, improve its adaptability to climate change and, where possible, appropriately incorporate micro-renewables and de-carbonise its heating system

c. proposals that facilitate carbon reduction through retrofitting at whole street or neighbourhood scales will be supported, subject to all other relevant policies and legislation, and
d. proposals to demolish existing buildings and structures will not be permitted unless accompanied by evidence that demolition and rebuild would support the principles of achieving sustainable development, including consideration of embodied carbon and the circular economy.

Buildings of Traditional Construction[81]

The Council will seek to encourage and enable the sensitive retrofitting, use of energy efficiency measures and the appropriate use of renewable energy in buildings of traditional construction, (including listed buildings, non-designated heritage assets, and buildings in Conservation Areas) whilst safeguarding the significance and special characteristics of these heritage assets for the future. The policy will be supported by the Council's Guidance on Traditional Buildings, Retrofit and Energy Efficiency[82]. Development proposals must accord with the following criteria:

e. the Council will expect the 'Whole House' approach to be taken and for proposals to demonstrate that they are consistent with the energy hierarchy (firstly reducing (especially carbon-based energy demand), secondly increasing energy efficiency, and finally looking to generate renewable energy)
f. the future-fitting of energy efficiency and decarbonisation measures and appropriate use of renewable energy in buildings of traditional construction will be supported where harm to the significance of heritage assets is avoided. Where harm cannot be avoided, the harm must be minimised to the lowest level possible and then be justified by the relevant planning balances relating to heritage assets
g. all proposals shall avoid compromising the breathability, ventilation or structural stability of buildings of traditional construction, having due regard to dew points, cold spots and condensation, and
h. proposals to demolish existing buildings and structures of traditional construction will not be permitted unless that demolition and rebuild would support the principles of achieving sustainable development, including consideration of embodied carbon and the circular economy and be justified by the relevant planning balances relating to heritage assets.

The Net Zero Carbon Toolkit

8.18 The Council firmly believes that net zero should be the standard for all new housing and future-fit projects in Cotswold District. To help others reach net zero and to speed up the UK's collective response to the climate emergency, the Net Zero Carbon Toolkit[83], which is a material planning consideration, is openly available as a resource for private and public sector.

[81] Traditional construction Historic England's definition.
[82] Cotswold District Council (2026) *Retrofit and Energy Efficiency*: https://cotswold.gov.uk/planning-and-building/historic-buildings-and-conservation-areas/retrofit-and-energy-efficiency/
[83] https://cotswold.gov.uk/environment/climate-action/how-to-achieve-net-zero-carbon-homes/

8.19 Future-fitting will be encouraged through a range of mechanisms under the influence of the Council and its partners, including via Planning Services, information and advice services, community enabling and support projects and Housing Services.

8.20 The Toolkit can also be used alongside Historic England's Retrofit and Energy Efficiency in Historic Buildings publications [84].

Net Zero Carbon New Buildings

8.21 New buildings should be designed and constructed to be Net Zero Carbon in operation to enable the District to achieve Net Zero and enable residents to have low energy bills. Net Zero Carbon buildings use less energy, do not use fossil fuels on site, are powered by renewable energy sources and in some cases may be able to store energy to use it at a different time. Emphasis is also placed on reducing their embodied carbon during construction and their long-term environmental impact, including demolition and re-use.

8.22 A significant amount of work has been undertaken to define and articulate the detailed requirements of a Net Zero Carbon building. This includes the work undertaken and published by the Climate Change Committee, the Royal Institute of British Architects (RIBA), the Chartered Institute of Building Services (CIBSE), the UK Green Building Council (UKGBC), the Better Buildings Partnership (BBP), the Passivhaus Trust, the Good Homes Alliance (GHA) the London Energy Transformation Initiative (LETI) and the Net Zero Carbon Building Standard [85].

8.23 This work has led to various standards and guidance that are very similar in their approach, setting similar metrics and Key Performance Indicators (KPIs) that include:

- Energy Use Intensity (EUI) targets (kWh/m^2 floor area/yr)
- Renewable energy generation (either as equal to annual energy demand or sometimes in kWh/M^2 footprint/yr, and
- Upfront Embodied carbon targets (kgCO2/m^2 floor area (A1-A5).

8.24 Delivering high-quality energy efficient and low carbon buildings requires addressing several aspects. It is not one-dimensional, hence why the delivery of Net Zero Carbon buildings relies on meeting requirements in different areas, including quality assurance to deliver performance in practice.

[84] Whole house approach to improving energy efficiency; Advice on statutory requirements; Guidance on installing energy efficiency measures https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/

[85] "A1-A5" relates to modules A1, A2, A3, A4 and A5 within the RICS Whole Life Carbon Assessment (RICS WLCA). The RICS WLCA defines buildings' whole-life carbon into a range of modules that are lettered/numbered according to when in the building's lifecycle they occur. Modules A1 to A5 represent emissions caused by the creation of a building from raw material extraction through to completion of construction. Modules A1-A5 are therefore also termed 'up-front embodied carbon'.

8.25 It is possible that the definition of Net Zero Carbon buildings will evolve over time, for example because of the work currently undertaken by the building industry on the Net Zero Carbon building standard (UKNZCBS[86]. The Local Plan supporting evidence base has sought to be consistent with this work.

8.26 Net Zero Carbon buildings in operation are supported by six core principles:

1 - Energy efficiency: buildings use energy for heating, cooling, hot water, ventilation, lighting, cooking and appliances. All energy use within the building must be considered, i.e. not only "regulated" energy use. The efficient use of energy reduces both carbon emissions and running costs

2 - Low carbon heat: low carbon heat is an essential feature of Net Zero Carbon buildings. All new buildings should be built with a low carbon heating system and must not connect to the gas network or, more generally, use fossil fuels on-site

3 - Renewable energy generation: new buildings should seek to add at least as much renewable energy generation to the energy system as the energy they will use in an annual basis. In Cotswold, solar photovoltaic (PV) panels will usually be the renewable energy system to deliver this objective

4 - Energy flexibility: new buildings should be able to store energy and use it at different times (e.g., when it is cheaper and/ or lower carbon)

5 - Embodied carbon: operational carbon is only part of the story. Net Zero Carbon buildings should also minimise carbon that is embodied in the materials used in construction of the building and their impact throughout their lifecycle, including demolition, and

6 - A very limited role for offsetting: the Climate Change Committee is clear: offsetting must have a very limited and defined role if we are to achieve Net Zero by 2050, and it should not be relied on as a key mechanism to decarbonise new buildings. Its role should therefore be clearly defined and restricted.

8.27 In simple terms, to achieve net zero carbon in a new building, the energy use of a building should be matched by renewable energy generation on an annual basis.

8.28 In addition to **Core Policy 27: Net Zero Carbon New Buildings**, buildings must also comply with all requirements of the Building Regulations Part L (2021) and Part L (2026) (the Future Homes and Buildings Standard) from March 2027 (in accordance with the implementation and transitional

[86] The UKNZCBS is a standard developed in coalition by all major standard-setting bodies in the UK built environment. After a year-long pilot, the full Version 1 of the UKNZCBS was published in Spring 2026. The UKNZCBS is designed to define what energy/carbon performance is needed in buildings in order to be in line with the UK's transition to net zero carbon by 2050. However, please note that the standards it sets would not make a building net zero carbon in all cases, because its renewable energy generation targets are set in relation to building footprint, not in relation to matching the building's energy demand. https://www.nzcbuildings.co.uk/the-standard

arrangements published by MHCLG)[87]. New dwellings should also comply with the requirements of Part O (Overheating)[88]. However, the compliance with Building Regulations continues to be through building control, not through the planning permission system.

Space Heating Demand

8.29 The space heating demand is the amount of heat energy needed to heat a home over a year and is expressed in kWh/m^2/yr. It is a measure of the thermal efficiency of the building elements. Various design and specification decisions affect space heating demand including building form and orientation, insulation, airtightness, windows and doors and the type of ventilation system.

8.30 The Climate Change Committee has published a report in 2019 named 'UK housing – fit for the future?'[89]. The report highlights the need to build new buildings with 'ultra-low' levels of energy use. It makes a specific reference to space heating demand and recommends a maximum of 15-20 kWh/m^2/yr for new dwellings. This recommendation is also in line with the recommendations of the Royal Institute of British Architects (RIBA), the Low Energy Transformation Initiative (LETI), the UK Net Zero Carbon Buildings Standard[90] and the UK Green Building Council (UKGBC).

8.31 As a dwelling with a low space heating demand would lose heat very slowly, it will place lower 'peak demand' on the grid thus also make it easier for the wider energy system to deliver energy in a flexible way, helping to maximise the contribution from renewable energy and reduce energy cost benefits for the residents.

8.32 **Core Policy 27** operates an approach where space heating demand requirements become more stringent over time. This is designed to support town planners, architects, building specialists to put in place new processes and provide time to up skill.

Energy Use Intensity (EUI)

8.33 For new buildings to be compliant with our climate change targets, they need to use a total amount of energy that is small enough so that it can be entirely matched, on an annual basis, by renewable energy and low carbon energy generation on site. Reducing total energy use is also beneficial as it would directly reduce energy costs for residents and building users and minimises the need for grid capacity expansion as above.

[87] https://www.gov.uk/government/publications/the-future-homes-and-buildings-standards-building-circular-012026/the-future-homes-and-buildings-standards-building-circular-012026-letter

[88] of Housing, Communities & Local Government (2026) The Future Homes and Buildings Standards: Building Circular 01/2026: https://www.gov.uk/government/publications/the-future-homes-and-buildings-standards-building-circular-012026/the-future-homes-and-buildings-standards-building-circular-012026-letter
.

[89] Climate Change Committee (2019) *UK housing: Fit for the future?:* https://www.theccc.org.uk/wp-content/uploads/2019/02/UK-housing-Fit-for-the-future-CCC-2019.pdf

[90] The UK Net Zero Carbon Buildings Standard (2026) https://www.nzcbuildings.co.uk/the-standard

8.34 The Energy Use Intensity (EUI) metric is beneficial as it can be measured postconstruction, therefore helping to drive down the performance gap which is a significant issue in the construction industry.

8.35 This policy operates an approach where the Energy Use Intensity (EUI) requirement for dwellings becomes more ambitious over time. This is designed to support town planners, architects, building specialists to put in place new processes and provide time to upskill.

8.36 For more information about the EUI metric, please refer to the Sustainable Construction Policies: Operational energy and carbon evidence base[91].

No Fossil Fuel Use

8.37 New buildings cannot continue to burn fossil fuels for heating and hot water if the UK is to achieve Net Zero and for Cotswold to play its proportionate role in the achievements of nationally legislated carbon budgets. Low carbon heating is therefore an essential component of a Net Zero Carbon building and fossil fuels shall not be used on-site to provide heating or hot water. Fossil fuel should not be used for cooking either.

8.38 The main low carbon alternative to fossil fuels currently available is electricity. Electricity can be provided through on-site renewables and through grid electricity, which is becoming increasingly decarbonised. The use of electricity for heating, hot water and cooking also benefit air quality as there are no local emissions. However, it is important that energy use is limited to reduce the burden on the national grid in the wider context of electrification of transport and buildings.

8.39 Heat pumps can provide both space heating and domestic water heating and can serve individual homes or communal heating systems. The key benefit of heat pumps is their efficiency. Efficiencies vary but are typically around 350% for an Air Source Heat Pump. Heat sources can include outside air, the ground or a local water source.

8.40 Direct electric heating systems convert electricity directly into heat through resistive heating. It is typically 100% efficient. When direct electricity is used it is important to reduce the risk of high energy bills by ensuring that the dwelling is truly low energy. This can be ensured using an independently certified performance standard that limits space heating demand (e.g. Passivhaus). Sustainable green hydrogen is not currently a viable option.

On-Site Renewable Energy

8.41 New buildings should contribute to the significant increase in renewable energy generation

[91] Etude and Levitt Berstein, November 2023 *Sustainable Construction Policies: Operational energy and carbon evidence base:* https://cotswold.gov.uk/planning-and-building/planning-policy/

required between now and 2050. The simplest way to achieve the overall objective of balancing total energy use and renewable energy generation for new buildings at a system level is to balance this at the site level, rather than at an individual dwelling level.

8.42 A significant advantage is the generation of electricity close to its point of use, helping to deliver significant energy cost savings for residents and building users. The supporting evidence shows that for domestic buildings the level of generation is deliverable for typical new development. It is also important to note that all new dwellings will have to comply with the PV requirements of the Future Homes Standard from 2027-28[92]. Roof design can also be optimised to maximise energy output from photovoltaics.

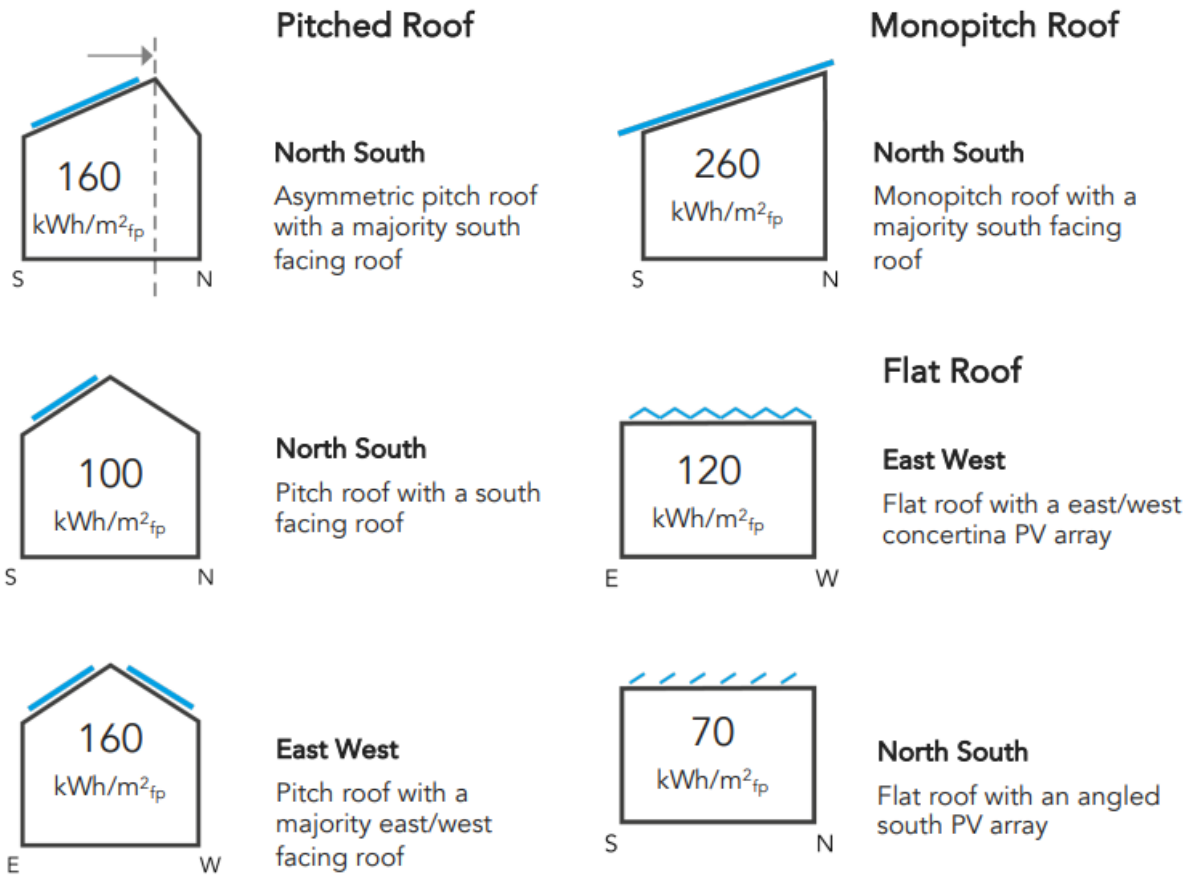


Figure 8.1: Roof design can be optimised to maximise energy output from photovoltaics.

Energy Offsetting

8.43 The Climate Change Committee is clear, offsetting must have a very limited and defined role if

92 The Future Homes and Buildings Standard, Approved Document L 2026, https://www.gov.uk/government/publications/approved-document-l-2026 .

we are to achieve Net Zero by 2050[93]. Its role in the Local Plan as part of the Net zero carbon new buildings suite of policies should therefore be limited to a mechanism that enables buildings that cannot technically achieve net zero energy balance on site to be 'deemed compliant' with planning policy. This policy limits the role and scope of the offset mechanism to a 'renewable energy offset' with the offset price expressed in £/kWh instead of £/tCO2. This makes it independent from carbon factor changes.

8.44 **Figure 8.2** provides a list of requirements an application would have to meet before being allowed to use offsetting as a planning compliance mechanism. However, the offset mechanism is restricted to funding 'missing' PVs.

Reduced operational energy consumption	**Achieve a Space Heating Demand and an Energy Use Intensity (EUI) lower than the levels required in the Local Plan** (e.g. 30 kWh/m^2 GIA/yr and 40 kWh/m2 GIA/yr respectively for domestic buildings)
Low carbon energy supply	**No gas connection or fossil fuel use on site** (or connection to heat networks using fossil fuels
On-site renewable energy generation	**Achieve a minimum electricity generation intensity compliant with the requirement in the local plan or as a minimum** 50-120kWh/m^2 ground floor area/yr)
Net Zero energy balance	**Annual balance of zero** for the whole development showing predicted energy use and renewable energy generation on-site.

Figure 8.2: List of requirements a planning application would have to meet before being allowed to use offsetting as a planning compliance mechanism.

8.45 Offset contribution will be used to fund PV systems in Cotswold District (or if not feasible then within Gloucestershire) to compensate the renewable energy generation shortfall. Therefore, the offset price should be set at a level which enables the Council to find, manage, fund and deliver these PV systems off-site. This purpose will be defined in the legal agreement related to the permission.

Core Policy 27: Net Zero Carbon New Buildings

All new dwellings shall be designed and built to be Net Zero Carbon in operation. They should be low energy buildings, use low carbon heating, contribute to the generation of renewable energy

on-site, be flexible in terms of energy use and be constructed with low levels of embodied carbon. The delivery of these policy requirements will be supported by appropriate planning condition(s).

Space Heating Demand

Until 31 December 2030, applications for non-domestic buildings and/or new dwelling(s) must include a predictive energy modelling assessment to demonstrate a space energy demand limit of no more than 30 kWh/m^2 GIA/yr.

From 1 January 2031, applications for non-domestic buildings and/or new dwelling(s), must include a predictive energy modelling assessment to demonstrate a space energy demand limit of no more than 20 kWh/m^2yr for detached houses and bungalows, and 15 kWh/m^2yr for all other typologies.

Energy Use Intensity (EUI)

Until 31 December 2030, applications for new dwelling(s) must include a predictive energy modelling assessment to demonstrate an Energy Use Intensity (EUI) of no more than 40 kWh/m^2/GIA/yr.

From 1 January 2031, applications for new dwelling(s), must include a predicative energy modelling assessment to demonstrate an Energy Use Intensity (EUI) of no more than 35 kWh/m^2 GIA/yr.

New non-domestic buildings shall achieve an Energy Use Intensity (EUI) of no more than the following (where technically feasible) by building type or nearest equivalent:

a. warehouses and light industrial units (heated; excluding refrigerated storage units and data centres): 40 kWh/m^2 GIA/yr
b. student/keyworker accommodation: 65 kWh/m^2 GIA/yr
c. higher education teaching facilities, GP surgery: 70 kWh/m^2 GIA/yr
d. offices: 90 kWh/m2 GIA/yr, and
e. care Homes: 150 kWh/m^2 GIA/yr

Applicants must therefore submit predictive energy modelling to demonstrate that the development accords with this target. It is accepted that some sub-classes of building within these categories will unavoidably exceed these limits due to the inherent purpose of the building, for example retail units focussed on groceries or food and beverage which therefore have needs for extensive refrigeration. In such cases, the application should demonstrate how the energy use has been minimised as far as feasible and viable, and compare the predictive energy modelling outcomes to the most relevant energy use intensity limits from the UK Net Zero Carbon Buildings Standard for the anticipated year of building completion.

No Fossil Fuel Use

New developments shall be constructed without connection to the national/central gas grid. All applications shall be submitted with sufficient information to demonstrate this.

New buildings shall be constructed to provide primary sources of space heating, cooling, hot water and cooking by means of non-fossil fuels. All applications shall be submitted with sufficient information to demonstrate this

On-Site Renewable Energy

Renewable energy should be generated on-site for all new developments. All applications for new-build development shall be submitted with sufficient information to demonstrate that the following requirements are met or justification as to why they cannot be technically achieved.

The amount of expected energy generated in a year shall match or exceed the predicted annual energy demand of the building, i.e. Renewable energy generation (kWh/m^2/yr) = or > EUI (kWh/m^2/yr).

When this is not technically possible or viable (as demonstrated by suitable justification) to achieve an energy balance, the amount of renewable energy generated in a year shall be, as a minimum:

e. at least 120 kWh/ground floor area per year for industrial buildings (measured in per square meter of ground floor area), and
f. at least 50kWh/m^2 ground floor area per year for all other building types.

Energy Offsetting

Offsetting will only be accepted as a means to achieving planning policy compliance a last resort if the building is compliant with all other Net Zero carbon buildings policies and in particular if the following conditions have been met:

g. the proposed building must not use fossil fuels on-site
h. it must have a level of space heating demand and Energy Use Intensity (EUI) compliant with the Local Plan, and
i. on-site renewable energy generation (e.g. through PVs) has been maximised and achieves at least 120 kWh/m^2 ground floor area for industrial buildings and 80 kWh/m^2 for other building types.

In these circumstances, the applicant must, within a timescale required within the associated legal agreement, provide a reasoned calculation of the shortfall in renewable energy generation to enable the annual renewable energy generation to match the Energy Use Intensity in kWh. The applicant shall pay to the Council a sum of money equivalent to this shortfall to fund renewable energy installations in the District, or in Gloucestershire, where appropriate.

Large Scale Renewable Energy

8.46 The government's clean energy mission targets achieving a zero-carbon electricity system by 2030, supported by a doubling of onshore wind and a quadrupling of solar deployment[94]. The net zero carbon transition will also require the electrification of home heating and transport, which currently rely largely on fossil fuels[95]. We therefore expect to see a significant rise in demand for electricity and renewable energy in the coming decades.

8.47 Current renewable capacity in the District is dominated by small scale generation sites. At the end of 2022, the District's renewable electricity generation capacity stood at 74MW[96], dominated by solar photovoltaic technology (almost 69MW, from over 1,700 sites, an average of around 40kW per site), and including eight small wind sites with a combined capacity of 200kW[97].

8.48 To assist identifying the potential for supply and demand for renewable and low carbon energy and the impacts this might have on environmental and heritage assets, the Council commissioned a 'Renewable Energy Study[98].

8.49 The National Policy Statement for Renewable Energy Infrastructure EN3 notes the positive role that large-scale renewable projects play in the mitigation of climate change, the delivery of energy security and the urgency of meeting the national targets for renewable energy supply and emissions reductions. The National Planning Policy Framework asks plans to identify suitable areas for renewable and low carbon energy sources. It states that when determining applications, Local Planning Authorities should support planning applications for all forms of renewable and low carbon development and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future.

8.50 In the context of Cotswolds Climate Emergency Declaration, and the importance for the Local Plan to be consistent with the national policy, the Council wants to promote a positive framework for supporting increased renewable energy generation in the District by the end of the Local Plan period in 2043. Therefore, this policy sets out a positive and proactive approach for determining applications and guiding development to the right locations.

8.51 To decarbonise the electricity system by 2030, the government is planning for a major expansion of the distribution network (the local low voltage network) and transmission system

[94] Department for Energy Security and Net Zero (2025) *Clean Power 2030 Action Plan*: https://www.gov.uk/government/publications/clean-power-2030-action-plan

[95] This is especially the case for transport, which is currently 94.5% fossil fuelled (source: DfT transport energy consumption dataset ENV0102) although the share of electric vehicles on the road is growing. For grid electricity, the phaseout of coal and the increase in renewable generation across the UK means that UK fossil fuels only contribute 27% of UK grid electricity generation as of 2025. https://www.neso.energy/news/britains-energy-explained-2025-review

[96] 73.4MW at the end of 2022, per Department for Energy Security and Net Zero Regional Renewable Statistics, Renewable Electricity by Local Authority, https://www.gov.uk/government/statistics/regional-renewable-statistics

[98] Centre for Sustainable Energy (2025) *Cotswold Renewable Energy Study*: https://cotswold.gov.uk/media/kr1lgbj3/cotswold-renewable-energy-study-january-2025.pdf

(the high voltage lines and pylons). The National Energy System Operator (NESO) is responsible for identifying and modelling infrastructure requirements and critical grid upgrades through Regional Energy Spatial Plans (RESP) and the Strategic Spatial Energy Plan (SSEP). Where local consents are required for infrastructure upgrades, the council will give weight to the identified need for them.

Renewable and Low Carbon Energy Generation, Storage and Transmission

8.52 This policy sets out the criteria for all standalone renewable energy projects. Some renewable energy proposals are considered Nationally Significant Infrastructure projects (NSIP):

- solar and wind power generating projects of 100MW or above (noting that the solar projects threshold was raised from 50MW as of 31st December 2025), and
- other on-shore power generating projects of 50MW or above, which includes energy storage that is pumped hydro storage. (It does not include battery energy storage).

8.53 Proposals going via the NSIP route can be determined nationally rather than by the Local Planning Authority. These NSIPs are determined in accordance with the decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework and the Development Plan).

8.54 In estimating the future electricity demand of Cotswold District, as set out in **Table 8.2**, the average of the National Grid's Future Energy Scenarios (FES) 2023[99] and the Climate Change Committee's (CCC) 6th Carbon Budget[100] has been used.

Table 8.2: Current and projected Cotswold energy demand.

Sector	Current Cotswold demand (2021, GWh)	Projected Cotswold demand (2050, GWh)
Industry and commercial	195.4	293.7
Residential	222.1	366.0
Road and rail transport	8.3	124.3
Total	**425.8**	**784.0**

8.55 The Renewable Energy Study also analyses several deployment scenarios showing that it would be technically possible to generate sufficient electricity from renewable energy sources within the district to cover the district's energy demand by 2050. However, the technology mixes in the study are for illustrative purposes only, as the deployability of wind turbines and ground mounted solar PV in particular is subject to often complex site-specific constraints that need to be considered on

[99] National Energy System Operator (2025) *Future Energy Scenarios (FES):* https://www.neso.energy/publications/future-energy-scenarios-fes

[100] Climate Change Committee (2020) *6th Carbon Budget*: https://www.theccc.org.uk/publication/sixth-carbon-budget/

a case-by-case basis.

8.56 The Study lists a series of strategic recommendations for renewable energy development, some of which are not planning related (such as renewable energy systems on Council buildings[101] and doing wider community engagement and facilitation of partnerships), as well as recommendations regarding enhanced energy standards for buildings and heat networks which are covered by other policies in this chapter.

Core Policy 28: Renewable and Low Carbon Energy Generation, Storage and Transmission

Proposals for renewable and low carbon energy generation, energy storage and distribution networks will be supported where they contribute to generating Cotswold District's electricity demand from renewable sources or alleviate grid constraints and / or allow further renewable developments to be deployed.

Proposals will need to meet all the following requirements:

a. commercial-led energy schemes with a capacity over 5MW shall provide an option to communities to own at least 5% of the scheme subject to viability
b. there are appropriate plans and a mechanism in place for the removal of the technology at the end if its useful lifespan, and restoration of the site to its original use or an acceptable alternative use, and
c. they are compatible with surrounding land uses.

Proposals for renewable energy that affect the Cotswolds National Landscape or Special Landscape Areas must demonstrate the benefits of development outweigh harm to the designated area or its setting.

Proposals for battery and other energy storage systems and balancing plant will be permitted where the visual impact of associated development and plant is minimised or mitigated, and safety, and/ or noise risks are adequately managed or mitigated. Balancing plants that increase the District's carbon emissions, for example those that burn fossil fuels directly, will be refused unless it can be demonstrated by the applicant that the objectives of the proposal could not feasibly be met by alternatives such as battery storage.

Identifying Suitable Areas for Wind and Solar Developments

8.57 The Renewable Energy Study also incorporates a Landscape Sensitivity Assessment (LSA) for Renewable Energy Development to help identify areas of potential suitability for wind and solar

[101] However, renewable energy systems on Council buildings may be a suitable avenue to effectively spend any offsetting payments raised from developers in accordance with the separate policy on net zero carbon new buildings.

energy. This study comprises the evidence base for initial identification of potentially suitable areas for wind and solar energy by combining the results of the assessment of technical potential with the assessment of landscape sensitivity.

8.58 The assessment of technical potential within the Renewable Energy Study identifies areas where wind and solar can 'technically' be delivered in the District based on a number of assumptions regarding the key opportunities such as levels of wind speed or solar irradiance, and the potential constraints to development, i.e. nature conservation designations, heritage designations, physical constraints (slope, built development etc). In line with National Planning Practice Guidance, the assessment approach was based on the former Department of Energy and Climate Change (DECC) Renewable and Low-Carbon Energy Capacity Methodology: Methodology for the English Regions (2010) but was updated and refined to take account of local circumstances within the District where appropriate. Full details of the assumptions used to identify the technical potential within the District are set out in the Renewable Energy Study[102].

8.59 Different landscapes present different opportunities for renewable energy, and the Landscape Sensitivity study identifies which landscape character types within the district are more or less sensitive to different scales of wind energy and ground mounted solar PV developments[103].

8.60 The Landscape Sensitivity Assessment considered the suitability of different turbine heights (to blade tip) as set out in **Table 8.3**.

Table 8.3: Wind energy development sizes

Turbine scale banding	**Turbine Height (to blade tip)**
Small wind installation	26m to 60m
Medium wind installation	61m to 99m
Large wind installation	101m to 150m
Very large wind installation	151m to 200m

8.61 The size of solar energy development can also differ greatly in terms of power output and area covered. Schemes in the UK range in area from less than 1 hectare, up to well over 100 hectares. The sizes considered in the Landscape Sensitivity Assessment are set out in **Table 8.4**.

Table 8.4: Solar PV development sizes

Solar PV scale bandings	**Solar PV size (hectares)**

[102] Centre for Sustainable Energy (2025) *Cotswold Renewable Energy Study*: https://cotswold.gov.uk/media/kr1lgbj3/cotswold-renewable-energy-study-january-2025.pdf
[103] Centre for Sustainable Energy (2025) *Cotswold Renewable Energy Study*: https://cotswold.gov.uk/media/kr1lgbj3/cotswold-renewable-energy-study-january-2025.pdf

Small solar PV installation	1 to 5 hectares
Medium solar PV installation	5 to 20 hectares
Large solar PV installation	20 to 50 hectares
Very large solar PV installation	50 to 120 hectares

8.62 The Landscape Sensitivity Assessment provides overall scores of landscape sensitivity for the different scales of solar PV and wind energy developments within different landscape character types, which are set out in **Table 8.5**.

Table 8.5: Landscape sensitivity

High	Key characteristics and qualities of the landscape are highly vulnerable to change from wind and solar energy development. Such development is likely to result in a significant change in character.
Moderate/High	Key characteristics and qualities of the landscape are vulnerable to change from wind and solar energy development. There may be some limited opportunity to accommodate wind turbines/ solar panels without significantly changing landscape character. Great care would be needed in siting and design.
Moderate	Some of the key characteristics and qualities of the landscape are vulnerable to change. Although the landscape may have some ability to absorb wind and solar energy development, it is likely to cause a degree of change in character. Care would be needed in siting and design.
Low/Moderate	Fewer of the key characteristics and qualities of the landscape are vulnerable to change. The landscape is likely to be able to accommodate wind and solar energy development with limited change in character. Care is still needed when siting and designing to avoid adversely affecting key characteristics.
Low	Key characteristics and qualities of the landscape are robust in that they can withstand change from the introduction of wind turbines and solar panels. The landscape is likely to be able to accommodate wind and solar energy development without a significant change in character. Care is still needed when siting and designing these developments to ensure best fit with the landscape.

8.63 While the Landscape Sensitivity Assessment results provide an indication of landscape sensitivity, they are not definitive statements on the suitability of individual sites for a particular

development. All proposals will need to be assessed on their own merits through the planning process in accordance with the criteria set out in the policies in this chapter.

Renewables and the Cotswold National Landscape

8.64 A significant proportion of the District (80%) is within the nationally designated Cotswolds National Landscape (CNL) where National guidance states that great weight should be given to conserving and enhancing landscape and scenic beauty. A smaller area of the District falls within Special Landscape Areas that have been identified to protect the setting of the CNL and these areas should be considered in the same way as for the CNL.

8.65 Notwithstanding this, the Council acknowledges that if its targets for renewable energy deployment are to be met, some renewable energy development, in keeping with the special qualities of the CNL, will be necessary. The contribution of proposals to meeting the Council's renewable energy deployment targets, carbon reduction targets and other benefits will be weighed against the landscape and other impacts of the development on a case-by-case basis. In terms of wind energy, there will be a presumption against such development in areas of high landscape sensitivity within the Cotswolds National Landscape, as identified by the Landscape Sensitivity Assessment in the Renewable Energy Study.

Wind Energy Development

8.66 Government policy requires local planning authorities to have a positive strategy to promote energy from renewable and low carbon sources including the identification of suitable areas for renewable and low carbon energy sources. Local Plans should identify suitable areas for such development and set out the factors that will be taken into account when considering individual proposals within these areas.

8.67 In 2020, onshore wind energy was recognised in a report by the Department for Business, Energy & Industrial Strategy as being one of the cheapest forms of energy generation (including conventional generational sources)[104].

Core Policy 29: Wind Energy Development

Wind energy development proposals will be permitted where they:

a. avoid or adequately mitigate shadow, flicker, noise and adverse impact on air traffic operations, radar and air navigational installations
b. do not have an unacceptable overbearing effect on nearby settlements, and

[104] Centre for Sustainable Energy (2025) *Cotswold Renewable Energy Study Appendix B*: https://cotswold.gov.uk/media/ujojs1cb/appendix-b-renewable-energy-assessment-figures.pdf

c. do not lie within an area of high landscape sensitivity, including within the Cotswolds National Landscape or Special Landscape Areas.

Wind energy proposals are more likely to be permitted where they:

d. are in locations with technical potential for wind and in areas of lower landscape sensitivity (for the scale of turbine(s) under consideration) as identified on the Energy Opportunity Maps (Appendix B of the Renewable Energy Study[105])
e. are for the repowering of an existing wind turbine / farm, or
f. they comprise community energy schemes as defined in **Core Policy 31**.

Proposals should clearly demonstrate that the scale of the development is appropriate to the site, the benefits of the development outweigh any harm to the local community.

Roof-Mounted and Ground Mounted Solar Arrays

8.68 Ground mounted solar arrays (also known as solar farms/solar fields) can make a significant contribution to the amount of renewable energy generated in the District.

8.69 The nature of the District means that arrays should be sited on land of lower agricultural quality and which is not functionally linked to protected sites (SACs, SPAs and SSSIs) and does not disrupt opportunities for Nature Recovery and areas identified for and/or delivering Biodiversity Net Gain.

8.70 In addition, ground-mounted solar arrays can provide benefits to biodiversity and soils by providing an undisturbed area that can host a rich variety of species and rest core soil nutrients. Solar arrays can also retain agricultural uses such as sheep grazing and can support rural businesses and the rural economy.

8.71 In many cases roof-mounted solar photovoltaic (PV) panels are now permitted development. Where planning permission is required, solar arrays should be designed to complement the aesthetic of the host building. Consideration of character should inform design choices in line with relevant Local Plan policies. Designing solar arrays as a complementary part of a building can enable the PV arrays to complement the aesthetic of a building or development and need not compromise the character of protected areas such as Conservation Areas provided proposals are consistent with **Core Policy 30: Roof-Mounted and Ground-Mounted Solar Panels.** When designing building mounted solar arrays, consideration should be given to aesthetics and character in design choices in line with the Cotswold Design Code[106]. As detailed in **Core Policy 27,** the appropriate use of micro-renewables in properties with heritage value and within Conservation Areas will be supported where they demonstrate that they are consistent with the

[105] https://cotswold.gov.uk/media/ujojs1cb/appendix-b-renewable-energy-assessment-figures.pdf

[106] Cotswold District Council (2026) *Design Code*: https://cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

energy hierarchy and minimise harm to the heritage significance of the building. The Council strongly supports the deployment of solar PV panels on industrial and commercial rooftops, most of which will not require planning permission.

Core Policy 30: Roof-Mounted and Ground-Mounted Solar Panels

Development proposals will be supported and encouraged in principle where planning permission is required for building-mounted solar thermal and photovoltaics panels and the development of solar arrays over car parks, including within Conservation Areas, subject to the criteria set out below:

In addition, ground mounted solar energy development proposals will be permitted where they:

a. avoid the loss of hedgerow and woodland connectivity unless appropriately mitigated
b. avoid the loss and deterioration of UK priority habitats (as shown on the Policies Map)
c. meet current best practice guidelines and standards on protection and enhancement of biodiversity, and
d. are supported by a Glint and Glare Assessment which demonstrates how the location and orientation of solar panels will not have an adverse impact, cumulatively or in isolation, on sensitive receptors, such as residential dwellings, highways users and aviation paths.

Ground mounted solar energy proposals are more likely to be permitted in locations with technical potential for solar and in areas of lower landscape sensitivity (for the size of development under consideration) as identified on the Energy Opportunity Maps (Appendix B of the Renewable Energy Study[107]).

Community Renewable Energy Schemes

8.72 **Core Policy 31** supports the delivery of community led renewable energy schemes, the broader community involvement that they bring and the social and economic benefits they deliver for local communities. This follows with the approach set out in the government's Clean Power Plan and Local Power Plan which plans for a major expansion of community energy sector, with the potential for the sector to contribute up to 8GW of clean, homegrown energy. The policy recognises there is a spectrum of ownership models, from 100% community owned projects, joint ventures with the private sector, through to predominantly private enterprises, albeit still offering a minority proportion of community ownership.

8.73 Communities should feel tangible and enduring benefit from their role in creating a low-cost, clean energy system. Such benefits can include both monetary (in-cash) and non-monetary (in-kind) contributions that improve the local economy, society, and environment. For example, community benefits could include funding to support community projects, funding to support community priorities such as local tourism, education and skills development opportunities, or in-

[107] Centre for Sustainable Energy (2025) *Cotswold Renewable Energy Study Appendix B*: https://cotswold.gov.uk/media/ujojs1cb/appendix-b-renewable-energy-assessment-

kind benefits, such as direct investment in local infrastructure or donation of equipment. They are additional to the intrinsic benefits that come from development and construction, such as local employment opportunities.

8.74 'Community ownership' is defined as where a community group is provided with the opportunity to make an investment in a commercially owned renewable energy project. Arrangements where local residents, community groups, or public bodies have a direct ownership stake in renewable energy infrastructure, enabling them to participate in decision-making and share in the financial and social benefits generated by the project

Core Policy 31: Community Renewable Energy Schemes

Proposals for community renewable schemes will be supported where evidence of community support or community benefits can be demonstrated, with administrative and financial structures in place to deliver / manage / own the project and any income from it. The host community, or communities, must maintain an enduring legal interest in the operation and governance of such schemes.

Encouragement will be given to schemes to provide for a community benefit in terms of profit sharing or proportion of community ownership. If community ownership is not viable, community benefits should go directly to community organisations and be reinvested into projects that improve the local economy, society, and/ or environment.

Low Carbon Heat Networks

8.75 Heat networks are a means of distributing heat at scale around a group of buildings. Heat networks are normally more suitable for high-density developments (e.g., multistorey blocks of flats in an urban area). Although Cotswold District is not an urban authority or an area with many multi-storey apartment blocks, there may be situations where fifth generation heat networks[108] can provide a low carbon heating option where individual systems are unsuitable. For example:

- blocks of flats where there may not be space for individual air source heat pumps, and
- compact town centres where heat pumps cannot be physically accommodated at the property.

8.76 Additionally, heat networks can provide opportunities to reuse heat from sources where it would otherwise be wasted, such as data centres or refrigerated premises, which need to reject a lot of heat.

8.77 It is therefore important that where a low carbon heat network is provided within a development, it is done so in a sustainable and climate friendly way.

[108] Fifth generation or ambient loop heat networks operate at low temperatures between 10°C and 30°C. One benefit of this low-temperature operation is that multiple water-source heat pumps can be used on the network. They can use the network as a heat source or a heat sink, depending on the demand for heating or cooling.

8.78 The following provides a list of heat sources that are compatible / not compatible with net zero.

8.79 Heat sources compatible with net zero:

- heat pumps, due to decarbonisation of the electricity grid. These can use air, ground, or water as a heat source
- geothermal energy, which can be used directly or as a heat source for heat pumps in some locations
- industrial processes that do not rely on combustion fossil fuels such as refrigeration, data centres, electricity substations, and subways, and
- wastewater, which can be relatively warm due to discharge of hot water into drains that can provide a heat source for heat pumps.

8.80 Heat sources not compatible with net zero:

- fossil gas boilers (although it is less common, some networks may use standalone fossil gas boilers)
- fossil gas fired combined heat and power (and other fossil fuel based thermal power generation) these systems usually also have gas boilers to provide a significant part of the heat demand in winter
- unabated waste to energy (these municipal waste incineration plants generate electricity with hot water as waste, through incineration), and
- industrial processes that release large amounts of greenhouse gases such as cement, lime, and iron and steel production.

Core Policy 32: Low Carbon Heat Networks

Applications proposing to use low carbon heat networks will be permitted where it is demonstrated that:

a. the proposed heat source(s) is/are genuinely low carbon, and net zero compatible (Building Regulations Part L emission factors will not be acceptable)
b. the proposal will not use the following heat sources: oil boilers, fossil gas boilers, fossil gas-fired combined heat and power (CHP), unabated biomass or unabated energy from waste
c. their heat distribution flow will be below 30°C*
d. the proposal complies with CIBSE / Association for Decentralised Energy CP1 Heat Network Code of Practice, and
e. the proposal is registered with the Heat Trust's voluntary consumer protection scheme.

Chapter 9: Transport

Introduction

9.1 This chapter sets out our policies to help ensure that development reduces the need to travel, where possible, supports healthier and lower-carbon travel choices, and manages residual transport impacts in a way that reflects the transport hierarchy and the District's wider climate, health and place-making objectives.

9.2 The strategic context for transport planning in the District is set out in the Gloucestershire Local Transport Plan (2020-41)[109] prepared by the County Council as Local Highway Authority with which all development proposals will need to align and be assessed against. A central objective of the LTP is to deliver a 'resilient transport network that enables sustainable economic growth providing door-to-door travel choices'. It is important the Local Plan is read alongside the Local Transport Plan and its associated guidance so that land use and transport planning work are considered together from the outset.

9.3 Cotswold is a large and predominantly rural district and local evidence shows that transport presents some challenges for the District. The 2023 Cotswold Transport Decarbonisation Study found that transport accounts for 45.4% of local emissions, that transport-related carbon emissions per person are around 60% higher than the England average, and that 95% of transport emissions come from cars, vans and light goods vehicles[110]. Census evidence also points to high car availability, with only 11% of households having no car or van. This is why the majority of development proposed by this Local Plan is located on large strategic sites, in locations that have, or can be made to have, good sustainable connectivity between the development, and the larger settlements, such as Cirencester. However, it also means that for more local and smaller scale development, a realistic and place-based approach to transport decarbonisation and travel behaviour change, is needed.

9.4 The evidence shows that different parts of the District have different levels of access to services and public transport, so the mix and balance of transport measures will vary between Cirencester, strategic site allocations, Principal and Non-Principal settlements and more dispersed rural settlements/ open countryside.

9.5 To support net zero or low carbon growth within the District, the strategic site allocations identified in this Plan maximise opportunities for accessing sustainable travel choices. These include rail and bus services and ensuring the sites are close to key local services that are also accessible by walking, cycling and wheeling.

9.6 The policies in this Chapter support the 'decide and provide' approach to shape the future of development and transport infrastructure in the District. This approach ensures that sustainable transport is the preferred mode for transport, wherever practical, and the supply

[109] Gloucestershire Local Transport Plan 2020-2041, Gloucestershire County Council, last revised March 2021Add full reference.

[110] Cotswold District Transport Decarbonisation Study, City Science, October 2023Add full reference.

of sustainable transport modes, including walking, cycling and wheeling, will usually be prioritised.

9.7 This chapter includes the following policies:

- **Core Policy 33: Sustainable Transport & Connectivity**
- **Core Policy 34: Assessing and Managing Transport Impacts**
- **Core Policy 35: Active Travel: Walking, Cycling & Wheeling**
- **Core Policy 36: Healthy, Safe and Inclusive Design**
- **Core Policy 37: Public Transport, Shared Transport and Interchanges**
- **Core Policy 38: Our Kerbside Space and Parking**
- **Core Policy 39: Electric and Low Emission Vehicles, and**
- **Core Policy 40: Aerodrome Safeguarding.**

Sustainable Transport & Connectivity

9.8 **Core Policy 33: Sustainable Transport and Connectivity** establishes the overarching approach to transport in this Local Plan. In a rural district, transport outcomes are shaped partly by where development is located, and also the mix of uses it contains, and the way the streets, routes and spaces are arranged. If new development is poorly connected or laid out from the outset, it becomes harder to change travel patterns in the longer term.

9.9 The District's rural character, dispersed pattern of many settlements and varied quality of public transport mean that not every place can achieve the same level of modal shift. Even so, the evidence shows that a "do everything" approach will be needed to deliver the District's climate objectives in line with the Climate Change Act 2008. This is why the new strategic development supported by this Local Plan is directed to the most sustainable locations, or to locations that can be made substantially more sustainable through planned investment, and should support a pattern of growth that reduces the need to travel**,** and shortens trip lengths wherever possible. This includes improving inclusive access to everyday services, local employment, schools, public transport and community facilities.

9.10 Sustainable transport infrastructure and services need to be in place early if they are to shape travel behaviour. So, new development should be 'plugged in' to existing networks as soon as is reasonably practicable, and early enough to influence first occupation and establish lower-carbon travel patterns from the outset. In many cases**,** sites will require off-site measures as well as good on-site design. This will often include walking and cycling links, public transport facilities, and improvements to the wider transport network needed to connect a site to key destinations and address adverse impacts.

9.11 Mobility hubs will play an important role in delivering this integrated approach to sustainable transport on strategic site allocations. Located in accessible, well-connected parts of new development, particularly in close proximity to local centres, community facilities and higher-density areas, mobility hubs will provide a focal point for a range of shared and public transport options. By co-locating services such as bus stops, cycle hire, secure cycle parking, cargo bike facilities and car club vehicles, these hubs will make it easier for residents to access low-carbon travel choices in a convenient and legible way. They will also support first- and

last-mile connections to the wider public transport network, helping to reduce reliance on private car use.

Core Policy 33: Sustainable Transport & Connectivity

Development proposals should support and, where appropriate, deliver measures identified in the Gloucestershire Local Transport Plan (2020-41) (or any subsequent Local Transport Plans), Local Cycling, Walking Cycling Infrastructure Plans and other area travel plans within the District. Proposals should demonstrate how they will work with Gloucestershire County Council to ensure that transport improvements contribute positively to the attractiveness and safety of our places, enhance quality of life, and respond sensitively to our natural and historic environment.

The **Area Strategies** (**Chapters 5**, **6** and **7** in this Plan) and the Infrastructure Delivery Plan identify specific schemes addressing sustainable transport and connectivity. All strategic developments set out in **Chapter 4** and the **Area Strategies** will be expected to provide direct bus access, rapid electric charging points and a shared mobility scheme, along with all of the identified requirements set out in the Site Development Frameworks (**Appendix B**) and other policies in this Plan, as well as local and national design guidance, including Manual for Gloucestershire Streets.

Sustainable modes of transport should be prioritised in new developments to promote accessibility and integration with the wider community and existing networks. Priority should be given to cycle and pedestrian movements and providing access to public transport including the provision of new bus services or enhancing existing bus services.

Strategic allocations will deliver mobility hubs in accessible locations which are close to community facilities on site and provide sustainable connections to wider services. These mobility hubs will provide access to bus services in a convenient location including provision for measures included in the shared mobility scheme such as cycle hire, cargo bikes, and a development wide car club.

Development proposals should provide the following sustainable measures, proportionate to the scale of development:

a) maximise the incorporation of bus service provision and supporting infrastructure, including the enhancement of existing services, demonstrating how proposed bus services will operate, including routing, vehicle tracking, turning provision, frequency assumptions and long-term viability
b) promote walking and cycling by ensuring movement proposals give first priority to pedestrians and cyclists in the use of road space and provide for filtered permeability
c) deliver an improved environment for pedestrians and cyclists in accordance with Gloucestershire County Council and where possible LTN 1/20 standards (or any replacement standards) including measures for the reduction of conflict with motor vehicles. Provision should be inclusive and address disabled users and those with mobility needs
d) ensure that existing pedestrian and cycling routes and Public Rights of Way are retained as continuous linear features and improved where appropriate

e) identify key pedestrian and cycling routes and their destinations and assess existing and predicted active travel movements to, through and from the site. They should provide safe, direct, and attractive routes that accommodate these movements and will be encouraged to support additional active travel movements
f) reduce road danger from other transport modes
g) ensure the provision of cycle parking and active travel in line with Gloucestershire County Council latest guidance, and
h) cycling and walking routes should be planned, where possible, as part of the network of multi-functional green infrastructure.

Where off-site infrastructure is required, proposals should be supported by a clear strategy for and evidence of their deliverability, including their funding and the availability and control of the land required to facilitate delivery. Transport infrastructure will be required to be delivered prior to or early in occupation, through phasing plans and triggers secured via planning obligations.

Assessing and Managing Transport Impacts

9.12 This policy explains how transport impacts should be assessed, managed and monitored. The Council expects the transport implications of development to be addressed in a proportionate but robust way, taking account of both negative impacts and opportunities to secure positive change such as modal shift, network improvements and better public realm. The purpose of assessment is not only to quantify traffic, but to demonstrate how the transport strategy for a site responds to the wider vision of the Plan and the realities of the local network. Assessments should use appropriate modelling software and apply realistic trip generation and mode share forecasts, which reflect the District's rural context.

9.13 The transport impact of new development should therefore be fully assessed to ensure that proposals are safe, well connected to the existing movement network and do not cause unacceptable harm to amenity, environmental quality or the efficient operation of the network. The National Planning Policy Framework requires the response to be proportionate, and makes clear that development should be refused on transport grounds only where the residual cumulative impacts are severe, taking into account all reasonable future scenarios. In this context, 'residual' means after mitigation has been applied. This makes it especially important that proposals properly consider sustainable transport interventions and demand-management measures before seeking additional highway capacity for lower-priority road users.

9.14 The need for a Transport Statement, Transport Assessment, Travel Plan or related evidence will depend on the nature, scale and location of the proposal. Existing congestion, air quality concerns, heritage sensitivity, impacts on designated nature sites, heavy vehicle generation, parking demand and cumulative impacts may all justify a greater level of assessment, even where a proposal is not large in floorspace or dwelling numbers. The Council will expect applicants to engage early with the relevant highway and transport authorities on the scope of assessment and to make best use of available evidence, tools and guidance, including

Gloucestershire guidance, the Department for Transport Connectivity Tool and Active Travel England's planning assessment toolkit where relevant.

9.15 Mitigation should be vision-led and should reflect the transport hierarchy. Where measures are needed, improvements to walking, wheeling, cycling, public transport, shared transport and travel behaviour should be considered before schemes that principally assist the movement of private motor vehicles. Proposals should demonstrate that sustainable transport measures alone are sufficient, or identify necessary highway interventions where they are not. Assessments should also address servicing and freight, environmental effects such as air quality and noise, and how schemes will respond to climate change and extreme weather over time. The Council will expect a 'monitor and manage' approach where appropriate, including suitable monitoring, review points and fallback measures if the initial package of transport interventions does not deliver the expected outcomes.

9.16 The promotion of Travel Plans is essential to encourage residents and employees to make use of sustainable transport networks, and to inform them of the travel choices available. A key element of this is the marketing and promotion of public transport, cycling, wheeling, walking and shared transport. Travel Plans should be informed by Gloucestershire County Council guidance[111] and include the following:

- identification of and delivery mechanisms for the sustainable transport interventions, behavioural changes and travel planning mechanisms required to ensure the development reduces carbon emissions to become net zero and achieve modal split targets
- proposals for the appointment of a Travel Plan Coordinator
- the provision of Travel Packs for new residents including information on public transport discounts, bike/ e-bike/e-scooter hire schemes, car clubs and car sharing schemes
- proposals for digital active and sustainable travel information to be made available to all residents and occupiers across the development and to be regularly maintained and updated, and
- an action plan setting out specific actions, timelines and targets to be monitored and reviewed annually.

Core Policy 34: Assessing and Managing Transport Impacts

Development should generally be located close to key services and facilities (other than where consistent with exception policies included in this Local Plan or national policy), to promote walking, wheeling and cycling; and where there is an appropriate level of public transport accessibility and sufficient public transport capacity to accommodate the proposed increase in the number of trips, or where capacity can be increased to an appropriate level through contributions, or other infrastructure funding. The delivery of proposed infrastructure schemes should be fully evidenced through engineering feasibility, highway safety compliance, land control, funding and include clearly defined timing of delivery within the Plan period.

[111] Add Reference.

Developers will be required to submit a Transport Assessment and/ or a Transport Statement to assess the potential impacts of development in line with the thresholds set out in the Gloucestershire County Council latest guidance.

Transport Assessments, Transport Statements and Travel Plans will be required to demonstrate how opportunities for active sustainable travel have been maximised and to provide adequate mitigation measures to effectively address the likely transport impacts. Mitigation measures should be realistic and technically evidenced in terms of deliverability and costed. Where that mitigation relates to matters that can be addressed by management measures, the mitigation should be accompanied by the preparation of a Travel Plan.

Development proposals should:

a) prioritise active travel over the use of the car, including providing walking, wheeling and cycling connections to key services in the settlements and the permeability and accessibility to existing settlements
b) contribute towards the improvements of all sustainable modes of transport including public transport and the improvement and delivery of walking and cycling routes that serve the site. This could be achieved through the design of development and/ or through financial contributions appropriate to the scale and impact of the development
c) limit motor vehicle trips and where necessary identify and deliver highway safety measures at and around the development site, including temporary measures during the construction phase. These measures should reduce road danger and facilitate safer movements for all users and transport modes. Assessments should be evidenced through realistic trip generation and mode share forecasts, reflecting where appropriate the district's rural context
d) implement shared mobility schemes including the provision of electric car club vehicles, hire bicycles and e-cargo bikes, where appropriate. Such schemes are to be supported by evidence of likely uptake and cannot be relied upon as primary mitigation, and
e) comply with the latest guidance on design, parking provision, servicing facilities and electric charging infrastructure.

Proposals to improve or provide new public transport infrastructure and facilities will be supported subject to:

f) being acceptable in terms of the impact on the environment including landscape, townscape, public realm and amenity of adjoining areas
g) being designed to be safe, convenient, attractive and accessible for use especially for vulnerable users including lone females, young adults, people with disabilities and specific mobility needs, and
h) providing adequate secure cycle parking and ease of access on foot, including consideration of pedestrian desire lines.

Travel Plans

All developments that generate significant amounts of movement will be required to produce a Travel Plan having regard to the thresholds in the Gloucestershire County Council published guidance.

Active Travel: Walking, Cycling & Wheeling

9.17 Active travel is a key component of sustainable transport planning, as it has a number of benefits for individuals, communities, and the environment. Planning for active travel leads to healthy and attractive places and reduces the number of short trips made by car. It supports access to day-to-day services, allows more people to remain independent for longer, and contributes to the character and vitality of towns, villages and neighbourhoods. It is also one of the most affordable forms of transport, helping to reduce household travel costs and support overall living affordability, which is particularly important in enabling people to access and sustain a home in the District. **Core Policy 35: Active Travel: Walking, Cycling & Wheeling** therefore, places active travel at the heart of the movement strategy for new development, with a particular focus on making these modes the easiest and most attractive choice for shorter everyday journeys.

9.18 This requires more than the provision of isolated paths or cycle stands. Developments should be planned around direct, safe, coherent and overlooked routes to the destinations people are most likely to use regularly, including schools, shops, community facilities, open spaces, employment areas and public transport stops. Walking, wheeling and cycling routes should be at least as direct as those for cars and, where possible, more direct. Site boundaries and layouts should be permeable to active travel at regular intervals, and schemes should connect within existing communities and enable future connections to neighbouring land where that would improve connectivity over time.

9.19 The Council will expect developers to submit scaled drawings and sufficient supporting technical evidence to demonstrate that proposed improvements to the walking, cycling and wheeling networks are safe, achieve the required level of directness, and are fully deliverable in accordance with Gloucestershire County Council design guidance. Improvements must be capable of delivery within land under the developer's control or within the public highway, and be supported by appropriate funding arrangements and a delivery programme commensurate with the development.

9.20 The District's evidence base points to the need for different approaches in different places. Central Cirencester has the greatest potential for everyday walking and cycling, but there are also significant opportunities in the other Principal and Non-Principal settlements, and at our strategic development sites, where improvements to routes to schools, centres, employment areas and public transport can reduce dependence on short car trips. In the more rural parts of the District, opportunities may be more dispersed and may rely more heavily on targeted connections between settlements, public rights of way, National Cycle Network links and routes to key hubs. Existing public rights of way and green infrastructure corridors are

therefore important assets and should, wherever possible, be protected, enhanced and integrated with wider active travel networks.

9.21 The Council will also expect active travel provision to be supported by the facilities that make active travel practical in day-to-day use. This includes secure, convenient and well-located cycle and micromobility parking, rest points, appropriate lighting, shading and, where needed, improved crossings or route treatments on and off site. Further detail on parking and related facilities is set out in **Core Policy 38: Our Kerbside Space and Parking**.

Core Policy 35: Active Travel: Walking, Cycling & Wheeling

Development proposals should be planned around a network of safe and accessible walking, wheeling and cycling routes where dedicated traffic free links make walking, wheeling and cycling the preferred choice for day-to-day trips, encourage sustainable travel, and support healthy and active lifestyles.

Proposals for the delivery of public realm improvements and infrastructure will be supported where they are designed to create attractive places that make walking, wheeling and cycling safer, healthier, and more attractive, facilitating modal shift to active travel as the natural first choice for journeys. All active travel infrastructure should be deliverable within the highway boundary or secure land and be designed to avoid conflicts with motor traffic.

All development and infrastructure proposals should:

a) deliver an improved environment for pedestrians and cyclists appropriate to the scale and nature of the proposal. Provision should be inclusive and address disabilities and particular mobility needs and take account of those who cannot or choose not to drive
b) identify key pedestrian and cycling routes and their destinations and assess existing and predicated active travel movements to, through and from the site. They should provide safe, direct, and attractive routes that accommodate these movements and will be encouraged to support additional active travel movements
c) facilitate high quality routes for active travel to schools including supporting the introduction of school streets and enhancing walking access and permeability to schools
d) reduce road danger from other transport modes
e) enable and contribute towards improvements and delivery of local and strategic active travel routes and links as identified in the **Area Strategies** and associated Infrastructure Delivery Plan, and
f) all highway interventions should be supported by evidence demonstrating safe junction design, visibility splays and appropriate crossing provision.

Healthy, Safe and Inclusive Design

9.22 This policy concerns the quality of streets and movement spaces, and the relationship between movement and place. Streets are not simply corridors for traffic: they are part of the

public realm, they shape first impressions of a development, and they influence whether people feel safe and comfortable walking, wheeling, cycling, waiting for public transport, meeting others, or accessing homes, shops and services. The design of new streets and changes to existing streets should therefore respond to the context of surrounding uses and the balance of activities that the street should accommodate, rather than being designed solely around the efficient movement of vehicles. Proposals should demonstrate how the design has balanced place and movement functions, taking account of the role of the street, highway safety, accessibility and the operation of the wider transport network. These considerations should be addressed alongside those set out in **Core Policy 69: Good Design Outcomes and Processes.**

9.23 Good design also means inclusive design. Streets, crossings, footways, cycle facilities, parking areas, public transport stops and interchange spaces should work for people of different ages and abilities, including disabled people and those with reduced mobility. The Council will expect proposals to have regard to relevant local and national guidance, including the Manual for Streets and the Manual for Gloucestershire Streets, and to demonstrate how the needs of people walking, wheeling and cycling have been considered alongside the needs of other users. Good natural surveillance, clear lines of sight, simple wayfinding and comfortable walking distances can all contribute to safer and more inclusive environments.

9.24 Street design also has an important role in supporting healthier, quieter and lower-speed environments. Where streets have a significant place function, or where there is regular movement of pedestrians and cyclists, including around homes, schools and community facilities, the design should help reduce vehicle speeds and create conditions in which active travel feels normal and safe. This may involve lower design speeds, tighter junction geometry, raised tables, better crossings, street trees, seating, shade and a more generous public realm. The Council will also expect the design of streets and spaces to take account of climate resilience and biodiversity, for example through planting, sustainable materials and layouts that can accommodate shade, drainage and surface water management without undermining accessibility. Where speed management measures are proposed, applicants should demonstrate that they are appropriate to the function and context of the street and are supported by relevant design evidence and guidance.

Core Policy 36: Healthy, Safe and Inclusive Design

The design of new streets and works within existing streets, including site accesses for all modes, will have regard to the up-to-date national and local guidance to include Manual for Gloucestershire Streets (or updates to it)[112]. In all cases it will be:

a) inclusive
b) safe
c) healthy
d) reliable and support the economy
e) resilient and sustainable, and
f) protect and enhance the natural and built environment

[112] Add Reference.

The design of these streets will:

g) respond to the context, and the activities and demands which result from the buildings and land uses adjacent to them, as well as the movement demands along and across them
h) provide connectivity to the wider multi-modal transport network
i) provide appropriate kerbside, crossing, parking, pedestrian, cycle, micromobility and vehicle facilities, as required by adjacent land uses and the wider movement network. This includes on street seating at frequent intervals, shade, interchange, parking and loading facilities
j) support the delivery of local character and biodiversity net gain, including through the appropriate use of materials and planting
k) support social contact and placemaking, including through the overall design of streets, provision of pocket spaces and public realm, and
l) take account of the need to reduce carbon impacts and be resilient to climate change. This could include using low carbon materials and ensuring materials can withstand climate impacts, including higher temperatures and flooding.

Public Transport, Shared Transport and Interchanges

9.25 Public transport cannot usually be retrofitted successfully once a development pattern is fixed. **Core Policy 37: Public Transport, Shared Transport and Interchanges** therefore requires public transport, shared transport and interchanges to be considered from the outset, as part of a vision-led approach to masterplanning and design. The way a development is laid out, the position of accesses, the routeing of streets, the location of higher-density uses, and the quality of routes to stops and stations will all influence whether public transport becomes a realistic option for residents, employees and visitors. Development proposals will be expected to demonstrate how their overall transport vision supports public transport use and how the location, mix of uses, layout and design contribute to achieving mode shift away from private car travel. This includes delivery and funding over the longer term.

9.26 This is particularly important in Cotswold District because public transport provision is uneven. The 2023 Transport Decarbonisation Study notes that bus provision is predominantly arterial, that rural coverage is limited, and that there are only two rail lines in the District with one station on each, at Kemble and Moreton-in-Marsh[113]. This does not reduce the importance of public transport; rather, it means that development needs to be aligned, as far as possible, with existing corridors, hubs and new service opportunities, and that developer contributions may be needed to help improve frequencies, passenger facilities, interchange or route connectivity or deliver new services or facilities.

9.27 Public transport should also be understood more broadly than conventional fixed-route bus services alone. In some locations, particularly in rural areas, demand-responsive transport like The Robin, community transport, rail connections, coach services, taxis and private hire can all

[113] Cotswold District Transport Decarbonisation Study, City Science, October 2023Add full Reference.

play an important supporting role in improving travel choice and widening access to jobs and services. The Council will therefore expect proposals to consider the most appropriate mix of public and shared transport for the site and its context, rather than relying on a single mode or assuming that the private car is the only realistic option. Where conventional public transport services are unlikely to be viable or sufficient on their own, proposals should demonstrate how alternative and shared transport services will contribute to meeting travel needs.

9.28 Good public transport depends on the quality of access to it. The routes between homes, workplaces and public transport stops or stations need to meet the same standards of safety, directness, comfort, inclusivity and attractiveness that the Plan expects for walking, wheeling and cycling more generally. Stops, waiting areas and interchange points should be located and designed so that they are convenient, legible, safe and attractive to use, with appropriate information, shelter and lighting, and, where relevant, opportunities for cycle and wheeling parking and interchange with other modes. Development should be designed to minimise walking distances to public transport and maximise the proportion of homes and businesses located within a reasonable walking distance of stops, stations and interchange hubs. Stops, waiting areas and interchange points should be located and designed so that they are convenient, legible, safe and attractive to use, with appropriate information, shelter and, where relevant, opportunities for cycle parking and interchange with other modes. Interchange facilities should be proportionate to their role and function and provide an attractive environment for onward travel by public transport, walking, wheeling and cycling.

9.29 For development generating significant travel demand, the Council will expect public transport provision to be planned around services capable of achieving a meaningful shift away from private car use. This includes ensuring that development is located and designed to support frequent and direct services, that the majority of users are within convenient walking distance of public transport, and that appropriate infrastructure, interchange facilities and service enhancements are delivered where required.

Core Policy 37: Public Transport, Shared Transport and Interchanges

Development proposals are required to consider public transport from the earliest stages of development, and must articulate a vision for the development that facilitates and encourages public transport (as part of the vision described in **Core Policy 33: Sustainable Transport & Connectivity**). The vision should establish how the proposed location, mix of uses, layout and design support public transport use; and contribute to the delivery of the vision of this Plan, the Local Transport Plan, the Bus Service Improvement Plan and other relevant guidance documents (and updates to such guidance) in force at the time. Applicants will be expected to demonstrate, through supporting evidence, that the proposed public transport strategy and associated service levels are achievable, deliverable and capable of being implemented within a timescale commensurate with the development.

Public transport should be an attractive and realistic alternative to the car. This should include (as a minimum) ensuring that development which generates a significant travel demand is served by a public transport service which:

a) meets the "Expressbus" Levels of Service set out in Gloucestershire County Council's Bus Service Improvement Plan (and any new or updated guidance)
b) provides a direct connection to a main town or city centre and primary trip attractors at a frequency which will achieve a mode shift to public transport
c) is commercially viable or has the potential to be commercially viable within five years (and is supported until such a time), and
d) has appropriately attractive stops, stations, interchanges, ticketing and vehicles. This should include future proofing for technology in line with ambitions set out in the latest Bus Service Improvement Plan. Development proposals should demonstrate how the required level of service will be achieved and maintained, including evidence of service viability, operator engagement where appropriate, proposed funding arrangements and any transitional support required to establish services.

Development proposals should make provision for public transport routes and stops and should deliver safe and direct multi-modal connectivity to public transport facilities including interchange hubs and stations, with routes meeting the requirements set out in **Core Policy 35: Active Travel: Walking, Cycling and Wheeling**. Interchange hubs should be appropriately scaled to their location, and should include as a minimum a shelter and secure bike and wheeling parking.

The layout of development will minimise walking distances from dwellings and entrances to businesses to public transport stops, interchange hubs or stations. Development which generates a significant travel demand should be designed so that:

e) the majority are within 400m walking distance via a safe and direct route of a bus stop, interchange hub or station served by the frequency of service noted above, and
f) all are within 800m walking distance via a safe and direct route.

Development proposals should consider the role of all public and shared transport to optimise service offering. This could include incorporating demand responsive transport, community transport and coaches within public transport proposals. The important supporting roles of taxi and private hire vehicles should also be considered (see also **Core Policy 38: Our Kerbside Space and Parking**).

Developments will be required to support the delivery of public transport improvements which contribute to delivering the development's transport vision and/or improve the services or facilities which the site occupiers will use. This may include: contributing to improving existing bus service frequencies; provision or enhancement of bus stops; the Bus Rapid Transit network; strategic multi-modal interchanges; Real Time Passenger Information (RTPI); bus priority schemes; demand responsive travel services; and new or enhanced rail infrastructure and services.

Our Kerbside Space and Parking

9.30 Parking and kerbside space have a major influence on the character and function of a place. If they are over-provided or poorly arranged, they can dominate the public realm, reduce opportunities for landscaping and social space, and lock in patterns of car dependence. **Core Policy 38: Our Kerbside Space and Parking** therefore takes a broader view of parking than simply vehicle storage, and is concerned with how parking and kerbside space can support the transport hierarchy while still contributing positively to the quality and functioning of streets and spaces.

9.31 Parking should be considered as part of the development as a whole, rather than as a separate technical exercise carried out at the end of the design process. Car parking should be provided efficiently and in a way that supports the overall vision for the site. At the same time, provision for the highest priority users should be the most attractive and convenient. This includes secure, covered and well-located parking for cycles, e-bikes and other micromobility devices, as well as appropriate provision for Blue Badge holders, shared mobility and car clubs where relevant. Parking strategies should be supported by evidence of existing car ownership patterns and realistic demand forecasts.

9.32 The policy also recognises the changing role of the kerbside and the need to plan for deliveries, loading, taxis and private hire, and short-stay stopping so that these activities do not undermine the quality of the public realm or conflict with higher-priority users.

9.33 The District's climate objectives also require parking and kerbside strategies to support the transition to ultra-low and zero-emission vehicles without displacing more sustainable modes. Electric vehicle charging will need to be planned alongside the wider hierarchy of users and in a way that is consistent with Building Regulations and county guidance, ensuring the infrastructure will be accommodated without impacting footways, visibility or traffic flows. Proposals for significant new public long-stay parking will need a clear justification and should not be treated as a substitute for improving access by sustainable modes.

Core Policy 38: Our Kerbside Space and Parking

Development proposals are required to provide a balanced parking and kerbside strategy, which:

a) supports the transport hierarchy set out in **Core Policy 33: Sustainable Transport & Connectivity**

b) contributes positively to the character and function of streets and public spaces

c) prioritises the needs of people walking, wheeling and cycling

d) accommodates servicing, deliveries and other kerbside functions in a safe and efficient manner, and

e) avoids adverse impacts on highway safety, residential amenity and surrounding communities through parking displacement.'

Proposals should take into account the latest Gloucestershire Parking Standards and the parking standards and design principles set out in the Cotswold Design Code.

For all development types, including employment, secure cycle and wheeling parking should be prioritised over private car parking and will be located in a convenient location. Cycle storage should include provision for electric cycle charging. Developments which propose flats or homes in multiple occupation should ensure that there is enough cycle parking space available for all residents.

Educational developments, including new schools and expansions, should deliver secure parking for cycles and other wheeled vehicle storage for school pupils, staff and visitors and parents.

New transport infrastructure or proposals to enhance existing transport infrastructure, including bus interchanges and rail stations, should include proposals for secure cycle parking and also facilitate parking/ docking for cycle hire schemes.

All major developments, including employment, and the strategic allocations should deliver an electric car club scheme of an appropriate scale to the development.

Development proposals should consider those with mobility challenges and ensure secure and accessible parking is provided for mobility scooters and vehicles including charging infrastructure.

Proposals which include provision bellow the local and national standards should be supported by evidence detailing the local circumstances that justify a deviation from the standards and must be supported by robust evidence and assessment of potential impacts on surrounding highways and communities.

Electric and Low Emission Vehicles

9.34. Development will make convenient, attractive and safe provision for the parking and charging of Ultra Low and Zero Emission Vehicles at preferential locations within the development, in line with the hierarchy of users (prioritised above other motorised vehicles, but not more sustainable modes). This should include appropriate provision of public EV chargepoints, in addition to those provided for private dwellings. The number and type of EV chargepoints proposed should be justified, demonstrating that it serves the function of the place in optimal locations. Provision will be fully consistent with Building Regulations, parking standards (like those set out in Manual for Gloucestershire Streets), other relevant guidance documents and updates to such guidance in force at the time. Where a Travel Plan or other strategy has identified a target uptake of Ultra Low or Zero Emission Vehicles, provision should at least meet the target level of use.

Core Policy 39: Electric and Low Emission Vehicles

All development proposals should maximise the opportunity for occupiers and visitors to use electric and low emission vehicles, including electric bicycles and electric cargo cycles.

Safe charging infrastructure for bicycles should be installed in cycle storage which will be located in a prominent and easily accessible location.

Infrastructure and storage should be installed for electric mobility scooters where appropriate, and particularly in specialist and older persons housing.

Proposals should maximise the provision of residential and public electric vehicle charging/ plug-in points and/ or the space and infrastructure required to provide them in the future. The design and operation of such infrastructure should follow best practice so that their operation does not undermine the quality of the public realm.

Proposals should demonstrate that charging infrastructure is located and designed to avoid obstruction, maintain accessibility and ensure safe operation within the highway environment.

Aerodrome Safeguarding

9.35 There are several active airports and major gliding clubs within the District including Kemble Airfield and The Cotswold Gliding Club (CGC) based at Aston Down Airfield. There are several hot air balloon and para-gliding sites, which collectively generate a large amount of aircraft movements per annum. Ensuring the safety of such aircraft movements is therefore a consideration that can impact on the planning process. Gliding is further regulated by the British Gliding Association. These statutes, regulations and advice prescribe the routes and heights that aircraft can use, both on route to, and in the vicinity of aerodromes. The Council will seek through its development management process to ensure that any risks between aircraft movements and proposed developments are removed, both for the safety of the general public and aircrew alike.

9.36 Policy provisions regarding the safeguarding process are set out in the ODPM/DfT Circular 1/2003 (or any subsequent revisions) Safeguarding aerodromes, technical sites and military explosives storage areas. In accordance with this Circular, the relevant safeguarding authority is a statutory consultee for certain planning applications for development that require safeguarding to protect the safety of the site's operation.

9.37 Safeguarding ensures the safety of aircraft manoeuvring on the ground, taking off, landing or flying in the vicinity of an aerodrome. Aerodrome safeguarding is a legal requirement and regulated by ICAO (International Civil Aviation Organisation) and the Civil Aviation Authority.

9.38 **Core Policy 40: Aerodrome Safeguarding** ensures that development the relevant authority is consulted on any proposals that may impact aircraft safety and development will not have an negative impact on the operation of airfields across the District.

Core Policy 40: Aerodrome Safeguarding

Development that would adversely affect the operational integrity or safety of any officially safeguarded civil aerodrome or associated aerodrome navigation aids, radio aids or telecommunications systems will not be permitted.

Proposals located with an aerodrome safeguarding area or along flight paths to airports located with Cotswold District will be expected consult with the relevant authority.

Chapter 10: Housing

Introduction

10.1 The Local Plan aims to ensure that homes delivered across the Cotswold District meet the needs of its communities both now and in the future. The Gloucestershire Housing and Economic Needs Assessment (HENA) 2026[114] identifies the scale and nature of our need, and highlights the significant affordability pressures, a growing older population, and strong demand for smaller and more accessible homes as particularly important factors for Cotswold District.

10.2 The policies in this chapter ensure that new development contributes to a balanced and inclusive housing stock, supports mixed and sustainable communities, and responds to the distinct characteristics of the District's settlements.

10.3 This chapter includes the following policies:

- **Core Policy 41: Standards for New Residential Development**
- **Core Policy 42: Affordable Housing**
- **Core Policy 43: Self-build and Custom-build Housing**
- **Core Policy 44: Specialist Accommodation**
- **Core Policy 45: Gypsy and Traveller Accommodation**
- **Development Policy 1: Affordable Housing on Rural Exception Sites**
- **Development Policy 2: Community Led-Housing**
- **Development Policy 3: Dwellings for Rural Workers Outside Development Boundaries**
- **Development Policy 4: Removal of Occupancy Conditions**, and
- **Development Policy 5: Replacement Dwellings**.

Standards for New Residential Development

10.4 New housing development must deliver a mix of homes, by size, type and tenure that meets the needs of Cotswold District's current and future communities. The housing mix is informed by the HENA, which identifies an ongoing requirement for a greater supply of smaller market homes, a substantial need for affordable housing (especially rented products), and a clear need for 2 and 3 bed dwellings across all tenures.

10.5 . Housing affordability in Cotswold District affects an increasing proportion of the local workforce. Groups who have traditionally accessed home ownership, including key workers, young professionals and growing families, are now experiencing significant barriers as house prices rise faster than incomes. Providing a broader range of homes, including smaller market dwellings, can help meet the needs of lower-income households and reduce pressure on the affordable housing sector.

[114] Gloucestershire District Housing Need Evidence, Iceni, 2026 https://cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

10.6 . A balanced mix of housing types and sizes in new developments is essential to support the needs of different demographic groups and to improve the overall flow of the existing housing stock. Ensuring a supply of appropriately sized homes enables households to move more easily between tenures and dwelling sizes as their circumstances change.

10.7 The HENA provides the key evidence for understanding the mix of homes required across the District. The analysis shows that Cotswold has:

- a low proportion of households with dependent children (26%)
- high levels of under-occupation, particularly in the market sector
- strong demand for smaller homes, especially 2 and 3 bed properties
- significant affordability pressures, and
- a growing older population, increasing the need for accessible and specialist housing.

10.8 : The HENA identifies a clear requirement for a balanced mix of dwelling sizes across all tenures, with 2- and 3-bedroom homes forming the core of future need. The identified mix for Cotswold is shown by Table 10.1.

Table 10.1: **Size and mix of housing by tenure for Cotswold District as identified by the Gloucestershire Housing and Economic Needs Assessment (2026).**

	Market	Affordable home ownership	Rented affordable housing
1-bedroom	0%-10%	15%-25%	25%-30%
2-bedrooms	30%-40%	35%-45%	30%-40%
3-bedrooms	35%-45%	25%-35%	20%-30%
4+-bedrooms	15%-25%	5%-15%	5%-15%

Core Policy 41: Standards for New Residential Development

All residential developments, including conversions, will provide a mix of dwelling sizes reflecting the requirements set out in **Table 10.1**, or in accordance with the most up-to-date housing evidence, unless an alternative approach can be demonstrated to be more appropriate, or where proven to be necessary due to viability constraints.

Specialist and Accessible Housing

To meet identified needs arising from an ageing population and increased mobility impairments:

a) at least 50% of all dwellings (market and affordable) must meet M4(2) accessible and adaptable standard, and
b) at least 5% of affordable dwellings and 3% of market dwellings on major development sites must be delivered to M4(3) wheelchair user standard.

Application of Policy and Flexibility

Any deviations to the above baseline requirements must be justified by robust, up-to-date evidence, considering:

c) the nature, character and location of the site
d) localised patterns of housing stock and turnover
e) identified rural needs, and
f) viability considerations (where clearly demonstrated) based on a Planning Practice Guidance compliant developer funded viability assessment agreed with the Council, through an open book approach.

Nationally Described Space Standards

All new dwellings, including holiday homes (C3 use class), must comply with the Nationally Described Space Standard (NDSS).

Affordable Housing

10.9 Cotswold District is one of the least affordable locations in the country to buy or rent a home. In 2025, the median house price was £455,000, which is 14.6 times the median wage[115], and the average monthly rental cost was £1,200, the highest across Gloucestershire[116]. For this reason, the delivery of more affordable housing, particularly social rented housing, is a Council priority.

10.10 Affordable housing is required for eligible households whose needs are unable to be met within the open market. The term affordable housing includes a number of separate housing types, including: social rent, affordable rent, First Homes and intermediate low-cost home ownership (including shared ownership, discounted, rent to buy and equity model). These are defined in national policy and guidance[117] and by the Glossary to this Local Plan (Appendix 21).

10.11 The HENA identifies an annual need for **328 affordable homes in Cotswold District**, comprising 184 households unable to rent or buy in the market and 144 households able to rent but unable to purchase. Applied over the Local Plan period (2026–2043), this equates to a need for **approximately 5,600 affordable homes.**

10.12 Core Policy 42: Affordable Housing will help to boost the supply of affordable homes in the District over the Plan period and help to re-balance the local housing supply, enabling local people access housing more effectively.

[115] House price to workplace-based earnings ratio, ONS, 26 March 2026 (add full reference in all cases)

[116] Gloucestershire Housing and Economic Needs Assessment, ICENI, 2026

[117] National Planning Policy Framework, Annex 1

10.13 The HENA evidence indicates that affordable housing needs should be met through an 80:20 split between rented and intermediate affordable housing. Consistent with the Council's priority to maximise social rented housing, the rented element is proposed to comprise approximately three-quarters social rent and one-quarter affordable rent. This results in a tenure mix of 60% social rent, 20% affordable rent and 20% intermediate housing. Applying this mix to the identified annual affordable housing need results in:

- 197 social rented homes per year
- 66 affordable rented homes per year
- 66 intermediate homes per year

10.14 Over the 17-year plan period, this equates to:

- around 3,350 social rented homes
- around 1,120 other affordable rented homes, and
- around 1,120 intermediate homes

10.15 The scale of need underlines the importance of maximising affordable housing provision wherever viable and prioritising rented products that meet the most acute needs. This is done by lowering the threshold for the provision of affordable housing in rural areas and raising the required contribution on all new developments.

10.16 The Affordable Housing need is identified at a District-wide level, with the majority of affordable homes being delivered through the strategic and non-strategic allocations set out in Chapter 4: Spatial Strategy. Rural Exception Sites will also be supported by Development Policy 1, and within specialist accommodation developments (Core Policy 44).

10.17 Core Policy 42: Affordable Housing sets an affordable housing requirement on proposals with a combined gross floorspace of over 1,000 sqm. In calculating the combined gross floorspace, account should be taken of the gross internal area only. Calculation of the gross floorspace will include ancillary garages and other outbuildings in addition to the dwellings themselves.

10.18 To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, national policy requires that any Affordable Housing contribution due should be reduced by a proportionate amount. The methodology for how the vacant building credit will be calculated is provided at Appendix 9.

10.19 The proportion of Affordable Housing and self-build / custom build homes should be calculated against the total number of dwellings proposed.

10.20 Applicants should engage with the Local Planning Authority at the pre-application stage to agree the Affordable Housing provision. It will be assumed there will be no public subsidy towards Affordable Housing provision.

10.21 The Local Plan policies have been viability tested[118]. The affordable housing requirements have been set at a level that takes account of affordable housing and infrastructure needs and allows for developments to be deliverable. Development proposals will be policy compliant in delivering the required affordable housing contribution and will not normally require a viability assessment. It will be expected that these policies will fully inform, and be reflected in, land valuation and purchase negotiations. Viability will only be considered in exceptional circumstances for the reasons set out in the Planning Practice Guidance on Viability[119]. Should a viability consideration arise, viability assessments should demonstrate that policy requirements have been fully taken into account in land valuation and scheme design. Ay departure from policy must be clearly justified in accordance with national guidance. The price paid for land will not normally be a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions.

10.22 In exceptional circumstances, the Council may take account of a viability assessment. Any relaxation of the policy requirements will only be considered where the Local Planning Authority is satisfied, on a site-by-site basis, that such a requirement will render any development proposals unviable having first varied the mix and type of housing to improve viability in agreement with the local planning authority.

10.23 Where a viability assessment is submitted to accompany a planning application, this should be based upon and refer back to the viability assessment that informed the Local Plan. Even if a development site is unviable, the weight to be given to a viability assessment will be a matter for the decision maker, having regard to all the circumstances in the case. As per national planning policy, off-site provision, or an appropriate financial contribution in lieu, will only be accepted where it can be demonstrated as being justified and the agreed approach contributes to the objective of creating mixed and balanced communities. The viability assessment must also:

a) demonstrate that the maximum reasonable level of affordable housing is being delivered, and
b) prioritise rented affordable housing wherever possible, reflecting the acute needs identified in the District.

10.24 Where a site is sub divided, the Council will expect each sub-division to contribute proportionally towards achieving the number of affordable dwellings which would have been applicable on the whole site:

[118] Cotswold Local Plan Viability Assessment, Quintic, 2026, https://cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

[119] Viability - GOV.UK https://www.gov.uk/guidance/viability

10.25 On-site affordable housing will be transferred to the purchasing Registered Provider in line with the number, size, type and tenure of Affordable Housing required by the Local Planning Authority's policies in accordance with the HENA; and relevant housing plans and advice from the Council. Occasionally, it may be appropriate to provide free serviced land for the provision of the required units to a Registered Provider or the local planning authority by agreement. A legal agreement will be used to ensure transfer to a Registered Provider and that the affordable housing remains available as such in perpetuity for eligible households.

10.26 Registered Providers generally require affordable housing to be served by an adopted highways to ensure long-term management, access and maintenance, and to avoid additional costs that may affect affordability. Experience has shown that the use of private or unadopted highways can delay or prevent the transfer of Affordable Homes, undermining delivery of the Plan's affordable housing objectives. Core Policy 42: Affordable Housing therefore ensures that affordable housing is deliverable in practice, treated on an equal basis with market housing, and that access arrangements are not used to circumvent affordable housing requirements, while allowing limited flexibility where equivalent, legally secure alternatives are agreed.

Core Policy 42: Affordable Housing

All housing developments that provide 10 or more new dwellings (gross), or sites with an area of 0.5 hectares or more, or have a combined gross floorspace of over 1,000sqm will be required to provide 40% of all new dwellings as affordable housing.

In designated rural areas[120], all housing developments that provide 3 to 9 new dwellings (gross) will contribute towards affordable housing provision to meet the identified need in the District and address the Council's strategic objectives on affordable housing.

Affordable housing should be delivered on-site. In exceptional circumstances, consideration may be given to accepting a financial contribution (a commuted sum) from the applicant where it is demonstrated that affordable housing cannot be delivered on-site, or that the District's need for Affordable Housing can be better satisfied through this route.

Affordable housing must be designed to be tenure blind and well-integrated throughout the development. Clustering should be limited to ensure effective management and should not result in segregation. The type, size and mix, including the tenure split, of affordable housing will address the identified and prioritised housing needs of the District and take account of the most up-to-date housing needs assessment.

Unless otherwise agreed by the Council the affordable housing contribution on qualifying sites will deliver the following split between rented and intermediate affordable housing. Of the rented affordable housing:

[120] In Cotswold District, the designated rural area, under s157 of the Housing Act 1985, is the Cotswolds National Landscape.

- 60% should be made available as Social Rent
- 20% should be made available as other forms of Affordable Rent, and
- 20% should be made available as intermediate products, such as Shared Ownership or Rent to Buy.

The Council will consider First Homes as part of the intermediate tenure mix where they meet identified local needs, but priority will be given to products delivering genuine affordability to local households.

All affordable housing must be served by an adopted highway, unless robust evidence demonstrates that an alternative arrangement will not compromise delivery, management, equal access, or long-term affordability. Proposals must ensure that affordable housing is delivered on an equal basis with market housing and that access arrangements are not used to avoid affordable housing requirements.

Where exceptional development costs mean it is not possible to meet the full requirements for the delivery of affordable dwellings the burden of proof will be on the developer to demonstrate this to the Council and the evidence must be supported by a Planning Practice Guidance-compliant developer-funded viability assessment.

Self-build and Custom-build Housing

10.27 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a statutory duty on local planning authorities to support individuals and groups who wish to build their own homes. Local authorities are required to:

- keep and maintain a register of individuals and associations of individuals seeking to acquire serviced plots of land for self-build and custom build housing, and
- grant sufficient development permissions to meet the demand recorded on the register, subject to the eligibility criteria and timescales set out in national regulations.

10.28 This duty is reinforced by national planning policy, which expects planning authorities to have regard to the demand for self-build and custom build housing[121] when preparing development plans and making decisions, and make provision for a sufficient supply of serviced plots to meet the level of demand recorded on the Council's Self-build and Custom Build Register.

[121] Self-build and custom build homes can be either market or affordable housing.

10.29 The HENA identifies Cotswold as the District with the highest demand for self-build and custom build housing across Gloucestershire. The rate of demand in Cotswold is 167 per 100,000. With a population of 91,660, this equates to an overall need of 153 over. Furthermore, the HENA identifies an arising annual need for self and custom build to be 19 homes per annum in Cotswold, A shortfall in the supply of self and custom build homes of 32 dwellings over the past 9 years is also identified from the self and custom housebuilding register, including this in the supply of self and custom build homes equates to a need for 355 homes over the plan period to 2043[122].

10.30 The HENA identifies that self-and custom build homes are best delivered on larger strategic sites where there is a greater chance of them coming forward and being part of a greater mix of homes, alongside new infrastructure and services and facilities. Therefore, they should only be required on strategic sites in the Plan (i.e. sites over 350 dwellings). Where such provision is required, developers should have regard to the Council's Self-Build and Custom Build Register when determining the type and specification of plots.

10.31 Core Policy 43: Self-build and Custom-build Housing requires development sites over 350 dwellings, to make some provision (5%) of self and/ or custom-build plots, inclusive of consideration for affordable housing to ensure the overall requirement is met.

10.32 Self-build and custom-build plots must be made available and appropriately marketed for a minimum period of 12 months. Plots that remain unsold may continue to be offered on the open market or be made available to the Council or a Registered Provider at market value before being built out by the developer. Plot-specific planning permissions will be secured through legal agreement, requiring completion of self-build homes within three years of plot purchase.

Core Policy 43: Self-build and Custom-build Housing

To support the Council's duties under the Self-Build and Custom Housebuilding Act (2015), developments of 350 or more dwellings shall provide 5% of serviced plots for self or custom build, subject to viability and site-specific considerations, unless demand indicated on the Council's Register justifies a lower provision.

All plots set aside for self-build or custom build housing (secured via a legal agreement or planning condition) must include:

(a) legal access onto a public highway
(b) water, foul and other drainage, broadband connection, and electricity supply available at the plot boundary
(c) sufficient space to build without compromising neighbouring properties and their amenity and the amenity of future occupiers, and
(d) an agreed design code for the plots.

[122] Cotswold District Housing Need Evidence, Iceni, 2026 https://cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

Plots that remain unsold may continue to be offered on the open market or be made available to the Council or a Registered Provider at market value before being built out by the developer. Plots must be made available and appropriately marketed for a minimum period of 12 months.

Specialist Accommodation

10.33 The HENA identifies a substantial and accelerating need for specialist housing in Cotswold, driven by demographic change and rising levels of disability and frailty. The population aged 65+ is projected to increase by 14,936 people between 2024 and 2046, a 59% rise. The population aged 85+ is projected to more than double (+126%) over the same period. This demographic shift will significantly increase demand for specialist accommodation, sheltered and extra-care housing, and residential and nursing care.

10.34 The evidence from the HENA also shows a sharp rise in age-related disabilities in Cotswold between 2024 and 2046, with dementia projected to increase by 92%, mobility problems by 80%, learning disabilities by 58% and autistic spectrum disorders by 56%. This substantial growth in conditions affecting independence and mobility provides a clear justification for requiring new homes to meet M4(2) accessible and adaptable standards, with a proportion delivered as M4(3) wheelchair-user dwellings under Core Policy 41: Standards for New Residential Development.

10.35 A substantial need for specialist older persons housing in Cotswold between 2024 and 2043 has been identified, including 496 additional units of housing with support and 467 units of housing with care, alongside a requirement for 560 residential care beds and 125 nursing care beds (C2 use class), totalling 685 additional care bedspaces[123]. The delivery of specialist accommodation contributes to the delivery of the overall Local Plan housing requirement, as identified by Core Policy 2: Meeting Housing Needs in Cotswold District – Strategic Allocations.

Table 10.2: Specialist Housing Need for Older Persons in Cotswold District, 2026-43

Housing Type	Housing demand per 1,000 75+	Current supply	Current demand	Current shortfall/ surplus (-ve)	Additional demand to 2043	Need by 2043
Market (with Support)	63	977	879	-98	526	428
Affordable (with Support)	43	877	591	-286	354	68
Total (with Support)	**106**	**1,854**	**1,469**	**-385**	**880**	**496**
Market (with Care)	27	319	379	60	227	287
Affordable (with Care)	11	60	150	90	90	180

[123] Cotswold District Housing Need Evidence, Iceni, 2026 https://cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

Total (with care)	**38**	**379**	**529**	**150**	**317**	**467**
Residential care bedspaces	34	192	470	278	282	560
Nursing care bedspaces	38	721	529	-192	317	125
Total bedspaces	**72**	**913**	**999**	**86**	**598**	**685**

10.36 The assessment also highlights an existing shortfall in both market and affordable housing with support, reinforcing the need for sustained delivery of specialist accommodation across the District. The requirement figures provide a need figure at the point that the Local Plan was adopted and applicants must refer to the Council's latest evidence, such as future updates to the HENA and the Council's Residential Land Monitoring Statistics report, when submitting planning applications, to determine the need for each type of specialist housing and accommodation and identify how they are going to meet that need. Consideration should also be given to vacant units within existing stock, especially in the location the development is proposed.

10.37 Core Policy 44: Specialist Accommodation sets out the criteria for assessing proposals for specialist accommodation for older people including sheltered housing; extra care accommodation; and care homes.

10.38 Residential care accommodation should normally be located within settlements where there is easy access to a range of services, e.g. shops, healthcare and social facilities. This should enable non-car access to local facilities for residents and staff.

10.39 Enabling opportunities for active lifestyles and older peoples' engagement in community life may, for example, include the provision of safe and accessible green infrastructure, sports facilities, allotments, services and facilities and a layout that encourages walking and cycling. These matters will be especially important to address where there are identified health and well-being needs.

10.40 A key challenge in delivering specialist accommodation for older and disabled people is the viability of providing affordable housing, particularly where schemes fall within Use Class C2. Proposals will therefore be assessed on whether they constitute C2 or C3 development, taking account of the level of care, staffing and the scale of communal facilities. In such cases, the affordable housing requirement will be applied on a case-by-case basis, informed by a robust viability assessment to determine an appropriate contribution.

Core Policy 44: Specialist Accommodation

Strategic site allocations (over 350 dwellings) must provide for specialist older persons housing (e.g., extra care, housing with support), reflecting the HENA-identified need for additional accommodation for older people, people with disabilities, learning disabilities, autistic spectrum disorders, dementia, and those requiring care or support.

Proposals for specialist accommodation at the Main and Principal Settlements will be supported, provided that it:

a) contributes towards meeting identified needs for the type of accommodation in the District
b) is designed to meet the particular requirements of residents with social, physical, mental and/or health care needs
c) is easily accessible to public transport, shops, local services, community facilities and social networks for residents, carers and their visitors
d) adheres to good practice in design principles, especially taking account of design for people with dementia, and
e) integrates with the surrounding community and increases the opportunity for older people to engage in community life and have active lifestyles.

Strategic allocations and major developments should consider the inclusion of specialist housing as part of a mixed and balanced community. Where appropriate, the Council may require:

i. a proportion of specialist older persons housing
ii. serviced land for extra care or supported housing, or
iii. specific provision for wheelchair accessible homes.

Where specialist accommodation is provided on a freehold or leasehold basis, affordable housing should be delivered in accordance with **Core Policy 42: Affordable Housing**. The affordable housing requirement will be applied having regard to whether the proposal falls within Use Class C2 or C3, taking account of the level of care and communal provision. Where provision is demonstrably challenging, the requirement will be informed by a viability assessment to determine an appropriate contribution. A mix of tenures will be encouraged in sheltered and extra care schemes. Where a development site is phased or subdivided, the affordable housing requirement will apply to the site as a whole.

The Council will apply this policy flexibly. Variations may be appropriate where justified by:

iv. site characteristics
v. local evidence of need
vi. the availability of services, or
vii. viability evidence.

Gypsy and Traveller Accommodation

10.41 Gypsies and Travellers (collectively referred to as Travellers in this Plan) have traditionally led a nomadic way of life and form part of the UK's diverse communities. Whilst some households continue to travel for work, cultural or family reasons, others have become more settled whilst maintaining their cultural identity. Travelling Showpeople are members of a distinct community who travel as part of their business and have traditionally been involved in the organisation and operation of fairs, circuses and other travelling entertainment.

10.42 National Planning Policy for Traveller Sites (PPTS) requires local planning authorities to assess the accommodation needs of Gypsies, Travellers and Travelling Showpeople and to plan positively for meeting those needs through the preparation of Local Plans and the identification of suitable sites. The Gloucestershire Gypsy and Traveller Accommodation Needs Assessment (GTANA) identifies an existing supply of 15 Traveller pitches within Cotswold District that contribute towards meeting the District's identified Traveller accommodation needs during the Plan period (2026-2043[124]). These pitches are listed in Table 10.3.

Table 10.3: Traveller pitch supply within GTANA need figure 2026-43 (pitches)

Site	Pitches
Vacant pitches on existing sites	
Households on sites expected to leave the area	2
Households on sites expected to move into housing	1
Four Acres, Shorncote, near South Cerney	2
Sites with extant planning permission yet to be completed	
Oakfields, Cricklade Road, Cirencester, GL7 5QE (Site 1: 25/01079/FUL)	5
Oakfields, Cricklade Road, Cirencester, GL7 5QE (Site 2: 26/00190/FUL)	5
Total	**15**

Source: GTANA 2026

10.43 Taking account of these existing commitments, the GTANA identifies a residual need for 32 additional Traveller pitches within the District over the Plan period. A distribution of this need across the Plan period is set out in Table 10.4.

[124] Gloucestershire Gypsy and Traveller Accommodation Needs Assessment, RRR, 2026

Table 10.4: Summary of permanent traveller accommodation needs (pitches) for Cotswold District 2026-43

Period	Pitches
2026-31	12
2031-36	8
2036-41	8
2041-43	4
Total	**32**

Source: GTANA 2026

10.44 The GTANA concludes there is no identified need for accommodation for Travelling Showpeople or Boat Dwellers within the District during the Plan period.

10.45 The GTANA recognises that additional accommodation needs may form households not identified through the assessment process, for example households residing on unauthorised developments and unauthorised encampments due to in-migration, as well as those residing in brick-and-mortar accommodation, should be considered separately from the identified need and be met through windfall developments.

10.46 To meet the identified residual need of 32 pitches, the Plan allocates four sites capable of delivering a total of 37 Traveller pitches over the Plan period. This provides sufficient flexibility to ensure that identified accommodation needs can be met and maintained throughout the Plan period. These sites are allocated by Core Policy 45: Gypsy and Traveller Accommodation are set out in Table 10.4.

10.47 **Core Policy 45: Gypsy and Traveller Accommodation** establishes the framework for meeting identified Traveller accommodation needs within the District. In addition to the allocated sites, the policy sets out a sequential approach for assessing proposals that come forward to meet any additional or emerging needs during the Plan period.

10.48 Traveller pitches, together with up-to-date evidence of accommodation need, will be monitored throughout the Plan period. Where monitoring indicates that identified needs are not being met, or circumstances change significantly, an early review of **Core Policy 45: Gypsy and Traveller Accommodation** will be carried out if necessary to ensure that identified needs continue to be met in accordance with the PPTS.

Core Policy 45: Gypsy and Traveller Accommodation

Taking account of existing commitments, there is a requirement for 32 additional Gypsy and Traveller pitches to be delivered in the District in the Plan period between 2026 and 2043.

Safeguarding Existing Provision

Existing authorised Gypsy and Traveller sites within the District will be safeguarded for Traveller use where there remains an identified need for such accommodation.

Allocated Sites

The following sites, indicated on the Policies Maps and in **Appendix 10**, are allocated for Gypsy and Traveller accommodation and will contribute towards meeting the identified need for Traveller pitches within the District.

Table 10.5: Allocated traveller pitches over the plan period

Site name	Housing Allocation to 2043
Quarry Farm, Cricklade Road, South Cerney (GT-013)	9
Oakfields, Cricklade Road, GL7 5QE (Site 3) (GT-015)	8
Strategic site at Land south of Driffield (GT-018)	10
Strategic site at Land south of The Steadings (GT-020)	10
Total	37

Sequential Approach

The following approach will be used to determine the acceptability, in principle, of proposals for Traveller development:

a) first preference will be sites specifically allocated in this Plan for Travellers
b) second preference will be to designate additional pitches / plots within the boundaries of existing suitable Traveller sites, including sites that have already been identified for this use, where this can be achieved without unacceptable impacts on living conditions, local amenity, landscape character or the environment
c) third preference will be to extend existing suitable Traveller sites adjacent to existing boundaries where land is available adjacent to the site and the proposal would represent a sustainable form of development, and
d) where a sufficient supply of pitches or plots cannot be achieved at the above locations new sites will be considered.

Criteria for New or Extended Sites

Proposals for new or extended Traveller sites will be permitted where they:

e) demonstrate an identified accommodation need
f) provide safe and suitable access to the highway network
g) are reasonably accessible to local services and facilities, including education, healthcare, employment opportunities and public transport
h) would not result in unacceptable impacts on the amenities of existing or future occupiers, neighbouring uses, landscape character, biodiversity, heritage assets or other environmental interests
i) provide a safe, healthy and inclusive living environment for future occupiers, and
j) make appropriate provision for essential infrastructure and services, including utilities, waste management and surface water drainage.

Windfall Sites

Proposals for windfall Traveller sites that meet an identified need and accord with the sequential approach and criteria set out in this policy will be supported where they contribute towards maintaining an adequate supply of Traveller accommodation within the District.

Rural Exception Sites

10.49 Rural exception housing can play a vital role in meeting the needs of communities across Cotswold District. Settlements can experience high house prices, limited turnover of existing stock and a shortage of smaller, more affordable homes. As a result, households with strong local connections can struggle to remain within their communities. Development Policy 1: Affordable Housing on Rural Exception Sites provides a mechanism to deliver affordable housing in locations where it would not normally be permitted, ensuring that settlements remain socially and economically sustainable.

10.50 Rural Exception Sites must be based on a clearly evidenced local need. This is normally demonstrated through a parish or multi-parish housing needs survey, undertaken in partnership with the Council, Registered Providers or community-led organisations. Surveys should be up-to-date and proportionate to the scale of the settlement. The evidence must show that the identified need cannot reasonably be met within existing development boundaries, through allocated sites, or through the existing housing stock.

10.51 Cotswold District is characterised by a dispersed pattern of rural settlements, many of which have limited services and infrastructure. Rural Exception Sites must therefore be small in scale and well-related to the built-up area of a Main, Principal or Non-Principal Settlement. This ensures that new residents can access local facilities safely and conveniently, and that development does not result in isolated dwellings in the countryside. Proposals should demonstrate a strong physical and functional relationship with the settlement, including safe pedestrian access.

10.52 The primary purpose of Rural Exception Sites is to deliver affordable housing for local people. All affordable homes must therefore remain affordable in perpetuity, with occupancy prioritised for households with a local connection in accordance with the Local Plan Glossary (Appendix 21).

10.53 Rural Exception Sites will normally provide 100% affordable housing. National planning policy allows for a limited amount of market housing on Rural Exception Sites where this is required to support scheme viability. Any market housing must be the minimum necessary and form part of a single, integrated development. Applicants must provide open-book viability evidence demonstrating the funding gap and the minimum number of market homes required to close it. The Council will scrutinise this evidence to ensure that the affordable housing remains the dominant element of the scheme and that the proposal continues to qualify as a Rural Exception Site.

10.54 Given the high landscape sensitivity within Cotswold District, including the Cotswolds National Landscape, Rural Exception Sites must be carefully designed to respect local character, settlement form and the wider landscape setting. Proposals should demonstrate how they minimise visual impact, integrate with existing built form, and provide safe access for pedestrians, cyclists and vehicles. Applicants must also show that the site can be appropriately serviced, including foul drainage, without causing harm to the environment or placing undue pressure on local infrastructure.

10.55 Rural Exception Sites can be delivered through a range of mechanisms, including Registered Providers, community land trusts and other community-led organisations. These models can help ensure long-term stewardship, local involvement and affordability. The Council encourages early engagement with local communities and parish councils to build support for schemes and ensure that proposals respond directly to identified needs.

Development Policy 1: Affordable Housing on Rural Exception Sites

Development proposals for affordable housing within Rural Areas to meet local needs, including community-led development where appropriate, will be permitted as an exception subject to all of the following criteria being met:

a) a demonstrable local community need for affordable housing has been established through a local housing needs survey or other relevant study
b) occupancy is controlled through a local connection mechanism
c) the number, size and tenure of the dwellings are suitable to meet the identified need
d) the development proposal is located adjacent to, and well-related to, an existing settlement
e) the development proposal is of small scale and proportionate in size to the adjoining settlement
f) the development is designed to respect the characteristics of the local area, including the countryside setting, and
g) schools and health facilities with capacity, shops and other community facilities are within reasonable travelling distance by sustainable modes.

A development appraisal should accompany the application that clearly demonstrates how the above criteria have been met. A proportion of market housing will only be permitted where it is demonstrated to be essential to enable the delivery of the affordable housing with the cross-subsidisation of the affordable homes with some market homes. The number of market homes must be the minimum necessary to viably deliver the affordable housing, which will be informed by a PPG-compliant developer-funded viability assessment agreed with the Council (through an open book approach).

Community-Led Housing

10.56 Community-led housing is where future residents form into a 'building group' who contribute to the design and development of new genuinely affordable housing to meet their longer-term needs. It can include development (new-build or refurbishment) by community land trusts, housing co-operatives, self-help housing or cohousing initiatives[125].

10.57 Community-led housing proposals come in many forms, but, at application, they should have the following characteristics:

- meaningful community engagement occurs through the development process
- the local community group or organisation will own, manage or provide stewardship of the homes in a manner of their choosing once development is complete, and
- the benefits to the local area and/or specified community must be clearly defined through meaningful community engagement and legally protected in perpetuity by a Section 106 or similar legal agreement.

10.58 The Localism Act allows for certain community organisations to bring forward a Community Right to Build Order (CRTBO), which permits smaller-scale development on a specific site without the need for planning permission, subject to a community referendum. However, where the latter does not apply, the Council recognises that community-led housing can provide a type of good quality housing that is genuinely affordable, which can enable local people on low incomes to stay local, and which can respond positively to the climate and ecological emergencies.

10.59 Given that development projects can be complex and time consuming to deliver, community groups may partner with organisations such as housing associations, landowners and agents, which are able to help deliver legitimate community-led housing.

10.60 Community-led housing schemes may include affordable housing, co-housing, community self-build or housing for people with specific needs such as older people or those with disabilities. They may also include, as part of the proposal, community buildings, recreational areas, space for growing food or for supporting wildlife.

[125] Community land trusts are legal entities set up by communities to provide assets such as allotments or affordable housing. Housing co-operatives are controlled and managed by residents, and self-help housing usually refers to projects bringing empty properties back into use, often using volunteers or trainees.

Development Policy 2: Community-Led Housing

Community-led housing proposals will be supported, provided that they:

a) can demonstrate they are from a community-led organisation (as defined in the NPPF), including organisations that are democratically controlled by their members and operate on a not-for-profit basis, either independently or in partnership with other delivery bodies
b) can demonstrate the benefits to the local area and/or specified community are clearly defined and legally protected in perpetuity
c) are 'physically' (i.e. in layout) or 'socially' integrated with existing neighbourhoods in terms of layout, design and social function and support mixed and inclusive communities,
d) proportionate in scale to the settlement and appropriate to its context, and
e) prioritise occupation by households with a local connection (as defined by the Local Plan **Glossary: Appendix 21**), with flexibility where needed to ensure homes remain occupied.

Community-led organisations will be a means of delivering affordable housing on suitable Rural Exception Sites.

Dwellings for Rural Workers Outside Development Boundaries

10.61 The Cotswold countryside, besides being attractive, is also a place of work. Alongside agriculture and forestry, there are many other rural businesses. For the most part, people employed on the land or in businesses can live in nearby towns and villages and travel to work. However, from time to time, an essential need for a dwelling at a place of work can be clearly established. The essential need will be assessed having regard to:

- the functional requirements of the enterprise, and
- the financial viability of the business.

10.62 Proposals for isolated dwellings in the open countryside should be avoided. To promote sustainability, development should be located where it will enhance or maintain the vitality of rural communities. However, from time-to-time, there may be special circumstances that justify new homes outside Development Boundaries: for example, it may be essential for a rural worker to live permanently at or very near their place of work. Whether this is essential will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals concerned. In such instances, where criteria a, b, and d set out in Development Policy 3 are met, consideration will be given to the siting of a mobile home for a three-year temporary permission, where renewal would only be considered to provide continued occupation whilst a permanent dwelling is constructed on a site permitted for such a purpose.

10.63 When considering such applications, the history of the holding, the recent pattern of land use and building and, recent disposals of land and property, will be taken into account. The recent sale of land and property could constitute evidence of lack of need.

10.64 Proposals must demonstrate a genuine functional need requiring a full-time worker to be present at or near the site. The nature of employment alone will not be determinative.

10.65 Where an essential need for a rural workers dwelling is proven, a condition will be included within the planning permission limiting the occupancy of the new dwelling to those employed in the type of business in question.

Development Policy 3: Dwellings for Rural Workers Outside Development Boundaries

Outside Development Boundaries, new dwellings for rural workers will be permitted where:

a) it is demonstrated that there is an essential need for a worker to live permanently at or near their place of occupation in the countryside
b) a new dwelling cannot be provided by adapting an existing building on the holding
c) a suitable alternative dwelling to meet the essential need is not available within a 20-minute walking or public transport journey time of the application site
d) the proposed dwelling is located within or adjacent to the existing enterprise or other buildings on the holding
e) the size of the proposed dwelling and any subsequent extension is proportionate to the essential need of the enterprise, and
f) occupancy is limited by way of a planning condition or obligation.

For a proposed business or expansion of an existing business, where permission is first sought for a dwelling outside a Development Boundary and where criteria a, b and d are met, a temporary permission only will be granted, for a period of maximum of 3 years, to allow the siting of a mobile home to allow the applicant to demonstrate that the business is viable. Renewal of the temporary permission will only be allowed once and will only be considered to provide continued occupation whilst a permanent dwelling is constructed on a site permitted for such a purpose and there is evidence that building work has commenced.

Extensions to dwellings for rural workers will only be permitted where it is demonstrated that the size of the extension is proportionate to the essential need of the enterprise..

Replacement rural workers' dwellings will be permitted where:

g) a building within the existing holding cannot be adapted to accommodate the essential need
h) the replacement dwelling is located on the site of the existing dwelling
i) the size of the replacement dwelling is commensurate with the reasonable living requirements of the individual occupying the dwelling as an essential need, and
j) occupancy will be limited by way of a planning condition or obligation.

Removal of Occupancy Conditions

10.66 Over time, the situation that made it essential to provide a new dwelling with a restrictive occupancy condition can change. When this happens, a planning application may be made to remove the occupancy condition so that the property can be sold on the open market.

10.67 The criteria for assessing proposals for new dwellings in the countryside are rigorous; thus, similar care will be taken in dealing with applications for the removal of occupancy conditions.

10.68 It is important to ensure that the removal of occupancy conditions for holiday homes and equestrian and rural workers' dwellings is not undertaken lightly as this would undermine the sustainability principles that underpin the Local Plan's Spatial Strategy. Applicants will need to demonstrate that there is no other functional need for an equestrian or rural workers dwelling in the locality, including affordable housing, or a tourism or need for a holiday let or annex before releasing the property on the open market.

10.69 In assessing applications for the removal of occupancy conditions, the Council will take a proportionate, evidence-led approach. Significant weight will be given to the length of time the dwelling has been occupied in accordance with the condition, alongside evidence of sustained marketing at a price reflecting the restriction and the absence of any ongoing functional need. This approach ensures that conditions are not removed prematurely where they continue to serve a planning purpose, while avoiding reliance on arbitrary time-based thresholds. It also helps to prevent the unjustified release of market housing in locations where new unrestricted dwellings would not normally be supported, as outlined in Development Policy 3: Dwellings for Rural Workers Outside Development Boundaries and Development Policy 5: Replacement Dwellings.

Development Policy 4: Removal of Occupancy Conditions

Removal of occupancy conditions – equestrian and rural workers

Outside Development Boundaries, removal of an occupancy condition attached to an equestrian workers dwelling or a rural workers dwelling will be permitted where it is clearly demonstrated that the original justification for the condition no longer exists and all of the following criteria are demonstrated:

a) that there is no longer an essential need for the dwelling on the holding or premises, and there is not likely to be within the foreseeable future, and
b) that a reasonable and sustained attempt has been made to market and sell the property with its occupancy condition at a realistically reduced value, and no prospective buyer has come forward (a minimum period of 12 months)
c) where there is a need for affordable housing in the locality, the dwelling could not be used for affordable housing on either a temporary or permanent basis to help meet this need, and
d) significant weight will be given to the length of time the dwelling has been occupied under the restriction.

Removal of occupancy conditions – holiday lets and annexes

Applications for the removal of occupancy conditions on holiday accommodation or annexes, which have been built or converted for that purpose, outside Development Boundaries or Non-Principal Settlements will only be permitted where it is clearly demonstrated that the original justification for the condition no longer exists and the removal would not undermine the Local Plan Spatial Strategy or sustainability objectives.

The removal of occupancy conditions on holiday accommodation or annexes (C3 Use Class) will only be permitted where the dwelling complies with the Nationally Described Space Standard and is located within Development Boundaries or Non-Principal Settlements.

Replacement Dwellings

10.70 The erection of replacement dwellings and extensions to existing houses can individually, and cumulatively over a period of years, have an adverse impact both on the character of individual properties and the surrounding countryside. The replacement of small rural dwellings with larger houses can radically change the character of an area to one of a more suburban nature and also reduce the supply of smaller rural dwellings. To help protect the character of the countryside, extensions and replacements of dwellings need to be controlled in terms of scale and design.

10.71 If smaller dwellings are replaced with properties that are much larger, then, over time, the District's stock of smaller properties in the countryside will diminish. Cotswold District has an acute housing affordability issue, which has got worse in recent years. There is a need to retain a stock of smaller house types, as they are generally more affordable. The HENA[126] will continue to be used to monitor the housing market need and demand.

10.72 Provision of replacement dwellings provides an opportunity to include flood resistant or resilience measures into the design of replacement dwellings in existing flood risk areas. In some instances, there may be an opportunity to re-site the dwelling within the existing residential curtilage to reduce flood risk or to achieve landscape or biodiversity benefits.

10.73 Proposals are sometimes made to replace a building or structure that may once have been a dwelling, but has subsequently been abandoned[127]. Such proposals need to be considered in the light of the general presumption against new dwellings in the countryside. Over the centuries, many properties have been abandoned and fallen into disrepair until virtually all trace of them has gone. The Council sees nothing wrong in this, unless the property concerned is a listed building, or crucial to the appearance of a Conservation Area. The Council will not permit such ruins, or derelict buildings, to be used as a pretext for a new dwelling in the open countryside (i.e., in Development Policy 5: Replacement Dwellings).

[126] Cotswold District Housing Need Evidence, Iceni, 2026 https://cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan

[127] A building that has previously been used as a dwelling will not be regarded as an existing dwelling where such use has been abandoned. The recognised tests of abandonment are the physical condition of the building, any intervening use other than residential, the length of time the building has not been lived in, and the intentions of the owner over the years.

10.74 Whilst there may be instances where a modest difference in size can be acceptable, it may be appropriate to attach conditions removing permitted development rights to extend the property further. There will be a presumption against replacing temporary or mobile dwellings with permanent structures unless there is a clear planning justification.

Development Policy 5: Replacement Dwellings

Where demolition and rebuild supports the principles of achieving sustainable development, replacement dwellings will be permitted where:

a) the building to be replaced is not a listed building, and
b) the scale, form and footprint of the replacement dwelling is smaller than, or of a similar size and scale (not materially larger) to the existing dwelling (including any extensions), and
c) the replacement dwelling is located on or closely related to the footprint of the existing dwelling, unless relocation would deliver significant and demonstrable benefits in terms of flood risk, landscape or biodiversity and the design does not detract from the character or appearance of its surroundings, and
d) the original dwelling does not fulfil a social housing need according to the most up to date housing evidence, and
e) the proposal does not result in the loss of a dwelling that contributes to meeting identified local housing needs without appropriate justification, and
f) the development does not involve a building that has recently been converted to residential use, where the demolition and replacement would undermine the purpose of the original permission.

Where the replacement dwelling is to be built alongside or does not otherwise overlap the existing footprint of the dwelling that it is to replace, the Council will impose a condition on the planning permission, or seek a planning obligation, requiring that the original building be demolished and the site cleared within a specific period. The rebuilding anywhere on the site or wider landholding of demolished dwellings once the new dwelling is occupied (i.e. to create two dwellings on the site) will not be permitted.

Conditions may be imposed to remove permitted development rights on future extensions or alterations to the replacement dwelling where considered necessary.

Chapter 11: Economy, Retail and Tourism

Introduction

11.1 The Plan seeks to provide a positive policy framework, which supports jobs, businesses and investment, to build a strong and competitive economy. It sets a framework to reflect the different drivers within Cotswold's economy with the aim to build and sustain a vibrant, diverse and resilient local economy, that encourages both large- and small-scale opportunities throughout Cotswold in appropriate locations. This is set out in our **Spatial Strategy** (Chapter 4) and **Area Strategies** (Chapters 5 to 7).

11.2 This Chapter sets out the more detailed policies that will be used to determine planning applications relating to the economy (including tourism and tourists and visitor accommodation) and for retail.

11.3 This Chapter includes the following policies:

- **Core Policy 46: New Employment Development**
- **Core Policy 47: Safeguarding Established Employment Sites**
- **Core Policy 48: Ancillary Uses on Employment Sites**
- **Core Policy 49: Development of Tourist Facilities and Visitor Attractions**
- **Core Policy 50: Tourist and Visitor Accommodation**
- **Core Policy 51: Town Centre Uses**
- **Core Policy 52: New Local Centres**
- **Development Policy 6: Rural Diversification**
- **Development Policy 7: Conversion of Rural Buildings**
- **Development Policy 8: New Agricultural and Forestry Development**, and
- **Development Policy 9: Equestrian Related Development**

Employment Development

11.4 Cotswold District has many established and successful employment sites both within and outside towns and villages. The Established Employment Sites make an important contribution to the employment stock of the District and **Core Policy 46: New Employment Development** provides a strong steer on how planning applications will be considered to support their continued role and function by permitting proposals for employment development.

11.5 The Spatial Strategy outlines a need for 68.5 ha of new employment land to provide for an identified need for Class B2, B8 and E(g) uses, principally industrial land and office space, to support the growth that is predicted in these sectors across the plan period. The current stock of employment land in established employment sites is insufficient to accommodate the forecasted need for the District. The Local Plan therefore allocates an additional 32.7 ha of employment land to deliver the employment land needs over the Plan Period. This is covered in more detail in **Chapter 4: Spatial Strategy**.

11.6 **Core Policy 46: New Employment Development** seeks to provide a positive policy framework by which new employment development that comes forward can be assessed to support the

strategic objectives of the Plan and the Cotswold Green Economic Strategy 2025[128].

11.7 Due to the environmental constraints within the District, and the need to locate employment development in the most sustainable locations, it is important that best use is made of sites in the Main Settlement (Cirencester) and Principal Settlements.

11.8 However, the Council also recognises the importance of the rural economy to Cotswold District, therefore **Core Policy 46: New Employment Development** enables small-scale employment development appropriate to rural areas. Rural business units represent an important element of the employment portfolio of Cotswold District. The policy encourages the positive development of small rural employment premises in appropriate locations. Sensitive, small-scale employment development helps to sustain the rural economy and create local employment opportunities. Proposals, however, must be in keeping in terms of scale, size and function with the location.

Core Policy 46: New Employment Development

Employment development will be permitted:

a) within Established Employment Sites (as identified by the Policies Map and **Appendix 11**), for Class B2, B8 and Class E(g) proposals, with a condition restricting to these uses, including intensification of the site, or
b) for extensions to Established Employment Sites, for Class B2, B8 and Class E(g) proposals, with a condition restricting to these uses, subject to amenity and transport impacts, or
c) in principle, within Development Boundaries, on sites that are not currently identified as an Established Employment Site.

Outside Development Boundaries, and outside Established Employment Sites, proposals for small-scale employment development appropriate to the rural area will be permitted where they:

d) do not entail residential use as anything other than ancillary to the business, and
e) are justified by a business case, demonstrating that the business is viable or facilitate the retention or growth of a local employment opportunity, and
f) are not large-scale, unless it is in accordance with other policies that expressly deal with large-scale development in such locations.

All employment development should:

i) enable opportunities for more sustainable working practices, including home-working, and encourages travelling to and from work by transport modes other than private vehicles
j) maintain and enhance the vitality of the rural economy
k) support and improve the vitality and viability of Town Centres, and

[128] Cotswold District Green Economic Growth Strategy (2025-2029), CDC, 2025 - https://www.cotswold.gov.uk/media/mzldjpqc/cotswold-green-economic-strategy-2025.pdf

l) support sustainable tourism in ways that enable the District to attract higher numbers of longer-stay visitors.

Safeguarding Established Employment Sites

11.9 Established Employment Sites, both within and beyond settlements, play a critical role in meeting the District's economic and business needs. Protection of such sites and support for their potential intensification, where appropriate, is critical in ensuring that existing businesses are retained and have the opportunity to grow.

11.10 Established employment sites play a critical role in meeting the needs of the District and as such need to be safeguarded for their continued use and function. Established Employment Sites are listed in **Appendix 11** of this Plan.

11.11 These sites are considered valuable employment locations and should be safeguarded for that purpose. Sites allocated in **Core Policy 5: Meeting Business and Employment Needs in Cotswold District** (set out in Chapter 4) for B Class and Class E(g) employment uses are also safeguarded as they are required to enable the delivery of forecast B2, B8 and E(g) job growth over the Plan period. Once development is completed on sites allocated for Class B2, B8 and E(g) class employment uses in the Local Plan, the sites will automatically become Established Employment Sites.

11.12 **Core Policy 47: Safeguarding Established Employment Sites** seeks to retain sites for local employment. The economic analysis demonstrates that while there are a few declining employment sectors, there is an increased land requirement to enable the economic potential of the area to be achieved. The issue, however, is more complex than simple numbers. Several larger, well established, industrial estates within the District provide opportunities for a range of employment developments, including those that may not be acceptable within residential areas. They provide the main opportunities for uses such as manufacturing. If lost to other uses, the relocation of such estates elsewhere could be extremely difficult.

11.13 **Core Policy 47: Safeguarding Established Employment Sites** seeks to prevent the loss of individual units within an Established Employment Site, as well as the loss of the Established Employment Site as a whole. The policy recognises that there will sometimes be occasions when there is no reasonable prospect of an application coming forward for an employment use within an Established Employment Site or a site allocated in the Local Plan. In this situation, evidence must be submitted to demonstrate that the site has been continually, actively and effectively marketed for at least 12 months and that the use is no longer of commercial interest. The Council may also take consideration of other evidence, including the marketing of similar sites in the area.

11.14 There are several well-established employment sites in the wider rural area beyond the Development Boundaries. These are a key element of the District's economy. Therefore, **Core Policy 47: Safeguarding Established Employment Sites** seeks to support these sites by

permitting proposals for employment development.

11.15 The aim, therefore, is to maintain and enhance the role of Established Employment Sites, where they are well located, through the development of further employment uses and the prevention of changes to other uses. The preparation of development proposals that would result in the loss of a site currently used for employment must be made in accordance with policies that support the overall Local Plan strategy.

Core Policy 47: Safeguarding Established Employment Sites

Established Employment Sites as identified on the Policies Map and in **Appendix 11** will be safeguarded for offices, warehouses, workshops, industrial and complimentary sui generis uses i.e. B2, B8, E(g) and sui generis use[129].

The Council will apply a presumption in favour of retaining all existing employment land, including allocated employment sites, for Class B2, B8 and Class E(g) employment uses.

Proposals that involve the loss of existing or allocated employment land or floorspace, will only be permitted where it can be demonstrated that continued employment use is no longer practical or viable, taking account of the following considerations:

a. the potential for other employment uses
b. whether the building or use meets, or could meet, a specific local business requirement, such as providing low cost start up accommodation
c. the physical adaptation or reuse of the building/site for employment uses is unviable and unsustainable
d. its loss would not conflict with the strategic need to increase employment land supply and balance homes and jobs in the District, and
e. the suitability of the access arrangements for the site/buildings, by road and public transport.

Proposals that involve the loss of employment use will be expected to demonstrate that the factors set out above have been satisfactorily addressed. As part of the assessment of proposals, applicants will be required to demonstrate that the site has been appropriately marketed for potential employment uses for at least 12 months.

Appendix 11 identifies Established Employment Sites that are important for general or heavy industry, waste management, storage and distribution, or a mix of such uses. These sites and their locations are likely to raise compatibility issues with residential use and proposals for change of use need to be scrutinised carefully. Consequently, to safeguard both the employment uses and the living conditions of any prospective residential occupiers of converted premises, an assessment of residential amenity will be required for all change of use applications converting a building in employment use to residential use.

[129] Established Employment Sites are integral to the Local Plan economic strategy and the economic sustainability of the district. They are also important for the employment self-containment of the district and individual settlements within the district, helping to provide local job opportunities and avoid the need for long-distance commuting. It is therefore important that they are safeguarded.

Ancillary Uses on Employment Sites

11.16 Providing uses that are ancillary to the main employment uses on large employment sites can improve the attractiveness of business units and help to provide a more sustainable and higher quality working experience for employees. Many of the Districts large employment sites are located either on the edge of settlements or in rural areas and co-locating complimentary uses can help to reduce traffic movements on the highway network and reduce trip generated carbon emissions.

11.17 It is important that any ancillary uses are necessary to support the main employment uses as set out by **Core Policy 48: Ancillary Uses on Employment Sites**. Where there is sufficient demand, amenities for employees may include small-scale shops and cafes, a gymnasium and/or early years childcare facilities.

11.18 The provision of larger scale retailing, leisure or other main town centre uses that would function as destination uses in their own right, will not be supported. In some instances, it may be necessary to limit the floorspace, opening hours or range of goods sold to ensure that the ancillary uses proposed do not adversely impact the vitality and viability of any Town Centre (including allocated Local Centres).

Core Policy 48: Ancillary Uses on Employment Sites

Proposals for uses other than E(g), B2 and B8 business uses on allocated or Established Employment Sites will only be permitted if the following criteria are satisfied:

a) the use is ancillary to the main business or employment function of the wider site
b) the proposal would not prejudice the primary employment function of the site or undermine the availability of land and premises for E (g), B2 or B8 uses
c) demonstrate that there is sufficient demand for the use (s) being proposed, and
d) the use, either alone or combined with other existing or proposed uses, would not adversely affect the vitality and viability of any town centre or shopping centre (including local centres) or the social and community vitality of a nearby village.

Conditions may be imposed to limit the scale of the operation and to restrict the range of activities proposed or goods sold, where necessary, to ensure that the criteria set out above are met.

Development of Tourist Facilities and Visitor Attractions

11.19 Tourism is a key employment sector in the District, with an estimated turnover of £380 million in 2022[130]. In 2022, there were 7,300 jobs in tourism-related sectors in Cotswold which accounts for approximately 13% of all jobs in the District. The main categories of visitor spend are: accommodation; shopping; food and drink; attractions and entertainment; and travel[131]. Cultural

[130] Economic Impact Studies, South West Research Company (2022) update and provide full reference
[131] Employment Study 2012 (Paragraph 3.2.19) provide full reference and update

activity also has high economic value and brings in tourist trade.

11.20 The Destination Management Plan for Tourism Across the Cotswolds, April 2026[132] vision is: 'To ensure that the Cotswolds is a vibrant year-round destination where visitors enjoy high quality, authentic experiences and tourism makes an increasing contribution to the economic, social and environmental sustainability of the local economy'.

11.21 The Local Plan helps to ensure that new tourism development is effectively and appropriately controlled to protect the high quality natural and built environment of the District, especially in the Cotswolds National Landscape. This is especially important for the special qualities of the Cotswold National Landscape, heritage assets and the character and appearance of settlements and the countryside. **Core Policy 49: Development of Tourist Facilities and Visitor Attractions** seeks to minimise the impact of new tourist facilities and visitor attractions on the character and special features of the District's historic settlements and countryside.

11.22 Tourist facilities and visitor attractions should demonstrate a functional relationship with their proposed location and be compatible with the character of the surrounding area. The nature of the attraction should rely on its location within and special relationship with the District. For the purposes of **Core Policies 49: Development of Tourist Facilities and Visitor Attractions** and **Core Policy 50: Tourist and Visitor Accommodation**, the main tourist routes are defined as A417(T), A417, A419(T), A419, A40(T), A429, A424, A44, A433, A435, A436 and the Cotswold Lakes Spine Roads (shown by **Appendix 12**).

11.23 Development which helps to address current weaknesses in the tourist economy should be encouraged where appropriate. For example, low impact family attractions, such as farm activity visits. The area's popularity with visitors is not a sufficient justification, in itself, for the location of new tourist attractions. Any large-scale visitor development will generally be considered to be unacceptable if it would harm the landscape or features of historic interest or have a harmful impact on the transport network.

Core Policy 49: Development of Tourist Facilities and Visitor Attractions

Tourist facilities and visitor attractions, and improvements and associated development to existing visitor attractions, will be supported where the proposals are in accordance with the development plan, promote the rural economy and contribute positively towards the ongoing protection and enhancement of the countryside, provided that:

a. the proposal is viable without the provision of visitor accommodation
b. the proposal has a functional relationship, and is in keeping with the historic and natural heritage of the area, and can demonstrate how the proposal will minimise impacts on the local environment, by its location, scale and detailed design

[132] Cotswold Tourism Destination Management Plan (2026) https://assets.simpleviewinc.com/simpleview/image/upload/v1/clients/cotswolds/Cotswolds_Tourism_Destination_Management_Plan_2022_25_831b002c-4fff-4d08-865f-e5fcefbc36e7.pdf

c. it is demonstrated how the proposal contributes to the local economy
d. the proposal is well related to the main tourist routes, as defined on the Policies Map and **Appendix 12**, and a traffic assessment and travel plan assessing the highway impacts of the proposals, and how they will be mitigated, is submitted as part of a planning application that demonstrates that the proposal is accessible by a range of transport modes appropriate to its scale and location and any transport impacts can be satisfactorily mitigated
e. it can be identified that the proposal is an opportunity that is not met by existing facilities,
f. as far as possible, use is made of existing buildings, particularly agricultural buildings in the countryside, proposals involving new buildings should provide justification as to why it is not feasible to use existing buildings and demonstrate how the number and scale of new buildings has been kept to a minimum, and
g. within the National Landscape, major development[133] will only be permitted where exceptional circumstances are the public interest can be demonstrated, having regard to National Policy and the Cotswold National Landscape Management Plan[134]

Tourist and Visitor Accommodation

11.24 The Gloucestershire Housing and Economic Needs Assessment (2026)[135] identifies the District as having significant numbers of serviced and self-catering accommodation of visitors, the highest levels within Gloucestershire. There are currently a high number of hotels that are considered to be 'main town centre uses' as defined in the NPPF (2024)[136]. Development of new-build hotels and other serviced accommodation together with extensions to existing facilities will normally be acceptable within the Town Centre, Local Centres identified in **Core Policy 50: Tourist and Visitor Accommodation**.

11.25 The role of the traditional high street has changed significantly in recent years, and continues to evolve, thus directing tourist and visitor accommodation to the Town and Local Centres will greatly assist in helping them to diversify and benefit from a broader mix of uses. Town Centres can become less active during the evening, and uses of this type, can counteract that. Moreover, the concentration of visitor accommodation in areas where associated facilities are in walkable distance, such as restaurants and bars, reduces the need for travel by vehicle.

11.26 Proposals for new-build hotel or other serviced accommodation outside of town centres but within Development Boundaries will still be subject to the sequential test and a test of their impact on the town centre in line with the requirements of **Core Policy 51: Town Centre Uses**. Proposals which cannot satisfy the sequential and impact tests will be contrary to **Core Policy 51** and will not be supported.

[133] In accordance with footnote 67 of the NPPF (2024), 'major development' in this context is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

[134] CNL-MANAGEMENT-PLAN_2025-30-FINAL.pdf
[135] Gloucestershire Housing and Economic Needs Assessment, ICENI, 2026
[136] Add reference

11.27 Extensions to existing facilities could potentially result in a large building with an accompanying change in the scale or nature of the enterprise. This could have an unwelcome and unpredictable impact on local amenities and infrastructure and therefore needs to be controlled. For this reason, extensions that result in an increase of more than 1,000sq.m in floor area, including any previous extensions, are subject to the same main town centre use policy context as applies to new build facilities. A proposal of similar scale to extend an existing hotel located in the countryside and out of centre will need to satisfy the sequential test for main town centre uses and demonstrate that there are material planning considerations that justify an exception to the policy. Small scale extensions will be considered on a case-by-case basis.

11.28 Self-catering is particularly popular in rural areas, with high season and short-break holidays offering attractions for a significant number of holiday-makers. It can make a valuable contribution to the rural economy.

11.29 The Local Plan encourages the development of alternative visitor accommodation, such as sites for glamping or eco pods and shepherd's huts, provided it can be sensitively located; avoids out-of-the-way places accessed by sub-standard or single track roads, has minimal environmental impact, is successfully integrated with and contributes to the Local Plan's 'green' objectives, and being at an appropriate scale. This will help broaden the tourist offer and encourage day visitors to stay longer, thus increasing the benefits to the local economy. Consideration will be given to proposals that incorporate innovation, particularly in respect of sustainability and addressing the climate change and biodiversity emergencies, and a variety of camping opportunities.

11.30 Tourist and visitor accommodation referred to in **Core Policy 50: Tourist and Visitor Accommodation** falls within the following use classes:

- Hotels and Serviced Accommodation: Class C1
- Holiday lets: Class C3, and
- Hostels, caravans, glamping facilities, Shepherd's Huts and similar temporary accommodation: Sui Generis.

Core Policy 50: Tourist and Visitor Accommodation

Hotels, Serviced Accommodation and Hostels:

Within Town and Local Centres, as defined on the Policies Map and identified in **Core Policy 51: Town Centres,** and **Core Policy 52: New Local Centres**, proposals for new hotels, serviced accommodation and hostels will be permitted where it can be demonstrated that:

a) they are of an appropriate scale and design that complements the character of the area, and
b) there is a need for a new hotel or serviced accommodation.

Proposals that seek the extension of existing hotels, serviced accommodation or hostels that exceeds 1,000sq.m (including any pre-existing extension(s)), and including outside of the Town

and Local Centres, will be subject to the same considerations regarding scale and design as applies in **Core Policy 51: Town Centre Uses** and **Core Policy 52: New Local Centres**

Proposals for extensions to existing hotels and serviced accommodation of less than 1,000sq.m floor area (including any pre-existing extension(s)), will be determined on a case-by-case basis having regard to the same considerations as applies **Core Policy 51: Town Centre Uses.**

Self-catering Accommodation and Holiday Lets

Within the Development Boundaries of Main and Principal Settlements, proposals for the creation of new self-contained holiday accommodation units, whether through conversion or new build, will only be permitted where proposals demonstrate that:

c) the accommodation will not result in the loss of an existing dwelling suitable for permanent residential use
d) the use will not lead to unacceptable levels of noise, disturbance or impacts on neighbouring residential amenity, and
e) sufficient management arrangements are in place to mitigate any adverse impacts on the local area.

Outside the Development Boundaries of Main and Principal Settlements, proposals for self-catering accommodation or holiday lets, will be supported, where they are provided through the renovation of a suitable existing building that is structurally sound and capable of conversion without substantial rebuilding or extension, in line with the requirements of **Development Policy 7: Conversion of Rural Buildings.**

Temporary and/or mobile accommodation: Touring Caravan and Camping Sites, Glamping Pods, Shepherd's Huts and similar facilities:

The development of sites for temporary and/or mobile accommodation will be permitted where the proposed facility:

f) is well-related to the main visitor and tourist routes, as defined by on the Policies Map and **Appendix 12,** and a traffic assessment and travel plan assessing the highway impacts of the proposal, and how they will be mitigated, is submitted as part of a planning application that demonstrates that the proposal is accessible by a range of transport modes appropriate to its scale and location and any transport impacts can be satisfactorily mitigated
g) is located such that local services and attractions can readily be accessed by sustainable modes of transport, such as public transport, walking and cycling, and
h) does not require new buildings and is able to use sensitively renovated and converted existing buildings of appropriate scale for facilities provision where these are required.

Town Centre and Retail

11.31 Town Centres provide the day-to-day shopping and services for residents of the District, and in doing so create employment for people living around them. The concentration of a variety of retail, service, leisure, entertainment and other commercial uses within a Town Centre is a major component of maintaining its vitality and viability. Growth, appropriate diversification and enhancement within defined centres, are considered to be the most effective strategy for improving the overall economic performance and competitiveness of the District.

11.32 While the pace of change in Cotswold District has perhaps been more gradual than in other parts of the country, in recent years the role of many town centres has evolved considerably. This is due, in large part, to the increasing prominence of online retailing (which accounts for around 20% of spending in the District)[137]. Some Town Centres have experienced shop closures, including many long-established national chains. Former emphasis placed on the primacy of retail as the key town centre use is no longer a sound planning policy stance. This is evident through Government policy which seeks to provide greater flexibility in respect of commercial uses on the high street. Despite this, Town Centres across the District are in good overall health and remain vital and viable.

11.33 Centres which support a mix of uses, often including retail, services, food and drink, and residential, are more likely to thrive. It is important that this mix responds to local circumstances and the needs of the catchment area which the centre serves. Equally, the compatibility of a mixed-use centre can be challenging. Encouraging a more vibrant evening economy, for instance, can affect the well-being of a growing residential population and vice versa. The mix of uses needs to be carefully planned and balanced.

11.34 The Council recognises that successful town centres increasingly perform a broader role than simply providing retail and commercial services. In addition to shops, leisure and food and drink uses, town centres are expected to accommodate a wider range of activities including housing, health and wellbeing facilities, community services, flexible workspace, co-working hubs, cultural uses and public services. These uses can increase footfall throughout the day, support local businesses, strengthen the resilience of centres and contribute to their long-term vitality and viability. Proposals that diversify and enhance the function of town centres in a manner appropriate to their scale and character will be supported

11.35 The 2011-2031 Local Plan included a four-tier hierarchy of Town Centre types. The Town Centre and Retail Study (May 2026)[138] recommends that this is simplified for two reasons: (a) the spatial strategy only operates three main tiers (Main, Principal and Non-Principal Settlements); and (b) there are no fundamental differences between many of the settlements in town centre land use terms. On this basis, **Core Policy 51** now identifies a single category of 'Town Centres' in this Local Plan.

Cirencester

[137] Add Reference.

[138] Town Centre and Retail Study, Nexus Planning, 2026

11.36 Cirencester has the largest catchment of all the Town Centres in the District, drawing trade from across the southern half of the District. It generates an annual turnover of almost £120m through retail (comparison/ convenience) and food/ beverage. Vacancies in the town centre have decreased slightly between 2021 and 2025 and now occupy around 10% of all surveyed units. This is below the national average of town centre vacancies of 14%[139]. Around one third of spending in non-food stores in the town derives from visitors (living outside the study zone) and tourists.

11.37 Beyond Cirencester, the five largest Centres (Bourton-on-the-Water, Chipping Campden, Moreton-in-Marsh, Stow-on-the-Wold and Tetbury) have the widest variety of shops, facilities and services. These settlements will be promoted and enhanced as locations in the District for 'main town centre uses'. 'Main town centre uses' are defined in the NPPF (Annex 2: Glossary)[140] and include retail development, leisure, entertainment facilities, intensive sport and recreation uses, offices and arts, culture and tourism development.

11.38 Fairford and Lechlade-on-Thames function as important service centres for the majority of needs of their respective localised catchment areas, which is particularly important for those, such as the elderly, where travelling further afield is less likely. This complementary focus should enable these centres to meet the majority of the needs of people in their local catchments, while relying on Cirencester or other larger Town Centres to provide those services which cannot reasonably be catered for locally because of issues of scale.

11.39 The smaller centres of Northleach and South Cerney, provide a more limited range of services and facilities within their centres, but play an important role in providing for the daily needs of the settlement and the surrounding rural area.

11.40 There are several Principal and Non-Principal Settlements with a low level of dispersed main town centre uses, and therefore defining a Town Centre boundary would not be appropriate. These settlements are Blockley, Kemble, Mickleton and Siddington. Given the absence of defined Town Centre boundaries in these settlements, proposals for small-scale main town centre uses within Development Boundaries will not normally be required to demonstrate compliance with the sequential approach. However, proposals will require an impact assessment if over the threshold size (see **Core Policy 51**) and should meet the requirements of the policy and other policies of the Plan.

Sequential Test

11.41 The requirements for a sequential test and retail or leisure impact assessment will apply to proposals for 'main town centre uses' beyond the identified town centre boundary (noting that the relevant area of consequence for the sequential test is different for retail (the primary shopping area) and other main town centre uses (Town Centre boundary). The requirement will not apply to proposals which are consistent with site allocations for main town centre uses in the Plan.

[139] Town Centre and Retail Study, Nexus Planning, 2026
[140] National Planning Policy Framework, 2024

11.42 The Council will support main Town Centre use proposals that improve the vitality, viability and resilience of any of the town centres. Firstly, seeking to focus development within the centre itself, or on suitable sites located at the edge of centre, followed by out of centre sites which may be appropriate in a considered sequential approach. By supporting a concentrated variety of appropriate uses, the vitality and viability of Town Centres can be protected and enhanced, and 'main town centre' uses can contribute to healthy and lively centres and communities. What constitutes an adverse effect on the vitality and viability of, and investment within, a Centre will be based on the circumstances of each case. The cumulative impact of the proposal considered together with recent developments may also be a relevant consideration for the impact assessment.

Retail and Leisure Impact Assessment

11.43 The NPPF requires that when assessing applications for retail and leisure development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally-set floorspace threshold.

11.44 The average unit size across all centres is reasonably small. Floorspace data for Stow-on-the-Wold, Tetbury and Cirencester shows average (retail and service) unit sizes of 90sq m, 130sq m and 150sq m[141] respectively. The other Town Centres across the District have a similar profile of units and are more likely to be similar to the average size of unit in Tetbury and Stow-on-the-Wold. Therefore, the threshold set out in this Local Plan is 200 sqm gross, which will allow development management decisions to concentrate upon edge and out of centre proposals which are most likely to compete with the larger component of units that provide the most support for the role, function and attractiveness of the identified Town Centres in the District.

11.45 Where impact assessments indicate significant adverse impacts on the vitality and viability of an existing centre, development will be refused. Where the evidence shows there is no significant adverse impact, the positive and negative effects of the proposal will be balanced, together with locational and other considerations, to reach an overall judgement. For clarity, the impact assessment test also applies to proposals on established employment sites, and within the identified Development Boundaries.

Core Policy 51: Town Centre Uses

The following Main and Principal Settlements have designated Town Centres (as indicated on the Policies Map and **Appendix 13**):

- Bourton-on-the-Water
- Chipping Campden
- Cirencester (and Primary Shopping Area)
- Fairford
- Lechlade-on-Thames

[141] Town Centre and Retail Study, Nexus Planning, 2026

- Moreton-in-Marsh
- Northleach
- South Cerney
- Stow-on-the-Wold
- Tetbury

The preferred sequence of locations for Main Town Centre uses (as defined in the NPPF) are:

- Primary Shopping Area (retail uses only; and applies only to Cirencester)
- Town Centres
- Edge of Town Centres[142]
- Out of Town Centres[143]

Proposals for retail development outside of Cirencester's Primary Shopping Area and proposals for Main Town Centre uses outside of designated Town Centres should demonstrate that there are no sequentially preferable sites or premises to accommodate the proposed development, taking into account the need for flexibility in the scale and format of proposals. Applicants should demonstrate flexibility in respect of scale and format when considering sequentially preferable sites.

All proposals for Main Town Centre uses must:

a) be accessible and well connected to the centre by public transport and active travel links
b) complement and enhance the vitality and viability of the Town Centre/ settlement
c) help maintain an appropriate mix of uses including, where appropriate, residential use
d) maintain or improve, where possible, the health and wellbeing of the District's residents through increased choice and quality of shopping, leisure, recreation, arts, cultural and community facilities
e) contribute to the quality, attractiveness, character, and heritage of the settlement, including the Centre, and the street frontage within which the site is located
f) be designed to minimise the impact of development on designated heritage assets and Conservation Areas, and
g) ensure where feasible that where ground floor redevelopment or alterations are proposed, that access to the upper floors is unaffected or enhanced to enable their availability for other permissible uses.

In addition to designated Town Centres, proposals for small-scale (under 200 sq. m. gross) retail or services will be supported, within the development boundaries of the following settlements:

- Blockley

[142] For retail uses, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

[143] A location which is not in or on the edge of a centre but not necessarily outside the urban area.

- Kemble
- Mickleton
- Siddington

Proposals outside of the defined Town Centres that result in a 200sqm net increase in gross retail floorspace or a 2,500sqm net increase in gross leisure floorspace must be supported by a Retail or Leisure Impact Assessment to assess their impact on the health and investment potential of defined Town Centre.

New Local Centres

11.46 The spatial strategy proposes a substantial increase to the size and function of a number of settlements across the District, proposing strategic allocations and one entirely new settlement to meet local housing, employment and other needs. To ensure that sustainable communities are developed in these locations, it will be essential to anchor the new communities with local centres that provide retail opportunities, convenience and community services.

11.47 The Local Plan proposes new Local Centres within nine of the strategic allocations. **Core Policy 52: New Local Centres** seeks to ensure that the Local Centres are brought forward that contribute to the sense of place and sustainability in new communities.

11.48 The role of local centres continues to evolve in response to changing patterns of work, service provision and community needs. In addition to convenience retail and community facilities, local centres can provide an important focus for flexible employment space, co-working facilities, health and wellbeing services, childcare provision, cafés and other complementary uses that help reduce the need to travel and support day-to-day needs locally. Such uses can increase activity throughout the day, support local businesses and services, and contribute to the creation of sustainable and self-contained communities. Proposals that broaden the function of Local Centres in a manner proportionate to the scale of the development they serve will be supported.

Core Policy 52: New Local Centres

New Local Centres which contain and/or partly contain a convenience/ food store (up to 1,000 sq. m. gross) and community uses[144] and other appropriate local services will be required as part of the following strategic allocations:

- Strategic extension to the east of Kingshill Lane (food store up to 500 sq. m. gross)
- Strategic extension to the north, east and south of Down Ampney
- New settlement to the south of Driffield
- Strategic extension to the north-east of Fairford (food store up to 1,500 sq. m. net)
- Strategic extension to the south-west of Kemble

[144] Community uses are defined as provision of a creche, a public library or reading room, local shops, Hall or meeting place for local use and Local Halls.

- Strategic extension to the north & west of Mickleton
- Strategic extension to the south of Preston
- Strategic extension to the south of the Steadings

Proposals for new Local Centres at these locations should:

a) adhere to the scale, type and layout of strategic development sites (as set out in the Site Development Frameworks)
b) be located centrally within the strategic allocation to maximise the opportunity for sustainable travel (walking, and cycling) for the majority of proposed/ new dwellings on the site and provide opportunities to link to the existing public transport network, in accordance with the Site Development Frameworks
c) provide the scale and type of uses that do not undermine the role, function, vitality and viability of existing Town Centres, set out in **Core Policy 51: Town Centre Uses**
d) create a focal point for the community, where appropriate, through the co-location of open space, public realm, community facilities and other complementary uses
e) demonstrate that servicing and refuse can be accommodated in the design of the local centre, and
f) provide opportunities, where appropriate to the scale and function of the Local Centre, for flexible workspace, co-working facilities, health services, childcare provision and other complementary uses that support the creation of a sustainable and self-contained community.

Rural Diversification

11.49 Agriculture underpins the District's rural economy and supports a considerable number of ancillary businesses. Changes in agriculture have made diversification increasingly important to the economic viability of farm units. The Council seeks to support the vitality of existing enterprises with policies that are sufficiently flexible to meet the anticipated challenges in agriculture and the rural economy. The Local Plan sets out policy criteria against which individual proposals will be judged.

11.50 To maintain the character of the countryside, new built development is generally kept to a minimum. Where permission is required for development on agricultural land, proposals should therefore use existing buildings where possible and provide justification where this is not the case. Diversification may require additional built development or redevelopment. Where necessary to justify the proposal, applicants may be required to provide supporting information, including:

- the history of the farm and its locality
- existing buildings and their uses
- features of biodiversity or landscape interest
- archaeological sites, information on the historic landscape of the farm, the reasons for diversification and the viability of the proposal, and
- details of the proposal's projected employment, environment and traffic implications.

11.51 Diversification proposals should be compatible with existing farming and forestry operations and should not give rise to conflicts that could prejudice the efficient operation of the holding. For example, farms may cause environmental health problems to some high-quality business use developments, or a new industrial use could lead to outdoor storage requirements, causing circulation problems on the farm.

11.52 The continued viability of farm holdings is important to the rural economy. Where proposals affect a significant part of the farm holding, information may be requested on its extent, and what is proposed for the remainder of the holding. In some cases, this may include evidence that, following the proposed development, the holding will continue to operate viably.

11.53 Care should be taken to ensure that diversification proposals retain a genuine functional relationship with the existing rural enterprise and are not in use as a means of securing development that would otherwise be unacceptable in the countryside. The Local Plan Development Strategy does not support new build housing in open countryside. It is therefore important that new buildings to be used for agriculture or other rural land-centred activity are only built when they are needed and are not built with the intention of converting the building to residential or other uses soon after, which would not otherwise be granted planning permission.

11.54 Proposals that attract visitors to the farm (e.g. retailing, cafes, visitor activities, education and leisure activities) are considered under **Core Policy 49: Development of Tourism and Visitor Attractions**. Proposals for equestrian development will be considered under **Development Policy 9: Equestrian Related Development**.

11.55 Mitigation measures such as the retention of existing hedgerows at field boundaries and making space for wildlife in buildings (e.g. the installation of bird boxes, bat bricks, or house martin ledges) should be incorporated into the proposals wherever possible to help create new opportunities for wildlife.

Development Policy 6: Rural Diversification

Rural diversification of an existing farm, agricultural estate, or other land-based rural business will generally be supported and should make use of existing buildings where practical and suitable for the proposed use. Proposals for rural diversification will be permitted provided that:

a) they do not cause conflict with the existing farming or forestry operation including severance or disruption to the agricultural holding that would prejudice its continued viable operation
b) if a new building is required, the development integrates with existing buildings on the holding and is positioned as to minimise its impact on both the surrounding and wider environment
c) in the case of a freestanding building which is separate from existing buildings, it is supported by a statement setting out why the erection of a building is necessary in the location proposed and demonstrates why it cannot be located adjacent to existing buildings

d) the scale and design of the development contributes positively to the character and appearance of the area
e) where a new building is proposed, it should be demonstrated that the development is genuinely required to support the diversification of the existing rural business and is not intended primarily to facilitate future residential development
f) there is access by means of an existing road, it would not give rise to an unacceptable impact on highway safety or severe residual cumulative impacts on the local road network, and road improvements incompatible with the character of the surrounding area are not required, and
g) sufficient utilities and other infrastructure are available or can be provided.

Diversification proposals that support the development of a low carbon economy will generally be supported subject to acceptable impacts on the local environment.

Conversion of Rural Buildings

11.56 In an area of high quality built and natural environment, it is important to keep new building in the open countryside to a minimum. The large, but diminishing, stock of rural buildings in the District should be used in the most positive way to assist in sustaining the rural economy. For the most part, these buildings were originally built as workplaces, or to support the business or community needs of the area. This function should, wherever possible, continue so that rural buildings are given a new lease of life.

11.57 **Development Policy 7: Conversion of Rural Buildings** applies to proposals for the re-use of rural buildings that require planning permission. The policy applies both to traditional and modern (permanent) buildings and it is important to ensure that new uses are sympathetic to the rural character of the area, respecting local building styles and materials, in keeping with their surroundings, without creating adverse environmental effects due to, for example, nuisance or traffic generation. The proposal should secure a meaningful enhancement to the immediate setting of the building. The enhancement of the immediate setting must be substantive and should not rely on garden planting alone.

11.58 A planning application should be accompanied by a coloured plan(s) and photographs, which clearly shows the elements of the existing building that are to be retained.

11.59 Where an extension is proposed, it will need to be demonstrated that the building is capable of conversion without relying upon the proposed extension to facilitate conversion. Subject to this, extensions or alterations will be permitted where they do not significantly harm the character of the building, its setting, and/or the character and appearance of the landscape.

11.60 The term 'substantial completion' for the purpose of this policy means when the converted building or extension is capable of being lived in (e.g. when the roof and windows are fitted and the inside of the building is ready to be inhabited).

Development Policy 7: Conversion of Rural Buildings

The conversion of rural buildings to alternative uses will be permitted provided:

a) the building is structurally sound, suitable for and capable of conversion to the proposed use without substantial alteration, extension or re-building
b) its form, bulk and design is in keeping with its surroundings and retains and responds positively to the buildings agricultural or rural character and historic form
c) it would not cause conflict with existing farming or equestrian operations or a business, including severance or disruption to the farm or equestrian holding or business that would prejudice its continued viable operation
d) the development would enhance visual amenity and not harm ecological functions (e.g. bat roosts)
e) the development proposal is compatible with extant uses on the site and existing and planned uses in close proximity to the site, and
f) the building is not converted to residential use within a period of 10 years dating from whichever is the latter of either:

   i. the substantial completion of the building now proposed for conversion or the first use of the building; or
   ii. the substantial completion of any subsequent extensions to the original building, unless a significant material change in circumstances has been demonstrated.

Unless the original use of the building was for unrestricted residential use, permission for the conversion of rural buildings to self-catering accommodation and holiday lets will be conditional upon short-term visitor use only and be subject to an occupancy condition or planning obligation to prevent its use as a permanent, secondary or principal place of residence.

Agricultural and Forestry Buildings

11.61 Agriculture and forestry are an integral part of the rural economy of the District. New agricultural and forestry buildings can be needed to support farming and forestry operations. Various types of agricultural and forestry building are permitted development[145], although some require planning permission, especially when they are larger in scale.

11.62 **Development Policy 8: New Agricultural and Forestry Development** relates to buildings required in connection with an agricultural or forestry business. Cotswold District has a highly sensitive landscape, and it is essential that new agricultural and forestry buildings are only permitted where a demonstrable functional or operational need exists. Modern agricultural and forestry buildings can be obtrusive features in the rural landscape if their impact is not mitigated. It is also important that the design and location of new buildings reduce the impact of the development as much as possible, whilst also contributing towards tackling climate change and improving biodiversity. Proposals must demonstrate that they have taken account of the surrounding landscape, highways and residential amenity, as well as considering and, where

[145] Planning permission for farms: Permitted development – provide full reference

possible, enhancing local habitat and biodiversity.

11.63 In demonstrating the need for the building, applicants should demonstrate that the proposed building is required having regard to the availability, suitability and operational effectiveness of existing buildings within the holding.

11.64 The sustainability and suitability of the proposal and its location should be carefully considered. In doing so, there are other policies and guidance that are likely to be relevant to proposals for the conversion of rural buildings, New buildings in the countryside must consider the requirements of **Development Policy 7: Conversion of Rural Buildings** which seeks to ensure that new buildings are not constructed with the intention of converting to residential uses soon after, for a use that would otherwise not be granted planning permission.

11.65 Proposals will be required to submit a landscaping scheme which, for example, should consider the shape and slope of the site, the buildings and surroundings, the colour and use of materials, and respect local buildings styles (i.e. traditional Cotswold materials, dark stained timber or unobtrusive, non-reflective materials in dark colours, usually grey, brown or green).

Development Policy 8: New Agricultural and Forestry Development

Proposals for new or extended agricultural and forestry development must:

a. be designed for agricultural or forestry purposes only
b. demonstrate that there is a functional or operational need for the building for an agricultural or forestry purpose
c. visually integrate with existing buildings on the holding and be positioned to minimise their impact on both the surrounding and wider environment. The design should be sympathetic to the rural character of the area, in keeping with the surroundings, blend with the landscape and buildings and should avoid visually prominent skyline locations unless it can be demonstrated that no suitable alternative exists and impacts are satisfactorily mitigated
d. in the case of a freestanding building which is separate from existing buildings, be supported by an operational needs statement setting out why the erection of a building is necessary in the location proposed and demonstrate why it cannot be located adjacent to existing buildings, and
e. incorporate mitigation and enhancement measures such as the retention of existing hedgerows at field boundaries and making space for wildlife in buildings (e.g. the installation of house martin next cups, house sparrow terraces, swift bricks and open next boxes) into the proposals wherever possible to help create new opportunities for wildlife.

Equestrian Related Development

11.66 The Cotswold District is a popular area for equestrian activities. The attractive landscape and villages, good bridleway network, nearby large centres of population and the area's tradition of field sports, studs and training facilities all contribute towards its popularity.

11.67 Existing farmsteads and groups of traditional farm buildings are likely to become available because of the changes occurring in agriculture, both in terms of the restructuring of holdings and the redundancy of traditional buildings unsuited to modern farming methods. New equestrian enterprises should be located in, or based on, existing buildings of this kind, both to help ensure new uses for traditional buildings and reduce the pressure for new, remote buildings in the countryside, particularly in the Cotswolds National Landscape.

11.68 In general, new development should normally be located adjacent or close to existing buildings unless it can be demonstrated that an alternative location would better minimise landscape, amenity or operational impacts.

11.69 Equestrian related development (including stables, tack rooms, feed stores, ménages) are prominent and visible uses in rural areas and need to be balanced with their potential (including cumulative) impact on the character and appearance of the rural environment. Proposals must demonstrate that they have taken account of the surrounding landscape, highways and residential amenity, as well as enhancements for local habitat and biodiversity.

11.70 Mitigation measures such as the retention of existing hedgerows at field boundaries and making space for wildlife in stable buildings (e.g. the installation of bird boxes, bat bricks, or house martin ledges) should be incorporated into the proposals wherever possible to help create new opportunities for wildlife.

11.71 A comprehensive landscaping scheme will also be required with the application, especially if it is within the Cotswolds National Landscape or in a Special Landscape Area and should be demonstrably maintainable. Equestrian related development should be designed (in combination with landscaping) to be sympathetic to the rural character of the area, in keeping with the surroundings and blend with the landscape. The design of proposals should have regard to relevant industry guidance, including that published by the British Horse Society (BHS), including complying with the space standards for stables as recommended by the BHS, to ensure equestrian developments also address' horse welfare, and/or the relevant specific national governing body e.g. the British Polo Association.

11.72 Signing and lighting of any equestrian establishment should be minimal and not be intrusive. Proposals should not harm the surrounding landscape, nor any residential amenity, including that of a single dwelling and, for example, not have an adverse impact in terms of noise, odour, light, or disturbance etc. The policy should also be taken together with other relevant policies in the Development Plan.

11.73 There are many visible signs of equine use and consideration should also be given to the impact of other equestrian paraphernalia such as horse boxes, jumps, post and rail fences. Relevant conditions or S.106 agreements may be imposed on planning permissions where necessary. Where these could have a harmful effect on the landscape, particularly traditional boundaries, the Council may impose conditions withdrawing certain permitted development rights.

11.74 Equestrian related development should not have an adverse impact on the safety and

capacity of the public highway or Public Rights of Way. Where conflicts between riders and walkers or motorists are likely to arise, it should include mitigation proposals from the applicant about how these might be overcome, such as new gates, but the fact that part of a route for riders runs along a road should not, itself, rule out the proposal.

Development Policy 9: Equestrian Related Development

The development of new or further development of existing equestrian establishments, where the proposal does not entail a residential component, will be permitted having regard to the following criteria:

a. where the development involves either a change of use of existing farm or agricultural estate buildings or other existing rural buildings or if new buildings are proposed, it is located close or adjacent to such buildings
b. where it can be demonstrated that the proposal makes best use of existing infrastructure, most notably existing vehicular and field access, tracks, bridleways, byways, utilities and buildings
c. where the proposed development can demonstrate through a landscaping scheme that it does not have an adverse impact on the character and appearance of the landscape, when considering the cumulative impact of the development with other similar enterprises in the area
d. does not cause material harm to hedgerows and arable field margins and where appropriate enhances existing hedgerows
e. artificial lighting will only be permitted where it is essential for operational, safety or welfare reasons and where impacts upon landscape character, dark skies, ecology and residential amenity are acceptable, and
f. proposals should not result in unacceptable impacts on the safety and capacity of the public highway or Public Rights of Way. Where the enterprise will involve significantly increased use by riders of bridleways and roads in the locality, a plan must be submitted showing the bridleway network and highlighting those routes which riders are most likely to use.

Chapter 12: Historic Environment

Introduction

12.1 Cotswold District's distinctive historic environment is central to its sense of place, quality of life and long-term sustainability. This chapter sets out how the Local Plan will protect, conserve and enhance these assets whilst also supporting the District's response to the climate and ecological emergencies. It brings together policies relating to heritage to ensure that future development respects local character, strengthens ecological resilience, and contributes positively to the health and wellbeing of communities. Taken together, these policies guide how growth can be accommodated sensitively, securing lasting benefits for people, nature and place.

12.2 This chapter includes the following policies:

- **Core Policy 53: The Historic Environment**
- **Core Policy 54: Listed Buildings**
- **Core Policy 55: Conservation Areas**
- **Core Policy 56: Non-Designated Heritage Assets**
- **Core Policy 57: Archaeological Assets**
- **Core Policy 58: Registered Parks and Gardens,** and
- **Core Policy 59: The Conservation of Non-Domestic Historic Buildings (Designated and Non-Designated Heritage Assets).**

The Historic Environment

12.3. As discussed in **Chapter 2**, Cotswold District has one of the richest resources of heritage assets of any area in England. These include:

- individual buildings from modest cottages in the Cotswold vernacular style to grand, polite and country houses
- archaeological remains both visible, such as hill forts and field patterns and buried, including the Roman remains beneath Cirencester
- historic settlements from small hamlets and villages within the Cotswolds National Landscape to the formal townscapes of Chipping Campden and Cirencester
- historic parks and gardens from historic deer parks, such as Lodge Park, to twentieth century gardens, such as Barnsley House, and
- a registered Civil War battlefield at Stow-on-the-Wold.

12.4 The policies in the Local Plan, taken together, take a proactive approach to sensitively handling the current pressures on this valued resource through managing change sensitively and enhancing and promoting the historic environment where opportunity arises. The Council has a positive strategy for the conservation, enhancement and enjoyment of the historic environment. These measures include:

- the inclusion of the high quality and internationally recognised historic environment as a vital part of the Vision for the District
- a series of historic environment policies which target heritage asset types, which are of

particular local concern, including: listed buildings, conservation areas (of which there are 144 in the District), scheduled ancient monuments, registered landscapes, and non-designated heritage assets (including non-scheduled archaeological assets)
- robust criteria for the identification of non-designated heritage assets, given the high number of such assets in the District
- landscape and design policies which address the important inter-relationship between the historic, built and natural environment
- careful analysis of allocated sites to ensure that the historic environment is fully considered and that these sites can contribute to the enhancement of the environment or where, having taken into account measures to avoid, reduce or mitigate harm, there is residual harm which is found to be outweighed by other benefits
- the Cotswold Design Code which will ensure high quality of design across the District for all scales of development, over the Plan period and beyond, and
- consideration for the role of the historic environment in underpinning the economy (including tourism) and the need for promotion in that regard. Unlike many areas of the country there are no key areas of the District that require wholescale regeneration, but the Local Plan does support projects that address historic environment issues, particularly for structures that are no longer in use or where the use has changed, for example the Old Goods Shed at Tetbury and the Thames and Severn Canal.

12.5 The Council cannot work alone to deliver improvements to the historic environment. It proactively supports a number of other organisations to do this, through financial support for the Cotswold's Conservation Board, in the provision of guidance on the historic environment and wider landscape issues and on initiatives to retain and repair historic landscape features, such as dry-stone walls. Support for community planning is also a key priority. Guidance on historic environment issues has been prepared and made available to local communities[146]. Council Officers also provide advice and guidance to those producing neighbourhood plans and neighbourhood design statements, which can include:

- promoting the production of local design guidance
- protecting and conserving designated heritage assets
- encouraging the compilation of local lists of non-designated heritage assets, and
- supporting the use of local CIL allocations to fund environmental improvement projects.

12.6 The Council also works with the owners and stakeholders of heritage assets to help them conserve and enhance their properties appropriately, through the provision of pre-application and planning advice and recommendations, the availability of guidance on the Council's web-site and by encouraging them to use both the Cotswold Design Code[147] and local design guidance even when proposed works are permitted development.

12.7 There are relatively few heritage assets at risk in the District. Those that are at risk include rural churches, tombstones, milestones and other buildings/structures for which a new, more current use is difficult to achieve through appropriate conversion. The other main area of heritage at risk

[146] https://www.cotswold.gov.uk/planning-and-building/cotswold-design-guidance/
.
[147] Add reference.

is scheduled monuments where agricultural activities are damaging the historic remains, however this lies outside the control of planning.

12.8 Legislation together with national policies seeks to sustain the significance of heritage assets including any contribution from their setting. The council considers that a local policy is necessary to reinforce this, especially given the important significance of the historic environment to the Cotswold District. A key consideration is the potential harm that might be caused to the significance of a heritage asset including through change to the asset itself or its setting and that great weight should be given to its conservation, which is proportionate to its level of significance, and how that is balanced against the proposed public benefits of development proposals. The balancing principles referred to in **Core Policy 53: The Historic Environment** support national policy, which also emphasises the importance of the opportunity for new development to better reveal the significance of heritage assets.

12.9 The Council's Historic Environment Strategy[148] highlights a range of evidence and information such as the Gloucestershire Historic Environment Record and Conservation Area Character Appraisal and Management Plans which will be used to inform the consideration of future development including potential assessment required, the need for avoidance, reduction or mitigation of harm, and conservation and enhancement measures.

Core Policy 53: The Historic Environment

All development proposals should conserve, and where appropriate enhance, the special character, appearance and distinctiveness of Cotswold District's historic environment. This should include conserving heritage assets and their setting in a manner appropriate to their historic character and significance, and in a viable use that is consistent with their conservation.

Applications for development proposals which impact the significance of heritage assets will be determined in accordance with legislation requirements and the balancing principles set out in national policy and guidance.

All applications which affect or have the potential to affect heritage assets will be required to provide a heritage statement using appropriate expertise to describe the significance of the assets, their setting and landscape context at a level of detail proportionate to the significance of the asset or area, and the nature of the works proposed, using recognised methodologies.

The Historic Environment Record should be consulted as a minimum. The level of assessment should be sufficient to understand the potential impact of the proposal on the asset's historic interest, character and setting.

Listed Buildings

[148] Add Reference.

12.10 The listed buildings within Cotswold District are generally comparatively homogenous, their character being strongly influenced by the predominant use of Cotswold Limestone, and stone tile roofs, which influenced the character of early vernacular buildings, with steep roof slopes (45-55 degrees) and prominent use of gables and usually stone-mullioned windows. In the north of the District, many buildings were originally thatched with long straw, a number survive in areas such as around Broad Campden. From the 18th century, blue slate roofs became increasingly common, especially on more polite, higher-status buildings, and lower-status buildings became simpler and more linear in form with fewer gables and roofs of stone tile, or even blue slate, and often with timber casements, although stone mullions also re-occurred. In the 18th and 19th centuries, there was also some limited use of red brick (such as around Mickleton), and limited use of clay, Roman or double-Roman tiles occurred, more commonly upon agricultural buildings. The District also has a limited number of timber-framed buildings. The walls of Cotswold stone buildings were commonly protected from the weather, by limewash, plaster, or rough-cast render; the stripping of these coverings to expose the stone is a more modern phenomenon.

12.11 When considering the special architectural or historic interests of a listed building, a number of factors can contribute towards significance, and will be taken into account, including: the architectural design, which includes the scale, form, massing, elevational appearance, proportions, fenestration patterns, internal plan-form, internal spaces, horizontal and vertical circulation routes, construction materials and techniques, finishes and features, functional and decorative, and subsequent historic additions and phases of evolution. Proposals to remove more modern additions which detract from the significance of the building with a view to enhancing or better revealing the significance of the heritage asset (e.g., the replacement of modern windows), will normally be supported, providing that the design and materials are appropriate to the building.

12.12 Proposals for the conversion of a listed building to a new use may result in a form of development which would not normally be allowed, e.g., conversion into a dwelling outside development limits. Such a proposal may be approved if the applicant can demonstrate that the conversion scheme is the most sympathetic way to secure the viable future of the listed building (the 'Optimum Viable Use'), and the conversion can be carried out in a sympathetic manner without damage to the fabric, setting or architectural and historic interest of the building. The Optimum Viable Use is the viable use that least harms the significance of the building, not the most economically profitable use. An options appraisal may be required in order to assess the Optimum Viable Use.

12.13 Whilst some measures to improve the energy efficiency of a listed building can potentially be undertaken without the need for consent, any works which would affect the special architectural or historic interest of a listed building would require listed building consent. Applicants are advised to adopt a Whole Building Approach and have discussions with the Council's Conservation Officers before embarking upon such works.

12.14 It should be noted by applicants that any building or structure within the historic curtilage of the listed building at the date of listing, which was ancillary to the use or enjoyment of the listed building, and which was built before 1 July 1948, legally forms a part

of that listed building, even if physically detached. Such structures are referred to as 'curtilage listed'.

Core Policy 54: Listed Buildings

Proposals for additions or alterations to, or change of use of, a listed building (including partial demolition) or for development within the historic curtilage of, or affecting the setting of, a listed building, should:

a) seek to preserve the special architectural or historic interest and sustain the significance of the building, its setting, any curtilage-listed structures or any features of special interest
b) resist the demolition of listed buildings in whole or in part, or the removal or modification of features of architectural importance, both internal and external
c) require the preservation of original architectural features, and later features of interest, both internal and external
d) take opportunities to reinstate internal and external features of special architectural or historic significance
e) resist the change of use of a listed building that would materially harm its significance
f) require any work to a listed building to sustain the significance of the heritage asset and as such strongly encourage any works to a listed building to be carried out in a correct, traditional manner by appropriately skilled specialists
g) resist any proposals within the listed building's historic curtilage or wider landscape or townscape setting, that would harm its significance, or any contribution to that significance accrued from group value.

The retrofitting of a listed building to improve its energy efficiency, which includes the installation of renewable energy technologies, should follow the Whole Building Approach, and will usually be acceptable if the following criteria are met:

h) the measures respect the historic fabric and finishes of the building, and its traditional construction, having due regard to unwanted effects such as condensation
i) there would be no harm to any architecturally principal or otherwise visually important elevations, the roof-line/silhouette of the building, or any key views of the building (designed or fortuitous), or to any features of architectural importance, either internal or external
j) any physical impact upon significant historic fabric is fully reversible, and
k) locations other than on a listed building have been considered and dismissed as being impracticable, or otherwise harmful to the building's setting.

Conservation Areas

12.15 Conservation areas form a very special part of the character of the villages and towns of the District in terms of their buildings, the open spaces within them, and their surroundings, and the Council considers that a local policy is necessary to sensitively manage any changes to them. **Core Policy 55** relates to both conservation areas and their settings

12.16 The Council has carried out a series of conservation area appraisals leading to management plans and communities can produce their own design advice through Town and Village Design Statements and Neighbourhood Plans. It is important that development pressures on the District are managed in ways that protect and enhance the built environment, new development will be expected to comply with this advice. The Council has applied Article 4 Directions in some settlements to limit certain permitted development rights

12.17 The Council is responsible for designating new conservation areas. Prior to designation, a conservation area appraisal should be undertaken to identify the merits of such a designation. The Council will work with local communities to consider whether the designation of any new conservation areas within the District is appropriate.

12.18 Within a conservation area, some renewable energy equipment can be installed on or within the curtilage of a non-listed building without planning permission. Where planning permission is required, the policies in **Chapter 8** should also be considered, along with **Core Policy 55**, which seeks to preserve or enhance the character, appearance and significance of the conservation area. Applicants should always first check with the Council to determine if permission is required.

12.19 Development adjacent to, or some distance from a conservation area, or affecting key views into or out of the conservation area, may impact upon its setting, and subsequently its significance as a designated heritage asset. Applications for development outside the conservation area, which could impact upon its character, appearance and setting should give due regard to the respective conservation area appraisals, where these are available

Core Policy 55: Conservation Areas

Development proposals, including demolition, that would affect conservation areas and their settings, will be permitted provided they:

a) seek to preserve or enhance the character, appearance and significance of the conservation area
b) resist the change of use of any building where the current use contributes positively to the character of the surrounding area and to its sense of place
c) respects the character of the conservation area or the surrounding part of the conservation area, in terms of use, siting, scale and height, density, form, layout, proportion, design, materials, open spaces, access and circulation routes, and the retention of positive features
d) include hard and soft landscape proposals and boundary treatments, where appropriate, that respect the character and appearance of the conservation area

e) will not result in the loss of open spaces, including garden areas and village greens, orchards or paddocks, or gaps between buildings, which make a valuable contribution to the character or appearance of the conservation area, or allow important views into or out of the conservation area
f) have regard to the relevant conservation area appraisal (where available), and/ or
g) do not include inappropriate or internally illuminated advertisement signage, or the removal of historic shopfronts, and
h) applications for the demolition of a building in a Conservation Area will only be permitted where:

i. it has been demonstrated that the building harms or otherwise makes a negative contribution to the character, appearance and significance of the conservation area, and
ii. the proposed replacement building, through its scale, design, quality and materials, would preserve or enhance the character, appearance and significance of the conservation area.

Non-Designated Heritage Assets

12.20 The District benefits from a wealth of non-designated heritage assets that are considered to be locally significant and make a positive contribution to the character and distinctiveness of Cotswold District. This may be due to their historic, aesthetic, evidential or communal value, or a combination of these factors. This may include houses, shops, schools, village halls, churches, protected lanes, and even important walls, railings or fingerposts.

12.21 Whilst in some parts of the country there are local lists of non-designated heritage assets, in Cotswold District a comprehensive list is not available. Non-designated heritage assets will continue to be identified as part of the planning application process and will be given appropriate consideration. **Table 12.1** provides clarity on the types of buildings, sites and structures that the Council considers to be non-designated heritage assets.

Table 12.1: Criteria for deciding whether a building, site or structure should be considered as a non-designated heritage asset in Cotswold District.

Type of asset	Criteria for selection as a non-designated heritage asset (Note: it is not necessary for an asset to meet all relevant criteria)
Buildings and structures	Based on guidance produced by Historic England for both local (and national) listing: • Architectural interest • Historic interest • Archaeological interest • Age • Rarity • Aesthetic merits • Selectivity or representativeness

Type of asset	Criteria for selection as a non-designated heritage asset (Note: it is not necessary for an asset to meet all relevant criteria)
	• Integrity or "sense of completeness" • Historic association • Landmark status • Group value • Known architect/designer/builder • Social or communal value
Sites, structures or buildings already recognised as non-designated heritage assets	A number of heritage assets have already been identified as non-designated heritage assets via: • Serving of Article 4 Directions • Recognition as positive buildings or structures within Conservation Area appraisals • Through previous planning applications or pre-application advice • Previous analysis, for example, the work of the GGLT • Neighbourhood Development Plans
Assets of archaeological interest	Within Cotswold District the guidance set out in the PPG as to what can be considered as a non-designated site of archaeological interest will be followed. These non-designated sites may be included in the Gloucestershire Historic Environment Record.
Historic parks and gardens	These criteria are based on those developed by the Gloucestershire Gardens and Landscape Trust[149]: • Historic parks and gardens • Historic interest • Proportion of the original layout still in evidence • Influence on the development of taste whether through reputation or reference in literature • Early or representative of a style of layout • Work of a designer of local importance • Association with significant persons or historical events • Strong group value
Note: State of repair is not a relevant consideration when deciding whether a building, site or structure is a heritage asset or not.	

Core Policy 56: Non-Designated Heritage Assets

Development affecting a non-designated heritage asset will be permitted where it is designed sympathetically having regard to the significance of the asset, its features, character and setting. Development will seek to sustain or enhance the significance of the non-designated heritage assets. Proposals that directly or indirectly affect non-designated heritage assets will be subject to a balanced assessment taking into account the significance of the asset and the scale of harm or loss.

The assessment of whether a site, feature or structure is considered to be a non-designated heritage asset, will be guided by the criteria set out in **Table 12.1** and may be identified as part of the application process.

[149] Add Reference

Archaeological Assets

12.22 There are a number of scheduled monuments in the District. Any work which might affect a scheduled monument either above or below ground level will require consent from Historic England. Within the District, there are also a number of sites of archaeological interest that are recorded on the Historic Environment Record (HER) maintained by Gloucestershire County Council. However, the Historic Environment Record represents only a fraction of the total. Many potentially important sites remain undiscovered and unrecorded. Archaeological sites are a finite and non-renewable resource. As a result, it is important to make sure that they are not needlessly or thoughtlessly destroyed.

12.23 The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether the monument is scheduled or unscheduled. There is a presumption in favour of the preservation of nationally important sites and their settings. The need for development affecting archaeological remains of lesser significance will be weighed against the relative significance of the archaeology.

12.24 Applicants proposing development affecting a scheduled monument or site of archaeological significance need to consult Historic England's National List for England (NHLE) 212 and explain how the significance of the heritage asset will be affected. The developer will be expected to fund the pre-application survey work and any agreed preservation and recording work.

12.25 Where an archaeological or heritage assessment is required by **Core Policy 57: Archaeological Assets** and/ or **Core Policy 58: Registered Parks and Gardens**, the assessment must, as a minimum, define the significance of the assets including any contribution made to their setting and the impact of the proposed development, thus allowing an informed and reasonable planning decision to be made. Such assessment should be undertaken by an appropriately qualified professional.

Core Policy 57: Archaeological Assets

Development which could adversely affect scheduled monuments or non-designated assets of archaeological interest, and their settings will require a suitable desk-based assessment and, where necessary, a field evaluation that should be submitted as part of any planning application.

Where scheduled monuments and their settings would be affected by proposed development there will be a presumption in favour of their physical preservation in situ, for example through modification of design, layout, drainage, landscaping or the siting and location of foundations. This presumption will be applied unless it can be demonstrated that public benefits will be secured which outweigh that harm or loss in accordance with the National Planning Policy Framework. In such circumstances, a programme for excavation, investigation and recording will be required to be submitted and agreed by way of a precommencement condition.

Opportunities to improve understanding, interpretation and public appreciation of archaeological assets will be supported where appropriate.

Historic Parks and Gardens

12.26 Cotswold District contains a significant concentration of historic parks, gardens and designed landscapes, including nationally important Registered Parks and Gardens such as Cirencester Park, Westonbirt Arboretum and Lodge Park. These assets make an important contribution to the District's landscape character, cultural heritage, biodiversity and tourism economy. Their significance often derives not only from buildings and structures, but also from designed views, planting patterns, avenues, water features, parkland, estate landscapes and their wider setting. Development proposals should therefore take account of the significance of the asset as a whole and seek opportunities for its conservation and enhancement.

Core Policy 58: Registered Parks and Gardens

Development proposals within or surrounding a Registered Park and Garden should be designed to preserve the significance of the asset, taking account of the landscape setting and any key views either within the asset, or between the asset and its wider environs. Where new landscaping is proposed as mitigation against the impact of development on a Registered Park and Garden, this should be reflective of the pattern and identity of the existing landscaping within the asset.

Proposals which contribute to or better reveal the significance of a Registered Park and Garden will be supported, including the removal of structures and uses that detract from the special historic interest of these historic parks.

The Conservation of Non-Domestic Historic Buildings

12.27 The conversion of historic buildings (both designated and non-designated heritage assets) to other uses is a key local issue. To retain these important assets, having regard to the provisions of national policy, it may be necessary to allow development that might otherwise be inappropriate, for example, the conversion of a traditional barn to a new house in an unsustainable location, where it can be demonstrated that the proposed use is the Optimum Viable Use (the most benign/sympathetic viable use, not necessarily the most profitable use). Conversions must be carefully controlled to ensure that the asset's historic importance, character and landscape setting are all conserved.

Core Policy 59: The Conservation of Non-Domestic Historic Buildings (Designated and Non-Designated Heritage Assets)

Proposals for the conversion of non-domestic historic buildings to alternative uses will be permitted where it can be demonstrated that:

a) the conversion would secure the future of a heritage asset, and/or its setting, which would otherwise be at risk
b) the proposed conversion would sustain the significance of the asset (including its form, features, character and setting)
c) the heritage asset is structurally sound
d) the heritage asset is suitable for, and capable of, conversion to the proposed use without substantial alteration, extension or rebuilding which would be tantamount to the erection of a new building, and
e) an appropriate/ proportionate record is made and submitted to the Gloucestershire Historic Environment/ Record

Proposals to extend or alter heritage assets that have previously been converted, will be permitted where it can be demonstrated that the proposed works would sustain the significance of the asset (including its form and features), its setting and/or the character or the appearance of the surrounding landscape in a manner that is proportionate to the significance of the asset.

Particular support will be given to proposals that secure the repair, restoration, beneficial reuse or long-term conservation of heritage assets that are vacant, deteriorating or identified as being at risk.

Chapter 13: Natural Environment

Introduction

13.1 Cotswold District's distinctive natural environment is central to its sense of place, quality of life and long-term sustainability. This chapter sets out how the Local Plan will protect, conserve and enhance these assets while supporting the District's response to the climate and ecological emergencies. It brings together policies on landscape, biodiversity, water management and environmental quality to ensure that future development respects local character, strengthens ecological resilience, and contributes positively to the health and wellbeing of communities. Taken together, these policies guide how growth can be accommodated sensitively, securing lasting benefits for people, nature and place.

13.2 This chapter includes the following policies:

- **Core Policy 60: Biodiversity and Geodiversity**
- **Core Policy 61: Local Green Space**
- **Core Policy 62: Landscape**
- **Core Policy 63: Managing Flood Risk**
- **Core Policy 64: Water Management Infrastructure**
- **Core Policy 65: Watercourses**
- **Core Policy 66: Pollution and Contaminated Land**
- **Core Policy 67: Air Quality**
- **Development Policy 10: Trees, Hedgerows and Woodlands**, and
- **Development Policy 11: Dark Skies**

Biodiversity and Geodiversity

13.3 Cotswold District has a diverse range of habitats and species. Some areas are of international significance, including the Cotswold Beechwoods Special Area of Conservation (SAC). Many other areas are important at national or local level. Designated sites are listed below and shown on the Policies Map and are shown by **Appendices 16** and **17**. Additional sites may be designated during the lifetime of this plan. There are also international sites that lie outside the administrative area of the District, which could potentially be affected by development within it. The potential impacts of this Local Plan have been considered in the relevant Habitats Regulations Assessment[150].

13.4 The Internationally designated nature conservation sites, previously known as International Sites and now known as Habitat Sites in or near Cotswold District are:

- Severn Estuary Special Protection Area (SPA)
- Severn Estuary Ramsar
- Severn Estuary Special Area of Conservation (SAC)
- Bredon Hill SAC
- Dixton Wood SAC
- Cotswold Beechwoods SAC

[150] Add Reference.

- Rodborough Common SAC
- North Meadow and Clattinger Farm SAC

13.5 The nationally designated sites within the District consist of Sites of Special Scientific Interest (SSSI) and have been designated for their biodiversity or geodiversity value. Locally designated sites in the District include Local Wildlife Sites and Local Nature Reserves.

13.6 Local Wildlife Sites are areas with a rich diversity of habitats that provide refuges and corridors for wildlife across Gloucestershire. They are found on both public and private land and include a great variety of valuable semi-natural habitats such as ancient woodland, species-rich grasslands, river valleys, heathland and hedgerows.

13.7 Functionally Linked Land (FLL) describes areas of land or sea outside a designated site which are critical to or necessary for the ecological or behavioural functions of that site[151]. Within the District, this includes the Cotswold Lakes SSSI, which is used by birds from Severn Estuary SPA/Ramsar. Other habitats may also be used by SPA/Ramsar birds for foraging.

13.8 Where development is permitted, the Local Planning Authority (LPA) will seek, through the use of appropriate conditions or legal obligations, to ensure that:

- it enhances nature conservation interests
- that damaging impacts are prevented
- that long-term protection and management is secured, and
- and that necessary compensation is provided.

13.9 Development proposals where the primary objective is to conserve or enhance biodiversity will be encouraged. Where there are opportunities for enhancements which benefit nature conservation and biodiversity, appropriate measures to secure them will be sought. Development that would cause significant harm to biodiversity which cannot be mitigated or (as a last resort) adequately compensated for, will be refused.

13.10 The impacts of climate change and habitat loss and/ or fragmentation are of key concern. Special attention should be paid to ensuring that ecological networks, especially those that include and support designated sites and European protected species, are protected and enhanced. This could take place, for example, by supporting landscape-scale nature recovery through delivering the potential measures identified in the Gloucestershire Local Nature Recovery Strategy. (LNRS)[152]. To do so may entail working across administrative boundaries, in co-operation with other Local Authorities and partners, and in particular with the Gloucestershire Local Nature Partnership.

13.11 The Partnership had previously designated three Nature Improvement Areas, which are now covered by the LNRS (shown by **Appendix 17).** These were the Cotswold Scarp, Cotswold Valleys and Cotswold Lakes, which are wholly or partially within the District, but are now all incorporated in the LNRS. The key ecological networks (mapped as Nature Recovery Networks (NRM's) are

[151] Add reference for Identification of wintering and passage roosts on functionally linked land of the Severn Estuary - Gloucestershire and Worcestershire (Phase 5) - NECR401

[152] ADD Reference

shown on the Policies Map.

13.12 Where a development proposal is likely to result in-adverse effects on the integrity on a Habitat site, the LPA, as Competent Authority, will undertake a Habitats Regulation Assessment. Applicant(s) will be required to provide the LPA with such information as is necessary for it to satisfactorily undertake the assessment. Determination of the development proposal will be subject to the findings of the Assessment and following due process under the Habitats Regulations. These considerations relate also to potential Special Protection Areas, proposed Special Areas of Conservation, listed or proposed Ramsar sites, and sites identified or acquired for compensatory measures for adverse effects on these sites or on designated European sites, now more commonly known as 'Habitats Sites'.

13.13 To enable development to come forward that might otherwise cause likely significant recreational effects on the North Meadow and Clattinger Farm SAC or the Cotswold Beechwoods SAC, the Council has worked with Natural England and neighbouring Local Authorities to prepare recreation mitigation strategies for the SACs. These strategies identify the harm caused by various recreational pressures and the mitigation required to address those impacts. They also provide data on the areas from which visitors come to the sites, enabling a Zone of Influence to be defined (**Figure 13.1**). All relevant applications within the Zones of Influence are subject to Habitat Regulation Assessment (HRA). For most applications, applicants can make a financial contribution to the mitigation to deliver mitigation consistent with the adopted strategy, ensuring that any potential impacts are satisfactorily mitigated, in accordance with **Core Policy 60**[153] and **Core Policy 71.** In some instances, suitable alternative natural greenspace will have to be provided within the development site.

13.14 Where Alternative Natural Recreational Greenspace (ANRG) and Strategic Access Management and Monitoring (SAMM) mitigation measures are required for residential development, the Council will follow a consistent approach to mitigation, based on the zone of influence (as identified on the Policies Map). The approach is set out in **Core Policy 60**. The zones of influence for the North Meadow SAC are defined as:

- a straight-line distance of between 0 and 4.2 kilometres from the SAC boundary. Within this zone, measures must be provided for all residential proposals for 1 or more net new dwellings to ensure that the integrity of the SAC is protected. Mitigation measures will be based on a combination of the provision of ANRG and SAMM measures and will be delivered prior to occupation and managed in perpetuity in accordance with the ANRG Management Plan, and
- a straight-line distance of between 4.2 and 9.4 kilometres from the SAC boundary. Within this zone, measures must be provided for all residential proposals for 1 or more net new dwellings to ensure that the integrity of the SAC is protected. For most developments, mitigation measures will be limited to SAMM measures, however larger developments may need to provide additional mitigation in the form of ANRG as advised by Natural England

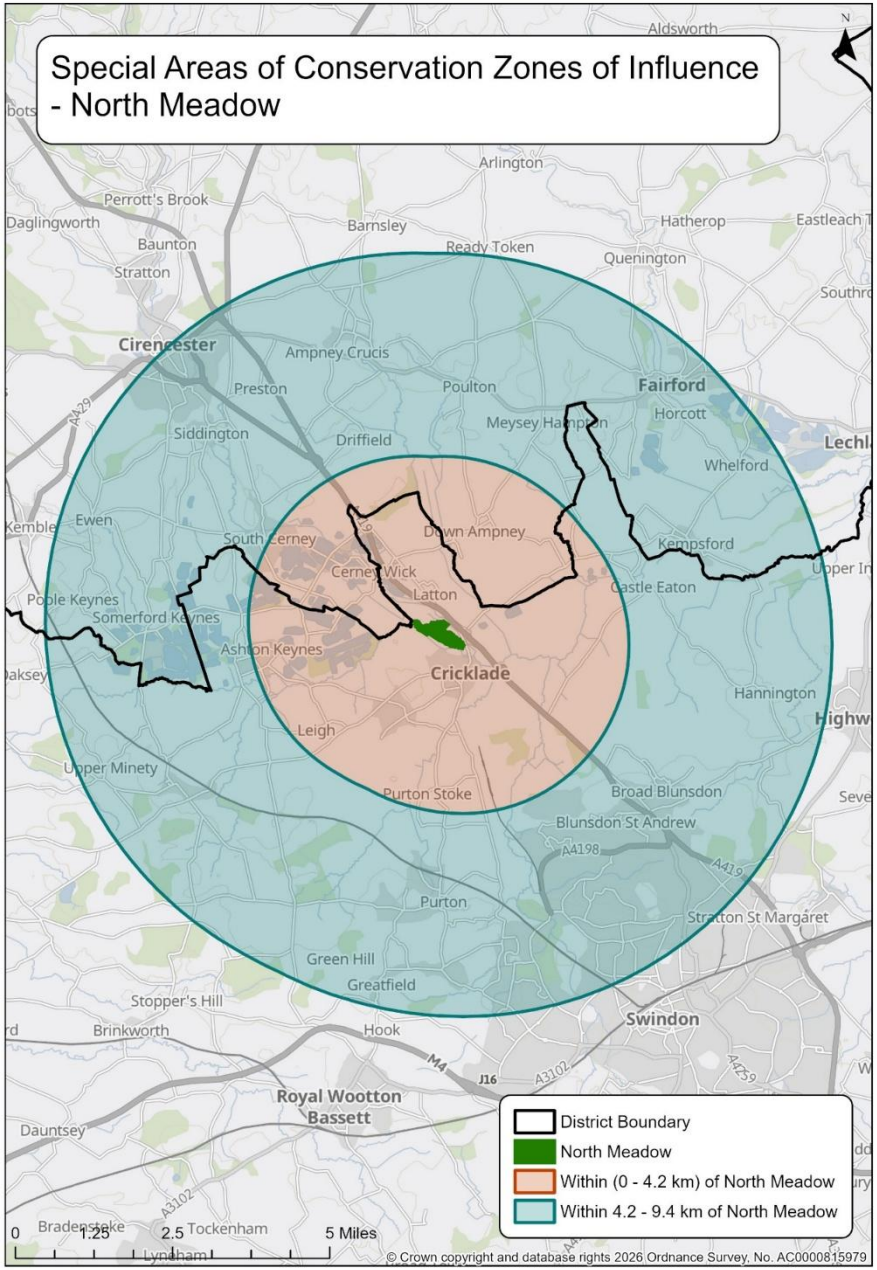
[153] Cotswold Beechwoods SAC mitigation strategy: Cotswolds Beechwoods Mitigation Strategy
North Meadow SAC mitigation strategy: North Meadow SCA Mitigation Strategy

on a case-by-case basis

13.15 The NPPF, together with other legislation and guidance, highlights the importance of conserving and enhancing biodiversity and geodiversity assets and networks. The degree of protection should be commensurate with the importance of the asset and its contribution to ecological networks. The protection of internationally designated sites will be the overriding policy consideration where development may cause an adverse effect. To ensure the long-term resilience of the biodiversity resource it is vital that development not only ensures no net loss but makes a contribution to enhancement of biodiversity through habitat creation and land management.

13.16 Biodiversity Net Gain (BNG) is an approach to development management that leaves biodiversity in a measurably better state than before the development took place. At least 10% net gain is required by the Environment Act 2021.

13.17 Local Nature Recovery Strategies (LNRS) are an England-wide system of spatial strategies. Gloucestershire's LNRS was published by GCC in February 2026 and endorsed by CDC Cabinet in March 2026. All strategies establish priorities and map proposals for specific actions to drive nature's recovery, expand and connect existing habitat, and provide wider environmental benefits.



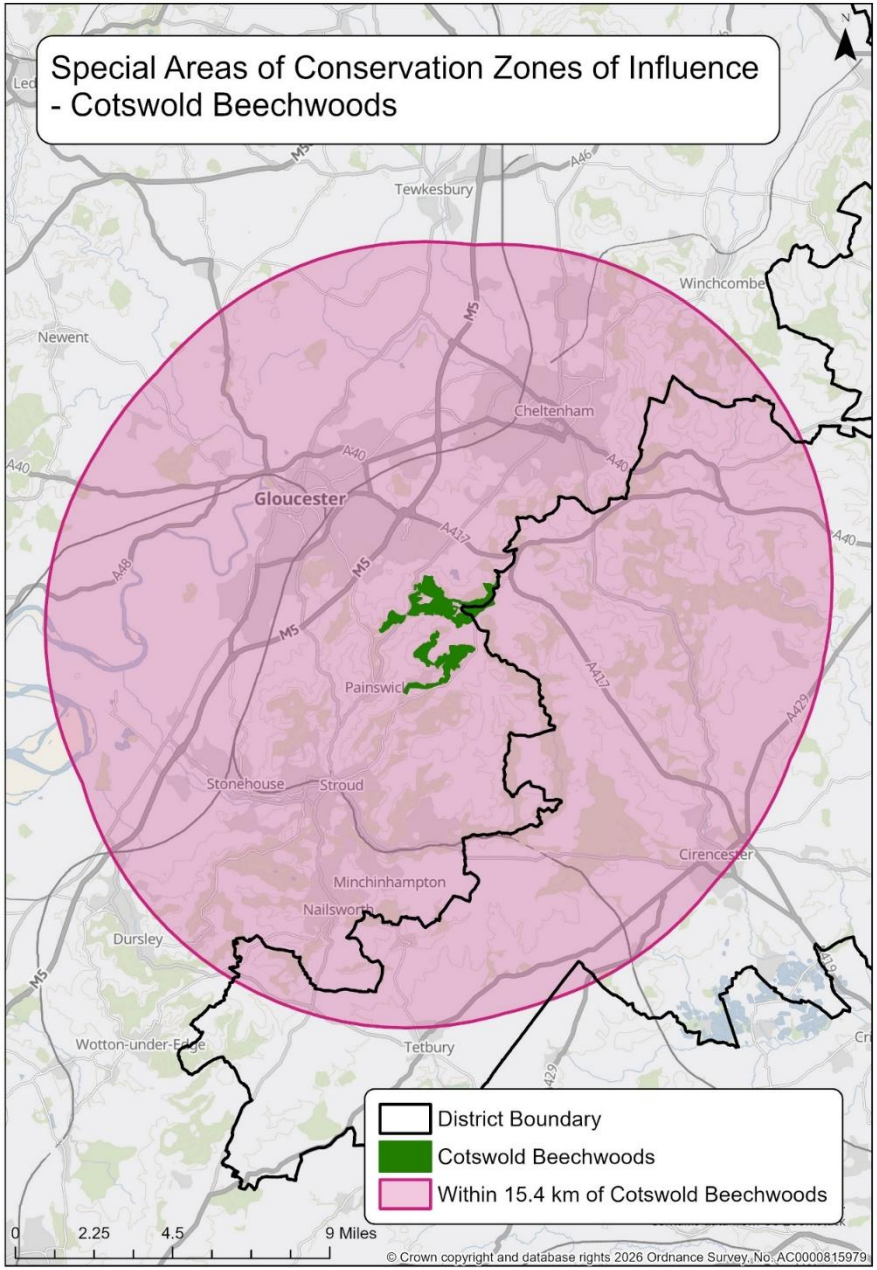


Figure 13.1: SAC Zones of influence.

Core Policy 60: Biodiversity and Geodiversity

Development proposals will be supported where they protect and enhance sites internationally, nationally and/ or locally designated for their importance to nature conservation, ecological or geological value as well as non-designated sites of ecological or geological value. An ecological Impact Assessment is required to be submitted with the application if the proposed development affects or has the potential to affect any site of biodiversity or geodiversity interest, including:

a) any internationally designated Habitats Sites including Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar Site
b) any statutory designated site, for example: Sites of Special Scientific Interest (SSSI), National Nature Reserves and Local Nature Reserves
c) any non-statutory designated site, for example: Local Wildlife Sites, Local Geological Sites and Special Roadside Verges
d) priority habitats and species, and
e) species listed as threatened on the IUCN Red List, along with habitats capable of supporting these species.

Habitats Sites

The highest level of protection will be given to Habitat Sites (formerly known as European Sites). Development will not be permitted if it would adversely affect the integrity of a Habitats Site either alone or in combination with other developments. Proposals having a harmful impact on the integrity of Habitats Sites that cannot be avoided or adequately mitigated will not be permitted.

To mitigate the impacts of development on the Cotswold Beechwoods SAC and the North Meadow and Clattinger Farm SAC, financial contributions can be secured to fund the mitigation measures identified in the adopted strategies. Alternatively, applicants may submit their own shadow Habitats Regulations Assessment (HRA), demonstrating the likely recreational impacts arising from the development and setting out the mitigation measures that will be implemented for the lifetime of the development to address those impacts.

Mitigation will be required for all new development resulting in a net increase in housing and/or holiday accommodation within the identified Zones of Influence, as shown on the Policies Map and **Figure 13.1**, including Permitted Development which is required to comply with the Habitats Regulations.

Other Biodiveristy and Geodiversity

Development proposals which would result in significant harm to any other biodiversity or geodiversity interest will only be considered for approval after alternative sites that would result in less or no harm have been considered, and it has been demonstrated sequentially that the mitigation hierarchy has been followed

To ensure that mitigation or compensation measures take place, which may include Biodiversity Offsetting, these will be secured by conditions or planning obligations and will need to include financial support for continued maintenance.

If significant harm to biodiversity or geodiversity cannot be adequately mitigated against, or compensated for, permission will be refused.

The design of development should incorporate measures to improve the biodiversity and geodiversity of the development site. Such measures should include making a contribution to the wider ecological network, including open spaces and green infrastructure and water bodies which make links between habitats and support wildlife. Measures should also attempt to link wildlife habitats together, improving access to, between and across them. These measures will be secured by conditions or planning obligations and many need to include a biodiversity management plan and financial support for continued maintenance.

A biosecurity protocol method statement will be required for all development proposals where there is potential to impact sites protected for biodiversity importance to ensure the introduction, and/ or spread of invasive non-native species of both flora and fauna is prevented.

Measures to enhance biodiversity should be designed so as not to increase the risk from bird strike to the operation of aircraft at Kemble Airport and RAF Fairford. Where appropriate, the implementation of a bird hazard management plan will be secured by condition or planning obligation.

Irreplaceable Habitats

Development resulting in the loss or deterioration of irreplaceable habitats, according to the latest Defra Biodiversity Metric, will be refused, save for where exceptional circumstances are demonstrated and appropriate mitigation and compensation is provided, including but not limited to:

- Ancient Woodland
- Ancient or Veteran Trees.

Local Green Spaces

13.18 The NPPF makes provision for local communities to identify green areas of particular importance to those communities, where development will not be permitted except in very special circumstances, where the green areas meet the criteria set out in national policy. These Local Green Spaces can be designated through a Local Plan or through Neighbourhood Plans. Local Green Spaces identified in **Core Policy 61** are the result of extensive work with local communities and are deemed to meet the appropriate requirements to be designated[154]. The designated Local

[154] Add reference to our supporting evidence paper.

Green Spaces have been assessed against the criteria set out in national policy, including their proximity to the community they serve, their particular local significance and their local character, and are not extensive tracts of land.The Local Green Spaces allocated in this Plan are shown on the Policies Map and are set out in **Appendix 15**.

13.19 LGS1 (Blockley Mill - also known as the Water Board site) is an operational site as it contains water infrastructure facilities. Whilst designated as a Local Green Space, the site remains operational water infrastructure. The designation is not intended to prevent operational development, engineering works, maintenance activities or the extension, alteration or replacement of buildings and structures required for the continued operation of the facility As well as being designated as a Local Green Space, Manor Fields in Bourton-on-the-Water (LGS2) is used as a public car park for up to 42 days per calendar year.

Core Policy 61: Local Green Spaces

The following areas (shown on the Policies Map and set out in **Appendix 15**) were designated as Local Green Spaces in the 2011-2031 Local Plan:

LGS1: Blockley – Blockley Mill (also known as Water Board site)*
LGS2: Bourton-on-the-Water – Manor Fields
LGS3: Church Westcote – Land adjacent to Close Cottage
LGS4: Cirencester – The Humpty Dumps
LGS5: Kemble – Green at West Lane
LGS6: Kemble – Community Gardens at Station Road
LGS7: Kemble – Playing field
LGS8: Lechlade – Eric Richardson and Phyllis Amey Nature Reserve
LGS9: Siddington – Allotments, Ashton Road
LGS10: Siddington – Playing Fields, Park Way
LGS11: South Cerney – Church Lane Allotments
LGS12: South Cerney – Upper Up Playing Fields

The following areas (shown on the Policies Map and set out in **Appendix 15**) are identified as designated as Local Green Spaces in the 2026-2043 Local Plan:

LGS13: Ampney Crusis - The Cricket Field and Woodland next to the Cricket Field.
LGS14: Bibury – The Upper and Lower Kitchen Garden.
LGS15: Bledington – The land next to the village Hall.
LGS16: Bourton on the Water - Springvale Allotments, Conigers footpath – Ridge and
LGS17: Farrow Field, Burghfield House Field, Bourton Chase – Phase 3 – Public Open Space.
LGS18: Coates – Coates Meadow.
LGS19: Didmarton - Didmarton Playing Field.
LGS 20: Donnington - Stonehill Quarry.
LGS 21: Ebrington - Saxon Fields.
LGS 22: Fairford - The Park Close/ Park Close Pocket Park, Faulkers Close, Honeybone Green Space & Play Area, Keble Fields, Milking Path.
LGS 23: Kempsford - Hazel View Recreation Ground, Wakefield Green.
LGS 24: Kingscote - The Matara.
LGS 25: Leighterton - Play Space.
LGS 26: Little Rissington - Sweeting Corner.
LGS 27: Naunton - Naunton Playing Field.
LGS 28: Poulton - Ranbury Site B & C
LGS 29: Tetbury - Preston Park, Berkeley Wood, The Knapp
LGS 30: Weston Sub Edge – Land on the corner of Friday and Church Street
LGS 31: Willersey - Orchard Ley

Development will only be permitted within a Local Green Space where there are very special circumstances, which outweigh the harm to the Local Green Space. Particular attention will be paid

to the evidence presented by the local community when assessing development proposals that are likely to affect a designated Local Green Space.

*Whilst LGS1 is designated, it contains water infrastructure. The designation is not intended to limit its operational use or prohibitive extensions to buildings necessary for its successful operation.

Landscape

13.20 The landscape makes a significant contribution to the distinctiveness of the District, providing a sense of place, heritage, and tranquillity. A high-quality landscape does not only have aesthetic value, but can also provide wider benefits, such as habitats for wildlife, opportunities for healthier lifestyles and recreation, supports the local economy, and can also increase our resilience to adapting to the effects of climate change. The landscape should be taken into account in a holistic way alongside other related topic areas in the Local Plan such as green infrastructure, biodiversity, economy, tourism and climate change.

13.21 The Local Plan policies, taken as a whole, set out how development and use of land will help to address the climate and ecological emergencies through mitigation and adaptation. **Core Policy 62** focuses on the conservation and enhancement of the existing landscape. The provision of, for example multi-functional green infrastructure, housing development or renewable energy installations, are the focus of other policies within the Local Plan.

13.22 The landscape of the District is widely recognised for its natural and historic value. Landscape designations cover a large proportion of the District (80% of the administrative area falls within the Cotswolds National Landscape, with a further 6% included within Special Landscape Areas and 6% within the Cotswold Lakes. It is vital that the character, visual quality and historic value of the landscape of the District is conserved and, where possible, enhanced.

13.23 Trees, hedgerows and woodlands play a major part in establishing the character of the Cotswold landscape and make a valuable contribution to the ecological balance of the area, particularly veteran trees, ancient woodland and hedgerows.

13.24 Many of the special qualities of the Cotswolds are shared by the rest of the District, including the setting of the Cotswolds National Landscape. The Cotswolds National Character Area, as delineated by Natural England, covers a wider area than that formally designated as National Landscape. The other two National Character Areas within the District, the Upper Thames Clay Vale and the Severn and Avon Vales, also exhibit many of these "Cotswold" characteristics. Detailed landscape and historic landscape characterisation has been carried out for the entire District[155]. The resulting assessments emphasise the high landscape and historic quality of the whole area and the need to ensure its protection and enhancement.

13.25 Within and outside the designated landscapes there is a range of individual landscape assets

[155] https://nationalcharacterareas.co.uk/ Add full reference.

and features, including key views, skyline features, settlement patterns, field boundaries and early cultivation systems. Such features are worthy of conservation and enhancement.

13.26 A particularly important issue for the Cotswolds National Landscape and other parts of the District is the conservation and enhancement of the setting of historic settlements. This includes individual farmsteads, as well as towns and villages. Development pressure over recent decades has resulted in some inappropriately designed and located modern developments that have had a detrimental impact on the edges of settlements. Opportunities should be taken for new development to reverse this negative impact by being of design quality that fully respects the local landscape and historic character. **Core Policy 69** together with the Cotswold Design Code is relevant in this respect.

13.27 Some aspects of landscape quality, such as the tranquillity of an area, are difficult to define but important to protect as a key element of the character of the District. National policy says that tranquil areas are those that are "relatively undisturbed by noise from human caused sources that undermine the intrinsic character of the area. Such areas are likely to be already valued for their tranquillity, including the ability to perceive and enjoy natural soundscape, and are quite likely to be seen as special for other reasons including their landscape"[156]. Lighting can also have major impacts on landscape quality, particularly in areas of "Dark Skies" where there currently is little artificial light pollution. Applicants are advised to have regard as a starting point to available information including high-level CPRE Tranquillity Mapping, nationally-available Dark Skies mapping and the Cotswold Conservation Board's Position Statement on "Tranquillity and Dark Night Skies"[157]. A Landscape and Visual Impact Assessment (LVIA) should include reference to tranquillity, lighting and Dark Skies where appropriate**.** The landscape policies should be read in conjunction with **Development Policy 11: Dark Skies.**

Cotswolds National Landscape

13.28 As covered in Chapter 2, much of the Cotswold District falls within the Cotswold National Landscape. These represent some of the most sensitive landscapes in the country and so these areas are particularly vulnerable to the effects of development and change. Many of the key issues for the Cotswolds National Landscape[158], are outlined in the Cotswolds National Landscape Management Plan (2023- 2025), produced by the Cotswolds National Landscape Board in consultation with its partners including Cotswold District Council. The Management Plan has helped to inform the Local Plan policies and the special qualities of the Cotswolds identified, by the Management Plan, are shown by **Figure 13.2**.

13.29 National policy requires great weight to be given to the conservation of landscape and scenic beauty in these areas together with their wildlife and cultural heritage. It stipulates that planning permission should be refused for major developments in the National Landscape except in

[156] Planning Practice Guidance (PPG): Noise. Paragraph: 008 Reference ID: 30-008-20190722; National Planning Policy Framework (NPPF) 198 (2024)

[157] Add References.

[158] On 22nd November 2023, the Government rebranded Areas of Outstanding Natural Beauty (AONBs) as National Landscapes. In Cotswold District the Cotswolds AONB becomes the Cotswolds National Landscape, which retains the designation to conserve and enhance its natural beauty as a 'protected landscape'.

exceptional circumstances and where it can be demonstrated they are in the public interest.

13.30 Major development can be defined in quantitative terms, a threshold number of dwellings, for example. However, it follows from appreciation of the area's varied natural form that consideration of what constitutes 'major' development, whether residential or renewable energy for example, is both a matter of context and a matter of fact and degree: what is deemed to be 'major' in one area may not be deemed to be so in another. The Local Plan therefore does not provide a quantitative definition of 'major development' here as this would be misleading and inflexible within the context of a policy largely concerned with qualitative issues. It will therefore be a matter for the development management process to determine whether or not a given proposal constitutes major development.

13.31 The design of new developments should reflect the analysis of the special qualities of the National Landscape and opportunities for enhancement as described in the National Landscape Management Plan and relevant landscape character assessments (including the Cotswold Design Code)[159]. Notwithstanding the relatively uniform character of the landscape across much of the National Landscape, there are changes in landscape character and distinctiveness within it and it is important that these are recognised and reflected in the design of new development.

The area is a rich mosaic of historical, social, economic, cultural, geological, geomorphological and ecological features.[160]

- the unifying character of the limestone geology, its visible presence as natural outcrops, its use as a building material and through the plant and animal communities it supports;
- the Cotswold escarpment, including views from and to the National Landscape
- the high wolds, a large open, elevated landscape with commons, 'big' skies and long-distance views
- river valleys, the majority forming the headwaters of the Thames, with high-quality water;
- distinctive dry-stone walls
- flower-rich grasslands, particularly limestone grasslands
- ancient broadleaved woodland, particularly along the crest of the escarpment
- variations in the colour of the stone from one part of the National Landscape to another which add a vital element of local distinctiveness;
- the tranquillity of the area, away from major sources of inappropriate noise, development, visual clutter and pollution
- well-managed arable and livestock farms
- extensive dark skies
- distinctive settlements, developed in the Cotswold vernacular, high architectural quality and integrity
- an accessible landscape for quiet recreation for both rural and urban users, with numerous walking and riding routes, including the Cotswold Way National Trail
- significant archaeological, prehistoric and historic associations, and
- a vibrant heritage of cultural associations, including the Arts and Crafts movement.

Figure 13.2: The Special Qualities of the Cotswold National Landscape as identified by the Management Plan.

Special Landscape Areas

[159] Add Reference.

[160] Excerpt (shortened) taken from Chapter 4 of the CNL Management Plan (2023-2025).

13.32 Special Landscape Areas (SLAs) were introduced in Gloucestershire in 1982. There are six SLAs in Cotswold District. The purpose of SLA designation is to protect locally significant and valued landscapes that have particular intrinsic qualities or character. Although not nationally designated, in some cases they provide important settings and effective buffers for the Cotswolds National Landscape.

13.33 SLA designation is based on a formal assessment of each area. The Cotswold District designations were reviewed in 2022 (and updated in 2026) and no change to the area boundaries was recommended[161]. In assessing the impacts of development proposals on the areas' character and qualities the whole of the Council's evidence base regarding SLAs including description, key landscape qualities and justification for recommendation should be taken into account[162]. Regard must also be had to the requirements of **Core Policy 62**.

13.34 The Special Landscape Areas in Cotswold District are shown on the Policies Map and by **Appendix 16** and are:

- Barrington Downs
- Coln Valley (north of Fairford)
- Kemble/Ewen
- Moreton-in-Marsh surrounds
- North Cirencester, and
- Norton Hall.

Core Policy 62: Landscape

Development proposals should protect and enhance the character and appearance of valued landscape the nature and physical appearance of ancient landscapes, or geological sites of importance through the restoration, management and enhancement of existing areas, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees, limestone species-rich grasslands and hedgerows.

Development will be expected to reflect and enhance local landscape character in accordance with the applicable guidelines to protect and conserve, manage and plan landscapes outlined for each landscape character area within the Cotswold Landscape Character Assessment (2026), particularly in settlement edge locations and Rural Areas. Development should, in the first instance, seek to avoid damage to the local landscape Character, with appropriate mitigation secured where damage to local landscape character Cannot be avoided.

Proposals will not be permitted if they would:

[161] Add Reference.
[162] We need to be clear what we consider this evidence consists of.

a) cause an unacceptable visual intrusion into the Open Countryside
b) fail to respond positively to local landscape character, settlement pattern, landform, scale, materials, views and features
c) cause coalescence between settlements
d) harm views to distant landmarks and landscape particularly sensitive to change
e) harm the setting of natural and built landmark features, and
f) reduce the historic significance of the landscapes.

All major development proposals must be supported by a Landscape and Visual Impact Assessment. Smaller development proposals may also require an assessment to be submitted if deemed appropriate, having regard to the type, scale, location and design of the proposed development.

Cotswolds National Landscape

In determining development proposals within the National Landscape or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

Major development will not be permitted within the National Landscape unless it satisfies the exceptions set out in National Policy and Guidance, and is consistent with the policies of the Cotswolds National Landscape Management Plan.

Special Landscape Areas

Development within Special Landscape Areas (as shown on the Policies Map) will be permitted provided it does not have a detrimental impact upon the special character and key landscape qualities the area including its tranquillity and where consistent with the rest of this policy (excluding for National Landscapes).

Managing Flood Risk

13.35 It is important that all forms of flood risk are fully considered in the context of any proposed development and appropriate measures utilised to avoid and minimise flood risk where appropriate.

13.36 The Council requires a considered approach to sustainable drainage which includes ongoing drainage management. This will include specialist input from the outset of the design and agreement of eventual ownership and management or maintenance arrangements of drainage assets. Where new development is within Flood Zones 2 or 3, it might be necessary for local infrastructure to be modified or enhanced. Developers may be required, for example, to make direct contributions to flood alleviation schemes affecting the communities close to developments. Land may also need to be safeguarded for potential flood storage areas or other water infrastructure from conflicting development in future reviews of the Local Plan.

13.37 When determining planning applications, the Council will seek to ensure flood risk is not increased, and where possible reduced elsewhere. **Core Policy 63** sets out that applications within Flood Zones 2 and 3, or development over 1 hectare in Flood Zone 1, will be required to be informed by a site-specific Flood Risk Assessment (FRA), in line with national policy. All FRAs should have regard to both parts of the Strategic Flood Risk Assessment (SFRA) published alongside the Local Plan[163] and demonstrate how flood risk from all sources will be managed now and in future taking climate change into account. This will help inform the requirement for mitigation measures. Where an assessment is required, it should take into account national guidance and its scope should be agreed with the Council. It should be proportionate with the degree of flood risk, make use of available local evidence and be appropriate to the scale, nature and location of the development. For all sites, the assessment should have regard to the cumulative impact of the proposed development on flood risk in relation to existing settlements, communities or allocated sites.

13.38 Any identified impacts of the proposed development, individual and/or cumulative, must be satisfactorily mitigated. Phasing of development should also be considered to avoid possible cumulative impacts. A detailed environmental survey may also be required at the application stage to determine the acceptability of development and inform the requirement for mitigation measures.

13.39 Proposals must also take account of all sources of flooding, including surface water often caused by heavy rainfall and how to manage it. Surface water should–not exceed the current/ existing rates of run off and where possible achieve betterment. For example, development should ensure run-off from a site is reduced or at least neutral, and not worse than the natural situation known as the greenfield run-off rate [164]. Submitted site specific flood risk assessments are required to confirm for example, the development will not increase flooding elsewhere and how surface water run-off will be addressed by the developer.

13.40 SuDS are particularly useful in mitigating potential increases in surface water flooding, sewer flooding and flooding from watercourses resulting from development. Opportunities should be sought to disconnect surface water from combined sewerage systems, and include the retrofitting of sustainable drainage systems to existing development where possible. Ideally there should be no net increase in flow to existing combined sewers. Surface water drainage to the foul sewer from development can be a major contributor to sewer flooding. Development should follow the hierarchy (order of preference for foul drainage connection), as set out in the National Planning Practice Guidance, and proposals must demonstrate how the hierarchy of drainage options has been followed.

13.41 Proposals for natural flood management such as targeted land and vegetation management and planting in upper catchments and along watercourses will be supported in appropriate locations where they are consistent with national and Local Plan policies and relevant water catchment management plans to reduce flood risk and improve water quality. Proposals should aim to deliver multi benefit projects enhancing water quality, habitat and biodiversity. Proposals

[163] Add References.

[164] Gloucestershire SuDS design and maintenance guide https://www.gloucestershire.gov.uk/planning-and-environment/flood-risk-management/flooding-information/information-for-developers/

should have regard to sites designated and protected for their biodiversity and geodiversity importance and ensure that these are enhanced rather than damaged by the proposals.

13.42 Opportunities for property flood resilience (PFR) measures in existing buildings (such as changes of use or conversions), should be considered to mitigate residual as well as future climate change flood risk where possible. While development should be steered away from current and future flood risk areas, measures such as air brick covers or moving plug sockets higher up walls can all help to mitigate the impact of flooding if currently identified flood risk areas are in future expanded due to climate change. Other possibilities include; bedrooms not located on ground floors, hardstanding / tiled floors rather than carpets on ground floor, waterproof wall paint rather than wallpaper, raised appliances, raised letter boxes, not-return drainage pipes, and permeable paving driveways/patios for example. The NPPG includes a section on residual risk.

13.43 As noted above, SuDS may sometimes present a challenging solution. Where the challenge is insurmountable, suitable alternative approaches must be considered in consultation with the Lead Local Flood Authority (Gloucestershire County Council).

13.44 Whilst the policies of the Local Plan should be read together, **Core Policy 63** should particularly be read in conjunction with **Core Policy 64: Water Management Infrastructure**, and **Core Policy 65: Watercourses**, as well as 'The Cotswold Design Code' for example, on the design of SuDs, such as outfall features and open flow routes, to maximise biodiversity opportunities.

Core Policy 63: Managing Flood Risk

Development proposals must avoid areas at risk of flooding and apply a sequential approach that takes account of all potential sources of flooding including fluvial, surface water, groundwater and flooding from sewers and potential cumulative impact. Proposals should not increase the level of risk to the safety of occupiers of a site, the local community or the wider environment from all sources of flood risk over the lifetime of the development.

Minimising flood risk and providing resilience to flooding will be achieved by:

a. applying the sequential test and where necessary (in accordance with the PPG) applying the exception test and in that event requiring developers to demonstrate that both limbs of the exception test can be satisfied as set out in National Policy (the NPPF)
b. requiring a site-specific flood risk assessment for:
    i. proposals of one hectare or greater in Flood Zone 1
    ii. all proposals in Flood Zones 2 and 3
    iii. in areas at risk of flooding from other sources of flooding as identified in the SFRA, including surface water, groundwater, reservoir and sewer flooding
    iv. on land identified in the SFRA as being at increased fluvial flood risk in future
    v. proposals situated over a culverted watercourse or where development will require controlling the flow of any watercourse, drain or ditch or the development could potentially change structures known to influence flood flow.

The design and layout of development proposals will:

c) include, unless demonstrably inappropriate, an integrated, suitable and multi-functional Sustainable Drainage System (SuDS) and ensure existing[165] run-off from a site is either demonstrably reduced or at least neutral
d) detail how existing flood flow paths will be accommodated and how the amount of flood storage will be maintained and improved (where possible) to ensure flood risk is not increased elsewhere
e) show consideration of cumulative impact assessment, including any wider benefits and opportunities, to reduce flood risk in the area and beyond
f) ensure the development will be safe taking account of the vulnerability of its users, from all sources of flooding for its lifetime. This shall include safe access and egress;
g) finished ground floor levels will be set a minimum of 600 mm above the 1% annual probability (1 in 100 year) river flood level plus climate change allowance. Where necessary any flood proofing/resistance measures are incorporated into the design, and
h) take into account the latest version of the Strategic Flood Risk Assessment.

Where a mitigation scheme is required, opportunities for Natural Flood Management techniques should be incorporated and delivered in an appropriate way to assist with reducing overall flood risk to communities and the implementation of suitable SuDS.

Developers will fund flood management and/or mitigation measures, where required, for the expected lifetime of the development including adequate provision for on-going long-term maintenance.

Water Management Infrastructure

13.45 Protecting our water quality, water supply and aligning the capacity of our water and wastewater infrastructure with new development, in addition to mitigating flood risk, are important factors for the Local Plan to address. **Core Policy 64** seeks to improve water quality and water efficiency, reduce water consumption, and avoid an overload of infrastructure that can lead to sewer flooding and storm overflow discharges.

13.46 The Cotswold District Water Cycle Study[166] has assessed the capacity of infrastructure in relation to water supply, wastewater collection, wastewater treatment and water quality. This is a key part of the evidence base, alongside the Cotswold District Strategic Flood Risk Assessment, and should be read in conjunction with the Policy.

13.47 New development must ensure the provision of clean water and safe disposal of wastewater while seeking to minimise or mitigate the impact of the development on existing infrastructure.

13.48 In Cotswold District new development will be required to be designed to Building Regulations

[165] Refer to paragraph 5b.5.15 on surface water run-off; and Gloucestershire SuDS design and maintenance guide https://www.gloucestershire.gov.uk/planning-and-environment/flood-risk-management/flooding-information/information-for-developers/

[166] Water Cycle Study 2026 Add full reference

water consumption standard for water scarce areas (currently 110 litres per person per day)[167]. It will also be required to accord with demand management measures set out in the Water Resource Management Plans of the water utility company in the area of the proposed development.

13.49 Development that can achieve a higher technical standard (for example, 100 litres per person per day), to be more resilient to future changes in water supply and demand, is this should be achieved using a fittings-based approach.

13.50 The Water Cycle Study and Thames Water considers that a Fittings approach increases the confidence that water efficient devices will be installed in new homes. For any non-residential development and refurbishments (that do not result in a new dwelling), a BREEAM assessment or its latest equivalent, is required, unless it is not technically feasible or viable. Improving water efficiency, such as incorporating low flow showers and kitchen taps, provision of water butts and rain/grey water harvesting systems, will also help to reduce the volume of wastewater that the sewer system has to accommodate.

13.51 Site developers and promoters should engage at an early stage with the appropriate water companies and sewerage undertakers, to agree what improvements, if any, are required and how they will be funded, to prevent delays to development by ascertaining the capacity of existing water supply and wastewater infrastructure networks, and, where necessary, upgrade them.

13.52 It is important to not underestimate the time to deliver water/wastewater infrastructure and off-site upgrades. Thames Water state, for example it can take between 18 months to 3 years for local upgrades and 3 to 5 years plus for more strategic solutions to be delivered, and allow the water company sufficient time to undertake any necessary capacity improvement works. Where there is a capacity problem and no improvements are programmed, phasing of development or a financial contribution (via agreement between the developer and water company) may be required from the developer, towards the provision of, or improvements to, infrastructure/ network upgrades to meet the need generated by their development.

13.53 Existing water, sewerage systems and treatment works can become overloaded from population growth and the effects of climate change. It is essential to ensure that such infrastructure is in place ahead of development to avoid unacceptable impacts such as sewer flooding of residential property or pollution of land and watercourses. Development should only take place where the new demand upon existing infrastructure is considered. The policy therefore requires a condition to ensure that growth is aligned or phased with delivery of additional capacity, (allowing the water company sufficient time to undertake any necessary capacity improvement works), and avoid any adverse impacts from additional demand on the existing network. This means that where there is no appropriate and deliverable mitigation to address insufficient water/wastewater infrastructure capacity, the occupancy of new homes should not be permitted.

13.54 In relation to water quality, the WCS finds that it is not possible for the watercourses receiving discharges from several settlements to achieve Good Ecological Status (GES) in relation to the chemical element Phosphate. The Local Plan has limited scope to improve Phosphate levels because many actions are outside planning control. However, **Core Policy 64** aims to reduce

[167] Add Reference.

demand for water in new developments, which will assist in reducing the risk of exacerbating a deterioration in standards. This policy criterion is also effective in helping to manage demand and increase water efficiency in line with sustainable building standards and to mitigate against the potential impacts of water abstraction. The Cotswold Lakes (formerly Water Park) is a designated bathing water that has previously been at risk of deterioration; the Environment Agency states that development should not put at risk its current 'Excellent' status.

13.55 Groundwater feeds into both public and over 200 private water supplies in Cotswold District. These supplies may be affected by pollution and may be depleted through surface water and drainage systems which do not allow for natural infiltration (recharge) of water through soils. The most vulnerable ground water sources are designated as Groundwater Source Protection Zones. Further details are available on the Environment Agency website. It is important that there are controls on development which may pose a risk to groundwater, to ensure an adequate and safe water supply.

13.56 To avoid any increase in discharge into the public sewer system and to protect the quality of the receiving watercourse and groundwater, development proposals will be encouraged to incorporate Sustainable Drainage Systems (SuDS) where feasible, to reduce run-off. Careful planning of SuDS schemes in areas identified as groundwater aquifers or sensitive to groundwater contamination will be required to ensure that there is no adverse impact on groundwater quality and to maintain or improve groundwater recharge. All SuDS will be expected to be required to comply with the National Standards for Sustainable Drainage Systems[168], July 2025, where practicable, the Cotswold Design Code, and the Cotswold District Strategic Flood Risk Assessment and from Gloucestershire County Council (as Lead Local Flood Authority).

13.57 Where development proposals are located within sensitive areas/ zones likely to be affected by odour and nuisances from operational wastewater treatment works, developers will be expected to work with water infrastructure companies to assess the impacts and formulate appropriate mitigation. In some instances, the Council may require an Odour Impact Assessment to confirm that either: (a) there is no adverse amenity impact on future occupiers of the proposed development or (b) the development can be conditioned and mitigated to ensure that any potential for adverse amenity impact is avoided.

13.58 Developers of sites close to the administrative boundary of the district should consider strategic water supply and wastewater treatment demand and work with infrastructure providers, and other developers, to seek cross boundary solutions where feasible. Whilst the policies of the Local Plan should be read together, **Core Policy 64: Water Management Infrastructure** should particularly be read in conjunction with **Core Policy 63: Managing Flood Risk.**

[168] National Standards for Sustainable Drainage Systems, 2025, https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds

Core Policy 64: Water Management Infrastructure

Water and wastewater provision

Proposals will be permitted where it is demonstrated that there is adequate water and wastewater infrastructure to serve the development. Proposals must take into account the capacity of existing off-site water and wastewater infrastructure and the impact of development on it; and make satisfactory provision for improvement where a need is identified that is related to the proposal. Where such infrastructure is required, it must be in place prior to the occupation of the development, or, if it is demonstrated that delivery within that timetable is not possible, within a timeframe that has first been agreed by the Local Planning Authority. Proposals, which result in the need for off-site upgrades will be subject to conditions to ensure that the first and/or subsequent occupancy is aligned with the delivery of the necessary infrastructure upgrades.

Water Resources

Proposals must incorporate design features that:

a) support recycling / re-use of water; and address sustainable water supply through the implementation of demand management measures, particularly to reduce the use of water and to prevent leakages, and are complemented by management initiatives that make efficient use of water, for example, through rainwater harvesting and grey water collection, and
b) demonstrate a water efficiency standard of 100 litres per person per day can be achieved for new dwellings. A condition will be attached to all planning approvals for new residential development to ensure that the water efficiency standards are met. Non-residential development will be required to meet BREEAM water-efficiency credits or their latest equivalent.

Water Quality

Proposals will be permitted that:

c) do not result in a demonstrable deterioration in water quality of the water environment, as required by the Water Framework Directive (WFD) (or its successor). Development should not prevent a waterbody achieving 'Good' Status for WFD, and where possible should lead to improvements to current WFD status. Where a need for improvement or a risk of deterioration in water quality is identified, the Council will require satisfactory improvement or mitigation measures to be implemented in full prior to occupation of the development, and
d) incorporate integrated, suitable and multi-functional Sustainable Drainage Systems (SuDS) in all such development, unless demonstrably inappropriate

Proposals will be permitted that do not result in pollution of groundwater sources.

Development proposals within Source Protection Zone 1 (SPZ1) will be designed to allow for contamination being encountered and for restrictions on deep penetrative foundation methods, together with avoidance of:

- deep borehole soakaways;
- foul sewage discharge to groundwater;
- direct discharge of hazardous substances to groundwater;
- discharge of trade effluent to ground water; and
- underground oil storage tanks.

Development proposals that encroach upon existing wastewater treatment works will be fully assessed to avoid unacceptable impacts on future users or occupiers of the development and/or upon the operation of the treatment facility. Such proposals may be required to provide an odour impact assessment.

Watercourses

13.59 This policy seeks to ensure that development does not harm watercourses in Cotswold District. Watercourses are vital to biodiversity, provide a unique range of habitats, act as wildlife corridors, and form an important element of Cotswold District's ecological network. They make a significant contribution towards the character of the landscape and form an important part of Green and Blue Infrastructure. Well managed watercourses with high species richness and plants provide vital ecosystem services, help improve water quality, provide drainage and flood management and can also provide places for informal recreation. Of specific note are the River Thames and the Cotswold Lakes for example, however there are many other locations where watercourses and lakes are enjoyed.

13.60 The health of all watercourses is under pressure from a variety of issues including abstraction, pollution and increased recreational pressures affecting wildlife. It is essential that watercourses are positively integrated into the design of new development from the outset to protect their ecological importance and to retain and enhance biodiversity. Integrating watercourses into development can provide attractive riverside settings, natural areas of Blue and Green Infrastructure and areas for informal recreation.

13.61 All development proposals containing or abutting a watercourse should avoid damaging impacts and provide mitigation for any unavoidable impacts. Development proposals should, where possible, enhance watercourses so they benefit biodiversity and other ecosystem services. It is important that mooring stations are only provided in settlements, for example the existing boat moorings along the River Thames at Lechlade to prevent unnecessary disturbance to wildlife

Watercourse Buffer Zones

13.62 Watercourse buffer zones are required to avoid disturbance associated with development and can also be used to contribute towards delivering net gains for Biodiversity Net Gain. The buffer zone should be a minimum of 10 metres wide, measured from the top of each bank. Larger

developments should provide further buffering which can be used for informal recreation.

13.63 Proposals should include long-term management plans for the buffer zone which retain and enhance its biodiversity value and should seek to reinstate buffer zones where previous land uses or development have not provided this. Buffer zones should be reserved as a natural or semi-natural habitat, free from built development and formal landscaping, planted with native species that are naturally found by local riversides. Infrastructure such as pedestrian footpaths and cycle paths should be kept to a minimum. The buffer zone should not form domestic land or parking areas of any kind but may form part of the requisite Green and Blue Infrastructure and Biodiversity Net Gain for new developments.

13.64 Where a 10-metre-wide buffer zone is demonstrated to be impossible, proposals should be accompanied by detailed plans to show how the land available will be managed to promote biodiversity and how maintenance access to the watercourse will be created.

13.65 In addition to any planning permission, consent is required from either the Environment Agency or the Lead Local Flood Authority to carry out any work within 10 metres of a watercourse.

Culverting

13.66 The Flood and Water Management Act 2010 defines a culvert as "a covered channel or pipe which prevents the obstruction of a watercourse or drainage path by an artificial construction".

13.67 Culverting can have a huge impact on the ecology of the watercourse by removing habitats and fragmenting the channel and its river corridor. Culverting results in a complete loss of features within a watercourse, the continuity of the river corridor is broken, adversely affecting the landscape and ecological value of the watercourse for migrating species. An existing or potential amenity is also lost for present and future generations.

13.68 Culverts can also clog up after a bad storm and lead to flooding along either side. Culverting can also create a less permeable bed to a watercourse and often increases the speed of water flow, possibly increasing flood risk downstream and preventing local recharge of groundwater. Culverted sections may also create or exacerbate downstream or upstream bank and bed erosion or promote sediment deposition, as a result of altered water velocities and disruption to the natural transport of sediment. New culverts therefore will not be allowed and all opportunities to de-culvert a watercourse should be taken if development is next to one and has control of the land, unless technically demonstrated to be unfeasible.

Core Policy 65: Watercourses

Development of land that contains or is close to, for example 10m, to a watercourse must protect and where possible, enhance the function and setting of the watercourse and its biodiversity. As a last resort development should provide mitigation for any unavoidable impacts.

Development should include a 10m buffer zone along a watercourse to conserve and enhance biodiversity. Where a 10m wide buffer zone is not demonstrably possible, a suitable mitigation

strategy will be required to prevent harm to biodiversity. Where possible the strategy should also include ecological enhancement to the watercourse.

Proposals should avoid the culverting of any watercourse. Opportunities taken to remove culverts will be supported.

Outside settlements, proposals for mooring stages will not be permitted. Proposals for posts, earthworks or facing riverbanks with piles and planking will not be permitted except under exceptional circumstances and in agreement with the Environment Agency. Where it is necessary to protect a riverbank from erosion, the protective measures must be designed to maintain and enhance the special character of the river and its environment, including its biodiversity.

Major development proposals which are located within 20m of a watercourse may need an accompanying Construction Management Plan. This will be dependent upon, and in agreement with, the Council before commencement of work to ensure that the watercourse will be satisfactorily protected from damage, disturbance or pollution.

Sites for new development with existing culverts will be expected to investigate the feasibility of de-culverting the watercourse. Where bridges are proposed as an alternative to culverting, the construction method must take into account the importance of maintaining an obstruction free bank for wildlife.

Pollution and Contaminated Land

13.69 Many pollution sources are dealt with by separate legislation and regulations, but they remain material considerations in planning, in terms of potential adverse impacts on the health of the local community and the natural and built environment of the Cotswolds and contributing to climate change. The impact of potentially polluting activities can be minimised and avoided through planning policy controlling the location of potentially polluting development; controlling operations; and ensuring that incompatible uses of land are separated to avoid potential conflict.

13.70 National Policy states that local planning authorities should ensure new developments are appropriate for their locations, to prevent unacceptable risks from pollution. **Core Policy 66** safeguards against development that is likely to result in unacceptable levels of pollution, such as light and noise, and any negative effects on amenity, health and the natural environment, including soils and controlled waters (such as lakes, ponds, rivers, streams, canals, groundwater etc). The potential harmful effects of such disturbance from development on local residents, neighbouring land uses and premises, wildlife and its habitats, should be considered.

13.71 Regarding air pollution, particular caution will be applied in or close to designated Air Quality Management Areas and due regard had to any air quality action plan. The air can be polluted through gaseous emissions from industrial processes or through local traffic generation for example and may be exacerbated through local micro-climatic factors. Where there is a risk of any negative air quality impacts associated with development proposals, including cumulative impact, an assessment and, if appropriate, mitigation measures will be required to ensure that air quality has been adequately considered, and any negative impacts are minimised. The provision of green

infrastructure is recognised as an important element of the solution to, amongst other things, addressing air pollution and improving air quality in built up areas. Biodiversity enhancements can also deliver air quality benefits locally for example, through the introduction of green walls and roofs that trap pollutants, which in turn deliver cleaner air. The potential impacts on air quality are also considered in other policies, including those on Sustainable Transport and Health and Wellbeing.

13.72 Controlled waters can be polluted by the discharge of pollutants onto land, soakaways, or direct into groundwater or surface water courses or via other pathways. Good quality ground water and surface water is crucial for water-dependent ecosystems and wildlife and can be used as a source of drinking water, agriculture or industry. Proposed site activities and Sustainable Urban Drainage Systems (SuDS) should, similarly have regard for best-practice, and be appropriately designed for the site (refer also to **Core Policy 64** on flood risk and design). Early discussions with the Environment Agency and other appropriate regulators are advisable.

13.73 In areas where the community values quiet enjoyment and tranquillity, noise can be similarly detrimental, as can vibration, dust, smell and the intrusion of light and heat. Inappropriate light colour, intensity and spread can have adverse environmental impacts, for example by affecting the conservation of protected species such as bats. Noise should not give rise to significant adverse impacts on health and quality of life. Acceptable noise levels will vary according to the source, receptor and time, and the policy is not intended to unduly restrict existing established businesses which may need to develop.

13.74 It is important that there are controls on developments which pose a risk to groundwater, to ensure an adequate and safe water supply. Groundwater feeds into both public and over 200 private water supplies. These supplies may be affected through pollution (or pollution activities) and may be depleted through surface water and drainage systems which do not allow for natural infiltration of water through soils. The most vulnerable ground water sources are designated as Groundwater Source Protection Zones. You can view the Environment Agency's groundwater SPZs website[169]. Development proposals located within an inner source Protection Zone (SPZ1) or at sites where aquifers are sensitive and vulnerable, where there is a risk of potential pollution to groundwater, need to be designed appropriately and in discussion with the Environment Agency.

13.75 Certain sites and pipelines in the District are designated as notifiable installations, by virtue of the substances stored, transmitted or used. Some development, such as housing, may be incompatible with such sites for safety reasons. The LPA holds maps showing the location of these sites.

13.76 Particular care will be taken in relation to the redevelopment of contaminated land or land that is suspected of being contaminated and in relation to activities involving hazardous substances. Where a site is affected by contamination, responsibility for securing safe development lies with the developer and/or landowner. Developers will be required to show that appropriate measures have been taken to mitigate any adverse impact of contamination and/or hazardous substances on sensitive receptors such as groundwater or end-users of the development. Developers can

[169] Add Reference.

assess and manage the risks from land contamination following Land Contamination Risk Management (LCRM) Guidance[170].

Core Policy 66: Pollution and Contaminated Land

Development will be permitted that will not result in unacceptable risk to public health or safety, the natural environment or the amenity of existing land uses through:

a) pollution of the air, land, surface water, or ground water sources; and/or
b) generation of noise or light levels, or other disturbance such as spillage, flicker, vibration, dust or smell.

Unless proposals would result in no unacceptable risk to future occupiers of the development and/or the surrounding land, development will not be permitted:

c) that is located on or in the vicinity of land that is contaminated or suspected of being contaminated; and/or
d) on land that contains, or which potentially would create through development a pathway for migration of a potentially hazardous substance into a sensitive receptor.

In respect of affected sites, the developer and/or landowner will be required to undertake appropriate investigation(s) and to carry out necessary remedial works.

Measures to limit air pollution and protect air quality (so development has a neutral or positive impact on air quality) will be supported to protect human health and the environment in line with **Core Policy 67**.

Core Policy 67: Air Quality

Development will not be permitted if air pollution impacts lead to significant adverse effects on health, the environment, or protected sites (as defined by the Environment Act 2021[171]) or amenity, including residential amenity.

Applicants must have regard to the most up to date National Guidance[172] and shall, where appropriate, prepare and submit an air quality assessment with their application.
Applicants should demonstrate that:

a) any identified emissions will not lead to significant adverse effects on health, the environment or amenity

[170] Add Reference.
[171] The Environment Act 2021. Section 110. www.legislation.gov.uk/ukpga/2021/30/contents/enacted
[172] Add Reference https://iaqm.co.uk/guidance/ (Institute of air quality guidance)

b) development will not lead to an increase in emissions, degradation of air quality or increase in exposure to pollutants at or above the health-based air quality objective and interim targets referenced in the Local Management Technical Guidance (TG22), or latest version[173]
c) any impacts on the proposed use from existing poor air quality are appropriately mitigated
d) the development promotes sustainable transport measures and use of low emission vehicles to reduce air quality impacts of vehicles, and
e) the development is designed in a way to encourage non-habitable rooms on roadside facades (and habitable rooms as far from roads as possible) with consideration for the Design Code requirements for solar gain/ overheating.

Where development proposals would be subject to unacceptable air quality standards or would have an unacceptable impact on air quality standards they will be refused.

Where emissions from the proposed development may be at risk of meeting the relevant regulatory standards, the applicant will need to assess the impact on local air quality by undertaking an appropriate air quality assessment. The assessment shall have regard to guidance current at the time of the application to show that the national objectives will still be achieved.

Trees, Hedgerows and Woodlands

13.77 **Development Policy 10** promotes the conservation and enhancement of trees, tree groups, (including orchards), woodlands, and hedgerows, ancient and veteran trees, and ancient woodland. It also requires appropriate new tree planting.

13.78 Trees and hedgerows contribute to the environment in many ways, including:

- improving the quality of the air removing dust particles and harmful gas emissions, particles and pollutants
- in urban and rural areas, by helping to reduce the heat island effect, providing much needed shading and cooling.
- reducing soil erosion and flash flooding by slowing down and capturing fast flowing water.
- contributing significantly to the appearance and character of the landscape.
- improving biodiversity and play a key part in the wider Green Infrastructure of the area.

13.79 These benefits all help to improve the health and wellbeing of people and their quality of life.

13.80 The Gloucestershire Tree Strategy was published by the Gloucestershire Local Nature Partnership in 2021. The Cotswold District currently has 13,648 ha of tree cover, 11% of the total area of the District. The Tree Strategy sets a countywide target of 20% tree cover. For Cotswold District this requires an increase of 6,600 ha, which is a 50% increase over the existing tree cover. The Council will assist in the implementation of The Gloucestershire Tree Strategy. It will work with

[173] DEFRA (2022) Local Air Quality Management Technical Guidance (TG22). https://laqm.defra.gov.uk/wp-content/uploads/2021/03/LAQM-TG22-May-25-v2.1.pdf

the Local Nature Partnership (LNP) and assist partners and stakeholders, across the County, to coordinate and target their approach and actions.

13.81 Woodland creation will be encouraged to be located on urban or urban fringes or on poor agricultural land to derive maximum multifunctional benefits. Natural regeneration should be encouraged, particularly when located adjacent to existing woodlands to deliver extra wildlife benefits from scrub development. The Gloucestershire Local Nature Recovery Strategy should be referred to when selecting areas for woodland creation.

13.82 Where inappropriate forestry plantations exist on a former priority habitat (e.g., heathland, peatland, ancient woodland sites), development, will be encouraged to restore these habitats by supporting plantation removal.

13.83 Currently the Council, like many authorities, is facing a decline in tree cover because of the increased exposure to biological and abiotic threats to tree populations. This situation makes the conservation and planting of more trees ever more important.

13.84 This policy does not prevent the appropriate management of trees and woodlands or the removal of trees that are not in character with their locality or trees that have been attacked from deadly tree diseases and pests.

13.85 In some cases, the public benefit of development may outweigh the importance of retaining the trees on the development site. In those cases, compensatory tree planting will be required on or near the site. Appropriate tree species should be selected and arrangements made for the long-term management of the new trees. Further guidance can be found in the updated Cotswold Design Code, The Gloucestershire Tree Strategy and the Cotswold District Green Infrastructure Strategy. For the avoidance of doubt, clause (a) of part one of the policy includes trees protected by a Tree Preservation Order or located within a conservation area, clause (c) includes those meeting the criteria of hedgerow in the Hedgerow Regulations. clause (d) includes ancient semi-natural woodland and plantations on ancient woodland sites.

Development Policy 10: Trees, Hedgerows, and Woodlands

Where such natural assets are likely to be affected, development will not be permitted that fails to conserve and enhance:

a) trees and groups of trees (including orchards) of landscape, amenity, ecological or historical value of arboricultural quality as defined in BS5837 (2012) [174] and later revisions
b) ancient and veteran trees and ancient woodland
c) hedgerows of landscape, amenity, ecological or historical value, and/or
d) woodland of landscape, amenity, ecological or historical value.

[174] https://assets.publishing.service.gov.uk/media/66b20e18ab418ab055593375/Tree_Survey_and_Impact_Assessment_June_2024_Appendix_2_-_Explanatory_Notes.pdf

Development proposals affected by the above criteria should, where appropriate, have regard to the potential for new tree, scrub, woodland or extended woodland planting. Where trees, woodland or hedgerows are proposed to be removed as part of development applicants must demonstrate clear and robust reasoning for any proposed losses to arboricultural features.

Ancient and veteran trees and woodlands are defined as irreplaceable habitats[175]. The loss of Veteran Trees, Ancient Woodland and other protected trees, woodland and hedgerows will only be permissible in wholly exceptional circumstances, and any proposed loss will be considered on a case-by-case basis. Where losses are unavoidable appropriate compensatory planting must be secured. Woodland planting to assist carbon sequestration, nature recovery and sourcing of biomass or biofuel should be informed by the Gloucestershire Local Nature Recovery Strategy and the Gloucestershire Tree Strategy.

Development proposals that incorporate new tree planting should provide the appropriate measures to secure their long-term maintenance.

Applications for development that include new tree planting will be guided by the principle of the right tree, in the right place, for the right reasons.

Dark Skies

13.86 Artificial light can have a significant impact on landscape character, tranquillity, biodiversity, human health and the enjoyment of the night sky. Dark skies are an important environmental asset and contribute to the distinctive character of much of the District. They provide opportunities to appreciate the natural environment and cultural heritage and are particularly important for a wide range of nocturnal species.

13.87 Dark skies are one of the recognised special qualities of the Cotswolds National Landscape. However, it is estimated, by the CPRE that the area of darkest night skies within the Cotswolds National Landscape has diminished by more than 40% since 1993[176]. Increasing levels of artificial lighting have progressively reduced the extent of truly dark night skies. Careful control of external lighting is therefore necessary to minimise light pollution, conserve landscape character and tranquillity, and protect the ecological networks that depend upon dark corridors and habitats.

13.88 Artificial lighting can adversely affect biodiversity by fragmenting habitats and disrupting the movement, commuting and foraging behaviour of nocturnal species, including legally protected bat species. Development should therefore seek to minimise light spill and maintain dark corridors along watercourses, woodland edges, hedgerows and other ecological networks.

13.89 Lighting should only be provided where it is necessary for safety, security or operational

[175] https://www.legislation.gov.uk/uksi/2024/48/contents/made
The govt has defined irreplaceable habitats in legislation - The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024

[176] Nigh Blight Mapping, CPRE, 2019, https://www.cpre.org.uk/wp-content/uploads/2019/11/Night_Blight.pdf

purposes. Lighting schemes should be designed using the principles of the Institute of Lighting Professionals' guidance and should minimise sky glow, glare, light trespass and energy consumption.

Development Policy 11: Dark Skies

Development proposals that have the potential to impact upon the dark skies of the Cotswold National Landscape, must conserve and, where possible, enhance dark skies, tranquillity and the intrinsic character of the night-time environment.

The need for external lighting should be fully justified, and lighting should only be provided where it is demonstrated to be necessary for safety, security, accessibility or operational requirements.

Where external lighting is proposed, development proposals must demonstrate that the lighting scheme:

a) minimises sky glow, glare, light spill and light trespass
b) is of the minimum luminance, height, extent and duration necessary for its intended purpose
c) uses directional, screened and energy-efficient fittings designed to limit illumination beyond the site boundary
d) avoids adverse impacts on the character, tranquillity and visual amenity of the surrounding area, including views of the night sky
e) avoids adverse impacts on biodiversity and maintains dark corridors for wildlife movement, commuting and foraging, particularly along watercourses, woodland edges, hedgerows and other ecological networks
f) conserves and enhances the special qualities of the Cotswolds National Landscape, including its dark skies
g) incorporates appropriate controls such as dimming, timers, motion sensors or curfews, where appropriate, and
h) accords with the latest relevant professional guidance relating to lighting and dark skies.

Development proposals that would result in unacceptable levels of light pollution, individually or cumulatively, will not be permitted.

Chapter 14: Building Healthy and Sustainable Communities

Introduction

14.1 Creating healthy and sustainable communities' means ensuring that people across the Cotswold District can access the homes, services and environments that support their wellbeing, strengthen social cohesion and enable active, fulfilling lives. This chapter sets out how the Local Plan will guide development to promote health, inclusivity and resilience through well-designed places, accessible green and blue infrastructure, strong social and community facilities, and the infrastructure needed for modern, connected living. Together, these policies ensure that both new and existing communities can thrive, helping to deliver a District that is healthier, more equitable and more sustainable for the future.

14.2 This Chapter includes the following policies:

- **Core Policy 68: Planning for Health and Well-Being**
- **Core Policy 69: Good Design Outcomes and Process**
- **Core Policy 69a: Good Design Outcomes and Process for Strategic Allocations**
- **Core Policy 70: Green and Blue Infrastructure**
- **Core Policy 71: Management of Accessible Green Open Spaces in Residential Developments**
- **Core Policy 72: Social and Community Infrastructure, and**
- **Core Policy 73: Telecommunications Infrastructure.**

Health and Well-being

14.3 The environment in which we live affects our health and well-being, and as a social objective, it is a key component of sustainable development. Core Policy 68: Planning for Health and Well-being, alongside other policies in the Local Plan, help to ensure that health considerations are central to planning decisions.

14.4 The Council will support development proposals that promote health and well-being and maximise opportunities to ensure healthy and inclusive communities for all by creating environments that encourage healthy lifestyles and appropriate health infrastructure. The Council seeks to encourage developers to prioritise health outcomes, meeting the needs of all in the community, including older, younger people, families, people living alone, and those with disabilities.

14.5 Planning has control over some of the causes of ill health, such as the provision, location and design of homes, green spaces, or health infrastructure. Many of our health outcomes are explained by factors other than healthcare or our own genetics. These factors can be complex, such as our homes, lifestyle, social networks, or natural environment, all of which combine to create the environment or society in which we live. Physical activity levels, social isolation and diet, can contribute to many of the most common health problems, including type-2 diabetes, depression, and obesity because of the impact of economic, social and environmental factors.

14.6 There are also often health inequalities within these factors, and avoidable ill health because of the gap between rich and poor areas, or social inequalities. A well-designed built environment can help to reduce health inequalities, improve respiratory and cardiovascular health, reduce obesity, fear, isolation and depression as well as have environmental benefits and improve opportunities for social cohesion, activity and amenity; while conversely, poor housing conditions, environmental quality or pollution can exacerbate health inequalities. National policy states planning can contribute by 'promoting healthy and inclusive communities and supporting appropriate health infrastructure'[177].

14.7 Support for health and well-being underpins two of the Council's strategic priorities, 'delivering housing' and 'supporting communities' which the Local Plan can help to deliver. The Corporate Plan states 'we want our district to be the best in the UK for health and wellbeing.' The Council recognises that planning has an important role to play in the creation of healthy, safe and inclusive communities. The policy reflects the relevant priorities in the Gloucestershire Joint Health and Well-being Strategy[178].

14.8 The Joint Strategic Needs Assessment (JSNA) and Public Health England (PHE) data have also been used to inform the policy. The JSNA, via Gloucestershire 'INFORM'[179], looks at the current and future needs of the local population to guide the planning and provision of health, social care, and public health services and is an important evidence base. This contextual information can help with understanding our population needs, such as the ageing nature of the population, variations in health outcomes and inequalities, and barriers to accessing services, particularly in rural areas and to inform and shape development proposals. The JSNA also highlights the importance of addressing lifestyle-related factors such as physical inactivity, obesity, and social isolation.

14.9 Core Policy 68 requires that proposals for new development (excluding householder and other minor applications) to demonstrate careful consideration of several factors, described in the following paragraphs and referenced in the policy, and use relevant guidance or principles, where possible to illustrate this in the overall design. Proposals should show they promote and support opportunities for healthy lifestyles and can contribute to the creation of healthier communities.

14.10 Proposals should be 'social' and encourage social interaction, providing social spaces (whether green or public realm spaces) that are accessible, well maintained and flexible in use. Social spaces can enable social cohesion and encourage social pride in an area, such as by providing front gardens and informal meeting spaces such as street benches, trees for shelter and sitting, or more formal neighbourhood squares. Frontages and pedestrian routes should be well-overlooked and welcoming. As well as encouraging healthy living through formal and informal physical activity, like recreation, active travel, rest or play, such 'social' proposals may also include multi-use development, such as community hubs, or encourage a diversity of uses in a town centre.

[177] National Planning Policy Guidance (NPPG) Paragraph: 001 Reference ID:53-001-20190722 Revision date: 22 07 2019
[178] gcc_2596-joint-health-and-wellbeing-strategy_dev12.pdf
[179] https://www.gloucestershire.gov.uk/inform/

14.11 Development proposals are encouraged to be inclusive and to promote age friendly environments to meet the needs of different groups in the community, where possible aiming for dementia-friendly communities that help ensure that schemes and spaces are designed to meet the needs of all people of all ages and abilities. Inclusive proposals should provide a mix of high-quality homes and tenures that are accessible for all people, at all abilities and stages of their life, and that can adapt to the changing needs of people over time, enabling them to maintain their independence for longer. Formal and informal play areas should be well designed and integrated for all ages and abilities.

14.12 Development proposals should also be designed to be safe, i.e., they should be well maintained and create safer streets and spaces. Safe spaces can be encouraged by improved lighting, being easy to navigate (or 'legible'), clean and uncluttered, with walkable and wheelable routes, for example. Safety should be designed 'in' to proposals to help reduce the fear and perception of crime as well as help prevent anti-social behaviour, for example by ensuring sufficient natural surveillance.

14.13 A sense of safety and security is integral to people's mental health and well-being, and such 'safe' proposals can help have a positive impact on people's experience of navigating streets and spaces and encourage increased footfall to shops or other facilities. In addition, the health risks caused by pollution (such as air, noise, odour, light) likely to arise from the development or from neighbouring uses or activities, microclimates or extreme weather events like heatwaves or flooding also need consideration in terms of safety and adaptability to climate change. Further details are available from the Gloucestershire Climate Vulnerability Risk Assessment[180].

14.14 Core Policy 68 should, in particular, be read in conjunction with Core Policy 69: Good Design Outcomes and Process, the housing policies including Core Policy 41: Standards for New Residential Development, Core Policy 44: Specialist Accommodation, Core Policy 70: Green and Blue Infrastructure, Core Policy 33: Sustainable Transport and Connectivity, as well as those relating to climate change and safety such as flood risk, water quality and pollution.

Community Public Access Defibrillators (CPADs)

14.15 Cotswold District Council passed a motion to improve the provision of Community Public Access Defibrillators (CPADs) on major new developments in the District and ensure better health outcomes for local people. Defibrillation (an electric shock to the heart) can restart the heat after cardiac arrest but needs to be delivered as soon as possible. Most (80%) out-of-hospital cardiac arrests occur in residential areas and on average, it takes 7 minutes to get to the person with cardiac arrest, but in more rural areas, this may take longer. It will be a matter for the developer to demonstrate where provision of the CPAD is not feasible, especially for example where access by an ambulance to a rural area could take more time.

[180] https://www.gloucestershire.gov.uk/media/zprggygt/glos-crva-report_final.pdf

14.16 The CPAD(s) will either be physically provided or secured by an agreed financial contribution. It should be registered on an appropriate defibrillator network such as 'The Circuit' (British Heart Foundation), comply with current NHS and ambulance service guidance; and be within a safe, walkable, prominent and easily accessible location; and acceptable in planning terms where consent is required, such as on a heritage asset. Ideally no part of the development should be further than 400m away. The CPAD may be located inside an open structure, such as a porch to a building or bus stop, to provide additional protection from the weather and provided with an electricity supply to ensure it is kept at the right temperature in cold weather to protect it from damage.

14.17 An agreement on the guardianship of defibrillators between the owner of the public place (usually the Town or Parish Council) where it is intended to be installed and the developer, must be demonstrated, to ensure the device is 'rescue ready' in an emergency and for the future. This should be similar to provision for example of a play area, whereby the ownership, and maintenance responsibility of which, is once it is delivered by the developer, is then transferred to either the local Town or Parish Council or to a Management Company. As well as registration and the designation of a Guardian, maintenance of the CPAD should include routine checks and replacement of any item to maintain its status as "Rescue Ready" as required by The Circuit.

Health Impact Assessments (HIA)

14.18 For larger-scale development proposals, Health Impact Assessment (HIA) brings together a range of issues addressed in other policies in the Plan to focus on health impacts and outcomes. The second part of the policy requires such developments to clearly demonstrate how they have addressed some if not all the health and well-being principles set out in the first part of the policy and can form the health and well-being part of the Climate Change and Sustainability Statement.

14.19 The findings of health impact assessments can help developers understand what form their healthy development should take. Undertaking a HIA will ensure that the effects of a development on both health and health inequalities are considered and addressed during the planning process. HIAs should ideally be carried out early on so that analysis and discussion can genuinely inform site design and show proposals have considered the Cotswold Design Code/Guide.

14.20 A HIA should demonstrate how the likely significant impacts on health and well-being (both benefits and harm) of new major development will be assessed, provide mitigation where necessary to create healthy places and inclusive communities. The PPG guidance on HIAs is set in the context of meeting NPPF requirements for the consideration of health and well-being.

14.21 The Gloucestershire Health Impact Assessment (HIA) in Planning Framework [181] is a toolkit developed to help guide the preparation of HIAs, including scoping for the type of assessment required: rapid or comprehensive (i.e. more in-depth). While the 'major' threshold triggers the requirement for a HIA, the length and detail of the assessment should be proportionate to the scale and complexity of the proposed development. Advice can also be found on HIAs for example

[181] Contact Gloucestershire Public Health and Communities Team, GCC publichealth@gloucestershire.gov.uk

in PHE's 'HIA in Planning Guide 2020' and 'Health Impact Assessments – a practical guide' by the Wales HIA Support Unit[182].

Core Policy 68: Planning for Health and Well-Being

The Council will support proposals that reduce health inequalities, promote healthier lifestyles and improve the health and well-being of our existing and new communities.

All major development proposals should submit a design and access statement that demonstrates how the development contributes to shaping healthy communities and delivers high-quality sustainable places. Additionally:

i) development proposals of 100 dwellings or more, or 5,000sqm floorspace or more, should undertake a full Health Impact Assessment in accordance with the Gloucestershire Health Impact Assessment (HIA) in Planning Framework, and
ii) development proposals of 50 to 99 dwellings, or 1,000sqm to 4,999sqm floorspace should undertake a screening which assesses if a full Health Impact Assessment is required.

Health Impact Assessments should include, but are not limited to, demonstrating how the proposals contribute towards:

a) addressing local health issues, outcomes, and needs, as detailed in the JSNA
b) addressing the projected health inequalities and avoiding and/ or mitigating any adverse health and sustainability impacts
c) active street layouts and public realm, that are safe, secure and accessible by their design
d) open spaces/ green spaces for play and recreation, sports and leisure that encourage walking and cycling
e) good mental well-being by reducing social isolation and loneliness by encouraging the provision of social community infrastructure, including opportunities for people to meet and connect with one another
f) access to green spaces and connection with nature, to promote physical and mental health and wellbeing and to deliver multiple benefits for people, place and the environment
g) diversity in the residential offer that improves accessibility, affordability and promotes inter-generational connectivity and lifetime neighbourhoods
h) a strategy for the installation, access and maintenance of community public access defibrillator(s) (CPADs), and
i) making it easier for people to make healthier food choices by promoting access to fresh, healthy and locally sourced food by providing opportunities for food growing, for example by the inclusion of allotments.

[182] https://phwwhocc.co.uk/whiasu/ https://phwwhocc.co.uk/wp-content/uploads/2026/02/HIA-Vol-Guidance-for-Wales-E-Final-16_06.pdf https://assets.publishing.service.gov.uk/media/5f93024ad3bf7f35f184eb24/HIA_in_Planning_Guide_Sept2020.pdf

Good Design Outcomes and Process

14.22 Good design is a fundamental aspect of sustainable development and addressing climate change, is indivisible from good planning and should contribute positively to making places better for people as well as the natural environment.

14.23 The Cotswolds is widely recognised as an outstandingly beautiful area, rich in the architecture of every period and style. Many towns and villages contain impressive set pieces, ranging from a scatter of cottages around a green to gently curving town streets and market places. The design quality achieved in the past was generally very high. Local standards of traditional craftsmanship have been exceptional for hundreds of years.

14.24 Heritage themes that contribute to the distinctiveness of the local built environment include:

- local stone building materials – dry-stone walls, Cotswold building stone, natural stone roof tiles
- distinctive Cotswold vernacular
- rural (agricultural) settlement patterns of isolated farmsteads and villages with market towns and a number of country houses with associated estates
- key local architects including important proponents of the Arts and Crafts Movement, and
- Roman archaeology of the District focused on Corinium. Obvious Roman roads, still in use as main roads through the District.

14.25 Well-designed development can contribute positively to the conservation, enhancement and creation of historic assets and nature recovery, including at the strategic level through, for example the enhancement of Areas that could become of particular importance for Biodiversity as identified in the Gloucestershire Local Nature Recovery Strategy. High quality urban design and architecture also enables new development to integrate successfully with the historic environment, which is of particular importance for the historic towns and villages of the Cotswolds.

14.26 The built environment is as much about the spaces between and around the buildings or groups of buildings in a settlement as about the buildings themselves. For this reason, policy on Local Green Spaces is included in Chapter 13.

14.27 Core Policy 69 will be applied to all aspects of design, including architectural, landscape, ecological, urban and sustainable design within developments of every scale, from conversions and small extensions to major residential sites and large employment facilities.

14.28 Whilst the National Model Design Code provides direction on many design considerations, such as sustainable design, connectivity, health and wellbeing, and crime prevention, it is important to ensure that the local context is also fully considered. This is particularly so in an area renowned for the quality of its built and natural environment and which features very sensitive locations such as the Cotswolds National Landscape together with numerous Conservation Areas and listed buildings.

14.29 There are several developments, particularly post-war housing schemes around some of the key settlements, where the character of the area has not been reflected in scheme design. These developments often have been built using standard house types and layouts that are not locally distinctive. The result is insensitive development that is not integrated with its surroundings either in character or in scale. However, there are elements of these developments that provide benefits such as access to green spaces, including spaces between houses, larger gardens, both at the front and back of houses as well as tree lined streets. The design of new developments therefore, must ensure that poor building design quality is not replicated and that there is a sense of transition between the open countryside and an existing settlement's historic core and character in terms of building heights and density. Whilst ensuring that access to appropriately sized open spaces is not compromised. The updated Cotswold Design code should be read in conjunction with the Cotswold Green Infrastructure Strategy[183].

14.30 As well as ensuring that local character and distinctiveness are retained and enhanced, there are other key local issues that the design of development should address. These include meeting the challenge of climate change mitigation and adaptation as well as accommodating the District's ageing population. The latter signals the need to improve the health and well-being of residents through appropriate design of homes and open spaces. One of the ways this can be achieved is by adopting the principles of providing accessible and adaptable homes capable of meeting changing needs over time. In addition, an inclusive approach to design, which ensures that new developments are integrated both physically and socially with current communities and places, should be followed.

The Cotswold Design Code

14.31 The Cotswold Design Code (2026) provides important guidance to inform and continues to provide a firm basis upon which to determine planning applications.

14.32 The Design Code, which is expected to adopted as a Supplementary Plan, was updated to specifically address the need to:

- reduce the energy consumption and removing carbon emissions in new buildings and supporting residents to retrofit their traditionally built Cotswold homes to achieve similar standards whilst respecting local character and heritage
- create space and connections for people to walk and cycle more, increasing public transport provision and enhancing access to key destinations
- respond to the Council's commitment to promote healthy homes and neighbourhoods
- protect air, water, landscape and future populations from the impacts of pollution and climate change
- respond to changes in national policy and guidance which emphasise the importance of delivering beauty and the UN's global sustainability goals through the planning system, and
- respond to the Council's commitment to address its ecological emergency and the need to support and aid nature recovery.

[183] Add Reference.

14.33 The Cotswold Design Code will continue to emphasise the requirement to design development so that it either follows an authentic and traditional approach (vernacular or polite), in line with the local architectural character, or that it is designed in a high quality contemporary and innovative manner, which reflects and respects local character and the need to address climate change. The decision whether to adopt a traditional or contemporary approach will depend on the type of development proposed, the site and its setting.

14.34 Core Policy 69 has been updated to make clear what development 'must' and 'should' achieve. The Design Code provides guidance to inform the determining of planning applications in accordance with the relevant Local Plan policy.

Core Policy 69: Good Design Outcomes and Process

Development will be supported where proposals can clearly demonstrate compliance with appropriate national policy and guidance in respect of Design, especially the Cotswold Design Code

Proposals must clearly demonstrate how the following ten characteristics[184] are addressed in the design of the scheme in a mutually supportive way:

a) context – understand and enhance the surroundings and demonstrate how landscape character, heritage, local history, and culture have been valued and incorporated. Respond to any significant or material site constraints
b) identity – demonstrate how the context study and analysis have helped to develop proposals that are locally informed, attractive, and distinctive
c) built form – demonstrate how a coherent pattern of development has been achieved with appropriate building forms and types and forms including key destinations
d) movement – demonstrate an integrated network of routes for all modes of transport which are accessible, encourage active travel and are easy to move around with well-considered parking and servicing
e) nature – demonstrate provision of high quality, green open spaces with a variety of activities to enhance and optimise the existing Green and Blue Infrastructure and support rich and varied biodiversity and contribute to the objectives of the Gloucester Local Nature Recovery Strategy
f) public spaces – demonstrate the creation of safe, social, well-located, attractive, high quality and inclusive public spaces that support social interaction and provide opportunity for active and healthy lifestyles (Refer to Sport England's Active Design for guidance[185])
g) uses – demonstrate a mixed and integrated community with provision of mixed uses as required and a socially inclusive mix of home tenures, types and sizes (as required by **Core Policy 41: Standards for New Residential Development**).
h) homes and buildings – demonstrate how functional, accessible, healthy, safe, comfortable and sustainable buildings have been created with well related amenity and servicing

[184] MHCLG (2021) National Design Guide – Add Full Reference
[185] Sport England (2023) Active Design – Add full reference

i) resources – demonstrate how proposals follow the energy hierarchy and are efficient and resilient including the selection of building materials and construction techniques that minimise their environmental impact, and through the use of passive design strategies that maximise resilience, and
j) lifespan – demonstrate how proposals are made to last and have provision to be well maintained, adaptable to changing needs, and foster a sense of ownership.

Proposals for Major Development should:

k) prepare and submit Masterplans and Design Codes which are in accordance with national policy and guidance and the most up-to-date version of the Cotswold Design Code (s) or demonstrate compliance with the Cotswold Design Code (s) through other means, such as a Design and Access Statement
l) undertake appropriate Community Engagement that informs the proposals from an early stage in accordance with relevant national and local guidance[186] and

Strategic Allocations set out in this Plan should also comply with the requirements of **Core Policy 69a: Good Design Outcomes and Process for Strategic Allocations**.

Proposals for major development must also:

m) make use of a Design Review as early in the process as possible, such as the Cotswold Quality Review Panel, or the Gloucestershire Design Review, or a Building for Healthy Life Assessment (which must be commissioned by the applicant and undertaken by a neutral third-party accredited organisation such as Design for Homes, Place Services or Design Southeast) are also acceptable options.

Core Policy 69a: Good Design Outcomes and Process for Strategic Allocations

In addition to the requirements of **Core Policy 69**, proposals for the strategic allocations made by this Plan should also:

a) prepare a comprehensive Development Framework for the whole site and adjoining highway areas as relevant for approval by the Local Planning Authority prior to the submission of individual planning applications to which they should conform. The Development Framework should incorporate:
    - site-wide vision
    - masterplan
    - supporting statement demonstrating how the development will respond to the characteristics of the site and detailing the delivery of the uses, green infrastructure network and spaces, ecological enhancement, sustainable travel, broad design principles and infrastructure required in **Core Policies 2**, **7**, **12** and **19** and the Site Development Frameworks, and

[186] Add reference for SCI

b) prepare a site-wide Design Code to complement the Site Development Framework for all development and land uses. This Design Code should be submitted with any initial planning application (outline or detailed) for any part of the allocation sites and should demonstrate compliance with the Cotswold Design Code.

Green and Blue Infrastructure

14.35 National policy defines Green, including blue, Infrastructure (GI) as 'a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity'.

14.36 Green Infrastructure already exists at numerous scales and locations, and of differing quality, within the District. At a landscape scale, Cotswold District is a significant GI resource, which benefits from numerous nationally recognised Green and Blue Infrastructure assets. These include the Cotswolds National Landscape, the Cotswold Lakes and the River Thames, all of which are shared with neighbouring authorities (see Chapter 13). At the other end of the scale, streams, ponds, gardens, allotments, parks, playing fields and sport pitches, hedgerows, woodlands and orchards represent some smaller examples of GI.

14.37 The location of new GI plays an important part in reconnecting or connecting GI assets throughout the District. The GI network is identified within the Cotswold District GI Strategy (2026).[187] This document maps the three fundamental GI elements of wellbeing, water and wildlife. In doing so, the document maps: public rights of way and cycle routes; the water elements, such as rivers; and wildlife elements, such as Sites of Special Scientific Interest (SSSI's) and woodlands, amongst others. The strategy identifies opportunities for how the District's existing GI assets can be linked to provide bigger, better and more joined up GI, and greater connectivity for both people and nature.

14.38 New or improvements to GI should consider, and be resilient to, the impact of climate change. It should include natural solutions/measures to alleviate the impact of climate change, e.g., through carbon sequestration, natural flood/surface water management, helping with urban cooling and provision of SUDs and microclimate adaptation, among others. It can play a role in enabling species to move from less favourable habitats to more favourable ones as the climate changes.

14.39 The local approach to GI should be informed by the Gloucestershire Local Nature Recovery Strategy (GLNRS)[188] which sets out what sort of habitats/features are priorities for the area and in what locations. Therefore, making it easier for development to distinguish where the opportunities for restoring, enhancing, linking or creating new places for biodiversity and GI are. The spatial element of the GLNRS is structured around six key aims:

- safeguarding, managing and enhancing existing biodiversity-rich sites

[187] Cotswold District Council Green Infrastructure Strategy Update

[188] Add reference.

- landscape scale connectivity: better, bigger, more and more joined
- climate emergency
- our relationship with water
- the value of mixed and wilder habitats, and
- biodiversity in our developments and settlements.

14.40 To support these aims, the tool also identifies a range of Potential Measures, which are recommended actions or management options designed to deliver one or more of the 10 Biodiversity Priorities, these are:

- grassland, meadows and heathlands (open habitats)
- woodland habitats
- mixed and mosaic habitats
- open water habitats
- wetland habitats
- running water habitats
- estuarine habitats
- nature-friendly farming and forestry
- biodiversity in settlements and developments, and
- species priorities.

14.41 The purpose of Core Policy 70: Green and Blue Infrastructure is to ensure that individual assets, and the integrity and connectivity of the GI network, are created, protected, enhanced, whilst also recognising that the network has multi-functional benefits that extend beyond Cotswold District.

14.42 Development proposals are required to protect as well as contribute to new and existing GI at a level that is proportionate to the scale, type and location of the development. For example, a substantial level of GI would be required as part of a major housing scheme, but equally all development has the potential to contribute to GI improvements.

14.43 Developments will be required to contribute to local or neighbourhood Green Infrastructure GI, both on and off-site. Contributions should be proportionate to the impact and scale of development and could include improvements to the local cycle path network, enhancements of local public open space and/ or habitat creation. For example, street tree planting, rain gardens, green walls and roofs, bulb and amenity planting. The design of any new GI should reflect and enhance local character and distinctiveness.

14.44 It is important that new GI is planned at the beginning of the development process. This will ensure that the development considers what GI should be on site, how it relates to existing on-site GI assets, and how the assets, old and new, interact with GI adjacent to the development. The Gloucestershire Local Nature Partnership has produced a 'Strategic Framework for Green Infrastructure. The strategic principles within that document as set at Appendix H should be considered. To assist with this process, guidance includes, but is not limited to, the Cotswold Design Code.

Core Policy 70: Green and Blue Infrastructure

All development proposals should protect existing Green and Blue Infrastructure, and where appropriate to their scale and nature, contribute towards its enhancement and expansion.

In planning for major developments[189], priority will be given to the role of GBI in responding to climate change, managing flood risk, protecting and enhancing heritage assets, supporting sustainable transport options, supporting biodiversity and the natural environment, and ensuring open space for sports and recreation is secured for the community.

All major development must:

a) demonstrate that they have taken a Green and Blue Infrastructure design-led approach to development schemes, and utilised Cotswold's Green and Blue Infrastructure design checklist, to ensure green infrastructure is fully considered and well-integrated into developments from the earliest stages
b) ensure Green and Blue Infrastructure, where appropriate, is multi-functional, accessible to all and designed to meet local needs, considering the views of key stakeholders, with their early engagement
c) avoid the loss and fragmentation of existing Green and Blue Infrastructure networks, including within the built environment. Existing landscape features, watercourses and habitats should be integrated into development, and Green and Blue Infrastructure proposals must identify opportunities to maximise their quality and achieve Biodiversity Net Gain, where appropriate. Development proposals must protect and enhance sites that form part of the existing GBI network as well as associated landscape heritage features
d) consider connectivity as a core principle of Green and Blue Infrastructure, integrating active travel and recreational routes that connect with open space and meet accessibility, quantity and quality standards for all users, including connections to existing communities, facilities and services. Appropriate greening should be integrated into these routes to improve connections to habitat networks and to contribute to wider nature recovery
e) protect existing trees and hedgerows during and after site preparation and construction. Where proposed development might affect trees, developers must demonstrate that an accurate assessment by a competent arboriculturist has been undertaken and protective measures put in place before commencement of development. Developers are strongly encouraged to increase tree cover using a mix of native species to include orchard and fruiting trees that are resilient to pests, diseases and climate change and support biodiversity, and
f) provide a phased implementation plan for GI that identifies the implementation of the main structural elements in the first phase of development. The GI and landscape plan should be implemented at the earliest opportunity in alignment with the development construction phasing in order for planning to mature and for the aesthetic benefit of early occupants.

All proposals for Green and Blue Infrastructure should align with the design checklist in the Cotswold Green and Blue Infrastructure Strategy[190] and relevant sections of the Cotswold Design Code[191], together with Biodiversity Net Gain Guidance, the Councils Open Space Strategy, and the

Nature Recovery Strategies and the Gloucestershire GI Standards[192].

Development proposals for major developments must be accompanied by a GBI Plan for the site in accordance with the GBI Strategy. This should include stewardship arrangements for not less than 30 years to cover maintenance, management and funding arrangements. The Plan should also incorporate an appropriate Construction Environmental Management Plan (CEMP) and cover the protection of existing green infrastructure as well as any designated sites and features during construction and implementation phases with proposed mitigation measures. No development shall take place until the Plan has been approved by the Local Planning Authority.

An endowment sum should be provided for the maintenance of the BGI and/ or a revenue contribution depending on the nature of the proposed GBI element, to be secured through legal agreement.

Contributions towards local green infrastructure projects as set out in the GBI Strategy will be sought where they are related to the development or where they mitigate the impacts of new development.

Management of Accessible Green Open Spaces in Residential Developments

14.45 The management of Accessible Green Open Spaces policy sets out the Council's approach for the management and maintenance of all open space assets in new developments. The aim of this policy is to ensure the management of public open spaces in/or adjacent to new residential developments are fit for purpose and managed effectively, efficiently and in perpetuity. It is widely recognised that open spaces provide a multitude of benefits for the environment as well as health and wellbeing, carbon capture and sequestration.

14.46 The NPPF (2024) [(193)] defines open spaces as: all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity. For the purpose of the policy, Accessible Green Open Spaces includes:

- Community Gardens and Orchards
- Accessible Open Spaces
- Parks and Gardens
- Natural and Semi Natural Green Space
- Green Corridors
- Informal Amenity Open Space
- Outdoor play provision for children and young people, including sports pitches
- Allotments, and

[189] Add Reference.
[190] Add Reference.
[191] Add Reference.
[192] Add Reference.
[193] The NPPF 2024

- Sustainable Drainage Systems (SUDs).

14.47 Core Policy 71: Management of Accessible Green Open Spaces in Residential Developments also recognises that areas set aside for wildlife and flood relief (but not necessarily accessible) also need to be managed.

14.48 Cotswold District Council does not manage any Accessible Green Open Spaces. Some publicly Accessible Green Open Spaces are managed by Town and Parish Councils, however most of the Accessible Green Open Space in recent residential developments are managed by management companies, which may or may not include representation from local residents.

14.49 Over recent years, local residents have highlighted concerns with sites managed by management companies, including poor management, lack of responsiveness from those managing an open space and high costs to residents (particularly where there are also high levels of usage by non-residents).

14.50 Sometimes the management of Accessible Green Open Spaces by companies has caused problems with the new development not providing the type and quality of infrastructure needed or envisaged for the new and/or existing surrounding communities. This has led, on some occasions, to complaints about the arrangements not being responsive to local need, a lack of clarity regarding site management and a lack of local accountability.

14.51 Therefore, for the reasons set out above, it is crucial that the long-term management, governance and funding of new open spaces is agreed and is in place at a very early stage of the development process. Developers will be required to provide a Statement of Community Engagement as part of the supporting application. This must outline the Accessible Green Open Space and Green Infrastructure improvements proposed as well as the implications for the long-term management of the site in question. In doing so, a Commuted Sum for Management and Maintenance is payable where the land to be transferred to a Parish or Town Council. This payment should provide for 30 years of management and maintenance of the Accessible Green Open Space. A 30-year period is used as it is already an established period for maintenance payments in connection with securing biodiversity net gain and is within the benchmarked range of costs used by other local authorities in England. The rates agreed will be index linked from the date of the permission to the date the land is transferred. The Commuted Sum for Management and maintenance will be based on prices in Spon's External Works[194] and Landscape Price Book[195] or later iterations.

14.52 The adoptable condition of the Accessible Green Open Space should be defined by the design and management plan and agreed at the earliest opportunity during the application process.

14.53 Alternatively, with the agreement of the Local Planning Authority, developers, who wish to retain ownership of the Accessible Green Open Space may appoint a maintenance company or

[194] Add Reference.
[195] Add Reference.

land trust to manage and maintain the public open space on their behalf. Community involvement including details of any requirement for new residents to contribute to the cost of management will be required.

14.54 The arrangements for the long-term management of the Accessible Green Open Space will be secured by legal agreement between the developer and managing body of the Accessible Green Open Space prior to planning permission being granted.

14.55 Core Policy 71 should be read in conjunction with the national and local guidance, which provide overarching guidelines for good design practice[196].

Core Policy 71: Management of Accessible Green Open Spaces in Residential Developments

Where developments include Accessible Green Open Spaces, proposals must make the provision for the design and long-term management of the Accessible Green Open Spaces to be included in the new development.

Large developments are expected to provide their own ANRG. Where the sites are unable to provide ANRG capacity, the option remains for large developments to provide an off-site ANRG or purchase ANRG capacity from third party providers if available and within the catchment of the development. Where a large allocation requiring a bespoke ANRG has been subdivided into smaller sites for development, developers will be encouraged to work with one another to secure a bespoke ANRG solution. Where this is not possible the option remains for these sites to provide an off-site ANRG or purchase ANRG capacity from third party providers.

Any Accessible Green Open Space to be transferred by agreement, to a Town or Parish Council, charitable or community trust will need to be in an adoptable condition. Upon adoption or transfer (whichever is the soonest), a maintenance contribution will be paid by the developer to the Town or Parish Council or appropriate charitable or community trust to cover the first 30 years of maintaining the Accessible Green Open Space.

In the event the developer retains the ownership of the Accessible Green Open Space within their development site, they will be solely responsible for ongoing management and maintenance of it (ensuring that it remains accessible to the public). In doing so, the developer will need to demonstrate, at the planning application stage, that they have made adequate provision for the financial resourcing of long-term maintenance and have adhered to the criteria for successful Accessible Green Open Spaces in the Cotswold District Green Infrastructure Strategy and the Cotswold Design Code.

The Council will work positively with applicants to bring forward third party ANRG and with other local authorities to implement mitigation measures.

[196] Add Reference.

Social and Community Infrastructure

14.56 Many of the services and facilities within Cotswold District are concentrated within our Principal Settlements. The importance of smaller scale services and facilities in local neighbourhoods and villages, to many residents for social, wellbeing, economic and environmental reasons, is therefore recognised.

14.57 To sustain and support existing strong, vibrant and healthy communities, a wide range of facilities and services is needed. These are provided across the District by various bodies, including the public, private and voluntary sectors. The provision and location of these facilities and services plays an important role in encouraging and maintaining a sense of community and well-being. Facilities and services can be buildings or open spaces and include:

- doctors' surgeries and dental practices, day-care centres, hospitals and other healthcare/social service facilities
- education and training facilities (including adult and further education), pre-school centres and other children's services community halls/hubs, including places of worship and youth provision
- cultural facilities, such as arts centres, libraries and museums
- local shops, meeting places, and public houses
- sports facilities and open space of public or nature conservation value, and
- parks, gardens, allotments and amenity open space together with natural or semi-natural green spaces such as disused canals or railway lines.

14.58 The purpose of Core Policy 72: Social and Community Infrastructure is to make sure that as communities grow, supporting infrastructure can expand, adapt or change whilst maintaining provision at an appropriate level, creating more inclusive and sustainable communities.

14.59 It is important that new development, where it will add to the combined needs of the community, contributes to new or expanded facilities. For provision to be effective and to ease pressure on existing facilities, new infrastructure must be delivered by the time the new development is available for occupation. Where new development is in an area of under-supply, there may be opportunities to improve facility provision and provide wider benefits. Developers should take opportunities to integrate new provision with existing facilities. This might be achieved by extending a facility or by providing it in a location that is accessible to residents in neighbouring areas with identified needs.

14.60 The right location for a community facility will depend on its scale and function. Facilities that serve the day-to-day needs of a community should be located in local centres close to the communities they serve and should be fully accessible and inclusive. The location of higher-level facilities, such as leisure centres, should be accessible to all members of the community and directed to an allocated site (where the Local Plan makes such provision) or other appropriate site in an area of identified under-supply.

14.61 Social and community infrastructure can help to promote social interaction as well as encouraging people to lead more healthy and active lives. New facilities should be located so as

to minimise the need to travel by car and reduce carbon emissions, by being safely accessible by walking, cycling and public transport. This is especially important to the elderly or less mobile, those with young children and those without access to cars in more rural areas. Mixed-use developments can help ensure that houses and businesses are close to services. Facilities that are flexible and provide a range of uses can also help to generate higher levels of activity as well as making more efficient and effective use of land.

14.62 Social and community infrastructure is vitally important in ensuring the quality of life and well-being of communities. Such facilities are often at the heart of local communities, so it is important that existing facilities and services that meet people's needs are protected where possible. For this reason, the redevelopment of a community facility will only be acceptable in certain circumstances; for example, where the facility will be replaced, or where it can satisfactorily be demonstrated that there is no current or future need or demand, or where a marginal loss will result in improvement or provision of a complementary use. Regarding the loss of sporting/community facilities, including open spaces, it should be demonstrated that they are surplus to requirements.

14.63 Evidence should be provided to show that there is no local need or demand for an existing community facility, by demonstrating that it has not been viable in that use for a period of at least 12 months. Active local initiatives to bring a facility back into viable use may also be regarded as an indicator of local need or demand provided the initiatives are realistically implementable and have wider community support, including the parish or district council or other recognised community representative body. It should also be shown that there has been a material change in circumstances affecting on-going viability, for example the permanent withdrawal of funding.

Core Policy 72: Social and Community Infrastructure

Major residential developments will be required to contribute (either financially or through works undertaken) towards the development and enhancement of social and community infrastructure including community halls, libraries and pools.

Proposals for social and community facilities, including open spaces, either in their own right or as a consequential requirement of development in the area will be permitted where, it is demonstrated that:

a. the proposal serve an identified need, informed by the IDP, or other relevant information
b. where associated with another development, provision is synchronised with the scale, timing/phasing and needs of the associated development
c. account has been taken of existing facilities and services in the area, including the quantity and quality of provision
d. the proposal is economically viable in terms of its ongoing maintenance, and other than in the case of a school or college there is demonstrable local need for it
e. the facility or service is well-linked and accessible to the local community by foot, bicycle or public transport both at present and having regard to development proposals of the Local Plan
f. the feasibility of multi-purpose use of the facility or service has been rigorously explored and, where possible, implemented in the proposal, and
g. provision is made for the on-going management/maintenance of the facility or service.

Planning permission for demolition, redevelopment, or change or use, which results in the loss of a local community facility or service, including an open space, will only be permitted provided:

h. it is demonstrated that there is no identified local and/or community need for the facility or service and no demand for an appropriate, alternative local community use for the facility, or
i. replacement facilities or services are provided of an equivalent or better provision simultaneously with completion of the application development in an appropriate alternative location having regard to the requirements of criteria a above. A condition may be used to ensure an appropriate timescale for the removal or closure of any pre-existing facility prior to the provision or occupation of the new facility.

Telecommunications Infrastructure

14.64 National policy recognises the role advanced, high quality and reliable communications infrastructure plays in enhancing economic growth and social well-being. Core Policy 73: Telecommunications Infrastructure helps to ensure high quality digital connectivity is provided as part of new development.

14.65 Cotswold District is a primarily rural area, and therefore the telecommunications infrastructure often has poor capacity and coverage. Some parts of the District, may experience slow broadband speed and poor telecommunication signals. Improvements to the telecommunications infrastructure can address this problem and thereby help to combat social exclusion of residents, improve access for all to services (including emergency services and local community facilities such as an online library or education services), and reduces the need to travel.

14.66 The benefit of digital inclusion is not just for those living in rural areas but includes wider economic and social connections; for disabled people, older people, or those on low incomes, and people with mental health challenges for example. Digital inclusion helps all people in maintaining a social network, pursuing hobbies or developing skills and confidence for employment. The 'digital divide' is the gap in society between those who have full access to digital technologies and those who do not. Further information can be found on the Gloucestershire 'Digital Divides' website[197].

14.67 An improved communications network also contributes to the local economy by providing people with a choice as to how and where they can operate their business, facilitating home working; and potentially attracting new employment opportunities.

14.68 The District's exceptional environmental and heritage assets make it imperative that any telecommunications infrastructure improvements are undertaken sensitively. Equipment should be sympathetically placed, designed and camouflaged where appropriate, and both the individual and cumulative impact considered, to avoid any unacceptable visual harm. This, however, needs to be balanced against continuing technical developments in telecommunications. The physical structure of installations is likely to change over time, while technical considerations may dictate optimum locations to achieve good communication signals and connections. The physical structure of installations may also change over time. Hence it is important that redundant equipment is capable of being physically removed, by the developer and/or landowner, which would enable the site to be restored to its former condition and use.

14.69 The optimum solution for high quality digital infrastructure is usually considered to be full fibre connection. The provision of 'future-proofed' digital communications technology infrastructure including for residential development, will provide a greater opportunity for home working, a reduction in the need to travel and for car use. This is helpful in rural locations and is beneficial to the environment, economic growth and social wellbeing. It will be a matter for the developer to demonstrate–where the provision of future-proofed digital connectivity–is not feasible.

[197] https://www.gloucestershire.gov.uk/council-and-democracy/grow-gloucestershire/digital-gloucestershire/ https://www.gloucestershire.gov.uk/council-and-democracy/grow-gloucestershire/digital-gloucestershire/digital-infrastructure-inclusion-and-innovation-strategy/appendix-d-the-digital-divide-in-gloucestershire/

14.70 Telecommunication developments are also required to have regard to the latest guidance from the International Commission for Non-Ionising Radiation Protection[198]. These guidelines are intended to provide protection against all established health effects.

Core Policy 73: Telecommunications Infrastructure

Proposals for new development should include the provision of telecommunications infrastructure with sufficient flexibility to support the fastest available data transfer speed at the time of development. Applicants will be expected to consult with telecommunication providers to ascertain the optimum infrastructure requirements that will enable development to, where possible, 'future proof' digital connectivity. Planning conditions may be imposed to ensure that such provision is met.

Telecommunications infrastructure development that is likely to have an adverse impact upon the environment (including heritage assets, biodiversity, local amenity, the landscape and its setting) will not be permitted unless:

a. there is no suitable and available alternative location which would be less detrimental, and
b. there is no possible technological alternative, having regard to reasonable operational considerations, which would lead to a less adverse impact, unless there are wholly expectational reasons and a suitable compensation strategy exists.

The visual impacts of telecommunications proposals should be minimised, and development should take particular account of the requirements in **Core Policy 53: The Historic Environment**, **Core Policy 54: Listed Buildings** and **Core Policy 55: Conservation Areas**

Where an installation becomes redundant for telecommunication purposes, the infrastructure and all associated apparatus and structures shall be removed by the developer or operator, and the site reinstated in accordance with proposals approved at the application stage.

[198] https://www.icnirp.org/

Chapter 15: Monitoring and Implementation

Introduction

15.1 This chapter provides an overview of how the Council will monitor and implement the strategy set out within this Local Plan including its Strategic Vision and Policies.

15.2 This chapter includes the following policies:

- **Core Policy 74: Monitoring and Implementation**

Monitoring and Implementation

15.3 Monitoring allows us to understand whether the Plan policies are working as intended and if they are effective. Monitoring the Plan is critical in ensuring the successful delivery of the Plan and to shape the development of any future Development Plans for the District.

15.4 The Council will monitor housing delivery and maintain an up-to-date assessment of its five-year housing land supply throughout the plan period. The Authority Monitoring Report will be used to assess housing completions, Housing Delivery Test performance and progress against the Plan's housing requirement. Where monitoring indicates that housing delivery is significantly below expected levels, or that a five-year housing land supply cannot be demonstrated, the Council will take appropriate action in accordance with national policy and the Monitoring Framework.

15.5 The Council will work jointly with stakeholders to deliver Local Plan objectives. This will include partnership working with public agencies and the private sector and is necessary to ensure development progresses in a manner consistent with the strategy identified in this Plan.

15.6 The Council has included a Monitoring Framework at Appendix 20, which identifies how the Council will monitor the effectiveness and implementation of the Cotswold Local Plan for each policy. The Council recognises that appropriate action will need to be taken if implementation of the Plan is clearly off track and triggers for action are set out within the Monitoring Framework.

15.7 The Council is also aware that the Plan needs to be resilient to changing circumstances and to be flexible and responsive if the Plan is not delivering in accordance with the Monitoring Framework. Core Policy 74: Monitoring and Implementation, sets out the Council's intended approach.

Core Policy 74: Monitoring and Implementation

The Council will monitor progress towards the achievement of indicators and targets set out within the Monitoring Framework, as set out in **Appendix 20**.

The Authority Monitoring Report will be produced on an annual basis and will be used to establish whether the implementation of the Plan, either in part or as a whole, is being effectively actioned. Where there is evidence to suggest that policy specific targets listed in the Monitoring Framework have not been met, contingency measures and actions listed in the Monitoring Framework will apply.

Contingency measures may include one or more of the following:

a) seeking to accelerate delivery on permitted or allocated sites
b) seeking alternative sources of funding if a lack of infrastructure is delaying development or causing significant problems as a result of new development
c) identifying alternative deliverable sites that are in general accordance with the Spatial Strategy of the Plan, and
d) undertaking a full or partial review of the Local Plan, if investigation indicates that its strategy, either in whole or in part, is no longer appropriate.

This page is intentionally left blank

2. Cotswold District Local Plan Index of appendices and supporting documents

Document reference and title:	
3	Appendix A: General Policy Requirements for Development Sites
4	Appendix B: Site Development Frameworks
5	Appendix C: Site Development Templates
6	Appendix 1: Climate Change Sustainability Statement Requirements Table
7	Appendix 2: Saved Policy: Strategic Site, south of Chesterton, Cirencester (Policy S2)
8	Appendix 3: Saved Policy: Vale of Evesham Heavy Goods Vehicle Control Zone (Policy INF6)
9	Appendix 5: Cirencester Central Area
10	Appendix 6: Cirencester Opportunity Areas
11	Appendix 7: Special Policy Areas
12	Appendix 9: Vacant Building Credit Calculation Methodology
13	Appendix 10: Gypsy and Traveller Accommodation
14	Appendix 11: Established Employment Sites
15	Appendix 12: Main Tourist Routes
16	Appendix 13: Designated Town Centres
17	Appendix 14: Designated Biodiversity and Geodiversity Sites
18	Appendix 15: Local Green Spaces
19	Appendix 16: Special Landscape Areas
20	Appendix 17: Nature Improvement Areas
21	Appendix 18: Other Policies
22	Appendix 19: Former Cheltenham to Stratford-upon-Avon Railway Line
23	Appendix 20: Monitoring Framework
24	Appendix 21: Glossary
25	Local Plan Statement of Consultation (CDC, July 2026)
26	Local Development Scheme (CDC, July 2026)
27	Settlement Role and Function Study (CDC, July 2026)
28	Moreton-in-Marsh Feasibility Report (City Science, July 2026)
29	Housing Delivery Study (Iceni, July 2026)
30	Housing Density and Optimising Housing Delivery Technical Paper (CDC, July 2026)
31	Housing Needs Evidence (Iceni, June 2026)
32	Residential Land Monitoring Statistics 2024-25 (CDC, July 2026)
33	Residential Land Monitoring Statistics 2025-26 (CDC, July 2026)
34	Gypsy and Traveller Accommodation Needs Assessment (RRR and CDC, July 2026)

35	Employment Land Review (Iceni, July 2026)
36	Employment Land Monitoring Statistics Report 2020-25 (CDC, July 2026)
37	Employment Land Monitoring Statistics Report 2025-26 (CDC, July 2026)
38	Retail & Town Centres Study (Nexus, July 2026)
39	Operational Energy and Carbon Evidence Base Complementary Report (Etude, July 2026)
40	Green Infrastructure Strategy (CDC, July 2026)
41	Local Green Space Evidence Paper (CDC, July 2026)
42	Recreation Mitigation Study (LUC, July 2026)
43	Level 1 Strategic Flood Risk Assessment (JBA, July 2026)

Appendix A
General Policy Requirements for Development Sites

This document sets out the Site Development Templates and Site Development Frameworks for sites allocated in the Cotswold District Local Plan. Site Development Templates apply to non-strategic allocations, while Site Development Frameworks apply to strategic allocations, providing site-specific requirements and guidance to support the delivery of high-quality development.

Paragraph 23 of the National Planning Policy Framework (NPPF) states that broad locations for development should be indicated on a key diagram and that land use designations and allocations should be identified on a policies map[1]. The Site Development Templates and Frameworks identify issues that should be addressed by any design proposals and provide an indicative layout of uses on the site.

By allocating these strategic and non-strategic development sites, the Council anticipates high quality developments, in accordance with the NPPF and the Cotswold Local Plan to create new, sustainable communities that will integrate well with the existing settlements and provide the homes that the area needs in the right locations.

The Council has prepared its own District-Wide Design Code, to be adopted as a Supplementary Plan, and adherence to this code will be expected for all sites, as described above. The Design Code will be treated as a material consideration in the assessment of all future strategic and non-strategic site planning applications.

Community engagement and consultation are essential to bring forward appropriate development that will meet the needs of local people and create new communities that will integrate well with existing ones.

The Council will seek to be flexible in how the sites are delivered, if there is agreement between the local community and site promoters, and providing the housing requirement, urban design principles and infrastructure provision are met.

Development must comply with all relevant policies in the Local Plan, unless material considerations indicate otherwise. The Site Development Templates and Frameworks identify the key requirements for development of each site at the time of writing but do not preclude other requirements being identified in the future. The Infrastructure Delivery Plan (IDP) captures this detail and is a live document that should be read in conjunction with the Site Templates and Frameworks. Where there is conflict, the IDP will be taken to set out the most up-to-date requirements.

Gloucestershire County Council has responsibility for some of the infrastructure or services identified, such as schools and transport. Detailed requirements for these elements will need

[1] National Planning Policy Framework (December 2024), Ministry of Housing, Communities and Local Government, paragraph 23 https://www.gov.uk/guidance/national-planning-policy-framework/3-plan-making

to be investigated and proposals agreed with the County Council and Cotswold District Council.

All sites will be expected to make adequate provision and facilities for emergency services as appropriate.

General Requirements for All Sites

Development will be required to address the following requirements, subject to viability considerations where appropriate. These requirements apply to all Strategic Sites. For Non-Strategic Sites, the requirements should be applied on a proportionate basis, having regard to the scale, nature and location of the development, where relevant and in accordance with the wider policies of the Development Plan**.**

Core Requirements:

- Contribute to the delivery of necessary education services and facilities.
- Contribute to the delivery of strategic transport infrastructure, where necessary.
- For residential and mixed-use sites, provide affordable housing and a suitable mix of housing **(Core Policy 41).**
- For residential and mixed-use sites, provide a mix of dwelling sizes reflecting the requirement set out in **Core Policy 41.**
- All new dwellings must comply with the Nationally Described Space Standard (NDSS).
- Respond to the aims and objectives of any made Neighbourhood Plans.
- Investigate potential noise and air pollution impacts and ensure that the land is safe and suitable for the intended use.
- Contribute to the delivery of strategic infrastructure, including blue and green infrastructure, where necessary.
- Support positive health outcomes and embed local health and wellbeing strategies.

Design Principles:

- Design of development should enable good connectivity between new and existing communities, promoting active and sustainable travel.
- Housing should be designed to create sustainable communities using best practice placemaking principles.
- Housing should be designed to a density that is appropriate for the location.
- Development should make a positive contribution towards local character and distinctiveness and integrate well with its context.

Transport:

- Create a permeable road network within the site with clearly defined route hierarchies
- Contribute towards public transport.

- Connect to existing footpaths, cycleways and Public Rights of Way (PROW) wherever possible to enhance pedestrian permeability and connectivity.
- Create a network of pedestrian and cycleways within the development with meaningful onwards connections.
- Safeguard and improve the PROW network.
- Promote active travel principles through the design **(Core Policy 35).**
- A Transport Assessment should be submitted with any planning application to identify the measures that will be taken to mitigate any transport impacts.

Heritage:

- Heritage assets should be conserved and enhanced, where appropriate.
- Development should respect Listed Buildings, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens and their settings and explore opportunities to enhance or better reveal their significance.
- A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present on the site.
- The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.
- Heritage Statements, Impact Assessments and Conservation Area Appraisals should be undertaken to establish the local character and distinctiveness, and the significance of heritage assets and their settings.

Landscape:

- Landscape and Visual Impact Assessments or Appraisals (LVIA) must be undertaken. The LVIA will inform the site design, layout, capacity and mitigation requirements.
- A Landscape Strategy must be submitted as part of any planning application.
- Provide public open space and recreational facilities in accordance with the requirements of the Infrastructure Delivery Plan (IDP) and SANG where appropriate.
- Provide a naturalistic landscape environment and naturalised SuDs features.

Green Infrastructure and Biodiversity:

- Biodiversity corridors are required throughout the site along key active travel routes and alongside the public transport corridor.
- Habitat and species surveys should be carried out in accordance with the Guidelines for Ecological Impact Assessment produced by the Chartered Institute of Ecology and Environmental Management and relevant best practice guidance.
- Important ecological or landscape assets should be retained where possible. If loss is unavoidable then appropriate mitigation or, as a last resort, compensation measures should be provided.

- Development must achieve a net gain in biodiversity, in line with Biodiversity Net Gain requirements **(Core Policy 70).**
- Development must contribute to the provision of green and blue infrastructure **(Core Policy 60).**
- Environmental Impact Assessments should be carried out to establish baseline conditions and impact of proposals, and these should form part of any planning application.
- If appropriate, developers will be expected to make an endowment or revenue contribution towards the maintenance of sports, green infrastructure and play space.

Infrastructure:

- Liaise with utilities providers to ensure that appropriate works are delivered. Contributions to maintaining the sewerage system and measures to reduce flood risk are required.
- Developers will be expected to engage with water and wastewater undertakers early in the planning process and phase development to ensure that any necessary upgrades to local water infrastructure are in place before the first occupation.
- Contribute towards education capacity (early years, special education needs (SEND), primary and secondary), where appropriate, in accordance with the requirements of the IDP.
- Contribute towards health care and leisure provision, where appropriate, in accordance with the requirements of the IDP.

Flood Risk and Drainage:

- Prepare a site-specific flood risk assessment as set out in the Level 2 Strategic Flood Risk Assessment (SFRA), where required.
- Prepare a surface water drainage strategy to support any planning application.
- Incorporate naturalistic SuDS into the site design, in line with the guidance in the SFRA and in accordance with Sustainable Drainage Systems Policy **(Core Policy 63).**
- Liaise with the Environment Agency and Lead Local Flood Authority to ensure that flood risk has been appropriately considered and mitigated.

Appendix B
Site Development Frameworks for Strategic Site Allocations

The Site Development Frameworks for the strategic site allocations form an important part of the Local Plan. They provide a comprehensive framework for the planning, design and delivery of the District's strategic growth locations and are intended to ensure that development is brought forward in a coordinated, sustainable and infrastructure-led manner. By establishing the principal requirements for each strategic allocation at an early stage, the frameworks provide clarity and certainty for landowners, developers, infrastructure providers and local communities.

Strategic allocations are expected to deliver not only new homes and employment opportunities, but also the infrastructure, community facilities, green infrastructure and environmental enhancements necessary to support sustainable communities. The Site Development Frameworks therefore identify the key development, infrastructure, environmental and placemaking requirements that must be addressed as part of the comprehensive development of each allocation.

The requirements set out within each framework are not exhaustive. They identify the principal matters that must be addressed but do not replace the need to respond to the wider Local Plan, supplementary guidance, infrastructure evidence base, or site-specific technical assessments. Additional requirements may arise through further investigation, masterplanning, consultation, engagement with infrastructure providers, statutory bodies and local communities, or through changing circumstances over the plan period.

Strategic allocations must be planned and delivered comprehensively in accordance with **Core Policy 2: Meeting Housing Needs in Cotswold District – Strategic Allocations**. Development proposals will be expected to contribute towards the delivery of the allocation as a whole and must not prejudice the provision of planned infrastructure, green infrastructure, community facilities, environmental mitigation measures or future phases of development.

The delivery of strategic sites must accord with the Local Plan as a whole, and particular attention should also be paid to the Cotswold Design Code[1]. The Site Development Frameworks do not duplicate or supersede the Design Code and must be interpreted alongside it. Development proposals will be expected to demonstrate compliance with both the district-wide requirements of the Design Code and the site-specific principles contained within each framework.

Requirements for Strategic Allocations

Habitats Regulations Assessment (HRA) Requirements

The Council's Habitats Regulations Assessment (HRA)[2] has identified a number of strategic and non-strategic site allocations as having moderate or high potential to support habitat used by qualifying bird species associated with the Severn Estuary Special Protection Area (SPA) and Ramsar

[1] The Cotswold Design Code is Supplementary Plan, which is being prepared alongside the new Local Plan
[2] Cotswold District Local Plan (2026 to 2043) Habitat Regulations Assessment (LUC, July 2026)

site. For allocations identified as having moderate or high potential, development proposals will be required to be supported by ecological survey work to determine the site's suitability as habitat for relevant qualifying species.

Where ecological assessment identifies a site as being of moderate or high suitability, over-wintering bird surveys will be required to establish whether the site is functionally linked to the Severn Estuary SPA/Ramsar site. Where a functional link is identified, appropriate avoidance, mitigation and, where necessary, compensatory measures will be required. This may include the provision of compensatory habitat on-site or off-site, as appropriate, to ensure compliance with the Conservation of Habitats and Species Regulations and the integrity of the European site is maintained.

The strategic site allocations currently identified through the HRA as having moderate or high potential are:

- High Potential
    - Fairford: Land north east of Fairford
- Moderate Potential
    - Cirencester: Steadings southern extension
    - Cirencester: Land east of Kingshill Lane
    - Cirencester: Land south east of Cirencester and south of Preston
    - Siddington: Land south west of Siddington

General requirements

The Council will expect every application for the strategic sites to be accompanied by:

a) A Masterplan which identifies the type and character of development proposed and sets out a clear vision for the place and how it will integrate with its context
b) A site-specific Design Code or a detailed Design & Access Statement that demonstrates how the proposals comply with Cotswold Design Code and how the proposed development will create a successful and well-considered place with high quality homes and supporting infrastructure
c) An Infrastructure Schedule that sets out the proposed site infrastructure and how it will be delivered
d) A Development Delivery Agreement which illustrates the proposed programme of housing delivery, and demonstrates the number of homes the development will contribute to the District's five-year housing land supply, and
e) A Statement of Community Involvement that sets out how the Town and Parish Council and other local organisations have been involved in developing the masterplan.

In addition, the Council will expect schemes for strategic allocations to utilise the pre-application process and Planning Performance Agreements (PPAs), where appropriate, to support collaborative working and the preparation of high-quality development proposals.

Infrastructure delivery requirements

Infrastructure costs and, where relevant, associated land value effects should be shared on a fair and proportionate basis across the allocation, having regard to development quantum, type, value, parcel capacity, site-wide infrastructure requirements and phasing. Consistent with Core Policy 2, where an allocation is in multiple ownerships, applicants will be expected to demonstrate how costs, benefits and infrastructure obligations will be equitably distributed across the allocation to support comprehensive delivery.

Development of strategic allocations must be brought forward on a comprehensive and coordinated basis. All landowners and developers will be expected to work collaboratively to prepare and deliver a shared masterplanning framework for the strategic site as a whole, with consultation undertaken in accordance with the Council's Statement of Community Involvement, informed by the agreed overarching framework. The shared masterplanning framework will include an infrastructure delivery strategy and phasing plan for the allocation as a whole.

Where an allocation is in multiple ownerships, or where the Council considers there is a risk that the allocation will not be delivered comprehensively without a coordinated delivery mechanism, planning applications shall be supported by an agreed equalisation, land value sharing, land pooling, collaboration or other equivalent delivery agreement, or by clear evidence that such a mechanism is not necessary in the particular circumstances of the site.

Any such mechanism shall:

a) secure the fair and proportionate sharing of infrastructure costs and land value across the allocation
b) provide for landowners or developers delivering, safeguarding or transferring land for strategic infrastructure, green infrastructure, schools, drainage, ecological mitigation or other site-wide requirements to be compensated or equalised, where appropriate
c) identify how upfront and phased infrastructure provision will be funded and delivered
d) demonstrate how later phases and parcels will make appropriate contributions to infrastructure delivered in earlier phases
e) include triggers, responsibilities and dispute resolution arrangements, and
f) provide confidence to the Council that the whole allocation can and will be delivered in accordance with the approved masterplan and phasing strategy.

The Council will only permit development proposals which would not prejudice the comprehensive delivery of the strategic site allocation as a whole. Proposals for part of an allocation must demonstrate, to the satisfaction of the Council, that they are consistent with the approved masterplan, infrastructure delivery strategy and any approved equalisation or land value sharing

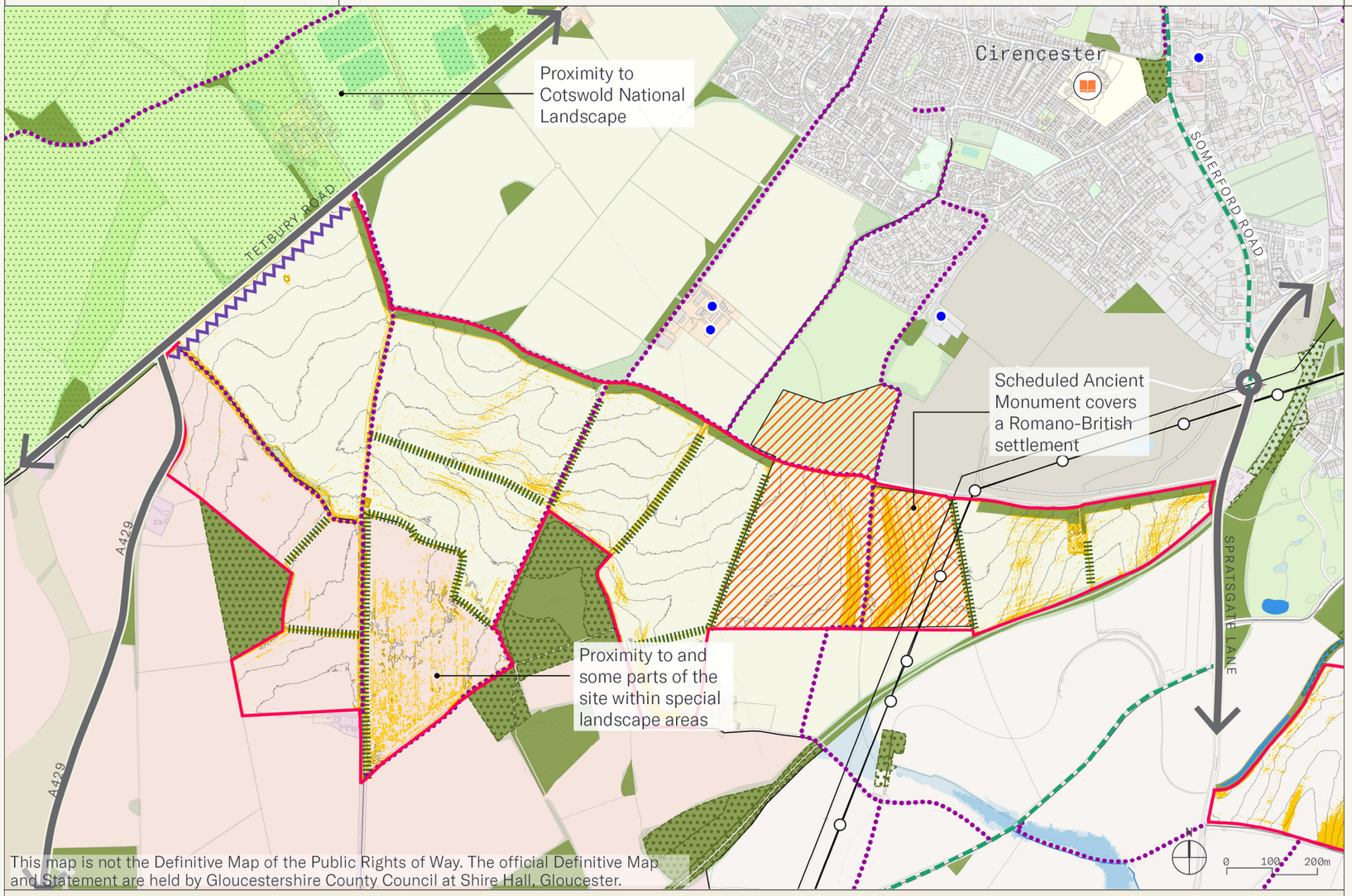
mechanism, and that they will not undermine the delivery of infrastructure or development on the remainder of the allocation.

The Council will require evidence of joint working and agreement between relevant parties to ensure that infrastructure is delivered in a timely, integrated, and efficient manner.

Site 1

Cirencester - Steadings Southern Extension

Site Context



- Site Boundary
- Cotswold National Landscape
- Special Landscape Area
- Priority Habitat
- Woodland
- Hedgerows
- Surface Water
- Flood Zones + Climate Change
- Slope above 1:20 gradient
- Contours
- Public Rights of Ways
- Strategic Road Network
- National Cycle Route
- National Grid - Power Lines
- National Grid - Pylons
- Scheduled Monument
- Listed Building
- Primary School
- Road Noise above 60dB

Notes

Steadings Southern Extension adjoins the southern edge of The Steadings and is put forward as the southern extension to that development. The land is bounded by the A429 Tetbury Road to the west and Spratsgate Lane to the east, and comprises an undulating, predominantly agricultural landscape typical of the wider Cotswold countryside.

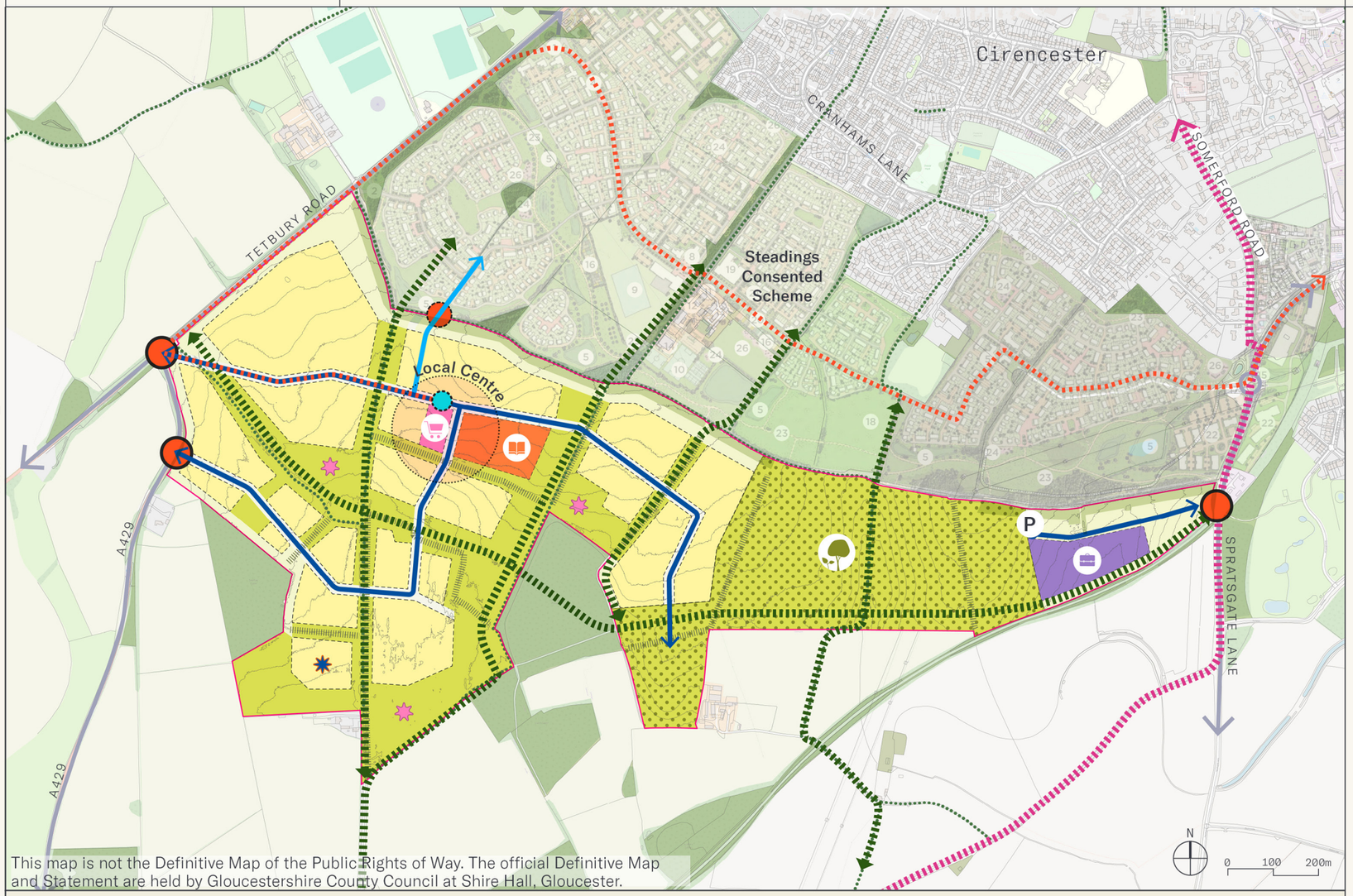
- The eastern parcel is crossed by the Scheduled Monument "Settlement SE of Chesterton Farm" (List Entry 1003444), the site of a Romano-British settlement.
- The western boundary adjoins the Cotswold National Landscape, and the southern extent lies close to a designated Special Landscape Area, both of which will inform scale, density and edge treatment.
- An established network of hedgerows, woodland and priority habitat crosses the site.
- National Grid overhead lines and pylons cross the eastern parcel, restricting development within the associated easement.
- High pressure gas lines running under the site, appropriate stand-off distances and safety measures must be accommodated.

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 1

Cirencester - Steadings Southern Extension

Illustrative Concept Framework



- Site Boundary
- Residential
- Education - Primary school
- Local centre
- Employment
- Open space
- Buffers
- Suitable Alternative Natural Greenspace (SANG)
- Hedgerows
- Woodland
- Public Rights of Ways
- Primary road
- Secondary road
- Active travel link
- Proposed bus route
- National cycle network
- Primary access point
- Secondary access point
- Mobility hub
- Potential Location for Sports Pitches
- Potential Gypsy & Traveller Site

Notes

— **Site Area:** 116.5ha

— **Illustrative Residential Capacity:** 1,364 homes, with an estimated 585 to be delivered within the plan period

— **Employment:** c.2.5Ha

— **Local Centre:** c.0.5-1Ha

— **Gypsy and Traveller Pitches**: 10

Key Land Uses:

— Residential

Primary School (2FE)

Local Centre

Employment

— Strategic Open Space

On site Suitable Alternative Natural Greenspace (SANG)

P SANG Parking Provision / Shared Parking

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 1

Cirencester - Steadings Southern Extension

Design Principles

The Comprehensive Masterplan:

- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:

- Deliver a residential-led mixed-use development comprising approximately 1,400 homes, a local centre, primary school and employment land.
- As set out in the Local Plan, this site is an appropriate location for approximately 10 Gypsy and traveller pitches. The design requirements for this are set out within the Local Plan. An indicative location has been identified at this stage subject to confirmation through the Comprehensive Masterplan.
- Integrate with the consented Steadings scheme to create a cohesive urban extension to Cirencester, with a graduated density approach comprising higher densities around the local centre, medium densities towards the northern edge adjoining the consented development, and lower densities towards sensitive site boundaries.
- The approved scheme under Steadings Phase 1 is shown on the framework, but there may be opportunities to integrate / revise potential shared uses, and this will be supported where it meets allocation requirements.
- Retain the Scheduled Monument as a defining feature of the development, with opportunities to enhance its setting and public accessibility, respecting its heritage value.

Access Strategy:

- Provide a principal site access from Tetbury Road (A429) at its junction with the section of the A429 that leads to Kemble, supported by appropriate junction improvements.
- Provide a secondary access from the A429 that leads to Kemble to serve the residential development.
- Provide a dedicated access to the employment area from Spratsgate Lane, suitable to the scale of employment proposed.
- Deliver improvements to Tetbury Road (A429) to enhance connectivity between the development and Cirencester.

Movement and Public Transport:

- Deliver a network of active travel routes connecting the site to Cirencester through the consented Steadings development.
- Provide direct and attractive walking and cycling connections to key services, facilities and employment destinations within Cirencester.
- Enhance connectivity to the National Cycle Network and provide improved access to existing strategic cycling routes.
- Provide a mobility hub within the local centre, co-located with the primary school and public transport facilities. Ensure the mobility hub acts as a focal point for modal interchange and supports sustainable travel choices. Incorporate facilities for shared mobility, including car clubs, cycle hire and secure cycle parking.
- Deliver a bus route through the site connecting with the consented Steadings development and Cirencester town centre. Provide contributions to increase the frequency of existing bus routes and implement bus stop where bus service between The Steadings and Cirencester will stop on site.
- There is a need to ensure that design proposed include and allow for permeability through the site to provide active mode connections from Kemble and through the Steadings to allow for onward active travel to Cirencester. Public transport connections through the Steadings into Cirencester town centre would also be supported.
- Establish a walking and cycling route through Orchard Fields connecting Siddington to The Steadings.
- Provide pedestrian footpaths for residents into Cirencester, as well as a on-road segregated cycleway, including active travel access points along Spratsgate Lane.
- Provide an Active Travel Route from the site to the Tetbury Road Entrance of Agricultural College.
- Upgrade the A419 Swindon Road/Silver Street junction to a signalised junction and add approach flares.
- Change the stages and phases of the A429/Chesterton Ln Junction, likely having an all A429 stage followed by a Chesterton ln stage, and more green time for Stroud lane approach.
- Widen Stroud Road north of Tetbury Roundabout to two lanes to accommodate development access.
- Additional proportional contributions to the Cirencester sub area and district wide mitigation requirements identified in the IDP.

Landscape, Open Space, Ecology and Nature recovery:

- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation.
- Proposals should retain and reinforce the existing hedgerow network as the primary landscape structure across the site.
- Create green infrastructure and habitat connections linking the site with the consented Steadings development and surrounding countryside. Given the existing green infrastructure assets on the site, subsequent proposals should promote ecological connectivity through and beyond the sites.

Site 1

Cirencester - Steadings Southern Extension

Design Principles

- Deliver habitat creation and biodiversity enhancements that contribute to the Gloucestershire Local Nature Recovery Strategy and strengthen ecological connectivity between existing habitats and the surrounding countryside.
- Protect and enhance the setting of the Landscape, including through the provision of appropriate landscape buffers, green infrastructure and a sensitive approach to the site's south-western edge.
- The allocation includes element of a Special Landscape area to the south west and design responses must consider its importance through sensitive open space interventions and interaction with the wider landscape. This may including limiting development within visually prominent areas and maintain the site's wider landscape setting.
- Integrate SuDS features within a multifunctional green infrastructure network.
- Deliver strategic green corridors through the site connecting residential neighbourhoods, open spaces and surrounding green infrastructure networks.
- Integrate recreation, biodiversity and drainage functions within the open space network.

Suitable Alternative Natural Greenspace (SANG):

- Explore opportunities to deliver strategic SANG capable of serving the requirements of the development (estimated to be approximately 26ha) and wider area, or otherwise seek an alternative offsite mitigation strategy which can meet the required function of the on-site SANG without compromising protected sites.
- Utilise the Scheduled Monument and surrounding landscape as part of an enhanced recreational and ecological network.
- Any proposals within this allocation must align with the secured mitigation as part the Steadings extant allocation to the north and its conditioned requirements within the allocation boundary.

Heritage and Archaeology:

- Conserve and enhance the significance of the Romano-British Scheduled Monument through positive changes to its setting.
- Undertake further engagement with Historic England to inform the future treatment, accessibility and interpretation of the monument. Any proposals, including SANG, which overlap with the Scheduled Monument will need to consider additional archaeological testing in consultation with the GCC archaeology team to ensure that proposals are suitable.
- Utilise the monument and its setting as a key landscape and heritage feature within the wider green infrastructure network.

Education:

- Provision of land capable of delivering a 2FE primary school and contributions towards its delivery as agreed with the Local Education Authority.
- Co-locate the primary school with the local centre to maximise accessibility by walking, cycling and public transport.
- Explore opportunities to co-locate community uses with the primary school.
- The location of the proposed primary school should align with GCC's school design requirements, agreed at the pre-application stage, as less suitable sites are likely to increase assumed delivery costs.

Employment:

- Provide approximately 3ha of employment land accessed from Spratsgate Lane.

Local Centre:

- Provide a local centre of approximately 0.5-1ha of local centre uses at the heart of the development. In line with the Town Centre and Retail Study (2026), this should seek opportunities to provide retail, community and service uses an a locally appropriate scale that support the day-to-day needs of residents.

Utilities and Infrastructure:

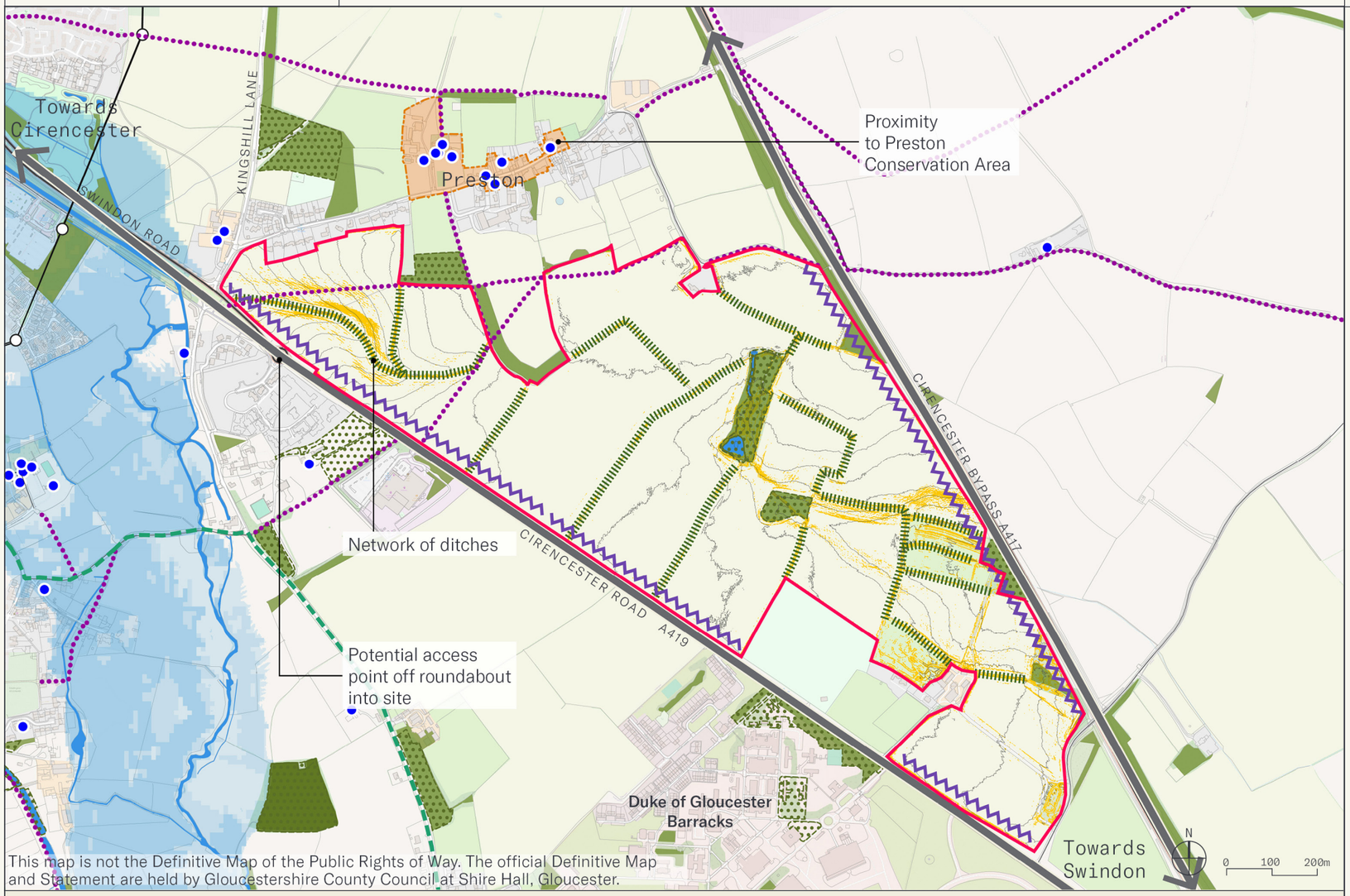
- Safeguard the route of the underground oil pipeline and maintain appropriate easements in accordance with operator requirements.
- Ensure development responds appropriately to overhead electricity lines, including required stand-off distances, cable swing allowances and consideration of visual and amenity impacts.
- Integrate utility corridors, where appropriate, within the wider green infrastructure, open space and active travel network.

Safeguarding:

- Development of, or exceeding, 91.4m in height above ground level will trigger statutory consultation requirement for aerodrome safeguarding.
- Development that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation, including the potential for an environment attractive to hazardous bird species to be formed temporarily will trigger statutory consultation requirement.

Site 2

Cirencester - Land south east of Cirencester and south of Preston



- Site Boundary
- Priority Habitat
- Woodland
- Ancient Woodland
- Hedgerows
- Surface Water
- Flood Zones + Climate Change
- Slope above 1:20 gradient
- Contours
- Public Rights of Ways
- Strategic Road Network
- National Cycle Route
- National Grid - Power Lines
- National Grid - Pylons
- Conservation Area
- Listed Building
- Road Noise above 60dB

Site Context

Notes

The site is bounded by the A419 Cirencester Road/Swindon Road to the south west and the A417 Cirencester Bypass to the east and lying close to the Duke of Gloucester Barracks to the south. The land is predominantly agricultural, crossed by a network of hedgerows and ditches, and rises gently towards Preston.

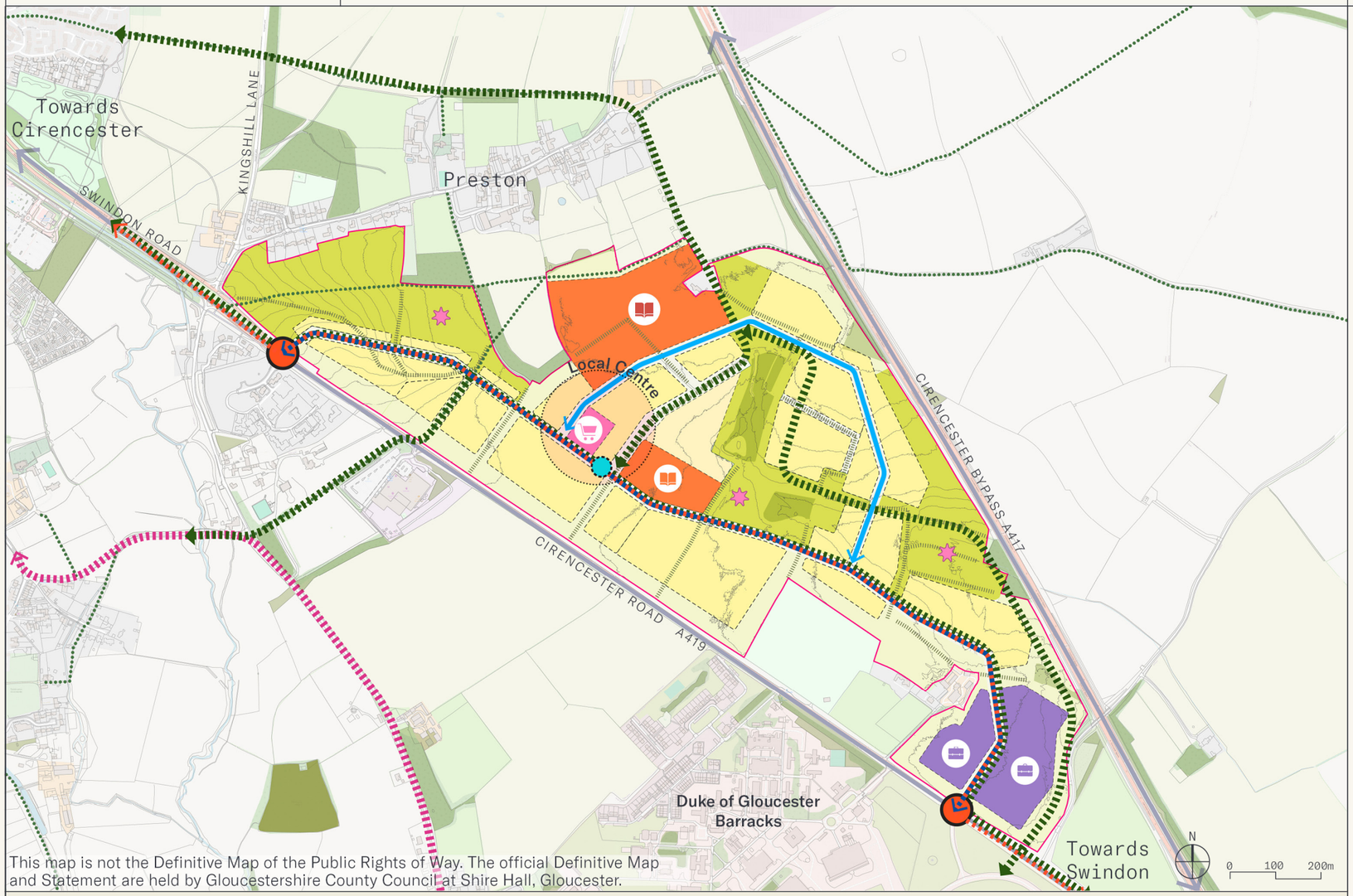
- The site lies immediately adjacent to Preston Conservation Area and within the setting of the Grade II* Church of All Saints, Preston; views from the conservation area and approaches to the village will need careful consideration.
- A dense network of hedgerows and ditches crosses the site, alongside pockets of woodland and ancient woodland, which will need to be retained and buffered.
- The site is adjacent to two roads providing key access to Cirencester from the south east and subject to potential likely cumulative development impacts.

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 2

Cirencester - Land south east of Cirencester and south of Preston

Illustrative Concept Framework



- Site Boundary
- Residential
- Education - Primary school + Secondary School
- Local centre
- Employment
- Open space
- Buffers
- Hedgerows
- Woodland
- Public Rights of Ways
- Primary road
- Secondary road
- Active travel link
- Proposed bus route
- National cycle network
- Primary access point
- Mobility hub
- Potential Location for Sports Pitches

Notes

- **Site Area:** 100ha
- **Illustrative Residential Capacity:** 1,368 homes
- **Employment:** c.5.6Ha
- **Local Centre:** c.0.5-1Ha

Key Land Uses:

- Residential
- Primary School (2FE)
- Secondary School (6FE)
- Local Centre
- Employment
- Strategic Open Space

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 2

Cirencester - Land south east of Cirencester and south of Preston

Design Principles

The Comprehensive Masterplan:

- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:

- Deliver a residential-led mixed-use development comprising approximately 1,400 homes, a local centre, primary school, secondary school and employment land.
- Co-locate the local centre with the education campus to create a focal point for the development and support walkable neighbourhood principles.
- Locate higher density development around the local centre and education uses, transitioning to lower densities towards the site edges.
- Ensure development responds sensitively to Preston and Preston Conservation Area through the provision of strategic green infrastructure and open space buffers.
- Ensure proposals are appropriately coordinated with the emerging Barracks proposals.

Access Strategy:

- Provide two principal access points from Cirencester Road (A419) to serve the development.
- Deliver improvements to Cirencester Road to support safe pedestrian and cycle movements and create a more appropriate gateway environment.
- Provide a dedicated access to the employment area from Cirencester Road, separate from the principal residential accesses.
- Safeguard a location for a potential additional access from Cirencester Road (A419), subject to further assessment, to support connectivity.

Movement and Public Transport:

- Deliver a bus route through the site connecting residential neighbourhoods, schools, employment areas and Cirencester.
- Provide direct walking and cycling connections to Cirencester town centre and surrounding communities.
- Enhance active travel connections through Preston and along Cirencester Road.
- Ensure the secondary school is accessible by sustainable modes from both the development and surrounding settlements.
- Provide high-quality walking and cycling routes linking residential areas with schools, employment areas, open spaces and community facilities.
- The existing PRoW crossing the site should be retained and appropriately integrated into the development to ensure it continues to perform its purpose.
- Upgrade the A419 Stroud Road/Trewsbury Road junction to a signalised junction and add approach flares.
- Additional proportional contributions to the Cirencester sub area and district wide mitigation requirements identified in the IDP.

Shared strategic transport infrastructure:

In addition, given its location adjacent to other strategic sites, a sustainable transport outcome will require coordination and collaboration in delivery of shared infrastructure between the Land East of Cirencester and South of Preston, Down Ampney and Driffield sites; collectively providing a transport strategy with key links into Cirencester underpinned by active mode and public transport networks. Where one site is brought forward ahead of the others it will need to consider how this infrastructure is phased and attributed across the sites. As a result, this allocation will be required to provide proportional contributions to and facilitation of the following shared transport schemes:

- Reduce barriers for active travel on the Cirencester Road by using speed limits (20mph) and soft segregation.
- Provide Active travel access onto Swindon Road to give access to existing cycleway crossing the A419 and along Cricklade Road to the town centre.
- Support the Cirencester-Swindon BRT proposed between Cirencester and Swindon, including bus priority interventions and service frequency improvements.
- Add an approach arm flare and widen the eastbound approach arm for the A429 Watermoor Roundabout.
- Upgrade the cycleway from Preston Toll Bar along Cricklade Road by installing high-quality road surface throughout, introducing a designated on-road cycle lane, and implementing clear signage before extending this cycleway improvements to the town centre, passing under the foot tunnel under the Bristol Road and joining Watermoor Way.
- Widen the A429 Swindon Road\Cirencester Road roundabout to provide two lanes between the roundabout and the Kingshill Lane signalised junction.
- Widen the A429 Swindon Road/Bristol Road Roundabout
- Reallocate road space along Watermoor Road to create a segregated cycleway, joining with adjacent Cycleway improvements (Cir4) to provide active travel links into Cirencester.
- Provide a cycleway connecting Down Ampney to the Driffield site via existing bridleway. Route meets the eastern boundary of the Driffield Junction Development Site, where, in conjunction with DJ3 (see Strategic Transport Assessment) it would benefit from onwards cycle access to Cirencester.

Site 2

Cirencester - Land south east of Cirencester and south of Preston

Design Principles

Landscape, Open Space, Ecology and Nature recovery:

- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation. Proposals should retain and reinforce the existing hedgerow structure and field pattern as the primary landscape framework for development.
- Retain and buffer existing woodland blocks and Priority Habitat features, providing a minimum 10m buffer to Priority Habitats and a minimum 15m buffer to Ancient Woodland, unless future ecological assessment demonstrates an alternative approach is appropriate.
- Provide a robust landscape buffer along the northern boundary to maintain separation from Preston and protect residential amenity.
- Reinforce hedgerows and ditch corridors to create an interconnected green infrastructure network incorporating Public Rights of Way, where possible.
- Deliver habitat creation and biodiversity enhancements that strengthen ecological connectivity across the site and contribute to the Gloucestershire Local Nature Recovery Strategy.
- Incorporate noise attenuation measures within the landscape strategy, including structural planting, landform and buffer zones, to improve the amenity and recreational value of open spaces located adjacent to principal roads (ie. Cirencester Bypass / A419).
- Ensure development parcels respond to the existing field pattern and avoid large continuous areas of built form.
- Integrate SuDS, biodiversity enhancements and recreation within a multifunctional green infrastructure network.
- Deliver a comprehensive network of strategic open space and green infrastructure across the site.
- Retain and enhance existing hedgerows, woodland and landscape features as part of the open space network.
- Provide a central park and strategic recreational spaces serving the wider development.
- Integrate SuDS and drainage features within streets, open spaces and green corridors.

Heritage and Archaeology:

- Conserve and enhance the setting of Preston Conservation Area and setting of listed buildings through the provision of strategic open space and landscape buffers.
- Protect important views to and from Preston and its historic core.
- Utilise open space and landscape interventions to reinforce the separation between the development and the existing settlement.
- Limit development along the northern boundary of the site. For the secondary school, this should include locating playing fields within the northern section of the plot.
- A comprehensive archaeological evaluation shall be undertaken to inform the design and layout of development.

Education:

- Provision of land capable of delivering a 2FE primary school and contributions towards its delivery as agreed with the Local Education Authority
- Provision of land capable of delivering a 6FE Secondary school and contributions towards its delivery as agreed with the Local Education Authority. This will provide mitigation for growth across the Cotswold South sub area and proportional contributions will be pooled from qualifying development to support its delivery.
- Co-locate education facilities with the local centre to maximise accessibility and support community activity. Ensure schools are integrated with walking, cycling and public transport networks.
- Explore opportunities for shared use of education facilities and associated community infrastructure.
- The location of the proposed primary school should align with GCC's school design requirements, agreed at the pre-application stage, as less suitable sites are likely to increase assumed delivery costs.
- The Illustrative Concept Frameworks includes the proposed secondary school to the north of the site. Secondary school in this location should focus built development to the south to provide. Alternative uses in this area will need to avoid harm to the rural setting of the Preston Conservation Area and Listed building.

Local Centre:

- Provide a local centre of approximately 0.5-1ha of local centre uses at the heart of the development. In line with the Town Centre and Retail Study (2026), this should seek opportunities to provide retail, community and service uses an a locally appropriate scale that support the day-to-day needs of residents.

Employment:

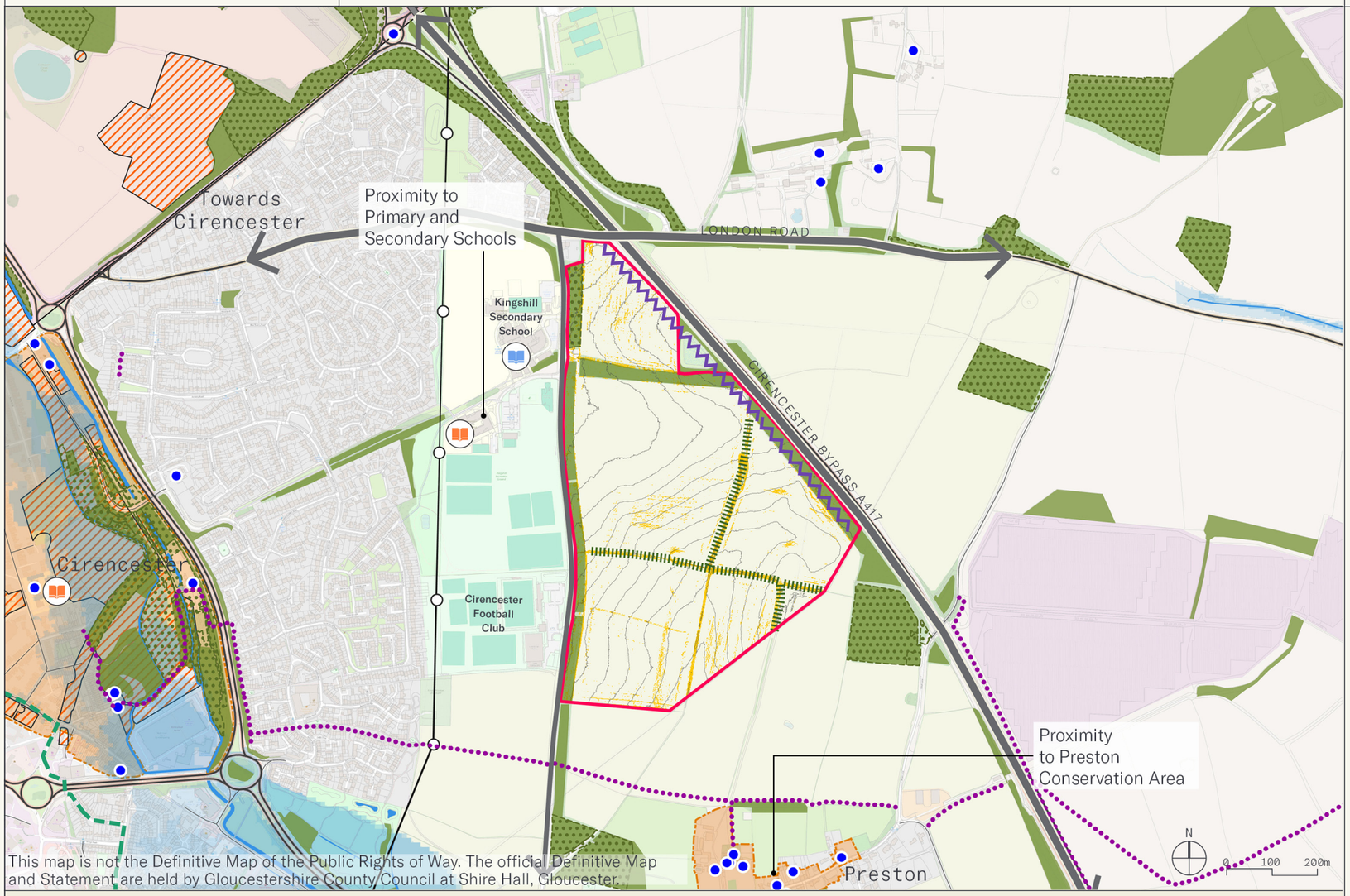
- Provide approximately 6ha of employment land at the south-eastern edge of the site.
- Locate employment uses adjacent to a dedicated access from Cirencester Road to minimise impacts on residential areas.
- Provide landscape buffers between employment and residential uses to protect amenity and create an attractive setting for development.

Safeguarding:

- Development of, or exceeding, 91.4m in height above ground level will trigger statutory consultation requirement for aerodrome safeguarding.
- Development that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation, including the potential for an environment attractive to hazardous bird species to be formed temporarily will trigger statutory consultation requirement.

Site 3

Cirencester - Land east of Kingshill Lane



- Site Boundary
- Priority Habitat
- Woodland
- Hedgerows
- Surface Water
- Flood Zones + Climate Change
- Solar
- Slope above 1:20 gradient
- Contours
- Public Rights of Ways
- Strategic Road Network
- National Cycle Route
- National Grid - Power Lines
- National Grid - Pylons
- Scheduled Monuments
- Conservation Area
- Listed Building
- Road Noise above 60dB
- Secondary School
- Primary School

Site Context

Notes

This site comprises land to the east of Kingshill Lane, forming a proposed strategic allocation on the eastern edge of Cirencester. It sits across Kingshill Lane from the recently consented 280-home development to the west, and is bounded by the A417 Cirencester Bypass to the north-east and open countryside towards Preston to the south. The land is predominantly agricultural, rising from Kingshill Lane towards the bypass, and is crossed by a well-established network of hedgerows.

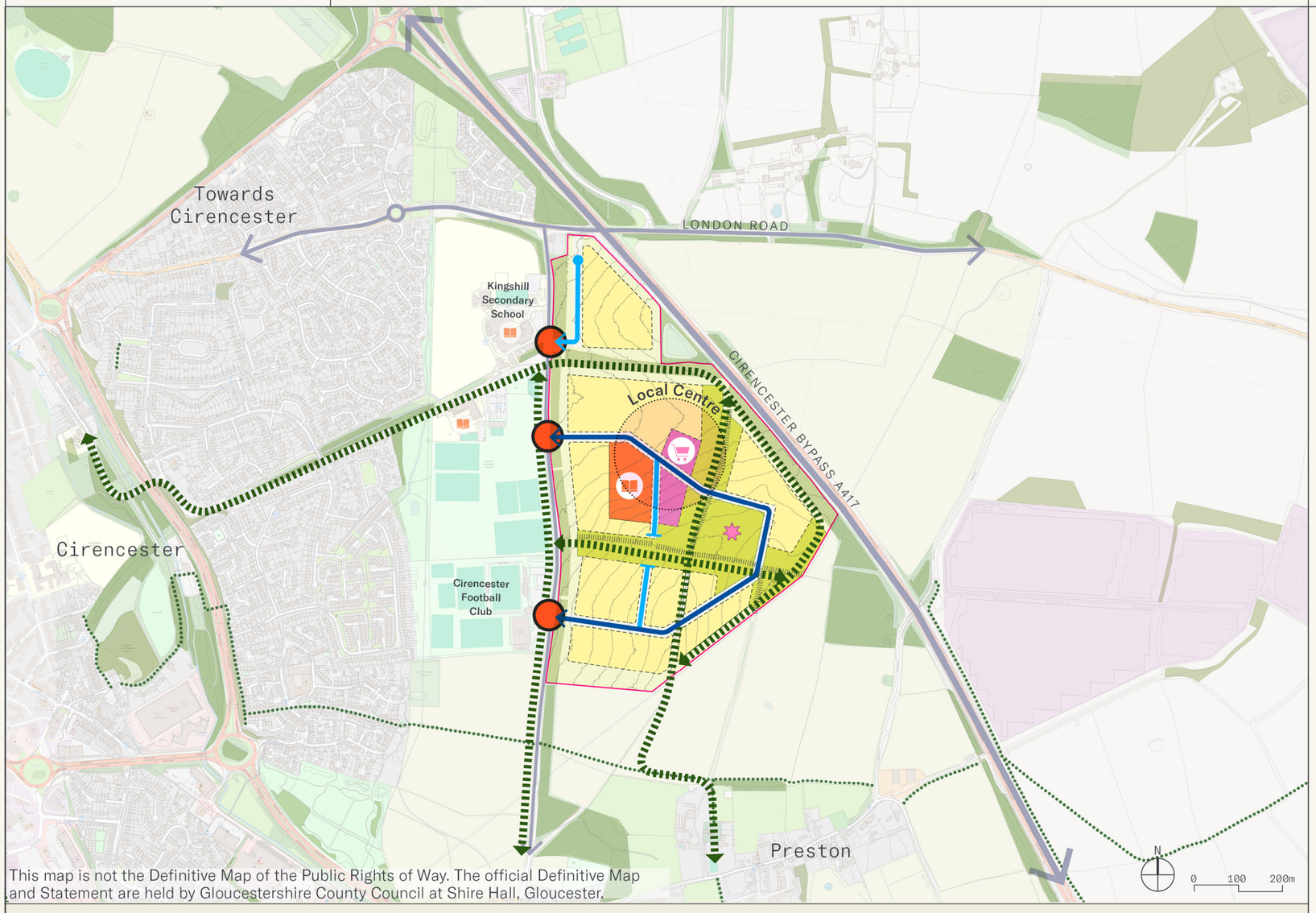
- The site lies in proximity to Preston Conservation Area to the south; views towards and from the conservation area, and the wider setting of the village, will need careful assessment.
- The site forms part of the open countryside separating Cirencester from Preston
- A rich network of hedgerows crosses the site and will need to be retained and integrated into any green infrastructure strategy.
- Direct adjacency to the consented Kingshill Lane scheme and existing schools (Kingshill Secondary School and a nearby primary school).
- The existing hedgerow network offers a strong basis for a landscape-led layout that maintains a defined edge to Cirencester and retains separation from Preston.

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 3

Cirencester - Land east of Kingshill Lane

Illustrative Concept Framework



- Site Boundary
- Residential
- Education - Primary school
- Local centre
- Open space
- Buffers
- Hedgerows
- Woodland
- Public Rights of Ways
- Primary road
- Secondary road
- Active travel link
- Primary access point
- Potential Location for Sports Pitches

Notes

— **Site Area:** 41.9ha
— **Illustrative Residential Capacity:** 613 homes
— **Local Centre:** c.0.5-1Ha

Key Land Uses:

— Residential
Primary School (2FE)
Local Centre
— Strategic Open Space

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 3

Cirencester - Land east of Kingshill Lane

Design Principles

The Comprehensive Masterplan:
- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:
- Deliver a residential-led development comprising approximately 600 homes, a local centre, primary school and strategic open space.
- Focus higher density development around the local centre, transitioning to lower densities towards the site edges.
- Integrate the development with Cirencester and Preston through a network of active travel connections.

Access Strategy:
- Provide three principal access points from Kingshill Lane to serve the development.

Movement and Public Transport:
- Deliver direct walking and cycling connections to Cirencester town centre, enhance active travel connections to Preston and adjoining residential areas and prioritise sustainable travel modes throughout the development.
- Extend London Road cycleway adjacent to site toward town centre with on-road cycle lane. This will be connected to the existing active travel bridge over Swindon Road, creating a shared use path for pedestrians and cyclists before rejoining cycleway to London Road and towards town centre.
- Upgrade Kingshill Road/London Road Junction and the Kingshill Road/Cirencester Road Junction to signalised Junctions.
- Provide active travel access on western boundary of site, extending to road leading to Cirencester skate park.
- Provide an on road cycleway connecting to the existing east-west cycle route, including on road cycleways along Queen Elizabeth Road and Beeches Road and a segregated cycle lane along London Road/Lewis Lane to access town centre.
- Provide additional proportional contributions to the Cirencester sub area and district wide mitigation requirements identified in the IDP.

Landscape, Open Space, Ecology and Nature recovery:
- Retain and strengthen perimeter tree belts to maintain the contained character of the site.
- Retain existing woodland as a defining landscape feature and integrate it within the green infrastructure network.
- Ensure an appropriate landscape buffer and offset is provided along the southern edge of the site to maintain separation from Preston.
- Utilise open space and green infrastructure to reinforce landscape structure and biodiversity connectivity.
- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation.
- Deliver habitat creation and biodiversity enhancements that strengthen ecological connectivity between woodland, hedgerows and ditch corridors, contributing to wider Nature Recovery Network objectives.
- Ensure that location of open space network protects existing woodland and priority habitats.
- Create a central open space linking neighbourhoods across the site and providing opportunities for recreation and biodiversity enhancement.

Heritage and Archaeology:
- Ensure development conserves the setting and character of Preston Conservation Area, and setting of listed buildings.
- Provide a graduated reduction in development density towards the north, east and south to soften the settlement edge
- Utilise landscape buffers and open space to maintain separation between the development and Preston.
- A comprehensive archaeological evaluation shall be undertaken to inform the design and layout of development.

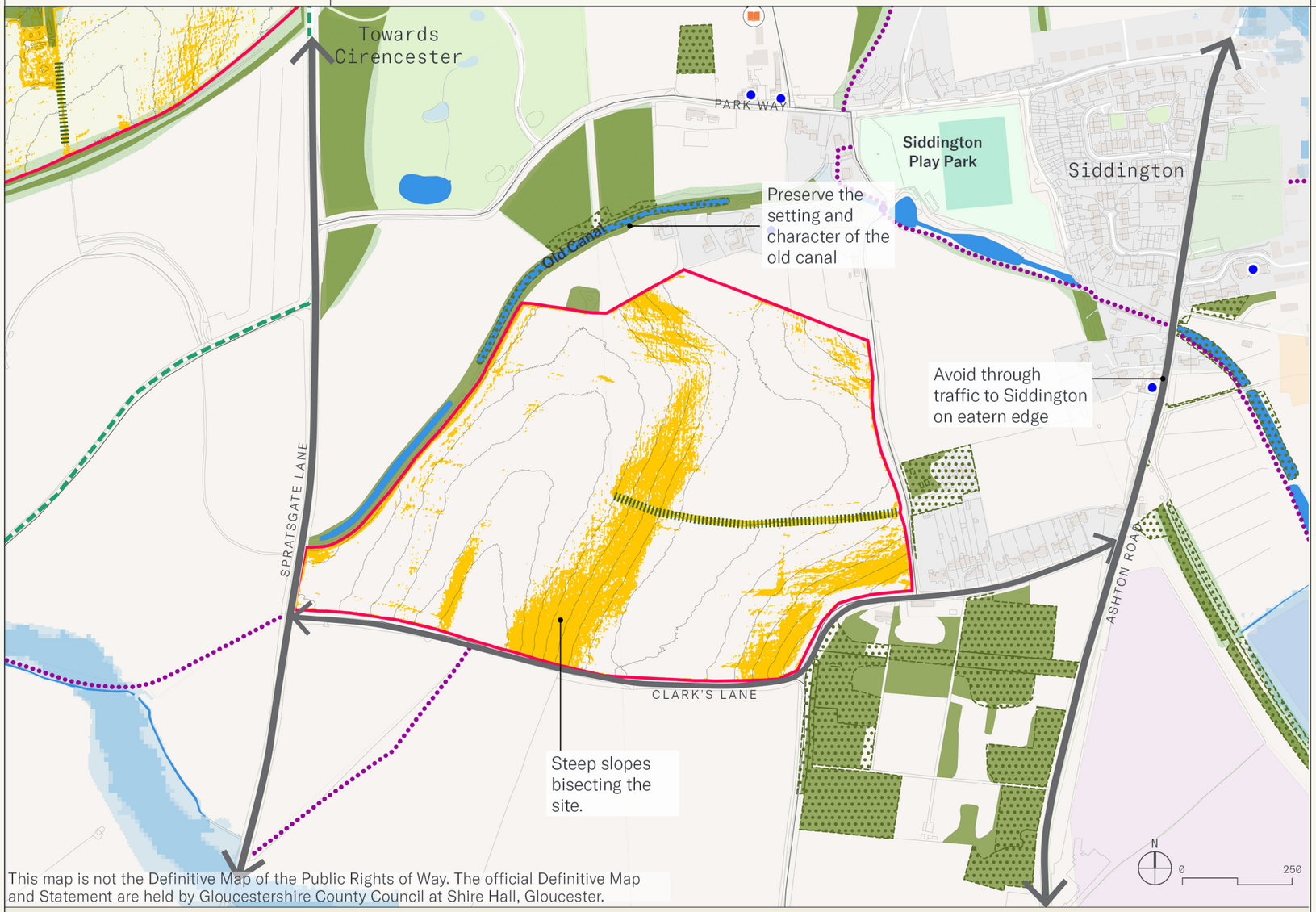
Education:
- Provision of land capable of delivering a 2FE primary school and contributions towards its delivery as agreed with the Local Education Authority. In the interim, this could be built out to provide 1FE provision, or otherwise rely upon capacity at the existing adjacent primary school if available at the time of the application. As part of the IDP work, there was not identified to be sufficient capacity in the adjacent school to serve the allocation. However, should this change during the Local Plan period there is a clear benefit to the adjacent school. At this stage therefore an onsite primary has been assumed to be provided but subject to more detailed discussion with GCC education.
- Ensure the school is integrated with walking and cycling networks serving the wider development.
- The location of the proposed primary school should align with GCC's school design requirements, agreed at the pre-application stage, as less suitable sites are likely to increase assumed delivery costs.

Local Centre:
- Provide a local centre of approximately 0.5-1ha of local centre uses at the heart of the development. In line with the Town Centre and Retail Study (2026), this should seek opportunities to provide retail, community and service uses an a locally appropriate scale that support the day-to-day needs of residents.

Site 4

Siddington-
Land south west of Siddington

Site Context



- Site Boundary
- Priority Habitat
- Woodland
- Hedgerows
- Surface Water
- Flood Zones + Climate Change
- Solar
- Slope above 1:20 gradient
- Contours
- Public Rights of Ways
- Strategic Road Network
- National Cycle Route
- Listed Building
- Primary School

Notes

The site is bounded by Spratsgate Lane to the west and Ashton Road to the east, with Clark's Lane forming its southern boundary, and the line of the historic Thames and Severn Canal running along its northern edge close to the settlement. The land is predominantly agricultural and rises steeply from the canal corridor towards the centre of the site.

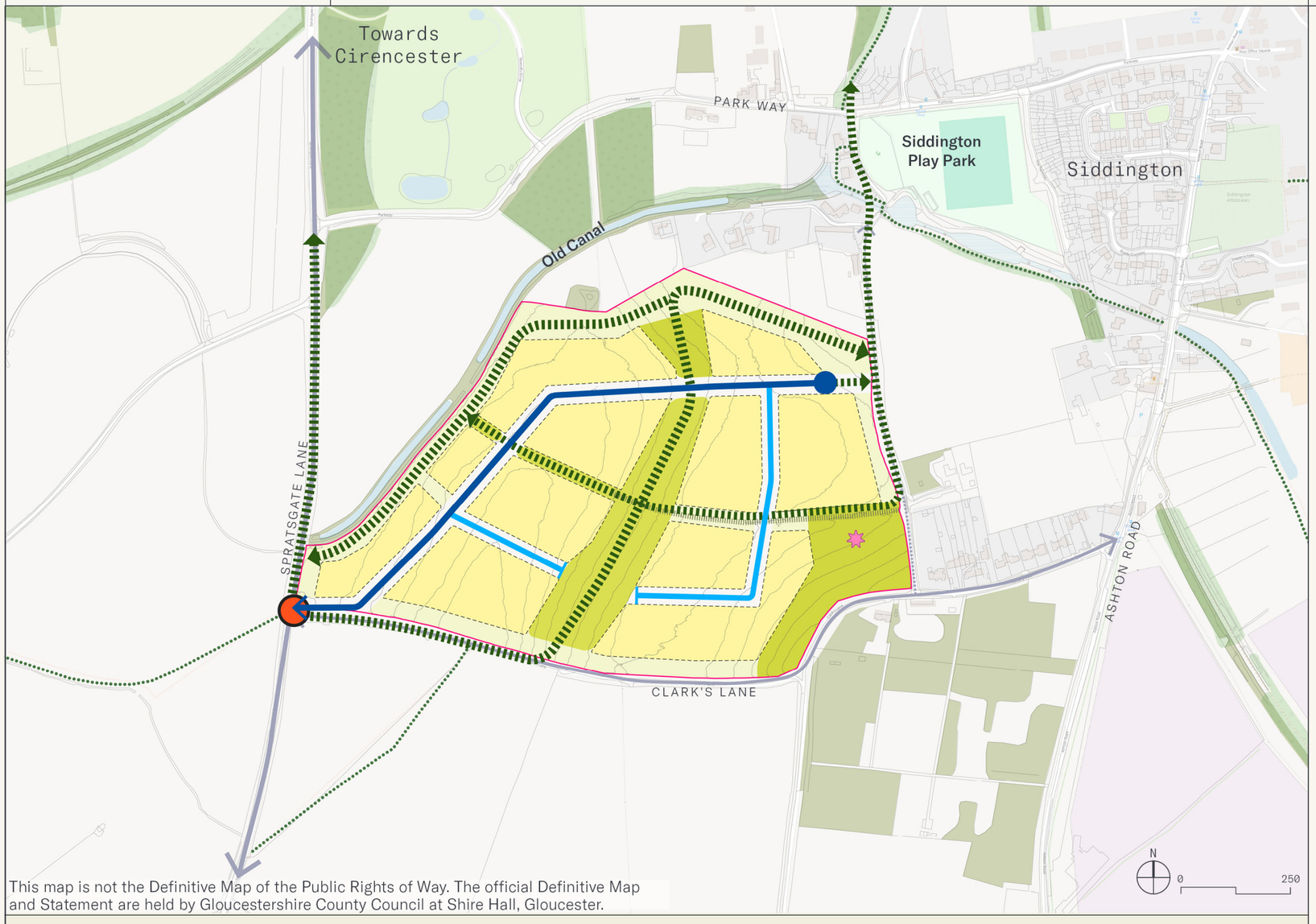
- The route of the old canal forms the northern boundary of the site and contributes positively to the setting and character of Siddington; this corridor will need to be preserved and its character respected in any future layout.
- Steep slopes exceeding a 1:20 gradient bisect much of the site, significantly constraining developable area and influencing access, layout and drainage design.
- Hedgerows and pockets of woodland along the canal corridor and site boundaries will need to be retained and enhanced.
- High pressure gas lines running under the site, appropriate stand-off distances and safety measures must be accommodated
- The canal corridor and existing landscape features provide a strong basis for a landscape-led layout, with potential to enhance the setting of the historic waterway as a green amenity.

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 4

Siddington-
Land south west of Siddington

Illustrative Concept Framework



This map is not the Definitive Map of the Public Rights of Way. The official Definitive Map and Statement are held by Gloucestershire County Council at Shire Hall, Gloucester.

- Site Boundary
- Residential
- Open space
- Buffers
- Hedgerows
- Woodland
- Public Rights of Ways
- Primary road
- Secondary road
- Active travel link
- Primary access point
- Potential Location for Sports Pitches

Notes

— **Site Area:** 21.6ha
— **Illustrative Residential Capacity:** 372 homes

Key Land Uses:

— Residential
— Strategic Open Space

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 4

Siddington-
Land south west of Siddington

Design Principles

The Comprehensive Masterplan:
- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:
- Deliver a residential-led development approximately 370 homes.
- Utilise areas of steep slope as strategic open space and green infrastructure and maintain a clear landscape buffer and area of open space between the development and Siddington to preserve the separate identity and rural setting of the village. The south west corner of the site introduces built development at a prominent location and proposals in this location should be respectful of its gateway nature and rural edge context
- The Local Plan includes a policy supporting the restoration of the former canal and benefits of onwards linkages this provides. As a result, schemes should positively addresses the canal and use this as a design driver providing opportunities for landscape enhancement, recreation, active travel connections and support for future restoration aspirations.

Access Strategy:
- Provide a single point of access from Spratsgate Lane.
- Deliver appropriate improvements to Spratsgate Lane to accommodate development traffic, in combination with potential cumulative impacts from other strategic sites.

Movement and Public Transport:
- Enhance Clark's Lane and surrounding rural lanes to support walking and cycling and provide walking and cycling connections along and to the Old Canal corridor, linking the development with the wider Public Rights of Way network and surrounding countryside.
- Provide an on-road cycleway connecting site to town centre via Siddington Road. The cycleway would likely follow Siddington Road then turn onto Kingsmead Road to connect to existing cycleway underpass under Bristol Road.
- Create a direct, safe walking and cycling route connecting Tesco to Siddington Road, improving local accessibility and reducing short car trips.
- Provide an active travel corridor utilising the disused railway line to provide a direct, segregated walking and cycling link between Siddington and South Cerney.
- Support reclassification of Green Lane (off Clark's Lane) from highway use to a quiet lane with lower speed limits and appropriate signage to enable shared use road for walking and cycling.
- Provide segregated cycle provision on Spratsgate Lane and/ or explore alternative routing through Chesterton Farm and into the town centre and to east. For clarity, these interventions would be in addition to the Steadings existing commitments.
- Upgrade intersection (signalisation) between Somerford Road and Chesterton lane to avoid potential queuing preventing merge.
- Provide additional proportional contributions to the Cirencester sub area and district wide mitigation requirements identified in the IDP.

Landscape, Open Space, Ecology and Nature recovery:
- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation.
- Retain and enhance the east-west hedgerow corridor as a key landscape and ecological feature, integrating active travel routes alongside it where appropriate whilst maintaining its biodiversity, drainage and landscape functions.
- Utilise the Old Canal corridor as a key green infrastructure feature, delivering habitat enhancement, recreational opportunities and landscape connectivity and safeguard sufficient land adjacent to the Old Canal corridor to support future restoration opportunities where appropriate.
- Deliver habitat creation and biodiversity enhancements that strengthen ecological connectivity between the Old Canal corridor, hedgerow network and surrounding countryside, contributing to wider Nature Recovery Network objectives.

Education:
- Given the size of the site, onsite provision of primary education is not considered suitable. As a result, it is envisaged that safe access to Siddington primary will be required. Additional capacity at this primary school is likely reliant on the provision of education facilities provided by the Strategic Sites at the Steadings and the Steadings extension and applicants must demonstrate appropriate capacity is available to serve this strategic site ahead of occupation.

Utilities and Infrastructure:
- Safeguard the route of the existing underground gas pipeline and ensure appropriate easements and stand-off distances are incorporated into the masterplan, with opportunities to integrate utility corridors within green infrastructure and open space where appropriate.

Safeguarding:
- Development of, or exceeding, 91.4m in height above ground level will trigger statutory consultation requirement for aerodrome safeguarding.
- Development that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation, including the potential for an environment attractive to hazardous bird species to be formed temporarily will trigger statutory consultation requirement.

Site 5

Down Ampney - Land surrounding Down Ampney



- District Boundary
- Site Boundary
- Priority Habitat
- Woodland
- Hedgerows
- Surface Water
- Flood Zones + Climate Change
- Slope above 1:20 gradient
- Contours
- Public Rights of Ways
- Strategic Road Network
- Listed Building
- Primary School

Site Context

Notes

This site comprises land surrounding the village of Down Ampney, that wraps around the settlement to the north, east and south. It adjoins the former RAF Down Ampney airfield to the south east. The land is predominantly agricultural, marked by an undulating landform and a strong network of woodland, hedgerows and priority habitat.

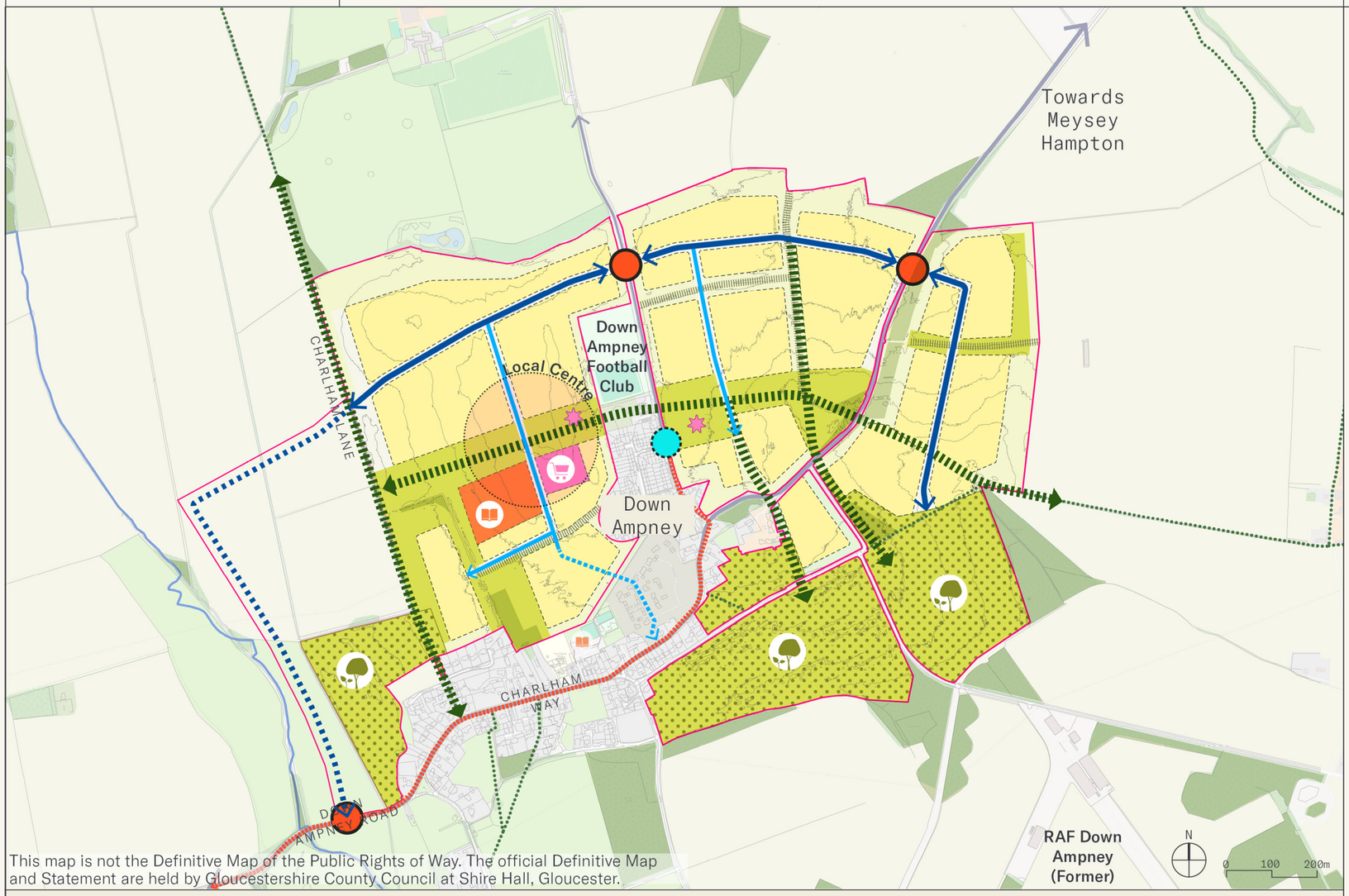
- The site lies close to the former RAF Down Ampney airfield, associated with the RAF's wartime air transport operations; development should have regard to the heritage and setting of this site, alongside the listed buildings within the village itself.
- Areas of ridge and furrow earthworks are present within the site and should be preserved as a feature of historic agricultural landscape character.
- Steep slopes exceeding a 1:20 gradient bisect much of the site, significantly constraining developable area and influencing access, layout and drainage design.
- Extensive network of woodland, hedgerows and priority habitat crosses the site and will need to be retained and enhanced within any green infrastructure strategy.

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 5

Down Ampney - Land surrounding Down Ampney

Illustrative Concept Framework



This map is not the Definitive Map of the Public Rights of Way. The official Definitive Map and Statement are held by Gloucestershire County Council at Shire Hall, Gloucester.

- District Boundary
- Site Boundary
- Residential
- Education - Primary school
- Local centre
- Open space
- Buffers
- Alternative Natural Recreational Greenspace (ANRG)
- Hedgerows
- Woodland
- Public Rights of Ways
- Primary road
- Indicitive Primary Road Alignment
- Secondary road
- Indicative Secondary Road Alignment
- Active travel link
- Proposed bus route
- Primary access point
- Mobility hub
- Potential Location for Sports Pitches

Notes

— **Site Area:** 135.3ha
— **Illustrative Residential Capacity:** 1,658 homes
— **Local Centre:** c.0.5-1Ha

Key Land Uses:

- Residential
- Primary School (3FE)
- Local Centre
- Strategic Open Space
- On site Alternative Natural Recreational Greenspace (ANRG)

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 5

Down Ampney - Land surrounding Down Ampney

Design Principles

The Comprehensive Masterplan:
- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:
- Deliver a residential-led mixed-use development comprising approximately 1,660 homes, a local centre, primary school, strategic open space and ANRG.
- Ensure development responds sensitively to Down Ampney and maintains the character and identity of the existing settlement.
- Focus higher density development around the local centre, transitioning to lower densities towards the site edges and western boundary.
- A wider element of the allocation is extended to the west to provide sufficient flexibility for an access arrangement to be provided but it would otherwise not be considered suitable for built development.

Access Strategy:
- Provide two principal access points from Down Ampney Road and Charlham Way and ensure access arrangements minimise traffic movements through Down Ampney village.
- There is a potential that access to the site from the east could impact on an area of potential flood risk. Proposals in this location should comply with national policy regarding transport infrastructure.
- Committed development in Down Ampney included with a dashed line for access. At this stage, it is not intended that this would provide long term access to the allocation due to potential impacts on Charlham Way, with pedestrian and cycle connections or temporary access provided only.

Movement and Public Transport:
- Enhance walking and cycling connections along Down Ampney Road and Charlham Way.
- Deliver a bus route connecting the site with Cirencester and surrounding settlements, centred on an on-site mobility hub, which serves both new and existing homes and which incorporates facilities for public transport interchange, cycle parking, cycle hire and shared mobility services.
- Provide direct active travel links between residential neighbourhoods, the local centre, school and open spaces
- Provide Cycleways connecting Down Ampney and Cricklade to give sustainable access to retail services in Crickade and South Cerney.
- Via financial contributions, increase the frequency of the Stagecoach West 76 bus service to run once an hour to provide better public transport connectivity to Cirencester.
- Extend the greenway linking this site to Cirencester, extending through the site, north along the PROW route (BDA1) and the west towards Driffield (Route BDD16) connecting with the site at Driffield. This scheme relates to a number of interrelated active mode and cycle schemes in the Cirencester sub area as set out in the Strategic Transport Assessment.
- In order to limit the use of Unnamed Road between Oak Road and Fairford Road (an unsuitable single track road) quiet lane treatment to should provided, including; Speed limit Change to 30mph, traffic calming measures including road marking and bumps, additional passing places and formal designation as a rural quiet lane
- Undertake signal optimisation of the B4040/B4696 Junction.
- Provide additional proportional contributions to the Down Ampney sub area and district wide mitigation requirements identified in the IDP.

Shared strategic transport infrastructure:
- In addition, given its location adjacent to other strategic sites, a sustainable transport outcome will require coordination and collaboration in delivery of shared infrastructure between the Land East of Cirencester and South of Preston, Down Ampney and Driffield sites; collectively providing a transport strategy with key links into Cirencester underpinned by active mode and public transport networks. Where one site is brought forward ahead of the others it will need to consider how this infrastructure is phased and attributed across the sites. As a result, this allocation will be required to provide proportional contributions to and facilitation of the following shared transport schemes:
  - Reduce barriers for active travel on the Cirencester Road by using speed limits (20mph) and soft segregation.
  - Provide Active travel access onto Swindon Road to give access to existing cycleway crossing the A419 and along Cricklade Road to the town centre.
  - Support the Cirencester-Swindon BRT proposed between Cirencester and Swindon, including bus priority interventions and service frequency improvements.
  - Add an approach arm flare and widen the eastbound approach arm for the A429 Watermoor Roundabout.
  - Upgrade the cycleway from Preston Toll Bar along Cricklade Road by installing high-quality road surface throughout, introducing a designated on-road cycle lane, and implementing clear signage before extending this cycleway improvements to the town centre, passing under the foot tunnel under the Bristol Road and joining Watermoor Way.
  - Widen the A429 Swindon Road\Cirencester Road roundabout to provide two lanes between the roundabout and the Kingshill Lane signalised junction.
  - Widen the A429 Swindon Road/Bristol Road Roundabout.
- Reallocate road space along Watermoor Road to create a segregated cycleway, joining with adjacent Cycleway improvements (Cir4) to provide active travel links into Cirencester.

Site 5

Down Ampney - Land surrounding Down Ampney

Design Principles

- Provide a cycleway connecting Down Ampney to Driffield Junction Development via existing bridleway. Route meets the eastern boundary of the Driffield Junction Development Site, where, in conjunction with DJ3 it would benefit from onwards cycle access to Cirencester.

Landscape, Open Space, Ecology and Nature recovery:

- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation. Proposals should retain and reinforce the existing hedgerow network as the primary landscape structure.
- Maintain landscape buffers to Down Ampney and prevent negative impact between the development and existing settlement.
- Enhance the landscape setting to the south of the site and integrate strategic green infrastructure throughout the development.
- Deliver habitat creation and biodiversity enhancements that strengthen ecological connectivity between hedgerows, open spaces, floodplain habitats and the surrounding countryside, contributing to wider Nature Recovery Network objectives.
- Integrate flood mitigation, green infrastructure and landscape enhancements within a coordinated environmental strategy.
- Deliver a network of strategic open spaces and green corridors running east-west through the site.
- Connect neighbourhoods, community facilities and green infrastructure through a comprehensive open space network.
- Integrate recreation, biodiversity and drainage functions within the open space strategy.

Alternative Natural Recreational Greenspace (ANRG):

- Explore opportunities to deliver strategic ANRG capable of serving the requirements of the development (estimated to be approximately 32ha) within the south-eastern part of the site and alongside the western floodplain corridor, or otherwise seek an alternative offsite mitigation strategy which can meet the required function of the on-site ANRG without compromising protected sites.
- Integrate ANRG with the wider green infrastructure network and surrounding countryside and promote connectivity between areas of ANRG.

Heritage and Archaeology:

- Respond sensitively to the setting of Down Ampney Conservation Area and the historic character of the village.

Education:

- Provision of land capable of delivering a 3FE primary school and contributions towards its delivery as agreed with the Local Education Authority.
- Co-locate the primary school with the local centre to maximise accessibility and support community activity.
- The location of the proposed primary school should align with GCC's school design requirements, agreed at the pre-application stage, as less suitable sites are likely to increase assumed delivery costs.

Local Centre:

- Provide a local centre of approximately 0.5-1ha of local centre uses at the heart of the development.
  In line with the Town Centre and Retail Study (2026), this should seek opportunities to provide retail, community and service uses an a locally appropriate scale that support the day-to-day needs of residents. This could include a small food store (up to 1,000 sq.m), Class E uses, a co-working hub and community facilities.

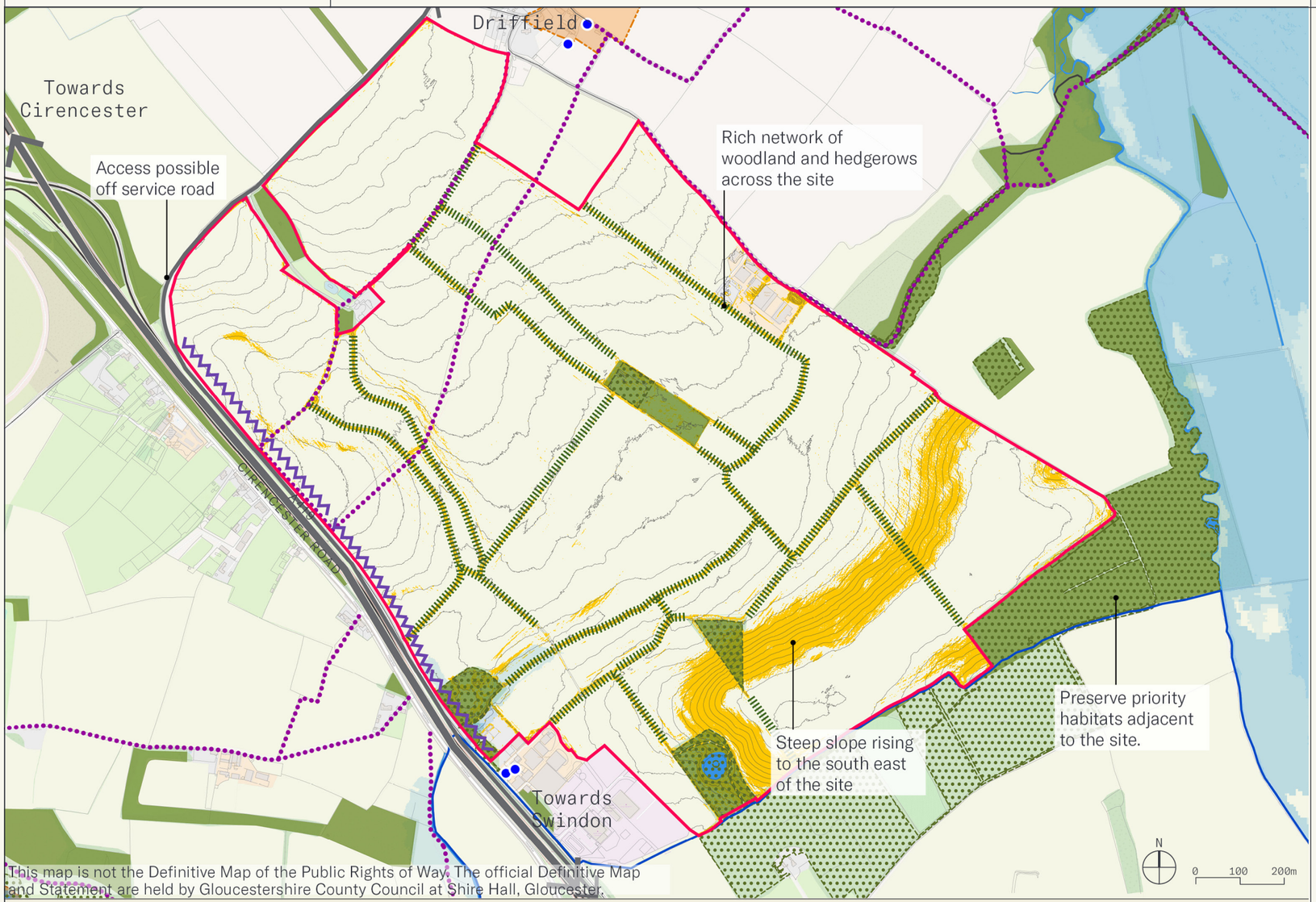
Safeguarding:

- Development of, or exceeding, 15.2m in height above ground level will trigger statutory consultation requirement for aerodrome safeguarding
- Development that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation, including the potential for an environment attractive to hazardous bird species to be formed temporarily will trigger statutory consultation requirement
- Any development within the designated MOD statutory explosives safeguarding zone will trigger statutory consultation requirement.
- Development of any structure with elevations clad or partly clad in metallic type materials or roofing clad or partly clad in metallic type materials will trigger statutory consultation.

Site 6

Driffield - Land south of Driffield

Site Context



Notes

This site comprises land to the south of Driffield, identified as part of a proposed new settlement location rather than a simple village extension. The site is bounded by the Cirencester Road to the west and open water/wetland habitat to the east, and rises across an undulating, agricultural landscape crossed by a dense network of hedgerows and woodland.

- Driffield's Conservation Area and listed buildings lie immediately to the north of the site; any development will need to consider its impact on the setting of the village.
- Areas of ridge and furrow earthworks are present within the site and should be preserved as a feature of historic agricultural landscape character.
- A steep slope rises towards the south-east of the site, constraining developable area and influencing layout, access and drainage design.
- A rich network of hedgerows and woodland crosses the site, and priority habitat lies immediately adjacent to its eastern boundary; both will need to be retained and buffered from development.
- High pressure gas lines running under the site, appropriate stand-off distances and safety measures must be accommodated.

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 6

Driffield -
Land south of Driffield

Illustrative Concept Framework



Notes

— **Site Area:** 199.4ha
— **Illustrative Residential Capacity:** 1,090 homes within the plan period, centred on the proposed local centre but this could increase up to 2,222 homes including the element identified as a broad location for growth in the future
— **Employment:** c. 11Ha
— **Local Centre:** c.0.5-1Ha
— **Gypsy and Traveller Pitches**: 10

Key Land Uses:

— Residential
Primary School (3FE, considering beyond plan period growth potential)
Local Centre
Employment
— Strategic Open Space
On site Alternative Natural Recreational Greenspace (ANRG)

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 6

Driffield - Land south of Driffield

Design Principles

The Comprehensive Masterplan:
- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:
- Provide approximately 2,220 new homes (including some beyond the plan period), alongside a primary school, a mobility hub, a local centre, and employment land.
- As set out in the Local Plan, this site is an appropriate location for approximately 10 Gypsy and travellers pitches. The design requirements for this are set out within the Local Plan. An indicative location has been identified at this stage subject to confirmation through the Comprehensive Masterplan.
- Provide residential development parcels to the interior of the site, northwest of the HSE High Pressure Gas Main which runs parallel to Cricklade Road. Provide employment land adjacent to the road.
- Provide a substantial green buffer to the northern fringe (as shown in Concept Framework Plan) of the site to protect the separation of the existing village of Driffield.
- Provide the highest densities at the core of the residential parcels alongside the school, mobility hub and local centre. Provide lowest densities at the southern and northern fringes of the site.

Access Strategy:
- Create two primary vehicular accesses via the existing Cirencester Road junction and the rural road bordering the north of the site, linked with a primary vehicular through-route which passes via the local centre.
- Create a secondary access route which loops around the core of the site connecting individual residential parcels with the local centre.
- Improve existing the PRoW on the site by ensuring pedestrian and cycle movement can be accommodated simultaneously.

Movement and Public Transport:
- Create two new primary active travel routes which pass through green corridors within the site, connecting the site with Cirencester in the north and linking back into the surrounding PRoW network beyond the site which offers onward connections to the villages of Driffield and Poulton.
- Provide a mobility hub within the local centre, co-located with the primary school and new public transport facilities , including facilitating bus services and including EV charging, parcel drop off points, facilities for shared mobility, including car clubs, cycle hire and secure cycle parking. Ensure that the mobility hub acts as a focal point for modal interchange and supports sustainable transport choices.
- Upgrade the B4696 Spine Road approach to Station Road/ Cerney Wick Lane intersection to a signalised Junction.
- Provision of a segregated cycleway linking the western boundary of the Site to services in South Cerney. This could include active travel priority at A419/B4696 junction, then an onwards active travel route along the B4696 and Station Road into South Cerney or alternatively could explore an active travel bridge over A419 connecting to the active travel route along Bow Wow Road directly into South Cerney (if contingent scheme set out in the Strategic Transport Assessment is already delivered).
- Provision of a segregated cycleway connecting the Site to Cirencester via Cirencester Road and support in change of character of road to allow at grade crossing.
- Enhancement of existing Bridleways through Wiltshire to high quality cycleway and walking route to Down Ampney.
- Provide additional proportional contributions to the Driffield sub area and district wide mitigation requirements identified in the IDP.

Shared strategic transport infrastructure:
In addition, given its location adjacent to other strategic sites, a sustainable transport outcome will require coordination and collaboration in delivery of shared infrastructure between the Land East of Cirencester and South of Preston, Down Ampney and Driffield sites; collectively providing a transport strategy with key links into Cirencester underpinned by active mode and public transport networks. Where one site is brought forward ahead of the others it will need to consider how this infrastructure is phased and attributed across the sites. As a result, this allocation will be required to provide proportional contributions to and facilitation of the following shared transport schemes:
- Reduce barriers for active travel on the Cirencester Road by using speed limits (20mph) and soft segregation.
- Provide Active travel access onto Swindon Road to give access to existing cycleway crossing the A419 and along Cricklade Road to the town centre.
- Support the Cirencester-Swindon BRT proposed between Cirencester and Swindon, including bus priority interventions and service frequency improvements.
- Add an approach arm flare and widen the eastbound approach arm for the A429 Watermoor Roundabout.
- Upgrade the cycleway from Preston Toll Bar along Cricklade Road by installing high-quality road surface throughout, introducing a designated on-road cycle lane, and implementing clear signage before extending this cycleway improvements to the town centre, passing under the foot tunnel under the Bristol Road and joining Watermoor Way.
- Widen the A429 Swindon Road\Cirencester Road roundabout to provide two lanes between the roundabout and the Kingshill Lane signalised junction.
- Widen the A429 Swindon Road/Bristol Road Roundabout
- Reallocate road space along Watermoor Road to create a segregated cycleway, joining with adjacent Cycleway improvements (Cir4) to provide active travel links into Cirencester.

Site 6

Driffield - Land south of Driffield

Design Principles

- Provide a cycleway connecting Down Ampney to the Driffield site via the existing bridleway. Route meets the eastern boundary of the Driffield Site, where, in conjunction with DJ3 (please see Strategic Transport Assessment) it would benefit from onwards cycle access to Cirencester.

Landscape, Open Space, Ecology and Nature recovery:
- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation.

- Steep topography in the southeast of the site should be incorporated into the open greenspace network to prevent the development of residences on land with poor accessibility and therefore prohibitive for active travel.

- Connect existing natural assets such as woodland areas, mature trees and hedgerows into a substantial green corridor running through the site and linking back outwards to the surrounding landscape, creating contiguous wildlife habitat.

- Deliver habitat creation and biodiversity enhancements that strengthen ecological connectivity between woodland, hedgerows, open space and surrounding habitats, contributing to wider Nature Recovery Network objectives.

Alternative Natural Recreational Greenspace (ANRG):
- Explore opportunities to deliver strategic ANRG capable of serving both the requirements of the development and wider area, or otherwise seek an alternative offsite mitigation strategy which can meet the required function of the on-site ANRG without compromising protected sites. ANRG provision should be designed to align with the potential broad location of growth in the future.

- Carefully consider the existing woodland when providing ANRG, enhancing and protecting it where appropriate, aligning with the Local Nature Recovery Strategy.

Heritage and Archaeology:
- Ensure development responds sensitively to the scale and character of Driffield through appropriate landscape buffers, open space and a clear transition between the existing village and new development.

Education:
- Provision of land capable of delivering a 3FE primary school and contributions towards its delivery as agreed with the Local Education Authority. In the Local Plan period, this may be implemented as a 2FE interim build out but is required to accommodate the broad location for growth and therefore should be safeguarded at this stage.

- The location of the proposed primary school should align with GCC's school design requirements, agreed at the pre-application stage, as less suitable sites are likely to increase assumed delivery costs.

Local Centre:
- Provide a local centre of approximately 0.5-1ha of local centre uses at the heart of the development. In line with the Town Centre and Retail Study (2026), this should seek opportunities to provide retail, community and service uses an a locally appropriate scale that support the day-to-day needs of residents.

Employment:
- Provide approximately 11ha of employment land adjacent to Cricklade Road, benefiting from direct access to the strategic highway network whilst helping to provide separation between residential development and potential traffic-related noise impacts.

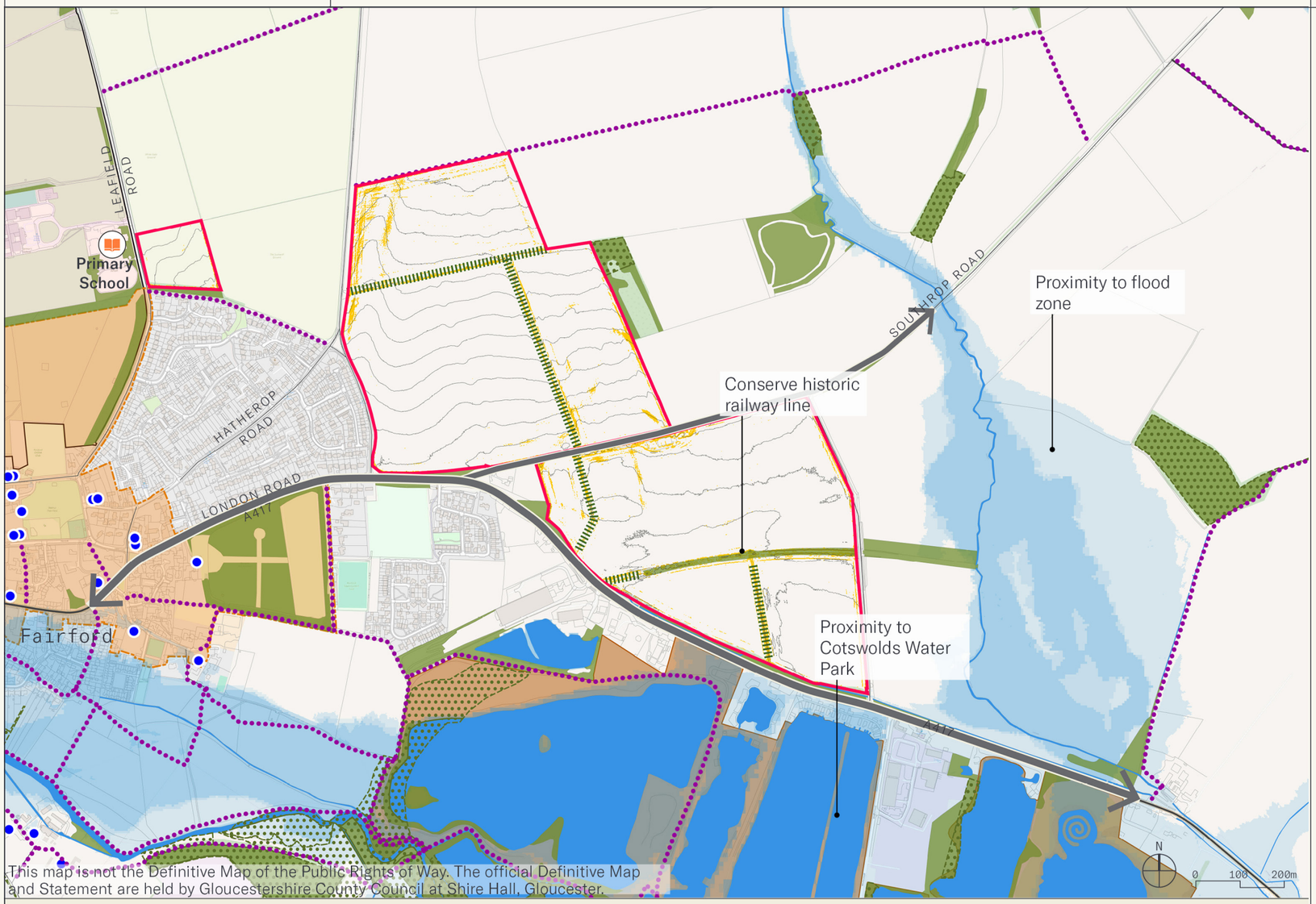
Utilities and Infrastructure:
- Safeguard the route of the existing underground oil pipeline and ensure appropriate easements and stand-off distances are incorporated into the masterplan, with opportunities to integrate utility corridors within green infrastructure and open space where appropriate.

Safeguarding:
- Development of, or exceeding, 45.7m in height above ground level will trigger statutory consultation requirement for aerodrome safeguarding.

- Development that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation, including the potential for an environment attractive to hazardous bird species to be formed temporarily will trigger statutory consultation requirement.

Site 7

Fairford -
Land north-east of Fairford



- Site Boundary
- Priority Habitat
- Woodland
- Site of Special Scientific Interest (SSSI)
- Hedgerows
- Surface Water
- Flood Zones + Climate Change
- Slope above 1:20 gradient
- Contours
- Public Rights of Ways
- Strategic Road Network
- Conservation Area
- Listed Building
- Primary School

Site Context

Notes

The site is bounded by the London Road (A417) to the south and the route of the historic Fairford branch railway line, which closed in 1962 and remains a protected corridor under local plan policy. The land is predominantly agricultural, rising gently from the town towards open countryside, and lies close to the River Coln and the northern reaches of the Cotswolds Water Park.

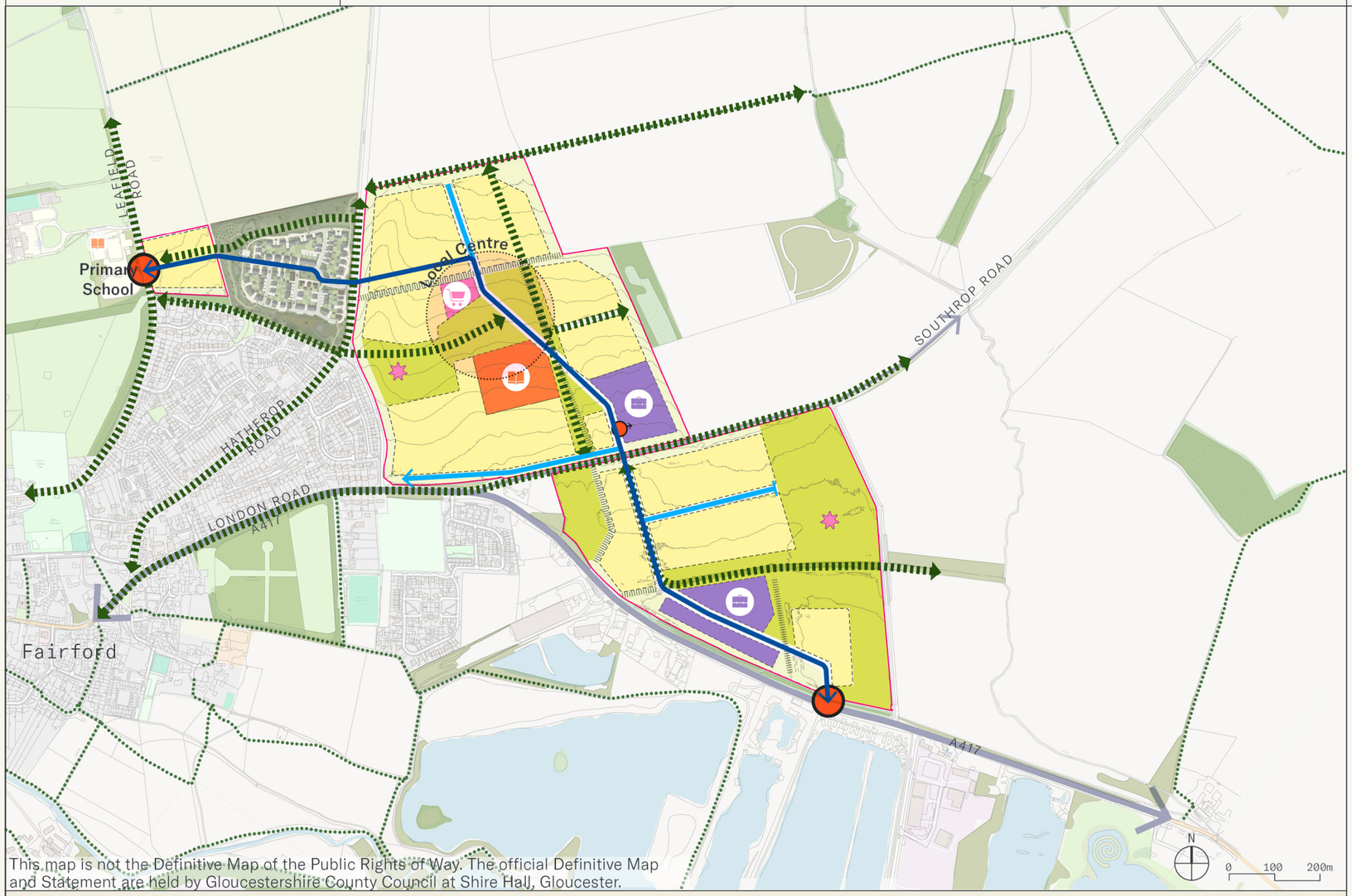
- The former railway line crossing the site is a protected corridor and should be conserved as a green infrastructure and access asset; the site also lies close to Fairford's Conservation Area and listed buildings.
- Land to the east of the site falls within a flood zone associated with the River Coln and the wider Water Park, which will need to inform layout and drainage strategy.
- A network of hedgerows crosses the site and will need to be retained; the site also lies close to woodland and land within the Cotswolds Water Park.

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 7

Fairford - Land north-east of Fairford

Illustrative Concept Framework



This map is not the Definitive Map of the Public Rights of Way. The official Definitive Map and Statement are held by Gloucestershire County Council at Shire Hall, Gloucester.

- Site Boundary
- Residential
- Education - Primary school
- Local centre
- Employment
- Open space
- Buffers
- Hedgerows
- Woodland
- Public Rights of Ways
- Primary road
- Secondary road
- Active travel link
- Primary access point
- Potential Location for Sports Pitches

Notes

— **Site Area:** 71.2ha
— **Illustrative Residential Capacity:** 1,141 homes
— **Employment:** c.4.2Ha
— **Local Centre:** c.0.5-1Ha

Key Land Uses:

- Residential
- Primary School (2FE)
- Local Centre
- Employment
- Strategic Open Space

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 7

Fairford - Land north-east of Fairford

Design Principles

The Comprehensive Masterplan:
- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:
- Provide a development of approximately 1,150 homes, a primary school, a local centre and employment land.
- Focus higher density development around the local centre and areas closest to the existing built-up area of Fairford, transitioning to lower densities and a more sensitive built form towards the southern and outer edges of the site.
- Integrate development sensitively with the existing built-up area of Fairford and the approved (but not yet built out) planning permission to the north west of the allocation.

Access Strategy:
- Create primary accesses off Leafield Road and London Road (A417), linked by a primary vehicular through-route which connects the three non-contiguous developable parcels making up the site. Mitigating impact on A417.
- Ensure access arrangements are coordinated with the approved Land West of Hatherop Road development, including a primary road connection between the schemes to support connectivity, permeability.
- Provide safe and suitable junctions at both access points including a new junction where the primary road intersects with Southrop Road.

Movement and Public Transport:
- Incorporate and improve existing PRoW ensuring pedestrian and cycle movement can be accommodated.
- Create a new active travel route along the historic railway line, linking eastwards to the surrounding countryside and make appropriate interventions on Southrop Road and Leafield Road to facilitate movement by active travel between the site and the centre of Fairford.
- Increase the frequency of the Stagecoach West 76 bus service to run once an hour to provide better public transport connectivity to Cirencester.
- Provide a segregated Cycleway between Fairford and Lechlade, suggested as being provided on Park Street (c.0.3km) followed by quiet lane treatment (with physical calming measures) on Leafield Road (0.5km) followed by footway upgrade to shared space (0.4km), segregated route along Hatherop Lane (0.3km) and then again (shared) along to Southrop Road (2.2km) followed by enhanced of a bridleway (1.6km) finally quiet lane treatment on Hambidge Lane (2.7km).
- Provide an active travel route including cycling and walking to provide a route into Cirencester. This route would be approximately 10.7km long and would be formed through upgraded bridleways, quiet lane treatment, on road segregation and upgraded footpaths to shared space, linking in to scheme D7, with additional details found in the Strategic Transport Assessment on potential routing.
- Provision of a segregated active route linking Site to the town centre via Southrop Road and London Road. Package of measures includes ensuring filling in gaps in pedestrian infrastructure and ensuring continuous footpaths and adequate crossing facilities, as well as enabling a shared used road with a cycleway.
- Provision of an active route connecting Site to the town centre via Hatherop Road. Measures could include widening existing footpaths in some areas and, ensuing adequate crossing facilities and implementing shared used road with a cycleway.
- Support designation and surfacing upgrade of Cinder Lane as a quiet road to encourage active travel from Site to the Town centre.
- Improve active travel links along Horcott Road to encourage sustainable access from Site to the town centre. This includes widening the footpaths and improving crossing over wide-mouth junctions heading to town centre, as well as introducing a cycleway. This could connect to existing the cycleway crossing Dilly's Bridge and connecting to Gas Lane, providing a more direct route to High Street.
- Provision of pedestrian crossing connecting Site to the east of Leafield Road to the Primary School opposite.
- Providing footpaths along Leafield road and a cycleway to enable active travel into town centre from Site.
- Provide additional proportional contributions to the Fairford sub area and district wide mitigation requirements identified in the IDP.

Landscape, Open Space, Ecology and Nature recovery:
- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation.
- Provide a minimum 15m buffer to existing woodland, delivered as public open space and green infrastructure, ensuring residential gardens do not directly adjoin woodland edges.
- Create a network of open space across the site which links existing natural assets such as mature trees and hedgerows back to the surrounding countryside creating a continuous habitat corridor as far as possible.
- Deliver habitat creation and biodiversity enhancements that strengthen ecological connectivity between woodland, hedgerows and open spaces, contributing to wider Nature Recovery Network objectives.
- Retain and enhance the existing woodland in the south-east of the site, supported by appropriate native tree planting and habitat creation.

Site 7

Fairford - Land north-east of Fairford

Design Principles

Education:
- Provision of land capable of delivering a 2FE primary school and contributions towards its delivery as agreed with the Local Education Authority.
- School to be located at the core of the residential parcel within closest proximity of surrounding residential development.
- The location of the proposed primary school should align with GCC's school design requirements, agreed at the pre-application stage, as less suitable sites are likely to increase assumed delivery costs.

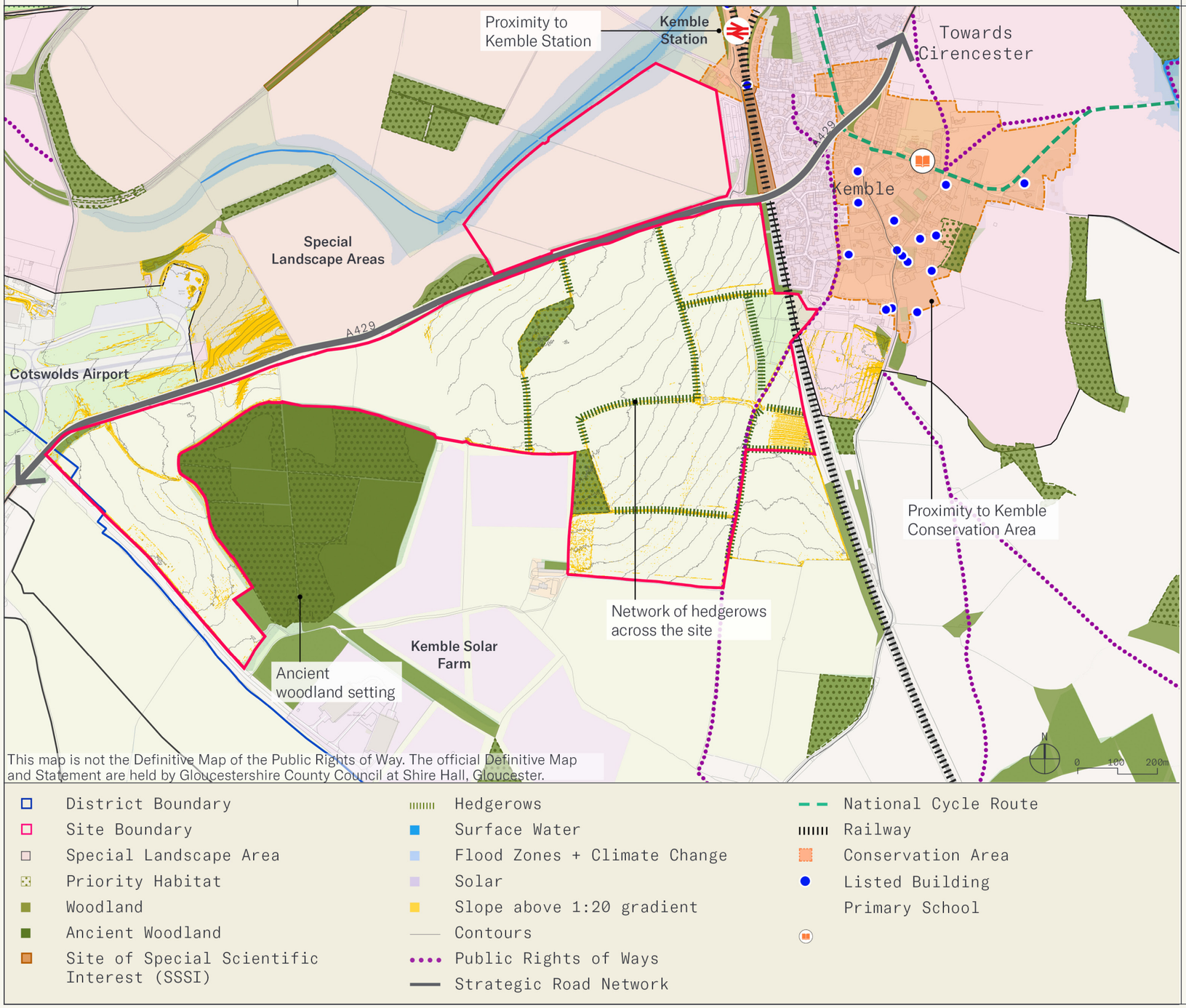
Local Centre:
- Provide a local centre of approximately 0.5-1ha of local centre uses at the heart of the development. In line with the Town Centre and Retail Study (2026), this should seek opportunities to provide retail, community and service uses an a locally appropriate scale that support the day-to-day needs of residents.

Employment:
- Provide approximately 4ha of employment land in two parcels with direct access from Southrop Road, and London Road.

Safeguarding:
- Development of, or exceeding, 15.2m in height above ground level will trigger statutory consultation requirement for aerodrome safeguarding.
- Development that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation, including the potential for an environment attractive to hazardous bird species to be formed temporarily will trigger statutory consultation requirement.
- Development of any structure with elevations clad or partly clad in metallic type materials or roofing clad or partly clad in metallic type materials will trigger statutory consultation.

Site 8

Kemble - Land south-west of Kemble



Site Context

Notes

This site comprises land to the south-west of Kemble, forming a proposed strategic allocation adjoining the village and Cotswold Airport. The site is bounded by the A429 to the north-west and lies close to Kemble railway station with direct links to London Paddington. The land is predominantly agricultural, crossed by a well-established network of hedgerows, and includes an area of ancient woodland towards it's western edge.

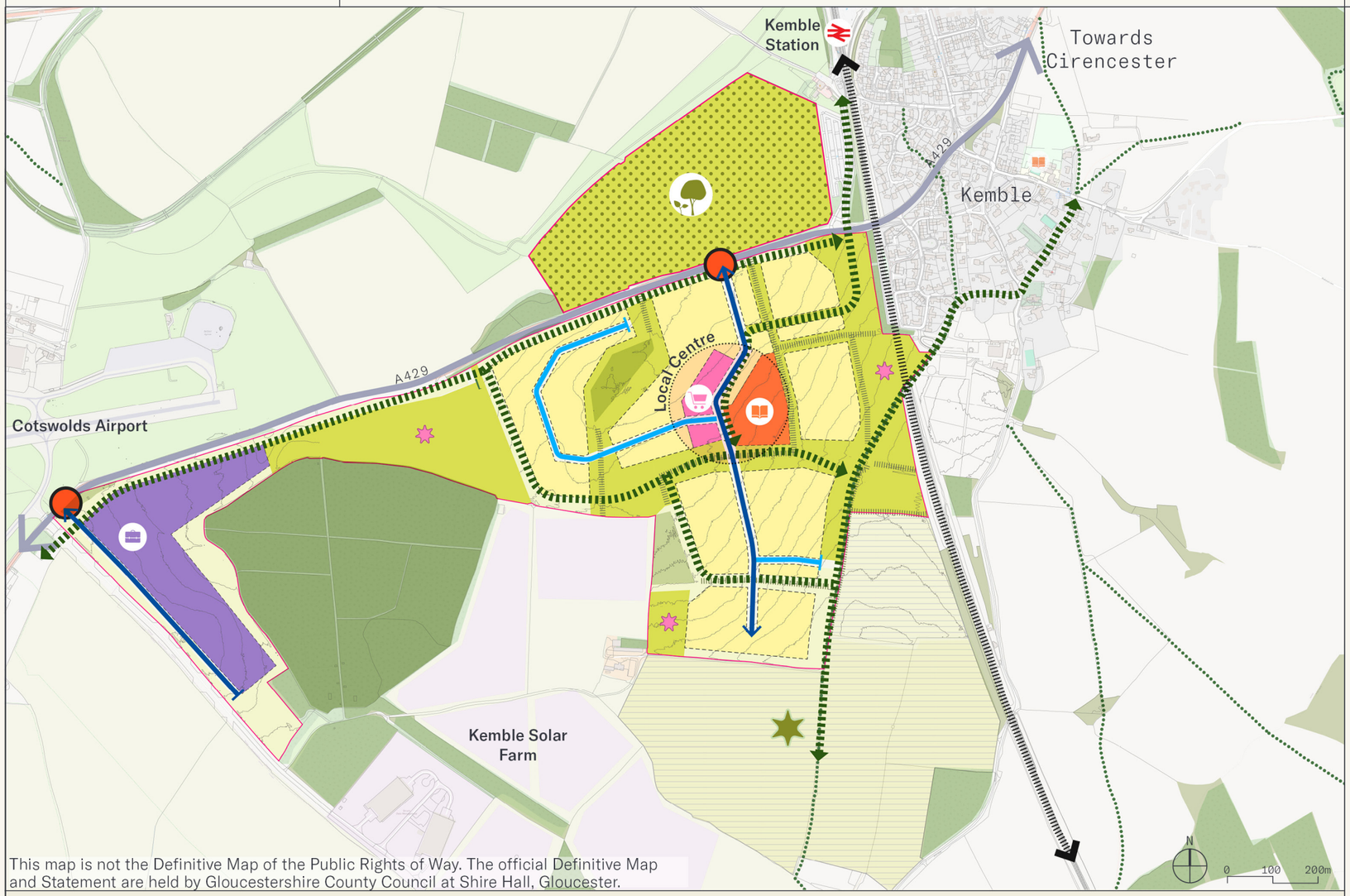
- Part of the site lies within, or close to, the Kemble-Ewen Special Landscape Area, which will be a material consideration in determining appropriate scale and edge treatment.
- The site lies in proximity to Kemble Conservation Area and a number of listed buildings within the village; any development will need to consider its impact on the setting of both.
- A network of hedgerows crosses the site, and an area of ancient woodland lies along its southern edge; both will need to be retained and buffered from development.
- The site adjoins Cotswold Airport, an active general aviation and commercial airfield; compatibility with existing airport operations will need to be assessed. The site also adjoins Kemble Solar Farm to the south, which will need to be considered in relation to layout, landscaping, and any potential visual or amenity impact.
- Proximity to Kemble station offers strong potential for a sustainable, rail-connected extension to the village
- The retained hedgerow and woodland network provides a strong basis for a landscape-led approach to layout and green infrastructure.
- Frontage onto the A429 and proximity to the National Cycle Route through Kemble support good connectivity by both road and active travel.

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 8

Kemble - Land south-west of Kemble

Illustrative Concept Framework



This map is not the Definitive Map of the Public Rights of Way. The official Definitive Map and Statement are held by Gloucestershire County Council at Shire Hall, Gloucester.

- Site Boundary
- Residential
- Education - Primary school
- Local centre
- Employment
- Open space
- Buffers
- Suitable Alternative Natural Greenspace (SANG)
- Hedgerows
- Woodland
- Public Rights of Ways
- Primary road
- Secondary road
- Active travel link
- Primary access point
- Potential Location for Sports Pitches

Notes

— **Site Area:** 83.6ha
— **Illustrative Residential Capacity:** 1,020 homes
— **Employment:** c.9Ha
— **Local Centre:** c.0.5-1Ha

Key Land Uses:

— Residential
Primary School (2FE)
Local Centre
Employment
— Strategic Open Space
On site SANG
Potential additional SANG area

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 8

Kemble - Land south-west of Kemble

Design Principles

The Comprehensive Masterplan:
- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:
- Organise the site into two separate developable parcels either side of the existing Ancient Woodland, one employment parcel in the west, and a residential parcel in the east for approximately 1,020 homes, a local centre and a primary school. Vehicular traffic between the two parcels is unlikely to be suitable and connectivity should be provided by active mode connection with the employment area should be served by its own vehicular access.
- Co-locate the local centre and the primary school at the centre of the residential parcel to support walkable neighbourhood principles, providing higher densities here.
- All proposals should consider the existing airport uses, and design and layout should be compatible with its ongoing usage.

Access Strategy:
- Both developable parcels will have a dedicated primary vehicular access off the A429. Create two new junctions along the route to access the parcels with appropriate improvements to the roadway.

Movement and Public Transport:
- Provide a new East - West active transport route to connect both parcels and to link onwards to the existing network.
- Provide high quality and direct active transport routes which link the site to Kemble and to Kemble Railway Station.
- Deliver active travel improvements to the A429 and enhance the existing PRoW network.
- Facilitate the reuse of former rail route as a cycleway connecting Kemble and Cirencester for access.
- Support a new bus service connecting town centre of Kemble, site and Tetbury, along A439, Oxleaze Road and A433, with modelling in the STA suggesting 100-200 passengers a day
- Transport modelling identifies cycling may become unsuitable for most people on Windmill Road and also School road as a result of increased traffic flow. At present Windmill Road is functionally not a full two-way street due to parking on the street and mitigation could involve removing on street parking given most houses have drives to accommodate segregation or otherwise include mitigation through a shared pathway and reduction to 40mph.
- Improvements to active travel along Church Road including active travel access to site boundary, continuous footways and possible exploration of a quiet lane on Church Road with lower speed limits and signage to improve mixed use of road for cycling.
- Improve active travel crossing facilities on the A429 to allow active travel access from Site to access Station Road, delivered in combination with improved pedestrian footways and cycleways along Station Road to promote active travel to Kemble Station.
- Support the delivery of a package of improvements at Kemble Station, as outlined in the Strategic Transport Assessment, including improving accessibility at the station with step free bridge and cycle parking.
- Transport model suggests that Avening High Street becomes unsuitable to most people to cycle on without mitigation, although mixed traffic suitability could be restored if the speed limit is reduced to 20mph with a corresponding amount of traffic calming to ensure the design speed matches the new speed limit.
- Transport model suggests that cycling on the Tewksbury Road becomes unsuitable for most people due to increased traffic volumes and solutions include implementing a one way system around Coates to allow for cycle lanes and/or speed reductions.
- Provide additional proportional contributions to the Kemble sub area and district wide mitigation requirements identified in the IDP.

Landscape, Open Space, Ecology and Nature recovery:
- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation.
- Demonstrate consideration for the impact of the development on the nearby Special Landscape Area to the immediate north of the site.
- Provide a managed green infrastructure buffer between employment land and adjacent woodland, protecting woodland habitats whilst delivering opportunities for habitat creation, ecological connectivity and biodiversity enhancement in accordance with the Gloucestershire Local Nature Recovery Strategy.
- Incorporate woodland, hedgerows and other existing habitats into a new green network which crosses the site and connects greenspaces with the surrounding natural landscape.
- Integrate existing mature hedgerows into the landscape strategy, retaining historic field boundaries within the masterplan where possible.

Suitable Alternative Natural Greenspace (SANG):
- Explore opportunities to deliver strategic SANG capable of serving both the requirements of the development (estimated to be approximately 19ha) and wider area, or otherwise seek an alternative offsite mitigation strategy which can meet the required function of the on-site SANG without compromising protected sites.

Site 8

Kemble - Land south-west of Kemble

Design Principles

- Demonstrate consideration for the existing Ancient Woodland when providing SANG, enhancing and protecting it where appropriate, aligning with the Local Nature Recovery Strategy where relevant.

- As set out in the SANG Strategy, land to the south of the allocation (shown indicatively on the Illustrative Concept Framework in a hatch) has the potential to be a suitable location for strategic scale SANG to provide mitigation for the non-strategic and windfall based growth within the Zones of Influence which are too small to provide on site need. For the avoidance of doubt, there is a potential to merge this with the identified requirements to mitigate Kemble and expand its size, its delivery funded by contributions from qualifying development offsite.

Heritage and Archaeology:
- Conserve and enhance the setting of Kemble Conservation Area and its heritage assets, including the Grade II* Church of All Saints, ensuring development responds sensitively to important views and the historic character of the village.

- The cutting and tunnel to the east of the site originally served a clear aesthetic purpose as a deliberate piece of environmental planning (mitigation of impact by landscape screening/tunnelling), and it had the effect of maintaining a landscape setting for Kemble village, Conservation Area and the church spire in particular. The area of open space shown on the Illustrative Concept Framework has therefore been carefully sited to maintain a logical relationship with the existing settlement edge, whilst ensuring that the majority of the land remains open and retains its predominantly rural character. Retention of a landscaped buffer around the railway cutting and tunnel to preserve its historic function as a landscape-screening feature, maintain the rural setting of Kemble, and safeguard key views towards the village and church spire is therefore important for any proposal on the site.

Education:
- Provision of land capable of delivering a 2FE primary school and contributions towards its delivery as agreed with the Local Education Authority.

- The location of the proposed primary school should align with GCC's school design requirements, agreed at the pre-application stage, as less suitable sites are likely to increase assumed delivery costs.

Local Centre:
- Provide a local centre of approximately 0.5-1ha of local centre uses at the heart of the development. In line with the Town Centre and Retail Study (2026), this should seek opportunities to provide retail, community and service uses of a locally appropriate scale that support the day-to-day needs of residents.

Employment:
- Provide 9ha of employment land to the east of the site in closest proximity to Cotswold Airport.

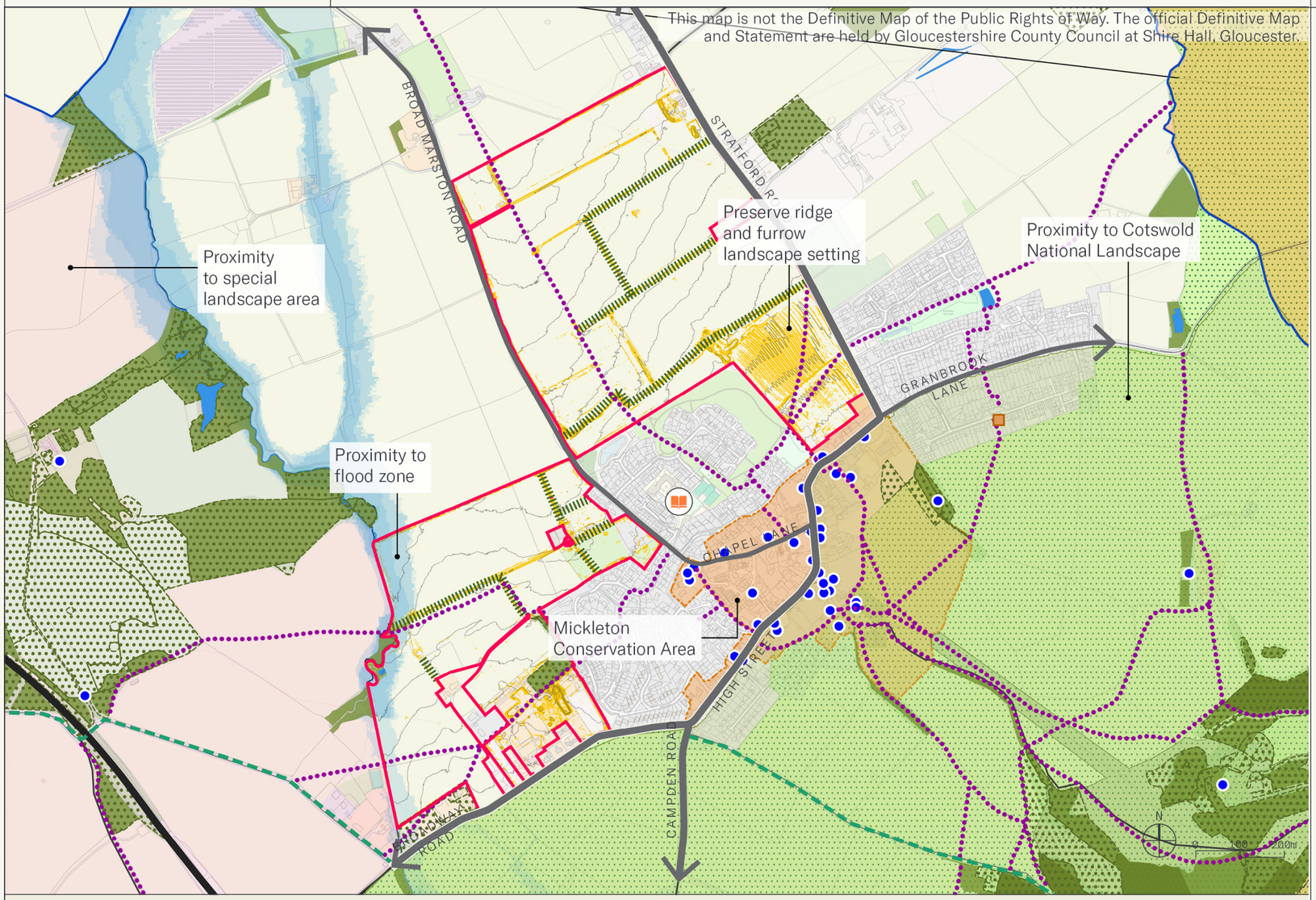
- The employment area identified on the Illustrative Concept Framework will need to consider its adjacency and proximity to the airport and ensure it does not have a visual impact on the users through its design. In addition, it must sensitively responding to the adjacent ancient woodland and actively maintain an appropriate edge and controls to prevent impact.

Safeguarding:
- Development of, or exceeding, 91.4m in height above ground level will trigger statutory consultation requirement for aerodrome safeguarding.

Site 9

Mickleton - Land north & West of Mickleton

Site Context



- District Boundary
- Site Boundary
- Cotswold National Landscape
- Special Landscape Area
- Priority Habitat
- Woodland
- Hedgerows
- Surface Water
- Flood Zones + Climate Change
- Solar
- Slope above 1:20 gradient
- Contours
- Public Rights of Ways
- Strategic Road Network
- National Cycle Route
- Conservation Area
- Listed Building
- Primary School

Notes

This site comprises land to the north and west of Mickleton, forming a proposed strategic allocation adjoining the village on two sides. The site is bounded by Broad Marston Road to the west, close to the Norton Hall Special Landscape Area and the Cotswolds National Landscape to the east and south. The land is predominantly agricultural, crossed by a network of hedgerows, and retains areas of historic ridge and furrow earthworks.

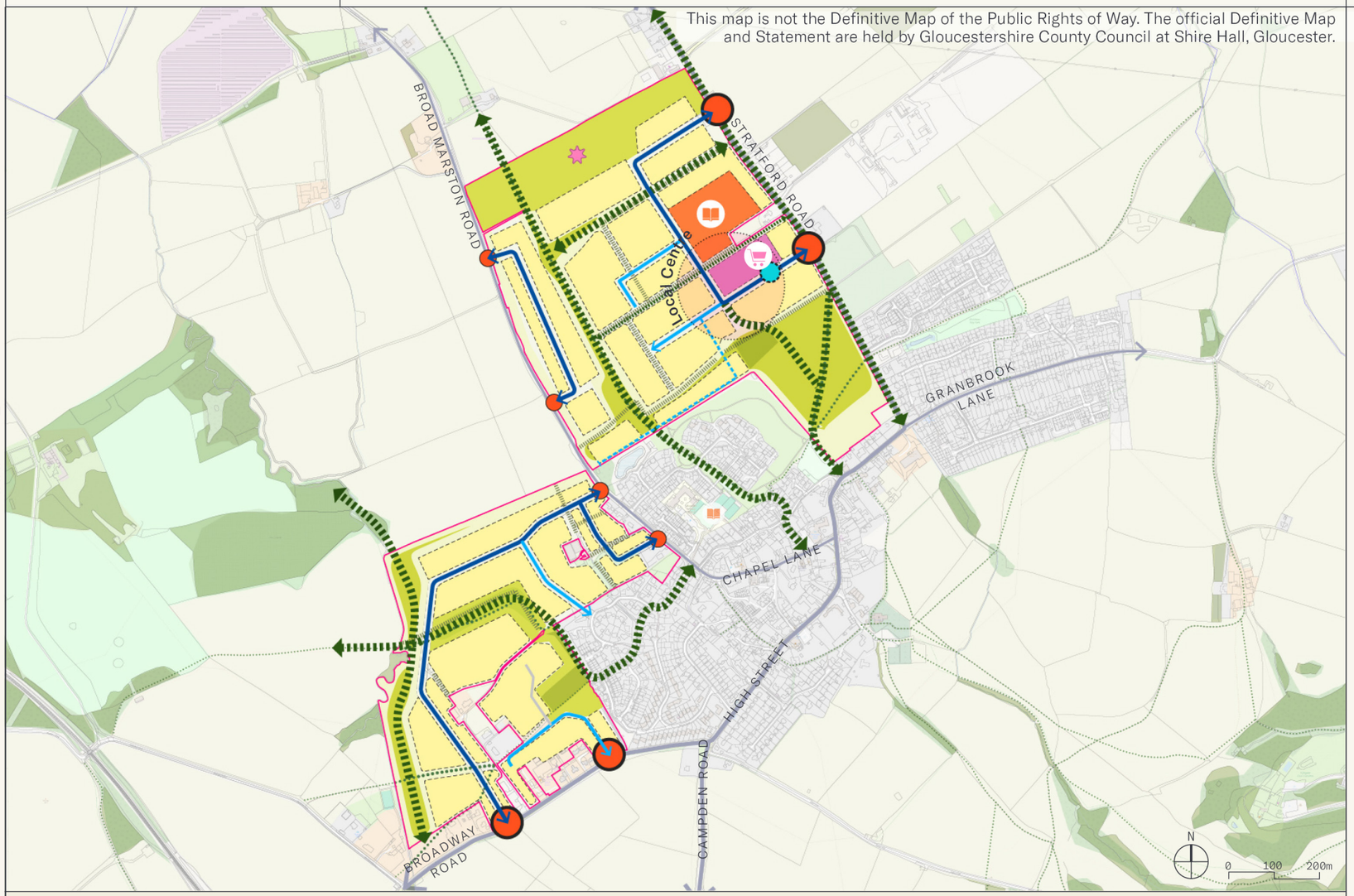
- The site adjoins the Norton Hall Special Landscape Area to the west and lies close to the Cotswolds National Landscape to the east, both of which will be a material consideration in determining appropriate scale, density and edge treatment.
- The site lies adjacent to Mickleton Conservation Area and a number of listed buildings within the village; areas of ridge and furrow within the site should be preserved as a feature of historic landscape character.
- Part of the site lies close to a flood zone associated with the watercourse to the west, which will need to inform layout, access and drainage strategy
- A network of hedgerows crosses the site and will need to be retained within any green infrastructure strategy.
- Public Rights of Way, including the Heart of England Way, cross the site and will need to be retained or diverted.
- Proximity to existing village services supports a walkable extension to the settlement.
- The retained hedgerow network and ridge and furrow features provide a basis for a landscape-led approach to layout and open space.

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 9

Mickleton - Land north & West of Mickleton

Illustrative Concept Framework



- Site Boundary
- Residential
- Education - Primary school
- Local centre
- Employment
- Open space
- Buffers
- Hedgerows
- Woodland
- Public Rights of Ways
- Primary road
- Secondary road
- On Plot Access
- Active travel link
- Primary access point
- Mobility hub
- Potential Location for Sports Pitches

Notes

— **Site Area:** 75.7ha

— **Illustrative Residential Capacity:** 1,238 homes

— **Local Centre:** c.0.5-1Ha

Key Land Uses:

- Residential
- Primary School (2FE)
- Local Centre
- Strategic Open Space

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 9

Mickleton - Land north & West of Mickleton

Design Principles

The Comprehensive Masterplan:

- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:

- Provide a development of approximately 1,250 homes, a local centre and a primary school at the core of the development with highest residential densities here, decreasing to the north and west.
- Ensure development within the south-eastern part of the site is designed around the retention of existing hedgerows and ecological features, with access arrangements minimising the number and extent of hedgerow crossings, celebration of the Heart of England way and retention of heritage assets.

Access Strategy:

- Provide independent vehicular accesses for smaller parcels to avoid impact on Broadmarston Lane.
- Provide safe and appropriate junctions and road improvements as necessary.

Movement and Public Transport:

- Carefully design active travel links through existing hedgerows to minimise ecological impacts, including keeping crossings as narrow as practicable, locating them where hedgerows are least dense, minimising lighting and incorporating measures to maintain wildlife movement and habitat connectivity.
- Improve and enhance the existing PRoW which will connect the development to Mickleton village centre, and westwards into the open countryside. Ensure both pedestrian and cycle movement is provided for.
- Provide Active Travel only connections to the public park to provide attractive active travel routes within Mickleton. At present the paths within the park are not sufficient for cycling and so upgrade of widths for a shared pathway or separate cycling routes would be required the STA estimates this would include at least 2.6km of pathway upgrades.
- Provide a Cycleway and/or Shared Pathways along Long Marston Road to facilitate segregated access to National Cycleway 5 route featuring a fully car-free travel route to Stratford-Upon-Avon, potentially coupled with targeted e-micromobility interventions.
- Support improved Bus Services between Mickleton to Moreton-in-Marsh to supplement current services offer routes to Stratford-Upon-Avon, Chipping Campden and Moreton-In-Marsh. This intervention would look at improving frequency of the current offering whilst also adding connections to Evesham in line with new population.
- Support the current reduction of Willersey Speed Limit to 20mph project and expand route treatment to Mickleton.
- Provide additional proportional contributions to the Mickleton sub area mitigation identified in the IDP.

Landscape, Open Space, Ecology and Nature recovery:

- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation.
- Provide a landscaped edge at the northern boundary to create a landscaped buffer between the development and the surrounding open countryside.
- Utilise the Heart of England Way corridor as a key green infrastructure feature, enhanced walking and cycling connections, and contributing positively to the setting of Mickleton Conservation Area.
- Retain and incorporate the historic ridge and furrow landscape within strategic open space, protecting its heritage significance and landscape character.
- There is a continued need to ensure development responds to views to and from the Cotswold National Landscape, notably to and from Meon Hill, with large development blocks avoided. Furthermore, the setting of Norton Hall to the west will also need to be assessed as part of further application work. Impact on long views from the National Landscape can be reduced by interspersing tree planting throughout the development in public spaces.
- Development should respect the Cotswold National Landscape and its setting, notably by minimising any impact in long views through measures such as interspersing tree planting throughout the development.
- Integrate existing mature hedgerows into the landscape strategy, retaining historic field boundaries within the masterplan where possible.
- Deliver habitat creation and biodiversity enhancements within green corridors and landscape buffers, strengthening ecological connectivity with the surrounding countryside.
- Carefully consider the impact of the development on the adjacent Special Landscape Area.
- Development should respect the Cotswold National Landscape and its setting, notably by minimising any impact in long views through measures such as interspersing tree planting throughout the development. Provide a green landscape buffer to the western fringe of the development where the site.
- Incorporate the existing Public Right of Way within a green corridor running through the centre of the site, enhancing its recreational, ecological and active travel function.

Site 9

Mickleton - Land north & West of Mickleton

Design Principles

Heritage and Archaeology:

- Ensure development responds sensitively to the setting and character of Mickleton Conservation Area.

Local Centre:

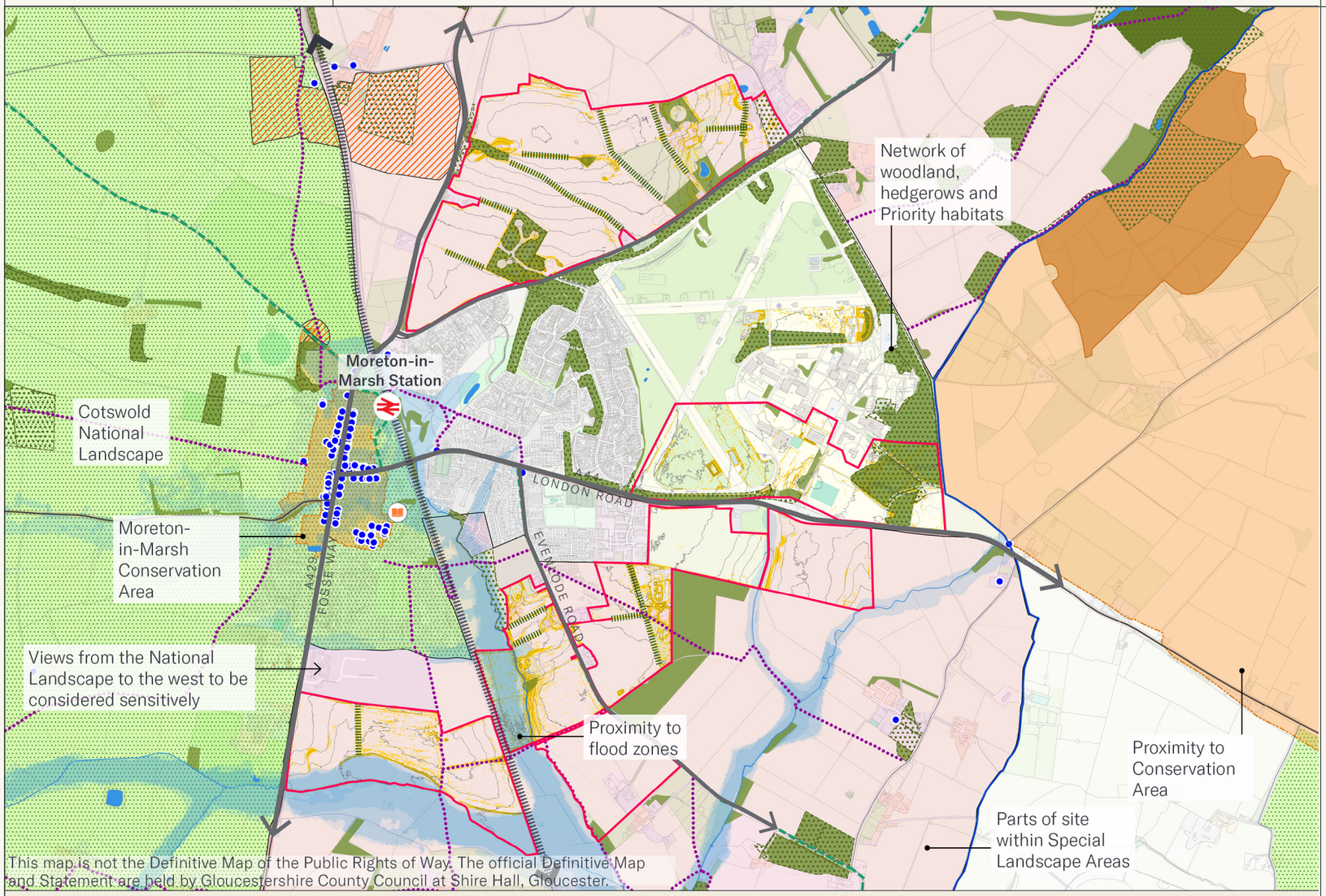
- Provide a local centre of approximately 0.5-1ha of local centre uses at the heart of the development. In line with the Town Centre and Retail Study (2026), this should seek opportunities to provide retail, community and service uses an a locally appropriate scale that support the day-to-day needs of residents.

Education:

- Provision of land capable of delivering a 2FE primary school and contributions towards its delivery as agreed with the Local Education Authority.
- The location of the proposed primary school should align with GCC's school design requirements, agreed at the pre-application stage, as less suitable sites are likely to increase assumed delivery costs.

Site 10

Moreton-in-Marsh - Land north, east and south of Moreton-in-Marsh



Site Context

Notes

This site comprises land to the east and south of Moreton-in-Marsh, forming a proposed strategic extension to the town. The site wraps around the town in separate parcels, bounded by the A429 (Fosse Way) to the west, the A44 London Road running through its centre, and the Evenlode River corridor to the south, with Moreton-in-Marsh railway station sitting centrally within the town.

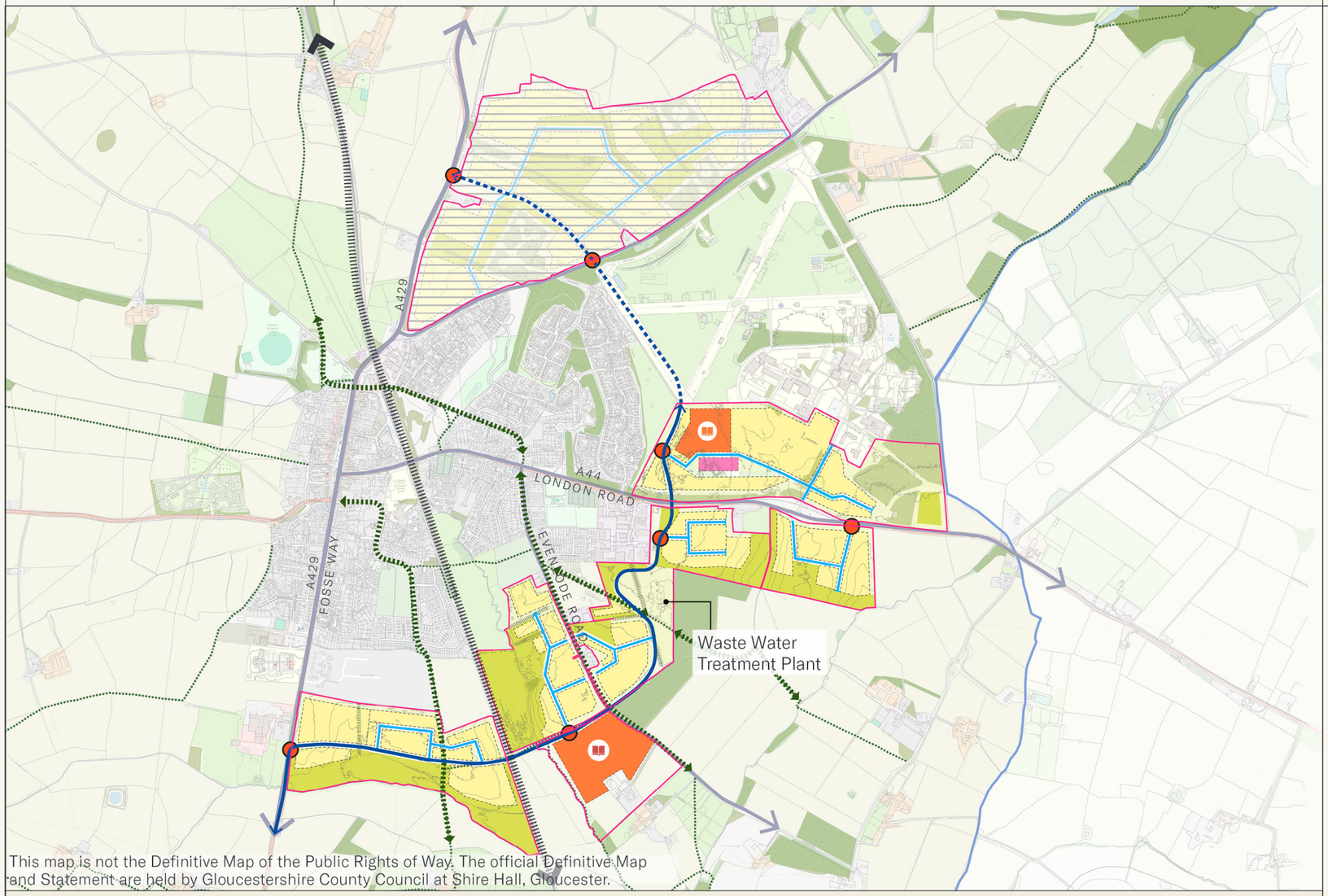
- A Scheduled Monument lies adjacent to the northern parcel and will require an appropriate buffer; the site also lies close to Moreton-in-Marsh Conservation Area and a Conservation Area to the east, both of which will need to be considered in terms of setting and approach views.
- The western edge of the site adjoins the Cotswolds National Landscape, and parts of the southern parcel fall within designated Special Landscape Areas, both of which will inform scale, density and edge treatment.
- A rich network of woodland, hedgerows and priority habitat crosses the northern parcel and will need to be retained and enhanced; a Site of Special Scientific Interest lies to the east, beyond the site boundary, and should be safeguarded from indirect effects.
- The southern parcel lies close to flood zones associated with the River Evenlode, which will need to inform layout, access and drainage strategy.
- The site is crossed by the A44 London Road and A429 Fosse Way; junction capacity and integration with the existing road network will be a key consideration given the scale of growth proposed.
- The scale and multi-parcel nature of the site offers the opportunity to deliver new infrastructure in a coordinated way across the town, consistent with Moreton-in-Marsh's role as the principal service centre for the North Cotswolds.

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 10

Moreton-in-Marsh - Land north, east and south of Moreton-in-Marsh

Illustrative Concept Framework



- District Boundary
- Site Boundary
- Residential
- Education - Primary school + Secondary School
- Local centre
- Broad location for future growth
- Open space
- Buffers
- Hedgerows
- Woodland
- Public Rights of Ways
- Link Road
- Link road - future delivery
- Secondary road
- Active travel link
- Railway
- Primary access point

Notes

— **Site Area:** 135.3ha (Excluding broad location in the North)

— **Illustrative Residential Capacity:** 2,217 (including 195 consented homes)

— **Local Centre:** c.1Ha

Key Land Uses:

- Residential
- Primary School (3FE)
- Secondary School (6FE)
- Local Centre
- Strategic Open Space

© Crown copyright and database rights 2026. Ordnance Survey, LA No. AC0000815979.
Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 10

Moreton-in-Marsh - Land north, east and south of Moreton-in-Marsh

Design Principles

The Comprehensive Masterplan:

- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:

- Deliver a residential-led mixed-use development comprising of approximately 2,220 homes, education facilities, employment uses, local centres and strategic open space.
- Deliver a comprehensive urban extension to the eastern and southern edges of Moreton-in-Marsh.
  Deliver a strategic link road to support development, provide access to new neighbourhoods and reduce impact on the existing highway network.
- The Illustrative Concept Framework includes the proposed secondary school on a specific parcel given its sensitivity and ability to be mitigated by providing the building to the north of the plot with associated play pitches provided to the south to lessen the impact of the allocation.
- Although not allocated in this plan, proposals should not fetter the future delivery of the broad location for growth located to the north of Moreton-in-Marsh.
- Focus higher density development around local centres, education facilities and key public transport corridors to support the delivery of strategic infrastructure.

Access Strategy:

- Strategic link road connecting development parcels and forming the principal access route for all new development.
- Ensure development is phased alongside delivery of the link road and associated infrastructure.
- Ensure link road is safeguarded to allow broad location for future growth.
- Minimise traffic impacts on the existing highway network through the provision of new strategic connections.

Movement and Public Transport:

- Deliver enhanced walking and cycling connections between development parcels, schools, local centres and Moreton-in-Marsh town centre, including improving active travel infrastructure along London Road and key routes into the town.
- Ensure development is integrated with public transport services and supports sustainable travel choices.
- An LTN1/20 compliant route is required from Moreton-In-Marsh to Bourton-on-the-Water via Stow-in-the-Wold. This route can either be in the form of a segregated addition to the Fosse Road or along the routes identified in the GCC countywide LCWIP (Evenload Road-Chapel Street-Ex railway alignment).
- Moreton-in-Marsh New Road South eastern portion of the link road around Moreton-in-Marsh to the East is required move through traffic and development traffic away from currently constrained double roundabout. In order to remain in line with the vision to not induce increased car use this should include a wider array of measures including the potential to be car capacity neutral by e.g. pedestrianising or semi-pedestrianising the high street as set out in the Moreton-in-Marsh feasibility study. The current delivery mechanism for the proposed link road is the coordination, via the Comprehensive Masterplan, of a detailed route and its phased delivery by the landowners, with the route also providing the primary access route for the proposed residential areas. The route shown on the Illustrative Concept Framework is indicative and will need to consider its exact routing to align with available land.
- A quiet street and infrastructure approach to delivering a car-lite route from Moreton-In-Marsh to Chipping Campden is required, largely formed of upgrades the current 442 national cycle route and could include closure/one-way/speed treatments on one leg of the triangle near Batsford, work on the crossing at station road and lanes or shared pathways along areas of the road that can facilitate it. Alternatively a route could be pursued through upgrading of Rights of Way footpaths along the railway line via Paxford.
- A Moreton-In-Marsh to Shipston-on-Stour Cycleway Greenway, utilising the verge to make a shared pathway along Todenham Street and joining to an upgraded Bridleway to Shipston-on-Stour is required.
- The amount of additional traffic from developments along the route means that cycling on National 48 and the 442 cycle routes is likely to become unsuitable for most people. It is likely that to remain suitable some form of segregation is likely to be required, potentially in combination with limiting speeds along the roads to 20mph as well with measures to decrease or reroute traffic.
- Support the upgrades to the facilities of the Moreton-in-Marsh Station in line with predicted increases in patronage, including better active travel connections into the development sites.
- Upgrade the traffic-free paths through Blenheim Meadow to be suitable for cycling, including widening and removing barriers/gates will allow the developments further away from the centre to use cycling to access the town centre and railway station.
- The A44 Corridor Active Transport Route from the edge of Fire Service College Site to High Street roundabout on A44 requires a combination of measures including a shared pathway or pathway and cycleway up to the junction with Evenload Road.
- Footpaths HMM8 and HMM18 require upgrades to be a shared green way to provide onwards routing in a low traffic environment, facilitating traffic free travel from southern sites to town services.
- Support BRT Route C09/C08 from Moreton-in-Marsh to Cheltenham as set out in the STA.

Site 10

Moreton-in-Marsh - Land north, east and south of Moreton-in-Marsh

Design Principles

- Provide a Moreton-in-Marsh Transport Hub, parking and road space reallocation. This will involve moving the predominant parking away from the High street to free up capacity on the road for other uses including any road adjustments required and a higher focus on placemaking activities and improved Active Travel facilities.
- Provide additional proportional contributions to the Moreton-in-Marsh sub area and district wide mitigation requirements identified in the IDP.

Landscape, ecology and nature recovery:

- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation.
- Retain and strengthen green corridors and landscape buffers between development parcels to maintain a legible settlement structure.
- Protect and enhance Priority Habitat features, including woodland, orchards and riparian corridors, as part of an interconnected green infrastructure network.
- Utilise landscape structure to break up larger areas of development and create distinct neighbourhoods and integrate SuDS and open space as multifunctional landscape features.
- Provide a sensitive landscape treatment to the allocation edges and respond sensitively to views to and from the Cotswolds National Landscape and surrounding Special Landscape Areas. As part of wider consideration of views from the National Landscape to the west, green corridors and open space in areas between Fosse Way and Evenlode will be particularly important to ensure views are filtered. Areas to the south of Evenlode Road have been assessed as highly sensitive and landscape mitigation in this area will be particularly important.

Heritage and Archaeology:

- Ensure development responds sensitively to the setting of the Cotswolds National Landscape and surrounding valued landscapes.
- A comprehensive archaeological evaluation shall be undertaken to inform the design and layout of development within the south-western part of the allocation.
- Existing mature planting shall be retained and enhanced within the south-western part of the allocation to protect the setting of Batsford Park. A gradual landscape buffer shall also be provided along the southern extent of the site.

Education:

- Provision of land capable of delivering a 3FE primary school and contributions towards its delivery as agreed with the Local Education Authority.
- Provision of land capable of delivering a 6FE Secondary school and contributions towards its delivery as agreed with the Local Education Authority. This will provide mitigation for growth across the Cotswold North area and proportional contributions will be pooled from qualifying development to support its delivery.
- The location of the proposed primary school should align with GCC's school design requirements, agreed at the pre-application stage, as less suitable sites are likely to increase assumed delivery costs.

Local Centre:

- Provide a local centre of approximately 0.5-1ha of local centre uses at the heart of the development. In line with the Retail study, this should seek opportunities to provide retail, community and service uses an a locally appropriate scale that support the day-to-day needs of residents.

Safeguarding:

- Development that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation, including the potential for an environment attractive to hazardous bird species to be formed temporarily will trigger statutory consultation requirement.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

1. The Site Development Templates for the non-strategic site allocations form an important part of the Local Plan. They provide a clear framework for shaping development on each site and play a key role in informing viability assumptions and indicative site value expectations. By establishing the principal requirements at an early stage, the templates offer transparency for applicants and help to ensure that proposals are grounded in realistic and policy-compliant assumptions.

2. The requirements set out in each brief are not exhaustive. They identify the core matters that must be addressed, but they do not replace the need to respond to the wider Local Plan, supplementary guidance, or any site-specific technical evidence. Additional considerations may emerge through detailed design, further assessment, or engagement with statutory bodies, stakeholders and the local community.

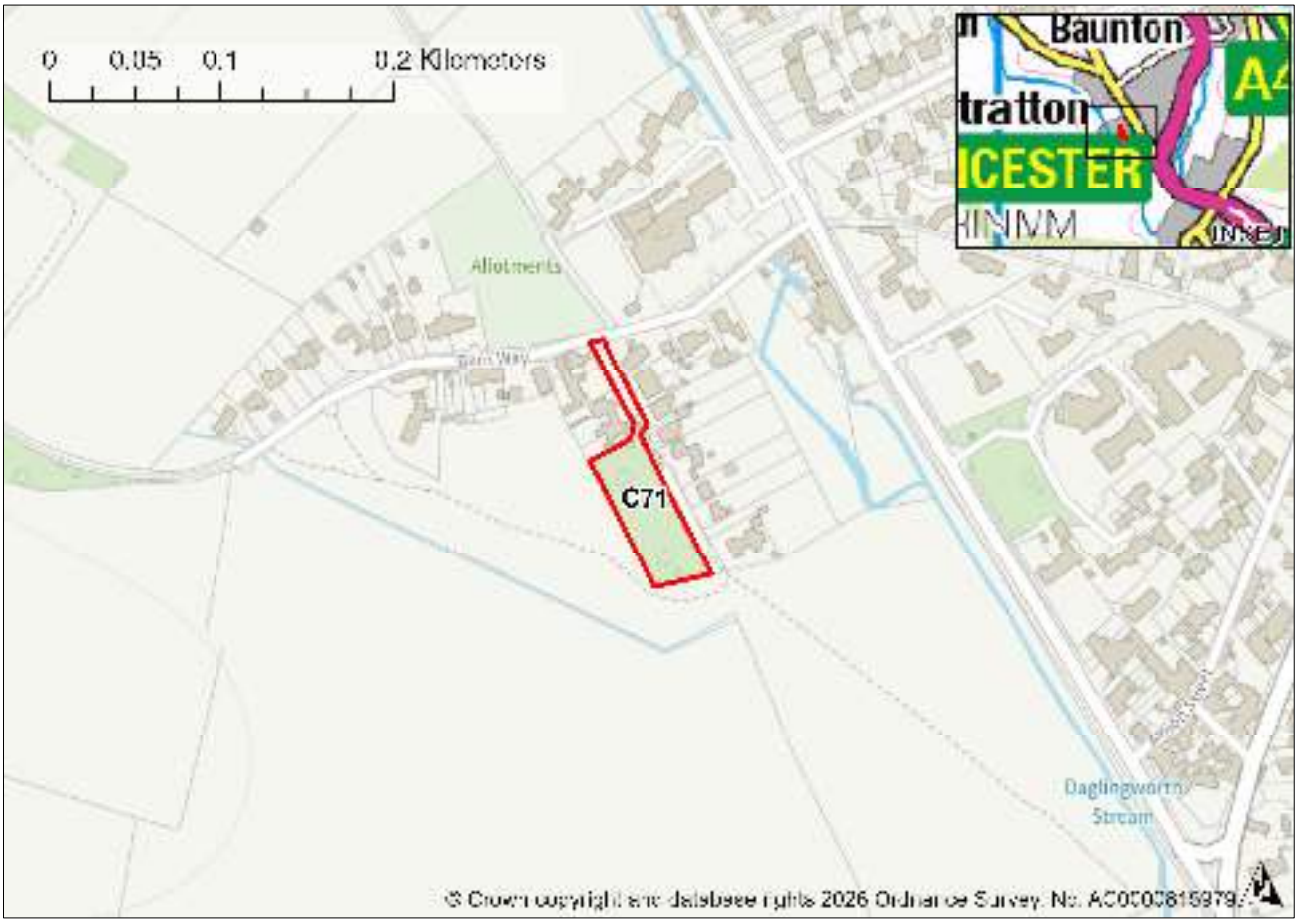
3. While the briefs establish a consistent design framework, there may be circumstances where well-justified alternative approaches can be supported. Any such alternative must clearly demonstrate that it delivers outcomes equal to or better than those envisaged in the brief, particularly in relation to settlement character, landscape sensitivity, environmental performance and overall placemaking quality. Proposals that depart from the brief must provide robust and proportionate evidence.

4. Although the Local Plan should be read as a whole, particular attention must be paid to the Cotswold Design Code. The Site Development Templates in this appendix do not duplicate or supersede the Design Code; they must be interpreted alongside it. Development proposals will be expected to demonstrate compliance with both the Design Code's district-wide requirements and the site-specific principles contained within each brief.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

NON-STRATEGIC SITE ALLOCATIONS IN THE CIRENCESTER AND VILLAGES AREA

Cirencester: Land adjacent to Donside, off Barn Way (ref: C71)



Site Area: 0.3 hectares

Proposed Uses: Residential (around 10 homes)

Development requirements:

Landscape Integration and Green Infrastructure

i. A green infrastructure buffer must be provided along the southern and western boundaries of the site to ensure appropriate integration with the wider landscape and to create a sensitive transition between built development and the adjoining open countryside.

ii. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS), woodland tree planting to help minimise flood risk and areas of accessible natural greenspace.

Flood Risk

iii. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment and drainage strategy. The application must show how the Flood Risk Assessment has informed the site design and layout. It must also include measures to ensure that the access to Barn Way is achievable during a flood event.

Design and Layout

iv. Development must be designed to provide active and positive frontages onto Donside, contributing to local character and natural surveillance.

Access and Movement

v. The existing Public Right of Way along Donside must be retained and enhanced as part of the development, ensuring continued accessibility and improved user experience.

Historic Environment

vi. Any planning application for the site must be supported by a comprehensive archaeological evaluation to inform the design and layout of development.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Cirencester: Land west of Gardner Way (ref: C81B)



Site Area: 1.1 hectares

Proposed Uses: Residential (around 31 homes)

Development requirements:

Landscape Integration and Green Infrastructure

i. A central green infrastructure corridor must be established running north–south through the site, broadly aligned with the existing transmission towers, where built development will not be appropriate.

ii. This corridor should provide landscape structure, multifunctional green space, and opportunities for biodiversity enhancement.

iii. An appropriate green buffer must be provided adjacent to the balancing pond to the north-west of the site, ensuring its function, setting and ecological value are protected and enhanced where possible.

Access and Movement

iv. The existing east–west footpath that connects residential areas on either side of the site must be retained and enhanced, with improvements to its setting, legibility and user experience.

v. Direct pedestrian and cycle access must be provided onto London Road (A417) via the southern boundary.

Design and Layout

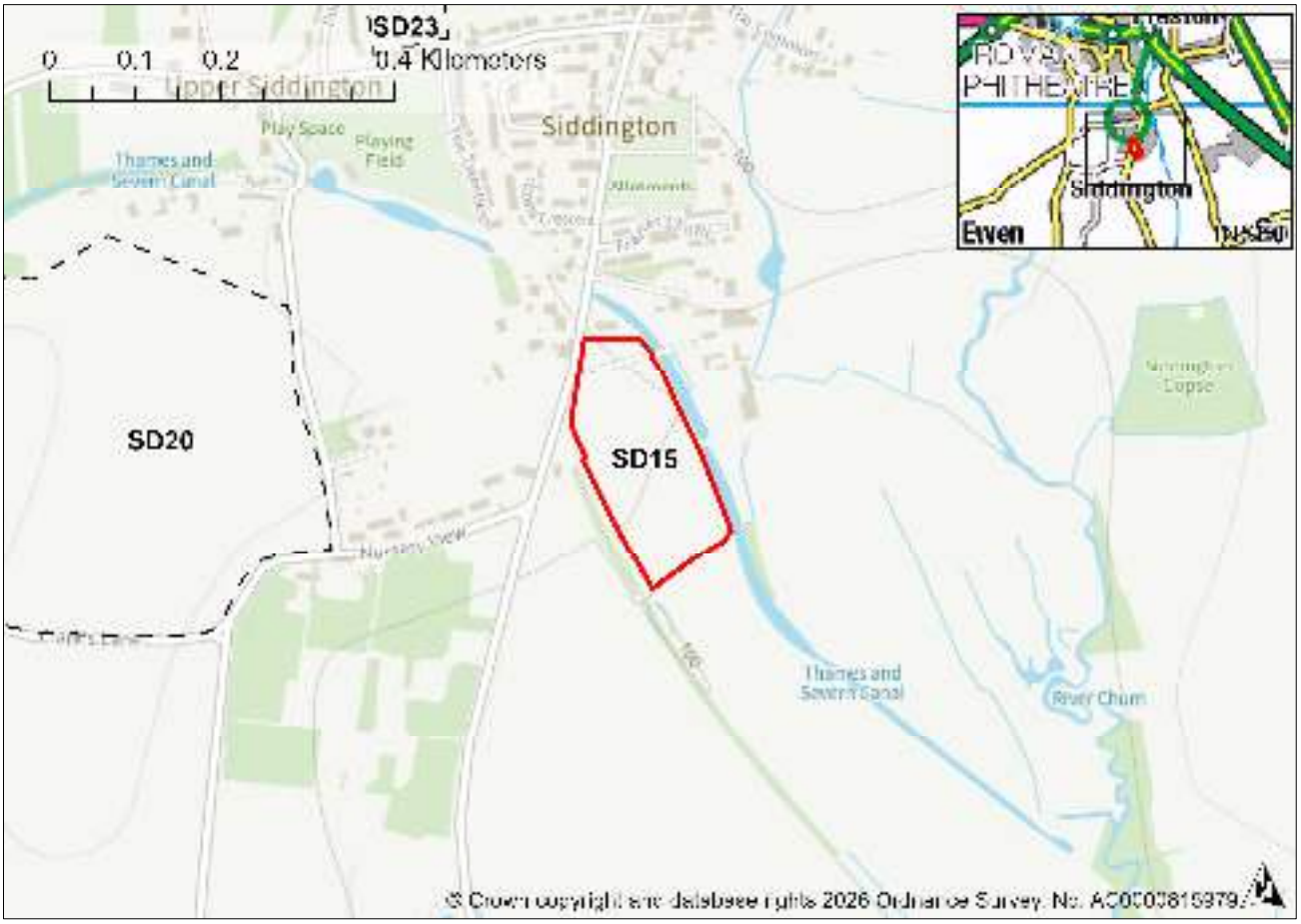
vi. Development must provide a positive and active frontage onto London Road, creating a high-quality gateway into the site that reflects the prevailing local street character.

Land Contamination

vii. Historical uses may have subjected the land to contamination and, therefore, any planning application must be supported by a Preliminary Desk Study in accordance with the Land Contamination Risk Management Framework.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Siddington: Plummers Farm, east of Ashton Road (ref: SD15)



Site Area: 3.2 hectares

Proposed Uses: Residential (around 35 homes)

Development requirements:

Landscape Integration and Green Infrastructure

i. Existing hedgerows within the site and along its boundaries must be retained, reinforced with new tree planting and integrated into the layout as key landscape features, contributing to local character and enhancing wildlife connectivity.

ii. A robust green infrastructure buffer must be provided along the eastern boundary adjacent to the canal corridor to protect and enhance biodiversity, the footpath, and its setting and to reduce flood risk. This buffer must incorporate Sustainable Drainage Systems (SuDS), woodland tree planting and areas of accessible natural greenspace.

iii. A further green infrastructure buffer must be established alongside the former railway line (priority habitat) to minimise impacts on biodiversity and provide opportunities for enhancement. This may include SuDS and accessible natural greenspace.

iv. The hedgerow along the south-eastern boundary must be strengthened to improve habitat connectivity between the canal corridor and the former railway line.

Biodiversity and Ecology

v. Opportunities must be taken to enhance the ecological value of the adjacent canal corridor priority habitat (Local Site – Nature Conservation) as part of off-site biodiversity enhancements, including biodiversity net gain, unless it can be robustly demonstrated that this is not feasible.

vi. Habitat measures must be taken that support species for which this site may act as functionally linked land (unless evidence can be provided that the site is not functionally linked land.)

vii. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Design and Layout

viii. Development must retain sufficient land within the site to safeguard the potential future restoration of the canal.

ix. A high-quality frontage onto Ashton Road must be provided, creating an appropriate gateway to Siddington that reflects the rural character of the surrounding landscape.

Access and Movement

x. Vehicular access to the site must be carefully designed to minimise impacts on The Greyhound, a listed building.

xi. Existing roadside trees and hedgerows must be retained and reinforced, with access arrangements making use of existing highway access points where possible. Visibility splays must be minimised, and any loss of trees or hedgerows must be mitigated through replacement planting along the frontage.

Water management

xii. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Historic Environment

xiii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

xiv. Development proposals must conserve the significance and rural setting of The Greyhound listed building, including retaining a buffer of green space along the road.

xv. The site design must reflect the significance of the old canal as a non-designated heritage asset.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Siddington: Land east of Siddington Road and west of Bluebell Drive (ref: SD17)



Site Area: 0.6 hectares

Proposed Uses: Residential (around 5 homes)

Development Requirements:

Landscape Integration and Green Infrastructure

i. A green infrastructure buffer (including woodland planting) must be provided along the southern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.

ii. The buffer must incorporate biodiversity enhancements and appropriate screening or filtering of views from Siddington Church and other listed buildings. It may also include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

iii. Habitat measures must be taken that support species for which this site may act as functionally linked land (unless evidence can be provided that the site is not functionally linked land).

Infrastructure and Constraints

iv. Adequate stand-off distances and clearances must be maintained beneath overhead cables to meet maintenance, safety, and regulatory requirements, and these areas should be integrated positively within the layout.

Biodiversity and Ecology

v. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Flood Risk

vi. Built development must be restricted to areas of the site located outside Flood Zones 2 and 3.

vii. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Historic Environment

viii. Any planning application must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.

ix. Development proposals must conserve and, where possible, enhance the setting and significance of Siddington Church (listed building) and the other nearby listed buildings.

x. Development must be limited to the north and east of the site in order to limit the extension of the settlement edge and allow the continued rural feel of views towards the church along the roadside.

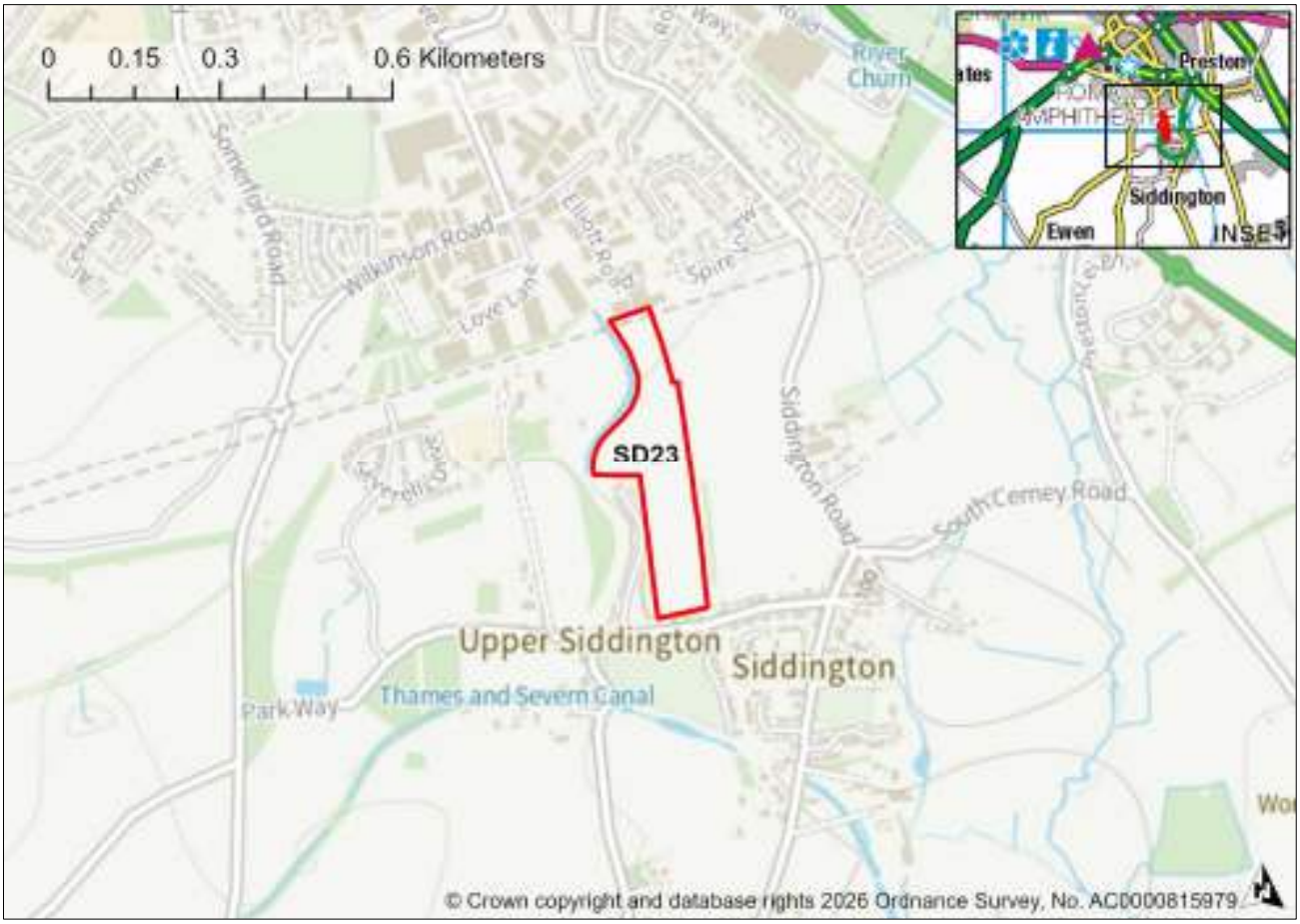
xi. New development should comprise mainly detached or semi-detached buildings that mirror the character of the existing settlement, with building heights restricted to respect the low-level town skyline and help preserve views between the town and the surrounding landscape.

xii. The use of local vernacular materials and building designs, including limiting building heights and using stone walls along plot boundaries, must be utilised to retain some of the rural character and integrate built development into the settlement edge.

xiii. The rural character of the site must also be retained through the retention, maintenance and enhancement of the existing hedgerows and trees that form part of the boundaries of the site.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Siddington: Land between disused canal and disused railway line, north of Park Way (ref: SD23)



Site Area: 5.7 hectares

Proposed Uses: Residential (around 22 homes)

Development Requirements:

Access and Movement

i. Vehicular access to the site must be taken from Pound Close. (Vehicular access from Siddington Road will not be supported, to protect ecological connectivity along the former railway corridor and to preserve the rural character of Siddington Road and the setting of associated listed buildings.)

ii. Public Rights of Way within the site, including Siddington Footpath 3, must be retained, enhanced and integrated into the development, with their rural character preserved and improved where possible.

Design and Layout

iii. Built development (housing) must be restricted to the southern part of the site, located to the south of the east–west Public Right of Way (Siddington Footpath 3), with the northern areas forming part of the green infrastructure of the site.

Landscape Integration and Green Infrastructure

iv. Wide and robust green infrastructure corridors must be established along the alignment

of the disused canal and the former railway line. These corridors must safeguard sufficient land for the potential future restoration of the canal; provide substantial biodiversity enhancements; incorporate accessible natural greenspace, and retain and enhance the setting of Public Rights of Way. Sustainable Drainage Systems (SuDS) may be incorporated where appropriate.

v. A green infrastructure buffer must be retained along the northern part of the site to prevent the coalescence of settlements and to accommodate maintenance access and regulatory requirements associated with overhead cables.

vi. Existing hedgerows and trees within the site must be retained and integrated into the layout as key landscape features, contributing to local character and enhancing ecological connectivity.

vii. Habitat measures must be taken that support species for which this site may act as functionally linked land (unless evidence can be provided that the site is not functionally linked land.)

Flood Risk

viii. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Land Contamination

ix. Historical uses may have subjected the land to contamination and, therefore, any planning application must be supported by a Preliminary Desk Study in accordance with the Land Contamination Risk Management Framework.

Biodiversity and Ecology

x. Opportunities must be taken to enhance the ecological value of the adjacent canal and railway corridors as part of off-site biodiversity enhancements, including biodiversity net gain, unless it can be robustly demonstrated that this is not feasible.

xi. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

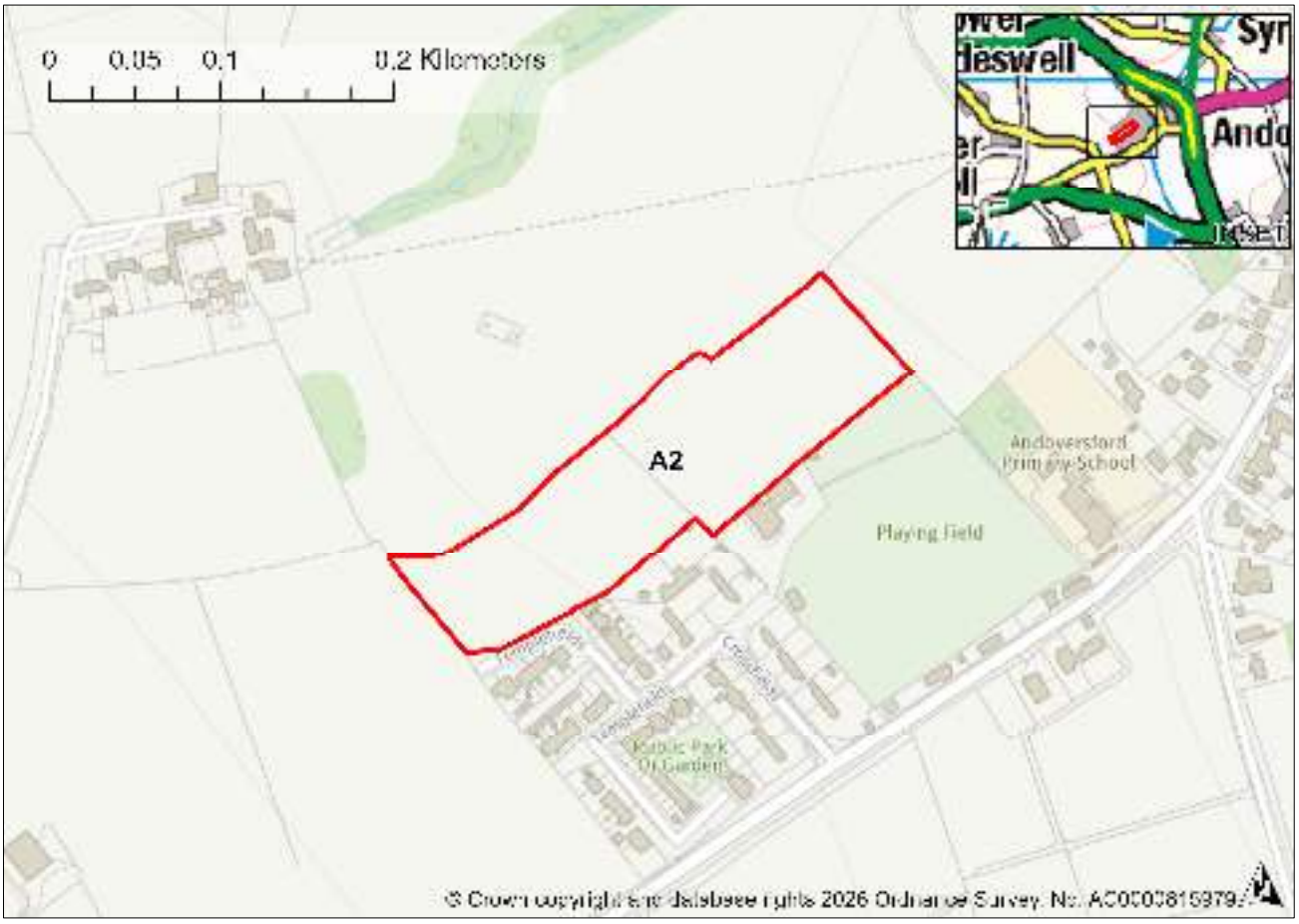
Historic Environment

xii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

NON-STRATEGIC SITE ALLOCATIONS IN THE SOUTH COTSWOLD AREA

Andoversford: Land north-west of Templefields (ref: A2)



Site Area: 2.3 hectares

Proposed Uses: Residential (around 52 homes)

Development Requirements:

Landscape Integration and Green Infrastructure

i. Robust green infrastructure buffers must be provided along the northern, western and eastern boundaries of the site to ensure a sensitive transition and integration between built development and the wider landscape and to protect the settings of nearby listed buildings.

ii. The buffers must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Access and Movement

iii. Improved off-road pedestrian and cycle connections must be provided between the site and key local destinations, including Andoversford village centre, the school, the community centre, and the wider Public Rights of Way network.

iv. Appropriate traffic management measures must be implemented within the existing Templefields estate to ensure highway safety and to mitigate the impacts of development traffic.

v. Development must be designed to avoid rear boundaries backing onto Templefields Road where it adjoins the site. Instead, dwellings must provide a positive frontage to the road, contributing to natural surveillance and local character.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Coln St Aldwyns, Hatherop and Quenington: Former Godwin Pumps factory Springfield Road, Quenington (ref: R591)



Site Area: 1.7 hectares

Proposed Uses: Residential (around 47 homes)

Development Requirements:

Access and Movement

i. The site layout must provide a continuous pedestrian and cycle route through the site, linking Coneygar Road and Springfield Road. This connection must be safe, direct, and well-integrated into the wider active travel network.

Land Contamination

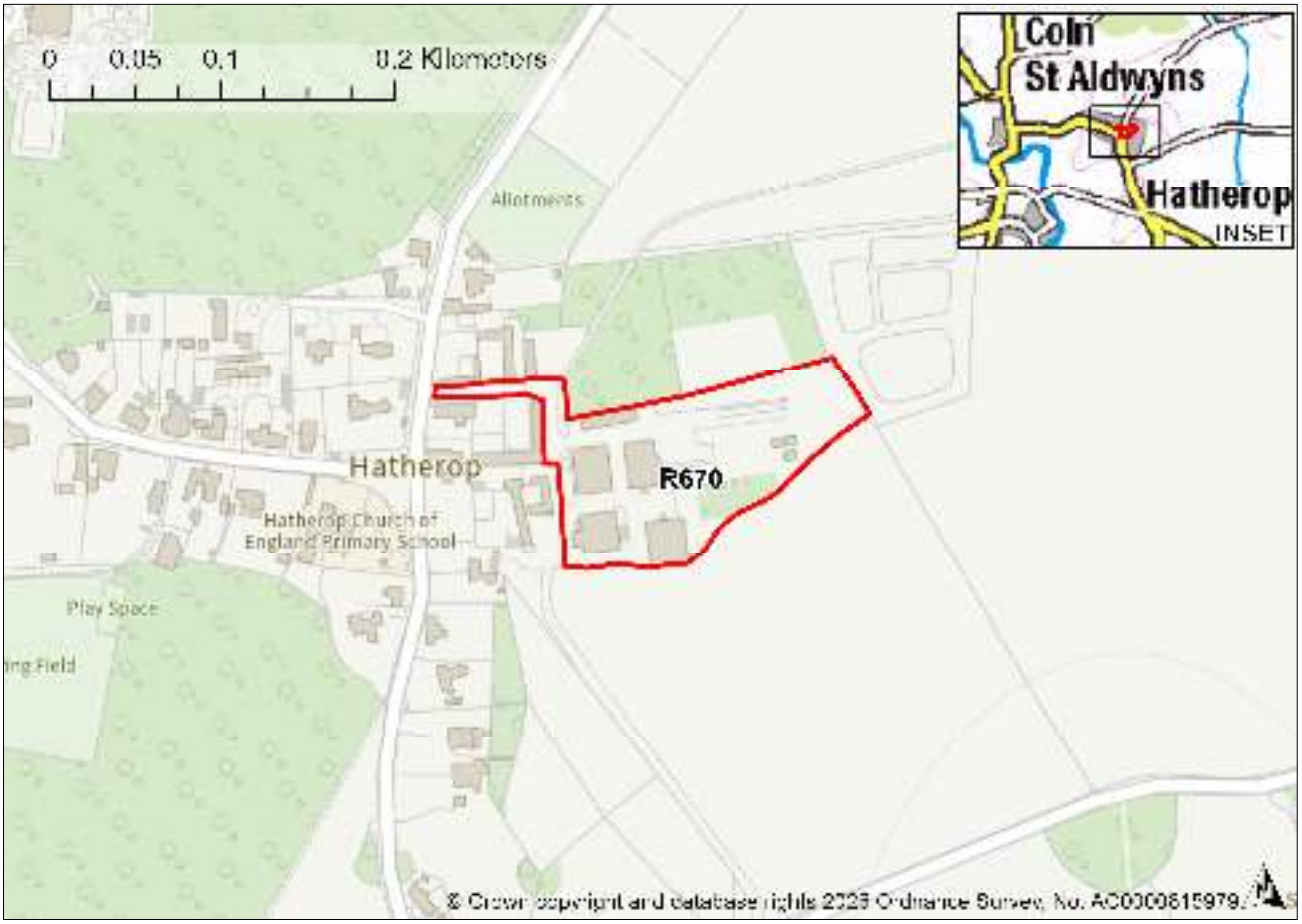
ii. Historical uses may have subjected the land to contamination and, therefore, any planning application must be supported by a Preliminary Desk Study in accordance with the Land Contamination Risk Management Framework.

Landscape Integration and Green Infrastructure

iii. A green infrastructure buffer must be established along the southern and south-western parts of the site and the tree belt along the western boundary must be retained to provide landscape mitigation and a sensitive transition to adjoining areas.

iv. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Coln St Aldwyns, Hatherop and Quenington: Glebe Farm Yard, Hatherop (ref: R670)



Site Area: 1.4 hectares

Proposed Uses: Residential (around 12 homes)

Development Requirements:

Landscape Integration and Green Infrastructure

i. A robust green infrastructure buffer must be established along the northern boundary of the site to protect and enhance the adjacent priority habitat woodland.

ii. Green infrastructure must also be delivered to the eastern and southern parts of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside within the Cotswolds National Landscape.

iii. These areas must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Design and Layout

iv. Built development must be restricted to the western part of the site, not extending east beyond the extent of the large modern agricultural buildings to minimise landscape and visual impacts.

v. The existing stone barns on the site must be retained and proposals should seek to secure their conversion to appropriate and viable uses, contributing positively to the character of the development.

Land Contamination

vi. Historical uses may have subjected the land to contamination and, therefore, any planning application must be supported by a Preliminary Desk Study in accordance with the Land Contamination Risk Management Framework.

Access and Movement

vii. Vehicular access to the site must be carefully designed to ensure that there are no adverse impacts on the adjacent listed buildings or the character and appearance of the Conservation Area.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Fairford: Land south-east of Fairford (ref: F20A)



Site Area: 5.8 hectares

Proposed Uses: Residential (around 55 homes)

Development Requirements:

Access and Movement

i. Vehicular access must be provided from Trubshaw Way.

ii. Off-road pedestrian and cycle connections must be enhanced between the site, Fairford town centre, the rural areas of the Cotswold Water Park, and the wider Public Rights of Way network.

iii. The footpath along the northern boundary of the site must be retained, enhanced, and integrated into the site's green infrastructure framework, with improvements to its setting and user experience. Its significance as a non-designated heritage asset (The Fieldway) must be enhanced and better revealed.

Landscape Integration and Green Infrastructure

iv. A robust green infrastructure buffer must be provided along the southern and eastern boundaries of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside. A substantial area of greenspace must also be retained at the western end of the site to maintain the

agricultural character of this area and preserve the setting of (and views into and out of) the Conservation Area and nearby listed buildings.

v. The buffer must incorporate biodiversity enhancements, particularly reflecting and complementing habitats associated with the nearby Site of Special Scientific Interest, and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

vi. Opportunities must be taken to utilise land to the south of the site (within the adjoining field) to deliver additional green infrastructure and biodiversity enhancements, unless it can be robustly demonstrated that this is not feasible.

Biodiversity and Ecology

vii. Development must enhance and create wildlife linkages and habitats within the site, including the retention and planting of species that support pollinators, recognising the site's location within a B-Line network.

viii. The green infrastructure on the site must include the provision of coastal and floodplain grazing marsh and woodland habitats, reflecting the proximity of priority habitats and to support habitats suitable for species for which the site has potential to be functionally-linked land.

ix. Measures must be incorporated into both the construction process and the long-term design and management of the site to ensure the protection of the adjacent Site of Special Scientific Interest (SSSI).

x. Appropriate access management measures and enhancements must be delivered in relation to the adjacent SSSI to mitigate the effects of increased recreational pressure arising from the development.

xi. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Historic Environment

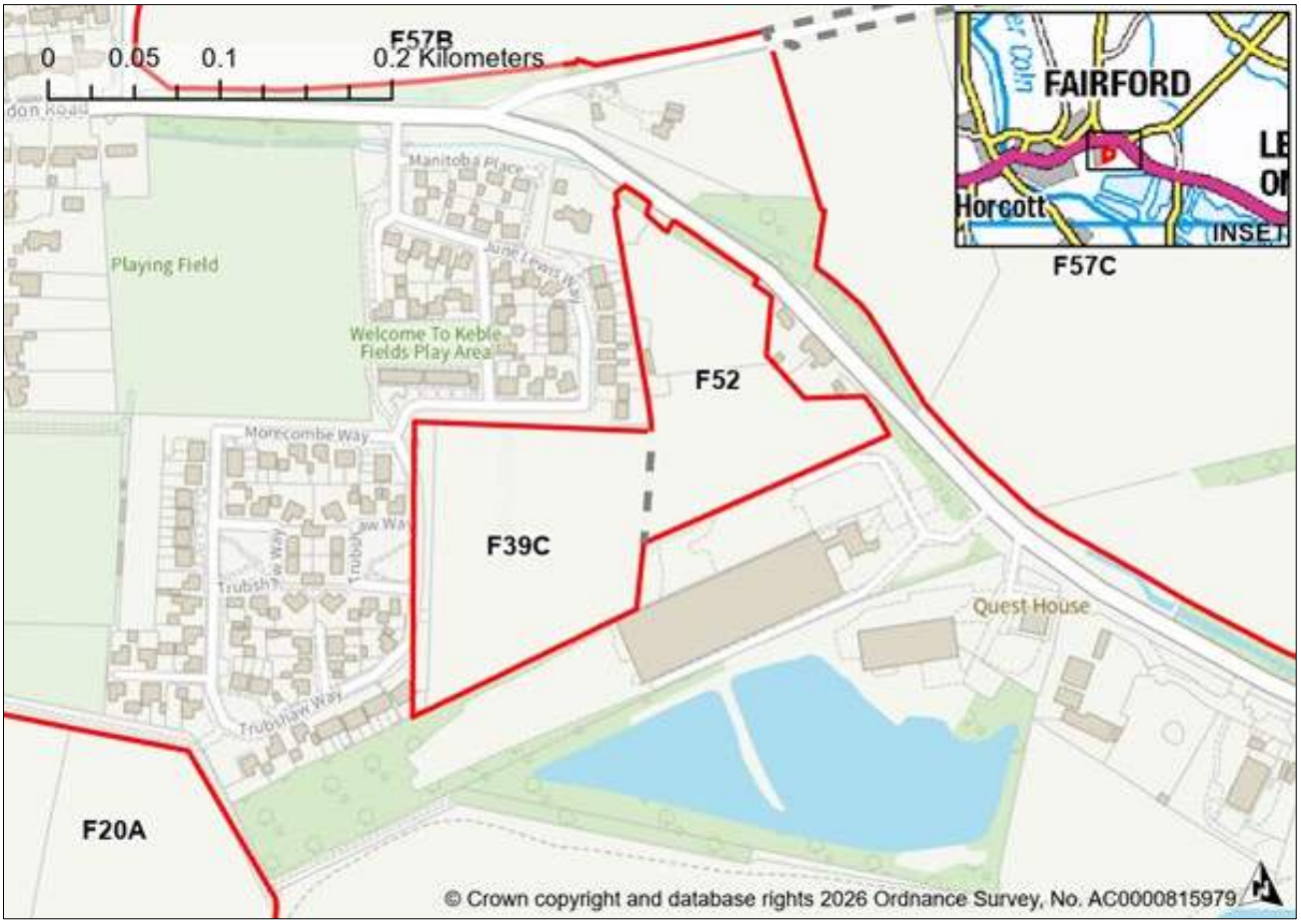
xii. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.

xiii. The site design must respect the setting of the adjacent Conservation Area to the north; the rural setting of Morgan Hall and other nearby listed buildings; and non-designated heritage assets such as the Fieldway and the cropmarks within the site.

xiv. Building heights must be restricted to respect the low level town skyline and help preserve views between the town and the surrounding landscape.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Fairford: Land west of Terminus Cottage and Station Cottage (ref: F39C / F52)



Site Area: 3.3 hectares

Proposed Uses: Residential (around 30 homes)

Development Requirements:

Access and Movement

i. Vehicular access must be provided via Trubshaw Way.

ii. Pedestrian and cycle connections must be delivered to link the site with the adjoining development to the west, ensuring good permeability and integration with the wider area.

Design and Layout

iii. Built development must be restricted to the south-western field (F39C), to protect the setting of nearby non-designated heritage assets and the hedgerow between F39C and F52.

iv. The existing hedgerow separating fields F39C and F52 must be retained and strengthened as a key landscape feature.

v. Development must provide positive and active frontages onto Trubshaw Way and Morecombe Way, contributing to natural surveillance and a high-quality street environment.

Landscape Integration and Green Infrastructure

vi. Field F52 must be retained as green infrastructure, incorporating biodiversity enhancements, Sustainable Drainage Systems (SuDS), and areas of accessible natural greenspace.

vii. A green infrastructure buffer must be provided along the eastern boundary of the site to deliver visual and noise screening from adjacent employment uses.

Biodiversity and Ecology

viii. Development must enhance and create wildlife linkages and habitats within the site, including the retention and planting of species that support pollinators, recognising the site's location within a B-Line network.

ix. The green infrastructure on the site must include the provision of coastal and floodplain grazing marsh and woodland habitats, reflecting the proximity of priority habitats and to provide habitats suitable for species for which the site has potential to be functionally-linked land.

x. Measures must be incorporated into both the construction process and the long-term design and management of the site to ensure the protection of the nearby Site of Special Scientific Interest (SSSI).

xi. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Flood Risk and Water management

xii. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Historic Environment

xiii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Fairford: Land at Totterdown Hill, Horcott (ref: F53A)



Site Area: 12.8 hectares

Proposed Uses: Residential (around 150 homes)

Development Requirements:

Access and Movement

xiv. Vehicular access to the site must be taken from the adjacent private road to the west. If it can be robustly demonstrated that this is not feasible, an alternative access may be provided from Horcott Road.

xv. Existing roadside trees and hedgerows must be retained and reinforced, with development making use of existing access points where possible. Visibility splays must be minimised, and any loss of vegetation must be mitigated through replacement planting.

xvi. Off-road pedestrian and cycle connections must be enhanced between the site, Fairford, the Cotswold Water Park, and the wider Public Rights of Way network.

Design and Layout

xvii. Built development must be restricted to the northern two fields of the site to minimise landscape and visual impacts.

xviii. Development must provide a positive and active frontage onto Horcott Road, creating a high-quality gateway that reflects the rural character of the area.

Landscape Integration and Green Infrastructure

xix. A robust green infrastructure framework must be established across the southern, western and eastern parts of the site to ensure integration with the wider landscape and to provide a sensitive transition to the open countryside.

xx. This framework must incorporate biodiversity enhancements, particularly reflecting and complementing habitats associated with the nearby SSSI and to create habitats suitable for species for which the site has potential to be functionally-linked land.

xxi. This framework must also incorporate public access, including footpath linkages to the surrounding countryside and areas of accessible natural greenspace. Sustainable Drainage Systems (SuDS) may be integrated within these green infrastructure areas where appropriate.,

Biodiversity and Ecology

xxii. Development must enhance and create wildlife linkages and habitats across the site, including the retention and planting of species that support pollinators, recognising the site's location within a B-Line network. The green infrastructure on the site must include the provision of coastal and floodplain grazing marsh and woodland habitats, reflecting the proximity of priority habitats.

xxiii. Appropriate access management measures and enhancements must be delivered in relation to the adjacent SSSI to mitigate the effects of increased recreational pressure.

xxiv. Measures must be incorporated into both the construction process and the long-term design and management of the site to ensure the protection of the nearby SSSI.

xxv. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Water management

xxvi. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout, including utilisation of the south-western area at risk of surface water flooding as green openspace.

Historic Environment

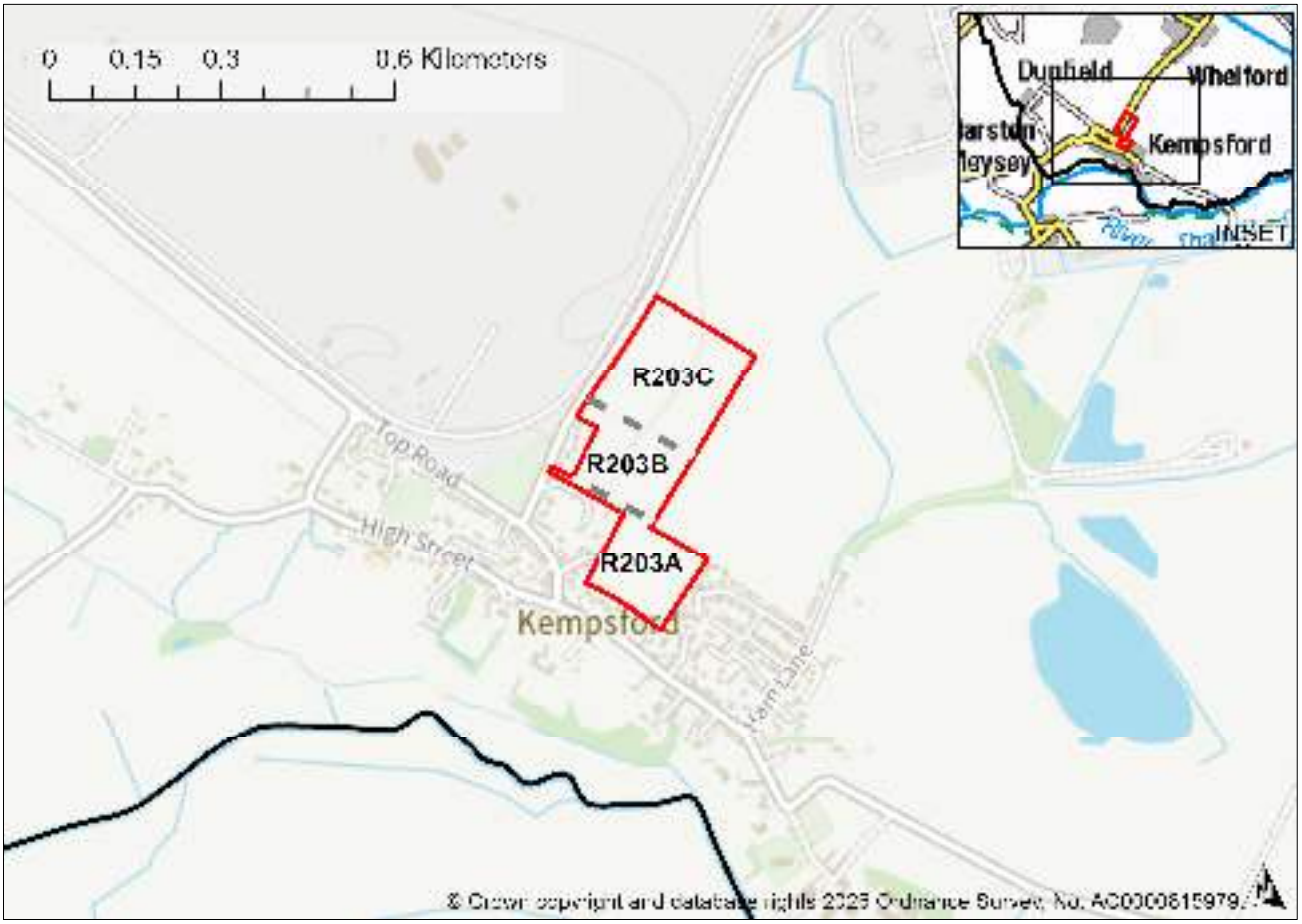
xxvii. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.

xv. The site design must respect the wider rural setting of nearby listed buildings Bailiffs Cottage, Horcott House and Horcott Farmhouse.

xvi. The layout must avoid or limit development in the north-eastern part of the site, retain and strengthen boundary planting along Horcott Road, preserve existing field boundaries

where feasible, limit building heights, and use low-density development, appropriate materials and building designs that are in keeping with the local vernacular.

Kempsford: Land to rear of the Knoll, Whelford Road (ref: R203A, R203B, R203C)



Site Area: 9.4 hectares

Proposed Uses: Residential (around 149 homes)

Development Requirements:

Design and Layout

i. Development must provide a positive and active frontage onto Whelford Road, creating a high-quality entrance to the village that reflects the rural character of the area.

ii. Built development must be excluded from the Inhabited Building Distance (IBD) within the north-western part of parcel R203C.

Landscape Integration and Green Infrastructure

iii. A robust green infrastructure buffer must be provided along the northern and eastern boundaries of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.

iv. This buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Biodiversity and Ecology

v. Development must enhance and create wildlife linkages and habitats across the site as part of a comprehensive green infrastructure framework, including the retention and planting of species that support pollinators, recognising that the southern part of the site lies within a B-Line network.

vi. Any habitat creation or enhancement measures must be carefully designed to ensure they do not increase the risk of bird strike, having regard to the proximity of RAF Fairford.

Amenity and Environmental Considerations

vii. Noise mitigation measures must be incorporated into the design and layout of development, including building orientation and fabric, to address impacts arising from the proximity of RAF Fairford.

Community Infrastructure

viii. Allotments must be provided as part of the development. These must be accessible to existing and future residents of the wider village and located in proximity to the village centre where feasible.

ix. A convenience store must be delivered within the site, positioned to ensure safe and convenient pedestrian access from both the development and the wider village.

Historic Environment

x. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Lechlade: Land south of Butler's Court (ref: L19)



Site Area: 1.0 hectares

Proposed Uses: Residential (around 15 homes)

Development Requirements:

Design and Layout

i. Development must provide a positive and active frontage onto the A417 and the roundabout, creating a high-quality gateway to Lechlade that reflects the rural character of the surrounding landscape and that enhances the setting of the Conservation Area.

ii. Built development must be restricted to the northern part of the site, located outside Flood Zones 2 and 3.

iii. Development must not provide an overly suburban layout.

Landscape Integration and Green Infrastructure

iv. Boundary hedgerows and trees must be retained, reinforced and integrated into the site layout to provide a strong landscape framework, ensuring a sensitive transition to the wider rural landscape and enhancing ecological connectivity.

v. Habitat measures must be taken that support species for which this site may act as functionally linked land (unless evidence can be provided that the site is not functionally linked land.)

Biodiversity and Ecology

vi. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Flood Risk and Water Management

vii. The existing ditch network within the site must be retained and enhanced as part of an integrated surface water management strategy.

viii. These features must also contribute to biodiversity enhancement, including the provision of habitat suitable for wetland species such as water voles.

ix. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Historic Environment

x. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.

xi. The design of the development must respect the setting of the Conservation Area and the listed buildings to the north.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Lechlade: Land south of Ferrers Park (ref: L33)



Site Area: 10.0 hectares

Proposed Uses: Residential (around 150 homes)

Development Requirements:

Design and Layout

i. Built development must be restricted to the west and north of the site, not extending beyond the eastern extent of the old station housing development, to protect the setting of the listed buildings and the Conservation Area and to respect the rural landscape to the east of the site.

Landscape Integration and Green Infrastructure

ii. Boundary hedgerows and trees must be retained, reinforced and integrated into the site layout to provide a strong landscape framework, ensuring a sensitive transition to the wider rural landscape and enhancing ecological connectivity.

iii. A robust green infrastructure buffer and accessible greenspace must be provided on the east and south of the site and must incorporate appropriate SuDs flood management; biodiversity enhancements / connectivity (including the provision of habitats for species for which this site may be functionally linked land) and enhancements to the setting of the heritage assets

iv. Measures must be incorporated into both the construction process and the long-term design and management of the site to ensure the protection of the nearby Site of Special Scientific Interest (SSSI).

Biodiversity and Ecology

v. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Flood Risk and Water Management

vi. The flood management features must be incorporated within the green infrastructure of the site, where possible and must also contribute to biodiversity enhancement, including the provision of habitat suitable for wetland species.

vii. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Historic Environment

viii. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Poulton: Land north of London Road (ref: R607)



Site Area: 1.1 hectares

Proposed Uses: Residential (around 10 homes)

Development Requirements:

Design and Layout

i. Development must be arranged to form a strong and legible edge to the village, with dwellings facing onto London Road to create a high-quality frontage.

ii. The layout must provide a clear and well-defined transition between the built form and the open countryside, acting as a recognisable end to the developed area of the village.

Landscape Integration and Green Infrastructure

iii. A robust green infrastructure buffer must be provided along the northern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the adjoining open countryside.

iv. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Flood Risk and Water Management

v. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Access and Movement

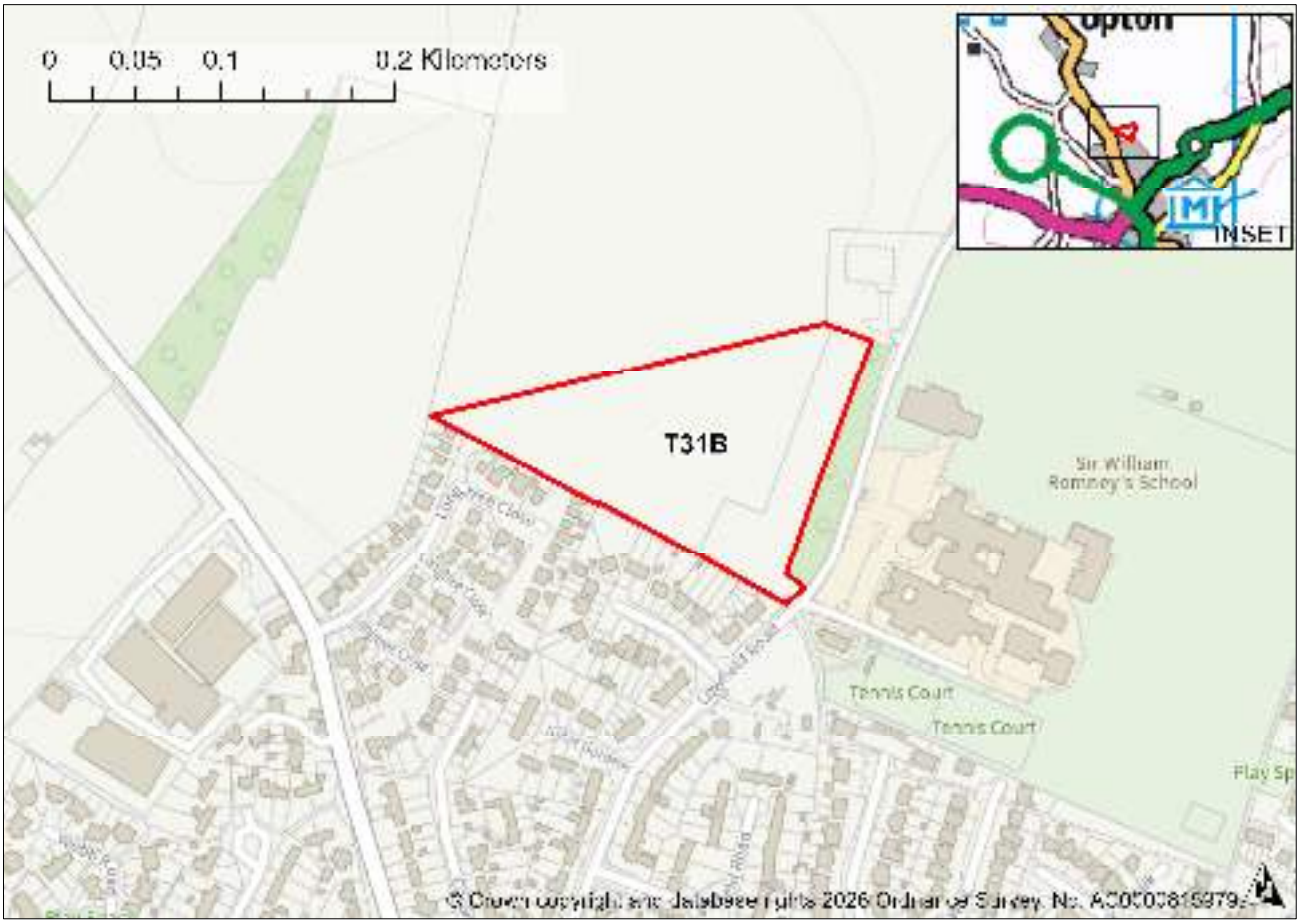
vi. Pedestrian connectivity between the site and Poulton village centre must be enhanced, providing safe, direct, and attractive routes.

Historic Environment

vii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Tetbury: Land adjacent to Blind Lane (ref: T31B)



Site Area: 2.0 hectares

Proposed Uses: Residential (around 44 homes)

Development Requirements:

Landscape Integration and Green Infrastructure

i. A robust green infrastructure buffer must be provided along the northern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside within the Cotswolds National Landscape.

ii. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

iii. Built development must be set back from the northern boundary to reinforce this landscaped edge.

Trees and Natural Features

iv. An exclusion zone, free from built development, must be established along the eastern boundary to protect trees covered by Tree Preservation Order (Ref: 11/00022/MIX).

v. The design and layout of development, including access arrangements, must ensure the long-term protection and retention of these trees.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Access and Movement

vi. Vehicular access must be provided from Lowfield Road and must be designed to avoid adverse impacts on protected trees.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Tetbury: Land north-west of Highfield Cottage (ref: T71A)



Site Area: 2.2 hectares

Proposed Uses: Residential (around 50 homes)

Development Requirements:

Design and Layout

i. Boundary dry stone walls must be retained and, where necessary, repaired to preserve local character and distinctiveness.

Landscape Integration and Green Infrastructure

ii. A robust green infrastructure buffer must be provided along the northern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside within the Cotswolds National Landscape.

iii. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Biodiversity and Ecology

iv. A green infrastructure buffer must be provided between built development and the adjacent ponds, which support newt habitat.

v. This buffer must be designed to protect the ecological value of the ponds and deliver habitat enhancements to support biodiversity.

Access and Movement

vi. Connections must be made to the Public Rights of Way network to the east of the site, unless it can be robustly demonstrated that this is not feasible.

Historic Environment

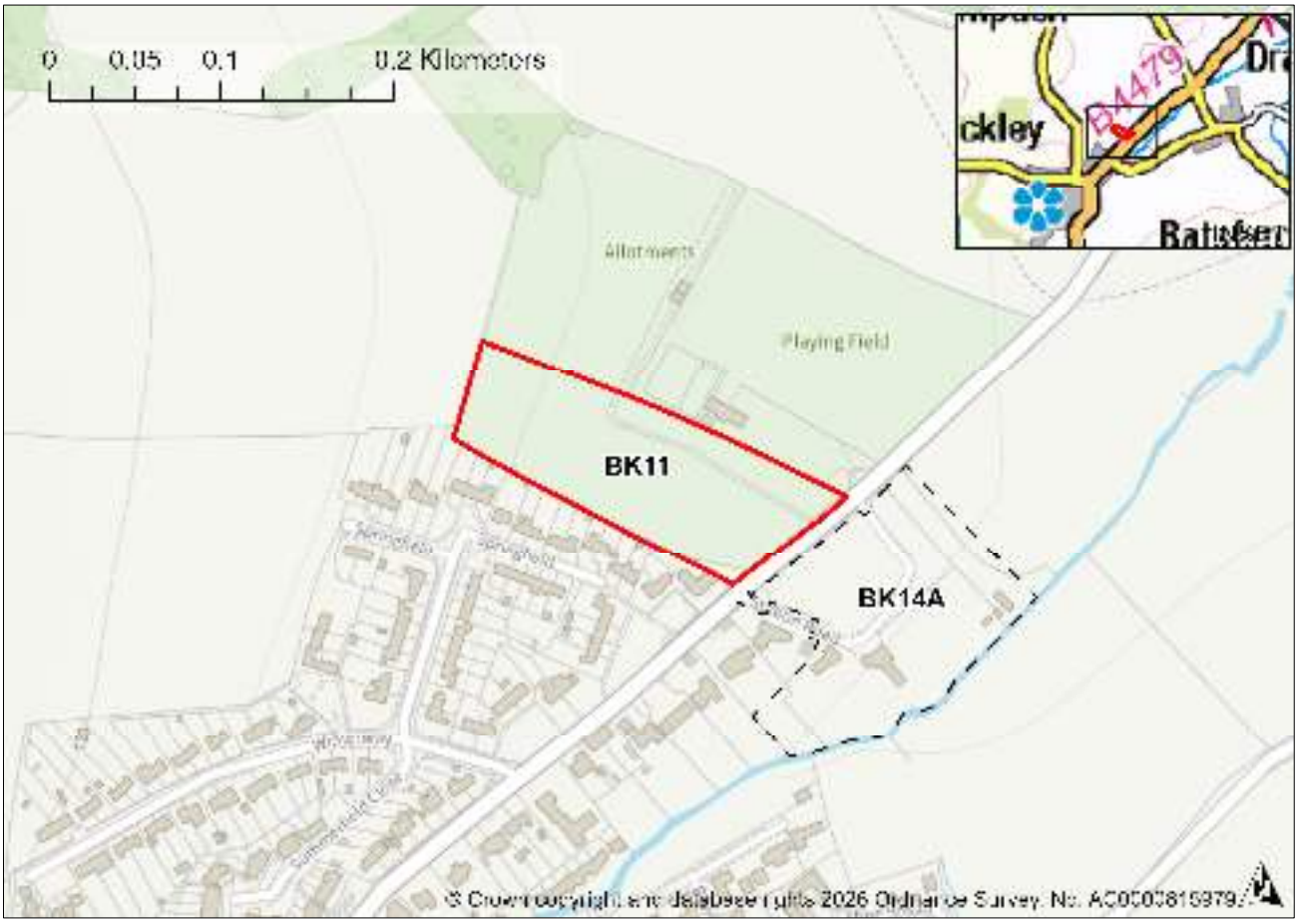
vii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

viii. Site design must respect the rural setting of Highfield Farm (listed building).

Appendix C
Site Development Templates for Non-Strategic Site Allocations

NON-STRATEGIC SITE ALLOCATIONS IN THE NORTH COTSWOLD AREA

Blockley: Former allotments, Station Road (ref: BK11)



Site Area: 1.5 hectares

Proposed Uses: Residential (around 40 homes)

Development Requirements:

Access and Movement

i. Vehicular access arrangements for this site and the adjacent allocation (BK14A) must be coordinated to minimise impacts on the entrance to the village, unless it can be robustly demonstrated that this is not feasible.

ii. Highway access to the adjoining allotments must be retained.

iii. Off-road pedestrian and cycle connections must be enhanced between the site, the village centre, the playing fields and the wider Public Rights of Way network.

iv. A direct pedestrian/cycleway link must be provided between the site and the adjacent playing field.

Design and Layout

v. Development must provide a positive and active frontage onto Station Road, creating a high-quality entrance to the village that reflects the rural character of the area.

vi. Built development must be restricted to the southern part of the site, ensuring that no development occurs on the skyline at the northern edge.

vii. A buffer must be provided adjacent to the sports field, with no built development permitted to the north-east of the allotment access.

Landscape Integration and Green Infrastructure

viii. Boundary hedgerows and trees must be retained, reinforced and integrated into the site layout to provide transitional edges to the wider rural landscape.

ix. A robust green infrastructure buffer must be provided along the northern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.

x. This buffer must incorporate biodiversity enhancements and ecological connectivity and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Water management

xi. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Biodiversity and Ecology

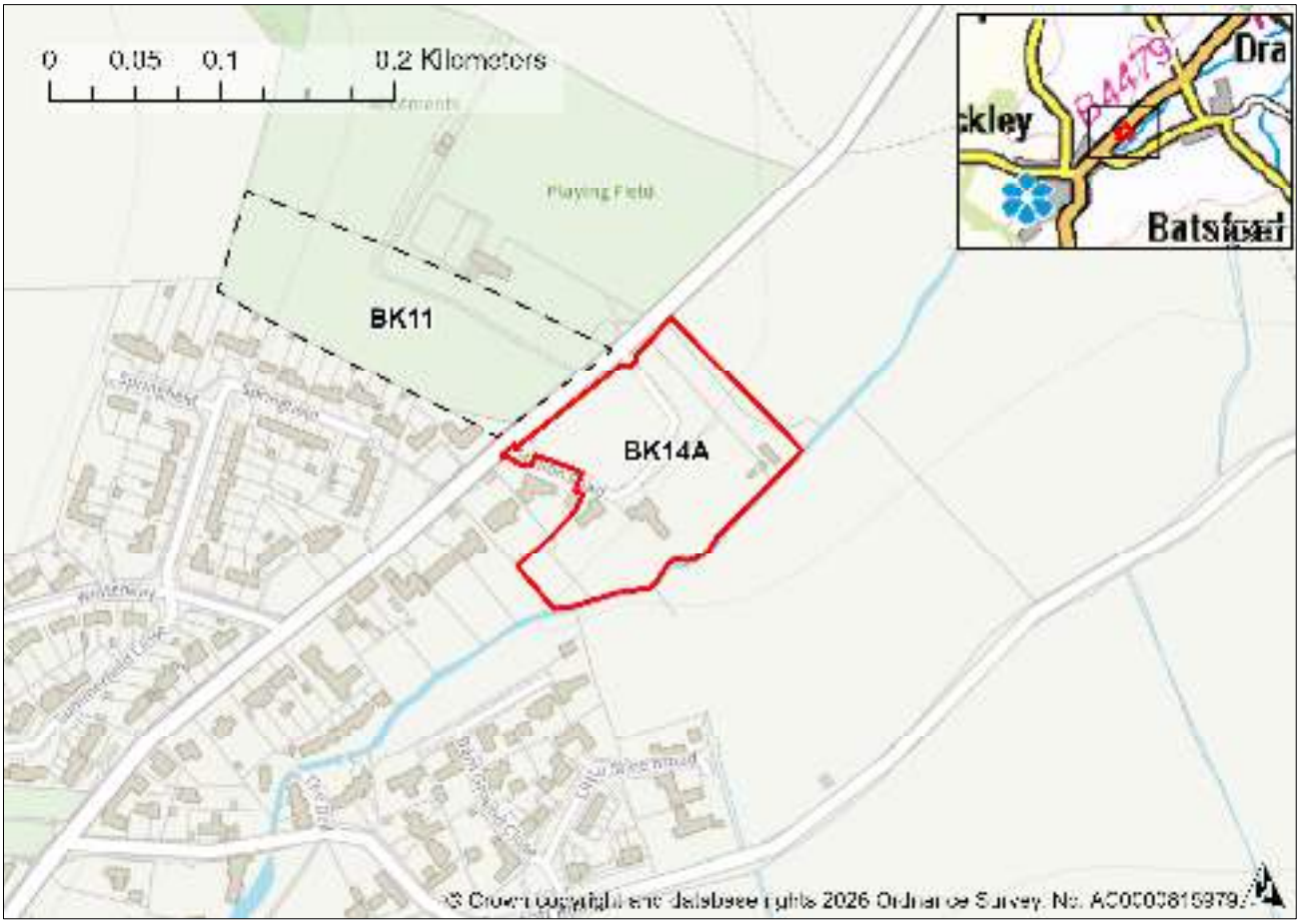
xii. Development must enhance and create wildlife linkages and habitats across the site as part of a comprehensive green infrastructure framework, including the retention and planting of species that support pollinators, recognising the site's location within a B-Line network.

Historic Environment

xiii. Any planning application for the site must be supported by a comprehensive archaeological assessment.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Blockley: The Limes, Station Road (ref: BK14A)



Site Area: 1.5 hectares

Proposed Uses: Residential (around 8 homes)

Development Requirements:

Design and Layout

i. Development must provide a positive and active frontage onto Station Road, creating a high-quality entrance to the village that reflects the rural character of the area.

ii. Built development must be restricted to the north-western part of the site and located outside Flood Zones 2 and 3.

Landscape Integration and Green Infrastructure

iii. A robust green infrastructure corridor must be established along the brook on the south-eastern boundary of the site to protect and enhance its ecological value and setting and to reduce flood risk. This should include some tree planting, to address flood risk.

iv. This corridor must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

v. Boundary hedgerows and trees must be retained, reinforced and integrated into the site layout to provide a strong landscape structure and a sensitive transition to the wider rural landscape.

Access and Movement

vi. Vehicular access arrangements for this site and the adjacent allocation (BK11) must be coordinated to minimise impacts on the entrance to the village, unless it can be robustly demonstrated that this is not feasible.

vii. Off-road pedestrian and cycle connections must be enhanced between the site, the village centre, the playing fields and the wider Public Rights of Way network.

viii. A safe highway crossing point must be provided to enable residents to access the footways on the opposite side of Station Road.

ix. Roadside trees and hedgerows along Station Road must be retained and reinforced, with development making use of existing access points where possible. Visibility splays must be minimised, and any loss of vegetation must be mitigated through replacement planting.

Biodiversity and Ecology

x. The brook corridor must be protected through the provision of an appropriate buffer and habitat enhancements, contributing to ecological connectivity within the area.

Historic Environment

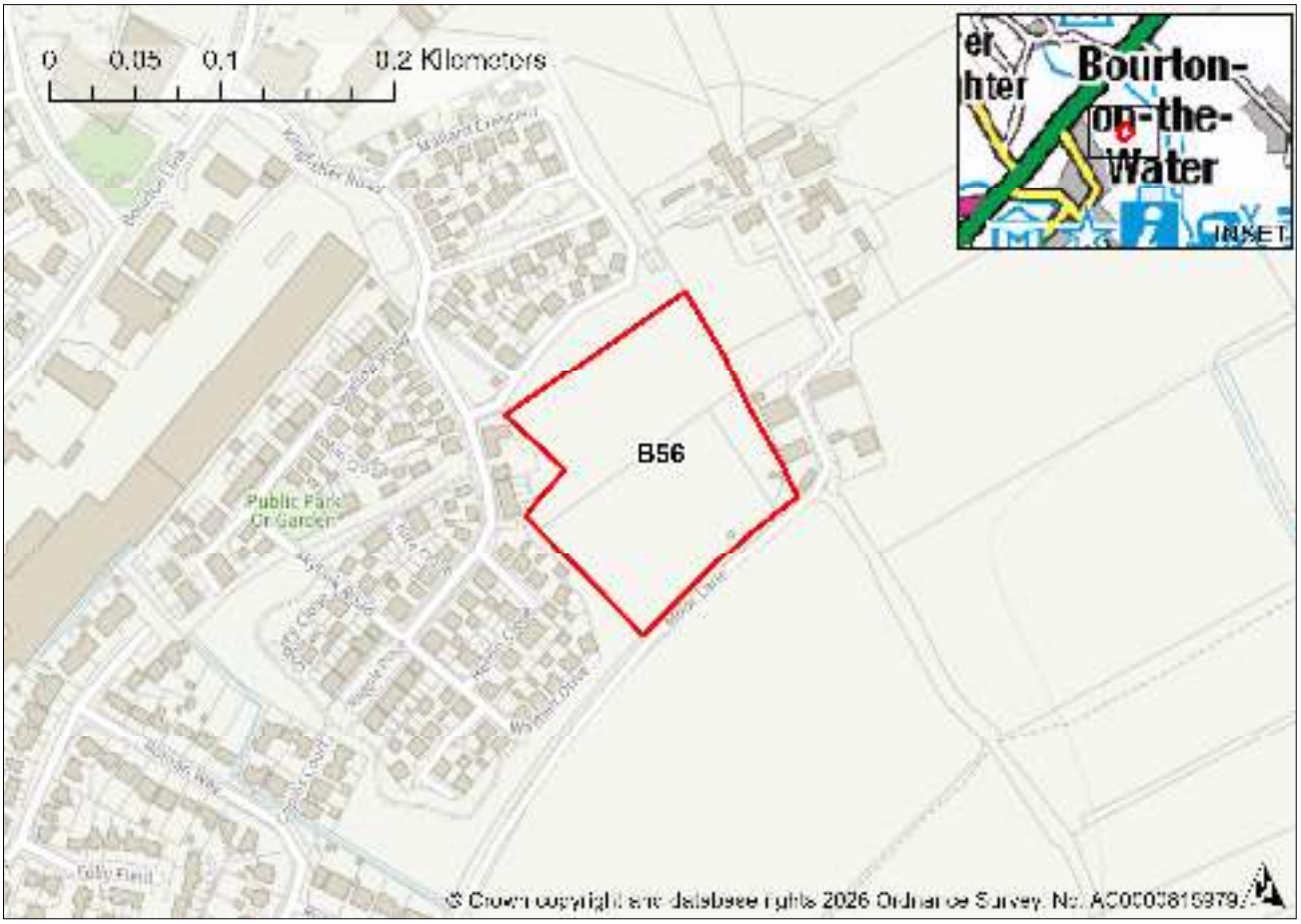
xi. The building known as The Limes must be retained and its setting conserved and enhanced as a non-designated heritage asset.

xii. The building known as The Good Intent Mill must also be retained, with development designed to conserve and enhance its setting as a non-designated heritage asset.

xiii. Any planning application for the site must be supported by a comprehensive archaeological assessment.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Bourton-on-the-Water: Land off Mallard Crescent (ref: B56)



Site Area: 1.8 hectares

Proposed Uses: Residential (around 53 homes)

Development Requirements:

Access and Movement

i. Vehicular access to the site must be taken from the existing access point in the north-west of the site.

ii. Pedestrian connections must be provided to link the site with the Public Right of Way to the south-east, improving connectivity to the wider network.

Landscape Integration and Green Infrastructure

iii. Boundary hedgerows and trees must be retained, reinforced and integrated into the site layout to provide a strong landscape framework, linking to the green infrastructure on adjacent land and enhancing the setting of the east-west Public Right of Way.

iv. Built development must be set back from the balancing pond to the north of the site, with this area incorporated into the green infrastructure network.

Biodiversity and Ecology

v. Public open space must be provided within the site, designed to deliver a circular walk for residents and dog walkers, helping to reduce recreational pressure on nearby sensitive sites.

vi. Measures must be implemented to mitigate potential recreational impacts on Greystones Farm Nature Reserve, Salmonsbury Meadows Site of Special Scientific Interest (SSSI) and Salmonsbury Camp Scheduled Monument, including appropriate off-site contributions where necessary.

vii. Development proposals must incorporate measures to manage surface water and reduce run-off and sedimentation into the River Eye, ensuring no adverse impacts on water quality or hydrology of nearby designated habitats.

Water Management

viii. A comprehensive drainage strategy must be implemented, incorporating Sustainable Drainage Systems (SuDS) where appropriate, to reduce surface water run-off, prevent pollution, and protect the hydrological regime of nearby designated ecological sites.

Historic Environment

ix. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment, with particular regard to the setting of Salmonsbury Camp Scheduled Monument.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Chipping Campden: Land south of Station Road and east of Chandlers (ref: CC10A)



Site Area: 0.7 hectares

Proposed Uses: Residential (around 8 homes)

Development Requirements:

Design and Layout

i. Development must provide a positive and active frontage onto Station Road, creating a high-quality entrance to Chipping Campden that reflects the rural character of the surrounding landscape.

ii. Built development must be restricted to those parts of the site that lie within flood zone 1 (northern and eastern parts of the site).

Landscape Integration and Green Infrastructure

iii. A robust green infrastructure buffer must be provided along the southern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.

iv. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

v. Opportunities must be taken to utilise land to the south of the site (within the adjoining field) to deliver additional green infrastructure and biodiversity enhancements unless it can be robustly demonstrated that this is not feasible.

Biodiversity and Ecology

vi. Development proposals must seek to enhance riparian habitats associated with the nearby watercourse and to provide habitat suitable for great crested newts as part of the site's green infrastructure framework.

Access and Movement

vii. Roadside trees and hedgerows along Station Road must be retained and reinforced, with development making use of existing access points where possible. Visibility splays must be minimised, and any necessary removal must be mitigated through replacement planting.

viii. A safe highway crossing point must be provided to enable access to footways on the opposite side of Station Road.

Flood Risk

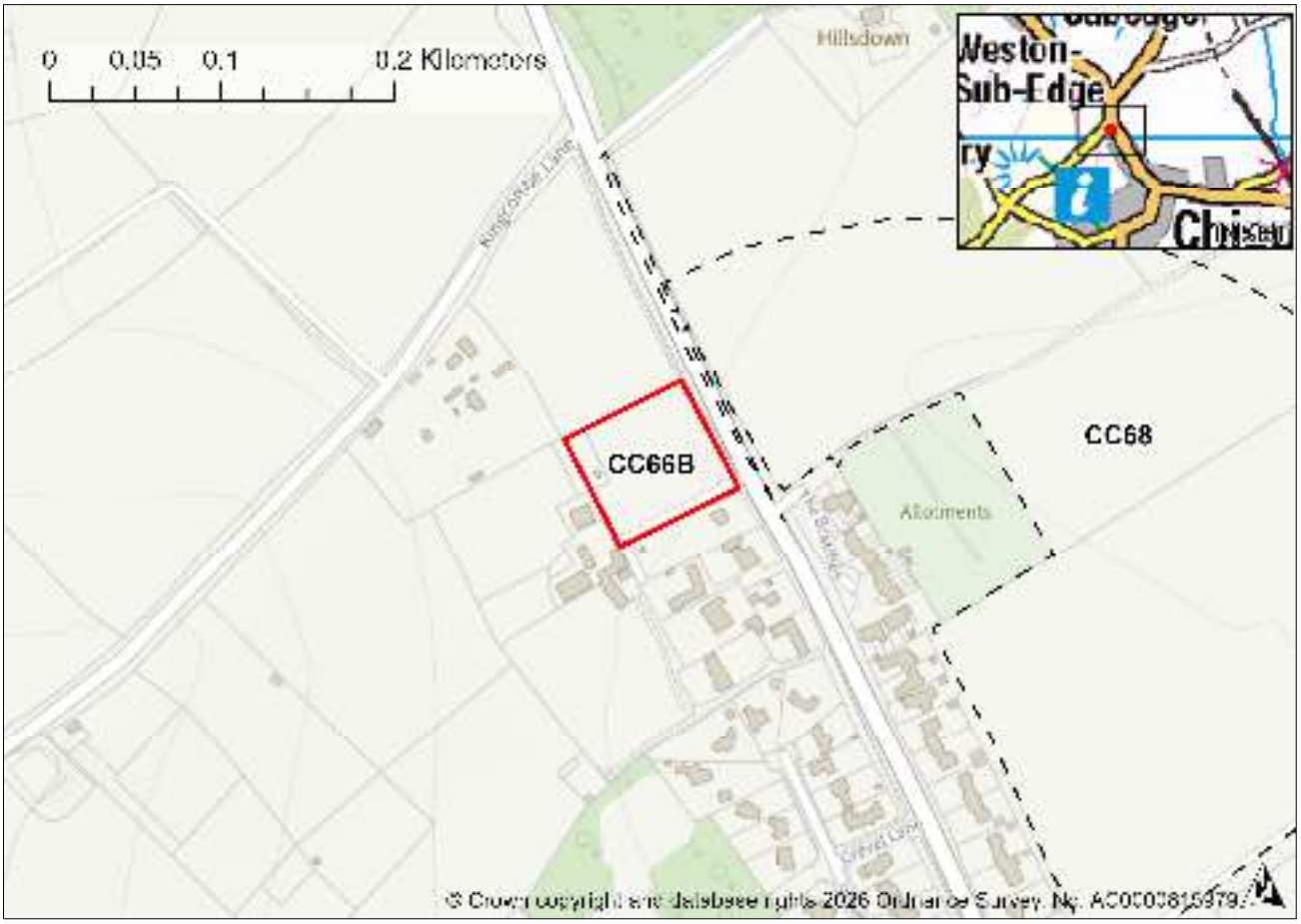
ix. Any planning application for this site must be supported by a site-specific Flood Risk Assessment.

Historic Environment

x. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Chipping Campden: Land north-west of Aston Road (ref: CC66B)



Site Area: 0.5 hectares

Proposed Uses: Residential (around 10 homes)

Development Requirements:

Design and Layout

i. The number, layout and form of development must respond sensitively to the prevailing building pattern, scale, and character of this part of Chipping Campden.

ii. Development must provide a positive and active frontage onto Aston Road, creating a high-quality entrance that reflects the rural character of the surrounding landscape.

Landscape Integration and Green Infrastructure

iii. A robust green infrastructure buffer must be provided along the north-western part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.

iv. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

v. Boundary hedgerows and trees must be retained, reinforced and integrated into the site layout to provide strong landscape structure and enhance ecological connectivity.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Access and Movement

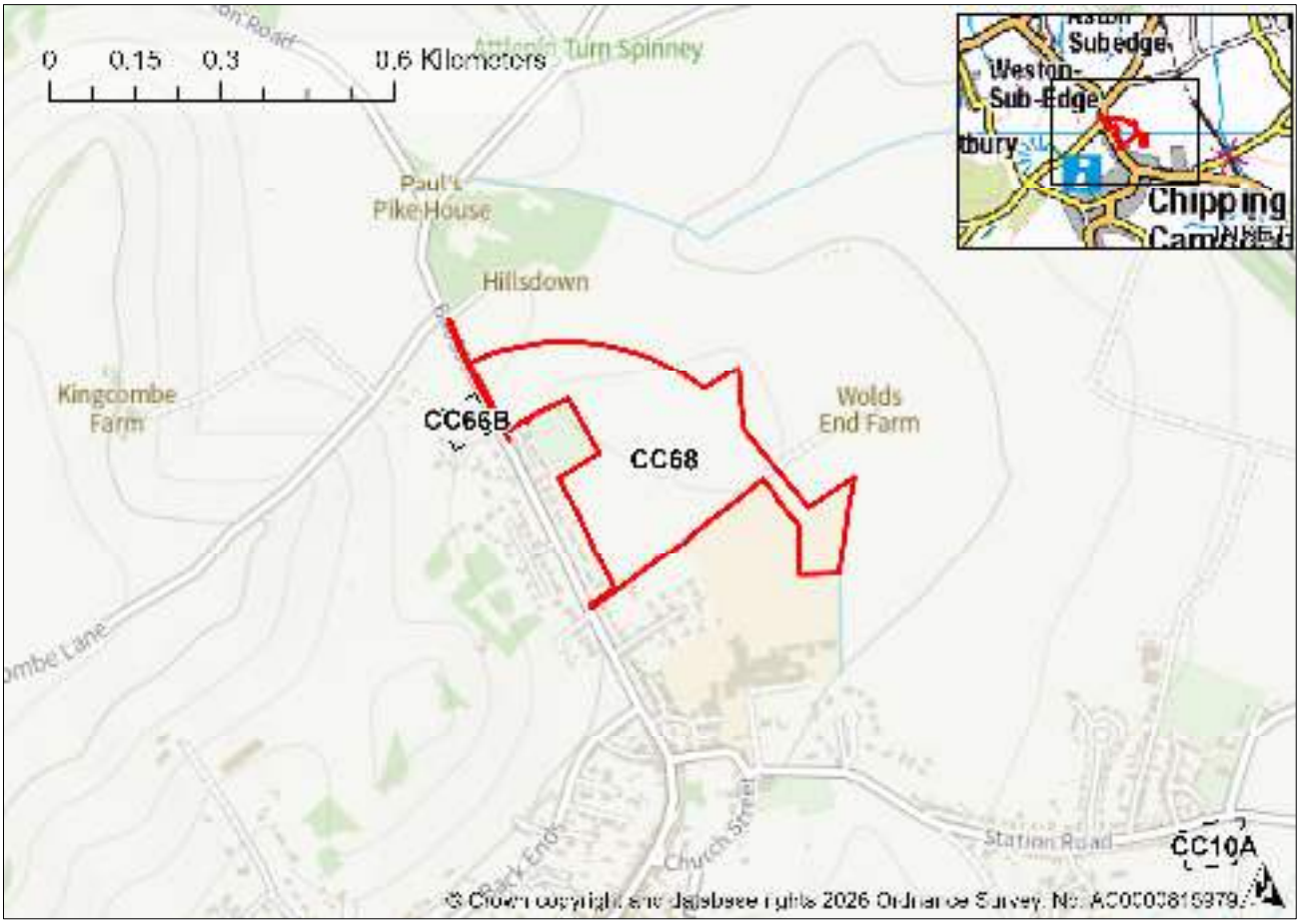
vi. Roadside trees and hedgerows along Aston Road must be retained and reinforced, with development making use of existing access points where possible. Visibility splays must be minimised, and any necessary removal must be mitigated through replacement planting.

Historic Environment

vii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Chipping Campden: Land north-east of Aston Road (ref: CC68)



Site Area: 13.1 hectares

Proposed Uses: Residential (around 150 homes)

Development Requirements:

Design and Layout

i. Development must provide a positive and active frontage onto Aston Road, creating a high-quality entrance to Chipping Campden that reflects the rural character of the surrounding landscape.

ii. The layout must be structured around a primary route from Aston Road towards the school, forming a key movement spine and focal axis within the development.

iii. Built development must be excluded from a buffer zone along the northern and north-eastern site boundaries, comprising a minimum of 20 metres from the north-eastern boundary and increasing to between 50 and 100 metres along the northern boundary, as defined on the Policies Map.

iv. Important views towards the church must be retained and incorporated into the layout as key visual focal points.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Landscape Integration and Green Infrastructure

v. A robust green infrastructure buffer must be provided along the northern and north-eastern parts of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.

vi. This buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

vii. Existing hedgerows within the site must be retained, reinforced and integrated into the layout as key landscape features contributing to ecological connectivity.

viii. Opportunities must be taken to deliver scattered tree planting within the fields to the north of the development to soften the built edge and to provide habitat suitable for species such as skylarks, unless it can be robustly demonstrated that this is not feasible.

Access and Movement

ix. Off-road pedestrian and cycle connections must be enhanced between the site, the town centre, the school, local facilities, and the wider Public Rights of Way network.

x. Roadside trees and hedgerows along Aston Road must be retained and reinforced, with development making use of existing access points where possible. Visibility splays must be minimised, and any necessary removal must be mitigated through replacement planting.

Community Infrastructure

xi. A GP surgery must be delivered within the site, located to ensure good pedestrian and cycle accessibility from the town centre and surrounding areas.

xii. A play area must be provided at the eastern part of the site, with safe and convenient pedestrian and cycle access.

xiii. A school car park must be provided at the eastern end of the site to enable the existing school car park to be released for public use (with parking fees set at a reasonable rate).

Delivery and Phasing

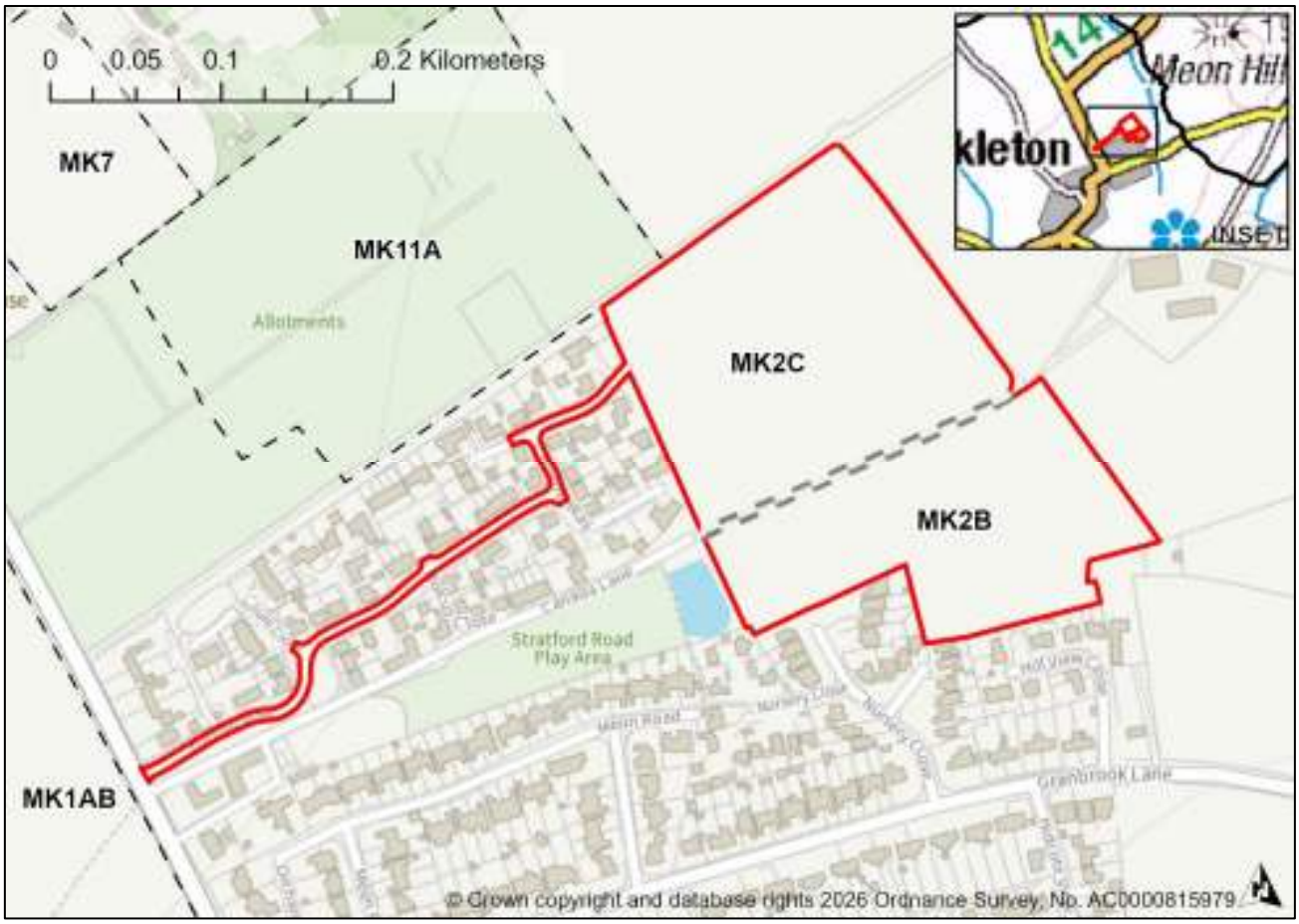
xiv. Development proposals must include a delivery strategy and phasing plan demonstrating how key infrastructure and public benefits will be delivered alongside residential development.

Historic Environment

xv. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Mickleton: Land east of former Meon Hill Nurseries (ref: MK2B / MK2C)



Site Area: 5.2 hectares

Proposed Uses: Residential (around 40 homes)

Development Requirements:

Design and Layout

i. Built development must be restricted to the south-western part of the site, adjacent to and integrated with the existing built form at Nursery Close, as defined on the Policies Map.

ii. The remainder of the site, including the central and north-eastern areas, must be retained and enhanced as green infrastructure, providing a landscaped transition to the open countryside and reinforcing the rural edge of the settlement.

Landscape Integration and Green Infrastructure

iii. A comprehensive green infrastructure framework must be established to ensure integration with the wider landscape; provide a sensitive transition between built development and the open countryside; create a strong and legible entrance to the village from the Heart of England Way; incorporate biodiversity enhancements, including strengthened habitat connectivity to the wider countryside; include areas of accessible natural greenspace, and potentially incorporate Sustainable Drainage Systems (SuDS).

Access and Movement

iv. A pedestrian connection must be provided through the site linking to the adjacent allocation (MK11A) to the north-west and to the Heart of England Way, improving permeability and connectivity.

Landscape and Visual Impact

v. Existing trees and hedgerows, including those protected by TPO 25/00005/GROUP, must be retained and integrated into the site layout.

vi. Additional tree and hedgerow planting must be provided across the site to soften the built form and mitigate impacts on long-distance views from the Cotswolds National Landscape.

vii. The green corridor associated with the Heart of England Way must be retained and strengthened as part of the site's green infrastructure framework.

Historic Environment

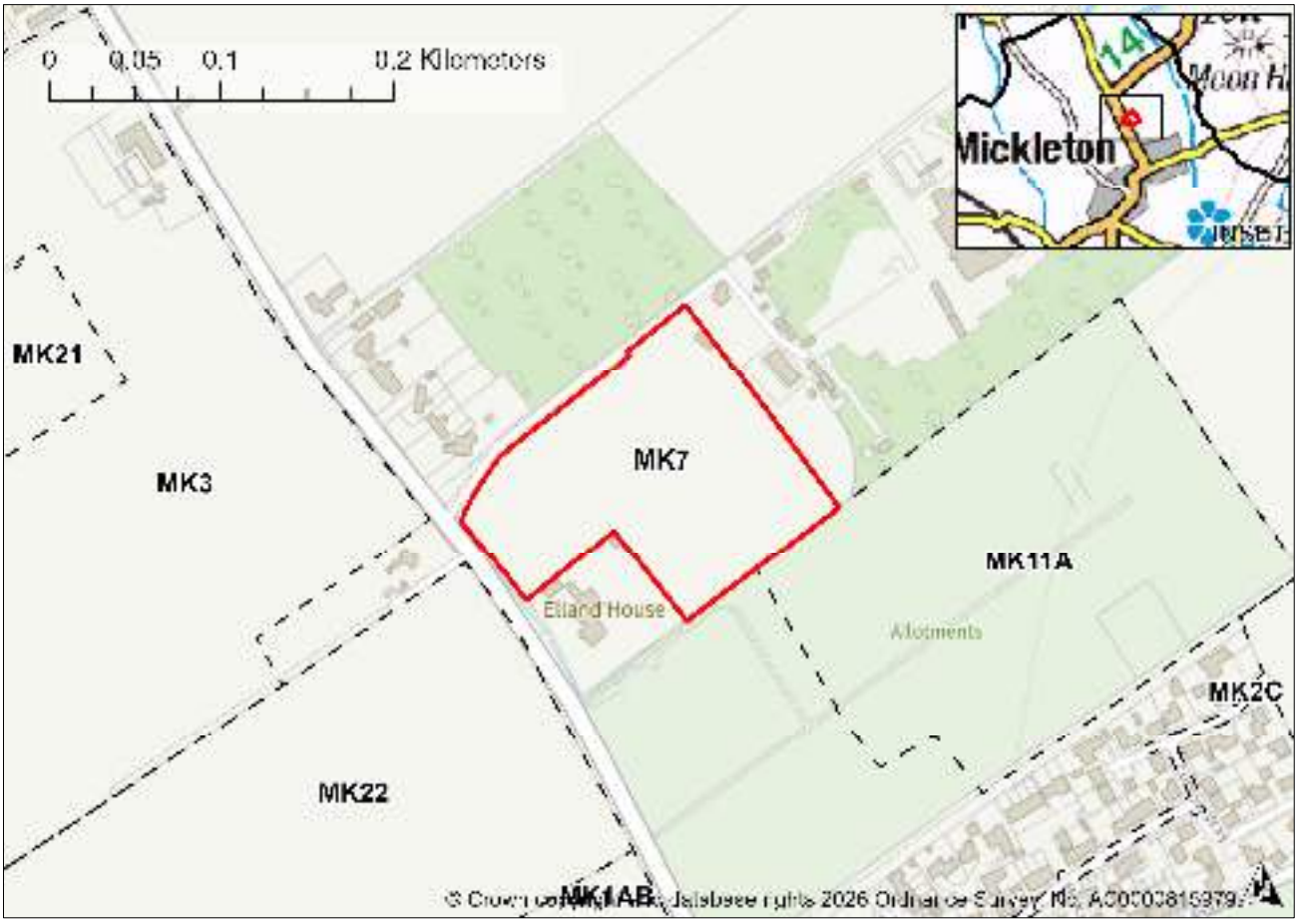
viii. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.

ix. Existing boundary vegetation must be retained and enhanced to soften the development edge. The open, undeveloped, green space either side of the existing trackway must be preserved to allow appreciation of Meon's Hill from the public right of way.

x. The development must be sensitively designed, respecting the local architectural vernacular and conforming to the Cotswold Design Code, to help integrate the development with the existing settlement.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Mickleton: Land between Summerville Ltd. and Stratford Road (ref: MK7)



Site Area: 2.1 hectares

Proposed Uses: Residential (around 33 homes)

Development Requirements:

Access and Movement

i. A vehicular connection must be provided through the site to the adjacent allocation (MK11A) to the south-east. This connection must be secured without the use of ransom strips or other barriers to delivery.

ii. A safe pedestrian crossing point must be delivered across Stratford Road to improve connectivity with existing footways and local facilities.

Landscape Integration and Green Infrastructure

iii. A comprehensive landscaping strategy must be implemented across the site, incorporating new hedgerow and tree planting to reduce the visual impact of development and to assist in integrating the site into the wider landscape.

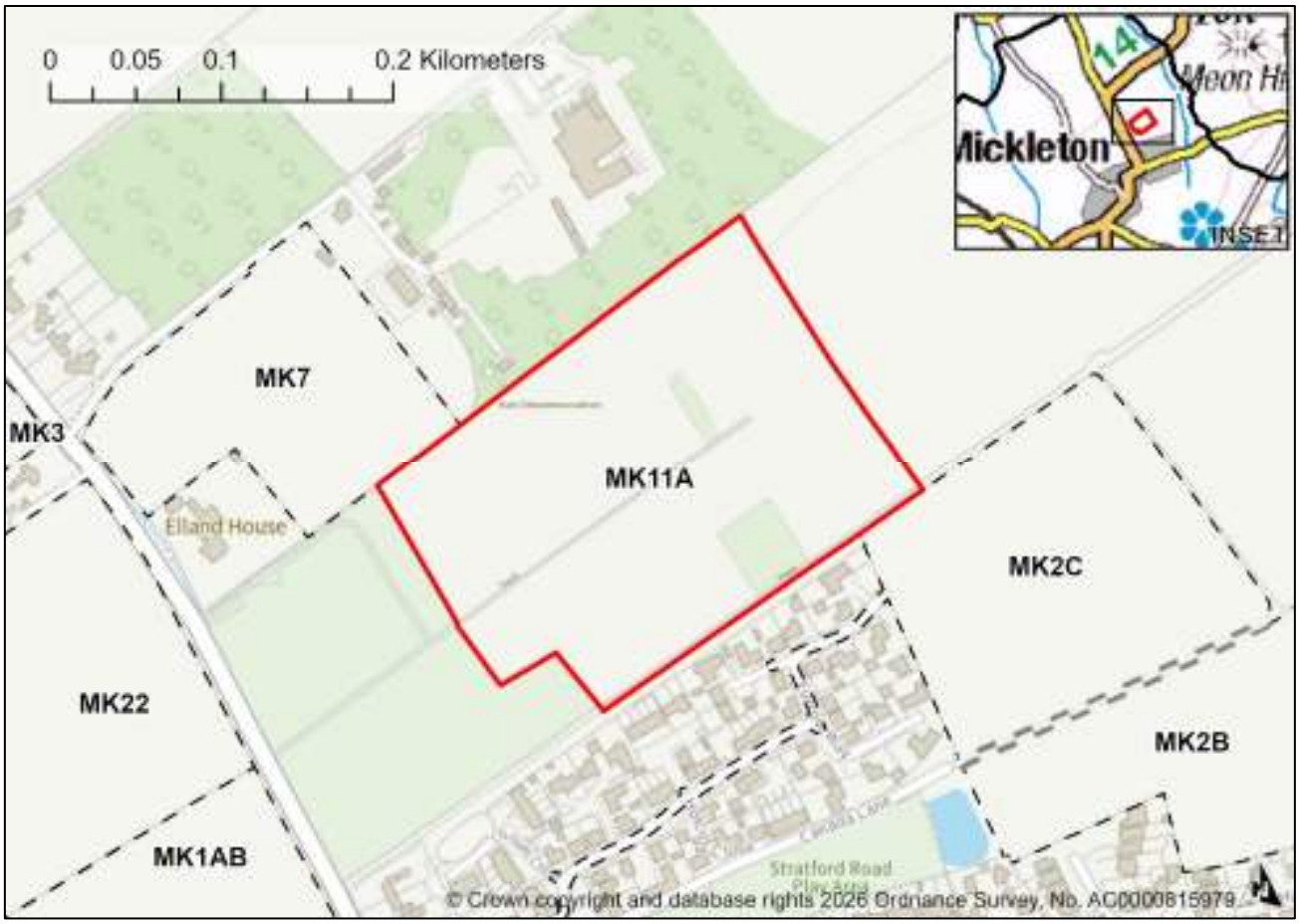
iv. Planting must be designed to soften long-distance views from the Cotswolds National Landscape and contribute to ecological connectivity.

Historic Environment

v. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Mickleton: Land east of Stratford Road (ref: MK11A)



Site Area: 4.8 hectares

Proposed Uses: Residential (around 76 homes)

Development Requirements:

Access and Movement

i. Vehicular access to the site must be provided via the adjacent allocation (MK7) to the north-west.

ii. Pedestrian connections must be secured through the adjoining site (MK2C) to the south-west, linking to the Heart of England Way and the wider Public Rights of Way network.

Landscape Integration and Green Infrastructure

iii. A robust green infrastructure buffer must be provided along the north-eastern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.

iv. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

v. A comprehensive landscape strategy must be implemented across the site, incorporating new hedgerow and tree planting to soften built form and reduce visual impacts in views from the Cotswolds National Landscape.

Design and Layout

vi. The layout must respond to the landscape setting of the site, ensuring that built form is appropriately arranged to minimise visual impact and integrate with surrounding development.

Community Infrastructure

vii. Existing allotments within the site must be retained and enhanced, ensuring their continued use and integration into the wider green infrastructure network.

Historic Environment

viii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Moreton-in-Marsh: Land west of Aldi (ref: M28B)



Site Area: 1.0 hectares

Proposed Uses: Residential (around 20 homes)

Development Requirements:

Access and Movement

i. The existing vehicular access must be utilised to minimise landscape and environmental impacts arising from new infrastructure.

Landscape Integration and Green Infrastructure

ii. A robust green infrastructure buffer must be provided along the western part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.

iii. This buffer must incorporate biodiversity enhancements; enhance the setting and user experience of the adjacent Public Right of Way and potentially include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Flood risk

iv. Woodland planting along the northern part of the site would help alleviate flood risk.

v. No built development must take place within the floodplain of the unnamed watercourse along the northern boundary of the site and this area should be incorporated into the site green infrastructure.

vi. All development must be directed to Flood Zone 1 outside of the climate change flood risk area.

vii. Any planning application for the site must be supported by a site specific flood risk assessment and a drainage strategy.

Landscape and Ecology

viii. Boundary hedgerows and trees, including those protected by TPO 12/00006/IND, must be retained, reinforced and integrated into the site layout to provide strong landscape structure, deliver a sensitive edge to the development, and enhance ecological connectivity.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Moreton-in-Marsh: Land south of North Cotswold Hospital (ref: M74A)



Site Area: 1.52 hectares

Proposed Uses: Residential (around 44 homes)

Development Requirements:

Design and Layout

i. Development must create a well-designed extension to Moreton-in-Marsh that responds positively to the adjoining uses and that creates an appropriate transition between the built form of the town and the open countryside to the west.

ii. Built development must be set back from, but still provide a positive frontage to the A429, contributing to a high-quality gateway to Moreton that reflects the rural character of the Cotswolds National Landscape and the setting of the town.

iii. Development must be designed to maintain the amenity, operation and accessibility of North Cotswold Hospital and neighbouring uses.

Access and Movement

iv. Attractive pedestrian and cycle connections must be provided between the development, the hospital, existing residential areas, the town centre and nearby services and facilities.

v. Opportunities to improve connectivity to the wider Public Rights of Way network must be taken where feasible.

Landscape Integration and Green Infrastructure

vi. Existing boundary hedgerows and trees, in particular along the northern boundary must be retained and incorporated within the site layout.

vii. A robust green infrastructure buffer must be provided along the eastern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside, and to minimise impacts on the setting of the listed farmhouse to the south-west. This must include additional native tree and hedgerow planting, biodiversity enhancements and may include areas of accessible natural greenspace and Sustainable Drainage Systems (SuDS).

viii. A comprehensive landscaping strategy must be implemented across the site, incorporating new hedgerow and tree planting to soften built form and reduce visual impacts in views from the Cotswolds National Landscape.

Drainage and Environmental Considerations

ix. Development proposals must be supported by a site-specific flood risk assessment and drainage strategy demonstrating that surface water runoff can be effectively managed and that there will be no increased risk of flooding on or off site.

Historic Environment

x. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Stow-on-the-Wold: Land adjacent Griffin Court / Playing Field (ref: S14B)



Site Area: 0.3 hectares

Proposed Uses: Residential (around 10 homes)

Development Requirements:

Access and Movement

i. Development must provide appropriate access to King George's Field, including its playing fields and associated facilities, ensuring safe, convenient, and inclusive routes for users.

Design and Layout

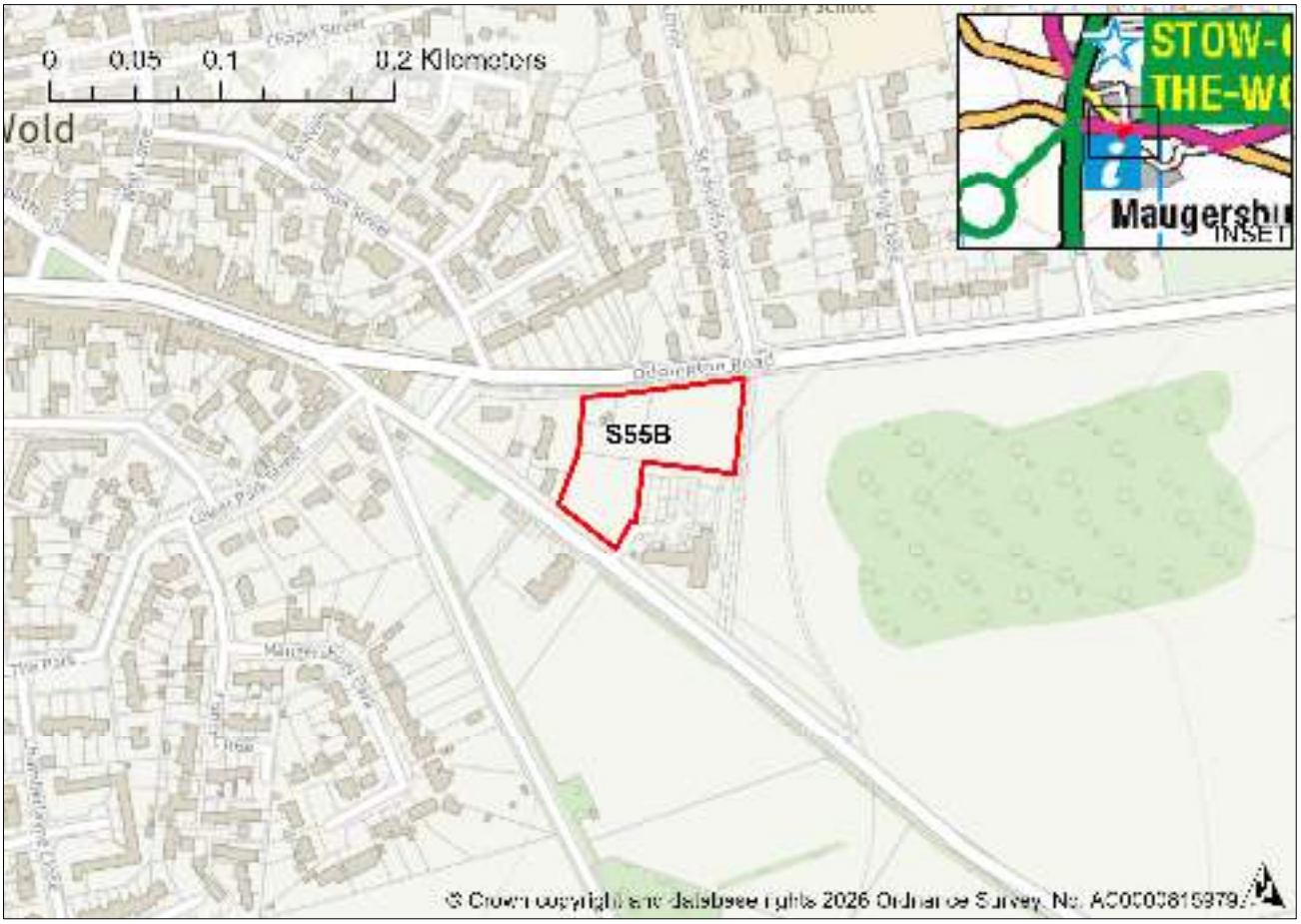
ii. The design and layout of the development must be compatible with the proposed development to the south.

Historic Environment

iii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Stow-on-the-Wold: Land adjoining Tall Trees, Oddington Road (ref: S55B)



Site Area: 0.6 hectares

Proposed Uses: Residential (around 8 homes)

Development Requirements:

Landscape Integration and Green Infrastructure

iv. A green infrastructure buffer must be retained along the eastern boundary of the site to safeguard an established bat flightline, protect the existing hedgerow, and enhance the adjacent Public Right of Way and its setting.

v. This buffer must be managed and enhanced to support biodiversity and ecological connectivity.

Trees and Natural Features

vi. An exclusion zone, free from built development, must be provided along the south-western boundary to protect trees covered by Tree Preservation Order (Ref: 06/00148/GROUP).

vii. The design and layout of development must ensure the long-term protection and retention of these trees.

Design and Local Character

viii. Boundary drystone walls must be retained and, where necessary, repaired to preserve local character and distinctiveness.

Historic Environment

ix. Development proposals must conserve and, where appropriate, enhance the setting and significance of Enochs Tower (listed building) and the Conservation Area, by retaining some greenspace along the northern boundary of the site.

x. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Stow-on-the-Wold: The Hollies, Lower Swell Road (ref: S68)



Site Area: 2.0 hectares

Proposed Uses: Residential (around 35 homes)

Development Requirements:

Design and Layout

i. The site design and layout must respond to the landscape and townscape context and minimise impacts on the landscape and the setting of the town, including providing landscape permeability through the site and a gradual transition between the town and the open countryside.

ii. Development must be designed to minimise light pollution and its impacts on the National Landscape. There must be no large areas of glazing facing west and external lighting must be kept to a minimum.

iii. Stone walls along the A429 must be retained and any access point through those walls must be limited to pedestrian/cycleway access and of the minimum width necessary to provide the access and be designed in a "garden gateway" style.

Landscape Integration and Green Infrastructure

iv. A comprehensive green infrastructure framework and landscape strategy must be established across the site to ensure integration with the wider landscape, and, in particular, the CNL. This must include retention of existing trees and hedgerows and the planting of new trees and hedgerows throughout the site to soften long distance views and to contribute to ecological connectivity.

v. A substantial green infrastructure buffer must be provided along the western and southern parts of the site to create a sensitive transition between built development and the open countryside. This area may also accommodate public open space, biodiversity enhancements and SuDs.

vi. Any planning application for the site must be supported by the appropriate arboricultural assessments to ensure that the trees protected by Tree Preservation Orders (TPO to north-west of the site) or by their location within the Conservation Area are not impacted by development.

Access and Movement

vii. Vehicular access must utilise the existing access point along the B4068 and not be achieved via the A429.

Amenity and Pollution

viii. Given the proximity of the A429, any planning application for the site must be supported by an Air Quality Assessment and a noise mitigation strategy.

Historic Environment

ix. Any built development within the gardens of Crestow House (now demolished and replaced by a modern dwelling) must respect the historic context of this area and its relationship with nearby listed buildings and the Conservation Area.

x. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Upper Rissington: Land west of Delphin Way (ref: UR1A)



Site Area: 0.6 hectares

Proposed Uses: Residential (around 26 homes)

Development Requirements:

Trees and Natural Features

i. The design and layout of development must ensure the long-term protection and retention of trees, that are subject to a Tree Preservation Order.

Design and Layout

ii. Development must be designed to maintain filtered views from Delphin Way towards the protected trees and the wider landscape beyond, maintaining visual connectivity and local character.

Historic Environment

iii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

iv. Proposals must respond positively to the setting of the adjacent RAF building (a Non-Designated Heritage Asset), ensuring that layout, scale, and design respect its form and context.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Willersey: Land between Colin Lane and future Heritage Railway (ref: W4B)



Site Area: 1.8 hectares

Proposed Uses: Residential (around 40 homes)

Development Requirements:

Landscape Integration and Green Infrastructure

i. A woodland and scrub habitat buffer must be provided along the north-western part of the site between built development and the adjacent railway corridor, which is identified as a priority habitat.

ii. This buffer must be designed to protect and enhance biodiversity and may incorporate Sustainable Drainage Systems (SuDS).

iii. A green infrastructure buffer must also be provided adjacent to the balancing ponds to the south and east of the site, with no built development permitted within this area.

Biodiversity and Ecology

iv. The railway corridor buffer must contribute to habitat creation and ecological connectivity, reinforcing the function of the adjacent priority habitat.

Flood Risk and Water Management

v. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout, including how safe access and escape routes will be achieved given surface water risk.

Access and Movement

vi. Pedestrian connections must be provided linking the site to the Public Rights of Way network to the north and beyond, ensuring good accessibility to the wider countryside.

Amenity and Environmental Considerations

vii. Noise mitigation measures must be incorporated into the design of dwellings to address potential impacts arising from the adjacent railway line, including its potential future re-opening.

Historic Environment

viii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

This page is intentionally left blank

Appendix 1
Climate Change Sustainability Statement Requirements Table

Topic to cover in Climate Change & Sustainability Statement	New development of 1-9 dwellings or 100-<1,000m2 GIA	New development of 10+ dwellings or 1,000m2+ GIA	Major refurbishment and retrofit and heritage buildings (where permission is needed)
Climate adaptation: water efficiency	Core Policy 64: Water Management Infrastructure		
Climate adaptation: Flood and SUDS	Core Policy 63: Managing Flood Risk Core Policy 64: Water Management Infrastructure Core Policy 65: Watercourses		
Circular economy: maximizing reuse of materials & existing buildings	Core Policy 1: Addressing Climate Change	Core Policy 1: Addressing Climate Change	Core Policy 26: Retrofitting and Decarbonisation of Existing Buildings
Green & Blue Infrastructure Strategy and Nature Recovery Network, including SANG provision		Core Policy 60: Biodiversity and Geodiversity Core Policy 70: Green and Blue Infrastructure	
Biodiversity Net Gain	Core Policy 60: Biodiversity and Geodiversity		
Pollution: Land, water, noise and air	Core Policy 66: Pollution and Contaminated Land Core Policy 67: Air Quality		
Sustainable transport, public transport and active travel measures	Chapter 9: Transport		
Health and wellbeing, including open space, culture, community space and with reference to guidance in the district-wide Design Code		Chapter 14: Building Healthy and Sustainable Communities	
Long-term stewardship structure and funding		Core Policy 71: Management of Accessible Green Open Spaces in Residential Developments	
Operational energy and carbon (including renewable energy)	Chapter 8: Sustainable Construction and Renewable Energy		

This page is intentionally left blank

Appendix 2
Saved Policy: Strategic Site, south of Chesterton, Cirencester (Policy S2)

Introduction

7.3.1 The site comprises 120 hectares of predominantly agricultural land, divided into small to medium sized arable fields. The A429 (Tetbury Road) defines the western edge of the site, while the eastern boundary abuts Spratsgate Lane; the industrial estate at Wilkinson Road; and allotments at Somerford Road. The site does not lie within a designated landscape. The AONB terminates at the western edge of the A429, while the Kemble/Ewen Special Landscape Area lies to the south of the site.

7.3.2 The landscape is open and very gently rolling with a number of individual and groups of trees covered by tree preservation orders. Public rights of way cross the site, providing access into the town and to the surrounding countryside. The town centre lies about 1.3km to the north of the site.

7.3.3 The majority of the northern boundary of the site abuts modern residential development; with the cemetery and Cirencester Business Park adjoining the north western edge of the site. Man-made constraints on the site include two gas pipelines and electricity transmission lines. The site does not lie within any areas designated by the Environment Agency to be at risk from flooding.

7.3.4 There are a number of heritage assets in and around the site. At the centre of the site lies the grade 2 listed Chesterton Farmhouse and barn, with a number of associated outbuildings and cottages. To the north of the site lies a large residential property, The Cranhams, while to the west is the Royal Agricultural University, both of which are also Grade 2 listed buildings.

7.3.5 Some 4.7 hectares of a large scheduled ancient monument - a Romano-British settlement - lies at the southern edge of the site.

Policy S2

STRATEGIC SITE SOUTH OF CHESTERTON, CIRENCESTER

1. **Land to the south of Chesterton, shown on the Policies Map, is allocated for a sustainable, high quality, mixed used development, including up to 2,350 dwellings (net), incorporating up to 40% affordable housing and approximately 9.1 hectares of B1, B2 and B8 employment land.**

2. **Infrastructure provision, informed by the Infrastructure Delivery Plan and the Vision and Objectives (Appendix B) for the site, will be required relating to matters including:**

- **Community facilities and culture (including Neighbourhood Centre);**
- **Education;**
- **Health care;**

- **Open space, sport and recreation;**
- **Transport and highways;**
- **Flood management, waste water, and a Sustainable Drainage System; and**
- **Water supply.**

3. **The development will be master planned and implemented on a comprehensive basis. It will be designed and phased to ensure:**

   a. **Maximum practicable integration between the different uses within and beyond the site;**

   b. **All necessary supporting infrastructure and community facilities are delivered in synchronisation with housing and employment development; and**

   c. **To maintain a timely supply of housing and employment land over the Plan period.**

Explanation

7.3.6 The majority of the development will be undertaken within the Plan period, though the housing element is expected to deliver 1,800 dwellings by 2031 and the remaining 550 dwellings after 2031. This will be monitored to ensure a steady and sustainable delivery of housing and employment land. Infrastructure will be delivered in accordance with the phases of development to meet the needs and demands of the development as it grows.

7.3.7 The development will include a range of housing types and, in accordance with Policy H2, up to 40% of the dwellings will be affordable, subject to assessment of viability. The Council will seek to ensure that a range of open market dwelling sizes and types are provided to meet local existing and future needs and to provide a mixed community. These could include self-build and dwellings specifically designed to meet the needs of an ageing population.

7.3.8 The Strategic Site will deliver a significant part of the employment land provision for the District over the Plan period, and the amount allocated reflects anticipated future needs. Options for new employment uses will respond to the findings of the latest economy evidence and meet future employment needs and demands for a mix of types and sizes of business spaces. These will accommodate, for example, business start-up and incubation, expansion of existing businesses, technical hubs and company headquarters. The evidence also identifies future accommodation needs for business and visitors to the area, in order to support the local tourist and business economy.

7.3.9 It is anticipated that a neighbourhood centre will provide convenience shopping and service uses, though the Council will seek to restrict the floor area of the commercial (class A1-A5) units to protect the vitality and viability of the existing town centre. Retail uses will form an integral part of the neighbourhood centre and will contribute towards community cohesion. However, the scale and format of units and floorspace within the neighbourhood centre should be limited. This ensures they primarily serve the day-to-day needs of residents of the strategic site, though it is inevitable that some existing, neighbouring residents will also patronise the new facilities. The neighbourhood centre will also include

facilities to serve the new community, e.g. community meeting space and healthcare facility. Developers will be expected to provide these facilities in phase with development.

7.3.10 The prospective developer will be expected to mitigate the impact of the development on the local highways network. The Infrastructure Delivery Plan (IDP) identifies these and other infrastructure requirements which the developer will be expected to provide or contribute towards.

7.3.11 The development should maximise opportunities for sustainable modes of travel. The development will include a comprehensive network of safe and convenient footpaths and cycleways (including necessary improvements to existing routes) linking different uses within and beyond the site, such as the town centre, Deer Park School, Kemble station and the Cotswold Water Park.

7.3.12 Prospective developers will be required to identify, in liaison with the County and District councils, a comprehensive package of public transport improvements which will have the effect of reducing car dependency. Public transport improvements must be implemented as early as is practicable, offering residents/employees viable alternatives to travelling by private car, and thus influencing travel behaviour from the outset.

7.3.13 However, despite the provision of public transport, it is recognised that some residents of the new development will choose the private car to visit the town centre. This will have an impact on central area parking, and contributions will be sought to mitigate the resulting impacts from the development.

7.3.14 The public open space provision provides an opportunity for the creation of new habitats to enhance biodiversity; for example, through the creation of ponds. This can include the use of native planting and the creation of 'green corridors' across the site, and linking to green infrastructure beyond the site.

7.3.15 Sustainable Drainage Systems (SuDS) also provide an opportunity to create habitats for biodiversity while retaining surface water runoff rates to the same level as the undeveloped site.

7.3.16 An archaeological assessment and evaluation of the scheduled ancient monument at the southern edge of the site will be required before a detailed planning permission can be approved. The assessment and evaluation will include other historic monuments within the site boundary.

7.3.17 A Tree Preservation Order protects various trees across the site, and the development will have to incorporate these where practicable, and protect them during construction. The Council will require that replacement trees are planted where protected trees have to be removed.

7.3.18 Supporting infrastructure and services will include the provision of superfast broadband, utilities and foul sewers. The latter is likely to include strategic upgrades to the sewage network, and detailed modelling will be required to establish the precise nature and extent of any upgrades. The provision of high speed broadband will support new and relocating businesses as well as facilitating home-working for residents.

7.3.19 To achieve high standards of design and all the other objectives for the site, the development will be master planned and implemented on a comprehensive basis. The master planning process will ensure that all aspects of development are properly addressed, including layout, landscape, density, mix of uses, scale, materials and detailing.

7.3.20 The Council will utilise some or all of the measures summarised below:

- effective pre-application engagement at the outline and reserved matters stages;

- the use of design review;
- on-going monitoring, of conditions and infrastructure delivery and, if necessary, review of detailed master planning material (e.g. design codes);
- engagement with key partners and the local community;
- planning performance agreements;
- the use and implementation of planning conditions; and
- post-occupancy surveys of residents.

Appendix 3
Saved Policy: Vale of Evesham Heavy Goods Vehicle Control Zone (Policy INF6)

11.6.1 Through maintaining a co-ordinated and co-operative approach to relevant local planning policy, the Council has long been a partner of Wychavon District Council and Stratford on Avon District Council in seeking to mitigate the impact of HGV traffic in the Vale of Evesham. Evidence justifies retention of the policy.

Policy INF6

VALE OF EVESHAM HEAVY GOODS VEHICLE CONTROL ZONE

Proposals for employment development which would generate additional Heavy Goods Vehicle trips within the Vale of Evesham Heavy Goods Vehicles Control Zone, as identified on the Policies Map, will be accompanied by a Transport Assessment showing how the supply and distribution routes proposed relate to the Heavy Good Vehicles Route Network.

11.6.2 The NPPF makes it clear that policies relating to transport have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

11.6.3 The Vale of Evesham is an important area for the processing and redistribution of food products. An increasing proportion of fruit and vegetables is imported and consequently the number of Heavy Goods Vehicles (HGV) has risen. For villages in the area, this increased level of HGV traffic has affected the quality of life of residents through the generation of increased noise, vibration and atmospheric pollution.

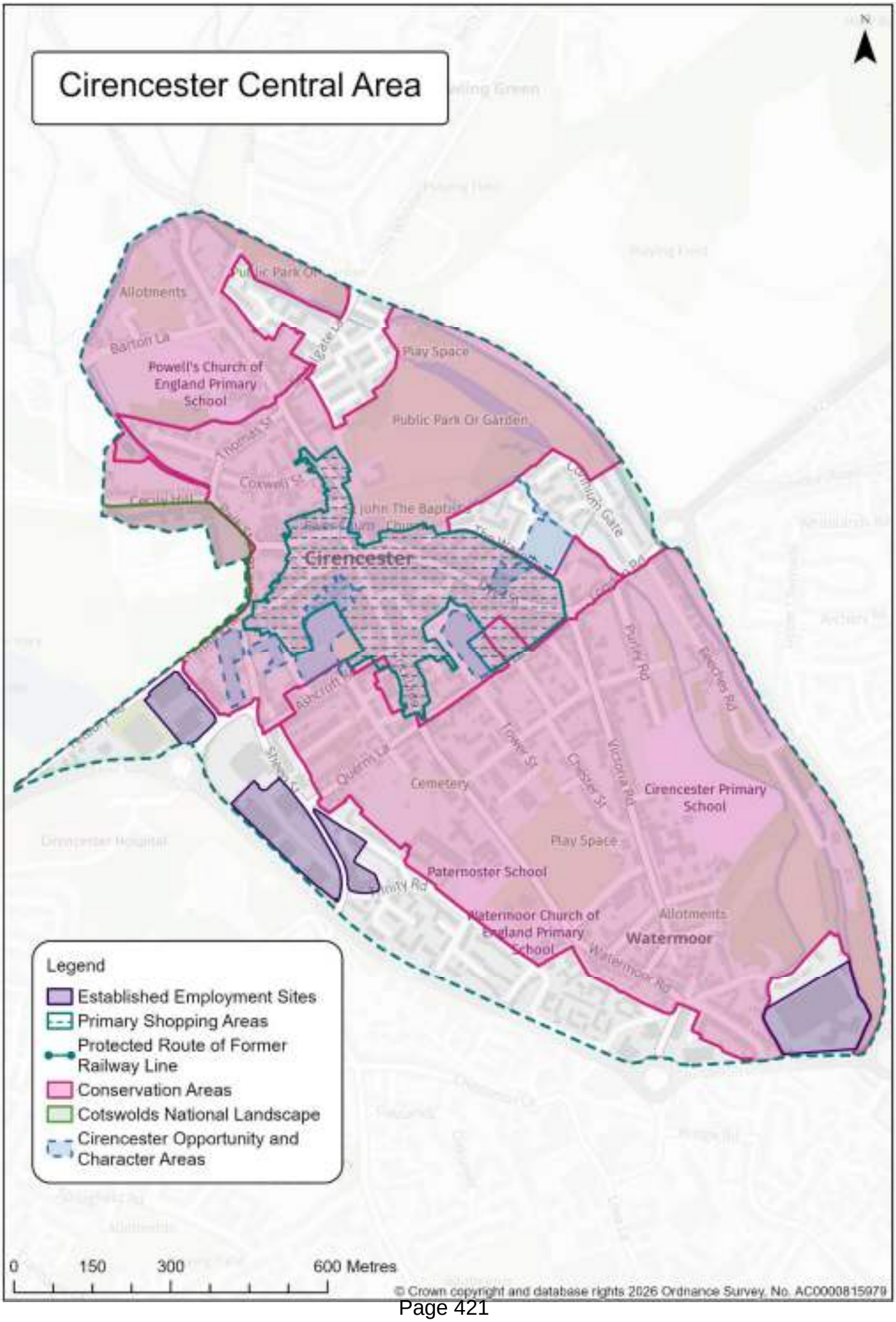
11.6.4 To mitigate the impact of HGV traffic this policy seeks to ensure that the road haulage industry uses, wherever possible having regard to new development proposals, the most appropriate roads for HGVs travelling within and through the Vale of Evesham.

11.6.5 Although these HGV traffic issues are primarily within Wychavon District, they do go beyond its boundaries into Cotswold District and Stratford on Avon District. All three planning authorities are promoting a similar policy in their Local Plans and will continue to work with the three Highway Authorities and the Worcestershire Freight Quality Partnership (as identified in the LTP3 Multimodal Freight Policy 1) in its implementation.

11.6.6 It may be, for instance, that a proposed employment development within Cotswold District that is located outside the Heavy Goods Vehicle Control Zone would nevertheless use the road network within the Zone as its primary access and egress route. The Cotswold District policy is therefore worded slightly differently from that of Wychavon and Stratford-on-Avon to take account of that possibility.

This page is intentionally left blank

Appendix 5
Cirencester Central Area



This page is intentionally left blank

Appendix 6
Cirencester Opportunity Areas

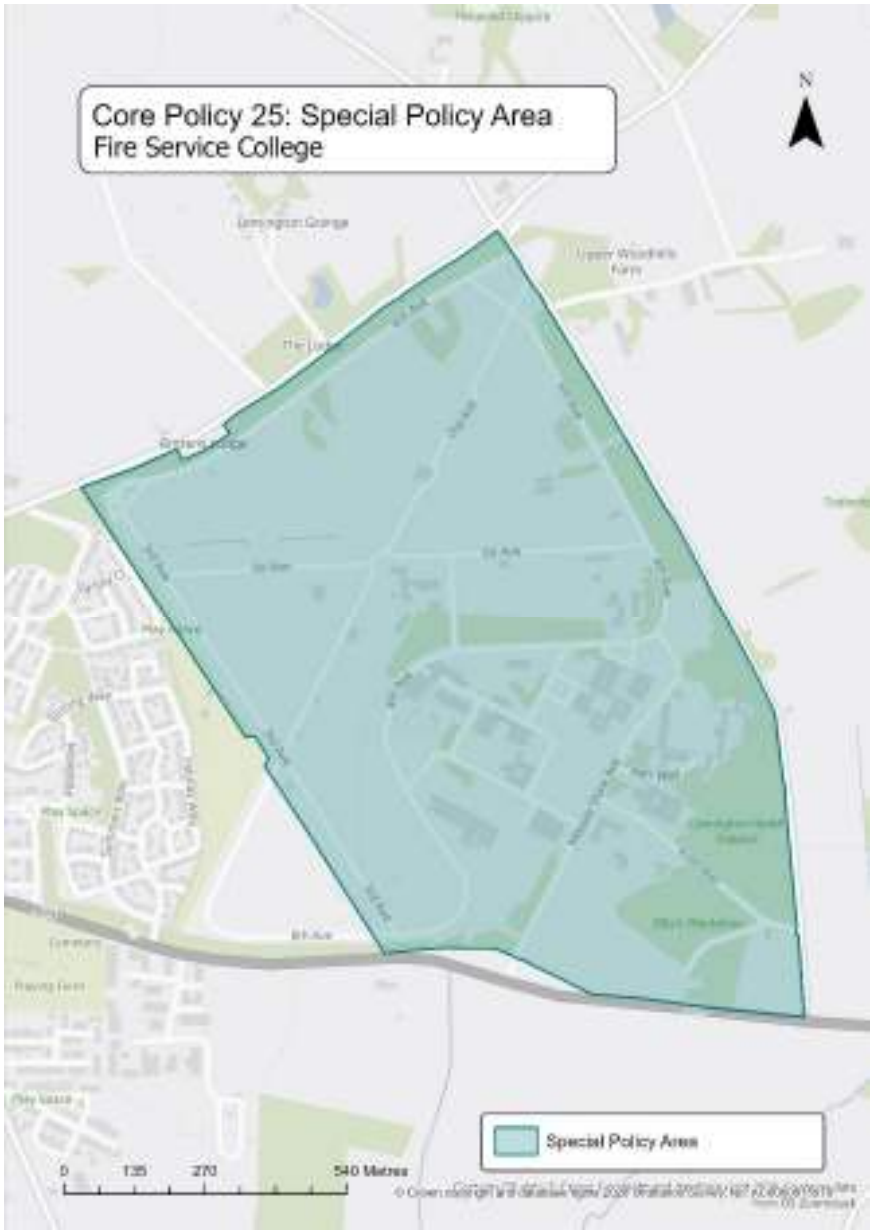


This page is intentionally left blank

Appendix 7
Special Policy Areas






Core Policy 25: Special Policy Area
Fire Service College
N
Special Policy Area
0
135
270
540 Metres

Appendix 9
Vacant Building Credit Calculation Methodology

This appendix specifies how the Council will implement the provisions of national policy and guidance on Vacant Building Credit in Cotswold District.

1. Introduction

Vacant Building Credit was introduced by the Government (by way of a Written Statement to Parliament) on 28 November 2014. This allowed a financial credit, equivalent to the existing gross floorspace of any vacant buildings on brownfield land brought back into any lawful use or demolished for redevelopment, to be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.

The Vacant Building Credit now forms part of the National Planning Policy Framework:

> *To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount. [Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned, or to major development on land within or released from the Green Belt, for which the 'Golden Rules' requirements set out in paragraphs 156-157 of this Framework should apply]*[1].

The Planning Practice Guidance provides further explanation of the Vacant Building Credit:

> ***What is the vacant building credit?***
>
> *National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.* [2]

2. Application of the Vacant Building Credit

The Planning Practice Guidance explains whether the Vacant Building Credit applies to any vacant building being brought back into use. [3]

> *The vacant building credit applies where the building has not been abandoned.*
>
> *The courts have held that, in deciding whether a use has been abandoned, account should be taken of all relevant circumstances, such as:*
>
> - *the condition of the property*

[1] National Planning Policy Framework – para. 65 (MHCLG, 2024)
[2] Planning Practice Guidance: Planning obligations - paras. 26-29 (MHCLG and DLUHC; revision date 01.09.2019)
[3] Planning Practice Guidance: Planning obligations - para 28 (MHCLG and DLUHC; revision date 15.03.2019)

- *the period of non-use*
- *whether there is an intervening use, and*
- *any evidence regarding the owner's intention.*

Each case is a matter for the collecting authority to judge.

The policy is intended to incentivise brownfield development, including the reuse or redevelopment of empty and redundant buildings. In considering how the vacant building credit should apply to a particular development, local planning authorities should have regard to the intention of national policy.

In doing so, it may be appropriate for authorities to consider:

- *whether the building has been made vacant for the sole purposes of re-development*
- *whether the building is covered by an extant or recently expired planning permission for the same or substantially the same development*

Council Position

As the policy is to incentivise brownfield development, Vacant Building Credit will only apply to developments on previously developed land, as defined by Annex 2 of the NPPF (2024):

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

3. Vacant Building

The Council will apply the definitions of 'building' and 'in-use building' as set out at Part 5, 40 (11) of the Community Infrastructure Levy Regulation 2010 (as amended). This regulation states that a 'building' does not include buildings:

- into which people do not normally go,
- into which people go only intermittently for the purpose of maintaining or inspecting machinery, or
- for which planning permission was granted for a limited period.

The regulation also states that an **in-use** building is one which has been in lawful use for a continuous period of at least six months within the three years ending on the day planning permission first permits the chargeable development. Therefore, as Vacant Building Credit only applies to buildings that are not in-use i.e. vacant, the implication of this regulatory framework is that **a vacant building is one**

which has not been in lawful use for a continuous period of at least six months within the three years ending on the day planning permission first permits the chargeable development.

Council Position

To ensure that Vacant Building Credit does not incentivise unsustainable development, such as the forced eviction of businesses or the neglect of viable commercial businesses for the sole purpose of redevelopment in order to claim a Vacant Building Credit, the applicant will be required to demonstrate that the building has been actively marketed at a realistic price for a reasonable period of at least 12 months and that there is no demand for the building in its current state for the use for which it has permission. This applies to buildings which have become vacant within the three year period before the application is made.

The Vacant Building Credit will not be applied to buildings that are covered by an extant or recently expired planning permission for the same or substantially the same development.

4. Calculation of the Vacant Building Credit

The Planning Practice Guidance explains the process for determining Vacant Building Credit:

> *Where there is an overall increase in floorspace in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local Plan. A 'credit' should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided. The existing floorspace of a vacant building should be credited against the floorspace of the new development.* [(4)]

Council Position

In order to apply for Vacant Building Credit, a vacant building credit statement must be submitted alongside a planning application. The following information will need to be included in the statement:

- Evidence that any referenced building is a 'vacant building'. A building is not considered as 'vacant' if the building has been in continuous use for any six month period during the last three years up to the date of the planning application is submitted.
- The whole building must be vacant to apply for the Vacant Building Credit.
- Evidence that any referenced building is not an 'abandoned building' or vacated solely for the purpose of redevelopment. The onus will be on the applicant to demonstrate this. The factors the Council will take into account include:

    i) the physical condition of the building;

[4] Planning Practice Guidance: Planning obligations - para 27 (MHCLG and DLUHC; revision date 15.03.2019)

ii) the length of time that the building had not been used;

iii) previous use of the building and whether it had been used for any other purposes; and

iv) the owner's intentions.

- Information on the existing Gross Internal Area (GIA) and the proposed GIA. GIA is the area of a building measured to the internal face of the perimeter walls at each floor level. For the purposes of assessing floorspace, the Council will use the GIA definition used by the RICS in its Code of measuring practice.

Where vacant buildings are demolished for redevelopment, only those vacant buildings which enable and relate directly to the redevelopment will be included in the assessment of any Vacant Building Credit.

As is commonly the case with outline planning applications it may not be clear what the actual number of dwellings, or the size of those dwellings, may be. Therefore it will be difficult to quantify what Vacant Building Credit will be applicable. Where the local planning authority agrees that the Vacant Building Credit may be applicable, the applicant will enter into a S.106 Agreement at the outline stage to enable the matter to be deferred to a later stage when the relevant details of the scheme have been finalised. If the Vacant Building Credit is applicable to the proposed site, the information on floorspace will inform the level of affordable housing contributions. The amount of Vacant Building Credit to be set against the affordable housing contribution on Full and Reserved Matters applications will be assessed according to the example of Vacant Building Credit calculation provided below.

Example of Vacant Building Credit calculation

<table>
<tr><td colspan="3">

- **Proposal:** Housing development of 50 dwellings
- **Affordable housing requirement:** 30% (for a brownfield site)
- **Proposed Gross Internal Floor Area (GIA):** 5,000sqm
- **Existing Gross Internal Floor Area (GIA):** 1,000sqm

</td></tr>
<tr><td>Step 1</td><td>Calculate the affordable housing contribution based on the total number of eligible dwellings and the affordable housing percentage required by the Council's affordable housing planning policy (e.g. 30% for brownfield sites)</td><td>Affordable housing contribution
50 units x 30% = 15 units</td></tr>
<tr><td>Step 2</td><td>Calculate the amount of existing floorspace, if any, as a proportion of the proposed floorspace of the development:
E/P x 100
(where E = existing floorspace and P = proposed floorspace)</td><td>1,000 sqm / 5,000 sqm x 100 = 20%</td></tr>
</table>

Step 3	Calculate the amount of affordable housing credit: Affordable housing units (Step 1) x Proportion of proposed floorspace that is vacant (Step 2)	15 units x 20% = **3 units**
Step 4	Deduct the affordable housing credit from the policy compliant affordable housing contribution: Affordable housing units (Step 1) – Affordable housing credit (Step 3)	15 units – 3 units = **12 affordable homes (to be delivered on-site)**

This page is intentionally left blank

Appendix 10
Gypsy and Traveller Accommodation






Coberley, Land adjacent to Cirencester Road, Seven Springs (Site 2 – 'the Norris site') - GT-003
GT-003
GT-002
GT-004
Gypsy and Traveller Site
0
80
160
320 Metres


South Cerney, Four Acres, Shorncote - GT-012
GT-012
Gypsy and Traveller Site
0
80
160
320 Metres


South Cerney, Land off Cricklade Road - GT-014
GT-014
GT-017
GT-013
GT-015
GT-016
Gypsy and Traveller Site
0
80
160
320 Metres


South Cerney, Quarry Farm, Cricklade Road - GT-013
GT-014
GT-017
GT-013
GT-015
GT-016
Gypsy and Traveller Site
0
80
160
320 Metres

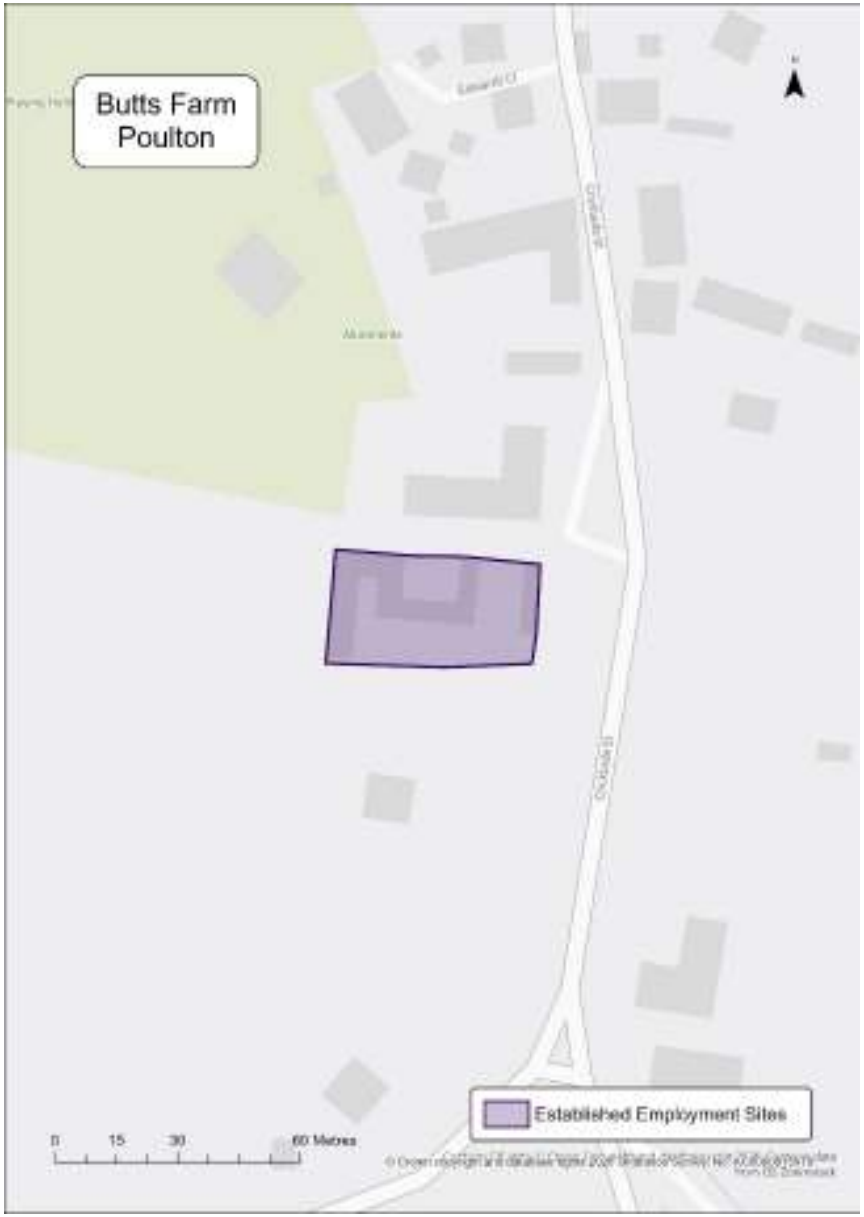

South Cerney, Oakfields, Cricklade Road (Site 3) - GT-016
GT-014
GT-017
GT-013
GT-015
GT-016
Gypsy and Traveller Site
0
80
160
320 Metres

Appendix 11
Established Employment Sites






Bourton-on-the-Water Industrial Estate
Bourton-on-the-Water
Established Employment Sites
0
80
160
320 Metres


Butts Farm
Poulton
Established Employment Sites
0
15
30
60 Metres


Campden Business Park
Chipping Campden
Established Employment Sites
0
30
60
120 Metres


Cirencester Office Park \ Smiths Field
Cirencester
Established Employment Sites
0
30
60
120 Metres


College Farm
Cirencester
Established Employment Sites
0
30
60
120 Metres

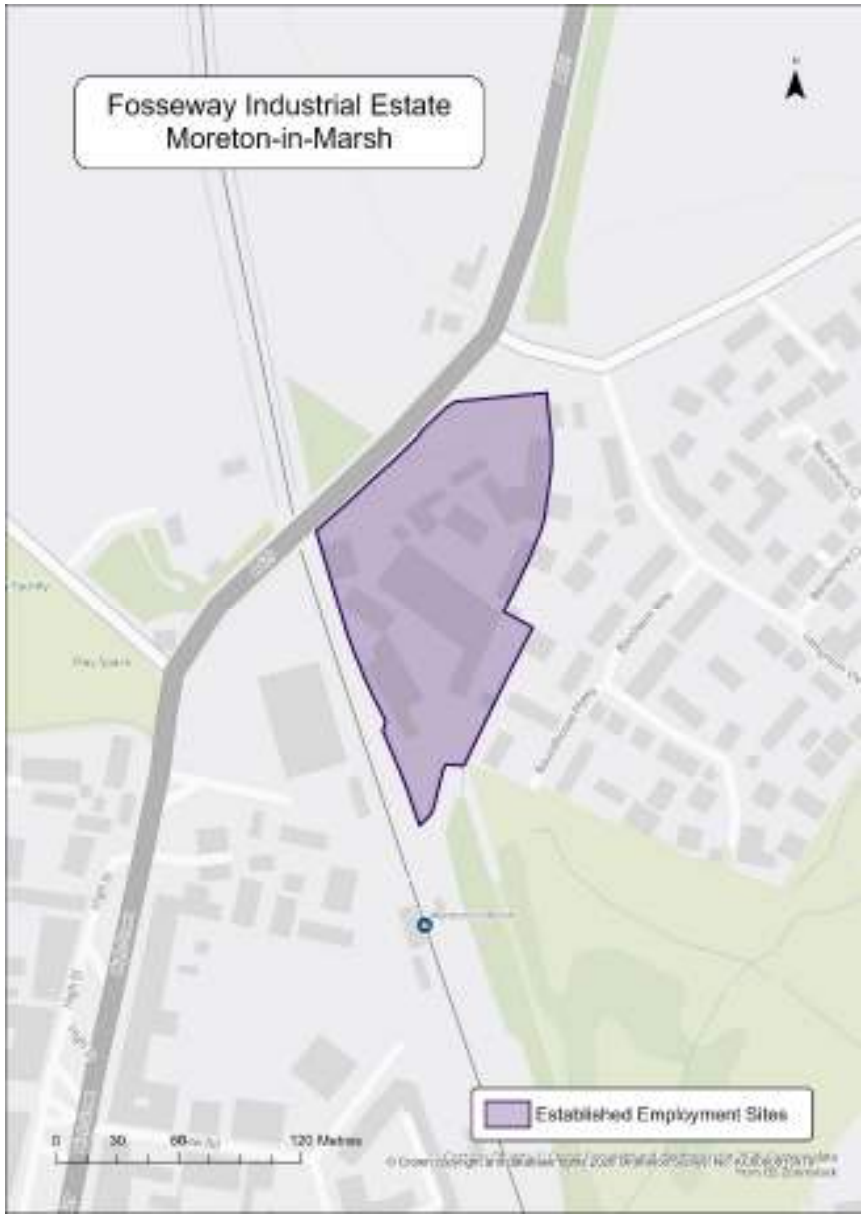

Compton Business & Craft Centre and Walkers Logs
Compton Abdale
Established Employment Sites
0
15
30
60 Metres


Cotswold Business Village
Moreton-in-Marsh
Established Employment Sites
0
30
60
120 Metres


Dovecote Workshops
Barnsley
Established Employment Sites
0
30
60
120 Metres


Draycott Works
Blockley
Draycott
Established Employment Sites
0
30
60
120 Metres


Fosse Cross
North Cerney
Established Employment Sites
0
50
100
200 Metres


Fosseway Industrial Estate
Moreton-in-Marsh
Established Employment Sites
0
30
60
120 Metres


Hampton Street Industrial Estate
Tetbury
Established Employment Sites
0
30
60
120 Metres


Honeybourne Airfield Trading Estate
Weston-sub-Edge
Established Employment Sites
0
50
100
200 Metres


Horcott Industrial Estate
Fairford
Established Employment Sites
0
30
60
120 Metres


Lakeside Business Park, Broadway Lane
South Cerney
Established Employment Sites
0
80
160
320 Metres


London Road
Fairford
Established Employment Sites
0
65
130
260 Metres


Love Lane Industrial Estate
Cirencester
Established Employment Sites
0
80
160
320 Metres


Manor Farm
Upper Slaughter
Established Employment Sites
0
15
30
60 Metres

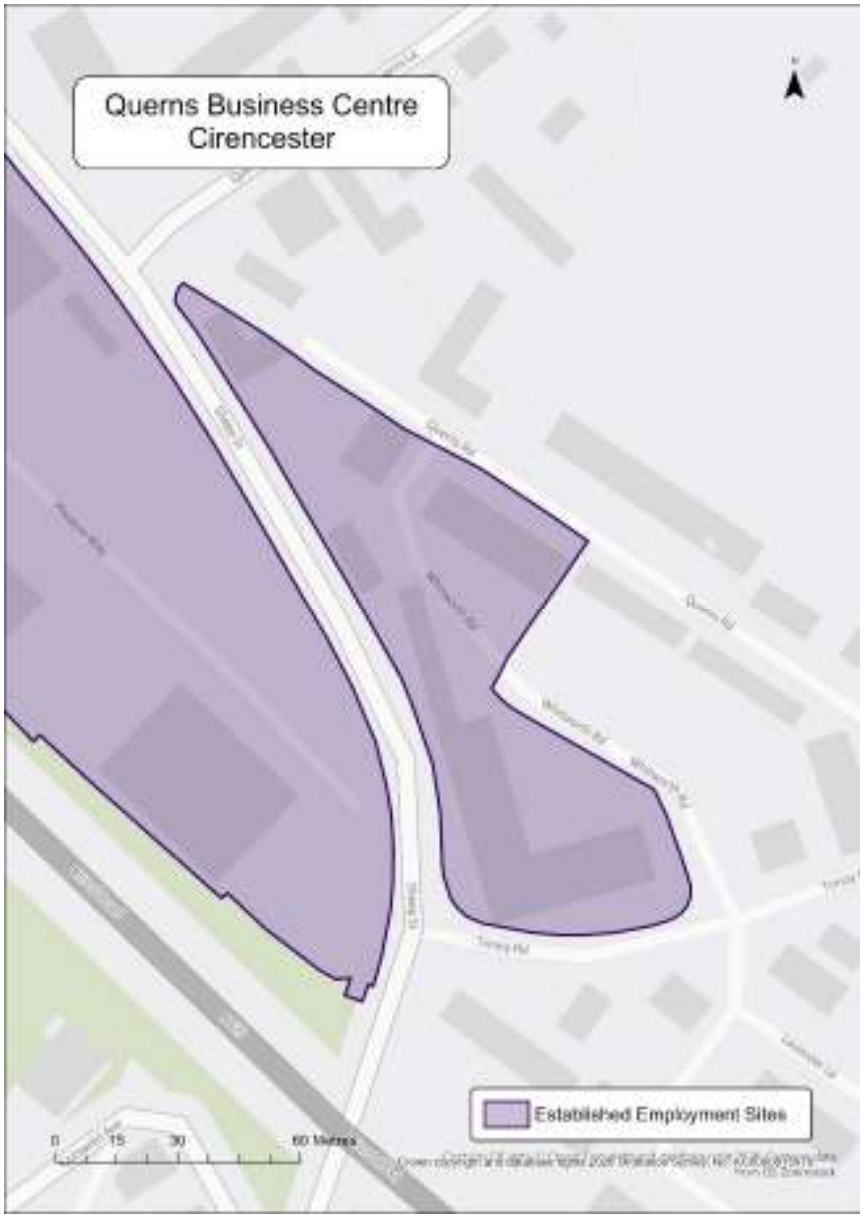

Northwick Business Centre
Blockley
Established Employment Sites
0
100
200
400 Metres


Old Coalyard Farm Industrial Estate
Northleach
Established Employment Sites
0
15
30
60 Metres

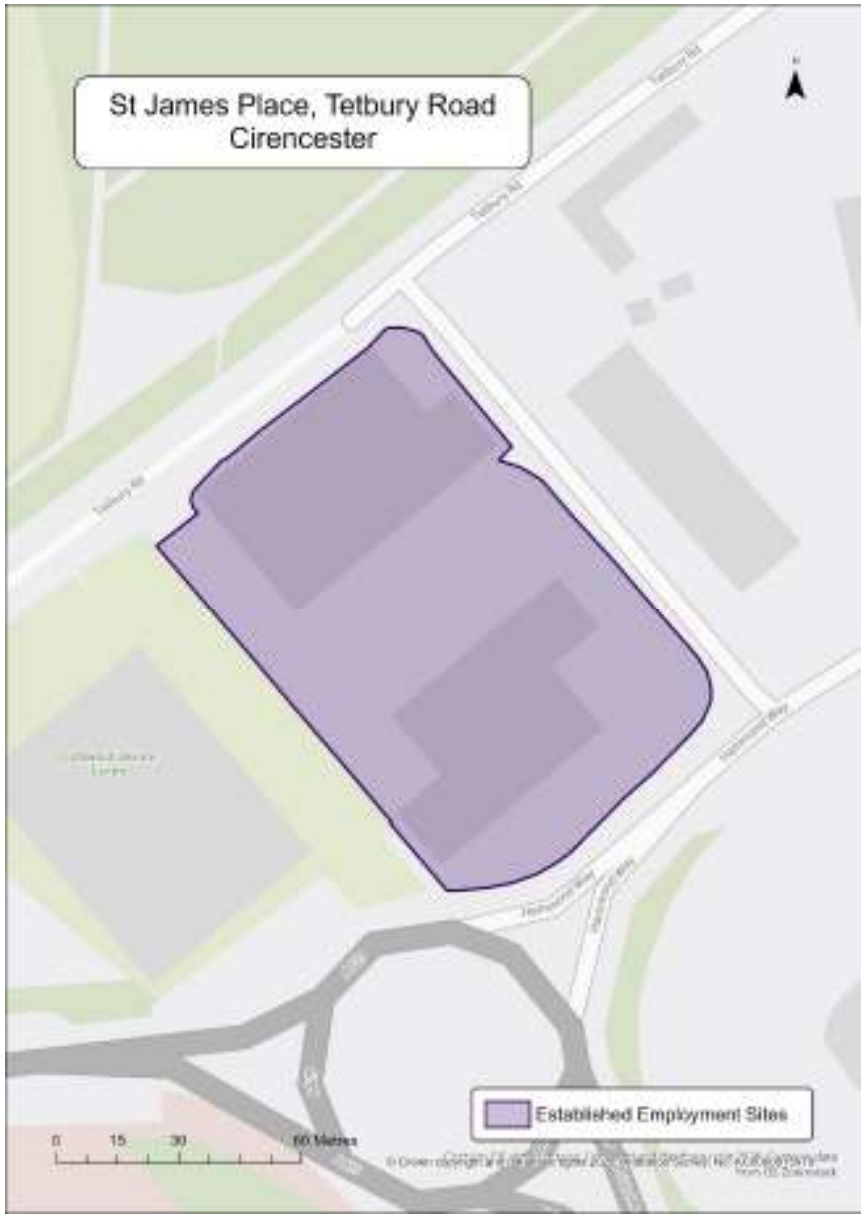

Paxford Brickworks (Northcott Business Park)
Blockley
Established Employment Sites
0
80
160
320 Metres


Phoenix Way
Cirencester
Established Employment Sites
0
30
60
120 Metres


Priory Industrial Estate
Tetbury
Established Employment Sites
0
30
60
120 Metres


Querns Business Centre
Cirencester
Established Employment Sites
0
15
30
60 Metres


Seyfried (Bird Industrial Estate)
Mickleton
Established Employment Sites
0
50
100
200 Metres


St James Place, Tetbury Road
Cirencester
Established Employment Sites
0
15
30
60 Metres


Tetbury Industrial Estate
Tetbury
Established Employment Sites
0 15 30 60 Metres


The Sitch
Longborough
Established Employment Sites
0 50 100 200 Metres


TT Electronics, London Road (A417)
Fairford
Established Employment Sites
0 30 60 120 Metres

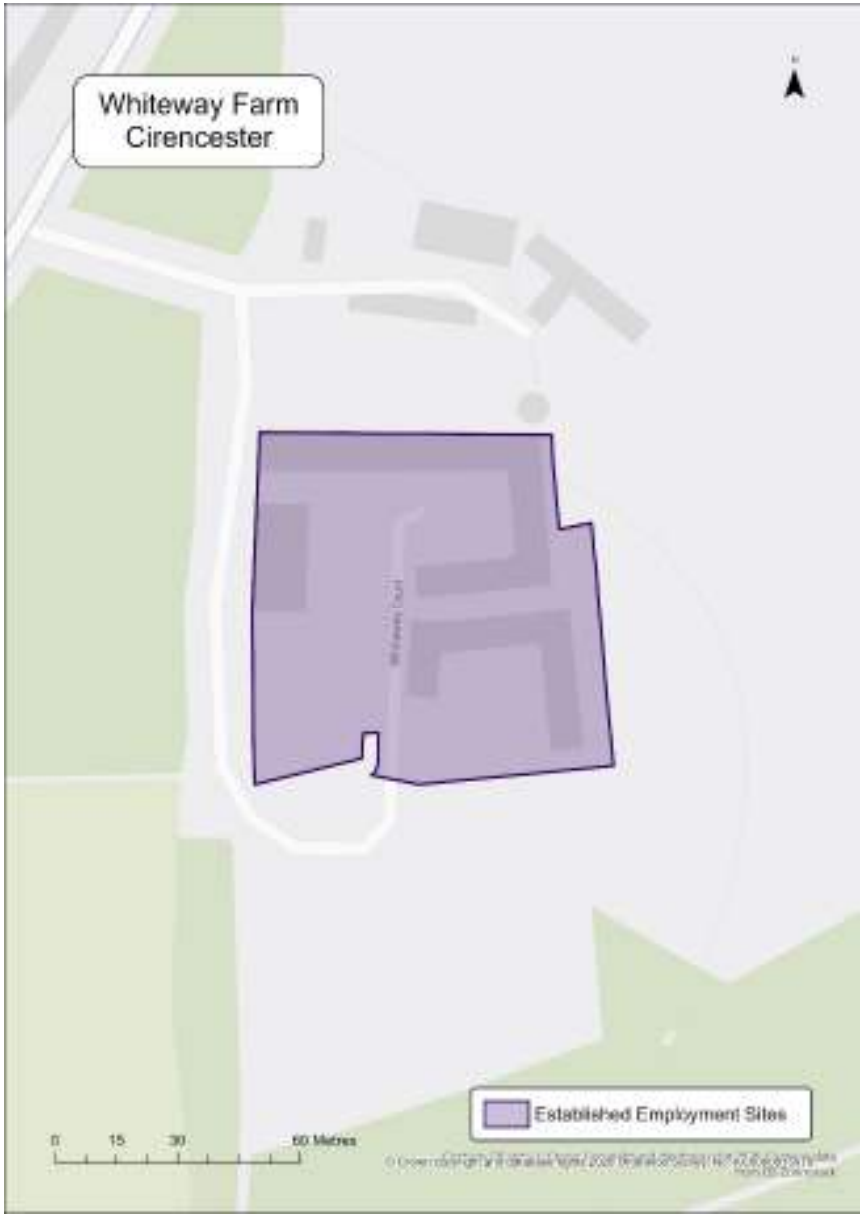

Upper Rissington Business Park
Upper Rissington
Established Employment Sites
0 15 30 60 Metres


Village Farm
Preston
Preston
Established Employment Sites
0
30
60
120 Metres


Watermoor Point
Cirencester
Established Employment Sites
0
30
60
120 Metres


Weston Industrial Estate
Weston-sub-Edge
Established Employment Sites
0
50
100
200 Metres

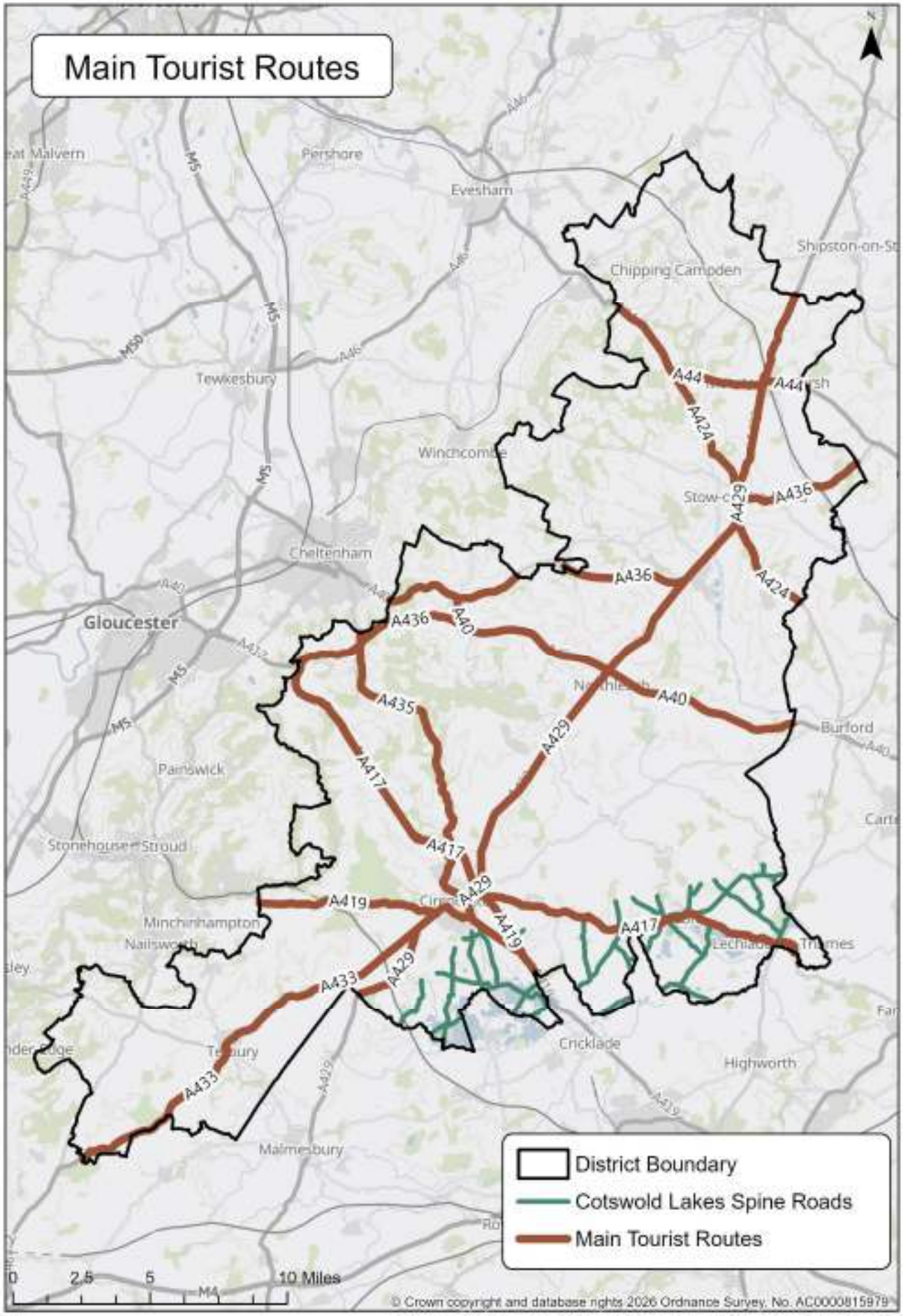

Whelford Lane Industrial Estate
Fairford
Established Employment Sites
0
30
60
120 Metres


Whiteway Farm
Cirencester
Established Employment Sites
0 15 30 60 Metres


Willersey Industrial Estate
Willersey
Established Employment Sites
0 30 60 120 Metres

This page is intentionally left blank

Appendix 12
Main Tourist Routes

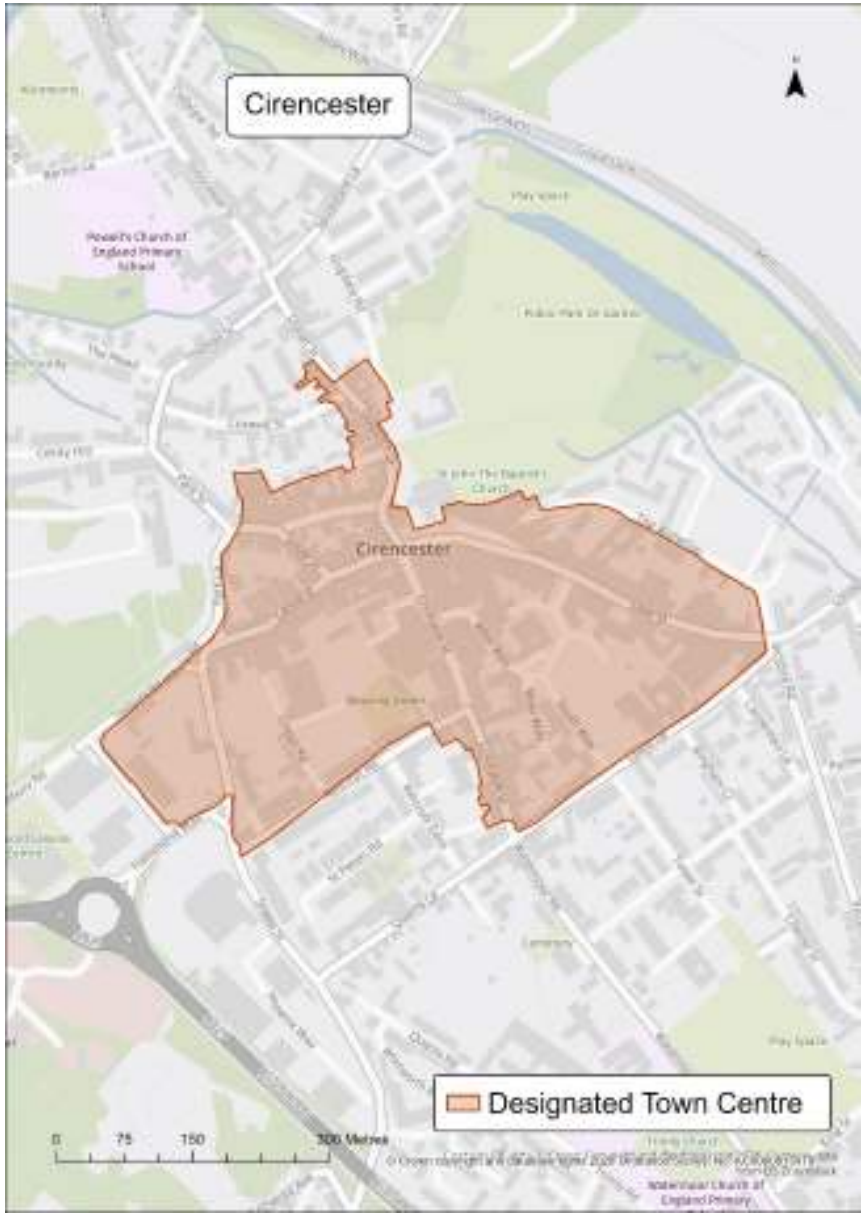


This page is intentionally left blank

Appendix 13
Designated Town Centres

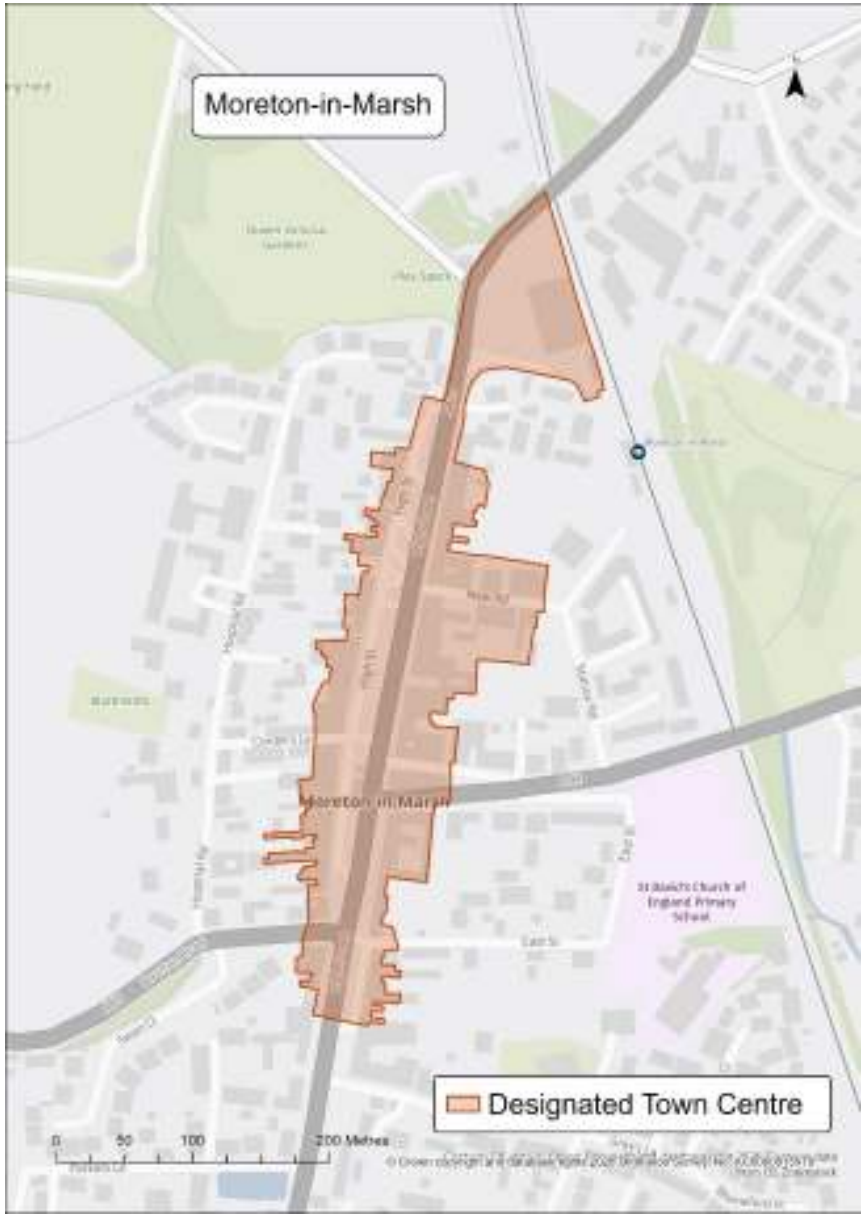





Cirencester
Cirencester
Designated Town Centre
0
75
150
300 Metres


Fairford
Designated Town Centre
0
25
50
100 Metres


Lechlade
Lechlade on Thames
Designated Town Centre
0 25 50 100 Metres


Moreton-in-Marsh
Designated Town Centre
0 50 100 200 Metres


Northleach
Northleach
Designated Town Centre
0
15
30
60 Metres

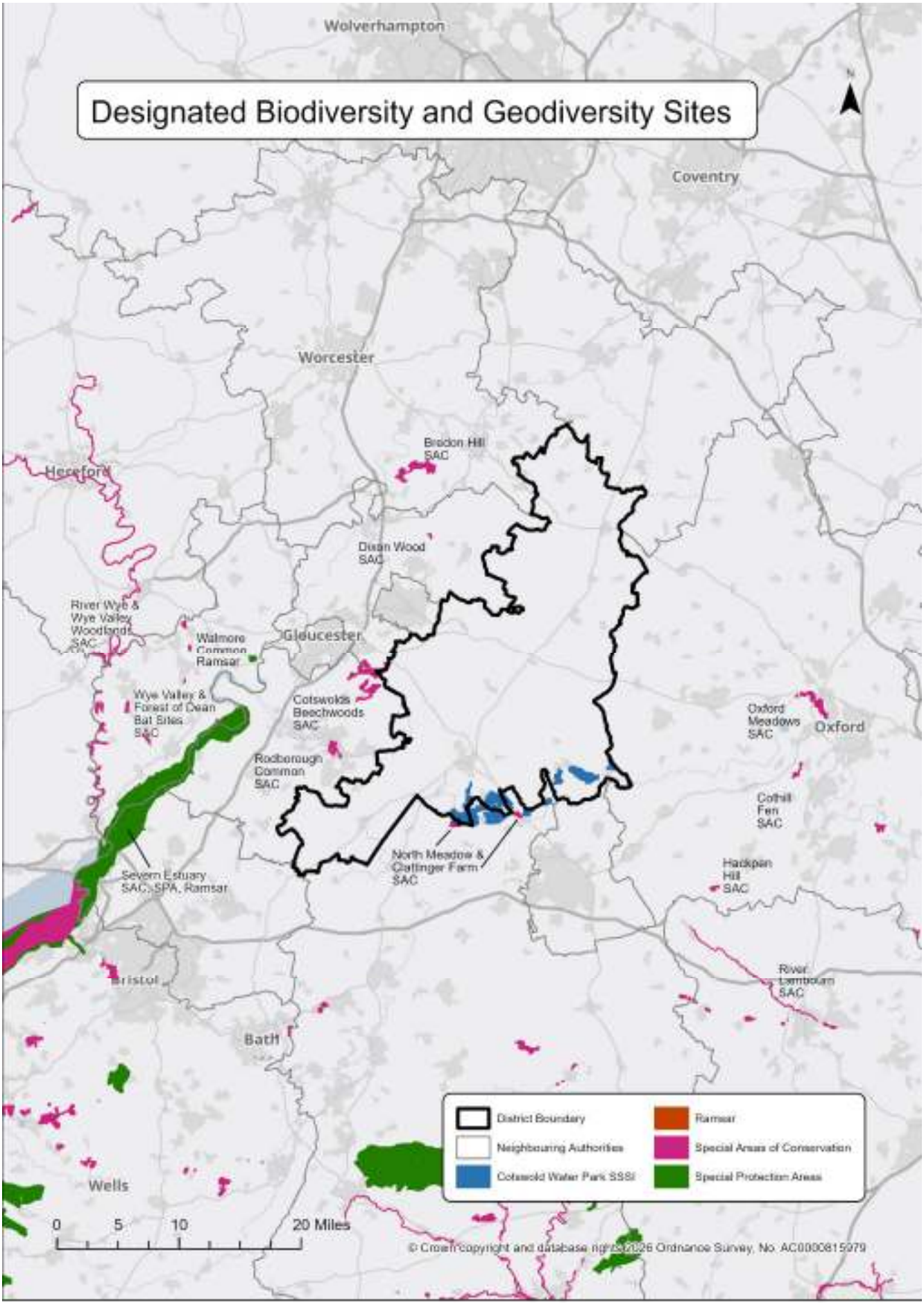

South Cerney
Designated Town Centre
0
15
30
60 Metres
South Cerney


Stow-on-the-Wold
Designated Town Centre


Tetbury
Designated Town Centre

This page is intentionally left blank

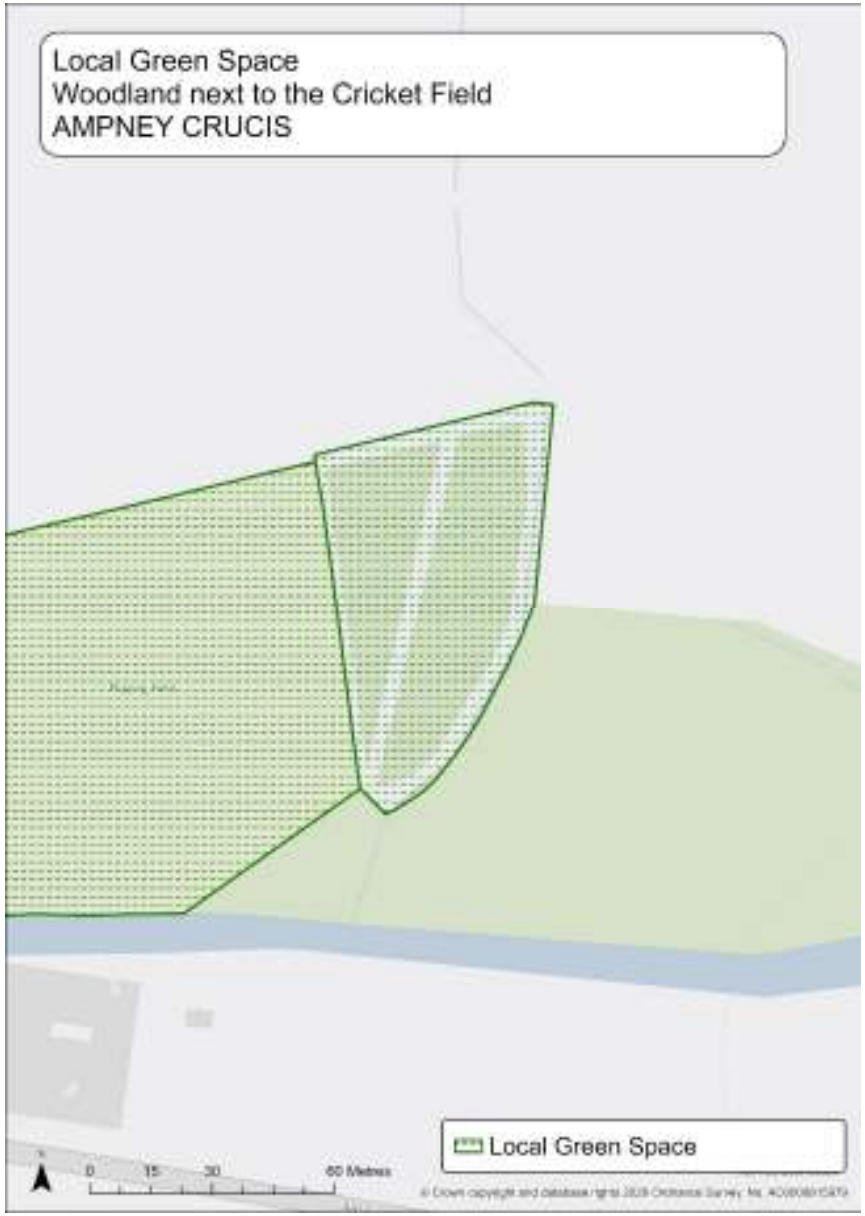
Appendix 14
Designated Biodiversity and Geodiversity Sites



This page is intentionally left blank

Appendix 15
Local Green Spaces






Local Green Space
Upper Kitchen Garden's
BIBURY
Local Green Space
0
15
30
60 Metres


Local Green Space
Lower Kitchen Garden's
BIBURY
Local Green Space
0
15
30
60 Metres


Local Green Space
Land next to the Village Hall
BLEDINGTON
Bledington
Local Green Space
0
15
30
60 Metres


Local Green Space
Blockley Mill (also known as Water Board site) -
(Adopted 2018)
BLOCKLEY
Local Green Space
0
15
30
60 Metres


Local Green Space
Springvale Allotments
BOURTON-ON-THE-WATER
Local Green Space
0
15
30
60 Metres


Local Green Space
Bourton Chase
BOURTON-ON-THE-WATER
Local Green Space
0
30
60
120 Metres


Local Green Space
Conigers footpath – Ridge and Farrow Field
BOURTON-ON-THE-WATER
Local Green Space
0
30
60
120 Metres


Local Green Space
Burghfield House Field
BOURTON-ON-THE-WATER
Local Green Space
0
30
60
120 Metres

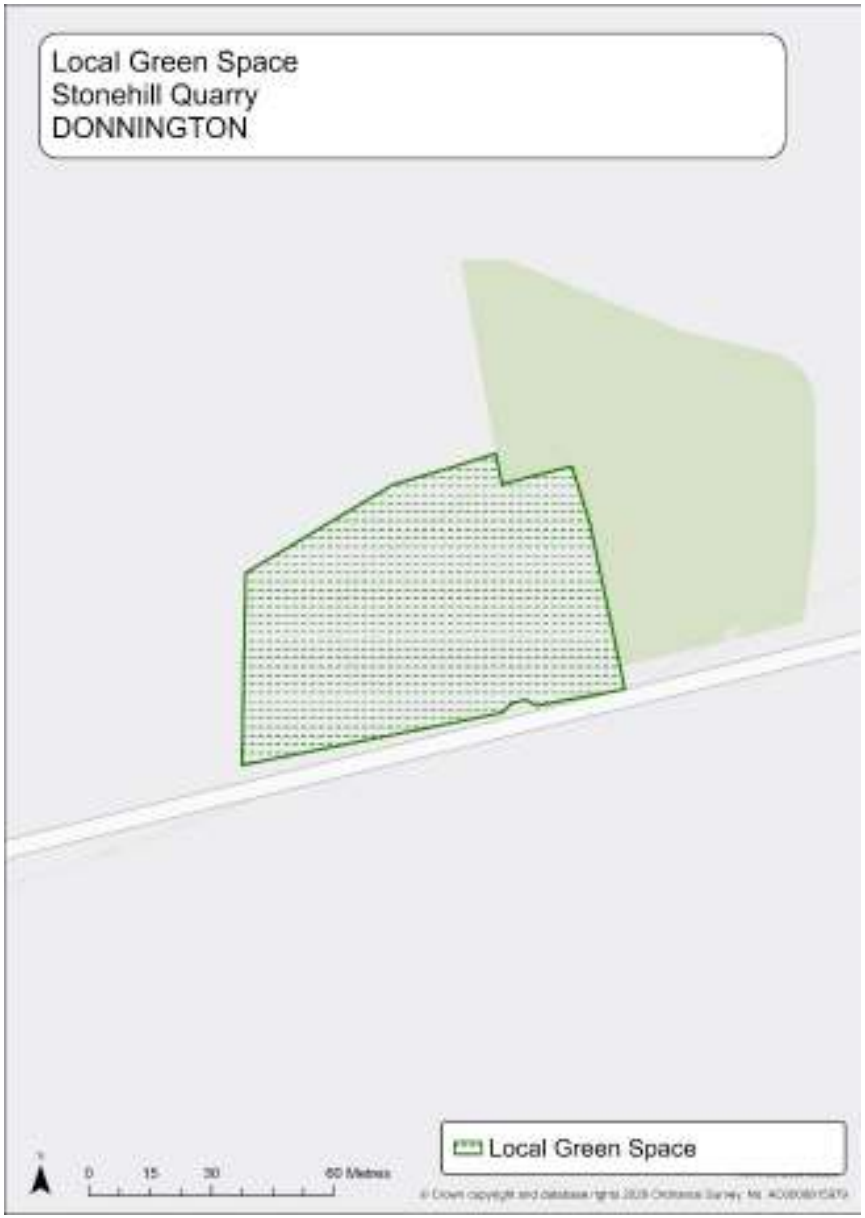

Local Green Space
Manor Fields - (Adopted 2018)
BOURTON-ON-THE-WATER
Local Green Space
0
30
60
120 Metres


Local Green Space
Land adjacent to Close Cottage - (Adopted 2018)
CHURCH WESTCOTE
Local Green Space
0
15
30
60 Metres


Local Green Space
The Humpty Dumps - (Adopted 2018)
CIRENCESTER
Local Green Space
0
30
60
120 Metres


Local Green Space
Coates Meadow
COATES
Coates
Local Green Space
0
30
60
120 Metres


Local Green Space
Didmarton Playing Field
DIDMARTON
Local Green Space
0
15
30
60 Metres


Local Green Space
Stonehill Quarry
DONNINGTON
Local Green Space
0
15
30
60 Metres


Local Green Space
Saxon Fields
EBRINGTON
Local Green Space
0
15
30
60 Metres


Local Green Space
Keble Fields
FAIRFORD
Local Green Space
0
15
30
60 Metres


Local Green Space
Honeybone Green Space Play Area
FAIRFORD
Local Green Space
0
15
30
60 Metres


Local Green Space
Milking Path
FAIRFORD
Local Green Space
0
15
30
60 Metres


Local Green Space
Faulkners Close
FAIRFORD
Local Green Space
0
15
30
60 Metres

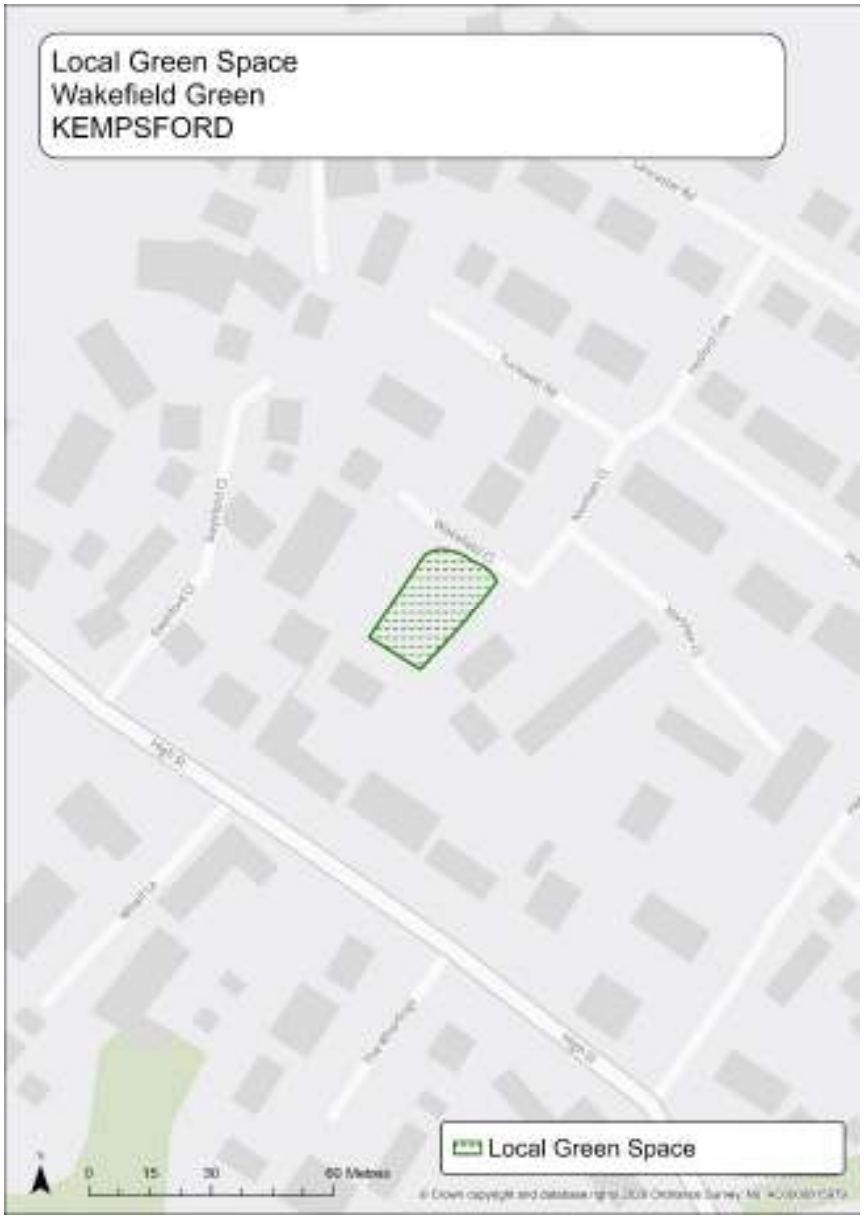

Local Green Space
Queens Field
FAIRFORD
Local Green Space
0
15
30
60 Metres


Local Green Space
Community Gardens at Station Road - (Adopted 2018)
KEMBLE
Local Green Space
0
15
30
60 Metres

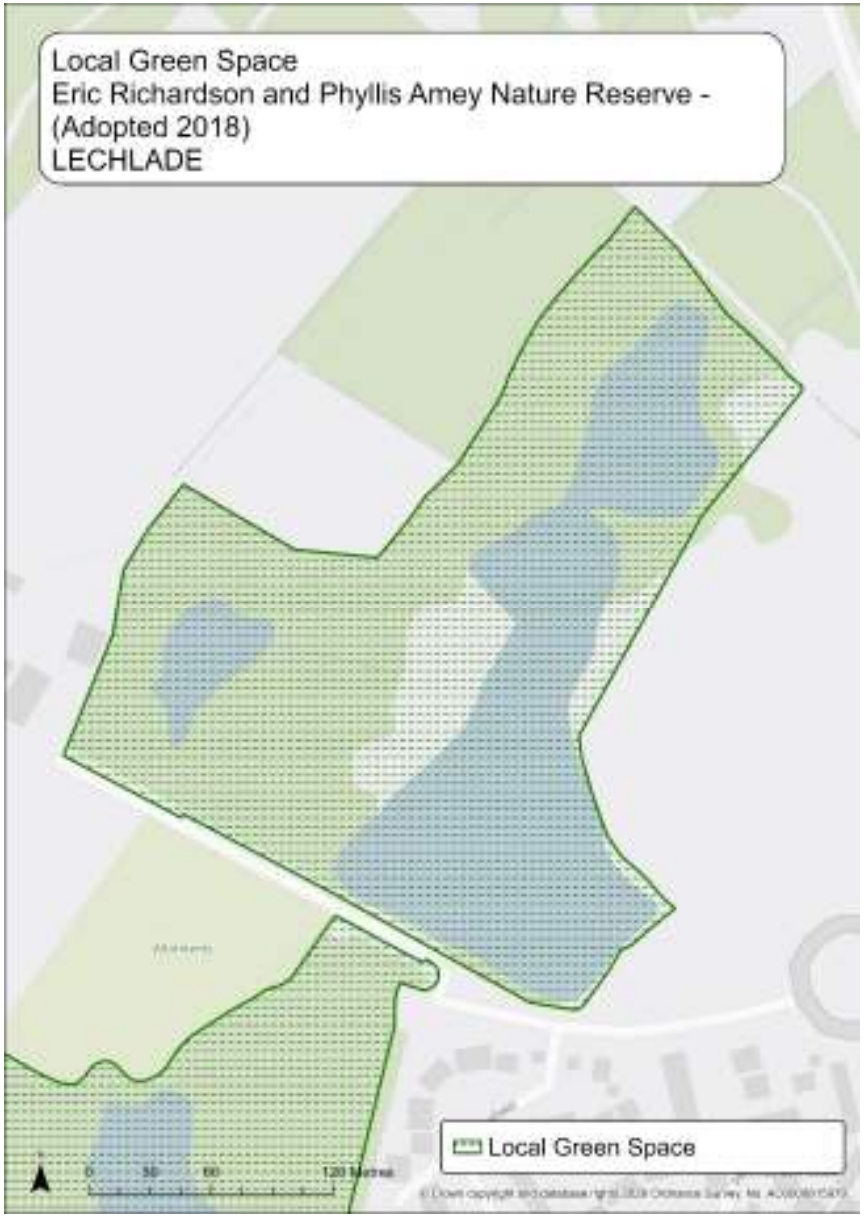

Local Green Space
Playing Field at Clayfurlong - (Adopted 2018)
KEMBLE
Local Green Space
0
15
30
60 Metres


Local Green Space
Green at West Lane - (Adopted 2018)
KEMBLE
Local Green Space
0 15 30 60 Metres


Local Green Space
Hazel View Recreation Ground
KEMPSFORD
Local Green Space
0 15 30 60 Metres


Local Green Space
Wakefield Green
KEMPSFORD
Local Green Space
0 15 30 60 Metres


Local Green Space
The Matara
KINGSCOTE
Local Green Space
0 30 60 120 Metres


Local Green Space
Eric Richardson and Phyllis Amey Nature Reserve -
(Adopted 2018)
LECHLADE
Local Green Space


Local Green Space
Play Area Leighterton
LEIGHTERTON
Leighterton
Local Green Space


Local Green Space
Sweeting Corner
LITTLE RISSINGTON
Little Rissington
Local Green Space
0
15
30
60 Metres


Local Green Space
Naunton Playing Field
NAUNTON
Local Green Space
0
15
30
60 Metres


Local Green Space
Site B
POULTON
Poulton
Local Green Space
0
30
60
120 Metres


Local Green Space
Site C
POULTON
Local Green Space
0
15
30
60 Metres


Local Green Space
Playing Fields, Park Way - (Adopted 2018)
SIDDINGTON
Upper Siddington
Local Green Space
0 30 60 120 Metres


Local Green Space
Allotments, Ashton Road - (Adopted 2018)
SIDDINGTON
Siddington
Local Green Space
0 15 30 60 Metres


Local Green Space
Upper Up Playing Field - (Adopted 2018)
SOUTH CERNEY
Local Green Space
0
50
100
200 Metres


Local Green Space
Church Lane Allotments - (Adopted 2018)
SOUTH CERNEY
Local Green Space
0
15
30
60 Metres


Local Green Space
Preston Park
TETBURY
Local Green Space
0
30
60
120 Metres

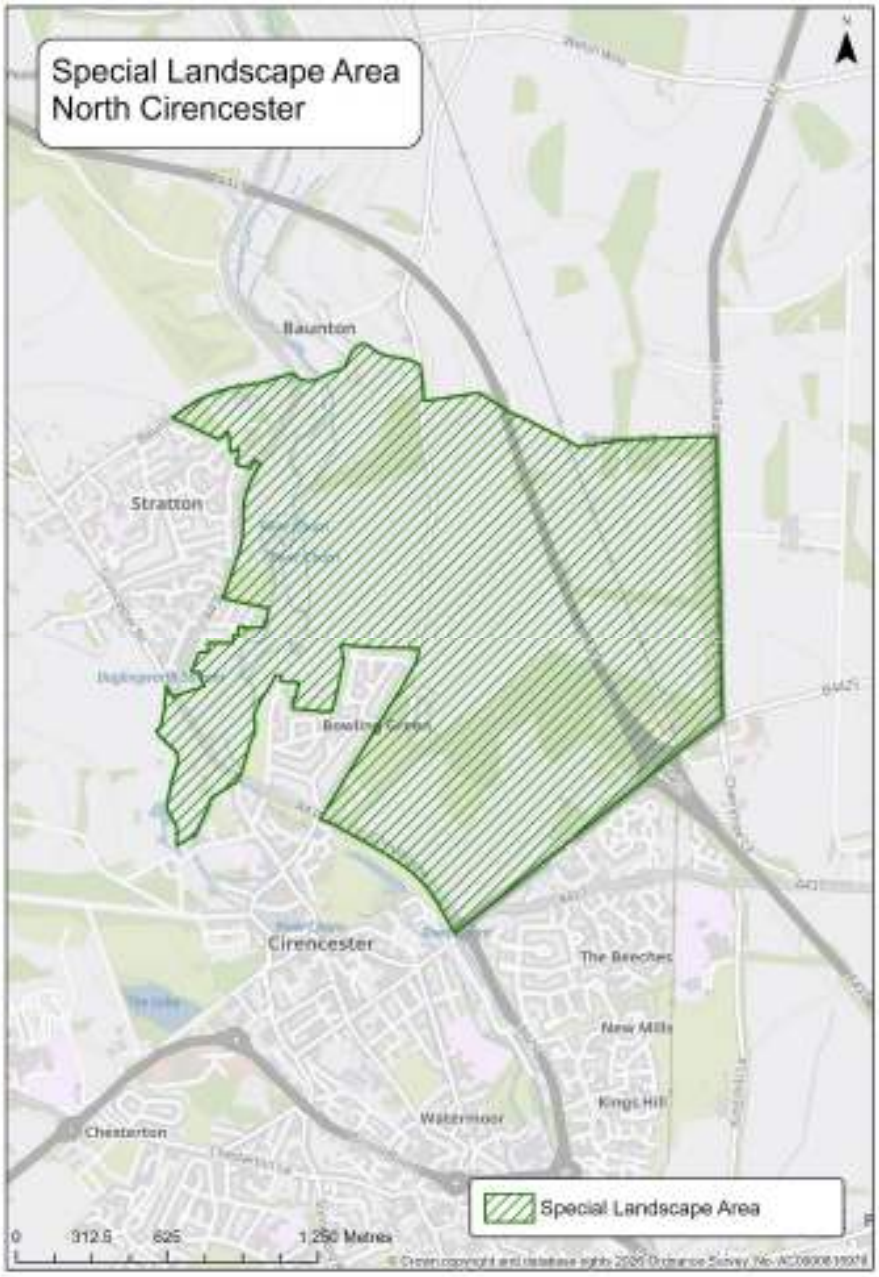

Local Green Space
The Knapp
TETBURY
Local Green Space
0
15
30
60 Metres

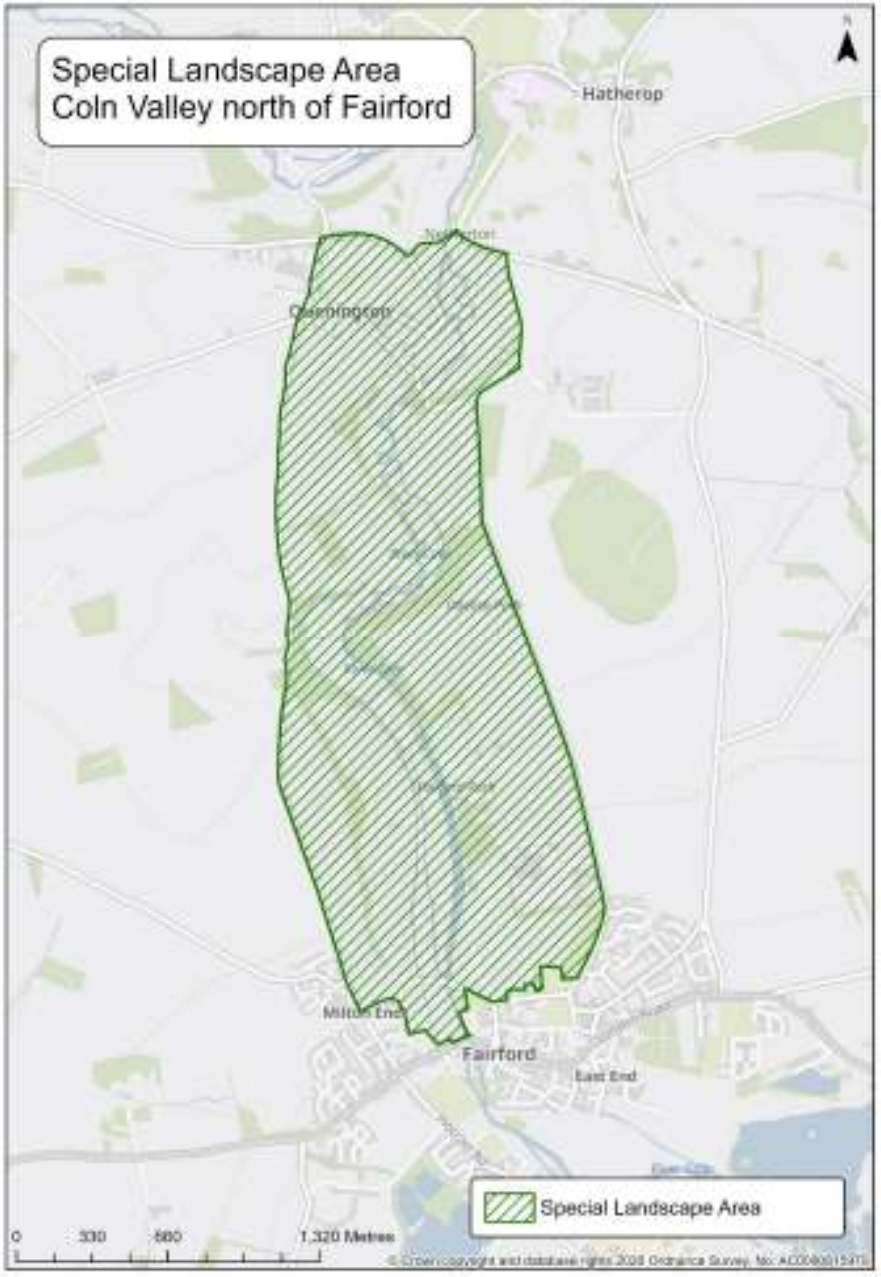

Local Green Space
Berkeley Wood
TETBURY
Local Green Space
0 30 60 120 Metres

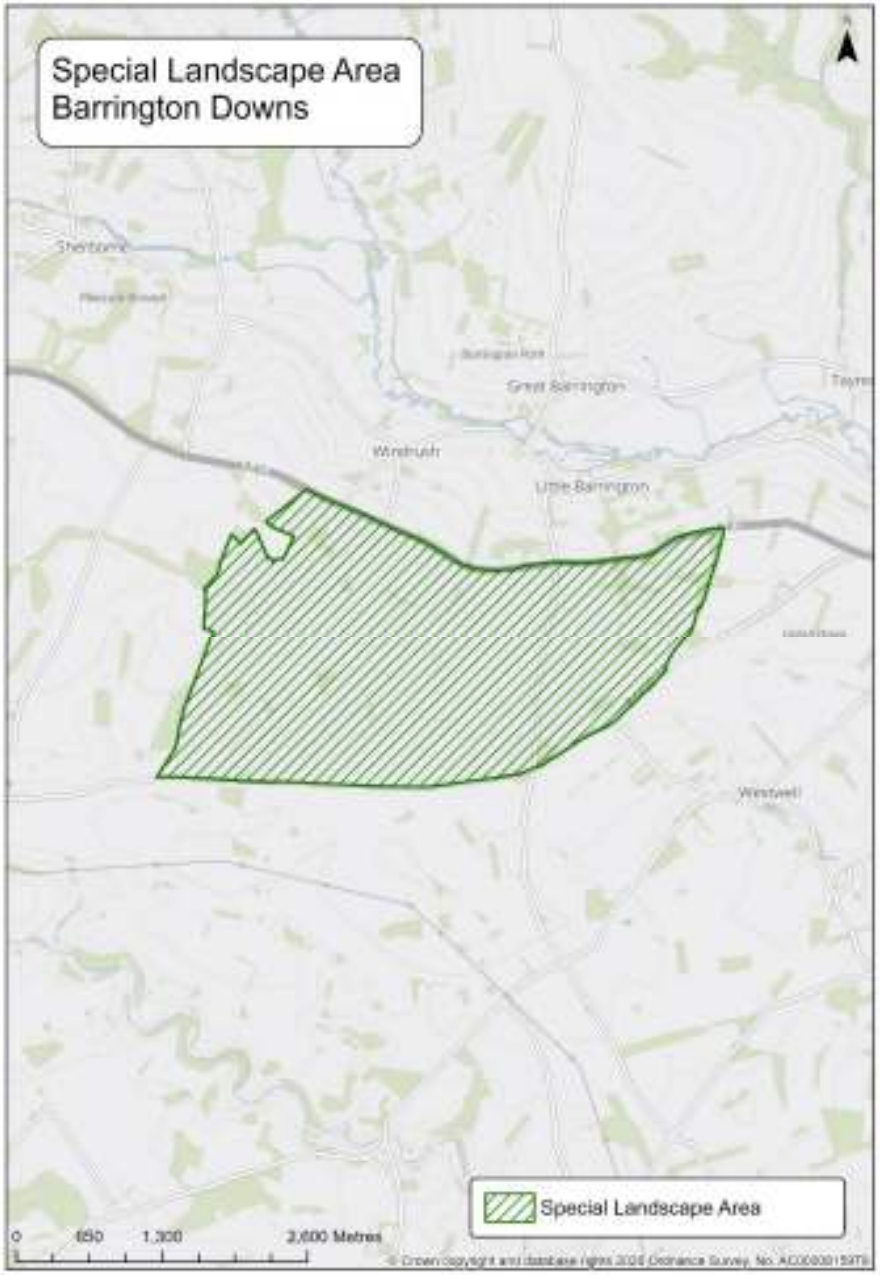

Local Green Space
Land on the Corner of Friday & Church Street
WESTON SUBEDGE
Local Green Space
0 15 30 60 Metres

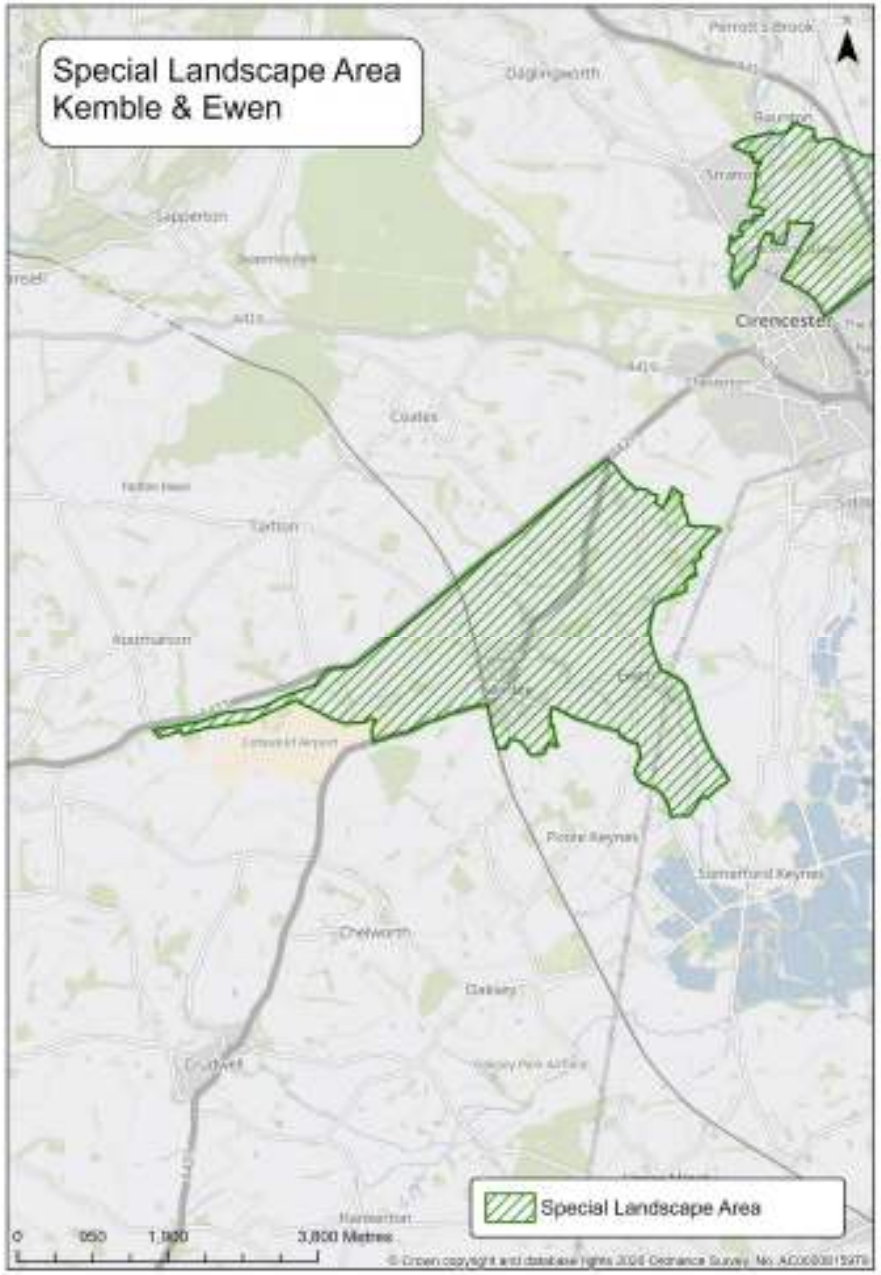

Local Green Space
Orchard Ley
WILLERSEY
Local Green Space
0
15
30
60 Metres

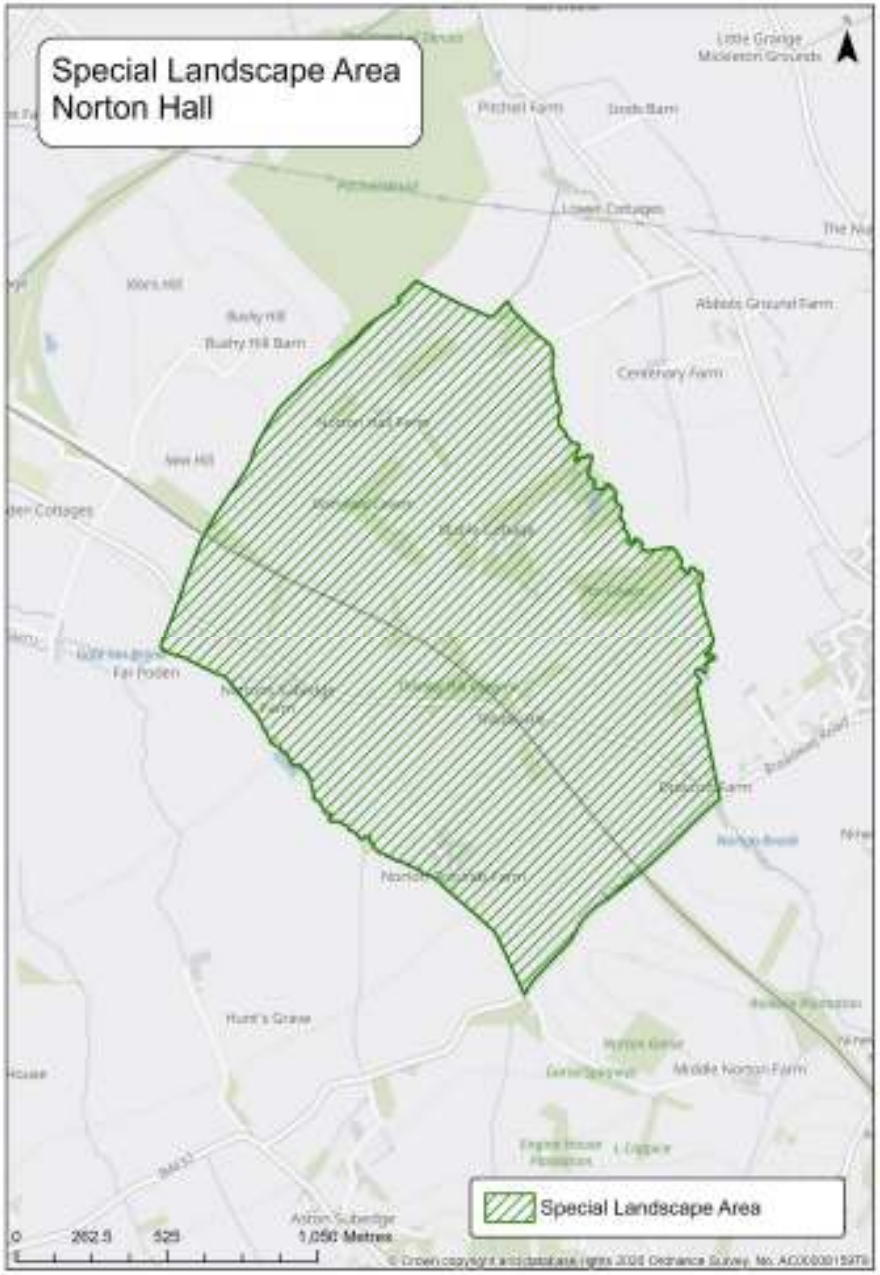
Appendix 16
Special Landscape Areas

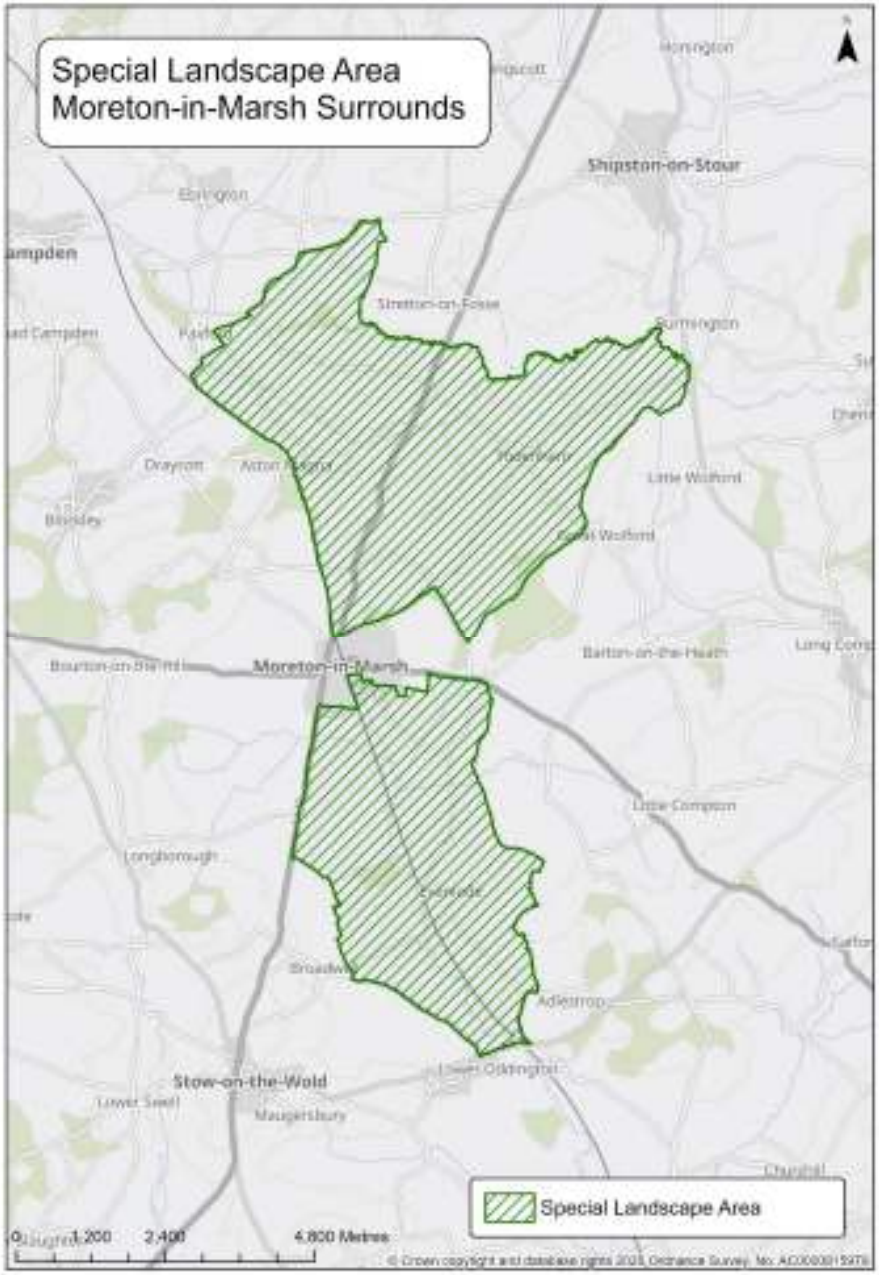





Special Landscape Area
Barrington Downs
Great Barrington
Windrush
Little Barrington
Special Landscape Area
0
650
1,300
2,600 Metres


Special Landscape Area
Kemble & Ewen
Cirencester
Coates
Tarlton
Rodmarton
Chedworth
Special Landscape Area
0
650
1,300
3,800 Metres

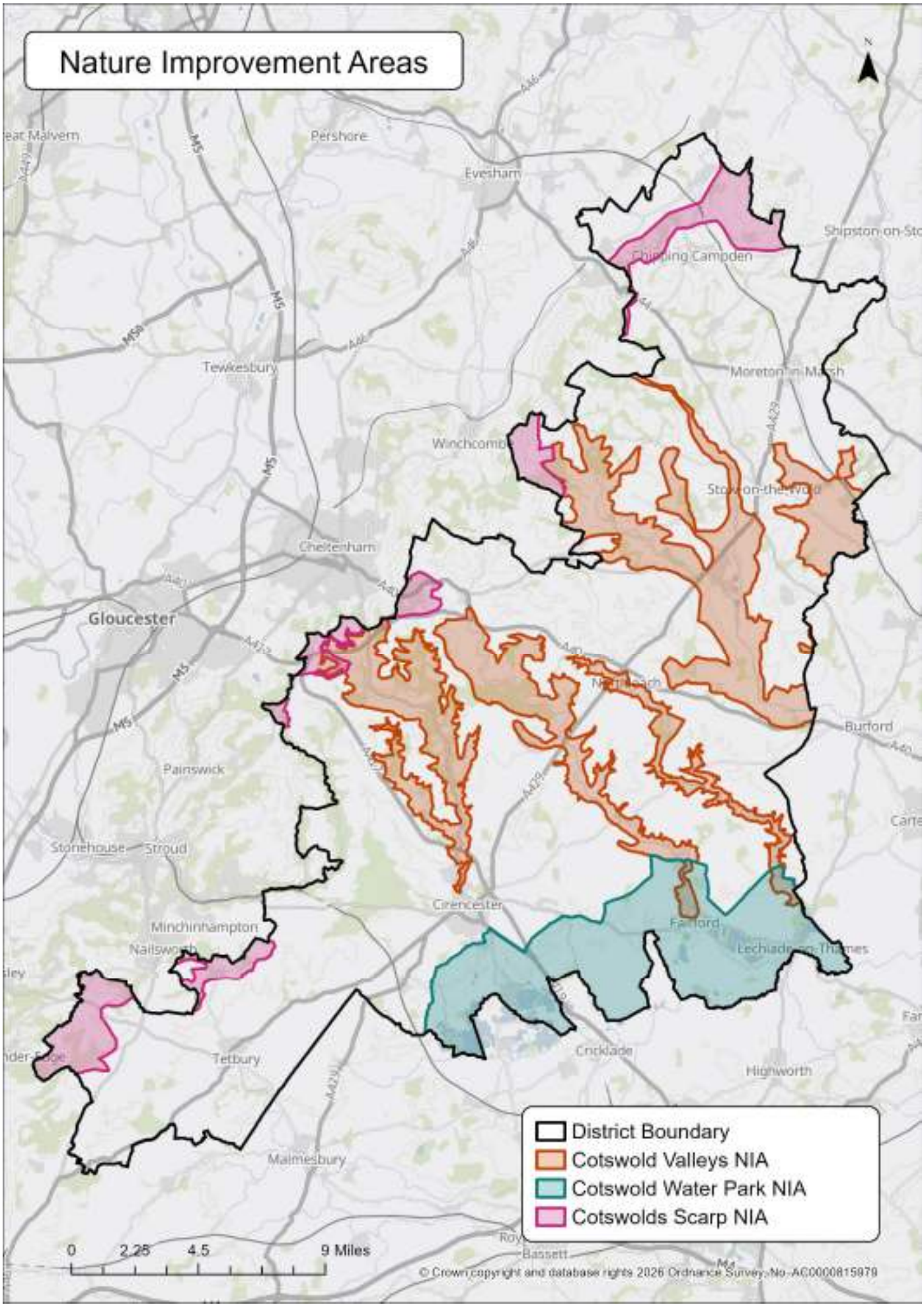

Special Landscape Area
Norton Hall
Special Landscape Area
0
262.5
525
1,050 Metres


Special Landscape Area
Moreton-in-Marsh Surrounds
Shipston-on-Stour
Moreton-in-Marsh
Stow-on-the-Wold
Special Landscape Area
0
1,200
2,400
4,800 Metres

This page is intentionally left blank

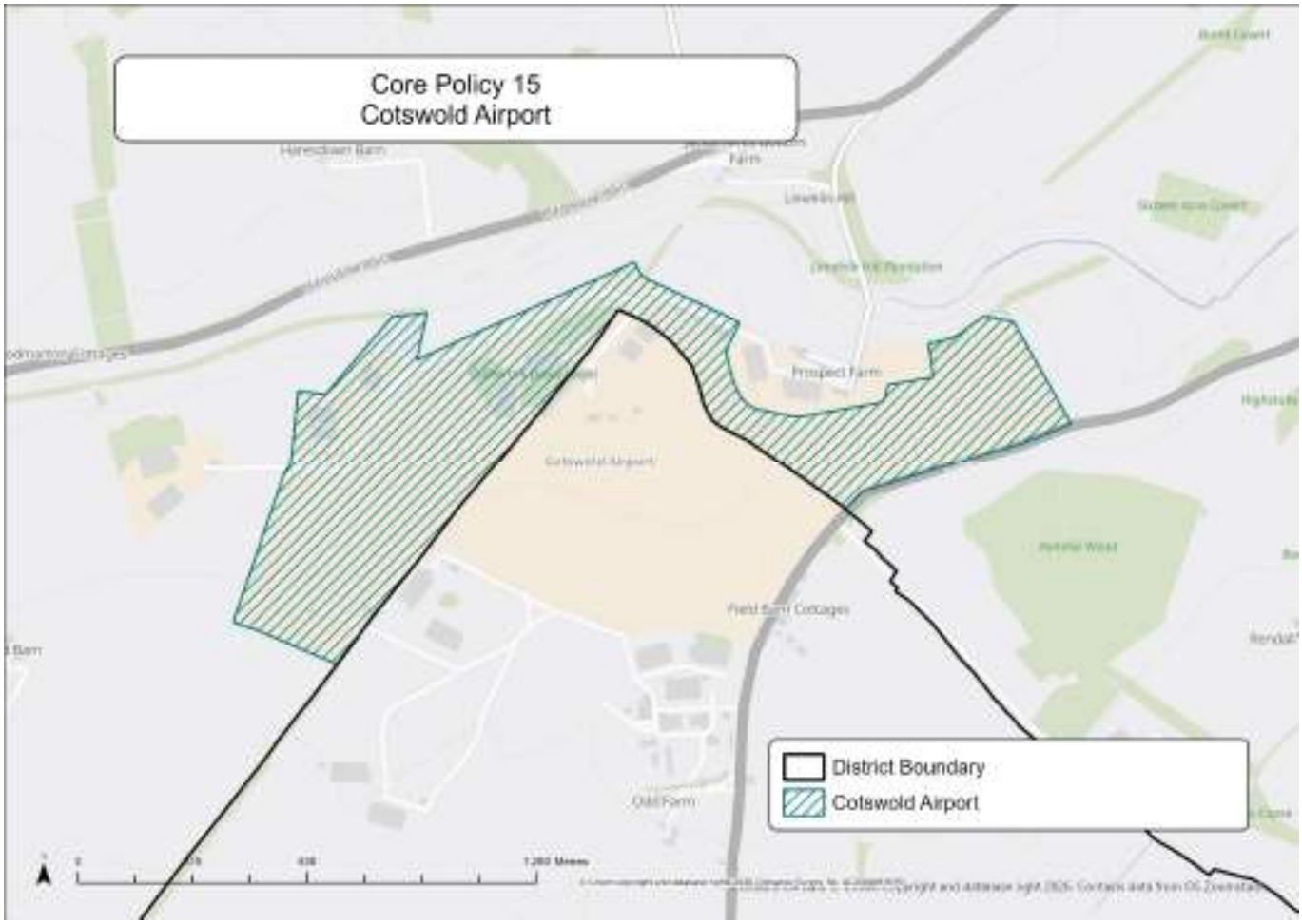
Appendix 17

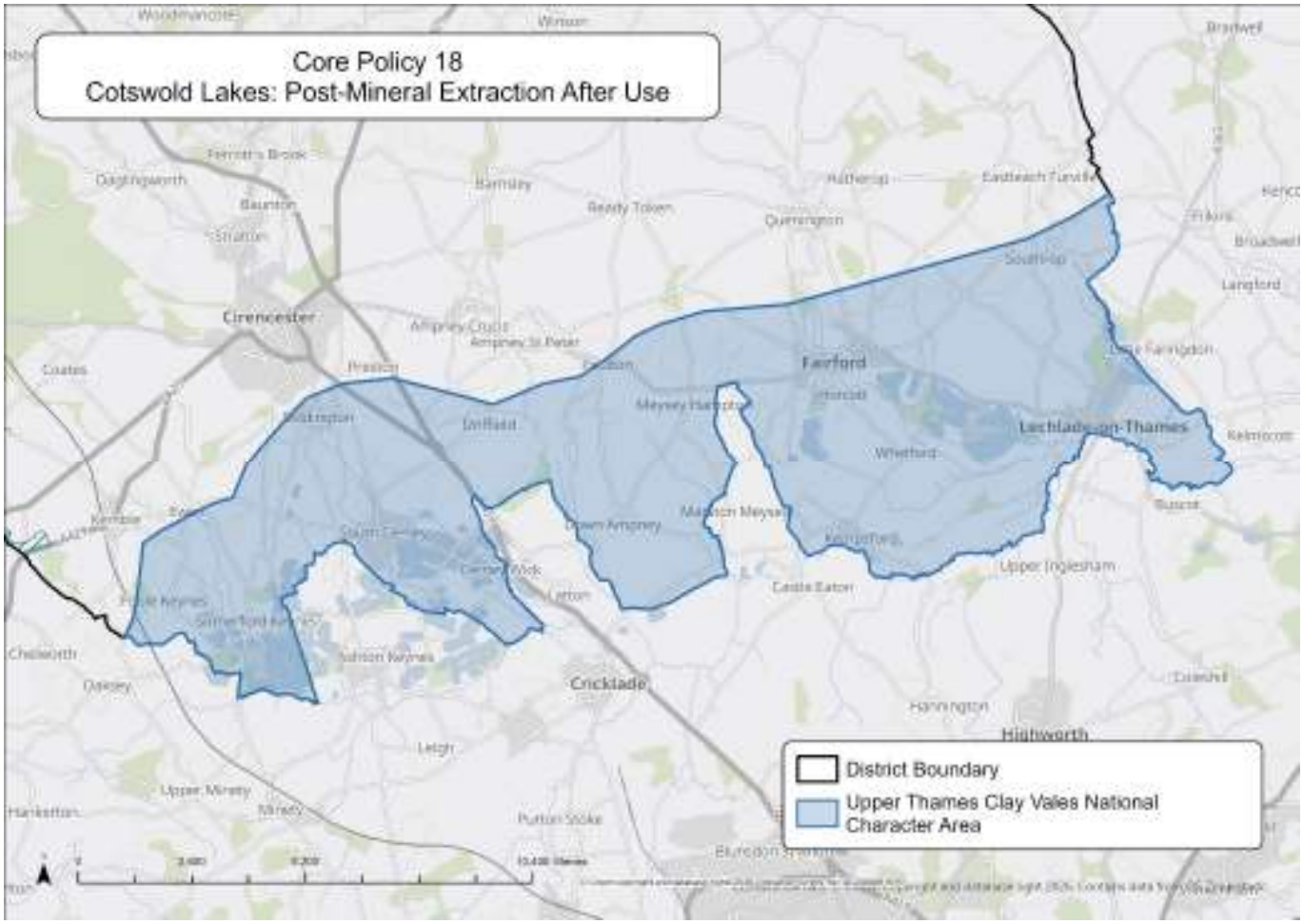
Nature Improvement Areas



This page is intentionally left blank

Appendix 18
Other Policy Maps





This page is intentionally left blank

Appendix 19

Former Cheltenham to Stratford-upon-Avon Railway Line



This page is intentionally left blank

Appendix 20
Monitoring Framework

Monitoring is an essential part of Local Plan implementation, ensuring that policies are delivered effectively and achieve their intended outcomes. The Monitoring Framework supports the implementation of **Core Policy 74: Monitoring and Implementation,** by identifying the Local Plan's strategic objectives, the policies that support their delivery, and the targets and indicators used to measure progress. Monitoring will be reported through the Authority Monitoring Report (AMR) in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Strategic Objective 1: Ensure infrastructure and services support sustainable communities

- Help to deliver infrastructure, services, and facilities that meet the needs of residents and businesses.
- Ensure the required infrastructure and services, as set out in the Infrastructure Delivery Plan, are delivered in a timely manner.

Relevant Policies

- Core Policy 4: Settlement Hierarchy
- Core Policy 6: Infrastructure Delivery
- Core Policy 8: Cirencester and Surrounding Villages Area Strategic Infrastructure
- Core Policy 9: Safeguarding of Land for Strategic Infrastructure Schemes in the Cirencester and Surrounding Villages Area Strategy
- Core policy 13: South Cotswold Strategic Infrastructure Delivery
- Core Policy 14: Safeguarding of Land for Strategic Infrastructure Schemes in the South Cotswold Area
- Core Policy 20: North Cotswold Strategic Infrastructure Delivery
- Core Policy 51: Town Centre Uses
- Core Policy 42: New Local Centres
- Core Policy 64: Water Management Infrastructure
- Core Policy 70: Green and Blue Infrastructure
- Core Policy 72: Social and Community Infrastructure
- Core Policy 73: Telecommunications Infrastructure

Target	Performance Measure
To deliver strategic infrastructure in accordance with the timeframes identified within the Infrastructure Delivery Plan (IDP)	Proportion of infrastructure projects delivered in line with IDP timeframes. Delivery of infrastructure alongside allocated sites in each area strategy. Citation of Section 106 Agreements or in relation to expenditure of CIL Charging Schedule receipts.
To ensure new development is supported by appropriate infrastructure, services, and facilities.	Number of planning permissions granting development with infrastructure secured through S106/CIL. Delivery of infrastructure aligned with housing and employment completions.
To promote the continued role and function of town centres and local centres	Net gain or loss of retail and town centre floorspace by type and location. Changes in the mix of town centre uses (street level). Vacancy rates within town and local centres.
To ensure provision of green and blue infrastructure and telecommunications infrastructure keeps pace with growth	Proportion of green infrastructure projects delivered in line with IDP timeframes. Delivery of green infrastructure alongside allocated sites in each area strategy. Delivery of water management infrastructure schemes identified in the IDP. Number of planning permissions granted contrary to Environment Agency advice on flood risk or water quality grounds. Coverage and improvements in telecommunications infrastructure (where data is available).

Target	Performance Measure
To ensure the protection of existing community spaces and provide social and community infrastructure where needed	Net gain or loss of social and community facilities by type and location Number of planning decisions citing relevant policies (including approvals, conditions, refusals, and appeal outcomes). Citation in Section 106 Agreements or in relation to expenditure of CIL Charging Schedule receipts.

Mitigation Actions

- Liaise with infrastructure providers, developers, development management and statutory consultees to identify barriers to delivery and implement measures to accelerate provision, including the effective use of S106/CIL.
- Keep the Infrastructure Delivery Plan under regular review to respond to changes in phasing and infrastructure requirements.
- Engage with local communities, town and parish councils, and service providers to monitor the performance of town centres, infrastructure provision, and community facilities, and take appropriate action where monitoring indicates under-delivery.

Strategic Objective 2: Respond to the climate crisis through adaptation and mitigation

- Require new housing development to be zero-carbon and climate-resilient.
- Support the provision of renewable energy schemes and promote community owned renewable initiatives.
- Locate development away from flood-prone areas, treat rainwater as a resource and promote water and energy efficiency.

Relevant Policies:

- Core Policy 1: Addressing Climate Change
- Core Policy 26: Retrofitting and Decarbonisation of Existing Buildings
- Core Policy 27: Net Zero Carbon New Buildings
- Core Policy 28: Renewable and Low Carbon Energy Generation, Storage and Transmission
- Core Policy 29: Wind Energy Development
- Core Policy 30: Roof-Mounted and Ground-Mounted Solar Panels

- Core Policy 31: Community Renewable Energy Schemes
- Core Policy 32: Low Carbon Heat Networks
- Core Policy 60: Biodiversity and Geodiversity
- Core Policy 63: Managing Flood Risk
- Core Policy 64: Water Management Infrastructure
- Core Policy 65: Watercourses
- Core Policy 66: Pollution and Contaminated Land
- Core Policy 67: Air Quality

Target	Performance Measure
Increase delivery of net zero carbon development	Percentage of qualifying developments approved and completed that meet Local Plan net zero carbon standards.
Reduce reliance on fossil fuels and increase use of new low carbon heating systems for new developments	Percentage of qualifying developments using low-carbon heating systems
Reduce operational energy demand from new development	Percentage of qualifying developments approved and completed that achieve the Local Plan space energy demand targets: • <30 kWh/m² GIA/year before 2031. • <15-20 kWh/m² GIA/year from 2031 onwards.
Applications for new dwellings must demonstrate an EUI of no more than 40 or 35 kWh/m^2 GIA/yr (year dependent)	Number and percentage of new residential developments achieving the EUI standard.
All new warehouses and light industrial units (heated) shall achieve an EUI of no more than 35 kWh/m^2 GIA/yr	Land area and percentage of new warehouse and light industrial development achieving an EUI of no more than 35 kWh/m^2 GIA/yr.
All new student/keyworker accommodation shall achieve an EUI of no more than 55 kWh/m^2 GIA/yr	Number of dwellings/bedspaces and percentage of new student/keyworker accommodation achieving an EUI of no more than 55 kWh/m^2 GIA/yr.
All new care homes shall achieve an EUI of no more than 150 kWh/m2 GIA/yr	Floorspace and percentage of new care homes achieving an EUI of no more than 150 kWh/m2 GIA/yr.
All new offices, retail, HE teaching facilities and GP surgeries shall achieve an EUI of no more than 70 kWh/m^2 GIA/yr	Floorspace and percentage of new office retail, HE teaching facilities and GP surgery development achieving an Energy Use Intensity of no more than 70 kWh/m2 GIA/yr.
New development shall be constructed without connection to the national/central gas grid.	Number of new developments connected to the gas grid.
New buildings shall be constructed to provide primary sources of space heating, cooling, hot water and cooking by means of non-fossil fuels.	Number of planning permissions where fossil fuels are used on site provide space heating, cooling, hot water or cooking.

Renewable energy should be generated on-site for all new developments, where possible.	Percentage of new development generating renewable energy on-site. Amount of renewable energy generation through new development (kWh).
Developments will include Sustainable Drainage System (SuDS) and ensure existing run-off is either demonstrably reduced or at least neutral	Number of new developments incorporating SuDS and demonstrating reduced and/or neutral run-off.
New dwellings must demonstrate a water efficiency standard of 110 litres per person per day	Percentage of qualifying dwellings achieving 110 litres/person/day standard.
Reduce flood risk	Number of new developments achieving a minimum of 600mm river flood level.
Development should include a 10m buffer zone along a watercourse to conserve and enhance biodiversity, where demonstrably possible.	Number of new developments with a 10m buffer along a watercourse.

Mitigation Actions

- Liaise with the relevant stakeholders on the challenges around delivery of renewable energy proposals and increasing overall renewable energy generation in the district
- Liaise with Environmental Health Team, Environment Agency and the Development Management team to review challenges around delivery of the different criterion of this objective.
- All applications for new development of one or more dwellings or greater than 100sqm of non-residential floorspace, and all major refurbishment and major change of use, must submit a Climate Change and Sustainability Statement covering the topics and level of detail proportionate to the scale and type of development as per Appendix 1.

Strategic Objective 3: Conserve and enhance the natural, built and historic environment

- Preserve the high quality, local distinctiveness and diversity of the natural and historic environment.
- Support the sympathetic retrofit of historic buildings.
- Conserve and enhance the distinct character of the Cotswold National Landscape, open countryside and water quality.
- Promote high-quality, sustainable design and green infrastructure that supports health and wellbeing and the Local Nature Recovery Strategy.

Relevant Policies

- Core Policy 7: Cirencester and Surrounding Villages Area Strategy
- Core Policy 10: Cirencester Central Area Strategy
- Core policy 12: South Cotswold Strategy Area
- Core Policy 16: Thames and Severn Canal
- Core Policy 17: The River Thames
- Core Policy 18: Cotswold Lakes; Post-Mineral Extraction After Use
- Core Policy 19: North Cotswold Strategy Area
- Core Policy 22: Gloucester and Cheltenham Green Belt
- Core Policy 53: The Historic Environment
- Core Policy 54: Listed Buildings
- Core Policy 55: Conservation Areas
- Core Policy 56: Non-Designated Heritage Assets
- Core Policy 57: Archaeological Assets
- Core Policy 58: Registered Parks and Gardens
- Core Policy 59: The Conservation of Non-Domestic Historic Buildings (Designated and Non-Designated Heritage Assets)
- Core Policy 60: Biodiversity and Geodiversity
- Core Policy 61: Local Green Space
- Core Policy 62: Landscape
- Core Policy 63: Managing Flood Risk

- Core Policy 64: Water Management Infrastructure
- Core Policy 65: Watercourses
- Core Policy 66: Pollution and Contaminated Land
- Core Policy 67: Air Quality
- Development Policy 10: Trees, Hedgerows and Woodlands
- Development Policy 11: Dark Skies
- Core Policy 68: Planning for Health and Well-Being
- Core Policy 69: Good Design Outcomes and Process
- Core Policy 69a: Good Design Outcomes and Process for Strategic Allocations
- Core Policy 70: Green and Blue Infrastructure

Target	Performance Measure
To conserve and enhance designated heritage assets and their settings	Number of planning applications affecting heritage assets (including Conservation Area, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens) accompanied by a Heritage Statement and consultation of the Historic Environment Record (HER).
Reduce the number of heritage assets at risk	Number of heritage assets included on Historic England's Heritage at Risk Register.
To ensure provision of green and blue infrastructure keeps pace with growth	Number and area (ha) of green infrastructure projects delivered during the monitoring period.
Deliver water management infrastructure identified in the IDP	Number of water management infrastructure schemes completed or under construction.
Reduce flood risk and protect water quality	Number of planning permissions granted contrary to Environment Agency advice on flood risk or water quality grounds.
Provide Suitable Alternative Natural Greenspace (SANG) to mitigate recreational pressures on internationally designated sites, where required	Area (ha) of SANG delivered; number of dwellings mitigated through SANG provision.

Target	Performance Measure
Protect and enhance internationally, nationally and locally designated biodiversity and geodiversity sites.	Condition status of SSSIs, NNRs, Local Wildlife Sites and SACs in the District, including North Meadow and Clattinger Farm SAC and Cotswold Beechwoods SAC.
Protect designated Local Green Spaces.	Condition of designated Local Green Spaces and/or number of designated Local Green Spaces lost to development.
To conserve and enhance local landscape character in accordance with the Cotswold Landscape Character Assessment (2026).	Number of developments delivering landscape enhancements identified through approved landscape schemes.
Ensure development incorporates Sustainable Drainage Systems (SuDS).	Percentage of qualifying developments incorporating SuDS.
Reduce surface water run-off from new development	Percentage of qualifying developments demonstrating neutral or reduced surface water run-off
Improve water efficiency in new residential development	Percentage of new dwellings achieving the Local Plan water efficiency standard of 110 litres per person per day or less.
To conserve and enhance biodiversity through the provision of 10m watercourse buffer zones where demonstrably possible.	Number of new developments with a 10m buffer along a watercourse.
Conserve and enhance trees, hedgerows and woodland of landscape, ecological and historic value.	Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Protect ancient woodland, veteran trees and other irreplaceable habitats.	Number of developments resulting in the loss of ancient woodland, veteran trees or other irreplaceable habitats within the plan period; Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Deliver measurable biodiversity improvements through development.	Percentage of qualifying developments delivering at least 10% Biodiversity Net Gain (BNG); average BNG achieved.
Support delivery of the Gloucestershire Local Nature Recovery Strategy (LNRS).	Area (ha) of habitat created, restored or enhanced contributing to LNRS priorities and ecological connectivity.

Mitigation Actions

- Work with Natural England, the Environment Agency, Historic England and other relevant stakeholders to ensure the protection, conservation and enhancement of designated environmental, heritage and landscape assets, and to identify emerging risks and delivery challenges
- Work with the Development Management team to monitor the delivery of Biodiversity Net Gain (BNG), Suitable Alternative Natural Greenspace (SANG), green infrastructure, Sustainable Drainage Systems (SuDS) and watercourse buffer zones through planning permissions and completed developments.
- Engage with infrastructure providers, the Environment Agency, Lead Local Flood Authority and water companies to monitor the delivery of water management infrastructure identified through the Infrastructure Delivery Plan (IDP) and address any delays or funding constraints.

Strategic Objective 4: Deliver inclusive, healthy and affordable housing

- Provide a diverse mix of housing types and tenures to meet the needs of all sections of the community, with a focus on socially rented homes.
- Ensure development supports positive health outcomes and embeds local health and wellbeing strategies.

Relevant Policies

- Core Policy 2: Meeting Housing Needs in Cotswold District: Strategic Sites
- Core Policy 2a: Stepped Housing Trajectory
- Core Policy 3: Meeting Housing Needs in Cotswold District: Non-Strategic Sites
- Core Policy 4: Settlement Hierarchy
- Core Policy 7: Cirencester and Surrounding Villages Area Strategy
- Core Policy 10: Cirencester Central Strategy Area
- Core policy 12: South Cotswold Strategy Area
- Core Policy 19: North Cotswold Strategy Area
- Core Policy 41: Standards for New Residential Development

- Core Policy 42: Affordable Housing
- Core Policy 43: Self-build and Custom-build Housing
- Core Policy 44: Specialist Accommodation
- Core Policy 45: Gypsy and Traveller Accommodation
- Development Policy 1: Affordable Housing on Rural Exception Sites
- Development Policy 2: Community Led-Housing
- Development Policy 3: Dwellings for Rural Workers Outside Development Boundaries
- Development Policy 4: Removal of Occupancy Conditions
- Development Policy 5: Replacement Dwellings
- Core Policy 68: Planning for Health and Well-being
- Core Policy 69: Good Design Outcomes and Process
- Core Policy 69a: Good Design Outcomes and Process for Strategic Allocations
- Core Policy 70: Green and Blue Infrastructure
- Core Policy 71: Management of Accessible Green Open Spaces in Residential Developments
- Core Policy 72: Social and Community Infrastructure

Target	Performance Measure
To deliver 17,918 homes over the plan period between April 2028 and March 2043	Annual housing completions compared against stepped housing trajectory (Appendix 4). Annual monitoring through the Housing Land Supply Report and Authority Monitoring Report.
To provide a five-year housing land supply of deliverable sites	Housing Land Supply – housing trajectory for 5 year period
All residential developments, including conversions, of 10 or more dwellings (gross), or where the site has an area of 0.5 hectares or more will provide a mix of dwelling sizes reflecting the requirements set out in Core Policy 37	Net additional and percentage of dwellings completed within the plan period by dwelling size (no. of bedrooms) and tenure.
At least 50% of all dwellings at least 50% of all dwellings (market and affordable) must meet M4(2) accessible and adaptable standard, and at least 5% of affordable dwellings and 3% of market	Percentage of completed dwellings meeting M4(2) Accessible and Adaptable Dwellings standards and M4(3) Wheelchair User Dwellings standards within the plan period.

Target	Performance Measure
dwellings on major development sites must be delivered to M4(3) wheelchair user standard.	
All new dwellings, including holiday homes, must comply with the Nationally Described Space Standard (NDSS).	Percentage of new dwellings that comply with the Nationally Described Space Standard (NDSS) within the plan period.
All housing developments that provide 10 or more new dwellings (gross), or sites with an area of 0.5 hectares or more, or have a combined gross floorspace of over 1,000sqm will be required to provide 40% (35% on previously developed land) of all new dwellings as affordable housing.	Number and percentage of affordable dwellings completed by tenure (social rent, affordable rent, shared ownership and first homes).
Affordable housing contribution on qualifying sites will deliver an 80:20 split between rented and intermediate housing	Number and percentage of affordable dwellings completed within the plan period by tenure.
Developments of 100 or more dwellings shall provide 5% of serviced plots for self or custom-build	Net additional self-build and custom build homes completed within the plan period.
Strategic site allocations (over 350 dwellings) must provide for specialist older persons housing (e.g., extra care, housing with support), reflecting the HENA-identified need	Net additional specialist older persons housing on strategic sites within the plan period.
To provide sufficient pitches and plots to meet identified needs for Gypsies, Travellers and Travelling showpeople	Number of Gypsy, Traveller and Travelling showpeople pitches and plots provided within the plan period.
To ensure provision of green and blue infrastructure keeps pace with growth	Proportion of green infrastructure projects delivered in line with IDP timeframes. Delivery of green infrastructure alongside allocated sites in each area strategy. Delivery of water management infrastructure schemes identified in the IDP. Number of planning permissions granted contrary to Environment Agency advice on flood risk or water quality grounds. Coverage and improvements in telecommunications infrastructure (where data is available)

Target	Performance Measure
To ensure the protection of existing community spaces and provide social and community infrastructure where needed	Net gain or loss of social and community facilities by type and location Number of planning decisions citing relevant policies (including approvals, conditions, refusals, and appeal outcomes). Citation in Section 106 Agreements or in relation to expenditure of CIL Charging Schedule receipts.

Mitigation Actions

- Liaise with the key stakeholders, including Development Management and the development industry, to establish challenges around the delivery of new housing in the Cotswold District.
- Prepare and maintain up-to-date Residential Land Monitoring reports and Housing Land Supply reports on an annual basis to monitor housing completions and commitments.

Strategic Objective 5: Enable a vibrant, low-carbon local economy

- Support the transition to a low-carbon economy and promote local employment.
- Encourage the vitality and viability of town and village centres as places that support a range of activities and uses such as shopping, leisure, cultural and community activities; as well as providing access to affordable homes.
- Promote sustainable tourism.
- Maintain Cirencester's role as a key employment and service centre.

Relevant Policies

- Core Policy 5: Meeting Business and Employment Needs in Cotswold District
- Core Policy 11: Special Policy Areas – Royal Agricultural University
- Core Policy 15: Cotswold Airport
- Core Policy 22: Campden BRI Special Policy Areas

- Core Policy 23: Fire Services College Special Policy Areas
- Core Policy 43: New Employment Development
- Core Policy 44: Safeguarding Established Employment Areas
  Core Policy 45: Ancillary Uses on Employment Sites
- Core Policy 46: Development of Tourist Facilities and Visitor Attractions
- Core Policy 47: Tourist and Visitor Accommodation
- Core Policy 48: Town Centre Uses
- Core Policy 49: New Local Centres
- Development Policy 6: Rural Diversification
- Development Policy 7: Conversion of Rural Buildings
- Development Policy 8: New Agricultural and Forestry Development
- Development Policy 9: Equestrian Related Development

Target	Performance Measure
Safeguard existing established employment sites identified on the Policies Map, unless there is evidence that continued employment use is no longer practical or viable	Change in area (hectares of equivalent economic floorspace of identified safe guarded employment land. Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Deliver at least 49.6ha of employment land to provide for an identified need for Class B2, B8 and E(g) uses across the plan period as outlined in Core Policy 5.	Net additional employment land and floorspace completed and committed during the monitoring period.
Maintain Cirencester's role as a key employment and service centre	Net additional employment floorspace (Use Classes E(g), B2 and B8) completed within the plan period in Cirencester. Amount of retail, commercial, leisure and community floorspace completed within the plan period in Cirencester. Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.

Target	Performance Measure
Support the development of tourist facilities and visitor attractions, where the proposals are in accordance with the development plan, promote rural economy and contribute positively towards the ongoing protection and enhancement of the countryside.	Gain and loss of tourism and visitor uses by type and location.
Support development within the Royal Agricultural University Special Policy Area in accordance with Core Policy 11.	Number of permissions granted supporting the approved masterplan/strategy. Floorspace delivered within the Special Policy Area. Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Safeguard Cotswold Airport for aviation-related and operational airport uses in accordance with Core Policy 15	Number of permissions granted supporting the approved masterplan/strategy. Floorspace delivered within the Special Policy Area. Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Support development within Campden BRI Special Policy Area in accordance with Core Policy 11.	Number of permissions granted supporting the approved masterplan/strategy. Floorspace delivered within the Special Policy Area. Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Support development within the Fire Service College Special Policy Area in accordance with Core Policy 11.	Number of permissions granted supporting the approved masterplan/strategy. Floorspace delivered within the Special Policy Area. Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.

Mitigation Actions

- Liaise with Economic Development and Communities Team and stakeholders to establish challenges around delivery of employment. Investigate appropriate mechanisms to accelerate delivery. Review permissions granted and consider appropriate action.
- Liaise with the Development management team and relevant stakeholders around the delivery of employment land and that all the relevant

development policies surrounding employment are followed.
- Deliver high-quality, accurate annual monitoring reports for the Employment Land Assessment.

Strategic Objective 6: Promote sustainable transport use and connectivity

- Reduce transport emissions by encouraging walking, cycling, wheeling and public transport and supporting the shift to electric vehicles, whilst recognising the rural nature of the area and that private vehicles will remain a necessity for some parts of the District.
- Focus development at accessible locations where local services and facilities are close enough to access by walking, wheeling or cycling and where there are good public transport links such as access to the Expressbus network.
- Create multimodal transport hubs to improve access to sustainable transport choices, aid health outcomes and reduce emissions and pollution.

Relevant Policies

- Core Policy 15: Cotswold Airport
- Core Policy 16: Thames and Severn Canal
- Core Policy 23: Former Cheltenham to Stratford-Upon-Avon Railway Line
- Core Policy 33: Sustainable Transport & Connectivity
- Core Policy 34: Assessing and Managing Transport Impacts
- Core Policy 35: Active Travel: Walking, Cycling & Wheeling
- Core Policy 36: Healthy, Safe and Inclusive Design
- Core Policy 37: Public Transport, Shared Transport and Interchanges
- Core Policy 38: Our Kerbside Space and Parking
- Core Policy 39: Electric and Low Emission Vehicles
- Core Policy 40: Aerodrome Safeguarding

Target	Performance Measure
To safeguard and deliver transport improvements and/or infrastructure identified in the relevant area strategies and Infrastructure Delivery Plan	Status of transport proposals identified in the area strategies in the District. Gloucestershire County Council reporting of Local Transport Plan (LTP) Monitoring Indicators.
To give priority to and deliver an improved environment for cycle and pedestrian movements in accordance with GCC and LTN 1/20 standards	Number of new cycle and pedestrian routes delivered in strategic developments within the plan period. Length of new or improved walking, wheeling and cycling routes delivered.
To maximise the incorporation of bus service provision and supporting infrastructure, including the enhancement of existing services	Number of developments contributing to new, enhanced or extended bus services through planning obligations (S106 agreements). Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
All development proposals should maximise the opportunity for occupiers and visitors to use electric and low emission vehicles, including electric bicycles and electric cargo cycles.	Percentage of qualifying developments meeting EV infrastructure requirements.
Development proposals are required to provide a balanced parking strategy, taking into account the latest Gloucestershire Parking Standards and the Parking Standards and design principles set out in the Cotswold Design Code	Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions. Net additional car parks and parking spaces delivered within the plan period.
Safeguard Cotswold Airport for aviation-related and operational airport uses in accordance with Core Policy 15	Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Development to restore and reinstate the former Cheltenham to Stratford-upon-Avon railway line	Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.

Mitigation

- Liaise with Gloucestershire County Council, Highways England, Active Travel England, and other relevant stakeholders to ensure the efficient delivery of transport infrastructure within the Cotswold District.

- Work with landowners to ensure that safeguarded land identified for strategic proposals is properly safeguarded and that the delivery of the long-term proposals is negotiated with the relevant stakeholders.
- Liaise with the Development Management team and Gloucestershire County Council to review the challenges in ensuring new developments follow the latest Gloucestershire Parking Standards and parking standards and design principles set out in the Cotswold Design Code.
- Work proactively with Gloucestershire County Council to review and implement the latest guidance on Transport Assessments, Transport Statements and Travel Plans, ensuring transport impacts of development are robustly assessed and mitigated.

Appendix 21
Glossary

Adoption – the final confirmation of a development plan document status by a local planning authority (LPA).

Accessible Natural Greenspace Standards (ANGst) – are a set of national benchmarks for ensuring access to a variety of greenspaces near to where people live.

Active travel – a concept of travel that includes only those forms of transport that require active use of the human body as a transport machine. Examples include walking and cycling, as these burn off energy in contrast to sedentary forms of travel, such as driving or getting the bus. People who already walk or use a bicycle as a primary mode of transport may do so for environmental, health or practical reasons.

Affordable housing – housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: a) Affordable housing for rent: meets all of the following conditions:

a. the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);

b. the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the

market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Allocated – land which has been identified in the development plan for a specific form of development.

Amenity – those qualities of life enjoyed by people that can be influenced by the surrounding environment, in which they visit, live or work. 'Residential amenity' includes for example, a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.

Ancient and Semi Natural Woodland (ASNW) – ancient woodland is land that has had a continuous woodland cover since at least 1600 AD, and may be ancient semi-natural woodland (ASNW), which retains a native tree and shrub cover that has not been planted, although it may have been managed by coppicing or felling and allowed to regenerate naturally; or plantation on ancient woodland sites where the original tree cover has been felled and replaced by planting, often with conifers, and usually over the last century. The location of ancient woodlands over 2 ha in area is recorded in the National Inventory of Ancient Woodlands, which is maintained by Natural England.

Ancillary – use or development of a different subsidiary use, but which is related to and often found in association with primary use or development.

Authority Monitoring Report (AMR) – a report on how the Council is performing in terms of the Local Plan. Includes monitoring implementation and performance of policies following changes brought in by the Local Planning Regulations 2012. It replaces the Annual Monitoring Report. Local planning authorities are no longer required to send an Annual Monitoring Report to the Secretary of State and instead monitoring should be a continuous process.

Aquifer – underground layers of water-bearing permeable rock or drift deposits from which groundwater can be extracted for human use may be extracted by means of wells or boreholes. Aquifer designations reflect the importance of aquifers in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

B and E(g) class employment uses –

- B2 General industrial, Use for industrial process other than one falling within class E(g)(iii)B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste)
- B8 Storage or distribution - This class includes open air storage.
- E(g) Uses which can be carried out in a residential area without detriment to its amenity:
  - E(g)(i) Offices to carry out any operational or administrative functions,
  - E(g)(ii) Research and development of products or processes
  - E(g)(iii) Industrial processes

Blue Infrastructure – nature-based approach to managing water, controlling floods, and improving ecological health

Biodiversity – the range of life forms which constitute the living world, on land, in water and in the air, the habitats in which they live and the relationship between them.

Biodiversity Action Plan (BAP) – a plan or program to conserve or enhance biodiversity, which sets out detailed action on how it will be achieved, either nationally or locally.

Brownfield Land – previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. (does not include agricultural buildings). See also previously developed land (PDL). Brownfield sites may require remedial works prior to redevelopment becoming possible.

Built Environment – comprises human-made surroundings that provide the setting for human activity, ranging in scale from buildings and parks or green space from neighbourhoods to cities. It can often include their supporting infrastructure, such as water supply, or energy networks. The built environment is a material, spatial and cultural product of humans that combine physical elements and energy in forms for living, working and playing on a day-to-day basis.

Census – a ten year population count carried out by the Office for National Statistics (ONS). The 2011 Census is the most recent and accurate population count.

Change of Use – the use of a building or other land for a different purpose. In considering a change of use it is normally necessary to establish whether the change is 'material' and whether by virtue of the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 development requiring planning permission is involved.

Climate Change – climate change refers to the build up of man-made gases in the atmosphere that traps the suns heat, causing changes in weather patterns on a global scale. The effects include changes in rainfall patterns, sea level rise, potential droughts, habitat loss, and heat stress.

Community and Cultural Facilities – services available to residents in the immediate area that provide for the day-to-day health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community. Includes village halls, post offices, doctors and dentists' surgeries, recycling facilities, libraries and places of worship. They also include a range of open spaces, including parks and gardens, amenity open space, open space of public or nature conservation value, and open space of a natural or semi natural nature.

Community Infrastructure Levy (CIL) – levy on development to fund infrastructure to support housing and economic growth.

Commuted Payment/Sum – either a payment made by a developer to the local planning authority (usually secured by means of a planning obligation/s106 legal agreement) to fund provision of a facility needed to serve a development, but to be built or provided elsewhere or in some way other than by the developer, or a one off payment by a developer to another body to enable it to adopt a facility.

Conditions – clauses attached to a planning permission considered necessary, relevant, enforceable, precise and reasonable to enable a development to proceed where it might otherwise be necessary to refuse permission.

Conservation Area – is an area of special historic and/or architectural interest which is designated by the local planning authority as being important to conserve and enhance. Special planning controls apply within these areas.

Contaminated Land – defined in section 78A of the Environmental Protection Act 1990 as 'any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that -

(a) significant harm is being caused or there is a significant possibility of such harm being caused; or

(b) pollution of controlled waters is being, or is likely to be, caused'.

Cotswold Canals Project – a project to restore and connect two waterways – the 29 mile (46 km) Thames & Severn Canal and the 7 mile (13 km) Stroudwater Navigation. When restored, the Cotswold Canals will form a continuous waterway from Saul Junction on the Gloucester & Sharpness Canal to the River Thames at Lechlade.

Cotswolds National Landscape – a designated area of nationally important landscape value within which the conservation and enhancement of its natural beauty is the priority. The Cotswolds National Landscape is the largest in the country and covers about 77% of the District. It was designated by the Countryside Commission in 1966.

Curtilage – the area of land associated with a building. The curtilage of a dwellinghouse is normally its garden and the curtilage of a commercial building is its ancillary open areas such as for parking / services and landscaping.

Department for Levelling Up, Housing & Communities (formerly the Ministry for Housing, Communities and Local Government (MHCLG)) – the UK Government department for levelling up, housing and communities in England.

Design and Access Statements (DAS) – a report accompanying and supporting a planning application. A DAS provides a framework for applicants to explain how a proposed development is a suitable design response to the site and its setting, and to demonstrate that it can be adequately accessed by prospective users. The access component of the DAS relates to access to the development and does not extend to the internal treatment of individual buildings. It needs to cover both vehicular and transport links and inclusive access. The statement should provide information on consultations carried out, such as with community groups or technical specialists including highway engineers or urban designers. The DAS must explain relationships with the existing highway network, including paths.

Design Statements – a document that describes the distinctive characteristics of the locality, and provides design guidance to shape the form and character of new development.

Design Code or Framework – a set of design rules and requirements which instruct and may advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and build upon a design vision such a masterplan or a design and development framework for a site or area.

Development – defined in planning law as 'the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land' (see also Permitted Development).

Development Boundaries – these are shown on the Policies Map Insets and essentially define the urban extent of Cirencester and the seventeen Principal Settlements. Within these boundaries, development of an appropriate scale, in sympathy with the form and character of the settlement, is acceptable in principle subject to other policies in the Plan.

Development Brief – outlines the type of development preferred on a site and is often used on sites to encourage development. On large sites the brief may set out very general development principles and on smaller sites it may specify uses, massing of buildings and any particular uses essential to securing planning permission.

Development Consent Order – applicants promoting nationally significant infrastructure projects in the fields of energy, transport, water and waste will apply for a 'development consent order' rather than for planning permission under the Planning Act. A development consent order, when issued, combines the grant of planning permission with a range of other

consents that in other circumstances have to be applied for separately, such as listed building consent. All applications for development consent orders will be made to the Infrastructure Planning Commission (IPC).

Development Management – is the process through which the local planning authority determines whether applications for consent should be granted (often subject to conditions or a legal agreement) or refused. It also involves the planning enforcement function and giving advice on planning matters.

Development Management Policies – criteria-based policies which are used to ensure that development proposals meet planning objectives.

District Heating Systems – are a system for distributing heat generated in a centralised location for residential and commercial heating requirements such as space heating and water heating. The heat is often obtained from a cogeneration plant burning fossil fuels but increasingly biomass, although heat-only boiler stations, geothermal heating and central solar heating are also used, as well as nuclear power.

Dwelling – For the purposes of the Local Plan, the definition of a dwelling is that as defined by DCLG, which is currently as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use.

Early Engagement – a very early stage for consultation and community involvement, when interested parties can comment on aspects of the local authority's spatial planning, from this input the first Issues and Options consultation are formulated.

Ecological Statement / Assessment – Ecological statements and assessments allow suitably qualified people to monitor the current and changing conditions of any ecological resources on a site from which the importance, quantity and movement of those resources can be judged without bias. Usually it comprises a phase 1 habitat survey that maps an area under consideration based on the habitats present. It is a tool to inform on the need for further survey; as a baseline to record an area's current state; or to help in the impact assessment of a development. Such a survey improves the understanding about the structure and function of the biodiversity on a site in order that any such wildlife interest can be protected or enhanced. Such information allows any developments to be fully assessed prior to a planning decision being made.

Employment Land – land primarily used, with planning permission, or allocated in a development plan for E(g), B2 or B8 class employment uses.

Employment Uses – E(g), B2 or B8 class uses.

Enabling Development – development that conflicts with planning policies but delivers planning benefits which potentially outweigh the disbenefits of departing from those policies.

Energy Use Intensity (EUI) – A building metric representing the total energy consumed annually divided by its gross floor area expressed in kWh/m^2. It acts as a barometer for building efficiency; the lower the EUI, the more energy efficient the structure.

Environmental Impact Assessment (EIA) – A procedure to be followed for certain types of projects to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Evidence Base – is the information and data gathered by local authorities to justify the "soundness" of the policy approach, including physical, economic, and social characteristics of an area.

Exception Test – is used to ensure that any development permitted in flood risk areas is in exceptional circumstances only. It is in addition to the initial Sequential Test that accords with the NPPF.

Equestrian Workers Dwelling – a dwelling restricted by an occupancy condition limiting its use to a person solely or mainly working or last working in the locality in an equestrian business, or a widow or widower of such a person and to any resident dependants.

Flood Risk Assessment – is an assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Frontage – the ground floor public front of a building usually facing onto a street or pedestrianised area.

Functionally linked land – defined by Natural England as areas outside officially protected wildlife sites (such as Special Protection Areas or Ramsar sites) that are vital for sustaining the species and ecological processes inside those protected areas. It essentially acts as a buffer or habitat extension for foraging, breeding, and migrating.

Geographical Information Systems (GIS) – a computer software system to record, store, process, and analyse overlays of information linked to geographic areas.

Gloucestershire First or GFirst – is the service that promotes Gloucestershire as a location for business, for visitors and for investors and are the driving force for the recently formed Gloucestershire Local Enterprise Partnership (LEP) that promotes business in the Forest of Dean, Cotswold hills and major settlements of Gloucester, Cheltenham, Tewkesbury and Stroud.

Green Infrastructure (GI) – is a network of high quality green spaces and other environmental features. It needs to be planned and delivered at all spatial scales from national to

neighbourhood levels. The greatest benefits will be gained when it is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits (ecosystem services) for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors allotments and private gardens.

Greenfield Land – is land (or a defined site) usually farmland, that has not previously been developed.

Ground Water Source Protection Zones – is an integral part of land surface zoning within the Environment Agency's Policy and Practice for the Protection of Groundwater. Groundwater provides a third of our drinking water in England and Wales, and it also maintains the flow in many of our rivers. Groundwater sources include wells, boreholes and springs used for public drinking water supply. The zones show the risk of contamination from any activities that might cause pollution in the area and in general the closer the activity, the greater the risk.

Gypsies & Travellers (collectively known as Travellers) – Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds of their own or their families or dependants educational or health needs or old age have ceased or travel temporarily or permanently, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such.

Gypsy & Traveller Accommodation Assessment (GTAA) – is a document that identifies the accommodation requirements of Gypsies and Travellers. The full name of the document is Gloucestershire Gypsy Traveller and Travelling Showpeople Accommodation Assessment.

Habitat Regulations Assessment (HRA) – an assessment of the potential effects of a proposal or plan on one or more nature conservation sites of European importance (formerly known collectively as 'Natura 2000') afforded the highest level of protection in the UK by the Habitats Regulations.

Health Impact Assessment – a combination of procedures, methods and tools by which a policy, program or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population.

Hectare (ha) – metric unit of measurement of land area (1 Hectare = 10,000sqm or 2.471 Acres).

Heritage (Historic Environment) and Natural Environment Assets – include Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, the Cotswolds National Landscape, Key Wildlife Sites and Sites of Special Scientific Interest (SSSI). They encompass buildings, monuments, structures, sites, resources, places or landscapes formally identified or acknowledged as having a degree of significance meriting consideration in planning decisions.

Historic Environment – All aspects of the environment that result from the interaction between people and places through time, including surviving physical remains of past human activity, whether visible, buried or submerged, and landscape and planted or managed flora.

Housing and Economic Needs Assessment – An assessment of housing and economic need and demand within a housing and economic market area.

Infill Development – small scale development filling a gap within an otherwise built-up frontage.

Infrastructure – includes transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, affordable housing, utilities, sport and recreation, waste, health, social care, education, flood risk.

Issues and Options – produced relatively early as part of the preparation of Development Plan Documents and used for consultation and community involvement.

Integrated Impact Assessment (IIA) - A single, integrated assessment process to inform and consider the impacts of an emerging plan and potential alternatives, incorporating Strategic Environmental Assessment (SA)/Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA).

Key Wildlife Site – a Gloucestershire wildlife habitat identified and designated as being of particular local interest or importance but is not of sufficient national merit to be declared as an SSSI.

Landscape Character Assessment – identifies areas with similar features or qualities, mapping and classifying them and describing their character. It is based on an understanding of landscape character and of the natural, historic and aesthetic factors that combine to create local distinctiveness.

Legal Agreement – see section 106 Agreements (s106).

Listed Building – a building of special historical and/or architectural interest considered worthy of special protection.

Local Connection – To demonstrate a local connection applicants will:

- **Normally be resident in Cotswold District**

  Local Government Association guidelines define this as having resided in the area for six of the last twelve months, or three out of the last five years, where residence has been out of choice; or

- **Work in Cotswold District**

The Local Government Association guidelines define this as employment other than of a casual nature. For the purposes of this policy this will be defined as having had permanent work with a minimum of a 16 hour contract per week for the previous 6 months, and without a break in the period of employment for more than three months; or

- **Have family connections in the Cotswold District**

  Reflecting the Local Government Association guidelines this is normally defined as when the applicant for the affordable home, or a member of their household, has parents, adult children or brothers or sisters who have been resident in Cotswold District for at least the last 5 years. Only in exceptional circumstances would the residence of relatives other than those listed above be taken to establish a local connection, but the circumstances may be sufficient and all cases will be considered individually; or

- **Armed Forces**

  Members of the Armed Forces, the divorced or separated spouse or civil partner of a member of the Armed Forces, the spouse or civil partner of a deceased member of the Armed Forces (if their death was caused wholly or partly by their service) or veterans within five years of leaving the Armed Forces will be exempt from these local connection criteria.

Local Development Order – allows local planning authorities to introduce local permitted development rights.

Local Development Framework – Local plans are described as 'local development frameworks' in Planning Policy Statement 12. Local development frameworks are a collection of documents that councils can prepare to guide future development in their area, including both development plan documents that require independent examination in public, and supplementary planning documents which do not. These documents form the primary basis for council's decisions on applications for planning permission.

Local Enterprise Partnership (LEP) – A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Nature Recovery Strategy (LNRS) – A statutory spatial strategies for nature prepared by Gloucestershire County Council and the Gloucestershire Local Nature Partnership. They are an important mechanism for identifying not only where the most important biodiversity resources are, but also where there is greatest opportunity for restoring or creating new places for biodiversity, and for enhancing biodiversity where this might provide wider environmental benefits.

Local Nature Partnership (LNP) – A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local Nature Reserve – is an area of botanical or wildlife interest where access and use by local people is encouraged through designation by the local authority.

Local Strategic Partnership (LSP) – are partnerships of stakeholders who develop ways of involving local people in shaping the future of their neighbourhood in how services are provided. They are often single non-statutory, multi-agency bodies which aim to bring together locally the public, private, community and voluntary sectors.

Local Plan – The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Planning Authority (LPA) – is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom.

Local Transport Plan (LTP) – is a five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy.

Main Town Centre Uses – Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major Development – the definition of major development is currently set out in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This definition will be applied, subject to any future updates, except within the Cotswolds National Landscape, where paragraph 10.5.3 of this Local Plan will apply.

Major Infrastructure Projects – major or 'nationally significant' infrastructure projects for energy, transport, water and waste.

Masterplan – in broad terms, it describes how an area will be developed. Its scope can range from strategic planning at a regional scale to small scale groups of buildings. Commonly, it is

a plan that describes and maps an overall development concept, including present and future land use, urban design and landscaping, built form, infrastructure, circulation and service provision. It is based upon an understanding of place and it is intended to provide a structured approach to creating a clear and consistent framework for development. Whereas a development plan sets out the scale and type of development, and the key characteristics of a locality, a masterplan is generally employed where there is a greater degree of certainty regarding the development of a specific site, and is linked to social and economic analysis and a delivery strategy.

Mitigation Measures – any works or actions required to be carried out by developers to reduce the impact of the development on the surrounding environment or to address particular environmental effects which would otherwise make that development unacceptable.

Modal Shift – a change in the means of transport, for example from use of cars to public transport, particularly applied to all travellers within an area or those travelling to a specific type of facility or destination.

Monitoring – a regular collection and analysis of relevant information in order to assess the outcome and effectiveness of policies and proposals and to identify whether they need to be reviewed or altered.

National Housing Federation – Represent the work of housing associations and campaign for better housing.

National Planning Policy Framework (NPPF) – this sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Nationally Significant Infrastructure Projects – are major infrastructure developments, such as proposals for power plants, large renewable energy projects, new airports and airport extensions, major road projects etc.

Natural flood management (NFM) or Working with Natural Processes (WwNP) - a type of nature-based flood risk management used to reduce flooding by working with natural features and processes in order to store or slow down floodwaters, such as tree planting and floodplain reconnection.

Neighbourhood Plans – A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Non-Conforming Uses – established industrial/commercial uses which cause a particular nuisance to neighbours (through either the activities undertaken or the amount or type of traffic generated).

Non-Principal Settlements – any stand-alone settlement that is not listed in Policy DS1 (Development Strategy) and, therefore, does not have a development boundary.

Non-strategic policies – Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

Original Building – dwelling as it was built, or as it existed on the 1st July 1948.

Objectively Assessed Need (OAN) – The NPPF requires that local planning authorities identify the objectively assessed need for housing in their areas, and that Local Plans translate those needs into land provision targets.

Permitted Development – comprises certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having first to obtain specific planning permission.

Phase 1 Habitat Survey – is designed to map an area under consideration based on the habitats present. In a Phase 1 habitat survey, habitats are assigned a type in accordance with guidance set down by the Joint Nature Conservation Committee (JNCC); primarily this refers to the landscape structure and vegetation present. Whilst a Phase 1 habitat survey is exceedingly useful, an extended Phase 1 habitat survey is often preferred. This provides further information on a site, above that specified by JNCC, and allows the survey results to be of use in the context required, for example the assessment of a proposed development. An extended survey might include more detailed information on hedgerows, a botanical species list, and a further appraisal of the areas as habitat for legally protected species.

Pitch / plot – area of land on a site / development generally home to one licensee household. Can be varying sizes and have varying caravan occupancy levels. Can also be referred to as a plot or yard, particularly in relation to Travelling Showpeople.

Planning Obligations – A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Practice Guidance (PPG) – national guidance on planning practice, which compliments the NPPF.

Place Making – capitalises on a local community's assets, inspiration, and potential, ultimately creating good public spaces that promote people's health, happiness, and wellbeing. Place making is both a process and a philosophy.

Previously Developed Land (PDL) – is defined as land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes:

- land that is or has been occupied by agricultural or forestry buildings;
- land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures;
- land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and
- land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Policies Map – an obligatory component of a local plan (formerly referred to as a Proposals Map) showing the location of proposals in the plan on an Ordnance Survey base map.

Protected Species – any species (of wildlife etc.) which, because of its rarity or threatened status is protected by statutory legislation.

Public Realm – any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities.

Ramsar Sites – a term adopted following an international conference, held in 1971 in Ramsar in Iran, to identify wetland sites of international importance, especially as waterfowl habitat.

Registered Providers – independent housing organisations, including trusts, cooperatives and companies, registered under the Housing Act 1996

Register of Historic Parks & Gardens – a non-statutory list of parks and gardens of special historic interest maintained by English Heritage.

Renewable Energy and Low Carbon Energy – includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Retail Impact Assessment – an assessment which may be required in connection with major retail purposes assessing the likely effect of the proposals on patterns of trades and the viability and vitality of existing retail centres.

Regionally Important Geological & Geomorphological Sites (RIGS) – commonly referred to by their acronym RIGS are locally designated sites of local, national and regional importance for geodiversity (geology and geomorphology) in the United Kingdom. RIGS may be designated for their value to science, and to geological heritage in general, and may include cultural, educational, historical and aesthetic resources.

Rural workers dwelling – a dwelling restricted by an occupancy condition limiting its use to a person solely or mainly working, or last working, in the locality in a rural enterprise, or a widow or widower or such a person, and to any resident dependants. Rural enterprises include farming based on primary food production, rural estates, forestry, mixed enterprises (e.g. forestry and/or game shooting) and other businesses that manage the land for conservation and/or recreation, which have benefits for health and well-being (excluding equestrian uses). Rural enterprises must also need to be located in the open countryside due to the nature of their operations.

Scheduled Ancient Monument – ancient structure, usually unoccupied, above or below the ground, which is preserved by order of the Secretary of State.

Section 106 Agreements (s106) – allow a Local Planning Authority to enter into a legally-binding agreement or planning obligation, with a land developer over a related issue (often to fund necessary improvements elsewhere).

Self and Custom Build – the building or completion by (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.

Semi-natural & Natural Green Space – this type of open space includes woodlands, urban forestry, scrubland, grasslands (e.g. commons and meadows), wetlands, nature reserves and wastelands with a primary purpose of wildlife conservation and biodiversity within settlements. The approach is to provide easily accessible, natural and semi-natural green space for communities which, as well as its intrinsic value for biodiversity, also provides a range of other ecosystem functions and benefits.

Sequential Approach/Test – a planning principle that seeks to identify, allocate or develop certain types or locations of land before others.

Sequential Test (Flooding) – a test carried out in accordance with the NPPF to demonstrate that certain land is appropriate to develop as has less flood risk, after alternative sites have been ruled out.

Settlement Hierarchy – a settlement hierarchy ranks settlements according to their size, function and their range of services and facilities. When coupled with an understanding of the possible capacity for growth, this enables decisions to be taken about the most appropriate planning strategy for each settlement.

Significance (for heritage policy) – the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural,

artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site Allocations – land allocated in a local plan for development.

Site of Special Scientific Interest (SSSI) – a site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. SSSIs are identified by Natural England and have protected status.

Social and Community Infrastructure – local facilities and services for the community including buildings and open spaces.

Soundness – to be considered sound, a Development Plan Document must be positively prepared, justified, effective and consistent with national policy.

Space Heating Demand – the thermal energy required to maintain a comfortable indoor temperature. It is typically measured in kWh/m^2/year and serves as a direct proxy for a building's fabric efficiency, dictated by insulation, air-tightness, and ventilation

Spatial Planning – brings together and integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function geographically.

Spatial Strategy – a 'spatial' vision and strategy specific to the area.

Spatial Development Strategy (SDS) – a strategic-level planning document introduced under the Planning and Infrastructure Act 2025, setting out high-level, cross-boundary policies for sustainable growth – covering the overall amount and distribution of housing, strategic infrastructure, economic development and environmental priorities – over a geography wider than individual Local Plans, which must then be in general conformity with it. SDSs are prepared by designated strategic planning authorities such as combined or upper-tier county authorities and are intended to provide a consistent mechanism for planning at a larger-than-local scale to address issues that cannot be effectively managed by individual councils alone.

Special Area of Conservation (SAC) – are sites of European nature conservation importance designated under the Habitats Regulations.

Special Protection Area (SPA) – are sites designated under the European Commission Directive on the Conservation of Wild Birds.

Strategic Environmental Assessment (SEA) – a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes,

including those in the field of planning and land use which have a significant effect on the environment'.

Strategic Economic Plan (SEP) – the Strategic Economic Plan (SEP) for Gloucestershire was prepared by Gfirst Local Enterprise Partnership. The SEP established how the Gfirst LEP will help grow the Gloucestershire economy. It is designed to support businesses and develop skills in high growth sectors, including helping start-ups to grow; as well as maximise the connections and opportunities along the M5 motorway corridor.

Strategic Flood Risk Assessment (SFRA) – provides information about flood risk throughout the area of the local planning authority (LPA), either individually or combined with neighbouring LPAs. The SFRA will consider the effects of climate change on river and coastal flooding, identify the risk from other sources of flooding, and consider appropriate policies for development in or adjacent to flood risk areas. Stroud District has published level 1 and level 2 SFRA's.

Strategic Housing and Economic Land Availability Assessment (SHELAA) – an assessment of the availability, suitability and economic viability of potential residential and economic development land.

Strategic policies – Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

Strategic Road Network – the major road network is defined by the Department for Transport as the network of motorways, trunk roads and principal roads that serve the country's strategic transport needs. Motorways and trunk roads (nationally significant A-roads) managed by the Highways Agency make up approximately 20% of the national major road network. The remaining 80% of the major road network consists of principal roads – other A-roads managed by local authorities. For the purposes of this Local Plan we have accepted this definition which includes both major and principal roads.

Strategic site – a development site with 350 or more dwellings, and which is of strategic importance due to its scale, complexity, or critical role in delivering the spatial strategy, including the provision of housing, employment, infrastructure or other significant forms of development.

Statement of Community Involvement (SCI) – sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions.

Supplementary Plan – a regulatory document used to guide specific development projects or respond to unanticipated changes. In UK planning law, these replace older Supplementary Planning Documents (SPDs) and carry significantly more weight, as they formally become part of the official development plan.

Sustainability Appraisal (SA) – an appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Sustainable Development – is development which meets the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF states sustainable development is about positive growth-making economic, environmental and social progress for this and future generations.

Sustainable Drainage System (SuDS) – efficient drainage system which seeks to minimise wastage of water including the use of appropriate ground cover to enable maximum penetration of clean water run- off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.

Sustainable Transport – are all forms of transport which minimise emissions of carbon dioxide and pollutants. It can refer to public transport, car sharing, walking and cycling as well as technology such as electric and hybrid cars and biodiesel.

Sustainable Transport Modes – Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Tenure Blind – Designing homes and streets to be tenure-blind, so that it is not easy to differentiate between homes that are private and those that are shared ownership or rented.

Transport Assessment – a Transport Assessment is a comprehensive review of all the potential transport impacts of a proposed development or redevelopment, with an agreed plan to mitigate any adverse consequences. The purpose of Transport Assessment is to provide enough information to understand how the proposed development is likely to function in transport terms. Assessing the transport impacts in a systematic manner contributes towards understanding how more sustainable travel patterns might be achieved through changing travel behaviour. The preparation and detail of a Transport Assessment will vary depending on the location, scale and nature of the proposed development. Transport Assessment should, where appropriate, propose a package of measures designed to promote access to the site by walking, cycling and public transport, while reducing the role of car access as much as possible.

Transport Nodes – identified locations that provide greater integration of land uses with transportation requirements, particularly focusing on public transport networks.

Travel Plan – All developments which generate significant amounts of movement should be required to provide a Travel Plan. A Travel Plan is a strategy for managing multi-modal access to a site or development, focusing on promoting access by sustainable modes. The main objective of a travel plan is to reduce the number of single occupant car trips to a site. A

successful travel plan will give anyone travelling to or from a business or organisation a choice of travel options and encourage them to use the more sustainable ones. Travel plans can be used to ensure that infrastructure and transport services (e.g. buses/ minibuses) are provided as part of a development to ensure that the travel requirements of occupiers and visitors to a development can be met. Effective travel plans will include measures to restrain and manage parking on the site. The travel plan will include a set of agreed targets for the percentage of journeys to the site by car driver alone and details of action to be taken if the travel plan fails to achieve its aims and objectives. Travel plans benefit the community by helping to reduce traffic congestion and pollution for local residents. They can be used to help identify problems that are occurring (e.g. commuter parking taking place on residential streets) and include measures to address such problems. They benefit organisations by reducing the space that has to be allocated on site to car parking, encouraging more healthy travel options for the workforce, widening the range of travel options available to the site and improving access to the site for a wider range of users.

Travelling Showpeople – members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their families or dependants more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently but excludes Gypsies and Travellers.

Tree Preservation Order (TPO) – statutory protection for individual trees, groups, areas or woodlands. Any works to preserved trees require the consent of the local planning authority.

Urban Design – understanding the relationship between different buildings; between buildings and the streets, squares, parks, waterways and other spaces which make up the public domain; the nature and quality of the public domain itself; the relationship of one part of a village, town or city with another part; and the pattern of movement and activity which is thereby established.

Urban Fringe – the boundary between built up areas and the open countryside.

Urban Regeneration – is a process for enhancing the quality of life in urban areas through improvements in the vitality and viability of its activities and the quality of its environment together with a reduction in the disparities between areas and groups within the urban community.

Use Classes Order – is a statute that groups uses into various categories and which specifically states that permission is not required to change from one use to another within the same class:

- B2 – General Industrial
- B8 – Storage and Distribution
- C1 – Hotels

- C2 – Residential Institution
- C2A – Secure Residential Institution
- C3 – Dwelling Houses
- C4 – Houses in multiple occupation
- Class E – Commercial, Business and Service
- Class F – Local Community and Learning
- Sui Generis (SG) – Certain uses that do not fall within any use class

Viability – an objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate site value for the landowner and a market risk adjusted return to the developer in delivering that project. Essentially it is the ability to attract investment and business.

Wildlife Corridor – Areas of habitat connecting wildlife populations.

Windfall Sites – sites not specifically identified in the development plan.

Draft document for Council governance process July and August 2026

Cotswold District Local Plan Statement of Consultation August 2026

COTSWOLD District Council

Contents

1. Introduction 3
2. Local Plan Consultation carried out under Regulation 18, 2022 4
3. Local Plan Consultation carried out under Regulation 18, 2024 5
4. Local Plan Consultation carried out under Regulation 18, 2025 6

Introduction 6

Who was invited to make representations? 6

Table 1 – Number of consultees and comments at Regulation 18 7

How were they invited to make representations? 7

Summary of the main issues raised and how they have been addressed 9

Table 2 - Local Plan 'Preferred Options' Consultation (November 2025) 9

5. Appendix A – Examples of consultation methods 17

Local Plan Consultation carried out under Regulation 18, 2025 17

6. Appendix B – Summary of representations made on Preferred Options Consultation (November 2025) 24

1. Introduction

1.1 This Statement of Consultation explains how Cotswold District Council ('the Council') has involved residents and key stakeholders in the various consultations on the new Cotswold District Local Plan.

1.2 This Statement of Consultation has been prepared in line with the Town and Country Planning Act (Local Planning) (England) Regulations 2012 (TCPA) in accordance with paragraph (c)(i-iv) of the 'proposed submission documents' in Regulation 17 which sets out:

- which bodies and persons were invited to make representations under Regulation 18;
- how those bodies and persons were invited to make such representations;
- a summary of the main issues raised by those representations; and
- how any representations made pursuant to regulation 18 have been taken into account.

Please note that any reference to 'Regulation' used in this document refers to the relevant regulation in the TCPA.

1.3 This Statement of Consultation will be updated under Regulation 22(1)(c)(v) following publication of the plan and set out:

- the number of representations received or that no such representations were made; and
- a summary of the main issues raised.

1.4 It is confirmed that the consultation and engagement that has been undertaken has also conformed with the council's Statement of Community Involvement (SCI).

1.5 The Statement of Consultation forms part of the evidence for demonstrating legal compliance and soundness of the Local Plan and is formally submitted alongside the Local Plan for independent Examination. It ensures the Local Plan meets the requirements in the tests of soundness set out in paragraph 36 of the National Planning Policy Framework (December 2024) by showing evidence of participation and effective engagement of all interested parties as well as the Council's response to the representations made. In other words, it shows how consultation has shaped the Plan.

2. Local Plan Consultation carried out under Regulation 18, 2022

2.1 The Council undertook an Issues and Options consultation between 4 February until 20 March 2022. This consultation was the first stage of the process of updating the Local Plan. The consultation included eighteen Topic Papers that put forward the issues as the council currently sees them, and in light of the Climate Change and Ecological Emergency declarations, proposed options for how to tackle them through the Local Plan Partial Update. The council took consideration of the responses to the Issues and Options consultation in draft policy updates.

2.2 The consultation attracted around 2,900 comments or representations from over 750 people or respondents. The consultation platform reported that some 7% of the local population visited and/or commented on the consultation, although some visitors using different devices may be counted more than once.

2.3 Representations and responses can be viewed in full online on the Council's website or directly via the below links:

- Summary Consultation Report – Annex A, Cabinet Meeting 4th July 2022
- Reg 18 'Issues and Options' Council Reponses

3. Local Plan Consultation carried out under Regulation 18, 2024

3.1 Between 1 February until 7 April 2024, consultation was undertaken on different aspects of the Local Plan Update under Regulation 18 (including a Call for Sites):

- Local Plan (2011-31) Partial Update Consultation: Draft Policies ('Preferred Options' – follows on from previous consultation in 2022)
- Local Plan (2026-41) Vision, Objectives and Development Strategy Options Topic Paper ('Issues and Options')

3.2 The adopted Local Plan covers a period from 2011 to 2031. The Local Plan Partial Update consultation primarily considered updates the development management policies of the adopted Local Plan to make it "Green to the Core". It did not extend the plan period or alter the development strategy.

3.3 At the same time, the council was also considering development needs up to 2041 and options for how these may be delivered as part of a future Development Strategy and Site Allocations Plan (2026-41). This was because the council needed to ensure that the Local Plan development strategy continued to deliver sufficient housing and other requirements to serve the district when the current Local Plan expires and is replaced, or its policies became out of date. Consideration in a topic paper was therefore provided for development needs for the period 2026 to 2041 with options for how these needs could be delivered.

3.4 The consultation attracted nearly 8,000 comments, with almost 6,000 comments on the Partial Local Plan Update, and over 1,000 comments on the Development Strategy and Site Allocations Plan, from nearly 800 participants in total.

3.5 The Council has produced summary reports of all representations:

- Development Strategy and Site Allocations Plan (2026-41) – Summary of Consultation Representations (CDC, October 2024) Cotswold District Local Plan Update (Development Strategy and Site Allocations Plan) - Consultation Representations Summary Report
- Local Plan (2011-31) Partial Update Consultation: Draft Policies – Summary of Consultation Representations (CDC, October 2024) Cotswold District Local Plan Update (Local Plan Partial Update) - Consultation Representations Summary Report

4. Local Plan Consultation carried out under Regulation 18, 2025

Introduction

4.1 In December 2024, the government introduced new housing target. For Cotswold District, this meant a more than 100% increase to its annual housing target which requires a full update to the Local Plan. An additional 18,650 new homes were considered to be needed for the new Local Plan period, at the time of the 2025 consultation, although that has since been updated to 17,918. This is because the Plan period has been reduced from 2025 to 2043, to 2026 to 2043.

4.2 From 14 November 2025 until 2 January 2026, the Council ran a consultation under Regulation 18 which looked at different development strategy options to deliver this target.

4.3 The Regulation 18 Consultation sought views on the 'Preferred Options' for development following on from the previous Regulation 18 'Issues and Options Consultation' and included a 'Call for Sites'. The preferred development strategy will dictate how and where any land for additional development that is needed to meet identified requirements to 2043 should be allocated. The identification of specific development sites will follow in the Regulation 19 consultation anticipated in the Summer of 2026.

Who was invited to make representations?

4.4 All interested parties as set out in Regulation 18(2) (a-c) were invited to make comments, these included:

- Specific consultation bodies that the council considered to have an interest in the proposed Local Plan;
- General consultation bodies that the council considered appropriate; and
- Such residents or other persons carrying on business in the district which the council considered appropriate to invite comment from.

4.5 The Council set up and maintains a database on its website of all individual persons and organisations who have expressed an interest to be kept informed of consultations by the Council on planning policy documents. These persons and organisations were all notified of the consultation by letter or email. All statutory consultees (such as Natural England, the Environment Agency and Historic England) and interested parties were notified (including Town and Parish Councils, residents and businesses) and other appropriate bodies (such as relevant Water Companies).

4.6 The consultation attracted over 3,500 comments or representations, from nearly 2000 participants (or consultees) in total. During the consultation period, the Council also invited landowners and communities to propose potential development land through a district wide "Call for Sites", resulting in more than 200 sites being submitted for consideration.

Table 1 – Number of consultees and comments at Regulation 18

Consultation Stage	Participants (consultees)	Comments
Preferred Options (November 2025)	2,025	3,687

How were they invited to make representations?

4.7 Local Plan consultations must meet the protocol set out within the Council's Statement of Community Involvement https://www.cotswold.gov.uk/media/cwrfkbyc/statement-of-community-involvement-january-2024.pdf

4.8 The following consultation methods were used to invite responses online, or via email or letter. (Appendix A provides further detail and examples of the publicity and some of the consultation methods used):

- Council website (downloadable copies of all documents, news updates etc)
- E-Newsletter (residents and businesses) and use of QR code
- Social Media (including Facebook, Twitter, Instagram, Nextdoor)
- Newsletter (posted to households)
- Video message
- Posters, leaflets, bus advertisements
- Emails/ letters (including information packs) to statutory and interested parties
- Deposit points at Council Offices and all libraries, as well as leaflets and posters at leisure centres and The Corinium Museum
- Traditional media (press release, media briefing to journalists, radio interview)
- Public exhibition (drop-in) sessions:
    - Mickleton, King George's Hall - Friday 28th November 2-7pm
    - Moreton-in-Marsh, St David's Centre – Friday 5th December 2-7pm
    - Fairford, Community Centre – Thursday 11th December 2-7pm
    - Cirencester, Corinium Museum – Thursday 18th December 2-7pm
- Town and Parish Council Forums:
    - Moreton-in-Marsh, 5th November
    - Cirencester, 10th November

- Public meetings, including:
    - Siddington (30th November)
    - Preston (6th November)
    - Ampney Crucis/Driffield (15th November)
    - Willersey (11th November)
    - Tetbury (1st December)
    - Kemble & Ewen (24th November)
    - Moreton-in-Marsh (10th December
- Two targeted events for young people:
    - Cirencester College, 17th November
    - Chipping Campden School, 27th December

Summary of the main issues raised and how they have been addressed

4.9 The following table sets out the main issues raised by the consultation and how the Council has addressed these. All comments received on the emerging Local Plan have helped to shape the next version of the Plan (i.e., the Regulation 19 version of the Local Plan being published alongside this report – Summery 2026). A full version of the comment summary can be found in Appendix B

Table 2 - Local Plan 'Preferred Options' Consultation (November 2025)

Main Points Raised by Representations	How the Main Points Were Addressed
General Observations	
Consultation Process: criticism of the way people were notified of the consultation (e.g. newsletter delay).	To be sure that the consultation would be open and accessible *prior* to the hard copy newsletter going through letterboxes (all the information in one go, including for example, those unable to access a computer or in a more rural location or unable to travel), and that the information would be final and accurate, the decision was taken to delay print and distribution by one week; with continued communication with residents in other ways, posters leaflets, bus adverts, emails etc.
Failure of the consultation platform: difficult to use and complete, especially on a mobile; and that other people's comments were clogging up the screen.	Dimensions on mobile screens were set to be as large as possible with an additional direct link to added to the consultation portal. Additional notes and a help video were added specifically aimed at commenting on mobile. The platform was amended so that respondents would only see their own comments to resolve the clogging issue. The system has now been updated for future consultations so people can still see the comments without these clogging up the screen. Respondents are also able to email or write in their comments on the consultation or use the website Whilst accessing the main document on a phone may be important for some respondents, the information also needs to be accessible to anyone using other means.

Main Points Raised by Representations	How the Main Points Were Addressed
Spatial Strategy	
The Government's housing target of 18,650 homes is unrealistic for the Cotswold District	The Council has a legal obligation to maintain an up-to-date Local Plan that is consistent with national Govt. policy, guidance and legislation. If the District is unable to meet its identified housing need, the planning system enables Councils to identify what is referred to as 'unmet' housing need, which is housing need that cannot be met within a given district. However, this needs to be informed and justified by robust evidence. The Regulation 19 Plan will be informed by a robust assessment of the development potential of the district. It should be noted that the housing requirement is 17,918 for a 17-year period (2026 to 2043).
Concern over inadequate infrastructure to support proposed development	The Regulation 19 version of the Local Plan will be supported by an Infrastructure Delivery Plan which will set out what, where and when the necessary infrastructure is required. The Plan will also include detailed policies for any site allocations clearly setting out the requirements for what each site should provide for.
Overall support for focusing housing development near settlements where infrastructure, services, and public transport already exist or can be extended to minimize reliance on cars, environmental damage, and congestion, but most argue that their settlement lacks the right infrastructure, services etc.	New development will come with new infrastructure and/or improvements to existing infrastructure to mitigate their impacts. The Council agrees that this will be more feasible to achieve near settlements where infrastructure, services, and public transport already exist, although this depends on the scale of development. National policy supports 'Garden Community' Scale development in new standalone locations, providing they can deliver at least 1,500 homes along with necessary infrastructure such as a primary school, local centre, community facilities, improvements to public transport etc.
General support for concentrating housing development near transport hubs such as railway stations and bus routes, but practical barriers	The Council is pleased to see this support and it forms part of its preferred strategy. The Regulation 19 Plan ensures that all strategic development is located in the most sustainable locations or in locations that can be made sustainable with significant infrastructure including a focus on sustainable connectivity.

Main Points Raised by Representations	How the Main Points Were Addressed
Concern that the scale and distribution of proposed development would irreversibly damage the rural character and landscape quality of the Cotswolds.	There may be some localised impacts relating from development proposals, but through careful masterplanning, any impacts can be minimised. The strategic allocations will, for example, include significant areas of open space and green infrastructure, along with substantial buffers between existing and new development, where this is particularly necessary.
Concerns that excluding the Cotswolds National Landscape from development unfairly concentrates housing in other areas, leading to significant adverse impacts	It is correct that due to 80% of the district being covered by the CNL, the pressure on the remaining areas to accommodate the government's housing target will be increased. However, if there are sustainable, available and deliverable sites available within the District to meet its own housing need, it is still preferable to do so, as providing for the housing that is needed further afield, in neighbouring districts, will lead to significantly increased commuting, it would prevent new infrastructure being provided, and it would impact on the vitality and viability of communities and settlements across the District.
Consultation Questions	
Question 1 – which of the above scenarios has your preference?	
None of the scenarios emerges as a generally preferred option. Scenario 5 (Council's preferred option) considered the most sustainable option by some but is still criticised for lacking sustainability by others.	The Regulation 19 Plan will meet the housing need in full at relatively unconstrained locations that are sustainable or can be made to be sustainable. This will provide housing need where it is required (for example meeting the need for affordable housing where the need arises and avoiding increases in commuting).
Some support for scenarios 3 and 4, with the caveats that there is currently a lack of infrastructure and services to accommodate growth.	One of the main advantages of preparing a New Local Plan is the ability to Plan effectively for infrastructure and ensure this is delivered in a coordinated way. Failing to maintain an up-to-date plan will not prevent development but significantly increase the risk of more speculative and piecemeal development, which is much more difficult to support with effective infrastructure delivery. Other Council areas that have not had an up-to-date Plan has seen significant increases in speculative development that has not been supported by effective

Main Points Raised by Representations	How the Main Points Were Addressed
	infrastructure. The Local Plan ensures that the required infrastructure can be effectively planned for,
Some support for scenario 6, with the discussion revolving around development in the Cotswold National Landscape.	The issues around development in the Cotswold National Landscape is discussed further in Question 2 below. The Regulation 19 Plan supports limited (small scale and non-strategic) development in the National Landscape. Some development is essential to support the vitality and viability of the rural settlements, but large scale development would not be suitable, and/ or any development that would be harmful to the nationally designated and important landscape.
Concern that none of the proposed scenario meet Council's 'Green to the Core' objective.	The Regulation 19 proposals will delivery sustainable development, supported by comprehensive infrastructure and achieve high design standards, for example meeting net zero carbon standards, along with providing for significant provision of green infrastructure and open space. The majority of development is located near to Cirencester, where it can be accessed by sustainable modes, or near railways stations, or on the main A roads between the M5 and M4 and near Cirencester and Swindon. The wider rural areas and locations within the National Landscape will be protected from any large-scale development. Thus the plan continues to be green to the core. The new development will significantly increase the proportion of development in the district that meets net zero carbon standards.
Question 2 - Should the Council consider locating development in locations it considers unsustainable to meet the government housing target?	
Overwhelmingly negative response but concerns are raised about the practicality of meeting housing targets in a way that promotes sustainable development. The Council is encouraged to challenge the housing targets thoroughly.	As there are sufficient locations available to meet the identified housing need in full, in sustainable locations, or locations that can be made to be sustainable, and outside the National Landscape, there is no need to consider poorer or less suitable locations.

Main Points Raised by Representations	How the Main Points Were Addressed
Limited, landscape sensitive development in the CNL should not be ruled out. The housing target increase imposed on Cotswold District to be an exceptional circumstance which justifies major development in the CNL as required by the NPPF.	The Regulation 19 Plan does support limited development within CNL albeit on sites that have low landscape sensitivity. This represents a low proportion of the total housing need, but it is essential that some development is supported in the National Landscape to ensure we support the vitality and viability of our rural communities in this area.
Because almost all CNL land is being excluded from growth, the remaining 16–20% of land is experiencing disproportionate levels of development only because these settlements lie outside the CNL, not because they are inherently sustainable.	Please refer to comment above. It is preferable to meet the Cotswold housing need in Cotswold, as not doing so would lead to significant increases in commuting into and out of the District and have detrimental impacts on the vitality and viability of our communities and it would prevent us from delivering any new infrastructure.
Development in the CNL is legally constrained, environmentally damaging, economically counterproductive, inconsistent with national policy and would destroy the character and identity of the Cotswolds.	The Council agrees with this position and believes its current development strategy supports this.
Land just outside the CNL often contributes strongly to the setting of the designated landscape.	That is correct, as part of the evidence work the Council has commissioned a landscape sensitivity report which takes this into account. None of the proposed strategic allocations in the Regulation 19 will lead to harm to the CNL.
Question 3 – To what extent would you support increasing housing density in developments (such as smaller houses and gardens, more flats or higher buildings) to help meet the full housing target?	
Higher densities would change the character, scenic beauty, and cultural identity of the region. Concerns include cramped housing, modern buildings juxtaposed with historic settings, and the loss of tranquillity and nature in an internationally renowned rural area.	The Council has prepared an assessment of density in the District that considers a large number of developments that have come forward over a number of years and identifies what densities would be suitable for new development in the District. These are adhered to for all the proposed development, indeed there are many examples of development sites coming forward in Cotswold District at much higher densities than being supported by the Local Plan.

Main Points Raised by Representations	How the Main Points Were Addressed
Support of higher densities tied to location. Benefits in urban areas for sustainability as long as developments align with village design, using eco standards, including high-quality public spaces, and prioritising affordability, walkability, and sustainable transport.	The Council agrees that some higher densities can be achieved within existing settlements as well as new strategic sites with a careful masterplanning approach of these sites. However, the Local Plan does not support any high densities, only moderate densities in suitable locations, such as around new local centres, away from the edge of developments where lower densities are proposed. Furthermore, many of the proposed allocations propose significant buffers between existing and new development, to protect the existing areas.
Question 4 – Do you think the proposed level of development up to 2043 – the end of the Local Plan period – and beyond 2043 is sustainable? If not, what provisions would need to be added to the settlement(s) to make them a sustainable location for the proposed level of development?	
The consultation put forward eight general areas where strategic development may occur. The majority of responses to these locations were negative with the most commonly raised issues being a lack of infrastructure, flooding concerns, landscape harm and loss of village identity. Similar comments were made regarding settlements which currently have proposed non-strategic site allocations. The overall feeling was that the proposed level of development is not sustainable.	The Council acknowledges the concerns raised in this consultation. However, the Regulation 19 Plan has been informed by comprehensive evidence including, for example flood risk assessments, the infrastructure delivery plan, landscape sensitivity report and masterplanning of the sites. The sustainability of each of the proposed sites has been assessed as a whole and then balanced against their merits. . A full list of comments made per settlement can be found in Appendix B. The above applies to all these comments made.
Question 5 – Are there any other matters beyond conventional housing that have not been listed here that you think should be considered in the Development Strategy for the updated Local Plan?	

Main Points Raised by Representations	How the Main Points Were Addressed
Concerns about infrastructure with emphasis on the need for upfront infrastructure investment before development is approved.	The Council's infrastructure delivery plan will set out which, where and when the necessary infrastructure is needed to mitigate the needs from the planned growth.
Concerns about weak public transport links, including infrequent buses and limited rail services. The realism of expecting significant modal shift away from car use in rural areas is questioned.	As a rural authority, achieving modal shift will indeed be a serious challenge. That doesn't take away from the fact that, in light of the 'Green to the Core' agenda, the Council will try and accommodate a modal shift as much as possible. The Regulation 19 Plan proposes the majority of strategic development close to Cirencester, where there are very good opportunities for delivering new cycling, wheeling and walking routes, and support enhanced access to public transport. There is also significant strategic allocations at locations near to railway stations, along with being located on the main corridor with access to Cirencester and Swindon (and Gloucester); thus, maximising opportunities for access to public transport. There is a much lower level of growth being proposed in less accessible locations, although some development in more rural areas is essential to support the vitality and viability of these areas. Furthermore, many of the strategic allocations are large enough to support on site employment, schools, and local centres and facilities, this helping to reduce the need to travel on a day-to-day basis.
Impact of the proposed development on biodiversity, safety, community cohesion, increased lack of affordable housing, parking, air population and loss of agricultural land.	All major development will deliver 10% increase in biodiversity net gain and the strategic allocations will deliver significant areas of green infrastructure/ open space. The Regulation 19 Plan should meet the identified need for affordable housing in full, thus allowing those on the housing register to access the housing they need and maintain their family connections without having to move out of the District. The design policies have been improved and the plan is supported by an updated Design Code. The proposed allocations have been informed by detailed

Main Points Raised by Representations	How the Main Points Were Addressed
	masterplanning to ensure they achieve high quality development and are supported by comprehensive infrastructure.
Question 6 – Do you agree with the vision and objectives? Or is there anything else that should be covered in the vision and objectives?	
General support for the vision and objectives but questions asked about their practical implementation and feasibility in light of the new housing target. Perceived barriers are inadequate infrastructure, unfair distribution of housing, developers reducing mitigation after receiving planning permission.	As stated above, the Regulation 19 Plan provides for development in sustainable locations, or that can be made to be sustainable, supported by comprehensive infrastructure and a strong policy framework, for example ensuring the development achieves net zero carbon standards. Failing to meet the identified housing need would lead to significant levels of in and out commuting and would fail to support local employers who are often recruiting from outside the District, not supporting the vitality and viability of our rural communities. Failing to plan adequately would not stop development but increase the risk of piecemeal and speculative development coming forward, achieving lower quality standards and with less effective infrastructure.

4.10 The next stage of consultation (Regulation 19 stage) will begin 24 August 2026 for six weeks, ending on 5th October 2026. The Local Plan will then be submitted to the Secretary of State in December 2026. It is expected that an Independent Planning Inspector would be appointed to conduct an examination into the Plan, which is likely to take place during 2027. Subject to the outcome of the examination, it is likely the Plan would be adopted around March 2028.

5. Appendix A – Examples of consultation methods

Local Plan Consultation carried out under Regulation 18, 2025

The consultation document, comment form, 'questions and answers' sheet and supporting evidence documents (studies, reports, assessments) were made available to view on the **Council's website**; and hard copies of the consultation document were made available at formal '**deposit points'** in all public Libraries and Council Offices in Cirencester and Moreton-in-Marsh.

The event was also advertised with **posters and leaflets** (in leisure centres and the Corinium Museum, and by town and parish councils where possible), distributed and displayed at venues throughout the district.

All Town and Parish Councils were notified by letter/ email; and asked to share the event on their social media, newsletters and notice boards. All libraries were also informed.

Emails and letters to Town and Parish Councils, including neighbouring Parish Councils, libraries, internal officers, and non-email consultees (by letter) were informed with a variety of hyperlinks, hard copies and/or pdfs to say the consultation 'is live' and notice of the drop-in event dates. Further emails / letters were sent once the consultation opened.

Everyone registered on the Local Plan **consultation database**, such as adjoining authorities LPAS and statutory consultees were also notified, those not on email were sent a letter. Notification was also sent to those on the consultation platform as well as via the **Cotswold District E-Newsletter** ('Round-Up') and the 'Business Matters' equivalent.

Two emails were sent to c.8,000 subscribers. One was part of a newsletter subscription list, the other was part of a list of almost 3,000 people who have previously subscribed for Local Plan updates/that have taken part in previous consultations (figures from Comms Team).

Newsletter – distributed by Royal Mail developed to reach every household - a 16-page print newsletter that went out to all residents and businesses in the district and included both a QR code and a website address to the consultation cotswolds-together-newsletter-final-30-october-2025.pdf

In-person events:

- Town & Parish Council Forums

- Exhibitions (drop-ins)
- Public meetings

Four public **exhibitions (or 'drop-in's)** were held spread across the district, with boards, videos and officers in attendance for people to come and find out more about the Local Plan consultation and options.

- Mickleton, King George's Hall - Friday 28th November
- Moreton-in-Marsh, St David's Centre – Friday 5th December
- Fairford, Community Centre – Thursday 11th December
- Cirencester, Corinium Museum – Thursday 18th December

Officers and the leader/deputy leader attended **public meetings** including:

- Siddington (30th November)
- Preston (6th November)
- Ampney Crucis/Driffield (15th November)
- Willersey (11th November)
- Tetbury (1st December)
- Kemble & Ewen (24th November)
- Moreton-in-Marsh (10th December

There were two **town and parish council forums**, with attendance by over 150 people. A newsletter to town and parish councils following up to Forums, included answers to questions by councillors

- On 5/11/2025, a Town & Parish Council Forum in Moreton-in-Marsh, was attended by 60 councillors and clerks - this included a BBC **Radio** interview.
- A second Town & Parish Council Forum on 10/11/25, was attended by over 80 councillors and clerks.

The consultation was publicised in **traditional media** with a formal press notice published in the Wilts & Glos Standard on 13/11. On 12/11/2025 the leader and Director for Communities and Place held a **media briefing** for 5 local journalists. A recording of the briefing was sent to any media that couldn't attend.

Social media was used to draw attention to the consultation (figures from Comms Report) -this included a mix of graphics, images and video. Reach, engagement and clicks**:**

- Facebook/Instagram ads
    - 2,550 link clicks
    - 34,988 reach
    - 110,126 impressions

- Organic social (not including Nextdoor)
    - 149 posts
    - 99 comments
    - 120,273 impressions
    - 1,279 link clicks
    - 67,112 reach
    - 336 likes/reacts
    - 158 shares (including our own shares into groups)
    - 3.91 % average post engagement rate
- Nextdoor
    - 13 posts
    - 6 comments
    - 10,096 impressions

A **video advert** for the Local Plan consultation was published on four **bus services** that run throughout the district, as well as posters in car parks promoting the consultation.

As well as using museum and leisure centre to target a younger audience, the Comms Team also developed a social media campaign using the most appropriate channels to target a younger demographic. Officers also attended two schools/colleges to engage young people directly through **educational workshops** - Cirencester College on Thursday 27th November, promoting the consultation. A second session at Chipping Campden Academy took place on December 17th.

A **video message** from the Leader of the Council https://www.youtube.com/watch?v=l8-4Q4DLgoM and video to promote the Local Plan consultation is on YouTube https://www.youtube.com/watch?v=ZYKCb_5L5Pk





Hello,

We are contacting you as you have previously expressed an interest in the **Cotswold District Local Plan, and we'd like to let you know that the consultation is open for comments.**
Cotswold District Council is updating its adopted Local Plan in light of the new mandatory housing targets set by government. The government now requires the district to provide more than twice the number of homes it was previously planning for. This currently equates to a total target of 18,650 additional new homes for the new Local Plan, which will run up to 2043 and beyond.

The consultation period will run from: **14 November until 2 January 2026 (11:59pm).**









Newsroom | All News | Media Library | Contacts

06 NOV 2025

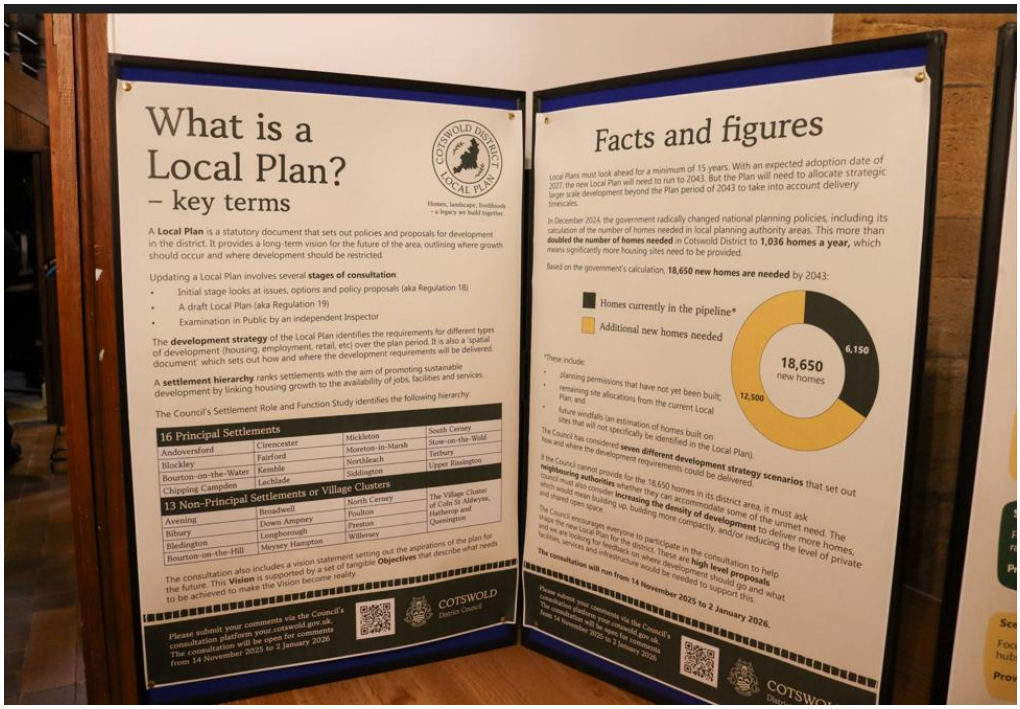
Communities are key: Cotswold District Council urges engagement with Local Plan at packed town and parish council forum

Town and Parish councillors and clerks from across the Cotswolds gathered in Moreton-in-Marsh last night for a meeting focused on proposals for over 18,000 new homes in the district, developed in response to government targets.

The options for where these homes could be built, including Cotswold District Council's "preferred option" which would deliver 14,660 new houses, were set out at the meeting.

This was the first of two events for town and parish councillors and clerks, hosted by Cotswold District Council











COTSWOLD
District Council

Newsroom | All News | Media Library

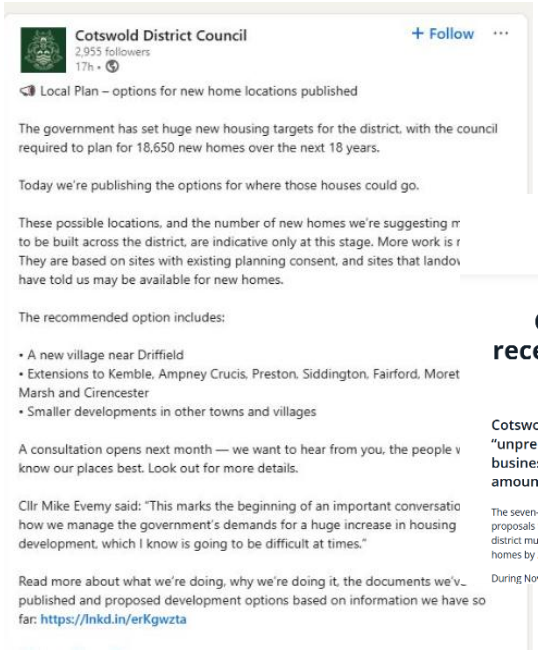




Have your say

Local Plan consultation **NOW OPEN**









View this email in your browser
Want to change how you receive these emails? **You can update your preferences or unsubscribe from this list.**



6. Appendix B – Summary of representations made on Preferred Options Consultation (November 2025)

1. Spatial Strategy

1.1 Many respondents argue that the Government's housing target of 18,650 homes is unrealistic for the Cotswold District, given that 80% of the area lies within the Cotswolds National Landscape where development is tightly restricted. They stress that this places disproportionate pressure on the remaining 20% of land, leading to concentrated and unsustainable development patterns that do not reflect local needs. Numerous comments challenge the Standard Method calculation itself, suggesting it fails to consider constraints such as protected landscapes, infrastructure limitations, high house prices and flooding risks. The prevailing sentiment is that the targets should be challenged or revised to align with the district's actual capacity.

1.2 A major theme throughout the feedback is concern over inadequate infrastructure to support proposed development. Respondents highlight significant shortfalls in sewage systems, water supply, healthcare, education, and transport provision. These infrastructure limitations are viewed as fundamental barriers to sustainable development, and many argue that growth should not proceed until significant investment is made. Flooding and environmental constraints are also repeatedly emphasised as critical issues that must be addressed in any housing strategy.

1.3 There is overall support for focusing housing development near settlements where infrastructure, services, and public transport already exist or can be extended to minimize reliance on cars, environmental damage, and congestion. However, respondents from almost all the principal (and several non-principal) settlements proposed in the consultation argue that their settlement lacks the right infrastructure, services and facilities to sustain significant development in a sustainable way, and they question their position within the proposed settlement hierarchy.

1.4 Similarly, although there is general support for concentrating housing development near transport hubs such as railway stations and bus routes, citing potential benefits like reduced car dependency and urban sprawl, commenters note significant practical barriers, including insufficient infrastructure and existing limitations of these hubs.

1.5 Many contributors express concern that the scale and distribution of proposed development would irreversibly damage the rural character and landscape quality of the Cotswolds. They highlight potential harm to conservation areas, heritage assets, dark skies, and agricultural land, all of which are core elements of the district's identity, natural beauty and its importance for tourism revenue. People feel that development in the area will harm its legacy for future generations and contradict environmental preservation

goals. There are criticisms about the government prioritizing housing over safeguarding unique environments such as the Cotswolds.

1.6 Particular concern is raised around proposals in villages such as Siddington, Preston, Ampney Crucis and Driffield (among others) where respondents fear large housing allocations would erode community character and undermine the principles of sustainable, sensitive development. Similar comments are made regarding settlements such as Down Ampney, Mickleton and Poulton (among others) where non-strategic allocations are currently proposed.

1.7 Most of the issues raised above are repeated in a more local context regarding the Council's preferred option: loss of local character, inadequate infrastructure / facilities / services, increased car dependency, habitat disruption, biodiversity loss, landscape harm and increased flood risks. Many respondents argue that infrastructure must be upgraded before any development proceeds. These infrastructure deficiencies contribute to wider fears regarding community health, safety, and long-term resilience. Further concerns relate to the balance between market and affordable housing, with many feeling that current allocations do not meet local need in an already high-cost area.

1.8 Many comments contend that excluding the Cotswolds National Landscape (CNL) from development unfairly concentrates housing in other areas, leading to significant adverse impacts. Some comments propose alternative approaches, such as spreading development across smaller sites, prioritizing brownfield development, regenerating of existing town centres or creating new settlements away from environmentally sensitive areas. Other responses object to what they perceive as an unfair, disproportionate distribution of development, with settlements such as Siddington and Moreton-in-Marsh taking a significantly larger share of housing growth. This is seen as both inequitable and unsustainable, particularly given existing infrastructure weaknesses.

2. Consultation Questions

Question 1 – Which of the above scenarios has your preference?

2.1. None of the scenarios emerges as a generally preferred option. Scenario 5 is the most common talking point, with some supporting it as it is seen as the most sustainable option and others offering critiques due to a perceived lack of sustainability, usually related to a specific allocation. Many of the latter comments express a similar view on the other scenarios which are all said to be unsustainable. There is some support for scenarios 3 and 4, but this comes with the caveats as set out in paragraphs 1.3 and 1.4 above. There is also some support for scenario 6, with the discussion revolving around development in the Cotswold National Landscape, which is looked at further in

question 2 below. Overall, there is concern that none of the proposed scenario meet Council's 'Green to the Core' objective.

Question 2 – Should the Council consider locating development in locations it considers unsustainable to meet the government housing target?

2.2. The response to this question is overwhelmingly negative, although some commenters note that this does not predicate support of the Council's position of not locating strategic development in the CNL. Concerns are raised about the practicality of meeting housing targets in a way that promotes sustainable development. The Council is encouraged to challenge the housing targets thoroughly.

2.3. A significant number of respondents argue that limited, landscape-sensitive development in the CNL should not be ruled out. They consider the housing target increase imposed on Cotswold District to be an exceptional circumstance which justifies major development in the CNL as required by the NPPF. Because almost all CNL land is being excluded from growth, the remaining 16–20% of land is experiencing disproportionate levels of development. It is argued that this burden is occurring only because these settlements lie outside the CNL, not because they are inherently sustainable.

2.4. Other representations set out the case against development in the CNL with respondents arguing that such development is legally constrained, environmentally damaging, economically counterproductive, inconsistent with national policy and would destroy the character and identity of the Cotswolds. Many respondents also note that land just outside the CNL often contributes strongly to the setting of the designated landscape.

Question 3 – To what extent would you support increasing housing density in developments (such as smaller houses and gardens, more flats or higher buildings) to help meet the full housing target?

2.5. Many commenters express significant concern in relation to increasing housing density in the district. They emphasise that this would change the character, scenic beauty, and cultural identity of the region. Concerns include cramped housing, modern buildings juxtaposed with historic settings, and the loss of tranquillity and nature in an internationally renowned rural area.

2.6. However, there was some conditional support for higher density housing. This support is often tied to location, with commenters highlighting the benefits of higher housing density in urban areas for sustainability. Supportive comments are also caveated by requirements such as ensuring developments align with village design, using eco standards, including high-quality public spaces, and prioritising affordability, walkability, and sustainable transport.

2.7. Several representations also comment on the type of housing being built, referring to low density developments of large 'executive' homes being permitted while there is a need for smaller properties for first time buyers and the elderly.

Question 4 – Do you think the proposed level of development up to 2043 – the end of the Local Plan period – and beyond 2043 is sustainable? If not, what provisions would need to be added to the settlement(s) to make them a sustainable location for the proposed level of development?

2.8. The consultation put forward eight general areas where strategic development may occur. The majority of responses to these locations were negative with the most commonly raised issues being a lack of infrastructure, flooding concerns, landscape harm and loss of village identity. Similar comments were made regarding settlements which currently have proposed non-strategic site allocations. The overall feeling was that the proposed level of development is not sustainable.

2.8.1. **Ampney Crucis**

- Flooding and sewage infrastructure being overwhelmed.
- Lack of infrastructure such as roads, schools, health services and utilities.
- Lack of public transport and no shops will lead to car dependency.
- High Sensitivity landscape with many heritage assets.
- Loss of farmland and impact on wildlife.
- Unclear why Ampney Crucis had been chosen over more sustainable locations.

2.8.2. **Cirencester**

- Local Plan places too much strategic weight on Cirencester for accommodating the district's increased housing target. Repeated expansions over successive plan periods risk cumulative harm to the town's character, landscape setting, and transport network.
- Infrastructure constraints such as Shorncote Sewage Treatment Works is mentioned to be beyond capacity as well as general issues with Cirencester's sewage system; heavy congestion at key junctions including A417/A419 corridors also causing local roads to congest; existing health, education, and community infrastructure already being stretched.
- Existing flooding issues will be exacerbated
- New houses will not match local needs
- While most comments are objections or concerns, a few supportive themes appear:
    - Cirencester does offer the strongest existing service base and employment cluster in the district.
    - Strategic development around Cirencester is seen by some responders as inevitable given National Landscape restrictions over 80% of the district.

- Large extensions can support improved infrastructure and enable contributions (education, transport, healthcare) that villages cannot deliver.

2.8.3. **Driffield**

- Coalescence and complete loss of village identity.
- Infrastructure constraints such as flooding issues, sewage treatment works being at capacity, water supply, electricity grid capacity, road capacity and lack of sustainable transport options (no bus service nor safe cycling routes).
- Pressure on schools, GPs, dentists in nearby Cirencester.
- Loss of high-quality agricultural land and harm to wildlife habitats, heritage assets and landscape (Medium-High or High Sensitivity around Driffield).
- Fears of delayed or reduced infrastructure delivery and mitigation at application stage.

2.8.4. **Fairford**

- Level of proposed growth is unsustainable, disproportionate, and incompatible with Fairford's function, size, and constraints.
- A417 which runs through Fairford is severely constrained with single-lane pinch points which cannot be widened due to adjacent heritage assets. Public transport is limited and the town is poorly connected to major economic centres.
- Fairford Wastewater Treatment Works is mentioned to be over capacity. Major growth cannot proceed without upgrades delivered first. There are also regular issues with flooding and surface water.
- Primary school is full, long GP waiting times and there is limited parking in town.
- Harm to the Special Landscape Area, dark skies, heritage setting and biodiversity.
- Concerns from MoD and USAD regarding increased bird strike, noise complaints and flooding which could disrupt operations at RAF Fairford.

2.8.5. **Kemble**

- Loss of village identity and community cohesion fearing Kemble would become a dormitory commuter town.
- Harm to the Kemble & Ewen Special Landscape Area, overall landscape setting, heritage assets, wildlife and habitats.
- Infrastructure concerns such as road congestion, no regular bus link to Tetbury or Cirencester, limited parking at the railway station, water supply and sewage treatment works capacity as well as GP surgery and school at or near capacity.
- Potential conflicts with Cotswold Airport such as flightpaths over residential areas.
- Some comments show support for strategic growth at Kemble mainly due to the presence of the railway station.

2.8.6. **Moreton-in-Marsh**

- Not justified why a small market town should absorb some of the highest increases in the district.
- A lack of infrastructure across the board:
  - Congestion routinely gridlocks the town with minor roads becoming rat-runs, unsafe for pedestrians, cyclists, equestrians.
  - Moreton is on a historic floodplain and the sewage treatment works is at capacity.
  - GP practices at capacity, no secondary school and the primary school is full.
  - Moreton station is at capacity with limited parking and only served by a single track sections.
- Harm to the Special Landscape Area to the north, south, and east of Moreton as well as the approach to the Cotswolds National Landscape lying to the west.
- Impacts on biodiversity, water quality and dark skies.
- Fears of the impact of PFAS contamination from the Fire Service College.
- Moreton is already a major net exporter of workers due to limited employment opportunities leading to high out-commuting by car.

2.8.7. **Preston**

- Loss of rural character and identity. Maintain separation from both Cirencester and new development
- Infrastructure failures regarding sewerage, water and electricity as well as flooding issues
- Limited capacity regarding transport, services, health and education
- Medium–High or High Sensitivity landscape with Grade 2 and 3a agricultural land
- Developers and Land Promoters point out that due to its proximity to Cirencester it is a more sustainable location for development which is relatively unconstrained.

2.8.8. **Siddington**

- It is unjust that the classification of Principal Settlement is inherited from the proximity of Cirencester over actual provision of facilities in the settlement.
- Loss of identity of Siddington as a stand-alone village which could become a suburb of Cirencester with a loss of the current community identity and social cohesion.
- Limited infrastructure availability regarding water supply, sewerage, drainage, bus services, health services and education.
- Siddington routinely experiences river flooding, surface water flooding, and high groundwater.
- Harm to listed buildings, wildlife and landscape.
- Concerns that the cumulative impact of proposed development across South Cotswolds are not fully understood at this stage.

Question 5 – Are there any other matters beyond conventional housing that have not been listed here that you think should be considered in the Development Strategy for the updated Local Plan?

2.9. The topic of (a lack of) infrastructure is emphasised again, with the need for upfront infrastructure investment before development is approved being mentioned often. Commenters argue that building homes before securing transport, drainage, utilities, or community facilities, risks leaving rural areas overwhelmed and undersupported.

2.10. Many comments raise concerns about weak public transport links, including infrequent buses and limited rail services, and question the realism of expecting significant modal shift away from car use in rural areas. These limited public transport options are also linked to a lack of employment opportunities, which respondents fear will lead to increased commuting by car.

2.11. Respondents also express concern about the impact of the proposed development on biodiversity, safety, community cohesion, increased lack of affordable housing, parking, air population and loss of agricultural land.

Question 6 – Do you agree with the vision and objectives? Or is there anything else that should be covered in the vision and objectives?

2.12. Although there is general support for the vision and objectives, their practical implementation and feasibility is questioned in light of the new housing target. Inadequate infrastructure, unfair distribution of housing, developers reducing mitigation after receiving planning permission are all mentioned as barriers to achieving the objectives.

Draft document for Council governance process July and August 2026

Local Development Scheme July 2026

COTSWOLD
District Council

Contact Details

Planning Policy and Infrastructure
Cotswold District Council
Trinity Road
Cirencester
GL7 1PX

Tel: 01285 623000
Email: local.plan@cotswold.gov.uk
Web: www.cotswold.gov.uk

Contents

1. Introduction 1
2. Cotswold District Local Plan (2011-2031) & Emerging Local Plan (2026-2043). 1
3. Community Infrastructure Levy (CIL) 1
4. Statement of Community Involvement 2
5. Local Plan Monitoring Reports 3
6. Supplementary Plans 3
7. Neighbourhood Planning 4

Appendix 1 – Document Profiles 7

1. Introduction

1.1 This is the Cotswold District Council Local Development Scheme. It explains what planning policy documents will be prepared during the three-year period July 2026 – June 2029. It also provides the timetable for producing these documents.

1.2 Cotswold District Council is producing a:

- The Local Plan (2026-2043);
- A Community Charging Levy;
- Developer Contributions Supplementary Plan, and;
- Cotswold District Design Code Supplementary Plan

2. Cotswold District Local Plan (2011-2031) & Emerging Local Plan (2026-2043)

2.1 The Cotswold District Local Plan (2011-31) was adopted on 3 August 2018. The plan is the starting point in the determination of planning applications, providing an overall framework for growth in the period up to 2031, or when replaced by the new Local Plan, discussed below, that is expected to be adopted in early 2028.

2.2 The Council is preparing a new Local Plan for the District for the 2026 to 2043 period. The new Plan, once adopted, will replace the existing (2011 to 2031) plan and provide a policy framework to inform decision making on planning applications. It will ensure the identified housing and job requirements are met in full, along with providing for infrastructure, services and facilities. The new Plan is 'green to the core' responding to the climate and ecological emergencies declared by the Council in 2019 and 2020 respectively.

2.3 Three consultation stages have already been undertaken as follows:

- Issues and Options Consultation – Feb/ March 2022
- Draft Local Plan Consultation – Feb/ April 2024
- Preferred Options Consultation – Nov/ Dec 2025

2.4 The Regulation 19 stage consultation will take place from 24 August to 5 October 2026 with Plan submission planned for December 2026. It is anticipated that an examination will take place during 2027 with Plan adopted in early 2028.

3. Community Infrastructure Levy (CIL)

3.1 The Community Infrastructure Levy (CIL) is a charge that can be applied to new developments to help pay for supporting infrastructure. Most new development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is currently potentially liable for the levy.

3.2 The levy only applies in areas where a local authority has consulted on, and approved, a charging schedule which sets out its levy rates and has published the schedule on its website.

3.3 The Council adopted its CIL charging schedule in June 2019.

3.4 A review of the CIL Charging Schedule will be undertaken from summer 2026 to summer 2027 and so the updated documents can be submitted for examination ahead of adoption of the new Local Plan. It is anticipated that an examination into the updated CIL Charging Schedule would follow the completion of the Local Plan examination.

3.5 The government's national planning practice policy guidance sets out how a charging schedule should be prepared. It explains a charging schedule is prepared and adopted as follows:

a) the charging authority prepares its evidence base in order to prepare its draft levy rates, and collaborates with neighbouring / overlapping authorities (and other stakeholders);

b) the charging authority prepares and publishes a draft charging schedule for consultation;

c) representations are sought on the published draft;

d) the charging authority must take into account any representations made to it before submitting a draft charging schedule for examination;

e) an independent person (the "examiner") examines the charging schedule in public;

f) the examiner's recommendations are published;

g) the charging authority has regard to the examiner's recommendations and reasons for them; then

h) the charging authority approves the charging schedule.

3.6 The 2019 Regulations removed the requirement to consult on a preliminary draft charging schedule. However, charging authorities can consult more than once where they consider it to be appropriate.

4. Statement of Community Involvement

4.1 A Statement of Community Involvement explains how local communities and other stakeholders will be engaged in the preparation of the Local Plan and other related documents. It also provides information about how local communities and other stakeholders will be engaged in relation to the determination of planning applications.

4.2 Local planning authorities are required to review their Statements of Community Involvement every five years. The Council's current Statement of Community Involvement was refreshed in December 2023 and will therefore not need to be updated prior to the adoption of the new Local Plan.

5. Local Plan Monitoring Reports

5.1 In accordance with national planning regulations the Council is required to produce a monitoring report addressing various matters including plan progress and implementation, neighbourhood planning, CIL (where applicable) and the duty to co-operate.

5.2 The Council prepares various monitoring reports, these include:

a) Authority Monitoring Report;

b) Housing Land Supply Report (this calculates the Council's 5 year housing land supply);

c) Residential Land Monitoring Statistics;

d) Economic Land Monitoring Statistics;

e) Brownfield Land Register; and

f) Infrastructure Funding Statement.

5.3 Where possible, the Council updates and publishes the above reports annually. All documents are saved on the Council's Local Plan evidence webpage[1] apart from the Infrastructure Funding Statement which can be found on the Council's CIL webpage[2].

6. Supplementary Plans

6.1 The role of Supplementary Plans (SPs) is changing following the Written Ministerial Statement (2025) setting out that new Supplementary Planning Documents (SPD) should not be adopted after 30 June 2026[3]. It is understood that updates are currently being prepared for national policy surrounding the role of Supplementary Plans, but the draft NPPF, published for consultation in December 2025, stated that:

a) "Setting out locally-specific design standards to provide clear design expectations that support the delivery of development; or

b) Situations where a supplementary plan would allow the authority to respond positively and quickly to unanticipated changes in their area, between plan-making cycles, where it is important to put in place policies to shape and direct development for a site or group of sites which the authority considers to be nearby to each other." (draft NPPF 2025 Paragraph PM4: 1).

[1] https://www.cotswold.gov.uk/planning-and-building/planning-policy/evidence-base-and-monitoring/

[2] https://www.cotswold.gov.uk/planning-and-building/community-infrastructure-levy/

[3] Ministry of Housing, Communities and Local Government, *Plan-making regulations explainer* (GOV.UK), 2026. https://www.gov.uk/government/publications/plan-making-regulations-explainer/plan-making-regulations-explainer#commencement-saving-and-transitionalarrangements

6.2 It is understood that updated national policy will be published in the Autumn of 2026 and this LDS may be updated following that as required. At the time of preparing this update to the LDS (July 2026) Planning Practice Guidance still refers to the preparation of Supplementary Planning Documents. However, it is understood that preparing Supplementary Plans will be similar, in many ways, to preparing SPD. The draft NPPF published for consultation in December 2025 also stated:

"Supplementary Plans are subject to a streamlined preparation, consultation and examination process" (draft NPPF 2025 Paragraph PM16: 1).

6.3 CDC intend to progress two Supplementary Plans:

- Updated Cotswold Design Code SP, which is consistent with the draft NPPF referred to above and the existing PPG, that states that Design Code should be adopted as SPD. This will be published for consultation alongside the Regulation 19 Local Plan 24 August to 5 October 2026 and progressed thereafter, subject to updated national policy being published to clarify the intended approach to progressing and adopting SP, and
- Developer Contributions SP. Traditionally, a Developer Contributions SPD would be prepared alongside an update to a CIL Charging Schedule, to ensure any guidance relating to CIL and the implementation and collection of developer contributions, is up-to-date and reflects the latest CIL Charging Schedule. It is assumed that SP will be able to complete this function as SPD have done, but that could be updated in the future when new national policy is published if necessary. The draft SP will be prepared alongside the updated CIL Charging Schedule commencing summer 2026 for completion in summer 2027.

6.4 The Council will keep the need for additional or revised SPs under review throughout the plan-making period to ensure that planning guidance remains up to date and reflects changes in national policy, legislation, local priorities and the adopted Local Plan. The preparation and the adoption of any new SPs will be reflected in future updates to the Local Development Scheme.

7. Neighbourhood Planning

7.1 Introduced through the Localism Act 2011, Neighbourhood Development Plans (NDPs) are community-led planning documents prepared by parish or town councils,

or by neighbourhood forums in unparished areas. Once a plan has successfully passed independent examination, received majority support at referendum and been formally "made" by the local planning authority, it becomes part of the statutory development plan for the area. Neighbourhood Plans can set out locally specific planning policies and help shape the location, type and design of future development, alongside the Local Plan and other development plan documents.

7.2 National Planning Practice Guidance (PPG) recognises Neighbourhood Plans as an important part of the planning system. Whilst prepared by local communities, they must have regard to national planning policy and be in general conformity with the strategic policies of the adopted Local Plan. The Council provides technical advice and support throughout plan preparation and, once made, Neighbourhood Plans form part of the development plan for their respective areas.

7.3 As of July 2026, there are 10 made Neighbourhood Plans covering parts of the District and a further 11 neighbourhood planning areas with plans in development (which includes some Reviews). Further information on neighbourhood planning in Cotswold District, including the stages involved in preparing a plan and the status of emerging plans, can be found on the Council website[4].

7.4 The current status of Neighbourhood Plans across the Cotswold District (as of July 2026) is set out below.

Plans in Development

Information regarding Neighbourhood Plans in development is published on the Council's website[5], including the different stages the plan is required to go through[6].

- Blockley – NPS + pre-Reg 14
- Chipping Campden – Referendum
- Cirencester – Reg 17
- Mickleton – Nearing Reg 14
- Moreton-in-Marsh – Reg 17
- Siddington – Reg 16
- Northleach with Eastington – considering Review
- Tetbury and Tetbury Upton – considering Review

[4] Neighbourhood planning - Cotswold District Council https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/

[5] Neighbourhood plans in development - Cotswold District Council https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/neighbourhood-plans-in-development/

[6] Neighbourhood planning process - Cotswold District Council https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/neighbourhood-planning-process/

"Made" (Adopted) Neighbourhood Plans

Information regarding Made Neighbourhood Plans is published on the Council's website[7].

- Down Ampney - 6th March 2024
- Fairford - 5th June 2023
- Kemble and Ewen - 11th May 2021
- Lechlade on Thames - 17th Nov 2016
- Northleach with Easington - 11th March 2019
- Preston - 11th May 2021
- Somerford Keynes and Shorncote - 11th May 2021
- South Cerney - 8th Dec 2021
- Stow-on-the-Wold and the Swells - 3rd October 2024
- Tetbury and Tetbury Upton - December 2017

Designated Neighbourhood Areas

Parish council has secured neighbourhood area designation, the first stage of the neighbourhood planning process, but where a Neighbourhood Plan has not subsequently been progressed to submission or adoption

- Ampney Crucis - June 2020
- Andoversford - Jan 2020
- Blockley - Jan 2017
- Chedworth - Jan 2021
- Ebrington - Dec 2013
- Siddington - June 2013
- Upper Rissington - Feb 2018
- Willersey - Feb 2025

[7] Made neighbourhood plans - Cotswold District Council
https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/made-neighbourhood-plans/

Appendix 1 – Document Profiles

Cotswold District Local Plan 2025 – 2043	
Status	Development Plan Document (DPD)
Overview	The Local Plan sets out the overall framework for future development growth in Cotswold District to 2043. The plan takes account of the Council's corporate plan, emergency declarations and other material considerations (for example the National Planning Policy Framework).
Geographical coverage	District-wide
Timetable	Consultation: Preferred Options (Reg. 18) – **(autumn) 2025** Consultation: Publication of Local Plan (Submission Version) (Reg. 19) – **(summer) 2026** Submission of Local Plan (Reg. 22) – **Q4 (December) 2026** Examination – **2027** Adoption – **(early) 2028**
Conformity	Prepared in conformity with the December 2024 National Planning Policy Framework, in accordance with appropriate transitional arrangements, and corresponding National Planning Practice Guidance.
Management arrangements	Document production to be led by the Council's Planning Policy and Infrastructure team under the direction of the Head of Planning Policy and Infrastructure.
Resource requirements	Internal resources comprise the Council's Planning Policy and Infrastructure team with input from other teams and services as appropriate. External resources will be drawn upon to produce some supporting technical evidence.
Community engagement	Engagement to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI).

Cotswold District Community Infrastructure Levy	
Status	Community Infrastructure Levy
Overview	The Community Infrastructure Levy (CIL) is a charge that can be applied to new developments to help pay for supporting infrastructure. Most new development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is currently potentially liable for the levy. The levy only applies in areas where a local authority has consulted on, and approved, a charging schedule which sets out its levy rates and has published the schedule on its website.
Geographical coverage	District-wide
Timetable	Consultation: Draft charging schedule – **early 2027** Submission for Examination – **Winter 2027** Examination – **early 2028** Adoption – **Q4 (Mid) 2028**
Conformity	Prepared in conformity with the National Planning Policy Framework and the National Planning Practice Guidance.
Management arrangements	Document production to be led by the Council's Planning Policy and Infrastructure team under the direction of the Head of Planning Policy and Infrastructure and the Infrastructure Delivery Lead.
Resource requirements	Internal resources comprise the Council's Planning Policy and Infrastructure team with input from other teams and services as appropriate. External resources will be drawn upon to produce some supporting technical evidence.
Community engagement	Engagement to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI).

Cotswold District Developer Contributions Supplementary Plan	
Status	Developer Contributions Supplementary Plan
Overview	The Developer Contributions Supplementary Plan will provide guidance on securing developer contributions, including Section 106 planning obligations, the Community Infrastructure Levy (where applicable), and affordable housing, to mitigate the impacts of new development. It will explain the types of contributions sought, how they will be secured and the process for implementation. This ensures that development contributes appropriately to infrastructure, community facilities and services in accordance with Development Plan policies.
Geographical coverage	District-wide
Timetable	Consultation: Draft charging schedule – **early 2027** Submission for Examination – **Winter 2027** Examination – **early 2028** Adoption – **Q4 (Mid) 2028**
Conformity	Prepared in conformity with the National Planning Policy Framework and the National Planning Practice Guidance.
Management arrangements	Document production to be led by the Council's Planning Policy and Infrastructure team under the direction of the Head of Planning Policy and Infrastructure.
Resource requirements	Internal resources comprise the Council's Planning Policy and Infrastructure team with input from other teams and services as appropriate. External resources will be drawn upon to produce some supporting technical evidence.
Community engagement	Engagement to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI).

Cotswold District Design Code Supplementary Plan	
Status	Cotswold District Design Code Supplementary Plan
Overview	The Design Code aims to secure the highest standards of development while respecting the distinctive character of the District. The Code is intended to cover all aspects of design within a Cotswold context, encouraging high quality and inclusive design that establishes a strong sense of place and responds to local character. The Code is relevant to a wide range of development and is a material consideration in planning decisions.
Geographical coverage	District-wide
Timetable	Consultation: Cotswold District Design Code – **Summer 2026** Submission for Examination – following publication of updated national policy requirements for preparing Supplementary Plans in autumn 2026. Examination – **tbc** Adoption – **tbc**
Conformity	Prepared in conformity with the National Planning Policy Framework, the National Planning Practice Guidance and the National Model Design Code.
Management arrangements	Document production to be led by the Council's Planning Policy and Infrastructure team under the direction of the Head of Planning Policy and Infrastructure.
Resource requirements	Internal resources comprise the Council's Planning Policy and Infrastructure team with input from other teams and services as appropriate. External resources will be drawn upon to produce some supporting technical evidence.
Community engagement	Engagement to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI).

This page is intentionally left blank

Draft document for Council governance process July and August 2026

Settlement Role and Function Study

July 2026

COTSWOLD
District Council

Contact Details

Planning Policy
Cotswold District Council
Trinity Road
Cirencester
GL7 1PX

Tel: 01285 623000
Email: local.plan@cotswold.gov.uk
Web: www.cotswold.gov.uk

Contents

1. Introduction 1

Background 1

Policy Context 1

Scope 2

2. Facilities and Services 3

Overview 3

Retail facilities and services 3

Other facilities and services 5

Public Transport Connectivity 8

Summary 10

3. Settlement Scoring and Hierarchy ..... **Error! Bookmark not defined.**

Settlement Scoring 11

Impact of new development 13

Settlement Hierarchy 13

List of Tables

Table 1: List of 48 settlements that have been (re)assessed 2

Table 2: Retail option availability per settlement (as per Spring 2025) 4

Table 3: Strategic facilities and services per settlement (as per Spring 2025) 6

Table 4: Local facilities and services per settlement (as per Spring 2025) 6

Table 5: Public Transport Provision 8

Table 6: Settlement scores from highest to lowest 11

Table 7: Settlement Scoring after completion of strategic local plan development 13

Table 8: Settlement Levels by type 15

1. Introduction

Background

1.1 The main purpose of this Settlement Role and Function Study is to build up a picture of the settlements in Cotswold District, and how they relate to each other – their role and function. An initial update to the Role & Function of Settlements Study (Cotswold District Council, July 2012) was published in November 2025 alongside a Regulation 18 consultation on the Local Plan. Taking into account comments received during this consultation, it was decided to adjust the approach to have greater focus on services and facilities available in each settlement and their overall connectivity via public transport.

1.2 The conclusion outlines the role and function of the district's 48 largest settlements, recommending a hierarchy of settlements which will inform the spatial strategy in the Local Plan Update. The spatial strategy will establish the requirements for different types of development and, along with the Infrastructure Delivery Plan, the supporting infrastructure.

1.3 However, development allocations will be driven by various factors such as site availability, the amount of growth needed in the district over the Local Plan period, and constraints such as the Cotswolds National Landscape.

Policy Context

1.4 Paragraph 15 of the National Planning Policy Framework (December 2024) (NPPF) states local plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

1.5 We need to understand how our towns and villages currently work and function before we start to shape the future and set a strategy for determining the pattern, scale and design quality of future development, as required by NPPF paragraph 20. How our settlements currently function can give us clues about what we need to do in the future to deliver positive outcomes for our communities.

1.6 Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. However, opportunities to maximise sustainable

transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making (NPPF para 110).

Scope

1.7 The starting point for defining the settlements to be included in the study was the list of settlements in the previous Role & Function of Settlements Study (Cotswold District Council, July 2012). That study focussed on 33 settlements, of which 17 were included as Principal Settlements in the adopted Cotswold District Local Plan (2011-2031).

1.8 Settlements with a population of more than 300, but which had been excluded from this study for various reasons, have been added to the list of settlements to be assessed in this study. This is because their circumstances might have changed over the years. Coln St Aldwyns, Hatherop and Quenington have been assessed as one settlement due to their close proximity to each other and their functional relationship. Settlements with a population of less than 300 will be considered to be rural settlements that form part of the open countryside.

Table 1: List of 48 settlements that have been (re)assessed

Settlements			
Ampney Crucis	Coberley	Longborough	Sapperton
Andoversford	Coln St Aldwyns[1]	Lower Swell	Shipton
Avening	Didmarton	Meysey Hampton	Siddington
Bibury	Down Ampney	Mickleton	Somerford Keynes
Bledington	Eastleach	Moreton-in-Marsh	South Cerney
Blockley	Ebrington	Naunton	Stow-on-the-Wold
Bourton-on-the-Hill	Fairford	North Cerney	Temple Guiting
Bourton-on-the-Water	Great Rissington	Northleach	Tetbury
Broadwell	Hatherop[1]	Oddington[2]	Upper Rissington
Chedworth	Kemble	Poulton	Weston Subedge
Chipping Campden	Kempsford	Preston	Willersey
Cirencester	Kingscote	Quenington[1]	Withington
Coates	Lechlade-on-Thames	Rodmarton	

[1] Coln St Aldwyns, Hatherop and Quenington have been assessed as one settlement due to their close proximity to each other

[2] Covers both Upper and Lower Oddington

2. Facilities and Services

Overview

2.1 Access to community facilities and services is critical when considering the role and function of settlements. Although online shopping and use of the internet for other services (e.g. banking, health care appointments) has grown significantly over recent years (even more so since the Covid-19 pandemic), national policy still expects most new development to have good access to services and facilities by focusing significant development on locations which limit the need to travel and offer genuine sustainable transport options.

2.2 When thinking about the role and function of settlements, it is useful to distinguish between facilities and services that serve a more local area within a settlement or neighbourhood ('local'), with those that have a wider catchment serving both local residents and those across a wider area ('strategic'). In other words, some facilities/services require a larger population than others and tend to serve a larger geographic area e.g. secondary schools and supermarkets require a larger population than primary schools or convenience stores.

2.3 Consequently, there are fewer strategic facilities in total than local facilities and settlements that have more strategic facilities play a key function in providing the wider area with these facilities and services.

Retail facilities and services

2.4 The adopted Local Plan includes the following retail hierarchy for settlements that have an important retail function:

- Town Centre: Cirencester;
- Key Centres: Bourton-on-the-Water, Chipping Campden, Moreton-in-Marsh, Stow-on-the-Wold and Tetbury;
- District Centres: Fairford and Lechlade;
- Local Centres: Northleach and South Cerney.

Please note that retail hierarchy of the adopted Local Plan is being reviewed as part of the Local Plan Update.

2.5 These centres provide a variety of shops and retail options. They are important service centres for the majority of needs of their respective local catchment areas, which is particularly important for those, such as the elderly and disabled, who rely on services and facilities being close-by. Cirencester is the district's dominant centre for retailing with each consecutive tier being more limited in both number and range on offer.

2.6 The role of the settlements is also determined by whether they provide strategic retail facilities such as supermarkets and banks as well as local retail facilities such as a village shop/convenience store and/or a post office.

Table 2: Retail option availability per settlement (as per Spring 2025)

Settlement	Service Centre	Supermarket	Convenience store	Bank	Post Office
Ampney Crucis	No	0	0	0	0
Andoversford	No	0	1	0	1
Avening	No	0	0	0	1*
Bibury	No	0	0	0	1*
Bledington	No	0	1	0	1*
Blockley	No	0	1	0	1*
Bourton-on-the-Hill	No	0	1	0	0
Bourton-on-the-Water	Yes	1	1	0	1
Broadwell	No	0	0	0	0
Chedworth	No	0	0	0	0
Chipping Campden	Yes	0	2	0	1
Cirencester	Yes	4	11	6	2
Coates	No	0	0	0	0
Coberley	No	0	0	0	0
Coln St Aldwyns Hatherop Quenington	No	0	1	0	1
Didmarton	No	0	0	0	0
Down Ampney	No	0	1	0	1
Eastleach	No	0	0	0	0
Ebrington	No	0	0	0	0
Fairford	Yes	2	1	0	1
Great Rissington	No	0	0	0	0
Kemble	No	0	1	0	1
Kempsford	No	0	0	0	1*
Kingscote	No	0	0	0	0
Lechlade-on-Thames	Yes	0	2	0	1
Longborough	No	0	1	0	1*
Meysey Hampton	No	0	0	0	0
Mickleton	No	0	1	0	0
Moreton-in-Marsh	Yes	2	2	1	1
Naunton	No	0	0	0	0
North Cerney	No	0	0	0	0
Northleach	Yes	0	1	0	1
Oddington	No	0	0	0	1*
Poulton	No	0	0	0	0
Preston	No	0	0	0	0
Rodmarton	No	0	0	0	0
Sapperton	No	0	0	0	0
Shipton	No	0	0	0	0
Siddington	No	0	1	0	1

Settlement	Service Centre	Supermarket	Convenience store	Bank	Post Office
Somerford Keynes	No	0	0	0	0
South Cerney	No	0	2	0	0
Stow-on-the-Wold	Yes	2	1	0	1
Temple Guiting	No	0	0	0	0
Tetbury	Yes	1	2	0	1
Upper Rissington	No	0	1	0	1*
Weston Subedge	No	0	0	0	0
Willersey	No	0	0	0	0
Withington	No	0	0	0	0

* Limited opening times

2.7 Provision of the assessed retail and services is limited across the board. None of the smaller and even some of the larger settlements, such Lechlade, have a supermarket. Only Cirencester and Moreton-in-Marsh have permanent access to a bank. Less than half of the settlements assessed have direct access to a convenience store and/or a post office, with the latter having limited opening times in many settlements.

Other facilities and services

2.8 The 48 settlements being considered in this study have also been assessed to see which other community facilities and services are present. The findings are presented in the tables 3 and 4 below, broken down by strategic and local facilities. Note that they refer to the presence of facilities within or adjacent to the settlements identified, rather than a wider area such as the parish boundary.

2.9 To gather this data, the Council contacted the town and parish councils of the settlements assessed in the Study in Spring 2025 and asked them to complete a short form to indicate the availability of services and facilities in their settlements. Town and parish councils have the best and most up to date local knowledge of this and were also able to nuance their responses for example by indicating that the local post office has only limited opening times. Please note that no response was received from Coberley and Down Ampney, the data for these settlements has therefore been based on a desktop assessment and local knowledge.

2.10 Table 3 below looks at strategic facilities and services which have a wider catchment serving both local residents and those across a wider area, this encompasses Leisure Centres, Swimming Pools, Secondary Schools, Colleges/6th Forms, NHS Hospitals and Established Employment Sites.

2.11 Note that there are no large NHS Hospitals within the district. For the purpose of the study, hospitals have been included if they provide a Minor Injury and

Illness Unit (MIIU). Established Employment Sites have only been included if they are within or directly adjacent to the settlement. Only settlements that have at least one strategic facility have been listed.

Table 3: Strategic facilities and services per settlement (as per Spring 2025)

Settlement	Leisure Centre	Swimming Pool	Secondary School	College / 6th Form	NHS Hospital	Established Employment Site
Andoversford	0	0	0	0	0	1
Bourton-on-the-Water	1	1	1	1	0	1
Chipping Campden	1	0	1	1	0	0
Cirencester	1	2	2	2	1	6
Fairford	0	0	1	1	0	3
Longborough	0	0	0	0	0	1
Moreton-in-Marsh	1	1	0	0	1	2
Northleach	0	1	0	0	0	2
Poulton	0	0	0	0	0	1
Preston	0	0	0	0	0	1
South Cerney	1	0	0	0	0	1
Tetbury	1	0	1	0	0	4
Upper Rissington	0	0	0	0	0	1
Willersey	0	0	0	0	0	1

2.12 Strategic services and facilities are clustered around the larger settlements in the district, which is to be expected. These settlements therefore play an important role in providing services for the wider area. Established Employment Sites are the only type of strategic facility which is slightly more dispersed.

2.13 Table 4 looks at facilities and services that serve a more local area.

Table 4: Local facilities and services per settlement (as per Spring 2025)

Settlement	Library	Primary School	Pre-school / Nursery	GP Surgery	Dentist	Pharmacy	Pub	Community Hall	Sports Field	Allotments	Play Area
Ampney Crucis	0	1	0	0	0	0	1	1	0	0	1
Andoversford	0	1	1	0	0	0	1	2	1	0	1
Avening	0	1	1	0	0	0	1	1	1	0	1
Bibury	0	1	1	0	0	0	1	1	1	0	1
Bledington	0	1	0	0	0	0	1	1	0	0	1
Blockley	0	1	0	0	0	0	2	3	1	1	5
Bourton-on-the-Hill	0	0	0	0	0	0	1	1	0	1	0
Bourton-on-the-Water	1	1	1	1	2	1	6	4	1	3	3
Broadwell	0	0	0	0	0	0	1	1	0	1	1
Chedworth	0	1	1	0	0	0	1	1	1	0	1

Settlement	Library	Primary School	Pre-school / Nursery	GP Surgery	Dentist	Pharmacy	Pub	Community Hall	Sports Field	Allotments	Play Area
Chipping Campden	1	2	2	1	2	1	5	2	1	1	4
Cirencester	1	5	9	4	8	5	17	4	10	10	11
Coates	0	0	0	0	0	0	0	1	0	0	0
Coberley	0	1	0	0	0	0	0	0	1	0	0
Coln St Aldwyns Hatherop Quenington	0	2	2	0	0	0	2	2	1	2	3
Didmarton	0	0	0	0	0	0	1	1	1	0	1
Down Ampney	0	1	0	0	0	0	0	1	1	0	1
Eastleach	0	0	0	0	0	0	1	1	1	0	1
Ebrington	0	1	1	0	0	0	1	1	1	0	0
Fairford	1	1	1	1	1	1	5	1	2	1	1
Great Rissington	0	1	0	0	0	0	1	0	0	0	0
Kemble	0	1	0	1	0	0	1	1	1	1	2
Kempsford	0	1	1	0	0	0	1	1	1	0	1
Kingscote	0	0	0	0	0	0	0	1	0	0	0
Lechlade-on-Thames	1	1	1	1	2	1	4	1	2	2	3
Longborough	0	1	1	0	0	0	1	1	0	1	1
Meysey Hampton	0	1	0	0	0	0	1	1	1	0	1
Mickleton	0	1	0	0	0	0	2	1	1	1	2
Moreton-in-Marsh	1	1	2	2	1	1	4	3	5	3	3
Naunton	0	0	0	0	0	0	1	1	1	0	1
North Cerney	0	1	0	0	0	0	1	1	0	1	0
Northleach	1	1	1	1	0	2	3	2	1	3	2
Oddington	0	0	0	0	0	0	2	1	0	0	1
Poulton	0	0	0	0	0	0	1	1	1	1	1
Preston	0	0	0	0	0	0	0	1	1	1	1
Rodmarton	0	1	0	0	0	0	0	1	1	0	0
Sapperton	0	1	1	0	0	0	1	1	1	1	0
Shipton	0	0	0	0	0	0	0	1	1	0	0
Siddington	0	1	0	0	0	0	1	1	1	1	1
Somerford Keynes	0	0	0	0	0	0	1	1	0	0	0
South Cerney	0	1	1	1	1	1	3	1	2	3	3
Stow-on-the-Wold	1	1	1	1	2	1	6	1	2	1	2
Temple Guiting	0	1	0	0	0	0	0	1	0	0	1
Tetbury	1	1	3	1	3	2	5	2	2	3	5
Upper Rissington	0	1	1	0	0	1	0	1	1	1	2
Weston Subedge	0	0	0	0	0	1	1	0	0	1	1
Willersey	0	1	0	0	0	0	2	0	0	0	0
Withington	0	1	0	0	0	0	1	1	0	0	1

2.14 None of the local facilities and services assessed are available across the board, although more than half of the settlements have a primary school, pub, village hall and/or play area. Only the larger settlements have access to a library, GP, dentist and/or pharmacy. The lack of local facilities does not only occur in small settlement such as Coates and Shipton, but also medium sized settlements such as Willersey.

Public Transport Connectivity

2.15 The study has also assessed the amount and frequency of bus services available in each settlement. The services have been divided into the following categories:

- Low Frequency: community/village buses, village buses, school-only buses and bus services that run once or less a day
- Regular: bus services that run multiple times a day

2.16 These categories must be seen within the Cotswold context where bus services are limited. A regular bus service might still only run a couple of times a day and there are as good as no evening services in the district.

Table 5: Public Transport Provision

Settlement	Low Frequency Bus Services	Regular Bus Services	Train Station
Ampney Crucis	50 / 72C / 72F / 76 (77) / SM6		
Andoversford	832 / Pates 1	801 / S2	
Avening	129 / 72T / C Lines	620	
Bibury		855	
Bledington	V2 / V4 / V6 / V9 / V19 / V23 / V25	802	
Blockley	608	1 (1A 2 2A)	
Bourton-on-the-Hill	608 / 803 / V4	1 (1A 2 2A)	
Bourton-on-the-Water	803 / C Lines / Pates 1 / V12 / V21	801 / 802 / 855	
Broadwell	803 / V12 / V21 / V26		
Chedworth	78		
Chipping Campden	608	1 (1A 2 2A) / 606	
Cirencester	128 / 50 / 58 / 72C / 72F / 72NL / 76 (77) / 78 93 (93A) / C Lines / SM6 / SM7 / X54	51 (51X) / 54 (54A) / 93 (93A) / 855 / 882	
Coates	72C / SM6	54 (54A) / 93 (93A) / 882	
Coberley			
Coln St Aldwyns Hatherop Quenington	72F / 76 (77)	855	
Didmarton	129	620	

Settlement	Low Frequency Bus Services	Regular Bus Services	Train Station
Down Ampney	72C / 76 (77)		
Eastleach	76 (77)		
Ebrington			
Fairford	72F / 76 (77) / SM6	855	
Great Rissington		802	
Kemble	72C / C Lines	93 (93A) / 882	Yes
Kempsford	72F / 76 (77)		
Kingscote			
Lechlade-on-Thames	72F / 76 (77) / SM6	64	
Longborough	803 / V4 / V6 / V22		
Meysey Hampton	72F / 76 (77) / SM6		
Mickleton	608	1 (1A 2 2A)	
Moreton-in-Marsh	6 / 803 / V4 / V22 / V26	1 (1A 2 2A) / 51 (51A) / 801	Yes
Naunton			
North Cerney	78/ C Lines	51 (51X)	
Northleach	72NL / C Lines	801 / 855 / S2	
Oddington	803 / V2 / V4 / V6 / V8 / V9 / V12 / V21 / V22 / V23 / V26		
Poulton			
Preston	50 / 72C		
Rodmarton	72T	882	
Sapperton	72C	54 (54A)	
Shipton			
Siddington	72C	51 (51X)	
Somerford Keynes	C Lines	93 (93A) / 882	
South Cerney	72C	51 (51X)	
Stow-on-the-Wold	803 / C Lines / Pates 1 / V4 / V6 / V12 / V21 / V22	801 / 802	
Temple Guiting			
Tetbury	129 / 278 / 72T / C Lines / SM6	620 / 882	
Upper Rissington	V2	802	
Weston Subedge		1 (1A) / 606	
Willersey		1 (1A) / 606 / R4	
Withington	78 / 832		

2.17 Over a third of the settlements assessed do not have a regular bus service and six settlements are not serviced by any buses. Of the 30 settlements that do have a regular bus service, over half only have 1 (regular) service. Only five settlements have three regular buses and Cirencester is the only settlement which has more than three regular services.

Summary

2.18 Strategic services and facilities such as hospitals and secondary schools tend to be located in larger settlements which provide for the wider area. This is also the case in Cotswold District where Cirencester by far has the most strategic services, followed by settlement such as Moreton-in-Marsh, Tetbury and Fairford as other main service hubs. The population of surrounding settlements is often reliant on transport by car to access these services/facilities due to limited options to use public transport or access to these services on foot.

2.19 Due to the rural and dispersed nature of the district, there are many small and medium-sized settlements that are lacking some or even most of the local services and facilities assessed in this study. They rely on nearby settlements for access to such services/facilities which, as with the strategic services and facilities, often requires transport by car.

3. Settlement Scoring and Hierarchy

Settlement Scoring

3.1 This Study does not set the future spatial strategy for the district, which will need to factor in other important issues and constraints, such as land availability, landscape constraints, etc before the location of future growth can be confirmed. However, the Study is part of the evidence that will inform future decision making. In order to provide this evidence, all of the settlements assessed have been scored based on their current available services, facilities and public transport provision.

3.2 Regarding the availability of services and facilities, a scoring system is used that reflects both the availability and the wider importance of the service/facility. Therefore, a settlement is awarded:

- 0 points if the service/facility is not present in the settlement;
- 0.5 of a point is awarded if the local service/facility is present but it has limited availability (e.g. a post office which opens 2 hours each week);
- 1 point is awarded for each retail or local service/facility of which one instance is available;
- 1.5 points for each retail or local service/facility of which there are multiple present (to reflect the resilience of this service);[3]
- 2 points for each strategic service/facility available.

3.3 Regarding bus connectivity, a settlement is awarded:

- 1 point if the settlements is serviced by one or more low frequency services.
- 1 point if the settlement is serviced by a regular service
- 0.5 points for each additional regular service
- 2 additional points if the settlement is serviced by a train station

3.4 The results in Table 6 below show both the individual scores on available services/facilities and public transport provision as well as the combined total scores.

Table 6: Settlement scores from highest to lowest

Settlement	Services and Facilities Score	Public Transport Provision Score	Total Score
Cirencester	35	4	39
Moreton-in-Marsh	28.5	5	33.5
Bourton-on-the-Water	27.5	3	30.5
Tetbury	25.5	2.5	28

[3] This modifier has not been applied to the cluster of Coln St Aldwyns, Hatherop and Quenington as to not overemphasise the availability of local services.

Settlement	Services and Facilities Score	Public Transport Provision Score	Total Score
Chipping Campden	23.5	2.5	26
Fairford	22.5	2	24.5
Northleach	19.5	3	22.5
Stow-on-the-Wold	17.5	2.5	20
South Cerney	17.5	2	19.5
Lechlade-on-Thames	17	2	19
Kemble	9.5	4.5	14
Upper Rissington	11	2	13
Andoversford	10.5	2.5	13
Blockley	9	2	11
Coln St Aldwyns Hatherop Quenington	9	2	11
Mickleton	8	2	10
Siddington	8	2	10
Longborough	7.5	1	8.5
Avening	6.5	2	8.5
Meysey Hampton	7	1	8
Poulton	7	1	8
Sapperton	6	2	8
Bibury	6.5	1	7.5
Kempsford	6.5	1	7.5
Bledington	5.5	2	7.5
Chedworth	6	1	7
Down Ampney	6	1	7
Willersey	4.5	2	6.5
Preston	5	1	6
Bourton-on-the-Hill	4	2	6
Didmarton	4	2	6
North Cerney	4	2	6
Weston Subedge	4	1.5	5.5
Ebrington	5	0	5
Ampney Crucis	4	1	5
Broadwell	4	1	5
Eastleach	4	1	5
Oddington	4	1	5
Withington	4	1	5
Rodmarton	3	2	5
Somerford Keynes	2	2.5	4.5
Naunton	4	0	4
Coates	1	3	4
Temple Guiting	3	0	3
Great Rissington	2	1	3

Settlement	Services and Facilities Score	Public Transport Provision Score	Total Score
Coberley	2	0	2
Shipton	2	0	2
Kingscote	1	0	1

Impact of new development

3.5 This Settlement Role and Function Study is published alongside the emerging Local Plan which includes several new sites for strategic development. These sites will come with new services and facilities, which will affect the above scoring once completed.

3.6 Table 7 below shows the effect of these new developments on the settlements they are expanding. Please note that many strategic developments are located near settlements which already have principal settlement status, these were not assessed further as additional services and facilities would not impact their position in the Settlement Hierarchy, as further set out below.

Table 7: Settlement Scoring after completion of strategic local plan development

Settlement	New Services and Facilities	Updated Services and Facilities Score	Updated Bus Connectivity Score	Updated Total Score
Down Ampney	local centre, early years provision, primary school, bus route, sport pitches	9	2	11
Mickleton	local centre, early years provision, primary school, sport pitches	10.5	2	12.5
near Driffield*	local centre, early years provision, primary school, employment site, bus routes, sport pitches	9	2	11
Preston	local centre, early years provision, primary school, secondary school, employment site, bus route, sport pitches	12	2	14
Siddington	sport pitches	9	2	11

*This is a new settlement near Driffield and has been assessed on its own merits.

Settlement Hierarchy

3.7 These total scores have then been translated into a settlement hierarchy. The aim of this settlement hierarchy is to promote a sustainable pattern of development as required by the NPPF. The identification of these different types of settlement promotes sustainable development by linking planned growth to the availability of facilities and services. This reduces the need to travel and

supports the vitality and viability of local facilities. This also helps meet the needs of groups with protected characteristics under the Equality Act 2010, particularly older people and disabled people. Taking into account public transport provision fits in with the NPPF requirement to mitigate climate change and Cotswold District Council's aim to make its local plan 'Green to the Core' through the local plan update it is currently undertaking.

3.8 The Settlement Hierarchy is also part of the Spatial Strategy which is the 'strategy' that makes up the Local Plan. On that basis, the Hierarchy doesn't need updating every time a facility is added or removed; it would be updated through a Local Plan review every five years. The Spatial Strategy helps to ensure development comes forward that improves the vitality and viability of communities, and so are more likely to retain their existing services, and to gain new ones in the future.

3.9 Table 8 sets out the settlement level for each settlement assessed in this study. Using the Settlement Hierarchy set out below, this results in 15 Principal Settlements and 17 Non-Principal Settlements:

- Principal Settlements have the highest availability of services and facilities and/or public transport connectivity within the district. They usually also play a wider role as a service centre for the surrounding settlements. To be considered a Principal Settlement, a minimum score of 10 is required on Services and Facilities. The exception being Kemble which is still included as a Principal Settlement with a Services and Facilities score of 9.5 as its total score is better than some of the other Principal Settlements that do have a Services and Facilities score above 10.

- Non-Principal Settlements are larger villages or clusters of villages. They tend to have more services and facilities compared to Rural Settlements and have some public transport connectivity, although this needs to be seen within the Cotswold context being a large rural area where services, facilities and public transport provision are often limited in scale and availability. For Non-Principal Settlements, a minimum total score above 6 is required.

- Rural Settlements are villages with very limited services/facilities and public transport provision.

Table 8: Settlement Levels by type

Settlement	Settlement Level	Settlement	Settlement Level
Andoversford	Principal	Avening	Non-Principal
Bourton-on-the-Water	Principal	Bibury	Non-Principal
Chipping Campden	Principal	Bledington	Non-Principal
Cirencester	Principal	Blockley	Non-Principal
Fairford	Principal	Bourton-on-the-Hill	Non-Principal
Kemble	Principal	Chedworth	Non-Principal
Lechlade	Principal	Didmarton	Non-Principal
Mickleton	Principal	Down Ampney	Non-Principal
Moreton-in-Marsh	Principal	Kempsford	Non-Principal
Northleach	Principal	Longborough	Non-Principal
Preston	Principal	Meysey Hampton	Non-Principal
South Cerney	Principal	North Cerney	Non-Principal
Stow-on-the-Wold	Principal	Poulton	Non-Principal
Tetbury	Principal	Sapperton	Non-Principal
Upper Rissington	Principal	Siddington	Non-Principal
		Willersey	Non-Principal
		The cluster of Coln St Aldwyns, Hatherop and Quenington.	Non-Principal

Draft document for Council governance process July and August 2026



Moreton-in-Marsh Initial Feasibility Study

Report

22/07/26

City Science
Delivering decarbonisation

cityscience.com

Document details

Date issued: 22/07/2026

Document status: Final

Version number: 1.1

Document history

Author	Version
Edward Whittaker	1.1
Mo Farahi	1.1
Karl Jarvis	1.1

Contributing Authors

The Transport Consultancy (TTC)
Bentley Project Management

Contents

1.	**Introduction**	**1**
1.1	Overview of Study	1
1.2	Context	1
1.3	Model Summary	3
2.	**Background and Study Context**	**3**
2.1	Overview of the current Highway Infrastructure	3
2.2	Overview of the Existing Public Transport Network	12
2.3	Overview of Active Travel Provision	16
2.4	Overview of Moreton-in-Marsh Parking	16
2.5	Overview of the Phase 1 study	26
2.6	Overview of the GC3M model	29
2.7	Cotswold Local Plan	30
2.8	Key Transport Issues	30
3.	**Scenario Development**	**31**
3.1	Overview of scenarios	31
3.2	Behavioural and sustainable Interventions for All Do-Something Scenarios	32
3.3	Behavioural and sustainable Interventions for Full Link Street Do-Something Scenario	39
4.	**Link Street Concept Design Development**	**41**
4.1	Role of the Link Street	41
4.2	Constraints	41
4.3	Design Principles and Standards	42
4.4	Integration with Local Plan Development Sites	43
4.5	Link Road Alignment Development Process	43
4.6	Junction Types and Locations	45
4.7	Proposed Street Sections	47
4.8	Design Strategy and Concept Design	49
4.9	Initial Cost Estimation	50
4.10	Modelling Development Process	51
4.11	Method used to estimate additional trips	51
4.12	Changes to trip patterns, mode share and distribution	53
4.13	Integration of new trips into the model	54
4.14	Network Changes for the Link Road	54
4.15	Description of the proposed network changes	55
5.	**Modelling Results**	**56**

5.1 Key performance indicators 56
5.2 Impact on Local Parking 66
5.3 Impact on Strategic Journey Times & Bus Routes 68
5.4 Interpretation of results 70
5.5 Overall network behaviour 70
5.6 Effectiveness of sustainable and behavioural measures 70
5.7 Impact of the south-east link street 71
5.8 Impact of the full eastern link street 71
5.9 Junction operation and network resilience 71
5.10 Relationship with parking and local conditions 72
5.11 Implications for scheme development 72

6. Stakeholder Engagement 73

6.1 Gloucestershire County Council 73
6.2 Network Rail 73
6.3 Environment Agency 74

7. Conclusions 75

7.1 Key findings 75
7.2 Performance of link road options 75
7.3 Balance of performance and deliverability 75
7.4 Role of complementary measures 76
7.5 Implications for Local Parking 76
7.6 Implications for Local Plan Housing Delivery 77
7.7 Scenario Comparison 78

Appendix A – Link Street Cost Estimate 81

1. Introduction

1.1 Overview of Study

Moreton-in-Marsh is a market town within the Cotswolds District in Gloucestershire, lying within the Cotswolds National Landscape. It is situated on the strategic A429, mid-way between Cirencester and Warwick, and is bisected by the A44 running between Evesham and Oxford. The town has a local railway station with regular services to London, Hereford, and Worcester.

There has been significant growth of new housing within the last decade in the Moreton-in-Marsh area, and further development is proposed as part of the new Cotswold Local Plan (2026-2043). The low-capacity nature of the strategic link roads that pass through the historic centre, coupled with interactions with town centre parking, a high percentage of heavy goods vehicles and low town centre roundabout capacities result in traffic congestion. This is exacerbated further by a significant number of pedestrians crossing the High Street (A429) throughout the day using the signalised crossing. In the absence of mitigating measures, additional local plan housing will likely exacerbate the existing issues.

An options identification and appraisal process to identify solutions to the current and predicted future transport challenges commenced in 2024 with a Phase 1 Feasibility Study produced by WSP in September 2025. Stage one of this process identified a long list of potential options and applied a short-listing process to recommend options that should be taken for high-level design and costings as well as more detailed transport modelling to inform further options appraisal.

This technical note forms the second part of this two-stage process. A selection of sustainable, behavioural, and infrastructure options identified in phase one are further developed into packages and tested using the existing Gloucestershire Countywide Multi Modal Model (GC3M). Selected options are taken to initial high-level design and costings to guide future discussion.

1.2 Context

Moreton-in-Marsh is a historic market town in the Evenlode Valley, within the Cotswolds District. See Figure 1-1 for a map, providing geographic context. As of the 2021 census, it had a population of 5,015, up 44% from 3,493 in the 2011 census. The town is home to the Fire Service College which occupies the site of an old World-War II era airfield to the east of the town. Recent housing development have resulted in significant numbers of new dwellings being built to the east (between the historic centre and Fire Service College) and to the south (between the A429 and railway line).

The A429 is a key strategic route passing north/south through the High Street and historic market square centre. The A429 is bisected by the A44 at two offset mini roundabouts at the southern end of the High Street. The historic nature of the town centre limits options for junction layout improvements given a lack of space. Currently, the volume of traffic means both roundabouts are close to capacity. The expected growth due to Local Plan developments may result in these junctions being significantly over-capacity before any mitigating actions.

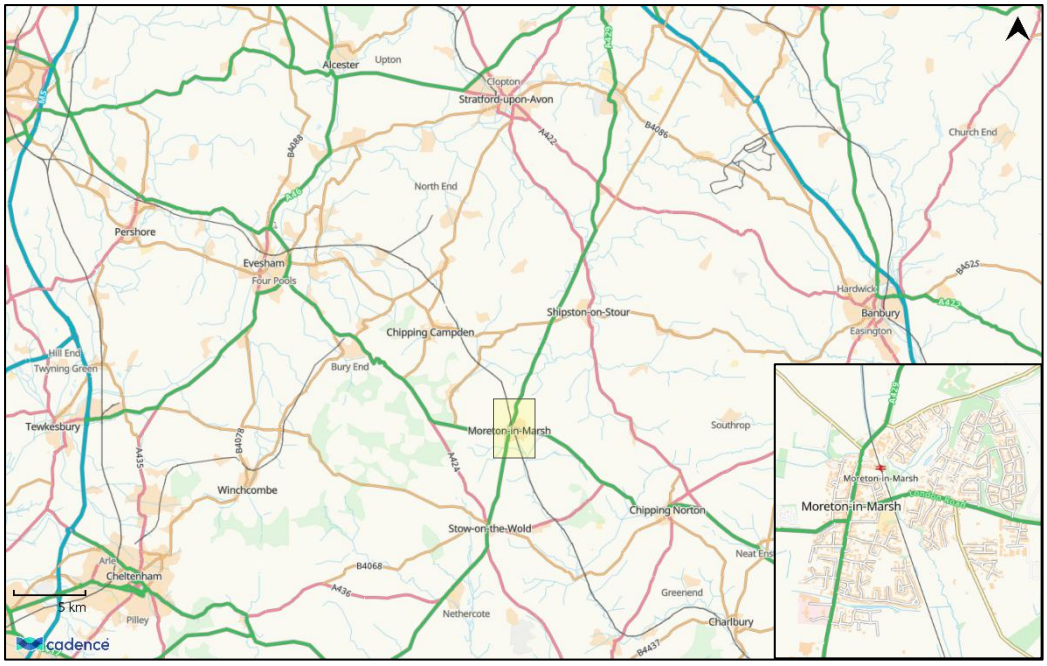


Figure 1-1 Geographical Context

Cotswold District Council (CDC) are currently preparing their new Local Plan. Several different housing allocations are being investigated for the 2043 local plan time horizon. In addition, there will be land allocated for employment and supporting infrastructure alongside the housing growth.

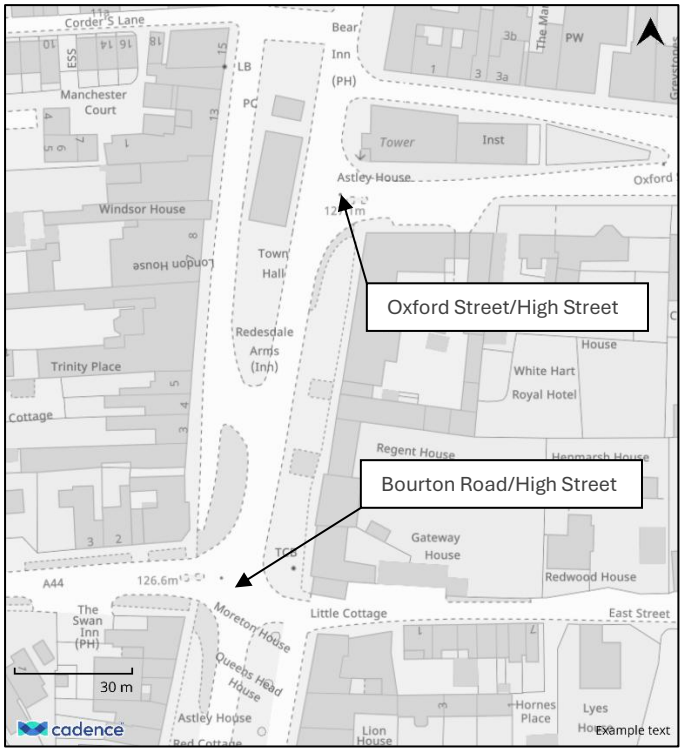


Figure 1-2 Mini Roundabouts

The existing historic centre currently experiences traffic congestion, especially including and between the two mini-roundabouts (Bourton Road/High Street and Oxford Street/High Street) where the A44 and A429 meet, see Figure 1-2. The low-capacity nature of the A429 and A44 through Moreton-in-Marsh, coupled with interactions with town centre parking, a high percentage of heavy goods vehicles and low roundabout capacities result in queued traffic on the roundabout

approaches. This is exacerbated further by a significant number of pedestrians crossing the High Street (A429) throughout the day using the signalised crossing just to the north of the Oxford Street/High Street mii roundabout.

1.3 Model Summary

The Gloucestershire Countywide Multi Modal Model (GC3M) owned by Gloucestershire County Council has been chosen for the CDC local plan transport evidence base modelling. The GC3M is an integrated multi-modal model that includes a Variable Demand Model (in Visum), a Highway Assignment Model (in SATURN), and a public transport Model (in Visum). It has a 2019 base year and has a forecast years of 2043 for the local plan transport evidence base. The modelled periods include morning peak (8am to 9am), inter-peak (10am-4pm) and evening peak (5pm to 6pm). As part of the Local Plan work a 2024 present year validation exercise has been undertaken. Given the known prevalence of strategic trips and the use of the GC3M model for the local plan work, the GC3M is considered the most appropriate tool to undertake strategic transport modelling exercise for this Moreton-in-Marsh initial feasibility assessment.

2. Background and Study Context

2.1 Overview of the current Highway Infrastructure

Understanding the current traffic conditions is important for both helping define what the current congestion issues are and their likely causes. It also provides a baseline for the current traffic flow from which incremental traffic growth from the model can be applied to forecast future conditions.

2.1.1 Local Highway network

Moreton-in-Marsh is located on the intersection of the A429 Chippenham to Warwick Road and the A44 Oxford to Evesham Road. The A429 follows the route of the Roman Fosse Way for much of its length and as such is a linear road with few significant bends or deviations. The extent around Moreton-in-Marsh is a typical single carriageway road with a single lane in each direction. The A44 is a less direct route due in part to the more elevated topography on either side of the Evenlode Valley. Both roads meet at an offset junction within the historic centre of Moreton-in-Marsh where two mini roundabouts are separated 95 metres apart. The mini roundabouts are significantly constrained by historic buildings on either side which limit further expansion. This is especially true on the northern mini roundabout which is located directly adjacent to Redesdale Hall (19C, Grade II listed), Curfew Tower (16C, Grade II listed) and White Hart Hotel (19C, Grade II listed). Minor road changes between 2016-2017 have included the centreline between the two mini roundabouts being replaced with a wider strip of dark grey coloured tarmac and the installation of cobbled surfaces to improve the delineation of the roundabout turning circle.

2.1.2 TomTom MOVE Data

Historic vehicle movement data was extracted from the TomTom MOVE platform. This data is from selected vehicles equipped with telematic devices that report GPS derived location via GPRS for analysis by TomTom. Therefore, this dataset forms a sample of vehicle movements and may have certain biases towards particular vehicle types (potentially favouring newer or commercial vehicles). It is however a valuable source of long-term strategic trends in vehicle movement.

2.1.2.1 Junction Analytics

The TomTom MOVE Junction Analytics function allows turn counts for junctions to be produced for user-defined time periods. The service allows for geofences to be created which represent locations where junction movements will be subsequently recorded. Using this capability, one-week

observations were made for both mini-roundabout junctions on the A429 within the town centre, these being;

- Southern roundabout – A429 (Fosse Way/ High St) / A44 (Bourton Road)
- Northern roundabout – A429 (High Street) / A44 (Oxford Street)

Data was collected for weekdays during January 2026 and for the following time periods,

- AM – 0700 - 1000
- IP – 1000 - 1600
- PM – 1600 – 1900

Note that January is a non-neutral month with regards to data collection. This period was required for integration with the project timetable. However, as only movement patterns and percentages rather than absolute flows are being analysed, it is not expected to have an adverse impact on conclusions established from this data.

The data shows that for the AM period, on the southern roundabout, the majority flow consists of south-bound traffic passing straight over the roundabout. A similar level of flow is provided by northbound traffic passing straight over the roundabout. 26% of southbound traffic turns right to Bourton Road (westbound, towards Broadway), impinging on the northbound flow of the A429 whilst most traffic approaching the roundabout from Bourton Road takes the first exit, north on the A429 towards the northern roundabout. The patterns match observations made during the site visit where it was noted that as most movements on this roundabout were straight-ahead and not interacting with each other, a high flowrate was maintained.

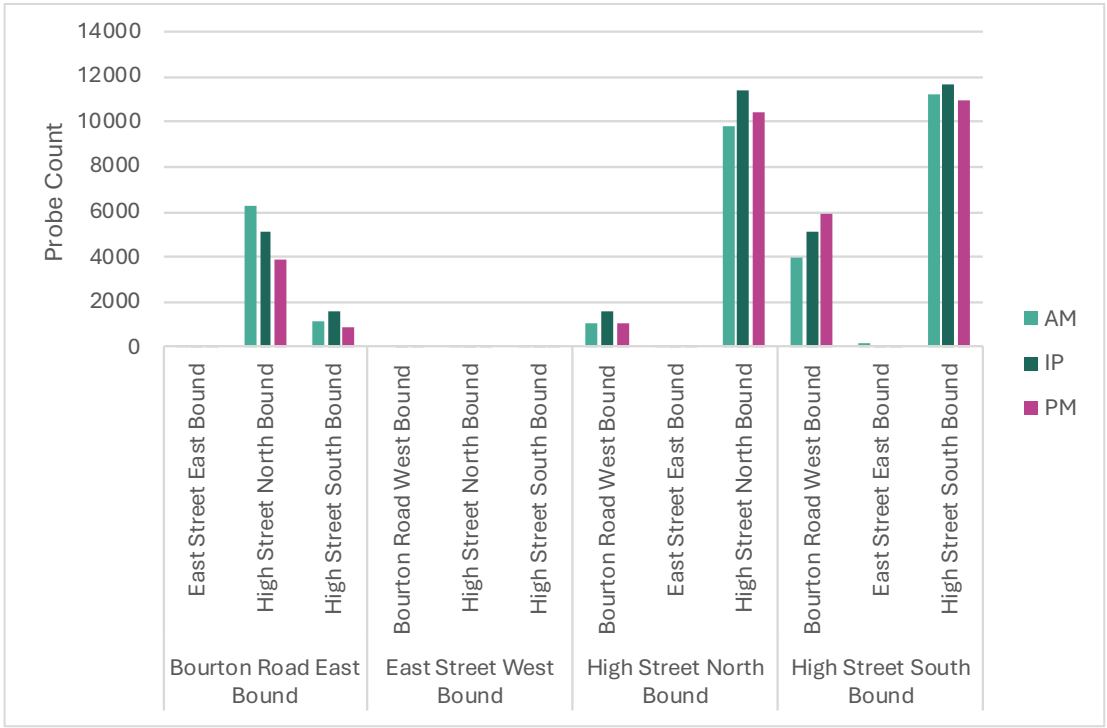


Figure 2-1 Traffic Flows by Turning Movements by Time Period (Southern Mini-Roundabout)

Approach	Movement	AM	IP	PM
Bourton Road East Bound		22%	18%	14%

East Street East Bound	→	0%	0%	0%
High Street North Bound	↱	85%	85%	76%
High Street South Bound	↴	15%	15%	24%
East Street West Bound		**0%**	**0%**	**0%**
Bourton Road West Bound	←	42%	0%	18%
High Street North Bound	↰	58%	63%	62%
High Street South Bound	↲	0%	37%	20%
High Street North Bound		**32%**	**35%**	**34%**
Bourton Road West Bound	↰	8%	10%	12%
East Street East Bound	↱	0%	0%	0%
High Street North Bound	↑	92%	90%	88%
High Street South Bound		**45%**	**46%**	**51%**
Bourton Road West Bound	↵	26%	26%	30%
East Street East Bound	↳	0%	1%	1%
High Street South Bound	↓	74%	73%	69%

Table 2-1 Turning Movements (Southern Mini-Roundabout)

For the northern roundabout, a similar pattern is shown with the majority flows being A429 traffic continuing directly over the roundabout. However, there are considerable volumes of northbound traffic turning right onto Oxford Street and thus blocking southbound traffic and a smaller though notable number of movements from Oxford Street turning right onto High Street northbound.

The PM period again sees very similar patterns. As was confirmed during the site visit, these right-turning movements on the northern roundabout can lead to occasional traffic building up and blocking the southern roundabout.

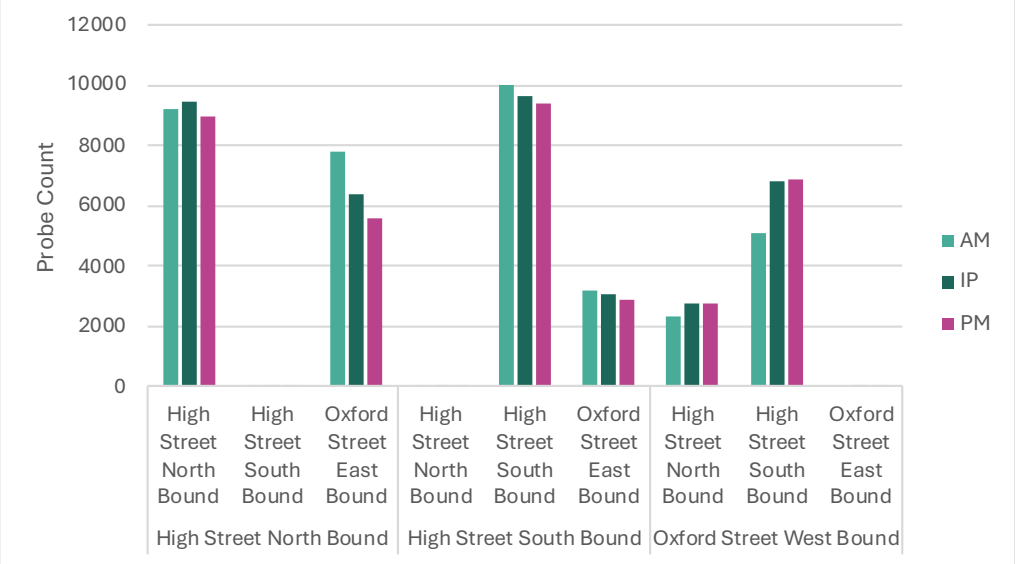


Figure 2-2 Traffic Flows by Turning Movements by Time Period (Northern Mini-Roundabout)

Approach		AM	IP	PM
High Street North Bound	**Movement**	**45%**	**42%**	**40%**

High Street North Bound	↑	54%	60%	61%
High Street South Bound	↶	0%	0%	0%
Oxford Street East Bound	↱	46%	40%	38%
High Street South Bound		**35%**	**33%**	**34%**
High Street North Bound	↺	0%	0%	0%
High Street South Bound	↓	76%	76%	77%
Oxford Street East Bound	↳	24%	24%	23%
Oxford Street West Bound		**20%**	**25%**	**26%**
High Street North Bound	↰	31%	29%	28%
High Street South Bound	↧	69%	71%	72%
Oxford Street East Bound	↳	0%	0%	0%

Table 2-2 Turning Movements (Northern Mini-Roundabout)

2.1.2.2 OD Analysis

The TomTom MOVE OD Analysis function acts like a standard "select-link" analysis. This allows the user to identify a specified directed link, and the software will calculate the trips per network link that traverse the selected link, as well as indicating the distribution of those trips. The resultant tree-like network helps identify those links within the network mostly associated with through-trips (this does not directly infer trip origin or destination).

The OD Analysis function was used to identify trips using the A429 link between the northern and southern mini-roundabouts in both a north-bound and south-bound direction and repeated for both AM and PM time periods. As can be seen in the figures below, there is a very similar pattern in both northbound and southbound directions and for both time periods. Longer distance strategic trips make up a significant proportion of vehicles travelling through Moreton-in-Marsh. Whilst longer distance A429 trips from/towards Cirencester and Warwick make a substantial volume of traffic, smaller and more local trip volumes are also associated with the A44 from both Evesham and Chipping Norton directions. See Figure 2-3 through to Figure 2-6 for the select link analysis by time period and direction on Fosse Way (between the two mini roundabouts).

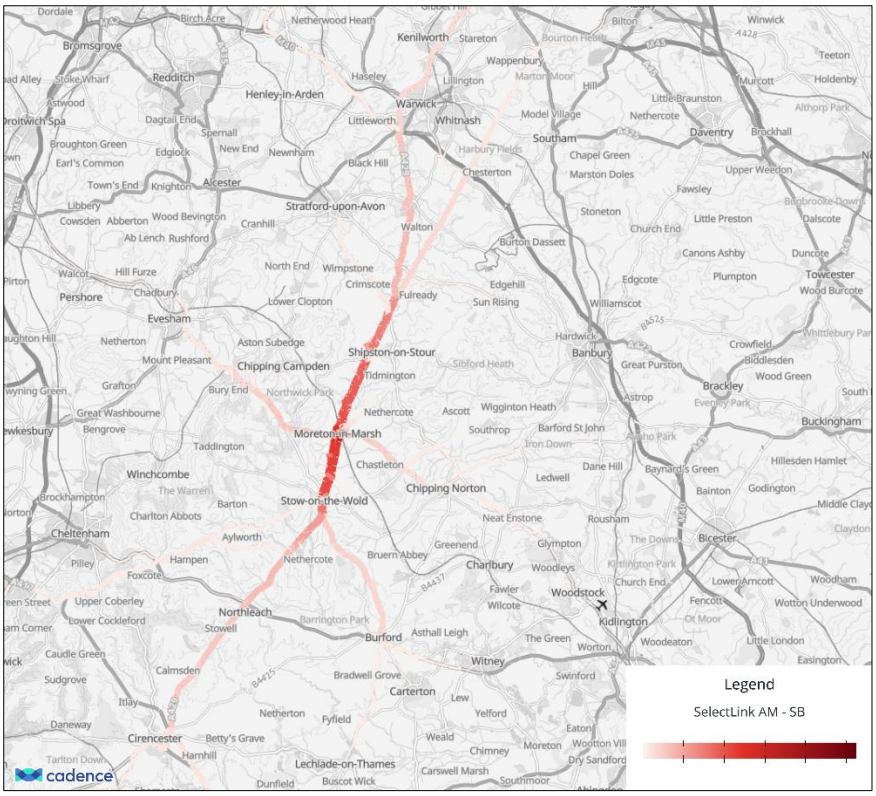


Figure 2-3 Select Link Analysis SB on Fosse Way in Morning Peak

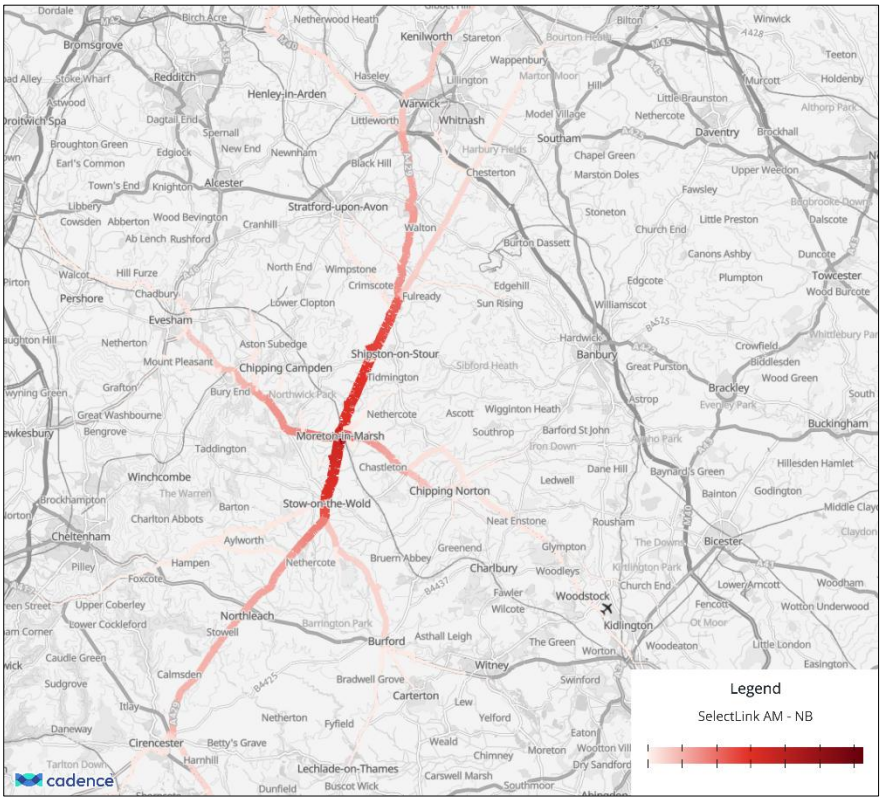


Figure 2-4 Select Link Analysis NB on Fosse Way in Morning Peak

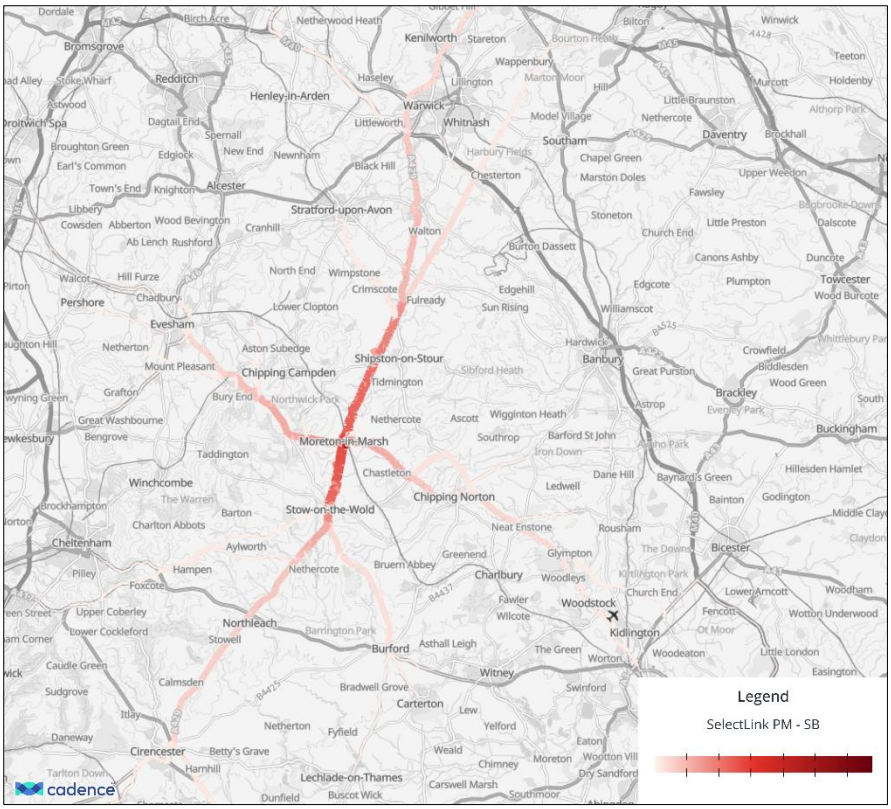


Figure 2-5 Select Link Analysis SB on Fosse Way in Evening Peak

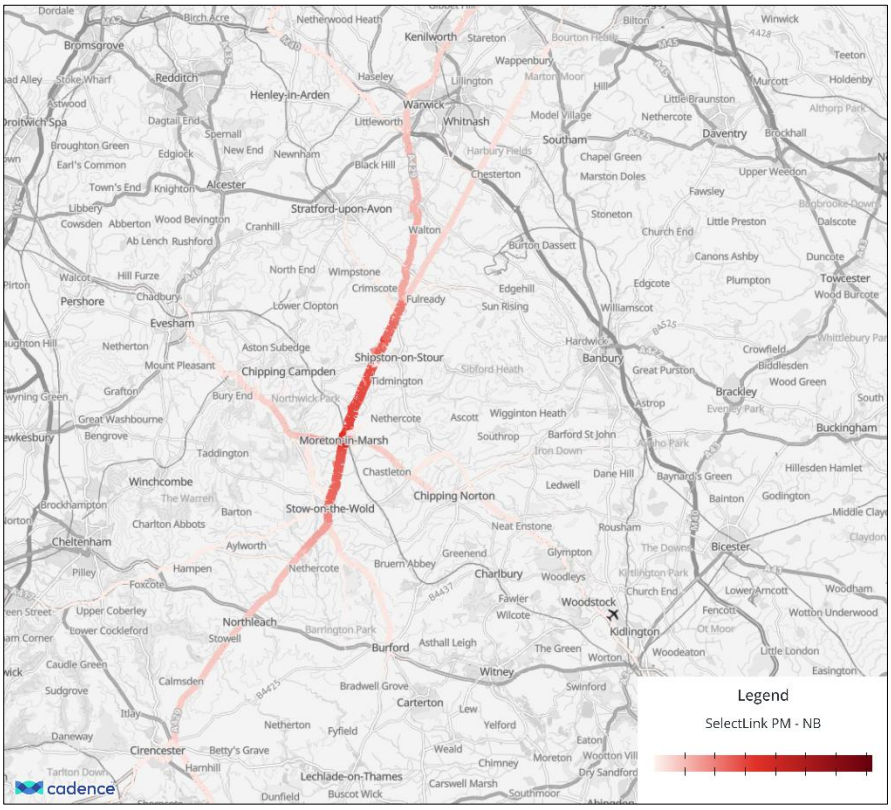


Figure 2-6 Select Link Analysis NB on Fosse Way in Evening Peak

2.1.3 Manual Traffic Counts

A manual classified turn count was conducted for a single day on Thursday 27th November 2025. The weather was dry and there were no observed traffic incidents directly within the town of Moreton-in-Marsh. It is noted that temporary traffic lights were in operation on the A429 on the northern approach to Stow-on-the-Wold, although this is some 6 kilometres to the south. These were related to long-term roadworks and were not judged to significantly impact traffic flow within Moreton-in-Marsh, especially given the lack of route choice.

Observations were made for two periods,

- AM – 0800 - 0900
- PM – 1700 - 1800

Figure 2-7 shows observed turning flows for the northern mini roundabout. This shows a greater proportion of right turning traffic onto the A44 compared to TomTom MOVE data, especially in the AM. These right-turn movements will compromise the flow of southbound traffic straight through this roundabout.

Figure 2-8 shows turns for the southern roundabout. Flows incoming along the A44 Bourton Road primarily turn north as a large proportion is expected to be through-traffic on the A44.Whilst the largest flows are directly across the roundabout on the A429 which helps to avoid vehicle interaction, significant numbers of vehicles are approaching southbound and turning right onto the A44; These movements interact with traffic continuing straight ahead on the A429.

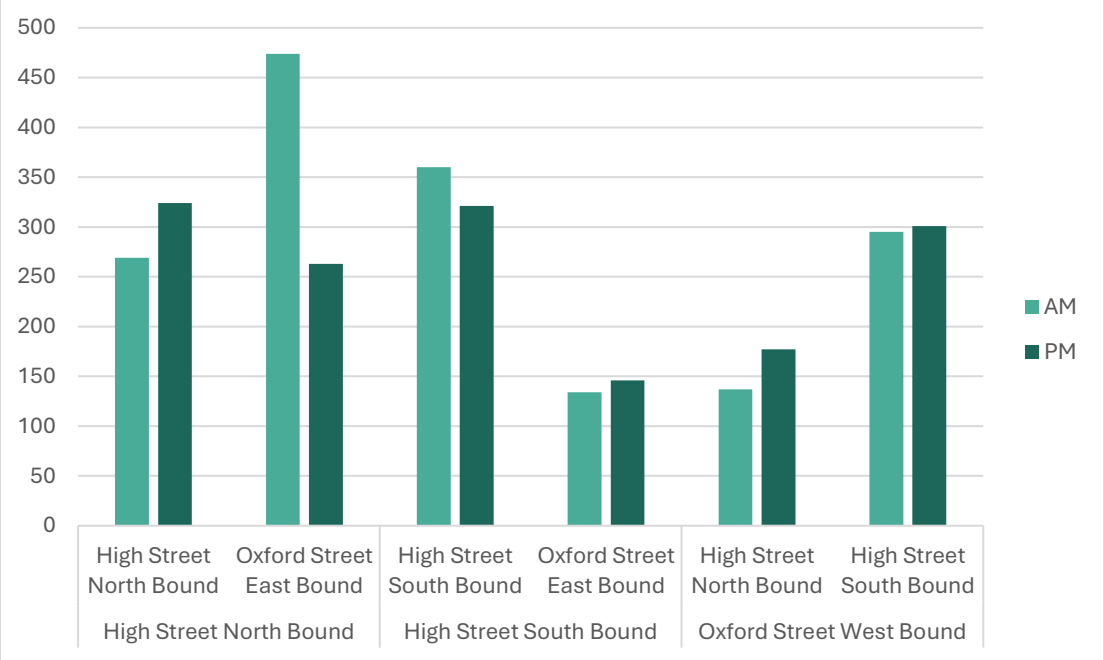


Figure 2-7 Manual Turn Count Flows for the Northern Mini Roundabout

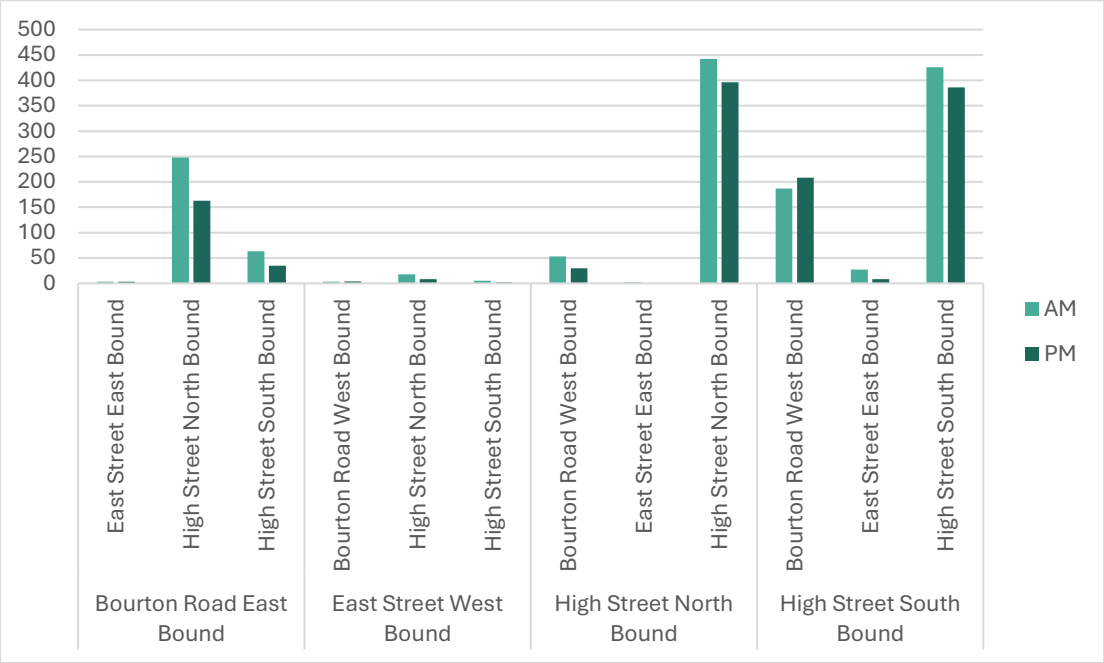


Figure 2-8 Manual Turn Count Flows for the Southern Mini Roundabout

2.1.4 Existing Surveys

During May 2025, additional manual classified count surveys were conducted at the two mini-roundabouts in Moreton-in-Marsh. These showed similar pattern to the manual survey previously described. In addition, queue length surveys were undertaken in both the AM and PM periods with queues categorised as between 1-10 and > 10 vehicles.

For the northern roundabout (junction with London Road) in the AM period, Queues quickly build from the north, rapidly exceeding 10 vehicles. Queues from London Road also frequently exceed 10 vehicles though peak later. Queues from the south rarely exceed 4 vehicles which is unlikely to exceed the 95 metres separation between northern and southern roundabouts.

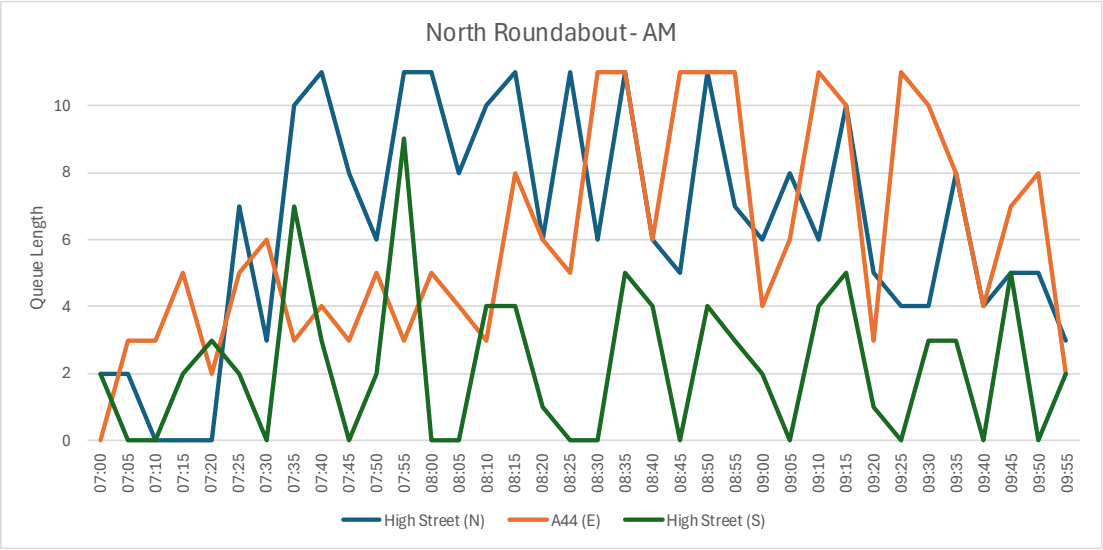


Figure 2-9: North roundabout (AM) - Queue length

During the PM period, queues from the East are initially high, exceeding 10 vehicles, before decreasing rapidly. Queues in other directions are typically less than 6 vehicles.

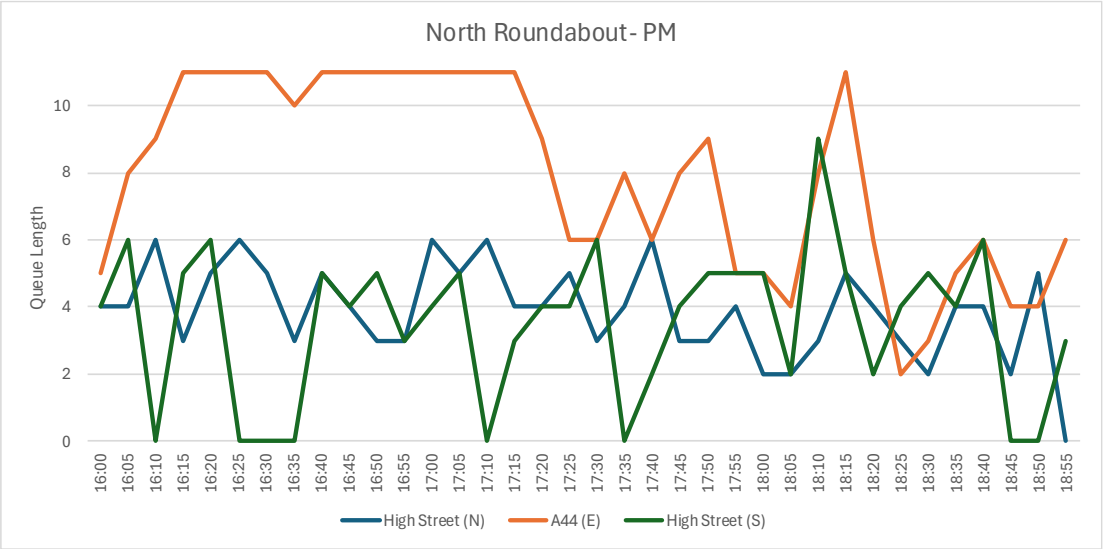


Figure 2-10: North roundabout (PM) - Queue length

For the southern roundabout in the AM period, queues are less significant, rarely exceeding 10 vehicles for any arm. However, queuing from the north can exceed 10 vehicles which risks blocking back through the northern roundabout. This pattern was observed during the site visit on occasions though tended to clear rapidly.

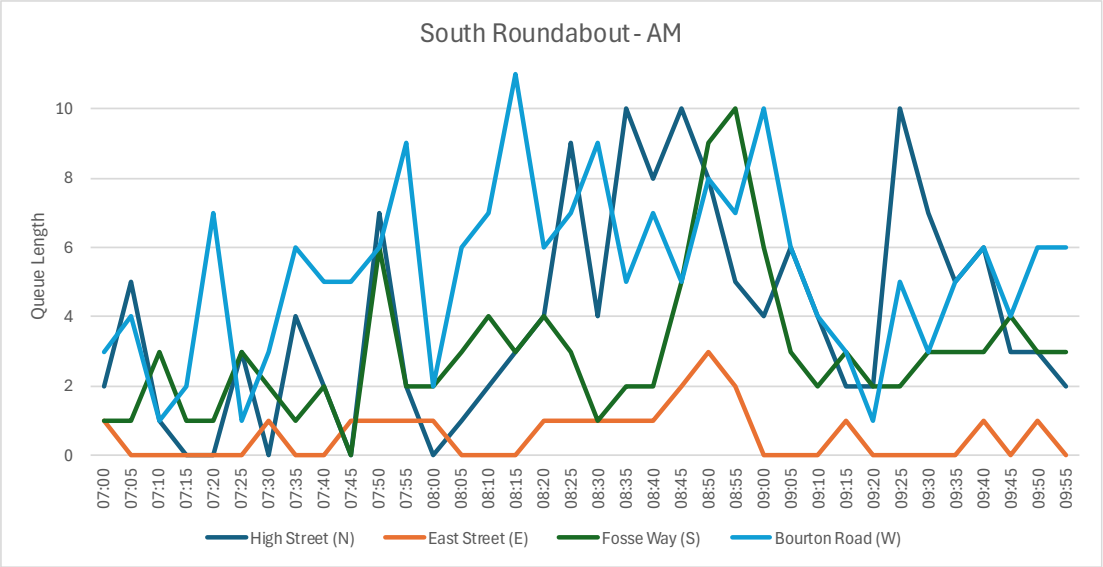


Figure 2-11: South roundabout (AM) - Queue length

For the PM period, queuing from the south, down Fosse Way can regularly exceed 10 vehicles whilst again there is a risk of long queues from the north blocking back to the southern roundabout.

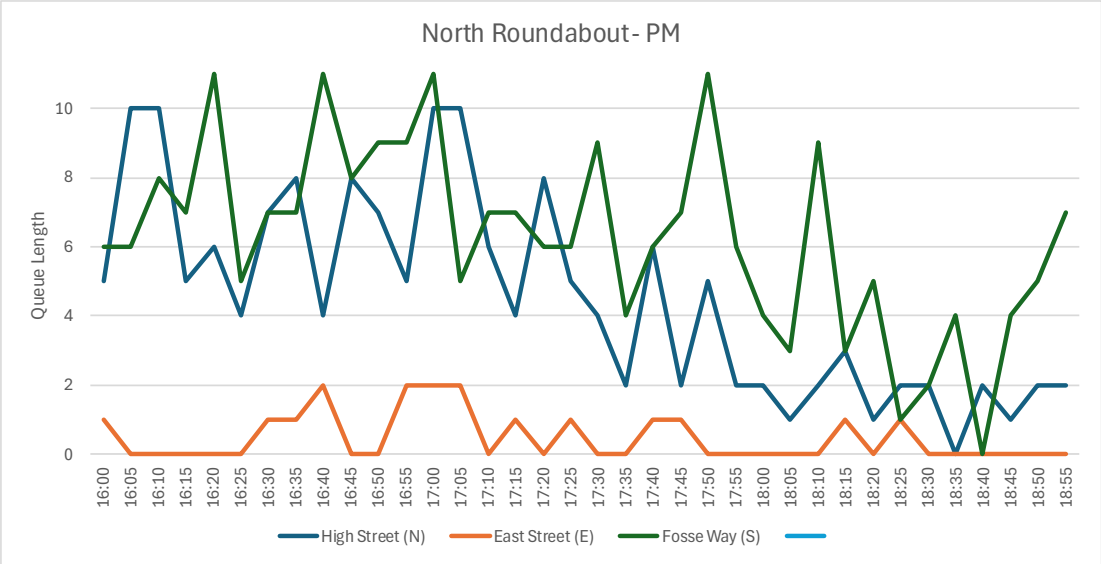


Figure 2-12: South roundabout (PM) - Queue length

Table 2-3 shows the average vehicle composition for all observed turning movements. OGV1 and OGV2 vehicles account for a higher proportion in the AM peak (10%) than in the PM peak (3%). LGV proportions are also slightly higher in the AM peak, while bus/PSV volumes remain low at 1% in both peaks.

Table 2-3: Average vehicle type

	Car	LGV	OGV1	OGV2	PSV	MCL	PCL
AM	75%	14%	6%	4%	1%	1%	0%
PM	83%	12%	2%	1%	1%	1%	0%

OGV1 includes rigid vehicles with two or three axles such as larger ambulances, tractors, box vans and mid-sized trucks. Absolute numbers of OGV1 and OGV2 vehicles using the A44 at each mini roundabout is between 30 and 70 vehicles per hour depending on the period, with the majority being OGV1 vehicles.

2.2 Overview of the Existing Public Transport Network

2.2.1 Bus

Moreton-in-Marsh is served by a limited number of bus services that make local stops on the A44, A428 and at the railway station. Services include Routes 1, 1A, 2, 2A, 51 and 51A operated by Stagecoach and which provide services to Stratford-upon-Avon via Draycott, Broadway and Chipping Norton on a variable one-to-three-hour weekday frequency. Other routes include a once per day service to Shipston on Stour (route 6) and an hourly service operated by Pulman Coaches between Cheltenham and Chipping Norton. As can be seen from the figure below which shows a 45-minute walk and bus isochrone from the market square for a weekday morning, the current frequency and range of bus services limit the choice of destinations accessible by bus. The lack of choice and irregularity in timings is likely to dissuade individuals from Moreton-in-Marsh choosing bus as a commuting mode. This is shown in the 2011 (pre-covid) Census commute to work data where less than 2% of individuals used bus as a commuting mode of travel of which Stow-on-the-Wold was the only reported destination.

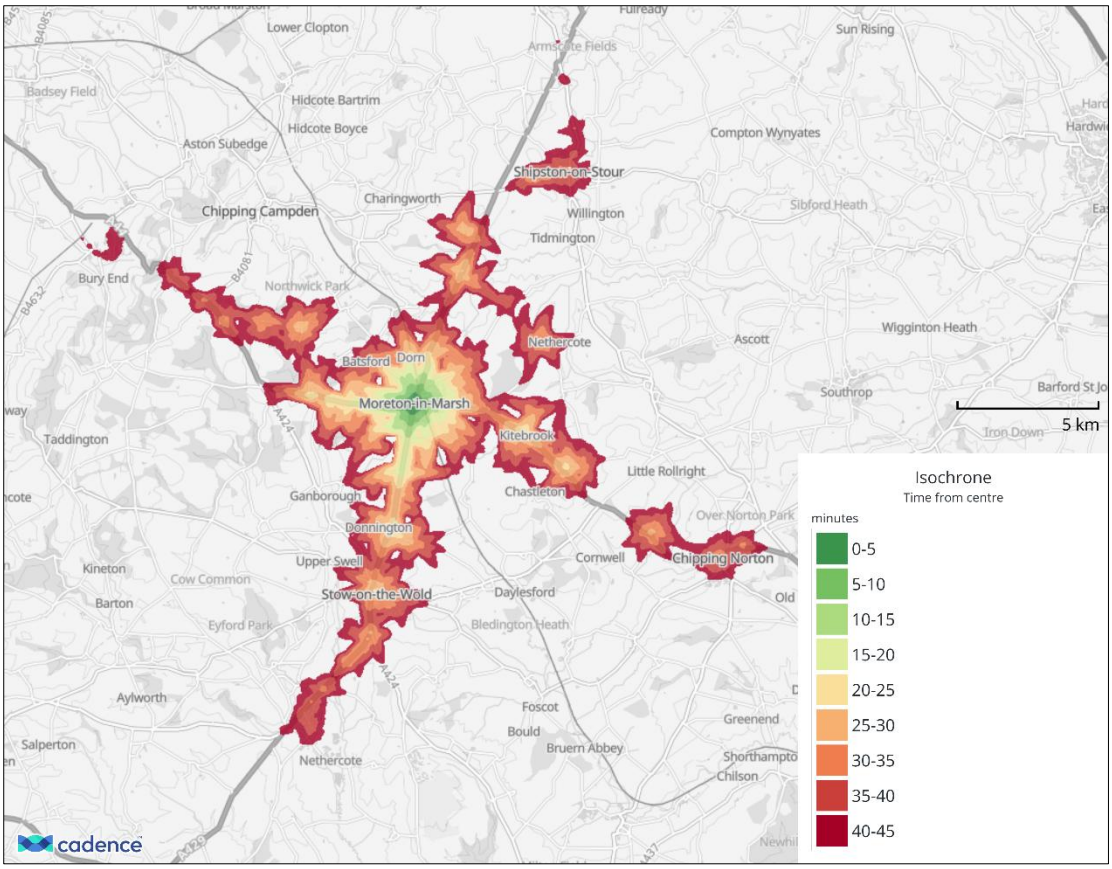


Figure 2-13 Walk and Bus Isochrones from Moreton-in-Marsh Market Square (typical weekday morning)

2.2.2 Rail

Moreton-in-Marsh has a railway station situated to the northeast of the historic centre though now largely surrounded by new housing developments. The station forms part of the Cotswolds Line that runs between Oxford and Hereford, with destinations including,

- London Paddington – Approx. 20 trains per day, Journey time approx. 1 hour 30 minutes.
- Oxford – Approx. 20 trains per day, Journey time approx. 30 minutes.
- Worcester – Approx. 20 trains per day, Journey time approx. 1 hour 30 minutes.
- Hereford – Approx. 15 trains per day, Journey time approx. 30 minutes.
- Great Malvern – Approx. 15 trains per day, Journey time approx. 55 minutes.

The isochrones shown in Figure 2-14 show destinations accessible within 1 hour by rail from Moreton-in-Marsh with Pershore, Evesham and Oxford being key accessible destinations.

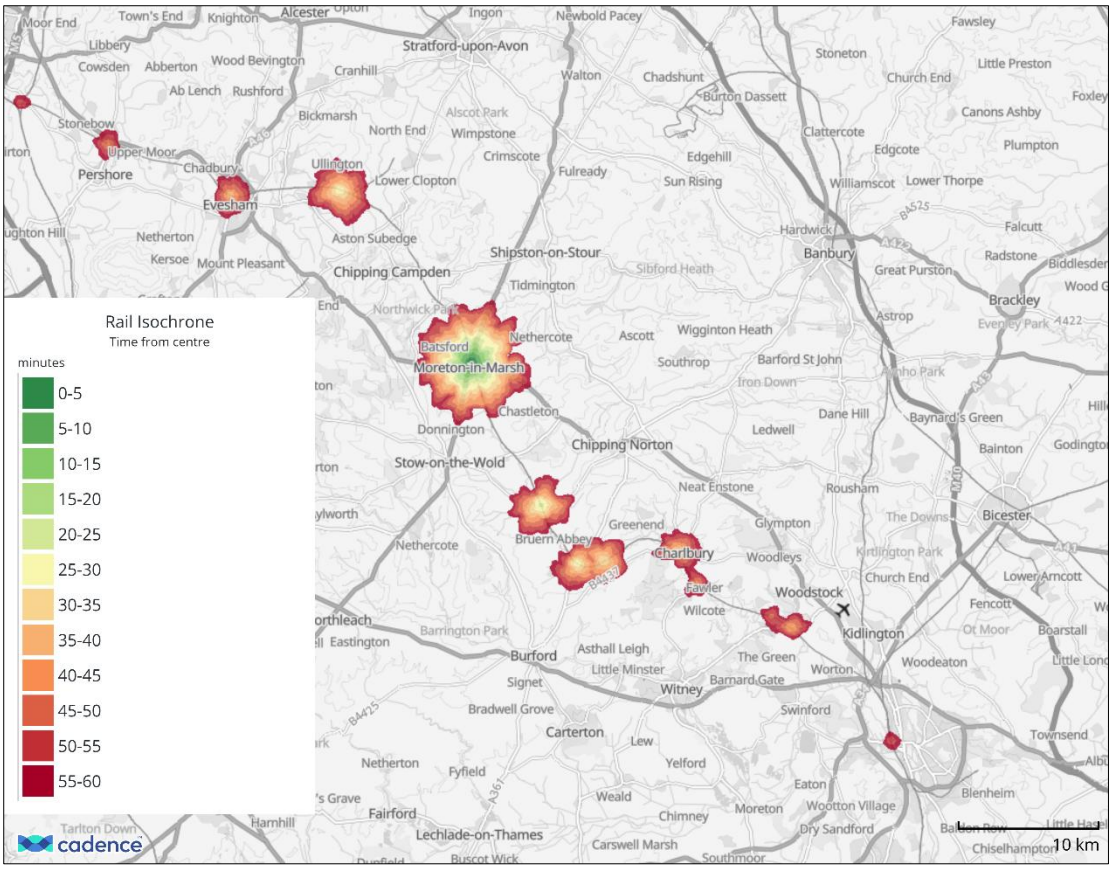


Figure 2-14: Rail isochrones from Moreton-in-Marsh

In the 1970's, 25 miles of the route from Moreton-in-Marsh in the Hereford direction was converted to single track. Improvement work since 2011 has led to the section between Moreton-in-marsh and Evesham reopening as a double track line. Future potential improvements include track doubling between Wolvercote to Hanborough and Evesham to Pershore which will allow for an increased frequency of Oxford to Worcester services to every 30 minutes.

Work is currently progressing on construction of the Transport Hub adjoining the station carpark (Figure 2-15). This will provide additional parking capacity and improve accessibility and facilities for public transport.



Figure 2-15 Moreton-in-Marsh Transport Hub

The chart below shows ticket sales associated with Moreton-in-Marsh station. After remaining relatively flat, usage began to increase from about 2011. This may be attributed to the line improvement works as well as the rapid growth in dwellings experienced by the town in this period. Usage dropped significantly during the COVID19 pandemic period. Whilst usage has recovered, by 2023 it was only up to approximately 2015 usage levels, potentially related to increased rates of working from home.

Whilst the latest 2021 census commute to work data is heavily influenced by the impact of the COVID19 Pandemic, the older 2011 Census data does not fully reflect the increasing levels of patronage for the station. However, 2011 census output area zones associated with Moreton-in-Marsh showed up to 5.2% of commuters choosing rail; Destinations being principally Oxford and London.

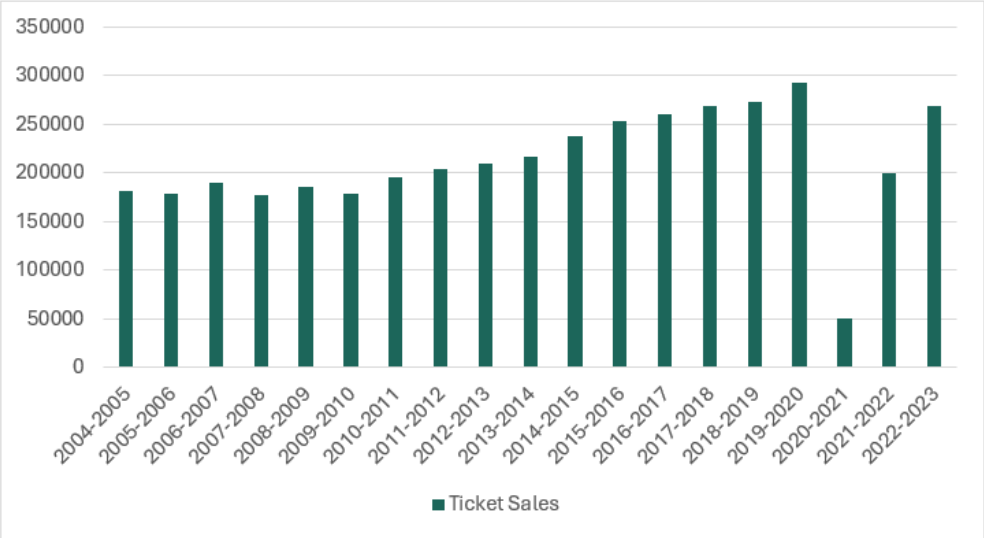


Figure 2-16 Moreton-in-Marsh Railway Station Ticket Sales

2.3 Overview of Active Travel Provision

Moreton-in-Marsh lies within the relatively flat Evenlode Valley. Whilst it is situated on or near roads with significant vehicular traffic (A429, A44), it does have a growing network of dedicated walking and cycling links, with some associated with new housing developments. These are increasing the ease with which residents can make short trips to destinations such as local shops and public transport connections. Moreton-in-Marsh lies over 5 miles from Stow-on-the-Wold (the nearest settlement of significance), cycle times are 22 minutes via the busy A429 Roman Road or 32 minutes via quieter lanes. The lack of easily cyclable work destinations is evidenced in the 2011 Census commute to work dataset where only 27 respondents from the Moreton-in-Marsh area choose bike as a commute method.

Moreton-in-Marsh lies within the Evenlode Valley of the Cotswolds and is partl in the Cotswolds National Landscape area. Popular with tourists, it offers leisure cycling including routes 442 and 48 of the National Cycle Network, both of which follow roads shared with vehicle traffic. The location of these routes, typically away from areas of population or employment make them of less use for commuting purposes.

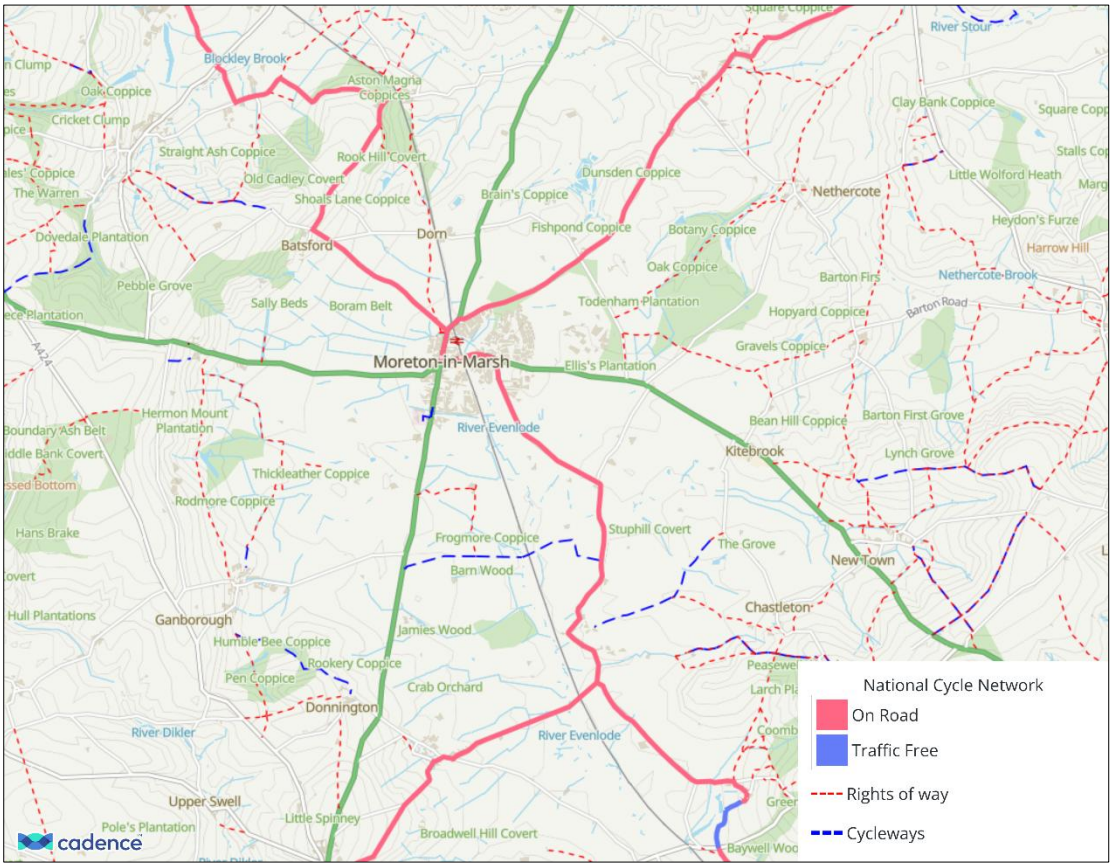


Figure 2-17: Cycle route in and around Moreton-in-Marsh

2.4 Overview of Moreton-in-Marsh Parking

2.4.1 Existing Parking Facilities

Moreton-in-Marsh has existing parking facilities, located along the High Street, at the Old Markey Way and at the Railway Station.

2.4.1.1 High Street Parking

The key parking location for the centre of Morton-in-Marsh is currently the High Street between Bourton Road to the south and the Co-op supermarket to the north. Parking is organised between

areas of parallel and perpendicular bays. These are formed either alongside the High Street or in the market square centre. Spaces within the market square are typically marked though other areas are un-marked and ad-hoc leading to a level of variability in parking capacity dependant on driver's use of space. Whilst some sections appear uncontrolled, others have a limitation of 2 hours parking Monday to Friday between 0800 and 1800. There is no parking charge. The diagram below shows how spaces are split between areas of the high street noting that counts are estimates based on manual counts.



Figure 2-18: High Street parking bay locations

2.4.1.2 Old Market Way Car Park

The Old Market Way car park is a pay and display car park consisting of 50 spaces includes,

- 3 disabled bays
- 2 EV charging bays
- 2 dedicated short stay (20 mins) bays

The car park is intended as a long stay car park with current charges being,

- 30 mins - £0.80

- 1 hour - £1.20
- 2 hours - £2.40
- 10 hours - £3.40

Located close to the railway station and High Street, this car park gives additional parking capacity.

2.4.1.3 Railway station

The railway station currently has 128 parking spaces. This are in marked bays parallel to the road. Parking is charged via either pay & display machine or app purchase. The car park is open 24 hours, and pricing is charged at a weekday day rate of £5.00.

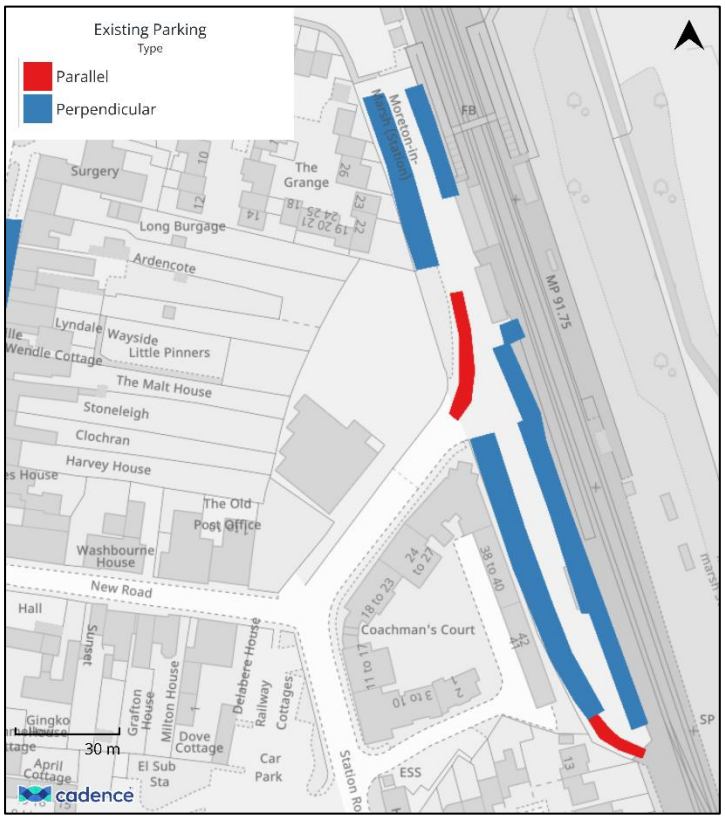


Figure 2-19: Railway station parking

2.4.1.4 Ad-hoc Parking

Additional ad-hoc parking opportunities exist within walking distance of the town centre. Mostly located on residential streets, these are non-official with limited restrictions though often unsuitable due to narrow streets and property access.

2.4.2 Current Parking Issues

Moreton-in-Marsh has several parking related issues which include key town centre parking locations being over-capacity and issues related to the layout of current parking infrastructure.

2.4.2.1 Parking Utilisation

The graphs below represent work undertaken by AtkinsRéalis in 2023 in support of the Transport Hub[1]. This shows levels of short stay (SS), medium stay (MS), and long stay (LS) parking, as well as available capacity. This is displayed for AM, interpeak and PM periods for four zones in and around Moreton-in-Marsh.

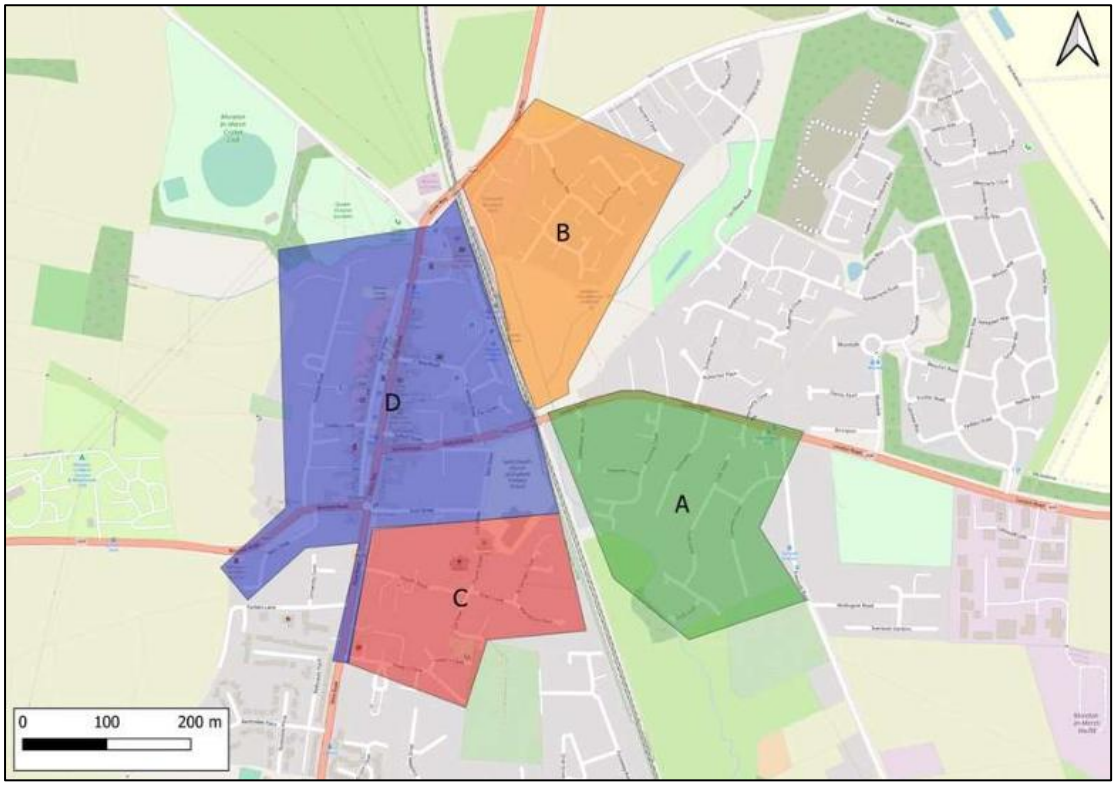


Figure 2-20: Parking utilisation survey zones

[1] https://moretoninmarshtowncouncil.gov.uk/wp-content/uploads/2024/08/ZoneDataAnalysis.pdf

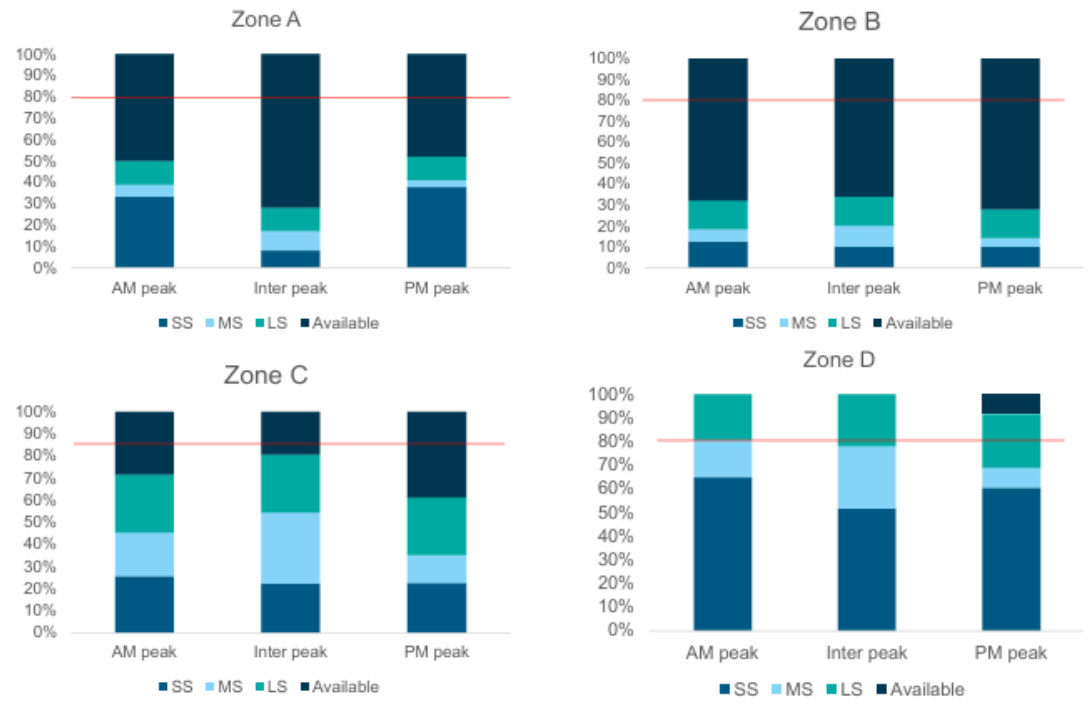


Figure 2-21: Parking utilisation survey results

The results show availability for Zone A (residential area) dropping during the inter-peak period. This likely corresponds to residents using their car during the working day. Such a pattern is not visible for the other primarily residential zones of B and C where usage remains consistent for all three periods. This may indicate some overspill from congested High Street and railway station parking. This is further indicated by zone D that represents High Street and railway parking where all capacity is taken for AM and inter peak periods and availability is less than 10% for the PM period.

Site visits and Historic Google Streetview imagery show that during the 0900 to 1700 period, parking at both the High Street and railway station is heavily utilised with little availability. This may result in cars queuing onto the A429 obstructing through-traffic or having to make multiple passes down the High Street to find available parking.

2.4.2.2 High Street Parking Layout

Parking overhanging carriageway

Existing parking spaces are often small and not of suitable size for modern vehicles. This can lead to vehicles overhanging into the carriageway. This reduces road space, with the potential to cause visibility hazards for through-traffic.



Figure 2-22: Parking overhanging carriageway

Unrestricted parking

The lack of parking restrictions for significant sections of the High Street leads to long stay parking that would be better suited to other locations such as the Transport Hub parking site. It has the effect of reducing capacity for short stay users which impacts on accessibility to High Street shops and businesses.



Figure 2-23: Unrestricted parking

Pavement parking overhanging footway

Similar to issues regarding vehicles overhanging into the road, the areas of perpendicular parking often result in vehicles overhanging the pavement. This is a hazard where vehicle / pedestrian interaction occurs and restricts the pavement width which is of special concern for pedestrians with sight and mobility issues and those with pushchairs. It is also an issue for the free flow of pedestrians during periods of significant tourist demand.



Figure 2-24: Pavement parking overhanging footway

Parking on Footway and verges

The limited and ad-hoc nature of parking leads to misuse where individuals may attempt to find additional space by parking on grass verges and other spaces not designed for parking. This leads to degradation of the surfaces and in addition, such vehicles could be an additional hazard for pedestrians and other motorists as vehicle and pedestrian access is narrowed and sightlines obscured.



Figure 2-25: Parking on Footway and verges



Figure 2-26: Parking on Footway and verges

Both parking design and capacity impact the flow of through-traffic through the town centre. The current location of some parking bays that cause larger vehicles to overlap the road causes a narrowing of the carriageway, limiting capacity. The over-capacity nature of the High Street car-park

and current access from the High Street leads to additional circulation as drivers search for spaces whilst the limited access and egress onto the A429 leads to issues with traffic turning and blocking back onto the carriageway.

2.4.3 Planned Schemes

Several improvement schemes have been developed. Some of these such as the Transport Hub are currently being developed.

2.4.3.1 GCC draft parking zones strategy (2024)

Contains a proposal for parking zones to be established within Moreton-in-Marsh. This would involve an inner zone of controlled parking (7 days a week) to prioritise retail, residents and visitors (marked in red). An outer zone would have lower restrictions on use, favouring long stay parking and residents (marked in blue).

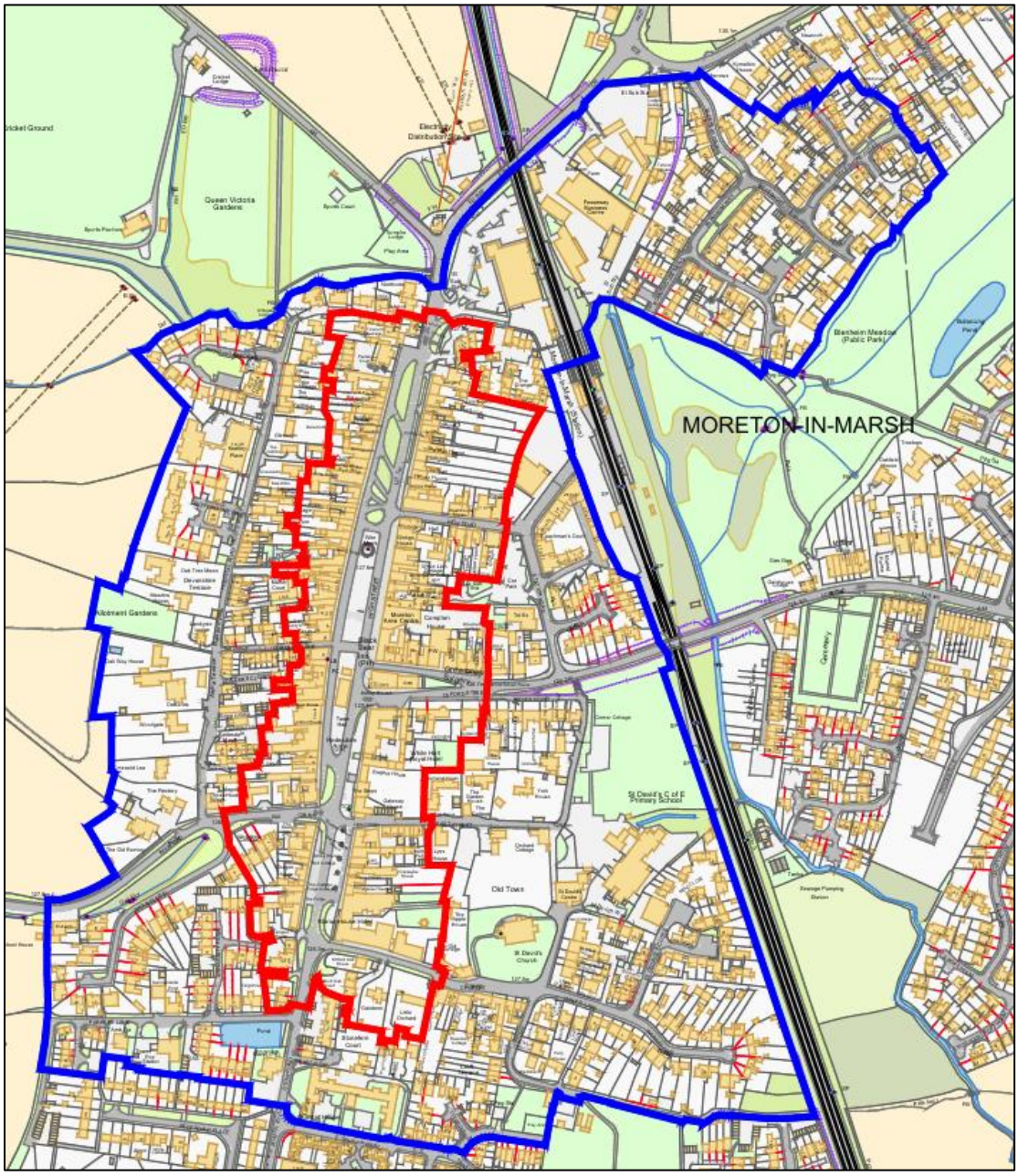


Figure 2-27: Proposed parking zone boundaries

2.4.3.2 CDC parking strategy (2025-2028)

This document seeks to ensure that parking within the Cotswold area will fulfil future needs. Through surveys, it identified that most people park for between one or two hours and travel under two miles. Shopping is the main driver of parking demand. The document lists as actions to support the Town Council to encourage, facilitate or enable the development of appropriate car parking and to develop new linear parking on the High Street to avoid vehicle overhang and improve pedestrian access.

2.4.3.3 Transport hub

The Moreton-in-Marsh Transport Hub is an ongoing project designed to improve town centre parking and encourage more active and sustainable transport. The scheme has involved the purchase of additional land with construction work currently ongoing. The project will involve a re-planning of the existing car park site with,

- 164 spaces (including 9 disabled, 1 staff and 2 Network Rail spaces)
- 10 electric vehicle charging points including 2 allocated to disabled spaces
- Cycle and motorcycle parking
- Taxi rank
- New drop off area
- Dedicated bus areas
- Walkway to town centre



Figure 2-28: Transport Hub

The upgraded site will increase parking capacity by approximately 50 vehicles and is expected to encourage more long-stay parking, helping free up limited High Street parking for short stay purposes.

2.4.3.4 Make Moreton Accessible

The "Make Moreton Accessible" plan has been produced by Moreton-in-Marsh Town Council. It is intended to improve the accessibility of Moreton following the introduction of the Transport Hub which is expected to divert long-stay parking away from the High Street. The high-level plans intend to improve safety and setting with enhancements to road layout and pedestrian access.

2.5 Overview of the Phase 1 study

WSP undertook Stage 1 of the Moreton-in-Marsh Feasibility Study in September 2025. The purpose of the Stage 1 work was to conduct a high-level options identification and appraisal process for solutions to Moreton-in-Marsh's current and potential future traffic congestion issues. The stage 1 report forms the first part of a two-part process (this report being the second stage), with the second stage including transport modelling, a more detailed route design for a potential new road corridor to bypass the town centre, and initial costings and funding options.

The report outlines existing stakeholder engagement related to Cotswold District Council's Local Plan. This has taken the form of public meetings, surveys and workshops with the last recorded event being a community feedback session on the 12th of February 2025.

A constraints mapping exercise was conducted before an options identification process analysed key challenges relating to delivery of new transport infrastructure. This includes environmental, engineering and infrastructure, land use, existing transport infrastructure, topography and community functions.

Environmental constraints include the presence of Wolford Wood and Old Covert Sites of Special Scientific Interest (SSSI) and Ancient Woodland; Their Impact Risk Zone extends out to Moreton-in-Marsh town centre. In addition, the area contains numerous heritage assets including listed buildings, scheduled monuments, registered parks and gardens and the adjacent Cotswold National landscape. Flood risk within the Evenlode Valley is noted.

Engineering and infrastructure constraints include the presence of existing power infrastructure and the requirement for road-based interventions to potentially cross both the River Evenlode and railway line.

The options identification process in Stage 1 involved the collation of a longlist of measures, informed from previous studies, Local Plan consultation and community engagement. The longlist is categorised into the following themes:

- Sustainable Measures – 16 options
- Behavioural Change Measures – 6 options
- Infrastructure Measures – 9 options

Many of the identified sustainable/behavioural options are low-cost/low-impact, reasonably generic though still of value to include. The highways options are high-value and high-risk though heavily constrained by the town's environmental and heritage context. Some options are noted as being unlikely to be feasible, such as active travel on Oxford Street being limited by width and safety constraints whilst other options such as a new southern railway station are expected to have extremely high-cost barriers to adoption.

From this long-list, a sifting exercise using a Multi-Criteria Assessment Framework (MCAF) assessed each option against the following themes,

- Strategic Alignment,
- Acceptability,
- Deliverability, and
- Affordability

For each category, scoring was conducted on a 7-point scale ranging from -3 to +3. Scores were summed by category per option with the top 10 options as shown below,

Table 2-4: Phase 1 MCAF results

ID	Scheme name	Scheme Objectives	Accessibility	Deliverability	Affordability	Overall Score
19	Controlled Parking Zone (including parking charges and limited waiting restrictions) in the town centre to manage traffic demand	7	0	2	0	9
10	Improved walking and cycling connections along Evenlode Road	5	2	1	-1	7
29	Full Eastern Link Road between Fosse Way (A429) north and south – Outer Link Road	10	3	-1	-5	7
11	Improved connections from the National Cycle Network to potential development sites	5	2	1	-1	7
14	Increase frequency of existing bus services (double existing frequency of all services connecting to Moreton-in-Marsh).	4	2	2	-1	7
1	Active travel link along London Road (A44) up to 20mph area	5	1	-1	1	6
7	Improve active travel connections to Moreton-in-Marsh railway station	4	2	2	-2	6
23	Mini roundabouts on Fosse Way (A429) at Fosseway Avenue and Redesdale Place	2	2	2	-1	5
17	Park and Ride and town centre long stay car park by Caravan Park at Bourton Road (A44)	4	2	0	-1	5
20	Limiting HGV movements on London Road (A44) to only essential vehicles allowing further reallocation of road space and traffic calming measures.	3	0	2	0	5

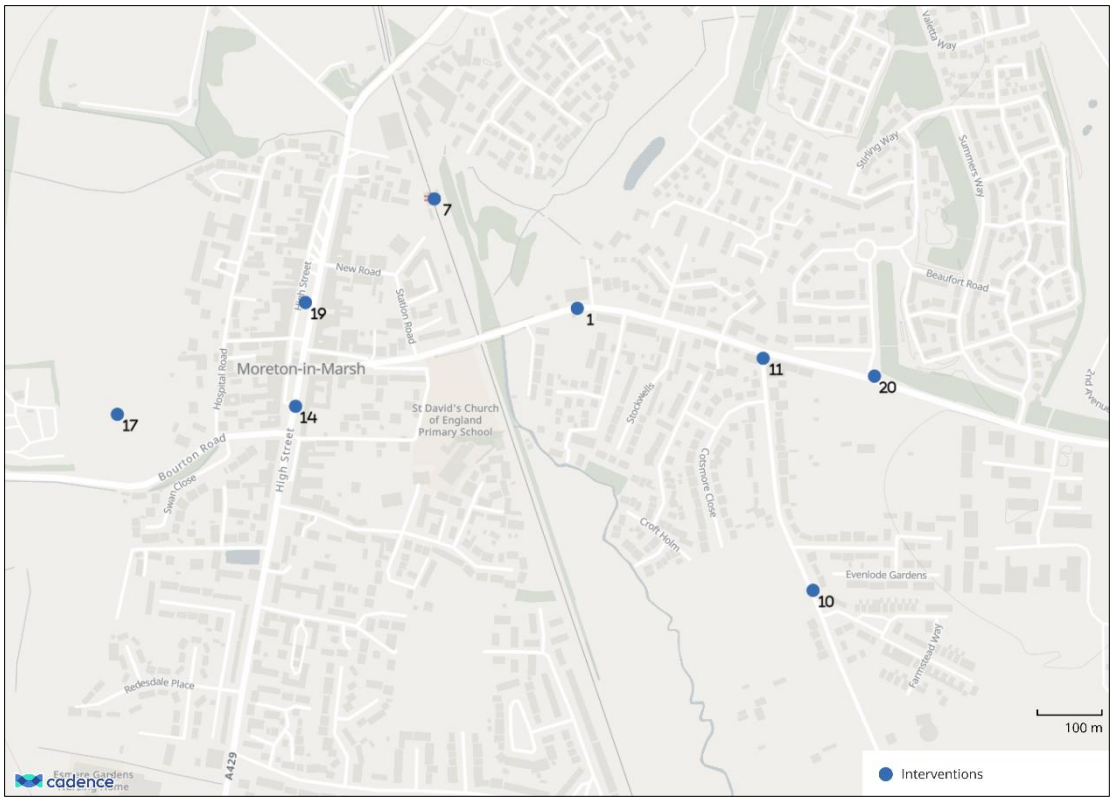


Figure 2-29: Intervention locations

Whilst the highest attainable score is 28, the highest scoring option only achieved a score of 9 with low differentiation among the top 10 scoring options.

It is noted in the text that whilst these options are likely to have the greatest impact on the existing and future transport conditions, they are likely to require packaging with other measures.

The GC3M was used to investigate future year traffic conditions for a Do-Nothing model for 2041 and 2061. In addition, a Do-Minimum (DS) scenario (with Local Plan developments though without mitigations) was tested. The DS is a simple spreadsheet model that takes DM link flows and applies development trips generated from TRICS derived trip rates and distributed based on trip length distributions (TLDs) taken from the National Travel Survey (NTS)

2.6 Overview of the GC3M model

The Gloucestershire Countywide Multi Modal Model (GC3M) is a strategic transport model consisting of,

- A variable demand model (VDM) – developed using Visum
- A highway assignment model (HAM) – developed using SATURN
- A public transport assignment model (PTAM) – developed using Visum

The model has a base year of 2019 having been calibrated using pre-COVID data and represents a neutral weekday.

The HAM and PTAM consist of three time periods. The HAM covers the following peak hours,

- AM peak hour – 0800 to 0900
- IP average hour – 1000 to 1600
- PM peak hour – 1700 to 1800

The VDM covers 24-hours on a neutral weekday and forecast trip generation, trip distribution, mode share and time period choice.

Moreton-in-Marsh is located outside of the Area of Detailed Modelling (AoDM) though within the Fully Modelled Area (FMA) though it is still modelled in similar detail to locations within the AoDM.

Moreton-in-Marsh has sufficient network detail within the GC3M with all major roads (A44 and A429) and some local roads (Todenham Road and Evenlode Road) being modelled.

Moreton-in-Marsh is located largely within a single model zone which will have an influence on the assignment of local trips, especially intra-zonal trips. As part of this study, the zoning has been disaggregated and the zonal connectivity reviewed and updated within and around Moreton-in-Marsh.

The GC3M will be used to analyse the relative performance of scenarios. This will be achieved by analysing link volumes compared to modelled link capacity and analysing the performance of key junctions. It can also be used to extract forecast travel times that will be used to compare the impact of scenarios and interventions on the strategic network.

The GC3M is however a strategic model and as such has several limitations common to most similar models at this scale. The lack of a dedicated active travel model and the inability to accurately model shorter active trips at a strategic scale necessitates the modelling of improvements to the active travel network though broader assumptions applied at the demand level. In addition, the model is expected to under-estimate the impact of parking related delays to the High Street as such detailed analysis of the interaction with parking cars would require microscopic level modelling.

2.7 Cotswold Local Plan

Cotswold District Council is preparing a new Local Plan for 2026 to 2043, which will establish the planning framework for development and land use across the district. The Plan will set out both strategic priorities and locally tailored policies to guide growth and change. Moreton-in-Marsh, as a sustainable rural settlement, is proposed to have a significant strategic allocation of dwellings which will generate trips that, if left without any mitigating actions, would have an impact on the local road network that is currently approaching capacity.

2.8 Key Transport Issues

The TomTom data clearly shows that strategic through-traffic dominates the A429 at Moreton-in-Marsh. The turn count analysis shows right-turn conflicts driving delay at the northern mini-roundabout whilst the queue data shows the potential for queue interaction as traffic has the potential to block back through the adjacent roundabout.

The High Street shows lower inter-peak volumes though study visit observations backup reports of congestion in this period. This can be attributed to parking related obstructions from what is a frequently over-capacity parking location, as well as a higher number of

pedestrians crossing the high street using the signalised crossing to the north of the High Street / Oxford Street mini roundabout.

Parking in the town centre is heavily constrained and is having an impact on the smooth flow of through-traffic through the town.

There are currently limited mode alternatives with low bus usage a driver for reduced services which then further reduces demand and limited low or no traffic cycle links away from busy roads.

3. Scenario Development

3.1 Overview of scenarios

The following three do-something scenarios, shown in Table 3-1, have been identified for transport modelling and assessment. The Do Something (DS) scenarios test both sustainable interventions and an additional link street which would provide multi-modal access for neighbouring sites with a 30mph speed limit. The link street is tested in two parts; both the south-east only segment as well as the full eastern route (see section 4 for more details regarding the link road). All scenarios are for a 2043 future year which coincides with the Local Plan.

Scenario	Scenario Description	Details
DS1	2043 FY Local Plan + sustainable interventions around Moreton	Do Something scenario Demand testing 1,500 dwellings for local plan allocation Includes behavioural and sustainable (non-infrastructure) interventions
DS2	2043 FY Local Plan + sustainable interventions around Moreton + south-east Link street	Do Something scenario Demand testing 1,962 dwellings for local plan allocation In addition to the behavioural and sustainable interventions, to also include a south-east link street
DS3	2043 FY Local Plan + sustainable interventions around Moreton + Full eastern Link street	Do Something scenario Demand testing 3,100 dwellings for local plan allocation In addition to the behavioural and sustainable interventions, to also include a full eastern link street

Table 3-1 Do-something scenario description and details

3.2 Behavioural and sustainable Interventions for All Do-Something Scenarios

Table 3-2 summarises the sustainable and behavioural transport interventions included within all the Do Something modelling scenarios. The interventions focus on demand management, active travel, public transport enhancements, and HGV restrictions. Individual interventions are discussed in more detail later in this chapter.

Option Name	Purpose
Controlled Parking Zone in the town centre to manage traffic demand	Moving a proportion of vehicle trip destinations away from town centre. Improved parking access not impacting A429 through-traffic
Park and Stride car park, provisionally located to the north of the town centre	
Improved walking and cycling connections along Evenlode Road	Moving short distance local trips from car to cycling and walking
Active travel link along London Road (A44) up to 20 mph area	
Blenheim Meadows AT Routes Upgrade	
Active improvements between southern developments and town centre potentially via upgrade of existing paths via allotments and East St	
Improve active travel connections to Moreton-in-Marsh railway station	
Increase frequency of existing bus services	Moving longer distance trips from car to bus and rail
Bus-Rapid-Transit Route C09/C08 Moreton-in-Marsh to Cheltenham	
Moreton-in-Marsh railway station improvements	
Discouraging HGV movements on London Road (A44) to only essential vehicles allowing further reallocation of road space and traffic calming measures	Reducing HGV movements in the town centre and releasing space for active travel users

Table 3-2 Sustainable and behavioural interventions

3.2.2 Parking Interventions

This includes two interventions, a controlled parking zone and a park & stride site. The controlled parking zone includes improvements to parking within the town centre whilst the park & stride offers additional parking capacity.

3.2.2.1 Controlled Parking Zone in town centre

This option includes parking charges and limited waiting restrictions within the town centre to manage traffic demand. The option was shortlisted in the first phase of this work after coming top in the long list following the multi-criteria assessment. It scores highly for scheme objectives, positively for deliverability and neutrally for acceptability and affordability. Whilst some businesses may have concerns regarding restrictions to parking, these are likely to be offset by the enhanced parking proposed through the park & stride intervention and that already being introduced through the transport hub. It has the potential to enhance the historic town centre, making it more attractive to visitors and residents by reducing congestion and parking obstructions. It will remove a significant

source of town centre congestion where parking vehicles obstruct the flow of A429 traffic leading to enhanced journey time reliability. This is a technically and feasibly deliverable intervention having been delivered successfully in other town centres with similar issues. Concept designs include rationalising car parking along and adjacent to the High Street through formalising parking bays and the implementation of a Restricted Parking Zone in the central area, avoiding the need for double yellow lines through the historic centre area. This would allow for 120 parking bays consisting of 64 parallel and 56 chevron/perpendicular bays.

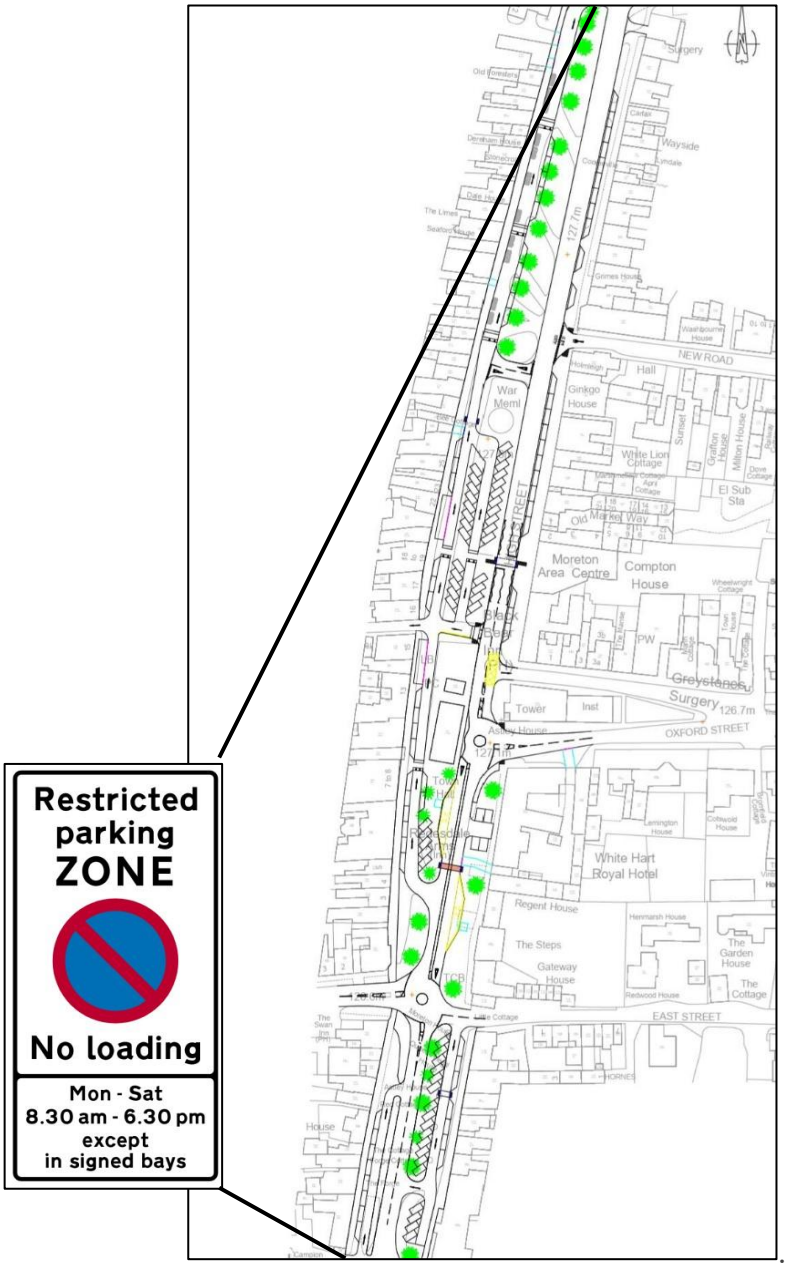


Figure 3-1: Potential new parking layout

3.2.2.2 Park and Stride car park

The Park & Stride intervention was shortlisted in the first phase of work where it is likely to enhance the economic vibrancy of the town centre and work effectively with restrictions to existing parking. A suitable site located to the north of the town centre could offer pedestrian access to the length of the High Street within a 10-minute walk. initial concept designs indicate the feasibility of an 84 to 96 space car park, including designated disabled parking bays and approximately 4-5 electric vehicle charging points within an acceptable sized area of land. In addition to the car park, the intervention would include enhanced pedestrian access to the town centre. This would include side road entry treatment such as raised and coloured road tables and enhanced footpath surfacing including tactile paving at road crossings.

3.2.3 Active Travel Interventions

This package of interventions is related to improving active travel links in and around Moreton-in-Marsh. They are designed to help connect new and existing areas of housing with destinations including the town centre, public transport sites and employment sites. These help form a growing network of active travel connectivity around Moreton-in-Marsh with low traffic links which should encourage mode shift for local short trips away from cars to walking and cycling. The map below shows how these planned interventions form connectivity both with themselves, the existing active travel connections, and cycle tracks proposed as part of the link road intervention.

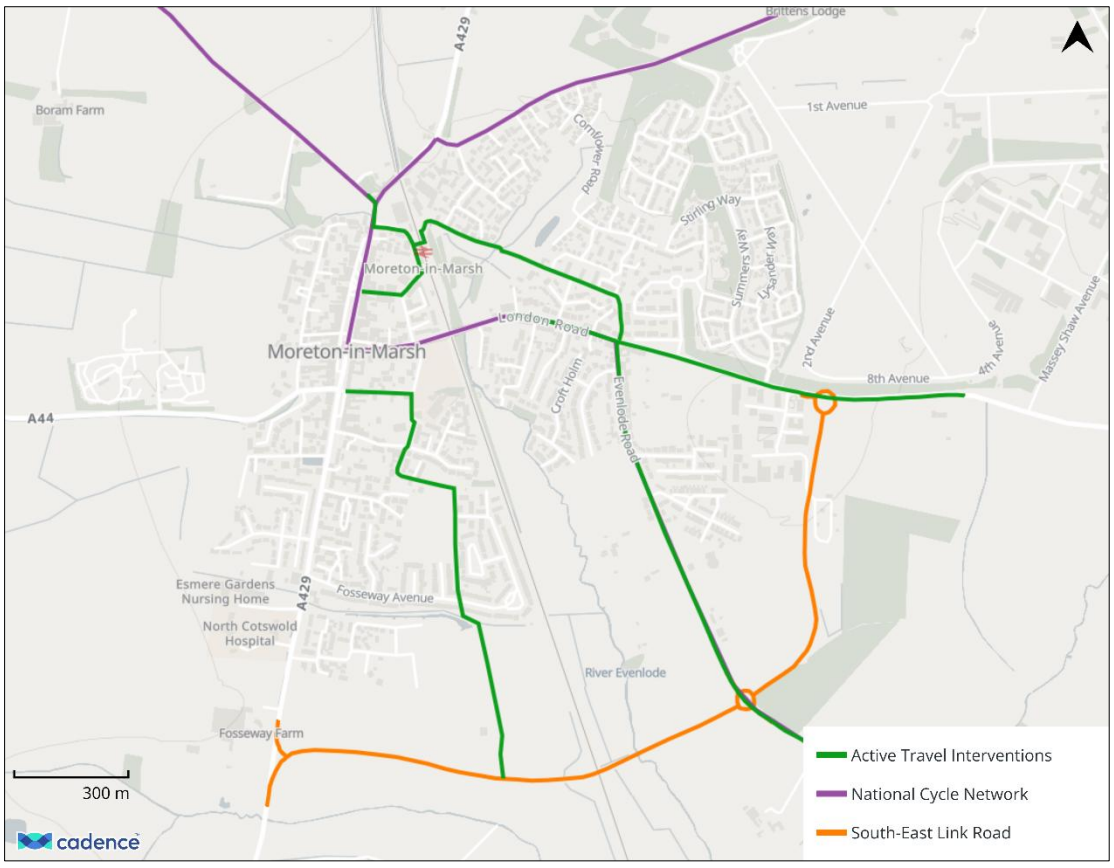
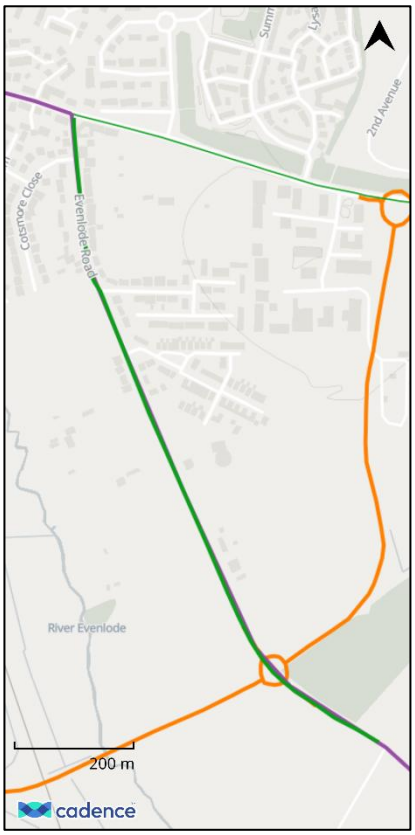


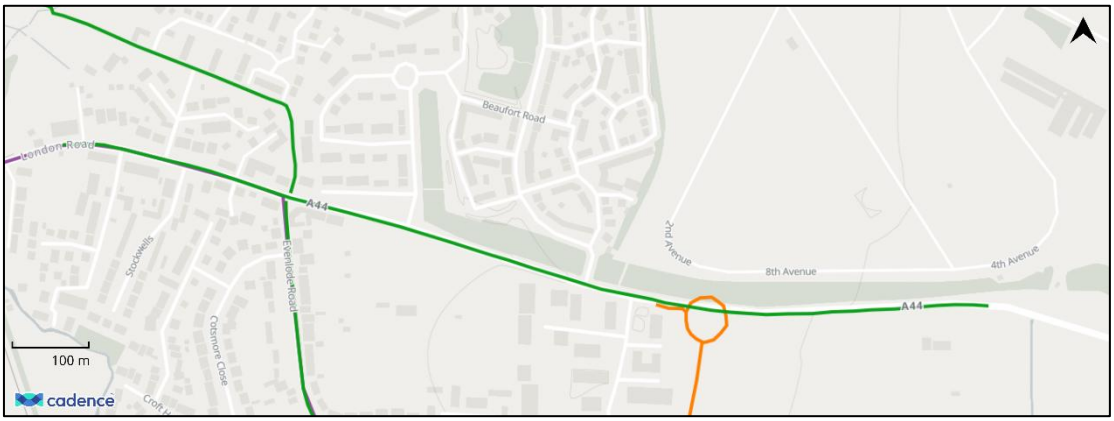
Figure 3-2: Active travel interventions

3.2.3.1 Improved walking and cycling along Evenlode Road



This intervention scored well in the first phase of work and was shortlisted due to its focus on encouraging mode shift, supporting strategic housing and employment development and improving air quality and the local environment. Whilst there may be some road space limitations within the already developed section of Evenlode Road, the additional housing developments proposed by the local plan will necessitate the widening of the section further south allowing for space to be made available for active travel. The active travel link will connect at the northern end with the proposed London Road active travel improvements and at the southern end with the active travel provision of the proposed link road intervention. This, and other associated proposed or existing links will allow low traffic active travel between the new developments proposed as part of the Local Plan along Evenlode Road to employment sites at the Cotswold Business Park, the transport hub at the railway station, the northern end of the High Street and facilities such as schools planned for the Fire Service College site.

3.2.3.2 Active travel link along London Road (A44)



This intervention would see active travel improvements for 1.2 km from 170 metres west of the Fire Service College entrance, west along the A44 to the start of the 20-mph zone. This section has been judged to offer suitable space to implement such measures, however the approximately 400 metre section further west along Oxford Street to the junction with the High Street is too heavily constrained by nearby buildings to offer improvements to be taken further. The identified section does however allow for connectivity with other current and proposed active links forming a network that would include connectivity from the Business Park to the railway station, transport hub and northern section of High Street.

3.2.3.3 Blenheim Meadows AT Routes Upgrade

This intervention helps join Moreton-in-Marsh railway station with developments to the east of the town. By providing enhancements to existing active travel connections, this helps

define a complete and more usable network of low and no vehicle active links. This upgrade connects the proposed London Road active improvement to both the station and northern part of the high street. It bypasses the narrow section of London Road further west that is unsuitable for the installation of cycle facilities and aids connectivity to local plan and existing residential areas as well as proposed developments on the Fire Service College site and the existing Cotswold Business Park.

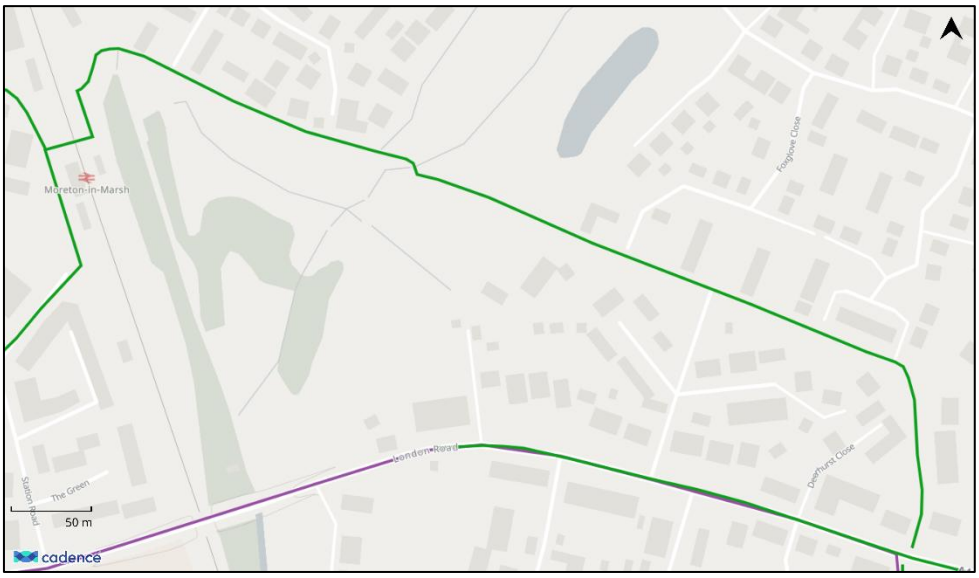
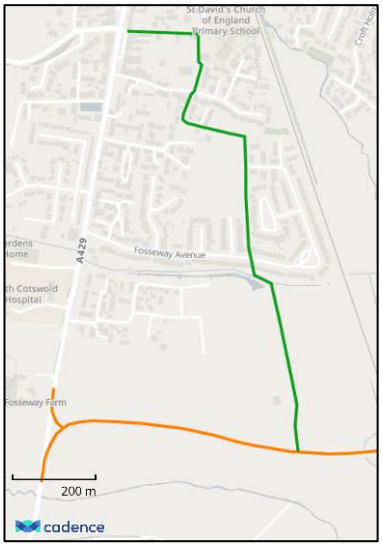


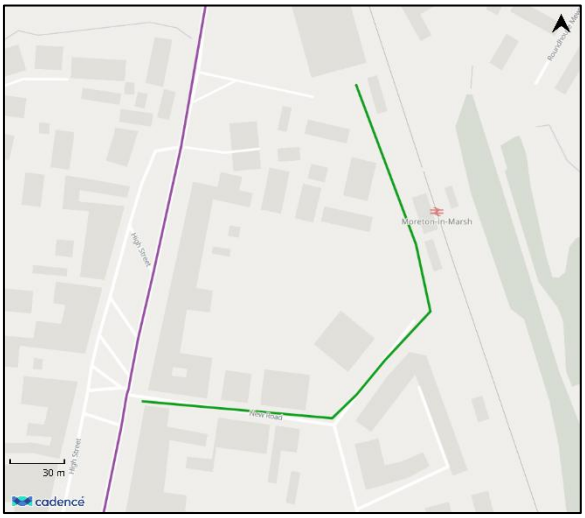
Figure 3-3: Blenheim Meadows AT routes upgrade

3.2.3.4 Active improvements between southern developments and town centre

This additional intervention includes approximately one kilometre of enhanced connectivity to existing paths, tracks and low traffic roads between the town centre and new developments to the south of the town. It would run from East Street via Old Town Road, Fosseway Avenue and the existing right of way to its intersection with the southeast section of the link road. This link will offer a safe and low traffic route for active travel for these new developments that avoids the busy A429, encourages a shift to active travel for short local trips. It also offers low or no traffic connectivity between the southern end of the high street and active links proposed as part of the link road intervention.



3.2.3.5 Improve active travel connections to Moreton-in-Marsh railway station



This intervention scored well in the phase 1 long list and was proposed for the short list of schemes. Consisting of 0.3 km of improvements, this would help link the station and transport hub to the high street, improving the existing network of active travel routes.

3.2.4 Public Transport Interventions

3.2.4.1 Increase frequency of existing bus services

This intervention which sees the doubling of frequency for existing services connecting Moreton-in-Marsh was shortlisted as part of the phase one work. It will help encourage modal shift from car to public transport, support strategic housing and employment and improve air quality for the local environment. It would however require suitable funding for an increased fleet and staff and a willingness from operators to increase service frequency.

3.2.4.2 Bus Rapid Transit (BRT) Route to Cheltenham

Separate work undertaken on behalf of Gloucestershire County Council proposes a BRT/Express bus network serving Cheltenham, Gloucester and surrounding areas. The current plans include a Cheltenham to Moreton-in-Marsh service with a frequency of 0.75 buses per hour between 0700 and 1600, and 1 bus per hour between 1600 and 1800. Such a service would help shift car traffic to public transport. Whilst this would only be effective for a narrow corridor around BRT stops, it is noted that the 2011 census showed nearly 200 commute trips from Moreton in Marsh to the Stow-on-the-Wold / Bourton-on-the-Water area and a smaller number (near 40) travelling as far as Cheltenham.

3.2.4.3 Moreton-in-Marsh railway station improvements

Future facilities improvements are planned for Moreton-in-Marsh station. These are yet to be fully defined though are expected to make the use of the station and rail travel more attractive and help further encourage a modal shift from car use.

3.2.5 HGV Interventions

3.2.5.1 Reducing HGV movements on London Road (A44)

This intervention scored well in Phase One and was shortlisted. It consists of 1.2 km of traffic calming with speed cushions between the A44 junction with the high street and the

Cotswold Business Village. It should help improve local air quality and the environment. It also intersects with the proposed active travel improvements to London Road and extends to the High Street junction which is too narrow for active travel improvements thus helping reduce and slow traffic. Whilst HGV restrictions may be considered, this would require a TRO that may be harder to establish.

3.3 Behavioural and sustainable Interventions for Full Link Street Do-Something Scenario

The following interventions are designed to be applied to the full link street scenario. In this instance, the link street will be taking strategic traffic away from the High Street. These interventions are designed to encourage and complement this, reducing vehicle movements in the town centre and making space available for active travel and public realm improvements. Ultimately, it is considered that the full link street is needed to make these interventions viable.

Option Name	Rationale
Installation of additional pedestrian crossings and timing update on existing crossings to favor pedestrians	Encourage active travel in the town centre, discourages strategic traffic in town centre and encourage shift to link street
HGV weight/size restrictions on A429 in town centre to encourage use of link road	Makes HGV traffic use the link street, avoiding the town centre.
Traffic calming measures on A429 in town centre (could include shared space, speed tables, capacity reduction through width/geometry changes etc.)	Encourages active travel in the town centre, enhances the town centre environment, encourages strategic traffic to use the link road
Declassification of existing A429, classification of link road as A429, updated signage encouraging use of link road	Encourages strategic traffic to use the link road
Removal of mini-roundabouts giving priority to east/west A44 traffic	Encourages strategic traffic to use the link street, enhances flow of east/west traffic

Figure 3-4: Additional interventions

3.3.1 Installation of additional pedestrian crossings and timing update on existing crossings

This intervention is intended to both make active travel easier within the centre of Moreton-in-Marsh as well as adding a time penalty to favour the link street. There is currently only a single pedestrian crossing between the southern mini roundabout and the top end of the High Street. Coupled with current high traffic volume, this forms a barrier for pedestrian access across the High Street. By adding an additional crossing and adjusting timings to favour pedestrians, this will make the town centre more pedestrian friendly and be beneficial to local shops and businesses. It will also add delay and variability to drive times through the town centre. This will help drive more through traffic to use the link road and encourage it's routing by vehicle navigation systems that should favour the lower speed

variability of the link road. It would also result in changing the environment of the Town Centre to be more pedestrian friendly and focused, changing its sense of place.

3.3.2 HGV weight/size restrictions on A429 in town centre

The full link route will give an additional route for strategic north/south HGV movements. The current High Street is not suitable for HGV movements as is heavily constrained by historic buildings. An HGV restriction located north of the two mini roundabouts would force HGV movements to use the proposed link street which would be designed to a more modern standard. It should be noted that the link street is intended to be built as part of the Local Plan developments with residential frontages. Whilst having HGV movements on a residential street may not be fully desirable, it may be a better solution than the constrained High Street with its large level of pedestrian activity. This should result in added safety benefits. It should be noted that the link street will include dedicated walking and cycle infrastructure protecting active users from direct exposure to HGV movements. Whilst such a ban may potentially require a TRO, this may be achieved at the same time as the proposed re-classification of the link road as the A429. It is noted that there may be some disbenefit for HGV traffic travelling east-bound along the A44 and north-bound up the A429 and vice/versa. This relatively small volume of traffic (see previous Manual Traffic Counts discussion) would be required to route south at the A429 and join the link road adding to journey length.

3.3.3 Traffic calming measures on A429 in town centre

This intervention is designed to act in a similar way to the proposed additional pedestrian crossing facility by adding delay and variability to drive times through the high street and thus favouring the link street as a strategic route. It also takes advantage of a reduction in traffic volume along the high street allowing potential road-space re-allocation for pedestrian use and making the town centre environment more friendly for active use. This may be achieved through options including shared space, speed tables, and capacity reduction through width/geometry changes etc.

3.3.4 Declassification of existing A429, classification of link road as A429, updated signage

The full link street would become the obvious north/south strategic route as it is engineered to a modern standard with standard compliant roundabout junctions. The concept design includes priority to the link street from the existing A429. Therefore, reclassifying the link street as the A429 would make this the obvious route choice for drivers and encourage it's selection by vehicle navigation systems. Additional signage would also encourage it's use by through-traffic.

3.3.5 Removal of mini-roundabouts giving priority to east/west A44 traffic

The link street will largely benefit north/south A429 traffic with no real benefit for east/west A44 traffic. With north/south traffic largely moved to the link-street it becomes possible to consider converting the two mini-roundabouts to priority junctions that favour east/west A44 traffic. This would be beneficial to such east/west movements and additionally add delay to north/south movements encouraging use of the link street. In addition, a priority junction design may require less space allowing reallocation of limited road space to pedestrians in a central part of the town centre.

4. Link Street Concept Design Development

4.1 Role of the Link Street

The link street is intended to act as a residential-facing distributor road for the developments proposed as part of the local plan. It will help direct trips associated with these new developments away from the historic centre and so reduce the impact of additional traffic on the existing min-roundabouts. The link street will also have provision for dedicated walking and cycling links achieved using pavements and off-carriageway cycle facilities that will connect to current and proposed active links.

The link street is proposed in two variants. A shorter south-east route will cover the quadrant between the A429 Roman Road and the A44 London Road. This section will traverse the River Evenlode and existing railway line. A full link street option will complete the eastern side by passing through land within the Fire Service College to join Roman Road north of the town centre. This full link street will then act as the main through-route for strategic traffic passing through the town.

The route has been selected to make best use of land available for local plan housing developments, as well as being aware of environmentally sensitive sites and following an alignment that is sensitive to construction costs.

4.2 Constraints

Figure 4-1 illustrates the physical and environmental constraints in the vicinity of the proposed link street alignment, which is shown in red. The figure identifies key constraints including electricity transmission lines, watercourses, Sites of Special Scientific Interest (SSSIs), National Landscape, scheduled ancient monuments, historic parks and gardens, and SSSI risk zones.

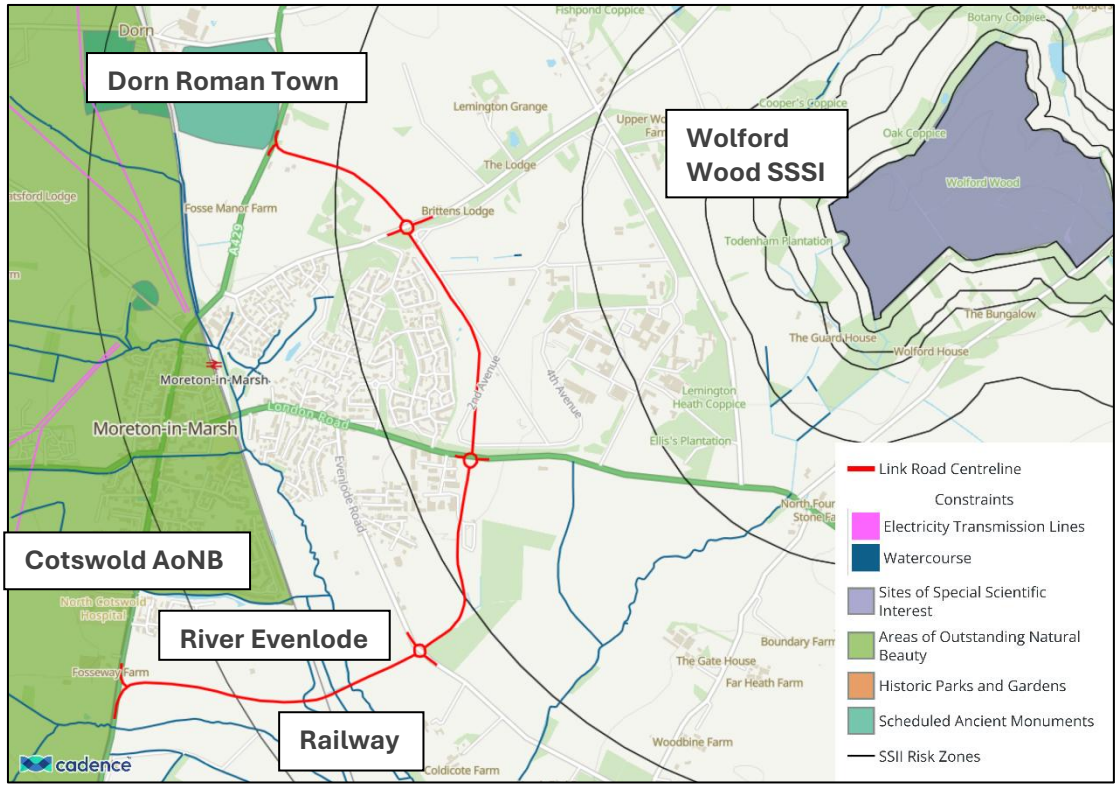


Figure 4-1 Link Road Physical Constraints

The proposed route crosses the River Evenlode and railway line in its southern section. It interacts with existing road links on the A429, Evenlode Road, A44 and Todenham Road. Its potential alignment runs within the outer bounds of the SSI risk zone of Wolford Wood.

4.3 Design Principles and Standards

The concept design for the proposed link street has been developed in accordance with the relevant national and local design standards to ensure that the scheme delivers a safe, accessible and context appropriate transport corridor. The design approach draws from the Manual for Streets 1 and 2 (MFS) and the Manual for Gloucestershire Streets which place great emphasis on balancing movement and place, integration with surrounding development, and creating streets that are safe and attractive for all users. The walking and cycling design are informed from the Local Transport Note (LTN) 1/20 whilst the Design Manual for Roads and Bridges (DMRB) guides alignment and technical design. This all reflects both the strategic nature of the connection and its interaction with local movement networks.

Where the link road interfaces with existing local streets and where design objectives extend beyond vehicular movement into areas such as placemaking, active travel integration, or frontage access, guidance from Manual for Streets 1 and 2 has been applied. These documents emphasise the creation of streets that balance movement and place, promote lower vehicle speeds where appropriate, and support pedestrian-friendly environments. This ensures that the scheme responds to the specific needs of adjacent communities and urban design considerations.

Given the scheme's commitment to high-quality active travel provision, the design incorporates the principles of LTN 1/20, which emphasises, direct, safe, comfortable and

attractive walking and cycling routes. Segregation, junction treatments, and crossing facilities have been considered to meet the standards required for inclusive cycling and to support mode shift.

Local priorities and context-specific requirements have been addressed through reference to the Manual for Gloucestershire Streets. This ensures the scheme aligns with county policy, integrates with the local transport network, and supports long-term asset stewardship.

As a new section of highway intended to accommodate through-traffic movements while supporting local accessibility, the scheme geometry has been informed by the DMRB standards. This includes horizontal and vertical alignment, visibility, drainage, pavement, and junction strategy. These standards establish the normal minimum requirements for designing roads that form part of the wider highway network and ensure consistency, operational performance, and safety.

The combination of these standards ensures that the concept design is robust, fully compliant with national best practice, and sensitive to local context. As the scheme progresses into preliminary design, further refinement will be undertaken to meet detailed technical requirements, undertake safety audits, and align with stakeholder feedback.

4.4 Integration with Local Plan Development Sites

The high-level alignment of the link road has been selected to support the planned growth set out in the Local Plan by providing direct connectivity to key development sites, facilitating access to the existing highway network and enabling the integration of sustainable transport to serve future residential and employment areas.

4.5 Link Road Alignment Development Process

The development of the link street alignment has been revised, as initial high level design work has progressed. Figure 4-3 illustrates the initial alignment. Here, the route generally follows the eastern and southern edges of the town, connecting key approach corridors. The alignment passes through currently agricultural land to the south before connecting with the A44 London Road corridor to the east of Moreton-in-Marsh. It then follows the A44 eastbound to take a route along the eastern side of the Fire Service College site before returning west along Todenham Road and turning north-west towards Fosse Way Road.

Figure 4-3 illustrates a progression of this alignment that has been identified for testing in the modelled scenarios described in this report. This alignment differs in that the route takes a significantly more direct route across the Fire Service College site, potentially re-purposing one of the original runways, before joining Todenham Road. This route removes the requirement for two junctions, avoids the need to enhance the existing A44 and Todenham Road and reduces the length of the link street by 2.7Km. This will significantly reduce construction costs and in the case of the full link street option, offer a more direct alternative route to through traffic that will encourage greater usage.

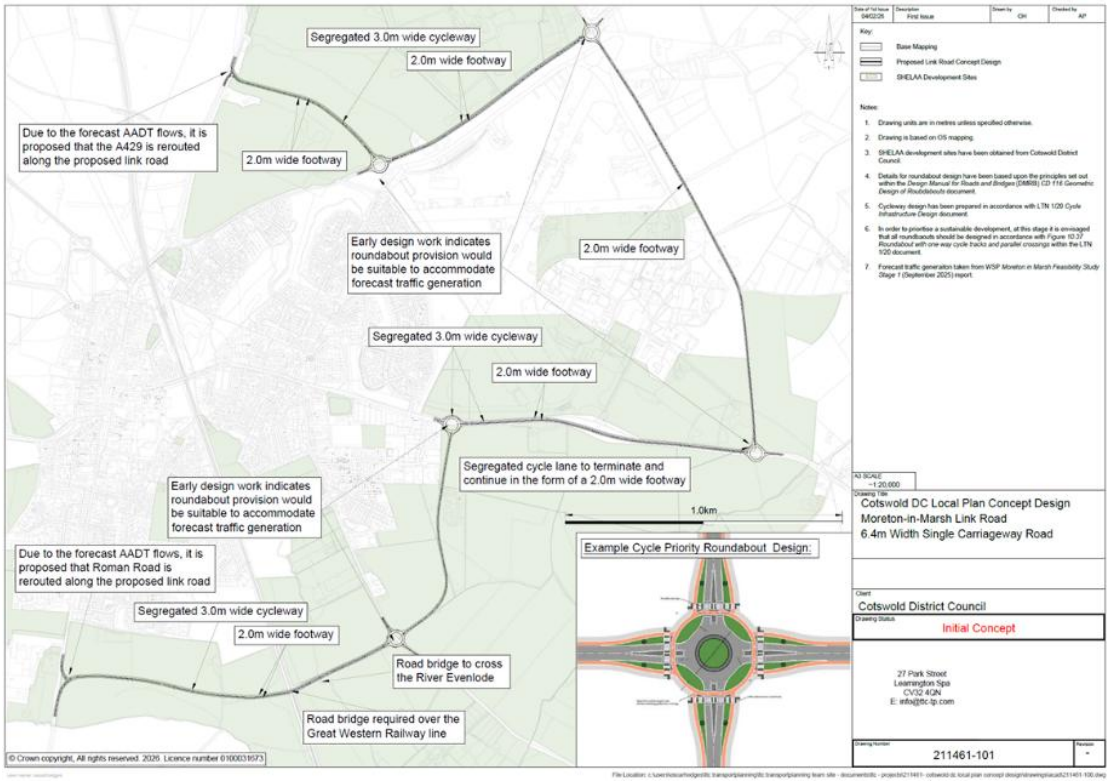


Figure 4-2: Initial Full Link Street Alignment

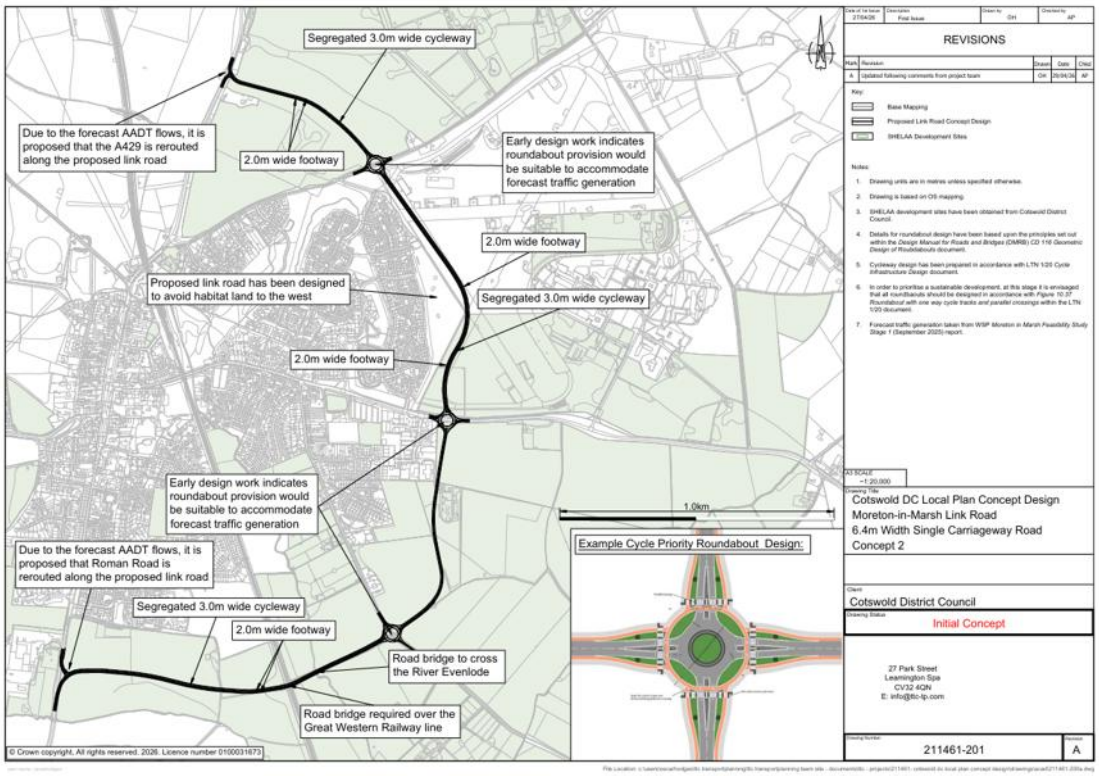


Figure 4-3 Final Full Link Street Alignment

4.6 Junction Types and Locations

Figure 4-4 illustrates the overall scheme extent together with the location of the proposed junctions along the link street. Five junctions are identified, providing connections between the new link street and the existing highway network. Junctions 1 and 5 form the northern and south-western connections to the A429 Fosse Way Road. Junction 2 provides connections to Todenham Road while Junctions 3 connects the link street to the A44 London Road at the eastern approach to Moreton-in-Marsh, supporting east–west movements and access to the town centre. Junction 4 provides a connection with Evenlode Road. The full link street includes junctions 1-5 whilst the southeast link road only includes junctions 3-5. The proposed junctions with their corresponding location as shown in Figure 4-3 are listed below:

- Junction 1 - A429 Fosse Way & Link Street
- Junction 2 - Link Street & Todenham Road
- Junction 3 - A44 London Road & Link Street
- Junction 4 - Link Street & Evenlode Road
- Junction 5 - Link Street & A429 Stow Road

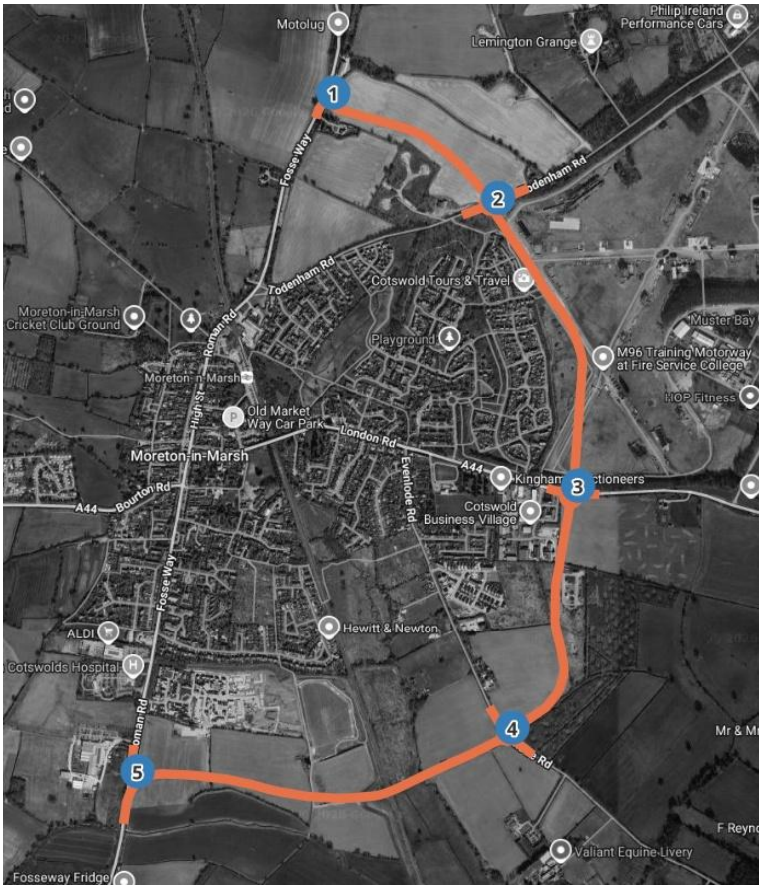


Figure 4-4 Link Street Alignment and Junctions

Principles set out within the Design Manual for Roads and Bridges (DMRB) were used to identify the indicative suitability of different junction types at concept design stage. It

should be noted that the concept design has been developed in accordance with Manual for Streets 1 & 2, Manual for Gloucestershire Streets and LTN1/20 standards to inform the provision for pedestrians and cyclists along the route.

The diagram in Figure 4-5 illustrates the proposed junctions along the link road, showing their relative position within the traffic flow thresholds defined for priority junctions, roundabouts, and grade-separated junctions. Junctions 1 and 5 fall within the priority junction suitability range while the rest of the junctions fall within the roundabout suitability range. As shown in the diagram, Junction 3 is likely to experience higher traffic demands compared with the other junctions on the link road and may be more sensitive to future traffic growth.

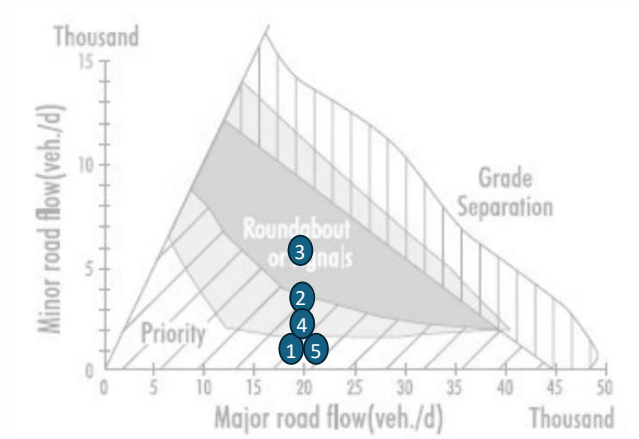


Figure 4-5 Link Street Alignment and Junctions

Figure 4-9Figure 4-6 and Figure 4-7 present the form of the proposed junctions with the existing A429 at the northern and southern ends of the link Street. These are priority junctions with the link street taking priority. This new alignment will encourage more through-traffic to use the link street, especially in its full configuration.



Figure 4-6: Junction 1 - Indicative Form

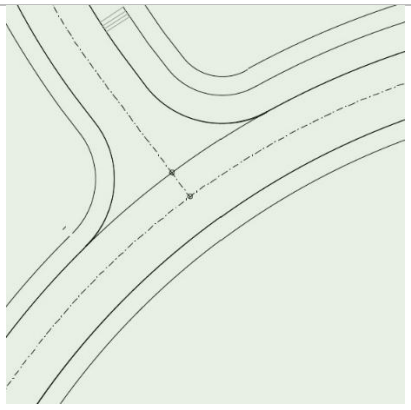


Figure 4-7: Junction 5 - Indicative Form

Figure 4-8 shows the configuration for other junctions within the proposed link street. These take the form of cycle priority roundabout junctions with parallel crossing facilities for pedestrians and cyclists, zebra crossing for pedestrians across cycle paths and space for cyclists ahead of zebra crossings.

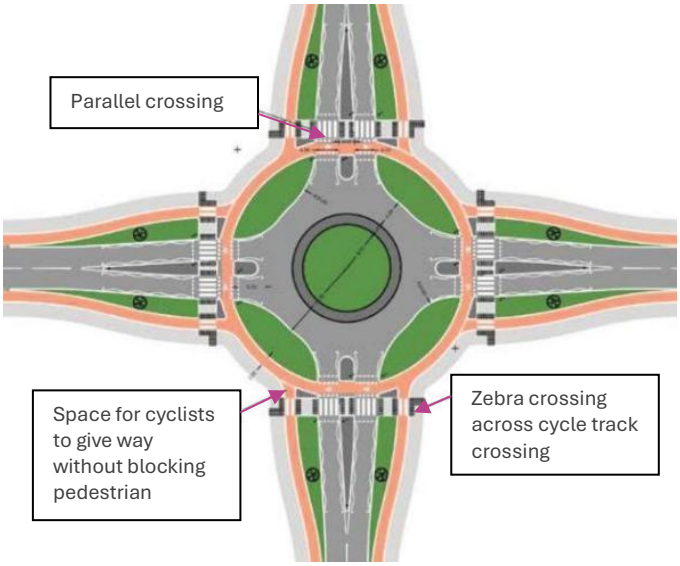


Figure 4-8: Junction 2-4 indicative form

4.7 Proposed Street Sections

The scheme has been split into two main sections, as outlined below,

- Southeastern Link (2,776m): Links A, B and Junction 3, 4, and 5
- Full Eastern Link (5,022m): Links A, B, C, and D and Junction 1, 2, 3, 4, and 5

These sections, comprising the links and junctions identified above, are illustrated in Figure 4-9.

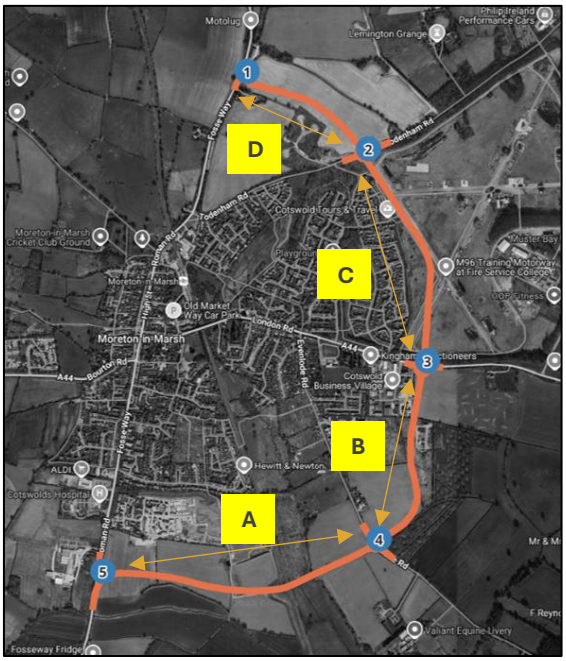


Figure 4-9 Link Street Alignment with Denoted Links/Sections (A-D)

The street cross-section for Sections A and D is illustrated in Figure 4-10. The cross-section shows an arrangement comprising segregated provision for pedestrians and cyclists alongside the two-way carriageway. The layout includes 2m footways on both sides of the carriageway, a 3m cycleway, and two 3.2m traffic lanes. This arrangement reflects a balance between accommodating vehicular traffic and providing safe, continuous, and high-quality infrastructure for active travel users.

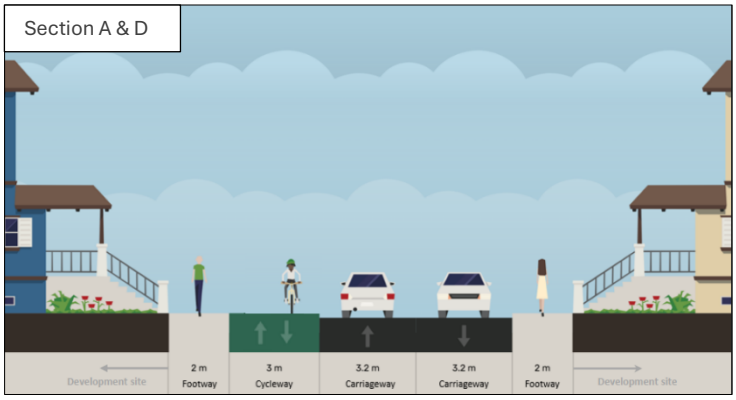


Figure 4-10 Proposed Street Sections (Sections A & D)

Similarly, Figure 4-11 shows the street cross-section for Section B, comprising a 2m footway on one side of the carriageway, a 3m cycleway and a two-lane carriageway with 3.2m lanes. This layout still provides dedicated paths for pedestrians and cyclists.

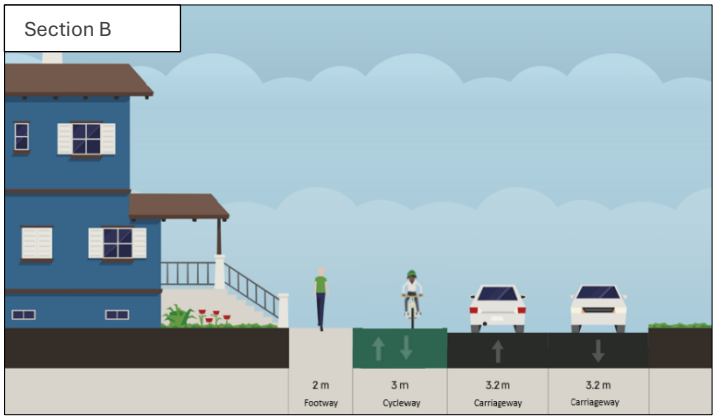


Figure 4-11 Proposed Street Sections (Section B)

Figure 4-12 presents the street cross-section for Section C. This is broadly consistent with that shown for Sections A and D, comprising a two-lane carriageway with 3.2 m lanes, 2.0 m footways on both sides, and a 3.0 m segregated cycleway. In this section, the cycleway is located on the opposite side of the carriageway.

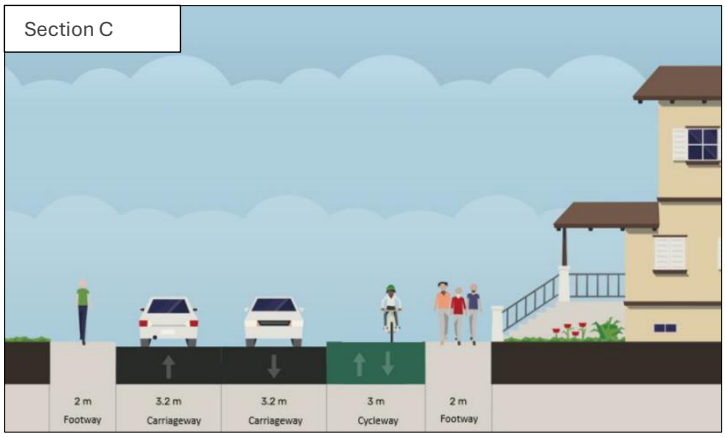


Figure 4-12 Proposed Street Sections (Section C)

4.8 Design Strategy and Concept Design

The concept design defines the proposed scheme layout and key components for the proposed new link street around Moreton-in-Marsh, and it establishes the overall scope and design assumptions. The full new link street extends for approximately 3.7km (of which the southeast section is approximately 1.9 kilometres) and includes two bridge structures (over the Great Western railway and River Evenlode). The scheme interfaces with the existing highway at five locations and includes two sections where the new alignment replaces existing parts of the road network (A44 and Todenham Road).

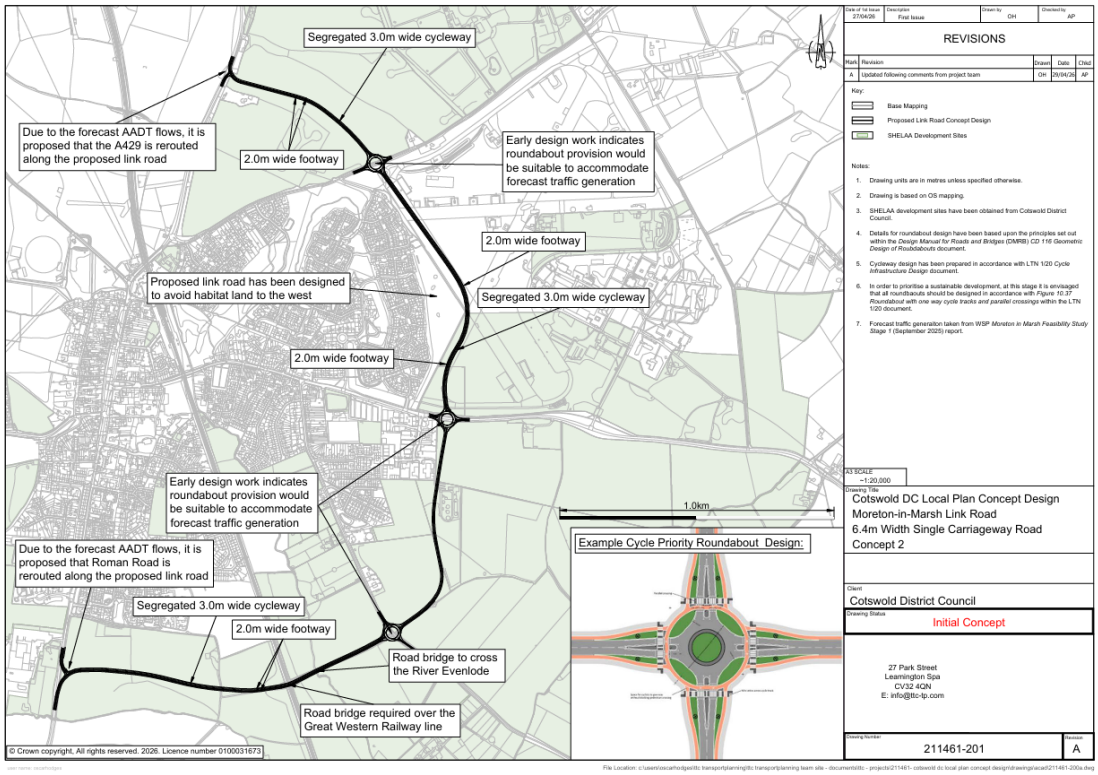


Figure 4-13 Concept Design

4.9 Initial Cost Estimation

To support the feasibility assessment and provide an indication of the relative affordability of the different link street options, an initial high-level cost estimation exercise has been undertaken. The purpose of this exercise is not to establish a definitive scheme budget, but rather to provide an order-of-magnitude estimate suitable for comparing options and informing future decision-making

The cost estimates have been derived from the concept designs developed as part of this study and are based on the current understanding of the proposed route alignments, junction arrangements, highway works, active travel infrastructure and major structures. Consideration has also been given to the requirement for crossings of the River Evenlode and the railway line, together with associated enabling works.

At this stage of scheme development, the available information is limited, and a number of assumptions have been applied regarding construction methods, extents of works and engineering requirements. The estimates should therefore be regarded as indicative only and suitable for feasibility and option appraisal purposes. As the scheme progresses, further design development, surveys, stakeholder engagement and environmental assessment will be required, all of which may influence the final scheme costs.

A summary of the assumptions, methodology and cost estimates is provided in Appendix A - Link Street Cost Estimate and should be read alongside the concept designs presented within this chapter.

4.10 Modelling Development Process

The modelling process investigated several different scenarios in an iterative way with each scenario guiding future modelling.

The initial set of scenarios involved testing 4,000 homes, simulating a theoretical 2061 build-out beyond the date of the Local Plan. This was intended as a worst-case scenario that would stress test the network. The distribution of dwellings was based around 1,712 dwellings with identified locations as part of the local plan with a further 2,300 dwellings beyond the plan period. This identified that without any interventions, the mini roundabouts would be totally saturated with volume / capacity ratios (V/C) exceeding 105% for all arms on the northern roundabout. It also identified that whilst the sustainable interventions made a small improvement, all arms still maintained a V/C above 100%. The south-eastern link street was effective at lowering V/C though values were still above 90% in the AM period with only the full link street able to significantly reduce V/C on the mini roundabouts, with all arms below 60%. It should be noted that at this point in intervention development, the northeastern section of the link street was modelled to run to the eastern perimeter of the Fire Service College. This increased its length and so also its cost, whilst reducing its benefit for through-traffic.

Further scenario testing involved an adjusted northeastern section of the full link street route that passes along a more direct path through the Fire Service College. This will offer cost savings and a more attractive and direct route to through-traffic. Demand was modelled for a 2043 build out and was subsequently modified to test levels that could be more compatible with the road network being tested,

- DS1 – No link street– 1,500 dwellings
- DS2 – South-east link street– 1,962 dwellings
- DS3 – Full link street– 3,100 dwellings

The development process and results from this final iteration of the modelling exercise is presented below.

4.11 Method used to estimate additional trips

The methodology for estimating trip rates has been taken from work undertaken for both the SLP and Cotswold Local Plan Transport Evidence Base and is described in detail in the Spatial Options Assessment Technical Note[2]. Trip rates adopted for this study were taken from the latest Transport Evidence Base values at the time of modelling.

For the dwelling numbers associated with the different scenarios identified in Section 4.10 above, the proposed developments have been categorised as ‘Village’ type using the definitions established and used for the SLP and Cotswold Local Plan transport evidence base. This category is based on surveys from the TRICS database of sites with a population of less than 5,000 within one mile. The residential car trip rates used for the village category are outlined in Table 4-1. The trip rates used for the employment sites are shown in Table 4-2. The employment sites trip rate assumes a 50/50 split between B2 (industrial estates –

[2] Cotswold Local Plan – Transport Evidence Base – Spatial Options Assessment Note (10/02/26)

general industry) and B8 (warehousing – storage and distribution) land use types as has been applied for both the SLP and Cotswold Local Plan Transport Evidence Base.

Car								
AM (0800-0900)			IP (1000-1600)			PM (1700-1800)		
O	D	Total	O	D	Total	O	D	Total
0.364	0.128	0.492	0.123	0.129	0.252	0.133	0.303	0.436

Table 4-1: Residential (Village Type) Car Trip Rates

Car								
AM (0800-0900)			IP (1000-1600)			PM (1700-1800)		
O	D	Total	O	D	Total	O	D	Total
0.013	0.048	0.061	0.204	0.156	0.360	0.060	0.020	0.080

Table 4-2: Employment Car Trip Rates

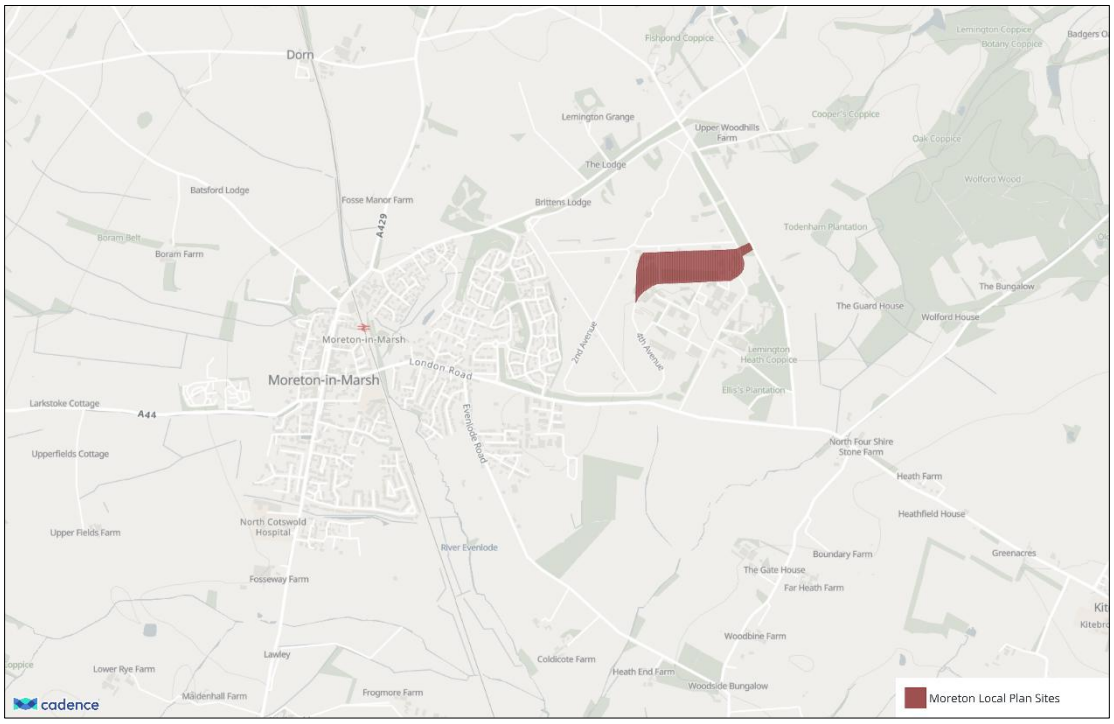


Figure 4-14: Proposed Moreton-in-Marsh Employment Site

Figure 4-14 displays the employment site tested in Moreton-in-Marsh. Figure 4-15 shows the locations and breakdown of the proposed residential developments for Moreton-in-Marsh.

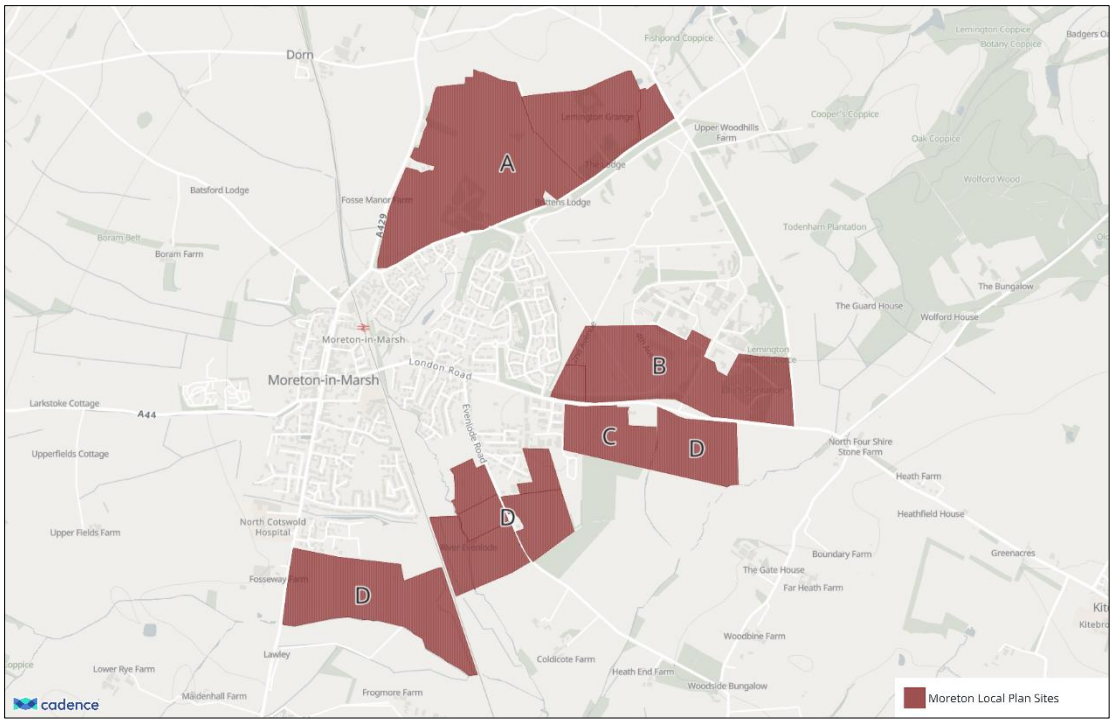


Figure 4-15: Proposed Moreton-in-Marsh Residential Developments

The table below represents the breakdown of the proposed residential development shown in Figure 4-15 The three scenarios represent different levels of development. It should be noted that the dwellings within development Site A are not included in DS1 and 2 and are only represented in DS3, where the full link street is modelled. The development sites included in DS1 and 2 were selected following analysis to identify the level of residential development that could be supported by the corresponding scheme. This identified the ability of the southern site, D, to hold more dwellings with less adverse impact on the two mini roundabouts. This in part is due to the location allowing direct access to the A429 south of the centre of Moreton-in-Marsh.

Development Site	DS 1 ,	DS 2	DS 3
	Dwellings	Dwellings	Dwellings
A	0	0	1,138
B	638	638	638
C	195	195	195
D	667	1,129	1,129
Total	1,500	1,962	3,100

4.12 Changes to trip patterns, mode share and distribution

The proposed developments have been assigned trip distribution patterns and mode shares based on the average characteristics of the three adjacent model zones. This approach was adopted on the basis that these neighbouring zones are considered representative of the proposed development locations in terms of travel behaviour and accessibility.

4.13 Integration of new trips into the model

Trip rates were applied to the proposed dwelling numbers to estimate the corresponding number of trips associated with each development. The resulting trip ends were then incorporated into the SATURN model by assigning each development to new zones located in their appropriate geographic positions within the network.

A furnessing process was undertaken to distribute the trip end across the demand matrices. The modelled network was updated to ensure a proper representation of access to the surrounding network and the redistribution of demand onto identified relevant model links. A similar method was applied to the employment developments.

4.14 Network Changes for the Link Road

The proposed link street, highlight with a dark green border in Figure 4-16, was incorporated into the SATURN model network. Note that the alignment is consistent with the schematic nature of a strategic model. The coding reflects the proposed alignment and connections to the existing network. The figure shows the full link street, for DS2, only the southeast quadrant is coded.

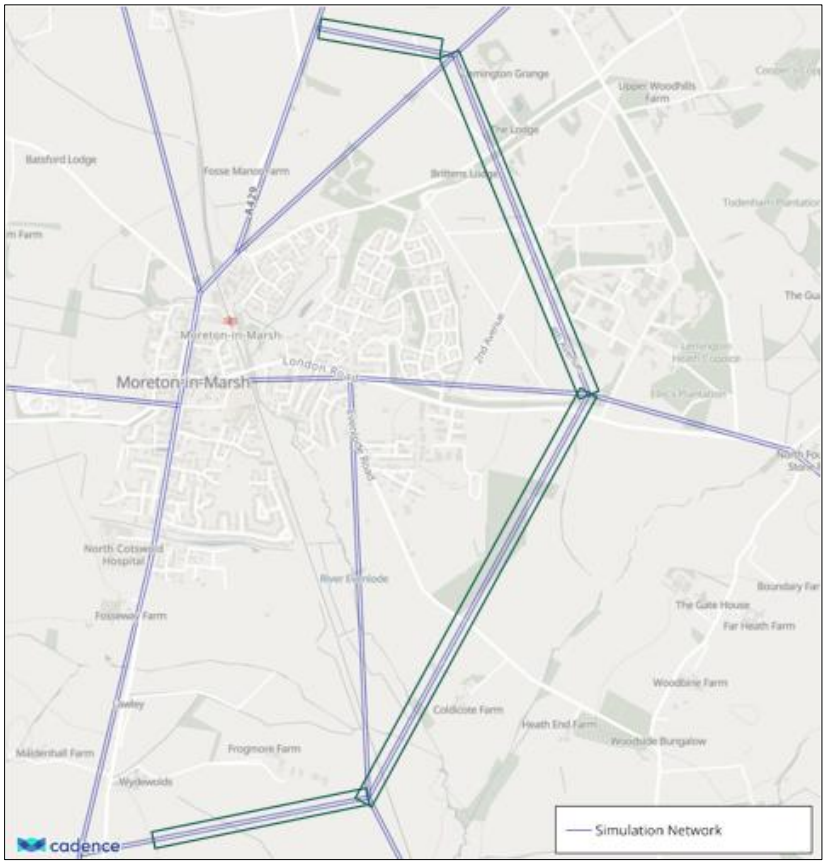


Figure 4-16: Link Road Modelled on SATURN

4.15 Description of the proposed network changes

The Link Street shown in the section above was modelled as a local street with speed of 30 mph and 1,600 capacity, capturing traffic associated with the proposed developments and providing an alternative route through the study area. This reflects the intention for this to be a residential street with local traffic joining from associated dwellings. In addition, Evenlode Road was also recoded to simulate a local residential access road serving the proposed developments, with adjustments made to the link speed and capacity characteristics.

For DS3, the two mini-roundabouts in this scenario were respectively changed into priority junctions as vehicles are expected to shift towards using the new alignment, reducing the traffic on the location of the two mini-roundabouts.

5. Modelling Results

5.1 Key performance indicators

5.1.1 Traffic flow on key links

The volume to capacity ratio (V/C) is one of the most widely used measures of link performance and congestion. It compares the modelled traffic flow (volume) on a link against its theoretical capacity as defined in the model.

It's common to compare V/C against thresholds. DfT TAG guidance does not publish official threshold values though typically,

- Low V/C (< 0.50): Free-flow conditions. Vehicles can travel at their desired speed, unaffected by others.
- Moderate V/C (0.50 - 0.79): Stable flow. Drivers notice other vehicles, and manoeuvrability becomes slightly restricted, but speeds remain steady.
- High V/C (0.80 - 0.99): Unstable flow. The link or junction is approaching its limit. Minor disruptions can cause significant, sudden queues and delays.
- V/C >= 1.00: Breakdown flow (Oversaturation). Demand exceeds capacity. Queues grow continuously until the demand volume drops back below capacity.

The following describes V/C for the modelled scenarios in both the AM and PM periods. Link capacity has been taken from the GC3M model and has been reviewed within the Moreton-in-Marsh area as appropriate. Link capacity for the link street intervention assumes a residential road with frontages where there may be interaction between passing motorists and residents accessing the road.

5.1.1.1 Do-Something 1 (DS1) Scenario

Figure 5-1 shows V/C for the DS1 scenario in both AM and PM. This includes the additional local plan demand as well as behavioural and sustainable interventions.

In the AM period, flow in both directions on the A429 south of Moreton-in-Marsh, on the A44 Bourton Road and on the A429 north of the town is < 0.5 V/C with traffic flowing well.

Within the town itself, congestion is shown with the link between the mini roundabouts at 0.89 northbound and 0.70 southbound V/C ratios, respectively. The High Street has a V/C of 0.75 northbound and Oxford Street is showing severe problems with a V/C of 1.01 on the approach to the northern mini roundabout.

The PM period shows similar trends though slightly lower V/C values. However, each link remains in a similar threshold range to the AM.

For both AM and PM periods, there is shown to be high, unstable flows in and around the High Street. Flows are likely to be very unstable due to the risk of disruptions caused by adjacent junctions, pedestrian crossings and cars attempting to park or manoeuvre in the High Street. There is a significant risk of queues forming and blocking back through the mini-roundabouts leading to delays on other approaches. Evenlode road shows a low V/C at circa 0.10 indicating free-flow conditions.

A initial test comparing the impact of the behavioural and sustainable interventions in DS 1 against a do-nothing scenario shows that per average movement, V/C improves by 4% for the northern roundabout in the AM period and 2% for the PM period. The southern

roundabout shows an improvement of 1% in the AM and 0.3% for the PM period. It can be seen that applied alone, the behavioural and sustainable interventions are not capable of making significant improvements to traffic flow through the town centre.

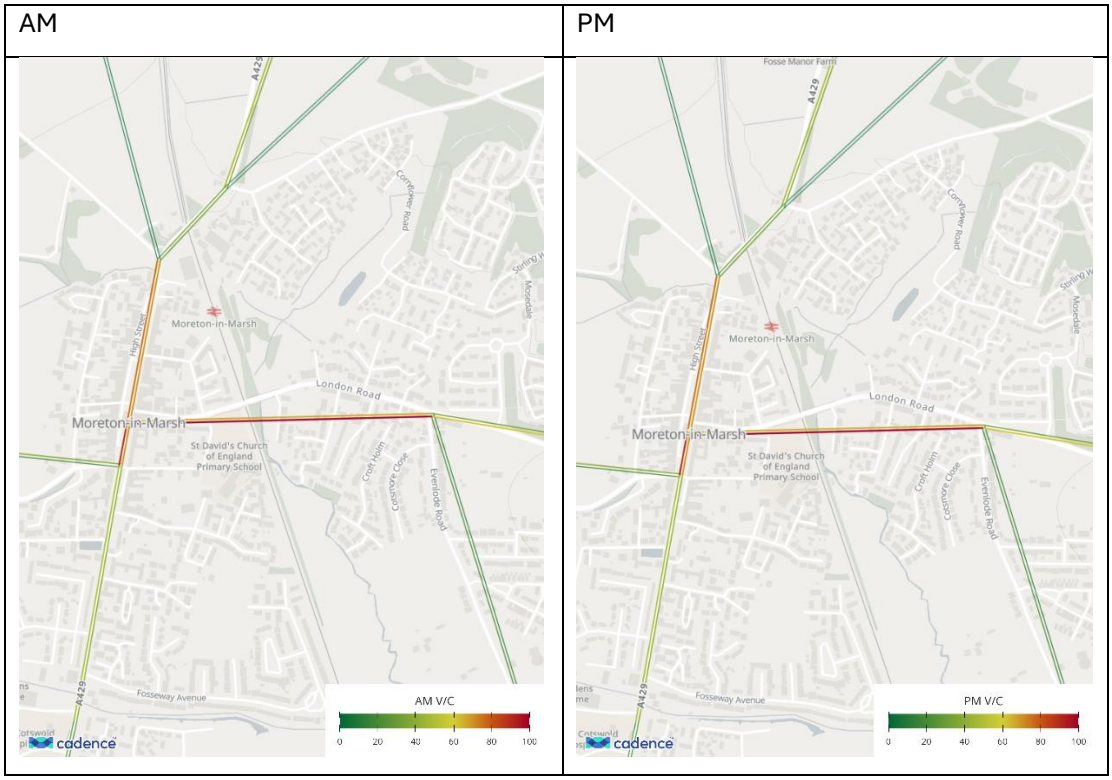


Figure 5-1: DS1 - V/C

5.1.1.2 Do-Something 2 (DS2) Scenario

Figure 5-2 shows link V/C ratio for DS2, this includes the southern link street. In the AM period, improvements can be seen with southbound traffic between the two mini-roundabouts at 0.56. Northbound traffic on this link is moderate at 0.56. The High Street has moderate V/C in both directions though is higher northbound. Whilst Oxford Street V/C is much improved, it is still 0.89 in the westbound direction towards the town.

PM period performance is similar to the AM. V/C increases in both directions between the mini roundabouts though remains moderate. Southbound flow on the High Street increases to 0.8 which does increase the risk of queuing whilst Oxford Street is high though slightly improved.

Evenlode road shows a lower V/C from DS1 as local traffic benefits from the southeast link road.

These results indicate that the south-east link road is having a significant impact on improving traffic flow throughout the centre of Moreton-in-Marsh. V/C levels are now generally moderate and unlikely to cause concern with operation of local junctions. However, there is still a risk of southbound traffic queuing on the approach to the northern roundabout and queues on the westbound Oxford Street approach.

5.1.1.3 Do-Something 3 (DS3) Scenario

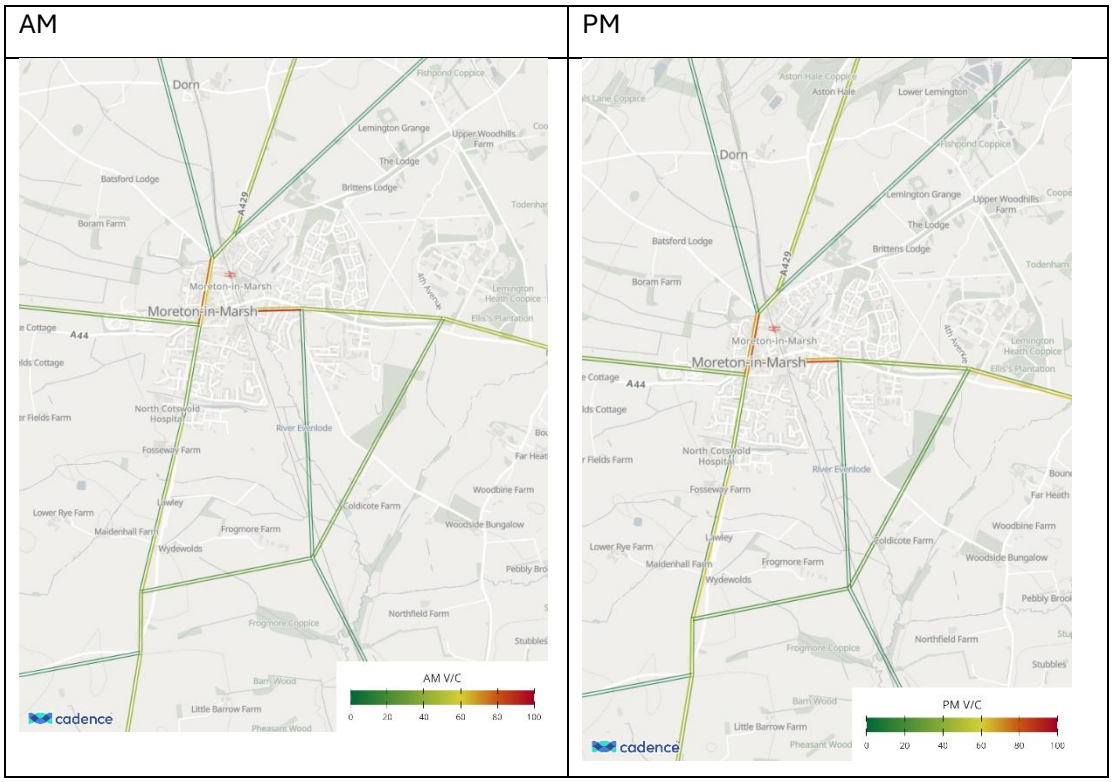


Figure 5-2: DS3 - V/C

Figure 5-3 shows V/C for DS3 (with full link street and other associated interventions). In the AM, V/C is low to moderate between the two mini-roundabouts and low on Oxford Street. It is low northbound on the high street though moderate southbound. V/C on the full link road is low to moderate for all links. PM is similar though noting increased V/C on the A44 westbound on the approach to the link road roundabout.

These results indicate the full link street is making a significant benefit to the reduction of traffic within Moreton-in-Marsh and is directing significant levels of through traffic away from the historic centre. The link street is operating well and well within its design capacity.

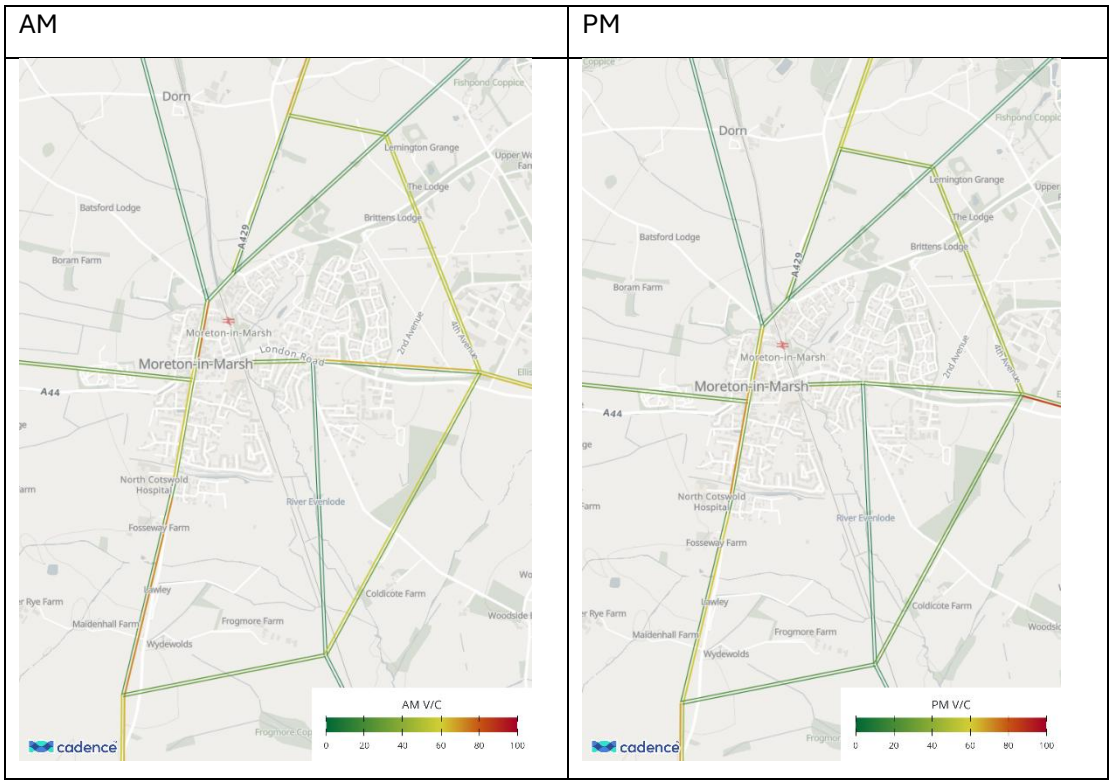


Figure 5-3: DS 3 - V/C

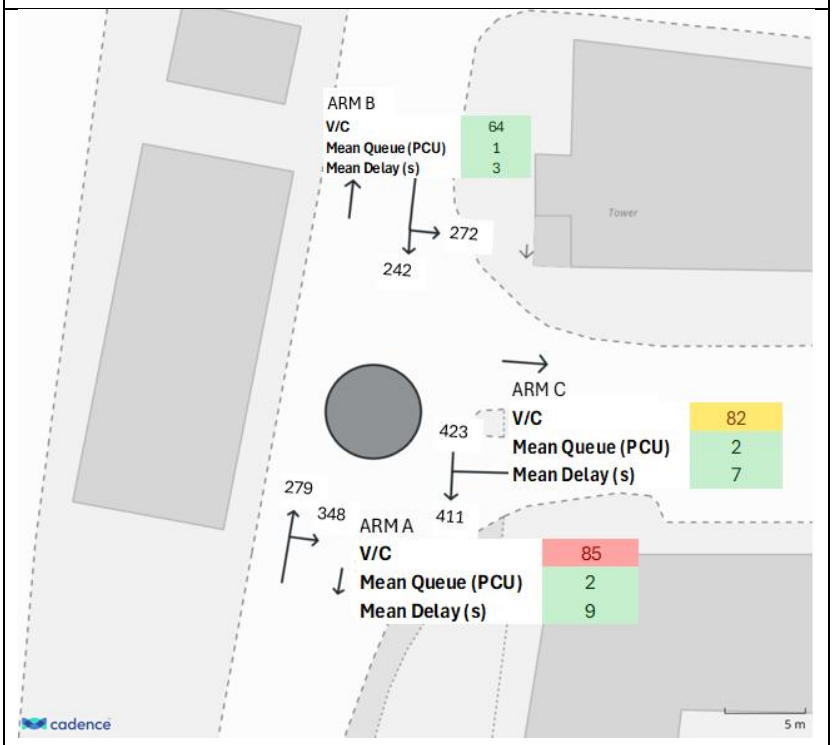
5.1.2 Junction performance

The two mini roundabouts that form the intersection of the A44 and A429 within the historic centre of Moreton-in-Marsh are known as a significant source of congestion due to their high throughput and geometry constrained by surrounding buildings which limits capacity as described in Section 2.1.1. Existing observations and traffic data indicates these to be the junctions currently experiencing poor performance and likely to be significantly impacted by further future development.

Junction performance for the two mini roundabouts is calculated for each roundabout arm. An adjustment considers the entry width for each arm as well as conflicting flow. Each arm is given a turn V/C value, mean queue length in PCU (car-equivalent vehicles) and a mean delay in seconds.

DS1 results are shown in Figure 5-4 for the AM period and Figure 5-5 for the PM period. The northern roundabout shows a high V/C of 0.85 and mean queue length for the northern approach. This indicates an unstable flow that is at risk of forming queues that can block-back through the southern roundabout causing further congestion. West bound traffic on Oxford Street shows a high V/C as it is likely impeded from joining the roundabout by through-traffic on the A429 southbound. Whilst the PM period is improved, there is still a significant risk of northbound traffic blocking back through the southern roundabout and southbound traffic queuing up the High Street.

North Mini Roundabout



South Mini Roundabout

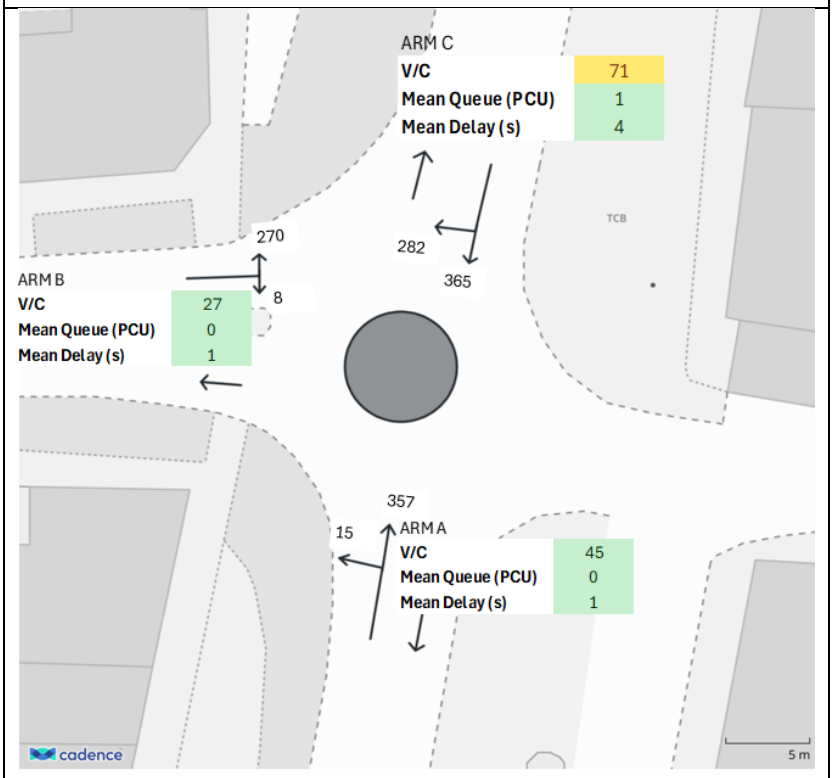
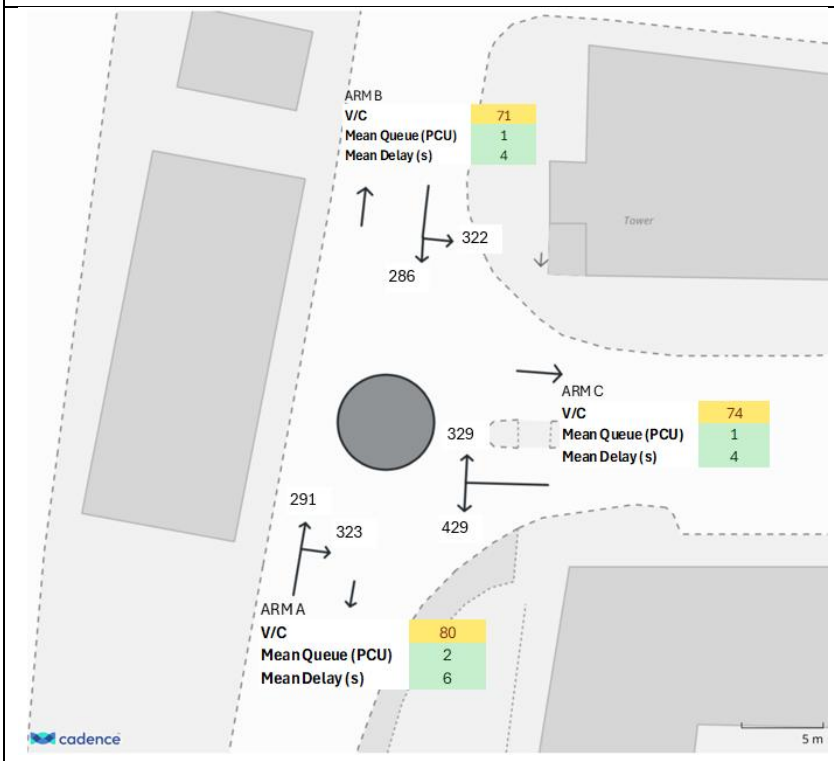


Figure 5-4: DS 1 (AM) - Mini-roundabout performance

North Mini Roundabout



South Mini Roundabout

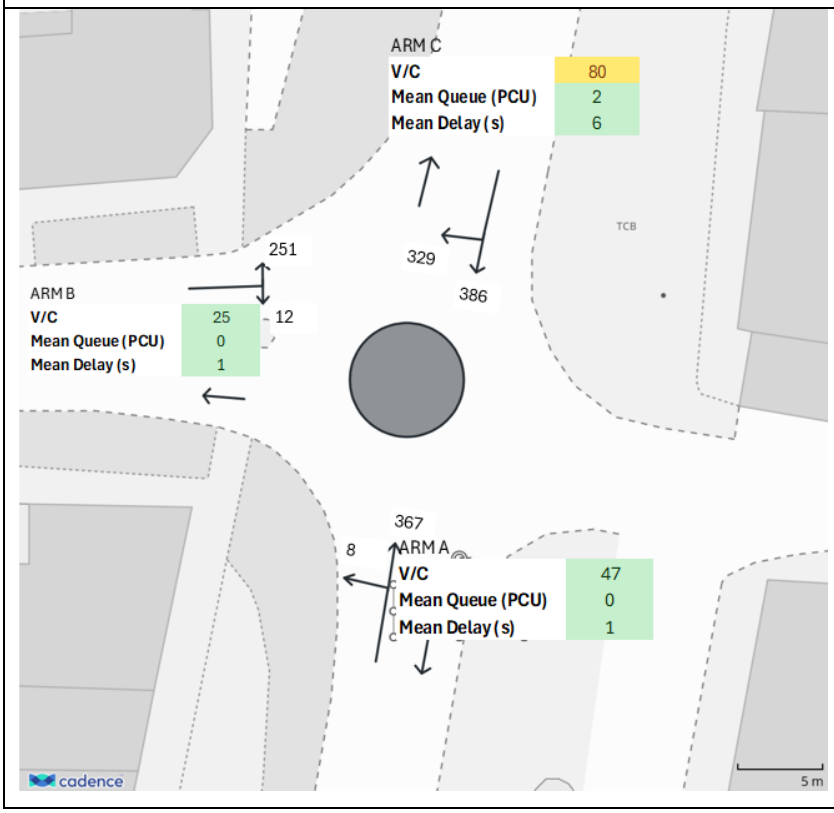
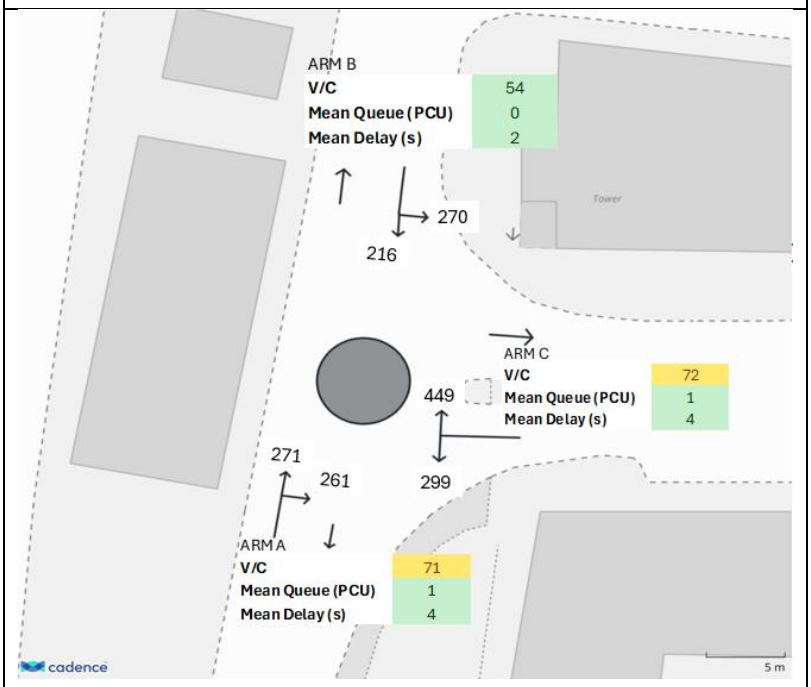


Figure 5-5: DS 1 (PM) - Mini-roundabout performance

Figure 5-6 and Figure 5-7 show results for DS 2 (with south-east link street). Severe issues have now been resolved, and conditions are good to moderate for all arms. Queues are shorter and the risk of blocking back through the roundabouts has been significantly reduced.

North Mini Roundabout



South Mini Roundabout

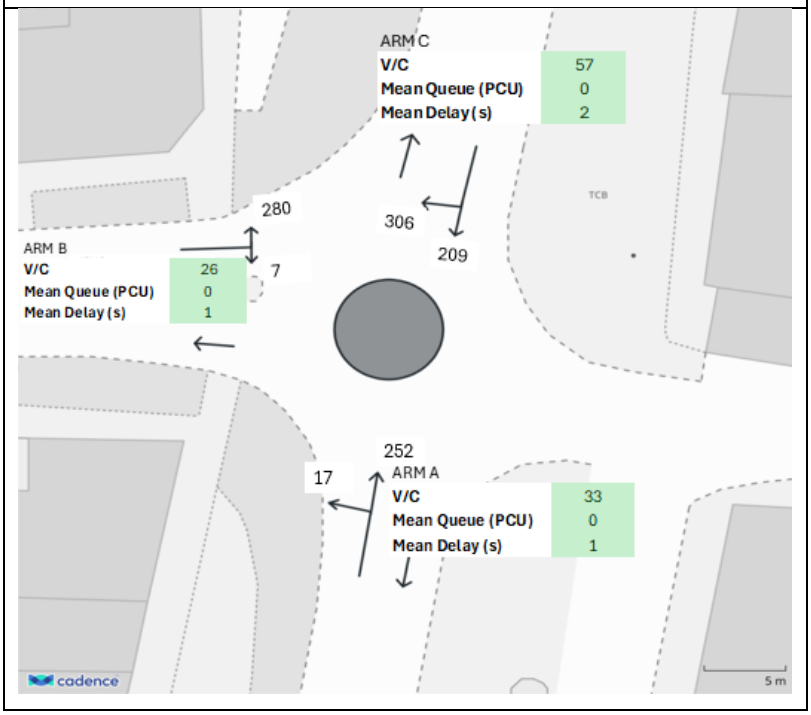
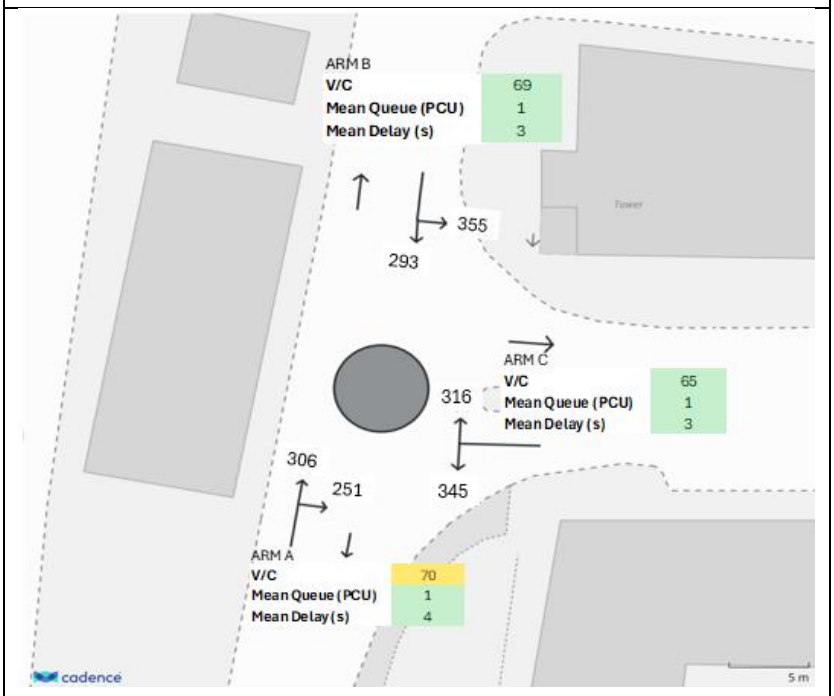


Figure 5-6: DS2 (AM) - Mini-roundabout performance

North Mini Roundabout



South Mini Roundabout

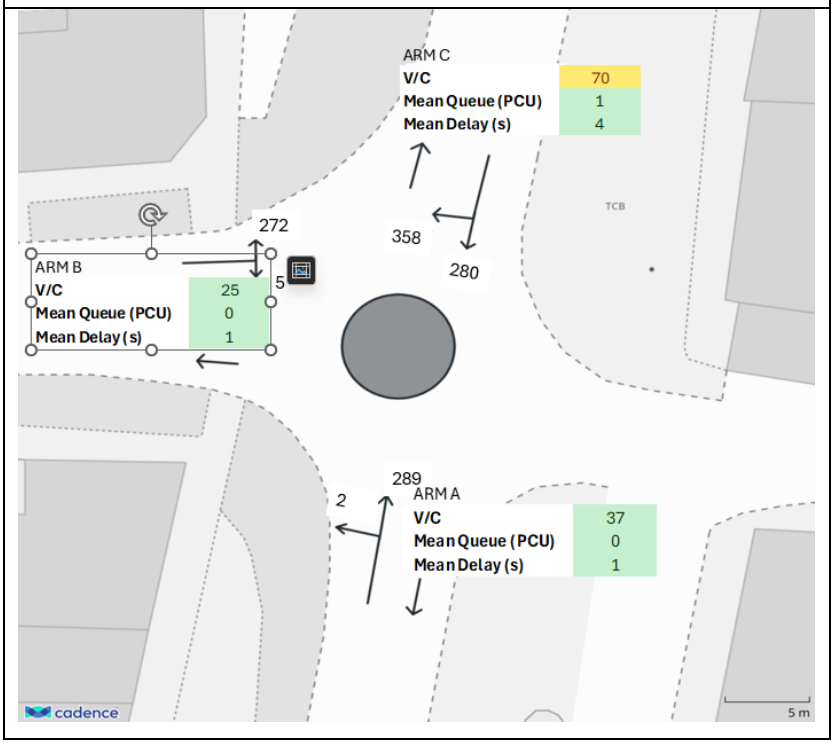
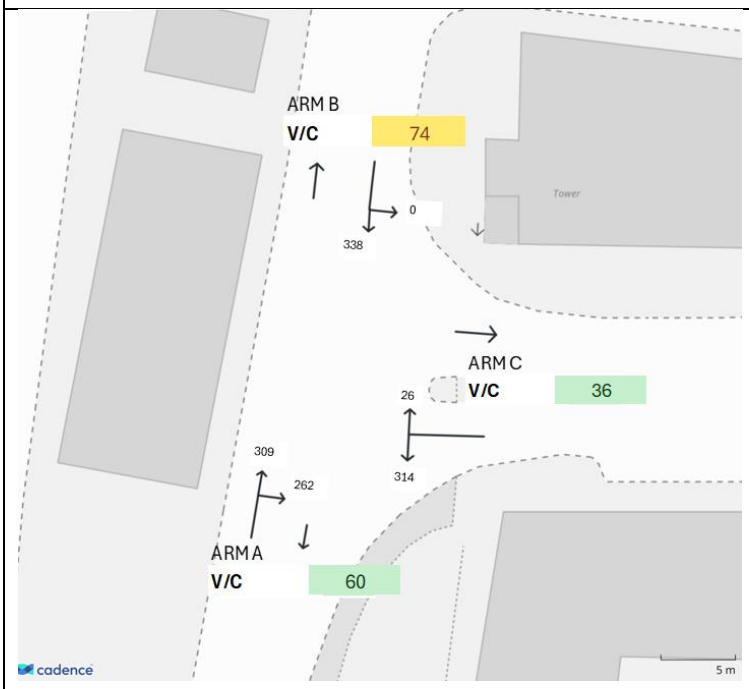


Figure 5-7: DS2 (PM) - Mini-roundabout performance

Figure 5-8 and Figure 5-9 show results for DS3. This includes the full link street as well as replacing the mini roundabouts with priority junctions. V/C is generally good though is moderate on the A429 southbound approach to the northern roundabout. The results

indicate that this new junction alignment is running well and is allowing the free flow of A44 traffic now that more strategic A429 traffic has been re-routed around the link street.

North Mini Roundabout



South Mini Roundabout

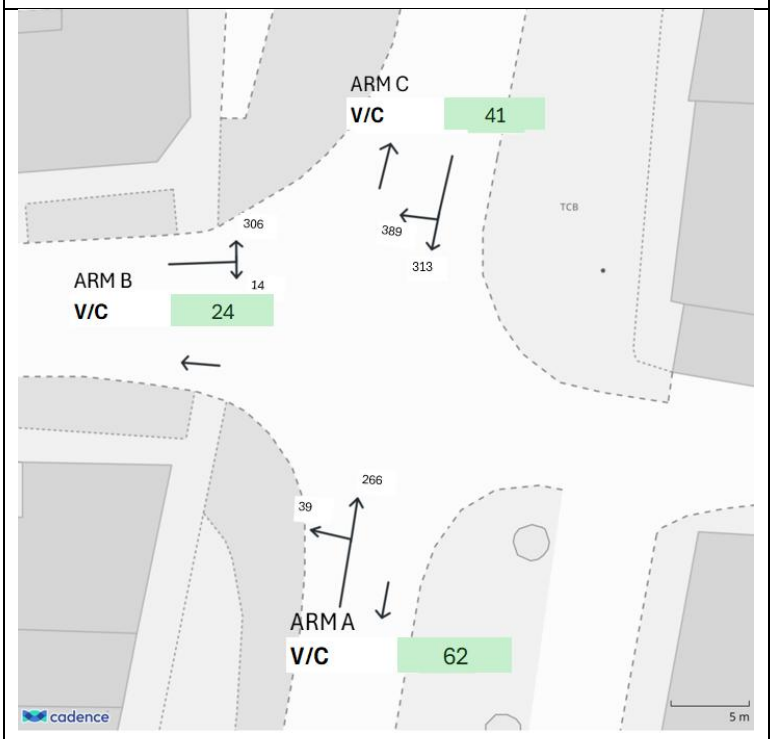
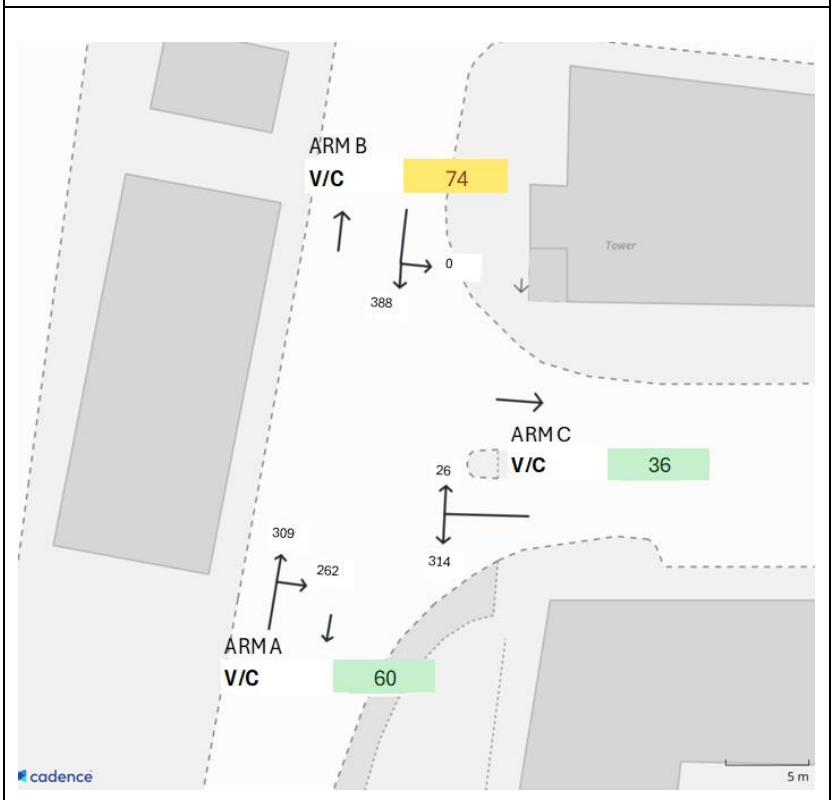


Figure 5-8: DS3 (AM) - Mini-roundabout performance

North Mini Roundabout



South Mini Roundabout

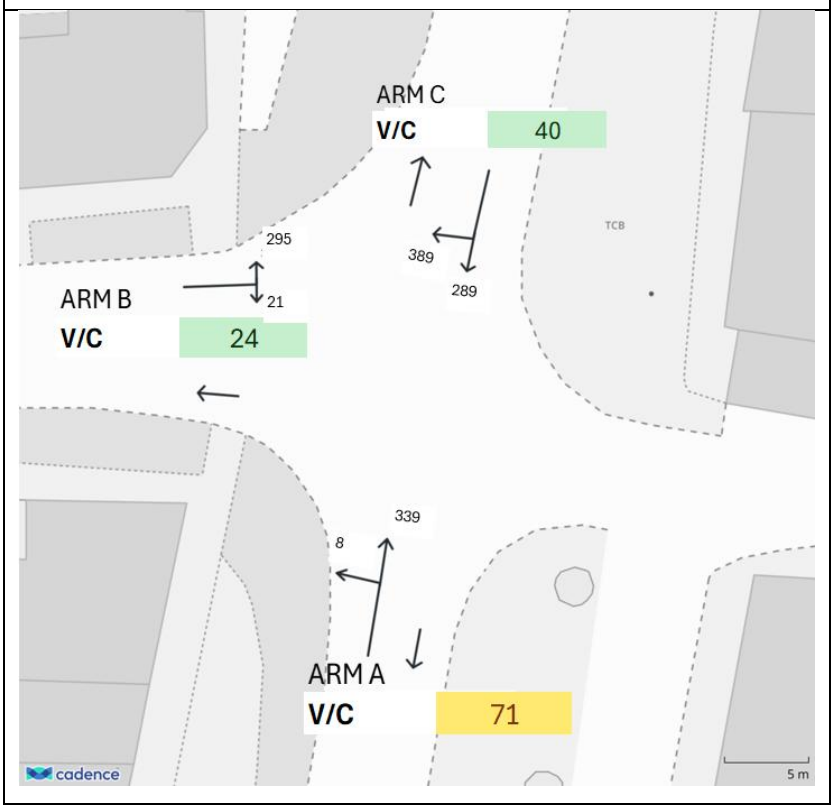


Figure 5-9: DS3 (PM) - Mini-roundabout performance

5.2 Impact on Local Parking

Parking plays a critical role in both the operation of the High Street and the overall performance of the transport network in Moreton-in-Marsh. The evidence presented in Chapter 2 demonstrates that existing parking conditions are already highly constrained and contribute directly to congestion, particularly within the historic core. The modelling results in Chapter 6.1 therefore need to be interpreted alongside these existing conditions to understand how future traffic flows will interact with parking demand, layout and behaviour.

5.2.1 Existing parking constraints and their interaction with traffic flow

The High Street currently operates as a combined traffic corridor and primary town centre parking location. Parking is heavily utilised throughout the working day, with the High Street car park effectively at or near capacity.

This over-capacity condition results in several operational issues which directly affect traffic flow:

- Vehicles circulating on the High Street searching for spaces, increasing traffic volumes and slowing progression for through-traffic.
- Vehicles waiting to enter or exit parking spaces, interrupting through-traffic.
- Physical encroachment into the carriageway where parking bays are undersized, reducing effective road width.
- Informal or ad-hoc parking practices, including footway and verge parking, further constraining movement.

These effects are compounded by the constrained historic street environment, where junction capacity is already limited and there is minimal opportunity to increase carriageway width.

As identified in Chapter 2, parking-related activity is therefore a key contributor to congestion, particularly during inter-peak periods when traffic demand alone would not otherwise suggest severe delay.

5.2.2 Relationship between modelled flows and parking impacts

The modelling results in Section 6.1 show that, under the DS 1 scenario (sustainable and behavioural interventions only), traffic conditions within the High Street remain close to unstable flow conditions, with V/C values of up to 0.89 between the mini-roundabouts and high values on Oxford Street.

Crucially, these strategically modelled results do not explicitly capture the full impact of parking activity (e.g. circulation, manoeuvring delays, or temporary obstructions). As such, the modelled V/C values are likely to underestimate real-world congestion where parking pressure is high. The High Street is therefore likely to continue experiencing frequent stop-start conditions, increased variability in journey times, and periodic queue formation associated with parking manoeuvres and access.

Given the already over-capacity nature of town centre parking, the addition of Local Plan growth without intervention would further intensify parking demand and associated disruption. This reinforces the conclusion that parking activity is a key driver of observed congestion levels.

5.2.3 Impact under south-east link street scenario

The introduction of the south-east link street (DS 2) results in a reduction in traffic flow through the High Street, with V/C values falling to moderate levels (approximately 0.56 between the mini roundabouts).

This reduction in through-traffic has two important implications for parking:

1. **Reduced sensitivity of traffic flow to parking disruption**
   With lower background traffic volumes, the High Street becomes less prone to network-wide instability from localised events such as parking manoeuvres. Queue formation remains possible but is less likely to propagate along the High Street.
2. **Potential increase in parking attractiveness**
   Improved traffic conditions may make the High Street more attractive for short-stay trips, potentially increasing demand for parking unless managed. Without intervention, this could offset some of the operational benefits of reduced through-traffic through increased circulation and manoeuvring activity. This is addressed in part by interventions including Park & Stride, and improved parking plan for the centre.

While the south-east link street improves overall traffic conditions, the persistence of moderate to high V/C values on the High Street indicates that the High Street remains sensitive to disruption. Given existing parking pressures, parking-related activity would continue to influence operational performance.

5.2.4 Impact under full link street scenario

The full link street scenario (DS 3) produces a more substantial reduction in traffic through the town centre, with V/C values falling to low or moderate levels across the High Street and Oxford Street.

This represents a fundamental shift in the function of the High Street; from a strategic through-route carrying significant north–south traffic to a more locally-focused street with reduced strategic demand.

In this context, the relative impact of parking becomes more pronounced in shaping local traffic conditions rather than strategic network performance. Key outcomes include:

- **Greater capacity to accommodate parking activity**
  Lower traffic volumes reduce the likelihood that parking manoeuvres will trigger network-wide delay or blockages between the two junctions.
- **Opportunity for reallocation of road space**
  With reduced through-traffic, there is greater scope to rationalise parking layouts, formalise bays and address issues such as overhang and informal parking, which currently constrain capacity.
- **Improved compatibility between movement and place functions**
  The High Street can better function as a town centre environment where parking, pedestrian activity and local access are prioritised over through-movement.

However, it is important to note that if parking demand remains unmanaged, localised congestion may still occur. Even under lower traffic conditions, high parking utilisation can still generate circulating traffic, short-duration obstructions, and conflicts with pedestrians and cyclists.

5.2.5 Interaction with proposed parking interventions

The behavioural and sustainable intervention package includes the introduction of a Controlled Parking Zone and a Park & Stride facility. These measures are intended to directly address the parking issues outlined above by:

- Reducing long-stay parking on the High Street,
- Increasing turnover of spaces,
- Relocating longer-duration parking away from the town centre,
- Reducing the need for vehicles to circulate in search of spaces.

In combination with the link street scenarios, these interventions are critical to realising the full benefits of reduced through-traffic. Without parking management, improvements in traffic flow could be partially eroded by increased parking demand and associated activity.

5.2.6 Summary

Parking is a key determinant of traffic performance in Moreton-in-Marsh, particularly within the High Street. Existing over-capacity conditions generate significant disruption to traffic flow through circulation, manoeuvring and physical constraints.

The modelling results demonstrate that:

- Under scenarios without a link street, parking pressures will continue to exacerbate unstable traffic conditions.
- The south-east link street reduces traffic volumes but does not eliminate the sensitivity of the network to parking-related disruption.
- The full link street substantially reduces through-traffic, creating an opportunity to improve parking operation and rebalance the High Street towards local access and place-making.

Effective parking management is therefore essential across all scenarios. In particular, the combination of reduced through-traffic and controlled parking measures offers the greatest potential to improve both traffic flow and the overall function of the High Street.

5.3 Impact on Strategic Journey Times & Bus Routes

To assess the scenario impact on network journey times, 10 directed journey time routes were created. These all either start, end or pass through Moreton-in-Marsh and align with local bus services. They all follow the existing A429 through Morton-in-Marsh High Street (even when a link street is modelled) to be consistent and to follow the expected path of a future bus service.

Change in journey time is compared against trigger values derived from Traffic Commissioner guidance for buses which is also utilised as part of the Cotswold Local Plan transport evidence base.

Change in bus route end to end journey times		Impact on bus service vehicles/frequency		
		no frequency change	1 less bus per hour	>2 less buses per hour
0-5 mins	**Low**	Low	Medium	High
5-10 mins	**Medium**	High	High	High
>10 mins	**High**	High	High	High

Table 5-1: Journey time route comparison - time increase (minutes)

Route	From	To	Km	S1-S2 AM	S1-S2 PM	S1-S3 AM	S1-S3 PM
1	Moreton-in-Marsh	Broadway (B4632)	14	0.0	0.0	0.0	-0.2
1	Broadway (B4632)	Moreton-in-Marsh	14	-0.1	0.0	-0.3	-0.1
2	Moreton-in-Marsh	Stow-on-the-Wold	7	1.0	1.0	2.3	1.6
2	Stow-on-the-Wold	Moreton-in-Marsh	7	0.6	0.9	1.8	2.3
3	Moreton-in-Marsh	Chipping Norton	13	0.6	0.7	0.1	-0.2
3	Chipping Norton	Moreton-in-Marsh	13	-0.2	0.5	-1.4	-0.3
4	Moreton-in-Marsh	A429/B4035	8	0.0	0.0	0.3	0.4
4	A429/B4035	Moreton-in-Marsh	8	-0.2	0.0	0.3	0.1
5	Stow-on-the-Wold	A429/B4035(without link)	15	0.7	1.0	2.4	2.9
5	A429/B4035	Stow-on-the-Wold	15	0.9	1.1	2.9	2.1

Table 5-1 shows the time difference in minutes for,

- With no link street (S1) and with a southeast link street (S2)
- With no link street (S1) and with a full link street (S3)

As expected, travel time west along the A44 to Broadway remains unchanged, so does the time travel north to the junction with the B4035 near Shipston-on-Stour. Travel time east along the A44 to Chipping Norton reduces by approximately 0.5 minutes with the southeast

link street though shows a 1.4-minute improvement west bound in the AM period with the full link road. The greatest increase in travel time is to Stow-on-the-Wold with a 0.6-to-1.0-minute increase with the south-east link street though increasing to 1.6 to 2.3 minutes with the full link street. This will be related to the revised priority of the A429 junction with the new link road in S2 and the revised layout for the mini roundabouts in S3.

Whilst general traffic may be able to benefit from the new link street, bus traffic is likely to remain on Roman Road and the High Street to serve Moreton in Marsh. The identified reduction in travel time is less than five minutes and so falls within the low threshold established in the Traffic Commissioner guidance and will be mitigated by an increase in service frequency as proposed as part of the public transport interventions. Neither of the proposed link street options are therefore considered to have an undue detrimental impact on bus service times.

5.4 Interpretation of results

The modelling results provide a consistent and coherent picture of the transport challenges in Moreton-in-Marsh and the relative effectiveness of the tested intervention packages. When considered alongside the existing evidence on traffic behaviour, parking constraints and network characteristics, several key themes emerge regarding network performance, scheme effectiveness and the role of different intervention types.

5.5 Overall network behaviour

Across all scenarios, the results confirm that the existing A429 corridor through the High Street is operating close to, or beyond, its effective capacity under future demand conditions. Under the DS 1 scenario (behavioural and sustainable interventions only), V/C ratios remain within the high to unstable range in the town centre, particularly between the two mini-roundabouts and on the Oxford Street approach.

This indicates that, while demand management and sustainable interventions provide some benefit, they are insufficient in isolation to address the operational issues and constraints of the existing network. The High Street continues to function as both a strategic through-route and a local access corridor, and this dual role leads to inherent conflict between movement and place functions.

Furthermore, it is important to recognise that the strategic model does not explicitly capture localised disruptions such as parking manoeuvres, pedestrian activity or short-duration obstructions. As such, real-world conditions are likely to be worse than the modelled outputs suggest, particularly during peak and inter-peak periods when parking demand is high and space is constrained. For more detailed analysis of these interactions a micro-simulation model would need to be developed.

5.6 Effectiveness of sustainable and behavioural measures

The results demonstrate that sustainable and behavioural interventions play a valuable supporting role in managing demand and encouraging modal shift, but their impact on network performance is incremental rather than transformational. These measures help to reduce traffic growth and provide alternative travel choices, but they do not materially change the underlying capacity limitations of the High Street corridor.

This reinforces the conclusion from Phase 1 that such interventions are most effective when delivered as part of a wider package, rather than as standalone solutions. In particular, their

benefits are maximised when combined with infrastructure that reduces through-traffic and allows the local network to operate more efficiently.

5.7 Impact of the south-east link street

The introduction of the south-east section of the link street (DS 2) represents a step change in network performance. The modelling shows a clear reduction in traffic volumes through the town centre, with V/C ratios falling to moderate levels across key links and improvements in junction performance.

This indicates that the scheme is effective at redistributing local development-related traffic and reducing pressure on the existing High Street corridor. The reduction in traffic volumes also decreases the likelihood of network instability and blocking back between the two mini-roundabouts, which is a key existing issue.

However, the results also show that some constraints remain. Key approaches, particularly Oxford Street and the northern roundabout, continue to operate at relatively high levels of utilisation. This suggests that while the south-east link street addresses a proportion of demand, it does not fully resolve the influence of longer-distance strategic through-traffic, which continues to pass through the town centre.

As a result, the High Street remains sensitive to disruption, and the overall performance of the network is still influenced by localised factors such as parking activity and junction conflicts.

5.8 Impact of the full eastern link street

The full link street (DS 3) delivers the most significant improvement in network performance across all assessed metrics. The modelling shows that V/C ratios across the High Street, Oxford Street and the wider town centre network fall to low or moderate levels, indicating stable operating conditions with a reduced risk of congestion and queue formation.

This reflects a fundamental redistribution of traffic, with a substantial proportion of strategic north–south movements diverted away from the town centre onto the new route. The link street therefore successfully fulfils its role as a strategic route while also serving local development areas.

Importantly, the reduction in through-traffic enables complementary changes to the town centre network, including alterations to junction layouts and the potential reallocation of road space. This allows the High Street to transition from a predominantly traffic-dominated corridor to a more balanced environment that better supports local access, active travel and place-making.

5.9 Junction operation and network resilience

The improvements in link performance are mirrored by improvements in junction operation. Under scenarios without a link street, both mini roundabouts are shown to operate under stress, with high V/C ratios, longer queues and a risk of blocking back between junctions.

The introduction of the south-east link street significantly reduces these issues, improving conditions to good or moderate across all arms.

Under the full link street scenario, the removal or reconfiguration of the mini roundabouts further improves performance, allowing A44 movements to operate more efficiently and reducing conflict with A429 traffic.

These findings highlight the importance of addressing both link capacity and junction design when seeking to improve overall network performance. The results also demonstrate that reducing traffic demand on key corridors enhances network resilience, making the system less sensitive to disruption and more capable of operating reliably under varying conditions.

5.10 Relationship with parking and local conditions

A key insight from the results is the strong interaction between traffic flow and parking conditions in the town centre. Even where modelled traffic volumes fall within acceptable ranges, the presence of high parking demand and associated activity can continue to generate localised congestion and variability in journey times.

This is particularly relevant for scenarios without a full link road, where the High Street remains relatively busy and sensitive to disruption. In these cases, effective parking management is essential to ensure that the benefits of reduced traffic demand are not offset by increased circulation and manoeuvring activity.

Under the full link road scenario, the reduction in through-traffic creates an opportunity to better manage parking and rebalance the street environment. However, without complementary parking interventions, there remains a risk that localised congestion could still occur.

5.11 Implications for scheme development

The modelling results clearly demonstrate that:

- **Infrastructure is required to address structural capacity constraints**, with the link street providing the most effective mechanism for reducing through-traffic.
- **Sustainable and behavioural measures are necessary but not sufficient** on their own and should be delivered alongside infrastructure to maximise their impact.
- **Parking management is a critical component** of any overall strategy and is required across all scenarios to support network performance.
- **The full link** street **option provides the greatest overall benefit**, offering a comprehensive solution that improves traffic flow, enhances network resilience and enables broader placemaking objectives.

Overall, the results support a combined approach that integrates infrastructure provision, demand management and local network interventions. This approach provides the greatest opportunity to address both current and future transport challenges in Moreton-in-Marsh while supporting wider planning and urban design objectives.

6. Stakeholder Engagement

6.1 Gloucestershire County Council

Gloucestershire County Council, as the statutory highway authority for the Cotswold District (including Moreton-in-Marsh) has been engaged as a stakeholder at key stages in this piece of work. They were involved in drafting the original scope of the commission and have been engaged with in the modelling process. This engagement has taken the form of a round table exercises conducted on-line where results of the modelling were shared and discussions about the impact and direction of the work took place.

These discussions helped shape the behavioural and sustainable interventions package, allowing it to better reflect achievable and realistic interventions. Comments regarding the importance of parking availability and access to the centre of Moreton in Marsh helped the development of the parking interventions. These ensure that the town centre businesses are still served by a wide range of high-quality parking locations that encourage access whilst no longer detracting from the through-movement of traffic through the historic centre. Discussions regarding the impact of any potential link street on the flow of buses helped guide the analysis on the impact on strategic journey times. Whilst some routes were shown to be negatively impacted, these are well within the adopted criteria and will be mitigated by an increase in bus frequency as proposed within the interventions.

It is expected that the good working relationship achieved with Gloucestershire County Council will be continued as this work is further progressed.

6.2 Network Rail

Engagement has also been undertaken with Network Rail. Feedback was received via email on 29 February 2024 and 11 February 2026, reiterating earlier comments provided to the project team. Network Rail's comments have focused primarily on design and asset protection considerations associated with the construction of a road bridge over the railway. They noted that, where a new public bridge is proposed, consideration would be given to whether there are opportunities to stop up or divert existing level crossings in the vicinity, subject to feasibility and network requirements.

In addition, it was confirmed that any new bridge would be required to accommodate potential future overhead electrification, requiring a minimum gauge clearance of 5.1 m (from the top of rail to the underside of the bridge structure). Network Rail also advised that, should the scheme progress, a range of legal agreements would be required, and they highlighted potential financial implications associated with land value uplift, particularly where a new bridge facilitates or enhances development opportunities adjacent to the railway. It was also advised that more detailed engineering advice on bridge design and construction methodology would typically require the establishment of an asset protection agreement, which would incur additional costs and would be progressed should the scheme move beyond feasibility stage.

Network Rail confirmed on 11 February 2026 that no further comments were required at this stage beyond those previously provided, noting that their position remains unchanged.

6.3 Environment Agency

Early engagement has been undertaken with the Environment Agency (EA) to support the development of the feasibility study and to understand potential environmental considerations associated with the proposed link road.

An initial discussion was held via Microsoft Teams on 20 February 2026, involving representatives from the Environment Agency, Cotswold District Council, and the project team. The purpose of the meeting was to provide a high-level overview of the proposed scheme and to enable the Environment Agency to outline potential requirements and considerations at this early stage.

During the discussion, it was made clear that the project is at an initial design stage, which was acknowledged by the Environment Agency. They expressed their willingness to engage as the project develops.

Initial observations raised by the Environment Agency included flood risk and scour around river crossing, and the potential for PFAS risk at Fire College. These matters have been noted as key environmental considerations and will be subject to further assessment and consultation as the design is progressed beyond feasibility stage.

7. Conclusions

This initial feasibility study has assessed a range of infrastructure, behavioural and sustainable transport interventions to address existing and future transport challenges in Moreton-in-Marsh, associated with Local Plan growth and increasing strategic traffic demand.

It should be noted that this study does not in itself confirm if the land is available, it simply tests the feasibility of the most promising options, should it come forward in the future, any scheme would need to be subject to more detailed work.

7.1 Key findings

The analysis confirms that the current highway network, particularly the A429 corridor through the High Street and its two mini-roundabouts, is operating close to capacity under present conditions and is forecast to experience significant deterioration without intervention. Strategic north–south through-traffic, combined with constrained junction geometry and high levels of parking activity, creates a network that is highly sensitive to disruption and prone to congestion.

Sustainable and behavioural interventions, including parking controls, active travel improvements and public transport enhancements, provide important supporting benefits. These measures help to manage demand, encourage modal shift and improve local accessibility. However, the modelling demonstrates that, in isolation, they are not sufficient to address the underlying structural capacity constraints of the network.

7.2 Performance of link road options

The introduction of new infrastructure in the form of a link street provides a step change in network performance by redistributing traffic away from the historic town centre.

- **South-east link** street
  The south-east link street delivers a significant improvement in traffic conditions, reducing volumes through the High Street and improving junction performance at the mini-roundabouts. V/C ratios fall to more moderate and acceptable levels, reducing the likelihood of queuing and blocking back between junctions. While some constraints remain, particularly on key approaches such as Oxford Street, overall network performance is substantially improved, and the risk of severe congestion is reduced.
- **Full eastern link road**
  The full link street option provides the greatest overall benefit in transport terms. It results in a fundamental redistribution of strategic north–south traffic, with significant reductions in flow through the town centre. This leads to stable operating conditions across the network, improved junction performance and enhanced opportunities to rebalance the High Street towards local access, active travel and place-making.

7.3 Balance of performance and deliverability

While the full link street delivers the best network performance, it is also the most complex and costly option. The route length and requirement to cross key physical constraints such

as the railway and River Evenlode mean that the full scheme is likely to present significant challenges in terms of cost, deliverability and funding.

In contrast, the south-east link road represents a more proportionate intervention which would directly serve the proposed development sites. It achieves a large proportion of the transport benefits associated with the full link street, particularly in terms of relieving pressure on the town centre and improving network resilience, while being shorter and more likely to be deliverable within realistic funding constraints.

7.4 Role of complementary measures

Across all scenarios, the importance of complementary interventions is clear. In particular:

- **Parking management** is essential to address the significant impact of parking activity on High Street operation and to ensure that improvements in traffic flow are not offset by circulation and manoeuvring.
- **Active travel and public transport enhancements** are important in supporting mode shift and improving accessibility for residents, particularly in the context of planned housing growth.
- **Town centre interventions** become increasingly viable where traffic volumes are reduced, enabling improvements to public realm, safety and overall town centre function.

7.5 Implications for Local Parking

Parking is a key factor influencing both traffic conditions and the operation of the High Street in Moreton-in-Marsh. The analysis undertaken as part of this study demonstrates that the interaction between parking demand and traffic flow remains important across all scenarios, although the nature of this interaction changes significantly depending on the level of infrastructure intervention provided.

Under DS1 (Sustainable and Behavioural Measures Only), the High Street continues to operate under high levels of traffic demand and remains highly sensitive to parking-related disruption. Vehicles searching for spaces, waiting to manoeuvre into bays, or emerging from parking spaces would continue to have a disproportionate impact on traffic flow. Given the constrained nature of the High Street and the existing over-capacity parking conditions, parking activity would remain a significant contributor to congestion and journey time variability. Parking management measures would therefore be essential simply to maintain acceptable operating conditions.

Under DS2 (South-East Link Street), reduced through-traffic lowers the sensitivity of the network to parking-related disruption. Parking manoeuvres and circulation traffic would still affect conditions on the High Street, but the risk of these impacts escalating into broader network-wide congestion would be significantly reduced. Improved traffic conditions may also increase the attractiveness of the High Street as a destination, potentially placing additional pressure on parking demand which may be helped by appropriate parking management measures and the provision of alternative parking facilities such as the Transport Hub and potential Park & Stride.

Under DS3 (with the full eastern link street), the reduction in strategic through-traffic fundamentally changes the relationship between parking and traffic flow. The High Street becomes considerably less sensitive to parking activity, as lower traffic volumes mean that

parking manoeuvres are less likely to create significant delay or network disruption. At the same time, the reduced traffic environment creates opportunities to improve the quality and operation of town centre parking through formalised layouts, better management and public realm enhancements. The attractiveness of the High Street as a local destination is also likely to increase, supporting local businesses and town centre vitality whilst reducing the adverse transport consequences associated with parking demand.The link street options provide a substantial improvement, whilst the sustainable and behavioural measures alone are unlikely to adequately address existing parking-related traffic issues.

7.6 Implications for Local Plan Housing Delivery

A critical component of this study is to understand the extent to which the transport network can support the scale and distribution of housing growth proposed within the Local Plan. The modelling scenarios (DS1, DS2 and DS3) provide a clear indication of the relationship between infrastructure provision and the level of development that can be accommodated without resulting in unacceptable transport impacts.

Do Something 1 (DS1)– Sustainable and Behavioural Interventions Only (1,500 dwellings)
Under Scenario DS1, development is limited to 1,500 dwellings, primarily associated with sites B, C and a reduced proportion of Site D, with no allocation at Site A. The modelling results demonstrate that, even at this reduced level of growth, the network continues to operate under high to unstable conditions within the town centre, particularly along the High Street corridor and at the northern mini-roundabout. The strategic nature of the model is expected to underestimate issues related to blocking back and parking related problems in the town centre. This indicates that the existing network, even when supported by sustainable and behavioural interventions, has limited capacity to accommodate further growth at this scale. As such, DS1 is somewhat beyond the upper bound of development that could be supported without new infrastructure and would likely constrain Local Plan ambitions both in terms of scale and spatial distribution.

Do Something 2 (DS2) – South-East Link Street(1,962 dwellings)
Scenario DS2 increases development capacity to 1,962 dwellings, incorporating additional growth at Site D while still excluding Site A.
The introduction of the south-east link street significantly improves network performance, reducing traffic volumes through the town centre and bringing most links and junctions into moderate and stable operating conditions. This demonstrates that the south-east link street enables a meaningful uplift in housing delivery, allowing a broader range of Local Plan allocations to come forward while maintaining acceptable network performance. However, the persistence of some higher stress locations (notably Oxford Street and the northern roundabout) indicates that this scenario does not fully mitigate the influence of strategic through-traffic. As a result, further large-scale expansion beyond this level of growth would likely reintroduce network instability.

From a planning perspective, DS2 therefore represents a balanced and deliverable scenario, supporting a substantial proportion of the Local Plan housing requirement while remaining proportionate in terms of infrastructure cost and complexity. It enables delivery of multiple sites (B, C and D) with improved accessibility and reduced impact on the historic core.

Do Something 3 (DS3) – Full Eastern Link Street (3,100 dwellings)
Scenario DS3 accommodates the full tested development quantum of 3,100 dwellings, including the introduction of Site A alongside Sites B, C and D.

The full eastern link street delivers a step change in network performance, diverting a significant proportion of strategic traffic away from the High Street and resulting in low to moderate V/C ratios across the network. This creates a stable transport environment capable of supporting the full scale of Local Plan growth tested, including more peripheral or larger strategic allocations such as Site A. Importantly, this scenario also enables a redefinition of the High Street's role, allowing it to function more effectively as a local access and place-based environment rather than a strategic corridor. This has wider benefits for urban design, active travel and town centre vitality, alongside the capacity to support higher levels of development. As a result, this option should continue to be explored beyond the plan period, with safeguarding for an efficient route for this section

On this basis, while the full link street provides the greatest flexibility for accommodating long-term housing growth, the south-east link street offers a proportionate and pragmatic solution, enabling a substantial level of development consistent with Local Plan objectives while maintaining deliverability in terms of cost and environmental constraints.

7.7 Scenario Comparison

A complete comparison overview for the tested scenarios is presented in Table 7-1.

Table 7-1: Scenario comparison overview

Assessment Area	DS1 – Sustainable & Behavioural Measures Only	DS2 – South-East Link Street	DS3 – Full Eastern Link Street
Development Capacity Tested	1,500 dwellings	1,962 dwellings	3,100 dwellings
Traffic Relief in Town Centre	Limited improvement. High Street and northern mini-roundabout remain under significant pressure.	Significant improvement. Considerable reduction in traffic through the town centre.	Significant improvement. Strategic traffic largely diverted away from the High Street.
High Street Operation	Remains close to unstable conditions and sensitive to disruption.	Operates well under moderate conditions.	Operates under low to moderate stress with substantially improved conditions.
Mini-Roundabout Performance	High V/C and queueing risk remains, particularly at the northern roundabout.	Significant improvement with shorter queues and better operation.	Traffic reduction enables alternative junction arrangements and improved operation.

Assessment Area	DS1 – Sustainable & Behavioural Measures Only	DS2 – South-East Link Street	DS3 – Full Eastern Link Street
Accommodation of Strategic Through-Traffic	No change. Strategic traffic continues through the town centre.	Some benefit. Some locally generated traffic diverted	Strong benefit. Provides an alternative route for strategic north-south traffic.
Support for Local Plan Growth	Limited. Performance suggests this scenario is beyond, or very close to, the practical limit of development without new highway infrastructure.	Good. Supports a meaningful increase in housing growth while maintaining acceptable network performance.	Good. Supports the full scale of growth tested within the study.
Impact on Parking & High Street Function	Existing parking issues remain a significant source of congestion and operational instability.	Parking-related impacts reduced but remain an influence on network performance.	Opportunity to improve parking management, public realm and High Street function through reduced through-traffic.
Town Centre Placemaking Opportunities	Limited opportunities due to continued traffic volumes.	Some opportunities for improvement as traffic volumes reduce.	More opportunities for public realm enhancement, active travel and town centre renewal.
Relative Cost	Low	Medium	High
Relative Delivery Complexity	Low	Medium	High
Key Advantages	Lowest cost; quickest to implement; supports sustainable travel objectives.	Delivers substantial transport benefits; supports additional housing growth; more proportionate	Greatest transport benefits; accommodates highest growth; transforms town centre conditions;

Assessment Area	DS1 – Sustainable & Behavioural Measures Only	DS2 – South-East Link Street	DS3 – Full Eastern Link Street
		and deliverable than the full route.	provides long-term strategic solution.
Key Disadvantages	Does not adequately resolve existing capacity issues; limited growth potential.	Does not fully remove strategic traffic from the town centre.	Highest cost; greatest environmental, engineering and delivery challenges; longer implementation timescale.
Overall Assessment	Insufficient as a standalone solution.	Balanced and pragmatic option for the Local Plan period.	Long-term transport solution for Moreton-in-Marsh.

8. Overall conclusion

The study demonstrates that a combined approach is required to address both current and future transport challenges in Moreton-in-Marsh. Sustainable and behavioural measures alone are not sufficient, and some form of infrastructure intervention is required to reduce through-traffic and improve network performance.

The full eastern link street provides the most comprehensive transport solution and delivers the highest level of network benefit. However, when considering cost, complexity and deliverability alongside transport performance within the Local Plan period to 2043, the south-east link street represents a balanced and pragmatic option.

On this basis, the south-east link street, supported by a package of parking, active travel and public transport interventions, is considered to provide an acceptable and realistic solution to the town's immediate transport challenges, while retaining the potential for the full eastern link street should additional funding or requirements emerge.

Appendix A – Link Street Cost Estimate

The cost estimates presented in this appendix have been prepared solely for the purposes of this initial feasibility study and are intended to provide an indication of the potential order-of-magnitude costs associated with the proposed interventions. The estimates have been developed using the information available at the time of assessment and are based on concept-level designs only.

The estimates should therefore be considered indicative and suitable only for strategic comparison of options. As the scheme progresses through subsequent stages of design and development, further engineering, environmental, land, utility and stakeholder information will become available which may materially affect the anticipated costs.

Consequently, the estimates presented are intended to inform strategic decision-making and support comparison of the relative affordability and deliverability of the scenarios tested within this study.

BENTLEY

COTSWOLD DC LOCAL CONCEPT DESIGN – MORETON IN MARSH LINK ROAD
MORETON-IN MARSH LINK ROAD

Order of Cost Estimate Nr 2.02

for

Cotswold District Council

Discovery House
Mere Way
Ruddington
NG11 6JW

Development Management | Cost Management | Project Management
0115 983 0157
www.bentleyprojectmanagement.co.uk

Version	Date	Author	Comments
2.02	12/06/2026	A.Halcarz	Full cost and credits page updated.

Agreement for cost provisions for the following key items to be discussed

Archaeology Works
Flood Mitigation Costs
BNG Works
Accommodation works to Sewage Treatment Works
Cycle Priority Roundabouts
Advice on bridge structure spans to be provide by TTC
Volume of fill material for bridge approaches
Land cost calculation to be agreed

©2018 Bentley Project Management

COTSWOLD DC LOCAL CONCEPT DESIGN - MORETON IN MARSH LINK ROAD

Cotswold District Council

DOCUMENT REF

BENTLEY
PROJECT MANAGEMENT

DOCUMENT CONTROL

QMS CHECKS & APPROVAL

Ref	Name	Signed
Prepared By	Andy Holcarz	
Comp Checked By	Callum Donoghue	
Authorised By	Tom Mascari	

REVISION HISTORY

Date	Version	Status	Prepared By	Issued To	Date of Issue
10.3.26	1	Draft	Andrew Holcarz	Karl Jarvis / Edward Whittaker	10.3.26
27.4.26	1.01	Draft	Andrew Holcarz	Karl Jarvis / Edward Whittaker	28.4.26
29.5.26	2	Draft	Andrew Holcarz	Full team issue	29.5.26
8.6.25	2.01	Draft	Andrew Holcarz	Matthew Britton	8.6.26
12.6.25	2.02	Draft	Andrew Holcarz	Allan Keller	12.6.26

Moreton in Marsh - Cost Plan Nr 2.02.xlsx MPA2.52/RevC

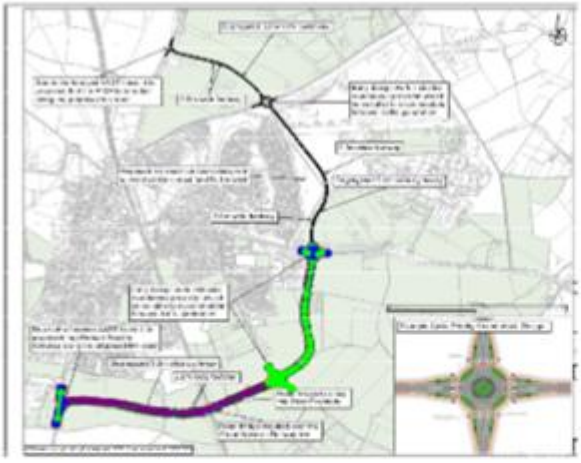
COTSWOLD DC LOCAL CONCEPT DESIGN - MORETON IN MARSH LINK ROAD
Order of Cost Estimate Nr 2.02
12/06/2026

BENTLEY

SECTION 1: INTRODUCTION

The following order of cost estimate has been produced for a proposed new link road around Moreton in Marsh in the Cotswolds. The objective of the scheme is to provide mitigation for the existing highway network in Moreton and to cater for future residential development traffic generation that is expected for the area. The scheme totals 4.6km incorporating two bridge structures (over the great western railway and River Evenlode). The scheme has 5nr intervention with the existing highway network and a section of road through the fire college. The scheme has been split into two main sections noted below:

South Eastern Link (2,671m)



Northern Link - 1967m



Please note that costs have been produced with no engineering input and therefore costs should be considered as high level order of cost only. All assumptions have been documented below which have been based our previous experience of similar schemes. Please note any changes to the assumptions below may have a significant impact on the cost plan total. We would recommend that all cost assumptions are confirmed by the engineering team as part of this process.

COTSWOLD DC LOCAL CONCEPT DESIGN – MORETON IN MARSH LINK ROAD
Order of Cost Estimate Nr 2.02
12/06/2026

BENTLEY

Viability Cost Assumptions

Bentley have priced the scheme based on experience of the likely costs for the construction of a scheme of this complexity and scale. The costs then include a deduction for a standard residential estate road at 5.5m wide and 2m footpath each side for the majority of the road length leaving a remaining cost which is considered extra over from a standard residential estate road. This is deduction is made on the basis that the road has direct frontage development.

A section of 602m of road along the Northern Section (highlight in green above) is included at full cost as it is not considered that residential development will be required adjacent to the highway within this area.

The extra over costs included in this cost plan will therefore capture:

a) New structures required over rail and water.
b) Extra over costs to reflect releatic site conditions which should be included for budget purposes at this stage (e.g. abnormal earthworks, capping to roads
c) Extra over costs to reflect enhanced specification likely to be required on the project (e.g increase road thickness)

SECTION 2 : EXCLUSIONS

The following exclusions should be noted: -

1 - Costs associated if delays in obtaining a planning consent
2 - Disposal of material non-hazardous or contaminated material off site
3 - Foul water drainage works
4 - Commuted Sum and Maintenance Costs (beyond 5% allowance)
5 - Ecological mitigation works (beyond allowances)
6 - Archaeological mitigation works (beyond allowances)
7 - Utility diversions and trenches etc (beyond allowances)
8 - Off site utility reinforcements
9 - Drainage diversions
10 - Dealing with high water table
11 - Client Contingencies
12 - VAT (including any non-recoverable VAT)
13 - Compensation associated with working on 3rd party land
14 - Financing and Interest
15 - Legal Costs
16 - S106 obligations/contributions
17 - Ground stabilisation and other remediation works
18 - Contamination to ground water
19 - Dealing with ground gases
20 - Flood mitigation measures
21 - Optimism Bias
22 - Adoption and preadoption costs
23 - Invasive species
24 - Dealing with historic mine workings
25 - Traffic Signals
26 - Allowance for further works to accommodate private development
27 - Large volumes of surplus topsoil/subsoil off-site (beyond allowances)
28 - Pumping to surface water
29 - Electronic Signage / Comms
30 - Further off-site junction improvements
31 - Framework fees (8.5% OH&P included)
32 - Part 1 Claims
33 - Inflation
34 - Major Road Diversions

35 - Accommodation works to the sewage treatment works.
36 - Landscape Maintenance Costs
37 - Impact of adjacent SSSI site
38 - Remedial works to the fire service college land to facilate highway works (including removal of existing hardstanding)
39 - Historic Costs and Spend to Date

SECTION 3 : ASSUMPTIONS
The following assumptions should be noted: -

100 Prelims
Main Contractor Prelims have been based benchmarked data from other similar public sector schemes.
Provision has been included for a haul route to be constructed alongside the main carriageway. It has been assumed that the Haul Route can remain in-situ and re-used for permanent construction (e.g. beneath the 5m wide footpath).

Specific Prelims also as follows have been included in the cost plan: -

1) Temporary Works Budget
2) Traffic Management Budget

200 Site Clearance
The Cost Plan includes for specific site clearance items along the route as follows: -
1) General site clearance across the whole site
2) Demolition for small farm building.

300 Fencing
An allowance for 551m of acoustic fencing has been included along link A only. No design input has been provided to confirm the extent of acoustic fencing on the scheme and therefore this is an allowance only.

It is assumed that highway fencing is not required due to the nature of the road construction.

500 Drainage
Drainage costs have been benchmarked against other similar schemes. It is assumed that no below ground storm water attenuation will be required.

600 Earthworks
It has been agreed that a 430mm thick capping layer should be included. It has been assumed that this is imported material.

No engineering input the earthwork costs should be considered as high level provisional sum item only.
Topsoil assumed to be excavated across the site at a depth of 300mm.
It has been assumed that 50% will be retained on-site with the balance disposed off as inert material.
Subsoil quantities allow for excavation to the depth of the road depth (740mm) which is assumed to be taken off-site. A further cut of 2m of the red-line area (for 50% of the site) is assumed which is then disposed on-site.

As noted the earthworks costs will be provisional until the Engineer provides high level cut/fill volumes for the site.

700 Pavements
Costs are based 250mm thick sub-base.
Road construction based on 260mm base course, 65mm binder and 35mm surface course.
Roads are assumed 6.4m wide.

COTSWOLD DC LOCAL CONCEPT DESIGN - MORETON IN MARSH LINK ROAD
Order of Cost Estimate Nr 2.02
12/06/2026

BENTLEY

1100 Kerbs, Footpaths and Paved Areas
All areas of the highway include a 2m footpath both sides and 3m cycleway.
No allowance has been included for PROW.
No allowance has been included for the cycle priority roundabouts shown in the Design Concept Presentation.

1200 Road Markings & Signage
Road markings / signs are based on benchmarked costs from other schemes at this stage.
Consequential signage - This is currently excluded from the costs.

1300 Street Lighting
It is assumed that the full length of the carriageway will have the provision of street lighting, at 30m intervals both sides.
It is assumed that the 5m wide cycleway/pedestrian footway will not required a separate lighting system.

2500 Structures
The project includes 2nr structures as follows: -

Rail Crossing Rail Line: Assumed span 42m x 13.4m
Bridge over River Evenlode: Assumed span: 13m x 13.4m

No bridge span information was provided at this stage therefore bridge spans have been assumed. Bentley have included an allowance based on the approx crossing length, however, this should not be relied upon for an accurate cost plan. It is recommend that this is firm up with an Engineers assessment.

2700 Provisional Sums
The following provisional sums have included in the cost plan should be discussed in further detail in order assess if the values included are suitable for the project:

1. £1,300,000 for archaeology works
2. £360,000 for Ecology Mitigation works.
3. £2,500,000 for Land Costs (including compensation costs)
4. £2,500,000 Stats Diversions

We would note that the above costs could vary significantly and should be noted in future risk strategies. These should be considered high level allowances only at this stage.

3000 Landscaping Works
£650k budget allowance has been included for Landscaping.
Future maintenance costs have been excluded form the cost plan.
An allowance for Ecological mitigation works has been included as a provisional sum of £500k. No ecological classification works have been undertaken to date but mitigation works are excepted.

General Assumptions

1 - An allowance for Early Contractor Involvement (ECI) has been included at 3% of the works value.
2 - Overhead and Profit has been included at 8.5% of the total works value.
3 - It should be noted that Land Costs are extremely approximate at this stage and should be reviewed by a qualified Land Surveyor. Bentley have included an allowance based on a similar recent scheme. We would recommend that specialist advise is taken to provide a more accurate representation.
4 - Historic spend has been excluded.

5 - At present risk is included at 25% allowances on all costs. Bentley would recommend that a Quantified Risk Assessment is undertaken to provide a more scientific approach to measuring risk provisions on the project.

6 - Inflation is currently excluded from the cost plan.

SECTION 4: RISKS AND OPPORTUNITIES

1 Risks:
- Impact of the ground investigation report / ground conditions
- Design development and scope
- Earthworks quantities / Earthworks Strategy
- Utility diversions
- Potential for existing utilities at the bottom of the canals.
- Extent of landscaping / biodiversity obligations
- Flood mitigation measures
- Archaeology costs
- Extent of bridge structures

2 Opportunities:
- Further utilisation of the A44 highway Network

SECTION 5: COST BASIS / DESIGN INFORMATION

The Cost Plan has been prepared on using the following information:

ITC

211461-201 MiM Link Road Concept Design

COTSWOLD DC LOCAL CONCEPT DESIGN – MORETON IN MARSH LINK ROAD
Order of Cost Estimate Nr 2.02
Jun-26
PROJECT SUMMARY

BENTLEY

FUNCTION SUMMARY

Job Name	: COTSWOLD DC LOCAL CONCEPT DESIGN - MORETON IN MARSH LINK ROAD
Job Location	: Moreton in Marsh
Client	: Cotswold District Council
Cost Base Date	: 1Q-26
Length of proposed road (m) - LINK A	: 2,671
Length of proposed road (m) - LINK B	: 1,967
Total Road Length (m)	: 4,638

DESCRIPTION OF THE WORKS	TOTAL	SOUTHERN ROAD	NORTHERN ROAD	
	£	£	£	
				Comments
- CONSTRUCTION COSTS	28,712,312	19,243,758	9,468,554	
CONSTRUCTION VALUE (INCLUDING OH&P AND ECI)	**28,712,312**	**19,243,758**	**9,468,554**	
OTHER DEVELOPMENTS				
- LAND COSTS /COMPENSATION PAYMENT (Provisional Sum)	2,500,000	1,439,737	1,060,263	
- LEGAL FEES	500,000	287,947	212,053	
- STATS DIVERSIONS (PROVISIONAL SUM)	2,000,000	1,151,790	848,210	
- PART 1 CLAIMS	1,000,000	575,895	424,105	
			-	
PROFESSIONAL FEES			-	
- PROFESSIONAL FEES BUDGET	7,178,078	4,810,940	2,367,138	Including planning, design, land agent, business case, Project Management, Cost Consultant, Supervision etc
- PUBLIC INQUIRY	500,000	287,947	212,053	
- NATIONAL HIGHWAYS - BONDS, SUPERVISION, INSPECTIONS FEES AND COMMUTED SUM	Excluded	Excluded	Excluded	
- NETWORK RAIL COSTS	1,200,000	1,200,000	-	
- SURVEYS/ENABLING WORKS	Included	Included	Included	
- LOCAL AUTHORITY COMMUTED SUMS & MAINTENANCE	1,435,616	962,188	473,428	
			-	
RISK				
- RISK ALLOWANCE: 25% ALLOWANCE (PERCENTAGE BASED ONLY AT THIS STAGE)	11,256,501	7,490,050	3,766,451	
- OPTIMISM BIAS	Excluded	Excluded	Excluded	
TOTAL INCLUDING OTHER DEVELOPMENT COSTS, FEES, RISK	**56,282,506**	**37,450,252**	**18,832,255**	
INFLATION				
- INFLATION	Excluded	Excluded	Excluded	
SPEND TO DATE				
- HISTORIC SPEND TO DATE	Excluded	Excluded	Excluded	
GRAND TOTAL	**56,282,506**	**37,450,252**	**18,832,255**	

**Note: All figures exclude VAT.*

COTSWOLD DC LOCAL CONCEPT DESIGN - MORETON IN MARSH LINK ROAD
Order of Cost Estimate Nr 2.02
Jun-26
PROJECT SUMMARY

BENTLEY

FUNCTION SUMMARY

Job Name	: COTSWOLD DC LOCAL CONCEPT DESIGN - MORETON IN MARSH LINK ROAD
Job Location	: Moreton in Marsh
Client	: Cotswold District Council
Cost Base Date	: 1Q-26
Length of proposed road (m) - LINK A	: 2,671
Length of proposed road (m) - LINK B	: 1,967
Total Road Length (m)	: 4,638

DESCRIPTION OF THE WORKS	COST A & B					COST A (INCLUDING DEDUCTION FOR STANDARD RESIDENTIAL CREDIT)					COST B (INCLUDING DEDUCTION FOR STANDARD RESIDENTIAL CREDIT)					
	TOTAL					SOUTH EASTERN (2671M)					NORTHERN ROAD (1967m)					
	£	£/m	%	%	%	£	£/m	%	%	%	£	£/m	%	%	%	
			Fees	Construction (excluding risk & inflation)	Development			Fees	Construction (excluding risk & inflation)	Development			Fees	Construction (excluding risk & inflation)	Development	Comments
PRELIMS																
100 PRELIMINARIES	7,128,251	1,537	-	25%	13%	4,512,319	1,689	-	23%	12%	2,615,932	1,330	-	28%	14%	The prelims allowance covers main contractor running costs only; specific prelims such as traffic management, haul route, temporary works have been excluded.
MEASURED WORKS												-				
200 SITE CLEARANCE	198,666	43	-	1%	0%	126,744	47	-	1%	0%	71,922	37	-	1%	0%	-
300 FENCING	182,240	39	-	1%	0%	157,240	59	-	1%	0%	25,000	13	-	0%	0%	-
400 ROAD RESTRAINT SYSTEMS	160,428	35	-	1%	0%	96,257	36	-	1%	0%	64,171	33	-	1%	0%	-
500 DRAINAGE & SERVICE DUCTS	3,331,800	718	-	12%	6%	1,779,022	666	-	9%	5%	1,552,778	789	-	16%	8%	-
600 EARTHWORKS	2,760,110	595	-	10%	5%	1,606,893	602	-	8%	4%	1,153,217	586	-	12%	6%	-
700 PAVEMENTS	1,719,088	371	-	6%	3%	854,231	320	-	4%	2%	864,856	440	-	9%	5%	-
1100 KERBS, FOOTWAYS & PAVED AREAS	1,415,565	305	-	5%	3%	665,493	249	-	3%	2%	750,072	381	-	8%	4%	-
1200 TRAFFIC SIGNS AND ROAD MARKINGS	122,270	26	-	0%	0%	66,775	25	-	0%	0%	55,495	28	-	1%	0%	-
1300 ROAD LIGHTING COLUMNS AND BRACKETS, CCTV MASTS AND CANTILEVER MASTS	50,944	11	-	0%	0%	-	-	-	0%	0%	50,944	26	-	1%	0%	-
1400 ELECTRICAL WORK FOR ROAD LIGHTING AND TRAFFIC SIGNS	344,553	74	-	1%	1%	119,640	45	-	1%	0%	224,913	114	-	2%	1%	-
2500 SPECIAL STRUCTURES	5,818,280	1,254	-	20%	10%	5,818,280	2,178	-	30%	16%	-	-	-	0%	0%	-
2700 ACCOMMODATION WORKS, WORKS FOR STATUTORY UNDERTAKERS, PROVISIONAL SUMS AND PRIME COST ITEMS	1,450,000	313	-	5%	3%	835,047	313	-	4%	2%	614,953	313	-	6%	3%	-
3000 LANDSCAPE AND ECOLOGY	1,010,000	218	-	4%	2%	581,654	218	-	3%	2%	428,346	218	-	5%	2%	-
WORKS TOTAL	**25,692,194**	**5,539**	**-**	**89%**	**46%**	**17,219,595**	**6,447**	**-**	**89%**	**46%**	**8,472,600**	**4,307**	**-**	**89%**	**45%**	
CONTRACTOR OVERHEADS																
- MAIN CONTRACTOR'S - PRE-CONTRACT ECI Fee; 3%	770,766	166	-	3%	1%	516,588	193	-	3%	1%	254,178	129	-	3%	1%	Based on 3% ECI
- MAIN CONTRACTOR'S OVERHEADS & PROFIT: FEE @ 8.5%	2,249,352	485	-	8%	4%	1,507,576	564	-	8%	4%	741,776	377	-	8%	4%	Based on 8.5% of all construction costs
CONSTRUCTION VALUE (INCLUDING OH&P AND ECI)	**28,712,312**	**6,191**	**-**	**100%**	**51%**	**19,243,758**	**7,205**	**-**	**100%**	**51%**	**9,468,554**	**4,814**	**-**	**100%**	**50%**	
OTHER DEVELOPMENTS																
- LAND COSTS /COMPENSATION PAYMENT (Provisional Sum)	2,500,000	539	-	-	4%	1,439,737	539	-	-	4%	1,060,263	539	-	-	6%	
- LEGAL FEES	500,000	108	-	-	1%	287,947	108	-	-	1%	212,053	108	-	-	1%	
- STATS DIVERSIONS (PROVISIONAL SUM)	2,000,000	431	-	-	4%	1,151,790	431	-	-	3%	848,210	431	-	-	5%	
- PART 1 CLAIMS	1,000,000	216	-	-	2%	575,895	216	-	-	2%	424,105	216	-	-	2%	
PROFESSIONAL FEES																
- PROFESSIONAL FEES BUDGET	7,178,078	1,548	13%	-	13%	4,810,940	1,801	13%	-	13%	2,367,138	1,203	13%	-	13%	Including planning, design, land agent, business case, Project Management, Cost Consultant, Supervision etc
- PUBLIC INQUIRY	500,000	108	1%	-	1%	287,947	108	1%	-	1%	212,053	108	1%	-	1%	
- NATIONAL HIGHWAYS - BONDS, SUPERVISION, INSPECTIONS FEES AND COMMUTED SUM	Excluded	-	-	-		Excluded	-	-	-		Excluded	-	-	-		
- NETWORK RAIL COSTS	1,200,000	259	2%	-	2%	1,200,000	449	3%	-	3%	-	-	0%	-	0%	
- SURVEYS/ENABLING WORKS	Included	-	-	-		Included	-	-	-		Included	-	-	-		
- LOCAL AUTHORITY COMMUTED SUMS & MAINTENANCE	1,435,616	310	3%	-	3%	962,188	360	3%	-	3%	473,428	241	3%	-	3%	
RISK																
- RISK ALLOWANCE: 25% ALLOWANCE (PERCENTAGE BASED ONLY AT THIS STAGE)	11,256,501	2,427	20%	-	20%	7,490,050	2,804	20%	-	20%	3,766,451	1,915	20%	-	20%	
- OPTIMISM BIAS	Excluded	-	-	-	-	Excluded	-	-	-	-	Excluded	-	-	-	-	
TOTAL INCLUDING OTHER DEVELOPMENT COSTS, FEES, RISK	**56,282,506**	**12,135**	**38%**	**n/a**	**100%**	**37,450,252**	**14,021**	**39%**	**n/a**	**100%**	**18,832,255**	**9,574**	**36%**	**n/a**	**100%**	
INFLATION																
- INFLATION	Excluded	-	-	-	-	Excluded	-	-	-	-	Excluded	-	-	-	-	
SPEND TO DATE																
- HISTORIC SPEND TO DATE	Excluded	-	-	-	-	Excluded	-	-	-	-	Excluded	-	-	-	-	
GRAND TOTAL	**56,282,506**	**12,135**	**38%**	**n/a**	**100%**	**37,450,252**	**14,021**	**39%**	**n/a**	**100%**	**18,832,255**	**9,574**	**36%**	**n/a**	**100%**	

*Note: All figures exclude VAT.

COTSWOLD DC LOCAL CONCEPT DESIGN
Order of Cost Estimate Nr 2.02
Jun-26

BENTLEY

Description	Qty	Unit	Rate	Total	SOUTHERN ROAD (2671m) - assumed all through development				NORTHERN ROAD - (1967m) 1335M assumed through development				Comments and Assumptions
	COST A & B				COST A (REDUCED COST)				COST B (REDUCED COST)				
				£	QTY	Unit	Rates	Total	QTY	Unit	Rates	Total	
100 PRELIMINARIES													
General Contractor Preliminaries: based on benchmark data													
Management and Staff; labour, security, transport, site accommodation, running costs, employers facilities, living accomodation, sub-contractor attendance, testing	1	Item	4,640,985.83	4,640,985.83		25%	12,707,275.75	3,176,818.94		25%	5,856,667.59	1,464,166.90	
Haul Route													
Topsoil/top layer of material strip for haul route; including deposition on site not exceeding 500m to storage; assumed 4.5m wide; 450mm thick topsoil	1	Item	32,643.91	32,643.91	5,481	m3	3.43	18,799	4,036	m3	3.43	13,844	
Deposition of acceptable material Class 5A in site stockpile; anticipated that there will be a need to move to designated stockpiled areas	1	Item	32,643.91	32,643.91	5,481	m3	3.43	18,799	4,036	m3	3.43	13,844	
Disposal of class 5A; on-site	1	Item	333,101.16	333,101.16	5,481	m3	35.00	191,831	4,036	m3	35.00	141,270	
Haul routes; 6F5; allowed 4.5m wide x 500mm thick; allowance included for 7nr passing places	1	Item	547,237.62	547,237.62	5,481	m3	57.50	315,151	4,036	m3	57.50	232,086	
Repairs to haul route throughout construction; allowance 35% of original cost	1	Item	330,969.31	330,969.31		35%	544,581.43	190,604		35%	401,045.18	140,366	
Reinstatement and Disposal of Haul Route													
Assumed that haul route will remain in place following construction	-	-	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Temporary Works													
Temporary Works budget; temporary bridges etc	1	Item	1,391,400.00	1,391,400.00	2,671	m	300.00	801,300	1,967	m	300.00	590,100	
Temporary Works Design													
Temporary Works Design Professional Fees Budget	1	Nt	Included	Included	1	Nt	Incldued	Included	1	Nt	Incldued	Included	
Traffic Management													
Traffic Management Budget	1	Item	927,600.00	927,600.00	2,671	m	200.00	534,200	1,967	m	200.00	393,400	
Road Diversion Works													
Provisional Sum construction of diversions off-line	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Traffic Management: Night Working and TSCO													
TSCO Budget/Maintenance Crew	1	Item	Included	Included	1	Item	Included	Included	1	Item	Included	Included	
TSCO Budget/Maintenance Crew Nights	1	Item	Included	Included	1	Item	Included	Included	1	Item	Included	Included	
Residential Developer Credit													
Allowance for credit for provision of the haul road	1	Item	-1,108,330.86	-1,108,330.86	1	Item	735,184.93	-735,184.93	1	Item	373,145.93	-373,145.93	
TOTAL PRELIMINARIES CARRIED TO SUMMARY				**7,128,250.89**				**4,512,318.94**				**2,615,931.95**	
200 SITE CLEARANCE													

COTSWOLD DC LOCAL CONCEPT DESIGN
Order of Cost Estimate Nr 2.02
Jun-26

BENTLEY

Description	Qty	Unit	Rate	Total	SOUTHERN ROAD (2671m) - assumed all through development				NORTHERN ROAD - (1967m) 1335M assumed through development				Comments and Assumptions
	COST A & B				COST A (REDUCED COST)				COST B (REDUCED COST)				
				£	QTY	Unit	Rates	Total	QTY	Unit	Rates	Total	
General Site Clearance													
General clearance to the red-line area; including trees, hedges and vegetation removal; including land drainage requirements; 10% added for ancillary areas; for example ponds	1	Item	72,104.75	72,104.75	7.60	hec	5,557.42	42,255.40	5.37	hec	5,557.42	29,849.35	
Fire College Works													
Remediation to the fire service college	1	Item	Excluded	Excluded	-	-	n/a	n/a	1	Item	Excluded	Excluded	
Further Site Clearance													
Removal of redundant signage, street lighting, redundant drainage, breaking out kerbs													
A429 Fosse Way	1	Item	25,000.00	25,000.00	1	Nt	n/a	n/a	1	Item	25,000.00	25,000.00	
Todenham Road	1	Item	25,000.00	25,000.00	1	Nt	n/a	n/a	1	Item	25,000.00	25,000.00	
A44 London Road	1	Item	25,000.00	25,000.00	1	Item	25,000.00	25,000.00	1	Nt	n/a	n/a	
Evenlode Road	1	Item	25,000.00	25,000.00	1	Item	25,000.00	25,000.00	1	Nt	n/a	n/a	
A429 Stow Road	1	Item	25,000.00	25,000.00	1	Item	25,000.00	25,000.00	1	Nt	n/a	n/a	
Other Site Clearance / Demolition works													
Link A Area: Small Farm Buildings	1	Item	25,000.00	25,000.00	1	Item	25,000.00	25,000.00	1	Item	Excluded	Excluded	
Link B: Removal/Relocation of Existing Solar Panels	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	
Residential Developer Credit													
Allowance for standard developer credit for site clearance	1	Item	-23,439.09	-23,439.09	- 2.79	hec	5,557.42	- 15,511.84	- 1.43	hec	5,557.42	- 7,927.24	
TOTAL SITE CLEARANCE CARRIED TO SUMMARY				**198,665.66**				**126,743.56**				**71,922.10**	
300 FENCING													
Temporary Fencing													
Temporary security fencing; assumed 100% required along the route both sides; costs to remove fencing and credit back assumed to be cost neutral	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	Included within temporary works allowance.
Tree protection works	1	Item	50,000.00	50,000.00	1	PS	25,000.00	25,000.00	1	PS	25,000.00	25,000.00	No details at this stage. 1km allowance for phase included.
Permanent Fencing and Gates													
Highway demarcation fencing; 3 rail timber type fencing	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	Highway fencing assumed to be required.
Ancillary fencing to ponds and field access points; post and 3 rail fining	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	
Concrete foundation to timber main and intermediate post; 7m	1	Item	Included	Included	1	Nr	Included	Included	1	Nr	Included	Included	
Metal field gate; allowance 1per km	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	
Vehicle barrier; allowance 1 per 2.5km	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	

COTSWOLD DC LOCAL CONCEPT DESIGN
Order of Cost Estimate Nr 2.02
Jun-26

BENTLEY

Description	Qty	Unit	Rate	Total	SOUTHERN ROAD (2671m) - assumed all through development				NORTHERN ROAD - (1967m) 1335M assumed through development				Comments and Assumptions
	COST A & B				COST A (REDUCED COST)				COST B (REDUCED COST)				
				£	QTY	Unit	Rates	Total	QTY	Unit	Rates	Total	
Timber stile; 1 per 2km	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	
Acoustic Fencing													
Acoustic Fencing; adjacent to Henmarsah way; 2m high acoustic fencing	1	m	132,240.00	132,240.00	551	m	240.00	132,240.00		-	n/a	n/a	No further allowance for acoustic fencing included.
Residential Developer Credit													
Allowance for standard developer credit	1	Item	n/a	n/a	1	Item	n/a	n/a	1	Item	n/a	n/a	No standard fencing costs included by the developer.
TOTAL FENCING CARRIED TO SUMMARY				182.240.00				157.240.00				25.000.00	
400 ROAD RESTRAINT SYSTEMS													
All Junction Locations													
Allowance for road restraints per junction	1	Item	160,428.40	160,428.40	3	Nr	32,085.68	96,257.04	2	Nr	32,085.68	64,171.36	Assume 4x25m N2-W2 & 8nr P2 terminals +60m P2 barrier. Allowance to be confirmed.
Residential Developer Credit													
Allowance for standard developer credit	1	Item	n/a	n/a	1	Item	n/a	n/a	1	Item	n/a	n/a	No standard fencing costs included by the developer.
TOTAL ROAD RESTRAINTS CARRIED TO SUMMARY				160,428.40				96,257.04				64,171.36	
500 DRAINAGE & SERVICE DUCTS													
Highway Drainage													
Highway drainage; including above ground attenuation requirements	1	Item	4,869,900.00	4,869,900.00	2,671	m	1,050.00	2,804,550.00	1,967	m	1,050.00	2,065,350.00	Benchmark allowance from previous schemes.
Residential Developer Credit													
Allowance for standard storm water drainage credit	1	Item	-1,538,100.03	-1,538,100.03	- 2,671	m	383.95	- 1,025,528.00	- 1,335	m	383.95	- 512,572.03	Assumed 225mm drainage at 1.75m deep, 1200 manholes at 30m centres based on 5.5m wide road. 602m non-fontage road included.
TOTAL DRAINAGE & SERVICE DUCTS CARRIED TO SUMMARY				3,331,799.97				1,779,022.00				1,552,777.97	
600 EARTHWORKS													
Capping													
430mm thick capping layer; assumed 6F2 material	1	Item	851,986.04	851,986.04	8,499	Item	57.73	490,654.31	6,259	m3	57.73	361,331.72	Capping thickness assumed to 430mm thick.
Earthworks: topsoil													
Excavation of acceptable material Class 5A in cutting and other excavation	1	Item	61,252.46	61,252.46	10,323	m3	3.43	35,406.24	7,535	m3	3.43	25,846.22	
Deposition of acceptable 5A material in Site Stockpile	1	Item	89,289.30	89,289.30	5,161	m3	10.00	51,612.60	3,768	m3	10.00	37,676.70	
Disposal of acceptable material Class 5A; allowance for 50% off-site	1	Item	312,512.55	312,512.55	5,161	m3	35.00	180,644.10	3,768	m3	35.00	131,868.45	Assumed 50% of total topsoil generated will be disposed off-site
Earthworks: subsoil													

COTSWOLD DC LOCAL CONCEPT DESIGN
Order of Cost Estimate Nr 2.02
Jun-26

BENTLEY

Description	Qty	Unit	Rate	Total	SOUTHERN ROAD (2671m) - assumed all through development				NORTHERN ROAD - (1967m) 1335M assumed through development				Comments and Assumptions
	COST A & B				COST A (REDUCED COST)				COST B (REDUCED COST)				
				£	QTY	Unit	Rates	Total	QTY	Unit	Rates	Total	
Excavation of acceptable material excluding Class 5A in cutting and other excavation	1	Item	412,036.24	412,036.24	72,131	m3	3.66	263,998.64	40,447	m3	3.66	148,037.60	Quantity assumed to be based on excavation of road depth, plus an allowance of 2m cut for 50% of site and placed as fill.
Deposition													
Deposition of acceptable material in embankments and other areas of fill	1	Item	381,440.00	381,440.00	51,170	m3	5.00	255,851.00	25,118	m3	5.00	125,589.00	
Deposition of acceptable material in embankments and other areas of fill; allowance for additional handling of material	1	Item	267,008.00	267,008.00	51,170	m3	3.50	179,095.70	25,118	m3	3.50	87,912.30	
Imported Material													
Imported acceptable material Class 1/2 in embankments and other areas of fill	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Imported acceptable material Class 6F5 in embankments and other areas of fill	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Compaction													
Compaction of acceptable material Class 1/2 in embankments and other areas of fill	1	Item	34,329.60	34,329.60	51,170	m3	0.45	23,026.59	25,118	m3	0.45	11,303.01	
Compaction of acceptable material Class 6f5 in embankments and other areas of fill	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Disposal													
Disposal of acceptable material Class 1/2	1	Item	1,270,157.28	1,270,157.28	20,961	m3	35.00	733,620.16	15,330	m3	35.00	536,537.12	Balance of earthworks subsoil quantities assumed to be taken off-site
Breaking out: redundant carriageway													
Breaking out existing carriageway; full construction; disposal off site	1	Item	94,095.00	94,095.00	3,690	m2	18.00	66,420.00	1,538	m2	18.00	27,675.00	
Breaking out existing footpaths; full construction; disposal off-site	1	Item	7,938.00	7,938.00	441	m2	18.00	7,938.00	-	m2	18.00	-	
Residential Developer Credit													
Allowance for standard earthworks to road areas	1	Item	-1,021,934.71	-1,021,934.71	- 2,671	m	255.10	- 681,374.84	- 1,335	m	255.10	- 340,559.87	
TOTAL EARTHWORKS CARRIED TO SUMMARY				**2,760,109.76**				**1,606,892.51**				**1,153,217.25**	
700 PAVEMENTS													
Scarifying, Planing and Burning Off													
Planing out existing carriageway; disposal off site; breaking out carriageway; 100mm	1	Item	Excluded	Excluded	-	m2	3.40	-	-	m2	3.40	-	
Sub-base													

COTSWOLD DC LOCAL CONCEPT DESIGN
Order of Cost Estimate Nr 2.02
Jun-26

BENTLEY

Description	Qty	Unit	Rate	Total	SOUTHERN ROAD (2671m) - assumed all through development				NORTHERN ROAD - (1967m) 1335M assumed through development				Comments and Assumptions
	COST A & B				COST A (REDUCED COST)				COST B (REDUCED COST)				
				£	QTY	Unit	Rates	Total	QTY	Unit	Rates	Total	
Sub base to roads; 250mm thick in carriageway, carriageway separation, hard shoulder and hard strip	1	Item	494,744.74	494,744.74	4,274	m3	66.67	284,920.91	3,147	m3	66.67	209,823.82	Sub-base assumed 250mm
Pavement													
Base course; 260 thick in carriageway, carriageway separation, hard shoulder and hard strip	1	Item	1,632,576.00	1,632,576.00	17,094	m2	55.00	940,192.00	12,589	m2	55.00	692,384.00	Road build-up based on other similar schemes.
Binder Course; 65mm thick in carriageway, carriageway separation, hard shoulder and hard strip	1	Item	415,564.80	415,564.80	17,094	m2	14.00	239,321.60	12,589	m2	14.00	176,243.20	
Surface course; hot rolled asphalt; 35mm thick in carriageway, carriageway separation, hard shoulder and hard strip	1	Item	593,664.00	593,664.00	17,094	m2	20.00	341,888.00	12,589	m2	20.00	251,776.00	
extra over; high friction surfacing; approaches only	1	Item	133,574.40	133,574.40	2,564	m2	30.00	76,924.80	1,888	m2	30.00	56,649.60	
Tack Coat													
Tack coat	1	Item	29,683.20	29,683.20	17,094	m2	1.00	17,094.40	12,589	m2	1.00	12,588.80	
Residential Developer Credit													
Allowance for standard pavement works	1	Item	-1,580,719.58	-1,580,719.58	- 14,691	m2	71.21	- 1,046,110.51	- 7,508	m2	71.21	- 534,609.08	Standard road specification with thinner base course.
TOTAL PAVEMENTS CARRIED TO SUMMARY				**1,719,087.56**				**854,231.21**				**864,856.35**	
1100 KERBS, FOOTWAYS & PAVED AREAS													
Kerbs and Edging													
New kerbs; Aco kerbs to central roundabout; 10% extra over	1	Item	184,238.86	184,238.86	554	m	194.14	107,572.97	395	m	194.14	76,665.89	
New kerbs; HB kerb to both sides of each carriageway	1	Item	530,111.40	530,111.40	5,541	m	55.86	309,520.26	3,949	m	55.86	220,591.14	
Edgings to footways	1	Item	328,820.34	328,820.34	5,199	m	31.37	163,092.63	5,283	m	31.37	165,727.71	
Footways / Cycleways													
Sub base; 160mm thick	1	Item	Included	Included	2,770	m3	Included	Included	2,005	m3	Included	Included	
Geotextile membrane	1	Item	Included	Included	17,314	m2	Included	Included	12,529	m2	Included	Included	
Binder Course; 50mm thick	1	Item	Included	Included	17,314	m2	Included	Included	12,529	m2	Included	Included	
Surface course; 20mm thick	1	Item	1,598,987.94	1,598,987.94	17,314	m2	53.58	927,684.12	12,529	m2	53.58	671,303.82	
extra over for tactile paving areas	1	Item	283,508.50	283,508.50	866	m2	190.00	164,483.00	626	m2	190.00	119,025.50	
Public Right of Way Footpath													
Sub base; 250mm thick	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Geotextile membrane	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Binder Course; 50mm thick	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	

COTSWOLD DC LOCAL CONCEPT DESIGN
Order of Cost Estimate Nr 2.02
Jun-26

BENTLEY

Description	Qty	Unit	Rate	Total	SOUTHERN ROAD (2671m) - assumed all through development				NORTHERN ROAD - (1967m) 1335M assumed through development				Comments and Assumptions
	COST A & B				COST A (REDUCED COST)				COST B (REDUCED COST)				
				£	QTY	Unit	Rates	Total	QTY	Unit	Rates	Total	
Surface course; 20mm thick	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Edging	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Excavation/Desposition	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Residential Developer Credit													
Allowance for standard kerbs and footpath credits	1	Item	-1,510,101.76	-1,510,101.76	- 2,671	m	376.96	- 1,006,860.16	- 1,335	m	376.96	- 503,241.60	Assumed 4m2 footpath & 2m kerb and edging per m.
TOTAL KERBS, FOOTWAYS & PAVED AREAS CARRIED TO SUMMARY				**1,415,565.28**				**665,492.82**				**750,072.46**	
1200 TRAFFIC SIGNS & ROAD MARKINGS													
Road Markings	1	Item	69,570.00	69,570.00	2,671	m	15.00	40,065.00	1,967	m	15.00	29,505.00	Benchmarked rates from previous schemes
Road Signs	1	Item	92,760.00	92,760.00	2,671	m	20.00	53,420.00	1,967	m	20.00	39,340.00	Benchmarked rates from previous schemes
Consequential Signage	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Residential Developer Credit													
Allowance for standard roadS AND SIGNS	1	Item	-40,060.00	-40,060.00	- 2,671	m	10.00	- 26,710.00	- 1,335	m	10.00	- 13,350.00	
TOTAL TRAFFIC SIGNS AND ROAD MARKINGS CARRIED TO SUMMARY				**122,270.00**				**66,775.00**				**55,495.00**	
1300 ROAD LIGHTING COLUMNS AND BRACKETS, CCTV MASTS AND CANTILEVER MASTS													
Street Lighting													
New street lighting installation; comprising column 10m high; aluminium passively safe columns; including termination	1	Item	386,500.00	386,500.00	89	Nr	2,500.00	222,583.33	66	Nr	2,500.00	163,916.67	
Bollard Lighting to Footpath													
Lighting to PROW	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Residential Developer Credit													
Allowance for standard street lighting	1	Item	-335,556.36	-335,556.36	- 89	Nr	2,500.00	- 222,583.33	- 45	Nr	2,500.00	- 112,973.03	
TOTAL ROAD LIGHTING CARRIED TO SUMMARY				**50,943.64**				**0.00**				**50,943.64**	
1400 ELECTRICAL WORK FOR ROAD LIGHTING AND TRAFFIC SIGNS													
Cabling / Feeder Pillars													
Supply & install 6mm 3 Core XLPE/SWA/XLPE cable in ducting (Note - ducting laid in above items)	1	Item	74,208.00	74,208.00	5,342	m	8.00	42,736.00	3,934	m	8.00	31,472.00	
Feeder Pillar; 1nr per 28 street lights	1	Item	29,389.29	29,389.29	2	Nr	6,500.00	14,168.45	2	Nr	6,500.00	15,220.83	
Extra over; 3 phase fillar pillar	1	Item	40,000.00	40,000.00	1	Nr	20,000.00	20,000.00	1	Nr	20,000.00	20,000.00	
Ducting / Chambers for Street Lighting													

COTSWOLD DC LOCAL CONCEPT DESIGN
Order of Cost Estimate Nr 2.02
Jun-26

BENTLEY

Description	Qty	Unit	Rate	Total	SOUTHERN ROAD (2671m) - assumed all through development				NORTHERN ROAD - (1967m) 1335M assumed through development				Comments and Assumptions
	COST A & B				COST A (REDUCED COST)				COST B (REDUCED COST)				
				£	QTY	Unit	Rates	Total	QTY	Unit	Rates	Total	
Street lighting chambers	1	Item	98,944.00	98,944.00	71	Nr	800.00	56,981.33	52	Nr	800.00	41,962.67	
Trenching for 2nr ducts; 450mm depth in verge; 2 x100mm HDPE ducts	1	Item	788,460.00	788,460.00	5,342	m	85.00	454,070.00	3,934	m	85.00	334,390.00	Assumed 2nr ducts both sides of the road
Trenching for 2nr ducts; 450mm depth in verge; 2 x100mm HDPE ducts; carriageway (road crossings)	1	Item	148,416.00	148,416.00	534	m	160.00	85,472.00	393	m	160.00	62,944.00	
Residential Developer Credit													
Allowance for standard electrical works to street lighting	1	Item	-834,864.22	-834,864.22	- 1	Item	553,787.33	- 553,787.33	- 1	Item	281,076.89	- 281,076.89	Feeder pillar and road crossing deemed abnormal and outside standard costs
TOTAL ELECTRICAL WORK CARRIED TO SUMMARY				**344,553.07**				**119,640.45**				**224,912.61**	
2500 SPECIAL STRUCTURES													
Bridge Structure													
Bridge Structure 1; Rail Bridge (42m x 13.4m)	563	m2	7,800.00	4,389,840.00	563	m2	7,800.00	4,389,840.00	1	Nt	Excluded	Excluded	Bridge Span to be verified by TTC
Bridge Structure 2; Bridge Crossing (13 x 13.4m)	174	m2	8,200.00	1,428,440.00	174	m2	8,200.00	1,428,440.00	1	Nt	Excluded	Excluded	Bridge Span to be verified by TTC
Imported Fill Material for Bridge Abutments	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	Imported fill to be verfied by TTC
TOTAL SPECIAL STRUCTURES CARRIED TO SUMMARY				**5,818,280.00**				**5,818,280.00**				-	
2700 ACCOMMODATION WORKS, WORKS FOR STATUTORY UNDERTAKERS, PROVISIONAL SUMS AND PRIME COST ITEMS													
Retaining Structures	1	Item	Excluded	Excluded	1	PS	Excluded	Excluded	1	PS	Excluded	Excluded	Assumed no retaining structures are required.
Off-site Stats Connection for Street Lighting	1	Item	150,000.00	150,000.00	1	PS	86,384.22	86,384.22	1	PS	63,615.78	63,615.78	Provisional Sum to be verfied by specialist consultant.
Archaeology Works	1	Item	1,300,000.00	1,300,000.00	1	PS	748,663.22	748,663.22	1	PS	551,336.78	551,336.78	Provisional Sum to be verfied by specialist consultant.
Flood Mitigation	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	Provisional Sum to be verfied by specialist consultant.
Biodiversity Net Gain Allowance	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	Provisional Sum to be verfied by specialist consultant.
Accommodation works to the existing sewerage team works	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	Provisonal sum: No information at this stage
TOTAL ACCOMMODATION WORKS, WORKS FOR STATUTORY UNDERTAKERS, PROVISIONAL SUMS AND PRIME COST ITEMS CARRIED TO SUMMARY				**1,450,000.00**				**835,047.43**				**614,952.57**	
3000 LANDSCAPING & ECOLOGY													
Landscaping works	1	Item	650,000.00	650,000.00	1	PS	374,331.61	374,331.61	1	PS	275,668.39	275,668.39	
Allowance for site wide landscaping; maintenance etc	1	Nt	Excluded	Excuded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
5 Year maintenance to period for Landscaping	1	Item	Excluded	Excuded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Ecology Mitigation Works	1	PS	360,000.00	360,000.00	1	PS	207,322.12	207,322.12	1	Item	152,677.88	152,677.88	
TOTAL LANDSCAPING CARRIED TO SUMMARY				**1,010,000.00**				**581,653.73**				**428,346.27**	
TOTAL BUDGET COSTS				**25,692,194.23**				**17,219,594.69**				**8,472,599.54**	

COST SPLIT TO SHOW FULL COSTS AND CREDITS ARE APPLIED

SOUTH EASTERN ROAD

PRELIMS		FULL COST	IMPACT OF THE CREDITS	COST PLAN WITH CREDITS
100	PRELIMINARIES	5,247,503.87	- 735,184.93	4,512,318.94
MEASURED WORKS			-	-
200	SITE CLEARANCE	142,255.40	- 15,511.84	126,743.56
300	FENCING	157,240.00	-	157,240.00
400	ROAD RESTRAINT SYSTEMS	96,257.04	-	96,257.04
500	DRAINAGE & SERVICE DUCTS	2,804,550.00	- 1,025,528.00	1,779,022.00
600	EARTHWORKS	2,288,267.35	- 681,374.84	1,606,892.51
700	PAVEMENTS	1,900,341.71	- 1,046,110.51	854,231.21
1100	KERBS, FOOTWAYS & PAVED AREAS	1,672,352.98	- 1,006,860.16	665,492.82
1200	TRAFFIC SIGNS AND ROAD MARKINGS	93,485.00	- 26,710.00	66,775.00
1300	ROAD LIGHTING COLUMNS AND BRACKETS, CCTV MASTS AND	222,583.33	- 222,583.33	-
1400	ELECTRICAL WORK FOR ROAD LIGHTING AND TRAFFIC SIGNS	673,427.79	- 553,787.33	119,640.45
2500	SPECIAL STRUCTURES	5,818,280.00	-	5,818,280.00
2700	ACCOMMODATION WORKS, WORKS FOR STATUTORY	835,047.43	-	835,047.43
3000	LANDSCAPE AND ECOLOGY	581,653.73	-	581,653.73
	WORKS TOTAL	22,533,245.63	- 5,313,650.94	17,219,594.69

NORTHERN ROAD

PRELIMS		FULL COST	IMPACT OF THE CREDITS	COST PLAN WITH CREDITS
100	PRELIMINARIES	2,989,077.89	- 373,145.93	2,615,931.95
MEASURED WORKS				-
200	SITE CLEARANCE	79,849.35	- 7,927.24	71,922.10
300	FENCING	25,000.00	-	25,000.00
400	ROAD RESTRAINT SYSTEMS	64,171.36	-	64,171.36
500	DRAINAGE & SERVICE DUCTS	2,065,350.00	- 512,572.03	1,552,777.97
600	EARTHWORKS	1,493,777.12	- 340,559.87	1,153,217.25
700	PAVEMENTS	1,399,465.42	- 534,609.08	864,856.35
1100	KERBS, FOOTWAYS & PAVED AREAS	1,253,314.06	- 503,241.60	750,072.46
1200	TRAFFIC SIGNS AND ROAD MARKINGS	68,845.00	- 13,350.00	55,495.00
1300	ROAD LIGHTING COLUMNS AND BRACKETS, CCTV MASTS AND	163,916.67	- 112,973.03	50,943.64
1400	ELECTRICAL WORK FOR ROAD LIGHTING AND TRAFFIC SIGNS	505,989.50	- 281,076.89	224,912.61
2500	SPECIAL STRUCTURES	-	-	-
2700	ACCOMMODATION WORKS, WORKS FOR STATUTORY	614,952.57	-	614,952.57
3000	LANDSCAPE AND ECOLOGY	428,346.27	-	428,346.27
WORKS TOTAL		11,152,055.20	- 2,679,455.66	8,472,599.54
SUB-TOTAL CONSTRUCTION		33,685,300.83	- 7,993,106.60	25,692,194.23
ADDITIONAL PRELIMS SAVING ON ELEMENTS		1,721,193.93	- 1,721,193.93	n/a
		35,406,494.76	- 9,714,300.54	25,692,194.23
CONTRACTOR OVERHEADS				
-	MAIN CONTRACTOR'S - PRE-CONTRACT ECI Fee; 3%	1,062,194.84	- 291,429.02	770,765.83
-	MAIN CONTRACTOR'S OVERHEADS & PROFIT: FEE @ 8.5%	3,099,838.62	- 850,487.01	2,249,351.60
CONSTRUCTION VALUE (INCLUDING OH&P AND ECI)		39,568,528.22	- 10,856,216.56	28,712,311.66
OTHER DEVELOPMENTS				
-	LAND COSTS /COMPENSATION PAYMENT (Provisional Sum)	2,500,000.00	-	2,500,000.00
-	LEGAL FEES	500,000.00	-	500,000.00
-	STATS DIVERSIONS (PROVISIONAL SUM)	2,000,000.00	-	2,000,000.00
-	PART 1 CLAIMS	1,000,000.00	-	1,000,000.00
PROFESSIONAL FEES				
-	PROFESSIONAL FEES BUDGET	9,892,132.06	- 2,714,054.14	7,178,077.91
-	PUBLIC INQUIRY	500,000.00	-	500,000.00
-	NATIONAL HIGHWAYS - BONDS, SUPERVISION, INSPECTIONS	Excluded	-	Excluded
-	NETWORK RAIL COSTS	1,200,000.00	-	1,200,000.00
-	SURVEYS/ENABLING WORKS	Included	-	Included
-	LOCAL AUTHORITY COMMUTED SUMS & MAINTENANCE	1,978,426.41	- 542,810.83	1,435,615.58
RISK				
-	RISK ALLOWANCE: 25% ALLOWANCE	14,784,771.67	- 3,528,270.38	11,256,501.29
-	OPTIMISM BIAS	Excluded		Excluded
TOTAL INCLUDING OTHER DEVELOPMENT COSTS, FEES, RISK		73,923,858.36	- 17,641,351.92	56,282,506.45
INFLATION				
-	INFLATION	Excluded	Excluded	Excluded
SPEND TO DATE				
-	HISTORIC SPEND TO DATE	Excluded	Excluded	Excluded
GRAND TOTAL		73,923,858.36	- 17,641,351.92	56,282,506.45

This page is intentionally left blank

JULY 2026

Cotswold Housing Delivery Study

Final Report

ICENI PROJECTS LIMITED
ON BEHALF OF COTSWOLD
DISTRICT COUNCIL

Iceni Projects Limited on behalf of
Cotswold District Council

July 2026

Iceni Projects
Birmingham: The Colmore Building, 20 Colmore Circus Queensway, Birmingham B4 6AT
Edinburgh: 14-18 Hill Street, Edinburgh, EH2 3JZ
Glasgow: 201 West George Street, Glasgow, G2 2LW
London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH
Manchester: WeWork, Dalton Place, 29 John Dalton Street, Manchester, M26FW

t: 020 3640 8508 **| w:** iceniprojects.com | **e:** mail@iceniprojects.com
linkedin: linkedin.com/company/iceni-projects | **twitter**: @iceniprojects

Cotswold Housing Delivery Study
FINAL REPORT

CONTENTS

1. INTRODUCTION 1
2. CONTEXT 2
3. CHARACTERISTICS OF COTSWOLD'S HOUSING MARKET 5
4. HISTORIC HOUSING DELIVERY TRENDS 14
5. FACTORS AFFECTING LEAD-IN TIMES & BUILD-OUT RATES 31
6. PROPOSED STRATEGIC ALLOCATIONS 38
7. TESTING THE DRAFT HOUSING TRAJECTORY 54
8. CONCLUSIONS AND RECOMMENDATIONS 70

1. INTRODUCTION

1.1 Cotswold District Council is preparing a new Local Plan to guide development in the District over the 2026-43 period. The Council has commissioned Iceni Projects ('Iceni') to prepare this Housing Delivery Study.

Purpose of the Study

1.2 National planning policies require councils to meet local housing need ('LHN') through their local plan where it is sustainable to do so. The LHN in Cotswold District is 1,054 homes per year, which is substantially higher than historical delivery in the District which has averaged 471 homes per year over the last 15 years[1]. This Housing Delivery Study seeks to examine and develop understanding of historical housing delivery issues in the District and then consider future housing growth potential.

1.3 The Study then seeks to test the emerging Local Plan growth scenario. It has involved working alongside the Council to develop a Housing Trajectory to sit alongside the Regulation 19 Local Plan. It draws conclusions on the scale of growth which can be supported in the District and justification for a stepped housing trajectory as proposed in the draft Local Plan. It provides advice on how the policy framework through the Plan, and other potential actions by the Council, can help boost housing delivery in the District. The Study has been prepared alongside a report providing housing needs evidence.

Report Structure

1.4 The remainder of this report is structured as follows:

- Section 2: Context;
- Section 3: Characteristics of Cotswold's housing market;
- Section 4: Historic housing delivery trends;
- Section 5: Factors affecting lead-in times and build-out rates;
- Section 6: Proposed strategic allocations;
- Section 7: Testing the draft housing trajectory; and
- Section 8: Conclusions.

[1] Dwelling stock (including vacants), Table 125: dwelling stock estimates by local authority district, ONS, 21 May 2026

2. CONTEXT

2.1 The Government prescribes, through the National Planning Policy Framework (December 2024) ('NPPF'), that planning policies within local plans should be informed by an assessment of ILHN conducted using the Standard Method which is set out in the Planning Practice Guidance ('PPG'). Local plans are then expected (as a minimum) to meet the local housing need and contribute to meeting any unmet need arising from neighbouring areas, where it is sustainable to do so.[2]

2.2 The LHN is therefore not necessarily the same as the housing target ('the requirement') within a Local Plan – but to set a *lower* housing requirement there must be strong reasons (based on evidence) to demonstrate that it is not sustainable to do so and that the impacts of doing so would be significantly and demonstrably outweighed by the benefits (which include the social and economic benefits associated with meeting housing need). This is typically considered through the Sustainability Appraisal (SA) which is prepared alongside the Plan and considers the evaluates different growth options.

2.3 The Plan is being prepared by Cotswold District Council ('CDC') but must then proceed through an independent examination, led by a Planning Inspector appointed on behalf of the Secretary of State, who considers whether the Plan is 'sound.' To be sound, the Plan is expected to be *positively prepared, justified, effective* and *consistent with national policy*. If it is unsound, it cannot be taken forward and adopted by the Council and used to determine planning applications.

2.4 For the Plan to be sound, it is expected to meet the District's housing needs (unless – as above – this can be shown to be demonstrably unsustainable). It needs to be based on proportionate evidence and shown to be deliverable over the plan period. The latter means (in the context of this report) that the Plan can reasonably be expected to deliver the scale of housing growth set out within its housing requirement.

Cotswold's Local Housing Need

2.5 In this context, a key starting point for the preparation of the Local Plan is the District's LHN. At the current time (July 2026), the Standard Method formula indicates a need for 1,054 homes a year. This is based on a baseline stock of 374 homes a year, but then the significant uplift of 282% based on the ratio of average (median) house price against the average (median) income of people working in the District ('the affordability ratio'). For Cotswold District this affordability ratio, at 14.56 based on the average data over the last 5 years (2020-25), points to very significant affordability constraints. The ratio is the 16th highest of any local authority nationally; and is the 5th highest of any local authority

[2] 2024 NPPF Paras 11 and 62

outside Greater London. The high housing need figure is thus essentially a function of evidence of particularly acute affordability issues in the District.

Table 2-1: Cotswold District's Local Housing Need

	Cotswold District
Dwelling Stock, 2025	46,772
Baseline: 0.8% Annual Dwelling Stock Increase	374
Average Median House Price-to-Income Ratio, 2020-25	14.56
Affordability Uplift	282%
Annual Local Housing Need	1,054

2.6 The Council's Local Plan should look 15 years forward from the envisaged point of its adoption[3] (following the independent examination). The plan period envisaged therefore runs for 17 years, from 2026-43 with the expected point of adoption being early 2028. The housing need over the plan period is based on multiplying the LHN figure by the plan period. This, as Table 2.2 shows, generates a need for 17,918 homes over the period to March 2043.

Table 2-2: Housing Need over the Plan Period (2026-43)

	Dwellings
Annual Local Housing Need	1,054
Plan period - years	17
Housing Need over the Plan Period	17,918

2.7 The Council's monitoring data shows 240 homes were completed in 2025/26, giving an estimated housing stock of 47,012 in 2026[4]. Relative to this stock position, the scale of housing growth required to meet housing need is substantial and would require housing stock growth averaging 1.9% per annum over the 17 year plan period (or a total of 38% growth over the plan period, relative to the current housing stock). As explored later in this report, this is at the top end of what other local authority areas have historically achieved and is therefore an ambitious scale of housing growth.

Geography and Strategic Constraints

2.8 There are strategic constraints affecting development in Cotswold District. Approximately 80% of the District's land area falls within the Cotswolds National Landscape, as Figure 2.1 shows. The NPPF sets out that great weight should be given to conserving landscape and scenic beauty in National Landscapes which are afforded the highest status of protection, with an expectation that the scale

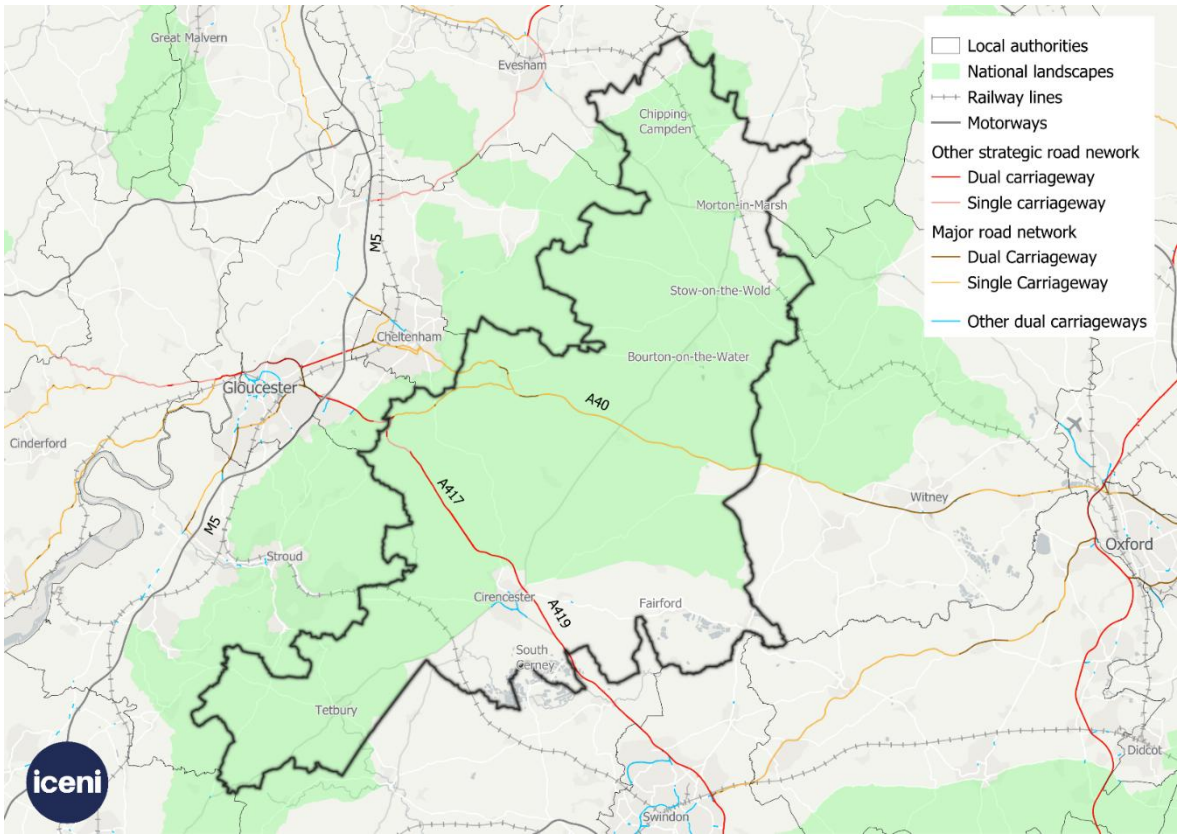
[3] 2024 NPPF Para 22

[4] Note this would not be used to calculate the Standard Method housing need, which is based only off Central Government data

and extent of development within them should be limited (Para 189). For major developments (as described by paragraph 190 of the NPPF), it requires there to be exceptional circumstances and for the development to be demonstrated that the development is in the public interest – including in doing so considering whether development cannot be met in some other way.

2.9 Whilst national policy thus does not preclude development within the Cotswolds National Landscape, the policies relating to it mean that – in effect – it is reasonable to expect the majority of residential development in the Plan to be concentrated in the relatively confined areas which sit outside of the National Landscape. These relate in particular to the south-east of the District, which includes Cirencester – the District's largest settlement – as well as Fairford, Kemble, and Lechlade; as well as the north-east of the District, which includes Moreton-in-Marsh.

Figure 2-1: Geography of Cotswold District



3. CHARACTERISTICS OF COTSWOLD'S HOUSING MARKET

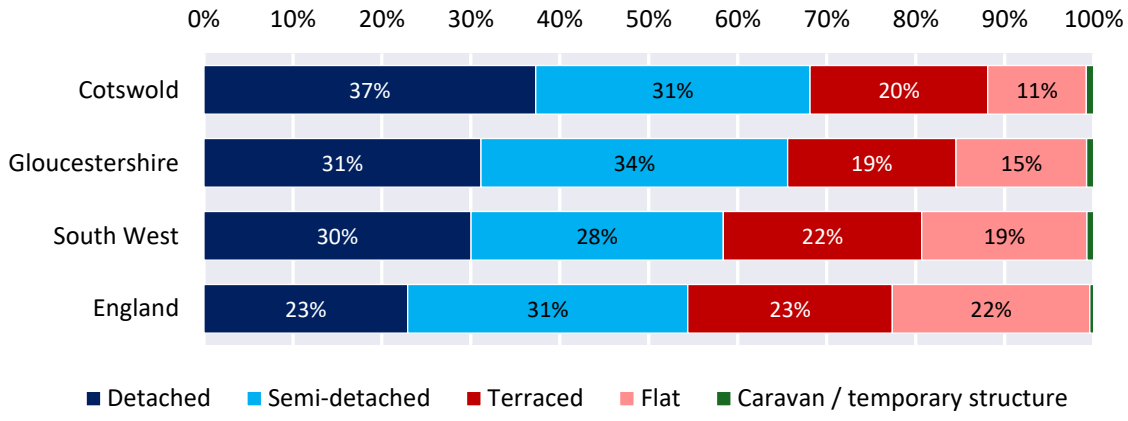
3.1 The emerging Gloucestershire Housing and Economic Needs Assessment (HENA), which is also being produced by Iceni, provides a review of Cotswold's housing offer, socio-economic characteristics and housing market dynamics. This section, drawing on the HENA analysis, seeks to summarise key characteristics of Cotswold's housing market. Further analysis is set out within the Cotswold District Housing Needs Evidence report (July 2026), prepared by Iceni.

Housing Offer

3.2 Cotswold District has a dwelling stock of 46,800 dwellings (rounded) in 2025. 2021 Census data indicated that two thirds (67%) were owner occupied, with the remainder split between private rented (17%) and social rented homes (15%). The affordable housing stock overall equates to around 7,100 dwellings, has been growing and sits slightly above other that in parts of Gloucestershire.

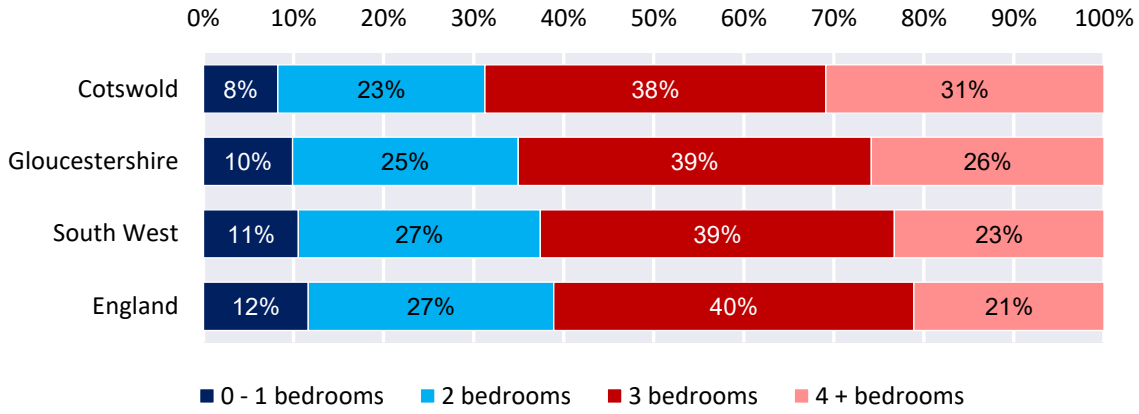
3.3 Much of the District's geography is rural and the housing offer reflects this with a relatively higher proportion of detached housing (37%) and 4+ bed homes (31%). In contrast, there is a relatively modest provision of flats (11% of stock) and 1-bed homes (8%). The overall focus of the current housing offer is on larger, family-sized homes.

Figure 3-1: House Types



Source: Census 2021

Figure 3-2: House Sizes



Source: Census 2021

3.4 The Cotswolds are well known tourist destination with the result that many of the homes in Cotswold District are second homes or holiday homes. The 2021 Census indicated that 10.8% of homes in the District were unoccupied (vacant or second homes), a much higher rate than seen in Gloucestershire overall in the southwest region or England. This is likely to include some homes used for short term lets or AirBNB. Second homes are particularly common in the rural parts of the District where they make up 3.3% of homes. Overall, 12% of homes are classified as unoccupied, including both vacant properties and second homes. This is likely to contribute to higher housing demand and housing prices in the District and reduce affordability.

3.5 It is noted that specific holiday home developments have occurred in the District, for example at Cotswold Lakes. However, demand for second homes is also likely to increase demand in the general housing market particularly in smaller towns and villages.

Table 3-1 Housing occupancy (2021)

Location	% Vacant	% Second homes with no usual residents	% Unoccupied (Vacant or second home)
Cotswold Rural	8.7%	3.3%	12.0%
Cotswold Urban[5]	5.3%	0.7%	6.0%
Cotswold Overall	8.0%	2.8%	10.8%
G'shire Urban	4.8%	0.3%	5.2%
G'Shire Rural	6.7%	1.7%	8.4%
G'shire Overall	5.4%	0.7%	6.1%
South West Region	5.7%	1.3%	7.0%
England	5.4%	0.6%	6.0%

Source: Iceni analysis of ONS Census 2021

Housing Market

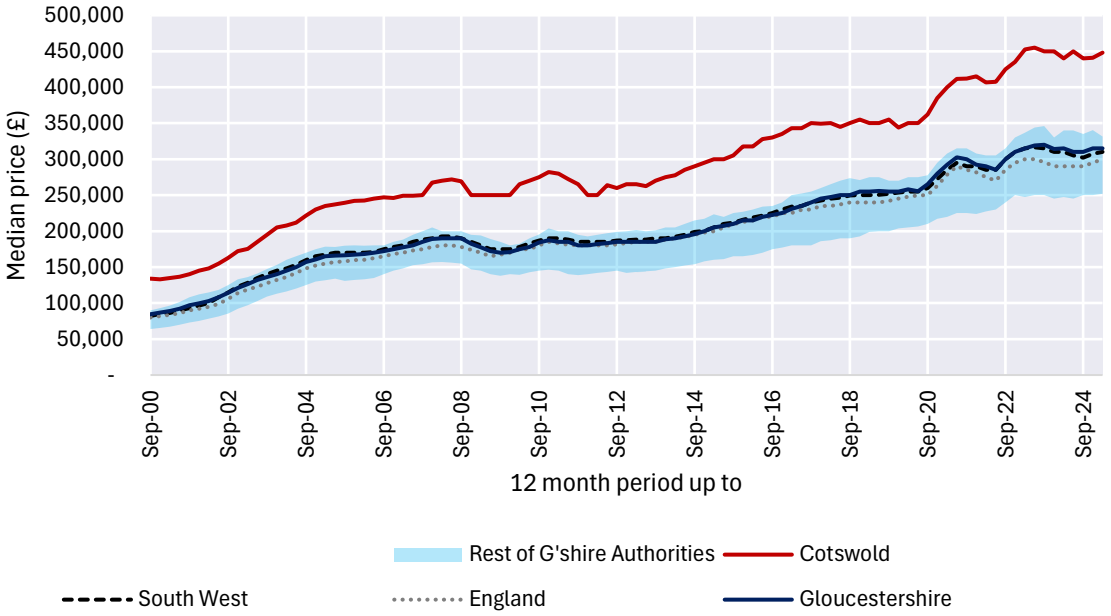
Sales Market Dynamics

3.6 The District is an attractive place to live with attractive settlements and landscape and this is reflected in high housing costs. The median house price stood at £448,000 in the District for sales in the year to March 2025; with the median price for detached properties reaching £680,000.

3.7 Relative prices across house types are higher than in other parts of Gloucestershire and for houses are above wider (regional/ national) benchmarks. As shown below, house prices have seen long-term growth, with rapid growth in values in particular between 2020-22 as households re-evaluated their living circumstances (as a result of the Covid-19 pandemic) with changing working patterns enabling people to move further away from workplaces but seeking space to work at home. The more recent trend – since early 2023 – has been of relative price stability (and in effect a real terms' fall) as market demand has been sensitive to higher interest rates.

[5] Cotswold Urban relates to the Cirencester Urban Area

Figure 3-3: Housing price changes over time



Source: ONS *Median house prices for administrative geographies*

3.8 The trend over the last year (Spring 2025 – Spring 2026) has similarly been relatively flat, with the Land Registry House Price Index showing 2% growth in values over the year, but focused towards Summer 2025; with more recent months seeing flat or modestly falling values.

3.9 The Cotswolds market attracts a high number of prestige buyers including from abroad, particularly from North America. Recent research by Savills showed that international buyers accounted for just over 20% of sales above £1,500,000 in 'the Cotswolds' during 2025, almost double the proportion seen in the regional market[6]. Over the same period, London buyers accounted for 48% of high value sales, and cash buyers 89%. Demand from North American buyers is influenced by tourist visits, common language, quality of place and accessibility to London and Heathrow.

3.10 The demand from wealthy international buyers or those from London contributes to the District's high housing costs and its affordability position.

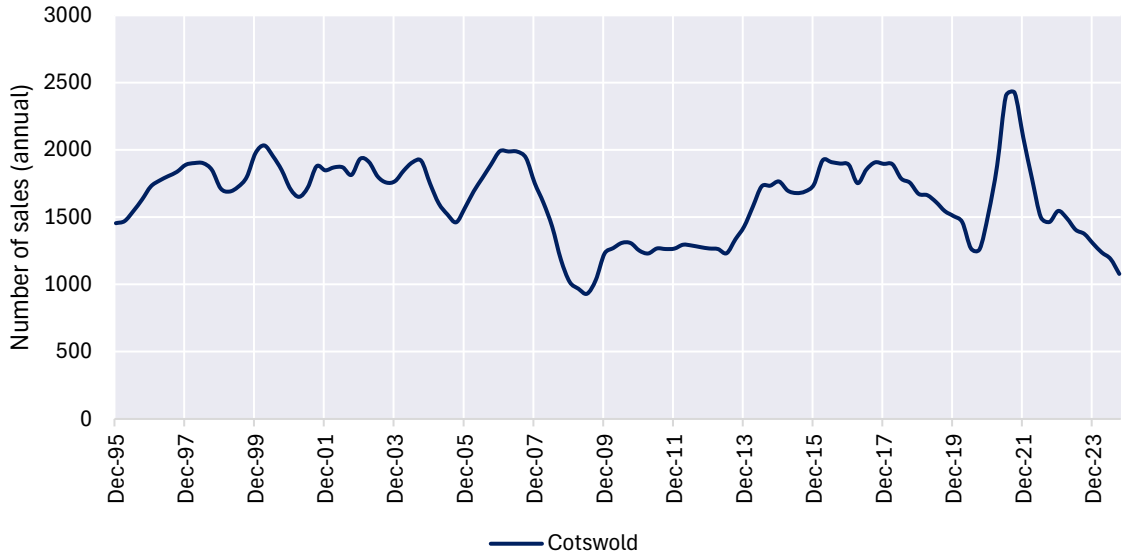
3.11 The chart below track trends in sales in the District, based on HM Land Registry data. It shows both short-term volatility in the market, but it is nonetheless possible to pick out the effects of the credit crunch and subdued lending between 2008-13, to stronger market circumstances between late 2013 to 2018, the spike in demand seen in 2020 and 2021 as households reconsidered where to live and with the Stamp Duty Holiday, and a weakening in demand since 2022 in a context of higher interest

[6] https://www.savills.co.uk/research_articles/229130/387120-0 Note this applies to the broader Cotswolds area, not just Cotswold District.

rates. It is notable that at the time of writing, sales volumes (at around 110 per month) sit at historically weak rates.

3.12 There are broadly similar trends for cash purchases as against those buying with a mortgage with cash purchasers accounting for 47% of sales; and purchasers with a mortgage accounting for 53% of sales over the last 5 years.

Figure 3-4: Sales Trends – Cotswold District

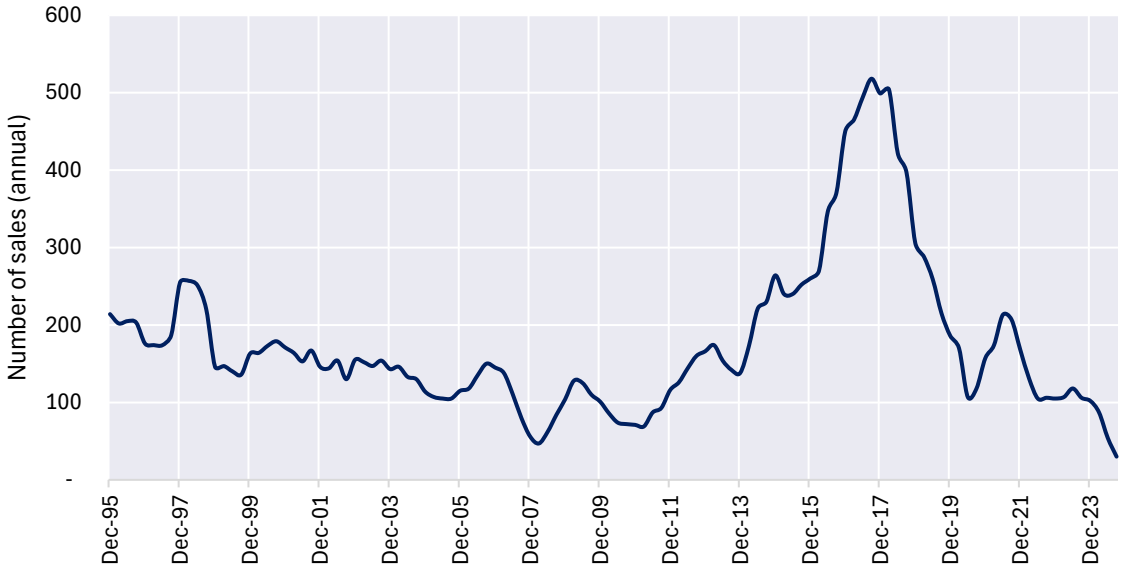


Source: HM Land Registry House Price Index/ Iceni analysis

3.13 The Local Plan is however looking at housing delivery over a 17 year period looking forwards and it is reasonable to expect this will include periods of weaker and stronger housing market conditions – reflecting the cyclicality of the housing market and different macro-economic influences on it.

3.14 The chart below shows new-build sales. It illustrates that these have varied over time – influenced by land supply issues – with a particular peak of delivery in 2016/17 and 2017/18 where annual sales peaked at 500 per annum. Over 20 years, new-build sales have accounted for 11.5% of sales in the District with a lower 5 year figure of 9.2%. The trend in new-build sales has been influenced by historical supply and planning policies – this is considered further in Section 4. Comparing the position to Tewkesbury, where the 10 year position has seen 22% of sales being of new-build properties, illustrates the potential for the sales market to support additional new-build development.

Figure 3-5: New-build sales – Cotswold District



Source: ONS *Residential property sales for administrative geographies (newly built dwellings)*

3.15 Affordability pressures for housing for sale are significant, with the average house price over the last 5 years (2020-25) being 12.1 times earnings of residents, but 14.6 times earnings of those working within the District. This affordability position feeds directly into the housing need.

3.16 What the HENA evidence shows is that there is notable in-commuting, with just 48% of workers living in the District (based on the 2021 Census). The District has a very high jobs density of 1.09 which indicates that there are 109 jobs for every 100 residents of working age (16-64) with about 6,000 more jobs than there might be expected based on applying the regional ratio to the District's resident workforce. The jobs density has generally been rising over the last decade – pointing to a housing supply constraint which has resulted in growth in net in-commuting to the District to work.

3.17 The southern part of the District, including Cirencester, falls within a Swindon focused Travel to Work Area (TTWA) with Swindon being a large and growing town. Moreton-in-Marsh on the other hand falls within an Evesham-focused TTWA.

3.18 The housing market and demand for housing is also likely to be influenced by the ageing of the population and the large number of older people in Cotswold District. As of 2024 (the most recent available data), 27.5% of Cotswold's population is aged 65 or older. This is substantially higher than Gloucestershire as a whole (22.1%), the South West Region (22.8%) or England (18.7%).[7] People aged 65 or older make up over 30% of the population in many of Cotswold's rural parishes and in

[7] ONS 2024 Mid-Year Population Estimates

some cases nearly 50%. Iceni estimate the median age in Cotswold to be 50 compared to 43 for the southwest and 40 for England.

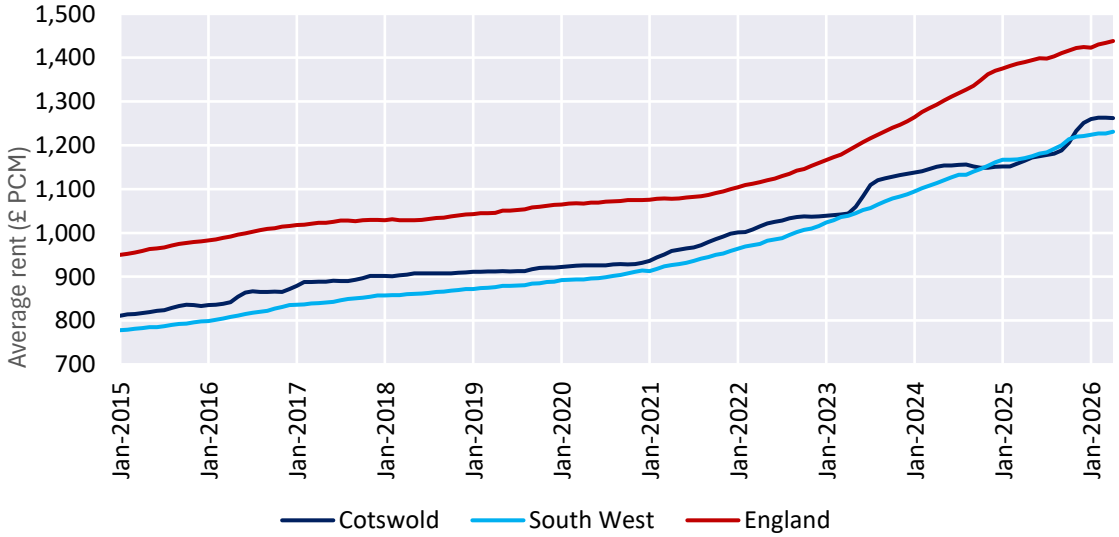
3.19 The high average age of the District's population speaks to the district's status as a retirement destination, poor housing affordability for younger people and the aging of the existing population. Nonetheless the District's large and growing older population is likely to contribute particularly to demand for retirement housing and specialist accommodation for older people.

3.20 The student population of the Royal Agricultural University ('RAU') at Cirencester is also likely to make a modest contribution to local housing demand. The University currently has around 1,100 – 1,200 full-time students and 150 - 200 part time and post graduate students, but provides only 346 student accommodation bed spaces. Based on consultation with the University only around 15-20% of students live at home with their parents, and so many students live in the private rental sector locally. The growth of the RAU is thus an influence on demand in the Cirencester area.

Rental Market Dynamics

3.21 As with house prices, private rents are similarly above those in other parts of Gloucestershire and average £1,260 per month in January 2026, with a particular premium evident for larger family-sized homes. Whilst rents have generally tracked wider regional trends, it is notable that we have seen strong relative growth in rents since 2022 – influenced by weaker sales market conditions and indicative of a supply/demand imbalance for rented properties.

Figure 3-6: Rental Costs over time



Source: ONS *Price Index of Private Rents*

3.22 ONS analysis points to particular issues with rental affordability, with the average rent in 2023/24 being 37% of median gross household income, well above the regional average and also above the

other Gloucestershire districts. This is a level which the ONS consider points to the District being 'unaffordable' as a place to rent.

Affordable Housing Need

3.23 These issues with the affordability of market housing play into a significant need for affordable housing, which has been assessed as part of the housing needs evidence. This has assessed affordable housing need over the 2026-43 plan period and shows a need for 336 affordable homes per annum. This is equivalent to 32% of the Standard Method LHN. Iceni's Cotswold District Housing Needs Evidence report (July 2026) recommends that the Council seek 40% affordable housing on major development sites.

3.24 Policies for affordable housing provision within the Local Plan will however be influenced by the Council's Viability Study. For mixed tenure schemes, higher affordable housing delivery can be expected to translate directly into higher potential absorption rates for housing.

Table 3-2: Annual Affordable Housing Need – Cotswold District, 2026-43

	Unable to rent or buy	Able to rent but not buy	Total
Current housing need (annual flow)	24	9	33
Need from newly-arising households	290	166	456
Existing households falling into need	69	20	89
Total gross need	383	195	578
Supply through re-lets	193	49	243
Net need	190	146	336
% in affordability category	57%	43%	100%

Source: Housing Needs Evidence Report/ Iceni

3.25 The level of affordable housing provision has a direct influence on the build-out rate. The table below shows overall housing delivery with market housing delivery of 50 homes per year (equivalent to 1 sale per week) and delivery of the affordable housing in tandem with the market homes. At 30% affordable housing, completions of 71 homes per year could be achieved. But this rises to 77 homes a year with 35% affordable and 83 homes per year with 40% affordable.

Table 3-3: Influence of Affordable Housing on Build-Out-Rate

	Affordable @ 30%	Affordable @ 35%	Affordable @ 40%
Market	50	50	50
Affordable	21	27	33
Total	71	77	83

Source: Iceni analysis

3.26 Whilst there are some issues at the time of writing with Registered Providers' (RP) financial resources and the extent to which they are investing in development, these are influenced by current economic circumstances - including interest rates, which impact on development costs. It is notable that, looking forwards, the current Government has signalled a significant increase in funding for affordable housing. The Social and Affordable Homes Programme 2026-36 includes a significant £39 billion investment over a 10 year period. This is considered further in Section 4. There is potential for grant funding to support supplementary affordable housing over and above that achieved through developer contributions.

3.27 The Council is also working in partnership with several registered providers to buy land for 100% affordable housing schemes, to deliver affordable housing on existing Council-owned sites and utilise its assets more broadly to support affordable housing delivery.

4. HISTORIC HOUSING DELIVERY TRENDS

4.1 In this section we provide an overview of historical housing delivery trends in Cotswold District. It is important however that this is interpreted in a context in which it is broadly recognised, including by successive national Governments, that there has been insufficient housing delivery across England over recent decades.

4.2 The NPPF sets out the Government's objective of "*significantly boosting the supply of homes."*[8] It has set an ambitious target to deliver 1.5 million new homes over the course of the current parliament, which equates to 300,000 homes annually. Delivering 300,000 homes a year has been an aspiration of successive Governments, and was for instance set out in the 2017 Housing White Paper[9] and can ultimately be traced back to the Barker Review – Review of Housing Supply – in 2004. However this aspiration to deliver 300,000 homes nationally across England is a significant 58% above the average housing delivery of 190,000 homes a year across England over the last 25 years, and has essentially not been achieved since the 1960s. Many local authorities will need to plan for significantly higher housing delivery than they have seen historically if this is to be achieved.

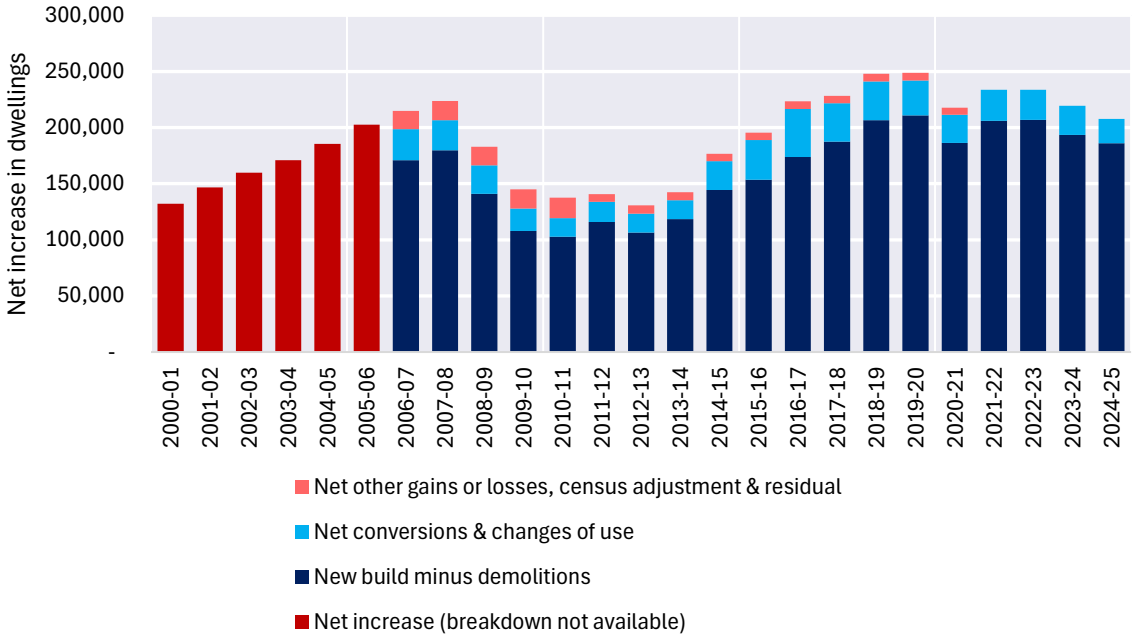
National Housing Delivery Trends

4.3 As Figure 4.1 shows, housing delivery is cyclical. It is influenced by a range of macro-economic factors – including economic performance, interest rates and the availability of mortgage finance. Housing delivery nationally increased between 2000-2008 in a context of a stable and growing economy, strong availability of mortgage finance and the attractiveness of housing as an investment. The credit crunch, driven by sub-prime mortgage lending in the US, led to a rapid shift in lending practices and reduced availability of mortgage finance (and finance for new development) and underpinned the low housing delivery seen through to 2013. The new-build market then improved, supported both by the Bank of England's Funding for Lending Scheme and demand-side support for housebuilding through the Government's Help-to-Buy Equity Loan Scheme through which the Government provided a 20% equity loan to help households buy new-build homes. This scheme ran to 2023 and enabled buyers to purchase a new home with just a 5% deposit.

[8] 2024 NPPF Para 61

[9] Housing White Paper, Fixing Our Broken Housing Market (2017) HM Government

Figure 4-1: Historical Housing Delivery (Net Additional Dwellings) across England, 2000-25



Source: MHCLG Live Table 118, November 2025

4.4 Covid-19 lockdowns resulted in a dip in housebuilding in 2020-21. However, Figure 4.1 shows that the last few years have seen a modest fall off in housing delivery nationally.

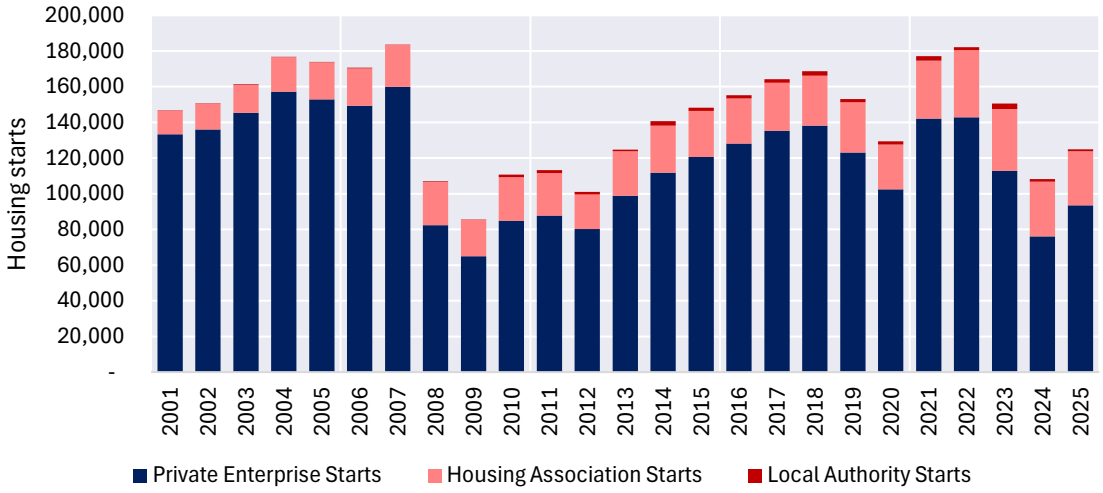
4.5 Housing starts provide a forward-looking indicator of housing completions and a closer reflection of recent market conditions (noting that completions lag starts by several years). The national housing starts position is shown in Figure 2.3 below.

4.6 House building in recent years has also been influenced by rapid increases in construction and labour costs since COVID-19. Together with higher interest rates (which feed through to finance costs for development and households' borrowing abilities), that has contributed to viability challenges on some schemes and a short-term reduction in effective demand for 'for sale' housing. There are other factors which have contributed to different market segments – with the impact of changing building safety standards on urban flatted schemes (and flatted markets) particularly notable.

4.7 These factors, together with the demand-side factors for the sales market described earlier, have led to a notable drop in new build housing starts from a peak of 182,070 reached in 2022 to a low point of 108,140 in 2024, and then 124,860 in 2025. Over the available data which stretches back to 1978, lower levels of starts were only recorded between 2008 – 2013 during the Great Financial Crash (GFC) and credit crunch. Private enterprise starts have been the most affected, with only 76,010 starts observed in 2024 and 93,570 in 2025. We are thus currently at a potential low point in a market cycle.

4.8 The national housing starts position therefore underlines the scale of the challenge facing housing development. There is a clear prospect that nationally, housing completions could continue to decline or remain low for several years.

Figure 4.2: Trends in House Building Starts across England, 2001-2025

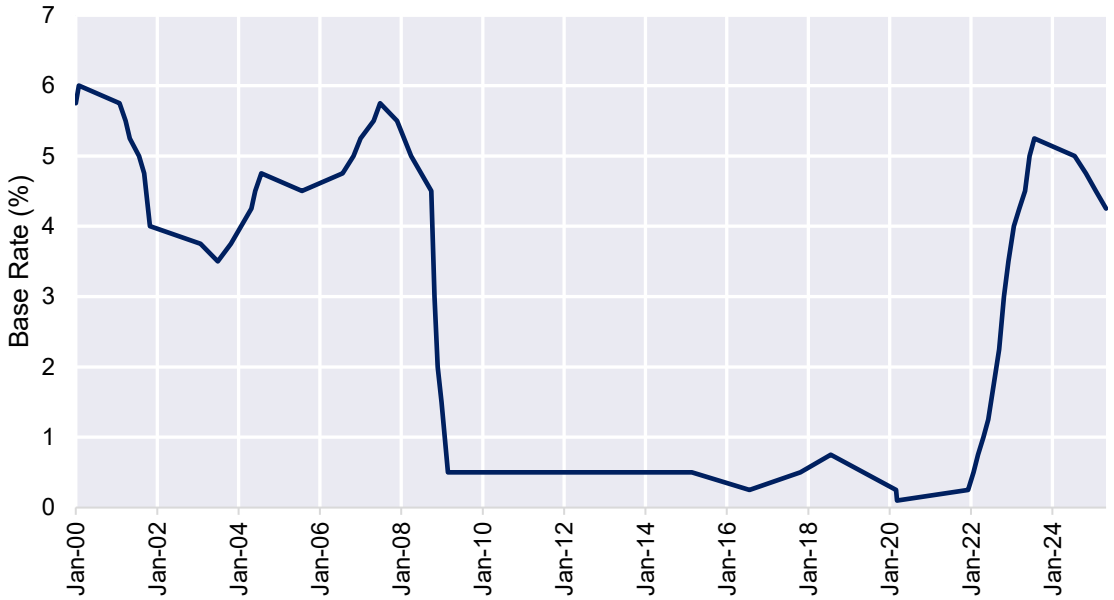


Source: ONS, Table 244, March 2026

4.9 These housing delivery trends have been influenced (as ever) by a multitude of factors, but with a key driver in recent housing delivery trends been an increase in interest rates during 2022 and the first half of 2023 as the Bank of England sought to control inflationary pressures in the economy (driven in part by the influence of rising energy costs driven by the War in Ukraine). Whilst interest rates have started to fall since 2024, with the base rate having dropped from 5.25% to 3.75%, the expected downward trajectory (which Banks had been building into their pricing on fixed rate deals) has been curtailed by the onset of the Iran War in Spring 2026. The short-term trajectory is therefore less certain.

4.10 Figure 4.2 below shows the Bank's base rate since 2020. The recovery in housing delivery nationally between 2013-20 was supported by a period of very low interest rates in a historical context together with the Help-to-Buy scheme which supported a significant quantum of new-build sales. However, these factors also supported house price inflation in real terms, contributing to current affordability challenges which in turn influence the sales market position.

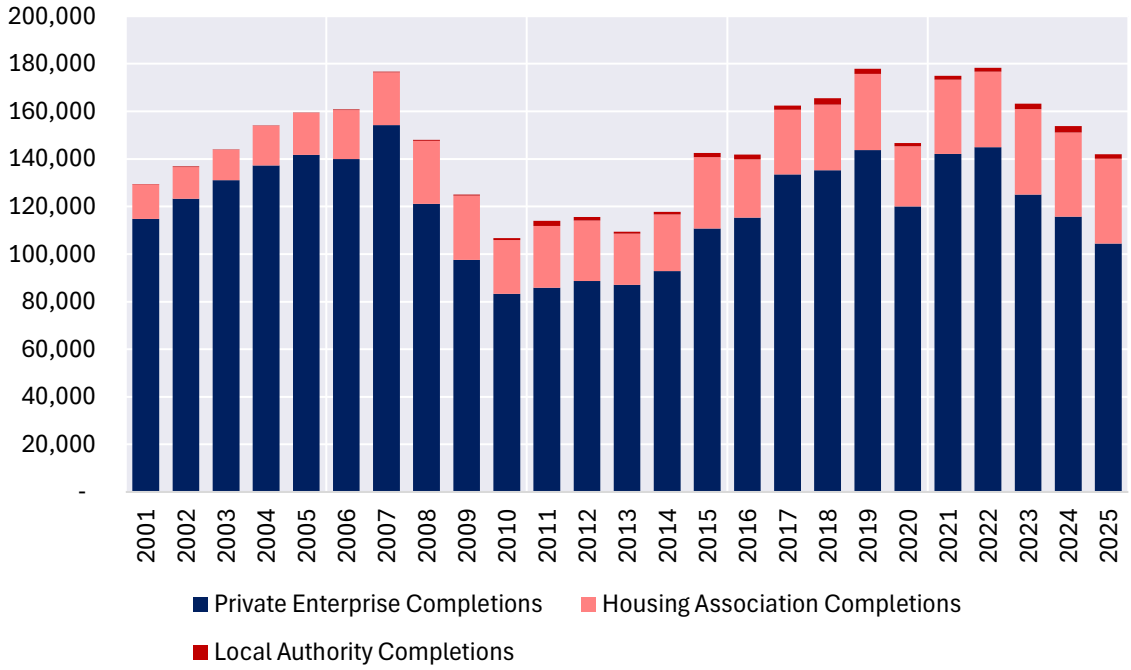
Figure 4-3: Bank of England Base Interest Rate



Source: Bank of England/Iceni

4.11 At a national level, the profile of new-build housing over the last 25 years has been driven by private enterprise, which have accounted for 82% of new-build completions. Housing delivery by housing associations and local authorities is significantly below the levels achieved in the post-war period through to the 1970s and is influenced by the capital funding available to support housebuilding.

Figure 4-4: Delivery of New-Build Housing across England, 2001-25



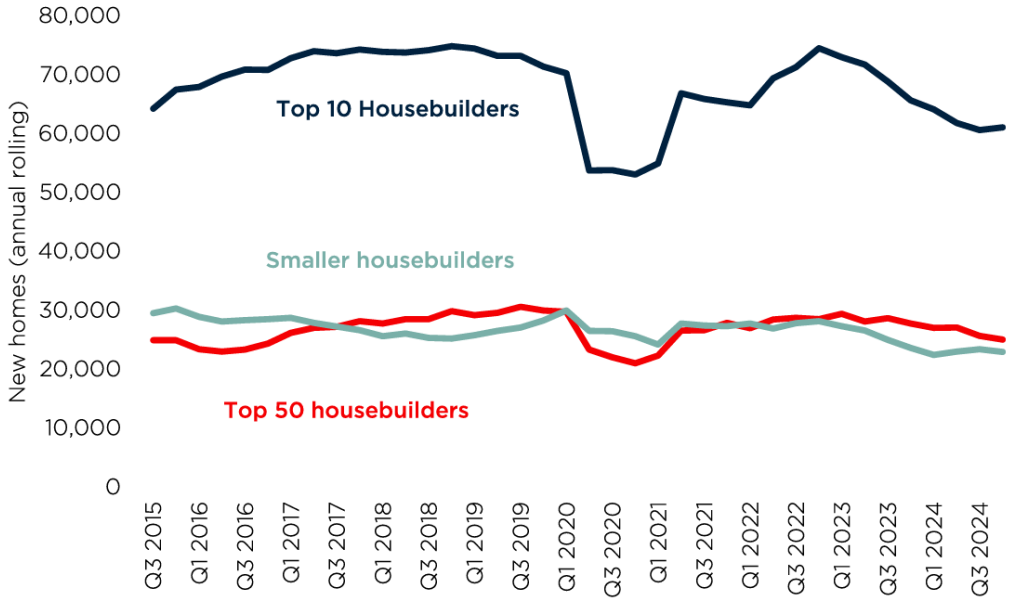
Source: MHCLG Live Table 244

4.12 It is invariable difficult to precisely predict what future capital resources may be made available by successive governments over the 17 year plan period to support affordable housing delivery; or whether the Government may reintroduce demand-side support in the short-term to support housing delivery. Macro-economic dynamics will invariably vary over time. This report needs to be treated within this context and considers potential housing delivery trends based on longer-term dynamics and evidence rather than placing particular reliance on market conditions at the time of writing.

4.13 The mainstay of housing delivery over the past 25 years has been delivery of homes for sale by housebuilders. The housebuilding market in the UK is dominated by a limited number of PLC housebuilders, with the 11 largest housebuilders responsible for around 40% of output.[10] Weakened market conditions have made the market more challenging for SME builders.

4.14 Figure 4-5 below profiles the trend in housing completions across England by different size of housebuilders. It illustrates the importance of delivery by large national housebuilders to the overall trend – with new home delivery declining since late 2022, but the latest data pointing to some levelling off of the trend.

Figure 4-5: Housing delivery by size of housebuilder



Source: NHBC Residential Construction Statistics/ Savills

Note: a similar chart showing data for subsequent quarters is not available

4.15 Both economic factors and planning system issues are likely to have contributed to these trends. HBF survey data indicating that the proportion of developers considering labour cost/availability a major constraint peaked in 2021 and has declined since and sits at a low 8%. Materials availability

[10] Competition and Markets Authority, Final Report

was a major issue for the industry in 2021 and 2022 in particular, but again has eased significantly and is cited as an issue by 10% of developers in the latest survey evidence.

4.16 Set against this, land availability is cited as a major constraint by 42% of developers with those citing planning delays a major constraint running at 75%+. There has been particular growth in the identification of viability pressures (57%) and regulatory/tax burdens (38%) as key supply-side factors inhibiting housing delivery.

4.17 The appetite from Housing Associations for s106 opportunities continues to remain muted at the time of writing. However, the June 2025 Spending Review has earmarked a substantial £39 billion national investment for affordable housing, which is equivalent to £3.9 billion per year – significantly (70%) above the £2.3 billion figure in place under the previous Government. This, together with a long-term rent settlement should go some way to supporting a recovery in affordable housing delivery.

4.18 The new Social and Affordable Homes Programme 2026-36 is expected to see spending reach £4 billion per year in 2029/30 and then rise in line with inflation. This aims to deliver 300,000 homes over the course of the programme; albeit that part of the increase in funding will be necessary to offset higher construction costs.

4.19 At the time of writing in Summer 2026, there are also a range of factors which are putting pressure on residential development viability. These include rising construction costs since Covid-19 – driven in particular by growth in energy costs and labour costs; rising regulatory or policy burdens – which include the Building Safety Levy which is set to come into force in October 2026, biodiversity net gain requirements and the future homes standard; and higher finance costs – influenced by interest rates (as described above). These costs for some schemes or forms of development have grown substantially more than the gross development value (GDV) putting pressure on viability and what planning obligations (including affordable housing) can be supported. These issues are considered further in the Council's viability evidence. For the reasons explained at the end of Section 3, there is an inter-relationship between the scale of affordable housing which a development scheme can support and the potential absorption and build-out rates which can be sustained.

4.20 Planning uncertainty and delays are cited as one of the influences on national housing delivery. Less than 30% of Councils across England have an up-to-date local plan (measuring this as one which has been adopted within the last 5 years). Regular changes to national policies and housing need figures in recent years, together with political changes within individual authorities, have made it difficult for a range of authorities to progress with plan-making. Uncertainties associated with Local Government Reorganisation are the latest prospective challenge.

4.21 There are also evident challenges with local authority planning resources. The RTPI's *State of the Profession 2025: England* report[11] indicates quite clearly that funding for planning services in local authorities was affected significantly by budget cuts in the 2010s and beyond and sits 17% below levels in 2010, adjusted for inflation, with planning policy teams amongst the hardest fit with spending down 29% in real terms. It shows that the times for determining planning applications have increased, with increasing common use of 'Extensions of Time' agreements. It indicates that at the current time, most authorities have one or more vacancies – with particular concentrations at the mid and senior levels. Challenges to filling vacancies included the lack of qualified or experienced applicants; with the Study finding too few younger people joining the profession. Capacity challenges were flagged by two-thirds of public sector planners.

4.22 Recent research by Searchland and the Strategic Housing Group[12] has shown how the combination of the increasing complexity of the planning process combined with these resource challenges have seen the time taken to determine residential major residential planning application increase 3 fold between 2010 and 2025, with median application rising from 107 days in 2010 to 349 days in 2025; with a four fold increase for outline applications from 118 to 439 days. Invariable what goes up can however also come down – with we note the current Government making housing delivery a central tenet of its Growth Strategy and supporting additional investment in the planning system.

Housing Delivery Trends in Cotswold District

4.23 Housing delivery at the local level is significantly influenced by the planning policy context. The chronology of plans prepared to guide development in the District is as follows:

- The Gloucestershire Structure Plan set a requirement for 6,150 dwellings in Cotswold District over the period 1991 – 2011 (average of 307.5 homes a year).
- Cotswold District Local Plan 2001-2011 (adopted April 2006): set a housing requirement for 3,070 homes over the 2001-2011 plan period (average of 307.5 homes a year) to meet the Gloucestershire Structure Plan requirement.
- Cotswold District Local Plan (adopted August 2018): set a housing requirement for 8,400 homes (average of 420 homes a year) over the 2011-2031 plan period, to meet the District's objectively-assessed need.

[11] https://www.rtpi.org.uk/media/sszn0kfz/england-sotp.pdf

[12] https://cdn.prod.website-files.com/62601c0298a844029bd9a1dd/6a27f81817e3d75881d16cd1_The%20Planning%20Slowdown%20-%20Final%201.2.pdf

4.24 In addition, during periods when there was no up-to-date local plan for the District other assessments of objectively assessed need (OAN), and more recently the Standard Method for calculating housing need, provided the level of need considered for decision making on individual development schemes. The chronology of relevant such assessments is as follows:

- The draft Regional Spatial Strategy for the South West, including proposed changes by the Secretary of State (as of 2008), proposed an annual requirement for 345 homes from 2006-2026. This would have been relevant in the late 2010s.

- An assessment of the objectively assessed housing needs carried out in 2013 identified a need for 345 homes per annum,[13] consistent to the scale of need identified in the RSS albeit based on a fundamentally different methodology.

- A report on the objectively assessed housing needs for a broader Housing Market Area including Stroud, Cotswold and Forest of Dean in 2014 identified an OAN for Cotswold of 380 homes per annum from 2011-2031[14]The 2014 OAN assessment was then updated in 2016, increasing the Cotswold OAN between 2011-2031 to 420 dpa[15]. This formed the primary evidence base for the current Cotswold Local Plan, which was adopted in 2018.

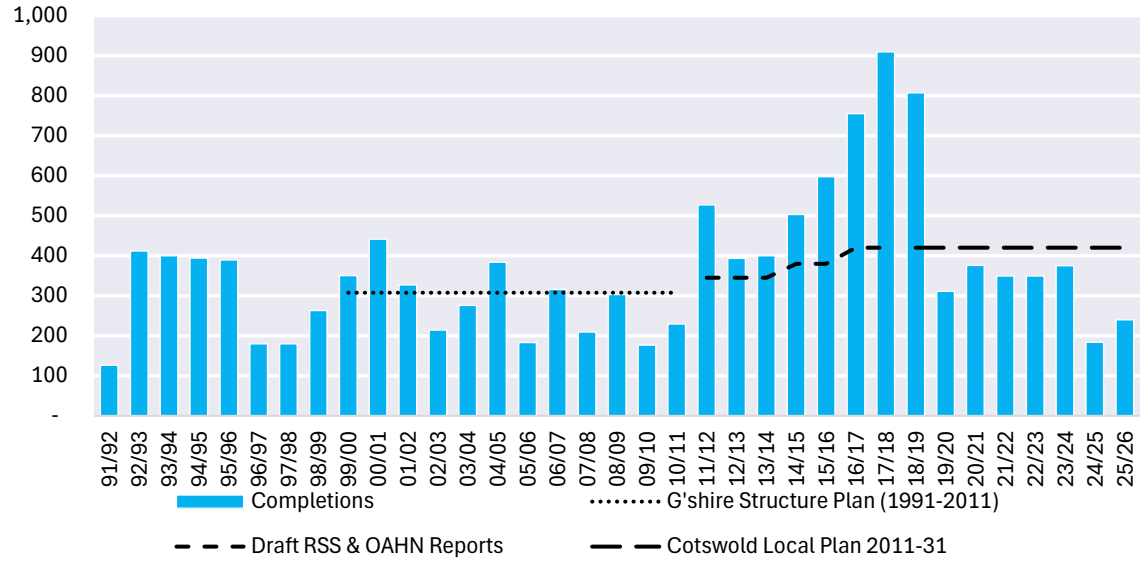
4.25 Historical housing delivery in the District looking back to 1999 is shown in Figure 4.5 below. The chart compares this with the housing requirement figures for the District set in local plans and with the objectively assessed need between 2011-18 when there was no up-to-date plan requirement, as detailed above.

[13] A review of future housing requirements for Cotswold District, Keith Woodhead, Updated March 2014

[14] Objectively Assessed Housing Needs of Stroud, Forest of Dean and Cotswold, NMSS, October 2014

[15] An Updated Estimate of the Objectively Assessed Housing Needs of Cotswold District, Neil McDonald, March 2016

Figure 4-6: Historical Housing Delivery in Cotswold District, 1999-2025



Source: CDC Residential Land Monitoring Statistics (CDC, July 2026)

4.26 The quantum of net completions has evidently varied over time, influenced by both the planning policy position and market cycles. Looking back over 15 years, there is an evident trend of increased housing delivery from 2012 (when the NPPF was introduced) until the point of adoption of the current Local Plan in 2018. There was short period leading up to 2015 when the Council did not have a 5 year housing land supply, which resulted in additional sites being brought forward. However, the Council did not adopt its Local Plan until 2018, and further sites were granted to enable the Council to continue to maintain its 5 year housing land supply.

4.27 The adopted Local Plan strategy for the 2011 to 2031 plan period anticipated higher than average rates of housing delivery in the first half of the plan period, balanced with lower than average rates of delivery on the second half of the plan period. Over the 2014-19 period there was an average of 714 homes a year delivered. As planned, delivery has reverted to lower levels over the last 5 years, averaging 299 dwellings per annum (dpa).

4.28 Over the period since 1999, overall housing delivery has exceeded the requirement being planned for in individual years by 8%. If the current adopted Local Plan period since 2011 is considered, delivery has exceeded the housing requirement by 12%.

Table 4-1: Average Housing Delivery in Cotswold District over different time periods

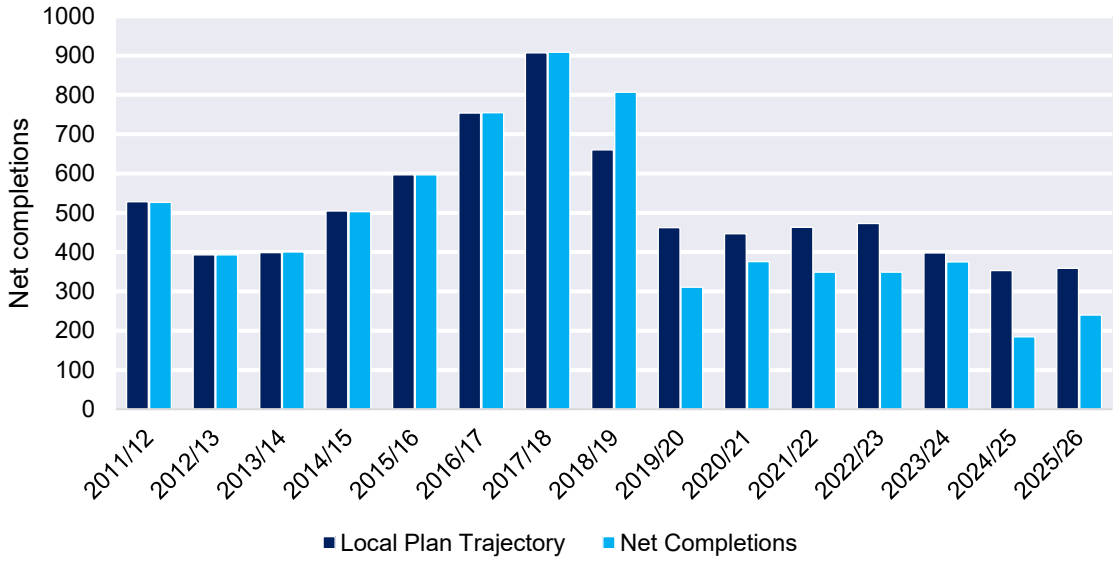
	Average homes per year
5 years (2021-26)	299
10 years (2016-26)	466
20 years (2006-26)	415
30 years (1996-26)	370

Source: CDC Monitoring Data/ Iceni

4.29 As a result of the high levels of delivery above requirements from 2015 – 2019, overall delivery of homes from 2011 – 2026 (7,075 homes) exceeds the local plan requirement over the same period (420 homes per annum over 15 years making 6,300 total) by a significant 12%. This highlights that overall, the District has a good track record in housing delivery.

4.30 Figure 4-7 below compares delivery to the housing trajectory in Figure 1 of the adopted Local Plan. It illustrates that the weaker housing delivery over the period since 2019 was to be expected, but shows that housing delivery over this period has fallen slightly below was anticipated when the Plan was adopted – with weaker delivery in particular in the last 2 years.

Figure 4-7: Comparison of Net Completions to Local Plan Trajectory



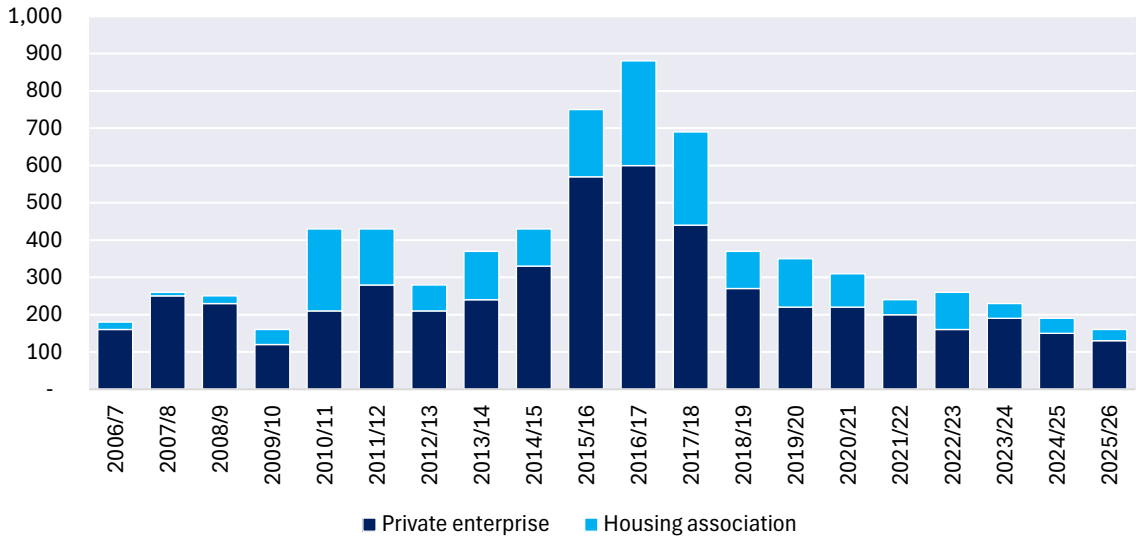
Source: CDC Monitoring Data/Iceni

4.31 This reduced recent delivery is in large part due to delays in development of the Steadings scheme south of Cirencester, which was the only strategic-scale site allocated in the Local Plan. This scheme is around three years behind expected timeframes. There have been delays at multiple points to negotiation, lodgement and approval of planning applications, infrastructure provision and the s106 agreement. These delays are in part due to resourcing issues during and following COVID-19. There have also been viability issues more recently due to cost price inflation during COVID-19. The progress of the scheme, and delays to it, are discussed in more detail in Chapter 6.

4.32 Housing starts show a picture of declining housing delivery in the District, in line with the very low delivery observed in the last two years. While housing delivery peaked in 2017/18 and 2019/20, starts had already started to decline after 2016/17 (noting that housing completions lag starts by a few years). Housing starts have declined steadily since then, with data for 2025/26 reaching a low not seen since 2009/10. The decline has been most pronounced in housing association starts, which as

of 2025/26 sit at 11% of their 2016/17 peak compared to 22% for private enterprise starts. This is potentially indicative of recent viability challenges.

Figure 4-8: Housing starts – Cotswold District



Source: MHCLG Live Table 253

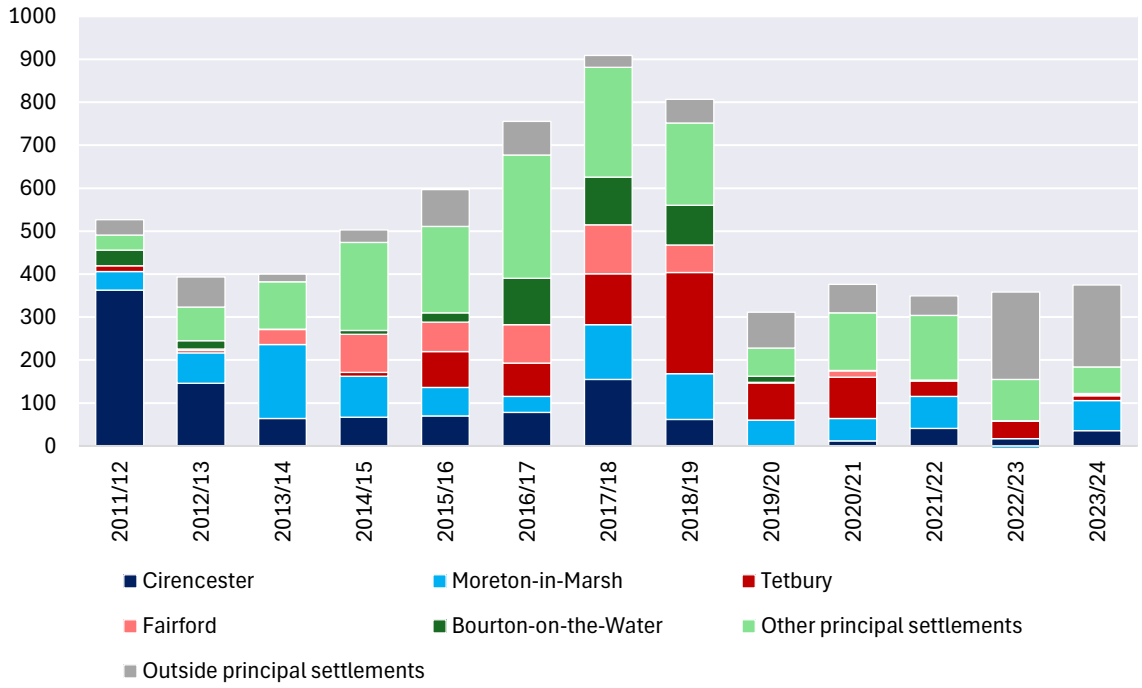
4.33 A breakdown of housing delivery in different settlements within the District since 2011 is shown below. In interpreting the data it needs to be borne in mind that the delivery will be influenced by land supply and past planning policies. The evidence indicates:

- Whilst Cirencester is the largest settlement in the District (and by some margin) it has seen relatively low housing delivery with an average of 85 dpa delivered over the 2011-24 period considered; but just 56 dpa delivered over the 2014-24 decade. The low delivery rate for a settlement of its size points to particular supply-side constraints.
- Moreton-in-Marsh has delivered new homes on a fairly consistent basis, averaging 74 dpa.
- Tetbury similarly has seen stronger delivery at some points, with for instance 123 dpa achieved between 2016-21; but saw very low delivery between 2011-15.
- Fairford saw delivery of an average of 85 dpa between 2014-19; but has seen very limited delivery since.
- Bourton-on-the-Water has seen the weakest delivery of the settlements considered; but did see over 100 dpa delivered between 2016-19.

4.34 These distinctions are very influenced by when larger development sites have come forwards in individual settlements. **The highest delivery rates have come in years when larger sites are**

being delivered in multiple settlements. The analysis highlights the potential to boost housing delivery overall by seeing concurrent delivery in multiple locations in the District.

Figure 4-9: Housing Delivery by Principal Settlement, 2011-24



Source: CDC Monitoring Data/Iceni

4.35 Whilst the historical effect which delay to the Steadings scheme has had on the District's trajectory is notable, with a higher scale of growth being planned for – and the potential for multiple strategic sites – there is the potential for greater resilience. In particular, the wider evidence from the stock growth rates analysis (as considered later in this section) is that those authorities which have sustained overall higher housing delivery rates tend to be those where there has been delivery of multiple strategic sites. Strategic sites often require upfront infrastructure investment, but the economics of development mean that once they are underway delivery tends to be less susceptible to changes in the housing market as initial cost outlays need to be recouped.

4.36 A mix of strategic and non-strategic sites, and a positive approach to windfall developments, are therefore critical to boosting housing delivery rates overall, recognising that smaller sites can come forwards quicker, but that whilst strategic sites have a longer lead-in time, they can play a key role in driving overall housing delivery in the middle and latter parts of a plan period.

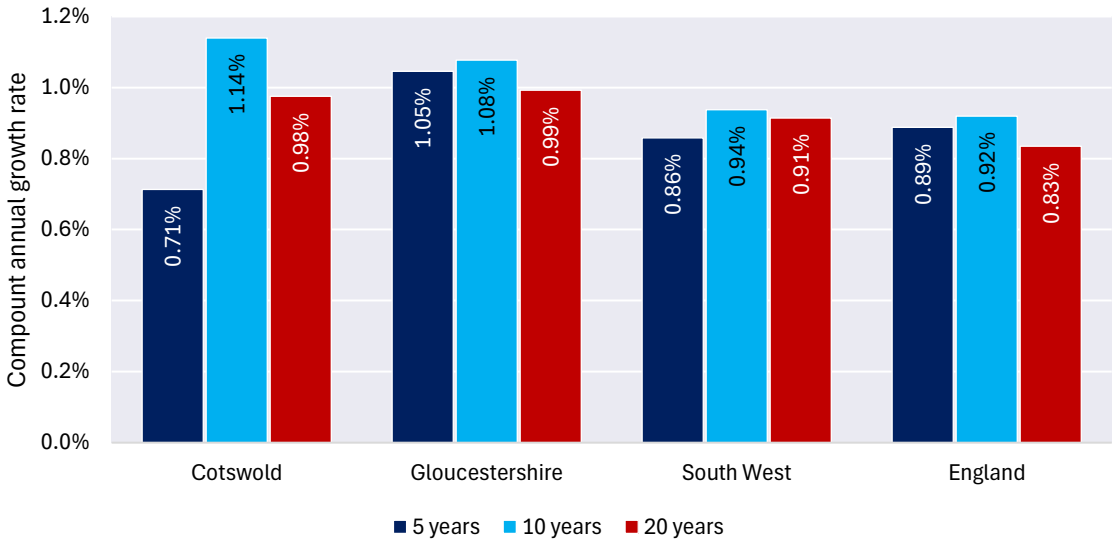
Stock Growth Rates

4.37 To compare rates of housing delivery against other places, we express housing delivery as the rate of growth in housing stock. This uses MHCLG dwelling stock estimates and expresses housing delivery as a Compound Annual Growth Rate (CAGR).[16] Over the last 10 years (2015-25), the District's housing stock has grown by an average of 1.1% per annum. Taking a longer 20 year timespan (2005-25), the rate of stock growth seen is slightly lower at 1.0% per annum.

4.38 By comparison, England as a whole has been delivering around 0.9% growth per annum, with a slightly lower rate in the longer-term 20-year time period due to low delivery following the global financial crisis and credit crunch. Similar rates are seen for the South West, and slightly higher rates for Gloucestershire (as shown in the figure below).

4.39 Comparing Cotswold to these benchmark geographies, Cotswold's housing stock growth rate over the last five years has been relatively low, while the 10-year growth rate has been above average and the 20-year rate broadly in line with benchmarks.

Figure 4-10: Stock growth rates over last 5, 10 and 20 years



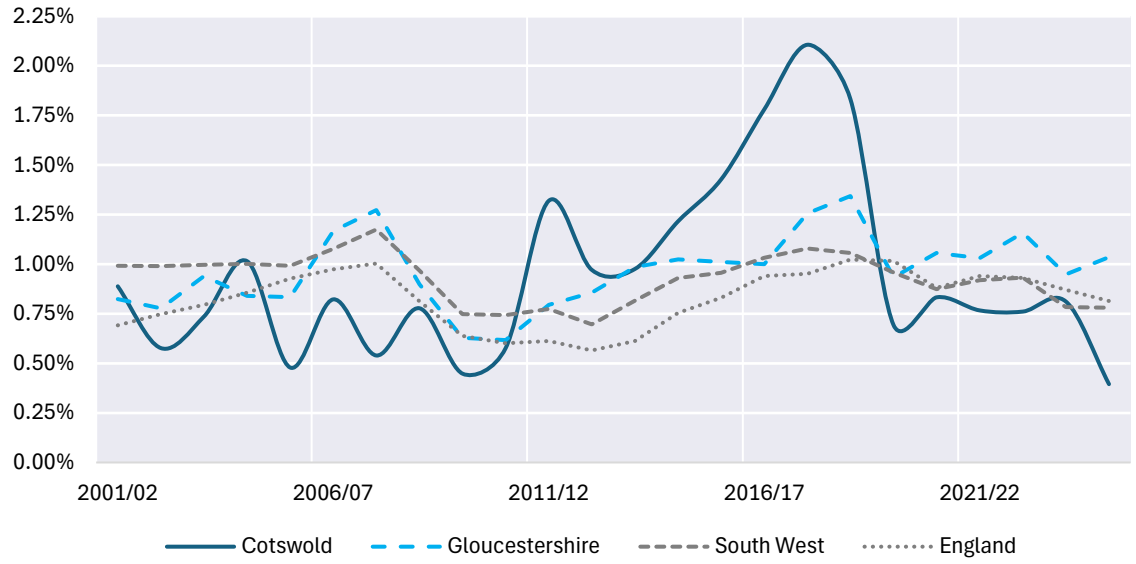
Source: MHCLG Live Table 125/ Iceni

4.40 The figure below provides more detail on how Cotswold's housing growth rate has varied over time in comparison to these benchmark areas. It illustrates that both through the 2000s and since 2020, housing delivery in the District has fallen below wider benchmarks. It did however exceed that across the wider benchmark geographies between 2011-19, corresponding with the increased completions

[16] MHCLG Live Table 125

in this period. Over the 5 year period from 2013-19, a 1.5% pa growth rate was achieved in the District.

Figure 4-11: Housing Stock Growth against wider geographies

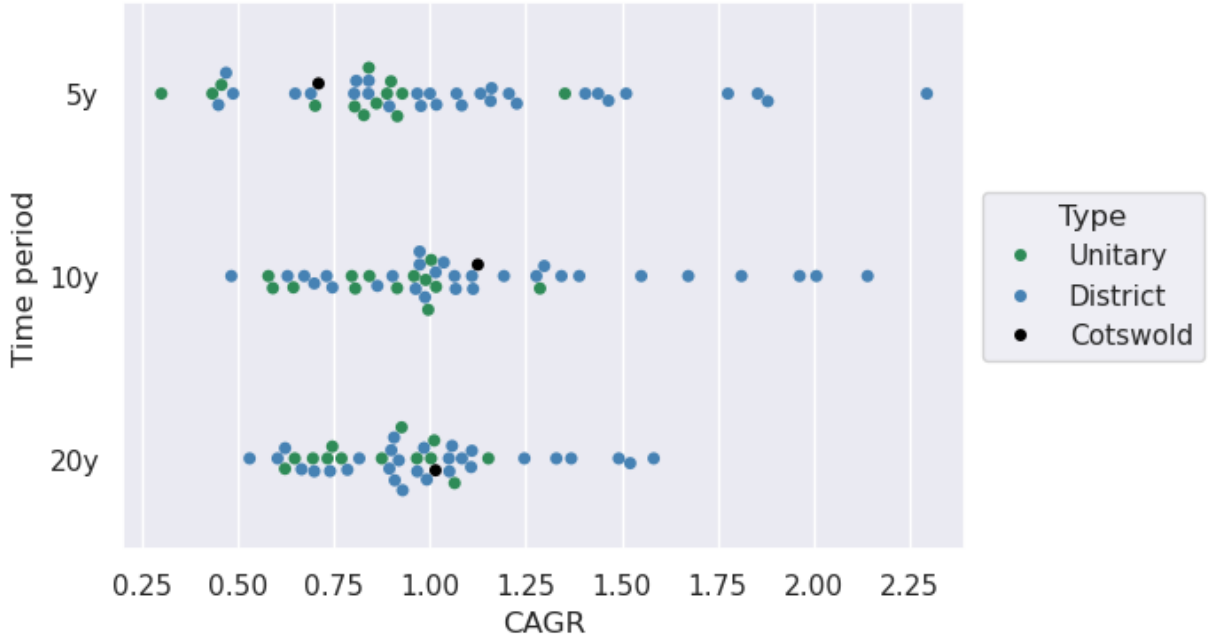


Source: MHCLG Live Table 125/ Iceni

4.41 It should be recognised that many authorities have delivered housing at well above the national rate in recent years. To assess this, the following figure shows the maximum housing stock growth rates achieved since 2001 over 5 years, 10 years and 20 years in each authority in the South-West Region. As Cotswold sits on the border of the region, authorities in counties adjoining Gloucestershire (i.e. Oxfordshire, Warwickshire, Worcestershire and Herefordshire) have also been included.

4.42 This illustrates that while many authorities have performed more poorly than Cotswold, **there are clear precedents for higher rates of housing growth being sustained**. High growth rates achieved in other authorities have been around 1.4% - 1.6% over a full economic cycle (20 years), up to around 2.0% or somewhat above over the medium term (10 years), and over 2.0% in the short term (5 years).

Figure 4-12: Housing stock growth rates over last 5, 10 and 20 years in South West and in counties bordering Gloucestershire



Note: Each dot represents one local authority

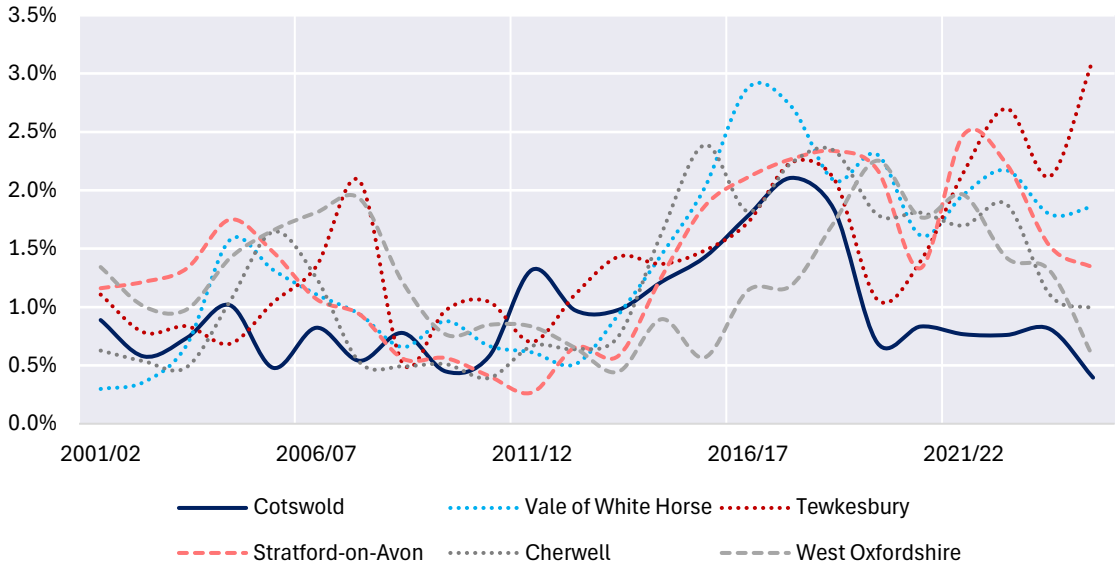
Source: MHCLG Live Table 125/ Iceni

4.43 In considering the potential to support higher housing delivery performance, it is instructive to compare housing delivery performance against nearby higher growth areas – which include similar higher value housing markets in Oxfordshire. Analysing the performance in the some of the best performing areas is helpful in considering what housing delivery rates (in terms of stock growth) may be potentially achievable. The analysis is shown in Figure 4.9 below, while Table 4.2 shows the authorities from the South-West region or counties bordering Gloucestershire with the highest 5-year housing stock growth rates.

4.44 There is a context to the trends seen in different areas which is important in understanding changes in housing delivery performance over time. Stratford-on-Avon District for example saw a moratorium on new housing development in the late 2000s (intended to support investment in the metropolitan areas in the West Midlands region), but has seen increased delivery since the adoption of its Core Strategy in 2016.

4.45 The Oxfordshire authorities published a Strategic Housing Market Assessment in 2014 which set out higher housing need than previous plans were based on. This has contributed to significantly higher housing delivery in Vale of White Horse, Cherwell and West Oxfordshire – albeit that in the latter, the recent trend reflects the delay to the delivery of the number of strategic allocations in the 2018 Local Plan.

Figure 4-13: Comparing Housing Stock Growth against nearby Higher Growth Locations



Source: MHCLG Live Table 125/ Iceni

Table 4-2: Maximum stock growth rates achieved since 2000 in highest-growth authorities in the South West and in counties bordering Cotswold District

Authority	5-year	10-year	20-year
Vale of White Horse	2.4%	2.1%	1.5%
Tewkesbury	2.3%	2.0%	1.6%
Swindon UA	2.2%	1.7%	1.3%
Stratford-on-Avon	2.2%	2.0%	1.4%
Cherwell	2.1%	1.9%	1.3%
Rugby	2.1%	1.7%	1.5%
South Oxfordshire	1.8%	1.6%	1.1%
West Oxfordshire	1.8%	1.4%	1.3%
Wychavon	1.8%	1.5%	1.1%
West Devon	1.7%	1.5%	1.1%
Torridge	1.6%	1.5%	1.2%
Cotswold	**1.6%**	**1.3%**	**1.1%**

Source: CDC Monitoring Data/ Iceni

4.46 The analysis illustrates how a number of local authorities have seen the market respond positively to planning for significantly higher housing delivery than they have seen historically. Drawing the analysis together, we would note in particular the following:

- Housing delivery is typically cyclical influenced by macro-economic factors which influence demand and viability. The local plan period for Cotswold's Local Plan is likely to include periods of stronger and weaker macro-economic circumstances;

- At a local level, the evidence shows that historical planning policies play a key role in influencing housing delivery. It is therefore very important to understand these in interpreting historical housing delivery figures. In Cotswold District, housing delivery has exceeded the level of housing provision being planned for by between 8-12% (depending on how this is appraised and the time period used).

- The District has historically been planning for between 308 – 420 homes a year. The Standard Method LHN is substantially higher than this at 1054 dpa, by a factor of over 2.5, but historical delivery alone cannot be said to imply that this cannot be delivered – as the District has not been planning to do so.

- The Standard Method implies sustaining 1.9% pa growth in stock across the plan period. There are some limited examples of other authorities achieving similar growth rates over the last decade, and therefore this is not unachievable *per se* – albeit the evidence shows that it is very ambitious.

- Achieving this ambitious rate of growth will likely require variety in the delivery of housing – spatially, with growth at a number of different locations with the District; and in terms of products – with a clear case for considering how broader 'product differentiation' can help to build resilience into the housing trajectory.

4.47 We test the potential trajectory for growth in Section 7.

5. FACTORS AFFECTING LEAD-IN TIMES & BUILD-OUT RATES

5.1 Build rates – how fast sites will deliver homes – are an important component of developing and considering the housing trajectory has part of the plan-making process. In this section we consider both national and local evidence of build rates, and factors which could affect what the build rate might be. We also address potential lead-in times, which describe the time for submission of an initial planning application for a site to first completions.

National Research

5.2 Research by Lichfields' entitled *Start to Finish* has considered lead-in times and build-out rates for different sizes of residential sites. The latest evidence is set out in the 3rd Edition of the research, which was published in September 2024. The research focuses on sites of 500+ dwellings.

Lead-In Times

5.3 Lichfields' analysis of lead-in times considered and disaggregated a 'planning approval period' which related to the time from the validation of the first application to when the first detailed permission was issued; and then a 'planning to delivery period' which extended from this point to the completion of the first home. The overall 'lead-in time' covers both elements.

5.4 Table 5.1 shows the average (mean) lead-in time shown in the Lichfields data by site size; but also median figures which remove the skewing effect of a selected number of schemes which can be 'stuck in planning' for an extended period and which we consider therefore constitute a more appropriate starting point. It also shows the 'upper quartile' (UQ) and 'lower quartile' (LQ) values which show that there is a reasonable range across the lead-in times of the schemes examined – from those that are delayed somewhat (either at the planning stage or thereafter) as well as credible examples, at the LQ level, of schemes progressing notably quicker.

Table 5-1: Median and LQ/UQ Lead in Times (Years) by Site Size in Lichfields national research

Scheme size	LQ Lead-in Time	Median Lead-in Time	UQ Lead-in Time
50-99	1.4	2.7	5.9
100-499	2.6	5.2	9.0
500-999	2.7	4.0	6.6
1000-1499	3.7	5.4	8.3
1500-1999	3.7	5.3	6.9
2000+	4	6.3	7.9

Source: Lichfields Start to Finish (3rd Edition, Nov 2024)

5.5 The time period from submission of outline applications of larger sites through to first completions takes into account that in a range of instances, the outline application will be pursued by a land promoter; and then the site will be marketed to housebuilders with outline consent. The 'planning to

delivery period' also allows for the discharge of pre-commencement conditions and preparatory works on site as well as the building of initial homes before 'first completions' are achieved.

Build-Out Rates

5.6 Lichfields' analysis of build-out rates again focuses on larger sites and is based on taking annual completions data and then extrapolating build rates from this. Their report sets out that the data excludes any sites which have less than three years of completions data as such completions data would (often) not cover whole monitoring years which could distort the analysis. This means in particular that the results will be less reliable for smaller sites.

5.7 The core outputs of the research show mean and median build out rates, which we have replicated below.

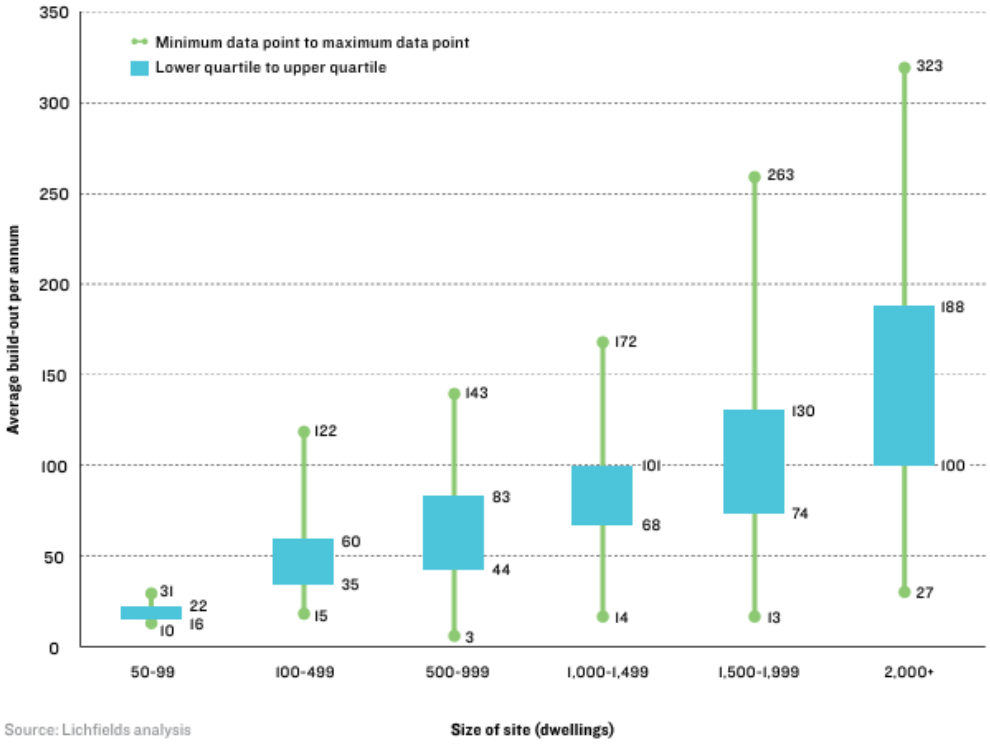
Table 5-2: Mean and Median Build Out Rates by Site Size in Lichfields national research (annual sales)

Scheme size	Mean	Median
50-99	22	18
100-499	55	44
500-999	68	68
1000-1499	107	87
1500-1999	120	104
2000+	160	138

Source: Lichfields Start to Finish (3rd Edition, Nov 2024)

5.8 However again, their analysis shows a notable spread of build rates across the sample of sites considered, as Figure 5.1 below shows; and the report itself comments on the wide range of factors which can influence the build-out rate.

Figure 5-1: Variance in Build Out Rates by Site Size in Lichfields' national research



Source: Lichfields Start to Finish (3rd Edition, Nov 2024)

5.9 Factors which can influence the build-out rate include the strength of the local market, macro-economic influences (from interest rates to support to new-build sales from the Help-to-Buy scheme) to the level of affordable housing provision. The Lichfields' research showed higher housing delivery on

- Greenfield sites, which deliver on average 32% higher build out rates then brownfield sites, which tend to be more complex to deliver and may require remediation. Flatted brownfield development tended to have a more lumpy build-out (as blocks of flats are typically completed at a single point) and be more susceptible to market downturns.

- Sites in areas with more acute affordability pressures (e.g. high affordability ratios). Higher demand areas (those with work a workplace affordability ratio above the national average) were found to have built-out rates 26% higher than lower demand areas.

- Higher levels of affordable housing (this is discussed in more detail below).

5.10 It also identified that the number of outlets was a key factor influencing the build-out rate. This aligns with our experience. The number of outlets is therefore directly relevant to the built out rate which sites might support.

Table 5-3: Average Completions per Outlet in Lichfields' national research

No of Outlets	Average annual completions	Average completions per outlet
1	69	69
2	123	62
3	164	55
4	230	57
5	286	57

Source: Lichfields Start to Finish (3rd Edition, Nov 2024)

5.11 It is worth highlighting the potential for the high levels of affordable housing delivery to support high build out rates overall if viable. This is because affordable housing is a separate source of demand to general market sales, and so given the same sales rate a higher percentage of affordable housing can lead directly to a higher overall build out rate, as explained is Section 3

5.12 This is consistent with Lichfield's findings that schemes with higher percentages of affordable housing had higher build out rates than those with lower percentages, however Lichfields note that those schemes delivering high percentages of affordable housing are also likely to be those in higher value areas with strong markets.

5.13 Housing product mix and diversity also has a role in driving higher build out rates. Lichfields research notes a lack of consistent data on housing mix and type to support this conclusion. Nonetheless, mixed tenure is noted as a factor facilitating higher build out rates in both the Central Government's recent working paper on speeding up build out rates[17] and in the Letwin Review. Build to rent or specialist housing types like older persons accommodation can be delivered independently of the market for general sales and so facilitate higher delivery rates. They can also have a role in improving scheme viability particularly in the context of a downturn or otherwise constrained housing sales market.

5.14 Comparing the factors identified to increase build out rates with Cotswold District, Cotswold's adopted Local Plan (2011-31) sets a 40% affordable housing requirement on Greenfield sites and a 30% requirement on brownfield sites[18], is a high demand-area as measured by a very high workplace affordability ratio, and has a land supply composed almost entirely of Greenfield sites. All of these factors would support higher build out rates, particularly on larger schemes providing tenure and products diversity. However, it is also noted that Cotswold is a relatively rural district, parts of which are relatively far from major employment centres, which would suggest some constraints on potential build-out rates.

[17] Planning Reform Working Paper: Speeding Up Build Out, MHCLG May 2025

[18] The requirement in the emerging Local Plan will be informed by updated viability evidence

Local Evidence

5.15 There are only a few recent sites of larger scale which have been developed in Cotswold district to provide local evidence of lead in times and build out rates. The only strategic site which has been coming forwards in recent years is the Steadings in Cirencester, which includes 2,350 homes and 9.1ha of employment land, but of which only an initial phase (Phase 1a) has been delivered to date. The progress of this scheme up to now as well as future build-out prospects are discussed in more detail in the next chapter.

5.16 However, it is noted that development of this scheme is running around 3 years behind the time frame initially envisaged in Council's current local plan, and that the lead in time until first home delivery has been unusually long and initial delivery rates low as only a single 68 dwelling phase has come forward to date. It is understood that this has resulted in large parts from delays in the s106 and planning approvals processes, in part due to resource limitations resulting from COVID-19.

5.17 As discussed in the next chapter, it is anticipated that build out rates at the Steadings will accelerate now that multiple phases of reserve matters have been approved and enabling infrastructure is now in place.

5.18 It is considered that the factors that have slowed development at the Steadings would not necessarily apply to other sites, and so the Steadings is of limited utility in providing local evidence of likely lead in times. However, this does highlight the need for planning approval and infrastructure negotiation processes to be adequately resourced and supported by Council in order to deliver the scale of housing required by the Standard Method and proposed in Council’s emerging Local Plan.

5.19 Given that there are relatively few larger scale sites that have been developed recently in Cotswold, a broader area than the District is needed to provide local evidence on potential build out rates. Iceni has completed analysis of local build out rates through the emerging Gloucestershire HENA. To do so, Iceni analysed data for Gloucestershire showing the number, timing and location of lodged EPC certificates for new dwellings across the six Gloucestershire authorities. The analysis spans different economic cycles.

5.20 Postcode-level data was manually grouped to identify development sites of different scales, with the number of certificates per year then providing an indication of the build out rate on each site. This analysis intended to assess build-out-rates in a typical year, and so any data for the first or last year of development in which only a few homes were completed (i.e. development was just starting or finishing) was excluded.

5.21 EPC certificate lodgement timing can differ slightly from housing completions as recorded in Council monitoring data, which should be considered as a more accurate picture of development progress

and build out rates. However, the analysis intended to provide an estimate of build out rates across Gloucestershire's six authorities, noting differences in monitoring data availability and format (and that in many cases detailed and consistent monitoring data for a longer time period was not available).

5.22 The Gloucestershire-wide results for greenfield development are shown in the table below, grouped by site size.

Table 5-4: Build out rates in Gloucestershire (2008 – 2025) – Greenfield development sites

Scheme size (number of units)	Lower quartile	Median	Upper quartile	Number of sites considered
50-99	25	31	47	54
100-199	32	37	55	29
200 – 499	54	61	78	26
500 – 999	105	112	121	8
1,000+	130	133	155	3

Source: Iceni analysis of EPC data

5.23 Observed build out rates were generally slightly faster than those found nation-wide in the Lichfields research. However, only a limited sample of very large sites (1,000+ homes) was able to be profiled in Gloucestershire, and detailed analysis of site-by-site constraints / considerations was not undertaken.

5.24 When considering sites in Cotswold District specifically, there were average build-out rates of 34, 42 and 70 per annum for sites of 50-99 units, 100-199 units and 200-499 units respectively. **These local rates for sites in Cotswold District again sit at the upper end of those detailed in the Lichfields research** (noting that Lichfields provides value for 100 to 499 units and does not break this down further). In the 200-499 unit category there were schemes in multiple parts of the district including Tetbury, Cirencester and Moreton-in-Marsh. Several of these achieved peak delivery rates of 90 homes per annum or higher.

5.25 No 500+ unit schemes within the Cotswold District were available for inclusion in the analysis. As a result, local evidence for Cotswold District is too limited to provide detailed figures to be directly applied in the Cotswold trajectory for large strategic allocations.

5.26 Nonetheless, the Gloucestershire-wide analysis and more limited results for Cotswold suggest that **build out rates in line or towards the top of ranges shown in national evidence** (for example as provided in Lichfields Start to Finish) **should be achievable**.

Infrastructure

5.27 Infrastructure availability can act as a constraint on when planning permission can be granted and development can start on site. These issues are being considered more fully in Council's Water Cycle Study and Infrastructure Delivery Plan. The Water Cycle Study deals with both water supply and waste water. For water supply, the majority of the District falls within Thames Water's Swindon and Oxfordshire Zone. A surplus in water supply in this zone is identified to 2030, but potential deficit beyond this requiring implementation of demand management and supply measures. It will be important that the Council continues to engage with Thames Water on these issues, and that the growth trajectory in the Local Plan feeds into the preparation of future Water Resource Management Plans.

5.28 It is understood, based on work underway, that there could be constraints on waste water treatment capacity in several settlements within Cotswold District later in the plan period, including potentially Ampney St Peter, Northleach, Fairford and Moreton-in-Marsh. These areas are served by Thames Water[19]. There is a further issue relating to storm overflows in the Moreton-in-Marsh area. Additionally, there is some potential investment which could be required to support development around Mickleton and Willersey, where waste water is managed by Severn Trent.

5.29 The timing and scope of Sewage Treatment Work (STW) upgrades required is unknown at the time of writing, and subject to further engagement with Thames Water. Thames Water may therefore require Grampian conditions to be placed on planning consents where there are infrastructure constraints, which could impact on site lead in times, and may limit delivery within the plan period.

5.30 On waste water collection, there is a need for early engagement between the utilities providers, Council and developers and joint working to develop foul drainage strategies for sites including the use of SuDS to manage surface water run-off.

5.31 To be included within the housing land supply, sites must be capable of being delivered within the relevant timeframe and satisfy the deliverability requirements. However, inclusion within the housing land supply does not guarantee that a site will be delivered, as delivery ultimately depends on a range of factors outside the Council's control, including market conditions, landowner intentions and developer decisions.

[19] Parts of the district are served by Severn Trent Water and Wessex Water

6. PROPOSED STRATEGIC ALLOCATIONS

6.1 In this section of the report we move on to consider the delivery of potential strategic sites within the Plan. Our analysis is informed by information provided by site promoters to Iceni as part of the preparation of this Study and selected further meetings or discussions to interrogate the delivery position and timescales. It is also informed by emerging masterplanning of the strategic sites – the masterplans were still evolving at the time of writing to reflect further evidence, and our advice on the capacities of these sites is based on the version of the masterplans that was shared with us in June 2026.

The Steadings, Cirencester

6.2 The Steadings is an existing strategic site which was allocated for up to 2,350 dwellings, and approx. 9.1 ha of employment land in the extant Local Plan, which was adopted in 2018. An outline planning application for development was submitted in January 2016, supported by technical evidence, an indicative layout and phasing plan; with the position at the time of the previous local plan examination being an expectation that Phase 1a could come forward first whilst development main part of the site could start on site in 2021 with c. 1,800 homes completed on the site by March 2031.

6.3 The Council also adopted a Community Infrastructure Levy (CIL) Charging Schedule in June 2019. The Steadings was zero rated for CIL, meaning that's all infrastructure delivery would be secured through S106 contributions.

6.4 The January 2016 outline planning application (16/00054/OUT) was consistent with the Local Plan allocation (up to 2,350 homes etc.) but set a 30% affordable housing requirement. The scheme also included provision for up to 100 units of student accommodation and 60 homes for the elderly. Outline consent was granted in April 2019, indicating a 39 month determination period for the outline application.

6.5 Bathurst Developments Limited (BDL) is acting as a master developer for the site and is delivering infrastructure to provide serviced parcels to the market. The eastern section of the spine road through the site, from Spratsgate Lane to open up Parcels 2A/B/C, has been constructed and was completed in Spring 2025. Improvements to the Fire Station Roundabout were completed in Autumn 2025. Spratsgate Lane has been realigned.

6.6 Reserved Matters (RM) for Phase 1a of the development, for 68 dwellings, was subsequently approved on 29th November 2021 (20/04343/REM). This has been completed by regional housebuilder, Harper Crewe.

6.7 RM applications for infrastructure to support the development – including earthworks, remodelling and SUDS infrastructure for Phase 2 (23/02253/REM) and for the road infrastructure to serve Sub-Phases 2a, 2b and 2c (23/02252/REM) were subsequently approved in December 2023. The RM for extension of the spine road to serve Phases 2D and E was approved in January 2026 (25/02186/REM).

6.8 Parcels 2A, 2B and 2C were acquired by Homes England from BDL in mid 2021. Homes England selected Keepmoat to take forwards Phase 2A who are due to start construction on site in Autumn 2026 for 100 homes (including 31% affordable). A Reserved Matters application was submitted in September 2025 and permitted in January 2026 (25/02763/REM). Development partners have now also been appointed on Parcels 2B and 2C.

~~6.9~~ HarperCrewe has been selected by BDL to deliver Parcel 2D (129 homes including 31% affordable). A Reserved Matters application has been submitted to the Council for Phases 2D and E (26/01237/REM) and construction of these parcels is due to start on-site in Autumn 2026. This will progress alongside extension of the primary street through Parcels 2D and 2E.

6.10 In addition to the above, BDL is progressing the detailed design code for Parcels 2F, 2G, 3D and 3H. Once the detailed design code is in place, reserved matters applications for the spine road and open space can be progressed; and housebuilders selected to develop these parcels.

6.11 The site has progressed more slowly than was envisaged at the time of the last Local Plan Examination with around a three year delay. This is due mainly to the time taken to finalise the S106 agreement, together with delays associated with supply shortages associated with Brexit and the impact of Covid-19 which influenced the timings for the approval and delivery of initial infrastructure. It took longer than envisaged from the granting of outline consent to the first discharge of conditions applications to be submitted, to agree the design of Parcel 1A, discharge planning conditions and agree the Detailed Design Code for sub-phases 2A, 2B and 2C. The Covid-19 pandemic also impacted both the promoter's progress and the Council's resources and ability to discharge planning conditions as staff were redeployed to assist with the Council's response to the pandemic.

6.12 However, the position now is that there is significant on-site and off-site infrastructure in place to support delivery at pace. Completions on Phases 2A and 2D/E are both expected to come forwards from mid 2027 with 2B/C delivery completions starting in 2029 bringing the number of sales points to three. This increased delivery is supported by Homes England's involvement whose specific remit is to accelerate housing delivery and support an increase in the build-out rate to 120-160 dpa, based on 2-3 outlets delivering concurrently.

6.13 To accelerate the pace of delivery further, it will be necessary to open up further sales points at the northern end of the site, accessed from the A419 Tetbury Road. Based on engagement with BDL,

Iceni understand that there is a significant infrastructure cost associated with doing so – including the realignment and dualling of the road and construction of a new roundabout. We consider that there is a clear case for the Council, Homes England and BDL to work together to consider how the delivery of this infrastructure could be brought forwards to accelerate the delivery of The Steadings site. Homes England is already involved in the site and has capital grant programmes to support strategic infrastructure, such as the Brownfield, Infrastructure and Land Fund and New Homes Accelerator; whilst the National Housing Bank has been established and has loan funds available to support the infrastructure financing and attract institutional capital to support schemes such as this.

6.14 The trajectory assumes that this can support opening up initial completions on the western parcels from 2032/33. This could see the built rate potentially increase above 160 dpa through opening up new land parcels off the Tetbury Road.

6.15 The trajectory provided by BDL assumes average delivery rates of around 140 dpa is achieved on this site, and indicates the potential for up to 4 developers to delivering concurrently (together with affordable housing provision). Whilst this is informed by current evidence, in a longer-term context we would consider this to be conservative and cautious – with evidence of stronger market conditions supporting sales of up to 1 per week. In addition, there is potential for the site to support broader product differentiation, and whilst it includes some provision for specialist housing, provision of single family build-to-rent development would also be possible, would cater for a different market segment and could support higher overall build-out rates (BORs). The potential for this is particularly in the second half of the plan period when a second major access point from the Tetbury Road opens up further land parcels. The potential for higher delivery rates to be achieved is supported by Homes England involvement in the site – where developers are contractually obligated to deliver homes at pace.

6.16 There is clear evidence that as multiple parcels come forwards, the pace of delivery of this site will increase. Our conclusions on the trajectory take this into account resulting in a build rate of 140-150 dpa which remains cautious and could be exceeded. This would result in at least 2,100 homes (rounded) being delivered over the plan period on this site, and a contribution of 600 homes in the assumed five year period from adoption of the Plan (2028-33). We would recommend that the Council considers further the potential for slightly higher delivery rates to support the build out of the full 2,282 remaining homes over the plan period.

The Steadings southern extension, Cirencester

6.17 A southern extension to The Steadings, on 116.5 ha of land, is being promoted by BDL through the local plan preparation process. BDL envisage that these will come forwards concurrently with The Steadings site above, with its emerging masterplanning work envisaging a more rural or semi-urban character to the development on this site and different housing product offer.

6.18 The Council's capacity work and preparation of concept framework plans indicates that the site has capacity for c. 1,400 homes. It would include a local centre together with a 2FE primary school (collocated with the neighbourhood centre) and employment land, which is envisaged to be located close to Spratsgate Lane. Higher density development is envisaged around the local centre and public transport corridor running through the site. The development would also deliver open space and Suitable Alternative Natural Greenspace (SANG).

6.19 It is envisaged that access to the site would be taken from both Spratsgate Lane to the east, and from Tetbury Road (A333) and from the A429 on the western side of the site. Much like The Steadings above, this provides the potential to support multiple sales points.

6.20 The enhanced scale of site, through the allocation of this land, would open up the potential to deliver additional sales points; with the development utilising some of the key upfront infrastructure which has (or will) be delivered as part of the existing Steadings site. Its inclusion within the Plan can be expected to help fund and deliver infrastructure and indeed helps to support a business case for public investment in infrastructure provision to accelerate delivery. We understand that discussions between Homes England, BDL and the Council on these matters are underway.

6.21 Our assumptions on the build out of The Steadings in the sub-section above take account of the expectation that this additional land will come forwards. There is potential for initial development to come forwards off Spratsgate Lane, taking account of existing infrastructure investment in this area to support initial phases. We understand that a technical team is in place, and baseline reports have been prepared; with the potential for an early application to be made on this eastern parcel by the end of 2027. An outline or hybrid application for the wider site is then expected to progress following adoption of the Local Plan. There is potential for the site to support up to 3 sales points delivering concurrently, as well as other specialist forms of housing which could include self/custom-build and retirement/ care provision.

6.22 Taking account of the above, we consider that it would be reasonable to assume first completions in 2031/32 and that the additional land would increase the build rate at the Steadings by c. 50 dpa in the middle part of the plan period, and potential for 60 dpa in the latter years as delivery at the Steadings existing allocation and other sites at Cirencester slows. We estimate that the site on this basis would support delivery of 585 dwellings over the plan period.

Land south-east of Cirencester and south of Preston

6.23 This strategic site includes two land parcels, totalling c. 100 ha, and is envisaged to accommodate c. 1,300 homes. The south-western side of the site is being promoted by Bloor Homes who have a hybrid option agreement in place with the landowners. Significant due diligence work has been undertaken and technical survey work is underway at the time of writing; with a pre-application advice

applications submitted to Gloucester County Council to agree the scope of the transport assessment, site access and active travel measures. Pre-development service enquiries with utilities providers are also underway.

6.24 Access to the site is envisaged from Cirencester Road and will need to be delivered to open the site up. The site is envisaged to include key infrastructure including a 2FE primary and 6FE secondary school co-located with a local centre, strategic open space and a large area of Alternative Natural Recreational Greenspace (ANRG). It will also include employment provision on land adjoining the A419, mobility hub plus active travel improvements along A419 Cirencester Road. Phasing and delivery triggers would be negotiated as part of the planning application.

6.25 Bloor intends to engage the District Council in pre-application discussions in 2026 and subject to the outcome of these, intends to submit an outline planning application in 2027. It intends to enter into a Planning Performance Agreement (PPA) with the Council to support timely determination. Bloor's intention is to manage the delivery of the site. It has indicated that they envisage a start on site in 2029/30 with first completions around mid-2030 with a minimum of two sales points (flags), either through its own brands[20] or through involvement of other housebuilders. Bloor has indicated that this would support a build-out rate of 100 dpa initially rising to 150 dpa.

6.26 The northern part of the site is controlled by promoter, Robert Hitchins. This land would be necessary to support the northern access to the site from the existing Siddington Park roundabout on the A419 Cirencester Road. However, the emerging Masterplan envisages limited development in this area with it mostly dedicated to SANG and providing a buffer between the new development and the existing village of Preston. We note this is contested by Robert Hitchens and remains an area where further housing development may materialise.

6.27 Cooperation and dialogue between the two promoters will be necessary to support the development of the site, with limited evidence of this at this stage. This suggests that the timeframes for submission of an outline application for the wider strategic site could slip. However, the current housebuilder involvement in the site should help to support early delivery. We recommend that a more reasonable assumption for first completions is therefore mid-2031.

6.28 With the potential for multiple sales points, we consider that a build-out rate of 100 dpa once the site is up and running is achievable; with potential for this to increase to 150 dpa having regard, in particular, to the site's strong accessibility to wider employment centres via the A419, and the delivery of key education infrastructure and a local centre onsite, and 40% affordable housing provision. This would see the site completed, with a total of the full c. 1,300 homes (based on the capacity analysis) delivered in the plan period. The site would contribute 94 dwellings over the five year period from

[20] Bloor and Fitchett

adoption (2028-33). If further land is allocated for housing on the Robert Hitchens controlled part of the site, we foresee there is some headroom in the delivery estimations for further housing to be delivered on this site within the plan period.

Land east of Kingshill Lane, Cirencester

6.29 This strategic site (c. 42 ha) is located to the north of Preston and is bounded by Kingsmill Lane to the west and the A417/A419T dual carriageway to the east. The Council's capacity testing and work on concept framework plans indicates the potential to accommodate c. 600 dwellings together with a primary school, local centre and strategic open space. It indicates the potential for three points of access to the site from Kingshill Lane. The existing Kingshill Secondary School is located to the north-west of the site; with a 33kV power line running alongside the southern boundary of the site.

6.30 In addition to on-site infrastructure, it is reasonable to expect that the development would also need to contribute to off-site infrastructure – such as improvements to the A419 Cirencester Road Corridor and sustainable travel improvements. SANG provision is currently expected to be provided off-site.

6.31 The site is being promoted at the time of writing by the landowner, RTG Chester-Master Will Trust who has engaged a planning consultant. It is in single ownership but there is no current development partner or promoter involved. It seems likely that the Trust will enter into a promotion agreement once the Reg.19 version of the Local Plan is published, with work to support an outline planning application to progress thereafter. The site would then be sold with outline consent to a housebuilder. Iceni consider that with a draft allocation, the site could equally be attractive to a housebuilder.

6.32 At the time of writing there is not therefore a clear timetable for submission of an outline or hybrid planning application. Whilst the site could progress quickly once its allocation is confirmed, taking account of the current position it would be sensible to therefore schedule delivery beyond the 5 year period at adoption.

6.33 Iceni consider that a build-out rate of 100 dpa would be realistic on this site given its size and the potential to support multiple access points. As above, the provision of education infrastructure, access to employment at Cirencester, 40% affordable housing provision and the site's broader accessibility via the A417/A419 support the realism of this. Whilst the site would thus not contribute to the five year supply at adoption, it is reasonable to expect it to be built out in full over the plan period contributing c. 600 dwellings.

Land south-west of Siddington

6.34 This site (c. 22 ha) is located to the south of Cirencester, and to the south-west of Siddington. The principal access to the site is envisaged to be from Spratsgate Lane – improvements to which have been brought forwards as part of the delivery of upfront infrastructure to support the development of

The Steadings. Broader active travel connections are envisaged running north to Park Way. A landscape-led development is envisaged with a single point of access.

6.35 The Council's capacity testing and concept framework for the site indicates the potential to accommodate around 380 dwellings and strategic open space. SANG provision is envisaged to be provided off-site.

6.36 The site is being promoted by Bathurst Developments Limited (BDL). They have indicated their intention to bring forward an outline or hybrid application for development in the short-term (most likely with a development partner), with potential submission in late 2027/ early 2028.

6.37 As above, the site benefits from the investment in key infrastructure which has come forward as part of The Steadings development including water and waste water infrastructure upgrades and improvements to the Spratsgate Lane. The scale of this site would make it an attractive proposition for a housebuilder, which can help to reduce the lead-in time to development.

6.38 BDL has indicated potential for the site to accommodate a mix of house types, including affordable, self-build and retirement homes; with potential for up to two sales points. Iceni consider that having regard to the single access and scale, a single housebuilder is more likely.

6.39 Whilst BDL envisages the potential for first completions in 2031/32, the Council's draft trajectory is more realistic taking account of current progress – scheduling initial completions in 2033/34. Iceni consider that a build-out rate of 50 dpa is reasonable. This would see the site completed in 2040/41 with the full c. 380 dwellings delivered in the plan period.

Land north of Ampney Crucis

6.40 This strategic site is located on the northern side of the village of Ampney Crucis, to the east of Cirencester. The site is c. 36.5 ha in size. The emerging Concept Framework Plans envisages that it has the potential to accommodate 400-600 homes together with a local centre and 2FE primary school.

6.41 The site is being promoted on behalf of the landowner (Crucis Park Estate). It is in single ownership. There is no current known developer involvement at the time of writing. The landowner's agent, Savills, has however indicated that a range of site assessment work has been undertaken to date, including on transport, drainage, ecology, archaeology and heritage to understand constraints and inform capacity assessments.

6.42 Key infrastructure to support development includes the provision of a new road to provide access; and new foul and surface water drainage – together with the primary school and local centre as above.

6.43 The site is evidently not as substantively progressed as other sites in the District at the current time, but taking account of its scale, it would be highly attractive to both promoters and housebuilders. We assume that commercial discussions will progress on its confirmation as a draft allocation in the Reg.19 Plan. Savills, the agent, indicate the potential for a planning application to progress post adoption of the Plan, with first completions in 2031/32 and with a build-out rate of 60 dpa based on 1-2 sales outlets.

6.44 Work is ongoing on the capacity of the site which will influence the ultimate yield. We envisage that given the current progress, it would be appropriate to phase this site beyond the five year period at adoption (2033 onwards) but this can be reviewed over time. There is the potential for multiple accesses and the site could support 2 housebuilders delivering concurrently with potential therefore for a built out rate of 100+ pa to be supported. We consider the full scheme can be delivered over the plan period.

Land surrounding Down Ampney

6.45 Land at Down Ampney is proposed as a strategic growth location by a combination of two land promoters. Development is envisaged to significantly expand the village to the north and east, with Suitable Alternative Natural Greenspace (SANG) provided on the southern side of the village based on the emerging Concept Framework Masterplan. The total site area is c. 135 ha and is assessed to have an indicative capacity for c. 1,660 homes. Growth is anticipated to deliver a new local centre, primary school, strategic open space and on-site Alternative Natural Recreation Greenspace (ANRG) provision. A new spine road is expected to serve the site, with a landscape buffer delivered to maintain separation with the existing settlement.

6.46 Robert Hitchins, a land promoter, control part of the site, including plots adjoining the existing village (to the west and east). On Land east of Down Ampney, they are working up an outline application for submission in Autumn 2026; with technical work to inform this progressing. The evidence assesses the capacity of this site as c. 80 dwellings. They envisage that this would support the built out and completion of homes between 2028-31. The submission of a screening opinion in Autumn 2025 supports the prospect of planning progress on this land in the short-term. Robert Hitchens have indicated baseline surveys and initial technical work is underway in respect of Land North of Down Ampney, with the potential for an outline application to be submitted in Summer 2027.

6.47 It would be appropriate to however to adopt more cautious assumptions on the lead-in time to development in the context of the need to rationalise contributions to common infrastructure including for education, SANG etc.

6.48 The broader strategic development north and east of Down Ampney is being promoted by Urban & Civic who are a promoter and master-developer. They specialise in bringing forwards larger strategic sites. Now owned by the Wellcome Trust, Urban & Civic's business model is act as a master developer which delivers infrastructure to support development, including social infrastructure, facilities and placemaking. They serviced parcels to the housebuilders and curate the mix of housing which in our experience on other strategic sites includes range of different housing products.

6.49 Urban & Civic's existing sites include Alconbury Weald in Huntingdonshire, Houlton at Rugby in Warwickshire, Middlebeck in Newark, Nottinghamshire, Priors Hall Park in Northamptonshire, Wintringham in St Neots and Manydown at Basingstoke. These are being delivered, with a number of further sites in the pipeline.

6.50 The evidence suggests that technical work is currently at an early stage, with an initial masterplanning having been undertaken and enquiries with utilities providers regarding likely capacity and connections. Urban & Civic have however indicated their intention to bring forwards a hybrid planning application (including seeking detailed consent for access, site preparation and attenuation) to support early delivery and the potential for housebuilding to start 1 year post grant of the initial (hybrid) application.

6.51 Urban & Civic have indicated that the development could support up to 6 sales points supporting delivery of up to 300 dpa; but this is based on a broader scale of development than being taken forwards in the Plan. The potential for 3-4 concurrent sales points is more realistic – but will be influenced by the pace of delivery of the link road through the site which opens up development parcels.

6.52 Key infrastructure requirements relate in particular to the delivery of the spine road to open up development; bus routes to Cirencester and Swindon; delivery of a new local centre; strategic open space, delivery of a 3FE primary school and contributions to secondary school provision; and ANRG provision as part of the development.

6.53 Our experience is that the master developer role can help to facilitate delivery at pace, including through investment in upfront infrastructure delivery to support place-making. Urban & Civic also tends to design sites with a range of different sized development parcels to enable involvement of a range of development partners – including SME builders. They have indicated the potential for both the sale of served parcels and arrangements where homes are built under licence; as well as noting

the potential of the site to accommodate specialist market specific operators such as later living and their own build-to-rent arm.

6.54 Urban & Civic have indicated the potential for a planning application to be submitted alongside the local plan process, supporting first completions in 2030. They envisage a peak build out rate of 170-220 dpa from the mid 2030s onwards. The Council's draft trajectory builds in more time for development and determination of a planning application, pre-commencement conditions and infrastructure works resulting in first completions on the Urban & Civic components in 2032 which is more realistic and reflective of current progress. We note however Urban & Civic's ability in other locations to bring forwards strategic sites at pace.

6.55 Iceni would also note that the settlement's accessibility from the A417/A419 corridor supports the potential pace of delivery which can be achieved, with the site a c. 15 minute drive to employment sites at Swindon and Cirencester.

6.56 Drawing together the above, we envisage that first completions would be in 2031/32 with the pace of delivery growing over the plan period to around 200 dpa in the latter years. This would see the strategic site built out in the plan period in full, delivering 1,660 dwellings. It would contribute 140 dwellings to the supply over the five year period from adoption (2028-33).

Land south of Driffield

6.57 This site is located adjacent to the A419T, to the south-east of Cirencester and to the south of the village of Driffield. As with the Land surrounding Down Ampney site, it provides strong access to key employment locations. The Concept Framework Plan developed for the site envisages the potential for around c. 2,200 homes overall, together with 11ha of employment provision provided between the A419T and residential development. The proposals envisage provision of a new local centre, mobility hub, primary school, strategic open space and on-site Alternative Natural Recreational Greenspace (ANRG) provision (to meet the needs of the development and wider area). A substantial green buffer would maintain separation between the site and the existing village of Driffield. Two primary vehicular accesses are envisaged. The delivery of the primary road infrastructure may influence how different parcels come forwards.

6.58 We understand that the site has been promoted to date by two landowners who control the majority of the land. There is no current involvement of a promoter or developer. On this basis, limited reliable information has been provided on the potential delivery programme or intentions. It is likely however that once the Reg.19 Plan is published, significant interest in the site could be expected and this position could evolve rapidly in the short-term.

6.59 It is considered that an outline application could come forwards by 2028/29 to support first completions in 2033/34. There are higher potential risks associated with the current progress of the site, but it should be recognised that the potential that this could evolve rapidly. We have assumed, based on the current position, that the site does not contribute to the five year supply from adoption but sees initial completions in 2033/34.

6.60 The scale of the site will necessitate a layout which can support multiple sales points to support a build-out rate which provides a return on the upfront infrastructure investment and to manage finance costs associated with the development. 40% affordable housing provision is envisaged. We consider that at least 3 sales points should be assumed, with the potential for the site to therefore support a build-out rate of up to 150 dpa. On this basis, we envisage delivery of around 1,200 homes over the plan period to 2043.

Land north-east of Fairford

6.61 This site is located on the north-east side of Fairford and is being promoted by Gleeson Land, which has a Promotion Agreement with the landowner, Ernest Cook Trust.

6.62 One parcel adjoining (but essentially within) the strategic site has existing detailed planning consent – Land West of Hatherop Road (25/01717/FUL), which was granted in December 2025 and is to be taken forwards by Cala Homes. This parcel separates the majority of the site from most westerly parcel, Plot F57A.

6.63 The Concept Framework Plan prepared for the Council identifies the potential for development of c. 1,130 homes on the site, together with delivery of a new local centre, strategic open space, 2FE primary school, on-site Alternative Natural Recreational Greenspace (ANRG) provision and c. 4ha of employment land provision on the A417 London Road. The layout of the site provides the potential for two main development parcels, to the north and south of Southrop Road; with a further (smaller) parcel accessed from Leafield Road on the northern side of Fairford. Primary accesses are envisaged from Leafield Road (serving c. 700-750 homes) and London Road (serving 450 homes).

6.64 The promoter has indicated that technical evidence is being prepared at the time of writing to feed into the development of a planning application with masterplanning work underway. The current programme anticipates submission of an Outline planning application in Autumn 2027; with the intention of marketing the land via a competitive tender process with outline consent in due course. This is envisaged to support a start on site in Summer 2031 following reserved matters approval.

6.65 Gleeson indicate the potential for three sales points, each supporting a range of product types; which seems reasonable given the site layout with the potential to support a build-out rate of 200 dpa. 40% affordable housing provision is anticipated. Given the site's location and distance from larger

employment centres, we regard this BOR as overly optimistic and consider that 150 dpa is more realistic with initial completions on the main parts of the site in 2034/35. However, Plot F57A could come forwards earlier than this. Given the layout, there are lower potential infrastructure requirements for this site relative to some other strategic site options, however the lead-in time builds in time for site disposal with consent.

6.66 Taking account of the above, we envisage that the site could deliver c. 1,100 homes over the plan period; with an initial 25 homes (as part of the development of Plot F57A) being completed within the 5 year period from adoption (2028-33).

Land south-west of Kemble

6.67 This strategic site sits to the south-west of the village of Kemble and south-east of Cotswold Airport. It is being promoted by Kemble Farms Limited who have indicated that they would appoint a development partner/housebuilder if the site is allocated in the Reg.19 Local Plan.

6.68 The Concept Framework Plan prepared for the Council indicates the potential for c. 1,020 dwellings, focused on the eastern part of the site – but separated from the existing village by the rail line. The Plan envisages delivery of a new local centre within the development, 2FE primary school, strategic open space and on-site SANG together with employment development on the western part of the site opposite the existing Kemble Enterprise Park. As with the site above, the infrastructure requirements are reasonable given the scale of the site. A small further parcel is then envisaged to the south of the village, off Old Vicarage Lane.

6.69 The promoter indicates that a full technical team has been appointed to support site assessment work, and discussions with utilities providers initiated. They indicate an outline or hybrid application (with detailed consent sought for infrastructure and Phase 1) could be submitted by late 2028 to support a start on-site in 2030 and first completions by 2031. This is optimistic given the progress to date.

6.70 The scheme size and layout can support potentially 3-4 sales points, but these currently run off a single primary access. The delivery of additional access points could potentially help support the pace of delivery.

6.71 We consider that a build-out rate at this location of up to 150 dpa could be supported with the first completions in 2033/34. This takes account of the accessibility of the site to the rail station at Kemble, which facilitates access to Cheltenham, Gloucester and London; together with access via the A429 to the M4. The potential delivery rate is supported by an anticipated 40% affordable housing provision. This will see the site delivered in full over the plan period (1,020 dwellings).

Land north and west of Mickleton

6.72 This strategic site comprises development parcels to the north and west of the existing village. The Concept Framework Plan envisages potential for c. 1,250 homes together with delivery of a new local centre in the northern parcel and colocation of a 2FE primary school with this; and strategic open space provision. Development to the north comprises c. 730 homes, accessed from Broad Marston Road and Stratford Road; with c. 500 homes to the west accessed from Broadway Road and Broad Marston Road.

6.73 Within the West of Mickleton area, Newlands Homes, an SME housebuilder, control a parcel north of Broadway (known as Tops Nurseries). An outline application on this was submitted in August 2025 (25/03351/OUT) for 95 homes, with a resolution to grant permission agreed by Committee in May 2026. First completions are envisaged on this plot, from 2031/32, if not before given the housebuilder involvement and small scale of the site.

6.74 Catesby Estates, a promoter, submitted an outline application to the west of this (Land North of Broadway Road, 25/04010/OUT) in December 2025 for up to 170 homes. This remains pending determination.

6.75 A further planning application has been submitted in September 2025 by Northern Trust Land Limited for up to 60 dwellings at Foxwood House, Broad Marston Lane (25/02213/OUT). Again, this remains pending determination.

6.76 There is a potential need for some amendments to these pending applications to support the coordination of infrastructure and provision of the secondary road shown in the Concept Framework Plan; but the applications demonstrate promoter/ developer appetite to move quickly forwards with delivery West of Mickleton.

6.77 On the northern side of Mickleton, land is promoted by jointly by Ashberry Strategic Land and Bellway Strategic Land, with land to the west of Stratford Road being promoted separately by Savills on behalf of the landowner. We understand that a consultant and design team has been appointed by Ashberry and Bellway, who are working together with the same planning consultant. The agent has indicated that work is underway to progress an outline planning application with submission currently targeted at late 2026, which would support first completions in Q2 2029. There is however a need for collaboration with the other land parcels, one of which does not have a professional land promoter and another which has only recently appointed one.

6.78 There is a potential influence on the pace of delivery from development planned across the District boundary to the north of Mickleton. The emerging South Warwickshire Local Plan includes provision for a new community at Long Marston Airfield for 4,500 dwellings. This is c. 3 miles north of Mickleton.

The draft trajectory in its Local Plan envisages this being delivered from 2031/32 onwards with delivery reaching 250 dpa within the Cotswold Local Plan period. A planning application for this site[21] has been submitted by CALA Homes but remains pending determination. We understand there remain outstanding highways issues related in particular to the delivery of the South Western Relief Road, which is needed to deliver this site. Phase 1 of the development has been progressed in advance of this with delivery of 363 dwellings (of a total of 400) over a 5 year period.

6.79 In addition, residential redevelopment is coming forwards in the short-term at Meon Vale[22] – the Long Marston Storage Depot – but this scheme is well progressed and likely to be largely completed in advance of strategic development at Mickleton.

6.80 The scale of delivery at Long Marston may influence the pace of delivery at Mickleton given their proximity; albeit that we would expect different developers to be involved. Mickleton nonetheless offers potential for multiple sales points with different housebuilders to be supported concurrently. With an assumed 40% affordable housing delivery, we envisage the potential for a build out rate of at least 120 dpa to be supported based on concurrent delivery by 2+ housebuilders, with the first completions on the western parcels starting in 2031/32 followed by the northern parcels in 2033/34. We do not consider that the current evidence is sufficient to support development from the northern parcels within the 5 years from adoption, although the position could evolve rapidly given the housebuilder involvement and should be kept under review. We estimate that this strategic site will deliver c. 1,250 – 1,300 homes over the plan period to 2043.

Land north, east and south of Moreton-in-Marsh

6.81 This strategic site comprises a range of development parcels located to around Moreton-in-Marsh. The primary focus for development in the emerging Plan is an arc of growth to the south, south-east and west of the existing settlement which supports the delivery of a link road connecting the A429 Roman Road to A44 London Road. A broad location is also being considered to the north of the settlement, but it is envisaged that this comes forwards beyond the plan period. We therefore focus herein on the development envisaged within the plan period.

6.82 The emerging Concept Framework Plan for this strategic location identifies c. 135 ha of land which it estimates can support development of c. 2,000 homes. The site includes a local centre, employment land provision, open space together with primary and secondary school provision,

[21] Stratford-on-Avon District Reference 18/01892/OUT

[22] Stratford-on-Avon District Reference 09/00834/FUL – 8,000 homes, granted consent in February 2010. Phase 4c delivery of 109 homes phased by SOADC between 2027-30.

6.83 There are a number of different land parcels in different parts of the area. To the north of the A44, the emerging Plan envisages development on the southern part of the Fire Service College site. The draft Framework Plan envisages that this will include a local centre and education provision. This site is in single ownership, with development supporting investment in the wider Site. Part of the site is allocated in the adopted Plan for employment land provision. At the current time there is no developer or promoter involvement. Proposals for development of this land will need to address the interaction with the retained land including potential implications of its ongoing use on residential amenity. This is a potential influence on the tenure mix of residential development, with the potential for higher affordable housing provision. With two potential accesses to the land, there is potential for 2-3 sales points to be supported.

6.84 To the south of the A44 London Road, an outline planning application has been brought forward by Bloor Homes (25/01036/OUT). This was submitted in March 2025, refused by the Council but granted at appeal in June 2026. The application envisages development of up to 195 dwellings, accessed from London Road. It includes provision for 40% affordable housing. The timing of development could however be influenced by the timings of improvement to the Moreton-in-Marsh Wastewater Treatment Works (WWTW), located adjacent to the site, the upgrade of which Thames Water indicated would come forwards by 2030. Improvements are required prior to occupation.

6.85 To the south-west of the above site, an outline application has been submitted by Catesby/ Urban and Civic for development of up to 110 units on Land east of Evenlode Road (25/04041/OUT). This relates to Parcel M70. At the time of writing this is pending determination. The promoter envisages first completions within 2-3 years of grant of outline planning permission. A further parcel of land (3.25 ha), immediately to the north of this, is owned by Gloucestershire Country Council.

6.86 Land to the west of Evenlode Road includes a number of different land parcels in separate ownerships. Some parcels are being promoted by the landowner at this stage; whilst Parcels M9C&D are being promoted by Terra Strategic and Parcels M76 and M77 by Narvo Asset Management. M76 and M77 are in single ownership, which is working through probate, but envisage that an application can progress quickly to support first completions in 2028/29. The agent for Land at Evenlode Road (part of Parcel M9) has indicated the intention to submit an outline application in 2026 for up to 30 dwellings.

6.87 Land at Dunstall Farm, to the south of Moreton, is being promoted by agent Newton LDP on behalf of the landowner. The landowner has previously brought forward the adjacent site, which is now being developed out by Spitfire Bespoke Homes. This site is in a single ownership and we understand a promotion agreement is currently being negotiated to support development. Initial site assessment work, including ecological surveys, is underway with the agent indicating that initial work to support a planning application will commence later in 2026 with the potential for an outline application to be submitted in early 2027. The agent indicates the potential for two housebuilders to deliver

development with a build-out rate of 100 dpa, and we note that the layout would support up to four separate parcels with separate accessed from the link road; but with the western parcels having potential to be accessed from A44 London Road.

6.88 Drawing the above together, it is clear that the Bloor development south of London Road has been granted outline consent. There are further live applications for other development parcels, with the potential for additional applications to be submitted in the short-term. However we are mindful of the need to coordinate infrastructure investment across this area, and in particular the need to coordinate the funding and delivery of the relief road and education provision to support the development across this strategic location. This is an influence on the lead-in time.

6.89 The Council's transport evidence and Infrastructure Delivery Plan will need to further consider details related to the phasing of delivery of sections of the relief road and how this is coordinated to support growth across this strategic site. There is potential for the road to be delivered in phases as individual land parcels are brought forwards; but there may be a need to consider whether there are triggers required in terms of the scale of growth which can be supported prior to its completion or delivery of certain sections. The Council will need to consider these issues and the role it can play in coordinating the funding and delivery of the link road and education infrastructure, working alongside Gloucestershire County Council.

6.90 Our conclusions on the trajectory envisage the potential for first completions to come forwards in 2029/30 and development of c. 400 homes over the five year period from adoption (2028-33). This is influenced in particular by the now consented Bloor scheme, east of Cotswold Business Village, together with the potential for initial phases of development south-east of Moreton (depending on highways issues and education capacity). Over the plan period it is envisaged that c. 2,000 homes could be delivered, with build-out rates of up to 200 dpa supported by development across multiple sites at different locations in the town. There is a need for development at pace to support the funding and delivery of the relief road.

7. TESTING THE DRAFT HOUSING TRAJECTORY

7.1 It is important that the Council's housing trajectory is deliverable and that the Council can demonstrate a five year housing land supply on adoption and maintain this throughout the plan period. This section considers and reviews the Regulation 19 development strategy, drawing on our review of the market and proposed site allocations in the preceding sections.

Overview of Methodology

7.2 In this update report, our analysis has involved the following two key stages:

- **Council's Draft Housing Trajectory** – Iceni has used the Council's latest draft Housing Trajectory including strategic sites identified in the Regulation 19 Local Plan. We have then drawn on our review in Section 5 of the lead-in times and build out rates of the Council's strategic sites to ensure that the assumptions used are realistic and supported by the evidence base and the promoter's own submissions. Iceni has then adjusted the Council's Housing Trajectory accordingly; and

- **Sub area Trajectory Analysis** – we have then developed trajectories for sub areas of the District, taking account of new permissions and allocations as well our adjustments to strategic sites where appropriate.

7.3 Through these two steps, we have sought to provide commentary on the realism of the Housing Trajectory at a District and local level to determine whether there are any risks in market capacity terms or whether it is realistic for the Council to move forward with this strategy.

7.4 It is noted that there are several strategic sites in or near Cirencester. Many of these are likely to be delivering homes at similar times, raising issues of competition and overall market capacity. These are considered in assessing a trajectory for the Cirencester area and more broadly for the South of the District, recognising the relative proximity of Cirencester to other key growth locations.

Construction Capacity and Materials Supply Issues

7.5 Consideration has been given to whether there are any issues of industry capacity (i.e. potential skills, labour and material shortages in the construction industry) and whether these could impact on delivery. The sub area trajectory analysis addresses these issues by considering the realism of the level of delivery required across the strategic sites in Cirencester and more broadly in the southern part of the District.

7.6 In terms of skills and labour, we would note in particular that construction labour is typically drawn from a wider geographical area than an individual District or part of a District. Research by the Construction Industry Training Board (CITB) in 2022[23] indicated for construction workers the mean distance between their home and site is 17 miles but many travel further: with a third of workers (33%) living within 20 miles; a third (33%) within 21-50 miles; and a third (32%) that have worked more than 50 miles away from home. We would expect that typically those in more specialist roles will be willing to travel further.

7.7 We would anticipate that the relevant labour market for construction workers for sites in the south of the District would therefore draw workers from Gloucestershire, Swindon and Oxfordshire. The focus of development sites on the A417/A419 corridor provides access to workforce concentrations in Cheltenham, Gloucester, Stroud and Swindon. On the other hand development in Moreton-in-Marsh could see construction workers drawn from Banbury, Evesham, Stratford-upon-Avon, and Cheltenham.

7.8 Materials shortages were an issue for the construction industry in the 2020-22 period. However these pressures have since eased, and in January 2026, the Construction Leadership Council's Material Supply Chain Group was not identifying any product availability issues, with issues more of weaker demand than materials' supply challenges. As a result of weaker construction output, brick producers were for instance holding large stockpiles. This is corroborated by information from the Building Cost Information Service (BCIS). Whilst invariably this means that challenges could arise at specific points in time in the future, such as at peaks in the market cycle, there is insufficient evidence to suggest that materials shortages will hold back housing delivery. We would note that supply chains typically operate on larger than local level; and whilst, for instance, there is brick production in the District by Northcot Brick we would equally expect housebuilders to draw on other suppliers including those in the Midlands and elsewhere in the South West Region.

District-wide Housing Trajectory

7.9 As set out in Chapter 2, Cotswold's housing need over the 2026-43 period will be for 17,918 homes, equivalent to 1,054 dwellings per annum. This equates to a need to sustain an average compound annual growth rate of 1.9% over the plan period as a whole. As examined in Section 4, this is at the higher end of what has been achieved in other areas and is thus a particularly ambitious rate of housing delivery.

7.10 The Council's draft housing trajectory was supplied to Iceni on 8th June 2026 and incorporates the delivery of small sites with planning consent in the District, saved allocations from the existing Cotswold Local Plan (such as at The Steadings), proposed strategic and non-strategic sites and a

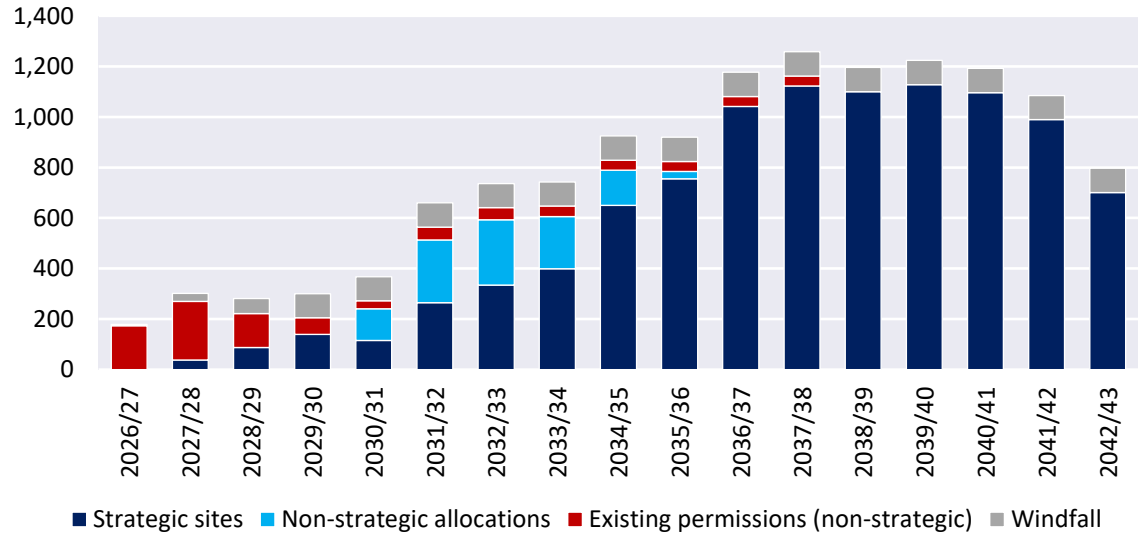
[23] https://www.citb.co.uk/media/s0zhshfv/2272_bmg_workforce_mobility_and_skills__uk_wide_report_v1.pdf

windfall allowance. The trajectory has a base date of 1st April 2026. It is understood that minor further amendments to the trajectory may be made prior to Regulation 19 consultation (e.g. to reflect further evidence base documents that were still under production at the time of writing); and it may also be updated during the Plan's Examination to take account of further information and housing monitoring, as housing supply issues are invariably dynamic and change over time.

7.11 Figure 7-1 below shows the Council's draft housing trajectory with adjustments reflecting our analysis of the evidence base and latest submissions and discussions with the strategic site promotors. This trajectory sees housing delivery over the 2026-43 period of around 1,100 homes per annum on average, with peak delivery of c. 1,600 homes in 2037/38. Delivery at close to peak levels would be required for 6 years (2036/37 – 2041/42).

7.12 The total housing supply based on the current trajectory figures would be c. 18,500 homes and would therefore provide headroom of 3.3% across the plan period. Some headroom is necessary to provide contingency for delay or slippage in site delivery while ensuring that the housing requirement can still be met. There is however in effect additional supply-side headroom provided by the additional supply on strategic sites which is anticipated to be deliver beyond the plan period, but could be delivered within it if demand is sufficient.

Figure 7-1: Cotswold District Council Housing Trajectory (with Iceni adjustments)



7.13 Housing delivery rates are relatively low in the first few years of the plan period, reflecting the low recent rate of housing development in the District in comparison with the Standard Method Housing Need introduced at the end of 2024. As strategic sites ramp up, delivery increases steadily, exceeding 1,000 dpa in 2031/32 and rising to a peak of c. 1,560 dpa over the 2037-41 period.

7.14 The evidence points to some ‘pent up demand’ (not just in the Cirencester area but across the whole district, wider Gloucestershire Housing Market Area and in neighbouring authorities) which is likely to help support higher delivery rates in the latter half of the plan period. Average housing development rates across the plan period in the housing trajectory (1,124 dpa) are over double the average rate seen over the last ten years (501 dpa) although only 24% higher than the peak housing delivery rate of 909 net additional dwellings seen in Cotswold in 2017/18. However, as described the Council has not been historically planning for the scale of growth now needed.

7.15 Sustaining a compound annual growth rate of 1.9% per annum over the 17 year plan period is ambitious and sits very much at the top of what has been achieved in other local authorities nationally. The growth rates envisaged by the trajectory over the 2037-41 period average 2.7% per annum which are likely to be particularly ambitious – especially for a predominantly rural District such as this. There are evident risks associated with the ability to sustain this level of housing delivery; but as described in Section 2, the NPPF places significant emphasis on meeting housing need.

7.16 The housing trajectory is heavily dependent on strategic sites (including eleven new strategic sites and one saved strategic site allocation for The Steadings), which account for 71% of proposed housing delivery. While large sites are the largest part of this category and will be critical to housing delivery overall, there are also several proposed strategic allocations (for example around Moreton-in-Marsh and Mickleton) which consolidate several smaller sites.

7.17 In response to increased housing need, the Council’s Regulation 19 strategy is proposing a much larger number of strategic allocations than were included in previous local plans. The Council’s current Local Plan (Cotswold District Local Plan 2011-2031) adopted in 2018 provides a single strategic-scale allocation for 2,350 homes (1,800 homes delivered in the plan-period) at the The Steadings, with other non-strategic site allocations providing 577 homes in total (2,870 homes of supply were provided by extant planning permissions and 1,191 homes were provided for by windfalls). This strategy balanced higher rates of housing delivery early in the 2011 to 2031 plan-period with lower rates of delivery later in the plan period. Although The Steadings has had a longer lead-in time than originally thought, higher than expected windfall delivery has more than compensated for the delay and the adopted Local Plan development strategy has played out broadly as planned overall.

7.18 Notwithstanding this, the change to the Standard Method in December 2024, which more than doubled the District’s housing need and more than quadrupled the residual Local Plan housing requirement, has changed the situation significantly. The adopted Local Plan spatial strategy has contributed to the slower rate of housing development in recent years, which now falls a long way short of the number required by the Standard Method. However, allocating a large number and range of strategic scale sites will support a continuous housing land supply that will not experience the

peaks and troughs in delivery seen in the last Local Plan period. Furthermore, the strategic sites will in time support significantly higher housing delivery rates than seen in the past.

7.19 The disadvantage of strategic site development is the lead-in time associated with planning for such sites, however once such sites are underway they help to drive overall housing delivery and – in our experience – are more resilient than smaller sites to changes in economic/ market conditions.

7.20 The housing trajectory would see an average housing stock growth rate in Cotswold District of 2.0% per annum across the plan period to 2043. This is above the minimum requirement of 1.9%, as the trajectory provides some headroom for slippage.

7.21 As evidenced in Chapter 4, there are several examples of other authorities achieving a similar growth rate over a 5-year or even 10-year period, for example Vale of White Horse has achieved a housing stock growth rate of 2.4% over five years and 2.1% over ten years, while Stratford-on-Avon has achieved 2.2% over five years and 2.0% over ten years. Since 2001, a number of high-growth authorities have averaged growth rates over a 20-year period of around 1.4 to 1.6% per annum. It is relevant to note that few have been planning for the scale of growth now required by national planning policies and the December 2024 Standard Method .

7.22 Central Government policy is currently seeking to significantly increase rates of housing delivery across the country in the face of persistent historical under-delivery. In addition, higher rates of housing delivery than achieved historically can be delivered if facilitated through a local planning process and supportive development management and supported by infrastructure delivery. In this context, growth rates achieved in the past in other authorities provide some level of guidance for achievable rates of housing delivery, but historic growth rates should not be seen as a ceiling.

7.23 The evidence therefore suggests that sustaining a growth rate of 1.9% per annum over the 2026-43 plan period in Cotswold District (to meet the housing requirement) would be ambitious but are possible to achieve on the basis of delivery performance in other authorities and a degree of pent-up demand. The higher growth rates envisaged in latter years (2032 onwards) will be supported in pent up demand from earlier periods; but it will be necessary for the Plan to carefully craft policies to support the higher delivery envisaged in these latter years.

7.24 In particular it will be important to ensure that delivery is supported through appropriately resourcing the planning approval process, accelerating required infrastructure where possible and facilitating housing product diversity. These issues are considered further in Section 8.

Table 7-1: Annual housing stock growth rates for Cotswold District

Category	Compound annual growth rate
Housing requirement (2026-43)	1.9%
Housing trajectory stock growth (2026-43)	2.0%

Sub area analysis

7.25 Iceni has sought next to break down Council's housing trajectory (i.e. the Regulation 19 strategy), as amended by Iceni, into sub areas to consider the distribution of development and market capacity within different parts of the District.

7.26 Sub area analysis has been conducted first on the three strategy areas considered by Council in their emerging development strategy. A more detailed description of the parishes within each sub area is provided in the table below.

- The Cirencester and Surrounding Villages strategy area, which is focused around the town of Cirencester and immediate surrounds and which includes the parishes of Cirencester, Preston and Siddington,

- The South Strategy Area, which covers roughly the southern half of the district and includes parishes (apart from Cirencester, Siddington and Preston) which lie broadly south of the A40. This includes the larger settlements of Fairford, Tetbury, South Cerney and Lechlade, and

- The North Strategy Area, which covers roughly the northern half of the district and which includes parishes lying broadly north of the A40. This includes the larger settlements of Bourton-on-the-Water, Stow-on-the-Wold, Moreton-in-Marsh and Chipping Campden.

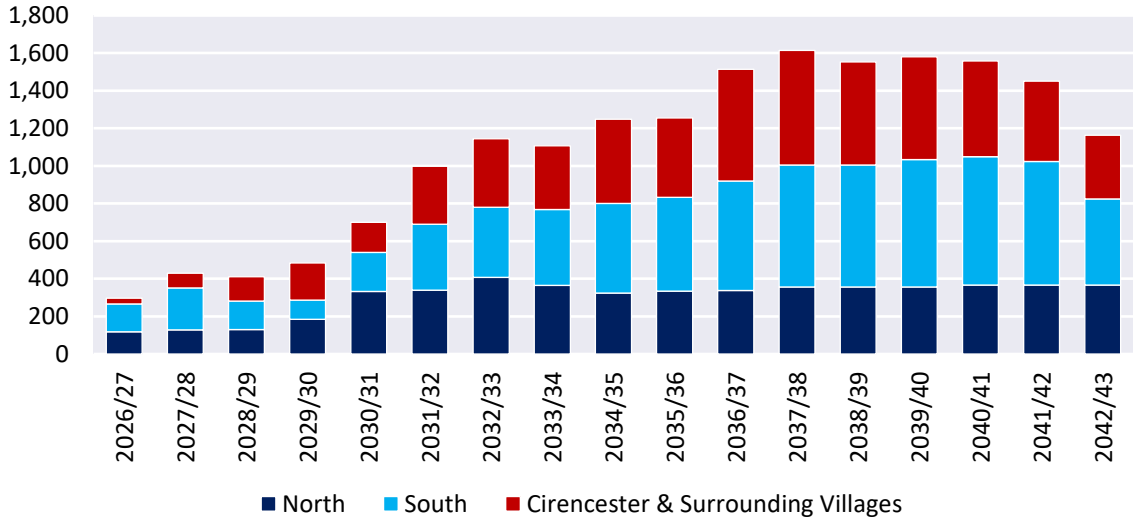
7.27 As well as these, Iceni has also considered a South Combined area containing both the South and Cirencester and Surrounding Villages strategy areas. This is to consider potential market capacity issues in the broader area around Cirencester, noting the proximity of a number of proposed strategic sites within the South Strategy Area (such as at Ampney Crucis, Kemble, Driffield, Down Ampney and Fairford) to Cirencester.

Table 7-2: Cotswold sub area definitions

Sub area	Parishes
North	Adlestrop, Aston Subedge, Barrington, Batsford, Bledington, Blockley, Bourton-on-the-Hill, Bourton-on-the-Water, Broadwell, Chipping Campden, Clapton, Cold Aston, Condicote, Cutsdean, Donnington, Ebrington, Evenlode, Farmington, Great Rissington, Guiting Power, Hazleton, Icomb, Little Rissington, Longborough, Lower Slaughter, Maugersbury, Mickleton, Moreton-in-Marsh, Naunton, Notgrove, Oddington, Saintbury, Sevenhampton, Sezincote, Sherborne, Shipton, Stow-on-the-Wold, Swell, Temple Guiting, Todenham, Turkdean, Upper Rissington, Upper Slaughter, Westcote, Weston Subedge, Whittington, Wick Rissington, Willersey, Windrush
South	Aldsworth, Ampney Crucis, Ampney St. Mary, Ampney St. Peter, Andoversford, Ashley, Avening, Bagendon, Barnsley, Baunton, Beverston, Bibury, Birdlip, Boxwell with Leighterton, Brimpsfield, Chedworth, Cherington, Coates, Coberley, Colesbourne, Coln St. Aldwyns, Coln St. Dennis, Compton Abdale, Cowley, Daglingworth, Didmarton, Dowdeswell, Down Ampney, Driffield, Duntisbourne Abbots, Eastleach, Edgeworth, Elkstone, Fairford, Hampnett, Hatherop, Kemble and Ewen, Kempsford, Kingscote, Lechlade, Long Newnton, Maiseyhampton, North Cerney, Northleach with Eastington, Ozleworth, Poole Keynes, Poulton, Quenington, Rendcomb, Rodmarton, Sapperton, Shipton Moyne, Somerford Keynes, South Cerney, Southrop, Syde, Tetbury, Tetbury Upton, Westonbirt with Lasborough, Winson, Winstone, Withington, Yanworth
Cirencester and Surrounding Villages	Cirencester, Preston, Siddington
Combined South	All parishes in the South and Cirencester and Surrounding Villages sub areas

7.28 As a starting point, the figure below shows the share of the District's housing provision in each of the sub areas. This shows a relatively even distribution of development between each sub area, with the most development provided in the South sub area. However, as noted above much of the development in the South sub area is relatively proximate to Cirencester. This is a result of development being concentrated in the parts of the District which are outside of the Cotswolds National Landscape, and also to some degree reflects market demand which is likely to be high along the major transport corridor of the A417/A419T.

Figure 7-2: Cotswold District Council Housing Trajectory (with Iceni adjustments) by sub area



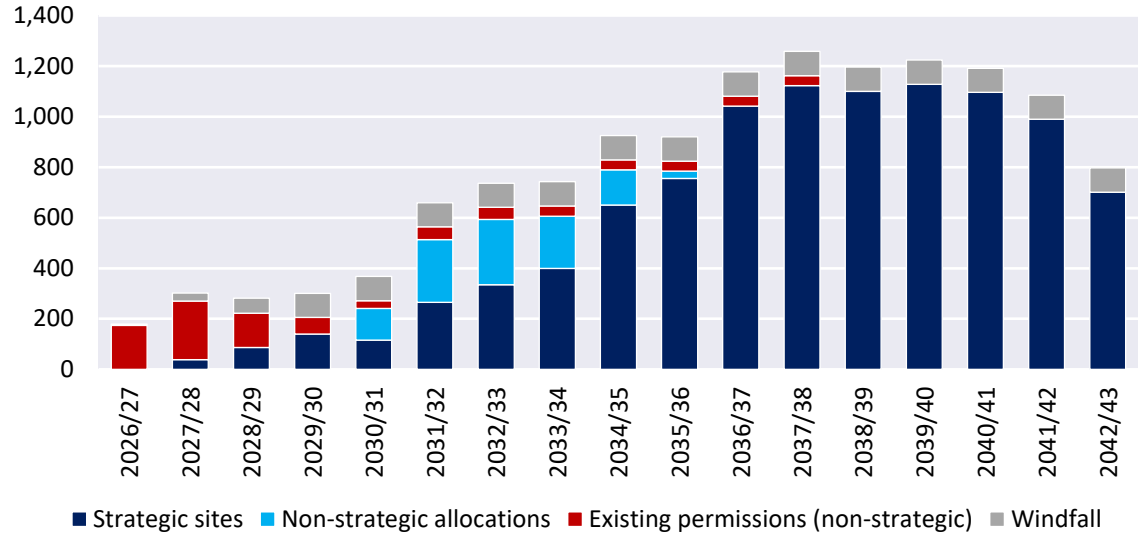
7.29 A comparison of the sub area trajectories indicates that there would be an average delivery of 429 homes per annum in the South Sub area, which accounts for 39% of the District's supply. This is above the portions in the North sub area (304 homes per annum or 28% of the District total) and Cirencester and Surrounding Villages sub area (356 homes per annum or 3% of the District total). Nonetheless there is a reasonable balance of growth across the three defined sub areas.

7.30 Our analysis considers each of the sub areas in turn below, and considers the achievability of the trajectory in each.

North Sub area

7.31 The following figure shows the housing trajectory for the North sub area. Iceni has followed the Council's approach to the windfalls, which allocates them into parishes and so sub areas in line with past development trends. The North sub area sees 38% of the estimated district-wide windfall development over the plan period on this basis.

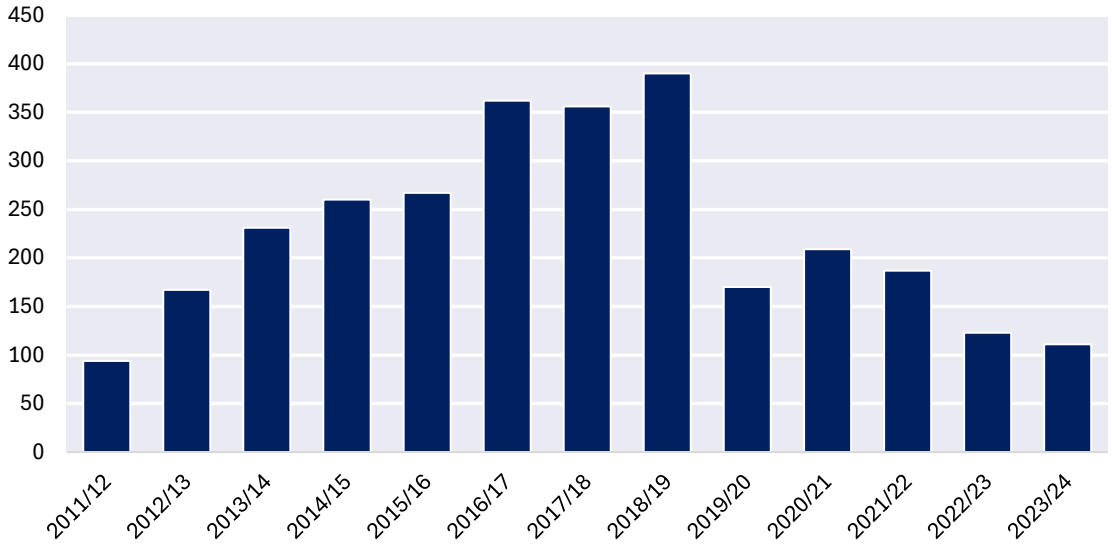
Figure 7-3: North Sub area Housing Trajectory (with Iceni adjustments)



7.32 Our analysis shows that the North sub area would deliver an average of 304 homes per annum over the plan period. Delivery rates sit at between 120 – 150 homes per annum in the first three years, ramping up to a sustained delivery of around 330-410 homes per annum from 2032/33 onwards as first non-strategic and then strategic allocations begin to deliver homes. Over the plan period this would equate to an average annual stock growth rate of around 1.6%, below the District-wide rate (2.0%).

7.33 Historical completions for the North sub area (shown in the figure below) show a peak of between 350 – 390 homes per annum over three years from 2016/17 – 2018/19. This is similar to the sustained rate of development that would be required from 2032/33 onwards under the housing trajectory. A higher stock growth rate would also be needed in the future, with the North sub area achieving a growth rate of 1.6% between 2011-24, slightly below the 1.9% required from 2030-43. However, it is noted that the during the five-year period of high housing delivery from 2014-19, the North sub area saw a stock growth rate of 2.3%. This provides some precedent for delivering the scale of growth needed over the plan period to 2043.

Figure 7-4: North sub area historical housing completions

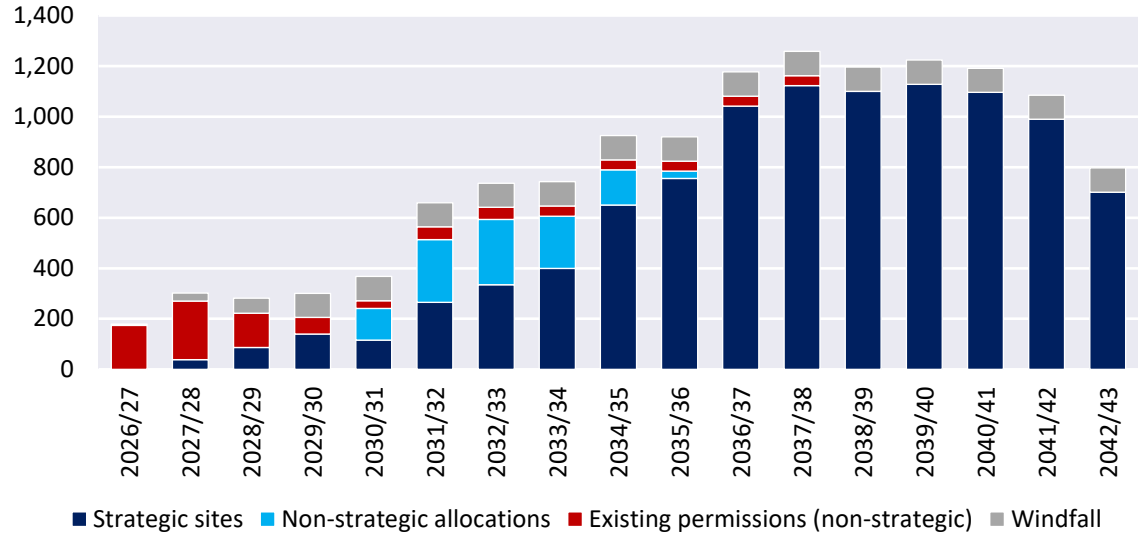


7.34 There is a potential cross-boundary influence of significant housing delivery in South Warwickshire are proposed at Long Marston Airfield (a proposed strategic site allocation in the emerging South Warwickshire Local Plan including 10,300 new homes including 4,500 homes to 2050). At the time of writing this remains a proposal within an emerging Plan, and the site is not yet allocated nor does it have planning permission. Nonetheless we would note that the peak delivery of 350 – 390 dpa historically in this area has recently been achieved alongside the delivery of the Meon Vale development, immediately to the south-west of Long Marston. The local economic drivers in this area are not as strong as in some other sub areas, with the area at some distance from larger employment centres. However it offers a high quality of place. Thus whilst there are evident risks associated with market capacity in the North sub area, we have taken these factors into account in considering the assumed build-out rates. In the absence of significant growth just across the district boundary at c. 3 miles distance, higher housing delivery could potentially be achieved.

South Sub area

7.35 The following figure shows the housing trajectory for the South sub area. As noted above, Iceni has followed the Council's evidence and approach to the windfalls, with the South sub area seeing 38% of estimated district-wide windfall development over the plan period.

Figure 7-5: South Sub area Housing Trajectory (with Iceni adjustments)



7.36 Our analysis shows that the South sub area would deliver an average of 429 homes per annum over the plan period. Delivery rates are lower than average for the first five years at around 225 homes per annum or less, with site allocations only beginning to deliver from 2030/31 onwards. Following the ramp up of strategic site delivery, the trajectory shows an average of 650 homes per annum being delivered each year from 2037/38 to 2041/42. Over the plan period this would equate to an average annual stock growth rate of around 1.9%, similar to what would be required for the South sub area and again slightly below the District-wide rate (2.0%).

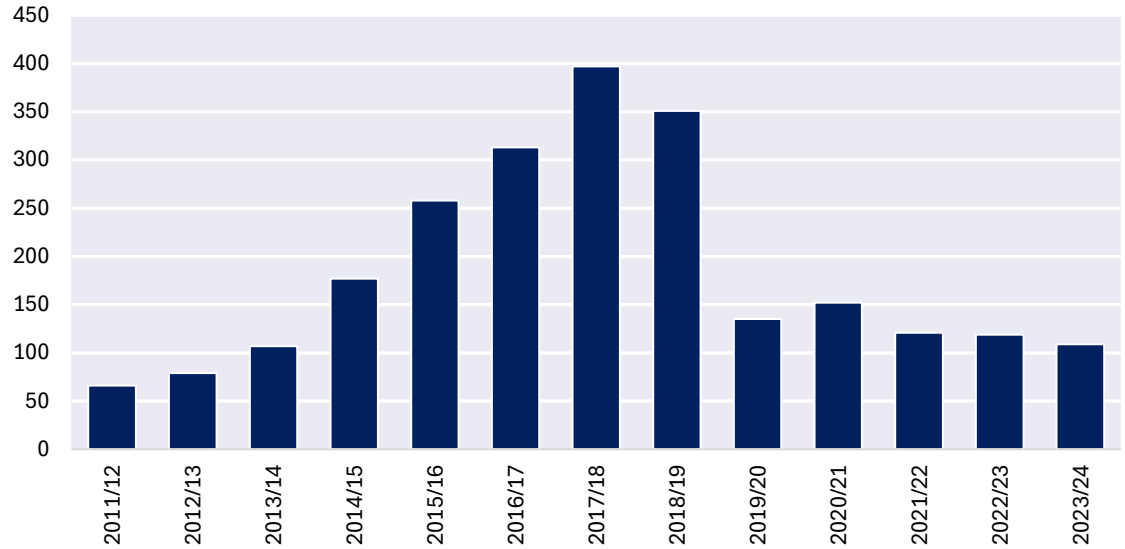
7.37 Historical completions for the South sub area (shown in the Figure 7.6) have been only around 288 per annum on average from 2011/12 to 2023/24. This corresponded to an annual housing stock growth rate of 1.0% per annum over the period. However, this average is boosted by peak delivery in the late 2010s, with 397 homes delivered in 2017/18. More recently, delivery has been only 193 per annum on average over the last five years.

7.38 The South sub area thus has a particularly large gap between average delivery historically and what is required under the housing trajectory. The rate of housing development (429 dpa) implied by the housing trajectory is 49% higher than the average historical rate from 2011-24. The sustained delivery of over 600 homes per annum required towards the end of the plan period is even further above historical delivery, and also well above the peak achieved in 2017/18.

7.39 However, historical delivery in the South sub area has been shaped by Council's historical spatial strategy. As noted earlier in this chapter, the only large strategic site included in Council's Local Plan 2011 – 2031 was at the Steadings. The towns with the most housing delivery since 2011 which have seen the highest levels of delivery are Cirencester and Moreton-in-Marsh (both in other sub areas), which will have been influenced by historical spatial strategies. Given a different spatial strategy

which allocates multiple strategic sites within the South sub area it should be possible to see higher delivery rates in the future, particularly recognising the proximity of many of the principal settlements to Cirencester and the A417/A419T and the connectivity which this provides to Swindon and the M4.

Figure 7-6: South sub area historical housing completions



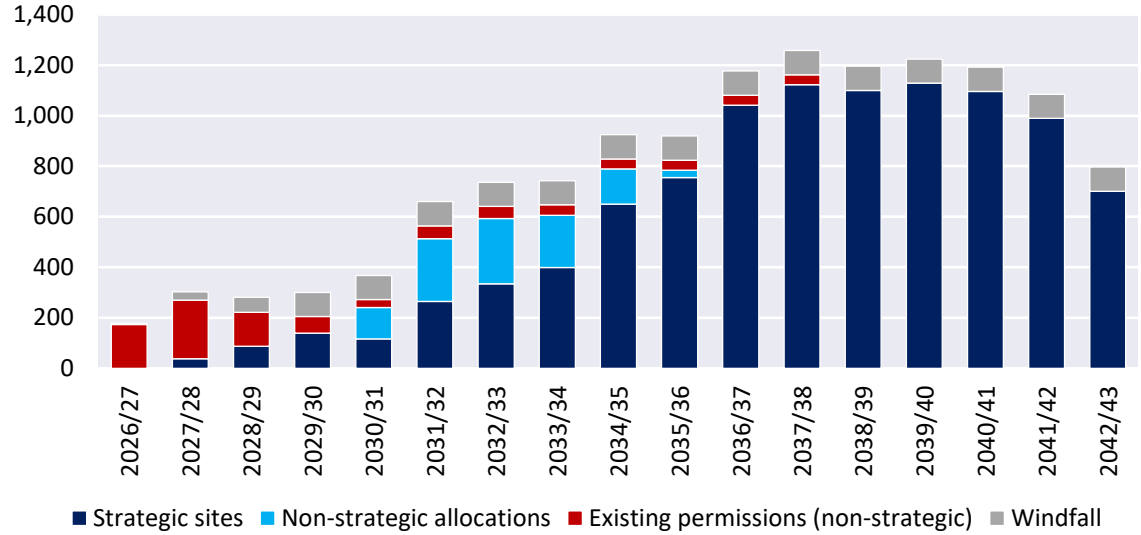
7.40 There are opportunities for strategic sites in this area to bring forwards different housing products and we would expect involvement of multiple different housebuilders, including both national as well as regional/ local firms. Alongside homes built for market sale, strategic sites in this area can support delivery of build-to-rent development, affordable housing and other specialist housing provision. These issues are considered further in Section 8.

Cirencester and Surrounding Villages Sub area

7.41 The following figure shows the housing trajectory for the Cirencester and Surrounding Villages sub area. As noted above, Iceni has followed the Council's evidence and approach to the windfalls, with the Cirencester and Surrounding Villages sub area seeing 24% of estimated district-wide windfall development over the plan period[24].

[24] This is indicative as windfalls, by their nature, cannot be accurately predicted

Figure 7-7: Cirencester and Surrounding Villages Sub area Housing Trajectory (with Iceni adjustments)



7.42 Our analysis shows that the Cirencester and Surrounding Villages sub area would deliver an average of 356 homes per annum over the plan period based on the current trajectory. Lower completions are anticipated in 2026/27, but delivery would increase steadily thereafter as first The Steadings, and then other strategic allocations, ramp up delivery. Delivery would peak at c. 600 homes pa in 2036/37 and 2037/38, before declining towards the end of the plan period.

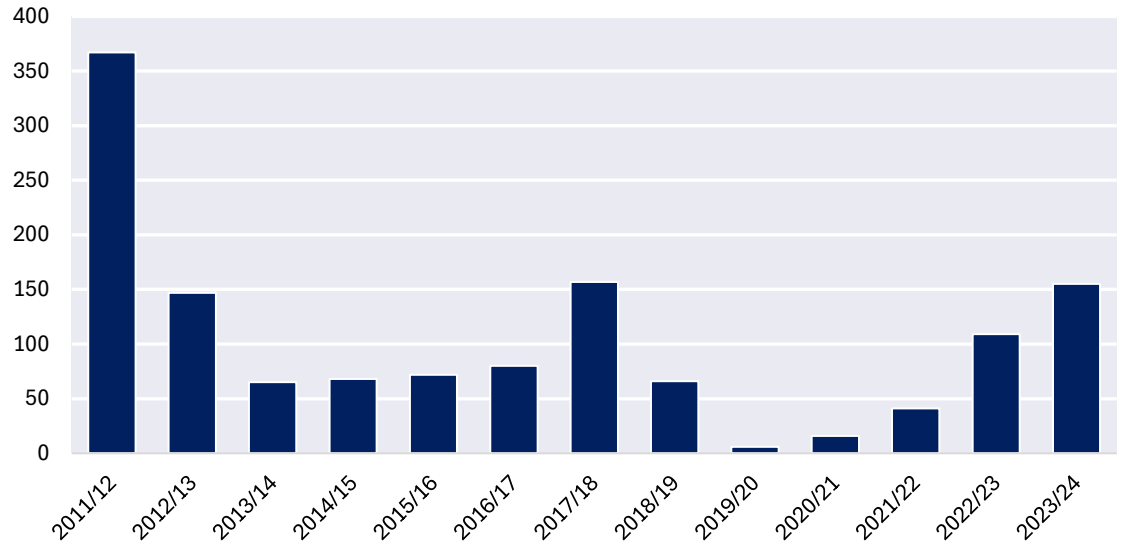
7.43 The decline in housing delivery from the 2037/38 peak in this sub area shown in Figure 7-7 provides some resilience to the housing trajectory in that growth could still be accommodated within the plan period even in the event of lower than anticipated delivery rates. However, it is noted that this decline is in part counter-balanced by the stronger delivery in the South sub area later in the plan period.

7.44 This delivery profile would see an average stock growth rate of 2.6% per annum in this sub area across the plan period. This is somewhat higher than seen in the North and South sub areas (1.6% and 1.9% respectively) and the total for the District (2.0%). It is reasonable that the Cirencester and Surrounding Villages sub area would see a higher growth rates than other sub areas given that Cirencester is by far the largest town in the District, and the largest employment centre (noting that Cirencester currently has a high inflow of commuters from outside the district, who may wish to live in the town if housing was more readily available), and serves a much larger catchment area than other towns in the District. Cirencester also has the best transport (including public transport) connections in the District and is readily accessible from places such as Swindon and Gloucester and Cheltenham (via the A417/A419). Consequently, it is likely to be able to support higher housing delivery rates provided there is land available for development supported by infrastructure. This part of the District is also expected to be the focus for employment growth and employment land provision.

7.45 The historical development profile for the Cirencester and Surrounding Villages Sub area sees consistently low delivery across most of the 2011–24 period, with fewer than 100 homes delivered in most years. Delivery has only been higher in a handful of years in which particular housing schemes were delivered. Across the period shown, there has been an average of only 104 homes delivered per annum. The evidence points to a degree of pent-up demand.

7.46 This low recent delivery rate in this sub area has been influenced by the time taken for The Steadings to gain planning approval and delays to phases of the site delivering homes (noting that only Phase 1a has been delivered so far). If multiple sites are allocated in line with the Regulation 19 Draft Local Plan, and planning approvals for these are progressed within agreed timescales, much higher delivery rates should be possible in the future.

Figure 7-8: Cirencester and Surrounding Villages Sub area historical housing completions



Combined Southern Sub area

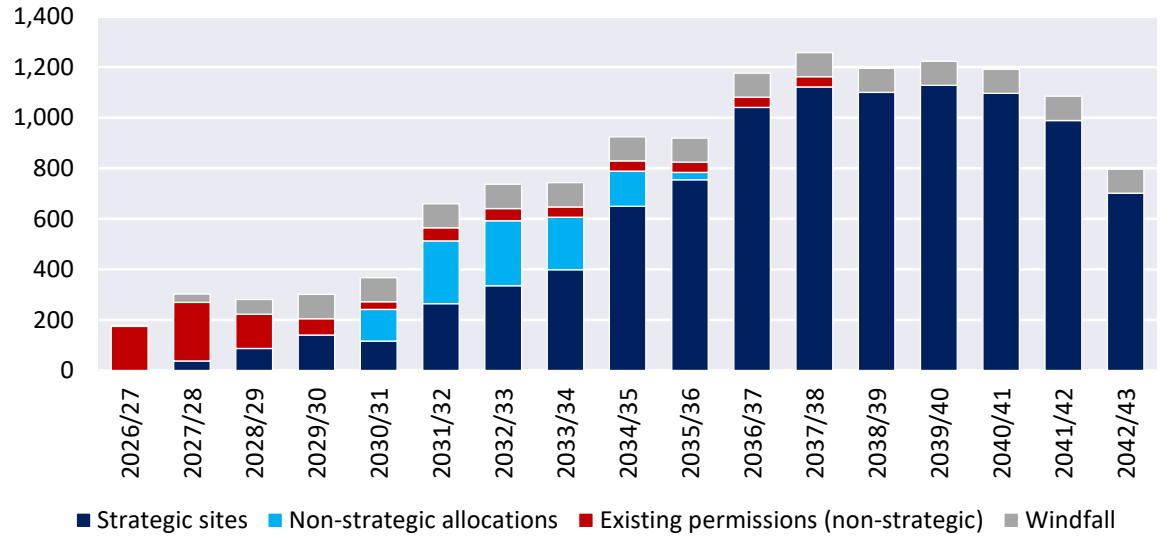
7.47 As noted earlier in this chapter, many of the proposed allocations in the Southern Sub area are proximate to Cirencester, meaning that there is likely to be a degree of market overlap between the Southern Sub area and the Cirencester and Surrounding Villages Sub area. In order to more fully consider questions of market capacity, Iceni has therefore additionally considered these two sub areas in combination (termed the Combined Southern Sub area).

7.48 The following figure shows the housing trajectory for this combined sub area. Consistent with the trajectories for the South and Cirencester and Surrounding Villages sub areas, delivery is low in the first five years of the plan period before increasing as delivery increases on strategic sites. In this combined area delivery would peak at c. 1,250 homes in 2036/37 and would be around 1,200 per annum for a five-year period from 2036/37 – 2040/41. As with the Cirencester and Surrounding Villages Sub area, some decrease in completions is seen in the last few years of the plan period,

which provides a limited amount of resilience in the event of slower build-out of selected strategic sites.

7.49 The peak delivery in the South Sub area occurs in 2040/41, and in the last few years of the plan period. By contrast, the Cirencester and Surrounding Villages sub area sees a somewhat earlier peak in 2037/38. The difference in these trajectories provides for a more even spread in delivery in the combined sub area, making delivery more achievable when considering local market capacity.

Figure 7-9: Combined Southern Sub area Housing Trajectory (with Iceni adjustments)



7.50 This trajectory would see average delivery of 785 homes per annum across the plan period, which equates to an average stock growth rate of 2.2%. This stock growth rate is very similar to the growth rate required for the District as a whole (2.0%), and that for the North sub area (1.8%). This provides supporting evidence that the growth strategy is spatially balanced to support the pace of delivery.

7.51 By comparison, the Combined Southern sub area has seen a historical stock growth rate of 1.0% from 2011-24, and an average of 287 homes delivered per annum. This means that delivery to 2043 will need to be 174% above the historical rate, a very substantial increase. As with the constituent sub areas discussed above, this will be quite challenging, but it is likely that future development rates well in excess of historical rates will be possible given evidence of suppression of demand and the few strategic sites which have been progressed through local planning in recent years.

Realism of stock growth rates and distribution of growth

7.52 The housing trajectory would see similar housing stock growth rates in each sub area, and in the District as a whole, over the plan period. These are summarised in the Table 7-3 below.

Table 7-3: Sub area housing stock growth rates

Sub area	Housing stock growth rates 2026 - 43
North	1.8%
South	1.9%
Cirencester and Surrounding Villages	2.6%
Combined South	2.2%
Cotswold District (overall)	2.0%

7.53 As noted earlier in this chapter for the District-wide housing stock requirements, these are relatively high stock growth rates which will be ambitious but are considered achievable over the plan period.

7.54 is the growth rates implied are a direct result of the high level of housing need in the District, which is calculated using the Standard Method for Housing Need. As noted in the District-wide analysis, in this context Cotswold District Council is required to plan for this level of growth and it is appropriate to consider the best distribution of growth across the District to deliver housing in line with need, as well as how high housing delivery can otherwise be supported.

7.55 A housing trajectory which requires a much higher stock growth rates in one sub area than others would face risks regarding small area market capacity.

7.56 By contrast, Council's housing trajectory achieves similar stock growth rates in each sub area, particularly when the more market-relevant Combined South sub area is considered. This latter area, where the implied stock growth rate is marginally higher, is more capable of supporting a higher stock growth rate given its potential for employment development and economic growth and its accessibility to other larger employment centres beyond the District. As a result, and despite a concentration of strategic sites around the Cirencester area, we would conclude strategic sites appear to be well distributed throughout the district in the Regulation 19 Local Plan development strategy from a housing delivery point of view (particularly noting the constraints on housing distribution posed by the Cotswolds National Landscape, which creates pent-up demand for housing that to a large degree can be met in the nearby locations within the District that are outside the Cotswolds National Landscape).

8. CONCLUSIONS AND RECOMMENDATIONS

8.1 In this final section, we have sought to draw together key findings and set out conclusions in respect of the housing requirement and the actions which the Council could take to support the delivery of this.

Overall Housing Provision

8.2 The Standard Method identifies a LHN of 1,054 dwellings per annum, generating a need for 17,918 homes over 2026–43 plan period. The high housing need is driven in particular by the District's high affordability ratio, which is the 5th highest of a local authority outside of London. National policy expects the Local Plan to meet this need unless the Council can demonstrate that doing so would be unsustainable. The Cotswolds National Landscape, which covers approximately 80% of the District, results in a spatial focus of development into the south-east (around Cirencester, Fairford, Kemble and Lechlade) and north-east (around Moreton-in-Marsh).

8.3 Whilst the LHN is substantially greater than historical housing delivery, which has average 471 dwellings per annum over the last 15 years, the evidence shows that historical housing delivery has relatively closely matched what is being planned for.

8.4 The housing need for 17.918 homes over the plan period would imply an average stock growth rate of 1.9% per annum. Comparative analysis with nearby higher-growth authorities (Vale of White Horse at 2.4%, Tewkesbury at 2.3%, Stratford-on-Avon at 2.2% over five years) demonstrates that stock growth rates approaching the 1.9% required in Cotswold have precedents elsewhere, particularly where multiple strategic sites have come forward concurrently.

8.5 Iceni's analysis thus shows that the stock growth rates implied by meeting the proposed housing requirement of 17,918 homes (equivalent to 1,054 dpa), at 1.9% per annum compound growth over 17 years) and by necessarily also the Council's housing trajectory (2.0% per annum) are ambitious, but achievable. There are precedents for other authorities in adjoining counties achieving similar or slightly higher growth rates– where this is planned for.

8.6 This high housing growth reflects the high underlying level of housing need as provided by Standard Method for calculating housing need, which Cotswold District Council is required to plan for. Our analysis shows that there is a strong relationship between the level of growth planned for through the local planning process and ultimate housing delivery. As such, there is scope for future development to significantly exceed past delivery rates and historical delivery cannot be considered as a limit to what can be achieved in the future. However, it is necessary to consider policy approaches to boost housing delivery rates, which are considered below.

8.7 Cotswold District has a high-value housing market, with evidence of some recent under-delivery of housing (both within the district and surrounding areas). This would be expected to support high rates of housing delivery in the future.

8.8 Whilst current housing market conditions are relatively weak, the housing market is cyclical and we are at a low point in the market cycle at the time of writing. In this report we have been careful not to place too much emphasis on short-term housing market trends, recognising that the housing market is cyclical and over a 17 year plan period there can be expected to be periods of stronger and weaker market conditions. Furthermore, Cotswold has delivered over 900 homes in a single year in 2017/18, demonstrating that higher levels of housing delivery are possible given a supply of developable land (noting that even delivery of 900 homes was constrained by land availability).

8.9 Given the need to plan to meet housing needs under the Standard Method, the distribution of growth within the District appears to be reasonable, with broadly similar stock growth rates across the defined sub areas and the highest growth around Cirencester, which has the best access to services, employment and transport infrastructure and serves a much wider catchment area.

8.10 The version of Council's trajectory from June 2026 that we have advised on provides headroom of 3% above the Standard Method housing need, which is lower than would typically be recommended. However, there is additional supply-side headroom within the trajectory in the form of identified capacity on allocations expected to be delivered beyond the plan period. This provides the potential for higher housing delivery in the event that the housing market performs better than expected; or the potential for faster delivery on some sites where there are delays in other sites progressing. In this context, Cotswold's emerging plan is identifying sufficient supply. Ultimately market factors will influence the number of homes delivered – the role of the planning system is to identify sufficient supply to enable housing need to be met.

8.11 The capacity for additional development identified on strategic sites but which are shown within the June 2026 trajectory as delivering beyond 2043 amounts to 3,160 additional dwellings, which is 17.6% of the plan period housing requirement. Along with the headroom within the trajectory to 2043, this amounts to total headroom of over 20%.

Stepped Housing Requirement

8.12 As set out below, the PPG sets out that a stepped housing requirement may be appropriate where there is a significant change in housing requirement between previous and emerging policies, or where strategic sites are likely to be delivered later in the plan period.[25] Requirements are still to be

[25] Reference ID: 68-021-20190722

met in full over the plan period and are not to be unnecessarily delayed. Both of these circumstances apply here.

8.13 There is a clear case for a stepped housing requirement in Cotswold given that the scale of housing growth required under the Standard Method (1,054 dpa), which is being taken forward in Cotswold's emerging plan, is 2.5 times larger than the average housing requirement under the adopted Cotswold Local Plan (2011-31) (420 dpa). Given this, the Council has identified a variety of additional strategic sites to meet housing needs, which will naturally have long lead-in times and cannot begin delivering homes until later in the plan period.

8.14 Given lead in times for strategic sites and the step change in housing development required, a five-year housing supply on adoption would not be possible without a stepped housing requirement.

8.15 An alternative approach focusing on small sites (which may have lower lead in times) would not support the scale of growth required, particularly as it would become more challenging to deliver infrastructure necessary to support the scale of development envisaged. This could potentially both delay delivery of homes, and would not represent sustainable development.

8.16 The Council's housing trajectory is still evolving at the time of writing. Taking account of the trajectory modelling undertaken herein, we consider hat the stepped requirement could the following steps:

- 400 dpa between 2026-31;
- 1,050 dpa between 2031-36; and
- 1,524 dpa between 2036-43.

8.17 This stepped requirement essentially aligns with the current Standard Method over the middle part of the plan period (2031-36); and addresses the shortfall in the early years from 2036 onwards as multiple strategic sites are delivering concurrently. It nonetheless achieves the Government's objectives in significant boosting housing supply – not least in supporting a rapid increase in housing delivery to over 1,000 dpa from the early 2030s.

8.18 As the trajectory evolves through further work, it may be necessary to consider further the steps envisaged. The Council should continue to review this.

Boosting Housing Delivery

8.19 In the context of the sustained high level of housing delivery, and associated high stock growth, required in Cotswold District over the plan period, it is appropriate to consider how other planning policies could boost housing delivery and increase delivery resilience. One of the key means of doing

this is through supporting ‘product differentiation’ in the range/ types of homes delivered, particularly on larger strategic sites.

8.20 The housing needs evidence, and analysis in Section 3 of this report, highlights that Cotswold’s housing offer is dominated by larger family-sized properties, with comparatively limited supply of flats and smaller homes. High market housing costs contribute to affordability pressures. Smaller homes can provide opportunities for younger people to get on the housing ladder; with the evidence showing notable in-commuting at the moment as such households are unable to find suitable homes more locally. There is a key role for planning policies in seeking to diversify the housing mix, and opportunities in doing so to support higher housing delivery by catering for a range of different markets. National research also shows that product differentiation has a key role to play in supporting the pace of delivery of housing at a site level.

Built to Rent

8.21 As discussed in Chapter 3, Cotswold has seen a large rise in rents in recent years, at the same time as static house prices and a poor sales market. The 2021 Census shows that 17% of households (7,050 households rounded) lived in the private rented sector in the District.

8.22 The wider context has been of changing market dynamics for smaller landlords/investors in recent years, with legislative and tax changes making the management of individual properties or small portfolios more challenging and eroding margins. In this context, supporting institutional investment in the sector through build-to-rent development is important to maintaining supply and rental affordability (which in turn can help manage affordable housing pressures through addressing homelessness presentations). It also ensures that strategic sites are catering for different potential segments of households, including those who have insufficient deposits or savings to buy outright. It broadens the range of households which sites cater for, contributing to providing mixed and balanced communities (by income and tenure) in this way.

8.23 Savills reported in March 2025 that £.2.5 billion was invested across the UK in single family housing in 2024[26], with now 14,000 completed homes and a further 13,000 under construction. It identifies that the market for family housing remains supply constrained and identified potential nationally for this market segment to deliver c. 32,000 homes per annum nationally. There is clear potential for larger strategic sites to contribute to boosting delivery in these terms through inclusion of build -to-rent alongside build to sale and affordable housing provision. This would typically form part of the market housing provision on strategic sites.

8.24 Iceni would recommend that the Council consider policies promoting the delivery of build to rent development as part of the larger schemes within the District, i.e. those providing over 600 dwellings

[26] https://www.savills.co.uk/research_articles/229130/374423-0

(including committed phases). While it may be appropriate to review the consistency of the size threshold with that taken forward nationally by Government, there may equally be a case for applying a lower threshold given the concentrations of specific prospective allocations in the District.

Retirement & Other Specialist Housing

8.25 Housing needs evidence for Cotswold identifies that District has a relatively old population, with 27.5% of people aged 65 or older, above rates seen elsewhere in Gloucestershire or the regional (22.8%) or national (18.7%) positions. Rapid population growth of 44.1% is also expected in this cohort cross the plan period, outpacing change in younger age groups (even in the context of high housing growth which would ordinarily boost growth in primarily younger cohorts).

8.26 There are number of barriers to movement amongst older households, including in particular the high transaction costs associated with moving (principally through Stamp Duty). However there is a prospect of Stamp Duty reform in the coming years which support turnover within the housing market. Changes in these areas could help support housing delivery.

8.27 Equally there is potential to develop the offer of specialist housing targeting older households. The Cotswold District Housing Needs Evidence report (Iceni, July 2026) identifies a net need for further additional specialist older persons housing by 2043 as follows:

- Housing with support (496 homes)
- Housing with care (467 homes)
- Residential and nursing care (685 bedspaces)

8.28 There is also likely to be demand for further retirement housing, noting the appeal of the Cotswolds as a retirement destination.

8.29 In the context of the clear identified need the case for greater product diversity to build resilience in the housing trajectory, Iceni consider that there is a strong case for working with site promoters as part of the plan-making process to encourage further provision of specialist housing. The Council may also wish to require specialist housing provision on certain sites, either through site allocations or through a size cutoff. We would recommend that planning policies for larger strategic sites (1,000+ homes) should be expected to include provision of specialist housing with the potential for both housing and care provision on the largest sites.

Affordable Housing

8.30 Housing needs evidence for Cotswold identifies an annual need for 190 units of rented affordable housing and 146 units of affordable home ownership units across the 2026-43 plan period. Cotswold

has a very high housing affordability ratio and among the highest house prices in the South West region.

8.31 In the context of the needs position, opportunities to support higher affordable housing delivery will feed directly into higher build-out and absorption rates, as set out in this report. Policy requirements for 40% affordable housing contributions on strategic sites, which we understand is supported by the emerging Viability Study, are therefore one of the ways of seeking higher build out rates to meet the overall housing need.

8.32 The Council might also reasonably encourage developers to engage Registered Providers in partnerships to bring forwards larger sites, in particular to help secure funding through the National Affordable Housing Programme to deliver additional affordable housing (over and above the base policy requirements). There are also examples of Registered Providers buying land in the District to deliver 100% affordable housing, and the Council has worked in partnership with several such providers to support this. This can directly feed into absorption rates. Funding can be used to support additionality, boosting affordable housing delivery above that supported by developer contributions alone and supporting the pace of delivery.

Placemaking investment

8.33 The Council will need to examine as part of the plan-making process the inter-relationships between infrastructure provision, the delivery of strategic development schemes and viability. A report by Savills on the Value of Placemaking[27] has shown that upfront investment in the delivery of social and community infrastructure makes developments more appealing and can have a positive effect on both the pace of sales / delivery and residential values. It particularly highlights the role of schools in supporting buyer demand. The report however demonstrates that to support this upfront investment requires ‘patient capital’ whereby essentially land is paid for over time rather than upfront creating more financial capital to invest in place.

Planning Process

8.34 As noted in this report, there have been delays at multiple points in the planning process for the Steadings scheme, and as this is the primary strategic site in the current Cotswold Local Plan this has resulted in overall under-delivery of housing in the last few years. These delays followed in part from resourcing constraints within Council, some of which were caused by redeployment of staff during COVD-19.

[27] https://pdf.euro.savills.co.uk/uk/residential---other/spotlight-the-value-of-placemaking-2016.pdf

8.35 The scale of increase in housing delivery implied by the revised Standard Method points provides the potential for a step change in housing delivery in the District. It equally would see potentially a significant number of large applications being submitted to the Council within a relatively short period of time; but with a significantly increased planning workload sustained over time as a result of the scale of development envisaged.

8.36 There are clear resource implications of this, and it will be important that the Council (and successor organisations as appropriate in the context of Local Government Reorganisation) carefully considers this – and seeks to fully utilise both the prospect of growth in planning application fees (as being considered nationally) and planning performance agreements to invest in growth of its in-house staffing resource.

8.37 Under proposed local government reorganisation, Cotswold District is likely to become part of a larger unitary authority regardless of which of the competing proposals for new authorities are taken forwards. The District would thus fall under the jurisdiction of a larger organisation with greater critical mass of resources and more experience of handling strategic sites elsewhere in Gloucestershire. This would help to mitigate risks to strategic site delivery timeframes. But the scale of increase in housing delivery nonetheless has evident resource implications for the Council and its successor.

8.38 Equally an increase in housing applications will potentially put pressure on other bodies involved in the planning application process – including statutory consultees. The Council will need to work carefully with organisations external to it including Gloucestershire County Council, the Environment Agency, Natural England and utility providers to ensure timely input to planning applications, to the resolution of S106 Agreements and to discharging planning conditions.

8.39 The Council might reasonably consider how the process for engagement with such external bodies is managed, where there are opportunities to set jointly expected standards for engagement / input. Equally the Council might consider how it works proactively to identify and address blockages which are holding up delivery of key schemes.

8.40 The resourcing of planning departments is a recognised issue nationally. Government has however consulted on revisions to planning application fees which aim to support 90% recovery of the costs associated with determining planning applications; with a surcharge to support resources within statutory consultees with the aim of speeding up the process. In this context, it will be important there is adequate resource planning progressed alongside the local plan preparation process so that the Council (and its successor organisation) is able to support the significant increase in number and scale of application which could be expected to come forwards.

8.41 Other local authorities who have seen significant strategic site developments have set out a specific Strategic Sites Team which pools specific expertise in the planning and delivery of strategic sites,

including coordination of infrastructure delivery working with multiple stakeholders. Wokingham Borough Council is one such example. This model should be investigated by the Council.

Supporting Infrastructure Delivery

8.42 Infrastructure delivery will be a critical factor in achieving the required scale of housing growth. The timing of infrastructure provision has a direct influence on lead-in times, the opening of new development parcels and overall build-out rates. In addition, infrastructure upgrades may be required to allow some sites to be developed (for example upgrades to water infrastructure as noted in Chapter 5).

8.43 There is therefore a strong case for the Council to take a proactive role in supporting infrastructure delivery proactively working with Homes England, Gloucestershire County Council, utility providers and other infrastructure partners. Opportunities should be explored to secure forward funding for key infrastructure which can unlock housing delivery at an earlier stage of the development process.

8.44 Key opportunities include the proposed relief road at Moreton-in-Marsh, and road infrastructure upgrades along Tetbury Road (A429), Cirencester, needed to open up the northern part of the Steadings. There are also likely to be further major infrastructure requirements which may benefit from forward-funding on other sites which are less well understood at this stage.

Homes England offers a range of funding mechanisms for bringing forwards enabling infrastructure and reducing delivery risks. For example, the Brownfield, Infrastructure and Land Fund provides funding to unlock housing-led development where infrastructure, viability or land-related constraints prevent delivery. Homes England also provides capital through programmes like the National Housing Bank to support housing and regeneration delivery, which may assist with brining forward infrastructure particularly where access to commercial finance may be constrained. Its Investment Prospectus sets out current products[28], albeit that these may vary over time. There is a particular role for public sector investment in some schemes in the District where it can help to unlock and accelerate delivery, in particular where it can help to address cashflow issues arising from substantial upfront infrastructure costs. The Council will need to work proactively with other stakeholders to access funding to support accelerated housing delivery.

28 https://assets.publishing.service.gov.uk/media/69ccde98a2e82c1bd822d7cf/Homes_England_Investment_prospectus_2026.pdf

Draft document for Council governance process July and August 2026

Cotswold District Housing Density and Optimising Housing Delivery Technical Paper

July 2026

COTSWOLD
District Council

Contents

1. **Introduction** 1
2. **What is housing density and how is it measured?** 2
3. **What determines housing density?** 3
4. **National policy context** 4
5. **National Landscape, major development and density** 4
6. **Planning Practice Guidance (PPG)** 5
7. **National Design Guide, 2019** 5
8. **What is the purpose of planning policy on housing density?** 6
9. **Cotswold's current policy position** 6
10. **Framework for understanding density in Cotswold District** 9
11. **Site selection** 13
12. **Data collection** 13
13. **Density analysis and findings** 14
14. **Implications for the Local Plan Review** 17
15. **Recommendations and conclusions** 18

Appendix 1 – Density Audit of Sites 20

Appendix 2 – Density Summary Analysis 29

1. Introduction

1.1 The emerging Cotswold District Local Plan is required to identify sufficient land to meet the District's housing needs over the new plan period (2026 to 2043), alongside other development requirements. The introduction of a revised mandatory standard method for assessing local housing need in the December 2024 National Planning Policy Framework (NPPF) has resulted in a significant increase in the scale of housing that needs to be planned for. For Cotswold District, the housing need has increased from 493 homes a year to 1,036 homes per year, and the need currently stands at 1,054 homes a year. This compares to the adopted Local Plan requirement for an average of 420 homes per year. This represents a fundamental shift in the scale of housing delivery that must be accommodated through the new Local Plan.

1.2 Within this context, the efficient use of land has become a critical consideration for plan-making. The Preferred Options consultation for the Council's emerging Local Plan[1] identified increasing housing densities as one of the mechanisms through which additional housing capacity may be achieved, particularly on larger allocated sites and in the most accessible locations. However, Cotswold District is characterised by a high-quality historic environment, distinctive market towns and villages, and extensive environmental constraints. Around 80 per cent of the District lies within the Cotswolds National Landscape, with much of the remaining area affected by Special Landscape Areas, heritage designations, flood risk and biodiversity constraints. These factors place real limits on the scope for extensive low-density greenfield expansion.

Purpose

1.3 The purpose of this evidence report is to provide a clear, evidence-based understanding of the residential densities that have been achieved across different locations within the District. This analysis informs realistic assumptions about the potential capacity of sites being considered for allocation in the emerging Local Plan.

1.4 The paper*:*

- explains what is meant by housing density and how it is measured;
- summarises the role of density within national and local planning policy;
- sets out the specific Cotswold context, including existing density patterns, environmental constraints and affordable housing considerations; and

[1] Cotswold District Council Local Plan Review Preferred Options Consultation (November 2025)

- illustrates how optimising densities on allocated sites can increase overall housing delivery and affordable housing output while maintaining high-quality design.

1.5 This evidence is essential to ensure that site capacity assumptions are realistic, transparent and defensible, and that the Local Plan makes effective use of land in line with national policy.

2. What is housing density and how is it measured?

2.1 Housing density can be measured in different ways, but the two most commonly used approaches are:

- **Gross density** – the number of dwellings per hectare measured across the entire site area, including roads, open space, SuDS, schools, landscape buffers and other non-residential uses within the red-line boundary.
- **Net density** – the number of dwellings per hectare measured on land used directly for residential development. This typically includes housing plots, private gardens, internal access roads, parking courts and small areas of incidental open space, but excludes strategic open space, primary roads, SuDS basins, schools and other non-housing land.

2.2 For the purposes of this study, density has been measured on a net basis. This provides the most meaningful and consistent basis for comparing how efficiently different sites across the District have been developed. Net density focuses on the land that actually accommodates housing, rather than the wider inclusion of open space, drainage features or infrastructure, which can vary significantly between schemes and distort comparisons if gross density were used.

2.3 This ensures that the analysis reflects genuine development form and provides a like-for-like evidence base for informing realistic capacity assumptions on future allocations in the Local Plan Review.

2.4 Dwellings per hectare (dph) is used as the primary density measure in this study. It is simple, widely understood and directly related to housing delivery and affordable housing outputs. However, dph does not describe dwelling size, occupancy or built form (for example, whether homes are mainly detached houses, terraces or apartments). These factors are considered qualitatively in the analysis.

2.5 For plan-making in Cotswold, net dwellings per hectare will be the principal density measure, supported where appropriate by information on bedrooms per dwelling and

indicative building heights on larger allocations. This provides sufficient clarity for assessing housing capacity while allowing detailed design to respond to site-specific character, landscape and heritage considerations.

3. What determines housing density?

3.1 In practice, the density at which a site comes forward is influenced by a combination of:

- market factors and development viability;
- planning policies and design expectations;
- site-specific characteristics (topography, access, landscape, heritage); and
- infrastructure and parking requirements.

Viability and market factors

3.2 From a developer's perspective, there is an "optimal" density at which the residual land value is maximised. Where sales values are relatively modest, simpler low-rise forms often remain most viable. Where values are higher and/or land is scarce, higher densities can be supported.

3.3 In a rural district such as Cotswold, traditional 2–3 storey forms are expected to remain dominant. However, within that envelope there is still considerable scope to vary density through plot sizes, parking arrangements, building depths and the use of terraced or courtyard forms rather than detached houses.

Policy and design standards

3.4 National policy now places greater emphasis on making effective use of land and avoiding unnecessarily low densities, particularly where there is a shortage of land to meet housing needs[2].

3.5 Local policy, design codes and parking standards all influence achievable density. For example, surface parking can significantly reduce net developable area whereas on-plot parking, shared courts and good walking/cycling access to services can enable moderately higher densities without compromising residential amenity.

Site characteristics and constraints

3.6 In Cotswold, density is particularly influenced by:

[2] National Planning Policy Framework - 11. Making effective use of land - Guidance - GOV.UK

- landscape and townscape sensitivity (including the Cotswolds National Landscape, Special Landscape Areas and Conservation Areas);
- heritage assets and their settings;
- ecological constraints and the need to deliver biodiversity net gain; and
- flood risk and the need for open space, green infrastructure, and SuDS.

4. National policy context

4.1 This assessment responds to the latest national policy and best practice on design, density and making effective use of land.

4.2 Chapter 11 of the NPPF deals with making efficient use of land. Paragraph 124 specifies that planning policies should promote the effective use of land, including by making as much use as possible of previously developed (brownfield) land. Paragraphs 129 and 130 of the NPPF set out guidance on achieving appropriate densities that are sympathetic to local character.

4.3 In the context of the Cotswold Local Plan Review, the NPPF supports a design-led approach to optimising density on suitable sites: planning for more homes on the same land, where this can be achieved without harming character or amenity, is consistent with the NPPF's emphasis on both design quality and effective use of land.

4.4 Chapter 12 of the NPPF deals with achieving well-designed places. It expects Local Plans to set out a clear design vision and expectations, including locally specific design principles that are consistent with the National Design Guide (NDG) and National Model Design Code (NMDC). These tools are intended to shape development at area-wide and site-specific scales, including the form, layout and density of new housing.

5. National Landscape, major development and density

5.1 NPPF paragraphs 189-190 give great weight to conserving and enhancing landscape and scenic beauty within National Landscapes and expects permission for major development to be refused other than in exceptional circumstances and where it can be demonstrated to be in the public interest. This sits alongside the national policy emphasis on making an effective use of land including optimising density.For Cotswold, this means that higher-density development is not inherently unacceptable within the National Landscape, but that its location, scale and design must be carefully controlled to avoid harm to landscape character, visual amenity and settlement setting.

5.2 The site capacity estimates within the Cotswold District Housing and Economic Land Availability Assessment (CDC, 2026)[3] reflect this policy balance by applying the following density assumptions:

a) focus more efficient, and higher densities within existing settlements and on brownfield or well-contained sites, while

b) applying more moderate densities and tighter capacity assumptions on greenfield sites within the National Landscape where townscape, landscape and visual sensitivities are higher.

5.3 In some circumstances, a more compact built form can reduce overall land-take and edge-of-settlement sprawl, thereby limiting landscape impacts, provided that design quality, amenity standards and place-making objectives are achieved.

6. Planning Practice Guidance (PPG)

6.1 Further guidance on the Effective Use of Land is provided in the PPG[4].

6.2 Paragraph 5 confirms the different approaches that can be applied when measuring densities and suggests the following methods:

- **Plot ratio measures**: this can help to indicate how a development will relate to its surroundings and the provision of open space within the site. For example, the site coverage ratio (gross external ground floor area ÷ site area) indicates the ratio of building cover to other uses.
- **Bedspace per hectare**: indicates the density of potential residential occupation.
- **Dwellings per hectare**: measures the number of homes within a given area.

7. National Design Guide, 2019

7.1 The National Design Guide (NDG)[5], together with the National Model Design Code (NMDC) [6] and Guidance Notes for Design Codes, illustrate how well-designed places that are attractive, contextualised, healthy, green, and resilient can be achieved in practice. Although the National Design Guide does not set numerical density standards, it establishes the design principles (such as block structure), built form, building heights and contextual character, that shape how density should be applied

[3] https://www.cotswold.gov.uk/planning-and-building/planning-policy/strategic-housing-and-economic-land-availability-assessment
[4] Planning Practice Guidance: Effective use of land (MHCLG, Published 22 July 2019 and last updated 27 February 2025)
[5] National Design Guide (MHCLG, published 1 October 2019 and last updated 30 January 2021)
[6] National Model Design Code (MHCLG, Published 20 July 2021 and last updated 14 October 2021)

in practice. These principles support a design-led approach to setting realistic density assumptions in the Local Plan, and recommends higher densities to help achieve high quality design and more sustainable development.

8. What is the purpose of planning policy on housing density?

8.1 National policy on making effective use of land emphasises that, where there is an existing or anticipated shortage of land to meet identified housing needs, planning policies and decisions should avoid homes being built at low densities, and ensure that development makes optimal use of each site's potential.

8.2 In this context, the main purposes of density policies in the Local Plan are to:

- Use land efficiently, especially in and around larger settlements, and thereby minimise the amount of additional greenfield land that needs to be released;
- Support housing delivery, including the delivery of affordable housing ;
- Locate growth in the most sustainable locations, aligned with public transport, services and jobs;
- Manage character and design quality, ensuring that higher density does not equate to poor quality; and
- Provide clarity and certainty for applicants, communities and infrastructure providers about the expected form and intensity of development.

8.3 This suggests that moderately higher densities can be compatible with the built form typically expected in Cotswold's market towns and larger villages.

8.4 Given Cotswold's high environmental quality and considerable housing need and affordability pressures, the challenge is to optimise density in the right locations and ensure high-quality design.

9. Cotswold's current policy position

Adopted Local Plan

9.1 The adopted Cotswold District Local Plan (2011 to 2031) sets a minimum requirement for 8,400 dwellings over the Plan period and identifies 17 Principal Settlements where growth is focused.

9.2 While the Plan does not set explicit numerical density zones, it includes relevant policies on:

- Housing mix and tenure (Policy H1), which requires an appropriate mix of dwelling sizes and tenures to meet local needs
- Affordable housing (Policy H2), which requires 30% affordable housing on qualifying brownfield sites and 40% on other qualifying sites, subject to viability
- Design of the built and natural environment (Policy EN2) and the Cotswold Design Code (Appendix D), which set expectations for local character, layout and design quality, and
- Cotswolds National Landscape (Policy EN5), which applies a higher level of scrutiny to development affecting the landscape.

Strategic Housing and Economic Land Availability Assessment site capacity assumptions

9.3 The Housing and Economic Land Availability Assessment (SHELAA) Review (CDC, 2021), and earlier iterations of this report, identified land that could potentially be allocated for residential and economic development in the Local Plan by providing an initial view on the availability, suitability and achievability of sites. The SHELAA was used to inform indicative site capacities tested through the plan-making process and ultimately reflected in the adopted Local Plan's housing supply assumptions.

9.4 Initial capacity estimates were explicitly conservative to avoid over-optimistic trajectories at plan-making stages and to ensure flexibility at delivery stage. The starting point for residential sites was a single district-wide Density Multiplier Assumption based on a gross density of 30 dwellings per hectare, adjusted to reflect the proportion of land likely to be taken up by supporting infrastructure and other non-housing sites.. This approach applied standardised gross-to-net discounts by site size, as replicated in Table 1. The resulting net densities were not intended to represent optimal or design-led outcomes, but a cautious starting point for estimating likely capacity across a large number of potential sites.

Table 1: SHELAA Gross-to-net discounts

	Developable site area	**Gross density**	**Net density**
Sites 0–0.4 ha	No discount (100% assumed available for housing)	30 dph	30 dph
Sites 0.4–2 ha	17% discount (83% assumed available for housing)	30 dph	24.9 dph
Sites 2+ ha	37% discount (63% assumed available for housing)	30 dph	18.9 dph

9.5 In some cases, site capacity was further refined where reasonable justification such as relevant planning history or an indicative masterplan suggested an alternative capacity.

9.6 This study builds directly on the SHELAA approach taking the baseline as its starting point and applies a more detailed, design-led analysis to selected sites to test whether higher net densities can be justified in practice.

9.7 Where increases in capacity are identified, these reflect conscious departures from the SHELAA baseline justified by evidence of what has actually been delivered locally and by an assessment of layout efficiency, built form and site context. Where no uplift is identified, this reflects genuine site constraints or design considerations rather than a default reliance on the original SHELAA assumptions.

9.8 The purpose of this assessment is to explore, in a transparent and auditable way, where defensible increases in capacity can be achieved through better design and masterplanning, helping to increase overall housing and affordable housing delivery on proposed Local Plan site allocations without relying on additional greenfield land or compromising design quality.

9.9 The density assumptions and indicative capacities derived through this study will continue to serve as a starting point for site capacity estimates in the forthcoming Local Plan, rather than fixed or final figures. For strategic site allocations, capacity will be tested and refined through comprehensive masterplanning, taking account of movement frameworks, green and blue infrastructure, landscape structure, built form, infrastructure requirements and deliverability. This process will provide a more detailed and robust basis for confirming net developable areas and the distribution of densities across sites.

9.10 For non-strategic site allocations, the Local Plan will be supported by site-specific design briefs or development frameworks. These will illustrate how development can realistically be accommodated on each site, having regard to site-specific constraints and considerations, and design quality expectations. In both cases, this work will inform and adjust the site capacity estimates to reflect what can be achieved in practice.

9.11 The purpose of this evidence is to identify realistic and deliverable capacity at plan stage, with final dwelling numbers to be confirmed through masterplanning and the development management process.

Local Plan Review and emerging policy direction

9.12 The Local Plan Review is responding to changes in national policy and updated evidence on housing need, climate change and design. Evidence papers on housing need and land supply highlight the need to maintain a robust supply of sites and to consider additional allocations to meet the revised housing requirement.

9.13 National guidance on design codes and effective use of land now expects local plans and supporting design guidance to be more explicit about the form and density of development in different locations, including consideration of minimum density expectations in accessible locations.

9.14 In this context, there is an opportunity for the Local Plan Review to articulate a clearer density strategy, particularly for:

- Cirencester and the identified Principal and Non-Principal Settlements;
- town centres, and key public transport corridors; and
- larger strategic site allocations where masterplanning can be used to secure efficient yet context-sensitive forms of development.

10. Framework for understanding density in Cotswold District

10.1 The study adopts an approach based upon actual delivery across Cotswold District. A wide sample of recent residential developments (Appendix 1), both completed and approved, has been examined across a range of settlement contexts. The schemes provide a reliable benchmark for understanding typical built forms, layout patterns and density outcomes in the District.

10.2 Cotswold's settlement pattern is highly varied, and this diversity means that density cannot be meaningfully assessed through a single district-wide benchmark. The District contains a network of principal settlements with differing service roles, several town, key, district and local centres (as defined by adopted Local Plan Policy EC7), and many smaller rural villages. To ensure that density analysis is both realistic and policy-relevant, the study uses a structured classification framework that reflects this spatial variation.

10.3 The study groups sites by settlement tier and by urban-form category. These two dimensions provide a consistent framework for analysing density patterns and understanding how built form, accessibility and context influence achievable densities across the District.

10.4 Urban-form considers the position of sites within settlements. Within the same town or village, development contexts vary significantly. To capture these differences, the study uses five broad urban-form categories:

- Town-centre infill;
- General inner-residential infill within existing built-up areas (<0.5 ha);
- Small-scale suburban extensions (<5 ha): these are modest edge-of-settlement sites that generally connect to existing infrastructure, and do not require comprehensive masterplanning;
- Large-scale suburban extensions (≥5 ha): these are residential edge-of-settlement schemes of 5 hectares or more, or those yielding around 100 or more dwellings. This threshold reflects the PPG definition of a "large site" , as well as Homes England and National Infrastructure Commission practice. These are sites that often act as major suburban extensions, reshaping settlement form and require a coordinated approach to movement, landscape, infrastructure, open space and character;
- Strategic-scale sites (≥20 ha): these are large sites that typically create new settlements, or are a substantial addition to an existing settlement, delivering around 300 or more dwellings. These sites require significant strategic consideration and coordinated approach.

10.5 Review of national practice shows that there is no single prescribed gross-to-net developable area (NDA) ratio for large or strategic-scale sites. However, published guidance and local authority methodologies consistently fall within a broad and well-established range, reflecting the increasing land required for movement networks, SuDS, schools, open space, landscape buffers and other non-residential uses as site size increases.

10.6 Across multiple sources, including ATLAS guidance, local authority evidence bases and recent methodologies, typical NDA ratios for large sites generally fall within the following ranges:

- Sites 2 ha+: typically 50–75% net developable;
- 5–10 ha: around 80% net developable;
- 10+ ha: around 65% net developable;
- Very large sites (20–50 ha): typically 55–65% net developable;
- New community-scale sites (50 ha+): typically 45–60% net developable.

10.7 The above ranges show a clear and consistent pattern: as sites become larger and more strategic, the proportion of net developable land decreases due to the need for more extensive infrastructure, green/blue infrastructure, and other non-residential land uses.

10.8 These broad bands are suitable for high-level capacity testing at Local Plan stage. Final NDA will be refined through site-specific masterplanning, taking account of constraints.

Implications for Cotswold District

10.9 When these national ranges are compared with the assumptions used in the Cotswold SHELAA, they fall broadly within the same territory. The SHELAA's 63% gross-to-net assumption for sites over 2 ha sits comfortably within the evidence-based ranges identified above and remains a reasonable, proportionate and defensible baseline for plan-making.

Purpose of the Combined Framework

10.10 By combining settlement tier with urban-form category, the framework provides a consistent and transparent basis for classifying every scheme in the density dataset. This ensures that density outcomes can be compared on a like-for-like basis and that conclusions about achievable densities accurately reflect the built form, character and development patterns of Cotswold District.

Table 2: Settlement Tier Urban-Form Category Matrix

Settlement Tier	Town Centre / Highly Accessible	Inner Residential / Infill	Small-Scale Suburban Extensions	Large-Scale Suburban Extensions	Strategic-Scale Growth Areas
Tier 1 – Principal town (Cirencester)	✓ (major brownfield, mixed use, intensification)	✓ (edge of centre, conversions, infill)	✓ (small & medium extensions)	✓ (large suburban extensions)	✓ (strategic growth areas; major new neighbourhoods)
Tier 2 – Key Centres (Bourton-on-the-Water; Chipping Campden; Moreton-in-Marsh; Stow-on-the-Wold; Tetbury)	✓ (small pockets of town-centre intensification)	✓ (brownfield, regeneration, infill)	✓ (small-scale suburban extensions)	✓ (large-scale suburban extensions where appropriate)	✓ (where applicable)
Tier 3 – District Centres (Fairford; Lechlade)	–	✓ (inner residential / infill)	✓ (small-scale suburban extensions)	✓ (large-scale suburban extensions where appropriate)	✓ (where applicable)
Tier 4 – Local Centres (Northleach; South Cerney)	–	✓ (inner residential / infill)	✓ (small-scale suburban extensions)	✓ (limited large-scale suburban extensions)	✓ (where applicable)
Tier 5 – Other villages (all other villages in hierarchy)	–	✓ (small brownfield / infill)	✓ (village-edge small extensions)	✓ (larger extensions only where well-contained)	✓ (where applicable)

Capacity estimation method

10.11 Capacity estimates from density analysis at plan stage is estimated using a transparent four-step method:

- Step 1: classify the site by settlement tier and urban-form category;
- Step 2: select the applicable recommended net density range for that tier/form and use the midpoint of the range as the headline net density for summary capacity figures;
- Step 3: apply the relevant gross-to-net assumption for the site size band to convert gross area to net developable area (NDA); and
- Step 4: calculate indicative capacity = NDA × net density (midpoint). All intermediate values (gross area, gross-to-net ratio, NDA, applied net density, gross and net capacities) are recorded to enable sensitivity testing and audit.

Role of gross-to-net assumptions and uncertainty

10.12 Gross-to-net ratios are retained as plan-making assumptions to reflect typical land-take for roads, SuDS, strategic open space and non-housing uses. These ratios are indicative and will be refined through masterplanning. Strategic sites vary widely; therefore the framework uses broad, evidence-based ranges rather than precise single values. The approach recognises that site-specific masterplanning is the appropriate stage to confirm NDA and detailed layout.

11. Site selection

11.1 The density audit draws on a sample of recently completed and permitted residential schemes across Cotswold District, identified through housing monitoring data and planning application records. The intention is not to capture every development, but to assemble a representative cross-section of schemes that reflect the full range of settlement types, development contexts and built forms found across the District. The sample therefore includes schemes from settlements in each tier of the settlement hierarchy, ensuring that the analysis reflects the diversity of Cotswold's settlement pattern.

11.2 Schemes were selected to provide meaningful comparisons across different contexts, including town-centre redevelopment, inner-residential infill, suburban extensions and rural-edge schemes. To ensure that density outcomes could be interpreted reliably, sites were chosen to be large enough to exhibit a coherent layout, typically falling within a net developable area of between 0.5 and 10 hectares. Very small schemes, specialist institutional developments and other atypical forms of development were excluded where they would distort the analysis or fall outside the scope of mainstream housing delivery.

12. Data collection

12.1 For each selected scheme, the study records a consistent set of quantitative and qualitative information drawn from planning application documents, approved layout plans and aerial imagery. The quantitative dataset includes the gross site area, the net developable area, the number of dwellings consented, and the resulting density expressed as dwellings per hectare. Gross density is calculated using the red-line site area associated with each planning permission.

12.2 Net density has then been derived in two ways, depending on the information available. Where approved layout plans clearly identify the net developable area, this has been used directly. For schemes where such information is not available, net density has been estimated using the gross-to-net assumptions set out in the SHELAA

(see Table 1 of this report), which apply standard discounts based on site size. This approach ensures that net density can be compared consistently across the full range of schemes.

12.3 Alongside these numerical measures, qualitative information is collected to capture the physical and spatial characteristics that influence density and built form. This includes the mix of dwelling types and the balance between detached, semi-detached, terraced and apartment units; typical and maximum building heights; the prevailing street pattern and layout; and the approach to parking provision. The analysis also records any site-specific constraints that have shaped the form and density of development, such as heritage settings, and topography.

12.4 Together, this combined dataset provides a robust basis for understanding how density varies across different settlement tiers and development contexts, and for identifying the design and contextual factors that can influence achievable densities in Cotswold.

13. Density analysis and findings

13.1 The application of the Combined Framework to 52 recent residential schemes provides a clear and consistent picture of how density varies across Cotswold District. By analysing schemes through the dual lens of settlement tier and urban-form category (Appendix 2), the study distinguishes between the influence of location, accessibility, built form and masterplanning choices. This ensures that density outcomes are compared on a like-for-like basis and that conclusions reflect the realities of development which has already delivered across the District.

Patterns by Settlement Tier

13.2 The analysis confirms a strong relationship between settlement role and achievable density.

13.3 Cirencester, as the District's principal town, consistently delivers the highest densities. Town-centre schemes exceed 60 dwellings net per hectare, reflecting opportunities for intensification and mixed-use redevelopment in highly accessible locations. Inner-residential schemes typically achieve around 60 dwellings per hectare, demonstrating that more compact forms can deliver efficient outcomes without reliance on taller buildings.

13.4 Large scale suburban extensions around Cirencester, such as Kingshill North and Kingshill South, achieve net densities between 38 and 44 dwellings per hectare. These outcomes show that moderately higher densities are achievable in a Cotswold context when masterplanning is efficient and open space is well structured.

13.5 Tier 2 principal settlements demonstrate a wider variety of densities. Densities of between 20 and 40 dph can be seen on small and large-scale suburban extensions, while higher densities of around 45 dph on inner-residential, and up to 60 dph on infill schemes can be seen.

13.6 Other principal settlements, including Bourton-on-the-Water, Stow-on-the-Wold and Chipping Campden, show a consistent pattern: infill schemes often achieve high densities (28–200 dwellings per hectare), while suburban extensions typically fall between 18 and 33 dwellings per hectare.

13.7 Tier 3 and 4 District and Local Centres generally deliver suburban extensions in the range of 20-40 dph.

13.8 In Tier 5 settlements, densities are lower but still demonstrate that moderate levels of development are achievable. Schemes typically deliver between 13 and 39 dwellings per hectare, with several village-edge schemes achieving densities comparable to suburban extensions in the principal settlements.

Table 3: Density by Settlement Tier: Summary Table (good – see other comments)

Category	Average net density (dph)	Observed range (dph)	Interpretation
Tier 1: Cirencester	65	38–125	Highest densities driven by town-centre intensification and efficient inner-residential schemes.
Tier 2: Principal Settlements (Key Centres)	40	18–200	Very wide variation; infill is efficient, suburban extensions often lower.
Tier 3–4: District & Local Centres	33	22–42	Perform similarly to Tier 2 suburban contexts; no distinct pattern requiring separate treatment.
Tier 5: Other Villages in the Settlement Hierarchy (all other villages)	31	13–52	Moderate densities achievable even in sensitive rural contexts.

Commentary

13.9 The settlement-tier data shows a clear hierarchy. Cirencester delivers the highest densities, reflecting its role as the District's primary centre and the opportunities for intensification within and around the town centre. Tier 2 settlements show the widest variation, with efficient brownfield and infill schemes contrasting with lower-density suburban extensions. Rural settlements, while more constrained, still achieve moderate densities where sites are well contained and layouts are efficient.

Density Patterns by Urban-Form Category

13.10 Urban-form category is the strongest predictor of net density. The findings from the audit are summarised in Table 4. It demonstrates consistent patterns: town-centre infill delivers the highest densities; general inner-residential infill performs strongly within traditional 2–2.5 storey forms; suburban extensions show the widest variation with a clear split between small and large extensions; and Tier 5 villages typically deliver lower densities but can achieve moderate outcomes where layouts are efficient.

Table 4: Density by Urban-Form Category: Summary Table

Urban Form Category	Average Net Density (dph)	Observed Range (dph)	Interpretation
Town-centre infill	111	68–200	Highest densities; compact blocks, flats, upper-floor conversions and mixed-use redevelopment.
Inner-residential infill (<0.5 ha)	44	28–60	Efficient terraces, short blocks and courtyard forms; strong performance in 2–2.5 storey typologies.
Small-scale suburban extensions (<5 ha)	29	18–43	Often the most efficient suburban form; compact street patterns, tighter block structures and mixed housing types.
Large-scale suburban extensions (≥5 ha)	31	16–45	Wide variation; lower average densities reflect distributor roads, strategic open space, SuDS and higher proportions of detached housing.

Large-scale versus small-scale suburban extensions

13.11 The audit shows no meaningful difference in average net density between small-scale (<5 ha) and large-scale (≥5 ha) suburban extensions in Cotswold District. Both categories deliver an average of around 30 dwellings per hectare, and their density ranges overlap almost entirely.

Strategic-scale growth areas

13.12 The audit includes several large suburban extensions but only one scheme (The Steadings, Chesterton) relates to a strategic-scale site, and even this represents only an initial phase rather than a completed ≥20 ha development. As a result, no firm conclusions can be drawn about density performance on full strategic-scale growth areas from the audit alone.

14. Implications for the Local Plan Review

Evidence of achievable densities in Cotswold District and justification for recommended ranges

14.1 The density audit demonstrates that Cotswold District is already delivering a wider range of densities than is often assumed at plan-making stage. Across all settlement tiers, recent schemes show that efficient layouts, compact block structures and well-designed two and three storey forms can achieve densities significantly above historic assumptions.

14.2 These outcomes confirm that higher densities are already being achieved successfully across the District without reliance on taller buildings or compromising local character.

14.3 However, not all previous suburban extensions have made efficient use of land, with net densities on some sites falling as low as 13 dwellings per hectare. The audit demonstrates that higher densities are both realistic and locally appropriate, with recent suburban schemes across the District consistently achieving around 30 dwellings per hectare and, in some cases, significantly more. Given the scale of housing need and the finite supply of suitable land, it is neither efficient nor justified to continue planning suburban development at the lower end of this range. The evidence shows clear potential to optimise density on future allocations while remaining sensitive to local character.

14.4 The recommended density ranges for the Local Plan Review are derived directly from the achieved densities in the audit and provide a robust evidence-based baseline.

14.5 This approach ensures that the Local Plan is based upon what the market has already delivered, while providing a clear and defensible uplift to secure more efficient use of land.

Affordable housing

14.6 Because affordable housing in Cotswold is primarily delivered as a percentage of dwellings on qualifying sites through the Council's Affordable Housing policy (Policy H2 of the adopted Local Plan), optimising the density of allocated sites has a direct and positive effect on the total number of homes delivered as well as the number of affordable homes delivered. Even moderate increases can significantly address local needs.

Character and design

14.7 Experience from other authorities, such as New Forest and South Oxfordshire and Vale of White Horse, indicates that schemes in the range of 35–45 dph can be achieved largely through 2-storey semi- detached and terraced houses without appearing over-

intensive. These schemes typically rely on more efficient street and block layouts, slightly smaller gardens, a greater use of short terraces, and a balanced parking strategy (for example, a mix of on-plot, on-street and small shared courts).

14.8 In Cotswold, good design and respect for local character remains essential. Policies EN2 and EN5 of the adopted Local Plan and the Cotswold Design Code already provide a strong framework for ensuring that higher density development is only supported where:

- scale, height and massing are appropriate to the settlement and landscape context;
- layouts provide good residential amenity (daylight, outlook, privacy, garden and open space provision);
- streets and spaces are of high quality, walkable and well-landscaped; and
- heritage and landscape impacts are acceptable.

14.9 Optimising density typically results in a greater proportion of smaller homes, which are generally more affordable and better aligned with the needs of younger households and first-time buyers in Cotswold. This supports the wider objective of improving housing affordability across the District.

15. Recommendations and conclusions

15.1 The recommended density expectations for proposed allocations are set out at the end of this section in Table 5.

15.2 For emerging allocations, these ranges provide a clear and evidence-based starting point for calculating likely site capacity. They represent a modest but meaningful uplift on past build-out and provide a quantitative basis for assessing whether proposed masterplans make effective use of land.

15.3 Optimising density is a realistic and locally appropriate mechanism for increasing housing output and affordable housing delivery. Because affordable housing is secured as a proportion of dwellings, modest increases in density on larger sites can deliver significant additional affordable homes without requiring further land release.

15.4 The audit shows that densities significantly above traditional assumptions are already being achieved across the District. Town centre schemes in Cirencester reach 68–125 dwellings per hectare; inner residential infill commonly achieves 40–60 dwellings per hectare; suburban extensions routinely deliver above 30 dwellings per hectare, with several schemes performing above this level; and village-edge schemes achieve 20–35 dwellings per hectare where layouts are efficient.

Table 5: Recommended Net Density Ranges by Location

Location	Recommended net density (dph)
Main town centres (infill and new district centres)	50+ / 60+
Primary streets and new local centres	40 – 50+ /60+
Areas well related to settlements	30 – 40
Landscape edges / farmsteads / rural lanes / infill at non-principal settlements	20 – 35

15.5 Density outcomes in the District are strongly influenced by masterplanning and design choices rather than fixed environmental constraints. Higher densities can be achieved through conventional two and two-and-a-half storey forms that respect local character. Modest increases in density on larger allocated sites can deliver meaningful increases in overall housing supply and affordable housing provision, reducing pressure to allocate additional greenfield land in more sensitive location.

15.6 The historic reliance on a gross 30 dwellings per hectare assumption for greenfield suburban extensions is no longer appropriate. The Local Plan Review therefore adopts clear, quantitative density expectations for proposed allocations, to meet settlement role and context. This evidence provides a clear and defensible basis ensuring that development makes effective use of land across the District in line with National Policy.

Appendix 1 – Density Audit of Sites

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph	Height /Housing mix
Town Centre infill / Highly Accessible										
Bourton-on-the-Water	Car Park adjacent to Bourton Vale Garage, Station Road	20/04313/FUL	Town Centre infill / Highly Accessible	0.04	0.04	8	Approved 2021	200	200	Brownfield site redevelopment 2-storey block containing 8 no. duplex dwellings in a 'backto-back' format.
Cirencester	T H White Garage Redevelopment (Retirement Living)	14/05222/FUL	Town Centre infill / Highly Accessible	0.5	0.4	34	Approved / Completed	68	85	Retirement apartments, brownfield redevelopment, off-site affordable contribution.
Cirencester	11 Dollar Street upper floors conversion	21/00364/FUL	Town centre infill / Highly accessible	0.09	0.09	7	Permitted	78	78	Retail retained at ground; efficient upper-floor reuse; typical historic core intensification.
Cirencester	Forum House, South Way, GL7 1LJ	21/02067/FUL	Town Centre infill / Highly Accessible	0.08	0.08	10	Approved 2021	125	125	Mixed-use redevelopment; 10 flats above retail; very high density four storey residential.
Cirencester	Akeman Court, Cricklade Street	10/01954/FUL	Town Centre infill / Highly Accessible	0.19	0.19	13	Completed 2014/15	68	68	Redevelopment of former 3–4 storey care home; 6 houses + 7 apartments; strong town-centre brownfield exemplar
Inner Residential infill / Brownfield Redevelopment										
Andoversford	Former Cattle Market Station Road	13/03775/FUL	Inner Residential infill / Brownfield Redevelopment	0.46	0.356	17	Completed 2017	38	48	Brownfield redevelopment - varied mix of detached and terraced homes.
Bourton-on-the-Water	Our Lady Help of Christians Catholic Church, Station Road	23/00727/TDC	Inner Residential Infill / Brownfield Redevelopment	0.18	0.18	5	Approved 2021	28	28	Brownfield redevelopment site. A terrace of 3 dwellings and 2 large, detached dwellings, contain 2, 3 and 5 bed dwellings.
Cirencester	Chesterton Halt Adult Training Centre Meadow Road, GL7 1YA	15/01329/OUT & 16/03017/REM	Inner Residential infill	0.48	0.4	24	Completed 218/19	59	60	3 storey apartment building comprising 24 one- and two-bedroom apartments consisting of a total area of 2,110 m2.

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph	Height /Housing mix
Kempsford	Cross Tree Crescent & Oakley Flats, High Street	19/01715/FUL	Inner Residential infill	0.65	0.52	27	Approve and completed	42	52	Brownfield regeneration within a large village, replacing defective post-war housing stock. mix of 7 no. 1 bedroom 2 person houses, 4 no. 2 bedroom 3
Moreton-in-Marsh	Stockwells Redevelopment, 13–30 Stockwells	21/03283/FUL	Inner Residential infill	0.7	0.64	28	Approved and completed	40	44	Redevelopment of 24 defective dwellings; two-storey 2- & 3-bed houses; compact perimeter-block form. 100% Affordable
Tetbury	Peglers Garage Workshop, London Road, GL8 8JQ	20/00834/FUL	Inner Residential Infill / Brownfield Redevelopment	0.23	0.23	9	Developed	39	39	Small brownfield infill development within Tetbury which is washed over by the National Landscape.
Tetbury	Northfield Garage, London Road, GL8 8HW	21/00549/FUL	Inner Residential Infill / Brownfield Redevelopment	0.94	0.75	45	Approved	48	60	Compact brownfield site, with significant challenges resulting from its previous use as a PFS. The houses range from 1 to 4 bedroom characterised by smaller family-sized dwellings.
Upper Rissington	Land parcel between Sandy Lane Court and Southgate Court	17/04587/FUL	Inner Residential / Brownfield Redevelopment	1	0.83	26	Completed in	26	35	A mix of 2, 3 and 4 bed units. There is 50% affordable housing. two storey with some terraces, semi-detached.
Upper Rissington	Land adjacent to Mitchell Way and Wellington Road	20/02697/FUL	Inner Residential Infill	0.26	0.26	10	Developed	39	39	2 storey in height and will comprise one detached dwelling, three pairs of semi-detached dwellings and one terrace of 3 dwellings. The dwellings will comprise 3 x two bed, 6 x three bed and 1 x four bed units.
Small-Scale Suburban Extension										
Avening	Land parcel at the Sunground	14/02675/FUL	Small Scale Suburban extension	0.35	0.28	11	Completed 23/24	31	39	Affordable housing site with cross- market-subsidy providing a mix of social

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph	Height /Housing mix
										rent and shared equity. 6 affordable + 5 market; National Landscape; compact village infill.
Chipping Campden	Land at Berrington Mill Nurseries, Station Road	13/02227/OUT	Small-Scale Suburban Extension	2.2	1.76	26	Completed 2017/18	12	18	26 new dwellings of which half would be for sale and the remainder would be for let or shared equity sale.
Chipping Campden	Land at the Leasows	18/04995/REM	Small-Scale Suburban Extension	1.66	1.3	30	Completed 2022/23	18	23	Within the Cotswolds National Landscape. 15 open market dwellings and 15 affordable units. The open market dwellings comprise five 3 bed, seven 4 bed and three 5 bed units. The affordable dwellings comprise two 1 bed, eight 2 bed and five 3 bed (three 3 bed 5 person & two 3 bed 6 person). Dwellings are a mix of detached, semi-detached and terraced units. All dwellings 2 storey in height.
Cirencester	Kingshill development, London Road	15/03117/REM pursuant to outline PP 13/02942/OUT for mixed use development	Small-Scale Suburban Extension	3.46	2.17	94	Completed 2018/19	27	43	All 2 or 2.5 storeys. Development will provide 50% affordable housing. 47 affordable homes, delivered at a 67%/33% split of socially rented to shared ownership.
Down Ampney	Land at Broadway Farm	17/03826/REM - Reserved Matters pursuant to 15/01567/OUT	Small-Scale Suburban Extension	3.2	2.02	44	Approved and developed	14	22	Edge-of-settlement redevelopment providing 22 units (50%) of affordable housing. The units would mostly be 2 storeys vernacular appearance,
Fairford	Land parcel to the south-west, of Saxon Way	14/04847/REM Reserved matters pursuant to 13/05181/OUT	Small-Scale Suburban Extension	1.25	1	22	Completed 2017/18	18	22	Small edge-extension; notably low net density for suburban context

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph	Height /Housing mix
Kemble	Land NW of Kemble Primary School, West Lane	19/03417/FUL	Small-Scale Suburban Extension	0.59	0.47	8	Approved / Completed	14	17	Greenfield edge site, market housing, adjacent to school
Kemble	Land north east of Clayfurlong Grove	20/00833/FUL	Small-Scale Suburban Extension	0.64	0.53	15	Approved / Completed	23	28	Greenfield two-storey built form throughout, reflecting the prevailing scale of surrounding village housing and maintaining an appropriate relationship with the rural edge. The scheme includes six affordable dwellings,
Lechlade	Old Station Site Burford Road	14/04198/REM pursuant to Outline 12/00528/OUT	Small-Scale Suburban Extension	2.65	1.67	61	Completed	23	37	Even though it's brownfield, the layout and delivery behave like a suburban edge scheme. Brownfield doesn't always mean high density — this shows how even brownfield sites can deliver suburban densities when layout and context allow. 8 two bedroomed houses, 16 three bedroomed houses, 22 four bedroomed houses and 15 four/five bedroomed houses generating an overall density of 23 dwellings per hectare.
Mickleton	Former Meon Hill Nurseries,	13/03539/OUT	Small-Scale Suburban Extension	4.2	2.65	84	Completed	20	32	Mixed-use outline; brownfield edge-of-village redevelopment; net density at lower end of suburban benchmark
Moreton-in-Marsh	Land west of Davies Road / Mosedale	22/02119/REM	Small-Scale Suburban Extension	0.52	0.43	15	Approved / Completed	28	35	Small-scale edge-of-settlement scheme. Semi-detached family houses and terrace blocks. All homes are

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph	Height /Housing mix
Moreton-in-Marsh	Land east of Evenlode Road	21/02766/REM	Small-Scale Suburban Extension	3.5	2.2	67	Approved (2021)	19	31	Scheme of 67 dwellings, combining larger open market homes with a varied affordable mix (including apartments, houses, and bungalows), with most buildings 2 storey but some single-storey bungalows to diversify provision
Moreton-in-Marsh	Land to east of Evenlode Road	21/02766/REM pursuant to outline 19/00086/OUT	Small-Scale Suburban Extension	3.52	2.3	67	Completed 2024	19	29	Residential development of a relatively low density of just 19 homes per hectare, and of a low-rise nature. Therefore limited to 67.
Northleach with Eastington	Land parcel off Bassett Road, and East End Road	16/03403/REM pursuant to 14/04274/OUT	Small-Scale Suburban Extension	2.1	1.32	40	Completed	19	30	The dwellings along this road will be 2-2.5 storeys high, set within large gardens flanking the gable ends of two terraces, each of three 2.5 storey houses.
South Cerney	Land adjacent to Berkeley Close	18/04656/REM pursuant to outline permission 16/02598/OUT	Small-Scale Suburban Extension	3.5	2.2	92	Under construction	26	42	Strong exemplar; suburban edge scheme delivering higher densities. The density also allows for a range of dwellings across the site with varying sizes, in order to accommodate a variety of house types from Larger detached properties through to smaller semi-detached forms. Predominantly of 2 storey dwellings.
Stow-on-the-Wold	Land north of Oddington Road	23/01513/FUL	Small-Scale Suburban Extension	1.97	1.58	37	Approved	19	24	The proposal consists of 100% affordable housing with a range of property types including detached, semi-detached and terraced houses. Property size ranges from 1 – 3-bedroom units.

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph	Height /Housing mix
										22 rented and 15 shared ownership.
Tetbury	Land parcel at Quercus Park	14/03567/REM pursuant to outline 13/03363/OUT	Small-Scale Suburban Extension	1.6	1.3	50	Completed	31	39	A mixture of sizes ranging from 1 bed (47 square metres) to 4 bed (150 square metres).
Tetbury	The Dormers, Cirencester Road	13/02727/OUT	Small-Scale Suburban Extension	1.9	1.5	27	Completed 2017/18	14	18	Comprising a mixture of 2 x 1 bed flats and 23 x 2, 3, 4 and 5 bed houses. 11 of the new dwellings are intended as affordable. Entirely 2 storey in scale.
Tetbury	Land at Cirencester Road	17/01804/REM pursuant to outline 15/04291/OUT	Small-Scale Suburban Extension	1.49	1.24	39	Completed	26	32	A mix of buildings that are linked, terraced and detached.
Tetbury	Land west of Worwell Farmhouse, Cirencester Road, GL8 8RY	23/02682/FUL	Small-Scale Suburban Extension	2	1.3	27	Approved	14	21	Greenfield development in the National Landscape. Mixed-use comprising: New healthcare facility (replacement GP surgery) and 27 dwellings (11 affordable units: rented + shared ownership). Exceptional circumstances exist, and that the scheme is in the public interest by providing a much-needed healthcare facility.
Upper Rissington	Land parcel between Sandy Lane Court and Southgate Court	20/04548/FUL	Small-Scale Suburban Extension	1	0.8	26	Under construction	26	33	The site is located within the Cotswolds National Landscape. The development will be domestic in scale, and village like in character. It is generally arranged in a series
Willersey	Field House, Broadway Road, WR12 7PH	23/03814/FUL	Small-Scale Suburban Extension	0.49	0.39	5	Approved	10	13	Demolition of existing commercial and domestic buildings and construction of 5 dwellings within the

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph	Height /Housing mix
										Cotswolds National Landscape. 3 detached dwellings and a pair of semi-detached properties providing a mix of 1 two bed, 2 three bed and 2 four bed dwellings.
Willersey	Land north of Collin Lane	14/05636/OUT	Small-Scale Suburban Extension	2.24	1.35	50	Completed	22	37	A mix of buildings that are linked, terraced and detached.
Large-Scale Suburban Extensions										
Cirencester	Kingshill North (Phase)	07/03621/REM Reserved matters pursuant 07/00748/OUT	Large-Scale Suburban extension	8.6	6.88	270	Completed 2013/14	32	39	Early phase of strategic allocation; typical 2–2.5 storey suburban form; density higher than later greenfield schemes.
Cirencester	Kingshill South	06/02991/OUT	Large-Scale Suburban Extension	8.9	7.12	311	Completed 2010-2016	35	44	Outline assumed 35 dph as "appropriate mid-point" of 30–40 dph range; includes POS, allotments, small retail. 50% affordable housing.
Fairford	Land at London Road	13/03793/OUT	Large-Scale Suburban Extension	5	3.15	120	Completed 2012020/21	24	38	Predominance of 2 storey development with some 2.5 storey
Fairford	Land west of Hatherop Road	22/03770/OUT	Large-Scale Suburban Extension	7.7	3.6	87	Approved 2023	11	24	Large greenfield edge-of-settlement scheme; 56% GI; A mix of residential accommodation comprising 1,2,3 and 4 bedroom
Fairford	Land parcel south of Home farm, Cirencester Road	15/02707/REM pursuant to 13/03097/OUT	Large-Scale Suburban Extension	4.3	2.8	120	Completed 2017/18	28	42	mix will vary through the development but will predominantly comprise semidetached and detached family dwellings of 2, 3 or 4 bedrooms.
Kemble	Land at Top Farm	14/03638/REM pursuant to outline 11/04236/OUT	Large-Scale Suburban Extension	5	3	50	Completed 2017/18	10	16	A mixture of 2–5-bedroom houses and a small number of 1 bed flats.
Mickleton	Land parcel off Broad Marston	16/02049/REM pursuant to outline14/02365/OUT	Large-Scale Suburban Extension	8.42	3.6	90	Completed	11	25	2 storeys semi-detached and

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph	Height /Housing mix
Moreton-in-Marsh	Land at Dunstall Farm, Fosseway	19/02248/FUL	Large-Scale Suburban Extension	16.36	8.728	250	Approve and under construction	16	30	Greenfield suburban extension. 100 dwellings are to be provided 40% of the 250 new homes are split between 60 rented units (60%) and 40 shared ownership (40%). A range of dwelling size type and tenure provided from one bedroom apartment to three bed family homes.
Moreton-in-Marsh	Land off Todenham Road	14/00948/OUT	Large-Scale Suburban Extension	11	6	140	Completed	13	23	The scheme devotes around 3.8 ha to parkland, resulting in only 56% of the red line area being used for development. Generous POS and buffer provision.
Moreton-in-Marsh	Land at Fire Service College, London Road	11/00940/REM pursuant to 09/04440/OUT	Large-Scale Suburban Extension	14.25	9	313		22	35	36 apartments and 264 house. A mix of 2 and 3 storey units and a mix of 2 to 4 bed houses. extensive POS and buffers.
Moreton-in-Marsh	The Fire Service	16/00858/REM pursuant to outline 14/01483/OUT	Larg-Scale Suburban Extension	15.54	9.7	250	Completed	16	26	A range of houses and flats with associated garages Houses will include 2 storey and 2.5 storey types (rooms in the roof space) and flats will be accommodated in 3 storey blocks. Very low gross density; even on 63% net assumption, generous land take.
Siddington (Cirencester edge)	Land to the south of Love Lane	20/01852/REM pursuant to outline 15/05165/OUT	Large-Scale Suburban Extension	10.86	6.5	88	Completed in	8	14	The houses will be a mixture of terraced, semi-detached and detached houses.
South Cerney	Land at former Aggregate Industries Site, The Mallards	10/03916/OUT	Large-Scale Suburban Extension	15.4	6	150	Completed 2021	10	25	A range of house types, sizes and tenures and housing styles. 2 storey with some 2.5 storey along main route.

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph	Height /Housing mix
Tetbury	Highfield Farm	15/02517/REM pursuant to outline 11/01591/OUT granted on appeal	Large-Scale Suburban extension	9.05	5.6	250	Completed 2021/22	28	45	Mix of detached semidetached properties.
Strategic Scale										
Cirencester	The Steadings (Chesterton / Wilkinson Road), Cirencester Phase 1	20/04343/REM	Strategic scale (first phase)	2.85	1.8	68	Reserved Matters / Phase 1A, under construction	24	38	Mostly 2–3 storey terraced/semi layout consistent with this density.

Appendix 2 – Density Summary Analysis

Settlement	Scheme	Tier	Urban Form	Large-Scale Suburban Extension (Yes/No)	Dwellings	Net Density	Gross Density	Net Area
Andoversford	Former Cattle Market Station Road	Tier 5	Inner Residential infill / Brownfield Redevelopment	No	17	48	38	0.36
Avening	Land parcel at the Sunground	Tier 5	Small-Scale Suburban Extension	No	11	39	31	0.28
Bourton-on-the-Water	Car Park adjacent to Bourton Vale Garage, Station Road	Tier 2	Town Centre infill / Highly Accessible	No	8	200	200	0.04
Bourton-on-the-Water	Our Lady Help of Christians Catholic Church, Station Road	Tier 2	Inner Residential Infill / Brownfield Redevelopment	No	5	28	28	0.18
Chipping Campden	Land at Berrington Mill Nurseries, Station Road	Tier 2	Small-Scale Suburban Extension	No	26	18	12	1.76
Chipping Campden	Land at the Leasows	Tier 2	Small-Scale Suburban Extension	No	30	23	18	1.30
Cirencester	The Steadings (Chesterton / Wilkinson Road), Cirencester Phase 1	Tier 1	Strategic scale (first phase)	Yes	68	38	24	1.80
Cirencester	Chesterton Halt Adult Training Centre Meadow Road, GL7 1YA	Tier 1	Inner Residential infill	No	24	60	59	0.40

Settlement	Scheme	Tier	Urban Form	Large-Scale Suburban Extension (Yes/No)	Dwellings	Net Density	Gross Density	Net Area
Cirencester	T H White Garage Redevelopment (Retirement Living)	Tier 1	Town Centre infill / Highly Accessible	No	34	85	68	0.40
Cirencester	11 Dollar Street upper floors conversion	Tier 1	Town Centre infill / Highly Accessible	No	7	78	78	0.09
Cirencester	Forum House, South Way, GL7 1LJ	Tier 1	Town Centre infill / Highly Accessible	No	10	125	125	0.08
Cirencester	Kingshill North (Phase)	Tier 1	Large-Scale Suburban extension	Yes	270	39	32	6.88
Cirencester	Akeman Court, Cricklade Street	Tier 1	Town Centre infill / Highly Accessible	No	13	68	68	0.19
Cirencester	Kingshill South	Tier 1	Large-Scale Suburban Extension	Yes	311	44	35	7.12
Cirencester	Kingshill development, London Road	Tier 1	Small-Scale Suburban Extension	Yes	94	43	27	2.17
Down Ampney	Land at Broadway Farm	Tier 5	Small-Scale Suburban Extension	No	44	19	14	2.27
Fairford	Land west of Hatherop Road	Tier 2	Large-Scale Suburban Extension	Yes	87	24	11	3.60
Fairford	Land at London Road	Tier 3	Large-Scale Suburban Extension	Yes	120	38	24	3.15
Fairford	Land parcel to the south-west, of Saxon Way	Tier 3	Small-Scale Suburban Extension	No	22	22	18	1.00
Fairford	Land parcel south of Home farm, Cirencester Road	Tier 3	Large-Scale Suburban Extension	Yes	120	42	28	2.80

Settlement	Scheme	Tier	Urban Form	Large-Scale Suburban Extension (Yes/No)	Dwellings	Net Density	Gross Density	Net Area
Kemble	Land north-west of Kemble Primary School, West Lane	Tier 5	Small-Scale Suburban Extension	No	8	17	14	0.47
Kemble	Land north east of Clayfurlong Grove	Tier 5	Small-Scale Suburban Extension	No	15	28	23	0.53
Kemble	Land at Top Farm	Tier 5	Large-Scale Suburban Extension	Yes	50	16	10	3.00
Kempsford	Cross Tree Crescent & Oakley Flats, High Street	Tier 5	Inner Residential infill	No	27	52	42	0.52
Lechlade	Old Station Site Burford Road	Tier 5	Small-Scale Suburban Extension	No	61	37	23	1.67
Mickleton	Former Meon, Hill Nurseries, Canada Lane	Tier 5	Small-Scale Suburban Extension	No	84	32	20	2.65
Mickleton	Land parcel off Broad Marston Road	Tier 5	Large-Scale Suburban Extension	Yes	90	25	11	3.60
Moreton-in-Marsh	Land west of Davies Road / Mosedale	Tier 2	Small-Scale Suburban Extension	No	15	35	28	0.43
Moreton-in-Marsh	Land east of Evenlode Road	Tier 2	Small-Scale Suburban Extension	No	67	31	19	2.20
Moreton-in-Marsh	Stockwells Redevelopment, 13–30 Stockwells	Tier 2	Inner Residential infill	No	28	44	40	0.64
Moreton-in-Marsh	Land at Dunstall Farm, Fosseway	Tier 2	Large-Scale Suburban Extension	Yes	250	30	16	8.73

Settlement	Scheme	Tier	Urban Form	Large-Scale Suburban Extension (Yes/No)	Dwellings	Net Density	Gross Density	Net Area
Moreton-in-Marsh	Land at Fire Service College, London Road	Tier 2	Large-Scale Suburban Extension	Yes	313	35	22	9.00
Moreton-in-Marsh	The Fire Service, College Road	Tier 2	Larg-Scale Suburban Extension	Yes	250	26	16	9.70
Moreton-in-Marsh	Land off Todenham Road	Tier 2	Larg-Scale Suburban Extension	Yes	140	23	13	6.00
Moreton-in-Marsh	Land to east of Evenlode Road	Tier 2	Small-Scale Suburban Extension	No	67	29	19	2.30
Northleach with Eastington	Land parcel off Bassett Road, and East End Road	Tier 4	Small-Scale Suburban Extension	No	40	30	19	1.32
Siddington (Cirencester edge)	Land to the south of Love Lane	Tier 1	Large-Scale Suburban Extension	Yes	88	14	8	6.50
South Cerney	Land Adjacent To Berkeley Close	Tier 4	Small-Scale Suburban Extension	No	92	42	26	2.20
South Cerney	Land at former Aggregate Industries Site, The Mallards	Tier 2	Large-Scale Suburban Extension	Yes	150	25	10	6.00
Stow-on-the-Wold	Land north of Oddington Road	Tier 2	Small-Scale Suburban Extension	No	37	24	19	1.58
Tetbury	Peglers Garage Workshop, London Road, GL8 8JQ	Tier 2	Inner Residential Infill / Brownfield Redevelopment	No	9	39	39	0.23

Settlement	Scheme	Tier	Urban Form	Large-Scale Suburban Extension (Yes/No)	Dwellings	Net Density	Gross Density	Net Area
Tetbury	Northfield Garage, London Road, GL8 8HW	Tier 2	Inner Residential Infill / Brownfield Redevelopment	No	45	60	48	0.75
Tetbury	Land west of Worwell Farmhouse, Cirencester Road, GL8 8RY	Tier 2	Small-Scale Suburban Extension	No	27	21	14	1.30
Tetbury	Highfield Farm	Tier 2	Large-Scale Suburban extension	Yes	250	45	28	5.60
Tetbury	The Dormers, Cirencester Road	Tier 2	Small-Scale Suburban Extension	No	27	18	14	1.50
Tetbury	Land parcel at Quercus Park	Tier 2	Small-Scale Suburban Extension	No	50	39	31	1.30
Tetbury	Land at Cirencester Road	Tier 2	Small-Scale Suburban Extension	No	39	32	26	1.24
Upper Rissington	Land parcel between Sandy Lane Court and Southgate Court	Tier 5	Small-Scale Suburban Extension	No	26	33	26	0.80
Upper Rissington	Land adjacent to Mitchell Way and Wellington Road	Tier 5	Inner Residential Infill	No	10	39	39	0.26
Upper Rissington	Land parcel between Sandy Lane Court and Southgate Court	Tier 5	Inner Residential / Brownfield Redevelopment	No	26	35	26	0.83
Willersey	Field House, Broadway Road, WR12 7PH	Tier 5	Small-Scale Suburban Extension	No	5	13	10	0.39
Willersey	Land north of Collin Lane	Tier 5	Small-Scale Suburban Extension	No	50	37	22	1.35

This page is intentionally left blank

Cotswold District Housing Needs Evidence

Final Report

Iceni Projects Limited on behalf of

Cotswold District Council

June 2026

Iceni Projects
Birmingham: The Colmore Building, 20 Colmore Circus Queensway, Birmingham B4 6AT
Edinburgh: 14-18 Hill Street, Edinburgh, EH2 3JZ
Glasgow: 201 West George Street, Glasgow, G2 2LW
London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH
Manchester: WeWork, Dalton Place, 29 John Dalton Street, Manchester, M26FW

t: 020 3640 8508 **| w:** iceniprojects.com | **e:** mail@iceniprojects.com
linkedin: linkedin.com/company/iceni-projects | **twitter**: @iceniprojects

Contents

1. Summary & Conclusions 1

2. Introduction.....8

3. Housing Offer and Market Dynamics.....11

4. Demographics and Overall Housing Need 24

5. Affordable Housing Need 44

6. Older Persons Need & Disabilities 76

7. Mix of Homes Needed.....91

8. Housing Market Segments 110

9. Housing Needs of Specific Groups.....116

1. Summary & Conclusions

1.1 This report provides evidence on housing needs for Cotswold District. It has been prepared in particular to inform the emerging Cotswold District Local Plan.

Overall Housing Need

1.2 The Government has set out a 'standard method' and requires councils to use this to identify overall housing need. This is influenced by the current housing stock and affordability position. The standard method shows a substantial need for 1,054 dpa generating a need for 17,918 homes over the 2026-43 plan period. This high housing need is in particular a reflection of the District's high house prices which on average are 14.6 times' the average earnings of a full-time worker living in the District.

1.3 The modelling undertaken in this report indicates that housing provision of 17,918 homes over the plan period would support population growth of 34,600 (37%) over the 17 year plan period and support a notable growth in the population of working age as well as a growing older population.

Need for Affordable Housing

1.4 There is a significant need for affordable housing in Cotswold District. Affordable housing accounts for around 7,100 in the District today and accommodates around 15% of the District's households; but at as at Spring 2025 there were 1,775 households on the Council's Housing Register with an unmet need for affordable homes.

1.5 The report provides an assessment of affordable housing need over the plan period to 2043, taking account of current housing costs and incomes, as well as the existing affordable housing stock and turnover. This indicates a net need for 336 affordable homes a year. Whilst this is very significant in the context of the adopted Local Plan's housing target for delivery of 420 homes a year and average housing delivery over the last 15 years, which at 413 homes a year closely matches this, it is a lower proportion of the much higher housing need shown by the standard method (32%). However given that not all development schemes will provide affordable housing, with affordable housing not required on some smaller sites of < 10 dwellings and some sites not able to viably support policy-compliant affordable housing provision, we consider that the evidence would justify affordable housing provision of up to 40%. The policy requirement for affordable housing in the Local Plan will need to take account of this, as well as the Plan's viability evidence. It will help grow the proportion of affordable housing (relative to the wider housing stock) over the plan period.

1.6 The evidence considers the profile of need for different affordable housing products, and concludes that, on the basis of the needs evidence, policies should seek the following split of different affordable housing products:

40% social rent

10% affordable rent

50% affordable home ownership.

1.7 The Plan's policies should provide the potential for this to be flexed in selected circumstances, in particular where there is alternative local needs evidence or where it is necessary to do so to support development viability. The definition of affordable housing should include the potential for provision of military affordable housing.

1.8 The evidence in the report highlights the significant quantum of second and holiday homes in the District, which support the tourism economy but restrict access to housing for local people. Government is considering introducing a national register of short-term lets, which the Council could opt in to. Once this is in place, there would be potential for planning polices – together with Article 4 directions – to be used to more closely manage the growth of short-term lets and in particular to manage concentrations of them. This is something which the Council may wish to investigate further.

Housing Mix

1.9 The District's current dwelling stock is focused towards larger properties – with detached and semi-detached homes making up more than two-thirds (68%) of homes; and 69% of homes having 3 or more bedrooms, with a particularly high proportion (31%) of homes having 4+ beds. Whilst this is reflective of the more rural nature of the District, there are clear effects in restricting the supply of smaller and more affordable homes for local people.

1.10 The evidence indicates an earnings profile of those working in the District which is notably lower than that for residents, with out-commuting of residents to higher paid jobs and notable in-commuting of those in lower paid roles who can't afford to live in the District. Affordable housing provision will therefore be important in supporting the local economy in enabling lower earning households to live in the District which in turn will help businesses with recruitment issues.

1.11 For market housing, the size of a home households occupy is influenced more by what they can afford than their household size. The evidence however indicates that taking account of demographic changes and providing opportunities for older households to downsize, market housing provision should be focused on delivering 2- and 3-bed

properties. This will help to rebalance the housing offer to address affordability issues.

1.12 Affordable home ownership properties should be focused in particular on 2-bed properties, as set out below; whilst new developments should deliver a mix of different sizes of rented affordable homes including to meet needs of both smaller households and families.

1.13 The recommended mix of homes of different sizes is set out in the table below. We would expect this to be considered alongside, where appropriate, the existing mix of homes at settlement level and any local needs evidence. Justification should be provided as part of planning applications where there is significant variance from this – particularly on strategic sites.

Table 1-1: Suggested size mix of housing by tenure – Cotswold

	Market	Affordable home ownership	Rented affordable housing
1-bedroom	5%-10%	15%-20%	25%-35%
2-bedrooms	30%-35%	40%-50%	30%-40%
3-bedrooms	35%-45%	25%-35%	20%-30%
4+-bedrooms	15%-25%	5%-15%	5%-15%

Source: Iceni analysis

Specialist Housing

1.14 The evidence indicates that over the plan period to 2043, the population aged 65+ is expected to grow by 44%, with an increase of 11,600 people accounting for around a third of overall population growth. Currently 15% of the population have a disability, with 28% of households including someone with a disability and this can be expected to grow with the increasing older population over the plan

period. The evidence projects an increase of 2,350 people (rounded) with mobility problems as well as growth in those with autism, learning disabilities and dementia (see Table 6.4).

1.15 The District has a relatively health supply of housing with support now, but an under-provision of housing with care (such as extra care) and residential care bedspaces. Over the plan period, the evidence indicates a net need for:

Housing with support: 496 homes

Housing with care: 467 homes

Residential and nursing care: 685 bedspaces

1.16 The analysis thus provides clear evidence of a need for specialist housing, driven in particular by a growing older population. It is important that the Council consider as part of the plan-making process how these needs will be met. We would recommend that planning policies for larger strategic sites (1000+ homes) should be expected to include provision of specialist housing. Typical sizes of schemes indicatively are as follows:

Housing with Support - 60+ units

Affordable Housing with Care (Extra Care) - 65+ units

Market Housing with Care (Extra Care) - 150+ units

Residential / Nursing Care - 80 beds

1.17 Plan policies seeking affordable housing contributions from housing with care (extra care) schemes should be informed and supported by specific viability modelling relating to this form off development recognising that viability differs from general needs housing – for instance with higher levels of communal space, on-site facilities, potential for higher construction and fit-out costs and potentially lower sales rates/ fewer off-plan sales. It will be necessary also to consider

practical issues related to the costs of facilities and associated service charges in appraising whether affordable housing provision on-site is realistic, or whether financial contributions in lieu of on-site provision should be sought. The use class (whether C2 or C3) need not be determinative if the policy is appropriately drafted.

1.18 In addition, the report identifies a need for 350 homes for wheelchair users over the plan period. Iceni recommend that 5% of market homes and 5% of affordable homes on major development sites of 100+ homes are provided as wheelchair adaptable homes consistent with M4(3) standards. Within this, the affordable homes should be provided as M4(3)(2)(b) wheelchair accessible homes where there evidence of local need at the time of a planning application.

Specific Market Segments

1.19 The report identifies limited potential for 'muti-family' build-to-rent (BTR) development, which is of flats; but does identify some potential for 'single family' BTR to grow over the plan period. This has the potential to support the pace of delivery on larger strategic sites. It recommends that this is considered as part of the market housing offer and the Council expects provision as part of any new settlement scale locations.

1.20 A need is also estimated for around 355 self- and custom-build homes over the plan period. Alongside policies supporting provision on single development plots in suitable locations, the Council should consider requiring 3% of dwellings on strategic sites to provide for self- and custom housebuilding.

1.21 A specific need for new-build homes for students and looked after children is not identified in the evidence; but the evidence in the report would be relevant to applications for children's homes, which Iceni would expect to be particularly focused on the change of use of existing

C3 properties. The Council should monitor student housing issues and continue to engage with the Royal Agricultural University over time.

2. Introduction

2.1 Cotswold District Council is preparing a new Local Plan to guide development in the District over the 2025-43 period. The Council has commissioned Iceni Projects ('Iceni') to prepare this Housing Needs Evidence Report.

2.2 The report draws together evidence on housing needs, including overall housing need, the need for different types and sizes of homes; and the needs of different groups within the local community. It draws on work which Iceni has been undertaking to prepare a Gloucestershire Housing & Economic Development Needs Assessment ('HENA') working with local authorities across the County.

Scope of the Housing Needs Report

1.2 This report provides an assessment of housing needs, which includes:

Identifying the overall need for housing using the 'standard method' set out by national government;

Assessment of the need for affordable housing, and for different types of affordable housing to provide a basis to support planning policies for affordable housing;

Analysis of the needs for different types of homes and housing needs of different groups within the District's population, including older persons; families and military personnel;

Consideration of the dynamics of different housing market segments – including the need for purpose-built student accommodation and self- and custom-build housing.

2.3 The report takes account of national government policies as set out in the National Planning Policy Framework ('NPPF'), as published in December 2025, and associated Planning Practice Guidance ('PPG') at the time of the report's preparation.

Geographies

2.4 The report considers housing needs across Cotswold District and, for some key data, includes benchmarking of the position to that for the Gloucestershire Housing Market Area (HMA) which comprises the local authority areas of Cheltenham, Cotswold, Forest of Dean, Gloucester, Stroud and Tewkesbury.

2.5 The report considers dynamics in both urban and rural parts of the county. In doing so, this report adopts the ONS 2021 Rural Urban Classification (RUC), which identifies urban areas as shown in the table below (urban areas are defined in these terms as those with a resident population of 10,000 or over). Cirencester in these terms is defined as 'urban' whilst the remaining parts of the District are rural.

Report Structure

2.6 The remainder of the report is structured to address:

Section 3: Housing Offer and Market Dynamics

Section 4: Demographics and Overall Housing Need

Section 5: Affordable Housing Need

Section 6: Older Persons Need and those with Disabilities

Section 7: Mix of Homes Needed

Section 8: Housing Market Segments

Section 9: Rural housing needs

Section 10: Housing Needs of Specific Groups

3. Housing Offer and Market Dynamics

Housing Offer

3.1 Cotswold District has a dwelling stock of 46,800 dwellings (rounded) in 2025. 2021 Census data indicated that two thirds (67%) were owner occupied, with the remainder split between private rented (17%) and social rented homes (15%). The affordable housing stock overall equates to around 7,100 dwellings, has been growing and sits slightly above other that in parts of Gloucestershire.

Table 3.1 Tenure Profile, 2021

	Owned outright	Owned with a mortgage / Shared ownership	Private rented / Rent free	Social rent
Cotswold (households)	16,177	11,129	7,059	6,232
Cotswold (%)	40%	27%	17%	15%
Gloucestershire	38%	31%	18%	13%
South West	38%	29%	20%	13%
England	33%	30%	21%	17%

Source: 2021 Census

3.2 Over the 2011-21 period, influenced by an ageing population, the proportion of households who owned homes outright in the District has grown, with a modest increase in those living in the social rented sector (affordable housing). Those renting privately and home owners with a mortgage have fallen slightly in proportional terms relative to other tenures, but have seen some modest growth in absolute numbers of households.

Table 3.2 Tenure Changes, 2011-21

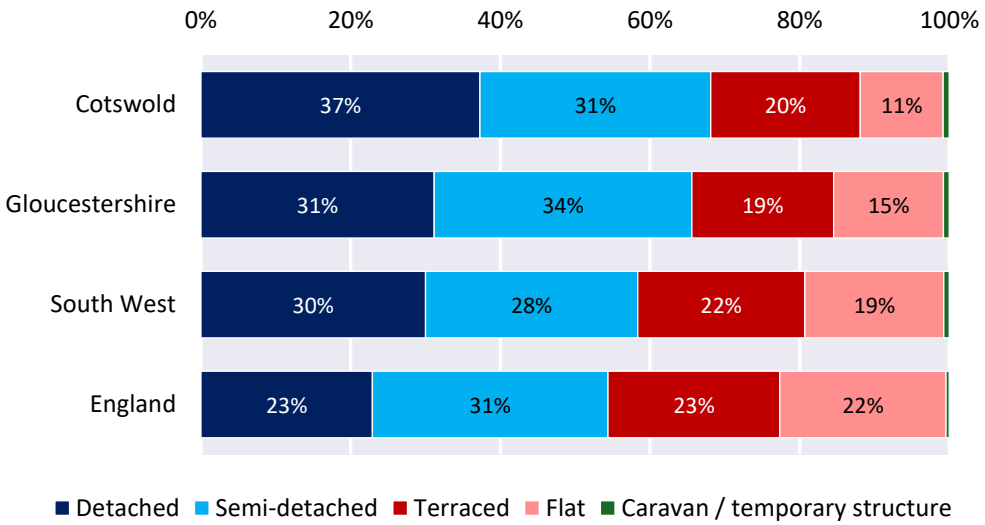
	Owned outright	Owned with a mortgage / Shared ownership	Private rented / Rent free	Social rent
2021	16,177	11,129	7,059	6,232
2011	13,691	10,553	6,604	5,388
Change	2,486	576	455	844
pp change	2.1%	-1.7%	-0.8%	0.5%

Source: 2021 Census

3.3 Data from the Regulator of Social Housing points towards an affordable housing stock in 2025 of 7,087 properties of which 80.5% were general needs properties for rent; 7.8% were supported housing and 11.5% were for low cost home ownership. The proportion of general needs housing is slightly higher than that across Gloucestershire, with the District having a lower proportion of supported housing.

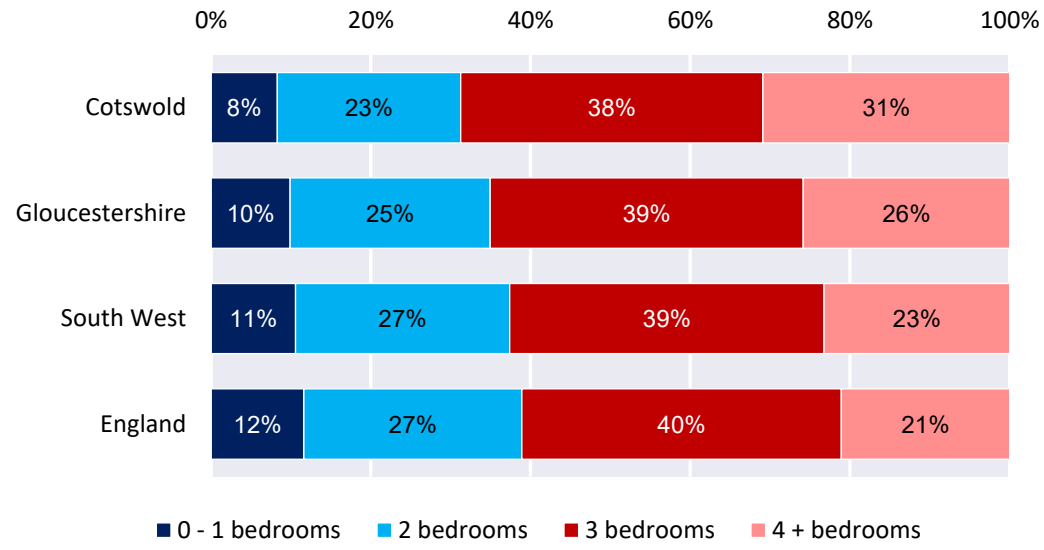
3.4 Much of the District's geography is rural and the housing offer reflects this with a relatively higher proportion of detached housing (37%) and 4+ bed homes (31%). (and relatively modest provision of flats (11% of stock) and 1-bed homes (8%). The overall focus of the current housing offer in on larger, family-sized homes.

Figure 3.1 House Types



Source: Census 2021.

Figure 3.2 House Sizes



Source: Census 2021. 1-bed figures include studios

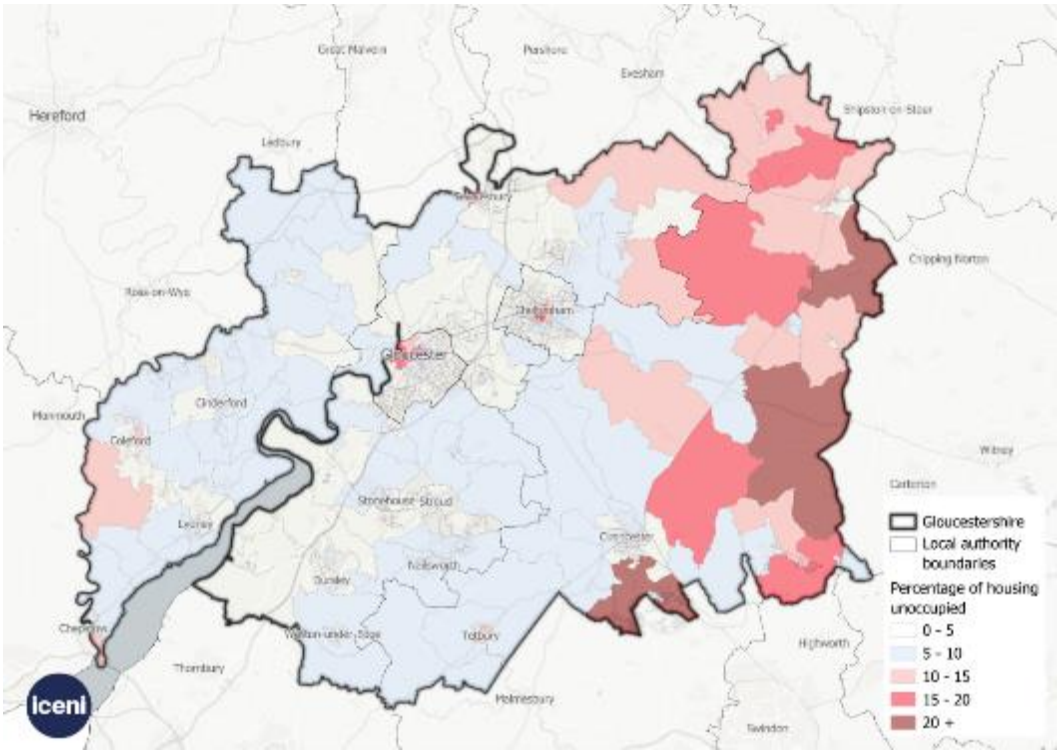
3.5 MHCLG data indicates that in 2024, 3.7% of homes across the District were vacant, with 1.8% being long-term vacant (this being those vacant for a year or more). This is above the 2.5-3.0% level which we would consider to be necessary to support turnover of stock and repairs / extensions to homes in a functioning housing market.

3.6 2021 Census data indicated that there were 3,660 vacant homes on Census day in the District; with a further 1,260 second homes (with no usual residents). Relative to a dwelling stock of 45,515 this equates to 10.8% of total dwellings which is significantly higher than that across broader geographies. It is likely that there is some overlap between homes recorded as second homes and vacant, and that the level of housing stock in these categories is reflecting in particular of visitor accommodation including holiday lets, alongside high levels of second home ownership. Whilst this supports the tourism economy in the District it also restricts the availability of homes for the local population.

3.7 In terms of house type, 89% of second and holiday homes are houses with a focus on detached properties (46% of the total); and 72% are family-sized properties with two or more bedrooms. This reflects the overall stock profile in the District.

3.8 The chart below shows the geography of unoccupied housing based on the Census data across Gloucestershire and highlights how this is significantly higher in Cotswold District than in other locations.

Figure 3.3 Unoccupied housing (2021)



Source: Census 2021

3.9 Impacts associated with concentrations of second homes and holiday lets can include:

Restricting the availability of homes to local residents, particularly lower cost properties, with concerns that those living outside of the area are often able to out-compete local households for homes.

Impacting on the residential population within settlements who use local shops and services, with the potential that concentrations can affect the vitality and viability of local communities and service provision within them.

Potential issues can arise from the churn of people, from the storage and handling of household waste, to noise from events/ parties which impacts on neighbours and on enforcement services.

3.10 The Council has charged an additional 100% Council Tax premium on second homes in the District since April 2025.[1] Holiday lets pay business rates in certain circumstances.[2]

3.11 Government intends to set up a register of short-term lets to which local authorities can 'opt in' – the effect of which will provide further information on short-term lets at a local level and how this is changing. The Government is proposing that where an owner seeks to change the use of a property between the C3 and C5 use, it would need to notify the Council. For the Council to restrict the ability for C3 dwellings to be converted to C5 short-term lets, it would likely need to put in place an Article 4 Direction. These are issues which the Council should consider further if Government progresses with legislation.

Housing Market

Sales Market Dynamics

3.12 The District is an attractive place to live with attractive settlements and landscape and this is reflected in high housing costs. The median house price stood at £448,000 in the District for sales in the year to March 2025; with the average price for detached properties reaching £680,000.

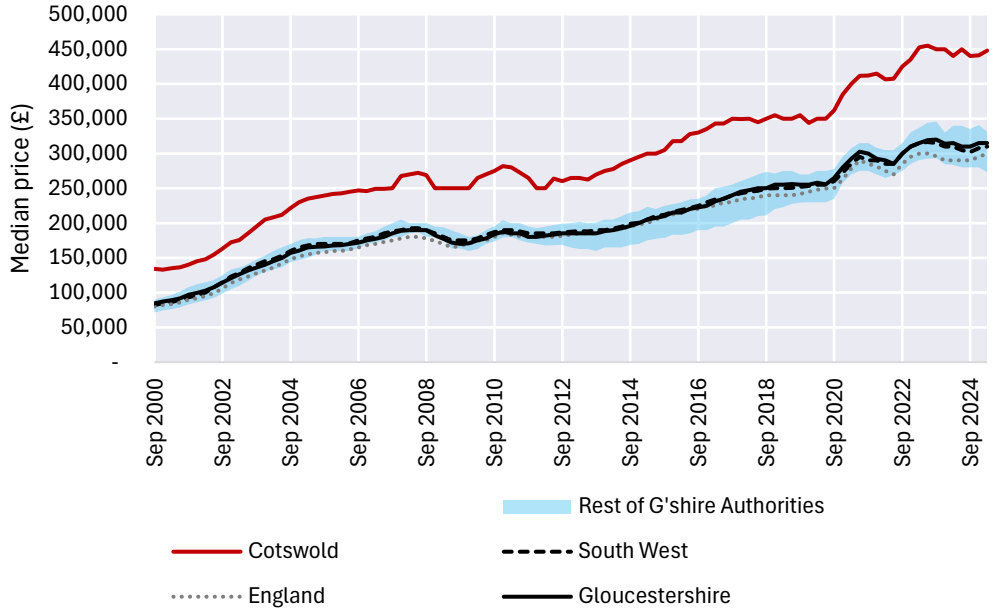
3.13 Relative prices across house types are higher than in other parts of Gloucestershire and for houses are above wider (regional/ national) benchmarks. As shown below, house prices have seen long-term growth, with rapid growth in values in particular between 2020-22 as households re-evaluated their living circumstances (as a result of the Covid-19 pandemic) with changing working patterns enabling people to

[1] https://www.cotswold.gov.uk/council-tax-and-benefits/second-homes/

[2] https://www.cotswold.gov.uk/business-and-licensing/business-rates-and-rate-relief/holiday-lets/

move further away from workplaces but seeking space to work at home. The more recent trend – since early 2023 – has been of relative price stability (and in effect a real terms fall) as demand has been sensitive to higher interest rates.

Figure 3.4 Housing price changes over time



Source: ONS *Median house prices for administrative geographies*

3.14 The trend over the last year (Spring 2025 – Spring 2026) has similarly been relatively flat, with the Land Registry House Price Index showing 2% growth in values over the year, but focused towards Summer 2026; with more recent months seeing flat or modestly falling values.

3.15 House prices by type of property are shown below. Whilst prices are higher than broader benchmarks across house types, there is a particular premium associated with larger detached homes.

House Prices by Type, Year ending March 2025

	Detached	Semi-detached	Terraced	Flat	Overall
Cotswold	£680,000	£395,000	£355,000	£225,000	£448,000
Gloucestershire	£470,000	£300,000	£255,000	£173,000	£315,000
South West	£449,000	£305,000	£265,000	£192,000	£310,000
England	£422,500	£277,500	£246,050	£248,000	£300,000

Source: ONS *Median house prices for administrative geographies*

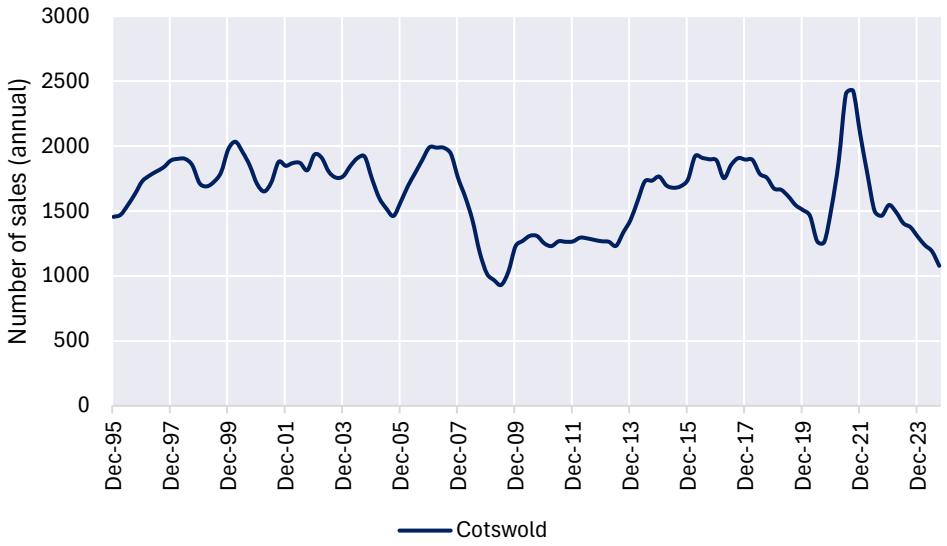
3.16 The Cotswolds market attracts a high number of prestige buyers including from abroad, particularly from North America. Recent research by Savills showed that international buyers accounted for just over 20% of sales above £1,500,000 in 'the Cotswolds' during 2025, almost double the proportion seen in the regional market[3]. Over the same period, London buyers accounted for 48% of high value sales, and cash buyers 89%. Demand from North American buyers is influenced by tourist visits, common language, quality of place and accessibility to London and Heathrow.

3.17 The chart below track trends in sales in the District, based on HM Land Registry data. It shows both short-term volatility in the market, but it is nonetheless possible to pick out the effects of the credit crunch and subdued lending between 2008-13, to stronger market circumstances between late 2013 to 2018, the spike in demand seen in 2020 and 2021 as households reconsidered where to live and with the Stamp Duty Holiday, and a weakening in demand since 2022 in a context of higher interest rates. It is notable that at the time of writing, sales volumes (at around 110 per month) sit at historically weak rates.

3.18 There are broadly similar trends for cash purchases as against those buying with a mortgage with cash purchasers accounting for 47% of sales; and purchasers with a mortgage accounting for 53% of sales over the last 5 years.

Figure 3.5 Sales Trends – Cotswold District

[3] https://www.savills.co.uk/research_articles/229130/387120-0

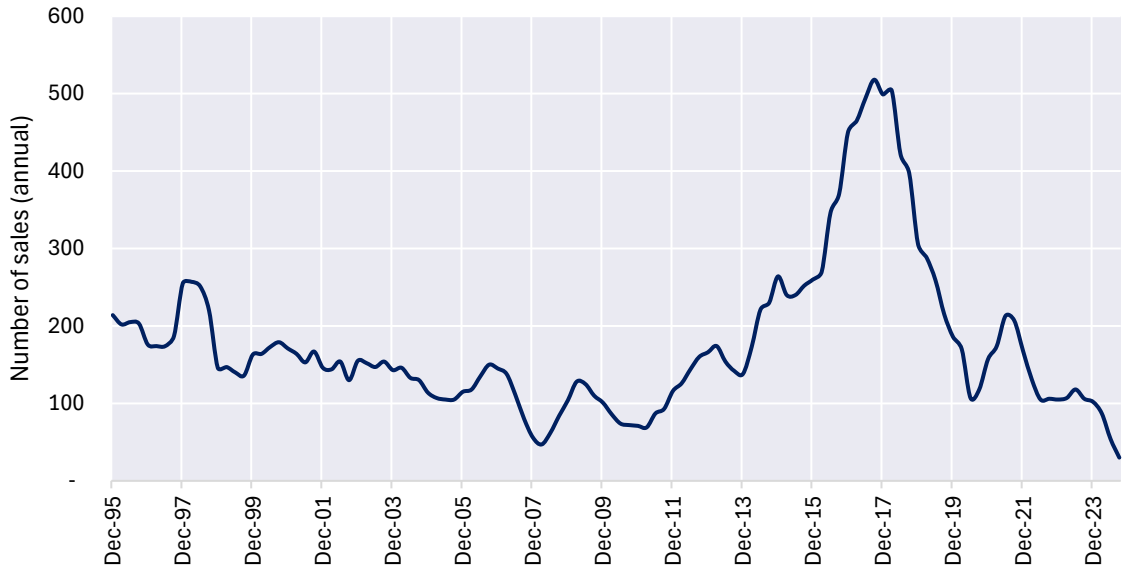


Source: HM Land Registry House Price Index/ Iceni analysis

3.19 The Local Plan is however looking at housing delivery over a 17 year period looking forwards and it is reasonable to expect this will include periods of weaker and stronger housing market conditions – reflecting the cyclicality of the housing market and different macro-economic influences on it.

3.20 The chart below shows new-build sales. It illustrates that these have varied over time – influenced by land supply issues – with a particular peak of delivery in 2016/17 and 2017/18 where annual sales peaked at 500 pa. Over 20 years, new-build sales have accounted for 11.5% of sales in the District with a lower 5 year figure of 9.2%. Comparing the position to Tewkesbury where the 10 year position has seen 22% of sales being of new-build properties illustrates the potential for the sales market to support additional new-build development.

Figure 3.6 : New-build sales – Cotswold District

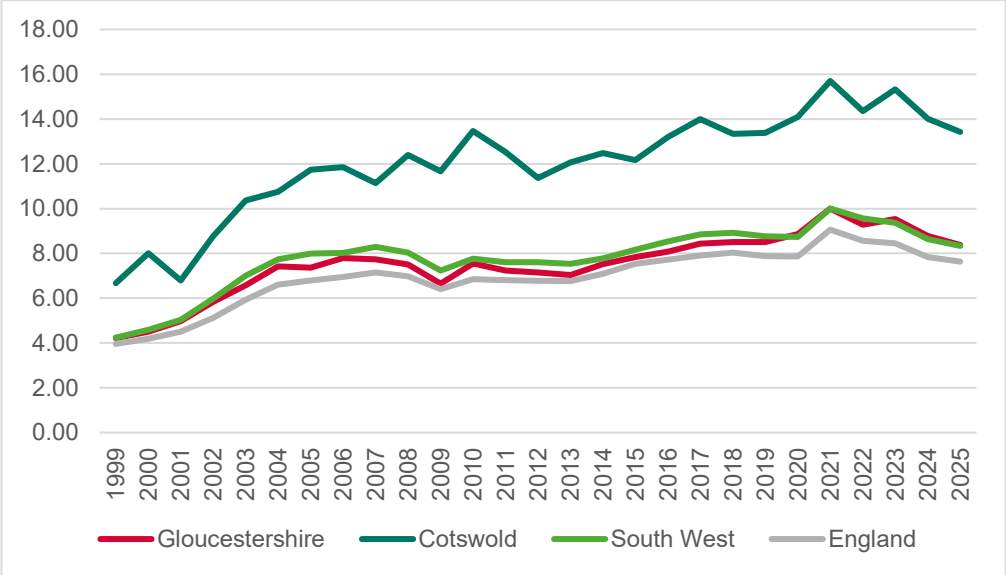


Source: ONS *Residential property sales for administrative geographies (newly built dwellings)*

Affordability of Market Housing

3.21 Affordability pressures for housing for sale is significant, with the average house price over the last 5 years (2020-25) being 12.1 times earnings of residents, but 14.6 times earnings of those working within the District. This affordability position feeds directly into the housing need. As the chart below shows, whilst the long-term trend is upwards there is year-on-year variability; and over the last four years the ratio has fallen from a peak of 15.7 in 2021 to 13.4 in 2025.

Figure 3.7 Median House Price-to-Income Ratio



Source: ONS

3.22 The lower quartile house price to income ratio, which is a better measure of the affordability of entry-level housing for younger households, is slightly lower at 11.5 in 2025. The 5 year average figure is slightly higher at 13.1, with the evidence showing again that there has been some improvement since a peak in 2021.

3.23 However whilst affordability using these metrics has improved since 2021 – as house price growth has been slower than growth in earnings – this has been counterbalanced by increases in interest rates. The Bank of England base rate sits at 3.5% at the time of writing in mid 2026 which is notably above the historically low levels of less than 1% through much of the 2010s. Interest rates have increased notably since 2022 and thus the cost of mortgage finance has risen – making it more difficult for first-time buyers to buy a home.

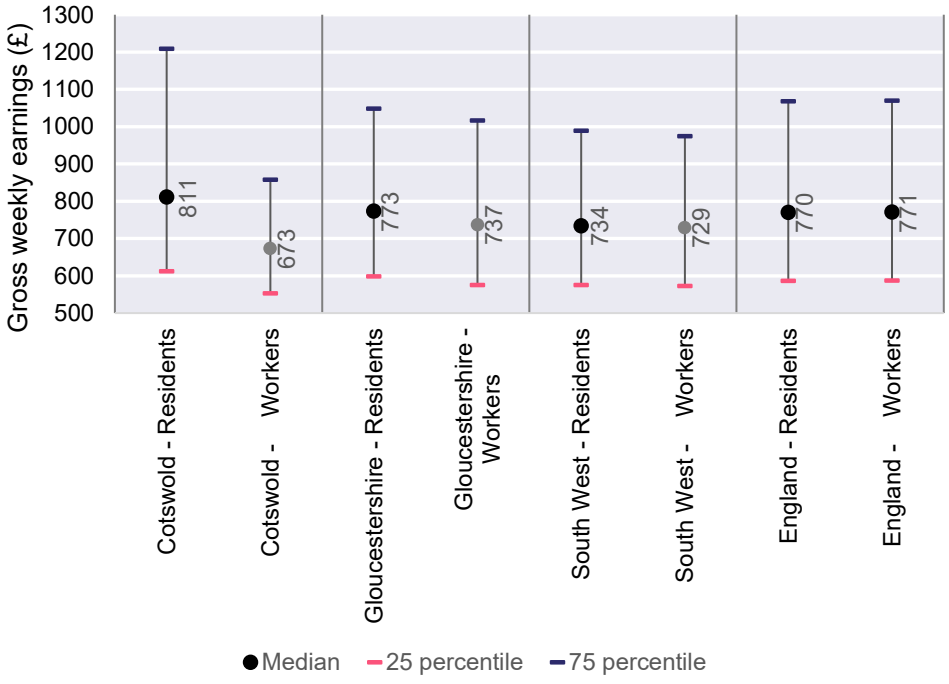
3.24 2021 Census evidence shows is that there is notable in-commuting, with just 48% of workers living in the District (based on the 2021 Census). The District has a very high jobs density of 1.09 which indicates that there are 109 jobs for every 100 residents of working age (16-64) with about 6,000 more jobs than there might be expected based on applying the regional ratio to the District's resident workforce. The

jobs density has generally been rising over the last decade – pointing to a housing supply constraint which has resulted in growth in net in-commuting to work.

3.25 The southern part of the District, including Cirencester, falls within a Swindon focused Travel to Work Area (TTWA) with Swindon being a large and growing town. Moreton-in-Marsh on the other hand falls within an Evesham-focused TTWA.

3.26 The District, as the figure below shows, sees notably higher residents earnings' than those of workers, with a significant concentration of much higher earners who commute elsewhere to work. Earnings for those working locally are below the regional and national averages. This contributes to the dynamic where there are notable challenges for those working locally to live in the District (resulting in notable in-commuting). This emphasises the importance of affordable housing delivery.

Figure 3-1: Gross full-time wages – Individual authorities (2025)

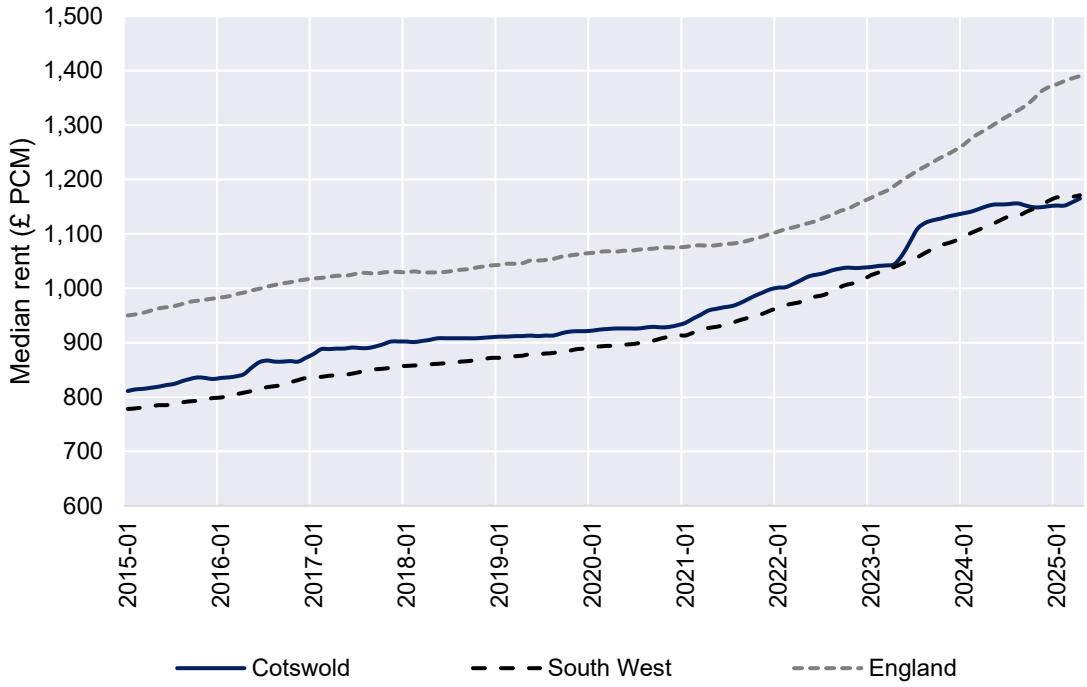


Source: ONS Annual Survey of Hours and Earnings

Rental Market Dynamics

3.27 As with house prices, private rents are similarly above those in other parts of Gloucestershire and average £1,260 per month in January 2026, with a particular premium evident for larger family-sized homes. Whilst rents have generally tracked wider regional trends, it is notable that we have seen strong relative growth in rents since 2022 – influenced by weaker sales market conditions and indicative of a supply/demand imbalance for rented properties.

Figure 3.8 Rental Costs Change



Source: ONS *Price Index of Private Rents*

Table 3-1: Average Rental Costs (January 2026)

Location	One bed	Two beds	Three beds	Four or more beds	Overall
Cotswold	£874	£1,111	£1,351	£2,059	£1,260
South West	£816	£1,046	£1,272	£1,850	£1,224
England	£1,164	£1,300	£1,450	£2,115	£1,423

% Cotswold above SW average	7%	6%	6%	11%	3%

Source: ONS *Price Index of Private Rents*

3.28 The chart above indicates that rental costs are particularly high for larger homes relative to the regional average, consistent with the position for house prices. The lower average rent indicates that the profile of rental properties is more focused towards smaller homes than across the wider region.

3.29 ONS analysis points to particular issues with rental affordability, with the average rent in 2023/24 being 37% of median gross household income, well above the regional average and also above the other Gloucestershire districts. This is a level which the ONS consider points to the District being ‘unaffordable’ as a place to rent.

4. Demographics and Overall Housing Need

4.1 This section of the report considers overall housing need using the standard method, as set out in Government's Planning Practice Guidance (PPG). It then seeks to understand what this level of growth means in demographic terms. The projections herein look at the 2026-43 plan period.

Local Housing Need

4.2 The NPPF sets out that housing need should be assessed using the standard method. It does not provide any scope to utilise an alternative approach. An assessment of housing need is an important starting point for plan-making.

4.3 Before its publication, the Government's policy objectives for the 2024 NPPF consultation in terms of housing were clear, including to:

get Britain building again, to build new homes, create jobs, and deliver new and improved infrastructure;

take a brownfield first approach and then release low-quality grey belt land, while preserving the Green Belt;

boost affordable housing, to deliver the biggest increase in social and affordable housebuilding in a generation;

bring home ownership into reach, especially for young first-time buyers; and

promote a more strategic approach to planning, by strengthening cross-boundary collaboration, ahead of legislation to introduce mandatory mechanisms for strategic planning.

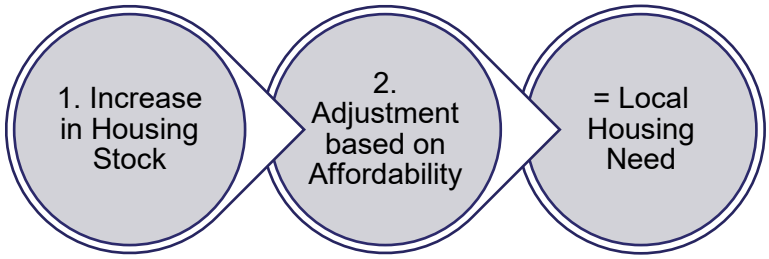
4.4 While it is noted that a subsequent consultation on changes to the NPPF have more recently occurred in late 2025, the above objectives are still useful to provide context regarding the Government's intention to increase housing delivery, including through changes to the Standard Method.

4.5 The Government's Standard Method seeks to support the ambition to deliver 1.5 million homes over the next five years (300,000 per annum on average) with the method seeking to provide a 'more balanced distribution of homes across the country, by directing homes to where they are most needed and least affordable and ensure that all areas contribute to meeting the country's housing needs. The Standard Method actually sums to 370,000 homes per annum nationally (across England).

The Standard Method

4.6 The starting point for examining housing need is the standard method. which is clearly set out by the Government the PPG. The two-step process is illustrated and worked through below. This is a simplified variation of the previous Standard Method which has been in place since 2018.

Figure 4-1: Overview of the Standard Method for Calculating Local Housing Need



Source: MHCLG

4.7 Step 1 seeks to grow the housing stock in each area by a flat 0.8% growth per annum.

4.8 Step 2 is an affordability uplift which uses an average of the last five years' workplace-based affordability ratios, and for each 1% the average ratio is above 5, the housing stock baseline is increased by 0.95%, with the calculation being as follows:

$$\textbf{Adjustment Factor} = \frac{\textbf{Affordability Ratio} - \textbf{5}}{\textbf{5}} \textbf{ x } \textbf{0.95}$$

4.9 Step One: Setting the Baseline

4.10 The first step in considering housing need against the standard method is to establish a baseline of housing stock. This is derived from Live Table 125, which is published annually in May.

4.11 As of 2024, Cotswold had 46,588 dwellings; the baseline is 0.8% of the existing housing stock for the area, and this equates to 373 dwellings per annum.

4.12 Step Two: Affordability Adjustment

4.13 The second step of the standard method is to consider the application of an uplift on the housing stock baseline, to take account of market signals (i.e. relative affordability of housing).

4.14 The adjustment increases the housing need where house prices are high relative to workplace incomes. The latest (workplace-based) affordability data relates to 2024 and was published by ONS in March 2025.

4.15 For Cotswold, the average ratio is 14.64 (Cotswold) which results in an uplift of 183% across the District. The table below sets out the Standard Method calculation.

Table 4-1: Standard Method – (as of data released May 2025)

	Cotswold
Total Dwelling Stock (2025)	46,772
Step 1. Annual Dwellings Stock Increase (0.8%)	374
Average Affordability Ratio (2021-25)	14.56
Uplift	182%
Step 2. Local Housing Need (dpa)	1,054
Housing need 2026-43	17,918

Source: MHCLG/ Iceni

4.16 Overall, the housing need for Cotswold is 1054 dwellings per annum. Applying this level of need to the plan period, 2026-43, results in a need for 17,918 dwellings.

4.17 Relative to the District's existing stock, the scale of housing growth is substantial and would require housing stock growth averaging 1.9% per annum over the plan period (or 38% growth over the 17-year plan period). As explored later in this report, this is at the top end of what other local authority areas have historically achieved and is therefore an ambitious scale of housing growth.

4.18 Approximately 80% of the District's land area falls within the Cotswolds National Landscape. The NPPF sets out that great weight should be given to conserving landscape and scenic beauty in National Landscapes which are afforded the highest status of protection, with an expectation that the scale and extent of development within them should be limited (Para 189). For major developments (as described by paragraph 190 of the NPPF), it requires there to be exceptional circumstances and for the development it to be demonstrated that the development is in the public interest – including in doing so considering

whether development cannot be met in some other way. Whilst national policy thus does not preclude development within the Cotswolds National Landscape, the policies relating to it mean that – in effect – it is reasonable to expect the majority of residential development in the Plan to be concentrated in the relatively confined areas which sit outside of the National Landscape. These relate in particular to the south-east of the District, which includes Cirencester – the District's largest settlement – as well as Fairford, Lechlade and South Cerney; as well as the north-east of the District, which includes Moreton-in-Marsh.

Implications for Demographic Growth

4.19 The section below sets out what this means for population growth but first establishes a baseline demographic position. The demographic analysis in this section then feeds into subsequent sections of the report.

Population

4.20 As of mid-2024, the population of Cotswold is estimated to be 91,700. This is an increase of around 7,000 people over the previous decade (an 8.3% increase), which is slightly lower than seen across the County and region, but above the national average.

Table 4-2: Population change (2014-24)

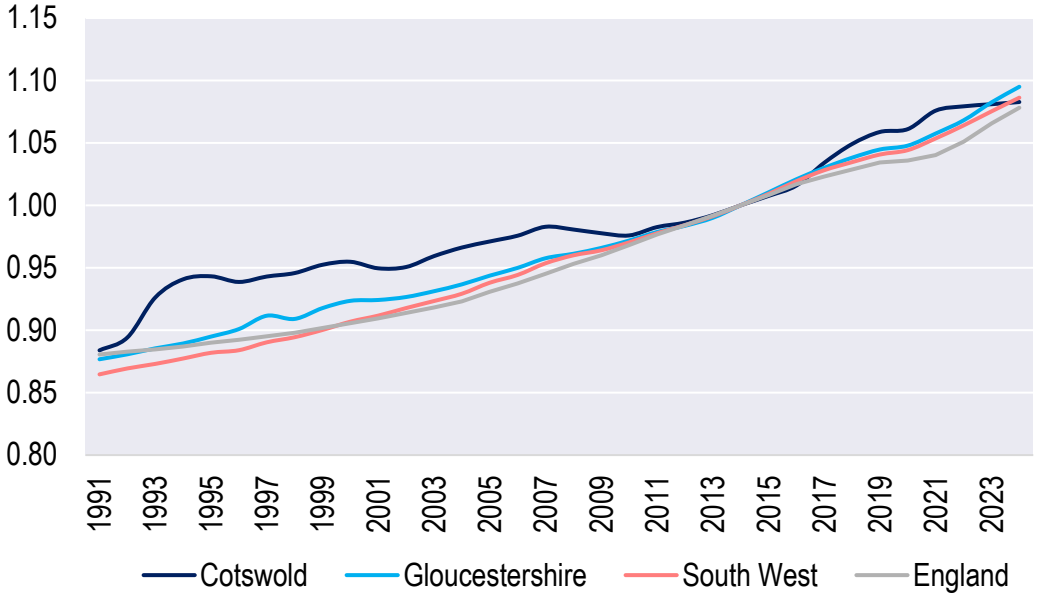
	2014	2024	Change	% change
Cotswold	84,656	91,661	7,005	8.3%
Gloucestershire	611,331	669,380	58,049	9.5%
South West	5,422,159	5,889,695	467,536	8.6%
England	54,370,319	58,620,101	4,249,782	7.8%

Source: ONS

4.21 The figure below shows an indexed population change back to 1991 (index to 1 in 2014). This shows that population growth has been

variable (with some period of population decline). Over this longer period however, population change has been broadly similar to that across broader geographies.

Figure 4-2: Indexed Population Change – 1991-2024

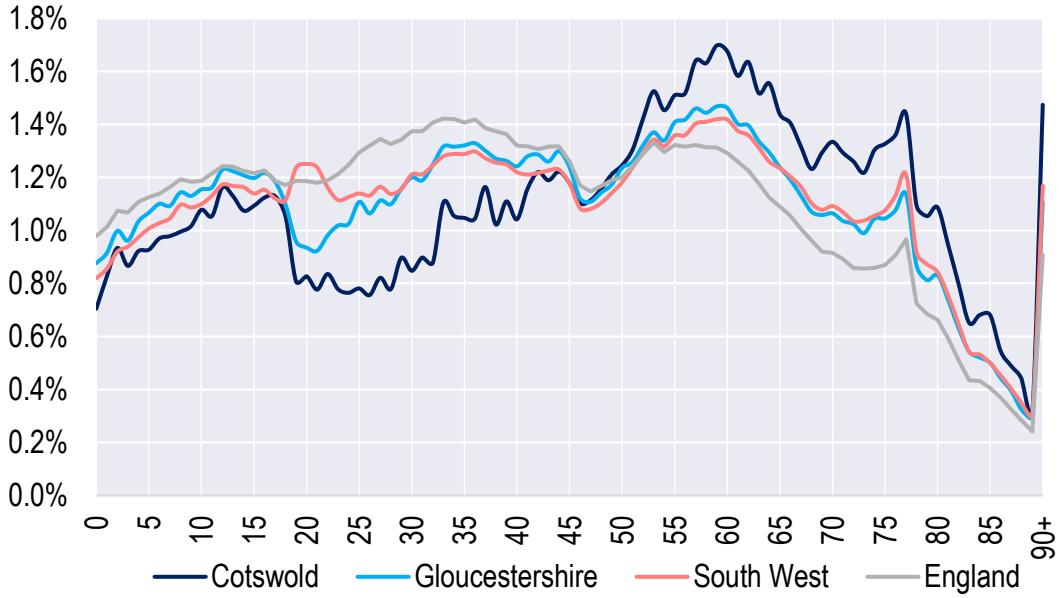


Source: ONS

Age Structure

4.22 The figure below shows the age structure by single year of age (compared with a range of other areas). Overall, the population structure has a notably older age profile than seen in other locations. There are also differences in some younger age groups, notably a lower proportion of people in their late teens and early 20s – this latter observation will be linked to more people moving away for further education than coming to Study in the District.

Figure 4-3: Population profile (2024)



Source: ONS

4.23 The analysis below summarises the above information (including total population numbers for Cotswold) by assigning population to three broad age groups (which can generally be described as a) children, b) working age and c) pensionable age). This analysis confirms the older age structure when compared with other areas – 27% of the population being aged 65 and over.

Table 4-3: Population profile (2023) – summary age bands

	Cotswold		Gloucest-ershire	South West	England
	Popul-ation	% of popul-ation	% of popul-ation	% of popul-ation	% of popul-ation
Under 16	14,419	15.7%	17.5%	16.6%	18.4%
16-64	52,068	56.8%	60.4%	60.6%	62.9%
65+	25,174	27.5%	22.1%	22.8%	18.7%
All Ages	91,661	100.0%	100.0%	100.0%	100.0%

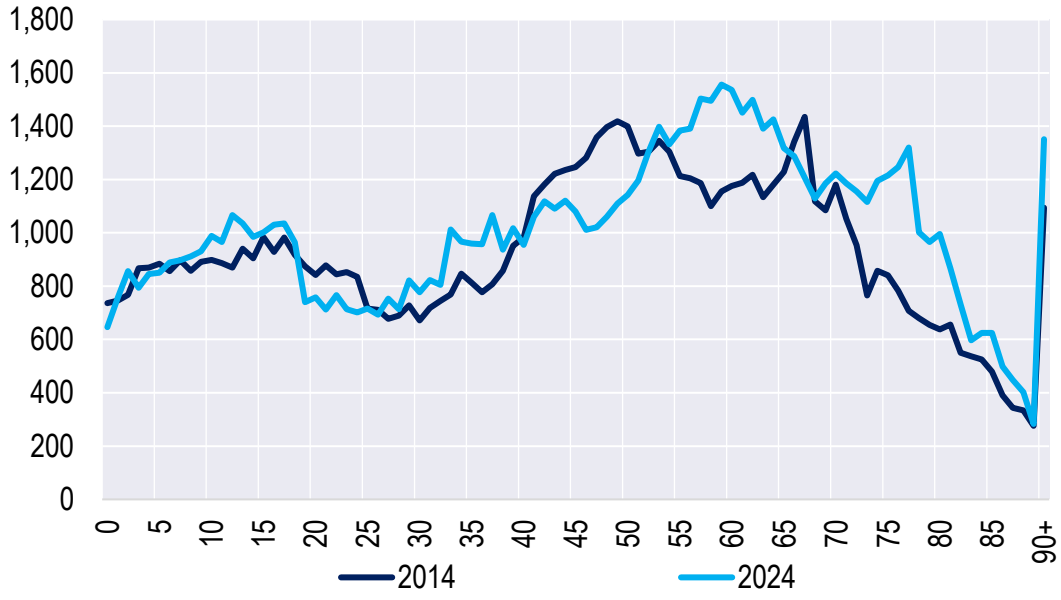
Source: ONS

Age Structure Changes

4.24 The figure below shows how the age structure of the population has changed in the 10 years from 2014 to 2024 – the data used is based on population, so it will also reflect the increase seen in this period.

4.25 There have been some changes in the age structure, including increases in the population in their 50s; the number of people aged 65 and over also looks to have increased notably. Where there are differences, they are often due to cohort effects (i.e., smaller or larger cohorts of the population getting older over time).

Figure 4-4: Population age structure (people) (2014 and 2024) – Cotswold



Source: ONS

4.26 Again, the information above is summarised into the three broad age bands to ease comparison. This shows population increases across all age bands, with the highest total and proportionate increase among those aged 65 and over (this age group increasing by 4,700 people, accounting for 67% of all population change in the District).

Table 4-4: Change in population by broad age group (2014-24) – Cotswold

	2014	2024	Change	% change
Under 16	13,854	14,419	565	4.1%
16-64	50,296	52,068	1,772	3.5%
65+	20,506	25,174	4,668	22.8%
TOTAL	84,656	91,661	7,005	8.3%

Source: ONS

Components of Population Change

4.27 The table below considers the drivers of population change from 2011 to 2024. The main components of change are natural change (births minus deaths) and net migration (internal/domestic and international).

4.28 There is also an Unattributable Population Change (UPC), which is a correction made by ONS upon publication of Census data if the population has been under- or over-estimated (this is only calculated for the 2011-21 period).

4.29 There are also ‘other changes’, which are variable (sometimes positive and sometimes negative but generally small in size) – these changes are often related to armed forces personnel, prisons or boarding school pupils.

4.30 The data shows a natural change to be dropping over time generally – there are now more deaths than births, as has been the case since 2019.

4.31 Migration is variable and always positive for internal (domestic) migration – this being particularly strong in the 2016-21 period (and much lower for 2021-24). For international net migration figures, the figures are much lower (and occasionally negative); however, the last three years for which data are available show a notably higher level of international migration than had been seen generally in the past – a

consistent trend with that seen nationally, following a substantial uptick in international migration post-COVID.

4.32 The analysis also shows (for the 2011-21) period a very small positive level of UPC (totalling around 80 people over the 10 years), which suggests that when the 2021 Census was published, ONS had previously under-estimated population change. However, this level of UPC is pretty negligible.

4.33 Overall, the data show a continuing trend of increasing population throughout the period studied but at widely varying rates year on year.

Table 4-5: Components of population change, mid-2011 to mid-2024 – Cotswold

	Natural change	Net internal migration	Net intern-ational migration	Other changes	Other (unattri-butable)	Total change
2011/12	-128	502	-63	40	-48	303
2012/13	-172	674	-33	62	-28	503
2013/14	-137	716	56	52	-17	670
2014/15	-265	831	18	43	10	637
2015/16	-137	736	87	12	3	701
2016/17	-186	1,708	-22	31	15	1,546
2017/18	-193	1,515	-76	-1	29	1,274
2018/19	-125	1,007	-140	39	37	818
2019/20	-329	594	-175	67	35	192
2020/21	-310	1,560	-118	72	48	1,252
2021/22	-312	184	391	29	0	292
2022/23	-401	103	453	-12	0	143
2023/24	-396	223	325	-2	0	150

Source: ONS

Demographic Implications of the Standard Method

4.34 A demographic model has been developed to assess the potential implications of housing delivery in line with the standard method over the 2026-43 period.

4.35 This considers the levels of migration likely to be needed to fill homes and also the possibility of seeing higher levels of household formation in younger age groups (where there is evidence of a historical constraint in formation).

4.36 The modelling is essentially split into two components: a population projection, which is then converted into estimates of household growth based on household representative rates (HRRs) – essentially the chance of a person in a particular age/sex group being considered as the 'head of household'.

4.37 The population modelling starts with the most recent (2022-based) subnational population projections (SNPP), which have been updated by reference to mid-year population estimates (MYE) data up to 2024 (looking at more recent data about births, deaths and migration). This is then rolled forward to 2026, the start of the plan period.

4.38 When looking at household growth, data about the communal population and household formation are taken from the 2021 Census. This data is broadly the same as that used in the 2022-based subnational household projections (SNHP), with the Census source used to enable a consistent analysis when examining older data releases (from previous Censuses in 2001 and 2011). It is also assumed that around 3% of new stock will be vacant at any time (to allow for movement within the stock – note this is applied between household and dwelling growth and so is independent of tenure).

4.39 Following these steps leads to a base demographic model, which can then be flexed to see how the population and households might change with housing delivery in line with the Standard Method.

4.40 Within the modelling, migration assumptions have been changed so that across each local authority, the increase in households matches the housing need (including a standard 3% vacancy allowance). Adjustments are made to both in- and out-migration (e.g. if in-migration is increased by 1%, then out-migration is reduced by 1%).

4.41 The general assumption in this report is that additional housing delivery linked to the Standard Method will be driven (at least in part) by in-migration, and this does seem to be the main expectation of Planning Practice Guidance[4] (see discussion below). Paragraph 006 (Reference ID: 2a-006-20241212) states:

'Why is an affordability adjustment applied?

An affordability adjustment is applied, as housing stock on its own is insufficient as an indicator of future housing need because:

- *housing stock represents existing patterns of housing and means that all areas contribute to meeting housing needs. The affordability adjustment directs more homes to where they are most needed people may want to live in an area in which they do not reside currently, for example to be near to work, but be unable to find appropriate accommodation that they can afford.*
- *The affordability adjustment is applied in order to ensure that the standard method for assessing local housing need responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes. The specific adjustment in this guidance is set at a level to ensure that minimum annual housing need starts to address the affordability of homes.'*

4.42 The previous PPG also stated that an affordability uplift is required because *'household formation is constrained to the supply of available*

[4] https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments

properties – new households cannot form if there is nowhere for them to live'[5].

4.43 Essentially, the Government considers that by providing more homes, there is the opportunity for increased migration to an area to fill the homes, whilst equally, one of the Government's core objectives in planning for the delivery of 370,000 homes a year nationally is to improve affordability. Increased housing provision should create opportunities for additional household formation.

4.44 The modelling therefore considers the possibility of additional housing delivery, allowing the opportunity for additional households to form. The figure below shows a summary analysis of changes in HRRs by age for the last three Census points (2001, 2011, and 2021).

4.45 Arguably, the key groups to look at are younger age groups where there may have been a degree of suppression in household formation (due to affordability), and this does appear to be the case in Cotswold for all the 25-34 in particular – although to a lesser degree than seen regionally and nationally.

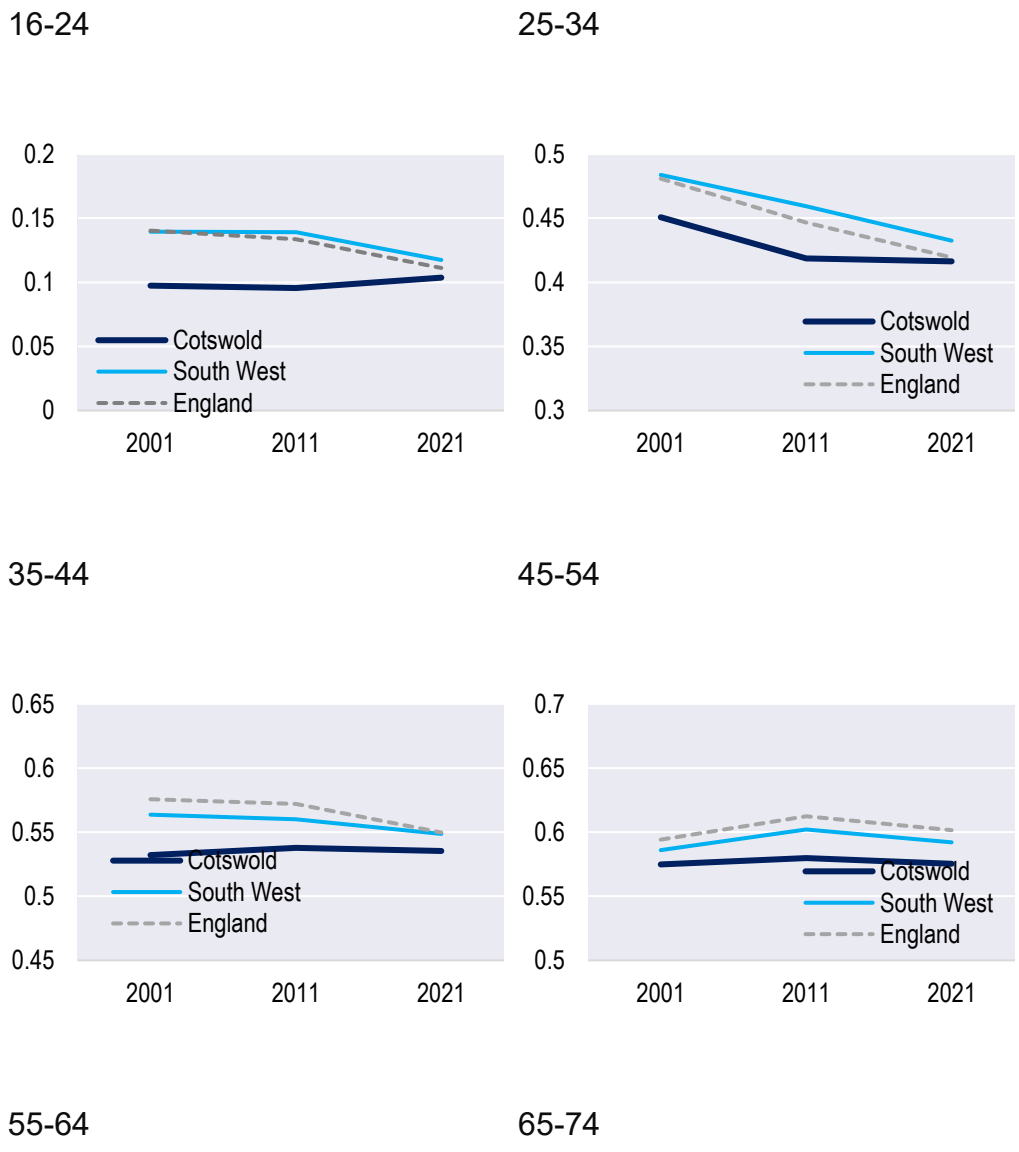
4.46 Continuing this trend in the projection would therefore potentially build in further suppression and would not be a positive reaction to the Standard Method seeking to improve affordability.

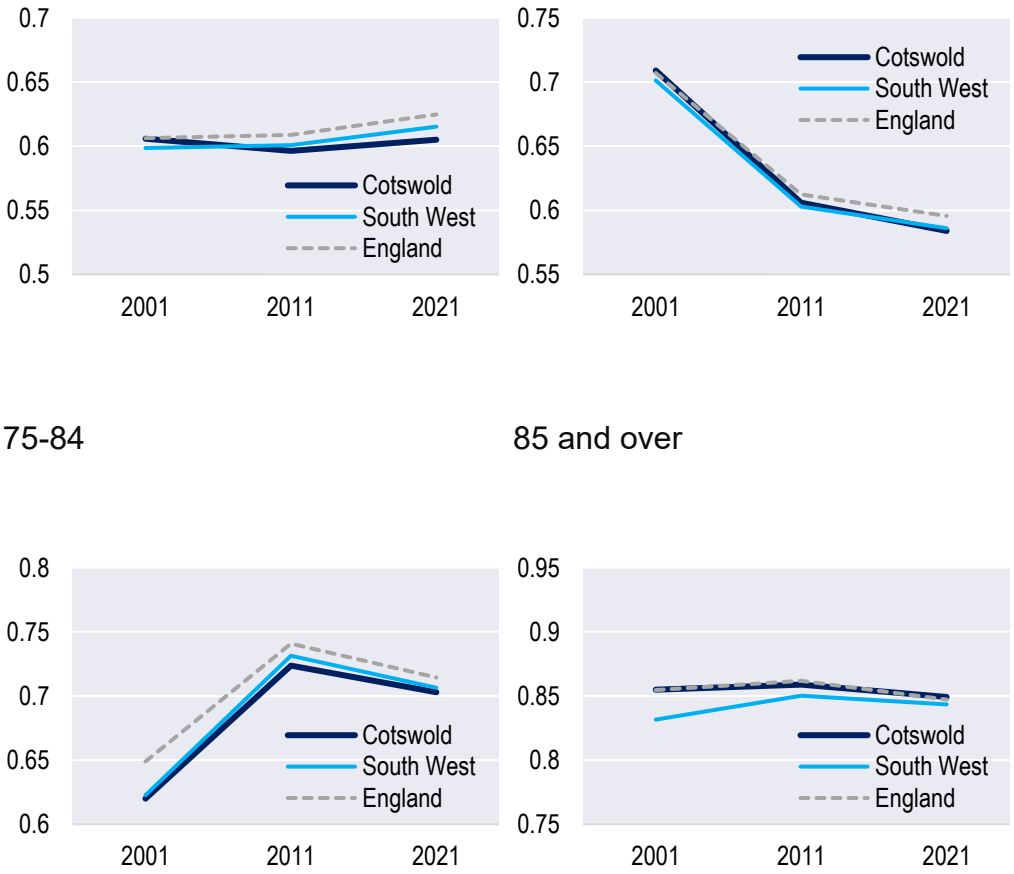
4.47 For some older age groups, there does also appear to be a trend of increasing or decreasing HRRs – particularly the 65-74 and 75-84 age groups (and mainly in the 2001-11 period).

[5] Paragraph 2a-006-20190220 – while this has been superseded by the text quoted above following the adoption of the current Standard Method (on 12/12/24), it provides helpful context linking the supply of homes to household formation rates.

4.48 For these age groups, it is considered that the 'trends' are more likely to be due to cohort effects rather than any trend that should be modelled moving forward.

Figure 4-5: Change in household representative rates by age 2001-21





Source: ONS

4.65 Given this analysis, the modelling therefore considers the possibility of housing delivery, allowing the opportunity for additional households to form.

4.66 It has been modelled that HRRs for age groups up to 44 could return to the levels seen in 2001 (to be consistent with work being carried out across the County), with the HRRs for all age groups from 45 onwards being held at the levels observed in 2021. The increase in HRRs is projected to start from 2026 (the start of the projection period).

4.67 In developing this projection, the population is projected to increase by 34,600 people over the 2025-43 period (a 37% increase). When looking at age structure changes, shown in the table below, the increase is projected to be particularly strong in the 16-64 age group. However, the greatest proportionate change is projected in the 65 and over age group

(34% of population growth is projected to be in this group, with it increasing by 44%).

4.68 There is also projected to be an increase in the number of children. The two tables below show projected changes by age – the first table shows broad age bands and the second is in 5-year bands.

Table 4-6: Projected population change 2026 to 2043 by broad age bands – Cotswold

	2026	2043	Change in population	% change
Under 16	14,111	18,069	3,958	28.1%
16-64	51,988	70,981	18,993	36.5%
65 and over	26,361	37,981	11,620	44.1%
Total	92,460	127,031	34,571	37.4%

Source: Iceni analysis

Table 4-7: Projected population change 2026 to 2043 by 5-year age bands – Cotswold

	2026	2043	Change in population	% change
0-4	3,775	5,904	2,129	56.4%
5-9	4,385	5,695	1,310	29.9%
10-14	4,937	5,430	493	10.0%
15-19	4,891	5,063	172	3.5%
20-24	3,743	5,490	1,747	46.7%
25-29	3,514	6,284	2,770	78.8%
30-34	4,208	7,643	3,435	81.6%
35-39	5,265	8,246	2,981	56.6%
40-44	5,293	7,620	2,327	44.0%
45-49	5,432	7,880	2,449	45.1%
50-54	5,949	8,107	2,158	36.3%
55-59	7,085	7,783	698	9.9%
60-64	7,622	7,904	282	3.7%
65-69	6,658	7,442	784	11.8%
70-74	5,827	8,354	2,526	43.3%
75-79	5,888	8,277	2,389	40.6%
80-84	4,251	6,593	2,342	55.1%
85 & over	3,737	7,315	3,579	95.8%
Total	92,460	127,031	34,571	37.4%

Source: Iceni analysis

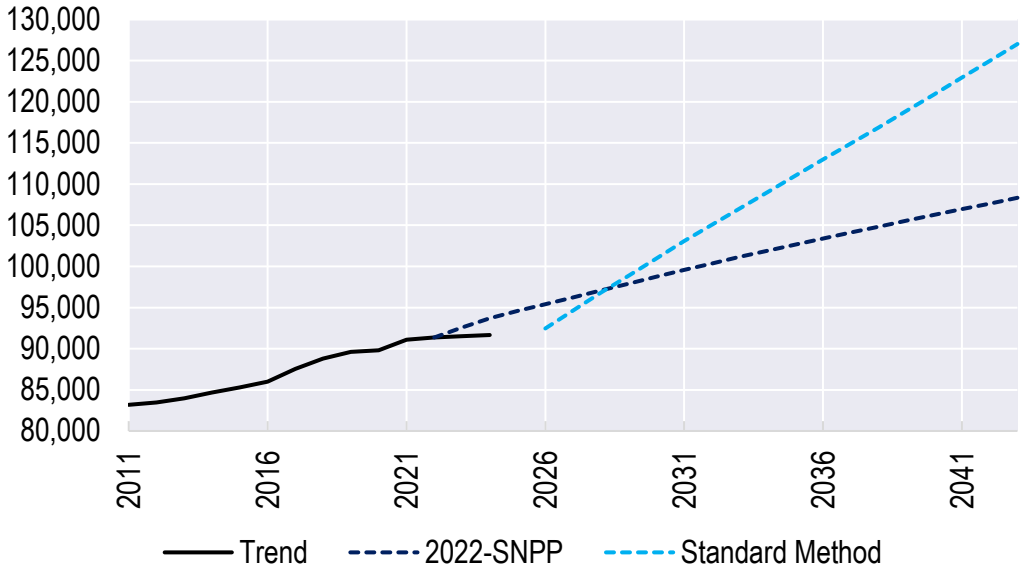
4.69 Below are a series of charts showing past trends and projected population growth and key components of change for each of the projections linking to the Standard Method.

4.70 For comparison, data has also been provided from the 2022-based SNPP. The first figure examines overall population growth before considering natural change and net migration.

4.71 The analysis suggests the population of Cotswold could rise to 127,000 by 2043 (up from 92,500 in 2026 (estimated)), a 37% increase, or 2.2% per annum from 2026.

4.72 Population growth is projected to average around 2,000 people per annum, which is notably higher than the level seen between 2011 and 2024 (an average of 650 per annum) or over the most recent 5 years of data (400 per annum from 2019 to 2024). The Standard Method would therefore be projected to show a boost in population growth relative to past trends.

Figure 4-6: Past trends and projected population – Cotswold



Source: ONS and Iceni analysis

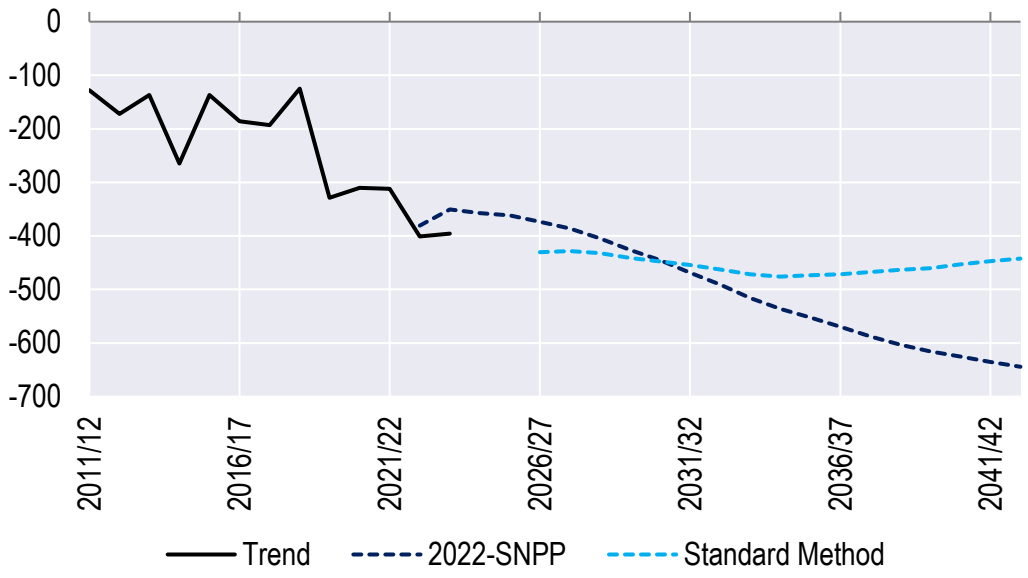
4.73 The main reason for the higher population growth (compared with the trend-based position) would be due to increased net in-migration. However, the decline in natural change (births minus deaths) would also be projected to flatten off slightly as the population rises (as there will be more females of child-bearing age).

4.74 The figures below show projected natural change and net migration under the scenarios. Focussing on net migration, the analysis suggests

that, with higher delivery linked to the Standard Method, net migration would need to be consistently higher than typical past trends.

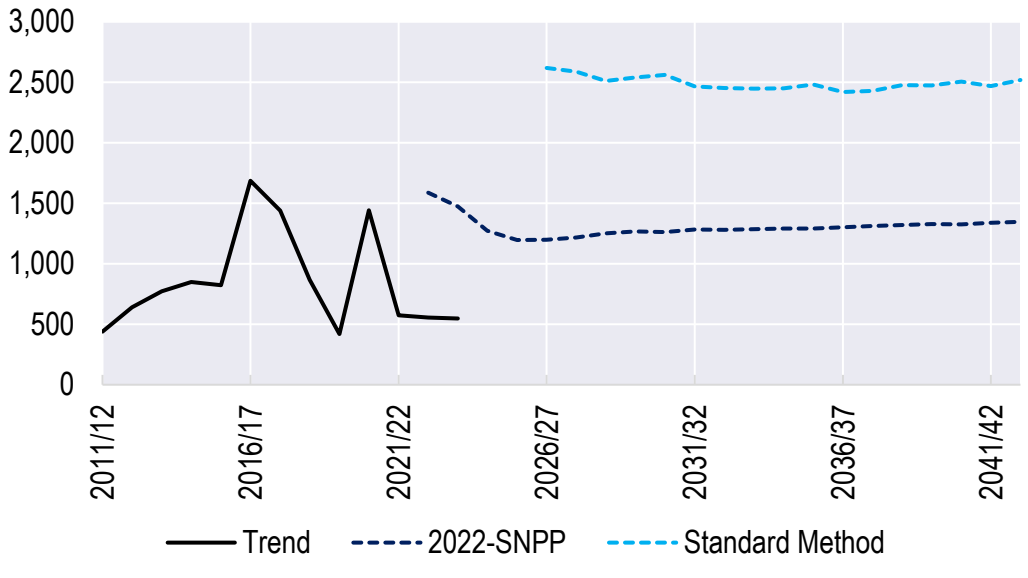
4.75 For the whole 2026-43 projection period, net migration would need to average around 2,500 people per annum. In the 2011-24 period, the figure was 850 and in the last 5 years, 700.

Figure 4-7: Past trends and projected natural change – Cotswold



Source: ONS and Iceni analysis

Figure 4-8: Past trends and projected net migration – Cotswold



Source: ONS and Iceni analysis

5. Affordable Housing Need

5.1 This section provides an assessment of the need for affordable housing in Cotswold. The analysis follows the methodology set out in Planning Practice Guidance (Sections 2a-018 to 2a-024). It considers households unable to buy or rent housing in the market without some form of subsidy (e.g., needing to claim Housing Benefit/Universal Credit or some form of discounted/subsidised housing).

5.2 The analysis also looks at households who aspire to home ownership but require support to do so. Such households are identified in the PPG as having an affordable housing need and might be described as in the 'gap' between renting (privately) and buying – and may be able to rent without financial support, but require support to get on the 'housing ladder'.

Affordable Housing Sector Dynamics

5.3 The 2021 Census indicated that 15% of households in Cotswold lived in social or affordable rented homes, with the sector accommodating around 6,200 households.

5.4 Data from the Regulator of Social Housing (RSH) for 2025 indicates that Registered Providers (RPs) owned 7,100 properties in the District, of which 81% were for general needs rent; 8% supported housing or housing for older people; and 12% low cost home-ownership homes (such as shared ownership properties).

5.5 The majority of general needs homes are rented out at social rents (91%) and the rest at affordable rents.

Table 5-1: Stock owned or Managed by Registered Providers – Cotswold

	Total	% of stock
General needs rented	5,712	80.6%
Supported/older persons housing	555	7.8%
Low-cost home ownership	820	11.6%
Total	7,087	100.0%

Source: RSR Geographical Look-Up Tool 2025

5.6 As of April 2025, there were 1,775 households on the councils' Housing Register. In addition, MHCLG data for June 2025 shows that a modest 32 households were accommodated in temporary accommodation (4 of these were households with children).

Method for assessing Affordable Housing Need

5.7 The method for studying the need for affordable housing has been enshrined in Government practice guidance for many years, with an established approach to look at the number of households who are unable to afford market housing (to either rent or buy). In summary, the methodology looks at a series of stages as set out below:

Current affordable housing need (annualised so as to meet the current need over a period of time);

Projected newly forming households in need;

Existing households falling into need; and

Supply of affordable housing from existing stock

5.8 The first three bullet points above are added together to identify a gross need, from which the supply is subtracted to identify a net annual need for additional affordable housing. Examples of different affordable housing products are outlined in the box below.

Affordable Housing Definitions

Social Rented Homes – are homes owned by local authorities or private registered providers for which rents are determined by the national rent regime (through which a formula rent is determined by the relative value and size of a property and relative local income levels). They are low-cost rented homes.

Affordable Rented Homes – are let by local authorities or private registered providers to households who are eligible for social housing. Affordable rents are set at no more than 80% of the local market rent (including service charges).

Rent-to-Buy – where homes are offered, typically by housing associations, to working households at an intermediate rent which does not exceed 80% of the local market rent (including service charges) for a fixed period after which the household has the chance to buy the home.

Shared Ownership – a form of low-cost market housing where residents own a share of their home, on which they typically pay a mortgage; with a registered provider owning the remainder, on which they pay a subsidised rent.

Discounted Market Sale – a home which is sold at a discount of at least 20% below local market value to eligible households, with provisions in place to ensure that housing remains at a discount for future households (or the subsidy is recycled).

First Homes – a form of discounted market sale whereby an eligible First-time Buyer can buy a home at a discount of at least 30% of market value. Councils can set the discounts and local eligibility criteria in policies.

Affordability

5.16 An important first part of the affordable needs modelling is to establish the entry-level costs of housing to buy and rent. The affordable housing needs assessment compares prices and rents with the incomes of households to establish what proportion of households can meet their needs in the market, and what proportion require support and are thus defined as having an 'affordable housing need'.

5.17 For the purposes of establishing affordable housing need, the analysis focuses on overall housing costs (for all dwelling types and sizes).

5.18 The table below show estimated current prices to both buy and privately rent a lower quartile home (excluding newbuild sales when looking at house prices). Lower quartile prices are used to assess whether households at the lower end of the income distribution can reasonably afford housing in the local market.

5.19 Lower quartile prices are estimated to range from £145,000 for a one-bedroom home, up to £525,000 for four bedrooms. Across all dwelling sizes the analysis points to a lower quartile price of £315,000 and a private rent of £1,200 per month.

Table 5-2: Estimated lower quartile cost of housing to buy (existing dwellings) and privately rent (by size)) – Cotswold

	To buy	Privately rent (PCM)
1-bedroom	£145,000	£775
2-bedrooms	£245,000	£1,100
3-bedrooms	£335,000	£1,425
4-bedrooms	£525,000	£2,100
All dwellings	£315,000	£1,200

Source: Land Registry and Internet Price Search

5.20 Next, it is important to understand local income levels, as these (along with the price/rent data) will determine levels of affordability (i.e. the

ability of a household to afford to buy or rent housing in the market without the need for some sort of subsidy).

5.21 Data about total household income has been based on ONS modelled income estimates, with additional data from the English Housing Survey (EHS) being used to provide information about the distribution of incomes. Data has also been drawn from the Annual Survey of Hours and Earnings (ASHE) to consider changes since the ONS data was published.

5.22 Overall, the average (mean) household income in the District is estimated to be around £68,100, with a median income of £57,400; the lower quartile income of all households is estimated to be £32,900.

5.23 To assess affordability, two different measures are used; firstly, to consider what income levels are likely to be needed to access private rented housing, and secondly, to consider what income level is needed to access owner occupation.

5.24 This analysis therefore brings together the data on household incomes with the estimated incomes required to access private sector housing. For the purposes of analysis, the following assumptions are used:

Rental affordability – a household should spend no more than 35% of their income on rent, and

Mortgage affordability – assume a household has a 10% deposit and can secure a mortgage for four and a half times (4.5×) their income.

5.25 The choice of 35% is to some extent based on professional judgment, although it is consistent with the figure typically used by Iceni in studies of this nature. It is also close to the typical average paid in the private rented sector nationally (34% as of the latest English Housing Survey). For mortgage affordability, the 4.5 times income assumption reflects typical mortgage lending practice.

5.26 Generally, the income required to access owner-occupied housing is higher than that required to rent so the analysis of the need for rented

affordable housing is based on the ability to afford to access private rented housing. Income to buy is relevant in assessing the need for affordable home ownership products. The table below shows the estimated incomes required to buy and rent (privately) based on the assumptions used.

Table 5-3: Estimated Household Income Required to Buy and Privately Rent by the local authority

	To buy	To rent (privately)	Income gap
Cotswold	£63,000	£41,100	£21,900

Source: Based on Housing Market Cost Analysis

Affordable Housing Need

5.27 The sections below work through the various stages of analysis to estimate the need for affordable housing, including housing at social rents, affordable rents and intermediate housing products. Final figures are provided as an annual need (including an allowance to deal with current need). As per 2a-024 of the PPG, this figure can then be compared with the likely delivery of affordable housing.

Current Need

5.28 In line with PPG paragraph 2a-020, the current need for affordable housing has been based on considering the likely number of households with one or more housing problems. The table below sets out the PPG categories and the sources of data used to establish the numbers.

Table 5-4: Main Sources for Assessing the Current Need for Affordable Housing

	Source	Notes
Homeless households (and those in temporary accommodation	MHCLG Statutory Homelessness data	Household in temporary accommodation at the end of the quarter.
Households in overcrowded housing[6]	2021 Census table RM099	Analysis undertaken by tenure
Concealed households[7]	2021 Census table RM009	Number of concealed families
Existing affordable housing tenants in need	Modelled data linking to past survey analysis	Excludes overcrowded households
Households from other tenures in need	Modelled data linking to past survey analysis	

Source: PPG [2a-020]

5.29 The table below sets out estimates of the number of households within each category. This shows an estimated 1,600 households living in 'unsuitable housing' across Cotswold. Around a third of these are due to overcrowding, whilst around 140 currently have no accommodation (homeless or concealed households).

5.30 **Table 5-5:** Estimated number of households living in unsuitable housing (or without housing)

[6].https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&dataset=2199

[7].https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&dataset=2109

	Households	% of households
Concealed and homeless households	142	8.7%
Households in overcrowded housing	485	29.6%
Existing affordable housing tenants in need	139	8.5%
Households from other tenures in need	872	53.3%
TOTAL	**1,638**	**100.0%**

Source: Iceni analysis

5.31 In taking this estimate forward, the data modelling next estimates the need by tenure and considers affordability. Affordability across different groups is based on estimates of how incomes are likely to vary; for owner-occupiers, there is a further assumption about potential equity levels. For homeless and concealed households, it is assumed incomes will be low and households unlikely to be able to afford to rent privately.

5.32 The table below shows that over half of those households identified above are unlikely to be able to afford market housing to buy OR rent. Therefore, there is a current need from 923 households (including both households unable to rent or buy and those in the gap between renting and buying).

Table 5-6: Estimated housing need and affordability by tenure - Cotswold

	Number in unsuitable housing	% unable to afford	Current need after affordability
Owner-occupied	424	6.1%	26
Affordable housing	414	86.8%	359
Private rented	658	60.1%	396
No housing (homeless/concealed)	142	100.0%	142
TOTAL	1,638	56.3%	923

Source: Iceni analysis

5.33 Finally, from these estimates, households living in affordable housing are excluded (as these households would release a dwelling on moving, and so no net need for affordable housing will arise). The total current need is therefore estimated to be 564 (923-359).

5.34 For the purposes of analysis, it is assumed that the Council would seek to meet this need over a period of time. Given that this report typically examines needs over the period 2026 to 2043, the need is annualised by dividing by 17 (to yield an annual need of around 33 dwellings). This does not mean that some households would be expected to wait 17 years for housing, as the need will be dynamic, with households leaving the current need as they are housed, but with other households developing a need over time. It generates an annual figure which can be compared to overall housing need.

5.35 The table below shows this data split between those unable to rent OR buy and those able to rent but NOT buy. Given the pricing of housing in Cotswold, this analysis shows a more modest need for those able to rent but not buy.

5.36 It should be remembered that the category ‘able to rent but not buy’ includes households that technically do not have an affordable need – such as those living in private rented homes who need support to be able to buy.

Table 5-7: Estimated current affordable housing need by affordability - Cotswold

	Number in need (excluding those in AH)	Annual Need		
		TOTAL	Unable to rent OR buy	Able to rent but NOT buy
Number	564	33	24	9
Percentage	-	100%	72%	28%

Source: Iceni analysis

Projected Need

5.37 Projected need is split between newly forming households who are unable to afford market housing and existing households falling into need.

Newly forming households

5.38 The number of newly forming households has been estimated through demographic modelling, with an affordability test also being applied. This has been undertaken by considering changes in households within specific 5-year age bands relative to the number in the age band below 5 years previously, to provide an estimate of gross household formation. This approach is consistent with the Communities and Local Government (CLG) guidance of 2007, which is the last guidance published on this topic[8].

5.39 The number of newly-forming households is limited to households forming who are aged under 45 – this is consistent with CLG guidance (from 2007) which notes that after age 45, headship (household formation) rates 'plateau'.

5.40 There may be a small number of household formations beyond age 45 (e.g., due to relationship breakdown). However, the number is expected to be fairly small when compared with the formation of younger households.

5.41 In assessing the ability of newly forming households to afford market housing, data have been drawn from an analysis of English Housing Survey data at a national level. This establishes that the average income of newly forming households is around 87% of the figure for all households[9].

5.42 The analysis has therefore adjusted the overall household income data to reflect the lower average income for newly forming households. The adjustments have been made by changing the distribution of income by

8 https://www.gov.uk/government/publications/strategic-housing-market-assessments-practice-guidance (see pages 19-20 of Annexes)

9 Raw data from the 2018-19 and 2020-21 EHS has been analysed

bands such that the average income level is 87% of the all-household average. In doing this, it is possible to calculate the proportion of households unable to afford market housing.

5.43 The assessment suggests overall that approaching two-thirds of newly forming households will be unable to afford market housing (to rent privately), and this equates to a total of 456 newly forming households that will have a need per annum on average across the District – the majority are households unable to rent OR buy.

Table 5-8: Estimated Need for Affordable Housing from Newly Forming Households (per annum)

Cotswold	Number
Number of new households aged under 45	728
% unable to afford	62.7%
Annual newly forming households unable to afford	456
Unable to rent OR buy (per annum)	290
Able to rent but NOT buy (per annum)	166

Source: Iceni Analysis

Existing households falling into affordable need

5.44 The second element of newly arising need is existing households falling into need. To assess this, information about past lettings in social/affordable rented has been used.

5.45 The assessment looked at households that have been housed in general needs housing over the past three years – this group will represent the flow of households onto the Housing Register over this period.

5.46 From this, newly forming households (e.g. those currently living with family) have been discounted, as well as households that have transferred from another social/affordable rented property.

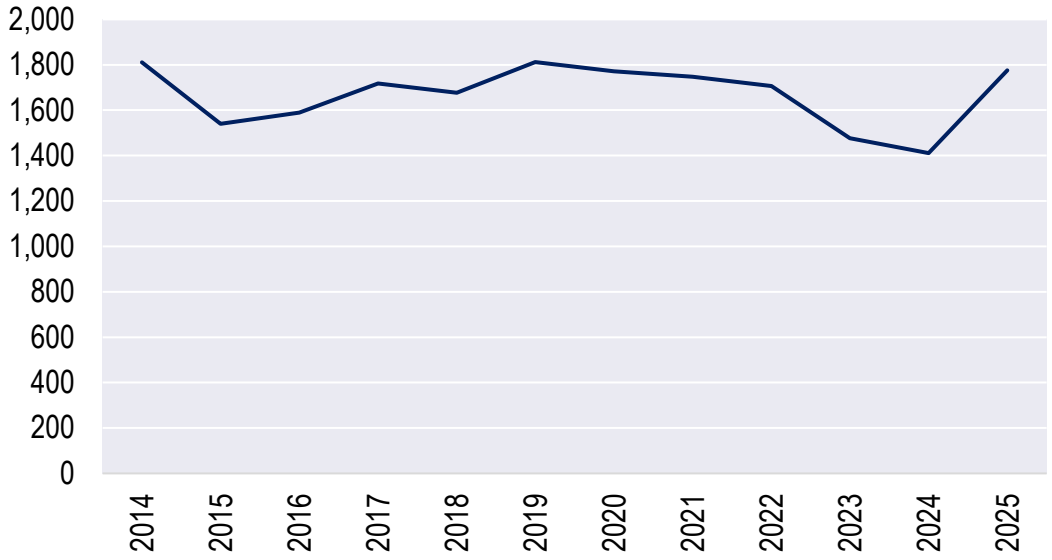
5.47 Data has been drawn from a number of sources, including Local Authority Housing Statistics (LAHS) and Continuous Recording of Sales and Lettings (CoRe).

5.48 This method for assessing existing households falling into need is consistent with the 2007 SHMA guide, which says on page 46 that *'Partnerships should estimate the number of existing households falling into need each year by looking at recent trends. This should include households who have entered the housing register and been housed within the year, as well as households housed outside of the register (such as priority homeless household applicants)'*.

5.49 In addition, analysis has considered trends in the Housing Register, recognising that an increase in numbers would point to a higher level of need than is indicated from past lettings (and vice versa).

5.50 Over the past decade or so, the number of households on the Register has been variable, but with no clear trend (as shown in the figure below). Therefore, no further adjustments have been made to the estimates based on past lettings.

Figure 5-1: Housing Register Trends (2014-2025) – Cotswold



Source: MHCLG Live Table 600

5.51 Following the analysis through suggests a need arising from 89 existing households each year – again most are households unable to buy OR rent.

5.52 **Table 5-9:** Estimated Need for affordable housing from Existing Households Falling into Need (per annum)

	Total Additional Need	Unable to rent OR buy	Able to rent but NOT buy
Cotswold	89	69	20

Source: Iceni analysis

Supply and Affordable Housing Through Relets/Resales

5.53 The future supply of affordable housing through relets is the flow of affordable housing arising from the existing stock that is available to meet future need.

5.54 This focuses on the annual supply of social/affordable rent relets. Information from CoRe and LAHS has been used to establish past

patterns of social housing turnover. Data for three years has been used (2022-23 to 2024-25).

5.55 The figures are for general needs lettings but exclude lettings of new properties and also exclude an estimate of the number of transfers from other social rented homes. These exclusions are made to ensure that the figures presented reflect relets from the existing stock.

5.56 On the basis of past trend data, it has been estimated that 193 units of social/affordable rented housing are likely to become available each year moving forward.

5.57 **Table 5-10:** Analysis of Past Social/Affordable Rented Housing Supply, 2022/23 – 2024/25 (average per annum) – Cotswold

	Total Lettings	% as Non-New Build	Lettings in Existing Stock	% Non-Transfers	Lettings to New Tenants
2022/23	507	78.9%	400	57.2%	229
2023/24	468	85.0%	398	43.2%	172
2024/25	674	92.9%	626	26.7%	167
Average	550	86.4%	475	40.8%	193

Source: CoRe and LAHS

5.58 It is also possible to consider whether there is any supply of affordable home ownership products from the existing stock of housing. One source is likely to be the resale of low-cost home ownership products, with data from the Regulator of Social Housing showing a total stock in 2025 of 820.

5.59 If these homes were to turnover at a rate of around 6% (which is roughly the turnover of owner-occupied housing (those with a mortgage) as evidenced through the English Housing Survey) then they would be expected to generate around 49 resales each year.

5.60 These properties would be available for these households and can be included as the potential supply. The total estimated supply is therefore 243 units per annum (193 + 49) as shown in the table below.

5.61 **Table 5-11:** Estimated supply of affordable housing from relets/resales of existing stock (per annum)

	Social/ affordable rented	LCHO	TOTAL
Cotswold	193	49	243

Source: CoRe and LAHS

5.62 In the affordable home ownership sector, there is arguably an additional (and significant) source of supply from resale market homes below a lower quartile price.

5.63 Data from Land Registry shows around 1,155 resales of homes in the year to March 2025; therefore 289 homes were sold at or below the lower quartile price and could in theory potentially contribute to meeting the needs of those in the 'gap' between renting and buying. It is noted that some of these homes may have restrictions on occupancy, require significant internal and/or external works, or not be suitable to house all households in need. A supply from this source has not been included in the analysis below, following the PPG approach. However, some homes at or below the lower quartile price are likely to be appropriate to for some households in need, and so this is considered when drawing conclusions.

5.64 The PPG model also includes the bringing back of vacant homes into use and the pipeline of affordable housing as part of the supply calculation. These have, however, not been included within the modelling in this report. Firstly, there is no evidence of any substantial stock of vacant homes (over and above a level that might be expected to allow movement in the stock).

5.65 Secondly, with the pipeline supply, it is not considered appropriate to include this, as including it would mean netting off new housing, which would fail to show the full extent of the need. However, in monitoring, it will be important to net off these dwellings as they are completed. The Council should therefore monitor dwelling completions closely to understand the degree to which affordable housing need is being met over the plan's duration.

Net Need for Affordable Housing

5.66 The table below shows the overall calculation of affordable housing need. The analysis shows a net need for 336 dwellings per annum across the District. The net need is calculated as follows:

Net need =	Current need (allowance for)
	+ Need from newly forming households
	+ Existing households falling into need
	- Supply of affordable housing

5.75 This can additionally be split between households unable to afford to buy or rent (i.e. those that require rented affordable housing); and those able to rent but not buy (i.e. those who would require assistance to buy a home). For this analysis, it is assumed that the LCHO supply would meet the needs of the latter group, although there will be crossover between categories.

5.76 For example, it is likely in some cases that the cost of shared ownership will have an outgoing below that for privately renting and could meet some of the need from households unable to buy or rent – the issue of access to deposits would still be a consideration.

5.77 The table below shows the affordable need figure split between the two categories. Across the District, the analysis shows around 57% of households are unable to buy or rent. However, it needs to be remembered that these figures do not include any allowance for homes sold below the lower quartile price – including these, or even a portion of them, would radically reduce or remove evidence of need for the group able to rent but not buy.

Table 5-12: Estimated Need for Affordable Housing (per annum)

	Unable to buy OR rent	Able to rent but not buy	TOTAL
Current need	24	9	33
Newly forming households	290	166	456
Existing households falling into need	69	20	89
Total gross need	383	195	578
Relet/resale supply	193	49	243
Net need	**190**	**146**	**336**
% in affordability category	**57%**	**43%**	**100%**

Source: Iceni analysis

Types of Affordable Housing Needed

5.78 The analysis above has clearly pointed to a need for affordable housing. There is a range of affordable housing options that could meet the need, including rented forms of affordable housing (such as social or affordable rents) and products that might be described as intermediate housing (such as shared ownership or discounted market housing/First Homes). These are discussed in turn below.

Social and Affordable Rented Housing

5.79 The table below shows current rent levels in Cotswold for a range of products along with relevant local housing allowance (LHA) rates.

5.80 Parts of Cotswold fall into one of four Broad Rental Market Areas (BRMA) for the purposes of LHA (Cheltenham, Gloucester, Warwickshire South and West Wiltshire), the table shows the range of values across these BRMAs.

5.81 Data about average social and affordable rents has been taken from the Regulator of Social Housing (RSH), and this is compared with lower quartile market rents. This analysis shows that social rents are significantly lower than affordable rents; it also shows that affordable rents are well below lower-quartile market rents – particularly for larger property sizes. The LHA rates are below the lower quartile market rents for all accommodation sizes.

5.82 This does potentially mean that households seeking accommodation in the District may struggle to secure sufficient benefits to cover their rent.

Table 5-13: Comparison of rent levels for different products – Cotswold

	Social rent	Affordable rent (AR)	Lower quartile (LQ) market rent	LHA range
1-bedroom	£451	£593	£775	£549-£698
2-bedrooms	£546	£735	£1,100	£723-£848
3-bedrooms	£614	£860	£1,425	£848-£1,042
4-bedrooms	£707	£1,071	£2,100	£1,197-£1,466
ALL	£556	£737	£1,200	-

Source: RSH, market survey and VOA

5.83 To some extent, it is easier to consider the data above in terms of the percentage one housing cost is of another, and this is shown in the tables below.

5.84 Focusing on 2-bedroom homes, the analysis shows that social rents are significantly cheaper than market rents (and indeed affordable rents) and that affordable rents (as currently charged) represent 67% of a current lower quartile rent.

Table 5-14: Difference between rent levels for different products – Cotswold

	Social rent as % of affordable rent	Social rent as % of LQ market rent	Affordable rent as % of LQ market rent
1-bedroom	76%	58%	77%
2-bedrooms	74%	50%	67%
3-bedrooms	71%	43%	60%
4-bedrooms	66%	34%	51%
ALL	75%	46%	61%

Source: RSH and market survey

5.85 The table below suggests that around 20% of households that cannot afford to rent privately could afford an affordable rent at 80% of market rents, with a further 8% being able to afford current affordable rents.

5.86 There are also an estimated 25% who can afford a social rent (but not an affordable one). A total of 47% of households would need some degree of benefit support (or spend more than 35% of income on housing) to afford their housing (regardless of tenure). **This analysis points to a clear need for social rented housing.**

Table 5-15: Estimated need for rented affordable housing (% of households unable to afford to buy OR rent) – Cotswold

	% of households able to afford
Afford 80% of market rent	18%
Afford current affordable rent	21%
Afford social rent	18%
Need benefit support	44%
All unable to afford market	100%

Source: Iceni analysis

5.87 **The analysis indicates that provision of up to 80% of rented affordable housing at social rents could be justified** (based on the figure for those able to afford 80% of the market). If new affordable rents were to continue to be available at current costs, then potentially a further 20% could be provided in this tenure (therefore 60% at social rents). **In setting planning policies, this will need to be considered alongside viability evidence.**

5.88 Higher provision of social rents will reduce the support through housing benefits required to ensure households can afford their housing costs. Social rents can also make a considerable improvement to household financial resilience, thereby helping to reduce rent arrears, as well as insulating households against price shocks. At a time of constrained public sector spending, the provision of social rented homes represents improved value for public money compared to supporting households through housing benefit.

Intermediate Housing

5.89 As well as rented forms of affordable housing, the Council could seek to provide forms of intermediate housing, with the analysis below considering the potential affordability of shared ownership and discounted market sale housing (which could include First Homes).

5.90 Generally, intermediate housing will be a newbuild product, sold at a discount (or on a part buy, part rent arrangement with shared ownership) and will therefore be based on the Open Market Value (OMV) of a new home.

Discounted Market Sale

5.91 To be affordable to a household unable to buy or rent housing, the maximum cost to buy should be equivalent to the cost affordable to a household that can just afford private rented housing. An example is given below:

5.92 A lower quartile 2-bedroom home in Cotswold is estimated to have a rent of £1,100 per month;

5.93 If a household spends 35% of its income on housing, then its income will be approximately £37,700 (£1,100/0.35*12);

5.94 With an income of £37,700, a household could be expected to be able to afford a home costing around £188,600 (based on having a 10% deposit and a 4.5 times mortgage multiple); and

5.95 This can be worked backwards to show a £188,600 home with a 10% deposit requires a mortgage for around £169,700. With a mortgage multiple of 4.5, this gives an income of around £37,700 (as shown above) – calculated as £169,700/4.5.

5.96 The table below therefore set out a suggested maximum purchase price for affordable home ownership/First Homes by size. It works through first (on the left-hand side) what the affordable price would be (based on a 10% deposit and a mortgage at 4.5 times' income).

5.97 The right-hand side of the table then sets out what Open Market Value (OMV) this might support, based on a 30% discount. For 1- and 2-bedroom homes in some locations, the estimated lower quartile price is slightly lower than the 'equivalent' figure calculated, so these figures are set to the lower quartile price.

5.98 Focussing again on 2-bedroom homes, it is suggested that an affordable price is no more than £189,000, and therefore the open market value of homes would need to be in no more than £269,000 (if discounted by 30%).

Table 5-16: Affordable home ownership prices – Cotswold

	What households just able to rent but not buy could afford	Open Market Value (OMV) of Home with 30% Discount
1-bedroom	£133,000	£190,000
2-bedrooms	£189,000	£269,000
3-bedrooms	£244,000	£349,000
4+-bedrooms	£360,000	£514,000

Source: Iceni analysis

5.99 It is difficult to definitively analyse the cost of newbuild homes as these will vary from site to site and will be dependent on a range of factors such as location, built form, and plot size.

5.100 We have, however, looked at newbuild schemes currently advertised on Rightmove, with the tables below providing a general summary of existing schemes.

5.101 This analysis is interesting as it generally shows the median newbuild price to be above the OMV required to make homes affordable to those just able to rent privately. That said, homes at the bottom end of the price range could, in some cases, potentially be discounted by 30% and considered as affordable.

5.102 This analysis shows how important it will be to know the OMV of housing before discounting to be able to determine if a product is going to be genuinely affordable in a local context – providing a discount of 30% will not automatically mean it becomes affordable housing.

5.103 The analysis is also interesting for showing the relative lack of smaller newbuild homes – just 18% of advertised newbuild homes had 1- or 2-bedrooms, 41% had four bedrooms.

Table 5-17: Estimated newbuild housing cost by size – Cotswold

	No. of homes advertised	Range of prices	Median price
1-bedroom	2	£190,000-£295,000	-
2-bedrooms	16	£250,000-£700,000	£565,000
3-bedrooms	41	£395,000-£1,100,000	£565,000
4+-bedrooms	41	£599,000-£2,000,000	£950,000

Source: Iceni analysis of Rightmove data

5.104 An alternative way of looking at the data is to ask what level of discount is required to make homes genuinely affordable, and this is shown in the table below. The figures are based on median newbuild prices and show the discount required to achieve the previously calculated affordable price.

5.105 The tables show that typically a discount of in excess of 50% (and potentially in excess of 60%) would be needed to make homes affordable. Whilst it is arguably possible for discounts of this level to be provided, this would essentially be a subsidy that could be spent in other ways (such as supporting the provision of social rented housing).

5.106 However, there may be specific circumstances where discounted market housing might be considered (e.g. to support viability or to provide a broader mix on site).

5.107 In addition, it needs to be remembered that the analysis in this report is based on estimated prices at a particular point in time, and it is possible for housing to become more affordable relative to the existing market over time. There may also be specific schemes that are affordable relative to the area's general costs.

5.108 Overall, and on balance, it is considered that the evidence does not support any significant need for First Homes (or other discounted

market products) in a local context due to the cost of newbuild housing. However, there may be specific schemes where this type of housing could be supported – this would need to be dealt with on a site-by-site basis.

5.109 Equally, this analysis doesn't take account of household preference, in terms of seeking affordable home ownership products that best suit their household circumstances or incomes. For example, The inclusion of an ongoing rent element within Shared Ownership homes (which will always increase over time by CPI plus 1.0% for new Shared Ownership homes) may not necessarily be as attractive to potential buyers compared to a discounted market product.

Table 5-18: Discount required to make affordable home ownership a 'genuinely affordable' product – Cotswold

	Affordable price	Median newbuild	Discount required
1-bedroom	£133,000	-	-
2-bedrooms	£189,000	£565,000	67%
3-bedrooms	£244,000	£565,000	57%
4-bedrooms	£360,000	£950,000	62%

Source: Iceni analysis

Shared Ownership

5.110 The analysis below moves on to consider shared ownership. For this analysis, an assessment of monthly outgoings has been undertaken, with the core assumption that outgoings should be the same as for renting privately, so as to make this tenure genuinely affordable.

5.111 The analysis has looked at what the Open Market Value (OMV) would need to be for a shared ownership to be affordable with a 10%, 25% and 50% share. To work out outgoings, the mortgage part is based on a

10% deposit (for the equity share) and a repayment mortgage over 25 years at 5% with a rent at 2.75% per annum on unsold equity.

5.112 These calculations do not include service charges because they are scheme specific and vary substantially. However, service charges should be taken into account in evaluating affordability on a scheme-specific and household-specific basis and could therefore impact on the conclusions of this analysis.

5.113 The findings for this analysis are interesting and do point to the possibility of shared ownership being a more affordable tenure than discounted market housing (including First Homes) – particularly at initial occupation.

5.114 By way of an explanation of the table (focusing on 2-bedroom homes, if a 50% equity share scheme came forward, then it is estimated the OMV could not be above £291,000 if it is to be genuinely affordable (due to the outgoings being in excess of the cost of privately renting).

5.115 However, given the subsidised rents, the same level of outgoings could be expected with a 10% equity share but a much higher OMV of £425,000. Although affordability can only be assessed on a scheme-by-scheme basis, it is notable that we estimate a median 2-bedroom newbuild to cost around £565,000 in the District – this suggests that it may be difficult to make any share genuinely affordable, but does point to shares as low as possible being required.

Table 5-19: Estimated OMV of Shared Ownership with a 50%, 25% and 10% Equity Share by Size – Cotswold

	50% share	25% share	10% share
1-bedroom	£205,000	£255,000	£299,000
2-bedroom	£291,000	£363,000	£425,000
3-bedroom	£377,000	£470,000	£551,000
4-bedrooms	£556,000	£692,000	£811,000

Source: Iceni analysis

5.116 Another way of looking at this data is to see what level of equity share might be needed to make shared ownership affordable, and this is shown in the table below. As with the analysis above this clearly points to the difficulty of any share making a home genuinely affordable.

5.117 This is however based on a current analysis of newbuild prices. Overall it is considered that shared ownership is likely to be a more affordable product than discounted market housing, but that lower equity shares will need to be encouraged in any development.

Table 5-20: Estimated maximum equity share required to make shared ownership affordable

	1-bedroom	2-bedroom	3-bedroom	4-bedrooms
Cotswold	-	-12%	8%	-3%

Source: Iceni analysis

5.118 One additional advantage of shared ownership is a lower deposit requirement. For example, the data above suggests that a median 3-bedroom new build costs around £565,000, and with a 10% deposit, this would equate to a need for £56,500 in capital. If such a home were sold at 50% shared ownership, the deposit would halve (to around £28,250) and would be around £5,700 at a 10% equity share.

5.119 Although there is no locally specific data on savings, we can look at national data from the English Housing Survey to show the likely difficulty households that are not already owners have in raising deposits. For 2023-34, the EHS records that 48% of private tenants have no savings, and 72% of those living in social rented housing.

5.120 Of those with any savings, only 36% of private renters and 17% in social rented housing have more than £16,000. This suggests that fewer than a fifth of households in the PRS have £16,000 or more in savings, which will clearly be a barrier to home ownership – particularly

where the deposit will need to be higher, such as for a full-market purchase rather than a smaller equity share.

Rent-to-Buy

5.121 A further affordable option is Rent to Buy; this is a Government scheme designed to ease the transition from renting to buying the same home. Initially (typically for five years although could be longer) the newly built home will be provided at the equivalent of an affordable rent (approximately 20% below the market rate). The expectation is that the discount provided in that first five years is saved in order to put towards a deposit on the purchase of the same property. Rent to Buy can be advantageous for some households as it allows for a smaller 'step' to be taken on to the home ownership ladder.

5.122 At the end of the initial period, depending on the scheme, the property is either sold as a shared ownership product or to be purchased outright as a full market property. If the occupant is not able to do either of these then the property is vacated, the tenancy is secure for the duration of the initial agreement period, the tenant may also request for the tenancy to be extended beyond this point.

5.123 In order to access this tenure, it effectively requires the same income threshold for the initial phase as a market rental property, although the cost of accommodation will be that of affordable rent. The lower-than-market rent will allow the household to save for a deposit for the eventual shared ownership or market property. In considering the affordability of rent-to-buy schemes there is a direct read across to the income required to access affordable home ownership (including shared ownership). It should therefore be treated as part of the affordable home ownership products suggested by the NPPF.

5.124 At present we are unaware of any rent-to-buy schemes in Cotswold and so it is difficult to comment on how affordable these schemes are or what the level of demand might be. One possible concern with this product is that rents levels may be quite high if based on a newbuild

rental home (which like buying will have some premium). Therefore if a scheme comes forward it is recommended that the rent to be paid should be capped at Local Housing Allowance to ensure affordability. Additionally, with rents at LHA it is likely there would be increased demand for this product when compared with rents capped at 80% of the market.

Policy Response

5.125 It is not possible through this report to fully set the amount of affordable housing to be required through policy as this will largely depend on the viability of provision. We do however note Cotswold's latest adopted plan seeks up to 30% on brownfield sites and 40% on all other sites. No detailed mix is provided with the plan stating, 'the type, size and mix, including the tenure split, of affordable housing will be expected to address the identified and prioritised housing needs of the District'.

5.126 On this basis, it is considered that **a 40% overall target could provide a good start point for viability testing.** This report can provide advice on the tenure split, particularly in light of the December 2024 NPPF which says (in paragraph 64) that 'planning policies should specify the type of affordable housing required (including the minimum proportion of Social Rent homes required)'.

5.127 Given the high Standard Method housing number for Cotswold (1,055 dwellings per annum) there is arguably the possibility that affordable needs could be met in full (an estimated need for 336 affordable homes each year representing 32% of the total). It does need to be recognised that many sites may not be able to provide policy compliant levels of affordable housing (e.g. due to viability or site size).

5.128 However, on the basis of potentially meeting all needs, including those who can afford to rent but not buy an **overall split between rented and intermediate housing in a 50:50 ratio** is suggested as a start point.

5.129 In terms of types of affordable housing, **the analysis suggests around 80% of rented homes should be at social rents (the rest at affordable rents)**. The analysis also suggests there is unlikely to be a role for discounted market housing (including First Homes) with the main focus likely to be on shared ownership (and possibly rent-to-buy housing). That said, given current newbuild prices it may be difficult to make any form of affordable home ownership genuinely affordable. However, if the gap between new and second-hand homes falls then shared ownership will potentially become more affordable (relative to discounted market products).

5.130 The following table sets out a suggested tenure split based on the evidence in this report. This would still be subject to viability and also the potential for alternative choices to be made by the Councils – for example it may be considered preferable to provide all rented homes at social rents where it is economically viable to do so (also noting that it may be difficult to develop sites with both social and affordable rented products due to having a different rent for essentially the same home). Affordable rents could be delivered only on sites where it is necessary due to viability issues.

5.131 Overall, the recommendation is for a 50:50 split, with the majority (four-fifths) of rented housing at social rents and the intermediate housing focussing on shared ownership and rent-to-buy; no targets are suggested for discounted market sale or First Homes.). The categories used in the table below are consistent with the affordable housing definitions set out in Annex 2 of the NPPF.

Table 5-21: Suggested mix of affordable housing – Cotswold

Type of affordable housing	Recommended Target (subject to viability)
Social Rent	40%
Other affordable housing to rent	10%
Discounted market sales housing	N/A
Other affordable routes to home ownership (Shared Ownership, Rent to Buy)	50%

Source: Iceni analysis

5.132 In deciding what types of affordable housing to provide, including a split between rented and home ownership products, the Council will however need to consider viability issues alongside the needs evidence.

5.133 Overall, the analysis identifies a notable need for affordable housing, and it is clear that provision of new affordable housing is an important and pressing issue in the District. It does however need to be stressed that this report does not provide an affordable housing target; the amount of affordable housing delivered will be limited to the amount that can viably be provided. The evidence does however suggest that affordable housing delivery should be maximised wherever opportunities arise.

6. Older Persons Need & Disabilities

6.1 This section studies the characteristics and housing needs of the older person population and the population with some form of disability. The two groups are taken together as there is a clear link between age and disability. It responds to Planning Practice Guidance on Housing for Older and Disabled People published by Government in June 2019. It includes an assessment of the need for specialist accommodation for older people and the potential requirements for housing to be built to M4(2) and M4(3) housing technical standards (accessibility and wheelchair standards).

Understanding Demographic Changes

Current population of older people

6.2 The table below provides baseline population data about older persons in Cotswold and compares this with other areas. The table shows the area has a notably older age structure to that seen in other areas with 27% of the population being aged 65 and over. The proportion of people aged 75 and over is also above the equivalent figure for other locations.

Table 6-1: Older Persons Population, 2024

	Cotswold		Gloucest-ershire	South West	England
	No.	%	%	%	%
Under 65	66,487	72.5%	77.9%	77.2%	81.3%
65-74	12,001	13.1%	10.8%	11.1%	9.4%
75-84	9,566	10.4%	8.2%	8.5%	6.8%
85+	3,607	3.9%	3.1%	3.2%	2.5%
Total	91,661	100.0%	100.0%	100.0%	100.0%
Total 65+	25,174	27.5%	22.1%	22.8%	18.7%
Total 75+	13,173	14.4%	11.3%	11.7%	9.3%

Source: ONS

Demographic change

6.3 Population projections can next be used to provide an indication of how the number of older persons might change in the future with the table below showing that Cotswold is projected to see a notable increase in the older person population – the projection is based on the Standard Method.

6.4 For the 2026-43 period a projected increase in the population aged 65+ of around 44% is shown – the population aged under 65 is in contrast projected to see a more modest, but still significant, increase (of 35%). In total population terms, the projections show an increase in the population aged 65 and over of 11,600 people. This is against a backdrop of an overall increase of 34,600 – population growth of people aged 65 and over therefore accounts for 34% of the total projected population change.

Table 6-2: Projected Change in Population of Older Persons, 2026 to 2043 – Cotswold

	2026	2043	Change in population	% change
Under 65	66,099	89,050	22,951	34.7%
65-74	12,485	15,795	3,310	26.5%
75-84	10,139	14,871	4,731	46.7%
85+	3,737	7,315	3,579	95.8%
Total	92,460	127,031	34,571	37.4%
Total 65+	26,361	37,981	11,620	44.1%
Total 75+	13,876	22,186	8,310	59.9%

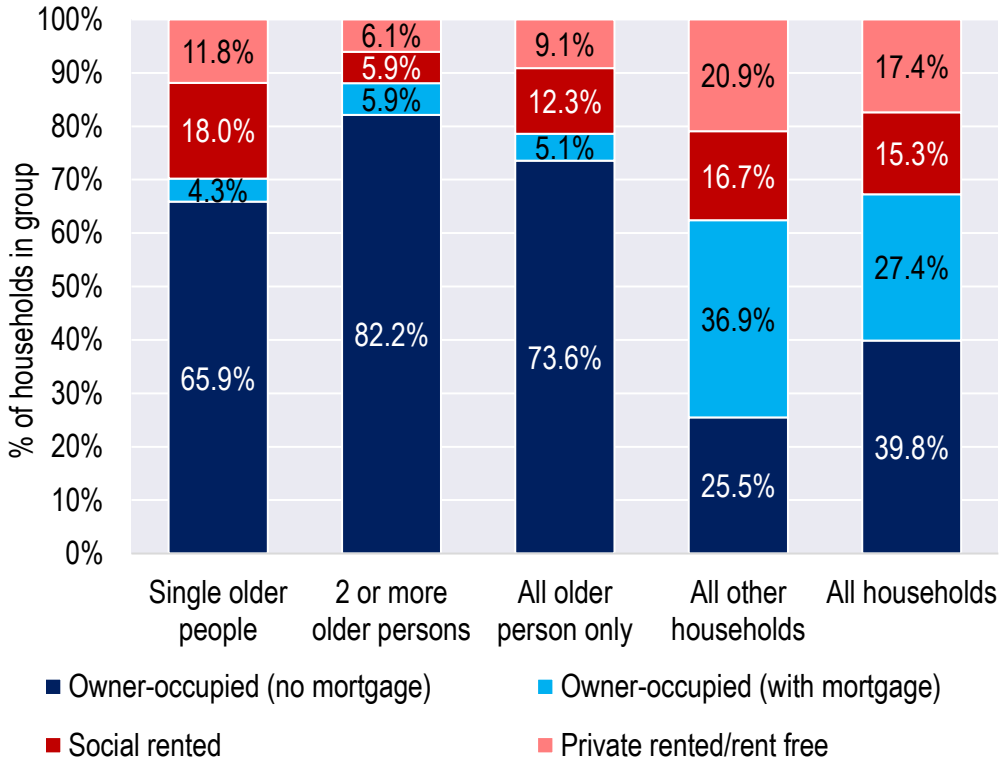
Source: Iceni Analysis

Characteristics of Older Persons' Households

6.5 The figure below shows the tenure of older person households. The data has been split between single older person households and those with two or more older people (which will largely be couples). The data shows that the majority of older persons households are owner occupiers (79% of older person households), and indeed most are owner-occupiers with no mortgage and thus may have significant equity which can be put towards the purchase of a new home. Some 12% of older persons households live in the social rented sector and the proportion of older person households living in the private rented sector is relatively low (about 9%).

6.6 There are also notable differences for different types of older person households with single older people having a lower level of owner-occupation than larger older person households – this group also has a higher proportion living in the social rented sector.

Figure 6-1: Tenure of Older Persons Households in Cotswold (2021)



Source: 2021 Census

Disabilities

6.7 The table below shows the proportion of people who are considered as disabled under the definition within the 2010 Equality Act[10], drawn from 2021 Census data, and the proportion of households where at least one person has a disability. The data suggests that some 28% of households in the District contain someone with a disability. This figure is slightly lower than seen in a range of other areas (County, region and nationally). The figures for the population with a disability show the

[10] The Census uses the same definition of disability as described in the Equality Act. This defines disability as a person with a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities.

same pattern in comparison with other areas – some 15% of the population having a disability.

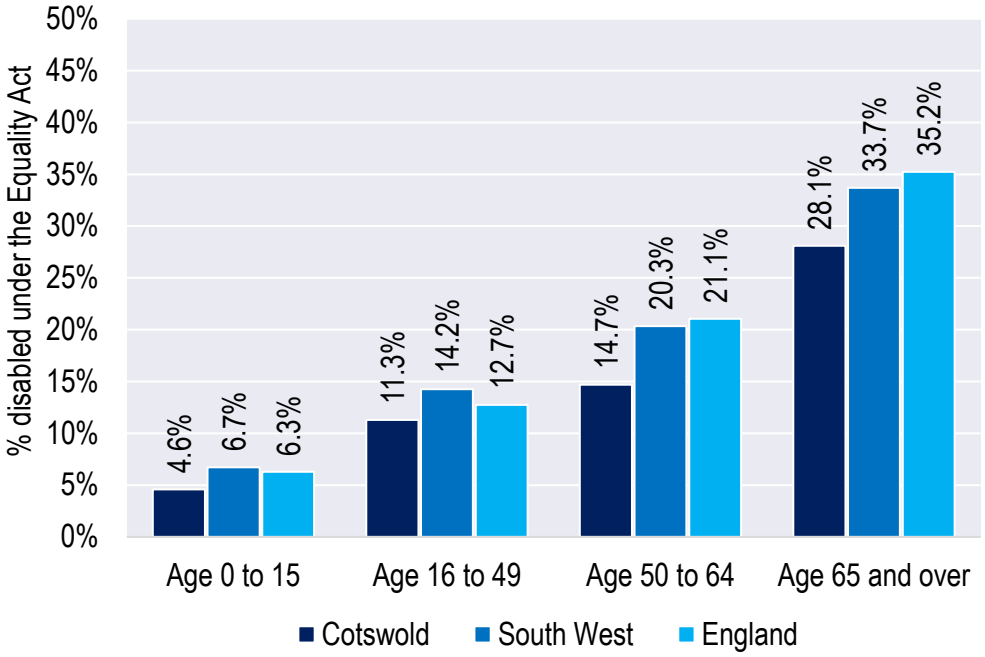
Table 6-3: Households and People with a Disability, 2021

	Households Containing Someone with a Disability		Population with a Disability	
	No.	%	No.	%
Cotswold	11,221	27.6%	13,983	15.4%
Gloucestershire	84,732	30.3%	108,378	16.8%
South West	812,037	33.2%	1,058,092	18.6%
England	7,507,887	32.0%	9,774,510	17.3%

Source: 2021 Census

6.8 As noted, it is likely that the age profile will impact upon the numbers of people with a disability, as older people tend to be more likely to have a disability. The figure below shows the age bands of people with a disability. It is clear from this analysis that those people in the oldest age bands are more likely to have a disability. The analysis also shows lower age-specific levels of disability when compared with the national and regional position – particularly for those aged 50 and over.

Figure 6-2: Population with Disability by Age



Source: 2021 Census

Health-related population projections

6.9 The incidence of a range of health conditions is an important component in understanding the potential need for care or support for a growing older population. The analysis undertaken covers both younger and older age groups and draws on prevalence rates from the PANSI (Projecting Adult Needs and Service Information) and POPPI (Projecting Older People Population Information) websites. Adjustments have been made to take account of the age specific health/disabilities previously shown.

6.10 The first row of the table models the Census prevalence rates (related to disability under the Equalities Act) – this shows a projected increase of 5,700 people with a disability over the 2026-43 period, a 39% increase. When related back to the total projected change to the population this represents around 17% of total projected population growth.

6.11 When looking at specific disabilities (linking to POPPI and PANSI data) the large increases in the number of older people with dementia (increasing by 69% from 2026 to 2043 and mobility problems (up 59% over the same period) are most notable. Changes for younger age groups are smaller, reflecting the fact that projections are expecting older age groups to see the greatest proportional increases in population.

Table 6-4: Projected Changes to Population with a Range of Disabilities – Cotswold

Disability	Age Range	2026	2043	Change	% change
All disabilities (Equalities Act)	NA	14,644	20,350	5,705	39.0%
Dementia	65+	1,547	2,614	1,067	69.0%
Mobility problems	65+	3,978	6,334	2,356	59.2%
Autistic Spectrum Disorders	18-64	397	551	154	38.8%
	65+	197	280	83	42.0%
Learning Disabilities	15-64	1,049	1,429	381	36.3%
	65+	435	624	189	43.6%
Impaired mobility	16-64	2,700	3,282	582	21.6%

Source: POPPI/PANSI and Demographic Projections

Need for Specialist Accommodation

6.12 Given the ageing population and higher levels of disability and health problems amongst older people, there is likely to be some increased requirement for specialist housing options moving forward. The box below shows the different types of older persons housing which are considered.

Definitions of Different Types of Older Persons' Accommodation

Age-restricted general market housing: This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.

Retirement living or sheltered housing (housing with support): This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services but provides some support to enable residents to live independently. This can include 24-hour on-site assistance (alarm) and a warden or house manager.

Extra care housing or housing-with-care (housing with care): This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

Residential care homes and nursing homes (care bedspaces): These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

Source: Planning Practice Guidance [63-010]

Modelling assumptions

6.18 The need for specialist housing for older persons is typically modelled by applying prevalence rates to current and projected population changes and considering the level of existing supply.

6.19 The approach taken below considers a range of publications from Housing LIN (including that mentioned in the PPG) to derive a series of prevalence rates. The rates also take into account the health of the population and levels of deprivation (which will impact on the tenure split between market and affordable housing).

6.20 The following prevalence rates, expressed as a need per 1,000 people aged 75 and over have been used in the analysis:

Housing with support (market) – 63 units;

Housing with support (affordable) – 43 units;

Housing with care (market) – 27 units;

Housing with care (affordable) – 11 units;

Residential care – 34 bedspaces; and

Nursing care – 38 bedspaces

Current supply

6.21 It is also important to understand the supply of different types of specialist accommodation with the table below showing various categories of accommodation. Figures are expressed as a total and as a proportion of the population aged 75 and over (estimated to be 13,876 in 2026).

6.22 The analysis shows a total of 1,854 units of housing with support, which represents around 134 per 1,000 people aged 75 and over – the majority, some 53% of this is in the market sector. For housing with care a much lower current supply is shown (379 – just 16% in the

affordable sector). For nursing and residential care, a supply of 913 bedspaces is shown with the majority (79%) being nursing care.

Table 6-5: Current supply of housing for older people – Cotswold

		Current supply	Supply per 1,000 aged 75+
Housing with support	Market	977	70
	Affordable	877	63
Total (housing with support)		**1,854**	**134**
Housing with care	Market	319	23
	Affordable	60	4
Total (housing with care)		**379**	**27**
Residential care bedspaces		192	14
Nursing care bedspaces		721	52
Total bedspaces		**913**	**66**

Source: EAC

Current and future need

6.23 Taking the supply forward and using the prevalence rates suggested the table below shows estimated needs for different types of housing linked to the population projections. The analysis is separated into the various different types and tenures although it should be recognised that there could be some overlap between categories (i.e. some households might be suited to more than one type of accommodation).

6.24 The analysis shows there is currently a largely sufficient supply of housing with support (e.g. sheltered/retirement housing) in both market and affordable sectors, although by 2043 an additional need is identified linked to demographic growth – particularly for market housing. Overall, by 2043, a shortfall of 500 units of housing with support is identified (around three-fifths in the market sector).

6.25 For housing with care (e.g. extra-care) the data suggests a current need for both market and affordable housing and an overall additional need for around 3,800 units by 2043 (around five-sixths as market housing).

6.26 For nursing and residential care, the analysis suggests a modest current shortfall of around 100 units (only for residential care). Moving through to 2043, a total need for 700 additional bedspaces is identified – mainly residential care.

Table 6-6: Specialist Housing Need for Older Persons, 2026-43 – Cotswold

		Housing demand per 1,000 75+	Current supply	Current demand	Current shortfall/ surplus (-ve)	Additional demand to 2043	Shortfall /surplus by 2043
Housing with support	Market	63	977	879	-98	526	428
	Affordable	43	877	591	-286	354	68
Total (housing with support)		**106**	**1,854**	**1,469**	**-385**	**880**	**496**
Housing with care	Market	27	319	379	60	227	287
	Affordable	11	60	150	90	90	180
Total (housing with care)		**38**	**379**	**529**	**150**	**317**	**467**
Residential care bedspaces		34	192	470	278	282	560
Nursing care bedspaces		38	721	529	-192	317	125
Total bedspaces		**72**	**913**	**999**	**86**	**598**	**685**

Source: Iceni analysis/EAC

Wheelchair User Housing

6.27 The analysis below draws on secondary data sources to estimate the number of current and future wheelchair users and to estimate the number of wheelchair accessible/adaptable dwellings that might be required in the future. Estimates of need produced in this report draw on data from the English Housing Survey (EHS) – mainly 2020/21 data. The EHS data used includes the age structure of wheelchair users, information about work needed to homes to make them 'visitable' for wheelchair users and data about wheelchair users by tenure.

6.28 The table below shows at a national level the proportion of wheelchair user households by the age of household reference person. Nationally, around 3.1% of households contain a wheelchair user – with around 1% using a wheelchair indoors. There is a clear correlation between the age of household reference person and the likelihood of there being a wheelchair user in the household.

Table 6-7 Proportion of wheelchair user households by age of household reference person – England

Age of household reference person	No household members use a wheelchair	Uses wheelchair all the time	Uses wheelchair indoors only	Uses wheelchair outdoors only	TOTAL
24 and under	99.4%	0.4%	0.0%	0.1%	100.0%
25-34	99.4%	0.1%	0.1%	0.3%	100.0%
35-49	97.9%	0.4%	0.3%	1.4%	100.0%
50-64	97.1%	0.5%	0.2%	2.2%	100.0%
65 and over	94.3%	1.3%	0.5%	4.0%	100.0%

All households	96.9%	0.6%	0.3%	2.2%	100.0%

Source: English Housing Survey (2020/21)

6.29 The prevalence rate data can be brought together with information about the household age structure and how this is likely to change moving forward – adjustments have also been made to take account of the relative health (by age) of the population. The data estimates a total of 1,000 wheelchair user households in 2026, and that this will rise to 1,400 by 2043.

Table 6-8: Estimated number of wheelchair user households (2026-43) – Cotswold

	Prevalence rate (% of households)	Households 2026	Households 2043	Wheelchair user households (2026)	Wheelchair user households (2043)
24 and under	0.5%	700	997	3	5
25-34	0.4%	3,182	6,177	14	26
35-49	1.2%	8,663	12,962	107	160
50-64	1.5%	12,338	14,190	180	207
65 and over	4.0%	17,150	25,120	685	1,003
All households		42,033	59,445	989	1,401

Source: Iceni analysis

6.30 The finding of an estimated current number of wheelchair user households does not indicate how many homes might be need for this group – some households will be living in a home that is suitable for wheelchair use, whilst others may need improvements to accommodation, or a move to an alternative home. Data from the EHS shows that of the 814,000 wheelchair user households, some 200,000

live in a home that would either be problematic or not feasible to make fully ‘visitable’ – this is around 25% of wheelchair user households.

6.31 Applying this to the current number of wheelchair user households across the District gives a current need for 250 additional wheelchair user homes. If the projected need is also discounted to 25% of the total (on the basis that many additional wheelchair user households will already be in accommodation) then a further need for 100 homes in the 2026-43 period can be identified. Added together this leads to a need estimate of 350 wheelchair user homes – equating to 21 dwellings per annum.

Table 6-9: Estimated need for wheelchair user homes, 2026-43

	Current need	Projected need (2026-43)	Total current and future need
Cotswold	247	103	350

Source: Iceni Analysis

6.32 Furthermore, information in the EHS (for 2020/21) also provides national data about wheelchair users by tenure. This showed that, at that time, around 6.7% of social tenants were wheelchair user (including 1.8% using a wheelchair indoors/all the time), compared with 2.6% of owner-occupiers (0.8% indoors/all the time). These proportions can be expected to increase with an ageing population but do highlight the likely need for a greater proportion of social (affordable) homes to be for wheelchair users.

Table 6-10: Proportion of wheelchair user households by tenure of household reference person – England

Tenure	No household member s use a wheel-chair	Uses wheel-chair all the time	Uses wheel-chair indoors only	Uses wheel-chair outdoors only	TOTAL
Owners	97.4%	0.6%	0.2%	1.8%	100.0%
Social sector	93.3%	1.3%	0.5%	4.9%	100.0%
Private renters	98.6%	0.2%	0.2%	1.0%	100.0%
All households	96.9%	0.6%	0.3%	2.2%	100.0%

Source: English Housing Survey (2020/21)

7. Mix of Homes Needed

7.1 This section considers the appropriate mix of housing across Cotswold District. The analysis considers how the number of households in different age groups are projected to change moving forward and the mix of housing to meet this demographic change in different tenure groups. The analysis looks at the Standard Method (for the 2026-43 period).

Current Housing Mix by Tenure

7.2 A model has been developed that starts with the current profile of housing in terms of size (bedrooms) and tenure. Within the data, information is available about the age of households and the typical sizes of homes they occupy. By using demographic projections, it is possible to see which age groups are expected to change in number, and by how much.

7.3 On the assumption that occupancy patterns for each age group (within each tenure) remain the same, it is therefore possible to assess the profile of housing needed is over the assessment period (taken to be 2026-43 to be consistent with other analysis in this report).

7.4 An important starting point is to understand the current balance of housing in the area – the table below profiles the sizes of homes in different tenure groups across areas. The data shows a market stock (owner-occupied) that is dominated by 3+-bedroom homes (making up 80% of the total in this tenure group, a slightly higher proportion to that seen across the County, region and nationally. The profile of the social rented sector is broadly similar across areas whilst the private rented sector has a relatively large profile of dwellings. Observations about the current mix feed into conclusions about future mix later in this section.

Table 7-1: Number of Bedrooms by Tenure, 2021

		Cotswold	Gloucest-ershire	South West	England
Owner-occupied	1-bedroom	2%	3%	4%	4%
	2-bedrooms	17%	20%	21%	21%
	3-bedrooms	39%	43%	44%	46%
	4+-bedrooms	41%	34%	31%	29%
	Total	100%	100%	100%	100%
	Ave. no. beds	3.19	3.07	3.02	3.01
Social rented	1-bedroom	28%	29%	29%	29%
	2-bedrooms	35%	36%	37%	36%
	3-bedrooms	34%	31%	30%	31%
	4+-bedrooms	4%	4%	4%	4%
	Total	100%	100%	100%	100%
	Ave. no. beds	2.14	2.11	2.09	2.10
Private rented	1-bedroom	14%	22%	22%	21%
	2-bedrooms	34%	38%	38%	39%
	3-bedrooms	36%	29%	28%	29%
	4+-bedrooms	16%	12%	12%	11%
	Total	100%	100%	100%	100%
	Ave. no. beds	2.53	2.30	2.30	2.30

Source: Census (2021)

Family households

7.5 The number of families in Cotswold (defined for the purpose of this assessment as any household which contains at least one dependent

child) totalled 9,500 as of the 2021 Census, accounting for 23% of households; this proportion is lower than seen across other areas.

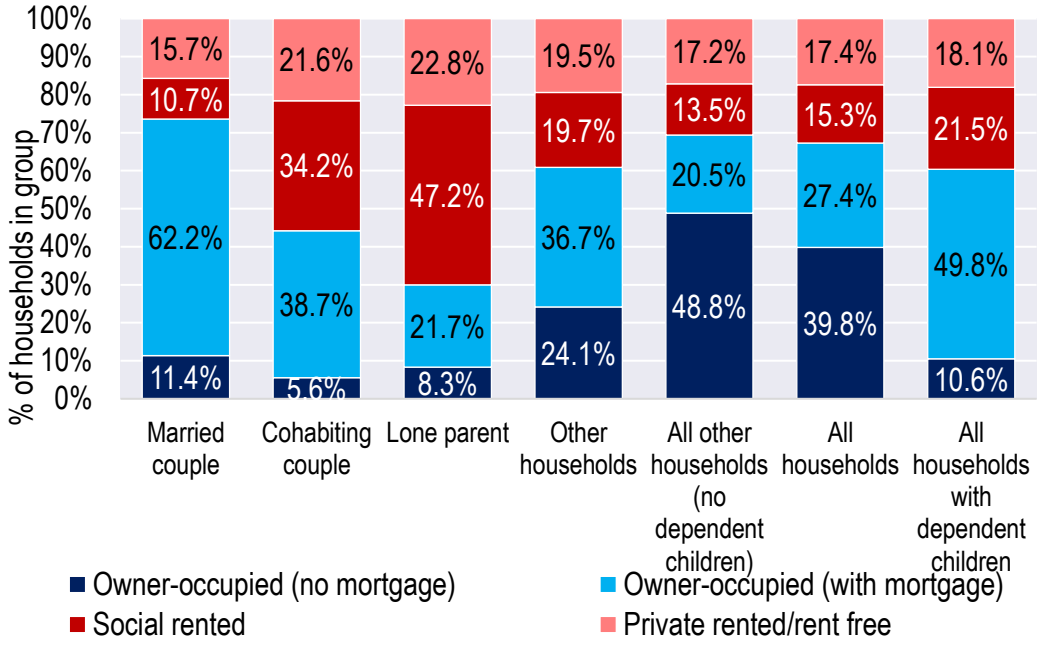
Table 7-2: Households with Dependent Children (2021)

	Cotswold		Glouces-tershire	South West	England
	No.		%	%	%
Married couple	5,860	14.4%	14.4%	13.4%	14.4%
Cohabiting couple	1,419	3.5%	4.4%	4.4%	4.5%
Lone parent	1,799	4.4%	5.5%	5.7%	6.9%
Other households	452	1.1%	1.6%	1.9%	2.7%
All other households	31,068	76.5%	74.1%	74.6%	71.5%
Total	40,598	100.0%	100.0%	100.0%	100.0%
Total with dependent children	9,530	23.5%	25.9%	25.4%	28.5%

Source: Census (2021)

7.6 The figure below shows the current tenure of households with dependent children. There are some considerable differences by household type with lone parents having a very high proportion living in the social and private rented sectors. Across the District, only 30% of lone-parent households are owner-occupiers compared with 74% of married couples with children.

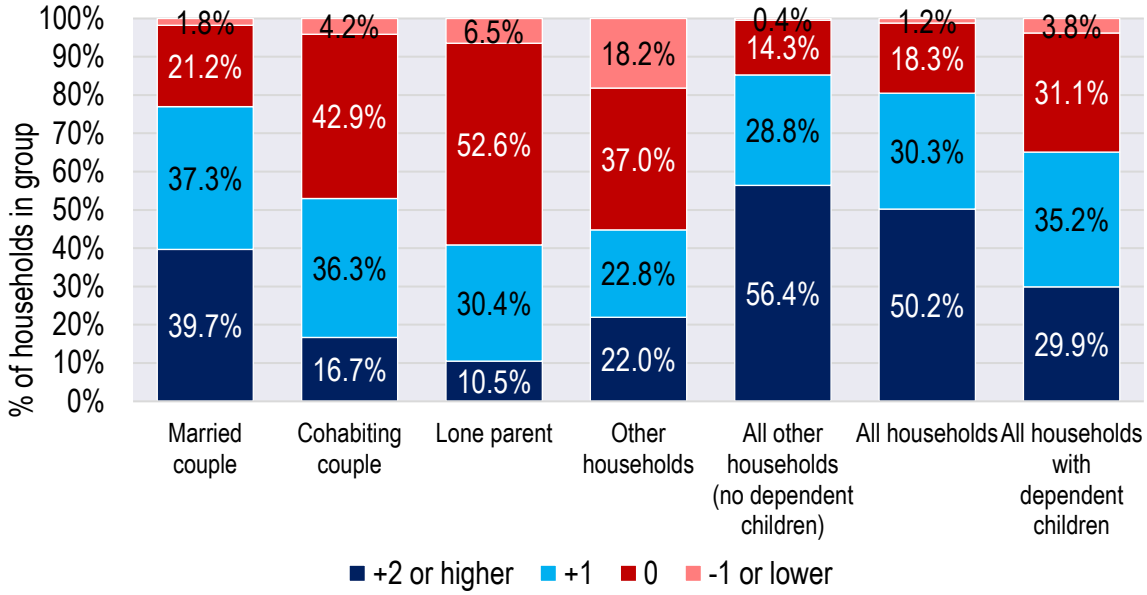
Figure 7-1: Tenure of households with dependent children (2021) – Cotswold



Source: Census (2021)

7.7 The figure below shows levels of overcrowding and under-occupancy of households with dependent children. This shows higher levels of overcrowding (minus figure) for all household types with dependent children with 7% of all lone parents and 18% of 'other' households being overcrowded. Overall, some 4% of households with dependent children are overcrowded, compared with less than 1% of other households. Levels of under-occupancy (positive figures) are also notably lower in households with dependent children.

Figure 7-2: Occupancy rating of households with dependent children (2021) – Cotswold



Source: Census (2021)

Housing mix modelling methodology

7.8 The method to consider future housing mix looks at the ages of the Household Reference Persons and how these are projected to change over time. The sub-sections to follow describe some of the key analyses.

Understanding how households occupy homes

7.9 While the demographic projections provide a good indication of how the population and household structure will develop, it is not a simple task to convert the net increase in the number of households into a suggested profile for additional housing to be provided. The main reason for this is that in the market sector in particular, households are able to buy or rent any size of property (subject to what they can afford) and therefore knowledge of the profile of households in an area does not directly transfer into the sizes of property to be provided.

7.10 The size of housing which households occupy in the market sector relates more to their wealth and age than the number of people they contain. For example, there is no reason why a single person cannot buy (or choose to live in) a 4-bedroom home as long as they can afford it, and hence projecting an increase in single-person households does not automatically translate into a need for smaller units.

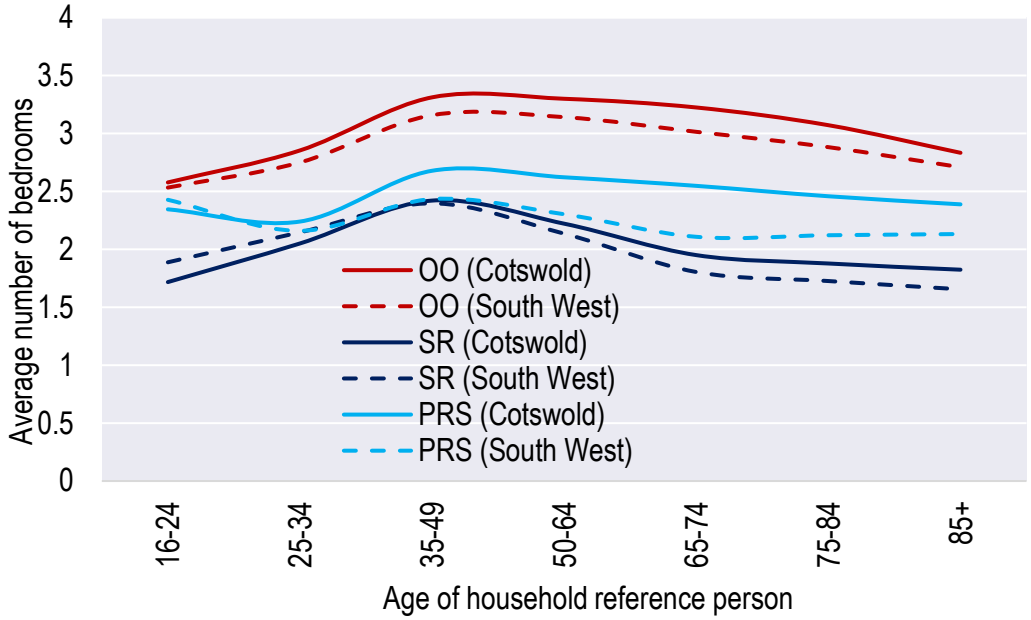
7.11 That said, issues of supply can also impact occupancy patterns, for example, it may be that a supply of additional smaller-level access homes would encourage older people to downsize but in the absence of such accommodation, these households remain living in their larger accommodation.

7.12 The issue of choice is less relevant in the affordable sector (particularly since the introduction of the social sector size criteria) where households are allocated properties which reflect the size of the household, although there will still be some level of under-occupation moving forward with regard to older person and working households who may be able to under-occupy housing (e.g. those who can afford to pay the spare room subsidy (‘bedroom tax’)).

7.13 The approach used is to interrogate information derived in the projections about the number of household reference persons (HRPs) in each age group and apply this to the profile of housing within these groups (data being drawn from the 2021 Census).

7.14 The figure below shows an estimate of how the average number of bedrooms varies by different ages of HRP and broad tenure group for Cotswold and the South West region. In all sectors, the average size of accommodation rises over time to typically reach a peak around the age of 50. After peaking, the average dwelling size decreases slightly – as typically some households downsize as they get older. The analysis also shows the District as having larger dwelling sizes for most age groups in the owner-occupied and private rented sectors when compared to the South West.

Figure 7-3: Average Bedrooms by Age and Tenure in Cotswold and the region



Source: Census (2021)

7.15 The analysis uses the existing occupancy patterns at a local and regional level as a starting point for analysis and applies these to the projected changes in Household Reference Person by age discussed below. The analysis has been used to derive outputs for three broad categories. These are:

Market Housing – which is taken to follow the occupancy profiles in the market sector (i.e. owner-occupiers and the private rented sector);

Affordable Home Ownership – which is taken to follow the occupancy profile in the private rented sector (this is seen as reasonable as the Government's desired growth in home ownership looks to be largely driven by a wish to see households move out of private renting); and

Rented Affordable Housing – which is taken to follow the occupancy profile in the social rented sector. The affordable sector in the analysis to follow would include social and affordable rented housing.

Changes to Households by Age

7.16 The table below presents the projected change in households by age of household reference person based on the Standard Method. This shows growth as being expected in all age groups and in particular older age groups (notably 85+), although some high growth is also projected in younger age groups, in part due to an assumption that household formation could improve over time.

Table 7-3: Projected Change in Household by Age of HRP in Cotswold

	2026	2043	Change in Households	% Change
Under 25	700	997	297	42.4%
25-34	3,182	6,177	2,995	94.1%
35-49	8,663	12,962	4,299	49.6%
50-64	12,338	14,190	1,852	15.0%
65-74	7,246	9,174	1,928	26.6%
75-84	7,028	10,318	3,290	46.8%
85+	2,876	5,627	2,752	95.7%
TOTAL	42,033	59,445	17,412	41.4%

Source: Iceni Analysis

Housing Mix Results

Initial modelled mix

7.17 By following the methodology set out above and drawing on the sources shown, a series of outputs have been derived to consider the likely size requirement of housing within each of the three broad tenures at a local authority level.

7.18 The table below shows the modelled outputs of need by dwelling size in the three broad tenures. The need for market housing is strongest for

3+-bedroom homes; for affordable home ownership for 2- and 3-bedroom homes; and rented affordable housing showing a slightly smaller profile again.

7.19 **Table 7-4:** Initial Modelled Mix of Housing by Size and Tenure based on proposed housing distribution – Cotswold

	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Market	7%	26%	40%	26%
Affordable home ownership	19%	38%	32%	12%
Affordable housing (rented)	29%	37%	30%	4%

Source: Housing Market Model

Rightsizing

7.20 The analysis above sets out the potential need for housing if occupancy patterns remain the same as they were in 2021 (with differences from the current stock profile being driven by demographic change). It is however worth also considering that the 2021 profile will have included households who are overcrowded (and therefore need a larger home than they actually live in) and also those who under-occupy (have more bedrooms than they need).

7.21 There is a case to seek for new stock to more closely match actual size requirements. Whilst it would not be reasonable to expect to remove all under-occupancy (particularly in the market sector) it is the case that in seeking to make the most efficient use of land it would be prudent to look to reduce this over time. Further analysis has been undertaken to take account of overcrowding and under-occupancy (by tenure).

7.22 The table below shows a cross-tabulation of a household's occupancy rating and the number of bedrooms in their home (for owner-occupiers)

using 2021 Census data. This shows a high number of households with at least 2 spare bedrooms who are living in homes with 3 or more bedrooms. There are also a number of overcrowded households. In the owner-occupied sector in 2021, there were 25,400 households with some degree of under-occupation and around 120 overcrowded households – some 93% of all owner-occupiers have some degree of under-occupancy.

Table 7-5: Cross-tabulation of occupancy rating and number of bedrooms (owner-occupied sector) – Cotswold

Occupancy rating	Number of bedrooms				
	1-bed	2-bed	3-bed	4+-bed	TOTAL
+2 spare bedrooms	0	0	7,395	10,081	17,476
+1 spare bedrooms	0	4,110	2,518	1,028	7,656
0 “Right sized”	634	594	730	96	2,054
-1 too few bedrooms	12	47	52	9	120
TOTAL	646	4,751	10,695	11,214	27,306

Source: Census (2021)

7.23 For completeness the tables below show the same information for the social and private rented sectors. In both cases there are more under-occupying households than overcrowded, but differences are less marked than seen for owner-occupied housing.

Table 7-6: Cross-tabulation of occupancy rating and number of bedrooms (social rented sector) – Cotswold

Occupancy rating	Number of bedrooms				
	1-bed	2-bed	3-bed	4+-bed	TOTAL
+2 spare bedrooms	0	0	635	82	717
+1 spare bedrooms	0	1,077	646	71	1,794
0 “Right sized”	1,646	992	756	62	3,456
-1 too few bedrooms	70	90	90	14	264
TOTAL	1,716	2,159	2,127	229	6,231

Source: Census (2021)

Table 7-7: Cross-tabulation of occupancy rating and number of bedrooms (private rented sector) – Cotswold

Occupancy rating	Number of bedrooms				
	1-bed	2-bed	3-bed	4+-bed	TOTAL
+2 spare bedrooms	0	0	1,336	860	2,196
+1 spare bedrooms	0	1,807	848	185	2,840
0 “Right sized”	951	577	333	47	1,908
-1 too few bedrooms	43	42	22	7	114
TOTAL	994	2,426	2,539	1,099	7,058

Source: Census (2021)

7.24 In using this data in the modelling an adjustment is made to move some of those who would have been picked up in the modelling as under-occupying into smaller accommodation. Where there is under-occupation by 2 or more bedrooms, the adjustment takes 25% of this

group and assigns to a '+1' occupancy. This does need to be recognised as an assumption but can be seen to be reasonable as they do retain some (considerable) degree of under-occupation (which is likely) but does also seek to model a better match between household needs and the size of their home. For overcrowded households, a move in the other direction is made; in this case, households are moved up as many bedrooms as is needed to resolve the problems (this is applied for all overcrowded households).

7.25 The adjustments for under-occupation and overcrowding lead to the suggested mix as set out in the following tables. It can be seen that this tends to suggest a very slightly different profile of homes as being needed (compared to the initial modelling) including an increase in the need for 4+-bedroom homes in the rented affordable housing sector due to levels of overcrowding and a reduction in the 4+-bedroom market need due to high levels of under-occupancy.

Table 7-8: Modelled Mix of Housing by Size and Tenure – Cotswold

	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Market	7%	33%	40%	20%
Affordable home ownership	18%	43%	30%	9%
Affordable housing (rented)	28%	40%	28%	5%

Source: Housing Market Model

Affordable housing supply vs need by size

7.26 A further analysis of the need for rented affordable housing is to compare the need with the supply (turnover) of different sizes of accommodation. This links back to estimates of need in the previous section (an annual need for 190 dwellings per annum from households

unable to buy OR rent) with additional data from CoRe about the sizes of homes let over the past three years.

7.27 This analysis is quite clear in showing the low supply of larger homes relative to the need for 4+-bedroom accommodation in particular, where it is estimated the supply is only around a quarter of the need arising each year, whereas for 1- and 2-bedroom homes over half of the need can be met.

7.28 **Table 7-9:** Need for rented affordable housing by number of bedrooms – Cotswold

	Gross Annual Need	Gross Annual Supply	Net Annual Need	As a % of total net annual need	Supply as a % of gross need
1-bedroom	122	69	53	28.1%	56.4%
2-bedrooms	156	81	75	39.6%	51.9%
3-bedrooms	93	41	53	27.7%	43.6%
4+-bedrooms	12	3	9	4.6%	24.5%
Total	383	193	190	100.0%	50.5%

Source: Iceni analysis

7.29 Across the District, the analysis points to over a quarter of the social/affordable housing need being for 1-bedroom homes and it is of interest to see how much of this is due to older person households. In the future household sizes are projected to drop whilst the population of older people will increase. Older person households (as shown earlier) are more likely to occupy smaller dwellings. The impacts of older people have on demand for smaller stock is outlined in the table below.

7.30 This indeed identifies a slightly larger profile of homes needed for households where the household reference person is aged Under 65, with a concentration of 1-bedroom homes for older people. This

information can be used to inform the mix required for housing for older people (e.g. age restricted), although it does need to be noted that not all older people would be expected to live in homes solely for older people.

7.31 The 2, 3, and 4+-bedroom categories have been merged for the purposes of older persons, as we would not generally expect many (if any) households in this category to need (or indeed be able to be allocated) more than 2-bedrooms in the rented affordable housing sector.

Table 7-10: Modelled Mix of Housing by Size and Age – affordable housing (rented) – Cotswold

	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Under 65	22%	40%	32%	6%
65 and over	39%	61%		
All affordable housing (rented)	28%	40%	28%	5%

Source: Housing Market Model

Housing Mix Recommendations

7.32 The analysis below provides some indicative targets for different sizes of home (by tenure). The conclusions take account of a range of factors, including the modelled outputs and an understanding of the stock profile and levels of under-occupancy and overcrowding.

7.33 The analysis (for rented affordable housing) also draws on data from the local authority Housing Register with regards to the profile of need as well as taking a broader view of issues such as the flexibility of homes to accommodate changes to households (e.g. the lack of

flexibility offered by a 1-bedroom home for a couple looking to start a family).

7.34 The Housing Register data below shows a pattern of need focussed on 1-bedroom homes, but with over a fifth needing 3+-bedroom accommodation. When focussing on what we have described as priority need (excluding those in the Bronze category) a higher proportionate need for larger dwellings is seen, but the main focus is still on 1-bedroom homes.

Table 7-11: Size of Social/Affordable Rented Housing Needed – Housing Register Information (September 2025)

	All Register		Priority need	
	Number	%	Number	%
1-bedroom	997	57.7%	218	58.9%
2-bedrooms	445	25.8%	67	18.1%
3-bedrooms	221	12.8%	56	15.1%
4+-bedrooms	65	3.8%	29	7.8%
TOTAL	1728	100.0%	370	100.0%

Source: Cotswold District Council

Social/Affordable Rented

7.35 Bringing together the above, a number of factors are recognised. This includes recognising that it is unlikely that all affordable housing needs will be met and that it is likely that households with a need for larger homes will have greater priority (as they are more likely to contain children). The analysis also considers the turnover of different sizes of accommodation. The following mix of social/affordable rented housing is therefore suggested across the District:

1-bedroom – 25-35%

2-bedrooms – 30-40%

3-bedrooms – 20-30%

4+-bedroom – 5-15%

7.36 If a development is to include housing specifically for older people (e.g. forms of age-restricted housing) then broadly a 50:50 split between 1- and 2-bedroom homes is recommended. The inclusion of some 2-bedroom homes is considered sensible with the aim to promote the opportunity for older person households to downsize – a 2-bed offering being more likely to encourage this than 1-bed homes, as well as offering the ability for stay-at-home carers, friends and family to support these individuals overnight as required. Also, whilst technically most older person households will only have a 'need' for a 1-bed home, a larger property remains affordable as most older person households are not impacted by the bedroom tax/spare room subsidy.

7.37 It should be noted that the above recommendations are to a considerable degree based on projecting the need forward to 2043 and will vary over time. It may be at a point in time the case that Housing Register data identifies a shortage of housing of a particular size/type which could lead to the mix of housing being altered from the overall suggested requirement.

Affordable Home Ownership

7.38 In the affordable home ownership sector a profile of housing that more closely matches the outputs of the modelling is suggested. It is considered that the provision of affordable home ownership should be more explicitly focused on delivering smaller family housing for younger households and childless couples – with a focus on 2- and 3-bed properties. The conclusions also take account of the earlier observation that it may be difficult to make homes genuinely affordable for AHO due to newbuild prices. Based on this analysis, it is suggested that the following mix of affordable home ownership would be appropriate:

1-bedroom – 15-20%

2-bedrooms – 40-50%

3-bedrooms – 25-35%

4+-bedroom – 5-15%

Market Housing

7.39 Finally, in the market sector, a balance of dwellings is suggested that takes account of both the demand for homes and the changing demographic profile (as well as observations about the current mix when compared with other locations and also the potential to slightly reduce levels of under-occupancy).

7.40 We have also had regard to the potential for rightsizing but also recognise that in the market sector there is limited ability to control what households purchase. This sees a slightly larger recommended profile compared with other tenure groups.

1-bedroom – 5-10%

2-bedrooms – 30-35%

3-bedrooms – 35-45%

4+-bedroom – 15-25%

7.41 Although the analysis has quantified this on the basis of the market modelling and an understanding of the current housing market (including the stock profile in different tenures as set out earlier in this section), it does not necessarily follow that the figures, particularly for market housing, should necessarily be applied prescriptively to every development site. Site location and area character are also relevant considerations as to what the appropriate mix of market housing on individual development sites.

7.42 In all sectors the analysis points to a particular need for 2- and 3-bedroom accommodation, with varying proportions of 1- and 4+-bedroom homes. For rented affordable housing there is a clear need for

a range of different sizes of homes, including up to 45% to have at least 3-bedrooms of which up to 15% should have at least 4-bedrooms. Our recommended mix at a strategic level is set out below:

Table 7-12: Suggested size mix of housing by tenure – Cotswold

	Market	Affordable home ownership	Rented affordable housing
1-bedroom	5%-10%	15%-20%	25%-35%
2-bedrooms	30%-35%	40%-50%	30%-40%
3-bedrooms	35%-45%	25%-35%	20%-30%
4+-bedrooms	15%-25%	5%-15%	5%-15%

Source: Iceni analysis

7.43 Demand can change over time linked to macro-economic factors and local supply. The suggested figures can be used as a monitoring tool to ensure that future delivery is not unbalanced when compared with the likely requirements as driven by demographic change in the area. The recommendations can also be used as a set of guidelines to consider the appropriate mix on larger development sites, and the Council could expect justification for a housing mix on such sites which significantly differs from that modelled herein.

7.44 It should be recognised that there will be variations in the need within the District due to the different role and function of a location and the specific characteristics of local households (which can also vary over time). Below are some points for consideration when looking at needs in any specific location.

- Whilst there are differences in the stock profile in different locations this should not necessarily be seen as indicating particular surpluses or shortfalls of particular types and sizes of homes;
- As well as looking at the stock, an understanding of the role and function of areas is important. For example, areas traditionally

favoured by family households might be expected to provide a greater proportion of larger homes;

- That said, some of these areas will have very few small/cheaper stocks and so consideration needs to be given to diversifying the stock; and

- The location/quality of sites will also have an impact on the mix of housing. For example, brownfield sites in urban locations such as Cirencester may be more suited to flatted development (as well as recognising the point above about role and function) whereas a more suburban/rural site may be more appropriate for family housing. Other considerations (such as proximity to public transport) may impact on a reasonable mix at a local level.

- Additionally, in the affordable sector it may be the case that Housing Register data for a smaller area identifies a shortage of housing of a particular size/type which could lead to the mix of housing being altered from the overall suggested requirement.

7.45 In applying the mix to individual development sites, regard should be had to the nature of the site and character of the area, and to up-to-date evidence of need as well as the existing mix and turnover of properties at the local level. The Council should also monitor the mix of housing delivered. However we would expect specific justification to be provided where the mix of homes on larger sites differs from that set out herein.

8. Housing Market Segments

Build-to-Rent

8.1 The NPPF sets out that the needs of people who rent their homes (as separate from affordable housing) should be assessed and reflected in planning policies (Para 63). The NPPF glossary also includes a definition for Build to Rent development:

> *"Purpose-built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses but should be on the same site and/or contiguous with the main development."*

8.2 It therefore represents development which is constructed with the intention that it will be let rather than sold.

8.3 Over recent years, there has been rapid growth in the Build to Rent (BtR) sector backed by domestic and overseas institutional investment. Savills' UK Build-to-Rent Market Update[11] For Q1 2026, the BTR market nationally now has 132,000 completed units, 51,000 units under construction, and 110,000 units in the development pipeline, totalling 293,000 units, up 5% from the year previous. However, much of this stock is located in the London and other Core Cities.

8.4 We do not consider that there is sufficient depth in the local market to support 'multi-family' flatted BtR development in Cotswold District. Such development is more focused towards larger urban areas.

8.5 However there are a range of examples of how single-family BtR is being utilised by volume housebuilders on large sites as a method of

[11] https://www.savills.co.uk/research_articles/229130/379550-0

ensuring the delivery and take up of housing. This is evidenced by significant deals from volume housebuilders Barratt and Countryside (Vistry), both of while have signed significant deals with BtR operators to deliver single-family BtR housing on their sites. This sits within the context of a weakening sales market, as discussed earlier, where market house prices are not increasing at the same pace as previously and the generally pace of sale of homes is slow.

8.6 Whilst the market for BtR is relatively embryonic at the time of writing, there is an important potential role for BtR in supporting the supply of private rented homes, helping drive up standards within the sector and in supporting overall housing delivery – recognising current affordability challenges restrict the ability of younger households to buy.

8.7 Such development is likely to be focused towards larger strategic sites. **On strategic sites, where single-family BTR provision is brought forwards, the Council might reasonably consider BTR provision as part of the market housing offer on site**. This will however depend on the specific circumstances and details related to individual phases. **We would reasonably expect provision for BTR development to be included in consideration of any new settlement-scale locations** – in particular reflecting how it can help to support development at pace, in line with the recommendations of the *Letwin Review*.

Self- and Custom-build Homes

8.8 Self-build and custom housebuilding covers a spectrum of different forms of development, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions. The legal definition is set out in the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing

and Planning Act 2016) ('the Act').[12] The PPG[13] is clear that self-build or custom build helps to diversify the housing market and increase consumer choice.

8.9 The Council has a Self-build and Custom Housebuilding Register[14] as it is required to by the legislation. It is required by the Act to grant sufficient planning permissions to meet the level of demand shown on the Register, by reference to base periods. At the end of each base period, relevant authorities have 3 years in which to meet their legal duty and grant permission for an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.

8.10 The Levelling Up and Regeneration Act (2023) ('LURA') made some amendments to the 2015 Self and Custom Housebuilding Act which advised how the supply and demand of self and custom build housing plots can be assessed. When assessing demand, the LURA inserted in section 6 of the 2015 Act the following:

"(a) the demand for self-build and custom housebuilding in an authority's area in respect of a base period is the aggregate of—

(i) the demand for self-build and custom housebuilding arising in the authority's area in the base period; and

(ii) any demand for self-build and custom housebuilding that arose in the authority's area in an earlier base period and in relation to which—

(A) the time allowed for complying with the duty in subsection (2) expired during the base period in question, and

(B) the duty in subsection (2) has not been met;

(aa) the demand for self-build and custom housebuilding arising in an authority's area in a base period is evidenced by the number of entries added during that period to the register under section 1 kept by the authority;"

[12] https://www.legislation.gov.uk/ukpga/2015/17/contents/enacted/data.htm

[13] Paragraph: 16a Reference ID: 57-016a-20210208

[14] https://www.cotswold.gov.uk/housing/private-housing/self-build-housing/

8.11 As a result, although each authority still has 3 years to meet the need that arises from its Register, **this need must now be counted cumulatively**. For example, as of October 30, 2026, the need will be the cumulative demand shown in all base periods prior to October 30, 2023.

8.12 When considering the supply of plots LURA removes section 6(c) of the 2015 Act which read:

"development permission is 'suitable' if it is permission in respect of development that could include self-build and custom housebuilding"

8.13 This change means that the Council will therefore need to demonstrate that serviced plots have resulted in self and custom-build development rather than what could be self and custom-build plots, for example, on the assumption of a CIL exemption. This means that in order for planning permissions to be counted towards the supply of self and custom build homes, there needs to be evidence to show that this is what the development is for.

8.14 The total cumulative need on the Register as at October 2025 is 236 entries.

Table 8.1 New Entrants to Self- and Custom-Housebuilding Register

	Cotswold
Base Period 1	66
Base Period 2	73
Base Period 3	10
Base Period 4	3
Base Period 5	0
Base Period 6	28
Base Period 7	33
Base Period 8	12
Base Period 9	11
Total	236
Average (base periods 1-9)	28
Average (base periods 7-9)	19

Source: CDC Register

8.15 The current position in meeting need that the Council was required to grant 158 permissions by October 2025; but has granted permissions for 140 dwellings - a shortfall of 32 dwellings or 20%.

Table 8.2 Self- and Custom-Build Supply and Demand Balance – Spring 2026

	Need (Total entries on Part 1 at end of base period 7)	Total Permissions Granted to Oct 2025	Over/Under supply
Cotswold	158	140	-32

8.16 If the rate of people joining the register in recent years, at 19 per annum, is used to consider the need over the plan period and the historic shortfall of 32 dwellings added on, an indicative need for self- and custom-build dwellings over the plan period would be for 355 dwellings.

8.17 The adopted Cotswold Local Plan (2018) considers self-build in Policy H1 Housing Mix. In part 3 of the policy it states that *"Proposals of more than 20 dwellings will be expected to provide 5% of dwelling plots for sale as serviced self or custom build plots unless demand identified on the Local Planning Authority's Self-Build and Custom Register, or other relevant evidence, demonstrates that there is a higher or lower level of demand for plots."* However the Plan is to be based on a significant greater scale of growth.

8.18 The strategic site allocations in the Plan envisage delivery of around 11,900 homes over the plan period. The indicative quantum of need for self- and custom-build dwellings over the plan period equates to around 3% of this. On this basis, **Iceni recommend that the Council seeks 3% of dwellings on strategic sites in the Plan for self- and custom housebuilding.**

8.19 Whilst some plots may come forwards on smaller sites and non-strategic allocations, this policy approach will support product

differentiation on larger sites – helping to boost delivery – which was a core intention of the Government in introducing policies to support self-build and custom housebuilding.

Rural Housing Needs

8.20 The Gloucestershire HENA has included analysis of rural housing needs at a Gloucestershire-wide level. This points to higher house prices and a price premium on market housing in smaller settlements in the County and in rural areas, with a difference, Gloucestershire-wide, of around £100,000 – albeit this is partly influenced by the stock mix. Combined with this, the housing stock in rural areas is focused more towards larger, more expensive homes with 73% of homes having 3 or more bedrooms. Combined with a relatively modest stock of affordable housing, these issues contribute to particular issues for younger and lower income households in accessing housing and challenges associated with retaining workers.

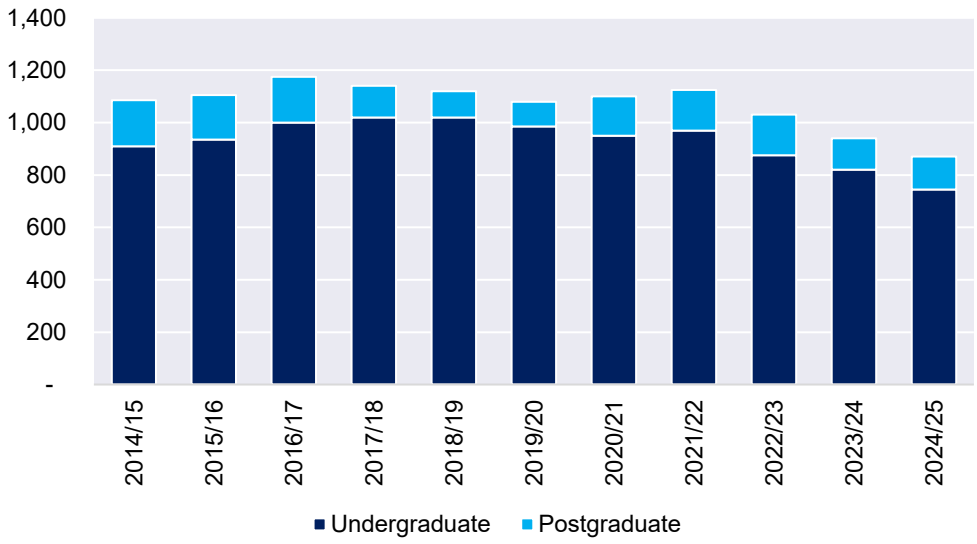
8.21 The evidence for Cotswold District points to notable in-commuting to the District to lower paid roles, and a key role for lower cost market homes and affordable housing in helping households to live and work more locally, reducing commuting distances.

9. Housing Needs of Specific Groups

Student Housing Needs

9.1 The Royal Agricultural University (RAU) is based in Cirencester. Data from the Higher Education Statistics Agency (HESA) indicates that in 2024/25, the RAU accommodated 870 full-time students. As the chart below shows, the number of full-time students has however fallen over the last four years.

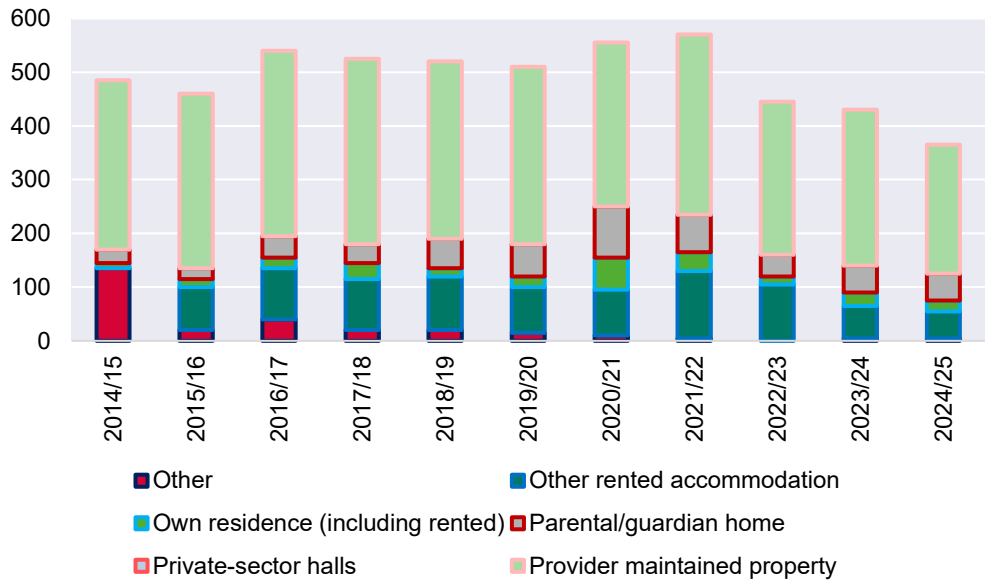
Figure 9.1 Full-time Students at Royal Agricultural University



Source: Higher Education Statistics Authority

9.2 The figure below charts changes in the term-time accommodation profile for students. It shows quite clearly that the majority of students live in provider-maintained properties (such as those managed by the university), with the trend in the numbers of students living in other rented accommodation (such as in private rented homes in Cirencester) downwards in recent years.

Figure 9.2 Term-time Accommodation Profile for RAU Students



Source: Higher Education Statistics Authority

9.3 The data for 2024/25 indicates two thirds (66%) of students in provider-maintained property, which in our experience is particularly high; 14% in rented accommodation; 14% living with parents; and 5% in their own property (such as one they own).

9.4 Iceni has engaged with the Royal Agricultural University (RAU) who have explained that although they submitted a masterplan in c. 2024 setting out ambitions for 4% annual growth from 2025/26 over a four-year period, the higher-education landscape has since changed significantly.

9.5 The domestic student market has weakened markedly, with rising fees discouraging applicants and larger universities lowering entry requirements to secure their own numbers, effectively drawing students away from smaller specialist institutions such as RAU. Demand for agricultural courses has also declined. As a result, the University has shifted its focus toward short-term overseas recruitment. They currently have around twenty-five international students and anticipate further increases in Spring 2026. These overseas cohorts are expected to

come for a single term, for summer school programmes, or for postgraduate study at Masters' or PhD level, and they would be housed in existing halls of residence during periods when they would otherwise be empty.

9.6 RAU already has an established international footprint, with operations in China, Tashkent (in Uzbekistan) and Ukraine, and they regularly send academic staff abroad to deliver teaching. Despite this international activity, the University's overall student body currently comprises around 1,100 to 1,200 full-time students and approximately 150 part-time or postgraduate learners, significantly lower than the 1,300 to 1,500 students they previously supported.

9.7 In terms of accommodation capacity, halls of residence provide 346 beds, primarily reserved for first-year students, yet around forty rooms remain vacant in the 2025/26 year because demand has effectively flatlined.

9.8 Only 15–20% of non-first-year students live at home; the vast majority enter the private rented sector, where RAU reports no observable drop in availability or uptake. Were demand to rise meaningfully in the future, particularly if short-term international students began requiring term-time accommodation, the University would consider developing an additional block of around one hundred rooms as part of a broader refresh, but any such expansion would be located on Campus. At the current time, there are no firm plans for new accommodation, and their current major development relates to teaching facilities rather than residential provision - including a new science hub. Most off-campus students live in the Chesterton area of Cirencester.

9.9 In discussing their wider academic relationships, RAU noted their positive collaboration with Hartpury. The two institutions are complementary rather than competitive: Hartpury offers a more practical, hands-on curriculum, while RAU's strengths lie in policy, land management and bloodstock studies. Overall, the University's position

is one of cautious adaptation—managing current under-demand, maintaining international teaching partnerships, and monitoring accommodation needs while navigating a constrained local planning environment.

9.10 Drawing the evidence together:

Student numbers at RAU have been falling over recent years and the short-term outlook is not particularly growth-orientated;

Student accommodation is managed by the university, with little evidence of private PBSA provision. The local market is in effect too small for this;

Whilst there is potential for competition between student and other households, in the private rented sector in particular, the short-term outlook for student growth is weak and there is significant new-build housing envisaged through the Plan.

The Council should continue to monitor student housing issues, including through engagement with the University, and support delivery of student accommodation at or near to the Campus.

Military Personnel and Veterans

9.11 Cotswold District includes a number of military facilities: including RAF Fairford (which accommodates US Air Force) and; the Duke of Gloucester Barracks at South Cerney, near Cirencester. There are also other facilities close to the District boundaries. MOD Statistics indicate that there were 550 service personnel in Cotswold District, comprising 490 forces personnel and 60 civilians. The evidence indicates that this has been relatively stable over time.

9.12 The 2025 draft NPPF consultation seeks to align with wider Government policy to expand affordable housing opportunities for serving personnel and their families. The consultation sits alongside major reforms in Defence housing policy.

9.13 In early 2025, the Ministry of Defence announced a deal returning more than 36,000 military homes to public ownership, enabling the Government to accelerate building new service family accommodation and create "*new opportunities for forces homeownership*", including affordable homes delivered through MOD land releases.

9.14 The Defence Housing Strategy aims to ensure service personnel and their families are provided with high quality housing that meets military operational requirements. It is accompanied by a commitment for £7 billion of investment in Defence accommodation, including £1.5 billion to improve family homes. It provides for investment and modernisation of existing homes, establishing a new Defence Housing Service; and the use of surplus land to support housebuilding – for service personnel and wider housing needs.

9.15 Access to affordable housing is a key issue. The Common Allocations Policy for affordable housing provides a level of flexibility around local connections policies for serving forces' members and reservists and those who served in the previous 5 years; who are also afforded additional priority in the allocation of affordable housing.

9.16 Iceni would note that consultation on the draft NPPF in 2025 proposed to expand the definition of affordable housing to include a specific "military affordable housing" policy category. This form of affordable housing will need to be considered, in consultation with the MOD, on sites which are close to and accessible from key military facilities in the District.

Looked after Children

9.17 Key legislation relating to the accommodation and maintenance of a looked-after child is set out in Section 22G of the Children Act 1989. The Act places a duty on local authorities to plan strategically for the children in their care, ensuring that, where aligned with the child's

welfare, accommodation should be provided within the authority's own area. This means councils must take steps to ensure sufficient local provision is available. Looked-after children should remain close to their home community, family and support networks wherever possible.

9.18 Gloucestershire's Sufficiency Strategy sets out a decisive shift towards increasing in-county residential provision after more than 15 years of relying almost entirely on the external market for children's homes. The approach is rooted in a "family first" principle, residential care is used only for the small cohort of children whose complex needs mean foster care or kinship care is not appropriate. The strategy responds directly to national concerns about the fragility, high cost and risk-aversion of the independent residential sector, aiming instead to deliver high-quality, trauma-informed, relational care through new council-run homes integrated with health, education and specialist support. This ambition to increase provision is relevant when the Council is determining applications for new children's homes in Cotswold District.

9.19 The County Council has also begun repurposing its own buildings to create a network of children's homes and supported accommodation. Four new in-house children's homes are being mobilised, expected to provide around 18–20% of Gloucestershire's total residential requirement by 2025. However, it is likely some provision will be though other providers.

9.20 Planning policy should recognise the potential need for additional children's care homes, particularly those with complex needs. Our experience is that often children's homes are delivered through the change of use of existing residential properties in suburban settings. Homes generally have between 2-5 bedrooms – accommodating between1-4 children together with provision for staff to sleep and communal accommodation. They will typically fall within a C2 use class.

9.21 Appropriate locations for such development should take account of Ofsted's Location Assessment[15] for such accommodation. In summary, this includes ensuring safeguarding concerns are met and that children have access to services.

9.22 We do not consider that the evidence requires a particular response through the Local Plan. The commentary herein, and Gloucestershire County Council's Sufficiency Strategy are relevant in determining applications for new children's homes.

15 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/339545/Children_s_homes_regulations_amendments_2014.pdf

This page is intentionally left blank

Draft document for Council governance process July and August 2026

Cotswold District Residential Land Monitoring Statistics

For the monitoring period 1 April 2024 to 31 March 2025

COTSWOLD
District Council

Contents

1. Introduction 1

How is the report set out? 1

What is included in the figures? 2

2. Summary of Residential Development 3

3 Corrections to previous RLA reports 17

4 Affordable Housing Provision 17

5 Gypsy, Traveller and Travelling Showpeople Provision 19

6. Care Accommodation 21

7. Student Accommodation 30

8. Dwelling Completions in 2024/25 35

9. Dwelling Commitments at 1 April 2025 53

10. Lapsed Planning Permissions in 2024/25 106

1. Introduction

1.1 Cotswold District Council maintains a record of planning permissions that result in the gain or loss of dwellings. A survey is undertaken every year of each site to determine the number of dwellings that have been completed or are under construction and any permissions that have expired. This report sets out the findings of these surveys. It also includes data on historic annual dwelling completions, as well as data on several Cotswold District Local Plan 2011-2031 (the Local Plan) monitoring indicators.

1.2 The information provided in this document shows net changes to dwelling stock, as it is the net increases that count towards meeting the Local Plan's housing requirement. Therefore, account is taken of any loss of dwellings that has occurred. Some sites may show a loss this year where a dwelling has been demolished or is in the process of being subdivided or converted. These sites may also appear in the commitments section as the replacement dwellings are either not started or are under construction.

1.3 The monitoring period covered in this report spans 1 April 2024 to 31 March 2025. While accurate at the time of publication, this report is subject to change due to continuing monitoring.

How is the report set out?

1.4 The report is divided into ten sections:

- Section 1 provides a guide to the report and explains its purpose. It defines the monitoring year, how the data is presented, and what is counted as a dwelling.
- Section 2 summarises dwelling completions and commitments across the District, including breakdowns by Principal Settlements and parishes. It also presents long-term trends in housing delivery and overall supply since 2011.
- Section 3 identifies any corrections to previous Residential Land Availability (RLA) reports to ensure the accuracy of the monitoring data.
- Section 4 sets out affordable housing provision, including the number, type and tenure of affordable dwellings delivered, as well as losses such as through Right to Buy.
- Section 5 provides information on Gypsy, Traveller and Travelling Showpeople accommodation, including identified need, supply of pitches, and progress towards meeting that need.
- Section 6 covers care accommodation, including sheltered housing, extra care housing, and nursing and residential care provision. It sets out both completions and commitments and explains their contribution to housing supply.

- Section 7 details student accommodation provision, including completed and committed purpose-built student housing and its contribution to the housing land supply.
- Section 8 lists all dwellings completed within the District during the 2024/25 monitoring period on a site-by-site basis.
- Section 9 lists all committed dwellings at 1 April 2025, including sites with planning permission that are either not started or under construction.
- Section 10 identifies planning permissions that lapsed during the 2024/25 monitoring period and are no longer expected to contribute to housing supply.

What is included in the figures?

1.5 The figures in this report contain all new dwellings created, including new builds, residential subdivisions, conversions, changes of use and houses restored from dereliction. Agricultural workers' dwellings, tied by a condition or agreement, are also included. In addition, purpose-built, separate homes (e.g. self-contained flats clustered into units with four to six bedrooms) for students are included. Some sheltered or extra care accommodation units are also included where they correspond with the Office of National Statistics' dwelling definition, which is:

"*A self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non-self-contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address*"[1]

1.6 Replacement dwellings are calculated for their net delivery, as there may be a loss one year with the gain of the replacement dwelling the following year. The figures exclude ancillary accommodation such as 'granny flats' that are tied by planning condition and cannot become separate permanent units of accommodation. Similarly, holiday lets are not included.

[1] 2011 Census dwelling count guidance note provided for Housing Flow Returns

2. Summary of Residential Development

2.1 Table 1 summarises the net total of completed dwellings and commitments in Cotswold District as of 1 April 2025. There is a net total of 10,415 completed or committed dwellings since 2011, some which are expected to be completed after 31 March 2031 (i.e. the end of the Local Plan period). In addition, a further 191 dwellings' worth of housing has been released to the market resulting from completed or committed C2 Use Class communal accommodation developments.

Table 1 – Net dwelling completions and commitments

Summary	Net figure (dwellings)
Dwelling completions 1 April 2024 to 31 March 2025	264
Dwelling completions 1 April 2011 to 31 March 2025	6,915
Dwelling commitments at 1 April 2025	3,500

2.2 Table 2 summaries the net amount of housing that is released in the housing market resulting from C2 Use Class communal accommodation developments in Cotswold District as of 1 April 2025. The figures derive from Tables 11, 12, 15 and 16.

Table 2 – Net amount of housing released in the housing market resulting from C2 Use Class communal accommodation developments (nursing and residential care bedrooms + students accommodation bedrooms)

Summary	Net dwellings released in housing market
C2 communal accommodation completions 1 April 2024 to 31 March 2025	8
C2 communal accommodation completions 1 April 2011 to 31 March 2025	191
C2 communal accommodation commitments at 1 April 2025	0

2.3 Table 3 summarises the dwelling completions and commitments in the District's Principal Settlements. This includes dwellings within or adjacent to the Development Boundary of the District's Principal Settlements, as defined by the Local Plan. The figures may therefore contain some dwellings in adjoining parishes, which are for practical purposes part of a Principal Settlement.

2.4 A hyphen (–) denotes that there were no completions / completions and a zero (0) denotes that although dwellings are either committed or have been completed, there is no net gain or loss of dwellings.

Table 3 – Net dwelling completions and commitments by Principal Settlement

Principal Settlements	Annual net completions from 1 April 2011 onwards														Total completions since 1 April 2011	Commitments at 1 April 2025
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25		
Andoversford	26	23	1	2	10	7	–	–	–	4	–	–	–	–	73	1
Blockley	1	–	1	–	4	3	–	3	3	17	10	–	1	2	45	8
Bourton-on-the-Water	37	19	1	9	22	108	111	92	14	1	–	-3	2	4	417	26
Chipping Campden	-1	23	9	6	1	13	36	4	-4	37	24	20	2	4	174	16
Cirencester	363	146	64	67	70	78	155	62	0	12	41	17	36	55	1,166	2,332
Down Ampney	1	–	–	–	–	–	–	2	–	–	–	2	–	10	15	67
Fairford	–	4	35	89	68	89	114	64	1	15	2	1	3	5	490	147
Kemble	–	1	1	–	–	35	16	2	2	–	–	–	23	–	80	–
Lechlade	2	3	5	1	2	20	62	1	10	2	-1	1	5	0	113	3
Mickleton	–	–	–	1	6	123	44	82	4	4	–	1	-1	–	264	7
Moreton-in-Marsh	43	71	172	95	66	37	127	106	60	52	74	-6	70	95	1,062	213
Northleach	–	2	8	3	17	–	55	–	1	–	2	–	1	1	90	–
South Cerney	2	3	41	54	13	34	8	14	2	22	52	17	8	2	272	33
Stow-on-the-Wold	3	23	7	0	2	11	19	54	3	38	62	33	2	5	262	40
Tetbury	13	5	–	9	84	78	119	236	87	96	36	41	11	–	815	145
Upper Rissington	–	–	36	138	146	39	15	–	1	–	2	22	20	–	419	7
Willersey	1	–	1	0	–	2	–	30	44	10	–	–	1	1	90	10
Outside Principal Settlements	36	70	18	29	86	78	28	55	83	66	45	203	191	80	1,068	445
District total	**527**	**393**	**400**	**503**	**597**	**755**	**909**	**807**	**311**	**376**	**349**	**349**	**375**	**264**	**6,915**	**3,500**

Table 4 – Net dwelling completions and commitments by parish

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Adlestrop (inc. Adlestrop, Daylesford and Daylesford Ho)	–	–	-1	1	–	–	–	–	–	–	–	2	–	–	2	1
Aldsworth	–	2	1	-1	4	–	–	–	–	–	0	–	1	–	7	–
Ampney Crucis	-1	1	1	4	1	–	2	2	–	–	3	4	1	1	19	6
Ampney St Mary	–	–	–	–	–	–	–	3	1	–	–	–	–	–	4	1
Ampney St Peter	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	1
Andoversford	26	23	1	2	11	7	1	–	–	4	6	–	–	–	81	2
Ashley (inc. Culkerton)	–	–	–	–	–	1	–	–	–	–	–	1	–	-1	1	–
Aston Subedge	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	–
Avening (inc. Avening and Nags Head)	5	1	1	–	10	2	1	-2	2	–	3	1	13	7	44	19
Bagendon (inc. Bagendon and Perrott's Brook)	1	–	–	1	–	–	–	1	1	4	–	–	–	0	8	6
Barnsley	–	–	1	–	–	–	–	–	–	–	–	–	–	4	5	1
Barrington (inc. Great Barrington and Little Barrington)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	4
Batsford (inc. Batsford, Dorn and Lower Lemington)	–	–	–	–	–	–	–	–	–	–	–	1	–	–	1	1

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Baunton	–	–	–	–	2	–	–	1	–	–	–	–	–	1	4	–
Beverstone	–	–	–	–	7	1	–	-1	1	–	–	–	–	–	8	–
Bibury (inc. Ablington and Bibury)	1	1	-1	1	13	1	3	1	5	-1	3	1	–	–	28	1
Birdlip	11	–	2	–	–	3	–	–	–	–	6	–	–	-1	21	6
Bledington	–	–	-1	-1	0	2	-1	–	1	1	1	1	1	-1	3	6
Blockley (inc. Aston Magna, Blockley, Draycott, Northwick Park and Paxford)	1	–	4	–	5	4	2	5	3	16	11	2	2	4	59	22
Bourton-on-the-Hill	–	–	–	–	–	–	1	0	1	1	–	–	1	–	4	2
Bourton-on-the-Water	37	20	1	9	22	109	113	93	14	2	–	-4	3	6	425	29
Boxwell with Leighterton	–	–	–	1	1	–	–	–	–	1	–	–	–	1	4	5
Brimpsfield (inc. Brimpsfield and Caudle Green)	–	4	2	–	1	2	1	3	–	1	–	–	–	–	14	4
Broadwell	–	–	–	–	5	0	–	–	2	1	–	1	0	-1	8	11
Chedworth (inc. Chedworth and Fossebridge)	1	–	0	–	-1	1	1	2	–	0	–	3	1	2	10	15
Cherington	–	1	0	-1	-1	2	1	–	–	–	1	–	–	–	3	–

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Chipping Campden (inc. Broad Campden and Chipping Campden)	-1	25	9	6	1	14	36	10	-4	37	24	23	2	5	187	22
Cirencester (inc. Cirencester and Stratton)	363	146	64	67	71	78	154	62	0	13	41	17	36	55	1,167	2,453
Clapton	–	–	–	-1	–	–	–	–	–	–	–	–	–	–	-1	1
Coates	–	1	–	–	–	–	–	–	1	1	2	–	–	–	5	2
Coberley (inc. Coberley, Upper Coberley, Coll and Ullenwood)	–	2	–	–	3	2	–	1	–	1	2	10	14	12	47	9
Cold Aston	–	–	1	–	–	–	–	–	–	1	1	–	–	–	3	4
Colesbourne	–	–	–	1	–	0	–	–	–	–	–	–	–	–	1	–
Coln St Aldwyn	-1	1	–	2	2	–	–	1	1	–	–	–	–	-1	5	0
Coln St Dennis (inc. Calcot, Coln St Dennis, Coln Rogers and Fossebridge)	–	–	–	-2	0	3	1	–	1	–	1	–	–	-1	3	2
Compton Abdale	–	1	–	–	–	–	–	1	–	1	1	–	–	–	4	–
Condicote	–	1	–	–	–	–	–	–	–	–	–	–	1	–	2	1
Cowley (inc. Birdlip, Cowley, Nettleton and Stockwell)	–	0	–	–	1	–	–	–	–	–	–	-1	–	1	1	3
Cutsdean	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	1

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Daglingworth (inc. Daglingworth and Itlay)	–	1	–	–	–	–	2	2	–	–	–	–	–	–	5	–
Didmarton	–	–	–	–	–	–	–	–	–	1	–	–	–	1	2	6
Donnington	–	–	–	–	–	–	-1	–	–	–	–	1	–	–	0	–
Dowdeswell (inc. Lower Dowdeswell and Upper Dowdeswell)	-1	1	–	–	–	1	–	1	0	-2	1	1	–	–	2	1
Down Ampney	1	0	–	–	–	–	–	2	–	–	–	2	–	10	15	68
Driffield (inc. Driffield and Harnhill)	–	–	–	–	–	–	–	1	–	–	–	–	–	–	1	9
Duntisbournes (inc. Duntisbourne Abbots, Duntisbourne Leer, Duntisbourne Rouse and Middle Duntisbourne)	–	1	–	–	1	1	–	–	1	–	–	1	–	-2	3	6
Eastleach (inc. Eastleach, Eastleach Martin, Eastleach Turville and Fyfield)	–	–	-1	2	–	–	–	-1	1	-1	–	–	–	–	0	2
Ebrington (inc. Charingworth, Ebrington, Hidcote Bartrim and Hidcote Boyce)	9	2	0	1	2	2	-1	–	-1	15	5	6	–	2	42	5
Edgeworth	1	–	-1	1	–	–	–	–	–	–	–	–	1	–	2	2

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Elkstone (inc. Cockleford and Elkstone)	–	2	–	–	0	2	–	2	1	–	-1	–	–	–	6	4
Evenlode	0	1	–	2	1	-1	-1	1	4	–	–	–	1	–	8	2
Fairford (inc. Fairford and Horcott)	-1	4	35	89	68	89	115	63	2	23	3	1	3	8	502	147
Farmington	1	-1	-1	1	–	2	–	–	1	–	2	–	1	–	6	–
Great Rissington	–	–	–	1	–	2	1	–	1	1	–	–	–	–	6	–
Guiting Power	–	1	–	-1	1	–	–	2	–	5	–	–	–	–	8	1
Hampnett	–	–	–	–	–	–	–	–	–	1	–	–	–	–	1	–
Hatherop	–	–	–	–	–	–	–	–	–	–	–	2	–	–	2	–
Hazelton (inc. Hazelton and Salperton)	–	0	–	–	–	1	–	–	–	–	–	–	1	2	4	5
Icomb	–	1	-1	–	3	2	1	–	–	–	–	–	–	–	6	1
Kemble (inc. Ewen, Kemble and Kemble Wick)	2	3	2	0	–	36	17	4	5	2	-1	1	23	–	94	9
Kempsford (inc. Dunfield, Kempsford and Whelford)	–	3	–	–	18	12	–	–	–	-24	–	11	–	18	38	2
Kingscote (inc. Bagpath, Kingscote, Lower Hazlecote and Newington Bagpath)	–	-1	–	3	–	-1	–	1	2	–	-2	–	1	1	4	2

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Lechlade-on-Thames	3	5	6	1	2	21	63	3	10	1	-1	2	5	1	122	11
Little Rissington	–	–	1	–	–	–	1	–	1	0	2	13	–	4	22	7
Long Newton	2	2	-1	1	-1	2	–	1	–	0	1	–	1	-1	7	3
Longborough (inc. Ganborough and Longborough)	–	9	0	1	–	-1	2	2	8	7	-1	–	–	-1	26	9
Lower Slaughter	–	1	-1	1	–	–	1	–	–	–	–	–	–	–	2	–
Maugersbury (inc. Maugersbury and Wyck Hill)	1	0	1	1	–	-1	-6	2	4	1	–	–	–	–	3	3
Maiseyhampton (inc. Meysey Hampton and Sunhill)	0	–	–	–	–	–	0	–	1	–	–	1	1	–	3	1
Mickleton	-1	1	–	1	6	130	44	82	5	6	–	1	0	–	275	9
Moreton-in-Marsh	43	71	172	95	66	37	127	106	61	52	74	-6	70	95	1,063	213
Naunton (inc. Aylworth, Naunton and Upper Harford)	1	–	–	0	1	–	2	1	2	–	–	0	–	1	8	8
North Cerney (inc. Calmsden, North Cerney and Woodmancote)	–	–	–	–	–	–	1	3	1	12	–	3	1	1	22	4

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Northleach with Eastington	0	3	8	3	17	–	55	–	2	–	2	1	1	1	93	3
Notgrove	–	1	–	–	–	–	1	–	–	1	1	1	–	–	5	–
Oddington (inc. Lower Oddington and Upper Oddington)	1	-1	2	1	–	–	-1	–	2	–	1	2	–	0	7	4
Ozleworth	–	–	1	–	–	–	–	–	–	–	–	–	–	–	1	–
Poole Keynes	–	–	–	–	1	–	–	-1	1	1	–	1	1	–	4	1
Poulton	–	1	0	–	0	–	2	–	0	1	–	–	8	–	12	1
Preston (inc. Norcote and Preston)	2	–	–	–	0	1	–	1	5	1	-1	62	61	7	139	2
Quenington	–	–	1	1	–	–	–	–	–	-1	1	1	–	1	4	–
Rendcomb (inc. Marsden and Rendcomb)	–	2	–	–	–	1	–	–	–	3	–	–	2	–	8	4
Rodmarton (inc. Rodmarton and Tarlton)	–	–	–	–	-1	–	-1	1	–	–	–	4	1	–	4	1
Saintbury	–	–	–	–	–	–	–	–	–	–	1	–	–	–	1	–
Sapperton (inc. Frampton Mansell and Sapperton)	–	–	–	–	–	2	–	2	3	1	–	–	1	–	9	3
Sevenhampton (inc. Brockhampton and Sevenhampton)	-1	2	–	–	–	–	–	0	0	–	–	2	–	–	3	4

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Sezincote	–	–	–	–	–	–	–	–	–	–	–	–	–	4	4	–
Sherborne	–	–	1	–	–	–	–	–	0	–	–	–	–	1	2	–
Shipton (inc. Hampen, Shipton Oliffe and Shipton Solers)	–	–	-1	–	–	2	–	–	–	–	–	-1	–	–	0	2
Shipton Moyne	-2	3	–	-1	2	0	1	2	–	-1	–	1	–	-1	4	2
Siddington	2	1	1	1	1	1	3	3	1	2	1	30	58	1	106	5
Somerford Keynes (inc. Somerford Keynes and Shorncote)	–	1	–	1	–	4	–	–	1	–	–	2	–	–	9	3
South Cerney	3	4	41	55	13	38	9	16	3	24	54	18	9	3	290	39
Southrop	3	–	–	–	1	2	–	–	2	–	0	3	–	1	12	-1
Stow-on-the-Wold	3	23	7	0	2	11	18	55	4	38	62	33	2	5	263	40
Swell (inc. Lower Swell and Upper Swell)	–	1	-1	4	–	–	–	–	1	–	–	–	–	-1	4	3
Syde	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	1
Temple Guiting (inc. Barton, Farmcote, Ford, Kineton and Temple Guiting)	–	1	-1	–	1	–	-1	1	2	–	–	–	–	–	3	6
Tetbury	13	5	–	9	84	78	119	236	87	96	36	41	12	–	816	145

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Tetbury Upton (inc. Doughton and Tetbury Upton)	-1	–	1	–	–	–	1	–	–	–	–	–	8	–	9	3
Todenham	–	1	1	–	1	–	1	1	1	1	1	1	1	1	11	5
Turkdean	–	–	–	–	–	–	–	–	–	–	–	1	–	1	2	–
Upper Rissington	–	–	36	138	146	40	15	–	1	–	2	22	20	–	420	7
Upper Slaughter	–	–	–	-2	1	–	1	–	–	–	–	–	3	–	3	–
Westcote (inc. Church Westcote and Nether Westcote)	-1	3	2	–	1	–	1	–	0	1	–	–	–	2	9	7
Westonbirt with Lasborough	–	2	–	–	–	–	–	–	–	–	–	–	–	–	2	2
Weston Subedge (inc. Weston-sub-Edge)	–	1	1	1	–	2	0	-1	1	–	0	–	–	–	5	3
Whittington (inc. Syreford and Whittington)	–	2	-1	1	1	2	–	–	–	–	–	–	–	–	5	1
Wick Rissington (inc. Wyck Rissington)	–	–	–	–	–	–	–	–	6	–	–	–	–	-1	5	4
Willersey	1	–	1	0	–	2	–	30	48	10	–	–	1	1	94	13
Windrush	–	–	–	–	–	–	–	–	–	12	–	20	1	–	33	1
Winson	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	–

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Winstone	–	–	1	–	–	1	–	–	–	1	–	–	–	–	3	–
Withington (inc. Cassey Compton, Foxcote, Hilcot, Withington and Woodbridge)	–	–	3	2	–	–	1	–	0	1	–	2	–	5	14	5
Yanworth (inc. Stowell and Yanworth)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	–
Total	**527**	**393**	**400**	**503**	**597**	**755**	**909**	**807**	**311**	**376**	**349**	**349**	**375**	**264**	**6,915**	**3,500**

2.5 Table 5 provides the annual dwelling completions in Cotswold District since 1 April 1991.

Table 5 – Annual dwelling completions in Cotswold District (net)

Year	Completions (net)	Year	Completions (net)	Year	Completions (net)
1991/92	126	2003/04	276	2015/16	597
1992/93	412	2004/05	384	2016/17	755
1993/94	400	2005/06	183	2017/18	909
1994/95	394	2006/07	316	2018/19	807
1995/96	389	2007/08	209	2019/20	311
1996/97	180	2008/09	303	2020/21	376
1997/98	180	2009/10	177	2021/22	349
1998/99	263	2010/11	229	2022/23	349
1999/00	350	2011/12	527	2023/24	375
2000/01	441	2012/13	393	2024/25	264
2001/02	327	2013/14	400		
2002/03	214	2014/15	503		

3 Corrections to previous RLA reports

3.1 There are no corrections to the RLA 2023/24 made by this report.

4 Affordable Housing Provision

4.1 Table 6 reports on affordable housing delivery (gross) per housing type. The figures show new build completions and conversions, as well as affordable housing lost through demolitions and Right to Buy.

Table 6 – Affordable housing delivery (net)

Year	Affordable Rent	Social Rent	Shared Ownership	Equity Model	Key Worker	First Homes	Losses via Right to Buy	**Total**
2011/12	18	140	64	0	0	0	0	**222**
2012/13	9	92	81	0	0	0	-3	**179**
2013/14	32	37	27	4	0	0	-10	**90**
2014/15	64	21	36	11	0	0	-9	**123**
2015/16	55	0	12	25	0	0	-5	**87**
2016/17	160	6	62	34	0	0	-5	**257**
2017/18	139	3	74	29	0	0	-2	**243**
2018/19	176	22	85	8	0	0	-6	**285**
2019/20	57	20	54	10	0	0	-5	**136**
2020/21	49	17	33	2	13	0	0	**114**
2021/22	12	43	36	8	0	0	-7	**92**
2022/23	22	70	0	0	0	0	0	**92**

Year	Affordable Rent	Social Rent	Shared Ownership	Equity Model	Key Worker	First Homes	Losses via Right to Buy	**Total**
2023/24	43	29	26	0	0	0	-3	**95**
2024/25	0	32	20	0	0	4	0	**56**
Total	**836**	**532**	**610**	**131**	**13**	**4**	**-55**	**2,071**

5 Gypsy, Traveller and Travelling Showpeople Provision

5.1. The adopted Local Plan identifies a need for 3 additional pitches for Travellers who meet the Planning Policy for Traveller Sites (DCLG, August 2015) definition over the period 2016-2031 in Cotswold District. There is no identified need for travelling show person accommodation in the district.

5.2. Since the Local Plan was adopted, the Gloucestershire Gypsy and Traveller Accommodation Assessment (RRR, November 2022) (the GTAA) and the Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (RRR, November 2022) – addendum for Cotswold District Council (RRR, October 2023) (the GTAA Addendum) have been produced. There continues to be no identified need for travelling show person accommodation in the district. Table 6 identifies the District's Traveller pitch accommodation needs between 2021 and 2031:

Table 7 – Cotswold District Traveller pitch needs (2021-31)

	Ethnic definition
2021-26	10
2026-31	5

5.3. Table 8 identifies the supply of sites, which contribute towards delivering the updated Traveller pitch need. The full Ethnic Definition Traveller pitch need up to 2031 has been delivered.

Table 8 – Supply of Traveller pitch sites

Parish	Address	Application Number	Development Description	Completed between 2021-25 (net pitches)	Commitments as of 1 April 2025 (net pitches)	Comments
Deliverable supply 2025-2030						
Maugersbury	Meadowview, Fosseway	22/03763/FUL	Change of use of land from equestrian to residential caravan site with provision of additional 3 no. traveller pitches (partially retrospective)	3	1	This permission formalises the existing use of three pitches and grants planning permission to one further pitch, so delivers the whole 4-picth site allocation.
Coberley	Hillside View, Hartley Lane, Seven Springs	18/04875/FUL	The use of land for the stationing of caravans for residential purposes for 1 no. Gypsy pitch together with the formation of additional hardstanding and utility / dayrooms ancillary to that use, formation of a dayroom for an existing Gypsy pitch	–	1	The site is part of the GTAA 2022's identified need but subsequently gained planning permission on 5 September 2022.
South Cerney	Four Acres, Shorncote	N/A	N/A	–	7	The site was surveyed as part of the GTAA 2022 and was found to have 7 vacant pitches.
South Cerney	Land off Cricklade Road, GL7 5QE	21/04539/FUL	Change of use of land to 3 No. Traveller pitches and associated works including, 3 No. day rooms, 3 No. mobile homes, 3 No. touring caravans, and hard standing	–	3	Permitted 18.07.2023.
South Cerney	Oakfields, Cricklade Road, GL7 5QE	25/01079/FUL	Change of use of land for 5 No. Traveller pitches with car parking, hardstanding and associated works	–	5	Permitted 30.05.2025.
			Total	**3**	**17**	

6. Care Accommodation

6.1. Table 9 identifies sheltered housing and extracare housing developments that have been delivered since 1 April 2011. The figures are provided as net additional dwellings and are already included within the housing land supply to avoid double counting.

Table 9 – Sheltered housing and extracare housing unit completions since 1 April 2011 (dwellings)

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
Chipping Campden	Former Cotswold Garage, Sheep Street, GL55 6DR	10/03996/FUL	Demolition of garage buildings and erection of a residential building comprising 24 category II sheltered retirement apartments together with ancillary facilities, 8 affordable apartments, access and parking provision	20 completed 2012/13	20
Stow-on-the-Wold	Newlands, Evesham Road	07/01816/FUL	Erection of five sheltered retirement cottages on former orchard site	5 completed 2012/13	5
Stow-on-the-Wold	Newlands, Evesham Road	06/02759/FUL	Fifteen extra care apartments attached to Newlands Nursing Home	15 completed 2012/13	15
Northleach	Fortey House, Fortey Road	13/05124/FUL	Demolition of former eleven-bedsit elderly accommodation block	11 completed 2014/15	-11
Cirencester	Somerford Court, Somerford Road	14/02224/FUL	Redevelopment to form 35 sheltered apartments for the elderly, including communal facilities (Category II type	35 completed 2015/16	35

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
			accommodation), access, car parking, and landscaping (resubmission of 13/05142/FUL)		
Tetbury	Land parcel south of Quercus Road	13/04451/REM	Reserved Matters application for the development of 38 Later Living apartments for older persons (pursuant to Outline planning permission ref. 12/01792/OUT)	38 completed 2015/16	38
Bourton-on-the-Water	Formerly Pulhams Coaches, Station Road	14/03208/FUL	Erection of 20 (CAT II Type) Retirement Apartments including communal facilities, car parking and landscaping	7 completed 2016/17	7
Bourton-on-the-Water	Formerly Pulhams Coaches, Station Road	14/03208/FUL	Erection of 20 (CAT II Type) Retirement Apartments including communal facilities, car parking and landscaping	13 completed 2017/18	13
Cirencester	Le Spa, 42 Gloucester Road, Stratton, GL7 2LA	15/03052/FUL	Redevelopment to provide the erection of a 64 bed care home, 8 care suites, 34 assisted living units, ancillary accommodation and associated works	34 completed 2017/18	34
Cirencester	TH White Ltd, Tetbury Road	14/05222/FUL	Demolition of existing garage and redevelopment of the site to form 34 Retirement Living apartments with communal facilities and associated car parking and landscaping.	34 completed 2017/18	34
Moreton-in-Marsh	Former Moreton Bowls Club, Hospital Road	12/02678/FUL	Demolition of existing building and erection of private sheltered accommodation (34 units) for the elderly (Category II type	34 completed 2017/18	34

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
			accommodation), communal facilities, landscaping and car parking		
Stow-on-the-Wold	Land north of Tesco	16/00139/REM	Reserved Matters pursuant to Outline permission granted under ref. 13/05360/OUT for the erection of 44 extra care apartments, green open space, car parking and landscaping	44 completed 2018/19	44
Tetbury	Land north of Cirencester Road, GL8 8SA	17/04978/FUL	Amendments to planning application ref 13/05306/FUL (Redevelopment to provide a care village (Use Class C2) comprising residents` accommodation and facilities, landscaping and ancillary works) comprising redesign of approved apartment buildings Blocks 01 and 02, omission of previously approved Block 06 revisions to parking layout, including an additional 14 living units	68 completed 2018/19	68
Willersey	Land parcel west of Field House, Broadway Road	16/01572/FUL	Erection of 30 no. dwellings with access, landscaping and associated infrastructure (Plots 1-10 are age restricted to 55 years+)	11 completed 2019/20	11
Stow-on-the-Wold	Land adjacent to Bretton House, Station Road	17/01218/REM	Reserved Matters application (providing details of appearance, landscaping, layout and scale) pursuant to outline permission 13/05031/OUT for the development of a Continuing Care Retirement Community consisting of extra care accommodation,	30 completed 2020/21 76 completed 2021/22	106

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
			communal facilities, internal highways, car parking and associated works		
Cirencester	Chantilly, Baunton Lane, GL7 2LL	20/00340/FUL	Erection of 1 no. dwelling together with associated ancillary development	1 completed 2021/22	1
Moreton-in-Marsh	Former Moreton-in-Marsh Hospital, Hospital Road, GL56 0BS	17/03221/FUL	Residential development of the former Moreton-in-Marsh hospital site to provide 20no. homes (19 retirement homes and 1 open market) (Use Class C3)	9 completed 2021/22 11 completed 2022/23	20
Preston	Land at Siddington Park Farm, GL7 6ET	17/00076/OUT	Part Outline/part detailed full application for planning permission for a revised scheme for the Continuing Care Retirement Community permitted under Application Ref 11/05716/OUT (Use Class C2) and under application Ref 15/02532/OUT (Use Class C2), comprising the extension of earlier site, construction of a central facilities building providing community care services together with provision of 171 Assisted Living Units/Close Care Units together with landscaped grounds, internal highways, parking and associated works	62 completed 2022/23 61 completed 2023/24	123
Cirencester	Sewell House, 45 Chesterton Lane, GL7 1XJ	23/02877/FUL	Change of use from sheltered housing for 6 people to 1no. residential dwelling	minus 1 completed in 2024/25	-1
				Total	**596**

6.2. Table 10 identifies sheltered housing and extracare housing developments that have planning permission at 1 April 2025. The figures are again provided as net additional dwellings.

Table 10 – Sheltered housing and extracare housing unit commitments at 1 April 2025 (dwellings)

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
Cirencester	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	16/00054/OUT	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2 350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road	60 not started	60
Shipton	The Rise Care Home, 3 - 4 The Rise, Shipton Oliffe, GL54 4JQ	22/01363/FUL	Change of use from C3 (residential) into C2 (residential institution) with associated external alterations	2 not started	2
Tetbury	Land north of Cirencester Road, GL8 8SA	23/02424/FUL	Erection of buildings to expand an existing care village together with landscaping, parking, access and associated works	63 not started	63
				Total	**125**

6.3. Table 11 identifies nursing and residential care developments that have been delivered since 1 April 2011. The figures are provided as net additional bedspaces.

6.4. In accordance with national guidance[2], local planning authorities need to count housing provided for older people, including communal residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market.

6.5. For communal residential care institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data[3]. This identifies the average number of adults living in households is 1.9 adults per household, which is the relevant conversion ratio for nursing and residential bedspaces in Cotswold District. This means that one dwelling is released to the housing market for every 1.9 nursing or residential bedrooms that are created. This figure has been calculated in accordance with the latest version of the Government's Housing Delivery Test measurement rule book[4], updated in December 2024.

Table 11 – Nursing and residential care unit completions since 1 April 2011 (bedspaces)

Parish	Address	Planning Application Reference	Development Description	Status	Nursing or residential care bedspaces (net)	Equivalent number of dwellings (at a rate of 1.9 bedspaces / dwelling)
Bourton-on-the-Water	Highways Depot, Bourton Industrial Estate, Meadow Way, GL54 2EP	09/00260/FUL	Development of a new 75 bed residential care home with associated car parking	Completed 2011/12	75	39

[2] PPG: Housing for older and disabled people: Paragraph: 016a Reference ID: 63-016a-20190626; Revision date: 26 June 2019
[3] PPG: Housing for older and disabled people: Paragraph: 016a Reference ID: 63-016a-20190626; Revision date: 26 June 2019
[4] Housing Delivery Test measurement rule book - GOV.UK: Section 3

Parish	Address	Planning Application Reference	Development Description	Status	Nursing or residential care bedspaces (net)	Equivalent number of dwellings (at a rate of 1.9 bedspaces / dwelling)
Bourton-on-the-Water	Salmonsbury House, Station Road, GL54 2BQ	14/00654/FUL	Demolition of residential care home and construction of a new food store with car park and new access	Completed 2012/13	-40	-21
Stow-on-the-Wold	Ashton House, Union Street, GL54 1BU	14/02444/FUL	Demolition of former care home and redevelopment of site with 20 dwellings including garages and associated infrastructure	Completed 2012/13	-43	-23
Tetbury	Abbeyfield, 1 London Road, GL8 8JQ	14/05450/FUL	Change of use from Care Home (Class C2 Use) to 8 single bedroom flats	Completed 2014/15	-12	-6
Tetbury	The Priory Nursing Home, The Chipping, GL8 8ET	17/05083/FUL	Internal and external alterations and change of use to provide 6 residential dwellings	Completed 2015/16	-30	-16
South Cerney	Land at Lake 7, Spine Road East	14/04636/FUL	Erection of a 64 bed Dementia Care Home with associated access, car parking and landscaping	Completed 2016/17	64	34
Cirencester	Stratton Place, 42 Gloucester Road, Stratton	15/03052/FUL	Redevelopment to provide the erection of a 64 bed care home, 8 care suites, 34 assisted living units, ancillary accommodation and associated works	Completed 2017/18	72	38
Stow-on-the-Wold	Land north of Tesco	13/05360/OUT	Development of 44 extra care apartments and green open space (outline application with access to be determined) and the construction of a 48 bed dementia care	Completed 2019/20	48	25

Parish	Address	Planning Application Reference	Development Description	Status	Nursing or residential care bedspaces (net)	Equivalent number of dwellings (at a rate of 1.9 bedspaces / dwelling)
			home with associated access, car parking and landscaping (full application with all details to be determined)			
Tetbury	Land parcel south of Quercus Road, Quercus Road (Matbro SIAC)	12/01792/OUT and 16/02483/REM	Erection of a 64 bed care home (Reserved Matters details relating to Access, Appearance, Layout, Landscaping and Scale pursuant to outline planning permission reference 12/01792/OUT)	Completed 2019/20	64	34
Fairford	Hyperion House, London Street	15/03666/FUL	Partial demolition and erection of extension to care home to create 31 bedrooms with refurbishment of the existing building and bedrooms to create a 67 resident care home	Completed 2021/22	31	16
Moreton-in-Marsh	Land to the rear of Aldi, Stow Road	18/02083/FUL	Construction of a 60-bed care home (Class C2) with associated car parking and landscaping	Completed 2023/24	60	32
Tetbury	Kingsley House, Gumstool Hill, GL8 8DG	22/01074/FUL	Erection of two-storey rear extension above an existing single storey building of Nursing Care Home	Completed 2023/24	8	4
				Total	**297**	**156**

6.6. Table 12 identifies that there are no nursing and residential care development commitments as of 1 April 2025.

Table 12 – Nursing and residential unit commitments at 1 April 2025 (bedspaces)

Parish	Address	Planning Application Reference	Development Description	Status	Nursing or residential care bedspaces (net)	Equivalent number of dwellings (at a rate of 1.9 bedspaces / dwelling)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
				Total	**0**	**0**

6.7. Policy H4 of the adopted Local Plan identifies a need for 665 Sheltered and extracare housing units (dwellings) and 580 nursing and residential units (bed spaces), which applies from April 2017. Table 13 summaries the District's progress towards delivering these needs.

Table 13 – Net additional dwellings designed for the elderly

	Local Plan requirement	Completed in 2017/18	Completed in 2018/19	Completed in 2019/20	Completed in 2020/21	Completed in 2021/22	Completed in 2022/23	Completed in 2023/24	Completed in 2024/25	Commitments as of 1 April 2025	Remaining requirement
Sheltered and extracare housing units (dwellings)	665	115	112	–	30	86	73	61	-1	121	**64**
Nursing and residential units (bed spaces)	580	72	–	112	–	31	–	68	–	–	**297**
Other types of specialist residential accommodation	N/A	–	–	–	–	–	–	–	–	–	**–**

7. Student Accommodation

7.1. There are believed to have been no purpose built student dwellings delivered in Cotswold District since 1 April 2011, other than houses in multiple occupation built through permitted development rights and which have not needed planning permission. However, Table 14 identifies committed purpose built student accommodation dwellings at 1 April 2025. The figures are provided as net additional dwellings and are already included within the housing land supply to avoid double counting.

Table 14 – Purpose built student accommodation commitments at 1 April 2025 (dwellings)

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation dwellings (net)
Cirencester	Brewery Court	14/01529/FUL	Mixed use development comprising a four screen cinema, student accommodation, restaurants and cafes, shops and refurbished public realm, including the provision of a new substation and new public toilets, both replacing existing structures	Not started (development has stalled)	110
Cirencester	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	16/00054/OUT	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2,350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and	Not started	100

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation dwellings (net)
			A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road		
				Total	**215**

7.2. Table 15 identifies purpose built communal student accommodation bedrooms that have been completed since 1 April 2011. The figures are provided as net additional bedspaces.

7.3. In accordance with national guidance[5], local planning authorities need to count student communal accommodation, such as halls of residence in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market.

7.4. The Census data that identifies the average number of students living in student only accommodation is 2.4 adults per household, which is the relevant conversion ratio for student accommodation in Cotswold District. This means that one dwelling is released to the housing market for every 2.4 student communal accommodation bedrooms that are created. This figure has been calculated in accordance with the latest version of the Government's Housing Delivery Test measurement rule book[6], updated in December 2024.

[5] PPG: Housing supply and delivery: Paragraph: 034 Reference ID: 68-034-20190722; Revision date: 22 July 2019
[6] Housing Delivery Test measurement rule book - GOV.UK: Section 3

Table 15 – Purpose built student accommodation completions since 1 April 2011 (bedspaces)

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation bedrooms (net)	Equivalent number of dwellings (i.e. 2.4 bedspaces / dwelling)
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	07/00874/FUL	Demolition of existing buildings and erection of new buildings and extensions to provide reception, therapy, residential and educational accommodation. Formation of new access, service road and parking areas (note: the permission was for 40 bedrooms in three single storey blocks, but only one block of 10 was built)	Completed 2011/12	10	4
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	11/01355/FUL	Alterations and extension to Lake House to provide student accommodation	Completed 2011/12	5	2
Cirencester	Royal Agricultural College, Stroud Road, GL7 6JS	10/02387/FUL	Construction of a new student accommodation building providing bedrooms and construction of new lecture rooms and offices	Completed 2012/13	34	14
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	17/03353/FUL	Proposed Construction of an Outdoor Learning and Activities Classroom and associated works; Conversion of Cotswold Block, day centre building, to Bedroom Accommodation	Completed 2018/19	7	3

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation bedrooms (net)	Equivalent number of dwellings (i.e. 2.4 bedspaces / dwelling)
Preston	Preston House, GL7 5PR	18/01316/FUL	Conversion of the existing annexe currently used as student accommodation into additional accommodation for the main dwelling	Completed 2018/19	-1	0
Tetbury	Close Farm, Bath Road, GL8 8PH	22/00360/FUL	Change of use and conversion from office to 5no. student accommodation	Not started	5	4
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	21/01606/FUL	The construction of day student facility, a student residential accommodation block, an extension to existing building to provide an annex containing student residential accommodation, an additional office building, car parking facility, provision of external recreational and communal space, provision of hard and soft landscaping and associated infrastructure	Not started	19	8
				Total	**83**	**35**

7.5. Table 16 identifies committed purpose built student accommodation bedrooms at 1 April 2025. A figure is again provided for the amount of accommodation (dwellings) that new student bedrooms release in the wider housing market.

Table 16 – Purpose built student accommodation commitments at 1 April 2025 (bedspaces)

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation bedrooms (net)	Equivalent number of dwellings (i.e. 2.4 bedspaces / dwelling)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
				Total	**0**	**0**

8. Dwelling Completions in 2024/25

8.1. Table 17 lists the completed dwellings in Cotswold District for the 2024/25 monitoring year by individual sites.

Table 17 – Net dwelling completions by individual sites

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Ampney Crucis	3351	18/02060/FUL	Barnes Croft, School Lane, GL7 5SD	Replacement dwelling	BF	0.11	9	1	0	0	1	0	**1**
Ashley	23/00226	23/00226/FUL	12 & 13A, Culkerton, GL8 8SS	Erection of single-storey extension to east, two-storey extension to west, conversion of two dwellings to form one, and associated works	BF	0.18	6	1	0	0	1	2	**-1**
Avening	7589	19/00276/FUL	Block G Longfords Mill	External alterations and conversion of Block G to 8 residential flats (4x1, 2x2 & 2x3 beds) with associated parking, landscaping and other works	BF	0.17	47	8	0	0	8	0	**8**
Avening	23/03218	23/03218/FUL	Pimbury Park, GL8 8SF	Erection of replacement house with garage, pool house and outdoor swimming pool, and associated parking and access, following partial demolition of existing house and demolition of existing outbuildings	BF	0.84	1	1	0	1	0	1	**-1**
Bagendon	21/03226	21/03226/FUL	Toft Cottage, Cheltenham Road, GL7 7BL	Erection of replacement dwelling with garage and office	BF	0.97	1	1	0	0	1	1	**0**
Barnsley	3575	14/04384/FUL	Mower Shed and Wood	Conversion of existing storage buildings to 3 dwellings	BF	0.04	75	3	0	0	3	0	**3**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
			Store, Barnsley Park Estate										
Barnsley	21/02092	21/02092/FUL	Barnsley Park House, Barnsley Park, GL7 5EG	Conversion of stable to a dwelling	BF	0.01	100	1	0	0	1	0	**1**
Baunton	20/02848	20/02848/FUL	Land north east of 2 Mill View	Conversion and Extension of Stone Stables to form one dwelling	GF	0.12	8	1	0	0	1	0	**1**
Birdlip	24/00936	24/00936/FUL	The Nest, Birdlip Farm, GL4 8JH	Construction of a replacement dwelling and retention of `The Nest` for ancillary use	BF	1.09	1	1	0	1	0	1	**-1**
Bledington	22/02336	22/02336/FUL	Pippin, Stow Road	Demolition of dwelling and outbuildings, and the erection of two detached dwellings, outbuilding, and the formation of access and associated landscaping	BF	0.2	10	2	0	2	0	1	**-1**
Blockley	9695	21/00970/FUL	Dutch Barns at Bank Farm, Paxford	Change of use and alteration of agricultural building to form single dwelling	GF	0.23	4	1	0	0	1	0	**1**
Blockley	23/04008	23/04008/FUL	The Old Chequer, Draycott, GL56 9LB	Conversion of single dwelling to form two dwellings	BF	0.27	7	2	0	0	2	1	**1**
Blockley	24/00139	24/00139/FUL	The Surgery, Greenway Road, GL56 9BS	Change of use of former doctor`s surgery to residential dwellinghouse with associated works	BF	0.05	20	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Blockley	24/00892	24/00892/FUL	Sheafhouse Cottage, Draycott Road, GL56 9DY	Sub division of existing house and annex into 2 no. self contained dwellings with associated works	BF	0.04	25	1	0	0	1	0	**1**
Bourton-on-the-Water	3304	21/01547/REM	Land parcel to the south of Windrush Edge, Marshmouth Lane	Erection of two detached dwellings, garages and associated works (Reserved Matters application)	BF	0.38	5	2	0	0	2	0	**2**
Bourton-on-the-Water	5101	23/01509/FUL	Former Ebley Tyre and Auto Services Site, Lansdowne, GL54 2AR	Demolition of commercial buildings, change of use to residential, erection of 3no. dwellings (1no. detached dwelling and 2no. flats), residential garage/store, with associated works (revision to design of 22/00133/FUL)	BF	0.29	10	3	2	0	1	0	**1**
Bourton-on-the-Water	21/03002	21/03002/FUL	Wayside, Marshmouth Lane, GL54 2EE	Erection of 1no. self-build dwelling and garage following demolition of existing dwelling	BF	0.1	10	1	0	0	1	0	**1**
Bourton-on-the-Water	23/00040	23/00040/FUL	Lower Marsh Farm, Marshmouth Lane, GL54 2EE	Demolition of Lower Marsh Farmhouse and existing outbuildings; demolition of existing collection of farm buildings to the south of the farmhouse. Erection of a new complex of farm buildings and a new farmhouse, along with landscape enhancements, including the creation of new woodland	BF	0.91	1	1	0	0	1	1	**0**
Bourton-on-the-Water	23/01139	23/01139/FUL	The Coach House of the Dower House,	Change of use of Coach House	BF	0.55	2	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
			High Street, GL54 2AP										
Bourton-on-the-Water	25/00172	25/00172/FUL	Whiteshoots Cottage, Whiteshoots Hill, GL54 2LE	Retrospective conversion of remainder of existing converted barn to an independent residential unit and refurbishment of studio into an independent residential unit	BF	0.28	7	2	1	0	1	0	**1**
Boxwell with Leighterton	24/02879	24/02879/CLEUD	Hillside Farm, GL8 8UR	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for conversion of a proportion of an agricultural barn to a single dwelling (Use Class C3)	GF	0.032	31	1	0	0	1	0	**1**
Broadwell	22/01275	23/02341/FUL	North Rye House, Donnington, GL56 0XU	Demolition of existing dwelling and erection of a replacement dwelling with associated leisure building	BF	3.29	0	1	0	1	0	1	**-1**
Broadwell	24/00099	24/00099/CLEUD	Sydenham Meadows	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 to ascertain commencement of development of planning permission CD.7320/A/AP (Erection of residential dwelling and garage)	GF	0.06	17	1	0	0	1	0	**1**
Broadwell	24/00254	24/00254/FUL	Sydenham Farm Cottage and Barn, Sydenham Farm	Erection of a replacement dwellinghouse with integral garage, annex and associated works following the demolition of existing established cottage, and barn benefiting from extant permission for residential	BF	0.38	3	1	0	1	0	1	**-1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
				conversion under reference 22/03811/FUL									
Chedworth	6345	19/03964/FUL	Umona, Fields Road, GL54 4NQ	Demolition of existing dwelling and double garage and erection of three dwellings with garages	BF	0.27	11	3	0	0	1	0	**1**
Chedworth	21/02254	14/05373/FUL	The Vineyard (previously Buttress House), Queen Street, GL54 4AG	Erection of new detached dwelling	BF	0.2	5	1	0	0	1	0	**1**
Chipping Campden	0493	20/01547/FUL	Bantam Tearooms, High Street, GL55 6HB	Erection of a single new dwelling at the rear of Bantam Tea Rooms	BF	0.04	25	1	0	0	1	0	**1**
Chipping Campden	1769.2	21/00034/FUL	Fillet & Bone, High Street, GL55 6AT	Proposed 1-bed duplex apartment and 1-bed maisonette in lieu of approved Bistro/Cafe, Kitchen and Office	BF	0.05	40	2	0	1	1	0	**1**
Chipping Campden	22/01483	22/01483/FUL	Cherry Trees, 4 Lavender Drive, GL55 6EX	Sub-division of existing single dwelling to form two dwellings and associated works including erection of 2 carports	BF	0.23	9	2	0	0	2	0	**2**
Chipping Campden	22/01702	22/01702/FUL	Sharcomb Furlong, Broad Campden, GL55 6UR	Erection of dwelling and associated works	GF	0.18	6	1	0	0	1	0	**1**
Cirencester	0190.4	21/01509/FUL	The Coach House, Gloucester	Conversion of office space into 4 flats	BF	0.02	200	4	0	0	4	0	**4**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
			House, 60 Dyer Street, GL7 2PT										
Cirencester	0351	19/04687/FUL	Green Sleeves, Baunton Lane, GL7 2LN	New dwelling (Resubmission of 19/01625/FUL)	GF	0.2	5	1	0	0	1	0	**1**
Cirencester	3881	16/01432/FUL	C J L Garage, Albion Street, Stratton, GL7 2HT	Demolition of existing garage and construction of 2 x 1.5 storey dwellings with parking and amenity space	BF	0.01	200	2	0	0	2	0	**2**
Cirencester	9150.1	20/04343/REM	The Steadings Development Phase 1A, Chesterton, Wilkinson Road	Reserved Matters (Phase 1A) pursuant to Outline permission 16/00054/OUT (mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2 350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to	GF	3.21	21	68	0	0	41	0	**41**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
				include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road) for scale, layout, appearance and landscaping for the erection of 68 dwellings with associated open space and landscaping									
Cirencester	20/04105	20/04105/FUL	3 Cecily Hill, GL7 2EF	Proposed conversion of domestic outbuildings to form 3 no. dwellings (Class C3)	BF	0.03	100	3	0	0	3	0	**3**
Cirencester	21/02422	21/02422/FUL	Ermin House, 68 Cricklade Street, GL7 1JN	Conversion of two flats into one house with rear extension	BF	0.02	50	1	0	0	1	0	**1**
Cirencester	22/01310	22/01310/FUL	1 Meadow Road, GL7 1YA	Demolition of existing garage and erection of dwelling, first-floor gable roof extension to existing dwelling and associated works	BF	0.09	11	1	0	0	1	0	**1**
Cirencester	22/02888	22/02888/FUL	The Mead House, 18 - 20 Thomas Street, GL7 2AX	Change of use from offices (Class E) to 2no. residential dwellings (Class C3) and associated internal alterations	BF	0.23	9	2	0	1	1	0	**1**
Cirencester	23/00955	23/00955/FUL	The Cotswold Club, Watermoor Road, GL7 1LF	Change of use from private social club to dwelling, and associated works	BF	0.14	7	1	0	0	1	0	**1**
Cirencester	23/01526	23/01526/FUL	29B Gloucester Road, Stratton, GL7 2LF	Demolition of existing bungalow and construction of 2no. dwellings	BF	0.34	6	2	0	0	2	1	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Cirencester	23/02877	23/02877/FUL	Sewell House, 45 Chesterton Lane, GL7 1XJ	Change of use from sheltered housing for 6 people to 1no. residential dwelling	BF	0.08	13	1	0	0	1	1	**0**
Cirencester	24/01824	24/01824/FUL	1-3 Dollar Street and 1 Coxwell Street, GL7 2AJ	Erection of single storey rear extension. Change of use and conversion of existing buildings to create a new dwelling and additional residential floor space	BF	0.05	40	2	0	2	0	1	**-1**
Coberley	6991.1	18/01615/FUL	Ullenwood Court, Ullenwood, GL53 9QS	Residential re-development consisting of 26 residential (C3) units and associated works	BF	13.5	2	26	0	5	5	0	**5**
Coberley	21/01606	21/01606/FUL	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	The construction of day student facility, a student residential accommodation block, an extension to existing building to provide an annex containing student residential accommodation, an additional office building, car parking facility, provision of external recreational and communal space, provision of hard and soft landscaping and associated infrastructure	BF	1.67	4	7	0	0	7	0	**7**
Coln St Aldwyn	22/03008	22/03008/FUL	The Old School, Church Lane, GL7 5AG	Conversion of 2no. dwellings to form one dwelling, erection of extensions and associated works.	BF	0.13	8	1	0	0	1	2	**-1**
Coln St Dennis	3547	19/04394/FUL	The Rudges and South Hill, GL54 3JU	Demolition of South Hill and associated outbuildings/structures, the demolition of modern extensions to The Rudges and associated tennis court, removal of the southern vehicular access and	BF	0.93	0	0	0	0	0	1	**-1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
				driveway to The Rudges and the construction of a partially subterranean extension and alterations to The Rudges, a swimming pool, new Cotswold stone walls to the boundary and associated hard and soft landscaping									
Cowley	6911	21/04749/FUL	Willow House, GL53 9NJ	Demolition of existing 2 storey dwelling along with associated detached garage, and erection of replacement 2 storey dwelling with integral garage	BF	0.28	4	1	0	0	1	0	**1**
Didmarton	1489	21/02124/REM	Park Wood Farm, Saddlewood, GL8 8FP	Reserved matters relating to access, appearance, layout and scale for the self-contained staff accommodation at Park Wood Farm	GF	0.05	20	1	0	0	1	0	**1**
Down Ampney	6470	17/03826/REM	Land at Broadway Farm	Reserved Matters Application in conjunction with outline planning permission reference 15/01567/OUT for demolition of redundant buildings and redevelopment with up to 44 dwellings	GF	3.35	13	44	0	40	4	0	**4**
Down Ampney	22/03992	22/03992/FUL	Dukes Field, Land to the south of the Pheasantry, Oak Road	Erection of 10 dwellings with associated accesses, landscaping and infrastructure (amendment to 21/00949/FUL)	GF	0.88	11	10	0	2	8	0	**8**
Down Ampney	23/03388	23/03388/CLOPUD	Rook Tree Farm, 31 Down Ampney, GL7 5QT	Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for internal alterations and the	BF	0.58	2	1	0	1	0	2	**-2**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
				amalgamation of two dwellings to form a single dwelling									
Duntisbourne Rouse	23/01825	23/01825/FUL	Upper Rectory Farm, Daglingworth, GL7 7HY	Demolition of 2 no. dwellings and outbuildings and erection of 1 no. replacement dwelling and outbuildings with associated landscaping and works	BF	1.97	1	1	0	1	0	2	**-2**
Ebrington	9447	17/04410/FUL	Field Barn, Hodcote Boyce	Proposed barn conversion to dwellinghouse, alterations to access track (revised scheme) Proposed barn conversion to dwelling, replacement roof and proposed extension	GF	1.43	1	1	0	0	1	0	**1**
Ebrington	21/01068	21/04449/REM	Plum Tree Farm, Hidcote Road, GL55 6LH	Erection of an agricultural worker`s dwelling (Reserved Matters application)	GF	0.07	14	1	0	0	1	0	**1**
Fairford	3246	15/02817/FUL	Land at Waiten Hill Farm, Coronation Street	Residential development comprising the erection of five dwellings	GF	0.23	22	5	0	0	5	0	**5**
Fairford	3910	19/01428/FUL	Rhymes Barn Farm, Rhymes Lane, GL7 4BU	Conversion of barn and outbuildings into three dwellings. Demolition of tractor shed and its replacement with car port and accommodation over (part retrospective)	GF	0.14	21	3	0	0	3	0	**3**
Hazelton	21/02125	21/02125/FUL	Dutch Barn	Conversion of barn to a dwelling and associated works	GF	0.09	11	1	0	0	1	0	**1**
Hazelton	24/01265	24/01265/CLEUD	Priory Farm, GL54 4DX	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990	GF	0.02	50	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
				for the use of land for the stationing of a mobile home for residential occupancy									
Kempsford	19/01715	19/01715/FUL	Cross Tree Crescent & Oakley Flats, High Street	Demolition of 14 no. existing houses, 12 no. flats and 3 blocks of lock up garages and construction of 27 no. new affordable 1, 2 and 3 bedroom houses and 2 bedroom bungalows, together with associated access road, external works and landscaping	BF	0.65	42	27	0	0	17	0	**17**
Kempsford	23/00054	23/00054/FUL	Stable Cottage Ground Floor, Church Farm, Whelford	Conversion of ground floor of Stable Cottage to residential use ancillary to Church Farm	BF	0.05	20	1	0	0	1	0	**1**
Kingscote	23/03142	20/04502/FUL	Walnut Farm, Bagpath, GL8 8YQ	Change of use from annexed accommodation to independent dwelling (Retrospective)	BF	0.162	6	1	0	0	1	0	**1**
Lechlade	1203.2	21/04294/AGRPAN	Jacobs Farm, Hambidge Lane, GL7 3EB	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q - Change of use of agricultural building to a single dwelling	GF	0.03	33	1	0	0	1	0	**1**
Lechlade	22/00324	22/00324/FUL	Land (E) 421220 (N) 199464, Fairford Road, Downington	Erection of 1 no. detached dwelling together with associated ancillary development	BF	0.16	6	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Lechlade	24/02580	24/02580/FUL	Flat, Magnet House, High Street, GL7 3AE	Change of use from residential to office	BF	0.01	0	0	0	0	0	1	**-1**
Little Rissington	19/03003	21/04639/REM	Orchard Cottage, GL54 2ND	Erection of four dwellings and associated infrastructure (Reserved Matters application)	GF	0.2	20	4	0	0	4	0	**4**
Long Newton	21/03629	21/03629/FUL	Boldridge Farm, Crudwell Lane, GL8 8RT	Demolition of farmhouse (western dwelling); the demolition of the modern elements and the erection of an extension to the older part of the existing cottage (eastern dwelling): conversion of Cart Barn to be used for home offices and other ancillary rooms; renovation of Stables and erection of replacement dwelling; demolition and relocation of Agricultural building; the installation of a ground sited solar array; and associated works including drainage engineering	BF	2.09	0	1	0	1	0	1	**-1**
Longborough	4353	21/02068/FUL	Upper Town House, Moreton Road, GL56 0QQ	Demolition of bungalow and construction of 6No. houses and associated access alterations	GF	2.36	3	6	0	6	0	1	**-1**
Moreton-in-Marsh	19/00086	21/02766/REM	Land to east of Evenlode Road	Erection of 67 dwellings, open space, and landscaping (Reserved Matters application)	GF	7.17	9	67	0	17	32	0	**32**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Moreton-in-Marsh	19/02248	19/02248/FUL	Land at Dunstall Farm, Fosseway	Erection of 250 dwellings (to include 150 Market Housing and 100 Affordable Housing) with associated vehicular access, landscaping, drainage and public open space (phased development of 146 dwellings in phase 1, 92 dwellings in phase 2 and 12 dwellings in separate phases thereafter).	GF	16.36	15	250	99	90	61	0	**61**
Moreton-in-Marsh	22/03871	23/01943/FUL	15 High Street, GL56 0AH	Change of use and conversion of first floor from retail storage space to 2 no. apartments (Use Class C3), erection of first floor extension to provide entrance link to apartments, re-roofing of existing building and installation of roof lights	BF	0.02	100	2	0	0	2	0	**2**
Naunton	9557	20/03927/FUL	Longford Barn, Summerhill Lane	Conversion of Longford Barn and ancillary buildings into single dwelling	GF	0.55	2	1	0	0	1	0	**1**
North Cerney	21/01199	21/01199/FUL	Perrotts Brook House, Perrotts Brook, GL7 7BS	Subdivision of Perrotts Brook House to form 2no. dwellings	BF	0.01	200	2	0	0	2	1	**1**
Northleach with Eastington	24/02832	24/02832/CLEUD	21 Fortey Road, GL54 3HN	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the continued use of 21 and 21a Fortey Road as two separate dwelling houses	BF	0.055	18	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Oddington	4167	20/04549/FUL	Land west of Brans Cottage, Brans Lane, GL56 0XQ	Erection of a dwelling and associated works	GF	0.48	2	1	0	0	1	0	**1**
Oddington	23/02283	23/02283/FUL	Gardners Cottage, Back Lane, GL56 0XL	Demolition of existing reconstituted stone dormer bungalow and replacement with new build dwelling and associated works	BF	0.06	17	1	0	1	0	1	**-1**
Preston	0141.1	20/04407/FUL	Forty Farm, GL7 5PP	Erection of 3 No dwellings to replace existing barns and associated works	GF	0.06	50	3	0	0	3	0	**3**
Preston	0141.2	18/02170/FUL	Forty Farm, GL7 5PP	Conversion of barn and outbuildings into two dwellings	GF	0.17 35	12	2	0	0	2	0	**2**
Preston	0141.3	19/02806/FUL	Forty Farm, GL7 5PP	Conversion of stone threshing barn and attached cow byre into two dwellings and erection of a detached open fronted car port replacing Dutch barn	GF	0.16	13	2	0	0	2	0	**2**
Quenington	21/04000	21/04000/FUL	Parsonage Barn, Donkeywell Farm, Poulton Road	Conversion of agricultural barn to residential dwelling and erection of associated garage/store with associated works	GF	0.41	2	1	0	0	1	0	**1**
Sezincote	9732	19/02296/FUL	The Piggeries and other Outbuildings at Home Farm, GL56 9AW	Change of use of outbuildings and surrounding land into residential use, including external alterations to create 4 dwellings, amenity areas, car parking, a bin store and boiler room, and storage buildings. Demolition of two redundant agricultural buildings	GF	0.73	5	4	0	0	4	0	**4**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Sherborne	9694	21/02940/FUL	Mill Hill Farm, GL54 3DN	Conversion of existing barns to create one independent dwelling and ancillary staff accommodation, re-roofing of barns together with alterations to the existing dwelling and barns and associated works	GF	0.74	1	1	0	0	1	0	**1**
Shipton Moynes	23/01761	23/01761/FUL	West View, The Street, GL8 8PN	Replacement dwelling with solar PVs and EV charging point	BF	0.12	8	1	0	1	0	1	**-1**
Siddington	22/03538	22/03538/FUL	88 Siddington Road, GL7 1PF	Erection of semi-detached 4 no. bed dwelling adjoining existing dwelling and erection of two-storey rear extension and single-storey front porch to existing dwelling	BF	0.07	14	1	0	0	1	0	**1**
South Cerney	2360.2	19/02159/FUL	Windfalls, Silver Street, GL7 5TP	Conversion and extension of existing garage/stable block to separate residential unit (revised scheme)	BF	0.33	3	1	0	0	1	0	**1**
South Cerney	21/03890	21/03890/FUL	Atkyns Manor, Church Lane, GL7 5TT	Demolition of outbuildings and erection of two storey dwelling and associated works	BF	0.11	9	1	0	0	1	0	**1**
South Cerney	23/00854	23/00854/FUL	Cedars, Cerney Wick, GL7 5QH	Demolish existing bungalow and outbuildings, erect new replacement dwelling and garage	BF	0.07	14	1	0	0	1	0	**1**
Southrop	3176.2	22/00418/FUL	Fraser House, Wadham Close, GL7 3NR	Change of use from an office to a single private dwelling	BF	0.09	11	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Stow-on-the-Wold	22/00687	22/00687/FUL	65 King Georges Field, GL54 1AT	Erection of 2.5 storey dwelling with associated parking, alterations to the parking arrangement associated with the existing dwelling	GF	0.05	20	1	0	0	1	0	**1**
Stow-on-the-Wold	23/00822	23/00822/FUL	Barclays Bank Plc Barclays, Bank House, The Square, GL54 1BQ	Conversion & Renovation of former Barclays Bank to form Ground Floor Retail and Office premises together with 3no. First & Second Floor Residential Letting Apartments	BF	0.05	60	3	0	0	3	0	**3**
Stow-on-the-Wold	24/02217	24/02217/FUL	9 Park Street, GL54 1AQ	Change of use of a Bed & Breakfast (Use Class C1) for the creation of 1no. residential dwelling (Use Class C3)	BF	0.02	50	1	0	0	1	0	**1**
Swell	23/03799	23/03799/LBC	Sunnyside and St Georges Cottage, GL54 1LG	Internal and external refurbishment to join two cottages to form a single dwelling with ancillary self-contained annex. Internal works to create door opening between cottages and associated alterations to layout. External works include re-roofing, repairs to chimney, refurbishment and replacement windows and doors. Removal of garden wall between cottages. Replacement lean-to loggia. Replacement garage doors and internal alteration to form garden room. Erection of greenhouse to garage	BF	0.17	6	1	0	0	1	2	**-1**
Todenham	9055.1	16/01534/FUL	Glebe Farm, Wolford Road, GL56 9NZ	Replacement of existing residential unit with a new equestrian worker`s dwelling and relocation of existing barn, pole barn and menage	BF	1.26	1	1	0	0	1	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Todenham	23/00916	23/00916/AGRPAN	New Road Farm, GL56 9PN	Prior approval for the change of use of an agricultural building to 1no. dwellinghouse and associated operational development	GF	0.04	25	1	0	0	1	0	**1**
Turkdean	20/02718	20/02718/FUL	Chalkhill Barn	Creation of a dwelling through conversion of existing barn with parking, amenity space, landscaping and associated works	GF	0.45	2	1	0	0	1	0	**1**
Westcote	1019.2	21/02632/FUL	The Quarry, Nether Westcote, OX7 6SD	Demolition of the existing buildings and erection of 4 dwellings (amendments to design of permission 20/03022/FUL)	BF	0.35	11	4	0	2	2	0	**2**
Westcote	4564.1	19/03873/FUL	Wallground, Nether Westcote, OX7 6SD	Proposed single dwelling	BF	0.07	14	1	0	0	1	0	**1**
Westcote	24/01453	24/01453/FUL	Downcroft, Church Westcote, OX7 6SL	Demolition of existing dwelling and erection of a self-build replacement dwelling with associated landscaping and access alterations	BF	0.97	1	1	0	1	0	1	**-1**
Wick Rissington	21/03104	21/03104/FUL	Olive Hill Farm, GL54 2PW	Demolition of existing dwelling and erection of a replacement dwelling	BF	1.11	1	1	0	1	0	1	**-1**
Willersey	23/03426	23/03426/FUL	The Meeting Place, Church Street, WR12 7PN	Proposed change of use from commercial use (Class E) (Cafe) to residential (Class C3), to create a 1 bedroom dwelling	BF	0.02	50	1	0	0	1	0	**1**
Withington	21/01145	23/00088/FUL	Meadowside (Land adjacent	Creation of 5 residential dwellings (part change of use and part demolition and redevelopment)	BF	0.3	17	5	0	0	5	0	**5**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
			to Willowside Farm)										
											295	**31**	**264**

9. Dwelling Commitments at 1 April 2025

9.1. Table 18 lists committed dwellings at 1 April 2025.

* = the Council has resolved to permit the application subject to the completion of a Section 106 Agreement or the resolution of another matter.

Table 18 – Net commitments

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Adlestrop	23/02976	23/02976/FUL	Manor Farm House, Schoolers Lane, GL56 0YW	Internal and external alterations to the main house including the demolition of a single-storey extension and the erection of a new single-storey extension, amendments to layout and fenestration. Repair and fit out existing ancillary cottage. Conversion of part of the existing barns to create ancillary accommodation. Landscape works including the installation of a new pool and relocation of car parking	BF	0.2	5	1	0	0	1	0	**1**
Ampney Crucis	0302.3	21/03554/AGRPAN	Crucis Park Farm, Barnsley Road, GL7 5DX	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q for change of use of an agricultural building to create two dwellinghouses along with proposed building operations	GF	0.07	29	2	0	2	0	0	**2**
Ampney Crucis	3842	20/02591/FUL	Grain Store and Grain Dryer, Back Lane	Demolition of agricultural buildings and the construction of three new dwellings	GF	0.23	13	3	2	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Ampney Crucis	5121.2	20/02285/FUL	Land south of Back Lane	Demolition of existing Class B1 building and erection of 3 no. dwellings together with associated ancillary development.	BF	0.25	12	3	1	0	2	0	**2**
Ampney Crucis	22/01513	22/01513/FUL	Land south of Back Lane	Construction of a single dwellinghouse	GF	0.08	13	1	0	1	0	0	**1**
Ampney Crucis	24/00369	24/00369/FUL	Little Acre Hilcot End Ampney Crucis Cirencester Gloucestershire GL7 5HG	Erection of replacement dwelling, detached garage, swimming pool and associated landscaping works	BF	0.22	5	1	0	0	1	1	**0**
Ampney St Mary	24/02495	24/02495/FUL	Quarry Farm, GL7 5SR	Change of use of land from agricultural to residential and conversion of outbuilding to 1no. dwelling with Solar PV panels	GF	0.214	5	1	0	0	1	0	**1**
Ampney St Peter	23/03345	23/03345/FUL	Pound Cottage GL7 5SJ	Erection of single storey extension to garage and alterations to form an annex	BF	0.08	13	1	0	1	0	0	**1**
Andoversford	0995	16/00433/FUL	Whilaway, Garricks Head, GL54 4LQ	Demolition of existing dwelling and erection of a replacement dwelling	BF	0.26	4	1	0	0	1	1	**0**
Andoversford	1176	19/03186/FUL	Windsmeet, Garricks Head, GL54 4LH	Conversion of outbuilding into a single dwelling	BF	0.04	25	1	0	0	1	0	**1**
Andoversford	22/01742	23/01529/FUL	Sunnyside, Gloucester Road, GL54 4HR	Erection of a detached bungalow with associated landscaping and parking; removal of dormer from existing bungalow (Resubmission)	GF	0.16	6	1	0	1	0	0	**1**
Avening	5915	20/01140/FUL	Pimbury Park, GL8 8SF	Change of use to equestrian, erection of stable block and replacement dwelling (Revised scheme to permission reference	BF	17.2	0	1	0	0	1	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				18/04145/FUL to alter design of dwelling, garage and stable block)									
Avening	19/00725	20/02653/REM	Tetbury Hill House, Tetbury Hill, GL8 8LZ	Reserved Matters pursuant to outline permission 19/00725/OUT (Outline application for the construction of two dwellings with access, layout and scale to be determined) to include details relating to appearance and landscaping	GF	0.17	12	2	0	0	2	0	**2**
Avening	21/02281	21/02281/FUL	Land Parcel Easting 387517 Northing 198301, Woodstock Lane	Conversion of agricultural barn into dwelling	GF	0.34	3	1	0	0	1	0	**1**
Avening	21/02282	21/02282/FUL	Plum Patch Cottage, 7 Star Lane, GL8 8NT	Construction of a 2 bedroom earth sheltered dwelling for ancillary use to dwelling	GF	0.12	8	1	0	1	0	0	**1**
Avening	21/03751	21/03751/FUL	Land to the rear of 12A Star Lane, GL8 8NT	Erection of a residential dwelling	GF	0.18	6	1	0	1	0	0	**1**
Avening	22/00926	22/00926/FUL	Longtree Barn, Tetbury Road, GL8 8LT	Conversion of a Dutch barn into 1 no. dwelling	GF	0.05	20	1	0	1	0	0	**1**
Avening	22/03666	22/03666/FUL	Old Quarries, Rectory Lane, GL8 8NJ	Change of use of existing buildings from residential institution (C2 use) to residential (C3 use) including demolition of modern extensions, internal alterations and extensions, demolition of modern institutional buildings and replacement with new dwellings	BF	2.98	4	11	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Avening	22/03666	22/03666/FUL	Old Quarries, Rectory Lane, GL8 8NJ	Change of use of existing buildings from residential institution (C2 use) to residential (C3 use) including demolition of modern extensions, internal alterations and extensions, demolition of modern institutional buildings and replacement with new dwellings	BF	2.98	4	11	0	10	0	0	**10**
Avening	23/00352	23/00352/FUL	7 Woodstock Lane, GL8 8NG	Demolition and replacement of existing dwelling and outbuildings and associated landscaping and works	BF	0.11	9	1	0	1	0	1	**0**
Avening	23/03218	23/03218/FUL	Pimbury Park, GL8 8SF	Erection of replacement house with garage, pool house and outdoor swimming pool, and associated parking and access, following partial demolition of existing house and demolition of existing outbuildings	BF	0.84	1	1	0	0	1	0	**1**
Avening	24/02542	24/02542/FUL	Church Farm, Point Road, GL8 8ND	Conversion of a cart shed/garage (with granary over) into residential ancillary accommodation. Works to existing outdoor WC	BF	0.805	1	1	0	1	0	0	**1**
Bagendon	2339.2	21/03371/FUL	Lyncroft Farm, GL7 7BW	Erection of one dwelling and double garage	GF	0.15	7	1	0	0	1	0	**1**
Bagendon	22/03367	22/03367/FUL	Former Calf Barn, Moor Wood, Woodmancote	Conversion and change of use of a Calf Barn to a residential dwelling and associated works	GF	0.06	17	1	0	1	0	0	**1**
Bagendon	23/01579	23/01579/FUL	Springfield Farm Units, Perrotts Brook	Erection of 2 no. dwellings with integral garages and associated ancillary development including new vehicular access onto Welsh Way	GF	0.17	12	2	0	2	0	0	**2**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Bagendon	23/02473	23/02473/FUL	Lyncroft South, Perrotts Brook Bagendon, GL7 7BW	Erection of a single dwelling with detached garage	GF	0.24	4	1	0	0	1	0	**1**
Bagendon	24/02907	24/02907/FUL	Home Farm Barn, Upper End, GL7 7DU	Conversion of buildings to form residential annexe to Home Farm Barn	BF	0.07	14	1	0	1	0	0	**1**
Barnsley	22/01857	22/01857/FUL	Pumping House about 360 metres east of Barnsley Park	Alterations and conversion of existing building for the creation of a dwelling and associated works	BF	0.414	2	1	0	0	1	0	**1**
Barrington	21/02858	21/02858/FUL	Barrington Downs Farm, Barrington Downs, GL54 3PT	Change of use of agricultural buildings to create 1no. residential dwelling and erection of bat roost at secondary site	GF	6.02	0	1	0	0	1	0	**1**
Barrington	24/01719	24/01719/FUL	The Glebe Barn, OX18 4US	Conversion of office building to dwelling with associated works	BF	0.12	8	1	0	0	1	0	**1**
Barrington	24/01730	24/01730/FUL	The Old School, OX18 4UR	Conversion of School and associated building to two dwellings, with associated works	BF	0.12	17	2	0	2	0	0	**2**
Batsford	22/00233	22/00233/FUL	Home Farm, GL56 9QA	Change of use and alterations to an existing building to form a dwellinghouse and conversion of adjacent buildings to provide ancillary functions	GF	0.6	2	1	0	1	0	0	**1**
Bibury	1336.1	18/02537/FUL	Four Winds Barn, Ablington	Conversion of agricultural building to a dwelling	GF	0.35	3	1	0	0	1	0	**1**
Bibury	22/03124	22/03124/FUL	Bibury Farm House, GL7 5PB	Conversion of 2no. dwellings back to original single dwelling with internal alterations	BF	0.23	4	1	0	1	0	2	**-1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Bibury	23/02902	23/02902/FUL	Land and buildings known as Garnes Barn, Ablington	Conversion of existing barns to form 1 No. dwelling house	GF	0.12	8	1	0	1	0	0	**1**
Birdlip	19/01871	19/01871/FUL	High Green Farm, Birdlip, GL4 8JH	Erection of four dwellings, with associated access and landscaping	BF	0.33	12	4	0	0	4	0	**4**
Birdlip	24/00936	24/00936/FUL	The Nest, Birdlip Farm, GL4 8JH	Construction of a replacement dwelling and retention of `The Nest` for ancillary use	BF	1.09	1	1	0	0	1	0	**1**
Birdlip	24/03860	24/03860/OUT	Land to rear of Fern Cottage, Ermin Way, GL4 8JH	Outline planning application for the erection of one self-build dwellinghouse with all matters reserved except for access	GF	0.1	10	1	0	1	0	0	**1**
Bledington	22/01362	22/01362/FUL	Land at Building north of Micklands Hill Farm, Stow Road	Conversion of a Dutch barn to a residential dwellinghouse and associated works	GF	0.09	11	1	0	1	0	0	**1**
Bledington	22/02336	22/02336/FUL	Pippin, Stow Road	Demolition of dwelling and outbuildings, and the erection of two detached dwellings, outbuilding, and the formation of access and associated landscaping	BF	0.2	10	2	0	0	2	0	**2**
Bledington	23/03476	23/03476/FUL	Wells House, Old Burford Road, OX7 6US	Alterations and conversion of garage into granny annex	BF	0.03	33	1	0	1	0	0	**1**
Bledington	23/03984	23/03984/FUL	Tally-Ho Cottage, Old Burford Road, OX7 6UT	Erection of 2no. dwellings with associated works	GF	0.16	13	2	0	0	2	0	**2**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Blockley	1638	19/00919/FUL	Ditchford-on-Fosse Cottages, Ditchford, Aston Magna	Replace two cottages with a single residential dwelling	BF	0.1	10	1	0	0	1	0	**1**
Blockley	2553	23/01407/FUL	Haberdashers, Bell Lane, GL56 9ES	Demolition of a single dwelling and erection of 5 dwellings with associated works	BF	0.146	34	5	0	0	5	0	**5**
Blockley	5314	22/00697/FUL	Land at 56 Park Road, GL56 9BZ	Erection of a single dwelling and associated works	GF	0.02	50	1	0	1	0	0	**1**
Blockley	9172	18/00761/FUL	Diggets Barn, Ditchford, Aston Magna	Change of use of barn to 1 no. dwelling including external alterations and associated works	GF	0.05	20	1	0	0	1	0	**1**
Blockley	9668	23/00645/FUL	Mulberry Cottage, Station Road, GL56 9ED	Conversion of disused building to residential dwelling	GF	0.1	10	1	0	1	0	0	**1**
Blockley	22/02524	22/02524/FUL	New Haven, Greenway Road, GL56 9BQ	Erection of a detached replacement dwelling with associated works, including demolition of existing dwelling	BF	0.09	11	1	0	0	1	1	**0**
Blockley	22/03492	22/03492/FUL	Hangmans Hall, Broad Campden, GL55 6UX	Conversion of stables and conversion/part rebuild of cart shed to create 2 farm workers cottages	GF	0.06	33	2	0	2	0	0	**2**
Blockley	23/03217	23/03217/FUL	Land And Stables Northwick Mill Farm Station Road	Change of use of land from equestrian to residential and conversion of existing stables into two dwellings and associated works	BF	0.12	17	2	0	2	0	0	**2**
Blockley	24/00446	24/00446/AGRPAN	Land at Grid Reference 421318 237434, Ditchford, Aston Magna	Notification for prior approval for the proposed change of use of an agricultural building to 2no dwellinghouses (Class C3) and associated operational development	GF	0.39	5	2	0	2	0	0	**2**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				under The Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 3 Class Q parts (a) and (b)									
Blockley	24/01046	24/01046/FUL	7 Church View, Aston Magna, GL56 9QJ	Erection of a 3 bed dwelling with 2no. parking spaces	GF	0.02	50	1	0	0	1	0	**1**
Blockley	24/01327	24/01327/FUL	Newitts Farm, Paxford, GL55 6XU	Conversion of existing agricultural building to self-build residential dwelling and erection of ancillary storage outbuilding	GF	0.48	2	1	0	1	0	0	**1**
Blockley	24/01431	24/01431/AGRPAN	Agricultural Building (Barn 2) Land Off Church View, Paxford Road, Aston Magna	Prior approval application for the change of use of an agricultural building into two residential dwellings (C3) and associated operational development under Class Q parts (a) and (b) of the Town and Country (General Permitted Development Order) (England) Order 2015	GF	0.05	40	2	0	2	0	0	**2**
Blockley	24/01432	24/01432/AGRPAN	Agricultural Building (Barn 1) Land Off Church View, Paxford Road, Aston Magna	Prior approval application for the change of use of an agricultural building into a residential dwelling (C3) and associated operational development under Class Q parts (a) and (b) of the Town and Country (General Permitted Development Order) (England) Ord	GF	0.05	20	1	0	1	0	0	**1**
Blockley	24/03766	24/03766/FUL	Snugborough Mill, Snugborough Lane, GL56 9DU	Erection of a two-storey garage, studio and annex	GF	0.86	1	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Blockley	25/00145	25/00145/PLP	Long Meadow, Paxford, GL55 6XD	Permission in Principle application for erection of a dwelling in garden	GF	0.062	16	1	0	1	0	0	**1**
Bourton-on-the-Hill	20/02734	20/02734/PLP	Land south east of Little Tithe	Construction of up to two dwellings	GF	0.23	9	2	0	2	0	0	**2**
Bourton-on-the-Water	0605.2	17/02474/FUL	Kasvin, Rye Close, GL54 2EA	Replacement dwelling and associated works	BF	0.07	14	1	0	0	1	0	**1**
Bourton-on-the-Water	1576	20/00120/FUL	Kiln Rise, Bourton Hill, GL54 2LF	Erection of a replacement dwelling, detached garage and associated works	BF	0.3	3	1	0	1	0	0	**1**
Bourton-on-the-Water	2610	23/02905/FUL	The Orchard, Gasworks Lane	Construction of one self-build dwelling and ancillary works	GF	0.35	3	1	0	0	1	0	**1**
Bourton-on-the-Water	5101	23/01509/FUL	Former Ebley Tyre and Auto Services Site, Lansdowne, GL54 2AR	Demolition of commercial buildings, change of use to residential, erection of 3no. dwellings (1no. detached dwelling and 2no. flats), residential garage/store, with associated works (revision to design of 22/00133/FUL)	BF	0.29	10	3	1	2	0	0	**2**
Bourton-on-the-Water	20/02397	20/02397/FUL	Malt Cottages, Lansdowne	Erection of 1no. dwelling	GF	0.09	11	1	0	0	1	0	**1**
Bourton-on-the-Water	21/04242	23/00727/TDC	Our Lady Help of Christians Catholic Church, Station Road	Technical Details Consent for demolition of vacant church and erection of five dwellings, together with associated access, parking and landscaping following grant of Permission in Principle (ref: 21/04242/PLP)	BF	0.18	28	5	0	0	5	0	**5**
Bourton-on-the-Water	21/04295	21/04295/FUL	Murillo, Lansdowne, GL54 2AR	Erection of rear extensions and associated works, reversion of 2no dwellings into 1no dwelling	BF	0.01	100	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Bourton-on-the-Water	22/04242	22/04242/FUL	Tagmoor Hollow, Marshmouth Lane, GL54 2EE	Demolition of existing dwelling and residential outbuildings and erection of a replacement farmhouse	BF	0.4	3	1	0	1	0	1	**0**
Bourton-on-the-Water	22/04359	24/03279/REM	2 Moore Road, GL54 2AZ	Erection of a one-bedroom, one-storey bungalow (Reserved Matters application)	GF	0.1	10	1	0	1	0	0	**1**
Bourton-on-the-Water	23/01076	23/01076/FUL	Oli Bonny Pizza, High Street, GL54 2AQ	Change of use of first floor from Class C3 to Class E(b)	BF	0.01	0	0	0	0	0	1	**-1**
Bourton-on-the-Water	23/01281	23/01281/LBC	Tuesday Cottage, Clapton Row, GL54 2DW	Conversion of ancillary residential detached outbuilding to annex, including replacement window	BF	0.015	67	1	0	1	0	0	**1**
Bourton-on-the-Water	23/02705	23/02705/FUL	Barns opposite Pockhill Drive, Pock Hill Lane	Conversion of 3no. agricultural barns to form 1no. dwelling	GF	0.28	4	1	0	0	1	0	**1**
Bourton-on-the-Water	23/03613	23/03613/FUL	Box Bush, High Street, GL54 2AN	Alterations and refurbishment works, including conversion into four flats, erection of extensions	BF	0.31	13	4	0	4	0	0	**4**
Bourton-on-the-Water	24/01666	24/01666/FUL	Box Bush, High Street, GL54 2AN	Erection of a cottage dwelling and associated landscaping works	BF	0.05	20	1	0	1	0	0	**1**
Bourton-on-the-Water	24/02395	24/02395/PLP	Land West Of Station Road	Permission in principle application for the erection of between 1no and 9no dwellings	GF	0.43	21	9	0	9	0	0	**9**
Bourton-on-the-Water	25/00172	25/00172/FUL	Whiteshoots Cottage, Whiteshoots Hill, GL54 2LE	Retrospective conversion of remainder of existing converted barn to an independent residential unit and refurbishment of studio into an independent residential unit	BF	0.28	7	2	1	1	0	0	**1**
Boxwell with Leighterton	23/02728	23/02728/FUL	Stone Farm Barn, Farm Lane, GL8 8US	Conversion of existing outbuilding to ancillary annex	BF	0.22	5	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Boxwell with Leighterton	23/03100	23/03100/FUL	Poole Farm, The Street, Leighterton, GL8 8UN	Conversion of barn to form 1no. dwelling, demolition of farm buildings and erection of 3no. dwellings with associated works	GF	1	4	4	0	1	0	0	**1**
Boxwell with Leighterton	23/03100	23/03100/FUL	Poole Farm, The Street, Leighterton, GL8 8UN	Conversion of barn to form 1no. dwelling, demolition of farm buildings and erection of 3no. dwellings with associated works	GF	1	4	4	0	3	0	0	**3**
Brimpsfield	24/01226	24/01226/FUL	Blacklaines Farm, GL4 8LH	Conversion and partial demolition of agricultural barns to form 4 no. dwellings with access, car parking and landscaping	GF	0.7	6	4	0	4	0	0	**4**
Broadwell	8481	20/02359/FUL	Old Quarry Farm, Moreton Road, GL54 1EG	Replacement of existing rural workers dwelling and site office	BF	0.06	17	1	0	0	1	0	**1**
Broadwell	20/02334	20/02334/FUL	College Tythe Barn, Chapel Street, GL56 0TW	Erection of a two storey dwelling	GF	0.15	7	1	0	0	1	0	**1**
Broadwell	21/04074	21/04074/FUL	North Rye House, Donnington, GL56 0XU	Change of Use of land and conversion/extension of barn for the creation of a dwelling, plus hard and soft landscape works	GF	0.52	2	1	0	0	1	0	**1**
Broadwell	22/01275	23/02341/FUL	North Rye House, Donnington, GL56 0XU	Demolition of existing dwelling and erection of a replacement dwelling with associated leisure building	BF	3.29	0	1	0	0	1	0	**1**
Broadwell	22/03811	22/03811/FUL	Sydenham Farm Cottage, GL56 0YE	Conversion of Dutch barn to a residential dwelling house and associated works	GF	0.13	8	1	0	0	1	0	**1**
Broadwell	23/00418	24/02414/REM	Land parcel opposite Wheat	Erection of 3 dwellings including details of Appearance, Landscaping, Layout, Scale	GF	0.06	50	3	0	3	0	0	**3**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
			Close, Kennel Lane	and Associated Works (Reserved Matters application)									
Broadwell	23/01678	23/01678/FUL	Manor Farm Barn, GL56 0YD	Addition of entrance door, replacement windows and other associated works to annex	BF	0.32	3	1	0	0	1	0	**1**
Broadwell	23/03647	23/03647/FUL	Dutch Barns and Yard at Manor Farm	Demolition of two Dutch barns and creation of new dwelling with new detached garage and associated works	GF	0.25	4	1	0	0	1	0	**1**
Broadwell	24/00254	24/00254/FUL	Sydenham Farm Cottage and Barn, Sydenham Farm	Erection of a replacement dwellinghouse with integral garage, annex and associated works following the demolition of existing established cottage, and barn benefiting from extant permission for residential conversion under reference 22/03811/FUL	BF	0.38	3	1	0	0	1	0	**1**
Chedworth	9655	17/02349/FUL	Shedden`s Barn, Stowell Park, GL54 3LE	Conversion of agricultural barns to 2 no dwelling houses and associated works	GF	0.23	9	2	0	0	2	0	**2**
Chedworth	20/00508	20/02379/FUL	Land north of the Old Farm Hawks Lane	Erection of a detached dwelling (revised scheme)	BF	0.23	4	1	0	0	1	0	**1**
Chedworth	20/02017	22/03157/FUL	Land north east of Chedworth Village Hall, GL54 4NE	Application for Technical Details Consent for 2 No. dwellings (based on a Permission in Principle application (ref. 20/02017/PLP) for the erection of up to 3no. dwellings) (revised)	GF	0.19	11	2	0	0	2	0	**2**
Chedworth	21/03709	21/03709/FUL	Denfurlong Farm, Fields Road	Development of a rural exception scheme comprising 5 affordable dwellings and 4 open market dwellings	GF	0.61	15	9	0	0	4	0	**4**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Chedworth	21/03709	21/03709/FUL	Denfurlong Farm, Fields Road	Development of a rural exception scheme comprising 5 affordable dwellings and 4 open market dwellings	GF	0.61	15	9	0	0	5	0	**5**
Chedworth	22/00534	22/00534/FUL	Orchard Barn, GL54 4NE	Conversion of Dutch Barn to provide a single residential dwelling with associated works	BF	0.33	3	1	0	1	0	0	**1**
Chedworth	23/03836	23/03836/FUL	Land and Building at E405542 N211928 Ballingers Row	Demolition of existing building and erection of dwelling with associated works	BF	0.11	9	1	0	1	0	1	**0**
Chipping Campden	0860	20/02146/FUL	Roydon, Broad Campden, GL55 6UR	Erection of a dwelling and detached garage with ancillary accommodation above (amendments to design of permission 19/01536/FUL)	GF	0.07	14	1	0	0	1	0	**1**
Chipping Campden	1769.2	21/00034/FUL	Fillet & Bone, High Street, GL55 6AT	Proposed 1-bed duplex apartment and 1-bed maisonette in lieu of approved Bistro/Cafe, Kitchen and Office	BF	0.05	40	2	1	0	1	0	**1**
Chipping Campden	2132	21/00415/FUL	Land to rear of Ashlar, Coppers and Wyldlands Broad, GL55 6UR	Erection of 2 dwellings and associated works	GF	0.41	5	2	0	0	2	0	**2**
Chipping Campden	8275	22/02994/FUL	Heath Farm, Middle Hill, WR12 7JY	Conversion of existing stone and metal barns into one dwelling	GF	0.01	100	1	0	1	0	0	**1**
Chipping Campden	20/03875	20/03875/FUL	Braithwaite House, High Street	Change of use, alterations and extension to create five dwellings, involving demolition of existing rear single-storey former clubroom	BF	0.09	56	5	0	0	5	0	**5**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Chipping Campden	21/00824	21/00824/FUL	Wyldlands, Broad Campden, GL55 6UR	Erection of a single dwelling and garage and creation of vehicular access	BF	0.21	5	1	0	0	1	0	**1**
Chipping Campden	22/01373	22/01373/FUL	Barn, Fereby Close	Conversion of existing Dutch Barn to form a single residential dwelling	GF	0.14	7	1	0	1	0	0	**1**
Chipping Campden	22/01873	22/01873/FUL	Land and barn south west of Aston Road	Conversion of barn to residential dwellinghouse and associated works	GF	0.1	10	1	0	1	0	0	**1**
Chipping Campden	23/01451	23/01451/FUL	The Tyning, Blind Lane, GL55 6ED	Erection of a single-storey one-bedroom annexe	GF	0.11	9	1	0	1	0	0	**1**
Chipping Campden	23/01459	23/01459/FUL	Land rear of Wyldlands, Broad Campden	Erection of a dwelling and associated works	GF	0.15	7	1	0	0	1	0	**1**
Chipping Campden	23/02678	23/02678/FUL	Lloyds Bank, High Street, GL55 6HH	Change of use, extensions and alterations to former bank to create five dwellings	BF	0.09	56	5	0	5	0	0	**5**
Chipping Campden	23/03681	23/03681/FUL	Westington Mill, Park Road, GL55 6EB	Demolition and replacement pool house and garage with associated works	BF	1.084	1	1	0	1	0	0	**1**
Chipping Campden	24/01270	24/01270/FUL	Campden Gallery, High Street, GL55 6AG	Change of use of existing first and second floors from Art Gallery to residential, including internal alterations	BF	0.01	100	1	0	1	0	0	**1**
Cirencester	0588	15/03910/FUL	30-32 Dollar Street	Change of use from B1 to C3 residential use, comprising conversion of existing buildings at 30 and 32 Dollar Street into 3 self contained units with extension to the rear of 32 Dollar Street and new landscaping to the rear car park	BF	0.27	11	3	0	0	3	0	**3**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	0854	15/01951/FUL	Land parcel east of Vyners Close, Chesterton Lane	The erection of a dwelling and associated garage building Council has confirmed a material commencement has been made (19/03904/ENQ)	GF	0.5	2	1	0	1	0	0	**1**
Cirencester	2239	14/01529/FUL	Brewery Court	Mixed use development comprising a four screen cinema, student accommodation, restaurants and cafes, shops and refurbished public realm, including the provision of a new substation and new public toilets, both replacing existing structures	BF	4.27	26	110	0	110	0	0	**110**
Cirencester	2698	17/03291/FUL	Shepherd Smail & Co, North Way House, North Way	Change of use of part of first floor office to two flats (Use Class C3) and associated alterations Previous permission 14/03155/FUL expired in September 2017	BF	0.06	33	2	0	0	2	0	**2**
Cirencester	2698.1	20/02694/OFRPAN	Northway House, North Way, GL7 2QY	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class O for the conversion of the office on first floor of Northway House West to form a one bedroom flat and a bedsit flat	BF	0.04	50	2	0	2	0	0	**2**
Cirencester	4302	21/02188/REM	Southleigh, 48 Somerford Road, GL7 1TX	Erection of single detached dwelling (Reserved Matters application)	GF	0.46	2	1	0	1	0	0	**1**
Cirencester	5075	18/02616/FUL	Barn and land east of 1A Barn Way, Stratton	Erection of dwelling and modification of existing vehicular access	BF	0.06	17	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	5127	23/02812/FUL	Amberley, 54 Somerford Road, GL7 1TX	Proposed dwelling in the rear garden and associated vehicular access and works (Amendments to design of approved application, reference 17/04755/FUL)	GF	0.2	5	1	0	1	0	0	**1**
Cirencester	9150	16/00054/OUT	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2 350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road	GF	120.7	19	2,282	0	2,282	0	0	**2,282**
Cirencester	21/01739	21/01739/FUL	33 The Smithy, GL7 1HU	Retention of original dwelling and extension to rear, and conversion of garage with extension upwards to create a three bedroom dwelling	BF	0.03	33	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	21/01875	21/01875/FUL	Car & Tyre Care, 29 The Waterloo, GL7 2PZ	Demolition of existing single storey garage and erection of new block of 3 apartments including associated landscaping and parking	BF	0.03	100	3	0	3	0	0	**3**
Cirencester	21/02219	21/02219/FUL	Peartrees, Baunton Lane, GL7 2LN	Erection of a single detached four bedroom dwelling with a new vehicular access within the grounds of Peartrees	GF	0.1	10	1	0	0	1	0	**1**
Cirencester	21/02487	21/02487/FUL	7 Dyer Street, GL7 2PR	Change of use of first and second floors from offices (Class E) to residential (Class C3)	BF	0.01	200	2	0	0	2	0	**2**
Cirencester	21/03760	21/03760/FUL	Waterloo Cleaners, The Waterloo, GL7 2PY	Single storey ground floor extension to existing commercial premises and alterations to first floor including raising roof and installation of new external staircase to create 1No. self-contained flat	BF	0.04	25	1	0	1	0	0	**1**
Cirencester	21/04204	21/04204/FUL	Barton Hall 29, Gloucester Street, GL7 2DJ	Change of use and conversion from B1 office to residential dwelling with guest annex, garden and off-street parking	BF	0.06	17	1	0	0	1	0	**1**
Cirencester	21/04812	21/04812/FUL	First and Second Floor 8 - 10, Castle Street	Conversion of first and second floors from Use Class E to Use Class C3 to form 3 residential units	BF	0.02	150	3	0	3	0	0	**3**
Cirencester	22/00453	22/00453/FUL	Gloucester Street Dental Practice, 10A Gloucester Street, GL7 2DG	Change of use from commercial to residential	BF	0.01	100	1	0	1	0	0	**1**
Cirencester	22/01300	22/01300/OPANOT	Apollo Court, Love Lane, GL7 1ZR	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3,	BF	0.09	78	7	0	7	0	0	**7**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				Class MA for change of use from class E (Office) to class C3 residential									
Cirencester	22/02580	22/02580/FUL	Cowley House, 12 Black Jack Street, GL7 2AA	Conversion of first and second floors to 3 no. one bedroom flats	BF	0.01	300	3	0	0	3	0	**3**
Cirencester	22/02888	22/02888/FUL	The Mead House, 18 - 20 Thomas Street, GL7 2AX	Change of use from offices (Class E) to 2no. residential dwellings (Class C3) and associated internal alterations	BF	0.23	9	2	1	0	1	0	**1**
Cirencester	22/03306	22/03306/FUL	Peter Hammond Motorcycles Ltd, 40 - 44 Watermoor Road, GL7 1LD	Conversion, alteration and partial demolition of existing buildings to create 4 no. dwellings together with covered parking and associated ancillary development	BF	0.05	80	4	0	4	0	0	**4**
Cirencester	22/04465	22/04465/FUL	1 Weavers Road, GL7 1DB	Division of existing dwellinghouse into two, erection of single-storey rear extension and extension of dropped kerb	BF	0.03	67	2	0	0	2	1	**1**
Cirencester	23/01044	23/01044/FUL	Iyengar, 64 Watermoor Road, GL7 1LD	Conversion of outbuilding to create ancillary accommodation and alterations to carport to form workshop	BF	0.17	6	1	0	1	0	0	**1**
Cirencester	23/03662	23/03662/FUL	Ewe Pens Farm, Cirencester Park	Change of use and conversion of farm building to residential dwelling with associated amenity space	GF	0.026	38	1	0	1	0	0	**1**
Cirencester	24/00952	24/00952/FUL	1A The Wool Market, Dyer Street, GL7 2PR	Change of use from office to residential and associated works	BF	0.01	100	1	0	1	0	0	**1**
Cirencester	24/01170	24/01170/FUL	16 Kingshill, GL7 1DE	Erection of a two bedroom bungalow	GF	0.04	25	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	24/01824	24/01824/FUL	1-3 Dollar Street and 1 Coxwell Street, GL7 2AJ	Erection of single storey rear extension. Change of use and conversion of existing buildings to create a new dwelling and additional residential floor space	BF	0.05	40	2	0	0	2	0	**2**
Cirencester	24/02285	24/02285/OPANOT	Oops A Daisy, 40 Cricklade Street, GL7 1JH	Prior notification for change of use from Commercial, Business and Service (Use Class E), to mixed use including up to two flats (Use Class C3)	BF	0.02	100	2	0	2	0	0	**2**
Cirencester	24/03021	24/03021/FUL	86 Dyer Street, GL7 2PF	Change of use from Class E (commercial) to Class C3 (residential) for the creation of 1 no. dwelling (ground floor flat)	BF	0.01	100	1	0	0	1	0	**1**
Cirencester	24/03660	24/03660/OPANOT	40B Warrens Gorse Mews, Cricklade Street, GL7 1JH	Prior notification for change of use from Commercial, Business and Service (Use Class E), to 1no. ground floor flat (Use Class C3)	BF	0.01	100	1	0	1	0	0	**1**
Cirencester	25/00157	25/00157/FUL	115 Cricklade Street, GL7 1JF	Reconfiguration of existing property to unify all floors into a single C3 dwelling	BF	0.01	100	1	0	0	1	1	**0**
Cirencester	25/00394	25/00394/OPANOT	Units A B And C Querns Business Centre, Whitworth Road, GL7 1RT	Prior notification for change of use from Commercial, Business and Service (Use Class E) to a Dwellinghouse (Use Class C3) - Conversion of Units A, B and C to 11 flats	BF	0.16	69	11	0	11	0	0	**11**
Clapton	22/02321	22/02321/FUL	Farncombe Barn, Clapton-on-the-Hill, GL54 2LG	Conversion of existing barn to form 1 no. dwelling	GF	0.19	5	1	0	0	1	0	**1**
Clapton	25/00030	25/00030/FUL	Longhedge Bungalow, GL54 2LG	Demolition of existing bungalow and erection of replacement new dwelling	BF	0.135	7	1	0	1	0	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Coates	20/01200	20/01200/FUL	Glebe House, Trewsbury Road, GL7 6NU	Construction of a detached dwelling and garage and associated access	GF	0.18	6	1	0	0	1	0	**1**
Coates	24/02636	24/02636/FUL	Site Adjoining Sarona, GL7 6NN	Erection of bungalow and new vehicle access to Sarona	GF	0.07	14	1	0	0	1	0	**1**
Coberley	6991.1	18/01615/FUL	Ullenwood Court, Ullenwood, GL53 9QS	Residential re-development consisting of 26 residential (C3) units and associated works	BF	13.5	2	26	21	0	5	0	**5**
Coberley	6991.2	21/00467/FUL	Land north of Greenway Lane, Ullenwood, GL53 9QB	Change of use of existing stables to residential use to include provision of basement (revision to permission 19/01013/FUL)	GF	0.11	9	1	0	1	0	0	**1**
Coberley	7076	19/00245/OFRPAN	Cuckoo Pen Farm, Shab Hill, Birdlip, GL4 8JX	Change of use from light industrial to residential	BF	0.06	17	1	0	1	0	0	**1**
Coberley	22/00734	22/00734/PLP	Land to the east of 2 Close Farm Lane	Permission in Principle application for 1 no. self-build dwelling	GF	0.07	14	1	0	1	0	0	**1**
Coberley	23/00960	23/00960/FUL	Dowmans Farm, GL53 9QY	Conversion of existing barn to residential dwelling	GF	0.02	50	1	0	1	0	0	**1**
Cold Aston	5458	14/03012/FUL	The Ridge, Fosseway	Subdivision of existing dwelling to provide four residential units, and extension and alteration to existing garage to provide one residential unit	BF	0.6	8	5	0	5	0	1	**4**
Coln St Aldwyn	22/02069	23/01498/REM	Merryfield Farms, Aldsworth, GL54 7RE	Erection of an agricultural worker`s dwelling (Reserved Matters application)	GF	0.33	3	1	0	1	0	0	**1**
Coln St Aldwyn	22/02896	22/02896/FUL	Coln Mill, GL7 5AJ	Conversion of dwelling to form 2 no. holiday cottages, conversion and extension	BF	0.33	0	0	0	0	0	1	**-1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				of stables to form study/gym and alterations to fenestration and landscaping									
Coln St Dennis	22/00353	22/00353/FUL	Upper Farm Buildings Along Lane To Fosse Cross, Coln Rogers	Conversion of barn to one dwelling with associated parking and works	GF	0.08	13	1	0	0	1	0	**1**
Coln St Dennis	24/00064	24/00064/FUL	Bubbtown, GL54 3JT	Subdivision of property and erection of two-storey extension	BF	0.23	9	2	0	2	0	1	**1**
Condicote	24/03226	24/03226/FUL	Granary Barn, Former Old Hinchwick Farm Old Hinchwick Road, GL54 1EX	Conversion and alteration of a redundant Grade II listed barn and adjoining redundant farm buildings to create a six bedroom self-contained single family dwelling with ancillary accommodation	BF	0.37	3	1	0	1	0	0	**1**
Cowley	8386	18/03102/FUL	Korinn Farm, GL53 9NJ	Erection of an agricultural workers` dwelling and associated ancillary development. Retention of existing temporary static caravan to allow continued occupation whilst permanent dwelling is constructed	GF	4.93	0	1	0	0	1	0	**1**
Cowley	22/00695	22/00695/FUL	The Walled Garden, GL53 9NJ	Erection of a dwelling	GF	0.28	4	1	0	0	1	0	**1**
Cowley	24/03691	24/03691/FUL	Cotswold Cottage, Birdlip, GL4 8JH	Construction of 1 no. dwelling with associated works, including repairs to curtilage listed wall	GF	0.18	6	1	0	1	0	0	**1**
Cutsdean	21/01653	21/01653/FUL	Land at Grid Reference 413525 230854, Hinchwick Hill	Conversion of barns to provide one residential unit, associated landscaping and erection of outbuilding	GF	1.12	1	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
			Barns, Old Hinchwick										
Didmarton	6363	17/02611/FUL	Waste Barn, Knockdown, GL8 8QY	Change of use of agricultural building to 1 no. work/live unit (B1c and C3 use)	GF	0.1	10	1	0	0	1	0	**1**
Didmarton	7518	18/02699/FUL	Lower Oldbury Farm, Oldbury-on-the-Hill, GL9 1EA	Conversion of building to a residential unit (historical use) and erection of link to outbuilding	BF	0.07	14	1	0	1	0	0	**1**
Didmarton	7877	16/00886/FUL	Silkwood Place, Knockdown, GL8 8QY	Convert barn to residential use to include reinstatement of traditional roof pitch and glazed link to provide single storey extension (revised scheme to previously approved barn conversion 04/01409/FUL)	GF	1.13	1	1	0	0	1	0	**1**
Didmarton	24/01244	24/01244/FUL	Old Manor Farm House, The Street, GL9 1DT	Conversion of stable/barn into residential dwelling house	GF	0.05	20	1	0	1	0	0	**1**
Didmarton	24/02249	24/02249/FUL	West End House, The Street, GL9 1DT	Erection of one self-build dwelling along with the reconfiguration of an existing access, associated car parking, landscaping, and drainage	GF	0.12	8	1	0	1	0	0	**1**
Didmarton	24/02493	24/02493/FUL	Kingsmead House, The Street, GL9 1DT	Change of use of ancillary games room to staff accommodation	BF	1	1	1	0	1	0	0	**1**
Dowdeswell	18/01729	18/01729/FUL	Pegglesworth Home Farm, Pegglesworth, GL54 4LS	Demolition of existing stable block and erection of 12 No. stable block unit with groom`s accommodation and associated office rooms to first floor	GF	0.04	25	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Down Ampney	1518	23/01225/FUL	Builders yard rear of the Brambles	Erection of a detached house and double garage	BF	0.11	9	1	0	0	1	0	**1**
Down Ampney	6470	17/03826/REM	Land at Broadway Farm	Reserved Matters Application in conjunction with outline planning permission reference 15/01567/OUT for demolition of redundant buildings and redevelopment with up to 44 dwellings	GF	3.35	13	44	4	0	40	0	**40**
Down Ampney	21/04233	21/04233/FUL	The Byre, Church Lane, GL7 5QW	Separation of existing dwelling to create two dwellings and associated works	BF	0.33	6	2	0	2	0	1	**1**
Down Ampney	22/00827	22/00827/FUL	Rooktree Farm, GL7 5QT	Change of use of agricultural land and the erection of 9 dwellings together with associated infrastructure and landscaping. Demolition of existing buildings	GF	1.11	8	9	0	0	9	0	**9**
Down Ampney	22/03992	22/03992/FUL	Dukes Field, Land to the south of the Pheasantry, Oak Road	Erection of 10 dwellings with associated accesses, landscaping and infrastructure (amendment to 21/00949/FUL)	GF	0.88	11	10	8	0	2	0	**2**
Down Ampney	23/02983	23/02983/FUL	22 Down Ampney, GL7 5QS	Erection of single storey rear extension to form annexe	GF	0.02	50	1	0	1	0	0	**1**
Down Ampney	23/03388	23/03388/CLOPUD	Rook Tree Farm, 31 Down Ampney, GL7 5QT	Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for internal alterations and the amalgamation of two dwellings to form a single dwelling	BF	0.58	2	1	0	0	1	0	**1**
Down Ampney	24/01608	24/01608/FUL	Land west of Down Ampney Football Club, Broadleaze	Erection of 13no. affordable homes with associated works	BF	0.56	23	13	0	13	0	0	**13**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Driffield	23/02623	23/02623/FUL	Lower Farm, Harnhill, GL7 5PU	Renovation and sub-division of existing property to 3 no. residential dwellings	BF	0.16	19	3	0	3	0	1	**2**
Driffield	24/00055	24/01998/TDC	Land south of 1 - 3 Corner Houses, GL7 5QA	Technical Details Consent application for the construction of 2 no. dwellings following approval of Permission in Principle (ref: 24/00055/PLP)	GF	0.1	20	2	0	0	2	0	**2**
Driffield	24/00806	24/00806/OPANOT	Farm 491, Harnhill Workshops, Manor Farm, Harnhill, GL7 5PU	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class MA for the change of use of the John Oldacre Rural Innovation Centre (associated with 12/05622/FUL) to function as five C3 residential units	BF	0.59	8	5	0	5	0	0	**5**
Duntisbourne Abbotts	0085	09/04265/FUL	Homefield, GL7 7JW	Demolition of existing dwelling (Homefield) and erection of new dwelling and garage	BF	0.15	7	1	0	1	0	0	**1**
Duntisbourne Abbotts	20/02280	23/03975/FUL	Tallet Yard, Duntisbourne Leer, GL7 7AS	Demolition of barn, including existing lawful residential accommodation, and the erection of a replacement dwelling (Renewal of permitted application Ref. 20/02280/FUL)	BF	0.19	5	1	0	1	0	0	**1**
Duntisbourne Abbotts	22/03940	22/03940/FUL	Duntisbourne Leer Farm, GL7 7AS	Change of use of ancillary accommodation to an independent dwelling and its associated curtilage	BF	0.52	2	1	0	1	0	0	**1**
Duntisbourne Abbotts	23/00355	23/00355/FUL	Well Hill, GL7 7JN	Change of use from equestrian to mixed use (residential/agricultural); conversion of stable building to dwelling and storage for agricultural use	GF	0.11	9	1	0	1	0	0	**1**
Duntisbourne Abbotts	24/00343	24/00343/FUL	Newbold Barn, GL7 7JN	Conversion of an agricultural barn to residential use, demolition of lean-to,	GF	1.14	1	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				construction of a one-and-half storey extension, a garage and landscaping									
Duntisbourne Rouse	23/01825	23/01825/FUL	Upper Rectory Farm, Daglingworth, GL7 7HY	Demolition of 2 no. dwellings and outbuildings and erection of 1 no. replacement dwelling and outbuildings with associated landscaping and works	BF	1.97	1	1	0	0	1	0	**1**
Eastleach	4509	06/03029/FUL	16 Eastleach	Reinstatement of property to two cottages, including replacement of dormer window with rooflight, erection of porch canopy, new rear boundary wall and external works	BF	0.02	100	2	0	0	2	1	**1**
Eastleach	20/01755	20/01755/FUL	Blue Barn, Eastleach Martin, GL7 3NW	Change of use from agricultural to residential and the creation of external swimming pool (part retrospective), demolition of existing attached garage and erection of two storey front and side extension, erection of single storey side and rear extension, widening of vehicular access and associated landscaping	GF	0.67	1	1	0	0	1	0	**1**
Eastleach	23/02836	23/02836/FUL	3 Eastleach Downs Cottage, GL7 3PX	Conversion of outbuilding to annexe and associated works (resubmission of lapsed permission - 19/02529/FUL)	BF	0.2	5	1	0	1	0	0	**1**
Eastleach	23/04017	23/04017/FUL	38 & 39 Eastleach, GL7 3NQ	Internal and external alterations to semi-detached cottages (and garage) to form a single dwelling, including formation of a new internal opening and alterations to the existing fenestration, staircase, fireplace, floor/site levels and associated works	BF	0.39	3	1	0	0	1	2	**-1**
Ebrington	2012.1	16/04310/FUL	Land adjacent Orchard Cottage,	Replacement dwelling	GF	0.36	3	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
			Charingworth Grange, GL55 6XY										
Ebrington	9277	14/00553/FUL	Oakham Farm, Nashs Lane	Demolition of modern agricultural buildings and Dutch barn and change of use, conversion and extension of redundant stone barn to form a dwelling	GF	0.48	2	1	0	1	0	0	**1**
Ebrington	20/03917	20/03917/FUL	Stoney Piece Farm, Nashs Lane, GL55 6NN	Partial conversion of a steel portal frame timber clad barn to form a single dwelling, sheltered parking, and retention of forward structural bays for agricultural usage	GF	0.15	7	1	0	1	0	0	**1**
Ebrington	23/02375	23/02375/FUL	Ebrington Hill Farm, GL55 6LY	Conversion of barn to a residential dwellinghouse and associated works	GF	0.68	1	1	0	1	0	0	**1**
Ebrington	24/01129	24/01129/CLOPUD	Ebrington Hill Barn, GL55 6LY	Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for the enlargement of ancillary accommodation over existing stables approved under permission 21/02417/FUL following implementation of the aforementioned permission within the relevant time period	BF	0.631	2	1	0	1	0	0	**1**
Edgeworth	21/02112	21/02112/FUL	Lower Waverley Barn, Edgeworth, GL6 7JQ	Conversion of a barn to a residential dwelling	GF	0.08	13	1	0	1	0	0	**1**
Edgeworth	23/02998	23/02998/OUT	Bisley Lane Farm, GL6 7JE	Outline planning application (Some matters reserved) for the erection of an agricultural worker`s dwelling	GF	0.11	9	1	0	1	0	0	**1**
Elkstone	21/04542	21/04542/FUL	Highgate Farm, GL53 9PG	Conversion of agricultural barns and stable building to form 3 no. dwellings with	GF	0.5	6	3	0	3	0	0	**3**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				associated garaging, turning space, landscaping and private amenity space									
Elkstone	22/01581	22/01581/FUL	Cockleford Farm, Cockleford, Cowley, GL53 9NW	Change of use and conversion of agricultural building to dwellinghouse including creation of residential garden and parking area with associated works	GF	0.32	3	1	0	1	0	0	**1**
Evenlode	21/00383	21/00383/FUL	Little Orchard, GL56 0NY	Erection of a replacement dwelling and a single residential dwelling with an access road and other associated works	BF	0.38	5	2	0	1	0	1	**0**
Evenlode	21/00383	21/00383/FUL	Little Orchard, GL56 0NY	Erection of a replacement dwelling and a single residential dwelling with an access road and other associated works	GF	0.38	5	2	0	1	0	0	**1**
Evenlode	23/03782	24/01716/REM	Land at E422435 N228235, Sybils Farm, Road rrom Railway Line to Evenlode, GL56 0NX	Erection of an agricultural workers dwelling (Reserved Matters application)	GF	0.1	10	1	0	1	0	0	**1**
Fairford	18/02520	18/02520/FUL	Land south of Wick House, East End, GL7 4AP	Erection of two dwellings	BF	0.16	13	2	0	0	2	0	**2**
Fairford	20/03972	24/03791/FUL	Applestone Court, Cirencester Road, GL7 4BS	Conversion of former school buildings to 5 no. residential (C3) units with associated extensions, alterations and demolitions, and erection of new detached dwelling (C3), as well as hard and soft landscaping	BF	0.41	15	6	0	6	0	0	**6**
Fairford	20/04147	20/04147/FUL	Coln House School, Horcott Road, GL7 4DB	Conversion of existing Grade II Listed Coln House into 7no residential units (C3), demolition of modern teaching blocks and	BF	0.95	25	24	0	2	15	0	**17**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				outbuildings, erection of 17 no new residential units within former school grounds, soft and hard landscaping and drainage works									
Fairford	20/04147	20/04147/FUL	Coln House School, Horcott Road, GL7 4DB	Conversion of existing Grade II Listed Coln House into 7no residential units (C3), demolition of modern teaching blocks and outbuildings, erection of 17 no new residential units within former school grounds, soft and hard landscaping and drainage works	BF	0.95	25	24	0	0	7	0	**7**
Fairford	21/01041	21/01041/FUL	Yells Yard, Cirencester Road	Demolition of existing buildings and structures with the conversion and extension of the roadside building to form a single dwelling, together with the erection of 8 one and a half and two storey dwellings, together with garaging, parking, landscaping and all enabling development including access works	BF	0.84	11	9	0	0	8	0	**8**
Fairford	21/01041	21/01041/FUL	Yells Yard, Cirencester Road	Demolition of existing buildings and structures with the conversion and extension of the roadside building to form a single dwelling, together with the erection of 8 one and a half and two storey dwellings, together with garaging, parking, landscaping and all enabling development including access works	BF	0.84	11	9	0	0	1	0	**1**
Fairford	22/03770	22/03770/OUT	Land west of Hatherop Road	Outline planning application (all matters reserved except means of access) for residential development up to 87 dwellings	GF	15.4	6	87	0	87	0	0	**87**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure									
Fairford	23/00435	24/01209/REM	Land parcel at Faulkners Close, Horcott	Erection of No. 3 dwellings and associated works (Reserved Matters application)	GF	0.08	38	3	0	3	0	0	**3**
Fairford	23/00751	23/00751/FUL	Mount Pleasant Cottage, Hatherop Road, GL7 4BA	Conversion of outbuilding to dwellinghouse with associated works	BF	0.07	14	1	0	1	0	0	**1**
Fairford	23/01048	23/01048/FUL	Land at grid reference 415682 201136, London Road, GL7 4AS	Proposed demolition of existing buildings, conversion of existing building to dwelling and four new dwellings (Resubmission of 22/00025/FUL)	BF	0.15	33	5	0	1	0	0	**1**
Fairford	23/01048	23/01048/FUL	Land at grid reference 415682 201136, London Road, GL7 4AS	Proposed demolition of existing buildings, conversion of existing building to dwelling and four new dwellings (Resubmission of 22/00025/FUL)	BF	0.15	33	5	0	4	0	0	**4**
Fairford	24/00605	24/00605/OUT	Land parcel south east of 28 Moor Lane	Outline planning application (some matters reserved) for 1 flood resilient self-build dwelling with garage and ancillary accommodation	GF	0.68	1	1	0	1	0	0	**1**
Fairford	24/01550	24/01550/FUL	The Tree House, Cinder Lane, GL7 4AX	Erection of additional storey, two storey extension, first floor balcony, detached garage and single storey extension to annex.	BF	0.31	3	1	0	0	1	0	**1**
Fairford	24/01739	24/01739/FUL	Coln House School, Horcott Road, GL7 4DB	Conversion of existing Grade II Listed Coln House into 4 no. residential units (C3), with associated extensions, alterations and	BF	0.67	7	5	0	0	4	0	**4**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				demolitions of later extensions, erection of new end of terrace house (C3), replacement rear extension, soft and hard landscaping to include site entrance gate, and 2 no. car port buildings									
Fairford	24/01739	24/01739/FUL	Coln House School, Horcott Road, GL7 4DB	Conversion of existing Grade II Listed Coln House into 4 no. residential units (C3), with associated extensions, alterations and demolitions of later extensions, erection of new end of terrace house (C3), replacement rear extension, soft and hard landscaping to include site entrance gate, and 2 no. car port buildings	BF	0.67	7	5	0	0	1	0	**1**
Fairford	24/01838	24/01838/FUL	Coln House School, Horcott Road, GL7 4DB	Extensions and alterations to 4no. existing dwellings and erection of 2 no. new dwellings (C3) with associated hard and soft landscaping	GF	0.26	8	2	0	2	0	0	**2**
Fairford	24/02637	24/02637/FUL	Land And Buildings To The Rear Of 4 Market Place, GL7 4AB	Erection of 1 no. dwelling, associated cycle storage and landscaping. Partial demolition and replacement of existing store and office buildings	BF	0.18	6	1	0	1	0	0	**1**
Guiting Power	22/01081	22/01081/FUL	Barton Stables Barton Lane GL54 5UZ	Erection of a single permanent rural worker`s dwelling	GF	0.51	2	1	0	0	1	0	**1**
Hazelton	21/02227	21/02227/FUL	Puesdown Inn, GL54 4DN	Alterations, extensions and erection of outbuildings to facilitate the change of use of the building into 4 dwellings	BF	0.83	5	4	0	0	4	0	**4**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Hazelton	21/03384	21/03384/FUL	Village Farm House, Salperton, GL54 4EE	Conversion of barn to create dwellinghouse with associated alterations	BF	0.08	13	1	0	0	1	0	**1**
Hazelton	21/03465	21/03465/FUL	Lower Barn Farm, GL54 4EA	Erection of one dwelling and associated garage/ancillary accommodation, demolition of existing dwelling, outbuildings and farm buildings	BF	0.83	1	1	0	0	1	1	**0**
Icomb	8727	18/02796/FUL	Land at Hill View, Church Road	New dwelling	GF	2.72	0	1	0	0	1	0	**1**
Kemble	9223	17/02063/FUL	Rendalls Barn	Conversion of stone barn to dwelling	GF	1.26	1	1	0	1	0	0	**1**
Kemble	19/01846	19/01846/FUL	Land east of Stanmore House & south of Thames View, Ewen	Erection of 3 dwellings with associated car parking, landscape and access together with the creation of a new parking arrangement for Stanmore House	GF	0.48	6	3	0	3	0	0	**3**
Kemble	22/00688	22/00688/FUL	Land at New Covert	Two residential units within the curtilage of the main house approved under application 18/00051/FUL, removal of approved garage outbuilding and associated amended driveway and landscape enhancement	GF	4.91	0	2	0	2	0	0	**2**
Kemble	23/02521	23/02521/FUL	Ewen Springs, GL7 6BY	Erection of three estate worker cottages with associated landscaping and change of use from amenity land to Class C3 Dwellinghouses	GF	0.42	7	3	0	0	3	0	**3**
Kempsford	2135	13/03685/FUL	Mill Farm, Whelford, GL7 4DY	Erection of occupational tied dwelling and detached garage associated with game processing unit	GF	0.22	5	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Kempsford	23/03519	23/03519/OUT	Millacre Farm, Whelford, GL7 4DY	Outline planning application (all matters reserved) for the erection of a dwelling	GF	0.09	11	1	0	1	0	0	**1**
Kingscote	20/03057	20/03057/FUL	2 & 3 Ashcroft Cottages, Ashcroft Road, Bagpath, GL8 8YF	Change of Use of redundant farm buildings and existing cottage and erection of single-storey and two-storey elements to form single dwelling with housekeeper`s accommodation	BF	0.32	6	2	0	0	2	0	**2**
Kingscote	23/03143	23/03143/CLOPUD	Linden House, Bagpath, GL8 8YQ	Certificate of lawful proposed use or development under Section 192 of the Town and Country Planning Act 1990 for use of dwelling as holiday let with addition of bi-fold doors and decking	BF	0.09	0	0	0	0	0	1	**-1**
Kingscote	24/01616	24/01616/FUL	Scrubbets, Bagpath GL8 8YG	Change of use of land from agricultural to residential and conversion and extension of existing barns to form 1. no dwelling house and annex	GF	0.14	7	1	0	0	1	0	**1**
Lechlade	0055.2	17/01870/FUL	Rough Grounds Farm, Burford Road, GL7 3EU	Proposed conversion of Dutch Barns into 3 habitable dwellings	GF	0.18	17	3	0	3	0	0	**3**
Lechlade	21/03608	21/03608/FUL	9 Gassons Road, GL7 3BQ	Erection of 2no. two-storey dwellings; erection of front porch to existing dwelling and demolition of single storey side extension; creation of parking, landscaping and associated works	GF	0.06	33	2	0	2	0	0	**2**
Lechlade	22/02158	22/02158/FUL	Manor Farm, London Road, GL7 3DU	Conversion and change of use of various former farm buildings to 5 no. residential dwellings and associated works	GF	1.6	3	5	0	0	5	0	**5**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Lechlade	23/02864	23/02864/FUL	Shelian, 1 Hambidge Lane, GL7 3BD	Erection of 1no. detached dwelling together with detached single-storey garage and associated ancillary development	GF	0.1	10	1	0	1	0	0	**1**
Little Rissington	21/02301	21/02301/FUL	Holly Cottage, GL54 2ND	Alterations to existing outbuilding to form new dwelling	BF	0.04	25	1	0	0	1	0	**1**
Little Rissington	23/03222	23/03222/FUL	Acres View, GL54 2ND	Change of use of land from agricultural to residential and erection of new 1.5 storey, L-shaped dwelling with associated residential curtilage, parking and garden	GF	0.12	8	1	0	1	0	0	**1**
Little Rissington	24/01694	24/01694/PLP	Glebe Farmyard, GL54 2ND	Permission in Principle application for the re-development of the site to provide up to 5 dwellings	BF	0.6	8	5	0	5	0	0	**5**
Long Newton	2699	23/03986/FUL	Stables at the Priory, Pump Lane	Demolition of existing stables and erection of one dwelling	GF	0.04	25	1	0	0	1	0	**1**
Long Newton	21/03629	21/03629/FUL	Boldridge Farm, Crudwell Lane, GL8 8RT	Demolition of farmhouse (western dwelling); the demolition of the modern elements and the erection of an extension to the older part of the existing cottage (eastern dwelling): conversion of Cart Barn to be used for home offices and other ancillary rooms; renovation of Stables and erection of replacement dwelling; demolition and relocation of Agricultural building; the installation of a ground sited solar array; and associated works including drainage engineering	BF	2.09	0	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Long Newton	24/00416	24/00416/FUL	Sundown, GL8 8RH	Demolition of existing dwelling and erection of 2no. dwellings with associated works	BF	0.15	13	2	0	2	0	1	**1**
Longborough	4353	21/02068/FUL	Upper Town House, Moreton Road, GL56 0QQ	Demolition of bungalow and construction of 6No. houses and associated access alterations	GF	2.36	3	6	0	0	6	0	**6**
Longborough	21/00416	21/00416/FUL	Quarry House, Ganborough Road, GL56 0RE	Demolition of main house, cottage building and pool house, erection of a replacement dwelling, outbuildings and landscaping proposals and new driveway access	BF	4.47	0	1	0	0	1	0	**1**
Longborough	23/01634	23/01634/FUL	Windy Ridge, The Crook GL56 0QY	Change of use of 2no. buildings (including extension to 1no. building) to form 2no. holiday lets; erection of 1no. replacement dwelling, extensions to 2no. existing dwellings; replacement of existing building with ancillary storage building; alterations to the design of 2no. extant dwellings (as approved under application reference: 20/02504/FUL); associated landscaping, including creation of orchard; parking; and other associated works	BF	3.43	0	1	0	1	0	1	**0**
Longborough	23/02486	23/02486/FUL	Site Of Luckley Farm Bungalow	Erection of single-storey dwelling with basement	BF	0.12	8	1	0	1	0	0	**1**
Longborough	24/01995	24/01995/FUL	The Barn, Ganborough, GL56 0QZ	Self-build conversion of a barn to form a dwelling and associated works	BF	0.7	1	1	0	1	0	0	**1**
Longborough	24/03647	24/03647/FUL	Larch Hill, Ganborough, GL56 0QZ	Demolition of dwelling and garage block, erection of new dwelling repositioned further within the site and garage block to	BF	1.79	1	1	0	1	0	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				include ancillary accommodation, landscaping and alterations to access									
Maugersbury	19/01183.1	22/04415/FUL	Carmel, Wyck Hill, GL54 1HT	Replacement Dwelling and Associated Works	BF	0.02	50	1	0	0	1	1	**0**
Maugersbury	20/04603	20/04603/PLP	Land adjacent to Stonewell Cottage, GL54 1HP	Redevelopment of site to provide 1 dwelling	GF	0.19	5	1	0	1	0	0	**1**
Maugersbury	23/01543	23/01543/FUL	Land parcel south of Meadow View, Stow Road, Bourton-on-the-Water	Conversion of barn to form dwelling with associated works	GF	0.14	7	1	0	1	0	0	**1**
Maugersbury	23/02671	23/02671/FUL	Heath Hill, Bungalow Stow Road, GL54 2EZ	Demolition of existing dwellings and outbuildings and erection of 2no. replacement dwellings and outbuilding, landscaping works, change of use of retained building to equestrian and other associated works	BF	1.29	2	2	0	2	0	2	**0**
Maugersbury	24/02665	24/02665/FUL	Cackleberry Farm, Burford Road, GL54 1JY	Self build conversion of rural building to dwelling	BF	0.102	10	1	0	1	0	0	**1**
Meysey Hampton	6429	18/02975/FUL	The Old Rectory, 15 Church Street, GL7 5JX	Erection of new dwelling with new driveway	GF	0.12	8	1	0	1	0	0	**1**
Mickleton	0383	19/03080/FUL	12 Cedar Road, GL55 6SY	Side and rear extensions, sub-division to create new dwellinghouse, alterations to access and associated works	BF	0.05	40	2	0	0	2	0	**2**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Mickleton	2288.7	16/04422/FUL	Land adjacent to Tops Nursery, Broadway Road, GL55 6PT	Erection of a bungalow	GF	0.04	25	1	0	1	0	0	**1**
Mickleton	23/01075	23/01075/FUL	Land South West Of Willow Tree Cottage, Gloucester Lane	Erection of a dwelling	GF	0.06	17	1	0	1	0	0	**1**
Mickleton	23/01647	23/01647/AGRPAN	Abbotts Ground Farm, Broad Marston Lane, GL55 6SF	Prior approval, for the change of use of agricultural building to No.1 dwellinghouse (Use Class C3) and for building operations reasonably necessary for the conversion	GF	0.03	33	1	0	1	0	0	**1**
Mickleton	23/02382	23/02382/FUL	Orchard Cottage, Chapel Lane, GL55 6SD	Demolition of existing conservatory and replacement with new single storey extension and erection of detached annex	GF	0.15	7	1	0	0	1	0	**1**
Mickleton	23/03768	23/03768/FUL	80 Granbrook Lane, GL55 6TF	Demolition of existing dwelling and erection of two dwellings with all associated works	BF	0.16	13	2	0	0	2	0	**2**
Mickleton	24/02996	24/02996/FUL	Rondo House, Vine Court, High Street, GL55 6SA	Conversion of garage to ancillary annexe with rooflights	BF	0.04	25	1	0	1	0	0	**1**
Moreton-in-Marsh	2662.1	19/02123/FUL	White Roses, Hospital Road, GL56 0BN	Two storey extension to create classrooms/WC`s, demolition of garden room at White Roses, creation of new garden enclosure and access, and change of use of White Roses from D1 (education) to C3 (residential) (amended scheme)	BF	0.03	33	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Moreton-in-Marsh	3715.1	19/03681/FUL	Dale House, High Street, GL56 0AD	Change of use of barn to 1 residential unit, including internal alterations and replacement of windows and doors	GF	0.03	33	1	0	0	1	0	**1**
Moreton-in-Marsh	3715.2	20/01115/FUL	Dale House, High Street, GL56 0AD	Change of use of ground floor from retail (A1) to a single dwelling (C3)	BF	0.03	33	1	0	0	1	0	**1**
Moreton-in-Marsh	9189.1	18/00869/FUL	Building attached to the Wellington Aviation Museum, Bourton Road, GL56 0BG	Change of use from workshop/store to dwelling	BF	0.01	100	1	0	0	1	0	**1**
Moreton-in-Marsh	19/00086	21/02766/REM	Land to east of Evenlode Road	Erection of 67 dwellings, open space, and landscaping (Reserved Matters application)	GF	7.17	9	67	50	0	17	0	**17**
Moreton-in-Marsh	19/02248	19/02248/FUL	Land at Dunstall Farm, Fosseway	Erection of 250 dwellings (to include 150 Market Housing and 100 Affordable Housing) with associated vehicular access, landscaping, drainage and public open space (phased development of 146 dwellings in phase 1, 92 dwellings in phase 2 and 12 dwellings in separate phases thereafter).	GF	16.36	15	250	61	99	90	0	**189**
Moreton-in-Marsh	20/03082	20/03082/FUL	The Old Bank, Bourton Road, GL56 0AR	Change of use of building to form 1no. dwelling	BF	0.02	50	1	0	0	1	0	**1**
Moreton-in-Marsh	23/00003	23/00003/FUL	21 High Street, GL56 0BJ	Change of use of redundant store and erection of single storey extension to form a one bed flat	BF	0.03	33	1	0	0	1	0	**1**
Moreton-in-Marsh	23/03780	23/03780/FUL	Barklay House, High Street, GL56 0AX	Change of use of upper floors, including internal and external alterations to facilitate the creation of an independent residential	BF	0.011	91	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				flat and reinstate appropriate fenestration style to the front and side elevations									
Naunton	19/03261	19/03261/FUL	Land and barn west of Church Farm House	Change of use of barn to dwelling	GF	0.07	14	1	0	1	0	0	**1**
Naunton	21/03216	23/00017/FUL	Brockhill Farm, GL54 3AZ	Demolition of existing dwelling and equestrian buildings and erection of a replacement dwelling and ancillary buildings, with associated landscaping and access alterations	BF	17.02	0	1	0	1	0	1	**0**
Naunton	22/03964	22/03964/PLP	Land and building east of 3 Littlesworth	Permission in principle for the erection of up to two dwellings. Demolition of existing storage building	BF	0.09	22	2	0	2	0	0	**2**
Naunton	23/00150	23/00150/FUL	Land parcel at E412426 N224183, South of Labri Cottage	Proposed agricultural and equestrian development with incorporated rural worker`s dwelling and construction of associated hardstanding (partially retrospective)	GF	0.8	1	1	0	1	0	0	**1**
Naunton	23/01896	23/01896/FUL	Church Farm, GL54 3AJ	Conversion of a disused storage barn to a single dwellinghouse (Resubmission)	GF	0.11	9	1	0	1	0	0	**1**
Naunton	23/02322	23/03298/FUL	Hill Barn Farm, GL54 3AZ	Demolition of existing building, erection of annex, conversion of existing building for ancillary residential use and associated works	BF	1.25	1	1	0	0	1	0	**1**
Naunton	23/03879	23/03879/FUL	Land And Barn South East Of Naunton Downs Farmhouse	Conversion of agricultural barn into a dwelling with associated extensions, alterations and works	GF	0.22	5	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Naunton	24/01784	24/01784/FUL	Ben Pauling Racing, Naunton Downs Estate, GL54 3AE	Change of use of the first floor of existing equine welfare barn to provide grooms` accommodation	GF	0.07	14	1	0	1	0	0	**1**
North Cerney	1969.1	22/02950/FUL	Scrubditch Farm	Conversion of main barn and stable block to dwellinghouse, demolition, conversion and erection of outbuildings, addition of PV panels and associated works (revised scheme following approved permission - 13/04199/FUL)	GF	0.47	2	1	0	0	1	0	**1**
North Cerney	22/02698	22/02698/FUL	The Meeting Room Hall, Woodmancote	Erection of detached dwelling and creation of vehicular access	BF	0.03	33	1	0	0	1	0	**1**
North Cerney	23/04010	22/03621/FUL	The Grange, Woodmancote, GL7 7EA	Extension and remodelling of existing garage to create ancillary residential accommodation to host dwelling. Erection of Pedestrian and Vehicle gates and other associated works	BF	1.67	1	1	0	0	1	0	**1**
North Cerney	24/02235	24/02235/FUL	Chapel Farm, Chapel Lane, GL7 7DE	Change of use of farm house and outbuilding from its current status as commercial/office use back to its original use as residential	BF	0.077	13	1	0	0	1	0	**1**
Northleach with Eastington	20/04545	20/04545/FUL	Crickley Barrow Farm, Crickley Barrow, GL54 3QA	Conversion of a Dutch barn to create a single dwelling with integral carer`s accommodation	GF	0.5	2	1	0	0	1	0	**1**
Northleach with Eastington	21/03228	21/03228/FUL	Upper End Farm, Eastington, GL54 3PJ	Proposed conversion of Upper End Barn to a single dwelling	GF	0.052	19	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Northleach with Eastington	22/01954	22/01954/FUL	Stable Building, All Alone Lane	Conversion of a stable building to a single dwellinghouse and associated works	GF	0.09	11	1	0	0	1	0	**1**
Northleach with Eastington	23/03126	23/03126/FUL	The Black Cat Cafe, Market Place, GL54 3EE	Refurbishment and conversion of Black Cat Cafe and current residential accommodation over to form cafe with self-contained accommodation over. Form new access to first floor via new stair in pitches. Roof addition to existing flat roofed block to west of main building	BF	0.02	50	1	0	1	0	1	**0**
Oddington	2250.3	23/02369/TDC	Brae Croft, Upper Oddington, GL56 0XJ	Technical Details Consent for erection of 1 no. dwelling following grant of Permission in Principle ref 23/01504/PLP	GF	0.26	4	1	0	1	0	0	**1**
Oddington	7988	22/01736/FUL	Banks Farm, Upper Oddington, GL56 0XG	Construction of a new dwelling following the demolition of a modern portal framed building in place of extant permission reference 19/02620/FUL (for the conversion of modern agricultural building to two dwelling houses)	GF	0.18	6	1	0	0	1	0	**1**
Oddington	23/02283	23/02283/FUL	Gardners Cottage, Back Lane, GL56 0XL	Demolition of existing reconstituted stone dormer bungalow and replacement with new build dwelling and associated works	BF	0.06	17	1	0	0	1	0	**1**
Oddington	23/03878	23/03878/FUL	Fox Furlong, Upper Oddington, GL56 0XJ	Demolition of existing pottery studio and erection of new dwelling and associated new vehicular access (Alternative to planning permission reference 22/00813/FUL)	BF	0.13	8	1	0	1	0	0	**1**
Poole Keynes	23/03334	23/03334/FUL	Ash Farmhouse, GL7 6EG	Conversion of existing stone barn to a residential annex	BF	0.39	3	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Poulton	22/02845	22/02845/FUL	The Haven London Road, GL7 5JQ	Demolition of existing bungalow and erection of two storey dwelling with associated works	BF	0.18	6	1	0	0	1	0	**1**
Poulton	24/00116	24/00116/FUL	Thornhedge, Ashbrook Lane, Poulton, GL7 5JF	Demolition of existing dwelling and erection of replacement dwelling with garage and associated works	BF	0.17	6	1	0	0	1	1	**0**
Preston	24/00765	24/00765/FUL	Forty Farm, Kingshill Lane, GL7 5PP	Conversion of agricultural outbuilding to residential use	BF	0.03	33	1	0	1	0	0	**1**
Preston	24/03404	24/03404/FUL	Preston Croft Preston, GL7 5PR	Conversion of stables into ancillary accommodation	BF	0.01	100	1	0	1	0	0	**1**
Rendcomb	21/02074	21/02074/FUL	Land at Grid Reference 402240 210540, Rendcomb Buildings, Marsden Estate	Conversion of three barns into 2 dwellings, garage, storage and office space and associated works	GF	0.62	3	2	0	0	2	0	**2**
Rendcomb	22/01623	22/01623/FUL	Greenmeadow Farm, GL7 7DF	Conversion of traditional farm buildings to form 2 no. dwellings	GF	1.04	2	2	0	0	2	0	**2**
Rendcomb	24/00406	24/00406/FUL	Building I B, Cheltenham Road	Conversion of Building I (B) from a residential live/work unit to an independent dwelling	BF	0.12	8	1	0	1	0	1	**0**
Rodmarton	21/04654	21/04654/FUL	Manor Farm, Tarlton, GL7 6PA	Conversion of agricultural buildings to one domestic dwelling and associated works	GF	0.28	4	1	0	0	1	0	**1**
Sapperton	3366	23/00437/FUL	Jolly Nice Cafe, Stroud Road, Frampton Mansell, GL6 8HZ	Conversion of former Inn to 2 no. dwellings and erection of 2 no. dwellings with car parking and associated works	BF	0.23	17	4	0	2	0	0	**2**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Sapperton	3366	23/00437/FUL	Jolly Nice Cafe, Stroud Road, Frampton Mansell, GL6 8HZ	Conversion of former Inn to 2 no. dwellings and erection of 2 no. dwellings with car parking and associated works	BF	0.23	17	4	0	2	0	0	**2**
Sapperton	22/04506	22/04506/FUL	Oxstalls Farm, Frampton Mansell, GL6 8HZ	Erection of replacement dwelling and detached two storey garage and stable	BF	0.18	6	1	0	1	0	1	**0**
Sapperton	23/02445	23/02445/FUL	Kimber Cottage, Frampton Mansell, GL6 8JB	Amalgamation of 2no. dwellings into 1no. dwelling, erection of single storey rear extension, front porch and detached car port, fenestration alterations, addition of PV panels and associated works	BF	0.05	20	1	0	0	1	2	**-1**
Sevenhampton	0609	14/02105/FUL	Craven Arms Inn, Brockhampton, GL54 5XQ	Change of use of residential accommodation to bed and breakfast accommodation and erection of manager`s dwelling	BF	0.26	4	1	0	0	1	0	**1**
Sevenhampton	23/00128	24/00313/FUL	Wychwood, Brockhampton, GL54 5ST	Erection of a replacement dwelling, garage and associated works (alternative to permission 23/00128/FUL)	BF	0.52	2	1	0	1	0	1	**0**
Sevenhampton	23/03700	23/03700/FUL	Sennington House, Park Lane, GL54 5TP	Demolition of existing dwelling, stables and outbuildings and the erection of replacement dwelling with garage, annexe, swimming pool, pool house, landscaping and associated works	BF	2.07	0	1	0	1	0	1	**0**
Sevenhampton	24/00386	24/00386/FUL	Woodleigh, Brockhampton, GL54 5SP	Erection of 3 dwellings with associated access and landscaping	GF	0.4	8	3	0	3	0	0	**3**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Shipton	2753.1	17/01373/FUL	Manor Farm, Kilham Lane, Shipton Oliffe, GL54 4HY	Conversion of first floor mezzanine with stable/storage building to 2 bedroomed staff accommodation	BF	0.55	2	1	0	1	0	0	**1**
Shipton	22/01363	22/01363/FUL	The Rise Care Home, 3 - 4 The Rise, Shipton Oliffe, GL54 4JQ	Change of use from C3 (residential) into C2 (residential institution) with associated external alterations	BF	0.11	18	2	0	0	2	2	**0**
Shipton	23/01477	23/01477/FUL	Birchwood (Formerley Eilian), Shipton Oliffe	Erection of 1no. replacement dwelling and 1no. additional dwelling	BF	0.36	6	2	1	0	1	0	**1**
Shipton Moynes	7626	19/01848/CLOPUD	Estate House, Estcourt Estate, Estcourt, GL8 8XF	Proposed dwelling	GF	1.43	1	1	0	1	0	0	**1**
Shipton Moynes	23/01761	23/01761/FUL	West View, The Street, GL8 8PN	Replacement dwelling with solar PVs and EV charging point	BF	0.12	8	1	0	0	1	0	**1**
Siddington	19/00051	19/00051/FUL	Land south of the Common, The Common	New single detached dwellinghouse	GF	0.04	25	1	0	1	0	0	**1**
Siddington	20/00400	20/00400/FUL	Land south west of the Byre	Erection of dwelling with detached car port and workshop	GF	0.27	4	1	0	0	1	0	**1**
Siddington	20/00868	20/00868/FUL	Dryleaze Farm Quarry, Ashton Road, GL7 6DB	New dwelling and associated landscaping	BF	59.29	0	1	0	1	0	0	**1**
Siddington	22/00641	22/00641/FUL	The Byre, GL7 6HL	Alteration and conversion of existing garage/workshop building to create 1 x new dwelling with ancillary development	BF	0.29	3	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Siddington	23/02841	23/02841/FUL	Hill House, Siddington Road, GL7 1PA	Erection of dwelling with associated works (revised scheme)	GF	0.02	50	1	0	1	0	0	**1**
Somerford Keynes	21/00961	21/00961/FUL	Tall Trees, Water Lane, GL7 6DS	Change of use from a cycle hire facility (E (a) Use Class) to a single residential dwelling (C3 Use Class) (part retrospective)	BF	0.7	1	1	0	1	0	0	**1**
Somerford Keynes	21/02360	21/02360/FUL	Croft House, GL7 6DW	Erection of a new dwelling, associated access and landscaping	BF	0.23	4	1	0	0	1	0	**1**
Somerford Keynes	24/01169	24/01169/FUL	Manor Farm, Shorncote, GL7 6DE	Conversion of equestrian building to single dwellinghouse	BF	0.21	5	1	0	1	0	0	**1**
South Cerney	4065.2	20/01993/AGRPAN	The Butts Farm, Cricklade Road, GL7 5QE	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q for the change of use of agricultural building to residential dwelling	GF	0.2	5	1	0	0	1	0	**1**
South Cerney	6216	19/03503/FUL	Crown Inn, The Street, Cerney Wick, GL7 5QH	Erection of 2 detached dwellings	BF	0.17	12	2	0	0	2	0	**2**
South Cerney	8950	24/02901/FUL	Clay Meadow, Cirencester Road, GL7 6HU	Erection of a self-build agricultural worker`s dwelling with associated works (revised scheme)	GF	0.1	10	1	0	0	1	0	**1**
South Cerney	8950.1	22/03031/FUL	Clay Meadow, Cirencester Road, GL7 6HU	Change of use of two agricultural barns to 1 no. dwelling house with an annex, pool building and associated works	GF	0.49	2	1	0	0	1	0	**1**
South Cerney	20/01125	23/00587/FUL	Langet End, Upper Up, GL7 5US	Erection of a dwelling, new access and associated works (revised scheme)	GF	0.13	8	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
South Cerney	22/01332	22/01332/FUL	Hillview Farm, Silver Street, GL7 5TP	Erection of two storey detached dwelling (self-build)	GF	0.17	6	1	0	1	0	0	**1**
South Cerney	23/00353	23/00353/FUL	The Willows, Wildmoorway Lane, GL7 5UZ	Erection of a replacement dwelling	BF	1.7	1	1	0	1	0	1	**0**
South Cerney	23/02101	23/02101/FUL	Land and properties at Berkeley Close, GL7 5UN	Demolition of 56 no. existing REEMA non-traditional residential units and 21 lock up garages, stopping up of existing highway and the erection of 82 no. new residential units, the retention and refurbishment of 2 existing residential units, together with associated new proposed adopted highway, access drives, open space, external works and landscaping	BF	4.37	19	84	0	84	0	56	**28**
South Cerney	24/00887	24/00887/FUL	19 Broadway Lane, GL7 5UH	Erection of two dwellings and associated ancillary works	GF	0.09	22	2	0	2	0	0	**2**
South Cerney	24/00956	24/00956/FUL	Hideaway, Bow Wow, GL7 5TW	Erection of replacement dwelling together with alteration and extension of existing ancillary outbuilding and other associated works	BF	0.12	8	1	0	1	0	1	**0**
South Cerney	24/03609	24/03609/FUL	The Shed, Clay Meadow, Cirencester Road, GL7 6HU	Change of use of farm building to one `self-build` dwelling house with associated conversion and associated works (revised scheme)	GF	0.47	2	1	0	1	0	0	**1**
South Cerney	25/00144	25/00144/FUL	The Hive, Silver Street, GL7 5TP	Erection of an ancillary annexe	GF	0.08	13	1	0	1	0	0	**1**
Southrop	24/02123	24/02123/FUL	Keble Cottage, GL7 3NU	Internal alterations to 2x semi-detached cottages to form a single dwelling. The	BF	0.046	22	1	0	1	0	2	**-1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				scope includes re-opening previously blocked connections + the formation of new connections									
Stow-on-the-Wold	0418	22/02858/FUL	Vanburgh House, Park Street, GL54 1AQ	Change of use from A1 to C3 with alterations to fenestration, cladding and associated works for the creation of a single residential dwelling	BF	0.06	17	1	0	1	0	0	**1**
Stow-on-the-Wold	2184	22/02593/FUL	Naldra, St Edwards Drive, GL54 1AW	Demolition of existing bungalow and erection of two storey dwelling	BF	0.08	13	1	0	0	1	1	**0**
Stow-on-the-Wold	22/01328	22/01328/FUL	Ways End Back Walls	Demolition of existing dwelling and erection of a single dwelling and associated parking	BF	0.03	33	1	0	1	0	1	**0**
Stow-on-the-Wold	22/03688	22/03688/FUL	Martin House, Sheep Street, GL54 1AA	Change of Use of Martin House from a single dwelling to 2no. two bedroom apartments, with associated works	BF	0.01	200	2	0	0	2	1	**1**
Stow-on-the-Wold	22/03931	22/03931/FUL	12 Maugersbury Park, GL54 1DU	Demolition of existing garage building and erection of new self-contained granny annexe	BF	0.16	6	1	0	1	0	0	**1**
Stow-on-the-Wold	23/01513	23/01513/FUL	Land north of Oddington Road	Exception site for 37 affordable homes (22 rented and 15 shared ownership)	GF	1.97	19	37	0	37	0	0	**37**
Swell	3287	23/03145/FUL	Ferndale, Lower Swell, GL54 1LH	Erection of a single dwelling (in place of dwelling approved under permission 09/01969/FUL)	BF	0.07	14	1	0	1	0	0	**1**
Swell	7163.2	22/00528/FUL	Flagstone Farm, Upper Swell, GL54 1ER	Conversion of 2no. former barns into a single residential dwelling with connecting link	GF	0.2	5	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Swell	24/03444	24/03444/FUL	Flagstone House, Upper Swell, GL54 1ER	Conversion of the existing stables into ancillary accommodation	BF	0.16	6	1	0	1	0	0	**1**
Syde	22/02193	24/02787/FUL	Land and Barn south east of 1 Church Cottages	Barn conversion to single self-build dwellinghouse (Mill Barn); Conversion of outbuilding to the north (the Reading Room) to an ancillary outbuilding	GF	0.05	20	1	0	1	0	0	**1**
Temple Guiting	3203	19/04042/FUL	Pinnock Water Pumping Station	Partial demolition, change of use, conversion and extension of former water pumping station to create a three bedroomed dwelling	BF	0.069	14	1	0	1	0	0	**1**
Temple Guiting	21/00568	21/00568/FUL	Ford Manor House, Ford, GL54 5RU	Demolition of two stable buildings, alteration, extension and conversion of Dutch barn and lean-to to form 1no. dwellinghouse and associated works	BF	0.22	5	1	0	0	1	0	**1**
Temple Guiting	23/01641	23/01641/FUL	The Cabin, The Hitchins Farm, GL54 5SG	Retention of log cabin as rural worker`s dwelling	BF	0.2	5	1	0	1	0	0	**1**
Temple Guiting	23/02562	23/02562/FUL	Ford Hill Farm, GL54 5XU	Conversion of former barn and stables to form ancillary accommodation with associated works	GF	0.95	1	1	0	1	0	0	**1**
Temple Guiting	23/03932	23/03932/FUL	Land Parcel At Lotts Barn	Conversion of agricultural barns to a single residential dwelling with associated works	GF	1.16	1	1	0	0	1	0	**1**
Temple Guiting	24/02612	24/02612/FUL	Stone Barn, Kineton, Guiting Power	Removal of condition 5 (holiday let use) of permission 23/02108/FUL (Alterations and extensions to existing traditional stone barn (part) to form a holiday let, provision of private foul water facility, formation of parking space - Variation of condition 2	GF	0.07	14	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				(plans) of 22/01099/FUL to enable design changes) to enable use of building as an unrestricted dwellinghouse									
Tetbury	2124	24/03616/FUL	20 Hampton Street	Change of use from ground floor retail unit (Class E) to a single dwelling (C3) and window alterations	BF	0.0035	286	1	0	1	0	0	**1**
Tetbury	3256	23/02424/FUL	Land north of Cirencester Road, GL8 8SA	Erection of buildings to expand an existing care village together with landscaping, parking, access and associated works	BF	2.02	65	131	68	63	0	0	**63**
Tetbury	7480	22/01086/FUL	Land parcel off Cirencester Road	Erection of dwelling (revision of lapsed permission 16/00429/FUL)	BF	0.04	25	1	0	1	0	0	**1**
Tetbury	20/01306	20/01306/FUL	Dolphins Hall, New Church Street, GL8 8DS	New Community Hall and Sports and Youth Building; pair of semi-detached dwellings and all associated landscaping	BF	0.46	4	2	0	2	0	0	**2**
Tetbury	21/00549	21/00549/FUL	Northfield Garage, London Road, GL8 8HW	45 residential dwellings with associated garages/parking, including demolition of existing petrol filling station and other existing buildings	BF	0.94	48	45	0	6	39	0	**45**
Tetbury	23/02458	23/02458/FUL	20 Long Street, GL8 8AQ	Change of use to first floor to allow additional restaurant area and also to second floor to create one bedroom flat. Addition of external rear staircase and other associated works	BF	0.02	50	1	0	0	1	0	**1**
Tetbury	23/02682	23/02682/FUL	Land west of Worwell Farmhouse, Cirencester Road, GL8 8RY	Mixed use development comprising healthcare facility, 27 dwellings (including 11 affordable units), landscaping, site access, internal estate road and associated works	GF	2.45	11	27	0	27	0	0	**27**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Tetbury	23/03253	23/03253/FUL	The Stone House, 36 Long Street, GL8 8AQ	Conversion into a residential property, erection of the link and associated internal and external works	BF	0.07	14	1	0	0	1	0	**1**
Tetbury	23/04044	23/04044/FUL	The Barn, The Chipping	Conversion of existing stonewalled barn into single dwelling space	BF	0.04	25	1	0	0	1	0	**1**
Tetbury	24/03187	24/03187/FUL	Greyhound Inn, 3 Hampton Street, GL8 8JN	Conversion of public house (Sui Generis) to three dwellings (Use Class C3), including a rear extension and demolition of outbuilding [former skittle alley], with associated hard and soft landscaping	BF	0.06	50	3	0	3	0	0	**3**
Tetbury Upton	2039	02/02877/FUL	Manor Farm, Doughton	Change of use from agricultural barns to 5 dwellings	GF	0.6	8	5	3	2	0	0	**2**
Tetbury Upton	23/00698	23/00698/FUL	Upton Grove, GL8 8LP	Demolition of majority of rear wing and storage building, conversion of remaining former dairy building to one dwelling and erection of garage.	GF	0.29	3	1	0	0	1	0	**1**
Todenham	5367.1	20/02628/FUL	Desmond House, GL56 9PF	Erection of 1no. detached dwelling	GF	0.14	7	1	0	1	0	0	**1**
Todenham	5662	17/02973/FUL	Land east of Becket Close	Erection of a detached dwelling and associated works	GF	0.15	7	1	0	0	1	0	**1**
Todenham	9055.2	23/02752/FUL	Land adjacent to Glebe Farm Bungalow, GL56 9NZ	Erection of a dwelling and garage	GF	0.11	9	1	0	0	1	0	**1**
Todenham	22/00471	22/00471/FUL	Lower Manor Farm, GL56 9PN	Conversion of agricultural barn to residential accommodation	GF	0.2	5	1	0	1	0	0	**1**
Todenham	23/02468	23/02468/FUL	Homestallend House, GL56 9PF	Demolition of existing dwelling and erection of two new dwellings with associated works	BF	0.11	18	2	0	2	0	1	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Upper Rissington	8810	22/03827/FUL	15 Avro Road, GL54 2NU	New 3 bedroom house and other associated works	GF	0.04	25	1	0	1	0	0	**1**
Upper Rissington	23/02520	23/02520/FUL	Land at Sandy Lane Court	Erection of 4no. dwellings and associated works	BF	0.09	44	4	0	0	4	0	**4**
Upper Rissington	24/01125	24/01125/FUL	Annex at 18 Mitchell Way	Proposed single-storey rear extension to detached garage to create an annex to dwelling and conversion of existing garage into annex	BF	0.03	33	1	0	0	1	0	**1**
Upper Rissington	24/02321	24/02321/FUL	8 Sandy Lane Court, GL54 2NF	Subdivision of property, convert and extend into 1 self-build dwelling	BF	0.01	100	1	0	1	0	0	**1**
Westcote	1019.2	21/02632/FUL	The Quarry, Nether Westcote, OX7 6SD	Demolition of the existing buildings and erection of 4 dwellings (amendments to design of permission 20/03022/FUL)	BF	0.35	11	4	2	0	2	0	**2**
Westcote	4564.2	20/03726/FUL	Church Farm Buildings, OX7 6SD	Redevelopment of existing barn and surrounding yard to create 3 no. dwellings within the current envelope, with associated parking structures and landscaping	GF	0.22	14	3	0	0	3	0	**3**
Westcote	22/02988	23/03385/FUL	Field Farm, Nether Westcote	Erection of a new dwelling and garage within the residential curtilage of an existing dwelling (revised scheme)	GF	0.14	7	1	0	0	1	0	**1**
Westcote	24/01453	24/01453/FUL	Downcroft, Church Westcote, OX7 6SL	Demolition of existing dwelling and erection of a self-build replacement dwelling with associated landscaping and access alterations	BF	0.97	1	1	0	0	1	0	**1**
Weston Subedge	2595	17/03004/REM	Brymbo, Honeybourne Lane, GL55 6PU	Demolish existing dwelling and erect two dwellings (reserved matters following 15/02695/OUT)	BF	0.17	12	2	1	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Weston Subedge	23/00171	24/00734/FUL	Top Farm, GL55 6QU	Conversion of a modern barn into two residential units, together with associated residential curtilages, parking and outdoor amenity areas	GF	0.26	8	2	0	1	1	0	**2**
Westonbirt with Lasborough	23/02872	23/02872/FUL	Land and building south of the Old Stables, Home Farm, Easton Grey Road	Proposed conversion of building to dwelling	GF	0.03	33	1	0	1	0	0	**1**
Westonbirt with Lasborough	24/01187	24/01187/FUL	Morley House, Bath Road, GL8 8QT	Proposed extension to garage to form self-contained annex	BF	0.37	3	1	0	1	0	0	**1**
Whittington	6316.2	23/00308/FUL	Wycomb Loft Annexe, Syreford, GL54 5SJ	Erection of self-build replacement dwelling and garage. Demolition of existing dwelling and garage	BF	0.247	4	1	0	0	1	1	**0**
Whittington	6694.2	21/01919/PLP	Whittington Lodge Farm, GL54 4HB	Construction of single dwelling within existing residential garden	GF	0.1	10	1	0	1	0	0	**1**
Wick Rissington	1328.1	19/04573/FUL	Laurence House, GL54 2PN	Conversion and extension of existing stabling and garaging to create self-contained staff accommodation and associated relocation of existing stables (amendment to previously approved application 16/03743/FUL)	BF	0.54	2	1	0	0	1	0	**1**
Wick Rissington	21/03104	21/03104/FUL	Olive Hill Farm, GL54 2PW	Demolition of existing dwelling and erection of a replacement dwelling	BF	1.11	1	1	0	0	1	0	**1**
Wick Rissington	22/01524	22/01524/FUL	Garage Building, Wyck Hill Court, Wyck Hill	Conversion of existing garage building to dwellinghouse and erection of carport	BF	0.11	9	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Wick Rissington	23/00417	23/00417/FUL	Former Wyck Hill Nursery Wyck Hill, GL54 1HY	Erection of a dwelling of exceptional quality (paragraph 80e) plus associated hard and soft landscaping	GF	1.04	1	1	0	1	0	0	**1**
Wick Rissington	24/00280	24/00280/FUL	Little Orchard, GL54 2PN	Demolition of existing dwelling and erection of replacement dwelling with associated works	BF	0.44	2	1	0	1	0	1	**0**
Willersey	5602	13/05112/FUL	1 The Long House, Main Street	Conversion of Hewins Barn to provide separate dwelling	BF	0.1	10	1	0	0	1	0	**1**
Willersey	21/01070	24/00686/TDC	Brookville, Broadway Road, WR12 7PH	Technical Details Consent for one dwelling and associated works following grant of Permission in Principle (ref: 21/01070/PLP)	GF	0.07	14	1	0	0	1	0	**1**
Willersey	21/04088	21/04088/FUL	Willersey Farm Stables, Badsey Lane, WR11 7HF	Conversion of 2no. barns to form 3no. residential dwellings and associated works	GF	0.39	8	3	0	3	0	0	**3**
Willersey	22/03959	22/03959/PLP	Land to the east of Willersey Lodge, Campden Lane	Permission in principle application for the erection of 1 dwelling	GF	0.99	1	1	0	1	0	0	**1**
Willersey	23/02590	23/02590/FUL	Manor House, Main Street, WR12 7PJ	Proposed conversion of garage to accommodation, new and replacement roof lights, new external joinery and internal alterations	BF	0.316 021	3	1	0	0	1	0	**1**
Willersey	23/03814	23/03814/FUL	Field House, Broadway Road, WR12 7PH	Demolition of existing commercial and domestic buildings and construction of 5 dwellings and associated infrastructure	BF	0.48	10	5	0	0	5	0	**5**
Willersey	24/00152	24/00152/FUL	Highlands, Broadway Road, WR12 7PH	Proposed conversion of existing garage to annexe	BF	0.08	13	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Windrush	20/00561	20/00561/AGRPAN	Barn referred to as Lower Barn	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q for conversion of barn to form new dwelling	GF	0.8	1	1	0	0	1	0	**1**
Withington	4531	22/01596/FUL	Kings Head Inn, Kings Head Lane, GL54 4BD	Change of use from Public House to a single dwelling house and associated extensions, alterations and demolitions	BF	0.22	5	1	0	1	0	0	**1**
Withington	21/03583	21/03583/FUL	Shornhill Farm, GL54 4BJ	Fenestration alterations and installation of 1no. flue to facilitate conversion of barn to form 1no. detached new dwelling, new access and associated landscaping	GF	0.09	11	1	0	0	1	0	**1**
Withington	22/02082	23/02826/FUL	Shornhill Farm, GL54 4BJ	Change of use of barn to form dwelling with associated works including access and landscaping (revised scheme following approved permission - 22/02082/FUL)	GF	0.065	15	1	0	0	1	0	**1**
Withington	23/01038	24/00829/FUL	Fulford, Withington Road, GL54 4LL	Conversion of barn to residential dwelling and associated works	GF	0.12	8	1	0	0	1	0	**1**
Withington	23/02152	23/02152/FUL	Fulford, Withington Road, GL54 4LL	Erection of replacement dwelling including garage and swimming pool with associated works	BF	0.49	2	1	0	1	0	1	**0**
Withington	24/00951	24/00951/FUL	Lovat Cottage, GL54 4BB	Demolition of existing workshop and erection of a 1 bed dwelling and associated works	BF	0.07	14	1	0	1	0	0	**1**
										3,133	**475**	**108**	**3,500**

10. Lapsed Planning Permissions in 2024/25

10.1 Table 19 lists the planning permissions that lapsed in 2024/25.

Table 19 – Lapsed planning permissions

Parish	Site No.	Application Reference	Address	Development Description	Prior Net Commitments
Bourton-on-the-Water	20/04313	20/04313/FUL	Car Park adjacent to Bourton Vale Garage, Station Road	Part change of use of car park, and construction of 8 one bedroom maisonettes	8
Bourton-on-the-Water	20/04649	20/04649/FUL	4 South Lawn, Victoria Street, GL54 2FE	Replacement dwelling (resubmission of application 20/00736/FUL)	0
Brimpsfield	20/01258	20/01258/FUL	Brimpsfield Park Estate, GL4 8LE	Conversion of barn to residential use (revision to 19/02129/FUL for independent dwelling, alternative openings and creation of amenity area)	1
Cirencester	3894	21/02067/FUL	Forum House, South Way, GL7 1LJ	Demolition of the existing two storey building and replacement by a four storey residential property containing 10 flats with a retail unit on the ground floor	10
Cirencester	20/04617	20/04617/FUL	Magna Partnership Ltd, 2 Park Lane, GL7 2BS	Proposed Conversion of Top Floor Office (Class E) to 1 No. Residential Flat (Class C3)	1
Cirencester	21/01176	21/01176/FUL	17 Cricklade Street, GL7 1HY	Partial demolition, shop refurbishment at ground floor level and change of use and extension of upper parts to C3(a) residential	3
Cirencester	21/02439	21/02439/FUL	4A The Wool Market, Dyer Street, GL7 2PR	Change of use of first floor from office / retail to residential to form three flats including terrace	3
Cirencester	21/02892	21/02892/FUL	23 Castle Street	Conversion of first floor retail storage to 4 residential units and construction of an additional 4 residential units above forming second floor	8
Evenlode	21/01633	21/01633/FUL	Home Farm Buildings	Conversion of agricultural barn to residential dwelling, demolition of Dutch barn, demolition of part of an agricultural barn, conversion of part of barn to car port and ancillary studio/office, erection of shed and barbecue area, creation of outdoor swimming pool and provision of a soft landscaping scheme	1

Parish	Site No.	Application Reference	Address	Development Description	Prior Net Commitments
Maugersbury	21/03630	21/03630/FUL	Stonewell Cottage, GL54 1HP	Change of use of holiday let (use class C3) to dwelling (use class C3)	1
Mickleton	5903.3	22/00541/FUL	Birchfield, Broad Marston Lane, GL55 6SF	Demolition of existing dwelling and erection of replacement dwelling and associated parking	0
Moreton-in-Marsh	20/04332	20/04332/FUL	30 Jameson Court, GL56 0EW	Conversion of 1no. dwelling to form 2no. flats	1
Poole Keynes	8772	21/03682/FUL	Mary`s Cottage, 100 Poole Keynes	Demolition of rear single storey extension, partial two and partial single storey extensions	1
Preston	21/00950	21/00950/FUL	Ivor Webb and Sons Garage, Cherry Tree Lane, GL7 5DT	Conversion of garage to 5 no. dwellings, with associated parking and landscaping	5
Tetbury	20/02447	20/02447/FUL	The Counting House, 10 - 12, Long Street, GL8 8AA	Change of use of ground floor from Class E (Financial & Professional Services) to Class C3 (Residential Use) to form 3 apartments and insertion of window to rear single storey extension	3
Upper Rissington	20/03198	20/03198/FUL	Land parcel adj to 10 De Havilland Road	Erection of 1no. detached dwelling and associated works	1
				Total	**47**

This page is intentionally left blank

Draft document for Council governance process July and August 2026

Cotswold District Residential Land Monitoring Statistics

For the monitoring period 1 April 2025 to 31 March 2026

COTSWOLD
District Council

Contents

1. Introduction 1

How is the report set out? 1

What is included in the figures? 2

2. Summary of Residential Development 4

3 Corrections to previous Residential Land Monitoring Statistics Reports 17

4 Affordable Housing Provision 18

5 Gypsy, Traveller and Travelling Showpeople Provision 19

6. Care Accommodation 18

7. Student Accommodation 28

8. The Steadings, Cirencester 32

9. Dwelling Completions in 2025/26 34

10. Dwelling Commitments at 1 April 2026 48

11. Lapsed Planning Permissions in 2025/26 100

1. Introduction

1.1 Cotswold District Council maintains a record of planning permissions that result in the gain or loss of dwellings. A survey is undertaken every year of each site to determine the number of dwellings that have been completed or are under construction and any permissions that have expired. This report sets out the findings of these surveys. It also includes data on historic annual dwelling completions, as well as data on several Cotswold District Local Plan 2011-2031 (the Local Plan) monitoring indicators.

1.2 The information provided in this document shows net changes to dwelling stock, as it is the net increases that count towards meeting the Local Plan's housing requirement. Therefore, account is taken of any loss of dwellings that has occurred. Some sites may show a loss this year where a dwelling has been demolished or is in the process of being subdivided or converted. These sites may also appear in the commitments section as the replacement dwellings are either not started or are under construction.

1.3 The monitoring period covered in this report spans 1 April 2025 to 31 March 2026. While accurate at the time of publication, this report is subject to change due to continuing monitoring.

How is the report set out?

1.4 The report is divided into eleven sections:

- Section 1 provides an introduction to the report, outlining its purpose, scope and methodology. It explains how housing data is monitored through annual surveys of planning permissions, completions and sites under construction, and confirms that the figures represent net changes to the dwelling stock, including both gains and losses.
- Section 2 presents a summary of residential development across the District. It sets out total completions and commitments, including long-term delivery trends since 2011, and provides breakdowns by principal settlements and parishes to illustrate the spatial distribution of housing growth.
- Section 3 highlights corrections and updates made to previously published monitoring data. These amendments ensure consistency and accuracy by addressing issues such as superseded permissions, omitted completions and changes in site status.
- Section 4 examines affordable housing provision, reporting delivery by tenure and summarising overall net gains. It also accounts for any losses from the affordable stock and shows how delivery has varied over time.
- Section 5 reviews provision for Gypsy, Traveller and Travelling Showpeople accommodation. It sets out identified needs, available supply and progress

towards meeting those needs, demonstrating the current position against requirements.

- Section 6 considers care accommodation, including sheltered housing, extra care provision and nursing or residential care facilities. It reviews both completions and commitments and explains how these contribute to meeting the needs of older people.
- Section 7 addresses student accommodation, outlining both completed and committed purpose-built provision and explaining how communal accommodation contributes to the overall housing supply.
- Section 8 monitors progress on a major strategic housing site (The Steadings, Cirencester), setting out the status of outline permission, approved phases and completed development. It tracks delivery in a way that avoids double counting and provides a clear picture of progress over time.
- Section 9 provides a detailed account of all dwellings completed during the monitoring year. It includes site-by-site information and highlights the range of development types contributing to delivery, including small sites, conversions and larger schemes.
- Section 10 sets out all residential commitments at the end of the monitoring period. This includes sites with planning permission that are either not started or under construction, forming the pipeline of future housing supply.
- Section 11 identifies planning permissions that have lapsed during the monitoring year and are no longer expected to contribute to housing delivery. This ensures that the supply figures remain realistic and reflect only deliverable development.

What is included in the figures?

1.5 The figures in this report contain all new dwellings created, including new builds, residential subdivisions, conversions, changes of use and houses restored from dereliction. Agricultural workers' dwellings, tied by a condition or agreement, are also included. In addition, purpose-built, separate homes (e.g. self-contained flats clustered into units with four to six bedrooms) for students are included. Some sheltered or extra care accommodation units are also included where they correspond with the Office of National Statistics' dwelling definition, which is:

"*A self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non-self-contained household spaces at the same address should be counted together as a single dwelling. Therefore*

a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address"[1]

1.6 Replacement dwellings are calculated for their net delivery, as there may be a loss one year with the gain of the replacement dwelling the following year. The figures exclude ancillary accommodation such as 'granny flats' that are tied by planning condition and cannot become separate permanent units of accommodation. Similarly, holiday lets are not included.

[1] 2011 Census dwelling count guidance note provided for Housing Flow Returns

2. Summary of Residential Development

2.1 Table 1 summarises the net total of completed dwellings and commitments in Cotswold District as of 1 April 2026. There is a net total of 10,953 completed or committed dwellings since 2011, some which are expected to be completed after 31 March 2031 (i.e. the end of the Local Plan period). In addition, a further 191 dwellings' worth of housing has been released to the market resulting from completed or committed C2 Use Class communal accommodation developments.

Table 1 – Net dwelling completions and commitments

Summary	Net figure (dwellings)
Dwelling completions 1 April 2025 to 31 March 2026	240
Dwelling completions 1 April 2011 to 31 March 2026	7,155
Dwelling commitments at 1 April 2026	3,798

2.2 Table 2 summarises the net amount of housing that is released in the housing market resulting from C2 Use Class communal accommodation developments in Cotswold District as of 1 April 2026. The figures derive from Tables 11, 12, 15 and 16.

Table 2 – Net amount of housing released in the housing market resulting from C2 Use Class communal accommodation developments (nursing and residential care bedrooms + students accommodation bedrooms)

Summary	Net dwellings released in housing market
C2 communal accommodation completions 1 April 2025 to 31 March 2026	0
C2 communal accommodation completions 1 April 2011 to 31 March 2026	191
C2 communal accommodation commitments at 1 April 2026	0

2.3 Table 3 summarises the dwelling completions and commitments in the District's Principal Settlements. This includes dwellings within or adjacent to the Development Boundary of the District's Principal Settlements, as defined by the Local Plan. The figures may therefore contain some dwellings in adjoining parishes, which are for practical purposes part of a Principal Settlement.

2.4 A hyphen (–) denotes that there were no completions / completions and a zero (0) denotes that although dwellings are either committed or have been completed, there is no net gain or loss of dwellings.

Table 3 – Net dwelling completions and commitments by Principal Settlement[2]

Principal Settlements	Annual net completions from 1 April 2011															Total completions since 1 April 2011	Commitments at 1 April 2026
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Andoversford	26	23	1	2	10	7	–	–	–	4	–	–	–	–	–	81	2
Blockley	1	–	1	–	4	3	–	3	3	17	10	–	1	2	7	66	13
Bourton-on-the-Water	37	19	1	9	22	108	111	92	14	1	–	-3	2	4	7	432	104
Chipping Campden	-1	23	9	6	1	13	36	4	-4	37	24	20	2	4	–	187	28
Cirencester	363	146	64	67	70	78	155	62	0	12	41	17	36	55	4	1,171	2,492
Down Ampney	1	–	–	–	–	–	–	2	–	–	–	2	–	10	30	45	37
Fairford	–	4	35	89	68	89	114	64	1	15	2	1	3	5	3	505	164
Kemble	–	1	1	–	–	35	16	2	2	–	–	–	23	–	3	97	14
Lechlade	2	3	5	1	2	20	62	1	10	2	-1	1	5	0	2	124	10
Mickleton	–	–	–	1	6	123	44	82	4	4	–	1	-1	–	2	277	7
Moreton-in-Marsh	43	71	172	95	66	37	127	106	60	52	74	-6	70	95	72	1,135	145
Northleach	–	2	8	3	17	–	55	–	1	–	2	–	1	1	–	93	4
South Cerney	2	3	41	54	13	34	8	14	2	22	52	17	8	2	6	296	71
Stow-on-the-Wold	3	23	7	0	2	11	19	54	3	38	62	33	2	5	1	264	41
Tetbury	13	5	–	9	84	78	119	236	87	96	36	41	11	–	31	847	116
Upper Rissington	–	–	36	138	146	39	15	–	1	–	2	22	20	–	5	425	4
Willersey	1	–	1	0	–	2	–	30	44	10	–	–	1	1	6	100	36
Outside Principal Settlements	36	70	18	29	86	78	28	55	83	66	45	203	191	80	61	1010	510
District total	**527**	**393**	**400**	**503**	**597**	**755**	**909**	**807**	**311**	**376**	**349**	**349**	**375**	**264**	**240**	**7,155**	**3,798**

[2] Note, this figure is for Principal Settlements only and does not include areas within the wider parish that are not within or adjoining the Principal Settlement. Similarly, a Principal Settlement totals may include land within more than one parish.

Table 4 – Net dwelling completions and commitments by parish

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Net completions since 1 April 2011	Total commitments at 1 April 2026
Adlestrop (inc. Adlestrop, Daylesford and Daylesford Ho)	–	–	-1	1	–	–	–	–	–	–	–	2	–	–	1	3	–
Aldsworth	–	2	1	-1	4	–	–	–	–	–	0	–	1	–	–	7	–
Ampney Crucis	-1	1	1	4	1	–	2	2	–	–	3	4	1	1	0	19	8
Ampney St Mary	–	–	–	–	–	–	–	3	1	–	–	–	–	–	1	5	–
Ampney St Peter	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	1
Andoversford	26	23	1	2	11	7	1	–	–	4	6	–	–	–	–	81	2
Ashley (inc. Culkerton)	–	–	–	–	–	1	–	–	–	–	–	1	–	-1	–	1	–
Aston Subedge	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	–
Avening (inc. Avening and Nags Head)	5	1	1	–	10	2	1	-2	2	–	3	1	13	7	1	45	19
Bagendon (inc. Bagendon and Perrott's Brook)	1	–	–	1	–	–	–	1	1	4	–	–	–	0	2	10	4
Barnsley	–	–	1	–	–	–	–	–	–	–	–	–	–	4	–	5	2
Barrington (inc. Great Barrington and Little Barrington)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	4
Batsford (inc. Batsford, Dorn and Lower Lemington)	–	–	–	–	–	–	–	–	–	–	–	1	–	–	–	1	–
Baunton	–	–	–	–	2	–	–	1	–	–	–	–	–	1	–	4	0
Beverstone	–	–	–	–	7	1	–	-1	1	–	–	–	–	–	–	8	–
Bibury (inc. Ablington and Bibury)	1	1	-1	1	13	1	3	1	5	-1	3	1	–	–	–	28	1

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Net completions since 1 April 2011	Total commitments at 1 April 2026
Birdlip (inc. Birdlip and Stockwell)	11	–	2	–	–	3	–	–	–	–	6	–	–	-1	3	24	2
Bledington	–	–	-1	-1	0	2	-1	–	1	1	1	1	1	-1	2	5	4
Blockley (inc. Aston Magna, Blockley, Draycott, Northwick Park and Paxford)	1	–	4	–	5	4	2	5	3	16	11	2	2	4	7	66	13
Bourton-on-the-Hill	–	–	–	–	–	–	1	0	1	1	–	–	1	–	–	4	2
Bourton-on-the-Water	37	20	1	9	22	109	113	93	14	2	–	-4	3	6	7	432	104
Boxwell with Leighterton	–	–	–	1	1	–	–	–	–	1	–	–	–	1	–	4	5
Brimpsfield (inc. Brimpsfield and Caudle Green)	–	4	2	–	1	2	1	3	–	1	–	–	–	–	4	18	1
Broadwell	–	–	–	–	5	0	–	–	2	1	–	1	0	-1	2	10	9
Chedworth (inc. Chedworth and Fossebridge)	1	–	0	–	-1	1	1	2	–	0	–	3	1	2	1	11	13
Cherington	–	1	0	-1	-1	2	1	–	–	–	1	–	–	–	–	3	–
Chipping Campden (inc. Broad Campden and Chipping Campden)	-1	25	9	6	1	14	36	10	-4	37	24	23	2	5	–	187	28
Cirencester (inc. Cirencester and Stratton)	363	146	64	67	71	78	154	62	0	13	41	17	36	55	4	1171	2,492
Clapton	–	–	–	-1	–	–	–	–	–	–	–	–	–	–	–	-1	1
Coates	–	1	–	–	–	–	–	–	1	1	2	–	–	–	–	5	2

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Net completions since 1 April 2011	Total commitments at 1 April 2026
Coberley (inc. Coberley, Upper Coberley, Coll and Ullenwood)	–	2	–	–	3	2	–	1	–	1	2	10	14	12	5	52	4
Cold Aston	–	–	1	–	–	–	–	–	–	1	1	–	–	–	–	3	4
Colesbourne	–	–	–	1	–	0	–	–	–	–	–	–	–	–	–	1	–
Coln St Aldwyn	-1	1	–	2	2	–	–	1	1	–	–	–	–	-1	–	5	1
Coln St Dennis (inc. Calcot, Coln St Dennis, Coln Rogers and Fossebridge)	–	–	–	-2	0	3	1	–	1	–	1	–	–	-1	1	4	1
Compton Abdale	–	1	–	–	–	–	–	1	–	1	1	–	–	–	–	4	–
Condicote	–	1	–	–	–	–	–	–	–	–	–	–	1	–	–	2	1
Cowley (inc. Cowley and Nettleton)	–	0	–	–	1	–	–	–	–	–	–	-1	–	1	1	2	3
Cutsdean	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1	1	–
Daglingworth (inc. Daglingworth and Itlay)	–	1	–	–	–	–	2	2	–	–	–	–	–	–	–	5	–
Didmarton	–	–	–	–	–	–	–	–	–	1	–	–	–	1	–	2	6
Donnington	–	–	–	–	–	–	-1	–	–	–	–	1	–	–	–	0	–
Dowdeswell (inc. Lower Dowdeswell and Upper Dowdeswell)	-1	1	–	–	–	1	–	1	0	-2	1	1	–	–	–	2	1
Down Ampney	1	0	–	–	–	–	–	2	–	–	–	2	–	10	30	45	37
Driffield (inc. Driffield and Harnhill)	–	–	–	–	–	–	–	1	–	–	–	–	–	–	2	3	7
Duntisbournes (inc. Duntisbourne Abbots,	–	1	–	–	1	1	–	–	1	–	–	1	–	-2	2	5	4

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Net completions since 1 April 2011	Total commitments at 1 April 2026
Duntisbourne Leer, Duntisbourne Rouse and Middle Duntisbourne)																	
Eastleach (inc. Eastleach, Eastleach Martin, Eastleach Turville and Fyfield)	–	–	-1	2	–	–	–	-1	1	-1	–	–	–	–	1	1	1
Ebrington (inc. Charingworth, Ebrington, Hidcote Bartrim and Hidcote Boyce)	9	2	0	1	2	2	-1	–	-1	15	5	6	–	2	–	42	6
Edgeworth	1	–	-1	1	–	–	–	–	–	–	–	–	1	–	–	2	2
Elkstone (inc. Cockleford and Elkstone)	–	2	–	–	0	2	–	2	1	–	-1	–	–	–	–	6	4
Evenlode	0	1	–	2	1	-1	-1	1	4	–	–	–	1	–	–	8	1
Fairford (inc. Fairford and Horcott)	-1	4	35	89	68	89	115	63	2	23	3	1	3	8	3	505	164
Farmington	1	-1	-1	1	–	2	–	–	1	–	2	–	1	–	–	6	–
Great Rissington	–	–	–	1	–	2	1	–	1	1	–	–	–	–	–	6	–
Guiting Power	–	1	–	-1	1	–	–	2	–	5	–	–	–	–	–	8	1
Hampnett	–	–	–	–	–	–	–	–	–	1	–	–	–	–	–	1	–
Hatherop	–	–	–	–	–	–	–	–	–	–	–	2	–	–	–	2	–
Hazelton (inc. Hazelton and Salperton)	–	0	–	–	–	1	–	–	–	–	–	–	1	2	4	8	1
Icomb	–	1	-1	–	3	2	1	–	–	–	–	–	–	–	–	6	1
Kemble (inc. Ewen, Kemble and Kemble Wick)	2	3	2	0	–	36	17	4	5	2	-1	1	23	–	3	97	14

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Net completions since 1 April 2011	Total commitments at 1 April 2026
Kempsford (inc. Dunfield, Kempsford and Whelford)	–	3	–	–	18	12	–	–	–	-24	–	11	–	18	–	38	3
Kingscote (inc. Bagpath, Kingscote, Lower Hazlecote and Newington Bagpath)	–	-1	–	3	–	-1	–	1	2	–	-2	–	1	1	2	6	1
Lechlade-on-Thames	3	5	6	1	2	21	63	3	10	1	-1	2	5	1	2	124	10
Little Rissington	–	–	1	–	–	–	1	–	1	0	2	13	–	4	1	23	7
Long Newton	2	2	-1	1	-1	2	–	1	–	0	1	–	1	-1	-1	6	4
Longborough (inc. Ganborough and Longborough)	–	9	0	1	–	-1	2	2	8	7	-1	–	–	-1	4	30	5
Lower Slaughter	–	1	-1	1	–	–	1	–	–	–	–	–	–	–	–	2	–
Maugersbury (inc. Maugersbury and Wyck Hill)	1	0	1	1	–	-1	-6	2	4	1	–	–	–	–	-1	2	4
Maiseyhampton (inc. Meysey Hampton and Sunhill)	0	–	–	–	–	–	0	–	1	–	–	1	1	–	–	3	1
Mickleton	-1	1	–	1	6	130	44	82	5	6	–	1	0	–	2	277	7
Moreton-in-Marsh	43	71	172	95	66	37	127	106	61	52	74	-6	70	95	72	1135	145
Naunton (inc. Ayleworth, Naunton and Upper Harford)	1	–	–	0	1	–	2	1	2	–	–	0	–	1	3	11	5
North Cerney (inc. Calmsden, North Cerney and Woodmancote)	–	–	–	–	–	–	1	3	1	12	–	3	1	1	2	24	2
Northleach with Eastington	0	3	8	3	17	–	55	–	2	–	2	1	1	1	–	93	4

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Net completions since 1 April 2011	Total commitments at 1 April 2026
Notgrove	–	1	–	–	–	–	1	–	–	1	1	1	–	–	–	5	–
Oddington (inc. Lower Oddington and Upper Oddington)	1	-1	2	1	–	–	-1	–	2	–	1	2	–	0	1	8	5
Ozleworth	–	–	1	–	–	–	–	–	–	–	–	–	–	–	–	1	–
Poole Keynes	–	–	–	–	1	–	–	-1	1	1	–	1	1	–	–	4	1
Poulton	–	1	0	–	0	–	2	–	0	1	–	–	8	–	1	13	0
Preston (inc. Norcote and Preston)	2	–	–	–	0	1	–	1	5	1	-1	62	61	7	–	139	282
Quenington	–	–	1	1	–	–	–	–	–	-1	1	1	–	1	–	4	–
Rendcomb (inc. Marsden and Rendcomb)	–	2	–	–	–	1	–	–	–	3	–	–	2	–	–	8	4
Rodmarton (inc. Rodmarton and Tarlton)	–	–	–	–	-1	–	-1	1	–	–	–	4	1	–	–	4	1
Saintbury	–	–	–	–	–	–	–	–	–	–	1	–	–	–	–	1	–
Sapperton (inc. Frampton Mansell and Sapperton)	–	–	–	–	–	2	–	2	3	1	–	–	1	–	–	9	3
Sevenhampton (inc. Brockhampton and Sevenhampton)	-1	2	–	–	–	–	–	0	0	–	–	2	–	–	–	3	4
Sezincote	–	–	–	–	–	–	–	–	–	–	–	–	–	4	–	4	–
Sherborne	–	–	1	–	–	–	–	–	0	–	–	–	–	1	–	2	–
Shipton (inc. Hampen, Shipton Oliffe and Shipton Solers)	–	–	-1	–	–	2	–	–	–	–	–	-1	–	–	–	0	2
Shipton Moyne	-2	3	–	-1	2	0	1	2	–	-1	–	1	–	-1	1	5	1

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Net completions since 1 April 2011	Total commitments at 1 April 2026
Siddington	2	1	1	1	1	1	3	3	1	2	1	30	58	1	1	107	4
Somerford Keynes (inc. Somerford Keynes and Shorncote)	–	1	–	1	–	4	–	–	1	–	–	2	–	–	1	10	2
South Cerney	3	4	41	55	13	38	9	16	3	24	54	18	9	3	6	296	71
Southrop	3	–	–	–	1	2	–	–	2	–	0	3	–	1	-1	11	–
Stow-on-the-Wold	3	23	7	0	2	11	18	55	4	38	62	33	2	5	1	264	41
Swell (inc. Lower Swell and Upper Swell)	–	1	-1	4	–	–	–	–	1	–	–	–	–	-1	–	4	3
Syde	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	1
Temple Guiting (inc. Barton, Farmcote, Ford, Kineton and Temple Guiting)	–	1	-1	–	1	–	-1	1	2	–	–	–	–	–	2	5	10
Tetbury	13	5	–	9	84	78	119	236	87	96	36	41	12	–	31	847	116
Tetbury Upton (inc. Doughton and Tetbury Upton)	-1	–	1	–	–	–	1	–	–	–	–	–	8	–	1	10	11
Todenham	–	1	1	–	1	–	1	1	1	1	1	1	1	1	1	12	3
Turkdean	–	–	–	–	–	–	–	–	–	–	–	1	–	1	–	2	–
Upper Rissington	–	–	36	138	146	40	15	–	1	–	2	22	20	–	5	425	4
Upper Slaughter	–	–	–	-2	1	–	1	–	–	–	–	–	3	–	–	3	–
Westcote (inc. Church Westcote and Nether Westcote)	-1	3	2	–	1	–	1	–	0	1	–	–	–	2	6	15	1

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Net completions since 1 April 2011	Total commitments at 1 April 2026
Westonbirt with Lasborough	–	2	–	–	–	–	–	–	–	–	–	–	–	–	–	2	2
Weston Subedge (inc. Weston-sub-Edge)	–	1	1	1	–	2	0	-1	1	–	0	–	–	–	1	6	2
Whittington (inc. Syreford and Whittington)	–	2	-1	1	1	2	–	–	–	–	–	–	–	–	–	5	1
Wick Rissington (inc. Wyck Rissington)	–	–	–	–	–	–	–	–	6	–	–	–	–	-1	2	7	3
Willersey	1	–	1	0	–	2	–	30	48	10	–	–	1	1	6	100	36
Windrush	–	–	–	–	–	–	–	–	–	12	–	20	1	–	–	33	1
Winson	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	–
Winstone	–	–	1	–	–	1	–	–	–	1	–	–	–	–	–	3	–
Withington (inc. Cassey Compton, Foxcote, Hilcot, Withington and Woodbridge)	–	–	3	2	–	–	1	–	0	1	–	2	–	5	–	14	4
Yanworth (inc. Stowell and Yanworth)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	–
Total	**527**	**393**	**400**	**503**	**597**	**755**	**909**	**807**	**311**	**376**	**349**	**349**	**375**	**264**	**240**	**7,155**	**3,798**

2.5 Table 5 provides the annual dwelling completions in Cotswold District since 1 April 1991.

Table 5 – Annual dwelling completions in Cotswold District (net)

Year	Completions (net)	Year	Completions (net)	Year	Completions (net)
1991/92	126	2003/04	276	2015/16	597
1992/93	412	2004/05	384	2016/17	755
1993/94	400	2005/06	183	2017/18	909
1994/95	394	2006/07	316	2018/19	807
1995/96	389	2007/08	209	2019/20	311
1996/97	180	2008/09	303	2020/21	376
1997/98	180	2009/10	177	2021/22	349
1998/99	263	2010/11	229	2022/23	349
1999/00	350	2011/12	527	2023/24	375
2000/01	441	2012/13	393	2024/25	264
2001/02	327	2013/14	400	2025/26	240
2002/03	214	2014/15	503		

3 Corrections to previous Residential Land Monitoring Statistics Reports

3.1 The following amendments have been identified in relation to previously reported sites and have been updated accordingly within the monitoring dataset:

- Avening – Pimbury Park, GL8 8SF (ref: 20/01140/FUL and 23/03218/FUL) – These applications were previously recorded separately. However, 23/03218/FUL supersedes 20/01140/FUL, and the records have been consolidated accordingly. While the earlier permission could technically still be implemented, it is considered superseded and is therefore no longer included as a commitment.
- Bourton-on-the-Water – Tuesday Cottage, Clapton Row, GL54 2DW (ref: 23/01281/LBC) – Removed from commitments as this permission relates solely to Listed Building Consent and does not constitute a deliverable housing commitment.
- Chipping Campden – Wydlands, Broad Campden, GL55 6RU (ref: 21/00824/FUL and 23/01459/FUL) – These applications were previously recorded separately. However, 23/01459/FUL supersedes 21/00824/FUL, and the records have been consolidated accordingly. While the earlier permission could technically still be implemented, it is considered superseded and is therefore no longer included as a commitment.
- Coberley – National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU (ref: 21/01606/FUL) – Completed in 2024/25 but completion not recorded in previous report.
- Fairford – Manor Farm, London Road, GL7 3DU (ref: 22/02158/FUL) – Updated from 5 under construction (2024/25) to 3 not started, 1 under construction and 1 completed (2025/26) position.
- Kingscote – St Bartholomew's Church, Newington Bagpath, GL8 8UE (ref: 12/03387/FUL) – Previously omitted from Residential Land Monitoring Statistics monitoring; reinstated and recorded as under construction since 2014.
- Tetbury Upton – Close Farm, Bath Road, GL8 8PH (ref: 22/00360/FUL) – Completed in 2023/24 but completion not recorded in previous reports. Also, correction to equivalent number of dwellings (i.e. 2.4 bedspaces / dwelling) (2 dwellings).

4 Affordable Housing Provision

4.1 Table 6 reports on affordable housing delivery (gross) per housing type. The figures show new build completions and conversions, as well as affordable housing lost through demolitions and Right to Buy.

Table 6 – Affordable housing delivery (net)

Year	Affordable Rent	Social Rent	Shared Ownership	Equity Model	Key Worker	First Homes	Losses via Right to Buy	**Total**
2011/12	18	140	64	0	0	0	0	**222**
2012/13	9	92	81	0	0	0	-3	**179**
2013/14	32	37	27	4	0	0	-10	**90**
2014/15	64	21	36	11	0	0	-9	**123**
2015/16	55	0	12	25	0	0	-5	**87**
2016/17	160	6	62	34	0	0	-5	**257**
2017/18	139	3	74	29	0	0	-2	**243**
2018/19	176	22	85	8	0	0	-6	**285**
2019/20	57	20	54	10	0	0	-5	**136**
2020/21	49	17	33	2	13	0	0	**114**
2021/22	12	43	36	8	0	0	-7	**92**
2022/23	22	70	0	0	0	0	0	**92**
2023/24	43	29	26	0	0	0	-3	**95**
2024/25	0	32	20	0	0	4	0	**56**
2025/26	49	8	0	0	0	0	0	**57**
Total	**885**	**540**	**610**	**131**	**13**	**4**	**-55**	**2,128**

5 Gypsy, Traveller and Travelling Showpeople Provision

5.1. The adopted Local Plan identifies a need for 3 additional pitches for Travellers who meet the Ethnic definition over the period 2016-2031 in Cotswold District. There is no identified need for travelling show person accommodation in the district.

5.2. Since the Local Plan was adopted, the (the GTAA) and the Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (RRR, November 2022) – addendum for Cotswold District Council (RRR, October 2023) (the GTAA Addendum) have been produced. There continues to be no identified need for travelling show person accommodation in the district. Table 6 identifies the District's Traveller pitch accommodation needs between 2021 and 2031:

Table 7 – Cotswold District Traveller pitch needs (2021-31)

	Ethnic definition
2021-26	10
2026-31	5

5.3. Table 8 identifies the supply of sites, which contribute towards delivering the updated Traveller pitch need. The full Ethnic Definition Traveller pitch need up to 2031 has been delivered.

Table 8 – Supply of Traveller pitch sites (deliverable supply 2026-2031)

Parish	Address	Application Number	Development Description	Completed between 2021-26 (net pitches)	Commitments as of 1 April 2026 (net pitches)	Comments
Maugersbury	Meadowview, Fosseway	22/03763/FUL	Change of use of land from equestrian to residential caravan site with provision of additional 3 no. traveller pitches (partially retrospective)	3	1	This permission formalises the existing use of three pitches and grants planning permission to one further pitch, so delivers the whole 4-pitch site allocation
Coberley	Hillside View, Hartley Lane, Seven Springs	18/04875/FUL	The use of land for the stationing of caravans for residential purposes for 1 no. Gypsy pitch together with the formation of additional hardstanding and utility / dayrooms ancillary to that use, formation of a dayroom for an existing Gypsy pitch	–	1	The site is part of the GTAA 2022's identified need but subsequently gained planning permission on 5 September 2022
South Cerney	Four Acres, Shorncote	N/A	N/A	–	7	The site was surveyed as part of the GTAA 2022 and was found to have 7 vacant pitches
South Cerney	Land off Cricklade Road, GL7 5QE	21/04539/FUL	Change of use of land to 3 No. Traveller pitches and associated works including, 3 No. day rooms, 3 No. mobile homes, 3 No. touring caravans, and hard standing	–	3	Permitted 18.07.2023
South Cerney	Oakfields, Cricklade Road, GL7 5QE	25/01079/FUL	Change of use of land for 5 No. Traveller pitches with car parking, hardstanding and associated works	–	5	Permitted 30.05.2025
South Cerney	Oakfields, Cricklade Road, GL7 5QE	26/00190/FUL	Change of use and installation of 5 residential mobile homes	–	5	Permitted 24.04.2026
			Total	**3**	**22**	

6. Care Accommodation

6.1. Table 9 identifies sheltered housing and extracare housing developments that have been delivered since 1 April 2011. The figures are provided as net additional dwellings and are already included within the housing land supply to avoid double counting.

Table 9 – Sheltered housing and extracare housing unit completions since 1 April 2011 (dwellings)

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
Chipping Campden	Former Cotswold Garage, Sheep Street, GL55 6DR	10/03996/FUL	Demolition of garage buildings and erection of a residential building comprising 24 category II sheltered retirement apartments together with ancillary facilities, 8 affordable apartments, access and parking provision	20 completed 2012/13	20
Stow-on-the-Wold	Newlands, Evesham Road	07/01816/FUL	Erection of five sheltered retirement cottages on former orchard site	5 completed 2012/13	5
Stow-on-the-Wold	Newlands, Evesham Road	06/02759/FUL	Fifteen extra care apartments attached to Newlands Nursing Home	15 completed 2012/13	15
Northleach	Fortey House, Fortey Road	13/05124/FUL	Demolition of former eleven-bedsit elderly accommodation block	11 completed 2014/15	-11
Cirencester	Somerford Court, Somerford Road	14/02224/FUL	Redevelopment to form 35 sheltered apartments for the elderly, including communal facilities (Category II type accommodation), access, car parking, and landscaping (resubmission of 13/05142/FUL)	35 completed 2015/16	35

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
Tetbury	Land parcel south of Quercus Road	13/04451/REM	Reserved Matters application for the development of 38 Later Living apartments for older persons (pursuant to Outline planning permission ref. 12/01792/OUT)	38 completed 2015/16	38
Bourton-on-the-Water	Formerly Pulhams Coaches, Station Road	14/03208/FUL	Erection of 20 (CAT II Type) Retirement Apartments including communal facilities, car parking and landscaping	7 completed 2016/17	7
Bourton-on-the-Water	Formerly Pulhams Coaches, Station Road	14/03208/FUL	Erection of 20 (CAT II Type) Retirement Apartments including communal facilities, car parking and landscaping	13 completed 2017/18	13
Cirencester	Le Spa, 42 Gloucester Road, Stratton, GL7 2LA	15/03052/FUL	Redevelopment to provide the erection of a 64 bed care home, 8 care suites, 34 assisted living units, ancillary accommodation and associated works	34 completed 2017/18	34
Cirencester	TH White Ltd, Tetbury Road	14/05222/FUL	Demolition of existing garage and redevelopment of the site to form 34 Retirement Living apartments with communal facilities and associated car parking and landscaping.	34 completed 2017/18	34
Moreton-in-Marsh	Former Moreton Bowls Club, Hospital Road	12/02678/FUL	Demolition of existing building and erection of private sheltered accommodation (34 units) for the elderly (Category II type accommodation), communal facilities, landscaping and car parking	34 completed 2017/18	34

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
Stow-on-the-Wold	Land north of Tesco	16/00139/REM	Reserved Matters pursuant to Outline permission granted under ref. 13/05360/OUT for the erection of 44 extra care apartments, green open space, car parking and landscaping	44 completed 2018/19	44
Tetbury	Land north of Cirencester Road, GL8 8SA	17/04978/FUL	Amendments to planning application ref 13/05306/FUL (Redevelopment to provide a care village (Use Class C2) comprising residents` accommodation and facilities, landscaping and ancillary works) comprising redesign of approved apartment buildings Blocks 01 and 02, omission of previously approved Block 06 revisions to parking layout, including an additional 14 living units	68 completed 2018/19	68
Willersey	Land parcel west of Field House, Broadway Road	16/01572/FUL	Erection of 30 no. dwellings with access, landscaping and associated infrastructure (Plots 1-10 are age restricted to 55 years+)	11 completed 2019/20	11
Stow-on-the-Wold	Land adjacent to Bretton House, Station Road	17/01218/REM	Reserved Matters application (providing details of appearance, landscaping, layout and scale) pursuant to outline permission 13/05031/OUT for the development of a Continuing Care Retirement Community consisting of extra care accommodation, communal facilities, internal highways, car parking and associated works	30 completed 2020/21 76 completed 2021/22	106

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
Cirencester	Chantilly, Baunton Lane, GL7 2LL	20/00340/FUL	Erection of 1 no. dwelling together with associated ancillary development	1 completed 2021/22	1
Moreton-in-Marsh	Former Moreton-in-Marsh Hospital, Hospital Road, GL56 0BS	17/03221/FUL	Residential development of the former Moreton-in-Marsh hospital site to provide 20no. homes (19 retirement homes and 1 open market) (Use Class C3)	9 completed 2021/22 11 completed 2022/23	20
Preston	Land at Siddington Park Farm, GL7 6ET	17/00076/OUT	Part Outline/part detailed full application for planning permission for a revised scheme for the Continuing Care Retirement Community permitted under Application Ref 11/05716/OUT (Use Class C2) and under application Ref 15/02532/OUT (Use Class C2), comprising the extension of earlier site, construction of a central facilities building providing community care services together with provision of 171 Assisted Living Units/Close Care Units together with landscaped grounds, internal highways, parking and associated works	62 completed 2022/23 61 completed 2023/24	123
Cirencester	Sewell House, 45 Chesterton Lane, GL7 1XJ	23/02877/FUL	Change of use from sheltered housing for 6 people to 1no. residential dwelling	minus 1 completed in 2024/25	-1
				Total	**596**

6.3. Table 10 identifies sheltered housing and extracare housing developments that have planning permission at 1 April 2026. The figures are again provided as net additional dwellings.

Table 10 – Sheltered housing and extracare housing unit commitments at 1 April 2026 (dwellings)

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
Cirencester	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	16/00054/OUT	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2 350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road	60 not started	60
Bourton-on-the-Water	Former Co-Operative Food, Station Road	24/00627/FUL	Demolition of existing buildings, hardstanding and phased redevelopment to provide a) residential dwellings b) retirement housing and c) shared access drive; with each phase being an independent act of development, along with landscaping, laying of roads, parking, drainage, energy centre and other associated works	56 not started	56

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
Shipton	The Rise Care Home, 3 - 4 The Rise, Shipton Oliffe, GL54 4JQ	22/01363/FUL	Change of use from C3 (residential) into C2 (residential institution) with associated external alterations	2 under construction	2
Tetbury	Land north of Cirencester Road, GL8 8SA	23/02424/FUL	Erection of buildings to expand an existing care village together with landscaping, parking, access and associated works	63 not started	63
				Total	**181**

6.4. Table 11 identifies nursing and residential care developments that have been delivered since 1 April 2011. The figures are provided as net additional bedspaces.

6.5. In accordance with national guidance[3], local planning authorities need to count housing provided for older people, including communal residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market.

6.6. For communal residential care institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data[4]. This identifies the average number of adults living in households is 1.9 adults per household, which is the relevant conversion ratio for nursing and residential bedspaces in Cotswold District. This means that one dwelling is released to the housing market for every 1.9 nursing or residential bedrooms that are created. This figure has been calculated in accordance with the latest version of the Government's Housing Delivery Test measurement rule book[5], updated in December 2024.

[3] PPG: Housing for older and disabled people: Paragraph: 016a Reference ID: 63-016a-20190626; Revision date: 26 June 2019
[4] PPG: Housing for older and disabled people: Paragraph: 016a Reference ID: 63-016a-20190626; Revision date: 26 June 2019
[5] Housing Delivery Test measurement rule book (December 2024) - GOV.UK: Section 3

Table 11 – Nursing and residential care unit completions since 1 April 2011 (bedspaces)

Parish	Address	Planning Application Reference	Development Description	Status	Nursing or residential care bedspaces (net)	Equivalent number of dwellings (at a rate of 1.9 bedspaces / dwelling)
Bourton-on-the-Water	Highways Depot, Bourton Industrial Estate, Meadow Way, GL54 2EP	09/00260/FUL	Development of a new 75 bed residential care home with associated car parking	Completed 2011/12	75	39
Bourton-on-the-Water	Salmonsbury House, Station Road, GL54 2BQ	14/00654/FUL	Demolition of residential care home and construction of a new food store with car park and new access	Completed 2012/13	-40	-21
Stow-on-the-Wold	Ashton House, Union Street, GL54 1BU	14/02444/FUL	Demolition of former care home and redevelopment of site with 20 dwellings including garages and associated infrastructure	Completed 2012/13	-43	-23
Tetbury	Abbeyfield, 1 London Road, GL8 8JQ	14/05450/FUL	Change of use from Care Home (Class C2 Use) to 8 single bedroom flats	Completed 2014/15	-12	-6
Tetbury	The Priory Nursing Home, The Chipping, GL8 8ET	17/05083/FUL	Internal and external alterations and change of use to provide 6 residential dwellings	Completed 2015/16	-30	-16
South Cerney	Land at Lake 7, Spine Road East	14/04636/FUL	Erection of a 64 bed Dementia Care Home with associated access, car parking and landscaping	Completed 2016/17	64	34

Parish	Address	Planning Application Reference	Development Description	Status	Nursing or residential care bedspaces (net)	Equivalent number of dwellings (at a rate of 1.9 bedspaces / dwelling)
Cirencester	Stratton Place, 42 Gloucester Road, Stratton	15/03052/FUL	Redevelopment to provide the erection of a 64 bed care home, 8 care suites, 34 assisted living units, ancillary accommodation and associated works	Completed 2017/18	72	38
Stow-on-the-Wold	Land north of Tesco	13/05360/OUT	Development of 44 extra care apartments and green open space (outline application with access to be determined) and the construction of a 48 bed dementia care home with associated access, car parking and landscaping (full application with all details to be determined)	Completed 2019/20	48	25
Tetbury	Land parcel south of Quercus Road, Quercus Road (Matbro SIAC)	12/01792/OUT and 16/02483/REM	Erection of a 64 bed care home (Reserved Matters details relating to Access, Appearance, Layout, Landscaping and Scale pursuant to outline planning permission reference 12/01792/OUT)	Completed 2019/20	64	34
Fairford	Hyperion House, London Street	15/03666/FUL	Partial demolition and erection of extension to care home to create 31 bedrooms with refurbishment of the existing building and bedrooms to create a 67 resident care home	Completed 2021/22	31	16
Moreton-in-Marsh	Land to the rear of Aldi, Stow Road	18/02083/FUL	Construction of a 60-bed care home (Class C2) with associated car parking and landscaping	Completed 2023/24	60	32

Parish	Address	Planning Application Reference	Development Description	Status	Nursing or residential care bedspaces (net)	Equivalent number of dwellings (at a rate of 1.9 bedspaces / dwelling)
Tetbury	Kingsley House, Gumstool Hill, GL8 8DG	22/01074/FUL	Erection of two-storey rear extension above an existing single storey building of Nursing Care Home	Completed 2023/24	8	4
				Total	**297**	**156**

6.7. Table 12 identifies that there are no nursing and residential care development commitments as of 1 April 2026.

Table 12 – Nursing and residential unit commitments at 1 April 2026 (bedspaces)

Parish	Address	Planning Application Reference	Development Description	Status	Nursing or residential care bedspaces (net)	Equivalent number of dwellings (at a rate of 1.9 bedspaces / dwelling)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
				Total	**0**	**0**

6.8. Policy H4 of the adopted Local Plan identifies a need for 665 Sheltered and extracare housing units (dwellings) and 580 nursing and residential units (bed spaces), which applies from April 2017. Table 13 summaries the District's progress towards delivering these needs.

Table 13 – Net additional dwellings designed for the elderly

	Local Plan requirement	Completed in 2017/18	Completed in 2018/19	Completed in 2019/20	Completed in 2020/21	Completed in 2021/22	Completed in 2022/23	Completed in 2023/24	Completed in 2024/25	Completed in 2025/26	Commitments as of 1 April 2026	Remaining requirement
Sheltered and extracare housing units (dwellings)	665	115	112	–	30	86	73	61	-1	-	181	**8**
Nursing and residential units (bed spaces)	580	72	–	112	–	31	–	68	–	-	–	**297**
Other types of specialist residential accommodation	N/A	–	–	–	–	–	–	–	–	-	–	**–**

7. Student Accommodation

7.1. There are believed to have been no purpose built student dwellings delivered in Cotswold District since 1 April 2011, other than houses in multiple occupation built through permitted development rights and which have not needed planning permission. However, Table 14 identifies committed purpose built student accommodation dwellings at 1 April 2026. The figures are provided as net additional dwellings and are already included within the housing land supply to avoid double counting.

Table 14 – Purpose built student accommodation commitments at 1 April 2026 (dwellings)

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation dwellings (net)
Cirencester	Brewery Court	14/01529/FUL	Mixed use development comprising a four screen cinema, student accommodation, restaurants and cafes, shops and refurbished public realm, including the provision of a new substation and new public toilets, both replacing existing structures	Not started (development has stalled)	110
Cirencester	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	16/00054/OUT	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2,350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road,	Not started	100

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation dwellings (net)
			Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road		
				Total	**210**

7.2. Table 15 identifies purpose built communal student accommodation bedrooms that have been completed since 1 April 2011. The figures are provided as net additional bedspaces.

7.3. In accordance with national guidance[6], local planning authorities need to count student communal accommodation, such as halls of residence in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market.

7.4. The Census data that identifies the average number of students living in student only accommodation is 2.4 adults per household, which is the relevant conversion ratio for student accommodation in Cotswold District. This means that one dwelling is released to the housing market for every 2.4 student communal accommodation bedrooms that are created. This figure has been calculated in accordance with the latest version of the Government's Housing Delivery Test measurement rule book[7], updated in December 2024.

[6] PPG: Housing supply and delivery: Paragraph: 034 Reference ID: 68-034-20190722; Revision date: 22 July 2019
[7] Housing Delivery Test measurement rule book - GOV.UK: Section 3

Table 15 – Purpose built student accommodation completions since 1 April 2011 (bedspaces)

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation bedrooms (net)	Equivalent number of dwellings (i.e. 2.4 bedspaces / dwelling)
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	07/00874/FUL	Demolition of existing buildings and erection of new buildings and extensions to provide reception, therapy, residential and educational accommodation. Formation of new access, service road and parking areas (note: the permission was for 40 bedrooms in three single storey blocks, but only one block of 10 was built)	Completed 2011/12	10	4
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	11/01355/FUL	Alterations and extension to Lake House to provide student accommodation	Completed 2011/12	5	2
Cirencester	Royal Agricultural College, Stroud Road, GL7 6JS	10/02387/FUL	Construction of a new student accommodation building providing bedrooms and construction of new lecture rooms and offices	Completed 2012/13	34	14
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	17/03353/FUL	Proposed Construction of an Outdoor Learning and Activities Classroom and associated works; Conversion of Cotswold Block, day centre building, to Bedroom Accommodation	Completed 2018/19	7	3

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation bedrooms (net)	Equivalent number of dwellings (i.e. 2.4 bedspaces / dwelling)
Preston	Preston House, GL7 5PR	18/01316/FUL	Conversion of the existing annexe currently used as student accommodation into additional accommodation for the main dwelling	Completed 2018/19	-1	0
Tetbury	Close Farm, Bath Road, GL8 8PH	22/00360/FUL	Change of use and conversion from office to 5no. student accommodation	Completed 2023/24	5	2
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	21/01606/FUL	The construction of day student facility, a student residential accommodation block, an extension to existing building to provide an annex containing student residential accommodation, an additional office building, car parking facility, provision of external recreational and communal space, provision of hard and soft landscaping and associated infrastructure	Completed 2024/25	19	8
				Total	**83**	**35**

7.5. Table 16 identifies committed purpose built student accommodation bedrooms at 1 April 2026. A figure is again provided for accommodation (dwellings) that new student bedrooms release in the wider housing market.

Table 16 – Purpose built student accommodation commitments at 1 April 2026 (bedspaces)

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation bedrooms (net)	Equivalent number of dwellings (i.e. 2.5 bedspaces / dwelling)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
				Total	**0**	**0**

8. The Steadings, Cirencester

8.1. Table 17 sets out the planning application progress for residential development at The Steadings strategic site, Cirencester. The site has Outline planning permission for up to 2,350 dwellings, amongst other things. As Reserved Matters applications are approved for individual phases, the number of dwellings associated with these phases is deducted from the outline total in this monitoring report.

8.2. This monitoring approach ensures that each phase of development is recorded and monitored individually, providing a clear and accurate picture of delivery across the site. It also prevents the double counting of dwellings, ensuring that cumulative totals across Outline and Reserved Matters permissions align with the overall approved capacity of 2,350 dwellings.

Table 17 – The Steadings (Cirencester)

Site No.	Application Reference	Address	Development Description	Status
9150	16/00054/OUT	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2,350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road	2,182 Not Started
9150.1	20/04343/REM	The Steadings Development Phase 1A, Chesterton, Wilkinson Road	Reserved Matters (Phase 1A) pursuant to Outline permission 16/00054/OUT (mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2,350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road) for scale, layout, appearance and landscaping for the erection of 68 dwellings with associated open space and landscaping	68 Complete
9150.2	25/02763/REM	The Steadings Development Phase 2A, Cranhams Lane, GL7 6JP	Reserved Matters pursuant to outline permission 16/00054/OUT relating to appearance, layout, landscaping and scale for the erection of 100 dwellings, landscaping and public open space for Phase 2 A of the development, and discharge of conditions 11, 16, 18, 48, 56	100 Not Started
			Total	**2,350**

9. Dwelling Completions in 2025/26

9.1. Table 18 lists the completed dwellings in Cotswold District for the 2025/26 monitoring year by individual sites.

Table 18 – Net dwelling completions by individual sites

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Adlestrop	23/02976	23/02976/FUL	Manor Farm House, Schoolers Lane, GL56 0YW	Internal and external alterations to the main house including the demolition of a single-storey extension and the erection of a new single-storey extension amendments to layout and fenestration. Repair and fit out existing ancillary cottage. Conversion of part of the existing barns to create ancillary accommodation. Landscape works including the installation of a new pool and relocation of car parking	BF	0.2	1	0	0	1	0	**1**
Ampney Crucis	24/00369	24/00369/FUL	Little Acre, Hilcot End, GL7 5HG	Erection of replacement dwelling detached garage, swimming pool and associated landscaping works	BF	0.45	1	0	0	1	1	**0**
Ampney St Mary	24/02495	24/02495/FUL	Quarry Farm, GL7 5SR	Change of use of land from agricultural to residential and conversion of outbuilding to 1no. dwelling with Solar PV panels	GF	0.214	1	0	0	1	0	**1**
Avening	21/02281	21/02281/FUL	Land Parcel Easting 387517 Northing 198301, Woodstock Lane	Conversion of agricultural barn into dwelling	GF	0.34	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Bagendon	23/02473	23/02473/FUL	Lyncroft, South Perrotts Brook, Bagendon, GL7 7BW	Erection of a single dwelling with detached garage	GF	0.24	1	0	0	1	0	**1**
Bagendon	2339.2	21/03371/FUL	Lyncroft Farm, GL7 7BW	Erection of one dwelling and double garage	GF	0.15	1	0	0	1	0	**1**
Birdlip	19/01871	19/01871/FUL	High Green Farm, Birdlip, GL4 8JH	Erection of four dwellings with associated access and landscaping	BF	0.33	4	0	0	4	0	**4**
Birdlip	24/00936	25/00411/FUL	The Nest, Birdlip Farm, GL4 8JH	Construction of a replacement dwelling and retention of `The Nest` for ancillary use	BF	1.09	1	0	1	0	1	**-1**
Bledington	22/02336	22/02336/FUL	Pippin, Stow Road	Demolition of dwelling and outbuildings and the erection of two detached dwellings outbuilding and the formation of access and associated landscaping	BF	0.2	2	0	0	2	0	**2**
Blockley	2553	23/01407/FUL	Haberdashers, Bell Lane, GL56 9ES	Demolition of a single dwelling and erection of 5 dwellings with associated works	BF	0.146	5	0	0	5	0	**5**
Blockley	24/01046	24/01046/FUL	7 Church View, Aston Magna, GL56 9QJ	Erection of a 3 bed dwelling with 2no. parking spaces	GF	0.02	1	0	0	1	0	**1**
Blockley	1638	19/00919/FUL	Ditchford-on-Fosse Cottages, Ditchford, Aston Magna	Replace two cottages with a single residential dwelling	BF	0.1	1	0	0	1	0	**1**
Bourton-on-the-Water	25/02718	25/02718/FUL	38 Roman Way, GL54 2EW	Retrospective subdivision of one unit into two separate units (C3)	BF	0.04	2	0	0	2	1	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Bourton-on-the-Water	20/02397	20/02397/FUL	Malt Cottages, Lansdowne	Erection of 1no. dwelling	GF	0.09	1	0	0	1	0	**1**
Bourton-on-the-Water	21/04295	21/04295/FUL	Murillo, Lansdowne, GL54 2AR	Erection of rear extensions and associated works reversion of 2no dwellings into 1no dwelling	BF	0.01	1	0	0	1	0	**1**
Bourton-on-the-Water	21/04242	23/00727/TDC	Our Lady Help of Christians Catholic Church, Station Road	Technical Details Consent for demolition of vacant church and erection of five dwellings together with associated access parking and landscaping following grant of Permission in Principle (ref: 21/04242/PLP)	BF	0.18	5	0	0	5	0	**5**
Bourton-on-the-Water	2610	23/02905/FUL	The Orchard, Gasworks Lane	Construction of one self-build dwelling and ancillary works	GF	0.35	1	0	0	1	0	**1**
Bourton-on-the-Water	25/00224	25/00224/FUL	1 And 2 South Lawn, Victoria Street, GL54 2FE	Combine 1 and 2 South Lawn to form a single dwelling alterations to windows including new rooflights change of use of land to residential including parking area and landscaping works	BF	0.03	1	0	1	0	2	**-2**
Brimpsfield	24/01226	24/01226/FUL	Blacklaines Farm, GL4 8LH	Conversion and partial demolition of agricultural barns to form 4 no. dwellings with access car parking and landscaping	GF	0.7	4	0	0	4	0	**4**
Broadwell	23/01678	23/01678/FUL	Manor Farm Barn, GL56 0YD	Addition of entrance door replacement windows and other associated works to annex	BF	0.32	1	0	0	1	0	**1**
Broadwell	21/04074	21/04074/FUL	North Rye House, Donnington, GL56 0XU	Change of Use of land and conversion/extension of barn for the creation of a dwelling plus hard and soft landscape works	GF	0.52	1	0	0	1	0	**1**
Chedworth	20/02017	22/03157/FUL	Land north east of Chedworth	Application for Technical Details Consent for 2 No. dwellings (based on a Permission in Principle application (ref. 20/02017/PLP) for the erection of up to 3no. dwellings) (revised)	GF	0.19	2	0	0	2	0	**2**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
			Village Hall, GL54 4NE									
Chedworth	23/03836	23/03836/FUL	Land and Building at E405542 N211928, Ballingers Row	Demolition of existing building and erection of dwelling with associated works	BF	0.11	1	0	1	0	1	**-1**
Cirencester	25/03087	25/03087/FUL	6 Chantry Close, GL7 2SA	Retrospective reinstating of two semi-detached dwellings (no.5 & no.6) by sub-dividing the current no.6	BF	0.007	2	0	0	2	1	**1**
Cirencester	25/00982	25/00982/FUL	The Ivy House, 2 Victoria Road, GL7 1EN	Change of Use from C1 (Bed & Breakfast) to C3 Dwellinghouse	BF	0.03	1	0	0	1	0	**1**
Cirencester	24/01170	24/01170/FUL	16 Kingshill, GL7 1DE	Erection of a two-bedroom bungalow	GF	0.04	1	0	0	1	0	**1**
Cirencester	21/02219	21/02219/FUL	Peartrees, Baunton Lane, GL7 2LN	Erection of a single detached four-bedroom dwelling with a new vehicular access within the grounds of Peartrees	GF	0.1	1	0	0	1	0	**1**
Cirencester	21/04204	21/04204/FUL	Barton Hall, 29 Gloucester Street, GL7 2DJ	Change of use and conversion from B1 office to residential dwelling with guest annex, garden and off-street parking	BF	0.06	1	0	0	1	0	**1**
Cirencester	24/03021	24/03021/FUL	86 Dyer Street, GL7 2PF	Change of use from Class E (commercial) to Class C3 (residential) for the creation of 1 no. dwelling (ground floor flat)	BF	0.01	1	0	0	1	0	**1**
Cirencester	0588	15/03910/FUL	30-32 Dollar Street	Change of use from B1 to C3 residential use comprising conversion of existing buildings at 30 and 32 Dollar Street into 3 self-contained units with extension to the rear of 32 Dollar Street and new landscaping to the rear car park	BF	0.27	3	0	0	3	0	**3**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Cirencester	22/02580	22/02580/FUL	Cowley House, 12 Black Jack Street, GL7 2AA	Conversion of first and second floors to 3 no. one bedroom flats	BF	0.01	3	0	0	3	0	**3**
Cirencester	2698	17/03291/FUL	Shepherd Smail & Co, North Way House, North Way	Change of use of part of first floor office to two flats (Use Class C3) and associated alterations	BF	0.06	2	0	0	2	0	**2**
Cirencester	25/00157	25/00157/FUL	115 Cricklade Street, GL7 1JF	Reconfiguration of existing property to unify all floors into a single C3 dwelling	BF	0.01	1	0	0	1	1	**0**
Cirencester	2698.1	20/02694/OFRPAN	Northway House, North Way, GL7 2QY	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class O for the conversion of the office on first floor of Northway House West to form a one bedroom flat and a bedsit flat	BF	0.04	2	0	0	2	0	**2**
Cirencester	25/00650	25/00650/FUL	Land At Nos. 26 To 48 Austin Road, GL7 1BT	Demolition of existing 12 no. flats and construction of 14 no. new houses and flats together with associated car parking external works and landscaping	BF	0.58	14	14	0	0	12	**-12**
Coberley	6991.1	18/01615/FUL	Ullenwood Court, Ullenwood, GL53 9QS	Residential re-development consisting of 26 residential (C3) units and associated works	BF	13.5	26	0	0	5	0	**5**
Coln St Dennis	22/00353	22/00353/FUL	Upper Farm Buildings Along Lane To Fosse Cross, Coln Rogers	Conversion of barn to one dwelling with associated parking and works	GF	0.08	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Cowley	8386	18/03102/FUL	Korinn Farm, GL53 9NJ	Erection of an agricultural workers` dwelling and associated ancillary development. Retention of existing temporary static caravan to allow continued occupation whilst permanent dwelling is constructed	GF	4.93	1	0	0	1	0	**1**
Cutsdean	21/01653	21/01653/FUL	Land at Grid Reference 413525 230854, Hinchwick Hill Barns, Old Hinchwick	Conversion of barns to provide one residential unit associated landscaping and erection of outbuilding	GF	1.12	1	0	0	1	0	**1**
Down Ampney	22/00827	22/00827/FUL	Rooktree Farm, GL7 5QT	Change of use of agricultural land and the erection of 9 dwellings together with associated infrastructure and landscaping. Demolition of existing buildings	GF	1.11	9	0	0	9	0	**9**
Down Ampney	22/03992	22/03992/FUL	Dukes Field Land to the south of the Pheasantry, Oak Road	Erection of 10 dwellings with associated accesses landscaping and infrastructure (amendment to 21/00949/FUL)	GF	0.88	10	0	0	2	0	**2**
Down Ampney	6470	17/03826/REM	Land at Broadway Farm	Reserved Matters Application in conjunction with outline planning permission reference 15/01567/OUT for demolition of redundant buildings and redevelopment with up to 44 dwellings	GF	3.35	44	0	21	19	0	**19**
Driffield	24/00055	24/01998/TDC	Land south of 1 - 3 Corner Houses, GL7 5QA	Technical Details Consent application for the construction of 2 no. dwellings following approval of Permission in Principle (ref: 24/00055/PLP)	GF	0.1	2	0	0	2	0	**2**
Duntisbourne Abbotts	22/03940	22/03940/FUL	Duntisbourne Leer Farm, GL7 7AS	Change of use of ancillary accommodation to an independent dwelling and its associated curtilage	BF	0.52	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Duntisbourne Rouse	23/01825	23/01825/FUL	Upper Rectory Farm, Daglingworth, GL7 7HY	Demolition of 2 no. dwellings and outbuildings and erection of 1 no. replacement dwelling and outbuildings with associated landscaping and works	BF	1.97	1	0	0	1	0	**1**
Eastleach	20/01755	20/01755/FUL	Blue Barn, Eastleach Martin, GL7 3NW	Change of use from agricultural to residential and the creation of external swimming pool (part retrospective) demolition of existing attached garage and erection of two storey front and side extension erection of single storey side and rear extension widening of vehicular access and associated landscaping	GF	0.67	1	0	0	1	0	**1**
Fairford	24/01550	24/01550/FUL	The Tree House, Cinder Lane, GL7 4AX	Erection of additional storey two storey extension first floor balcony detached garage and single storey extension to annex.	BF	0.31	1	0	0	1	0	**1**
Fairford	18/02520	18/02520/FUL	Land south of Wick House, East End, GL7 4AP	Erection of two dwellings	BF	0.16	2	0	0	2	0	**2**
Hazelton	21/02227	21/02227/FUL	Puesdown Inn, GL54 4DN	Alterations extensions and erection of outbuildings to facilitate the change of use of the building into 4 dwellings	BF	0.83	4	0	0	4	0	**4**
Kemble	23/02521	23/02521/FUL	Ewen Springs, GL7 6BY	Erection of three estate worker cottages with associated landscaping and change of use from amenity land to Class C3 Dwellinghouses	GF	0.42	3	0	0	3	0	**3**
Kingscote	20/03057	20/03057/FUL	2 & 3 Ashcroft Cottages, Ashcroft Road, Bagpath, GL8 8YF	Change of Use of redundant farm buildings and existing cottage and erection of single-storey and two-storey elements to form single dwelling with housekeeper`s accommodation	BF	0.32	2	0	0	2	0	**2**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Lechlade	22/02158	22/02158/FUL	Manor Farm, London Road, GL7 3DU	Conversion and change of use of various former farm buildings to 5 no. residential dwellings and associated works	GF	1.6	5	3	1	1	0	**1**
Lechlade	26/00176	26/00176/FUL	Orchard House South, Fairford Road, Downington, GL7 3DL	Retrospective conversion of a single storey outbuilding into residential annexe	BF	0.03	1	0	0	1	0	**1**
Little Rissington	21/02301	21/02301/FUL	Holly Cottage, GL54 2ND	Alterations to existing outbuilding to form new dwelling	BF	0.04	1	0	0	1	0	**1**
Long Newton	24/00416	24/00416/FUL	Sundown, GL8 8RH	Demolition of existing dwelling and erection of 2no. dwellings with associated works	BF	0.15	2	0	2	0	1	**-1**
Longborough	4353	21/02068/FUL	Upper Town House, Moreton Road, GL56 0QQ	Demolition of bungalow and construction of 6No. houses and associated access alterations	GF	2.36	6	0	0	6	0	**6**
Longborough	23/01634	23/01634/FUL	Windy Ridge, The Crook, GL56 0QY	Change of use of 2no. buildings (including extension to 1no. building) to form 2no. holiday lets; erection of 1no. replacement dwelling extensions to 2no. existing dwellings; replacement of existing building with ancillary storage building; alterations to the design of 2no. extant dwellings (as approved under application reference: 20/02504/FUL); associated landscaping including creation of orchard; parking; and other associated works	BF	3.43	1	0	1	0	1	**-1**
Longborough	24/03647	24/03647/FUL	Larch Hill, Ganborough, GL56 0QZ	Demolition of dwelling and garage block, erection of new dwelling repositioned further within the site and garage block to include ancillary accommodation landscaping and alterations to access	BF	1.79	1	1	0	0	1	**-1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Maugersbury	19/01183.1	22/04415/FUL	Carmel, Wyck Hill, GL54 1HT	Replacement Dwelling and Associated Works	BF	0.02	1	0	1	0	1	**-1**
Mickleton	23/03768	23/03768/FUL	80 Granbrook Lane, GL55 6TF	Demolition of existing dwelling and erection of two dwellings with all associated works	BF	0.16	2	0	0	2	0	**2**
Moreton-in-Marsh	25/01277	25/01277/CLEUD	1 Bourton Road, GL56 0AR	Certificate of Lawful Existing Use or Development under section 191 of the Town and Country Planning Act 1990 for use of No 1 Bourton Road as an independent residential dwelling	BF	0.05	1	0	0	1	0	**1**
Moreton-in-Marsh	25/02541	25/02541/CLEUD	Rowan Cottage, High Street, GL56 0AD	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of Rowan Cottage as an independent dwelling from Dereham House	BF	0.01	1	0	0	1	0	**1**
Moreton-in-Marsh	20/03082	20/03082/FUL	The Old Bank, Bourton Road, GL56 0AR	Change of use of building to form 1no. dwelling	BF	0.02	1	0	0	1	0	**1**
Moreton-in-Marsh	19/00086	21/02766/REM	Land to east of Evenlode Road	Erection of 67 dwellings open space and landscaping (Reserved Matters application)	GF	7.17	67	3	0	14	0	**14**
Moreton-in-Marsh	19/02248	19/02248/FUL	Land at Dunstall Farm, Fosseway	Erection of 250 dwellings (to include 150 Market Housing and 100 Affordable Housing) with associated vehicular access landscaping drainage and public open space (phased development of 146 dwellings in phase 1 92 dwellings in phase 2 and 12 dwellings in separate phases thereafter).	GF	16.36	250	65	68	56	0	**56**
Moreton-in-Marsh	25/01894	25/01894/FUL	30 Jameson Court, GL56 0EW	Conversion of a residential dwelling into 2no. residential Flats	BF	0.01	2	0	2	0	1	**-1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Naunton	23/00150	23/00150/FUL	Land parcel at E412426 N224183, South of Labri Cottage	Proposed agricultural and equestrian development with incorporated rural worker`s dwelling and construction of associated hardstanding (partially retrospective)	GF	0.8	1	0	0	1	0	**1**
Naunton	23/02322	23/03298/FUL	Hill Barn Farm, GL54 3AZ	Demolition of existing building erection of annex conversion of existing building for ancillary residential use and associated works	BF	1.25	1	0	0	1	0	**1**
Naunton	24/01784	24/01784/FUL	Ben Pauling Racing, Naunton Downs Estate, GL54 3AE	Change of use of the first floor of existing equine welfare barn to provide grooms` accommodation	GF	0.07	1	0	0	1	0	**1**
North Cerney	23/04010	22/03621/FUL	The Grange, Woodmancote GL7 7EA	Extension and remodelling of existing garage to create ancillary residential accommodation to host dwelling. Erection of Pedestrian and Vehicle gates and other associated works	BF	1.67	1	0	0	1	0	**1**
North Cerney	24/02235	24/02235/FUL	Chapel Farm, Chapel Lane, GL7 7DE	Change of use of farm house and outbuilding from its current status as commercial/office use back to its original use as residential	BF	0.077	1	0	0	1	0	**1**
Oddington	7988	22/01736/FUL	Banks Farm, Upper Oddington, GL56 0XG	Construction of a new dwelling following the demolition of a modern portal framed building in place of extant permission reference 19/02620/FUL (for the conversion of modern agricultural building to two dwelling houses)	GF	0.18	1	0	0	1	0	**1**
Poulton	22/02845	22/02845/FUL	The Haven, London Road, GL7 5JQ	Demolition of existing bungalow and erection of two storey dwelling with associated works	BF	0.18	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Shipton Moynes	23/01761	23/01761/FUL	West View, The Street, GL8 8PN	Replacement dwelling with solar PVs and EV charging point	BF	0.12	1	0	0	1	0	**1**
Siddington	20/00400	20/00400/FUL	Land south west of the Byre	Erection of dwelling with detached car port and workshop	GF	0.27	1	0	0	1	0	**1**
Somerford Keynes	21/00961	21/00961/FUL	Tall Trees, Water Lane, GL7 6DS	Change of use from a cycle hire facility (E (a) Use Class) to a single residential dwelling (C3 Use Class) (part retrospective)	BF	0.7	1	0	0	1	0	**1**
South Cerney	23/02101	23/02101/FUL	Land and properties at Berkeley Close, GL7 5UN	Demolition of 56 no. existing REEMA non-traditional residential units and 21 lock up garages stopping up of existing highway and the erection of 82 no. new residential units the retention and refurbishment of 2 existing residential units together with associated new proposed adopted highway access drives open space external works and landscaping	BF	4.37	84	34	43	7	0	**7**
South Cerney	24/00956	24/00956/FUL	Hideaway, Bow Wow, GL7 5TW	Erection of replacement dwelling together with alteration and extension of existing ancillary outbuilding and other associated works	BF	0.12	1	0	1	0	1	**-1**
Southrop	24/02123	24/02123/FUL	Keble Cottage, GL7 3NU	Internal alterations to 2x semi-detached cottages to form a single dwelling. The scope includes re-opening previously blocked connections + the formation of new connections	BF	0.046	1	0	0	1	2	**-1**
Stow-on-the-Wold	22/03688	22/03688/FUL	Martin House, Sheep Street, GL54 1AA	Change of Use of Martin House from a single dwelling to 2no. two bedroom apartments with associated works	BF	0.01	2	0	0	2	1	**1**
Temple Guiting	23/01641	23/01641/FUL	The Cabin, The Hitchins Farm, GL54 5SG	Retention of log cabin as rural worker`s dwelling	BF	0.2	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Temple Guiting	21/00568	21/00568/FUL	Ford Manor House, Ford, GL54 5RU	Demolition of two stable buildings alteration extension and conversion of Dutch barn and lean-to to form 1no. dwellinghouse and associated works	BF	0.22	1	0	0	1	0	**1**
Tetbury	21/00549	21/00549/FUL	Northfield Garage, London Road, GL8 8HW	45 residential dwellings with associated garages/parking including demolition of existing petrol filling station and other existing buildings	BF	0.94	45	0	17	28	0	**28**
Tetbury	23/02682	23/02682/FUL	Land west of Worwell Farmhouse, Cirencester Road, GL8 8RY	Mixed use development comprising healthcare facility 27 dwellings (including 11 affordable units) landscaping site access internal estate road and associated works	GF	2.45	27	5	19	3	0	**3**
Tetbury Upton	23/00698	23/00698/FUL	Upton Grove, GL8 8LP	Demolition of majority of rear wing and storage building conversion of remaining former dairy building to one dwelling and erection of garage.	GF	0.29	1	0	0	1	0	**1**
Todenham	5662	17/02973/FUL	Land east of Becket Close	Erection of a detached dwelling and associated works	GF	0.15	1	0	0	1	0	**1**
Todenham	9055.2	23/02752/FUL	Land adjacent to Glebe Farm Bungalow, GL56 9NZ	Erection of a dwelling and garage	GF	0.11	1	0	0	1	0	**1**
Todenham	23/02468	23/02468/FUL	Homestallend House, GL56 9PF	Demolition of existing dwelling and erection of two new dwellings with associated works	BF	0.11	2	0	2	0	1	**-1**
Upper Rissington	24/01125	24/01125/FUL	Annex at 18 Mitchell Way	Proposed single-storey rear extension to detached garage to create an annex to dwelling and conversion of existing garage into annex	BF	0.03	1	0	0	1	0	**1**
Upper Rissington	23/02520	23/02520/FUL	Land at Sandy Lane Court	Erection of 4no. dwellings and associated works	BF	0.09	4	0	0	4	0	**4**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Westcote	22/02988	23/03385/FUL	Field Farm, Nether Westcote	Erection of a new dwelling and garage within the residential curtilage of an existing dwelling (revised scheme)	GF	0.14	1	0	0	1	0	**1**
Westcote	4564.2	20/03726/FUL	Church Farm Buildings, OX7 6SD	Redevelopment of existing barn and surrounding yard to create 3 no. dwellings within the current envelope with associated parking structures and landscaping	GF	0.22	3	0	0	3	0	**3**
Westcote	1019.2	21/02632/FUL	The Quarry, Nether Westcote, OX7 6SD	Demolition of the existing buildings and erection of 4 dwellings (amendments to design of permission 20/03022/FUL)	BF	0.35	4	0	0	2	0	**2**
Weston Subedge	2595	17/03004/REM	Brymbo, Honeybourne Lane, GL55 6PU	Demolish existing dwelling and erect two dwellings (reserved matters following 15/02695/OUT)	BF	0.17	2	0	0	1	0	**1**
Wick Rissington	22/01524	22/01524/FUL	Garage Building, Wyck Hill Court, Wyck Hill	Conversion of existing garage building to dwellinghouse and erection of carport	BF	0.11	1	0	0	1	0	**1**
Wick Rissington	21/03104	21/03104/FUL	Olive Hill Farm, GL54 2PW	Demolition of existing dwelling and erection of a replacement dwelling	BF	1.11	1	0	0	1	0	**1**
Wick Rissington	24/00280	24/00280/FUL	Little Orchard, GL54 2PN	Demolition of existing dwelling and erection of replacement dwelling with associated works	BF	0.44	1	0	1	0	1	**-1**
Willersey	21/01070	24/00686/TDC	Brookville, Broadway Road, WR12 7PH	Technical Details Consent for one dwelling and associated works following grant of Permission in Principle (ref: 21/01070/PLP)	GF	0.07	1	0	0	1	0	**1**
Willersey	23/03814	23/03814/FUL	Field House, Broadway Road, WR12 7PH	Demolition of existing commercial and domestic buildings and construction of 5 dwellings and associated infrastructure	BF	0.48	5	0	0	5	0	**5**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Willersey	24/00152	24/00152/FUL	Highlands Broadway Road, WR12 7PH	Proposed conversion of existing garage to annexe	BF	0.08	1	0	0	1	0	**1**
										271	**31**	**240**

10. Dwelling Commitments at 1 April 2026

10.1. Table 19 lists committed dwellings at 1 April 2026.

* = the Council has resolved to permit the application subject to the completion of a Section 106 Agreement or the resolution of another matter.

Table 19 – Net commitments by individual sites

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Ampney Crucis	25/01617	25/01617/FUL	4 London Road, GL7 5RS	Erection of a new dwelling	GF	0.07	1	0	1	0	0	**1**
Ampney Crucis	25/03247	25/03247/FUL	Land South Of Backs Lane, Backs Lane	Erection of a single dwellinghouse	GF	0.11	1	0	1	0	0	**1**
Ampney Crucis	5121.2	23/01865/FUL	Land south of Back Lane	Erection of 2 no. dwellings with associated ancillary development	BF	0.25	2	0	0	2	0	**2**
Ampney Crucis	3842	20/02591/FUL	Grain Store and Grain Dryer, Back Lane	Demolition of agricultural buildings and the construction of three new dwellings	GF	0.23	3	2	1	0	0	**1**
Ampney Crucis	0302.3	21/03554/AGRPAN	Crucis Park Farm, Barnsley Road, GL7 5DX	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class Q for change of use of an agricultural building to create two dwellinghouses along with proposed building operations	GF	0.07	2	0	2	0	0	**2**
Ampney Crucis	22/01513	25/00482/FUL	Land south of Back Lane	Construction of a single dwellinghouse	GF	0.08	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Ampney St Peter	23/03345	23/03345/FUL	Pound Cottage, GL7 5SJ	Erection of single storey extension to garage and alterations to form an annex	BF	0.08	1	0	1	0	0	**1**
Andoversford	1176	19/03186/FUL	Windsmeet, Garricks Head, GL54 4LH	Conversion of outbuilding into a single dwelling	BF	0.04	1	0	0	1	0	**1**
Andoversford	0995	16/00433/FUL	Whilaway, Garricks Head, GL54 4LQ	Demolition of existing dwelling and erection of a replacement dwelling	BF	0.26	1	0	0	1	1	**0**
Andoversford	22/01742	23/01529/FUL	Sunnyside, Gloucester Road, GL54 4HR	Erection of a detached bungalow with associated landscaping and parking; removal of dormer from existing bungalow (Resubmission)	GF	0.16	1	0	1	0	0	**1**
Avening	25/00473	25/00473/FUL	The Barn, Gatcombe View Stable, Woodstock Lane	Conversion of a barn to a dwelling (Part Retrospective)	GF	0.02	1	0	0	1	0	**1**
Avening	24/03624	24/03624/FUL	Boat House, Gatcombe Water	Repair refurbishment and extension to Boathouse to form a self-build dwelling and the erection of external garage and maintenance hut	BF	0.35	1	0	1	0	0	**1**
Avening	21/02282	25/01387/FUL	Plum Patch Cottage, 7 Star Lane, GL8 8NT	Erection of a self-build dwelling	GF	0.12	1	0	1	0	0	**1**
Avening	21/03751	21/03751/FUL	Land to the rear of 12A Star Lane, GL8 8NT	Erection of a residential dwelling	GF	0.18	1	0	0	1	0	**1**
Avening	24/02542	24/02542/FUL	Church Farm, Point Road, GL8 8ND	Conversion of a cart shed/garage (with granary over) into residential ancillary accommodation. Works to existing outdoor WC	BF	0.805	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Avening	19/00725	20/02653/REM	Tetbury Hill House, Tetbury Hill, GL8 8LZ	Reserved Matters pursuant to outline permission 19/00725/OUT (Outline application for the construction of two dwellings with access layout and scale to be determined) to include details relating to appearance and landscaping	GF	0.17	2	0	0	2	0	**2**
Avening	22/00926	22/00926/FUL	Longtree Barn, Tetbury Road, GL8 8LT	Conversion of a Dutch barn into 1 no. dwelling	GF	0.05	1	0	0	1	0	**1**
Avening	23/00352	23/00352/FUL	7 Woodstock Lane, GL8 8NG	Demolition and replacement of existing dwelling and outbuildings and associated landscaping and works	BF	0.11	1	0	1	0	1	**0**
Avening	5915	23/03218/FUL	Pimbury Park, GL8 8SF	Erection of replacement house with garage pool house and outdoor swimming pool and associated parking and access following partial demolition of existing house and demolition of existing outbuildings	BF	0.84	1	0	0	1	1	**0**
Avening	22/03666	22/03666/FUL	Old Quarries, Rectory Lane, GL8 8NJ	Change of use of existing buildings from residential institution (C2 use) to residential (C3 use) including demolition of modern extensions internal alterations and extensions demolition of modern institutional buildings and replacement with new dwellings	BF	2.98	11	0	8	3	0	**11**
Bagendon	23/01579	23/01579/FUL	Springfield Farm Units, Perrotts Brook	Erection of 2 no. dwellings with integral garages and associated ancillary development including new vehicular access onto Welsh Way	GF	0.17	2	0	2	0	0	**2**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Bagendon	22/03367	22/03367/FUL	Former Calf Barn, Moor Wood, Woodmancote	Conversion and change of use of a Calf Barn to a residential dwelling and associated works	GF	0.06	1	0	1	0	0	**1**
Bagendon	24/02907	24/02907/FUL	Home Farm Barn, Upper End, GL7 7DU	Conversion of buildings to form residential annexe to Home Farm Barn	BF	0.07	1	0	0	1	0	**1**
Barnsley	25/00993	25/00993/FUL	Greyhound Farmhouse Barn, GL7 5EF	Change of use and conversion of barn from tourist accommodation to 1no. self-build dwelling	BF	0.13	1	0	1	0	0	**1**
Barnsley	22/01857	22/01857/FUL	Pumping House about 360 metres east of Barnsley Park	Alterations and conversion of existing building for the creation of a dwelling and associated works	BF	0.414	1	0	0	1	0	**1**
Barrington	24/01719	24/01719/FUL	The Glebe Barn, OX18 4US	Conversion of office building to dwelling with associated works	BF	0.12	1	0	0	1	0	**1**
Barrington	24/01730	24/01730/FUL	The Old School, OX18 4UR	Conversion of School and associated building to two dwellings with associated works	BF	0.12	2	0	0	2	0	**2**
Barrington	21/02858	21/02858/FUL	Barrington Downs Farm, Barrington Downs, GL54 3PT	Change of use of agricultural buildings to create 1no. residential dwelling and erection of bat roost at secondary site	GF	6.02	1	0	0	1	0	**1**
Baunton	24/03634	24/03634/FUL	Baunton Rise, Cheltenham Road, GL7 7BQ	Demolition of dwelling and outbuildings. Erection of self-build dwelling and garage/workshop	BF	0.41	1	0	1	0	1	**0**
Bibury	22/03124	22/03124/FUL	Bibury Farm House, GL7 5PB	Conversion of 2no. dwellings back to original single dwelling with internal alterations	BF	0.23	1	0	1	0	2	**-1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Bibury	23/02902	23/02902/FUL	Land and buildings known as Garnes Barn, Ablington	Conversion of existing barns to form 1 No. dwelling house	GF	0.12	1	0	0	1	0	**1**
Bibury	1336.1	18/02537/FUL	Four Winds Barn, Ablington	Conversion of agricultural building to a dwelling	GF	0.35	1	0	0	1	0	**1**
Birdlip	24/00936	25/00411/FUL	The Nest, Birdlip Farm, GL4 8JH	Construction of a replacement dwelling and retention of `The Nest` for ancillary use	BF	1.09	1	0	0	1	0	**1**
Birdlip	24/03860	24/03860/OUT	Land to rear of Fern Cottage, Ermin Way, GL4 8JH	Outline planning application for the erection of one self-build dwellinghouse with all matters reserved except for access	GF	0.1	1	0	1	0	0	**1**
Bledington	23/03984	23/03984/FUL	Tally-Ho Cottage, Old Burford Road, OX7 6UT	Erection of 2no. dwellings with associated works	GF	0.16	2	0	0	2	0	**2**
Bledington	25/00761	25/00761/FUL	Micklands Hill Farm Barn, Stow Road, OX7 6XH	Conversion of a Dutch barn to a self-build dwelling including alterations extension erection of storage wall and associated works	GF	0.21	1	0	1	0	0	**1**
Bledington	23/03476	23/03476/FUL	Wells House, Old Burford Road, OX7 6US	Alterations and conversion of garage into granny annex	BF	0.03	1	0	1	0	0	**1**
Blockley	25/00145	25/03262/FUL	Long Meadow, Paxford, GL55 6XD	Demolition of a garage and erection of a 1.5 storey dwelling with new access and parking area to Long Meadow	GF	0.1	1	0	1	0	0	**1**
Blockley	25/01505	25/01505/FUL	Neighbrook Manor, Neighbrook, Aston Magna, GL56 9QP	Conversion of existing barn to dwelling with associated works	GF	0.29	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Blockley	24/01327	24/01327/FUL	Newitts Farm, Paxford, GL55 6XU	Conversion of existing agricultural building to self-build residential dwelling and erection of ancillary storage outbuilding	GF	0.48	1	0	0	1	0	**1**
Blockley	23/03217	23/03217/FUL	Land And Stables, Northwick Mill Farm, Station Road	Change of use of land from equestrian to residential and conversion of existing stables into two dwellings and associated works	BF	0.12	2	0	2	0	0	**2**
Blockley	24/01432	24/01432/AGRPAN	Agricultural Building (Barn 1), Land Off Church View, Paxford Road, Aston Magna	Prior approval application for the change of use of an agricultural building into a residential dwelling (C3) and associated operational development under Class Q parts (a) and (b) of the Town and Country (General Permitted Development Order) (England) Ord	GF	0.05	1	0	1	0	0	**1**
Blockley	24/01431	24/01431/AGRPAN	Agricultural Building (Barn 2), Land Off Church View, Paxford Road, Aston Magna	Prior approval application for the change of use of an agricultural building into two residential dwellings (C3) and associated operational development under Class Q parts (a) and (b) of the Town and Country (General Permitted Development Order) (England) Order 2015	GF	0.05	2	0	2	0	0	**2**
Blockley	22/02524	22/02524/FUL	New Haven, Greenway Road, GL56 9BQ	Erection of a detached replacement dwelling with associated works including demolition of existing dwelling	BF	0.09	1	0	0	1	1	**0**
Blockley	22/03492	22/03492/FUL	Hangmans Hall, Broad Campden, GL55 6UX	Conversion of stables and conversion/part rebuild of cart shed to create 2 farm workers cottages	GF	0.06	2	0	0	2	0	**2**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Blockley	9668	23/00645/FUL	Mulberry Cottage, Station Road, GL56 9ED	Conversion of disused building to residential dwelling	GF	0.1	1	0	1	0	0	**1**
Blockley	24/03766	24/03766/FUL	Snugborough Mill, Snugborough Lane, GL56 9DU	Erection of a two-storey garage studio and annex	GF	0.86	1	0	1	0	0	**1**
Blockley	24/00446	25/01622/FUL	Upper Paddlebrook Farm Road From B4479 TO A429, Middle Ditchford	Change of use of agricultural building to 1 no. five-bedroom dwelling with annex (self-build) including associated operational works and creation of curtilage (alternative scheme to extant prior approval 24/00446/AGRPAN for two dwellings)	GF	0.32	1	0	1	0	0	**1**
Bourton-on-the-Hill	20/02734	23/02135/FUL	Land south east of Little Tithe	Technical Details Consent for the construction of up to two dwellings following grant of Permission in Principle (Ref: 20/02734/PLP)	GF	0.23	2	0	2	0	0	**2**
Bourton-on-the-Water	24/00627	24/00627/FUL	Former Co-Operative Food, Station Road	Demolition of existing buildings hardstanding and phased redevelopment to provide a) residential dwellings b) retirement housing and c) shared access drive; with each phase being an independent act of development along with landscaping laying of roads parking drainage energy centre and other associated works	BF	1.36	82	0	82	0	0	**82**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Bourton-on-the-Water	25/00224	25/00224/FUL	1 And 2 South Lawn, Victoria Street, GL54 2FE	Combine 1 and 2 South Lawn to form a single dwelling alterations to windows including new rooflights change of use of land to residential including parking area and landscaping works	BF	0.03	1	0	0	1	0	**1**
Bourton-on-the-Water	25/01899	25/01899/FUL	1 Market Close, Roman Way, GL54 2HE	Conversion of a single existing 2 storey residential dwelling into 2no. new residential flats	BF	0.009	2	0	2	0	1	**1**
Bourton-on-the-Water	24/02395	24/02395/PLP	Land West Of Station Road	Permission in principle application for the erection of between 1no and 9no dwellings	GF	0.43	9	0	9	0	0	**9**
Bourton-on-the-Water	22/04359	24/03279/REM	2 Moore Road, GL54 2AZ	Erection of a one-bedroom one-storey bungalow (Reserved Matters application)	GF	0.1	1	0	1	0	0	**1**
Bourton-on-the-Water	22/04242	22/04242/FUL	Tagmoor Hollow, Marshmouth Lane, GL54 2EE	Demolition of existing dwelling and residential outbuildings and erection of a replacement farmhouse	BF	0.4	1	0	1	0	1	**0**
Bourton-on-the-Water	1576	20/00120/FUL	Kiln Rise, Bourton Hill, GL54 2LF	Erection of a replacement dwelling detached garage and associated works	BF	0.3	1	0	1	0	0	**1**
Bourton-on-the-Water	0605.2	17/02474/FUL	Kasvin, Rye Close, GL54 2EA	Replacement dwelling and associated works	BF	0.07	1	0	0	1	0	**1**
Bourton-on-the-Water	5101	23/01509/FUL	Former Ebley Tyre and Auto Services Site, Lansdowne, GL54 2AR	Demolition of commercial buildings change of use to residential erection of 3no. dwellings (1no. detached dwelling and 2no. flats) residential garage/store with associated works (revision to design of 22/00133/FUL)	BF	0.29	3	1	2	0	0	**2**
Bourton-on-the-Water	23/02705	23/02705/FUL	Barns opposite Pockhill Drive, Pock Hill Lane	Conversion of 3no. agricultural barns to form 1no. dwelling	GF	0.28	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Bourton-on-the-Water	23/03613	23/03613/FUL	Box Bush, High Street, GL54 2AN	Alterations and refurbishment works including conversion into four flats erection of extensions	BF	0.31	4	0	0	4	0	**4**
Bourton-on-the-Water	25/00172	25/00172/FUL	Whiteshoots Cottage, Whiteshoots Hill, GL54 2LE	Retrospective conversion of remainder of existing converted barn to an independent residential unit and refurbishment of studio into an independent residential unit	BF	0.28	2	1	0	1	0	**1**
Bourton-on-the-Water	24/01666	24/01666/FUL	Box Bush, High Street, GL54 2AN	Erection of a cottage dwelling and associated landscaping works	BF	0.05	1	0	1	0	0	**1**
Bourton-on-the-Water	23/01076	23/01076/FUL	Oli Bonny Pizza, High Street, GL54 2AQ	Change of use of first floor from Class C3 to Class E(b)	BF	0.01	0	0	0	0	1	**-1**
Boxwell with Leighterton	23/02728	23/02728/FUL	Stone Farm Barn, Farm Lane, GL8 8US	Conversion of existing outbuilding to ancillary annex	BF	0.22	1	0	1	0	0	**1**
Boxwell with Leighterton	23/03100	23/03100/FUL	Poole Farm, The Street, Leighterton, GL8 8UN	Conversion of barn to form 1no. dwelling demolition of farm buildings and erection of 3no. dwellings with associated works	GF	1	4	0	0	4	0	**4**
Brimpsfield	25/02771	25/02771/FUL	Land West Of Long Acre, Climperwell Road	Conversion and alteration of existing agricultural building to `self-build` single dwelling	GF	0.03	1	0	1	0	0	**1**
Broadwell	24/00254	24/00254/FUL	Sydenham Farm Cottage and Barn, Sydenham Farm	Erection of a replacement dwellinghouse with integral garage annex and associated works following the demolition of existing established cottage and barn benefiting from extant permission for residential conversion under reference 22/03811/FUL	BF	0.38	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Broadwell	23/00418	24/02414/REM	Land parcel opposite Wheat Close, Kennel Lane	Erection of 3 dwellings including details of Appearance Landscaping Layout Scale and Associated Works (Reserved Matters application)	GF	0.06	3	0	3	0	0	**3**
Broadwell	8481	20/02359/FUL	Old Quarry Farm, Moreton Road, GL54 1EG	Replacement of existing rural workers dwelling and site office	BF	0.06	1	0	0	1	0	**1**
Broadwell	22/03811	22/03811/FUL	Sydenham Farm Cottage, GL56 0YE	Conversion of Dutch barn to a residential dwelling house and associated works	GF	0.13	1	0	0	1	0	**1**
Broadwell	22/01275	23/02341/FUL	North Rye House, Donnington, GL56 0XU	Demolition of existing dwelling and erection of a replacement dwelling with associated leisure building	BF	3.29	1	0	0	1	0	**1**
Broadwell	23/03647	23/03647/FUL	Dutch Barns and Yard at Manor Farm	Demolition of two Dutch barns and creation of new dwelling with new detached garage and associated works	GF	0.25	1	0	0	1	0	**1**
Broadwell	20/02334	20/02334/FUL	College Tythe Barn, Chapel Street, GL56 0TW	Erection of a two storey dwelling	GF	0.15	1	0	0	1	0	**1**
Chedworth	23/03836	23/03836/FUL	Land and Building at E405542 N211928, Ballingers Row	Demolition of existing building and erection of dwelling with associated works	BF	0.11	1	0	0	1	0	**1**
Chedworth	20/00508	20/02379/FUL	Land north of the Old Farm Hawks Lane	Erection of a detached dwelling (revised scheme)	BF	0.23	1	0	0	1	0	**1**
Chedworth	9655	17/02349/FUL	Shedden`s Barn, Stowell Park, GL54 3LE	Conversion of agricultural barns to 2 no dwelling houses and associated works	GF	0.23	2	0	0	2	0	**2**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Chedworth	21/03709	21/03709/FUL	Denfurlong Farm, Fields Road	Development of a rural exception scheme comprising 5 affordable dwellings and 4 open market dwellings	GF	0.61	9	0	0	9	0	**9**
Chipping Campden	2132	21/00415/FUL	Land to rear of Ashlar, Coppers and Wyldlands Broad, GL55 6UR	Erection of 2 dwellings and associated works	GF	0.41	2	0	0	2	0	**2**
Chipping Campden	25/01593	25/01593/FUL	Marleys, Aston Road, GL55 6HR	Erection of a new 4 bed dwelling and associated works	GF	0.24	1	0	0	1	0	**1**
Chipping Campden	25/00938	25/00938/FUL	Land And Building South East Of 1 The Stables, GL55 6AU	Conversion and extension of existing building to provide a one-bedroom dwelling	BF	0.09	1	0	1	0	0	**1**
Chipping Campden	25/02239	25/02239/OUT	Campden End, Park Road, GL55 6EB	Outline application for the erection of 5 no. dwellings associated works and access alterations and demolition of existing domestic garage with all matters reserved with the exception of access	GF	0.49	5	0	5	0	0	**5**
Chipping Campden	25/00296	25/00296/FUL	Guild Cottage, Sheep Street, GL55 6DR	Conversion and extension of garage to create one self-build dwellinghouse	BF	0.07	1	0	1	0	0	**1**
Chipping Campden	23/03681	23/03681/FUL	Westington Mill, Park Road, GL55 6EB	Demolition and replacement pool house and garage with associated works	BF	1.084	1	0	1	0	0	**1**
Chipping Campden	23/01451	23/01451/FUL	The Tyning, Blind Lane, GL55 6ED	Erection of a single-storey one-bedroom annexe	GF	0.11	1	0	1	0	0	**1**
Chipping Campden	24/01270	24/01270/FUL	Campden Gallery, High Street, GL55 6AG	Change of use of existing first and second floors from Art Gallery to residential including internal alterations	BF	0.01	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Chipping Campden	22/01873	22/01873/FUL	Land and barn south west of Aston Road	Conversion of barn to residential dwellinghouse and associated works	GF	0.1	1	0	0	1	0	**1**
Chipping Campden	22/01373	22/01373/FUL	Barn, Fereby Close	Conversion of existing Dutch Barn to form a single residential dwelling	GF	0.14	1	0	0	1	0	**1**
Chipping Campden	0860	20/02146/FUL	Roydon, Broad Campden, GL55 6UR	Erection of a dwelling and detached garage with ancillary accommodation above (amendments to design of permission 19/01536/FUL)	GF	0.07	1	0	0	1	0	**1**
Chipping Campden	20/03875	20/03875/FUL	Braithwaite House, High Street	Change of use alterations and extension to create five dwellings involving demolition of existing rear single-storey former clubroom	BF	0.09	5	0	0	5	0	**5**
Chipping Campden	1769.2	21/00034/FUL	Fillet & Bone, High Street, GL55 6AT	Proposed 1-bed duplex apartment and 1-bed maisonette in lieu of approved Bistro/Cafe Kitchen and Office	BF	0.05	2	1	0	1	0	**1**
Chipping Campden	21/00824	23/01459/FUL	Land Rear Of Wyldlands, Broad Campden	Erection of a dwelling and associated works	BF	0.15	1	0	0	1	0	**1**
Chipping Campden	23/02678	23/02678/FUL	Lloyds Bank, High Street, GL55 6HH	Change of use extensions and alterations to former bank to create five dwellings	BF	0.09	5	0	5	0	0	**5**
Cirencester	25/00650	25/00650/FUL	Land At Nos. 26 To 48 Austin Road, GL7 1BT	Demolition of existing 12 no. flats and construction of 14 no. new houses and flats together with associated car parking external works and landscaping	BF	0.58	14	0	14	0	0	**14**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	25/00394	25/02200/OPANOT	Querns Business Centre, Whitworth Road, GL7 1RT	Prior notification for change of use from Commercial Business and Service (Use Class E) to a Dwellinghouse (Use Class C3) - Conversion of Units A B and C to 11 flats	BF	0.3	19	0	0	19	0	**19**
Cirencester	25/02196	25/02196/FUL	Sewell House, 45 Chesterton Lane, GL7 1XJ	Change of use from single dwellinghouse C3 to 5 flats	BF	0.08	5	0	5	0	1	**4**
Cirencester	25/02162	25/02162/FUL	93 Victoria Road, GL7 1ES	Change of Use from C1 (Bed & Breakfast) to C3 Dwellinghouse and use of manager`s accommodation as annex	BF	0.07	1	0	1	0	0	**1**
Cirencester	24/02117	24/02117/FUL	5 Dyer Street, GL7 2PP	Conversion of office building to 9 no. apartments erection of 5 no. new dwellings to the rear together with associated ancillary development	BF	0.28	15	0	15	0	0	**15**
Cirencester	25/00755	25/00755/FUL	Land South Of Cricklade Road, GL7 1PS	Erection of a block of 3 flats	GF	0.03	3	0	3	0	0	**3**
Cirencester	25/00786	25/00786/FUL	40 Market Place, GL7 2NW	Retention of ground floor as Class E (Retail Shop) and change of use of upper floors to one flat	BF	0.01	1	0	1	0	0	**1**
Cirencester	25/02699	25/02699/FUL	23 Sheep Street, GL7 1RQ	Change of use from former offices to three residential dwellings including the replacement of the existing modern rear extension with a new rear extension and parking facilities	BF	0.05	3	0	0	3	0	**3**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	24/03529	24/03529/FUL	Wheatsheaf, 79 Cricklade Street, GL7 1JF	Conversion of the public house (sui generis) to 2 three-bedroom dwellings (Use Class C3) demolition of single storey rear extension and outbuildings and erection of 1 two-bedroom and 4 three-bedroom dwellings (Use Class C3) utilising accesses off Cricklade Street and West Way with associated parking hard and soft landscaping	BF	0.22	7	0	0	7	0	**7**
Cirencester	24/03681	24/03681/FUL	42 Querns Lane	Demolition of existing commercial building and 2no. residential flats and erection of 4no. residential dwellings	BF	0.06	4	0	4	0	2	**2**
Cirencester	24/03660	25/02747/OPANOT	40B Warrens Gorse Mews, Cricklade Street, GL7 1JH	Prior notification for change of use from Commercial Business and Service (Use Class E) to 1no. ground floor flat (Use Class C3)	BF	0.01	1	0	0	1	0	**1**
Cirencester	22/00979	22/00979/FUL	74 Dyer Street, GL7 2PW	Change of use of former retail unit (Use Class A1) to 1 No. flat (Use Class C3) and associated internal alterations and external restoration	BF	0.03	1	0	1	0	0	**1**
Cirencester	24/01824	25/03579/FUL	1-3 Dollar Street and 1 Coxwell Street, GL7 2AJ	Change of use and conversion of existing buildings to create a new dwelling and additional residential floorspace (revised scheme)	BF	0.05	2	0	0	2	0	**2**
Cirencester	25/00588	25/00588/FUL	Pigeon House, Whiteway Workshops, The Whiteway, GL7 7BA	Conversion of Pigeon House into a dwelling to include new conical roof to replace flat roof with internal and external alterations	BF	0.07	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	25/03269	25/03269/FUL	5 Gosditch Street, GL7 2AG	Change of use from commercial premises to single residential dwelling	BF	0.03	1	0	1	0	0	**1**
Cirencester	23/01044	23/01044/FUL	Iyengar, 64 Watermoor Road, GL7 1LD	Conversion of outbuilding to create ancillary accommodation and alterations to carport to form workshop	BF	0.17	1	0	0	1	0	**1**
Cirencester	22/04465	22/04465/FUL	1 Weavers Road, GL7 1DB	Division of existing dwellinghouse into two erection of single-storey rear extension and extension of dropped kerb	BF	0.03	2	0	0	2	1	**1**
Cirencester	22/01300	22/01300/OPANOT	Apollo Court, Love Lane, GL7 1ZR	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class MA for change of use from class E (Office) to class C3 residential	BF	0.09	7	0	7	0	0	**7**
Cirencester	0854	15/01951/FUL	Land parcel east of Vyners Close, Chesterton Lane	The erection of a dwelling and associated garage building Council has confirmed a material commencement has been made (19/03904/ENQ)	GF	0.5	1	0	1	0	0	**1**
Cirencester	21/01739	21/01739/FUL	33 The Smithy, GL7 1HU	Retention of original dwelling and extension to rear and conversion of garage with extension upwards to create a three bedroom dwelling	BF	0.03	1	0	0	1	0	**1**
Cirencester	4302	21/02188/REM	Southleigh, 48 Somerford Road, GL7 1TX	Erection of single detached dwelling (Reserved Matters application)	GF	0.46	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	22/03306	22/03306/FUL	Peter Hammond Motorcycles Ltd, 40 - 44 Watermoor Road, GL7 1LD	Conversion alteration and partial demolition of existing buildings to create 4 no. dwellings together with covered parking and associated ancillary development	BF	0.05	4	0	0	4	0	**4**
Cirencester	5127	23/02812/FUL	Amberley, 54 Somerford Road, GL7 1TX	Proposed dwelling in the rear garden and associated vehicular access and works (Amendments to design of approved application reference 17/04755/FUL)	GF	0.2	1	0	1	0	0	**1**
Cirencester	23/03662	23/03662/FUL	Ewe Pens Farm, Cirencester Park	Change of use and conversion of farm building to residential dwelling with associated amenity space	GF	0.026	1	0	1	0	0	**1**
Cirencester	24/00952	24/00952/FUL	1A The Wool Market, Dyer Street, GL7 2PR	Change of use from office to residential and associated works	BF	0.01	1	0	1	0	0	**1**
Cirencester	24/02285	24/02285/OPANOT	Oops A Daisy, 40 Cricklade Street, GL7 1JH	Prior notification for change of use from Commercial Business and Service (Use Class E) to mixed use including up to two flats (Use Class C3)	BF	0.02	2	0	0	2	0	**2**
Cirencester	21/02487	21/02487/FUL	7 Dyer Street GL7 2PR	Change of use of first and second floors from offices (Class E) to residential (Class C3)	BF	0.01	2	0	0	2	0	**2**
Cirencester	22/02888	22/02888/FUL	The Mead House, 18 - 20 Thomas Street, GL7 2AX	Change of use from offices (Class E) to 2no. residential dwellings (Class C3) and associated internal alterations	BF	0.23	2	1	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	2239	14/01529/FUL	Brewery Court	Mixed use development comprising a four screen cinema student accommodation restaurants and cafes shops and refurbished public realm including the provision of a new substation and new public toilets both replacing existing structures	BF	4.27	110	0	110	0	0	**110**
Cirencester	5075	18/02616/FUL	Barn and land east of 1A Barn Way, Stratton	Erection of dwelling and modification of existing vehicular access	BF	0.06	1	0	1	0	0	**1**
Cirencester	9150.2	25/02763/REM	The Steadings Development, Phase 2A, Crahams Lane, GL7 6JP	Reserved Matters pursuant to outline permission 16/00054/OUT relating to appearance layout landscaping and scale for the erection of 100 dwellings landscaping and public open space for Phase 2 A of the development and discharge of conditions 11 16 18 48 56	GF	2.49	100	0	100	0	0	**100**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	9150	16/00054/OUT	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2 350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly) 9.1 hectares of employment land (B1 B2 and B8 uses) a primary school a neighbourhood centre including A1 A2 A3 A4 and A5 uses as well as community facilities (including a health care facility D1) public open space allotments playing fields pedestrian and cycle links (access points onto Tetbury Road Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road Spratsgate Lane Wilkinson Road and Somerford Road	GF	120.7	2282	0	2182	0	0	**2182**
Clapton	22/02321	22/02321/FUL	Farncombe Barn, Clapton-on-the-Hill, GL54 2LG	Conversion of existing barn to form 1 no. dwelling	GF	0.19	1	0	0	1	0	**1**
Clapton	25/00030	25/00030/FUL	Longhedge, Bungalow, GL54 2LG	Demolition of existing bungalow and erection of replacement new dwelling	BF	0.135	1	0	1	0	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Coates	24/02636	24/02636/FUL	Site Adjoining Sarona, GL7 6NN	Erection of bungalow and new vehicle access to Sarona	GF	0.07	1	0	0	1	0	**1**
Coates	20/01200	20/01200/FUL	Glebe House, Trewsbury Road, GL7 6NU	Construction of a detached dwelling and garage and associated access	GF	0.18	1	0	0	1	0	**1**
Coberley	23/00960	23/00960/FUL	Dowmans Farm, GL53 9QY	Conversion of existing barn to residential dwelling	GF	0.02	1	0	1	0	0	**1**
Coberley	6991.2	21/00467/FUL	Land north of Greenway Lane, Ullenwood, GL53 9QB	Change of use of existing stables to residential use to include provision of basement (revision to permission 19/01013/FUL)	GF	0.11	1	0	1	0	0	**1**
Coberley	7076	19/00245/OFRPAN	Cuckoo Pen Farm, Shab Hill, Birdlip, GL4 8JX	Change of use from light industrial to residential	BF	0.06	1	0	0	1	0	**1**
Coberley	22/00734	22/00734/PLP	Land to the east of 2 Close Farm Lane	Permission in Principle application for 1 no. self-build dwelling	GF	0.07	1	0	1	0	0	**1**
Cold Aston	5458	14/03012/FUL	The Ridge, Fosseway	Subdivision of existing dwelling to provide four residential units and extension and alteration to existing garage to provide one residential unit	BF	0.6	5	0	5	0	1	**4**
Coln St Aldwyn	24/03058	24/03058/FUL	Stables At Dean Farm, Approximately 20 Metres South West Of Lower Cottages, Eastleach, GL7 5AX	Self-build conversion of existing stables/barn to form 1 no. residential dwelling	GF	0.19	1	0	1	0	0	**1**
Coln St Aldwyn	22/02896	22/02896/FUL	Coln Mill, GL7 5AJ	Conversion of dwelling to form 2 no. holiday cottages conversion and extension of stables to form study/gym	BF	0.33	0	0	0	0	1	**-1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				and alterations to fenestration and landscaping								
Coln St Aldwyn	22/02069	23/01498/REM	Merryfield Farms, Aldsworth, GL54 7RE	Erection of an agricultural worker`s dwelling (Reserved Matters application)	GF	0.33	1	0	0	1	0	**1**
Coln St Dennis	24/00064	24/00064/FUL	Bubbtown, GL54 3JT	Subdivision of property and erection of two-storey extension	BF	0.23	2	0	0	2	1	**1**
Condicote	24/03226	24/03226/FUL	Granary Barn, Former Old Hinchwick Farm, Old Hinchwick Road, GL54 1EX	Conversion and alteration of a redundant Grade II listed barn and adjoining redundant farm buildings to create a six bedroom self-contained single family dwelling with ancillary accommodation	BF	0.37	1	0	1	0	0	**1**
Cowley	25/01878	25/01878/FUL	Bakers Farm, GL53 9NJ	Self-build conversion of an existing stables building to create a dwelling	GF	0.08	1	0	1	0	0	**1**
Cowley	24/03691	24/03691/FUL	Cotswold Cottage, Birdlip, GL4 8JH	Construction of 1 no. dwelling with associated works including repairs to curtilage listed wall	GF	0.18	1	0	1	0	0	**1**
Cowley	22/00695	22/00695/FUL	The Walled Garden, GL53 9NJ	Erection of a dwelling	GF	0.28	1	0	0	1	0	**1**
Didmarton	7877	25/02875/FUL	Tumbledown Barn, Knockdown	Conversion of barn to dwelling including reinstatement of traditional roof pitch and glazed link single-storey extension (revised scheme to 16/00886/FUL) (part retrospective)	GF	1.13	1	0	0	1	0	**1**
Didmarton	24/02249	24/02249/FUL	West End House, The Street, GL9 1DT	Erection of one self-build dwelling along with the reconfiguration of an existing access associated car parking landscaping and drainage	GF	0.12	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Didmarton	7518	18/02699/FUL	Lower Oldbury Farm, Oldbury-on-the-Hill, GL9 1EA	Conversion of building to a residential unit (historical use) and erection of link to outbuilding	BF	0.07	1	0	1	0	0	**1**
Didmarton	6363	17/02611/FUL	Waste Barn, Knockdown, GL8 8QY	Change of use of agricultural building to 1 no. work/live unit (B1c and C3 use)	GF	0.1	1	0	0	1	0	**1**
Didmarton	24/01244	25/02431/FUL	Church Barn, The Street, GL9 1DT	Convert former stables and adjoining barn to single dwelling	GF	0.07	1	0	0	1	0	**1**
Didmarton	24/02493	24/02493/FUL	Kingsmead House, The Street, GL9 1DT	Change of use of ancillary games room to staff accommodation	BF	1	1	0	1	0	0	**1**
Dowdeswell	18/01729	18/01729/FUL	Pegglesworth Home Farm, Pegglesworth, GL54 4LS	Demolition of existing stable block and erection of 12 No. stable block unit with groom`s accommodation and associated office rooms to first floor	GF	0.04	1	0	1	0	0	**1**
Down Ampney	1518	23/01225/FUL	Builders yard rear of the Brambles	Erection of a detached house and double garage	BF	0.11	1	0	0	1	0	**1**
Down Ampney	23/02983	23/02983/FUL	22 Down Ampney, GL7 5QS	Erection of single storey rear extension to form annexe	GF	0.02	1	0	1	0	0	**1**
Down Ampney	23/03388	23/03388/CLOPUD	Rook Tree Farm, 31 Down Ampney, GL7 5QT	Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for internal alterations and the amalgamation of two dwellings to form a single dwelling	BF	0.58	1	0	0	1	0	**1**
Down Ampney	6470	17/03826/REM	Land at Broadway Farm	Reserved Matters Application in conjunction with outline planning permission reference 15/01567/OUT for demolition of redundant buildings and redevelopment with up to 44 dwellings	GF	3.35	44	23	0	21	0	**21**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Down Ampney	24/01608	24/01608/FUL*	Land west of Down Ampney Football Club, Broadleaze	Erection of 13no. affordable homes with associated works	BF	0.56	13	0	13	0	0	**13**
Driffield	24/00806	24/00806/OPANOT	Farm 491, Harnhill Workshops, Manor Farm, Harnhill, GL7 5PU	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class MA for the change of use of the John Oldacre Rural Innovation Centre (associated with 12/05622/FUL) to function as five C3 residential units	BF	0.59	5	0	0	5	0	**5**
Driffield	23/02623	23/02623/FUL	Lower Farm, Harnhill, GL7 5PU	Renovation and sub-division of existing property to 3 no. residential dwellings	BF	0.16	3	0	3	0	1	**2**
Duntisbourne Abbotts	20/02280	25/01932/FUL	Tallet Yard, Duntisbourne Leer, GL7 7AS	Demolition of barn including existing lawful residential accommodation and the erection of a replacement dwelling (Renewal of permitted application Ref. 20/02280/FUL)	BF	0.19	1	0	1	0	0	**1**
Duntisbourne Abbotts	24/00343	24/00343/FUL	Newbold Barn, GL7 7JN	Conversion of an agricultural barn to residential use demolition of lean-to construction of a one-and-half storey extension a garage and landscaping	GF	1.14	1	0	1	0	0	**1**
Duntisbourne Abbotts	0085	09/04265/FUL	Homefield, GL7 7JW	Demolition of existing dwelling (Homefield) and erection of new dwelling and garage	BF	0.15	1	0	1	0	0	**1**
Duntisbourne Abbotts	23/00355	23/00355/FUL	Well Hill, GL7 7JN	Change of use from equestrian to mixed use (residential/agricultural); conversion of stable building to dwelling and storage for agricultural use	GF	0.11	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Eastleach	23/02836	23/02836/FUL	3 Eastleach Downs Cottage, GL7 3PX	Conversion of outbuilding to annexe and associated works (resubmission of lapsed permission - 19/02529/FUL)	BF	0.2	1	0	1	0	0	**1**
Eastleach	23/04017	23/04017/FUL	38 & 39 Eastleach, GL7 3NQ	Internal and external alterations to semi-detached cottages (and garage) to form a single dwelling including formation of a new internal opening and alterations to the existing fenestration staircase fireplace floor/site levels and associated works	BF	0.39	1	0	0	1	2	**-1**
Eastleach	4509	06/03029/FUL	16 Eastleach	Reinstatement of property to two cottages including replacement of dormer window with rooflight erection of porch canopy new rear boundary wall and external works	BF	0.02	2	0	0	2	1	**1**
Ebrington	23/02375	23/02375/FUL	Ebrington Hill Farm, GL55 6LY	Conversion of barn to a residential dwellinghouse and associated works	GF	0.68	1	0	1	0	0	**1**
Ebrington	25/03115	25/03115/FUL	Longmoor Farm, GL55 6NW	Conversion of redundant bio-mass barn to one self-build dwelling and associated works retrospective consent for 3 rear rooflights	GF	0.27	1	0	1	0	0	**1**
Ebrington	24/01129	24/01129/CLOPUD	Ebrington Hill Barn, GL55 6LY	Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for the enlargement of ancillary accommodation over existing stables approved under permission 21/02417/FUL following implementation	BF	0.631	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				of the aforementioned permission within the relevant time period								
Ebrington	9277	14/00553/FUL	Oakham Farm, Nashs Lane	Demolition of modern agricultural buildings and Dutch barn and change of use conversion and extension of redundant stone barn to form a dwelling	GF	0.48	1	0	1	0	0	**1**
Ebrington	2012.1	16/04310/FUL	Land adjacent Orchard Cottage, Charingworth Grange, GL55 6XY	Replacement dwelling	GF	0.36	1	0	0	1	0	**1**
Ebrington	20/03917	20/03917/FUL	Stoney Piece Farm, Nashs Lane, GL55 6NN	Partial conversion of a steel portal frame timber clad barn to form a single dwelling sheltered parking and retention of forward structural bays for agricultural usage	GF	0.15	1	0	1	0	0	**1**
Edgeworth	23/02998	25/03438/REM	Bisley Lane Farm, GL6 7JE	Reserved matters pursuant to outline permission 23/02998/OUT relating to appearance layout landscaping and scale for the erection of an agricultural worker`s dwelling	GF	0.11	1	0	1	0	0	**1**
Edgeworth	21/02112	21/02112/FUL	Lower Waverley Barn, Edgeworth, GL6 7JQ	Conversion of a barn to a residential dwelling	GF	0.08	1	0	0	1	0	**1**
Elkstone	21/04542	21/04542/FUL	Highgate Farm, GL53 9PG	Conversion of agricultural barns and stable building to form 3 no. dwellings with associated garaging turning space landscaping and private amenity space	GF	0.5	3	0	3	0	0	**3**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Elkstone	22/01581	22/01581/FUL	Cockleford Farm, Cockleford, Cowley, GL53 9NW	Change of use and conversion of agricultural building to dwellinghouse including creation of residential garden and parking area with associated works	GF	0.32	1	0	1	0	0	**1**
Evenlode	21/00383	24/02919/FUL	Little Orchard, GL56 0NY	Demolition of existing dwelling and erection of a dwelling, outbuilding and associated works	BF	0.38	1	0	1	0	1	**0**
Evenlode	23/03782	24/03795/FUL	Land at E422435 N228235, Sybils Farm, Road from Railway Line to Evenlode, GL56 0NX	Erection of an agricultural workers dwelling (Reserved Matters application)	GF	0.1	1	0	1	0	0	**1**
Fairford	25/03795	25/03795/TDC	Land South East Of Goldfinch House, Totterdown Lane	Technical Details Consent application for the erection of a single dwelling detached garage and associated works following approval of Permission in Principle (25/02023/PLP)	GF	0.22	1	0	0	1	0	**1**
Fairford	25/01916	25/01916/OFRPAN	The Ernest Cook Trust Offices, Fairford Park	Prior Notification for the Change of Use from Office (Class E) to Residential (Class C3)	BF	0.16	4	0	4	0	0	**4**
Fairford	24/03853	24/03853/FUL	2 Market Place	Change of use and conversion of existing building to create 4no. apartments on first and second floor	BF	0.02	4	0	4	0	0	**4**
Fairford	25/02206	25/02206/TDC	Land Adj Wayside, Totterdown Lane, GL7 4DF	Technical Details Consent application for the construction of a single dwelling detached garage and other associated works following approval of Permission in Principle (25/01107/PLP)	GF	0.28	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Fairford	22/03770	25/01717/FUL	Land west of Hatherop Road	Erection of 98 dwellings including landscaping and associated infrastructure	GF	16.06	98	0	98	0	0	**98**
Fairford	20/03972	24/03791/FUL	Applestone Court, Cirencester Road, GL7 4BS	Conversion of former school buildings to 5 no. residential (C3) units with associated extensions alterations and demolitions and erection of new detached dwelling (C3) as well as hard and soft landscaping	BF	0.41	6	0	0	6	0	**6**
Fairford	25/03578	25/03578/FUL	Pengeric, East End, GL7 4AP	Demolition of existing house and replacement with new dwelling	BF	0.05	1	0	1	0	1	**0**
Fairford	26/00229	26/00229/PLP	The Folly, West End Gardens, GL7 4JB	Permission in Principle application for residential development comprising the erection of a minimum of 5 and a maximum of 6 dwellings	BF	0.24	6	0	6	0	0	**6**
Fairford	23/00435	24/01209/REM	Land parcel at Faulkners Close, Horcott	Erection of No. 3 dwellings and associated works (Reserved Matters application)	GF	0.08	3	0	3	0	0	**3**
Fairford	24/01739	24/01739/FUL	Coln House School, Horcott Road, GL7 4DB	Conversion of existing Grade II Listed Coln House into 4 no. residential units (C3) with associated extensions alterations and demolitions of later extensions erection of new end of terrace house (C3) replacement rear extension soft and hard landscaping to include site entrance gate and 2 no. car port buildings	BF	0.67	5	0	0	5	0	**5**
Fairford	24/01838	24/01838/FUL	Coln House School, Horcott Road, GL7 4DB	Extensions and alterations to 4no. existing dwellings and erection of 2 no. new dwellings (C3) with associated hard and soft landscaping	GF	0.26	2	0	2	0	0	**2**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Fairford	24/02637	24/02637/FUL	Land And Buildings To The Rear Of 4 Market Place, GL7 4AB	Erection of 1 no. dwelling associated cycle storage and landscaping. Partial demolition and replacement of existing store and office buildings	BF	0.18	1	0	1	0	0	**1**
Fairford	23/00751	23/00751/FUL	Mount Pleasant Cottage, Hatherop Road, GL7 4BA	Conversion of outbuilding to dwellinghouse with associated works	BF	0.07	1	0	1	0	0	**1**
Fairford	23/01048	23/01048/FUL	Land at grid reference 415682 201136, London Road, GL7 4AS	Proposed demolition of existing buildings conversion of existing building to dwelling and four new dwellings (Resubmission of 22/00025/FUL)	BF	0.15	5	0	5	0	0	**5**
Fairford	24/00605	24/00605/OUT	Land parcel south east of 28 Moor Lane	Outline planning application (some matters reserved) for 1 flood resilient self-build dwelling with garage and ancillary accommodation	GF	0.68	1	0	1	0	0	**1**
Fairford	21/01041	21/01041/FUL	Yells Yard, Cirencester Road	Demolition of existing buildings and structures with the conversion and extension of the roadside building to form a single dwelling together with the erection of 8 one and a half and two storey dwellings together with garaging parking landscaping and all enabling development including access works	BF	0.84	9	0	0	9	0	**9**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Fairford	20/04147	20/04147/FUL	Coln House School, Horcott Road, GL7 4DB	Conversion of existing Grade II Listed Coln House into 7no residential units (C3) demolition of modern teaching blocks and outbuildings erection of 17 no new residential units within former school grounds soft and hard landscaping and drainage works	BF	0.95	24	0	0	17	0	**17**
Guiting Power	22/01081	22/01081/FUL	Barton Stables, Barton Lane, GL54 5UZ	Erection of a single permanent rural worker`s dwelling	GF	0.51	1	0	0	1	0	**1**
Hazelton	21/03384	21/03384/FUL	Village Farm House, Salperton, GL54 4EE	Conversion of barn to create dwellinghouse with associated alterations	BF	0.08	1	0	0	1	0	**1**
Hazelton	21/03465	21/03465/FUL	Lower Barn Farm, GL54 4EA	Erection of one dwelling and associated garage/ancillary accommodation demolition of existing dwelling outbuildings and farm buildings	BF	0.83	1	0	0	1	1	**0**
Icomb	8727	18/02796/FUL	Land at Hill View, Church Road	New dwelling	GF	2.72	1	0	0	1	0	**1**
Kemble	25/01905	25/01905/FUL	Blackbird Cottage, Ewen, GL7 6BU	Conversion of existing outbuilding/annex to independent dwelling (Class C3)	BF	0.97	1	0	1	0	0	**1**
Kemble	25/02171	25/02171/FUL	Stanmore House, GL7 6BU	Demolition and replacement of an existing dwelling and the erection of two additional dwellings along with landscaping drainage and other associated works	GF BF	0.52	3	0	2 1	0	1	**2**
Kemble	25/03135	25/03135/FUL	Jackaments Prospect Farm, Kemble Airfield, GL7 6PL	Subdivision of detached dwelling to form 2 no. semi-detached dwellings	BF	0.29	2	0	2	0	1	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Kemble	25/02668	25/02668/AGRPAN	Smerrill Farm, GL7 6BW	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class Q (as amended) for the conversion of an agricultural building to 4 no. dwellings with associated openings and alterations	GF	0.16	4	0	4	0	0	**4**
Kemble	22/00688	22/00688/FUL	Land at New Covert	Two residential units within the curtilage of the main house approved under application 18/00051/FUL removal of approved garage outbuilding and associated amended driveway and landscape enhancement	GF	4.91	2	0	0	2	0	**2**
Kemble	9223	17/02063/FUL	Rendalls Barn	Conversion of stone barn to dwelling	GF	1.26	1	0	1	0	0	**1**
Kemble	19/01846	19/01846/FUL	Land east of Stanmore House & south of Thames View, Ewen	Erection of 3 dwellings with associated car parking landscape and access together with the creation of a new parking arrangement for Stanmore House	GF	0.48	3	0	3	0	0	**3**
Kempsford	25/00193	25/00193/AGRPAN	Barn West Of The Gables, Whelford	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class Q (as amended) for the conversion of agricultural barn to one dwelling house (use class C3) and building operations reasonably necessary for the conversion	GF	0.07	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Kempsford	23/03519	25/03718/REM	Millacre Farm, Whelford, GL7 4DY	Reserved matters application to approve access appearance and layout scale and the landscaping for the erection of 1No new dwelling approved pursuant to outline permission 23/03519/OUT.	GF	0.09	1	0	1	0	0	**1**
Kempsford	2135	13/03685/FUL	Mill Farm, Whelford, GL7 4DY	Erection of occupational tied dwelling and detached garage associated with game processing unit	GF	0.22	1	0	0	1	0	**1**
Kingscote	25/00333	25/00333/FUL	Upper Hazelcote Cottage, Hazlecote Farm Lane, GL8 8XX	Erection of replacement self-build dwelling	BF	0.2	1	0	0	1	1	**0**
Kingscote	12/03387	12/03387/FUL	St Bartholomews Church, Newington Bagpath, GL8 8UE	Amendment to planning permission for conversion of redundant church into single dwelling at St Bartholomews Church (reference CT5318/G) - amended works to listed building	BF	0.28	1	0	0	1	0	**1**
Kingscote	24/01616	24/01616/FUL	Scrubbets, Bagpath, GL8 8YG	Change of use of land from agricultural to residential and conversion and extension of existing barns to form 1. no dwelling house and annex	GF	0.14	1	0	0	1	0	**1**
Kingscote	23/03143	23/03143/CLOPUD	Linden House, Bagpath, GL8 8YQ	Certificate of lawful proposed use or development under Section 192 of the Town and Country Planning Act 1990 for use of dwelling as holiday let with addition of bi-fold doors and decking	BF	0.09	0	0	0	0	1	**-1**
Lechlade	25/03709	25/03709/FUL	Hairdressers Shop, Burford Street, GL7 3AR	Change of use from commercial to residential including extension and refurbishment	BF	0.004	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Lechlade	22/02158	22/02158/FUL	Manor Farm, London Road, GL7 3DU	Conversion and change of use of various former farm buildings to 5 no. residential dwellings and associated works	GF	1.6	5	1	3	1	0	**4**
Lechlade	25/01420	25/01420/AGRPAN	Warrens Cross Farm, London Road, GL7 3DR	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class Q (as it stood prior to 21 May 2024) for the change of use of agricultural buildings to one dwelling house (use class C3) and for associated operational development	GF	0.04	1	0	1	0	0	**1**
Lechlade	23/02864	23/02864/FUL	Shelian, 1 Hambidge Lane, GL7 3BD	Erection of 1no. detached dwelling together with detached single-storey garage and associated ancillary development	GF	0.1	1	0	1	0	0	**1**
Lechlade	0055.2	17/01870/FUL	Rough Grounds Farm, Burford Road, GL7 3EU	Proposed conversion of Dutch Barns into 3 habitable dwellings	GF	0.18	3	0	3	0	0	**3**
Little Rissington	25/00727	25/00727/FUL	Acres View, Little Rissington, GL54 2ND	Erection of a dwelling and associated works	GF	0.12	1	0	1	0	0	**1**
Little Rissington	24/01694	24/01694/PLP	Glebe Farmyard, GL54 2ND	Permission in Principle application for the re-development of the site to provide up to 5 dwellings	BF	0.6	5	0	5	0	0	**5**
Little Rissington	23/03222	23/03222/FUL	Acres View, GL54 2ND	Change of use of land from agricultural to residential and erection of new 1.5 storey L-shaped dwelling with associated residential curtilage parking and garden	GF	0.12	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Long Newton	2699	23/03986/FUL	Stables at the Priory Pump Lane	Demolition of existing stables and erection of one dwelling	GF	0.04	1	0	0	1	0	**1**
Long Newton	21/03629	21/03629/FUL	Boldridge Farm, Crudwell Lane, GL8 8RT	Demolition of farmhouse (western dwelling); the demolition of the modern elements and the erection of an extension to the older part of the existing cottage (eastern dwelling): conversion of Cart Barn to be used for home offices and other ancillary rooms; renovation of Stables and erection of replacement dwelling; demolition and relocation of Agricultural building; the installation of a ground sited solar array; and associated works including drainage engineering	BF	2.09	1	0	0	1	0	**1**
Long Newton	24/00416	24/00416/FUL	Sundown, GL8 8RH	Demolition of existing dwelling and erection of 2no. dwellings with associated works	BF	0.15	2	0	0	2	0	**2**
Longborough	23/02486	23/02486/FUL	Site Of Luckley Farm Bungalow	Erection of single-storey dwelling with basement	BF	0.12	1	0	1	0	0	**1**
Longborough	24/01995	24/01995/FUL	The Barn, Ganborough, GL56 0QZ	Self-build conversion of a barn to form a dwelling and associated works	BF	0.7	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Longborough	23/01634	23/01634/FUL	Windy Ridge, The Crook, GL56 0QY	Change of use of 2no. buildings (including extension to 1no. building) to form 2no. holiday lets; erection of 1no. replacement dwelling extensions to 2no. existing dwellings; replacement of existing building with ancillary storage building; alterations to the design of 2no. extant dwellings (as approved under application reference: 20/02504/FUL); associated landscaping including creation of orchard; parking; and other associated works	BF	3.43	1	0	0	1	0	**1**
Longborough	21/00416	21/00416/FUL	Quarry House, Ganborough Road, GL56 0RE	Demolition of main house cottage building and pool house erection of a replacement dwelling outbuildings and landscaping proposals and new driveway access	BF	4.47	1	0	0	1	0	**1**
Longborough	24/03647	24/03647/FUL	Larch Hill, Ganborough, GL56 0QZ	Demolition of dwelling and garage block erection of new dwelling repositioned further within the site and garage block to include ancillary accommodation landscaping and alterations to access	BF	1.79	1	0	1	0	0	**1**
Maugersbury	25/02137	25/02137/FUL	Sycamore Farm, GL54 1HR	Erection of temporary agricultural worker`s self-build dwelling	GF	0.37	1	0	0	1	0	**1**
Maugersbury	23/01543	23/01543/FUL	Land parcel south of Meadow View, Stow Road, Bourton-on-the-Water	Conversion of barn to form dwelling with associated works	GF	0.14	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Maugersbury	23/02671	23/02671/FUL	Heath Hill Bungalow, Stow Road, GL54 2EZ	Demolition of existing dwellings and outbuildings and erection of 2no. replacement dwellings and outbuilding landscaping works change of use of retained building to equestrian and other associated works	BF	1.29	2	0	2	0	2	**0**
Maugersbury	19/01183.1	22/04415/FUL	Carmel, Wyck Hill, GL54 1HT	Replacement Dwelling and Associated Works	BF	0.02	1	0	0	1	0	**1**
Maugersbury	24/02665	24/02665/FUL	Cackleberry Farm, Burford Road, GL54 1JY	Self build conversion of rural building to dwelling	BF	0.102	1	0	1	0	0	**1**
Meysey Hampton	6429	18/02975/FUL	The Old Rectory, 15 Church Street, GL7 5JX	Erection of new dwelling with new driveway	GF	0.12	1	0	1	0	0	**1**
Mickleton	25/02156	25/02156/FUL	Mickleton Nurseries, Stratford Road	Demolition of existing dwellinghouse and erection of self-build dwellinghouse alterations to access track addition of passing bay and associated works	BF	0.17	1	0	1	0	1	**0**
Mickleton	23/01647	24/01873/FUL	Abbotts Ground Farm, Broad Marston Lane, GL55 6SF	Conversion of existing barn (revision to previous permission ref. 23/01647/AGRPAN to include extension and outbuilding) and replacement of existing dwelling (including removal of large agricultural shed)	GF BF	0.42	2	0	1 1	0	1	**1**
Mickleton	24/02996	24/02996/FUL	Rondo House, Vine Court, High Street, GL55 6SA	Conversion of garage to ancillary annexe with rooflights	BF	0.04	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Mickleton	0383	19/03080/FUL	12 Cedar Road, GL55 6SY	Side and rear extensions sub-division to create new dwellinghouse alterations to access and associated works	BF	0.05	2	0	0	2	0	**2**
Mickleton	23/02382	23/02382/FUL	Orchard Cottage, Chapel Lane, GL55 6SD	Demolition of existing conservatory and replacement with new single storey extension and erection of detached annex	GF	0.15	1	0	0	1	0	**1**
Mickleton	2288.7	16/04422/FUL	Land adjacent to Tops Nursery Broadway Road GL55 6PT	Erection of a bungalow	GF	0.04	1	0	1	0	0	**1**
Mickleton	23/01075	23/01075/FUL	Land South West Of Willow Tree Cottage, Gloucester Lane	Erection of a dwelling	GF	0.06	1	0	0	1	0	**1**
Moreton-in-Marsh	25/01445	25/01445/FUL	Cotswold Lea, Hospital Road, GL56 0BQ	Erection of a new self-build dwelling with associated works	GF	0.19	1	0	1	0	0	**1**
Moreton-in-Marsh	25/01894	25/01894/FUL	30 Jameson Court, GL56 0EW	Conversion of a residential dwelling into 2no. residential Flats	BF	0.01	2	0	0	2	0	**2**
Moreton-in-Marsh	23/03780	23/03780/FUL	Barklay House, High Street, GL56 0AX	Change of use of upper floors including internal and external alterations to facilitate the creation of an independent residential flat and reinstate appropriate fenestration style to the front and side elevations	BF	0.011	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Moreton-in-Marsh	9189.1	18/00869/FUL	Building attached to the Wellington Aviation Museum, Bourton Road, GL56 0BG	Change of use from workshop/store to dwelling	BF	0.01	1	0	0	1	0	**1**
Moreton-in-Marsh	2662.1	19/02123/FUL	White Roses, Hospital Road, GL56 0BN	Two storey extension to create classrooms/WC`s demolition of garden room at White Roses creation of new garden enclosure and access and change of use of White Roses from D1 (education) to C3 (residential) (amended scheme)	BF	0.03	1	0	0	1	0	**1**
Moreton-in-Marsh	3715.1	19/03681/FUL	Dale House, High Street, GL56 0AD	Change of use of barn to 1 residential unit including internal alterations and replacement of windows and doors	GF	0.03	1	0	0	1	0	**1**
Moreton-in-Marsh	3715.2	20/01115/FUL	Dale House, High Street, GL56 0AD	Change of use of ground floor from retail (A1) to a single dwelling (C3)	BF	0.03	1	0	0	1	0	**1**
Moreton-in-Marsh	23/00003	23/00003/FUL	21 High Street, GL56 0BJ	Change of use of redundant store and erection of single storey extension to form a one bed flat	BF	0.03	1	0	0	1	0	**1**
Moreton-in-Marsh	19/00086	21/02766/REM	Land to east of Evenlode Road	Erection of 67 dwellings open space and landscaping (Reserved Matters application)	GF	7.17	67	64	3	0	0	**3**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Moreton-in-Marsh	19/02248	19/02248/FUL	Land at Dunstall Farm, Fosseway	Erection of 250 dwellings (to include 150 Market Housing and 100 Affordable Housing) with associated vehicular access landscaping drainage and public open space (phased development of 146 dwellings in phase 1 92 dwellings in phase 2 and 12 dwellings in separate phases thereafter).	GF	16.36	250	117	65	68	0	**133**
Naunton	25/01732	25/01732/FUL	Stables, Brockhill Quarry, GL54 3BA	Erection of a permanent equestrian manager`s dwelling incorporating office/entertainment space and the relocation of the existing timber lodge building all in association with the existing equestrian enterprise	GF	0.38	1	0	1	0	0	**1**
Naunton	22/03964	25/01509/FUL	Land and building east of 3 Littlesworth	Erection of self-build two-storey dwelling and detached garage demolition of dilapidated barn	BF	0.09	1	0	1	0	0	**1**
Naunton	23/03879	23/03879/FUL	Land And Barn South East Of Naunton Downs Farmhouse	Conversion of agricultural barn into a dwelling with associated extensions alterations and works	GF	0.22	1	0	1	0	0	**1**
Naunton	19/03261	19/03261/FUL	Land and barn west of Church Farm House	Change of use of barn to dwelling	GF	0.07	1	0	1	0	0	**1**
Naunton	21/03216	23/00017/FUL	Brockhill Farm, GL54 3AZ	Demolition of existing dwelling and equestrian buildings and erection of a replacement dwelling and ancillary buildings with associated landscaping and access alterations	BF	17.02	1	0	1	0	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Naunton	23/01896	23/01896/FUL	Church Farm, GL54 3AJ	Conversion of a disused storage barn to a single dwellinghouse (Resubmission)	GF	0.11	1	0	1	0	0	**1**
North Cerney	22/02698	22/02698/FUL	The Meeting Room Hall, Woodmancote	Erection of detached dwelling and creation of vehicular access	BF	0.03	1	0	0	1	0	**1**
North Cerney	1969.1	22/02950/FUL	Scrubditch Farm	Conversion of main barn and stable block to dwellinghouse demolition conversion and erection of outbuildings addition of PV panels and associated works (revised scheme following approved permission - 13/04199/FUL)	GF	0.47	1	0	0	1	0	**1**
Northleach with Eastington	25/00109	25/00109/FUL	The Old Prison, Fosseway, GL54 3JH	Change of use of office accommodation within the Old Prison to form a single dwellinghouse together with associated alterations to the listed building	BF	0.01	1	0	1	0	0	**1**
Northleach with Eastington	20/04545	20/04545/FUL	Crickley Barrow Farm, Crickley Barrow, GL54 3QA	Conversion of a Dutch barn to create a single dwelling with integral carer`s accommodation	GF	0.5	1	0	0	1	0	**1**
Northleach with Eastington	22/01954	22/01954/FUL	Stable Building, All Alone Lane	Conversion of a stable building to a single dwellinghouse and associated works	GF	0.09	1	0	0	1	0	**1**
Northleach with Eastington	23/03126	23/03126/FUL	The Black Cat Café, Market Place, GL54 3EE	Refurbishment and conversion of Black Cat Cafe and current residential accommodation over to form cafe with self-contained accommodation over. Form new access to first floor via new stair in pitches. Roof addition to existing flat roofed block to west of main building	BF	0.02	1	0	1	0	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Northleach with Eastington	21/03228	21/03228/FUL	Upper End Farm, Eastington, GL54 3PJ	Proposed conversion of Upper End Barn to a single dwelling	GF	0.052	1	0	1	0	0	**1**
Oddington	25/01141	25/01141/FUL	Berry Bank, Main Road, GL56 0XW	Demolition of existing dwelling and erection of replacement dwelling including associated parking reinstatement works and wider landscaping	BF	3.78	1	0	1	0	1	**0**
Oddington	25/00045	25/00045/FUL	Land North East Of Braecroft, Upper Oddington, GL56 0XJ	Erection of a new self-build dwelling	GF	0.3	1	0	1	0	0	**1**
Oddington	25/01196	25/01196/FUL	Cheyney Cottage, Lower Oddington, GL56 0XA	Change of use of The Cottage (residential annex garage and storage) into a two bedroom residential dwelling	BF	0.05	1	0	0	1	0	**1**
Oddington	23/03878	23/03878/FUL	Fox Furlong, Upper Oddington, GL56 0XJ	Demolition of existing pottery studio and erection of new dwelling and associated new vehicular access (Alternative to planning permission reference 22/00813/FUL)	BF	0.13	1	0	1	0	0	**1**
Oddington	2250.3	23/02369/TDC	Brae Croft, Upper Oddington, GL56 0XJ	Technical Details Consent for erection of 1 no. dwelling following grant of Permission in Principle ref 23/01504/PLP	GF	0.26	1	0	1	0	0	**1**
Oddington	23/02283	23/02283/FUL	Gardners Cottage, Back Lane, GL56 0XL	Demolition of existing reconstituted stone dormer bungalow and replacement with new build dwelling and associated works	BF	0.06	1	0	0	1	0	**1**
Poole Keynes	23/03334	23/03334/FUL	Ash Farmhouse, GL7 6EG	Conversion of existing stone barn to a residential annex	BF	0.39	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Poulton	24/00116	24/00116/FUL	Thornhedge, Ashbrook Lane, Poulton, GL7 5JF	Demolition of existing dwelling and erection of replacement dwelling with garage and associated works	BF	0.17	1	0	0	1	1	**0**
Preston	24/02854	24/02854/OUT	Land West Of Kingshill Lane	Residential development for up to 280 dwellings associated works including infrastructure ancillary facilities open space landscaping and pumping station. Construction of a new vehicular access off Kingshill Lane (Outline application)	GF	13.5	280	0	280	0	0	**280**
Preston	24/00765	24/00765/FUL	Forty Farm, Kingshill Lane, GL7 5PP	Conversion of agricultural outbuilding to residential use	BF	0.03	1	0	0	1	0	**1**
Preston	24/03404	24/03404/FUL	Preston Croft, Preston, GL7 5PR	Conversion of stables into ancillary accommodation	BF	0.01	1	0	1	0	0	**1**
Rendcomb	24/00406	24/00406/FUL	Building I B, Cheltenham Road	Conversion of Building I (B) from a residential live/work unit to an independent dwelling	BF	0.12	1	0	1	0	1	**0**
Rendcomb	22/01623	22/01623/FUL	Greenmeadow Farm, GL7 7DF	Conversion of traditional farm buildings to form 2 no. dwellings	GF	1.04	2	0	0	2	0	**2**
Rendcomb	21/02074	21/02074/FUL	Land at Grid Reference 402240 210540, Rendcomb Buildings, Marsden Estate	Conversion of three barns into 2 dwellings garage storage and office space and associated works	GF	0.62	2	0	0	2	0	**2**
Rodmarton	21/04654	21/04654/FUL	Manor Farm, Tarlton, GL7 6PA	Conversion of agricultural buildings to one domestic dwelling and associated works	GF	0.28	1	0	0	1	0	**1**
Sapperton	22/04506	24/00838/FUL	Oxstalls Farm , Frampton Mansell, GL6 8HZ	Erection of replacement dwelling and detached two storey garage and stable	BF	0.18	1	0	1	0	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Sapperton	3366	23/00437/FUL	Jolly Nice Café, Stroud Road, Frampton Mansell, GL6 8HZ	Conversion of former Inn to 2 no. dwellings and erection of 2 no. dwellings with car parking and associated works	BF	0.23	4	0	0	4	0	**4**
Sapperton	23/02445	23/02445/FUL	Kimber Cottage, Frampton Mansell, GL6 8JB	Amalgamation of 2no. dwellings into 1no. dwelling erection of single storey rear extension front porch and detached car port fenestration alterations addition of PV panels and associated works	BF	0.05	1	0	0	1	2	**-1**
Sevenhampton	24/03233	24/03233/FUL	Hampen Farm, Hampen, Andoversford, GL54 5RH	Demolition of existing buildings and extensions and construction of 1 no. self-build replacement dwelling and stables	BF	1.27	1	0	1	0	1	**0**
Sevenhampton	23/03700	23/03700/FUL	Sennington House, Park Lane, GL54 5TP	Demolition of existing dwelling stables and outbuildings and the erection of replacement dwelling with garage annexe swimming pool pool house landscaping and associated works	BF	2.07	1	0	1	0	1	**0**
Sevenhampton	23/00128	24/00313/FUL	Wychwood, Brockhampton, GL54 5ST	Erection of a replacement dwelling garage and associated works (alternative to permission 23/00128/FUL)	BF	0.52	1	0	0	1	1	**0**
Sevenhampton	0609	14/02105/FUL	Craven Arms Inn, Brockhampton, GL54 5XQ	Change of use of residential accommodation to bed and breakfast accommodation and erection of manager`s dwelling	BF	0.26	1	0	0	1	0	**1**
Sevenhampton	24/00386	24/00386/FUL	Woodleigh, Brockhampton, GL54 5SP	Erection of 3 dwellings with associated access and landscaping	GF	0.4	3	0	3	0	0	**3**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Shipton	23/01477	23/01477/FUL	Birchwood (Formerley Eilian), Shipton Oliffe	Erection of 1no. replacement dwelling and 1no. additional dwelling	GF / BF	0.36	2	1	0	1	0	**1**
Shipton	22/01363	22/01363/FUL	The Rise Care Home, 3 - 4 The Rise, Shipton Oliffe, GL54 4JQ	Change of use from C3 (residential) into C2 (residential institution) with associated external alterations	BF	0.11	2	0	0	2	2	**0**
Shipton	2753.1	17/01373/FUL	Manor Farm, Kilham Lane, Shipton Oliffe, GL54 4HY	Conversion of first floor mezzanine with stable/storage building to 2 bedroomed staff accommodation	BF	0.55	1	0	1	0	0	**1**
Shipton Moynes	7626	19/01848/CLOPUD	Estate House, Estcourt Estate, Estcourt, GL8 8XF	Proposed dwelling	GF	1.43	1	0	1	0	0	**1**
Siddington	23/02841	23/02841/FUL	Hill House, Siddington Road, GL7 1PA	Erection of dwelling with associated works (revised scheme)	GF	0.02	1	0	1	0	0	**1**
Siddington	20/00868	20/00868/FUL	Dryleaze Farm Quarry, Ashton Road, GL7 6DB	New dwelling and associated landscaping	BF	59.29	1	0	1	0	0	**1**
Siddington	19/00051	19/00051/FUL	Land south of the Common, The Common	New single detached dwellinghouse	GF	0.04	1	0	1	0	0	**1**
Siddington	22/00641	22/00641/FUL	The Byre, GL7 6HL	Alteration and conversion of existing garage/workshop building to create 1 x new dwelling with ancillary development	BF	0.29	1	0	1	0	0	**1**
Somerford Keynes	24/01169	24/01169/FUL	Manor Farm, Shorncote, GL7 6DE	Conversion of equestrian building to single dwellinghouse	BF	0.21	1	0	0	1	0	**1**
Somerford Keynes	21/02360	21/02360/FUL	Croft House, GL7 6DW	Erection of a new dwelling associated access and landscaping	BF	0.23	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
South Cerney	25/02178	25/02178/FUL	Land Between Nos. 4 - 7 Berkeley Close, GL7 5UN	Demolition of existing structures and the erection of 2 no. new houses together with associated external works and landscaping	BF	0.05	2	0	2	0	2	**0**
South Cerney	25/03933	25/03933/CLOPUD	12 & 14 Station Road, GL7 5UE	Certificate of Lawful Proposed Use or Development under section 192 of the Town and Country Planning Act 1990 to convert 2 properties No. 12 and No. 14 Station Road into 1 dwelling	BF	0.05	1	0	1	0	2	**-1**
South Cerney	25/03146	25/03146/FUL	Clay Meadow, Cirencester Road, GL7 6HU	Change of use of farm building to one dwellinghouse with associated conversion works	GF	0.38	1	0	1	0	0	**1**
South Cerney	24/00956	24/00956/FUL	Hideaway, Bow Wow, GL7 5TW	Erection of replacement dwelling together with alteration and extension of existing ancillary outbuilding and other associated works	BF	0.12	1	0	0	1	0	**1**
South Cerney	6216	19/03503/FUL	Crown Inn, The Street, Cerney Wick, GL7 5QH	Erection of 2 detached dwellings	BF	0.17	2	0	0	2	0	**2**
South Cerney	24/00887	24/00887/FUL	19 Broadway Lane, GL7 5UH	Erection of two dwellings and associated ancillary works	GF	0.09	2	0	0	2	0	**2**
South Cerney	8950.1	22/03031/FUL	Clay Meadow, Cirencester Road, GL7 6HU	Change of use of two agricultural barns to 1 no. dwelling house with an annex pool building and associated works	GF	0.49	1	0	0	1	0	**1**
South Cerney	20/01125	23/00587/FUL	Langet End, Upper Up, GL7 5US	Erection of a dwelling new access and associated works (revised scheme)	GF	0.13	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
South Cerney	24/03609	24/03609/FUL	The Shed, Clay Meadow, Cirencester Road, GL7 6HU	Change of use of farm building to one `self-build` dwelling house with associated conversion and associated works (revised scheme)	GF	0.47	1	0	0	1	0	**1**
South Cerney	8950	24/02901/FUL	Clay Meadow, Cirencester Road, GL7 6HU	Erection of a self-build agricultural worker`s dwelling with associated works (revised scheme)	GF	0.1	1	0	0	1	0	**1**
South Cerney	4065.2	20/01993/AGRPAN	The Butts Farm, Cricklade Road, GL7 5QE	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class Q for the change of use of agricultural building to residential dwelling	GF	0.2	1	0	0	1	0	**1**
South Cerney	22/01332	22/01332/FUL	Hillview Farm, Silver Street, GL7 5TP	Erection of two storey detached dwelling (self-build)	GF	0.17	1	0	1	0	0	**1**
South Cerney	25/00144	25/00144/FUL	The Hive, Silver Street, GL7 5TP	Erection of an ancillary annexe	GF	0.08	1	0	1	0	0	**1**
South Cerney	23/00353	23/00353/FUL	The Willows, Wildmoorway Lane, GL7 5UZ	Erection of a replacement dwelling	BF	1.7	1	0	1	0	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
South Cerney	23/02101	23/02101/FUL	Land and properties at Berkeley Close, GL7 5UN	Demolition of 56 no. existing REEMA non-traditional residential units and 21 lock up garages stopping up of existing highway and the erection of 82 no. new residential units the retention and refurbishment of 2 existing residential units together with associated new proposed adopted highway access drives open space external works and landscaping	BF	4.37	84	7	34	43	18	**59**
Stow-on-the-Wold	25/01852	25/01852/FUL	Penrick House, Digbeth Street	Conversion of the barn into a holiday let and the creation of two flats within first floor and part of ground floor to be used either as private open market dwellings or holiday let accommodation	BF	0.05	2	0	2	0	0	**2**
Stow-on-the-Wold	22/03931	22/03931/FUL	12 Maugersbury Park, GL54 1DU	Demolition of existing garage building and erection of new self-contained granny annexe	BF	0.16	1	0	0	1	0	**1**
Stow-on-the-Wold	2184	22/02593/FUL	Naldra, St Edwards Drive, GL54 1AW	Demolition of existing bungalow and erection of two storey dwelling	BF	0.08	1	0	0	1	1	**0**
Stow-on-the-Wold	0418	22/02858/FUL	Vanburgh House, Park Street, GL54 1AQ	Change of use from A1 to C3 with alterations to fenestration cladding and associated works for the creation of a single residential dwelling	BF	0.06	1	0	0	1	0	**1**
Stow-on-the-Wold	23/01513	23/01513/FUL	Land north of Oddington Road	Exception site for 37 affordable homes (22 rented and 15 shared ownership)	GF	1.97	37	0	32	5	0	**37**
Swell	7163.2	22/00528/FUL	Flagstone Farm, Upper Swell, GL54 1ER	Conversion of 2no. former barns into a single residential dwelling with connecting link	GF	0.2	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Swell	24/03444	24/03444/FUL	Flagstone House, Upper Swell, GL54 1ER	Conversion of the existing stables into ancillary accommodation	BF	0.16	1	0	0	1	0	**1**
Swell	3287	23/03145/FUL	Ferndale, Lower Swell, GL54 1LH	Erection of a single dwelling (in place of dwelling approved under permission 09/01969/FUL)	BF	0.07	1	0	1	0	0	**1**
Syde	22/02193	24/02787/FUL	Land and Barn south east of 1 Church Cottages	Barn conversion to single self-build dwellinghouse (Mill Barn); Conversion of outbuilding to the north (the Reading Room) to an ancillary outbuilding	GF	0.05	1	0	1	0	0	**1**
Temple Guiting	25/01431	25/01431/FUL	Land North East Of New Barn Farm	Conversion of a traditional barn to residential use and the erection of five new-build residential dwellings the provision of landscaping demolition of six existing agricultural barns and associated works	GF	0.66	6	0	0	6	0	**6**
Temple Guiting	25/01603	25/01603/FUL	Little Farmcote Cottage, Temple Guiting, GL54 5AY	Demolition of dwelling and outbuildings erection of self-build detached dwelling three-bay garage and associated landscaping	BF	0.29	1	0	1	0	1	**0**
Temple Guiting	24/02612	24/02612/FUL	Stone Barn, Kineton, Guiting Power	Removal of condition 5 (holiday let use) of permission 23/02108/FUL (Alterations and extensions to existing traditional stone barn (part) to form a holiday let provision of private foul water facility formation of parking space - Variation of condition 2 (plans) of 22/01099/FUL to enable design changes) to enable use of building as an unrestricted dwellinghouse	GF	0.07	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Temple Guiting	23/02562	23/02562/FUL	Ford Hill Farm, GL54 5XU	Conversion of former barn and stables to form ancillary accommodation with associated works	GF	0.95	1	0	0	1	0	**1**
Temple Guiting	3203	19/04042/FUL	Pinnock Water Pumping Station	Partial demolition change of use conversion and extension of former water pumping station to create a three bedroomed dwelling	BF	0.069	1	0	1	0	0	**1**
Temple Guiting	23/03932	23/03932/FUL	Land Parcel At Lotts Barn	Conversion of agricultural barns to a single residential dwelling with associated works	GF	1.16	1	0	0	1	0	**1**
Tetbury	25/00463	25/00463/OPANOT	14 Church Street, GL8 8JG	Prior notification for change of use from commercial/business/service use to commercial/business/service use to ground floor and 2 two bedroom flats on first and second floors	BF	0.02	2	0	2	0	0	**2**
Tetbury	25/02003	25/02003/FUL	The Old Forge, Hampton Street, GL8 8LX	Conversion of existing furniture workshop into a single storey two bedroom dwelling	BF	0.036	1	0	1	0	0	**1**
Tetbury	23/03253	23/03253/FUL	The Stone House, 36 Long Street, GL8 8AQ	Conversion into a residential property erection of the link and associated internal and external works	BF	0.07	1	0	0	1	0	**1**
Tetbury	2124	24/03616/FUL	20 Hampton Street	Change of use from ground floor retail unit (Class E) to a single dwelling (C3) and window alterations	BF	0.003 5	1	0	1	0	0	**1**
Tetbury	23/04044	23/04044/FUL	The Barn, The Chipping	Conversion of existing stonewalled barn into single dwelling space	BF	0.04	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Tetbury	23/02458	23/02458/FUL	20 Long Street, GL8 8AQ	Change of use to first floor to allow additional restaurant area and also to second floor to create one bedroom flat. Addition of external rear staircase and other associated works	BF	0.02	1	0	0	1	0	**1**
Tetbury	20/01306	20/01306/FUL	Dolphins Hall, New Church Street, GL8 8DS	New Community Hall and Sports and Youth Building; pair of semi-detached dwellings and all associated landscaping	BF	0.46	2	0	2	0	0	**2**
Tetbury	24/03187	24/03187/FUL	Greyhound Inn, 3 Hampton Street, GL8 8JN	Conversion of public house (Sui Generis) to three dwellings (Use Class C3) including a rear extension and demolition of outbuilding [former skittle alley] with associated hard and soft landscaping	BF	0.06	3	0	0	3	0	**3**
Tetbury	21/00549	21/00549/FUL	Northfield Garage, London Road, GL8 8HW	45 residential dwellings with associated garages/parking including demolition of existing petrol filling station and other existing buildings	BF	0.94	45	28	0	17	0	**17**
Tetbury	23/02682	23/02682/FUL	Land west of Worwell Farmhouse, Cirencester Road, GL8 8RY	Mixed use development comprising healthcare facility 27 dwellings (including 11 affordable units) landscaping site access internal estate road and associated works	GF	2.45	27	3	5	19	0	**24**
Tetbury	3256	23/02424/FUL	Land north of Cirencester Road, GL8 8SA	Erection of buildings to expand an existing care village together with landscaping parking access and associated works	BF	2.02	131	68	63	0	0	**63**
Tetbury Upton	25/00352	25/00352/PLP	Land West Of Bath Road, GL8 8EJ	Permission in Principle application for the erection of 9 no. dwellings	GF	1.33	9	0	9	0	0	**9**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Tetbury Upton	2039	02/02877/FUL	Manor Farm, Doughton	Change of use from agricultural barns to 5 dwellings	GF	0.6	5	3	2	0	0	**2**
Todenham	5367.1	20/02628/FUL	Desmond House, GL56 9PF	Erection of 1no. detached dwelling	GF	0.14	1	0	1	0	0	**1**
Todenham	23/02468	23/02468/FUL	Homestallend House, GL56 9PF	Demolition of existing dwelling and erection of two new dwellings with associated works	BF	0.11	2	0	0	2	0	**2**
Upper Rissington	25/00954	25/00954/PLP	5 Smith Barry Crescent, GL54 2NG	Permission in Principle for the erection of a dwelling	GF	0.08	1	0	1	0	0	**1**
Upper Rissington	24/03740	24/03740/FUL	Land Parcel Adj To 10 De Havilland Road, GL54 2NZ	Erection of a self-build dwelling	BF	0.04	1	0	1	0	0	**1**
Upper Rissington	25/02114	25/02114/PLP	5 Smith Barry Crescent, GL54 2NG	Permission in principle application for the erection of one dwelling	GF	0.11	1	0	1	0	0	**1**
Upper Rissington	24/02321	24/02321/FUL	8 Sandy Lane Court, GL54 2NF	Subdivision of property convert and extend into 1 self-build dwelling	BF	0.01	1	0	1	0	0	**1**
Westcote	24/01453	24/01453/FUL	Downcroft, Church Westcote, OX7 6SL	Demolition of existing dwelling and erection of a self-build replacement dwelling with associated landscaping and access alterations	BF	0.97	1	0	0	1	0	**1**
Weston Subedge	23/00171	24/00734/FUL	Top Farm, GL55 6QU	Conversion of a modern barn into two residential units together with associated residential curtilages parking and outdoor amenity areas	GF	0.26	2	0	2	0	0	**2**
Westonbirt with Lasborough	23/02872	23/02872/FUL	Land and building south of the Old Stables, Home Farm, Easton Grey Road	Proposed conversion of building to dwelling	GF	0.03	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Westonbirt with Lasborough	24/01187	24/01187/FUL	Morley House, Bath Road, GL8 8QT	Proposed extension to garage to form self-contained annex	BF	0.37	1	0	1	0	0	**1**
Whittington	6316.2	23/00308/FUL	Wycomb Loft Annexe, Syreford, GL54 5SJ	Erection of self-build replacement dwelling and garage. Demolition of existing dwelling and garage	BF	0.247	1	0	0	1	1	**0**
Whittington	6694.2	21/01919/PLP	Whittington Lodge Farm, GL54 4HB	Construction of single dwelling within existing residential garden	GF	0.1	1	0	1	0	0	**1**
Wick Rissington	23/00417	23/00417/FUL	Former Wyck Hill, Nursery Wyck Hill, GL54 1HY	Erection of a dwelling of exceptional quality (paragraph 80e) plus associated hard and soft landscaping	GF	1.04	1	0	1	0	0	**1**
Wick Rissington	1328.1	19/04573/FUL	Laurence House, GL54 2PN	Conversion and extension of existing stabling and garaging to create self-contained staff accommodation and associated relocation of existing stables (amendment to previously approved application 16/03743/FUL)	BF	0.54	1	0	0	1	0	**1**
Wick Rissington	24/00280	24/00280/FUL	Little Orchard, GL54 2PN	Demolition of existing dwelling and erection of replacement dwelling with associated works	BF	0.44	1	0	0	1	0	**1**
Willersey	25/02983	25/02983/OUT	Land North Of Folly View, Broadway Road	Outline application for the erection of up to 30 dwellings with associated means of access car parking public open space landscaping sustainable drainage system (SuDS) and associated infrastructure (all matters reserved except for access)	GF	1.85	30	0	30	0	0	**30**
Willersey	23/02590	23/02590/FUL	Manor House, Main Street, WR12 7PJ	Proposed conversion of garage to accommodation new and replacement roof lights new external joinery and internal alterations	BF	0.316 02	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Willersey	21/04088	21/04088/FUL	Willersey Farm Stables, Badsey Lane, WR11 7HF	Conversion of 2no. barns to form 3no. residential dwellings and associated works	GF	0.39	3	0	3	0	0	**3**
Willersey	5602	13/05112/FUL	1 The Long House, Main Street	Conversion of Hewins Barn to provide separate dwelling	BF	0.1	1	0	0	1	0	**1**
Willersey	22/03959	22/03959/PLP	Land to the east of Willersey Lodge, Campden Lane	Permission in principle application for the erection of 1 dwelling	GF	0.99	1	0	1	0	0	**1**
Windrush	20/00561	20/00561/AGRPAN	Barn referred to as Lower Barn	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class Q for conversion of barn to form new dwelling	GF	0.8	1	0	0	1	0	**1**
Withington	23/01038	24/00829/FUL	Fulford, Withington Road, GL54 4LL	Conversion of barn to residential dwelling and associated works	GF	0.12	1	0	0	1	0	**1**
Withington	24/00951	24/00951/FUL	Lovat Cottage, GL54 4BB	Demolition of existing workshop and erection of a 1 bed dwelling and associated works	BF	0.07	1	0	1	0	0	**1**
Withington	22/02082	23/02826/FUL	Shornhill Farm, GL54 4BJ	Change of use of barn to form dwelling with associated works including access and landscaping (revised scheme following approved permission - 22/02082/FUL)	GF	0.065	1	0	0	1	0	**1**
Withington	4531	22/01596/FUL	Kings Head Inn, Kings Head Lane, GL54 4BD	Change of use from Public House to a single dwelling house and associated extensions alterations and demolitions	BF	0.22	1	0	0	1	0	**1**
Withington	23/02152	23/02152/FUL	Fulford, Withington Road, GL54 4LL	Erection of replacement dwelling including garage and swimming pool with associated works	BF	0.49	1	0	1	0	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
									3417	454	73	3798

11. Lapsed Planning Permissions in 2025/26

10.1 Table 20 lists the planning permissions that lapsed in 2025/26.

Table 20 – Lapsed planning permissions

Parish	Site No.	Application Reference	Address	Development Description	Prior Net Commitments
Batsford	22/00233	22/00233/FUL	Home Farm, GL56 9QA	Change of use and alterations to an existing building to form a dwellinghouse and conversion of adjacent buildings to provide ancillary functions	1
Bledington	22/01362	22/01362/FUL	Land at Building north of Micklands Hill Farm, Stow Road	Conversion of a Dutch barn to a residential dwellinghouse and associated works	1
Blockley	9172	18/00761/FUL	Diggets Barn, Ditchford, Aston Magna	Change of use of barn to 1 no. dwelling including external alterations and associated works	1
Blockley	5314	22/00697/FUL	Land at 56 Park Road, GL56 9BZ	Erection of a single dwelling and associated works	1
Bourton-on-the-Water	23/01281	23/01281/LBC	Tuesday Cottage, Clapton Row, GL54 2DW	Conversion of ancillary residential detached outbuilding to annex including replacement window	1
Chedworth	22/00534	22/00534/FUL	Orchard Barn, GL54 4NE	Conversion of Dutch Barn to provide a single residential dwelling with associated works	1
Chipping Campden	8275	22/02994/FUL	Heath Farm, Middle Hill, WR12 7JY	Conversion of existing stone and metal barns into one dwelling	1
Cirencester	22/00453	22/00453/FUL	Gloucester Street Dental Practice, 10A Gloucester Street, GL7 2DG	Change of use from commercial to residential	1
Cirencester	21/04812	21/04812/FUL	First and Second Floor 8 – 10, Castle Street	Conversion of first and second floors from Use Class E to Use Class C3 to form 3 residential units	3
Cirencester	21/01875	21/01875/FUL	Car & Tyre Care, 29 The Waterloo, GL7 2PZ	Demolition of existing single storey garage and erection of new block of 3 apartments including associated landscaping and parking	3
Cirencester	21/03760	21/03760/FUL	Waterloo Cleaners, The Waterloo, GL7 2PY	Single storey ground floor extension to existing commercial premises and alterations to first floor including raising roof and installation of new external staircase to create 1No. self-contained flat	1

Parish	Site No.	Application Reference	Address	Development Description	Prior Net Commitments
Down Ampney	21/04233	21/04233/FUL	The Byre, Church Lane, GL7 5QW	Separation of existing dwelling to create two dwellings and associated works	2
Lechlade	21/03608	21/03608/FUL	9 Gassons Road, GL7 3BQ	Erection of 2no. two-storey dwellings; erection of front porch to existing dwelling and demolition of single storey side extension; creation of parking landscaping and associated works	2
Maugersbury	20/04603	20/04603/PLP	Land adjacent to Stonewell Cottage, GL54 1HP	Redevelopment of site to provide 1 dwelling	1
Stow-on-the-Wold	22/01328	22/01328/FUL	Ways End Back Walls	Demolition of existing dwelling and erection of a single dwelling and associated parking	1
Tetbury	7480	22/01086/FUL	Land parcel off Cirencester Road	Erection of dwelling (revision of lapsed permission 16/00429/FUL)	1
Todenham	22/00471	22/00471/FUL	Lower Manor Farm, GL56 9PN	Conversion of agricultural barn to residential accommodation	1
Upper Rissington	8810	22/03827/FUL	15 Avro Road, GL54 2NU	New 3 bedroom house and other associated works	1
					24

This page is intentionally left blank

Gloucestershire GTANA 2026 - Cotswold (July 2026)

This note has been prepared by RRR and Cotswold District Council to support the Cotswold Local Plan Regulation 19 consultation and has been published in advance of the wider Gloucestershire Gypsy and Traveller Accommodation Needs Assessment (GTANA) (RRR, 2026), which was being finalised at the time of writing and will be issued in due course. It provides a summary of the current provision of accommodation for Gypsies and Travellers within Cotswold District and identifies the need for additional permanent residential pitches over the plan period to 2043. The findings are drawn from the Gloucestershire GTANA and are intended to provide the evidence required to inform the Council's approach to meeting identified accommodation needs through the emerging Local Plan.

Gypsies and Travellers

There are 55 pitches with planning permission (43 occupied at the time of the assessment)

Table 1: Assessment of the need for permanent residential site pitches 2026-2031

1) Current occupied permanent residential site pitches	43
Additional residential supply	
2) Number of unused residential pitches available	2
3) Net number of households on sites expected to leave the area	2
4) Number of households on sites expected to move into housing	1
5) Residential pitches planned to be built or brought back into use	10
Total Additional Supply	15
Additional residential need	
6) Seeking permanent permission from temporary sites	0
7) Households (on pitches) seeking residential pitches in the area	0
8) Households on transit pitches requiring residential pitches in the area	0
9) Households on unauthorised encampments requiring residential pitches	0
10) Households on unauthorised developments requiring residential pitches	0
11) Households currently overcrowded (or hidden household members)	10
12) Net new household units expected to arrive from elsewhere	2
13) New household formations expected to arise from within existing households	7
14) Households in bricks and mortar with a cultural preference need a pitch	8
Total Need	27
Balance of Need and Supply	
Total Additional Pitch Requirement	12

Source: GTANA 2026

Table 2: Summary of permanent accommodation needs 2026-43 (pitches)

Period	Pitches
2026-31	12
2031-36	8
2036-41	8
2041-43	4
Total	32

Source: GTANA 2026

Meeting Identified Need

The GTANA identifies a need for 32 additional permanent residential pitches in Cotswold District over the period 2026-2043. The assessment does not identify specific sites to meet this need. In accordance with the Planning Policy for Traveller Sites, the Council will need to undertake an assessment of site and land availability through the Local Plan process to identify a supply of deliverable sufficient to

maintain a five-year supply of specific deliverable sites, and developable sites sufficient to meet the identified need across the plan period.

Methodological Notes and Assumptions

The following notes explain key assumptions and methodological approaches used in the assessment of accommodation need. They provide context for the calculation of pitch requirements and should be read alongside the accompanying tables and findings.

Additional need

Households currently residing on highway land (without planning permission) were not considered to have an identified need at the time of the assessment. Accordingly, these households have not been included within the calculation of accommodation need.

This conclusion is contingent upon the assumption that the Council will continue to make appropriate provision for these households should their current circumstances change. If the existing arrangement becomes unavailable and households subsequently require alternative pitch accommodation, an additional need for accommodation would arise. Any such requirement would exceed the need identified in this assessment and would need to be addressed through future monitoring and review processes.

Clarification of steps

NB Step 14: As no reliable Census data is available to identify the number of Gypsy and Traveller households residing in bricks-and-mortar accommodation within Cotswold, a proxy approach has been applied. This assumes a requirement equivalent to 15% of the total authorised residential pitch stock (54 pitches with planning permission), resulting in an estimated need from 8 households. The total authorised pitch stock has been used as it provides a more stable indicator of the size of the resident Gypsy and Traveller community than the number of occupied pitches at a single point in time, which may fluctuate due to temporary vacancies and changes in occupancy.

This approach is consistent with that adopted in the previous assessment, although the underlying rationale has changed. The previous assessment was based on evidence of psychological aversion to conventional housing, whereas this assessment reflects a cultural preference for caravan-based living and a demonstrable need for a pitch, consistent with the requirements of the Planning Policy for Traveller Sites (PPTS) 2024.

Another change since the previous assessment is that we no longer include mortality-related supply, either within the first five years or in future growth calculations. This is because the death of an occupant does not necessarily result in the loss of a household or the release of a pitch, as pitches commonly remain occupied by other household members or are subsequently occupied by family members. Accordingly, we have applied the 11.4% household growth rate identified in the previous assessment, but have not deducted a mortality rate from the future accommodation-need calculations.

Needs of Other Groups

Showpeople: No known yards and therefore no known identified need.

Boat dwellers: This need is shared across the wider study area, although the number of residential moorings required has yet to be determined. However, given the absence of navigable waterways in the Cotswold District, residential moorings are not anticipated to be required. Consequently, any identified need is unlikely to have implications for the Council's future provision of accommodation.

Future Monitoring Considerations

The accommodation needs identified in this assessment relate to households for which sufficient evidence was available at the time of the study. Additional accommodation needs may arise during the plan period from households (Gypsies, Travellers, Travelling Showpeople and boat dwellers) not included in the assessment, including households associated with in-migration, unauthorised developments, unauthorised encampments, and some households residing in bricks-and-mortar accommodation. These potential needs have not been included within the identified pitch requirement and should be considered through ongoing monitoring and review and should be considered separately from the need identified in Tables 1 and 2. Any needs arising from such circumstances may be met through future site allocations, planning permissions, or windfall developments, as appropriate.

This page is intentionally left blank

Draft document for Council governance process July and August 2026

JULY 2026

Cotswold Employment Land Review

Final Report

ICENI PROJECTS LIMITED ON BEHALF OF COTSWOLD DISTRICT COUNCIL

Iceni Projects Limited on behalf of

Cotswold District Council

July 2026

Cotswold Employment Land Review
FINAL REPORT

Iceni Projects
Birmingham: The Colmore Building, 20 Colmore Circus Queensway, Birmingham B4 6AT
Edinburgh: 7 Alva Street, Edinburgh, EH2 4PH
Glasgow: 177 West George Street, Glasgow, G2 2LB
London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH
Manchester: WeWork, Dalton Place, 29 John Dalton Street, Manchester, M26FW

t: 020 3640 8508 **| w:** iceniprojects.com | **e:** mail@iceniprojects.com
linkedin: linkedin.com/company/iceni-projects | **twitter**: @iceniprojects

Contents

1. Introduction.....1

2. Economic Baseline.....4

3. Commercial Market Assessment 29

4. Employment Land Requirements 50

5. Review of Existing Employment Allocations 96

6. Employment Land Supply..... 105

7. Bringing the Evidence Together..... 109

Appendices

A1 – A3 Site Assessment

A4. Population modelling

1. Introduction

1.1 Cotswold District Council is preparing a new Local Plan to guide development in the District over the 2026-43 period. The Council has commissioned Iceni Projects ('Iceni') to prepare this Employment Land Review ('ELR').

1.28 The Employment Land Review considers the characteristics, structure and performance of the District's economy and commercial property market dynamics. This analysis then informs an assessment of future needs for office and industrial development – addressing the E(g), B2 and B8 use classes.

1.29 Consideration is then given to the supply of employment land. There are three principal components of this. Iceni has firstly undertaken a review and selective updating of the Council's 2025 Established Employment Sites Review and made a limited number of adjustments to the report. This is set out at **Appendix A4**.

1.30 A review has then been undertaken of the extant employment allocations in the Cotswold Local Plan 2011-31. This is informed by engagement, where appropriate, with landowners / developers and seek to consider whether these allocations for employment development should be retained and their deliverability.

1.31 Thirdly, a review of potential sites for employment development submitted to the Council through the 'Call for Sites' process has been undertaken. This addresses their suitability and market attractiveness for employment development, and their deliverability, with a view to informing site selection.

1.32 The report then seeks to draw these elements together in considering the current balance between supply and demand for employment land and the scale of additional employment land that needs to be allocated within the emerging Local Plan. It then provides advice on the

appropriate locations for employment development having regard to strategic development constraints in the District; the relative commercial market attractiveness of different locations and the emerging spatial strategy for development.

1.33 Employment land needs modelling in this report has been carried out for a period of 2025-43, whereas Council's plan period is 2026-43. To provide a 2026-43 position, an adjustment has been made whereby net employment completions during 2025/26 have been deducted from the modelled 2025-43 requirement.

1.34 The report has been prepared alongside a Gloucestershire-wide Housing and Economic Needs Assessment (HENA), the preparation of which Iceni is leading. It draws on elements of the analysis therein and the engagement with a range of stakeholders; but has supplemented this with engagement with a number of local commercial agents and specific discussions with those who have been involved in the development of key sites within the District.

1.35 The key purpose of the Review is to inform the emerging Local Plan. However, the assessment may also be relevant to the determination of individual planning applications on employment sites or for employment development.

Report Status and Structure

1.36 The remainder of the report is structured to address:

- Section 2: Economic Baseline;
- Section 3: Commercial Market Assessment;
- Section 4: Employment Land Requirements;
- Section 5: Review of Existing Employment Allocations;
- Section 6: Employment Land Supply;

- Section 7: Bringing the Evidence Together.

2. Economic Baseline

1.1 This section considers the profile of the Cotswold £4.0 billion economy which in 2024 supported 57,100 jobs. The district accounted for around 19.5% of Gloucestershire's GVA and 15.6% of its employment.

Cotswold's Economy

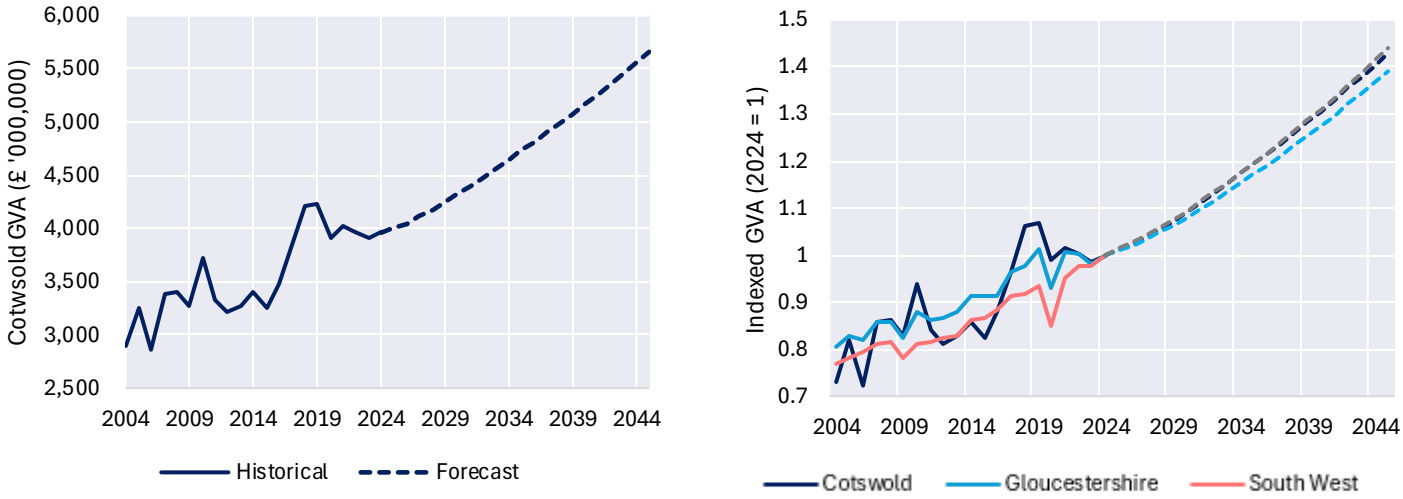
GVA and Employment

2.28 Gross Value Added ("GVA") is a measure of the value of goods and services produced in an economy. It is used to consider the size of the economy in different areas. In 2024, Cotswold was estimated to have a £4.0 billion economy.

2.29 As shown in the figure below, Cotswold's GVA has grown over time, with 36.9% growth from 2004 to 2024 although with some volatility year to year (particularly in 2020 as a result of COVID-19). Moving forward, GVA is forecast to continue to grow, reaching almost £5.7 billion by 2045 based on Experian's trend-based forecasts.

2.30 Trends in Cotswold's GVA broadly reflect those seen across Gloucestershire and the broader South-West Region as Figure 2.1 shows. However, Cotswold's growth has been slightly faster than seen in benchmark areas historically (36.9% vs 24.2% in Gloucestershire, 30.1% in the South West and 35.6% in England between 2004-2024).

Figure 2.1 : Trends in Cotswold Gross Value Added (GVA)

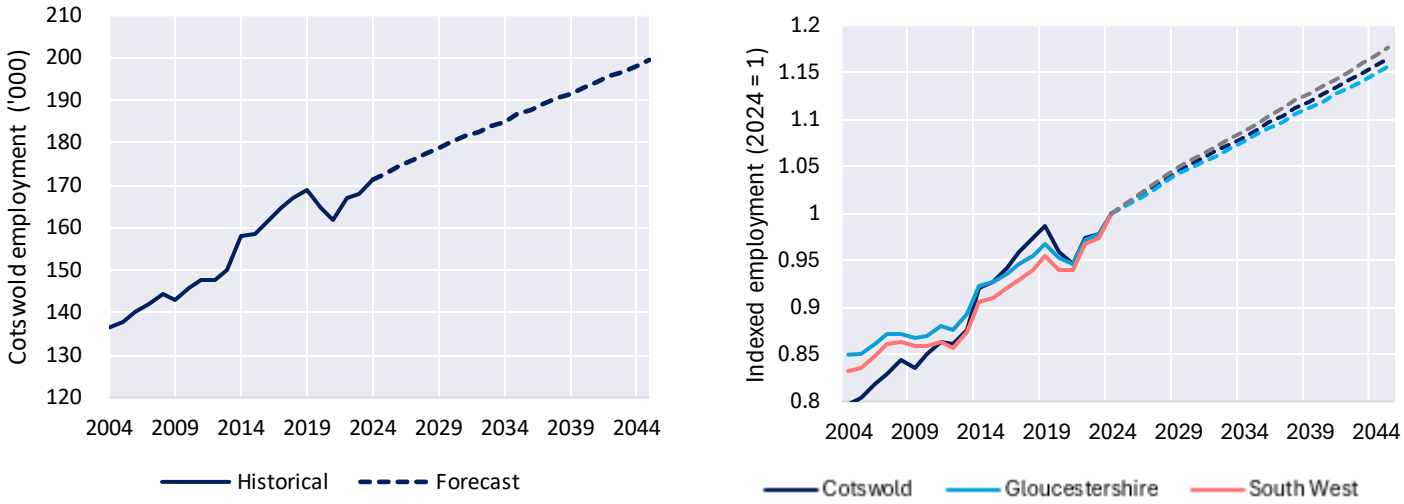


Source: Iceni analysis of Experian 2025 forecasts

2.31 Employment has also been growing steadily in Cotswold over the last 20 years (as shown in Figure 2.2 below). From 2004-2024, employment has grown by 25.5%, or 11,600 jobs. This growth is forecast to continue broadly in line with past trends, with Experian forecasting that an additional 9,800 jobs would be added to 2046 and overall employment reaching 66,900.

2.32 In comparison with the regional and national averages, Cotswold District's employment has grown more quickly since 2004 (25.5% in Cotswold District vs 17.7% in Gloucestershire, 20.2% in the Sout West and 19.8% in England). Between 2024-2046, baseline forecasts place Cotswold's growth levels between those of Gloucestershire and the South West (17.2% vs 16.4% in Gloucestershire and 18.5% across the South West).

Figure 2.2 : Trends in Cotswold employment



Source: Iceni analysis of Experian 2025 forecasts

Job density

2.33 Job density is defined as the ratio of workplace-based jobs to the resident working-age population within an area. It provides an indicator of the balance between local employment opportunities and the labour supply. A jobs density of 1 would indicate one job per working age person, while a jobs density below one indicates less jobs than working-age people.

2.34 Given that not all working-age people are employed, a job density of less than one is typical nationwide. The overall job density of England in 2023 (the most recent available data) was 0.87[1].

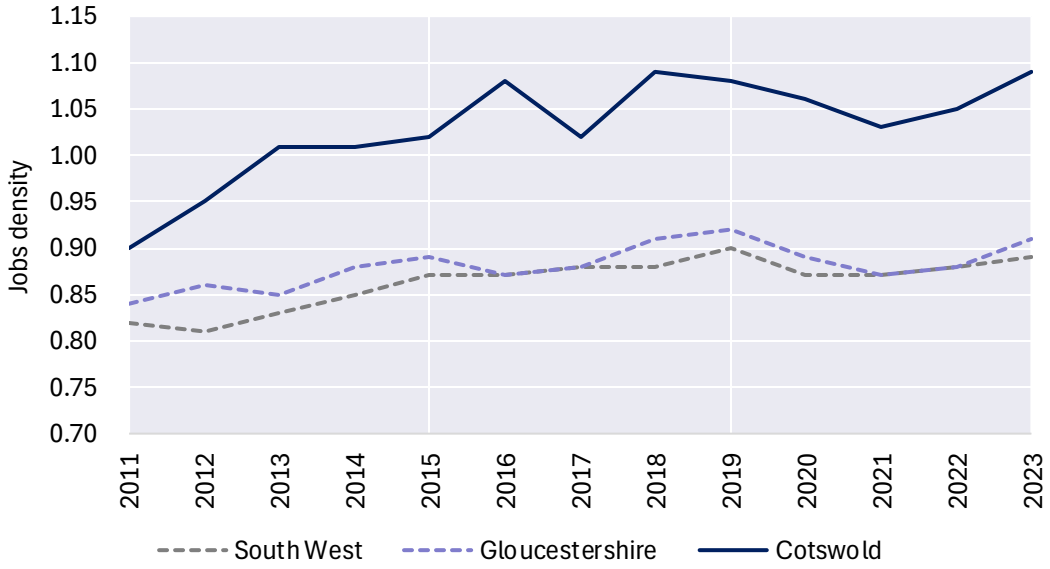
2.35 In contrast to this, Cotswold's job density in 2023 was much higher at 1.09. Indeed, Cotswold has the ninth highest job density of any rural local authority in England, after only North Warwickshire and North West Leicestershire (both of which contain major industrial and logistics areas) and Winchester and West Berkshire (which both contain prosperous towns over twice as large as Cirencester). This indicates

[1] Source: NOMIS

that for an authority of its type, Cotswold has among the highest levels of employment relative to the local population in England.

2.36 Historic data, as shown in the figure below, shows Cotswold's job density t has increased over time, and to have grown relative to benchmark areas. This indicates that job growth in Cotswold has been faster than working age population growth. This pattern is consistent with relatively weaker housing delivery compared with the growth of the District's economy; and is likely to have contributed to an increase in net in-commuting to the District.

Figure 2.3 Job density over time (Cotswold)



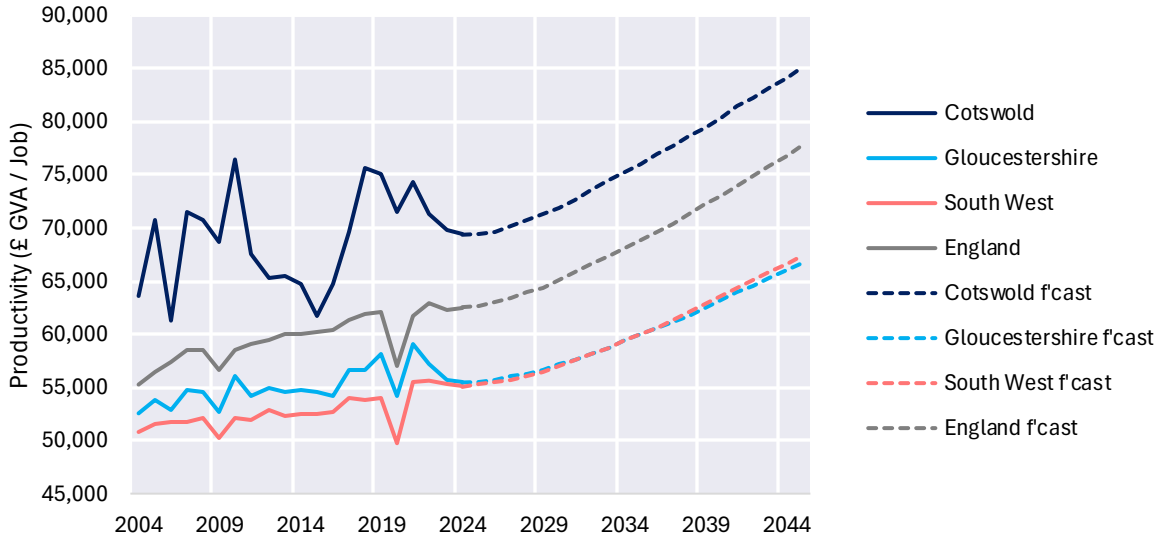
Source: ONS 2025 *Jobs density*

Productivity

2.37 By combining data on GVA and employment, it is possible to estimate the productivity of Cotswold's economy. Our analysis shows GVA of around £69,400 per job. This is well above the results for Gloucestershire (£55,500) and the South West (£55,000), and even above the England-wide level which will capture high productivity jobs in larger cities like London (£62,600). This is a very strong result for a non-urban authority, and the evidence indicates it is a function of both the quality of jobs and strong economic participation.

2.38 As shown in the figure below, Cotswold's productivity has consistently sat above that seen in benchmark areas over the last 20 years. There has been a relatively high level of volatility in the productivity results for Cotswold, which likely reflects issues with economic modelling for smaller authorities rather than underlying economic reality.

Figure 2.4 Trends in productivity (GVA / jobs)



Source: Iceni analysis of Experian Forecasts 2025

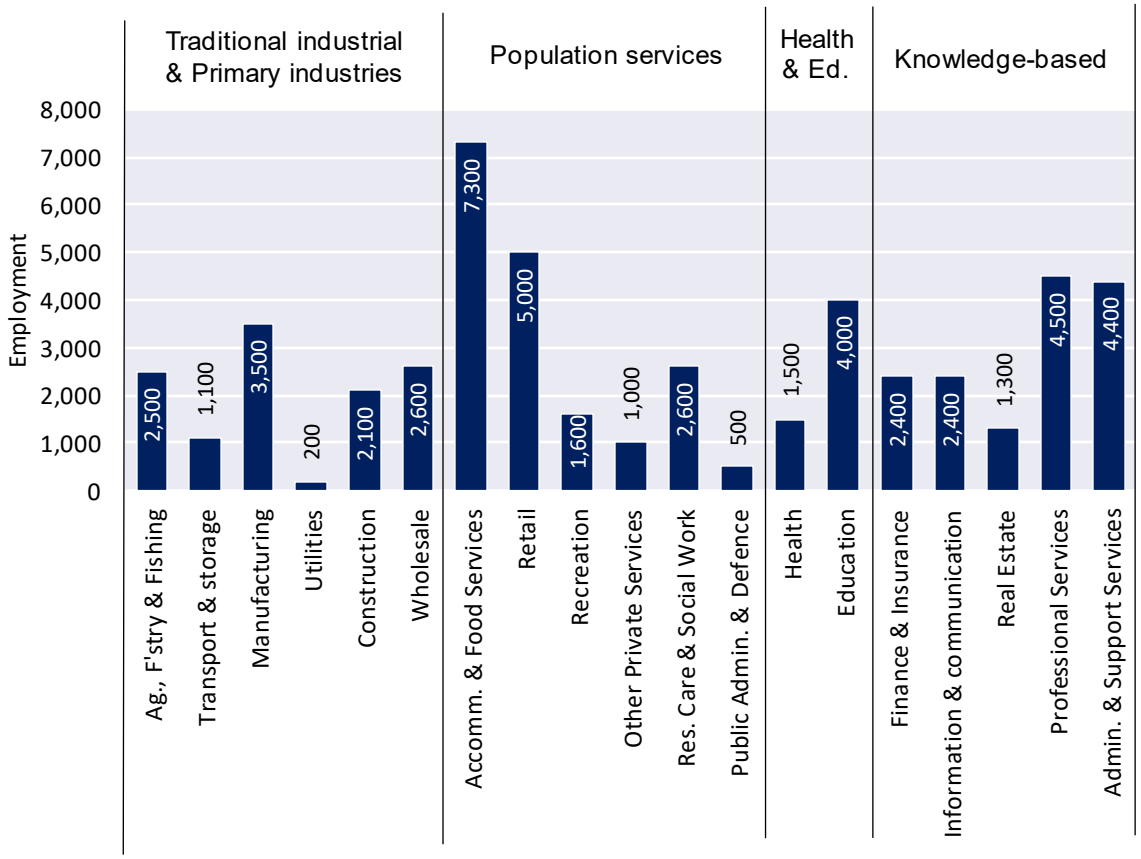
2.39 Forecasts are for accelerating growth in productivity for Cotswold, and more broadly across Gloucestershire, the South West and England as a whole. This reflects the impact of technological shifts (e.g. AI), an increase in business investment, and shifts in the sectoral composition of the economy towards higher value sectors. However, given recent trends of relatively sluggish productivity growth since the Global financial Crisis of the last 2000s, this forecast may be optimistic.

Sectoral Structure

2.40 Cotswold has a broad-based economic structure with jobs spread across a variety of sectors. As shown in the figure below, the largest sectors in terms of total employment are accommodation and food services (7,300 jobs, likely related to tourism), retail (5,000 jobs), ,

professional, scientific and technical services (4,500 jobs), and administrative and support services (4,400), with high levels of employment also in education and manufacturing.

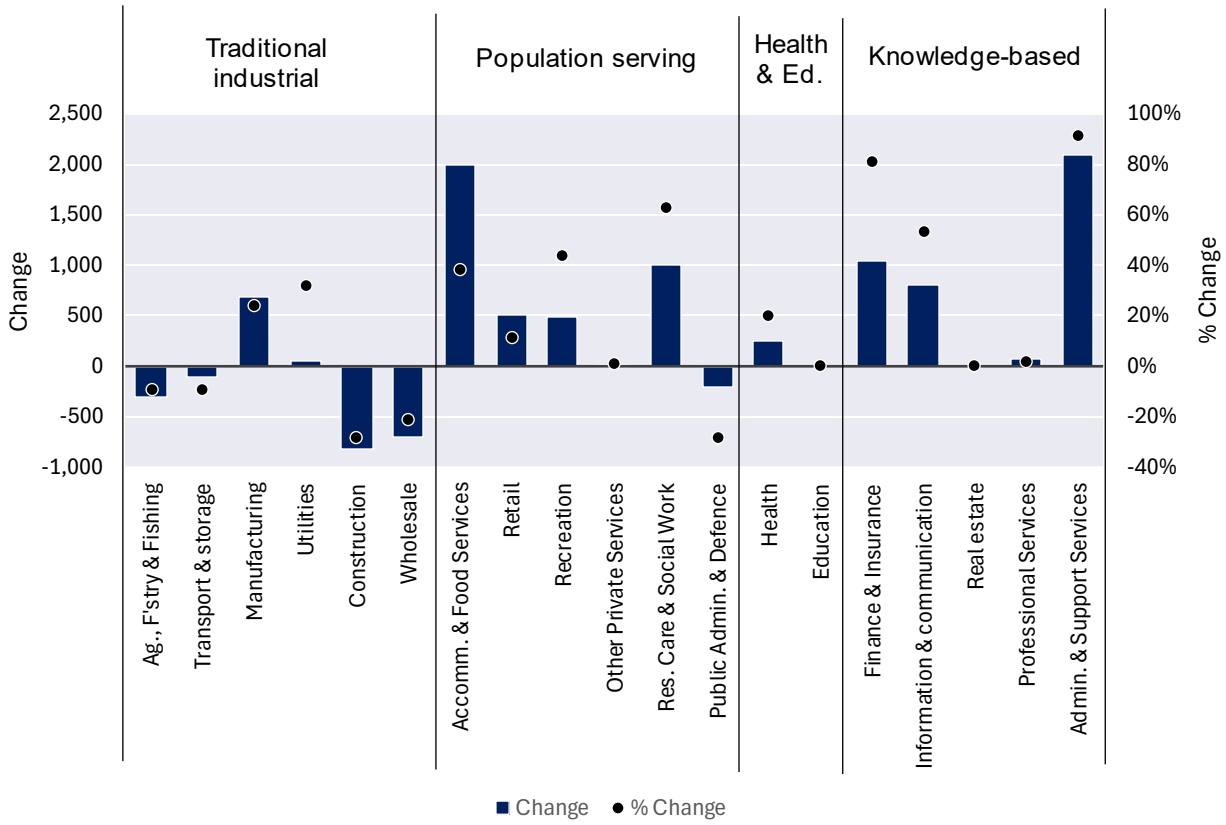
Figure 2.5 Cotswold employment by sector (2024)



Source: ONS Business Register and Employment Survey (2024)

2.41 While overall employment has been growing over time, there is a more mixed picture by sector. Between 2015-2024 (the time period over which consistent data is available from BRES), there has been mixed performance in traditionally industrial and related sectors and limited growth in health and education, while population serving and knowledge-based sectors have grown more strongly.

Figure 2.6 Change in employment 2015-2024 (Cotswold)



Source: ONS Business Register and Employment Survey

2.42 More specifically:

- Employment in **manufacturing** grew (+685 jobs or 24%), while **transport and storage**, the other primary industrial sector, shrank slightly (-105 jobs or 9%).

- **Wholesale** and **construction** can be regarded as secondary industrial sectors, with some activity in these sectors taking place in industrial premises. Employment in both of these sectors contracted (-825 jobs or 29% and -700 jobs or 22% respectively).

- **Agriculture, forestry and fishing** was recorded as shrinking, although this result should be treated with caution as BRES data is relatively poor at capturing agricultural employment.

- In population serving sectors, there was very strong growth in **accommodation and food services** (+2,000 jobs or 38%), **residential care and social work** (+1,000 jobs or 63%) and in **recreation** (+480 jobs or 43%), with lower growth in retail (+500 jobs or 11%) and a small contraction in **public administration and defence** (-200 jobs or 29%).

In recent years, there has been a national shift away from retail employment and towards food and hospitality services. However, the growth in accommodation and food services in Cotswold is particularly high and reflects strength in the local tourism sector. It is also notable that in contrast to general trends, the retail sector grew.

- There was strong growth in the knowledge intensive sectors of **finance and insurance** (+1,050 jobs or 81%), **information and communication** (+815 jobs or 53%, predominately in computer programming, consultancy and related activities) and **administrative and support services** (+2.085 jobs or 91%).

2.43 The relative representation of sectors in the local economy can be considered using a location quotients (LQ) analysis. A LQ value of 1.0 indicates that a sector makes up the same proportion of employment as in the broader economy (in this case the South West), while a lower LQ indicates relative under-representation of a sector in the District and a higher LQ indicates specialisation. Error! Reference source not found. below shows LQs, overlaid with recent growth rates.

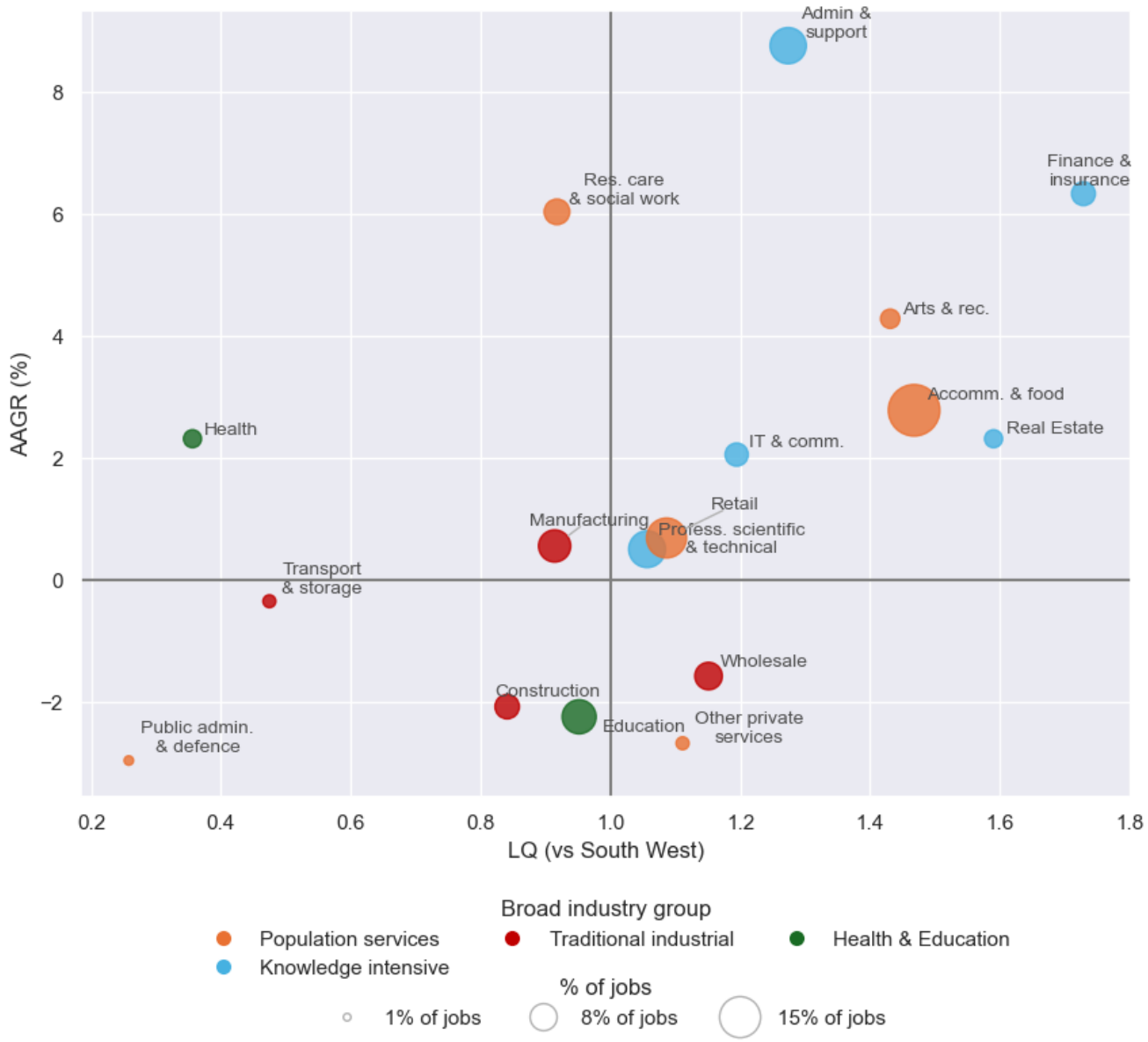
2.44 This analysis shows a clear pattern with most knowledge based and population serving sectors being specialised in the local economy, while traditionally industrial sectors and some services which are more commonly concentrated in larger towns and cities (health, education and residential care) are less specialised. All of the most specialised sectors are also growing, indicating likely increasing specialisation and performance over time.

2.45 Finance and insurance, real estate, accommodation and food services, and arts and recreation are the most specialised sectors, with accommodation and food services also the largest sector by employment (as noted above). Retail and professional, scientific and technical services are also specialised (although only slightly).

2.46 Public administration, health and transport and storage are not specialised (noting the absence in Cotswold of large central government or county council facilities, a hospital or large logistics premises). Manufacturing, residential care and social work are also not

specialised, but growth in these sectors suggests that specialisation may increase in the future.

Figure 2.7 Cotswold employment location quotient (2024) and average annual growth rate (AAGR)



Source: Iceni analysis of ONS Business Register and Employment Survey

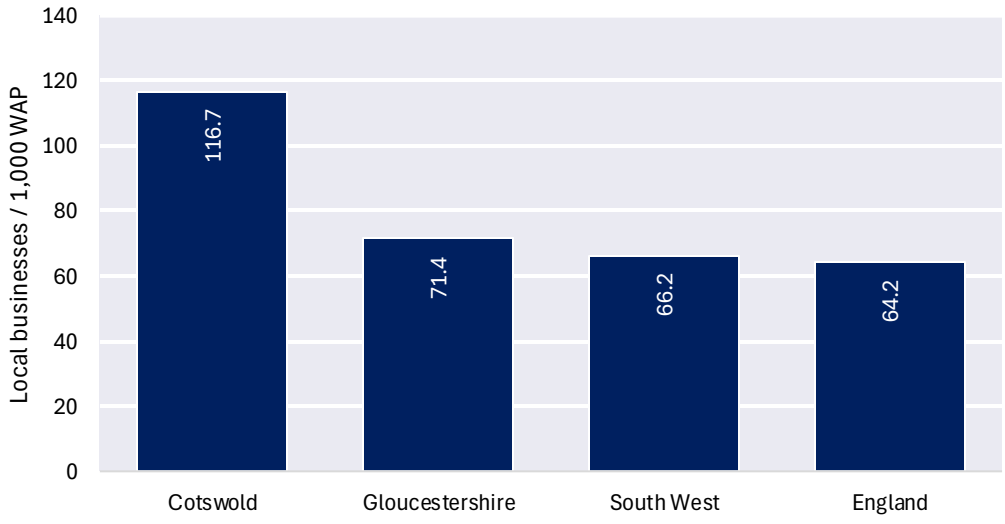
2.47 Overall, the sectoral analysis points to a strong local economy with particular strengths in high-value knowledge-based sectors, in tourism and in some population services. There is also a small but robust manufacturing sector, and some employment in secondary industrial sectors.

Business Base

2.48 In 2025, there were 6,075 local businesses (i.e. enterprises) based in Cotswold, and 6,750 local units (i.e. local branches, premises and employers regardless of whether the overall business is based locally).

2.49 Relative to the number of working-age people, Cotswold has a very high number of local businesses when compared to the regional and national benchmarks (117/ 1,000 working age people vs 61.4 in Gloucestershire, 66.2 in the South West and 64.2 in England). Cotswold's result in this metric is the highest seen in any local authority in England outside of London boroughs and the Isles of Scilly, and is close to double the England-wide rate.

Figure 2.8 Business ownership rate (per 1,000 working age people)



Source: Iceni analysis of ONS Business Counts, Population Estimates

2.50 Cotswold has a small-business focussed economy, with only 15 large local businesses employing 250 or more people. These make up only 0.2% of all businesses, around half of the national benchmark (0.4%).

2.51 The vast majority of businesses are micro businesses. While this is the same across the region and nation, the small overall size of Cotswold's economy means that there are relatively few large locally-based employers.

Table 2.3 Local business base by number of employees

	Cotswold number	Cotswold %	South West %	England %
Micro (0 – 9)	5,380	89.1%	89.0%	89.2%
Small (10 – 49)	560	9.3%	9.1%	8.7%
Medium (50 – 249)	85	1.4%	1.5%	1.6%
Large (250+)	15	0.2%	0.3%	0.4%

Source: ONS Business Counts

2.52 The following two tables provide the absolute and percentage change in local businesses over the last ten years. Cotswold has seen only modest growth in local businesses numbers (185 businesses or 3.2%). This is well below regional and national growth rates (6.6% in the South West and 12.3% in England), although this may reflect Cotswold's already very high level of local businesses relative to the local population.

Table 2.4 Change in local businesses (2015-2025)

	Cotswold change	Cotswold % change	South West % change	England % change
Micro (0 – 9)	135	2.6%	6.9%	12.8%
Small (10 – 49)	25	4.7%	1.7%	6.3%
Medium (50 – 249)	20	30.8%	14.1%	13.8%
Large (250+)	0	0.0%	12.2%	23.6%
Total	185	3.2%	6.6%	12.3%

Source: Iceni analysis of ONS Annual Population Survey, ONS Model-based estimates of unemployment

Labour Market

2.53 Economic participation in Cotswold (79.1%) is below the positions Gloucestershire-wide (83.4%) or across the South West region (80.9%), although above the result for England as a whole (78.8%). This may reflect the presence of a high number of early retirees in Cotswold.

Table 2.5 Economic participation and unemployment rates (3-year average))

	Economic participation rate (% of 16-64 y.o.s)	Unemployment rate (% of economically active 16-64 y.o.s)
Cotswold	79.1	2.3
Gloucestershire	83.4	2.6
South West	80.9	2.8
England	78.8	3.8

Source: Iceni analysis of ONS *Annual Population Survey,* ONS *Model-based estimates of unemployment*

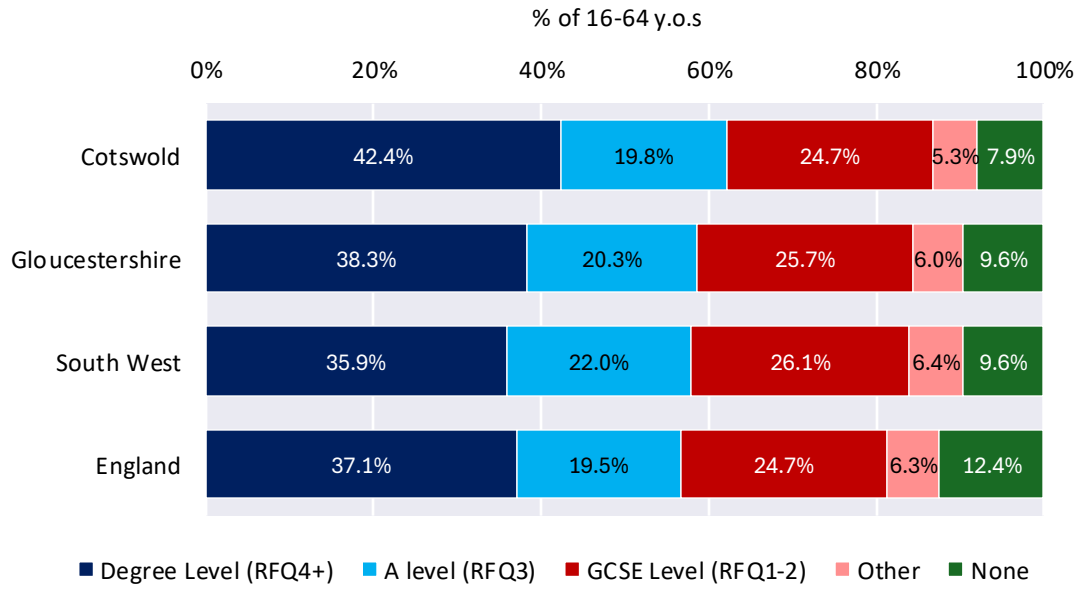
Note: values shown are averages of the 12-month periods ending September 2022 – June 2025

2.54 In keeping with its strong local employment and relatively affluent population, Cotswold has a low unemployment rate (2.3%), below the County-wide (2.6%) and regional (2.8%) rates, and well below the rate seen England-wide (3.8%).

Qualifications

2.55 Cotswold has a highly educated population, with 42.4% of the working age population having a degree level or above qualification, compared to 35.9% across the South-West and 37.1% in England. A relatively small proportion of the working age population has no qualifications (7.9% vs 9.6% in the South West and 12.4% in England) or GCSE level qualifications only (5.3% vs 6.4% in the South West and 6.3% in England).

Figure 2.9 Qualifications of working age people



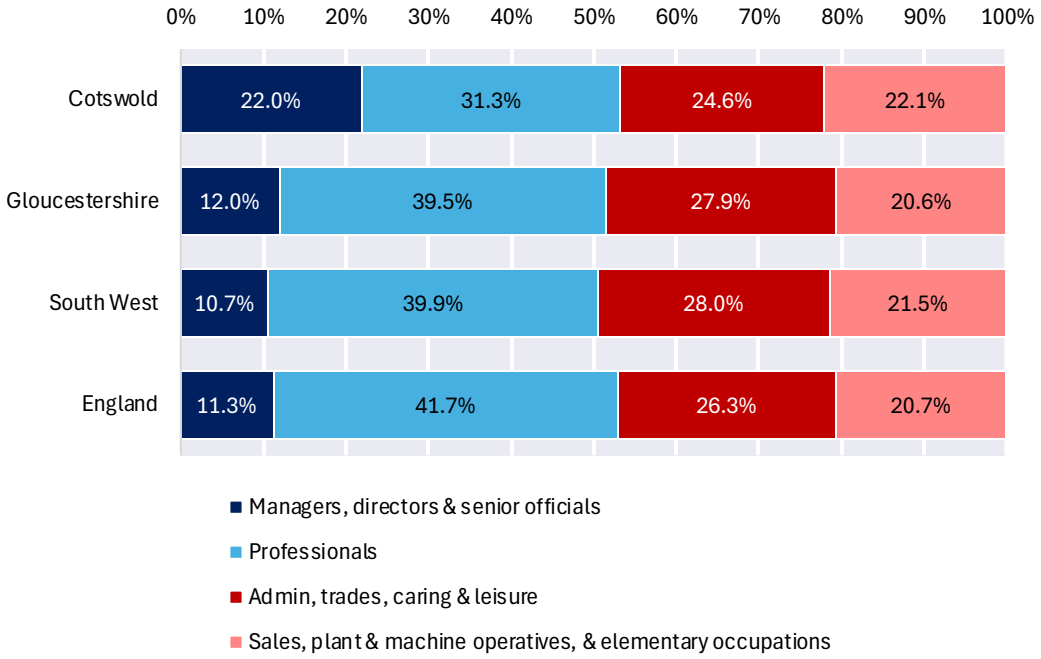
Source: ONS Census 2021

Occupations

2.56 A very high proportion of resident workers in Cotswold work as managers, directors and senior officials (22.0%), over twice the rates seen across the South West (10.7%) or England as a whole (11.3%). There is a correspondingly smaller proportion of people in professional

roles, although profession roles and above still make up 51.3% of workers in Cotswold, above the rate seen in the South West (50.6%).

Figure 2.10 Occupations of resident workers

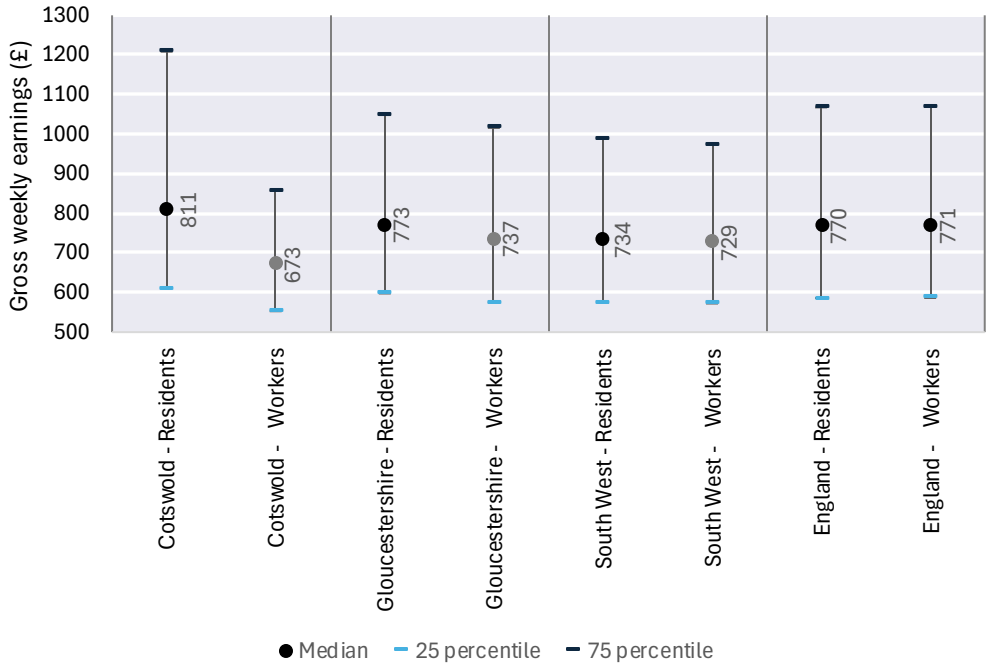


Source: ONS Annual population survey
Note: Average taken across the most recent three years of results (Oct 2021-Sep 2022 to Jul 2024-Jun 2025)

Earnings

2.57 As shown in the figure below, typical full-time wages for Cotswold District residents (median of £811 per week) are well above those seen across the South West (£734 per week) or England as a whole (£770 per week). The 75th percentile of earnings in Cotswold is also substantially above these benchmarks (£1,208 vs £989 and £1,068 respectively). This reflects the very high proportion of residents working in managerial and senior professional roles.

Figure 2.11 Earnings of full-time workers



Source: ONS *Annual Survey of Hours and Earnings*

2.58 By contrast, wages for workers in jobs within Cotswold are well below those for resident workers, with median earnings of £673 per week for residents compared to £811 per week for local workers. The difference is even more pronounced at the upper end of the income spectrum, with 75th percentile values of £858 vs £1,208.

2.59 Higher resident wages is a common phenomenon in rural areas and generally reflects net out-commuting of highly paid professionals to office jobs in nearby urban areas and larger towns. The reason for the discrepancy in Cotswold is however different, as shown in the following section, and reflects instead net in-commuting of lower-skilled workers to the District. This is likely to be influenced by housing affordability dynamics.

Commuting Dynamics

2.60 The table below shows summary data about commuting to and from Cotswold from the 2011 and 2021 Censuses. Data from both sources

are used, as the 2011 data is quite old, but the COVID-19 pandemic may influence the dynamics shown in the 2021 data.

2.61 The balance between in and out commutes is shown by the commuting ratio in the final row of the table. This ratio is calculated as the number of workers living in an area divided by the number of people working in the area. A result above one indicates more resident workers, and so net out-commuting, while a result below one indicates more jobs and net in-commuting.

2.62 Data from both the 2011 and 2021 censuses for Cotswold indicate more local jobs than workers, and consequently net in-commuting from elsewhere. This effect is stronger in 2021 than 2011, potentially reflecting the increase in the jobs ratio (explored earlier in this chapter), although noting caveats around the 2021 census. This is unusual for a rural area, with most rural areas acting to some degree as dormitories for nearby towns or cities.

Table 2.6 Commuting ratios (Cotswold)

	2011	2021
Live and work in District	16,221	11,232
Home workers / No fixed workplace	12,007	23,432
In commutes	15,709	12,239
Out commutes	13,820	9,430
Total working in LA	43,937	46,903
Total living and LA and working anywhere	42,048	44,094
Commuting ratio	**0.957**	**0.940**

Source: Iceni analysis of ONS Census

2.63 To explore the reason for this net in-commuting in more detail, Iceni has broken Cotswold commuters down by approximated social grade. Approximated social grade is an ONS-derived classification that assigns households to standard socio-economic groups based on available

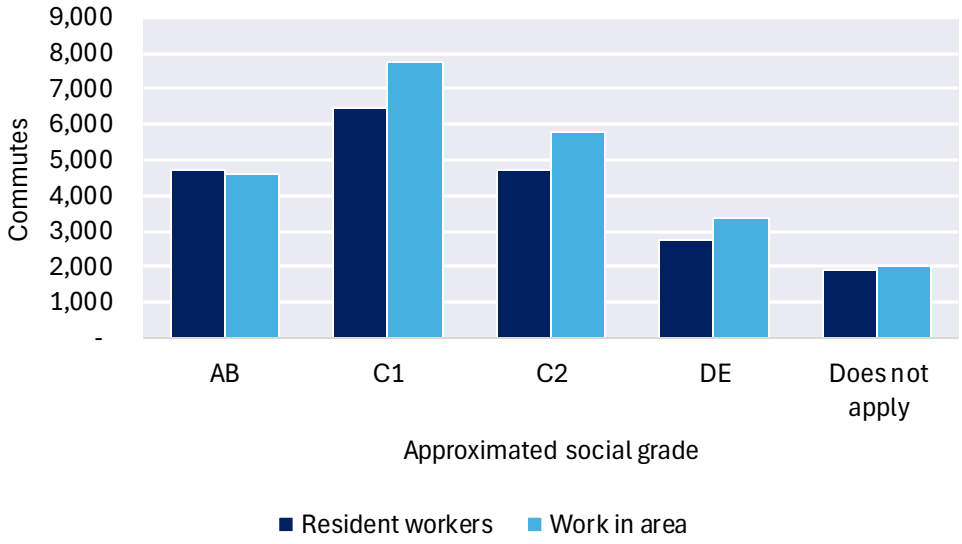
census variables for the household reference person (primarily occupation). The categories that commuting data is provided for are:

- AB - higher and intermediate managerial, administrative, and professional occupations,
- C1 - supervisory, clerical, and junior managerial roles,
- C2 - skilled manual workers, and
- DE - semi-skilled and unskilled workers, plus those not in employment.

2.64 As this assignment is carried out at the household level, it should only be regarded as a high-level proxy only for skill/occupation levels of individual workers. It nonetheless provides an indication of how commuting behaviour differs for different segments of the population.

2.65 For Cotswold, there are substantially more local jobs than workers across the three lower approximated social grades (as shown in the figure below), while there is a smaller surplus of resident workers compared to local jobs in the professional/managerial AB grade. This means that Cotswold needs to import a wide range of non-professional workers from other areas to fill local jobs.

Figure 2.12 Approximated social grade of Cotswold resident workers vs those who work in the District



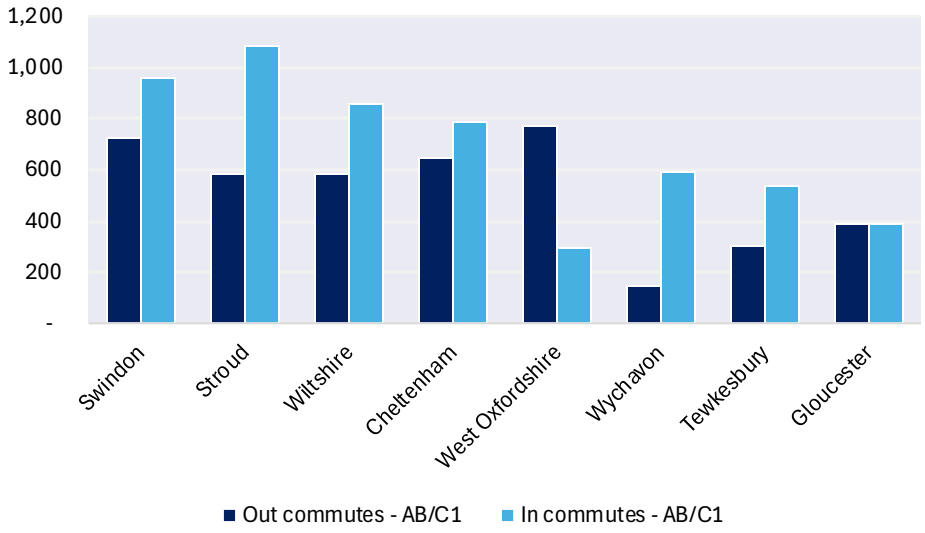
Source: ONS Census 2021

2.66 This is likely to reflect low local housing affordability, with lower paid and younger people unable to afford local housing and needing to live elsewhere. Higher housing delivery – and in particular the delivery of affordable housing as part of this – is important to addressing this.

2.67 The following two figures break down in and out commuting to and from Cotswold by origin/destination authority, providing more detail on the spatial implications of this labour imbalance.

2.68 For professional, managerial, supervisory and clerical roles (grades AB and C1, shown in the figure below), the strongest gross flows are with Swindon, Stroud, Wiltshire and Cheltenham. The largest numbers of outward commutes are to West Oxfordshire (a large part of this is related to employment at and around Brize Norton), and to Swindon and Cheltenham where there are large office markets. Despite this, there is net inward-commuting to Cotswold at these grades from these authorities, as well as from Stroud, Wiltshire, Wychavon and Tewkesbury.

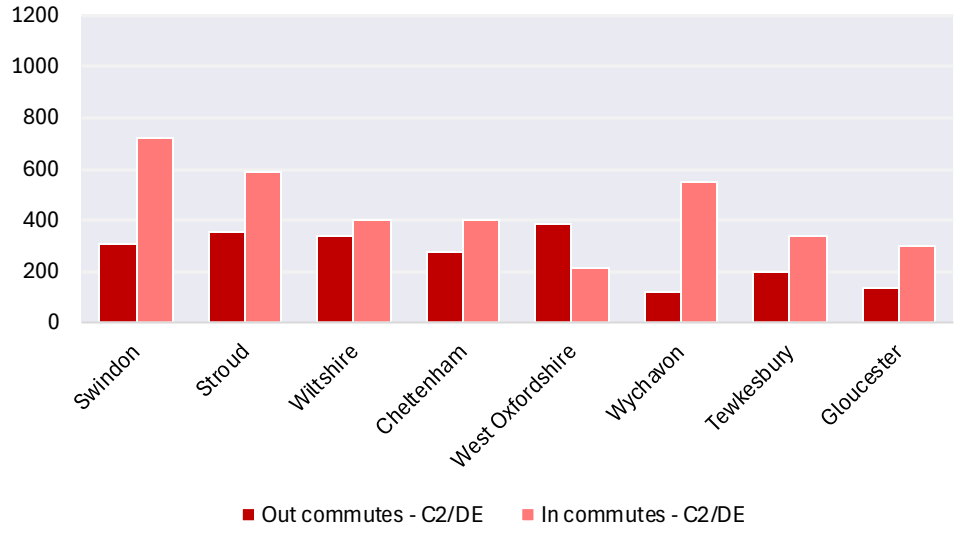
Figure 2.13 Cotswold in commutes vs out commutes for professional approximated social grades (AB and C1)



Source: ONS Census 2021

2.69 At the lower approximated social grades, corresponding broadly to manual and unskilled workers (C2 and DE, shown in the figure below), the highest inwards commuting is from Swindon, Stroud and Wychavon, authorities which have more affordable housing markets than Cotswold.

Figure 2.14 Cotswold in commutes vs out commutes for manual and unskilled workers approximated social grades (C2 and DE)



Source: ONS Census 2021

Economic Geography

2.70 The following table breaks down the sizes of the largest settlements in Cotswold based on number of households, total population and estimated number of jobs[2].

2.71 By far the largest settlement is Cirencester. While it has over three times the population of the next largest settlement (Tetbury). The next largest settlements are Moreton-in-Marsh and Bourton-on-the-Water, but the scale of employment is significantly higher in Cirencester than other locations in the District, as **Table 2.5** shows. These figures underline the dominant position of Cirencester in the local economy, and as the most viable location for any higher order services and

[2] Job data is produced from ONS BRES at the LSOA level. The best fit for settlement boundaries has been made using LSOAs, but in some cases some employment within settlements may be excluded and other employment included.

employment. Cirencester in particular has a larger population and critical mass of economic activity.

Table 2.7 Major towns in Cotswold

	Households (2021)	Population (2021)	Jobs (2023)
Cirencester	9,228	20,185	14,900
Tetbury	2,988	6,455	1,700
Moreton-in-Marsh	2,359	5,010	2,400
Bourton-on-the-Water	1,873	4,181	2,400
Fairford	1,811	4,249	1,000
South Cerney	1,598	3,998	*
Lechdale-on-Thames	1,490	3,138	*
Chipping Campden	1,139	2,377	*
Stow-on-the-Wold	968	1,901	1,100

Note: * The shape of LSOAs means that job data for these towns was not able to be isolated from data for other towns or the surrounding areas
Source: Iceni analysis of ONS Census 2021, BRES

Employment

2.72 More information on the size and sectoral composition of employment in the largest settlements is provided in the figure below, which represents each 100 jobs with one square. As with the table above, information for South Cerney, Lechdale-on-Thames and Chipping Campden could not be shown due to the shape of LSOA boundaries.

2.73 By settlement, the following observations can be made:

- **Cirencester**, as noted above, has by far the most employment. It also hosts the most diverse economy, the largest knowledge sectors, and provides a broad range of services.

- Almost all settlements have large retail and accommodation and food services sectors, reflecting the broad-based visitor economy in the District

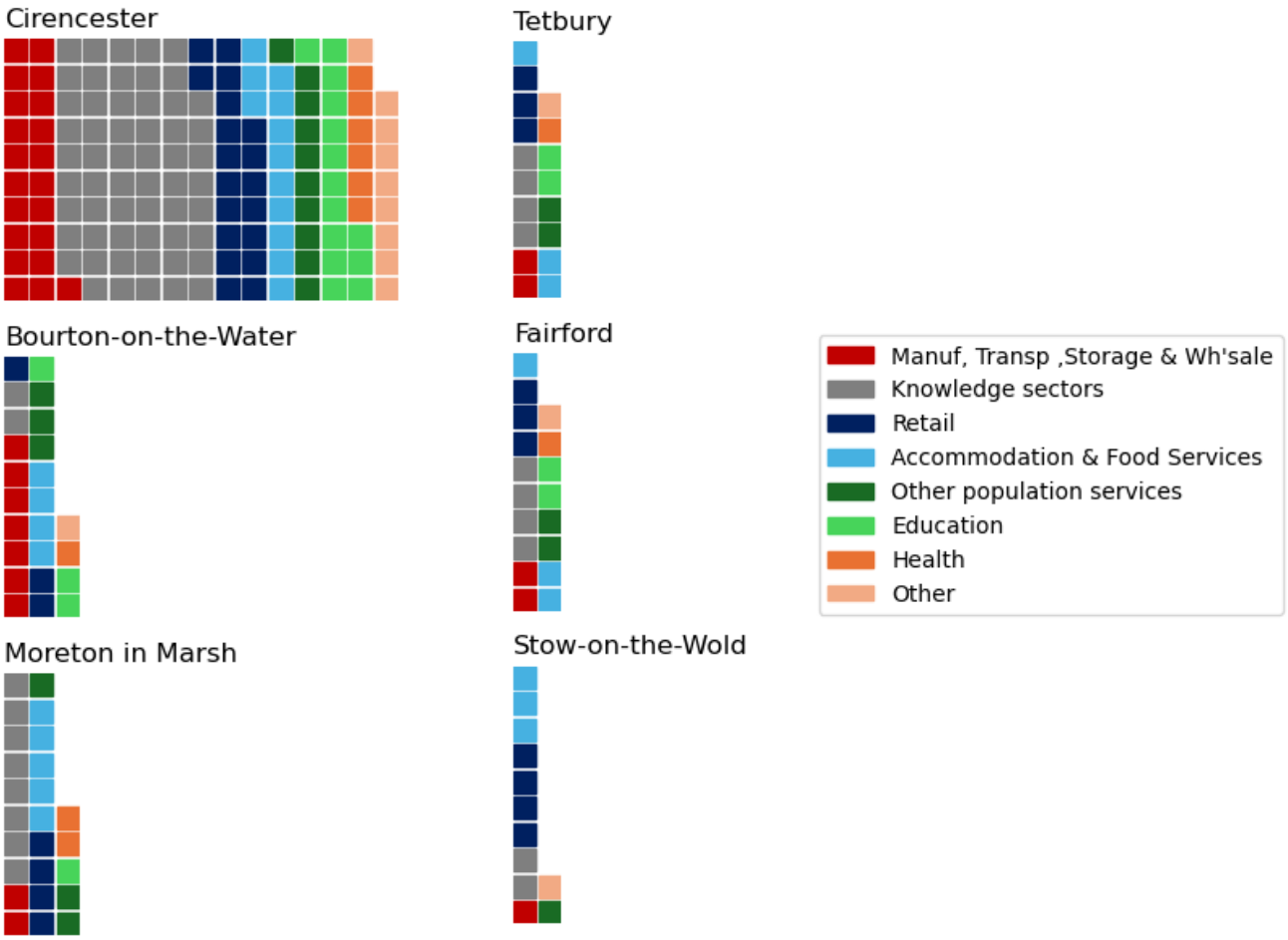
- **Bourton-on-the-Water** accommodates a relatively large industrial area (relative to what is present in the District), and so has a high

proportion of manufacturing, transport, storage and wholesale jobs, alongside its tourism economy.

- **Moreton-in-Marsh**, **Tetbury** and **Fairford** have fewer industrial jobs, but moderate knowledge sectors (although substantially smaller than Cirencester).

- **Stow-on-the-Wold** has lower employment than the other settlements considered and is very tourism focused.

Figure 2.15 Employment by town (2024) - Each square represents 100 jobs



Note: Analysis conducted by LSOA. Data for other towns is not available as LSOA boundaries do not align well with town boundaries.

Source: Iceni analysis of ONS BRES data

Transport networks & strategic constraints

2.77 The following figure illustrates the major transport networks within and around Cotswold Districts, superimposed with the boundaries of the Cotswold National Landscape.

2.78 The most significant road connection within the District is the A417/A419, which is part of the Strategic Road Network and connects the M4 at Swindon with the M5 at Gloucester.

2.79 National Highways is currently progressing the dualling of the 'Missing Link' – a three mile stretch of single carriageway road between the Brockworth bypass and the Cowley Roundabout. This scheme falls on the western side of the District and extends across the district boundary into Tewkesbury District. It is due to be completed in 2027; and this can be expected to support improved accessibility along this corridor and increase its attractiveness – and that of Cirencester in particular (as the major settlement along the Corridor) – for employment development.

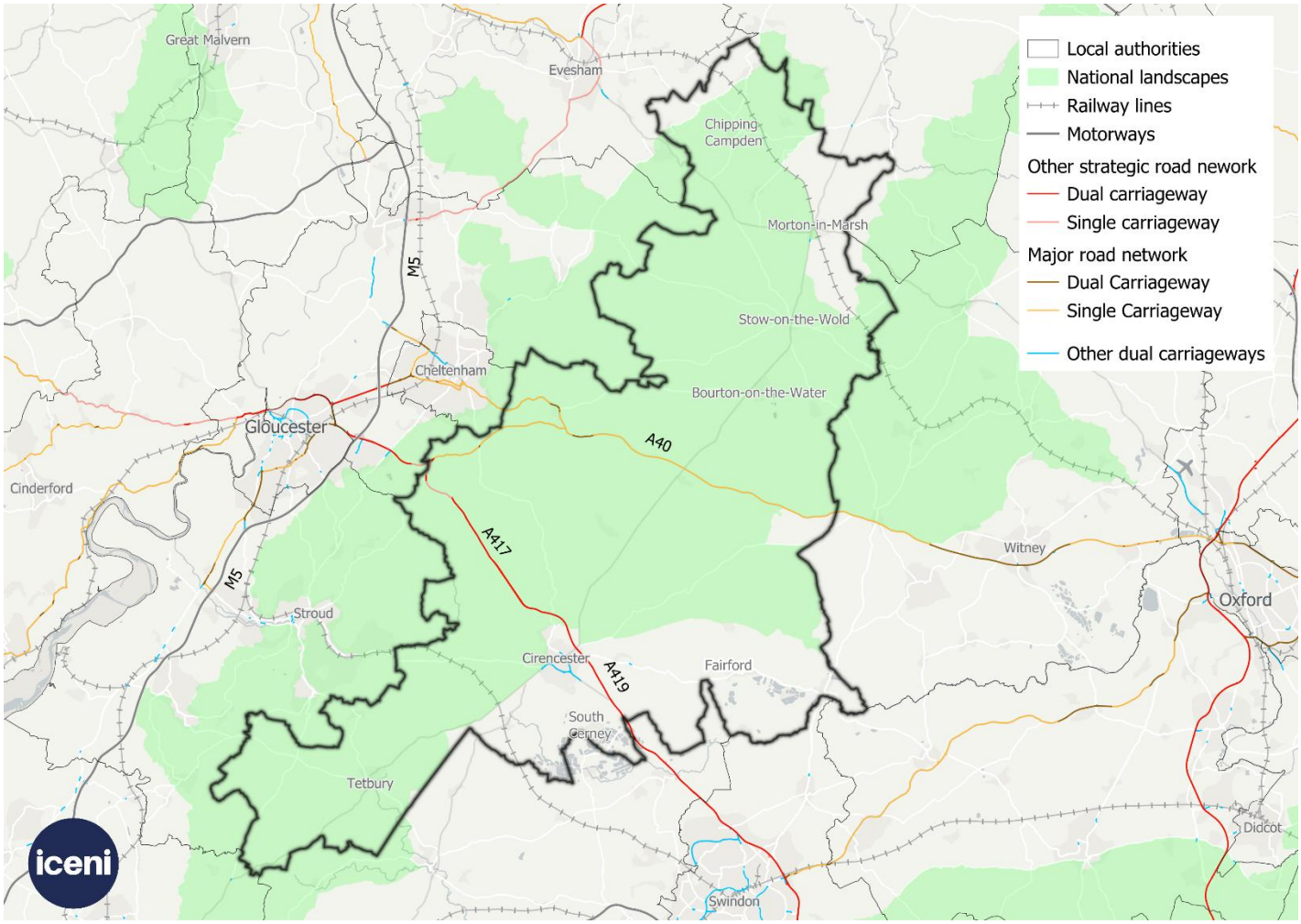
2.80 The A40 is the next most significant road connection and is part of the Major Road Network (the next step down from the Strategic Road Network). It connects east-west to Cheltenham and Oxford but is mostly single carriageway.

2.81 Other A and B roads within the district are single carriage-way and are not part of the nationally designated major and strategic road networks. These include the A433/A429 which runs north/south and connects most of the District's major settlements; and the A44 which connects Moreton-in-Marsh to Oxford.

2.82 The District is also served by railway connections, notably the Cotswold Line which connects to Oxford and Evesham, and on to Hereford. This line has a stop within the district at Moreton-in-Marsh. There is also a railway station on the Golden Valley Line at Kemble, near Cirencester. This line connects Gloucester to the GWR mainline at Swindon.

2.83 80% of the District falls within the Cotswolds National Landscape. National planning policies, as set out in the NPPF 2024, set out that great weight should be given to conserving landscape and scenic beauty; and indicate that the scale and extent of development in these areas should be limited. The NPPF sets out that when considering applications for development in such areas, permission should be refused for development other than in exceptional circumstances and where it can be demonstrated to be in the public interest (see 2024 NPPF Para 190).

Figure 2.16 Geography of Cotswold



2.84 Major transport connections are highly significant to the attractiveness and suitability of locations for employment use. Industrial uses, and logistics in particular, typically seek locations on or close to the strategic road network, and preferably near motorways and dual carriageways.

Other commercial uses including offices also benefit from the access to a broad labour pool and customer base that good transport connections bring, but dual carriageway access is less significant than it is for industrial uses.

2.85 As a result, there are clear implications for potential employment locations within the District from the geography of major transport connections, the boundaries of the national landscape, and the size and composition of local economies:

- Locations on or near the A417 and A419 are likely to be the most attractive, particularly for industrial uses, with locations along the A40 or around Moreton-in-Marsh secondary and more focused on accommodating local business needs.

- Cirencester is likely to be by far the most attractive location for office uses (apart from those with a very local focus) given its size and transport connectivity, and role as the District's only higher-order service centre. Viability considerations are addressed in the next section.

- The national landscape also means that Cirencester and surrounds are also likely to be able to accommodate the most housing and population growth in the future, making it attractive for businesses providing services to the population.

- The number of jobs by settlement (as shown in Table 2.5 and Figure 2.15) suggests that some potential expansion of employment uses in Moreton-in-Marsh and Bourton-on-the-Water. Tetbury has a smaller economy and is entirely within the National Landscape.

- There is likely to be less demand for employment space elsewhere in the District, although some settlements may still see a degree of need – in particular to support growth of individual local businesses.

3. Commercial Market Assessment

1.1 This chapter provides an assessment of the commercial property market in Cotswold District, benchmarked against Gloucestershire and the United Kingdom. It is split into an office section and an industrial market section (where industrial refers to general industrial, light industrial and warehousing).

3.28 The assessment combines quantitative analysis with qualitative elements to build up a picture of the level and nature of demand. The quantitative analysis uses CoStar data - one of the UKs largest providers of commercial property data. Valuation Office Agency data has also been used which provides the best indication of the amount of commercial floorspace in the area. The qualitative analysis has been informed by stakeholder engagement with local agents.

UK Commercial and Economic Dynamics

3.29 At the time of writing in Spring 2026, the commercial market is facing a number of recent challenges including high build costs (influenced in part by the cost of energy) and higher finance costs (driven by higher interest rates) which have placed pressure on the viability of new-build commercial development.

3.30 The commercial market is set against a backdrop of weak national economic performance and a range of fiscal and economic uncertainties which are continuing to inhibit business investment. At the time of writing underlying economic performance is relatively weak: with UK GDP increasing for instance just 0.1% in Q3 2025, 0.3% in Q4 2025 and estimates of 0.5% in Q1 2026. There are economic risks associated with the impacts of the war in Iran, including on energy costs and inflation which could in turn dent consumer demand.

National Office Market Dynamics

3.31 Heightened global uncertainty failed to derail the office market recovery in 2025, as take-up held steady and net absorption turned positive, with more firms occupying than vacating space at a national level. The heavy demand losses of the five years preceding 2025 has ended, as firms right-size their footprints and some begin expanding again.

3.32 While firms have generally leased less space in recent years (post Covid), notable expansions are emerging as return-to-office momentum builds. There is no data specific to the Cotswolds or Gloucestershire; but data from Remit Consulting and Transport for London for instance confirm office attendance at its highest since the pandemic began.

3.33 The office market in recent years has become polarised – and focused in particular towards Grade A space. Landlords of 'best-in-class' assets have weathered recent years well, with prime rents still rising. Older 'secondary' office space, however, remain under pressure in a bifurcated (or two speed) market. Landlords of high-quality new-build or refurbished buildings will benefit, and see demand persisting; whilst older office stock becomes unlettable under new energy efficiency rules from 2027.

3.34 Viability of new-build development is highly varied and focused on the larger, established markets where values of over £25-30 per sq.ft can be achieved.

3.35 Vacancy rates within the office stock have remained modest: whilst they have grown since 2020; in many areas they have done so from a very low base influenced by losses of office space to housing (including through permitted development) over the last decade.

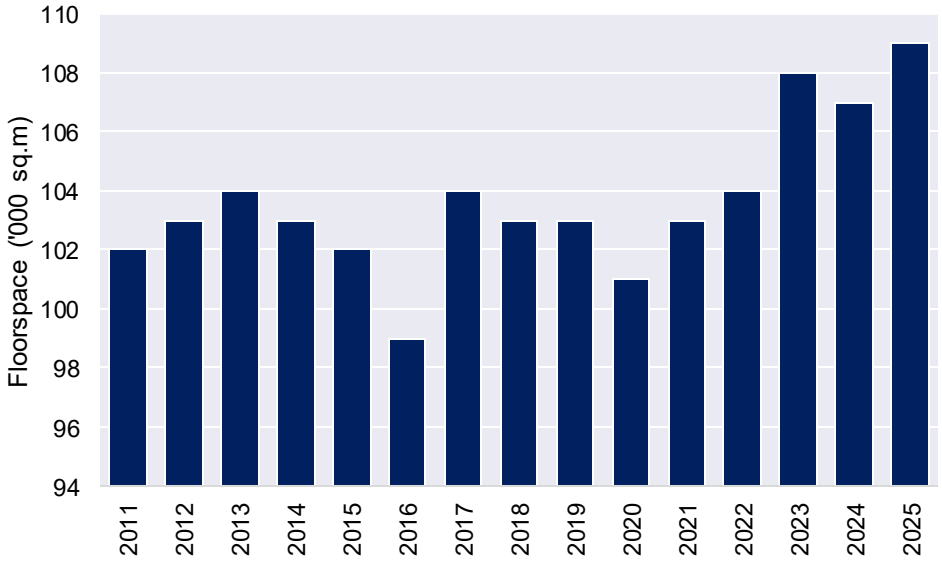
Cotswold Office Market

3.36 The Valuation Office Agency (VOA) provides information on the volume of rateable office floorspace by administrative area. Taking account of the rural characteristics of the district, Cotswold has a reasonable quantum of office stock - as of March 2025, there was 109,000 sqm of office space within Cotswold District.

3.37 Office floorspace has been on a long-term upwards trend. There was a limited reduction of 2,000 sq.m 2014-16 as a result of permitted development rights, however office stock levels have been increasing year on year since 2020. The total office stock has increased by 7% over the past decade.

3.38 A majority of office stock is concentrated within Cirencester, within and around the town centre, at Cirencester Office Park and on Love Lane Industrial Estate. Key office premises include Watermoor Point and the St James' Place offices. There is also clustering of office premises at Moreton-in-Marsh at Cotswold Business Village, Cotswold Business Centre in Upper Rissington and Campden Business Park in Chipping Campden.

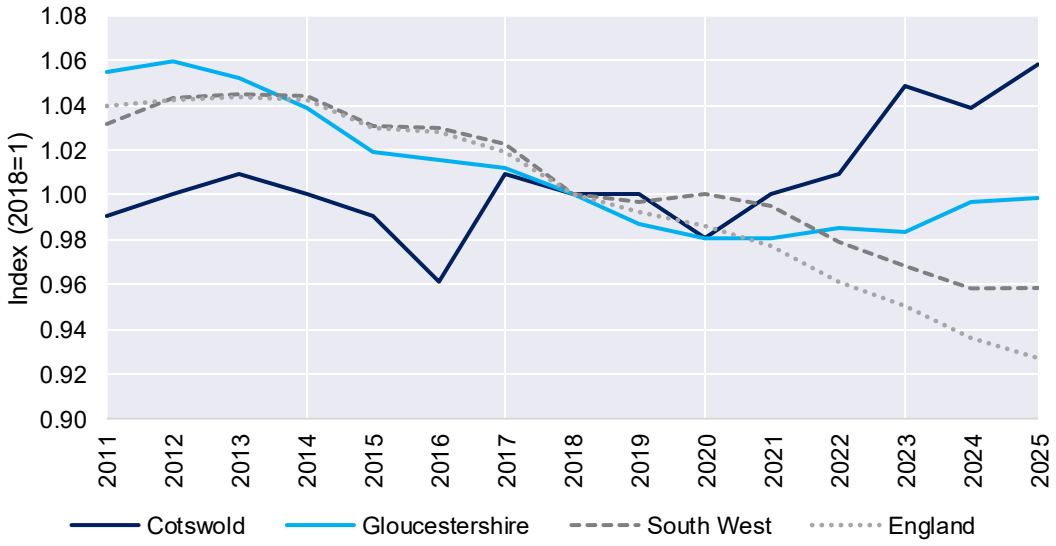
Figure 3.1 Cotswold Office Floorspace (sq.m)



Source: Iceni analysis of VOA data

3.39 The figure below compares the change in Cotswold's office space in comparison to Gloucestershire, the South West and England since 2011. Since 2016 office stock in Cotswold has grown at a faster rate than the wider comparators, which have seen a persistent decline in office space. This wider trend is influenced by changing working patterns and loss of space, particularly through permitted development. It is evident that the stock of office space in the District has held up well.

Figure 3.2 Indexed office floorspace stock 2001-2023



Source: Iceni analysis of VOA data

3.40 The table below provides analysis on the age of Cotswold office stock. Out of the 223 office properties on CoStar's database, around 68% are dated pre-1980, accounting for just under half of the district's office stock. Around 25% of the district's office floorspace has been delivered since 2000, reflecting the district's strong supply of modern office stock, however only 5% of this has been delivered since 2010.

Table 3.3 Office Stock by Age

Age Band	No. of Properties	Floorspace
Pre-1980s	151	63,939
1980-90	6	25,215
1990-2000	15	11,177
2000-10	37	26,643
Post-2010	14	7,251
Total	**223**	**134,226**

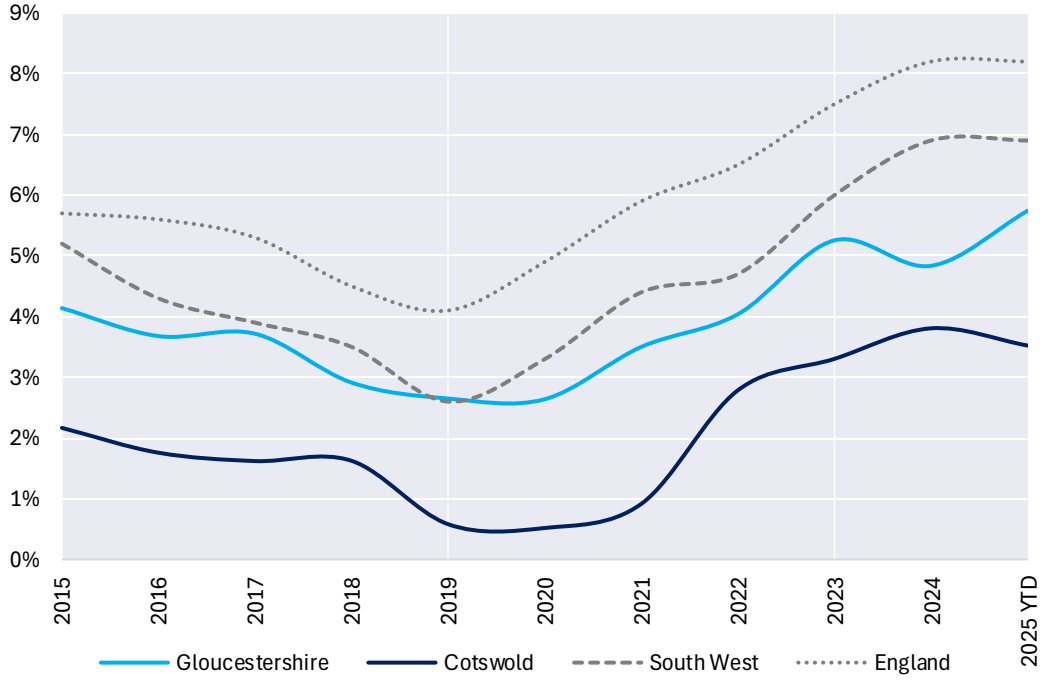
Source: Iceni analysis of CoStar 2025

3.41 The figure below shows the vacancy rate in Cotswold District compared to Gloucestershire, the South West and England. As of November 2025, the vacancy rate in Cotswold was 3.5%, below the Gloucestershire average of 5.7% and significantly below the wider region at 6.9% and national rate of 8.2%.

3.42 In line with comparator trends, the rate has been steadily rising since its historical low in 2020 of 0.5%, following the reduction in the demand arising from the pandemic and the subsequent restructuring of occupier demand in light of home and hybrid working patterns.

3.43 Despite the recent rises in vacancy, the office vacancy rate in Cotswold remains below the optimum 5-10% vacancy rate implying relatively 'tight' market conditions.

Figure 3.3 Office Vacancy Rate



Source: CoStar 2025

3.44 CoStar provides data on net absorption which is the balance between the amount of space moved into and moved out of (i.e. Net absorption = Move Ins – Move outs). A positive net absorption figure indicates

growing demand and leads to a falling vacancy rate (unless it is outweighed by net deliveries). On the other hand, a negative net absorption figure indicates weaker demand and leads to a rising vacancy rate (unless it is outweighed by negative net deliveries).

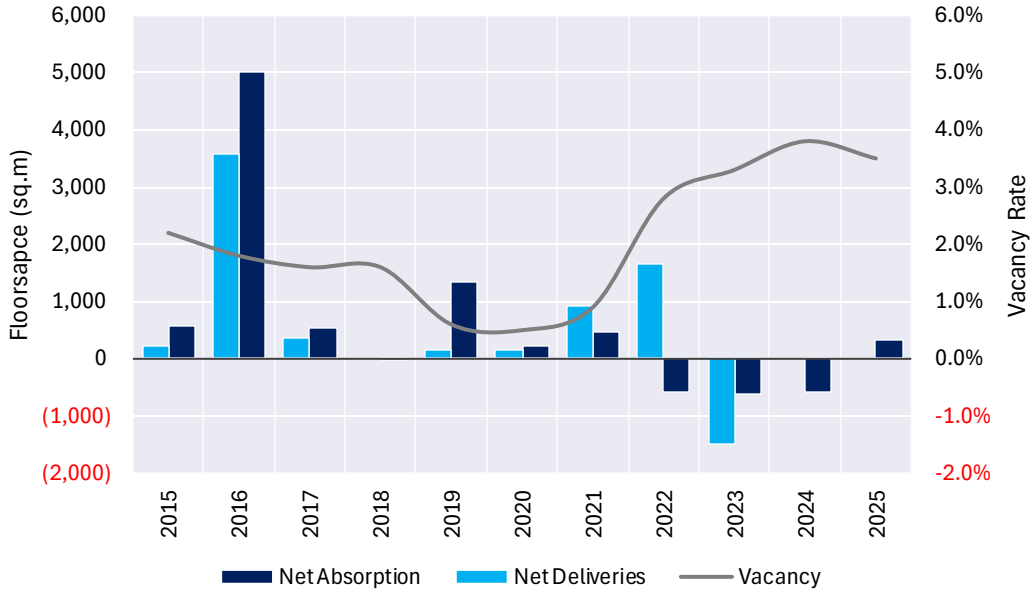
3.45 Net deliveries describe the difference between floorspace delivered (i.e. constructed and brought onto the market) and demolished (or otherwise taken out of use and removed from the market).

3.46 The figure below shows net absorption, net delivery and vacancy of office floorspace in Cotswold District. Between 2022 and 2024 net absorption of office space was negative – with reduced demand for office space as a result of the economic backdrop and the pandemic's influence on working patterns, leading to the increase in the vacancy rate – in particular as occupiers downsized and reduced their office floorspace.

3.47 There has been a turn in market conditions recently: net absorption in 2025 saw a small net positive uptake of 340 sq.m indicating a strengthening of demand as the market settles into a new equilibrium.

3.48 CoStar data typically captures larger transactions but may not record all deals – particularly for smaller space and in more rural local markets such as in Cotswold District. CoStar notes a number of deliveries, most notably the completion of St James' Place Phase II in Cirencester in 2016 of c.3,500 sq.m. It however indicates that there have been limited deliveries since 2019, with the main development being of Elkstone Studios (incl. 2,500 sq.m offices) in the A417 Corridor, alongside other minor deliveries at Cotswold Airport, Guiting Power and Batsford. CoStar notes the demolition of 1,500 sq.m of offices in 2023 however the property is not identified by the database.

Figure 3.4 Net Absorption, Net Deliveries, Vacancy - Cotswold



Source: CoStar 2025

3.49 The figure below shows how average office rental prices in Cotswold District have changed over time compared to Gloucestershire, the South West and England. As of November 2025, the average office rent in Cotswold District was £15.40 per sq.ft. This is lower than the average Gloucestershire office rent of £18.57 per sq.ft (driven by stronger office markets in Cheltenham and Gloucester), and lower than the South West (£20.27 per sq.ft) and national average (£31.73 per sq.ft), driven by prime rents in London and Manchester.

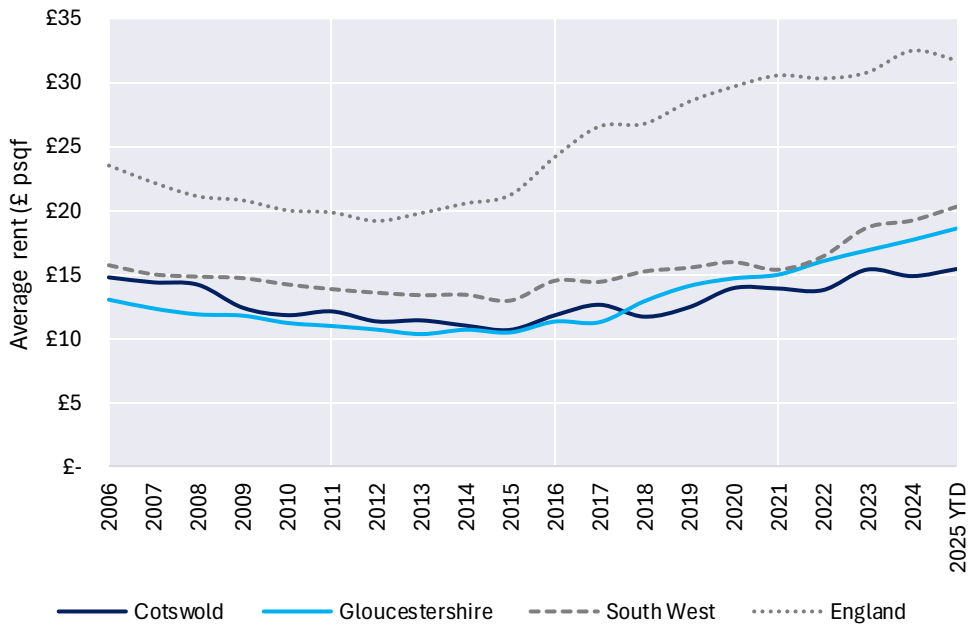
3.50 Office rents in Cotswold District have grown modestly at an average annual rate of 4.0% over the last 10 years, compared to 6.0% in Gloucestershire and 4.7% across the South West.

3.51 Agents note that the lack of new build office space in Cotswold influences this lower rental tone. However fundamentally there has been a lack of new-build office development in the District, as office development would generally require rents of £30 per sq.ft (psf) (and a minimum of £25 psf). Agents estimate that Grade A space in Cirencester would achieve £20-22 psf, which does not each this threshold.

3.52 This means that there is unlikely to be speculative office development in the District, and in most cases new-build office development will not be viable. This is the case at least in the short-to-medium term (noting some potential for rents to rise). There is some limited potential for freehold development of space for owner occupiers who might pay a premium to support delivery of new-build space; however it is realistic to expect that the rental tone will make ultimately limit the scale of delivery of new office development which is more likely to be focused in the more established markets around Gloucester and Cheltenham.

3.53 This rental tone means that extant commitments such as the office component at the Steadings and Kingshill, both of which are in Cirencester, are unlikely to be fully built out as standalone offices – and there is a need to consider delivery of wider E(g) uses which captures development of space for research and development (R&D) and light industrial uses.

Figure 3.5 Trends in average office rents



Source: CoStar 2025

3.54 There is therefore a need to consider and support other means of delivering new office space, including through conversions of existing buildings. This might include the conversions of barns or other

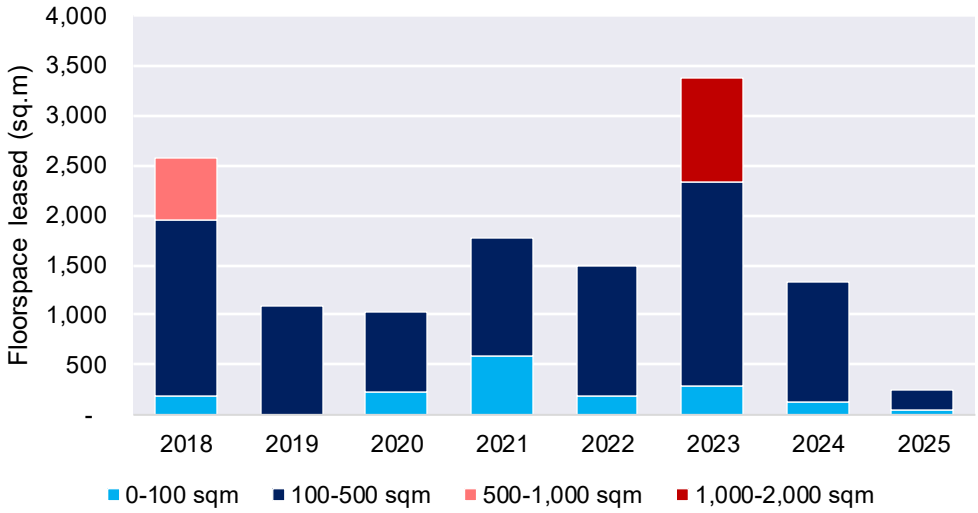
agricultural buildings in rural areas; and of former retail premises in town centre locations – in particular where the buildings offer scope to provide open plan office floorplates. **Conversions and development for owner occupiers provide key means of supporting the delivery of office floorspace in the District, and it will be important that policies in the local plan are crafted to support this** in appropriate locations and subject to wider plan policies.

3.55 The figure below shows the volume of office floorspace leased in Cotswold District by size band. The volume of floorspace leased averaged 1,600 sq.m per annum, peaking in 2023 at 3,400 sq.m and has since been declining. Leasing activity in 2023 was driven by one deal in particular at 33 Sheep Street, Cirencester, where Pegasus leased 1,040 sq.m.

3.56 There were 85 lease deals signed over the 2018-25 according to CoStar data, of which over half (42 deals) were less than 100 sq.m, closely followed by 100-500 sq.m with 38 deals (45%). This highlights that office demand is strongly concentrated at the smaller end of the market within sub-500 sq.m units, with limited demand for larger office premises. This is echoed by agent engagement which highlighted that **the office market demand in the district is strongly focussed towards flexible space for small businesses**, able to accommodate up to c.35 staff.

3.57 Demand has more recently been focused on quality, with Grade A space with strong ESG (environmental, social, governance) credentials and enhanced amenities seeing stronger demand. In contrast, older secondary stock has had difficult letting.

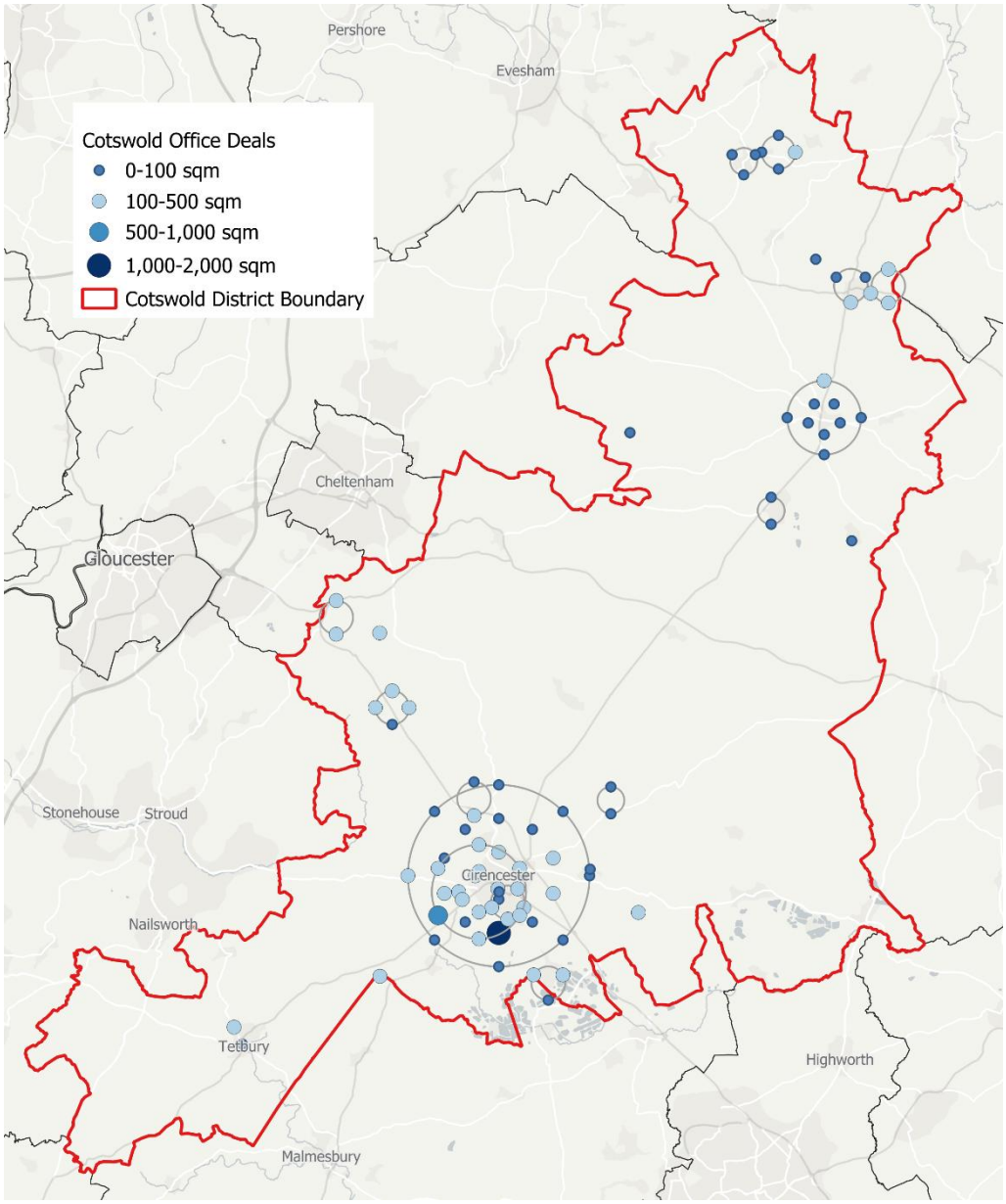
Figure 3.6 Office Space Leased by Size Band - Cotswold



Source: CoStar 2025

3.58 In terms of the spatial distribution on leasing activity, there is an evident concentration in Cirencester, however modest activity has occurred around Stow-in-the-Wold and Moreton-in-Marsh – with key developments including the Cotswold Business Centre and Cotswold Business Village.

Figure 3.7 Office Deals 2018-25



Source: CoStar 2025

National Industrial Market Dynamics

3.59 The UK industrial property market is navigating a period of adjustment, with the national vacancy rate rising to 5.6% at the end of 2025, its highest in over a decade. Early signs suggest stabilisation, as demand losses ease and vacancies are expected to peak soon.

3.60 Demand is being supported by the return of larger leasing deals from third-party logistics providers (3PLs) and expanding retailers. The defence sector has become a major demand driver for industrial space, underpinned by increased government spending and Europe's rearmament efforts, while appetite from Chinese firms surged in 2025.

3.61 Despite these positive factors, business consolidation is keeping the availability of space to sublet high, with tenant space on the market doubling over the past four years. This is most evident in both large and small unit sizes, and landlords continue to report elevated insolvency rates in multi-let portfolios. Although economic growth and retail sales should provide some support, occupiers remain cost-conscious, tempering near-term demand.

3.62 On the supply side, construction activity has moderated from its 2022 peak, with speculative completions declining. Both completions and starts have slowed sharply due to higher construction and finance costs and greater caution among developers. As a result in Q3 2025, construction starts fell to their lowest level in 12 years, signalling a more measured approach to new supply.

3.63 Some UK markets face temporarily high vacancies due to recent deliveries of new space, but these are expected to be absorbed as the pipeline thins. ESG-focused refurbishments of existing industrial space are a key theme, as owners upgrade older stock ahead of tighter energy regulations.

3.64 In the context of some weakening of demand, rental growth has slowed to 3.5% year-on-year, with small- to mid-box units outperforming big box units of over 9,200 sq.m amid limited new supply. Incentives have risen but remain below pre-pandemic levels. Looking ahead, rent growth is expected to moderate further, constrained by high costs and cautious occupiers, though tight supply in some market segments will offer support to rents. Overall, despite near-term headwinds, structural drivers such as

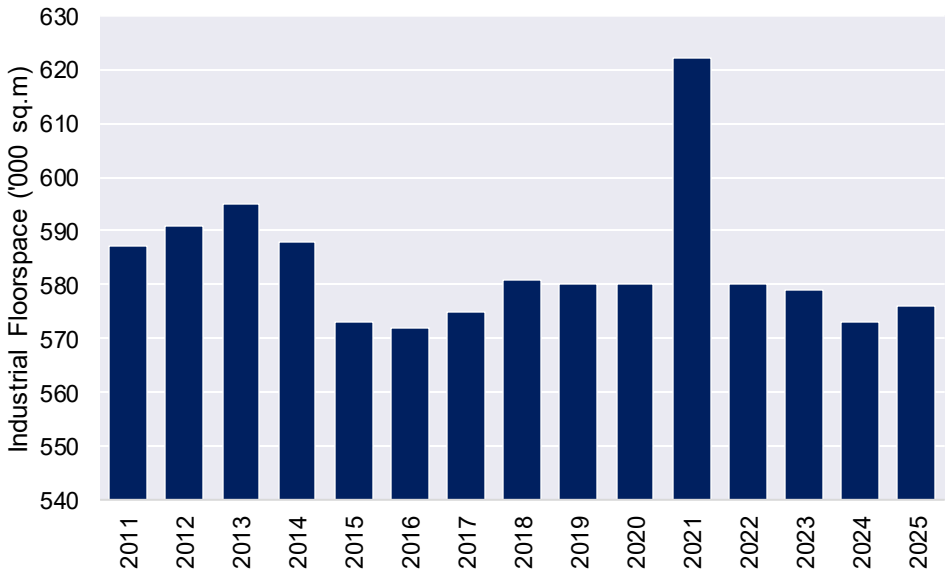
supply chain reconfiguration, defence spending, and ESG imperatives should underpin long-term resilience.

Cotswold Industrial Market

3.65 The Valuation Office Agency (VOA) provides information on the volume of rateable industrial floorspace by administrative area. As of March 2025 (the most recent available data), there was 576,000 sqm of industrial space within Cotswold District.

3.66 Industrial floorspace saw a sharp decline between 2013 and 2015, before increasing to 2018. There has been a fall in industrial stock recorded since 2023. The last decade overall has seen a modest 0.5% growth in industrial stock across the District. The data for 2021 is considered anomalous.

Figure 3.8 Cotswold Industrial Floorspace (sq.m)

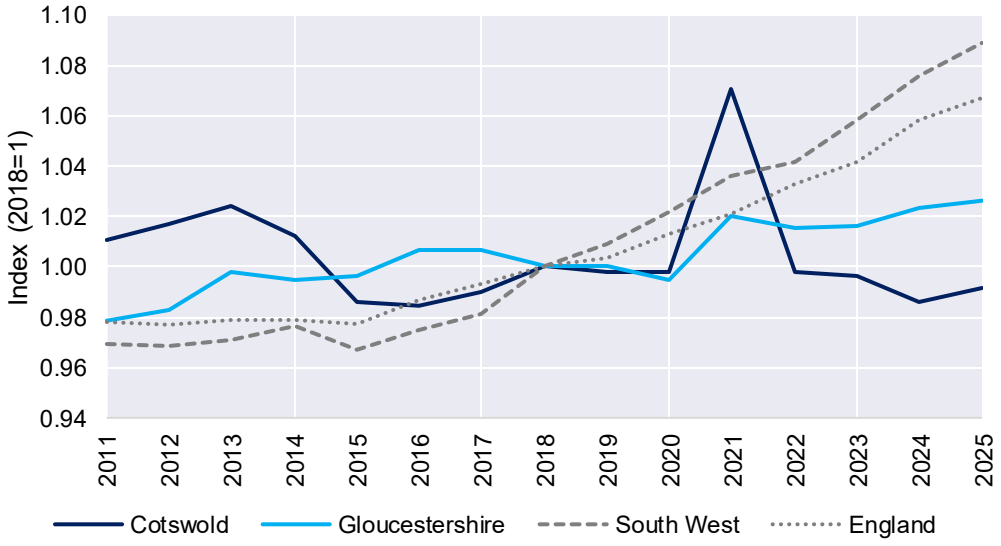


Source: Iceni analysis of VOA data

3.67 The figure below compares the change in Cotswold's industrial floorspace in comparison to Gloucestershire, the South West and England since 2011. Cotswold's decline in industrial space is contrary to the upwards trend seen in the Gloucestershire, the region and

nationally, which have all seen a steady increase in industrial space from 2016 onwards – albeit that this has been weaker in Gloucestershire relative to the regional and national trend.

Figure 3.9 Indexed industrial floorspace stock 2011-25



Source: Iceni analysis of VOA data

3.68 The table below provides analysis on the age of Cotswold industrial stock. It is of note that out of Cotswold's 576,000 sq.m of stock, CoStar only has data for 345,100 sq.m of stock due to the District's rural nature, where data for smaller rural properties is less readily captured.

3.69 Around half of Cotswold's industrial stock and floorspace is dated pre-1990. As discussed further in Section 4, the incoming minimum energy efficiency standards will mean a lot of this older stock will become obsolete during the plan period. There has only been a delivery of 29 properties since 2010, accounting for just 10% of the district's floorspace, indicating that the district has seen an under-delivery of modern industrial premises.

Table 3.4 Industrial Stock by Age

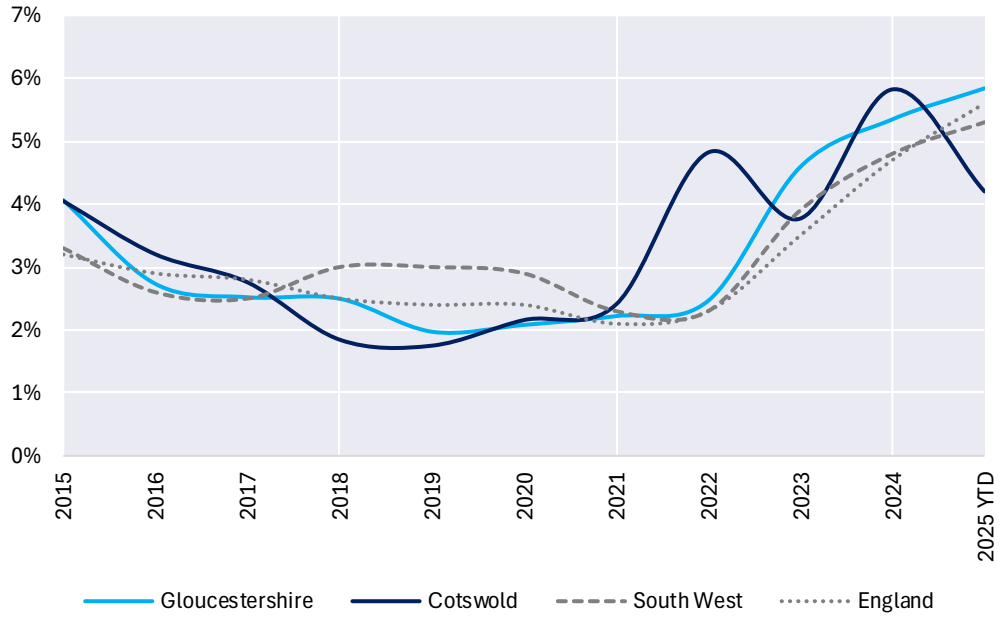
Age Band	Floorspace (sq.m)	No. of Properties
Pre-1980s	99,375	88
1980-90	72,327	51
1990-2000	79,365	58
2000-10	59,443	43
Post-2010	34,585	29
Total	345,095	269

Source: Iceni analysis of CoStar 2025

3.70 The figure below shows the vacancy rate in Cotswold District compared to Gloucestershire, the South West and England. As of November 2025, the industrial vacancy rate in Cotswold was 4.2%, slightly below the Gloucestershire average of 5.8%, the South West (5.3%) and England (5.6%). Broadly in line with comparator trends, the rate has risen from a very low level of 1.8% in 2019; but has fallen from 5.8% in 2024.

3.71 A vacancy rate of 5-10% is considered optimum, allowing for movement in the local market and occupier choice – the industrial vacancy rate in Cotswold District has historically remained below this, with the exception of 2024, indicating that historically there has been an undersupply of industrial space. The market has been relatively tight for a considerable period of time with potential therefore for latent demand.

Figure 3.10 Industrial Vacancy Rate



Source: CoStar 2025

3.72 CoStar provides data on net absorption which is the balance between the amount of space moved into and moved out of (i.e. Net absorption = Move Ins – Move outs). A positive net absorption figure indicates growing demand and leads to a falling vacancy rate (unless it is outweighed by net deliveries). On the other hand, a negative net absorption figure indicates weaker demand and leads to a rising vacancy rate (unless it is outweighed by negative net deliveries).

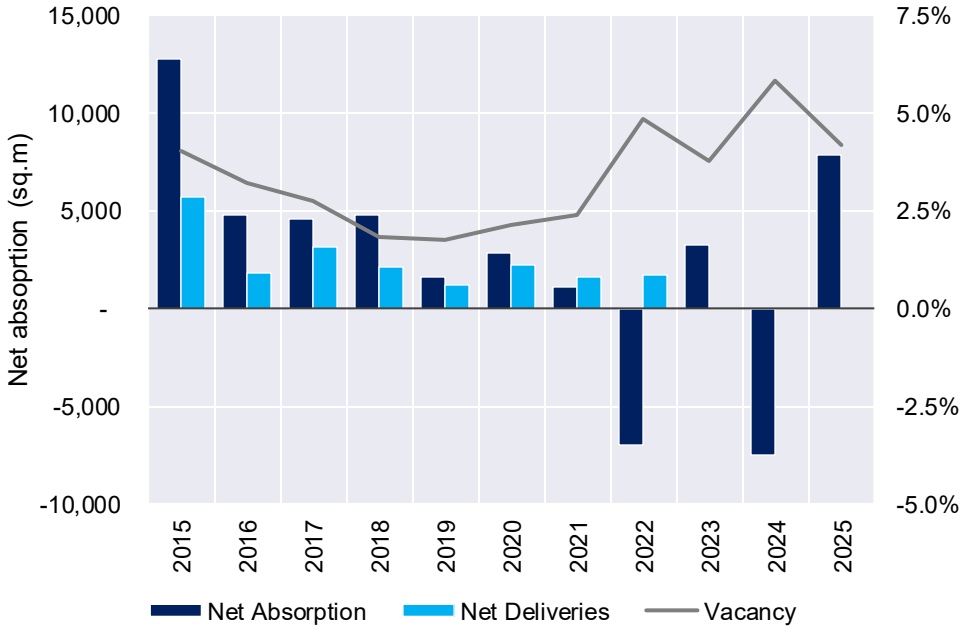
3.73 Net deliveries which is the difference between floorspace delivered (i.e. constructed and brought onto the market) and demolished (or otherwise taken out of use and removed from the market).

3.74 The figure below shows net absorption, net delivery and vacancy of industrial floorspace in Cotswold District. Over the past decade, net absorption has outpaced net delivery of industrial floorspace which has led to a declining vacancy rate and an increasingly suppressed market, leaving occupiers with limited choice and flexibility to move within the market.

3.75 There have been no substantive delivery of industrial space recorded by CoStar since 2022, as higher borrowing costs since Autumn 2022 combined with construction cost inflation has significantly dampened development activity. A continued lack of development in the short-term will continue to tighten market conditions.

3.76 Net absorption was negative in 2022 and 2024, however this is more likely driven by a lack of available space, leading to occupiers moving out of the district, rather than a lack of demand for industrial premises.

Figure 3.11 Industrial Net Absorption, Net Deliveries, Vacancy - Cotswold



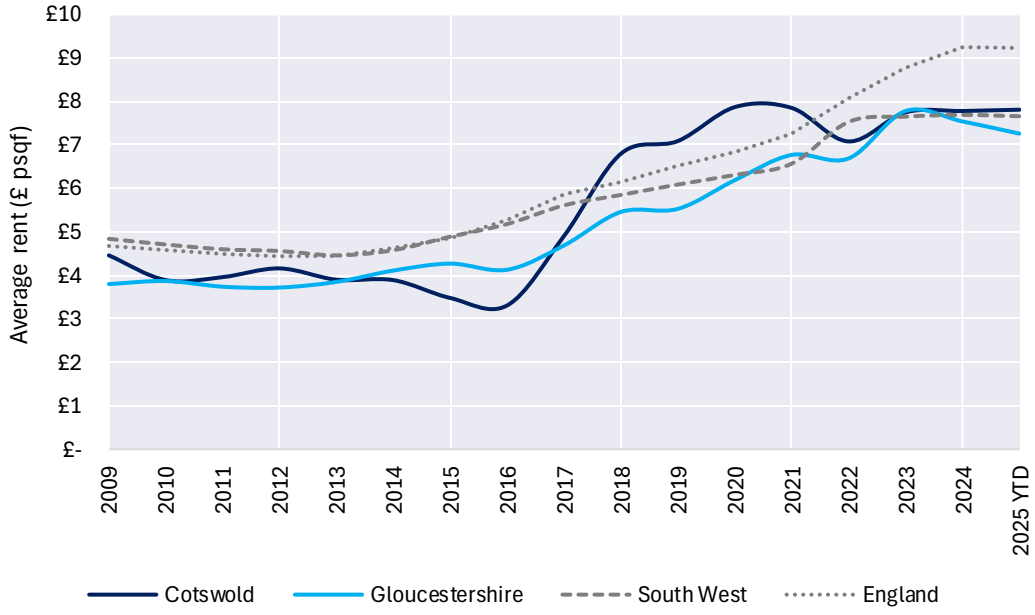
Source: CoStar 2025

3.77 The figure below shows how average industrial rental prices in Cotswold District have changed over time compared to Gloucestershire, the South West and England. As of November 2025, the average industrial rental price in Cotswold District was £7.81 per sq.ft. This is closely aligned with the Gloucestershire average of £7.26 per sq.ft and the South West (£7.66 per sq.ft) but below the national average of £9.23 per sq.ft.

3.78 Industrial rents in Cotswold District have been growing at an annual average rate of 7.9% over the past decade, greater than growth seen across Gloucestershire (5.6% per annum) and the South West and England at 4.9% and 6.5% per annum respectively. Increasing rents indicate persistent demand for industrial space and a supply-demand imbalance, which is particular driven by the lack of available supply within the Cotswold market.

3.79 Agents indicate that headline rents of c.£13 per sq.ft are achieved on larger units of 1,000+ sq.m, a similar level seen to industrial rents in Swindon. These rental levels make new build industrial development economically viable and supports positive land values.

Figure 3.12 Industrial Rents



Source: CoStar 2025

3.80 The figure below shows the volume of industrial floorspace leased in Cotswold District by size band. The volume of floorspace leased averaged 6,000 sq.m per annum, with activity declining since 2021. A majority of leasing activity has been concentrated within the sub-500 sq.m size band.

3.81 There were 120 deals over the 2019-25 period, of which over half (67 deals) were within the 100-500 sq.m size band. This was followed by 37 deals (31%) within the sub-100 sq.m category.

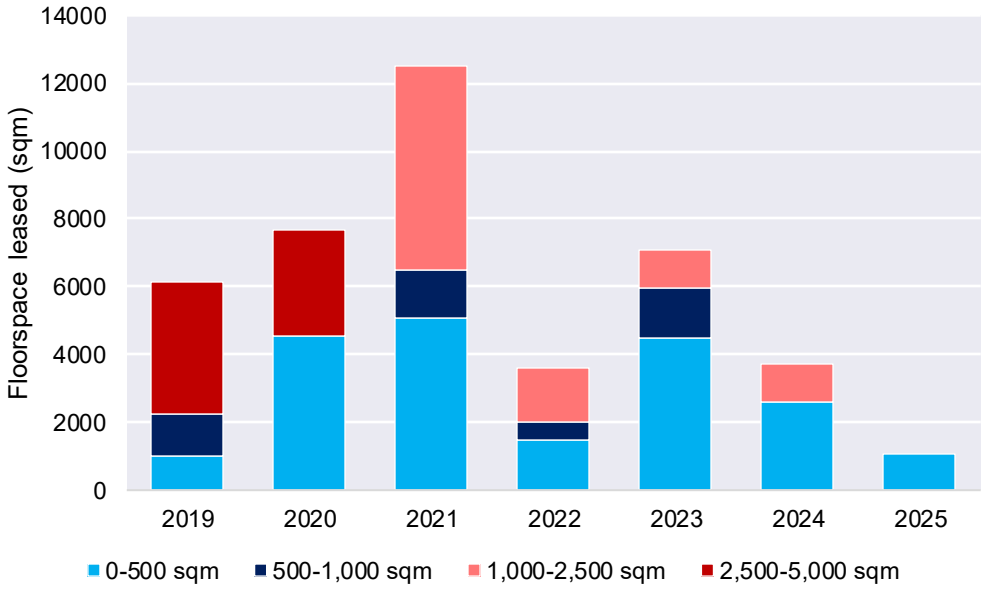
3.82 The industrial market in Cotswold District is rural focused, with a distinct focus on SMEs. Agents state that there is demand for both freehold and leasehold space within this market segment.

3.83 There have been no deals over 2,500 sq.m since 2020, with just 2 deals prior to that – 3,900 sq.m leased by Wickes at Love Lane Industrial Estate Cirencester in 2019 and 3,115 sq.m leased by Resource Group Training Solutions at Cotswold Airport in 2020.

3.84 This is reinforced by agent feedback which indicated there is no big box market for units of over 9,000 sq.m within Cotswold District with larger unit demand and investor appetite focussed towards the M5 corridor and Swindon where there is strong accessibility to the Strategic Road Network and a broader local labour pool. The largest enquiries seen within the district are for units of 30,000 to 40,000 sq.ft (c.3,000 to 4,000 sq.m), with enquiries for 50,000+ sq.ft (4,650 sq.m) limited. The strongest demand is for smaller units of < 20,000 sq.ft (i.e. up to 1,850 sq.m) reflecting the structure of the local economy and its focus on small businesses.

3.85 Agents noted that there is demand for freehold development opportunities, however freeholder demand is focused on units below 20,000 sq.ft (1,900 sq.m).

Figure 3.13 Industrial Space Leased by Size Band - Cotswold

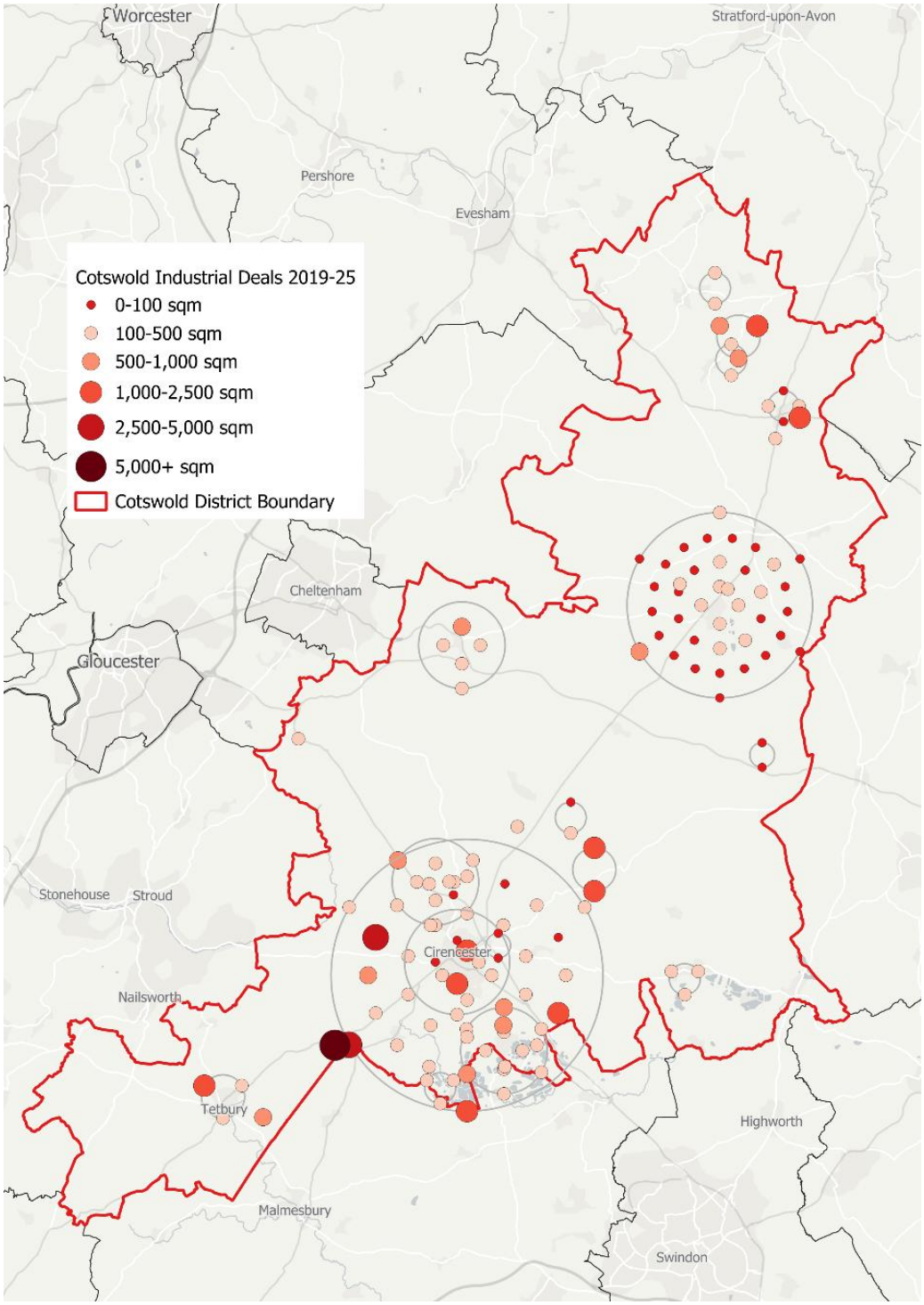


Source: CoStar 2025

3.86 In terms of the spatial distribution of demand, Cirencester is the strongest industrial location within the District, driven by its critical mass of stock and population. The town's linkages via the A417 (SRN) corridor to M4 at Swindon and M5 and Gloucester drives its market attractiveness. The commercial attractiveness of Cirencester has been improved by the dualling of the A417 and will further be supported by the completion of the A417 Missing Link Scheme from 2027 onwards. There is particular potential to bring forwards new development on sites at Cirencester which benefit from strong accessibility to the A417/A419 dual carriageway; and can accommodate both B2 and B8 uses.

3.87 Other industrial locations within the District see more modest demand, focused more towards the smaller end of the size spectrum (in terms of units size) catering for local business needs and growth (as opposed to being particularly attractive for inward investments). Some demand is generated for business activities associated with Cotswold Airport – on the airport site and the adjoining Kemble Business Park. However key types of activities are price sensitive and new-build development is expected to be challenging.

Figure 3.14 Industrial Deals 2019-25



Source: CoStar 2025

4. Employment Land Requirements

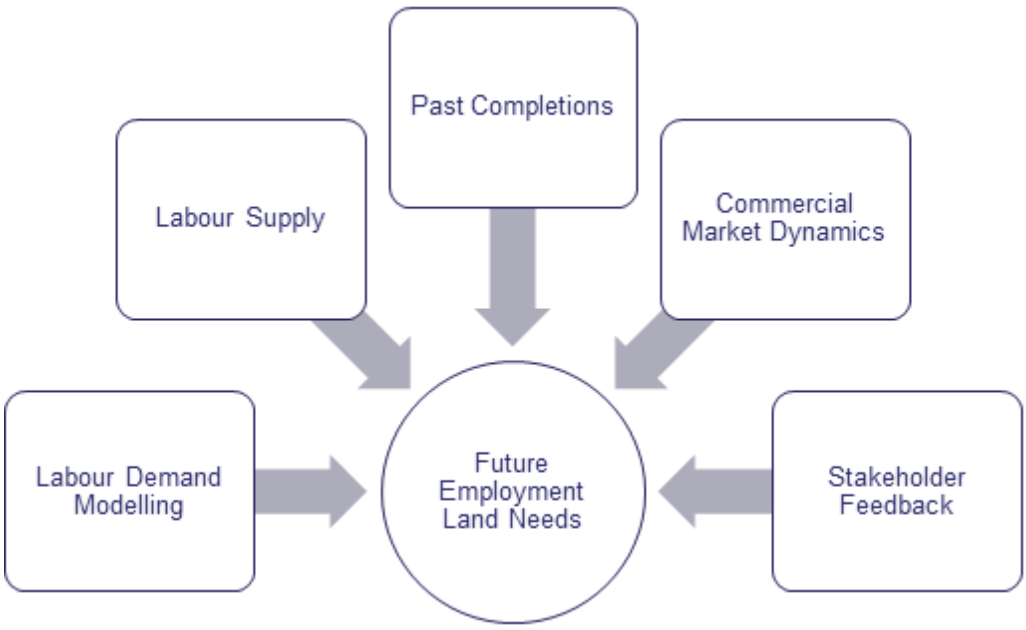
1.1 In this section we provide an assessment of future needs for employment land and floorspace between 2025-43 – the proposed plan period. The analysis considers the need for office, industrial and warehouse/distribution uses.

4.28 The PPG on Housing and economic needs assessment provides broad guidance on assessing future employment land needs, and outlines in Para 2a-027 a number of different approaches:

- sectoral and employment forecasts and projections which take account of likely changes in skills needed (labour demand)
- demographically derived assessments of current and future local labour supply (labour supply techniques)
- analysis based on the past take-up of employment land and property and/or future property market requirements
- consultation with relevant organisations, studies of business trends, an understanding of innovative and changing business models, particularly those which make use of online platforms to respond to consumer demand and monitoring of business, economic and employment statistics.

4.29 Iceni's approach has been to consider different methodologies and evidence. Outcomes are compared and triangulated to draw conclusions on future employment floorspace and land needs. This approach is summarised in the figure below.

Figure 4.1 Triangulating different forecasting approaches



4.30 Different forecasting techniques have their advantages and disadvantages. Econometric forecasts take account of differences in expected economic performance moving forward relative to the past. However, a detailed model is required to relate net forecasts to use classes and estimate gross floorspace and land requirements.

4.31 For office-based sectors consideration needs to be given to the impacts of trends in home working. For industrial sectors however the relationship between floorspace needs and employment trends may be weak – influenced by productivity improvements whereby a sector may be growing but increased automation of processes means that the scale of growth is not reflected in jobs growth.

4.32 In contrast, past take-up is based on actual delivery of employment development; but does not take account of past supply constraints, and housing or labour supply growth – including in how this may differ from the past.

4.33 As a result, an appropriate approach is to use a range of different forecasting techniques alongside local intelligence and an

understanding of the merits of different approaches in drawing conclusions. This approach of triangulating different approaches and testing findings, which Iceni adopts, is consistent with the PPG.

Baseline Labour Demand Forecast

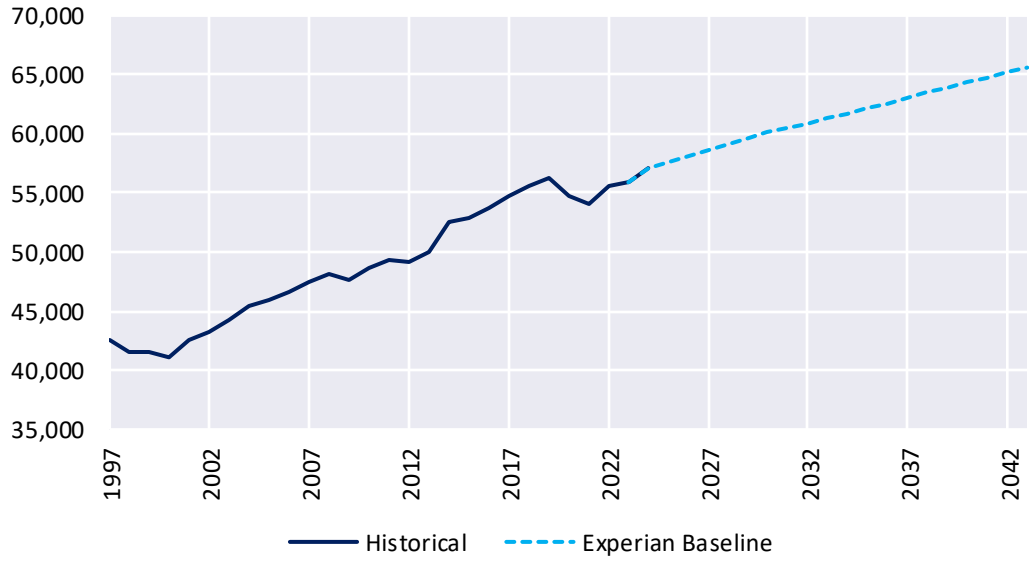
4.34 In this sub-section we consider a labour demand forecasts, which are based on a trend-based scenario for employment growth from which we then model the implications for employment land provision.

Baseline employment forecast

4.35 We have used employment forecasts from Experian to provide a baseline employment growth position. The discussion below starts from 2024, which is the last year in the Experian forecasts based on real-world data (i.e. not forecasted), and runs until 2043.

4.36 The Experian baseline forecast is shown in the figure below and compared to historical employment data (also from Experian). Between 2025 and 2043 this forecast would see employment grow by 8,000 or 13.9% with total employment rising from 57,600 in 2025 to 65,600 in 2043. This amounts to growth of around 440 jobs on average per year, or a compound annual growth rate of 0.73%.

Figure 1.1 Forecast employment growth – Cotswold District



Source: Experian/ Iceni

4.37 By comparison, over the 18 years leading up to 2024, Experian estimate that 10,400 jobs have been added to the Cotswold economy, equating to growth of around 22.3%. This translates to around 580 per year, or a compound annual growth rate of 1.12%. As such, the baseline forecast would see a slowing of growth from the rates seen over the last 18 years of historical jobs data – influenced in part by the assumptions within Experian's model on productivity improvements. A comparison between forecast and historical performance is summarised in the table below.

Table 4.3 Comparison of historical jobs growth with baseline forecast - Cotswold

	Experian Baseline Forecast (2025-43)	Historical (2006 – 2024)
Change in jobs	8,000	10,400
% Change	13.9%	22.3%
Average yearly change	440	580
Compound annual growth rate	0.73%	1.12%

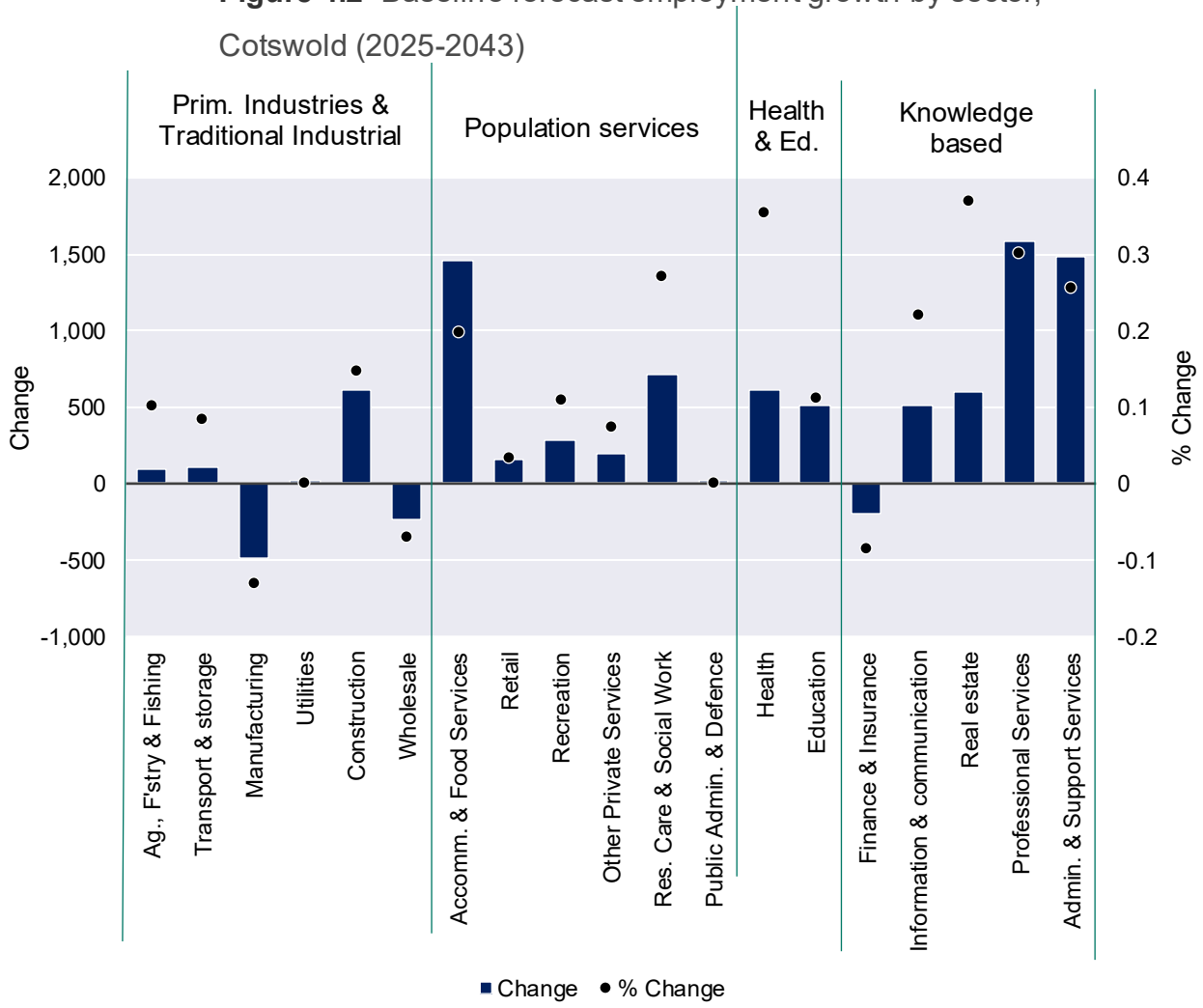
Source: Iceni analysis of Experian forecasts 2025

4.38 Figure 4.2 breaks the jobs 8,000 jobs forecast to be added in Cotswold District down by sector. The highest growth sectors in absolute terms under this baseline forecast are professional, scientific and technical services (+1,600 jobs or 30%), administrative and support services (+1,500 jobs or 26%), and accommodation and food services (+1,450 jobs or 20%). Higher percentage growth rate is forecast for real estate (+37%) and for health (+36%) although these are forecast to remain relatively small sectors locally.

4.39 Employment growth is also forecast broadly across other knowledge-based sectors (apart from finance and insurance), population services and in education, although at lower rates than for sectors highlighted above.

4.40 In traditional industrial sectors, the baseline forecast predicts mixed employment outcomes, with growth in construction (+600 jobs some of which would be industrial in nature, but some are likely to have no fixed place of work) and transport and storage (+100 jobs), but contraction in manufacturing (-500 jobs) and wholesale (-200 jobs).

Figure 4.2 Baseline forecast employment growth by sector, Cotswold (2025-2043)



Source: Experian Forecasts 2025

4.41 The difficulties in using employment forecasts to predict industrial land need are illustrated by comparing employment and GVA forecasts for the two primary industrial sectors of manufacturing and transport and storage. This comparison is shown in the figure below for Cotswold District. Note that the job forecasts appear uneven because they are rounded to the nearest 100.

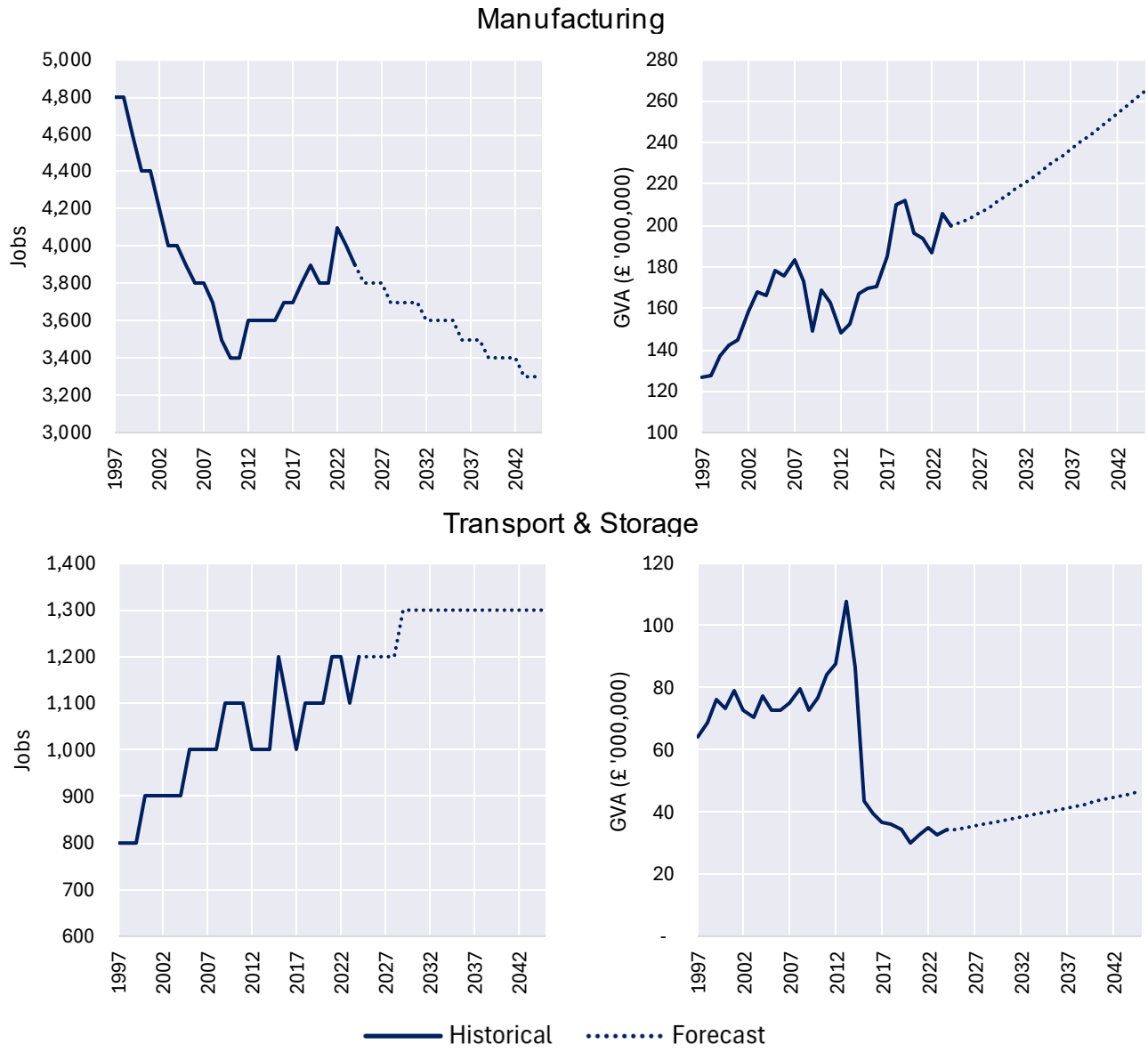
4.42 While manufacturing employment is forecast to decline, GVA is forecast to grow driven by automation and broader productivity improvements. This means that even though employment is declining, additional floorspace and land may be needed to facilitate the growth of the sector. Productivity improvements would also increase the need for new modern and fit for purpose industrial space, as opposed to older

premises which may lack the height, power or adaptability to support more efficient operations..

4.43 The difference between employment and GVA forecasts for transport and storage is not as stark as the difference in manufacturing, and this is a much smaller sector locally. Again while employment is forecast to fall, the sector overall is growing. The evidence indicates that productivity improvements (in particular automation) are also likely in transport and storage, increasing the need for modern industrial premises.

4.44 These productivity effects mean that labour demand forecasts need to be treated with some care in considering needs for industrial and warehouse/distribution sectors, with the need to consider 'replacement demand' issues associated with the need to provide modern industrial floorspace (such as those with sufficient height and power to facilitate automation). For manufacturing in particular, employment is expected to fall whilst the sector is expected to grow relatively strongly.

Figure 4.3 Comparison of baseline employment and GVA forecasts for primary industrial sectors (Cotswold)



Source: Experian forecasts 2025

Baseline labour demand

4.45 Iceni has used a model to predict the floorspace needed to support forecast employment outcomes. This model includes the following steps.

4.46 First, total jobs forecast are converted into forecasts of full-time equivalent (FTE) jobs, using locally specific data from the ONS BRES dataset. FTE jobs are then discounted using subsector-specific

assumptions to reflect a proportion of people working from home, or working in a hybrid arrangement which decreases overall floorspace needs.

4.47 Discounted FTE job forecasts are attributed by industry category to different uses using a matrix with use-class breakdowns for each subsector. This matrix assumes that some sectors (e.g. information and communications) are primarily office based while others (e.g. manufacturing) are based in industrial spaces or contribute to non-B class space requirements (e.g. retail).

4.48 The total employment and FTE results stepping through this calculation are shown in the table below. There is a relatively large discount between total jobs and FTE jobs due to the high level of forecast growth in accommodation and food services, health and education, each of which has a relatively high proportion of part-time employees. Similarly, very little of the economic activity in these sectors takes place in B-class uses.

Table 4.4 Employment change for baseline forecast (Cotswold), 2025-43

	Total employment	Total FTE jobs	FTE jobs after WFH discount	FTE jobs in B-class uses
Change in jobs	8,000	6,200	5,800	1,700

Source: Iceni analysis

4.49 The following table shows in more detail the results in the last column of the above table, breaking them down by use class. By far the largest category in terms of increase in FTE is office and R&D. While these results show a reduction in B2 FTE employment, this is driven by the forecast decrease in manufacturing employment, and as noted earlier in this chapter forecasts of industrial land need based on employment forecasts such as this should be treated with caution and does not necessarily imply a reduction in floorspace need.

Table 4.5 FTE change by broad use for baseline forecast (Cotswold), 2025-43

	Office & R&D	Industrial (B2)	Warehouse/ Distribution (B8)	Employment Uses Total
Change in jobs	2,000	-400	50	1,700

Source: Iceni analysis

Note column values may not sum to total values due to intermediate rounding.

4.50 Floorspace needs are then calculated by applying employment density assumptions, before being converted into land needs using indicative plot ratios. The assumptions used in these steps are set out in the table below.

4.51 The employment density assumptions take the Homes England guidance as a starting point, with adjustments to convert net internal areas (NIA) to gross external area (GEA) equivalent figures.

4.52 A plot ratio of 0.5 has been used for offices, assuming that most office space is delivered at business park rather than town centre densities having regard to the nature of the area, market and viability considerations. A plot ratio of 0.4 is adopted for industrial uses. These assumptions are consistent with those adopted in the parallel Gloucestershire HENA work.

Table 4.6 Floorspace density and plot ratio assumptions for labour demand modelling

Use / Use class	Office	R&D	Industrial (B2)	Warehouse/ Distribution B8
Floorspace per FTE (sqm)	14	60	38	74
Plot ratio	0.5	0.5	0.4	0.4

Source: Iceni

4.53 Applying these floorspace density assumptions to the FTE by use class results in Table 4.43**Error! Reference source not found.** generates the following floorspace need results, which amount to 32,800 sqm of office/R&D and 3,600 sqm of additional B8 space by 2043 in net terms using this baseline labour demand scenario. The contraction in B2 FTE shown above translates to the negative floorspace result here, but as noted above this result should be treated with caution.

4.54 To calculate land requirements, a plot ratio of 0.5 has been used for offices, assuming that most office space is delivered at business park rather than town centre densities having regard to the nature of the area, market and viability considerations. A plot ratio of 0.4 is adopted for industrial uses.

Table 4.7 Floorspace and need – Baseline labour demand (without margin or replacement demand) – 2025-43

	Office & R&D	B2	B8	Total
Floorspace (sqm)	32,800	-15,300	3,600	21,200
Land (ha)	6.6	-3.8	0.9	3.7

Source: Iceni analysis

Note column values may not sum to total values due to intermediate rounding.

Flexible margin

4.55 Iceni consider that there is then a need to provide a margin to support choice and competition in the market for employment land. This would also allow for potential issues and delays with the delivery of employment sites, seeking to ensuring that economic growth is not constrained.

4.56 We have assumed a 5-year margin for industrial and 2-year margin for office/R&D is provided based, on trends in gross completions by use . This amounts to around 2,150 sqm of office/R&D space and 13,600 sqm of industrial space over the plan period. The larger margin for industrial space reflects greater variance in the types/sizes of industrial

units and the evidence of potential suppression of demand (as described in Section 3).

Replacement demand

4.57 The modelled forecasts are net changes and do not take account of replacement demand, such as from existing companies requiring upgraded floorspace or for existing or allocated sites for employment lost to other uses such as residential (and where businesses may require relocation). In considering how much employment land to allocate, it is therefore appropriate to consider this as an additional influence.

4.58 In modelling the potential for replacement demand, Iceni has also taken into account the potential for a level of latent demand for new employment space to have arisen whereby businesses have not been able to relocate because of a lack of available supply taking account of the low vacancy rate and limited new-build development in recent years.

4.59 For Cotswold District specifically, the evidence indicates that there are likely to have been some constraints on employment land supply taking into account the limited progress in delivery of some of the major allocations in the 2018 Local Plan to date – including in particular the larger allocations at the Strategic Site south of Chesterton (the Steedings) at Cirencester and the Fire Service College in Moreton-in-Marsh. This is borne out in the market signals evidence – in particular in terms of the low vacancy levels amongst existing stock and growth in rents (particularly for industrial premises).

4.60 A further consideration in driving replacement demand is prospective changes to legislative requirements requiring commercial premises to meet Minimum Energy Efficiency Standards (MEES).

4.61 Longer-term and comprehensive time-series data on the loss of employment floorspace in Cotswold is not available. As a result, and

taking into account the above considerations, it is therefore assumed that replacement demand over the plan period will be the equivalent to one third of the older industrial stock listed on CoStar dating to before the 1990s. The total amount of such stock according to the CoStar database is 171,765 sqm. As set out in the table below, this results in an estimated replacement demand of 57,234 sqm.

Table 4.8 Replacement demand calculation

A: Industrial stock from before the 1990s (sqm)	171,265 sqm
B: Proportion of older industrial stock assumed to require replacement	1/3
C: Replacement demand for industrial stock (C = A x B)	57,234 sqm

Source: Iceni analysis

4.62 It is appropriate to assume that only a portion of the pre-1990s industrial stock requires replacing due to the small-business focus of the Cotswold economy and the small size of many industrial premises. Small businesses are typically more cost conscious and may be less likely to move.

4.63 No replacement demand has been assumed for office and R&D space due to the limited amount of standalone office space in the District; and recognising that whilst there is occupier demand for Grade A space, the evidence that viability considerations are likely to restrict new development.

Results

4.64 The following table shows the floorspace and land needs resulting from baseline labour demand modelling, after adding the margin for flexibility and an allowance for industrial replacement demand.

Table 4.9 Floorspace need – Baseline labour demand (with margin and replacement demand) – 2025-43

	Office & R&D	Industrial	Total
Floorspace (sqm)	37,300	83,900	21,200
Land (ha)	7.5	21.0	28.4

Source: Iceni analysis

Note column values may not sum to total values due to intermediate rounding.

Take-up and Net absorption methods

4.65 Iceni have also forecasted future employment land needs using three metrics which use market signals in the form of employment land supply trends – in terms of gross and net completions - and net absorption.

4.66 Historic completions, based on the Council's monitoring data, have been considered and projected forward to provide an indication of future floorspace needs. Both gross and net historic completions have been considered.

4.67 **Gross completions** (all employment land/floorspace completions, or gains) are useful as they inherently take into account all demand including replacement demand (on-site and off-site redevelopment and redeployment). However, using gross completions can overestimate the demand for additional land given some historic gross completions may have been on plots where the previous use was the same (i.e. re-development for the same use but with newer stock) or on existing employment sites. Such redevelopments may continue in the future and do not need 'new' land provision.

4.68 A net completions model would also commonly be considered, using historical data deducting losses from all gross completions to identify total stock change.

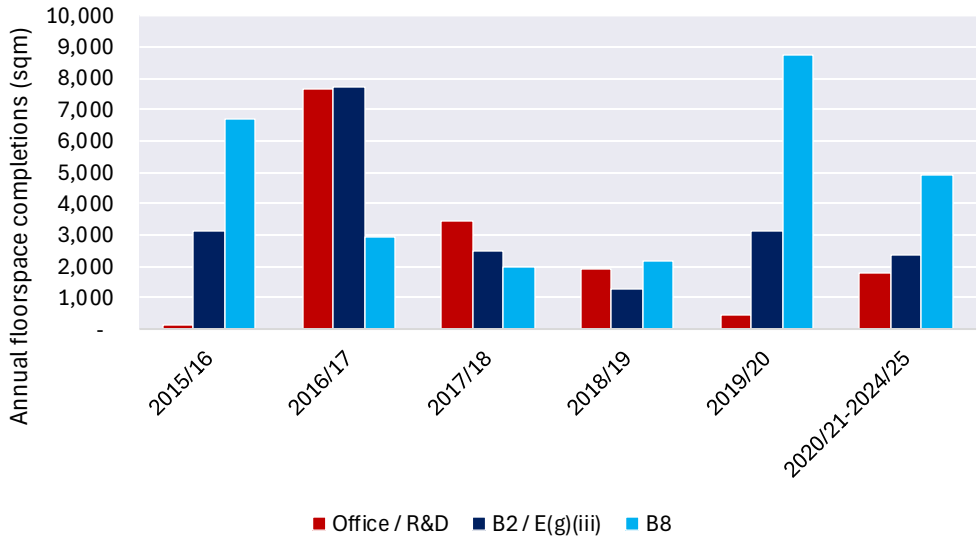
4.69 Depending on the types of losses that have taken place, net stock change can significantly underestimate needs – for instance as it can be in part influenced not by demand for commercial space but by higher land values which can be achieved for other uses (such as residential).

Gross completions

4.70 Iceni has considered Council monitoring data from 2015/16 onwards in order to assess gross completions. This data has been checked and amended to correct for differing methods of assessing floorspace totals and types over time, and to remove changes of use between industrial land uses (which shouldn't be counted in future industrial land needs).

4.71 The chart below shows the resulting estimates of gross employment floorspace completions over the last 10 years in Cotswold. Council statistics present data from 2020/21 – 2024/25 in a single monitoring report and do not further disaggregate completions over this period by year.

Figure 4.4 Gross employment floorspace completions - Cotswold



Source: Iceni analysis of Council monitoring data

4.72 Office and R&D completions peaked in 2016/17 but have otherwise been relatively low at around 2,000 sqm per year or less (apart from

2017/18). Many of these are smaller offices within existing buildings, and there was very limited development of standard-alone offices.

4.73 B2 / E(g)(iii) completions similarly peaked in 2016/17, but have been delivered more consistently year to year than office space. B8 space delivery was highest in 2019/20 followed by 2015/16, although delivery was also high in the five year period 2020/21 – 2024/25 with several new warehouse buildings delivered.

4.74 As well as traditional industrial development, a large amount of the additional B2, E(g)(iii) and B8 floorspace was added through the conversion of agricultural buildings and barns for more general commercial use. This has also contributed to office floorspace stock, although to a lesser degree.

4.75 On average over this ten-year period there have been annual gross completions of 2,237 sqm of office and R&D space, 2,941 sqm of B2 / E(g)(iii) space and 4,729 sqm of B8 space.

4.76 These averages have been used to estimate floorspace need over an 18-year plan period by multiplying average annual completions by 18. Results are shown in the figure below. Margin and plot ratio assumptions are consistent with those made for the baseline labour demand modelling.

Table 4.10 Floorspace and Land Need, Gross Completions Model, 2025-43

	Floorspace need 2025-43 (sqm)	Land need 2025-43 (ha)
Office	40,300	8.1
Industrial	52,900	13.2
	85,100	21.3
Total	178,300	21.3
Including margin for flexibility & replacement demand		
Office	40,500	8.1
Industrial	233,600	58.4
Total	274,100	66.5

Source: Iceni modelling using Council monitoring data

Net completions

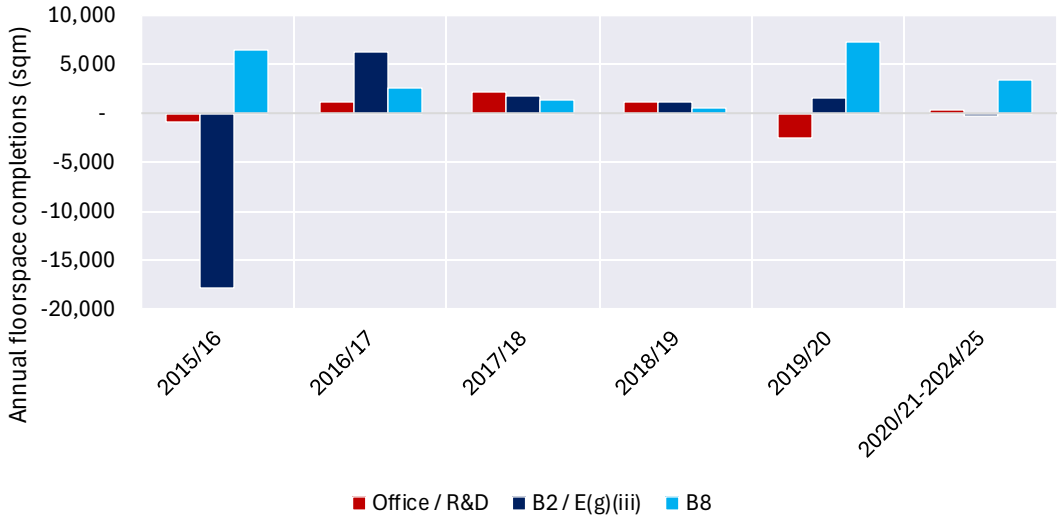
4.77 Monitoring data from Council also shows losses of floorspace, including through demolitions and conversions to other uses. As with gross completions, Iceni has compiled this monitoring data from the last 10 years with checks and corrections where necessary to ensure a consistent format and approach. The results are shown in Figure 4.5 below.

4.78 Net office and R&D floorspace completions are substantially lower than gross completions. This is due in large part to the loss of small-scale office stock through conversion to other uses, principally residential.

4.79 There is a large net loss of B2 floorspace in 2015/16 due to the redevelopment of three large former factory sites for residential purposes. Otherwise, there was a large net addition of B2 stock in 2016/17 and smaller additions in other years.

4.80 There has been a net addition of B8 floorspace year on year, with the largest additions in 2015/16 and 2019/20, consistent with the picture for gross completions presented above.

Figure 4.5 Net employment floorspace completions - Cotswold



Source: Iceni analysis of Council monitoring data

4.81 Averaging over these ten years, but excluding 2015/16 for B2 / E(g)(iii) floorspace as an anomalous year, there have been average annual net additions of only 264 sqm of office / R&D space, but 1,096 sqm of B2 / E(g)(iii) space and 3,479 sqm of B8 floorspace.

4.82 The resulting estimates of floorspace need based on these changes are shown in the table below, with the calculation again performed by multiplying the average historical yearly figure by 18. Margin and plot ratio assumptions are again consistent with those made for the baseline labour demand modelling.

Table 4.11 Floorspace and land need, gross completions Model, 2025-43

	Floorspace need 2025-43 (sqm)	Land need 2025-43 (ha)
Office	4,800	1.0
B2	19,700	4.9
B8	62,600	15.7
Total	87,100	5.9
Including margin for flexibility & replacement demand		
Office	9,200	1.8
Industrial	177,900	44.5
Total	187,200	46.3

Source: Iceni modelling using VOA *NDR Business Floorspace Tables 2025*

Net absorption

4.83 A third supply-based calculation looks at past take-up of space occupied (rather than land delivered), measured by net absorption using CoStar data. As explained in the Chapter 3, the net absorption is the balance between the amount of space moved into and moved out of (i.e. Net absorption = Move ins – Move outs), equating to the change in occupied space.

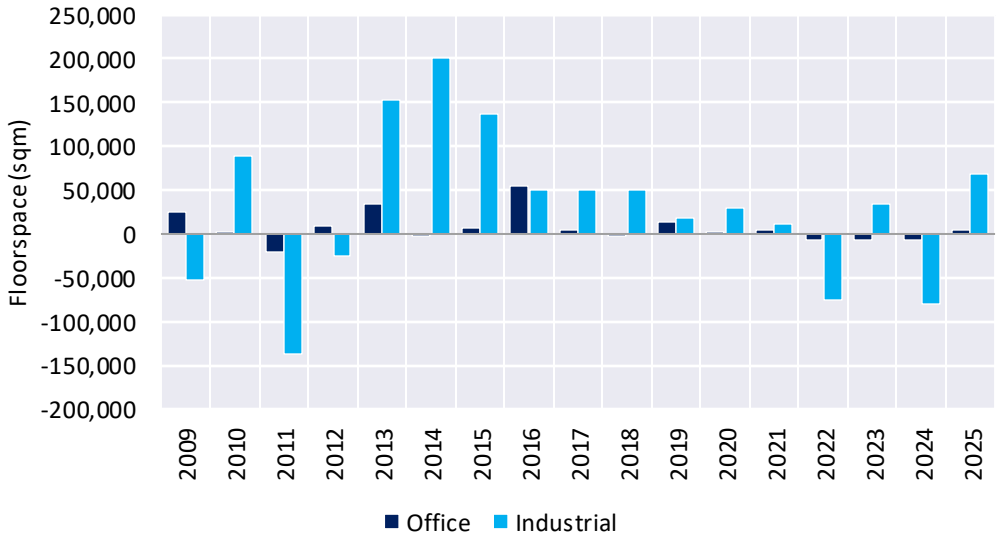
4.84 This differs from the net stock change-based calculations in that it predicts future floorspace requirements directly based on market demand for floorspace rather than past completions of floorspace (which is only a proxy for floorspace demand).

4.85 Net absorption per year for Cotswold is shown in the figure below. As discussed in Chapter 3, there have been some negative net absorptions of industrial space in recent years, and minimal changes in occupied office stock.

4.86 Given higher net absorption results in the mid-2010s, a 15-year time period has been considered to capture floorspace absorption across

market cycles. During the most recent 15 years (i.e. 2011-2025), there has been a net absorption per year on average of 582 sqm of office space and 3,044 sqm of industrial space.

Figure 4.6 Net absorption over time - Cotswold



Source: Iceni modelling using CoStar

4.87 The resulting estimates of floorspace need based on net absorption per year are shown in the table below. Margin and plot ratio assumptions are again consistent with those made for the baseline labour demand modelling.

Table 4.12 Floorspace and Land Need, Net Completions (VOA) Model, 2025-43

	Floorspace need 2025-43 (sqm)	Land need 2025-43 (ha)
Office	10,500	2.1
Industrial	54,800	13.7
Total	65,300	15.8
Including Margin for Flexibility		
Office	12,600	2.5
Industrial	125,700	31.4
Total	138,300	33.9

Source: Iceni modelling using CoStar

Suppressed demand

4.88 An alternative to a margin for flexibility is an adjustment for 'suppressed demand'. This reflects the concept of insufficient supply in the market, leading to demand not being accommodated and therefore can be considered 'suppressed', with prospective occupiers unable to find suitable space. Ongoing supply shortages can deter inward investment and growth.

4.89 it is widely considered that a 5% - 10% vacancy (and availability) is a healthy market[3], allowing new occupiers to enter and existing occupiers to find new space or expand, with 8% being a typical optimum. Evidence of vacancy rates consistently below optimum levels combined with rent increases can indicate the potential for supressed demand, with the result that market trends do not provide a good indicator of future land need.

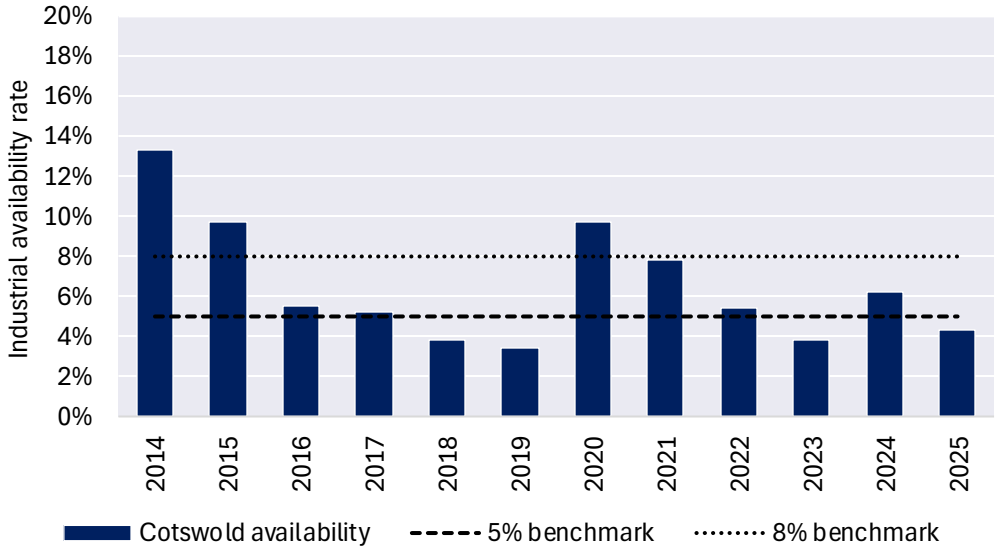
4.90 Issues of suppressed demand have been considered in the wider parallel Gloucestershire HENA work, with a calculation of the implications for industrial land need considered principally for the M5 corridor authorities (Stroud, Tewkesbury, Gloucester and Cheltenham) given there is a degree of interchangeability of strategic sites along or near the M5, and that strategic employment growth in Tewkesbury and Stroud is meeting some needs unable to be met in Gloucester and Cheltenham.

4.91 Suppressed demand is most relevant at a market area or corridor level. It is less appropriate to be applied to an individual local authority such as Cotswold which sits within a broader property market. Nonetheless, for completeness the Gloucestershire HENA provides suppressed demand results for Cotswold, and so they are also provided below for the 2025-43 plan period.

[3] Found in a number of publications, including GLA's Land for Industry and Transport Supplementary Planning Guidance (SPG) and British Property Federation Levelling up of Logistics 2021

4.92 The following figure shows the industrial availability rate in Cotswold over the 2014-25 period. It has fallen below 8% in most years, and below 5% in four of the 11 years shown. Nonetheless, this data does not present a picture of a consistently low availability rate.

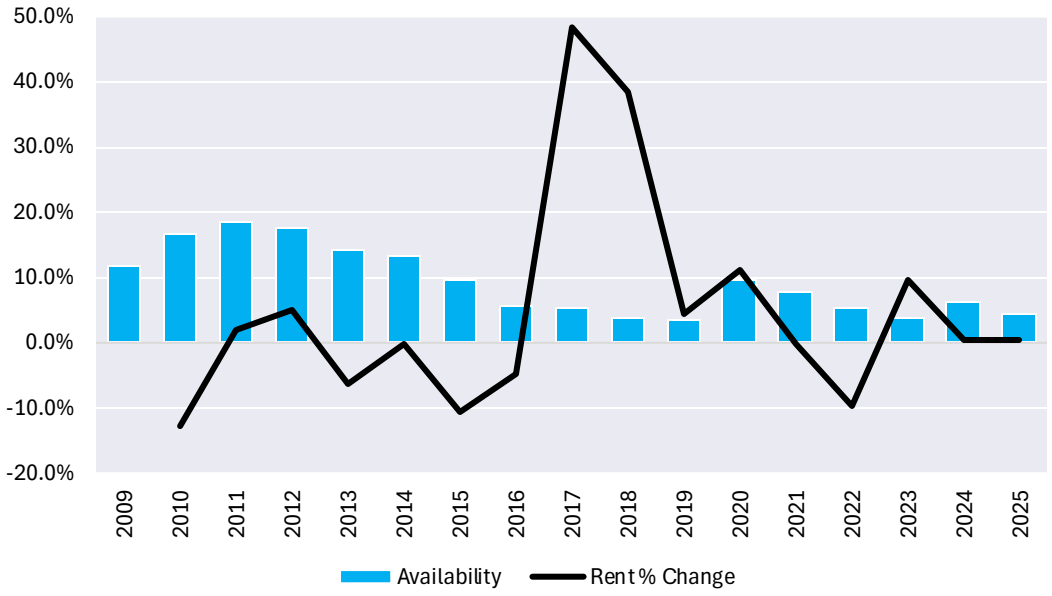
Figure 4.7 Industrial availability rate compared to suppressed demand benchmarks



Source: CoStar

4.93 Further evidence for demand suppression would be provided by high rental growth during periods with stock availability of 5% or less. As shown in the figure below, industrial rental change in Cotswold is relatively variable year to year depending on the stock rented (this is to be expected given the size of the market). While the largest rent rises occurred in 2017 and 2018 during periods of somewhat lower availability, there does not appear to be a consistent relationship between industrial rental growth and periods of low stock availability.

Figure 4.8 Industrial availability rate compared to suppressed demand benchmarks



Source: CoStar

4.94 A 'suppressed demand' model has been developed by Savills and set out in the British Property Federation's Levelling up of Logistics 2021 report[4]. This 'tops up' historic take-up to where it would have been at 8% availability. Whilst the model is not established in Planning Practice Guidance, it is considered useful as a sensitivity scenario in this study, where the market appears to have been consistently suppressed over several years. It assumes that the market 'wanted and will want' this level of take-up consistently, which may not be the case.

4.95 Savills' preference for the availability 'target' is 8%, with 5% being a recognised minimum. However, for strategic units and strategic sites, this 8% is considered by Iceni to be more optimistic than the wider market, partly as build-to-suit rather than spec build is more common for very large units due to higher costs, which would mean typically lower vacancy and potentially lower availability depending on marketing and pre-let strategies. As a result, it is considered that a rate below 8% is a reasonable minimum, and an availability rate of 5% has been carried

[4] https://bpf.org.uk/our-work/research-and-briefings/

forward under a 'Low' scenario, and an 8% rate under a 'High' scenario and a suppressed-demand scenario. The steps involved in the calculation are:

- Available floorspace (C) is calculated by multiplying the inventory by the availability rate.
- To calculate the floorspace required to achieve an 5/8% availability rate for each year, the availability rate (B) is taken away from 5/8%, and the residual is multiplied by the inventory (A). This produces the figure in column F.
- The ratio of net absorption and available floorspace is calculated for each year (E = D/C), and the average is produced.
- For each year that the availability is below 5/8%, the average ratio is multiplied by the floorspace required to reach 5/8% availability to estimate each year's suppressed net absorption (G=X%*F) and then the average of this is calculated.

4.96 The suppressed demand need at 5% and 8% availability has been run for the 10-year (2015-24 inclusive) period, and the results are detailed in the table below. The average annualised suppressed demand is rolled forward from 2025-43 (multiplied by 18) to provide a 'top-up' in addition to the base 10-year historical net absorption trend.

Table 4.13 Industrial floorspace need calculation using suppressed demand model

Benchmark availability rate	A: Yearly need based on net absorption	B: Yearly supressed demand adjustment	C: Yearly need with adjustment (C = A + B)	D: Need to 2043 with adjustment (D = C x 18)
5%	2,114	146	2,261	40,700
8%	2,114	834	2,948	53,100

Source: Iceni modelling using CoStar

Beyond Historical Trends

4.97 There are a number of reasons to consider additional scenarios reflecting Cotswold-specific economic prospects as an alternative to the baseline forecasts and trend-based modelling set out above.

4.98 Off-the-shelf baseline forecasts largely share national and regional growth down to a local level using the relative strength of each sector locally influenced by past performance. Where there are planned growth initiatives or inward investment opportunities these will not be reflected (particularly in as far as they may result in a different outcome from historical trends. They can also introduce distortions by applying national or regional assumptions that are not appropriate for local circumstances and therefore should not be used uncritically.

4.99 In addition, there is the potential for the completion of the A417/A419 Missing Link scheme to support the attractiveness of Cirencester for employment development by improving connectivity to the M5; and along this corridor between the M4 and M5.

4.100 Furthermore, the PPG sets out that demographically derived assessments of current and future local labour supply should be considered as an approach when modelling future employment land needs.

4.101 As set out below, recent revisions to the Standard Method have substantially increased Cotswold's housing need, and are likely to result in an increase in the housing requirement in the Local Plan.. This means that a much higher level of employment growth than the baseline forecast would be required to keep jobs and homes aligned. Equally the evidence (as set out in Section 2) points to an imbalance in recent years whereby employment growth has run ahead of housing delivery; and with net in-commuting pointing to labour supply to have potentially placed some constraint on economic growth and employment development historically.

4.102 It is also worth noting that a large increase in housing development and population growth would be expected to increase jobs growth in sectors that provide services to the local population (e.g. retail), in construction, and to a lesser degree across the supply chain.

Housing Needs

4.103 The Government, through revisions to the NPPF in December 2024, has revised the standard method. Its ambitions in doing so are to increase housing delivery, delivering 1.5 million homes across England over the next 5 years with growth in all areas of the country.

4.104 The NPPF specifies that the Standard Method should be used to calculate the local housing need, and that plans should aim to provide a sufficient supply of housing to meet this need, where this is consistent with achieving sustainable development. There are however different factors which are brought together in setting a housing requirement within the Local Plan, which requires the Council to overlay land availability, infrastructure and delivery constraints alongside any potential unmet need from neighbouring authorities. These are issues for the Council in bringing together the evidence as part of the plan-making process.

4.105 The PPG sets out the revised standard method in the section on Housing and Economic Development Needs Assessments which needs to be used to calculate housing needs. Para 2a-006 therein sets out the methodology, which takes a baseline of 0.8% of existing housing stock in the area (Step 1); to which an affordability adjustment is then applied (Step 2) which is calculated by taking the average affordability ratio figure over the 5 more recent years for which data is available, and applying a 0.95% increase for each 1% of which the averaged affordability ratio is above 5.

4.106 This calculation of the Standard Method housing need for the Cotswold District is shown in the table below and yields a need for 1,055 dwellings per annum (dpa). By comparison, the need under the

previous Standard Method was 504 dpa, and the current adopted local plan includes a housing requirement of 420 dpa. Historical housing delivery over the period since 2011 have averaged around 525 dpa.

Table 4.14 Cotswold District Standard Method Calculation (2025)

Housing Stock, 2024	46,588
0.8% Stock Baseline	373
Average Median Affordability Ratio, 2020-24	14.64
Affordability Uplift	283%
Local Housing Need (dpa)	1,055

4.107 New data becomes available annually, and we estimate the need calculated in Spring 2026 will be 1054 dpa. This is not materially different to the above and is well within the error margins associated with long-term modelling of labour supply growth.

4.108 As a result, the revised standard method represents a substantial uplift in housing requirements for Cotswold. If delivered in full, they would support broadly **a doubling of housing delivery** relative to historical trends over the 2011-24 period.

4.109 The Local Plan Preferred Options Consultation Document (Nov 2025) set out an emerging preferred scenario (Scenario 5) which would see delivery of 14,660 homes. This is broadly equivalent to 80% of the Standard Method housing need. This scenario took account of strategic constraints to development in the District, including the position whereby 80% of the District falls within the Cotswold National Landscape where national policies expect development to be restricted.

4.110 The Council, in bringing together the evidence base, is testing further the potential scale of growth which could be accommodated. A central scenario is therefore tested herein which aligns to provision of housing at 80% of the standard method (i.e. around 844 dpa). This would still be a substantial increase on past housing requirements and delivery.

Sensitivity analysis is however provided on accommodating 70%, 90% and 100% of the standard method housing need. This report does not see to prejudge decisions on the appropriate scale of housing provision, but seeks to provide a basis for considering how employment land provision may align to different potential scales of housing growth.

Implications for Labour Supply

4.111 A demographic model has been developed to assess the potential implications of delivering 844 dwellings per annum in the 2025-43 period (i.e. 80% of the Standard Method), and of delivering the full Standard Method need of 1,055 dpa. More information on the modelling and the assumptions used is given in **Appendix A4**.

4.112 The population modelling starts with the most recent (2022-based) subnational population projections (SNPP), which have been updated by reference to mid-year population estimates (MYE) data up to 2024 (looking at more recent data about births, deaths and migration).

4.113 The modelling then considers the levels of migration likely to be needed to fill homes and also the possibility of seeing higher levels of household formation in younger age groups (where there is evidence of a historical constraint in formation).

4.114 The following table shows the resulting estimates of population change if 844 dwellings are delivered per annum.

Table 4.15 Projected population change 2025 to 2043 by broad age bands – Cotswold (80% of Standard Method)

	2025	2043	Change in population	% change
Under 16	14,266	16,812	2,546	17.8%
16-64	52,051	66,166	14,115	27.1%
65 and over	25,785	36,926	11,141	43.2%
Total	92,101	119,904	27,802	30.2%

Source: Iceni analysis

4.115 To look at estimates of the job growth which could be supported by different scale of housing provision in Cotswold District, a series of stages are undertaken. These are to:

- Estimate changes to the economically active population (this provides an estimate of the change in labour supply) using assumptions from the OBR March 2025 Fiscal Sustainability Report, applied to a 2021 Census baseline for Cotswold District;
- Overlay information about commuting patterns, double jobbing (i.e. the fact that some people have more than one job) and potential changes to unemployment rates; and
- Bringing together this information to provide an estimate of the potential job growth which could be supported by the population projections.

Economically active population

4.116 The assumptions used to calculate the economically active population from the overall population change projection are set out in Appendix A4. Broadly the modelling assumes some increase in labour force participation rates.

4.117 The results for the economically active population are shown in the table below for delivery of both 80% and 100% of the Standard Method housing need.

Table 4.16 Estimated change to the economically active population – Cotswold

	2025	2043	Change	% Change
80% of Standard Method	45,757	61,415	15,658	34.2%
100% of Standard Method	46,881	67,606	20,726	44.2%

Source: Iceni Analysis

Commuting and double jobbing

4.118 The table below shows summary data about commuting to and from Cotswold District, drawn from the 2011 and 2021 Censuses. Data from both sources are used, as the 2011 data is quite old and the COVID-19 pandemic is likely to have influenced the 2021 data.

4.119 The Census data shows a net in-commuting in both 2011 and 2021. It shows around 4.5% more people working in the District than living in the District and working in 2011, increasing to 6.4% more in 2021.

4.120 When comparing the two sources, it is worth reflecting on a significant increase in the number of home workers (or those of no fixed workplace) in 2021 compared with 2011. In 2011, a total of 12,007 people were recorded as home workers or with no fixed workplace; in 2021, this figure had nearly doubled (to 23,432). As the country has moved away from the pandemic, it is possible this figure has started to reduce slightly, with possible implications on commuting dynamics. However, home working has probably not fully reverted to 2011 levels.

Table 4.17 Commuting Patterns – Cotswold

	2011	2021
Live and Work in Borough/District	16,221	11,232
Home Workers or No Fixed Workplace	12,007	23,432
In Commute*	15,709	12,239
Out Commute*	13,820	9,430
Total Working in LA	43,937	46,903
Total Living in LA and Working Anywhere	42,048	44,094
Commuting Ratio	0.957	0.940

Source: Census 2011, 2021

4.121 The analysis below looks at both sets of Census data with a further sensitivity of a balanced (1:1) commuting ratio (i.e. the increase in the

number of people working in the area is equal to the number of people living in the area who are working).

Double jobbing and unemployment

4.122 The analysis also considers that a number of people may have more than one job (double jobbing). Data from the Annual Population Survey (available on the NOMIS website) for the past 5 years suggests that across Gloucestershire, typically about 3.8% of workers have a second job. It has therefore been assumed that around 3.8% of people will have more than one job moving forward – this means the number of jobs supported by the workforce will be around 3.8% higher than workforce growth. It has been assumed in the analysis that the level of double jobbing will remain constant over time.

4.123 The Gloucestershire-wide figure has been applied for Cotswold, as for smaller areas the data is less specific, and a full-time series of data is not available due to high error margins.

4.124 Finally, the analysis considers unemployment. Essentially, this is about whether there is any latent labour force that could return to employment to take up new jobs. The latest model-based unemployment data from the Annual Population Survey (for July 2024-June 2025) puts unemployment in Cotswold at around 2.4%, well below the national average of 4.1%. On the basis of this data, we consider it is unlikely that there is any significant latent labour supply. No further adjustment is therefore made to the data to take account of unemployment.

Jobs Supported

4.125 The tables below shows how many additional jobs might be supported by population growth under the different scenarios. Between 2025-43 it is estimated that between around 16,300 and 17,300 additional jobs could be supported by housing development of 844 dpa (80% of the standard method), and between around 21,500 and 22,900 with the delivery of the standard method in full (1,055 dpa), depending on the

assumptions made about commuting. Other scenarios for housing provision are considered in Table 4.17.

Table 4.18 Jobs supported calculation by demographic projections (2025-43) – Cotswold (1055 dpa – 100% of Standard Method)

Commuting ratio	Total change in the economically active	Allowance for double jobbing	Allowance for net commuting (jobs supported)
2021	20,726	21,544	22,900
2011	20,726	21,544	22,500
1:1	20,726	21,544	21,500

Source: Iceni analysis

Table 4.19 Jobs supported by demographic projections corresponding to different housing development levels (2025-43) – Cotswold

Commuting ratio	70% of SM (739 dpa)	80% of SM (844 dpa)	90% of SM (950 dpa)	100% of SM (1,055 dpa)
2021	14,500	17,300	20,100	22,900
2011	14,300	17,000	19,800	22,500
1:1	13,600	16,300	18,900	21,500

Source: Iceni analysis

Growth scenario employment

4.126 A growth scenario has been created which aligns to the growth in labour supply arising from housing provision in line with 80% of the Standard Method (i.e. 844 dpa). To do this, uplifts have been applied to baseline employment forecasts in specific sectors reflecting local economic strengths and prospects. Assumptions regarding the level of uplift to apply to each sector have been determined through consideration of:

- Extrapolation of past 10-year and 20-year trends in employment at the Cotswold level, as well as trends since 2015 suggested by BRES data;

- Extrapolation of 10-year employment growth trends (on a percentage basis) at the wider Gloucestershire, South West and England level;

- Findings from the stakeholder engagement and policy review regarding sectoral strengths and opportunities, largely undertaken by Iceni as part of the parallel Gloucestershire HENA evidence;

- Population-driven sectors which are likely to see high levels of growth compared to past trends given likely higher housing delivery; and

- Commercial market dynamics and market signals as considered in Section 3.

4.127 Agent consultation and market intelligence has indicated that the strongest prospects for growth (in employment land terms) are in industrial sectors. Stand-alone office development is unviable in Cotswold, and there has been very little office space completed in recent years with viability of new-build office development challenging. Recent strong performance in knowledge-based sectors appears to be more related to the strength of the small business sector and includes significant home-based/remote working. By contrast, parts of the District will become more attractiveness to industrial uses as a result of the completion of the A417/419 Missing Link highways scheme in 2027.

4.128 As a result, an uplift using population-job multipliers in population-related sectors has first been applied. Further uplifts have then been applied in traditionally industrial and knowledge-intensive sectors, but with greater levels of uplift for industrial-related sectors.

4.129 The growth scenario sees a change in employment across the District of approximately 16,400 between 2025-43, compared to 10,400 under the Experian baseline.

4.130 This scenario therefore aligns with the jobs supported by 80% of the Standard Method under a 1:1 commuting assumption. Using the 2011 or 2021 commuting ratios would further increase overall in-commuting levels, and so a 1:1 ratio is considered a more sustainable assumption reflecting the rural character of the District. This seeks to improve the balance between jobs and homes over time; rather than replicate past trends which are in part a reflection of under-supply of housing relative to growth in the District's economy.

4.131 The following table breaks down the baseline and growth scenarios by sector for the baseline and synthesis growth scenario at 80% of the Standard Method.

Table 4.20 Forecast employment growth, Experian Baseline and Synthesis Growth Scenario, 2025-43

Sector	Experian Baseline	Synthesis Growth Scenario
Agriculture, Forestry & Fishing	100	100
Food, Drink & Tobacco (manufacture of)	-120	320
Wood & Paper (manufacture of)	-120	240
Non-Metallic Products (manufacture of)	-120	0
Metal Products (manufacture of)	-10	60
Machinery & Equipment (manufacture of)	0	0
Computer & Electronic Products (manufacture of)	-120	0
Other Manufacturing	-20	260
Utilities	0	280
Construction of Buildings	210	670
Specialised Construction Activities	410	850
Wholesale	-230	410
Retail	160	470
Land Transport, Storage & Post	100	640
Accommodation & Food Services	1,450	1,950
Media Activities	0	0

Sector	Experian Baseline	Synthesis Growth Scenario
Computing & Information Services	510	890
Finance	-70	210
Insurance & Pensions	-130	170
Real Estate	600	880
Professional Services	1,590	1,890
Administrative & Supportive Services	1,490	1,750
Public Administration & Defence	0	20
Education	520	1,080
Health	610	820
Residential Care & Social Work	710	1,330
Recreation	280	620
Other Private Services	190	450
Total	**8,000**	**16,400**

Source: Iceni/Experian

Note: Cells have been rounded, and so the total may differ from the sum of the rows

4.132 The synthesis growth scenario presented in the table above provides 16,400 jobs, which is aligned with the 16,300 jobs supported under housing development of 80% of the Standard Method using a 1:1 commuting ratio (as shown in Table 4.16). To reflect different potential housing development outcomes, employment scenarios have been created supporting around 13,600, 18,900 and 21,500 additional jobs, aligned with a 1:1 commuting scenario and housing development of 70%, 90% and 100% of the standard method respectively (with jobs supported results as shown in Table 4.17).

4.133 To create these sensitivity scenarios, the following process has been followed:

- Calculate the level of employment uplift by sector between the two scenarios shown in Table 4.18 (for example, there is an uplift of 620 – 280 = 340 jobs between 2025-43 in the Recreation sector).

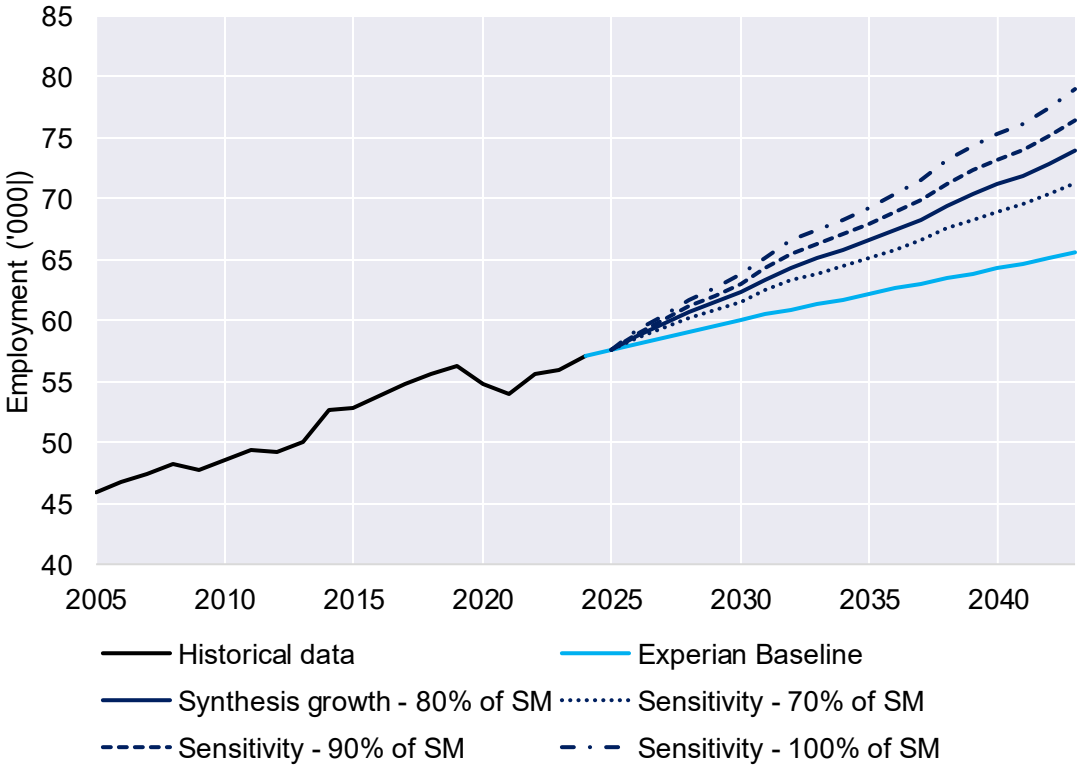
- Calculate a scaling factor to these uplifts so that the total jobs growth will match the number required under a given scenario (e.g. 18,900 jobs for 90% of the Standard Method housing growth)

- Scale the employment uplift figures in each sector using the calculated scaling factor.

4.134 This scaling process means that baseline employment growth by sector in each scenario will equal to at least the level of growth forecast by Experian (and shown as the Experian baseline above), with only the uplift above this baseline scaled to reflect different growth expectations in different scenarios.

4.135 Total employment growth over time in each scenario is shown in the Figure below.

Figure 4.9 Employment scenarios - Cotswold



Source: Iceni analysis, Experian forecasts (2025)

Growth scenario labour demand

4.136 In line with the methodology used for the baseline labour demand land needs, these employment forecasts have been converted to FTE, and

then allocated into use classes with a discount applied for remote working and jobs with no fixed address. The methodology used in each case is consistent with the baseline modelling, with conversions and discounts applied sector by sector.

4.137 For the Synthesis Growth Scenario at 80% of the Standard Method, this results in an increase of around 12,300 FTE jobs after the working-from home adjustment, of which 4,800 are in B-class uses. The following table provides the corresponding results for different employment growth scenarios.

Table 4.21 Employment change for baseline forecast (Cotswold), 2025-43

	Total employment	Total FTE jobs	FTE jobs after WFH discount	FTE jobs in B-class uses
Sensitivity - 70% of SM	13,600	11,000	10,200	3,800
Growth scenario - 80% of SM	16,400	13,200	12,300	4,800
Sensitivity - 90% of SM	18,900	15,300	14,300	5,700
Sensitivity - 100% of SM	21,500	17,400	16,300	6,600

Source: Iceni analysis

4.138 The Table below then breaks the FTE jobs in B-class uses down into individual use categories. The differences in allocation of FTE growth into use types between the scenarios is the result of differences in sectoral composition caused by the scaling process outlined above. As the growth scenarios favour higher levels of growth in typically industrial rather than office based sectors, a higher proportion of FTE growth is assigned to B2 and B8 where housing development and so overall employment growth are higher.

Table 1.1 FTE increase for growth scenarios (Cotswold), 2025-43

	Office & R&D	Industrial (B2)	Warehousing & Distribution (B8)	Total in Employment Uses
70% of SM	2,800	600	400	3,800
80% of SM	3,200	1,000	600	4,800
90% of SM	3,500	1,400	800	5,700
100% of SM	3,800	1,800	1,000	6,600

Source: Iceni analysis

Note column values may not sum to total values due to intermediate rounding.

4.139 The next stage in the modelling is then to apply employment densities and floor-area ratios to estimate the net change in floorspace and land. Consistent assumptions have again been made with the baseline labour demand modelling (with the densities and ratios used shown in Table 4.4 earlier in this chapter). Results are shown in the table below.

Table 4.22 Floorspace need in sqm – growth scenario labour demand (without margin or replacement demand) – 2025-43

	Office & R&D	B2	B8	Total
Sensitivity - 70% of SM	44,300	23,400	32,900	100,600
Growth scenario - 80% of SM	49,700	38,800	47,300	135,800
Sensitivity - 90% of SM	54,800	53,000	60,700	168,400
Sensitivity - 100% of SM	60,000	67,700	74,500	202,200

Source: Iceni analysis

Note column values may not sum to total values due to intermediate rounding.

Table 4.23 Land need in ha – growth scenario labour demand (without margin or replacement demand) – 2025-43

	Office & R&D	B2	B8	Total
Sensitivity - 70% of SM	8.9	5.9	8.2	22.9
Growth scenario - 80% of SM	9.9	9.7	11.8	31.5
Sensitivity - 90% of SM	11.0	13.2	15.2	39.4
Sensitivity - 100% of SM	12.0	16.9	18.6	47.5

Source: Iceni analysis

Note column values may not sum to total values due to intermediate rounding.

4.140 The following tables show these results with the addition of a margin for flexibility and allowance for industrial replacement demand. These adopt consistent assumptions to those in the earlier analysis.

Table 4.24 Floorspace need in sqm – growth scenario labour demand (with margin and replacement demand) – 2025-43

	Office & R&D	Industrial	Total
Sensitivity - 70% of SM	48,700	151,900	200,700
Growth scenario - 80% of SM	54,200	181,700	235,900
Sensitivity - 90% of SM	59,200	209,200	268,400
Sensitivity - 100% of SM	64,500	237,800	302,200

Source: Iceni analysis

Note column values may not sum to total values due to intermediate rounding.

Table 4.25 Land need in ha – growth scenario labour demand (with margin and replacement demand) – 2025-43

	Office & R&D	Industrial	Total
Sensitivity - 70% of SM	9.7	38.0	47.7
Growth scenario - 80% of SM	10.8	45.4	56.3
Sensitivity - 90% of SM	11.8	52.3	64.1
Sensitivity - 100% of SM	12.9	59.4	72.3

Source: Iceni analysis

Note column values may not sum to total values due to intermediate rounding.

Drawing the evidence together

4.141 The modelling in above has been conducted for a 2025 to 43. Employment floor space completions for the 2024/25 monitoring year are shown in the table below. These figures have been deducted from the modelled need from 2025-43 in order to provide a 2026-43 needs result aligned with Council's plan period.

Table 4.3 Employment floorspace completions (2024/25)

Use class	Net change (sqm)
E(g) – Office / R&D / Industrial Processes	293
B2 – General Industrial	-1,916
B8 – Storage & Distribution	-1,039
Total	**-2,662**

Source: Cotswold District Employment Land Monitoring Statistics Report

4.142 The tables below summarise the total employment floorspace and land needs between 2026-43 for each broad use using the various approaches and models discussed above. This includes a margin for flexibility in each case.

4.143 This shows a range of outcomes generated by applying different approaches, assumptions and models. Each method captures a different aspect of potential future demand. Presenting these results side-by-side allows the different estimates to be compared on a consistent basis and helps identify the extent to which the assessment is sensitive to the method and assumptions used.

4.144 Considering the different results, we can draw conclusions on what level of employment land provision is appropriate to plan for. This is considered in the following sections.

Table 4.4 Summary of employment floorspace need results 2026-43 (including margin and replacement demand)

Floorspace (Sqm)	Baseline labour demand	Growth scenario labour demand (80% of SM)	Growth scenario labour demand (100% of SM)	Gross completions	Net completions	Net absorption	Suppressed demand – 5% benchmark rate	Suppressed demand – 8% benchmark rate
Office & R&D	37,000	53,900	64,200	40,200	8,900	14,600	N/A	N/A
Industrial & Warehousing	86,900	184,700	240,800	236,600	180,900	153,400	43,700	56,000
Total*	**123,900**	**238,600**	**305,000**	**276,800**	**189,800**	**168,000**	N/A	N/A

Source: Iceni analysis – Experian/CoStar/Authority Monitoring Data

Note column values may not sum to total values due to intermediate rounding.

Table 4.5 Summary of employment land need results 2026-43 (including margin and replacement demand)

Land (ha)	Baseline labour demand	Growth scenario labour demand (80% of SM)	Growth scenario labour demand (100% of SM)	Gross completions	Net completions	Net absorption	Suppressed demand – 5% benchmark rate	Suppressed demand – 8% benchmark rate
Office & R&D	7.4	10.8	12.8	8.0	1.8	2.9	N/A	N/A
Industrial & Warehousing	21.7	46.2	60.2	59.1	45.2	38.3	10.9	14.0
Total*	**29.1**	**56.9**	**73.0**	**67.2**	**47.0**	**41.3**	N/A	N/A

Source: Iceni analysis – Experian/CoStar/Authority Monitoring Data

4.145 For comparison, the following tables provide the same results for the labour demand sensitivities matching jobs supported by 70% and 90% of the Standard Method housing need.

Table 4.6 Summary of employment sensitivity scenarios for employment land need, floorspace 2026-43 (including margin)

Floorspace (Sqm)	Sensitivity labour demand – 70% of SM	Sensitivity labour demand – 90% of SM
Office & R&D	48,400	58,900
Industrial & Warehousing	154,900	212,200
Total*	**203,400**	**271,100**

Source: Iceni analysis – Experian/CoStar/Authority Monitoring Data
Note column values may not sum to total values due to intermediate rounding.

Table 4.7 Summary of scenarios for employment land need, 2026-43

Land (ha)	Sensitivity labour demand – 70% of SM	Sensitivity labour demand – 90% of SM
Office & R&D	9.7	11.8
Industrial & Warehousing	38.7	53.0
Total*	**48.4**	**64.8**

Source: Iceni analysis – Experian/CoStar/Authority Monitoring Data

Industrial and warehousing

4.146 The baseline labour demand result showed a need for 21.7 ha of industrial employment land, driven by replacement demand and the margin. The net absorption and completions trends however point to a higher level of need of between 41.3 – 67.2 ha and would be preferrable as providing a trend-based position given the weak relationship between floorspace needs and jobs.

4.147 The substantial increase in housing development and population growth required by the revised Standard Method would be expected to

translate into increased need for industrial premises, particularly in construction, population-serving industrial uses, and in the supply chain of other local economic sectors. The upcoming completion of the duplication of the A417/A419 would also be expected to support demand for industrial space within Cotswold above historical trends.

4.148 As such, it is considered appropriate to plan for industrial land needs above the net trend-based positions (i.e. the net absorption and net completions). While the gross completions result is higher, it is noted that it includes a large amount of use of former buildings and space on agricultural properties for industrial purposes, and given that this is likely to continue there is not a need to account for dedicated employment land to account for this.

4.149 The suppressed demand results are substantially below all other results. Given the lack of strong evidence of consistent supressed demand in Cotswold over time, and the relative unsuitability of this model for an individual local authority, the supressed demand results do not provide a realistic reflection of likely future industrial land need.

4.150 The growth scenario labour demand results sit above the net trend-based positions, and therefore appears to provide the most appropriate result. **This would indicate an industrial land need of 46.2 ha if 80% of the Standard Method housing need is provided, increasing further to 53.0 ha and 60.2 ha if 90% and 100% respectively of the Standard Method housing need is met.**

4.151 It is not possible to provide separate need results for B2 and B8 as the replacement demand component of the calculation does not distinguish between these use classes. However, it is noted that the growth scenario labour demand results with margins for flexibility added to them indicate a split of around 40% - 45% of industrial need being for B2 and the remainder for B8.

Offices

4.152 In contrast with industrial results, the office labour demand results (7.4 ha under the baseline and 10.8-12.8 ha under the growth scenarios) are substantially above the net trend-based results, which fall within a narrow range (1.8 – 2.9 ha) and reflect the challenging viability of standalone office floorspace provision.

4.153 The latter scenarios are thus potentially more realistic in the District based on current market conditions. However, there are opportunities for development of R&D activities as well; and Iceni notes the recent submission of a planning application by the Royal Agricultural University for an Innovation Village (24/01143/OUT) which includes 27,000 sq.m of office and R&D space[5]. As of the time of writing (June 2026), Council's Planning Committee has resolved to permit this application.

4.154 Drawing the scenarios together, it would be advisable to plan for a minimum provision for office / R&D of 8.3 ha– based on the net absorption scenario (2.9 ha) plus provision for additional R&D growth associated with the University (i.e. the innovation village, equivalent to 5.4 ha at a plot ratio of 0.5).

4.155 At the higher end of the spectrum, there is a case for adopting the Growth Scenario to take account of some potential for viability to improve over the plan period and to see to balance jobs and homes. This would equate to 10.8 ha of land, or 53,900 sq.m of floorspace with housing delivery at 80% of the Standard Method, or 12.8 ha / 64,200 sqm with housing delivery at 100% of the Standard Method.

4.156 However given the challenges associated with standalone office development, where the Council is allocating sites for development, it should provide flexibility to accommodate broader employment uses within the E(g) use class, and B2/B8 development as appropriate

[5] This is equivalent to 5.4 ha of land at a 0.5 plot ratio

(recognising that not all sites will be suitable for B2/B8 use), to support deliverability (rather than making standalone allocations for office use).

5. Review of Existing Employment Allocations

1.1 In this section, we have sought to review existing employment allocations in the 2018 Local Plan and consider whether these should be retained in the forthcoming Local Plan. The sites considered are:

- Strategic Site South of Chesterton, Cirencester (Policy S2);
- Land north of Butlers Court, Lechdale (Policy S7);
- Land North of Bourton Industrial Estate, Bourton-on-the-Water (Policy S11);
- Battle Brook/ Extension to Campden Business Park (Policy S16);
- Fire Service College, Morton-in-Marsh (Policy S18); and
- Land north of B4632, East of Willersey (WILE3C).

5.28 This section considers the progress made on these sites, together with their suitability and deliverability. The policy references above relate to those in the 2011-31 Local Plan, which was adopted in 2018 ('the 2018 Local Plan').

Strategic Site: South of Chesterton, Cirencester

5.29 The adopted 2018 Cotswold Local Plan allocated this strategic site for sustainable, mixed-use development including up to 2,350 dwellings (net) and approximately 9.1 ha of B1, B2 and B8 employment land on the south-western edge of Cirencester. The allocation requires the development to be brought forward on a comprehensive, masterplan-led basis – ensuring the timely delivery of housing and employment land across the plan period. The Plan expected this site to deliver a

significant part of the District's employment land requirement over the plan period to 2031 and to accommodate a broad range of employment uses..

5.30 Outline consent was granted for the development of the site in April 2019 (16/00054/OUT) which includes provision of 9.1 ha of employment land (B1, B2, B8) in line with Policy S2.. This included provision (indicatively) for 30,658 sq.m of B1 / E(g) floorspace and 13,006 sq.m of B2 and B8 floorspace.

5.31 The illustrative masterplan supporting the planning application sets out three areas of employment development:

- to the eastern side of Wilkinson Road/ Spratsgate Lane;
- to the south-west of the new roundabout on Spratsgate Lane; and
- to south of A429 Tetbury Road (adjoining the existing Cirencester Office Park).

5.32 Employment land to the east of Wilkinson Road/ Spratsgate Lane falls within Main Phase 1 of the development; with the land to the SW of the now delivered roundabout on Spratsgate Lane falling in Main Phase 2; and that South of Tetbury Road in Main Phase 3. The land is controlled by Bathhurst Developments, who are acting as a master developer in coordinating the overall delivery of the site, its component land uses and infrastructure provision.

5.33 The first two elements of employment development, either side of Spratsgate Lane, are accessed from it. A new roundabout on Spratsgate Lane/ Wilkinson Road has now been delivered opening land up for development; together with a spine road to serve the Phase 1 residential development.

5.34 In respect of land East of Spratsgate Lane, the Council granted consent for revised access arrangements in September 2022 (22/01649/NONMAT). However a subsequent Reserved Matters application for B2/B8 development (22/02749/REM), totalling 2.9 ha,

was refused by the Council and the application was dismissed on appeal[6] in September 2025, with the Inspector concluding that proposed scheme would have an unacceptable impact on the living conditions of neighbouring residential properties and did not provide satisfactory landscaping along the western side boundary. Iceni note that the Inspector adopted a precautionary approach and sought to consider the worst case scenario in respect of noise impacts. She concluded that the hours of operation should be restricted to 0700 to 2300.

5.35 The effect of the interpretation of the noise condition within the outline scheme through the appeal decision, and the approach adopted therein, means that the outline consent which envisages B2/B8 development on this part of the site is effectively not implementable. We understand from engagement with Bathhurst Estate that its development partner, Carbide Properties, has withdrawn from the scheme and can no longer proceed with pre-lets . The Estate is now considering potential development options, such as how it can potentially sell individual plots of this part of the site to developers or owner occupiers, given the restrictive nature of industrial activities which can be accommodated. This is likely to slow the delivery of employment land in this location.

5.36 The second commercial element of the scheme, to the south-west of the Spratsgate Lane roundabout, is currently traversed by the construction access supporting the delivery of the Phase 2 residential development (Phases 2a/b/c). This appears therefore unlikely to be available for employment development until c. 2032 when these residential phases will be substantially progressed. This is envisaged to principally comprise light industrial development; but does benefit from greater separation from residential uses and therefore could feasibly accommodate wider industrial uses as well.

[6] Appeal ref APP/F1610/W/25/3359082

5.37 The third element of the scheme is located close to Tetbury Road, adjoining the existing Cirencester Office Park. We understand that there are significant highways works which are required to support the delivery of the northern part of the Steadings scheme – including the delivery of two new roundabouts on the A433 Tetbury Road and dualling part of this road. Based on engagement with Bathhurst Estate, we understand that the prospective delivery timescales for these highways works necessary to facilitate the employment development here are envisaged to be delivered around the mid 2030s.

5.38 This element of the scheme was envisaged in the masterplan to be focused on E(g) development and adjoins residential development. Based on current values, standalone office development is unlikely to be viable and whilst there may be some potential for this to improve over time, it is more likely that this element of the scheme will include a broader range of E(g) uses – including light industrial and R&D. It benefits from proximity to the Royal Agricultural University.

5.39 Cirencester is the largest town in the District and relates well to the A417 which sits on the Strategic Road Network. Cirencester can be expected to be a focus for residential growth through the new Local Plan which will support demand for employment development and workforce availability.

5.40 Overall, the evidence points to the likelihood that employment development on the site will progress, but is likely to do so more slowly than previously envisaged. It will nonetheless support delivery over the plan period.

Land north of Butler's Court, Lechlade-on-Thames

5.41 The 2018 Local Plan allocated this site (1.25 ha) for B1/E(g) employment development (LEC_E1), extending the settlement boundary to include it. Employment development is also supported by

the Lechlade Neighbourhood Plan 2016. It sits on the western side of Lechlade. The land comprises the disused Butler's Court Farm buildings and associate hardstanding and is currently accessed via a farm track which connects the site to The Wern and the A417.

5.42 In January 2024, an outline application (23/02916/OUT) for 54 residential dwellings, 70-bed care home and E(g) employment uses (1,500 sq.m) was refused for a number of reasons including the site falling outside of the Lechlade Development Boundary and it would result in the loss of a major part of the allocated employment site.

5.43 The site has not been actively promoted or marketed for employment in recent years; and is continuing to be promoted as part of a wider development (Land West of Lechdale) for residential development. It is not necessarily therefore available for employment development.

5.44 Iceni consider that this is not a commercially attractive location for employment development, having regard to the size of the settlement and accessibility of the settlement and the site; together with the site's limited scale. Whilst the site has previously had planning consent historically, there has been no progress in bringing it forward for employment development. **We therefore do not recommend that the extant allocation is rolled forwards.**

Land North of Bourton Industrial Estate/ Business Park

5.45 The 2018 Local Plan allocates this site (3.38 ha) for employment development (BOW_E1). It provides a northwards extension to the existing Bourton Industrial Estate.

5.46 Outline consent was granted in 2018 (15/03318/OUT) for the extension of Bourton Industrial Park to provide B1/B2/B8 employment units. The application site is 5.6ha, encompassing the allocated site and extending beyond to the east. A reserved matters application (18/04764/REM)

was permitted in June 2019 addressing site layout, design, landscape and ecology.

5.47 The site has been part built out (c.0.7ha), providing two terraces of industrial units occupied by a number of trade counters including Howdens, City Plumbing, Screwfix, The Bathroom Showroom and Cotswold Home Improvements Supercentre.

5.48 There is a pending application (25/03800/FUL), on the 1.4ha parcel in the south of the site fronting the A429, for the erection of an Aldi food store, a Costa drive-thru, associated car parking and other associated works. Linked to this application, a further reserved matters application (25/03770/REM) was permitted in January 2026, removing the proposed food store and drive thru site from the plan and reconfiguring the layout.

5.49 It is recommended that the allocation boundary is extended to the east to reflect the permitted site area. **We recommend that this remaining land (4.9 ha) is retained for E(g) and B-class employment uses.** In the event that the proposed food-store and drive thru is permitted, this should be removed from the allocation boundary. This will reduce residual capacity to 3.5ha.

Battle Brook/ Extension to Campden Business Park

5.50 The 2018 Local Plan allocates this site (0.67 ha) as an extension to the Campden Business Park. It is identified as suitable for B1, B2 and/or B8 uses.

5.51 The site is part complete – the south of the site has been built out, containing four business units across two buildings. The remainder of the site had an outline permission (21/03116/OUT) for E(g)/B2/B8 development. This was followed by a reserved matters application (23/03625/REM) for a B8 commercial storage scheme (1,404 sq.m), which was permitted in March 2024 but has not been implemented.

5.52 Following this there has been a further reserved matters application (25/02476/REM) for a B8 storage facility (442 sq.m) and a respite office building (143 sq.m) ancillary to the storage facility. The application was permitted in December 2025 and it is assumed it will provide a purpose-built facility for the applicant – BKS Assets.

5.53 The allocation of the remaining land (0.65 ha) should be retained to support the delivery of the proposed development.

Fire Service College, Moreton-in-Marsh

5.54 The 2018 Local Plan allocates 7ha of land on the south-western side of the Fire Service College site for B1/ E(g) employment development (MOR_E6). The supporting text identified the potential to provide a high quality business park to meet the requirements of Moreton and support the FSC, and its proximity to the established and successful Cotswold Business Village. However, no planning applications or development have since been brought forward on the allocated site.

5.55 The Fire Service College site is located on flat land on the eastern side of the Town and was formerly an RAF Airfield. The College is one of the District's largest employers and is a key location nationally for emergency services training, with conferencing, accommodation and leisure facilities on-site as well as specialist facilities related to the use. The A44 runs along the southern side of the site. The College was sold by Government to Capita in 2013.

5.56 Proposals for the site have continued to evolve, and in discussion with Capita we understand its current proposals for the southern part of the site (including the land included within the extant employment allocation) are for residential-led development together and hotel and convenience retail around the site entrance/access. The core campus buildings would be retained as well as an incident ground, but of a

reduced scale – with the potential lease of land at the southern end of the site supporting reinvestment in the retained College facilities.

5.57 Capita have indicated constraints to some forms of employment development on the site including power supply capacity in the area – limiting the potential for more energy-intensive uses such as data centres – as well as site conditions/ land contamination issues. Weak accessibility to the Strategic Road Network influenced potential values and the form of employment development which could be supported. They report that market interest in industrial development has been limited.

5.58 The site is not however controlled by a commercial developer and there is limited evidence of any active marketing for employment uses. The Cotswold Business Village on the opposite side of the A44 supports a range of employment uses, is well occupied and performs well overall. There is no other employment land available in the settlement which could support business growth. In a local context, the site is well located – adjoining and with potential for direct access to the A44. Furthermore, employment development is a form of development which can comfortably co-exist alongside the potential noise and visual disturbance impacts associated with the use of the incident ground.

5.59 Iceni recommend that around 7ha of land on this site is retained for employment use as part of wider mixed-use development or an alternative employment allocation is made in Moreton-in-Marsh as part of the wider masterplan. Policy should allow a wider range of uses than extant allocation, including E(g)/B2/B8.

Land north of B4632 & east of Willersey Industrial Estate

5.60 The 2018 Local Plan allocates this site for mixed-use development including 1.97 ha of land for employment development (B1, B2 and/or B8).

5.61 The employment component of the site in the west has planning permission (22/03534/FUL) for employment development comprising of new production office, workshop and service buildings. This site will form an extension for existing occupier Auto Sleepers. The residential component in the east has a pending application (25/02687/FUL) for 60 dwellings.

5.62 Given access can be provided through the existing industrial estate, it is assumed that this site will come forward in the short-term, contingent on Auto Sleepers expansion timescales. **The employment allocation (2.0 ha rounded) should be retained to support the delivery of the proposed development.**

6. Employment Land Supply

6.1 This section summarises the employment land supply position in Cotswold District as of April 2026, including commitments and the assumed supply from extant allocations reflecting the recommendations within the previous section.

Existing Allocations

6.2 The table below summarises the status of the extant employment allocations, excluding those that are recommended for release within the previous section.

6.3 The allocation at Moreton-in-Marsh has not been included at this stage given uncertainty around the quantum of employment land being retained within the Moreton-in-Marsh masterplan. Overall, there is a total supply of 16.7ha remaining.

Table 6.3 Summary of Extant Allocations

Site	Settlement	Remaining Supply (Ha)	Notes
The Steadings	Cirencester	9.2	Retain allocation
Land North of Butler's Court	Lechdale-on-Thames	0	Release allocation
Land North of Bourton Industrial Estate (BOW_E1)	Bourton-on-the-Water	4.9	Extend allocation boundary to reflect application boundary
Battle Brook (CCNE1)	Chipping Campden	0.65	Retain residual allocation
Fire Services College (MORE6)	Moreton-in-Marsh	0	Not included
Land North of B4632 and east of employment estate (WILEC3)	Willersey	1.97	Retain allocation
Total		**16.7**	

Source: Iceni analysis

Extant Commitments

6.4 The table below shows that latest employment monitoring data for 2025/26.

Table 6.4 Employment Land Monitoring 2025/26

Type	Net land gained / lost (ha) (2016-2025)	Net committed land (ha) at 01-Apr-26	Net remaining allocated land (ha) at 1 April 2026	Total	Requirement (ha)	Shortfall?
E(g)	9.16	19.98	8.25	37.39	16.60	No
B2	2.07	8.89	0	10.96	-2.10	No
B8	17.89	11.82	0	29.71	9.90	No
Total	**29.12**	**40.69**	**8.25**	**78.06**	**24.40**	No

Source: Cotswold Annual Monitoring Report 2025/26

6.5 The net committed land total includes extant allocations with planning permissions. Within this report these have already been accounted for above and therefore these are excluded from the committed supply[7].

6.6 In addition, 11.85ha of the committed supply is attributed to The Triangle Site at the Royal Agricultural University. This permission dates back to an original application[8] granted in 2013 and was renewed in 2018[9]. Since then, a further application has been submitted for a new scheme (discussed in detail below). As such this commitment is excluded from the committed supply and considered separately below.

6.7 Adjusting the extant commitments in light of the above results in a total **committed employment supply of 13.7ha**

6.8 Larger committed sites over 1ha include:

- Land between A419 and A417 Kingshill Road (13/02942/OUT). The mixed use site, permitted in April 2014, has permission for **5,000 sq.m of B1 use** (now E(g)) and up to 100 dwellings. The residential component of the site has been built out in full. The commercial phase (**1.64ha**) remains not started. The masterplan shows that the commercial element is located in the west of the site, where the overhead power lines run. This site is unlikely to be suitable for residential uses, has an implemented consent and we consider should be retained.

- Former Composting Site, Welsh Way, Poulton (24/00260/FUL) – change of use of former mushroom composting facility to provide Blass B2 vehicle workshop (1.64ha).

Pending Applications

6.9 There is a pending application at the Royal Agricultural University (24/01143/OUT) located between to A419 and the A429. The outline application proposes a mixed use development including 27,000 sq.m

[7] 15.12ha under their adopted Local Plan status and size (40.69-15.12 = 25.57ha)

[8] 10/00964/OUT

[9] 18/01104/FUL

of office and R&D space, which using a 0.5 plot ratio is equivalent to 5.4 ha of land. The development will form part of the wider university masterplan, supporting research and innovation in food production, climate change and land management.

6.10 As of June 2026, the Cotswold Planning Committee has resolved to grant this application subject to legal agreement, so it has been included in the supply position.

Supply Summary

6.11 The table below summarises the supply position, indicating a total supply of 42.8ha.

Table 6.5 Supply Summary (Ha)

	Land (Ha)
Allocations	16.7
Extant Commitments	13.7
Pending Applications - RUA	5.4
Total Supply	**35.8**

Source: Iceni analysis

7. Bringing the Evidence Together

7.1 In this section we seek to bring the evidence together to address the supply-demand balance for employment land and consider how policies for employment land provision should be drafted.

Gross Need

7.2 This report has triangulated different modelling approaches to consider future employment land needs.

7.3 Trend-based scenarios (i.e. net completions and net absoprtions) imply a need for between 41 - 47 ha of employment land over the plan period to 2043. However, there are clear factors which can be expected to support an increased need for employment space over the plan period.

7.4 These factors include the potential for the completion of the A417/A419 Missing Link scheme to support the attractiveness of the District (and particularly Cirencester) by improving connectivity to the M5; and the potential for a substantial increase in housing delivery which can both address historic labour supply constraints and help facilitate additional economic growth, including in the construction sector and the supply chain. The scale of impact is modelled taking account of potential scenarios for the scale of housing growth.

7.5 The modelling undertaken indicates that housing provision at 80% of the Standard Method would support a need for 54 ha of employment land (rounded) over the plan period to 2043. This would increase to around 69 ha if 100% of the Standard Method housing need is delivered. This is set out in the table below.

Table 7.3 Recommended Employment Land Provision (Land in ha)

Housing provision	80% of SM	100% of SM
Office & R&D	8.3	8.3
Industrial & Warehousing	46.2	60.2
Total*	**54.5**	**68.5**

7.6 This is an uplift on the net trend-based scenarios but these scenarios reflect essentially a doubling of the rate of housing provision. Iceni conclude that this is an appropriate level of employment land provision to plan for to align the strategies for homes and jobs within the local plan; and is the core scenario taken forward in drawing conclusions.

Current Supply Position and Residual Need

7.7 Drawing on the analysis in Section 4, we can consider the existing supply position against this. The evidence on existing supply of 35.8ha ha (drawn from Table 6.5), leaving aside at this stage the pending application at the Royal Agricultural University. This principally comprises the following sites:

- Steadings Strategic Site, Cirencester: 9.2 ha
- North of Bourton Industrial Estate: 4.9 ha
- Battle Brook, Chipping Campden: 0.65 ha
- East of Willersey Industrial Estate: 1.97 ha
- Kingshill Road, Cirencester – 1.64ha
- Former Composting Site Poulton – 1.64ha

7.8 We recommend that the local plan supports the above employment allocations, and allocates Kingshill Road, Cirencester for employment development to ensure delivery.

7.9 The supply demand balance is shown in the table below and indicates a need to allocate a further 18.7 – 32.7 ha of employment land provision (on top of the allocations listed above) to align housing and employment in the emerging Local Plan.

Table 7.4 Supply-Demand Balance (land in ha)

	80% of SM	100% of SM
Employment Land Need, 2026-43 (A)	54.5	68.5
Extant Commitments (B)	13.7	
Extant Allocations to be retained (C)	16.7	
Pending Application – RAU (D)	5.4	
Residual to Allocate (E = A – B – C – D)	**18.7**	**32.7**

Spatial Considerations

7.10 Key considerations in assessing appropriate locations for further employment allocations include the District's geography, the relative commercial attractiveness of different locations, the alignment of the strategies for homes and jobs and the viability of different forms of employment development.

7.11 The Council's Settlement Role and Function Study (Nov 2025) describes the economic role and function of different settlements in the District. It sets out that Cirencester is by far the most important settlement for employment, with the largest working population and employment base by some margin. It is located on the A417/A419 Corridor and is the most commercial attractive location for new employment development in the District.

7.12 Cirencester's location on the Strategic Road Network provides potential to attract larger mid box industrial development. It has a greater critical mass of population currently, by some margin, than other settlements in the District; and is expected to see significant residential growth moving

forwards. To support the delivery of employment development and to reflect these issues, we consider that Cirencester should be a focus for further employment allocations.

7.13 In particular we consider that there is a need to bring forward additional allocations which are capable of supporting industrial development – including in the B2 and B8 use classes – where the supply of land is in particular restricted. Suitable sites for allocation would be located on the eastern side of the settlement along the A417 and A419 Corridors, including the A419 Cirencester Road. We recommend provision of around 20 ha of employment land at this broad location.

7.14 In addition, it would be appropriate to make modest provision for employment land as part of further major urban extensions at Cirencester.

7.15 Tetbury is the second largest employment hub in the District, but only has a quarter of the jobs of Cirencester. It contains a number of existing employment sites; with some potential for renewal and intensification of these. However, it is locationally not as attractive as Cirencester with employment demand modest, driven by local SME businesses.

7.16 The third and fourth largest settlements are Moreton-in-Marsh and Fairford which are similar in size. Moreton-in-Marsh has an employment density close to 100% with potential for development at the Fire Service College site. Fairford on the other hand is anticipated to see substantial residential growth, and it would be appropriate to include further employment land provision aligned to this. We recommend provision of around 4 ha of employment land is provided as part of mixed-use urban extensions where the residential development can help to support infrastructure delivery.

Assessment of Potential Employment Sites

7.17 A number of SHLAA sites suitable for employment use have been assessed for their suitability and deliverability for employment use in a

separate appendix. A number of sites were rated 'green' within the overall assessment and should be considered for further assessment to meet the identified employment need as set out above. The green rated sites are as follows:

- C164A – East of Kingshill
- C190 – South East of Tetbury Road
- R650 – Land to the North of Cirencester Road
- R644 – Land at Fosse Farm
- M31 – Land North of Todenham Road
- M78 – Land West of Roman Road
- M89 - What about site M89 Land to south of Moreton- in- Marsh Sewage Treatment Works. Does not look as if it has been assessed. Proposed as an allocation.

Employment Land Policies

7.18 The policies in the existing Local Plan provide useful starting point for considering wider policies for employment development.

Established Employment Areas

7.19 Policy EC2 sets out that within established employment areas, B-class employment development (including intensification of sites) will be permitted. It indicates that such sites will be retained for B-class employment, unless there is no realistic prospect of the site being used for that purpose.

7.20 The Established Employment Sites Review 2025 carried out a full review of the district's established employment areas and Iceni has reviewed the findings within this. A majority of sites were recommended for the continued protection for employment use, however there was

one site recommended for release – Old Brewery, Northleach (EES36). Whilst the site is currently occupied by a single occupier, in the event that the site becomes vacant, the site would be suitable for residential redevelopment due to neighbouring residential uses.

7.21 A number of boundary amendments to the existing employment site boundaries were recommended as follows:

- Babdown Airfield (EES41) – Boundary should be extended to include recent development / consents
- Draycott Business Village (EES11) – Boundary should be amended to reflect the geography of the site on the ground
- Cirencester Office Park (EES16) – Amend boundary to include curtilage parking provision
- TT Electronics Fairford (EES29) – Remove Quest House from site boundary due to residential use
- Seyfried (Bird Industrial Estate) (EES8) – Amend boundary to remove land to the northeast
- Fosse Cross (EES23) – Tighten boundary to include existing developed area only
- Old Brewery Northleach (EES36) – Release as protected employment site

Small Scale Employment Development in the Rural Area

7.22 Rural areas provide an important contribution to the District's overall economic performance, and it will be important that the emerging Local Plan continues to support the growth and development of rural enterprises.

7.23 Policy EC3 in the 2018 Local Plan sets out that outside development boundaries and established employment areas, small scale employment development appropriate to the rural area will be supported where:

a. do not entail residential use as anything other than ancillary to the business; and

b. are justified by a business case, demonstrating that the business is viable; or

c. facilitate the retention or growth of a local employment opportunity.

7.24 We consider that a policy framework which supports the expansion of existing businesses on their existing or adjoining sites, or which facilitates growth of or investment from businesses which evidently need to be in a rural location to be appropriate. Such as policy responds appropriately to the small-business nature of the local economy and the district's rural geography.

Use Class Flexibility

7.25 Employment activities often space different planning use classes; whilst flexibility regarding the range of uses acceptable on employment sites help support their delivery by being able to accommodate a range of different business needs. We therefore recommend that employment allocations generally should support E(g), B2 and B8 uses.

7.26 Land should only be restricted to an E(g) use where this is required to avoid 'bad neighbour' effects such as to limit disturbance to adjoining residential uses, or residential uses on access roads/ routes to a site mean that the site would be unsuitable for HGVs.

Delivery of Office Floorspace

7.27 In the context of viability challenges which are expected to inhibit the delivery of standalone office floorspace, it is appropriate to consider how the policy framework within the Plan can support office floorspace development.

7.28 Iceni consider that there is potential for conversions of buildings from other uses to viably support the delivery of new office floorspace, with potential for instance for conversions of barns and other agricultural

buildings in the rural area; as well as retail floorspace in town centre locations across the District. In town centres this is realistic in particular for buildings which offer the potential to create open plan floorplates. Policies within the plan should be drafted to support this, recognising that this is a key means of supporting the delivery of office space.

A1 – A3 Site Assessment

Provided under separate cover

A4. Population modelling

A4.1 The modelling is essentially split into two components: a population projection, which is then converted into estimates of household growth based on household representative rates (HRRs) – essentially the chance of a person in a particular age/sex group being considered as the 'head of household'.

A4.2 When looking at household growth, data about the communal population and household formation are taken from the 2021 Census. This data is broadly the same as that used in the 2022-based subnational household projections (SNHP), with the Census source used to enable a consistent analysis when examining older data releases (from previous Censuses in 2001 and 2011). It is also assumed that around 3% of new stock will be vacant at any time (to allow for movement within the stock).

A4.3 Following these steps leads to a base demographic model, which can then be flexed to see how the population and households might change with housing delivery in line with the Standard Method.

A4.4 Within the modelling, migration assumptions have been changed so that across each local authority, the increase in households matches the housing need (including a standard 3% vacancy allowance). Adjustments are made to both in- and out-migration (e.g. if in-migration is increased by 1%, then out-migration is reduced by 1%).c

A4.5 The general assumption in this report is that additional housing delivery linked to the Standard Method will be driven (at least in part) by in-migration, and this does seem to be the main expectation of Planning

Practice Guidance[10] (see discussion below). Paragraph 006 (Reference ID: 2a-006-20241212) states:

> *'Why is an affordability adjustment applied?*
>
> *An affordability adjustment is applied, as housing stock on its own is insufficient as an indicator of future housing need because:*
>
> *housing stock represents existing patterns of housing and means that all areas contribute to meeting housing needs. The affordability adjustment directs more homes to where they are most needed people may want to live in an area in which they do not reside currently, for example to be near to work, but be unable to find appropriate accommodation that they can afford.*
>
> *The affordability adjustment is applied in order to ensure that the standard method for assessing local housing need responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes. The specific adjustment in this guidance is set at a level to ensure that minimum annual housing need starts to address the affordability of homes.'*

A4.6 The previous PPG also stated that an affordability uplift is required because '*household formation is constrained to the supply of available properties – new households cannot form if there is nowhere for them to live'*.

A4.7 Essentially, the Government considers that by providing more homes, there is the opportunity for increased migration to an area to fill the homes, whilst equally, one of the Government's core objectives in

[10] https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments

planning for the delivery of 370,000 homes a year nationally is to improve affordability. Increased housing provision should create opportunities for additional household formation.

A4.8 The modelling therefore considers the possibility of additional housing delivery, allowing the opportunity for additional households to form. The figure below shows a summary analysis of changes in HRRs by age for the last three Census points (2001, 2011, and 2021).

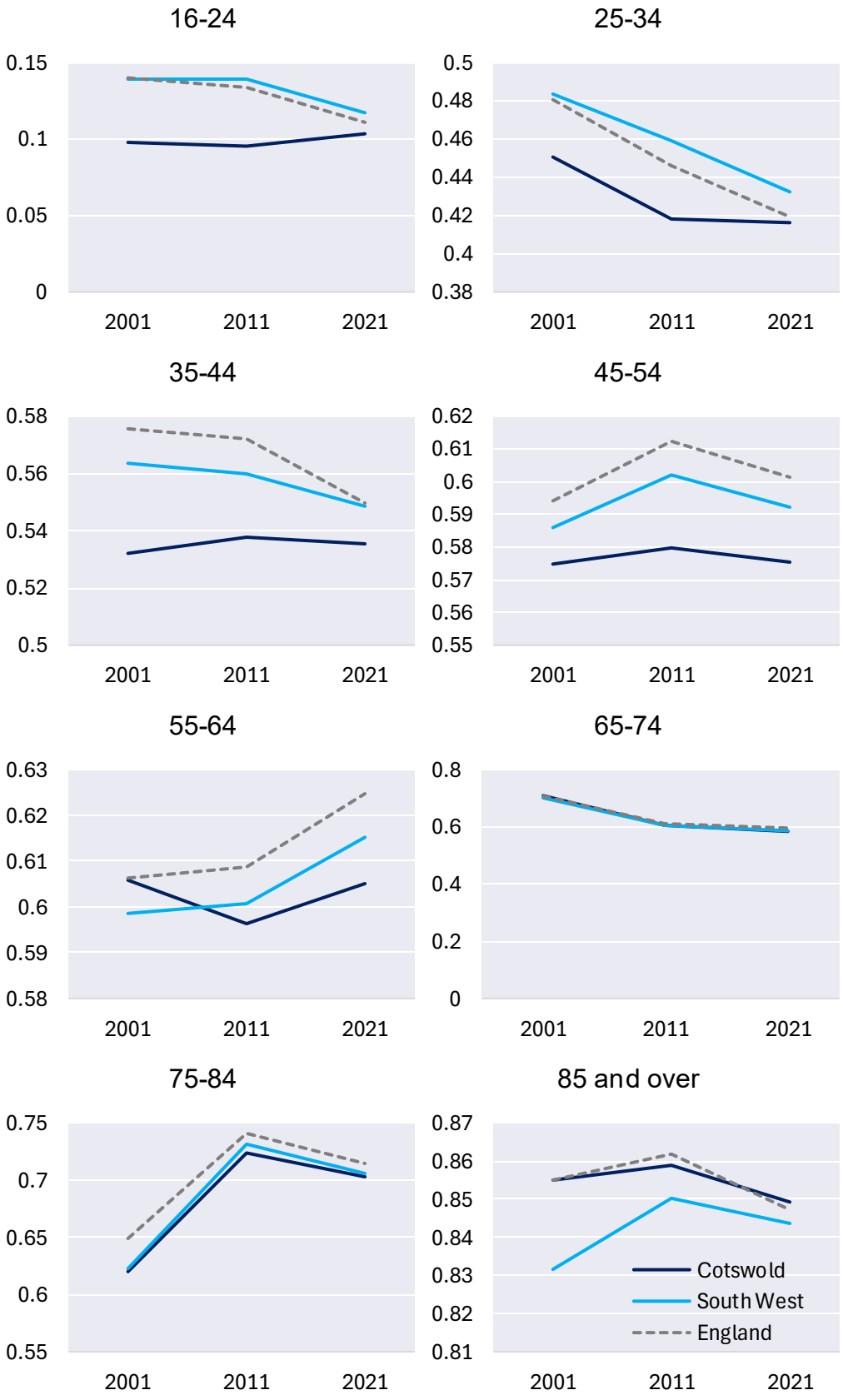
A4.9 Arguably, the key groups to look at are younger age groups where there may have been a degree of suppression in household formation (due to affordability), and this does appear to be the case in Cotswold particularly for those aged 25-34 – although to a lesser degree than seen regionally and nationally.

A4.10 Continuing this trend in the projection would therefore potentially build in further suppression and would not be a positive reaction to the Standard Method seeking to improve affordability.

A4.11 For some older age groups, there does also appear to be a trend of increasing or decreasing HRRs – particularly the 65-74 and 75-84 age groups (and mainly in the 2001-11 period).

A4.12 For these age groups, it is considered that the ‘trends’ are more likely to be due to cohort effects rather than any trend that should be modelled moving forward.

Figure A1: Change in household representative rates by age 2001-21



Source: ONS

A4.13 Given this analysis, the modelling therefore considers the possibility of housing delivery, allowing the opportunity for additional households to form.

A4.14 It has been modelled that HRRs for 25-34 year olds could return to the levels seen in 2001 (and shown on the figure above), with the HRRs for other age groups being held at the levels observed in 2021. The increase in HRRs is projected to start from 2024 (the start of the projection period).

A4.15 In developing this projection, the population is projected to increase by around 36,800 people over the 2025-43 period (a 39.2% increase) if the Standard Method is fully met, or around 27,800 (a 30.2% increase) at 80% of the Standard Method.

Table A1: Projected population change 2025 to 2043 by broad age bands – Cotswold – 80% of Standard Method

	2025	2043	Change in population	% change
Under 16	14,266	16,812	2,546	17.8%
16 – 64	52,051	66,166	14,115	27.1%
65 +	25,785	36,926	11,141	43.2%
Total	92,101	119,904	27,802	30.2%

Source: Iceni analysis

Table A2*:* Projected population change 2025 to 2043 by broad age bands – Cotswold – 100% of Standard Method

	2025	2043	Change in population	% change
Under 16	14,489	18,945	4,456	30.8%
16 – 64	53,401	73,146	19,744	37.0%
65 +	25,993	38,550	12,556	48.3%
Total	93,883	130,640	36,757	39.2%

Source: Iceni analysis

A3.16 When looking at age structure changes, the increase is projected to be largest in either case in the 16-64 age group. Migrants are likely to fall within this age group, so it shows the greatest difference between the two modelling housing outcomes. However, the greatest proportionate change is projected in the 65 and over age group.

Growth in Resident Labour Supply

A4.16 The approach taken in this report is to derive a series of age and sex specific economic activity rates (EARs) and use these to estimate how many people in the population will be economically active as projections develop.

A4.17 This is a fairly typical approach with data being drawn in this instance aligned to the Office for Budget Responsibility's (OBR's) March 2025 Economic and Fiscal Outlook. The OBR data shows changes in economic participation by age over time. The incremental changes forecast have been applied to the 2021 Census data on economic participation (by age) for Cotswold to forecast future changes for the District.

A4.18 The OBR forecasting approach uses a cohort-based model to provide an initial baseline for how population participation rates could evolve over time considering data on historical changes to economic participation for men and women from the ONS Labour Force Survey. It additionally takes account of changes in State Pension Age which may result in the timings of workforce exits as people leave the labour force changing relative to historical behaviour; but models that the impacts of this will be greater for those cohorts which are further from retirement as the changes are implemented.

A4.19 The result is a forecast for the participation rate which sits midway between assuming no state pension age changes; and a full impact of state pension age changes on participation. OBR then applies a number of sense checks in drawing conclusions including considering

trends in inactivity (including long-term sickness), which mean for instance that its implied changes to participation rates for those aged 50-64 remain below its pre-pandemic forecasts. The figures also forecast higher numbers of women in the workforce linked to falling birth rates and policy measures to support childcare provision.

A4.20 The table below shows the assumptions made for Cotswold. The analysis shows that the main changes to economic activity rates are projected to be in the 60-69 age groups – this will, to a considerable degree, be linked to changes to pensionable age, as well as general trends in the number of older people working for longer (which in itself is linked to general reductions in pension provision).

Table A3*:* Projected changes to economic activity rates – Cotswold

	2025	2043	Change
16-19	39.9%	39.5%	-0.4%
20-24	76.1%	75.0%	-1.1%
25-29	88.2%	87.0%	-1.2%
30-34	91.1%	89.2%	-1.9%
35-39	87.3%	86.3%	-1.0%
40-44	88.5%	89.1%	0.6%
45-49	90.5%	91.1%	0.6%
50-54	87.0%	89.7%	2.6%
55-59	79.9%	83.5%	3.6%
60-64	67.1%	72.6%	5.5%
65-69	38.8%	50.3%	11.6%
70-74	16.0%	22.5%	6.5%
75+	5.8%	6.6%	0.8%

Source: Based on OBR and Census (2021) data

A3.22 Working through an analysis of age and sex specific economic activity rates, it is possible to estimate the overall change in the number of economically active people in the area – this is set out in the table below and shows the increase in the economically active population is

projected to be around 15,700 (a 34% increase) at housing provision of 80% of the Standard Method, increasing to around 20,700 (a 44% increase) at 100% of the Standard Method.

Table A4*:* Estimated change to the economically active population – Cotswold

	Economically active (2025)	Economically active (2043)	Total change in economically active	% Change
80% of Standard Method	45,757	61,415	15,658	34.2%
100% of Standard Method	46,881	67,606	20,726	44.2%

Source: Iceni Analysis

JUNE 2026

Cotswold Employment Land Review

Appendices

Final Report

ICENI PROJECTS LIMITED ON BEHALF OF COTSWOLD DISTRICT COUNCIL

Iceni Projects Limited on behalf of

Cotswold District Council

June 2026

Iceni Projects
Birmingham: The Colmore Building, 20 Colmore Circus Queensway, Birmingham B4 6AT
Edinburgh: 7 Alva Street, Edinburgh, EH2 4PH
Glasgow: 177 West George Street, Glasgow, G2 2LB
London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH
Manchester: WeWork, Dalton Place, 29 John Dalton Street, Manchester, M26FW

t: 020 3640 8508 **| w:** iceniprojects.com | **e:** mail@iceniprojects.com
linkedin: linkedin.com/company/iceni-projects | **twitter**: @iceniprojects

Contents

Appendices

A1. Introduction

A2. Site Assessment – Existing Allocations

A3. Site Assessment – Call for Sites

A1. Introduction

1.2 This appendix contains the assessments of the existing allocations, supporting the recommendations made in the main report to retain or release, followed by an assessment of potential employment sites for their suitability, market attractiveness and deliverability.

1.3 The assessment of these sites informs the recommendations made within the Employment Land Review on which sites should be allocated for employment use.

1.4 The methodology involves the assessment of a number of key considerations:

- Strategic Road Access
- Local Access
- Public Transport Accessibility
- Labour Access
- Spatial Strategy Considerations
- Physical Constraints – environmental constraints, flood risk, topography, heritage assets, infrastructure on-site
- Current Policy and Planning Position
- Local Demand Factors
- Surrounding Uses
- Potential Employment Uses
- Landownership and Control
- Infrastructure Requirements
- Deliverability and Timescales

1.5 This is brought together in an overall assessment of the site for its suitability, delivery and market attractiveness for employment development and attributed a red, amber or green rating.

A2. Site Assessment – Existing Allocations

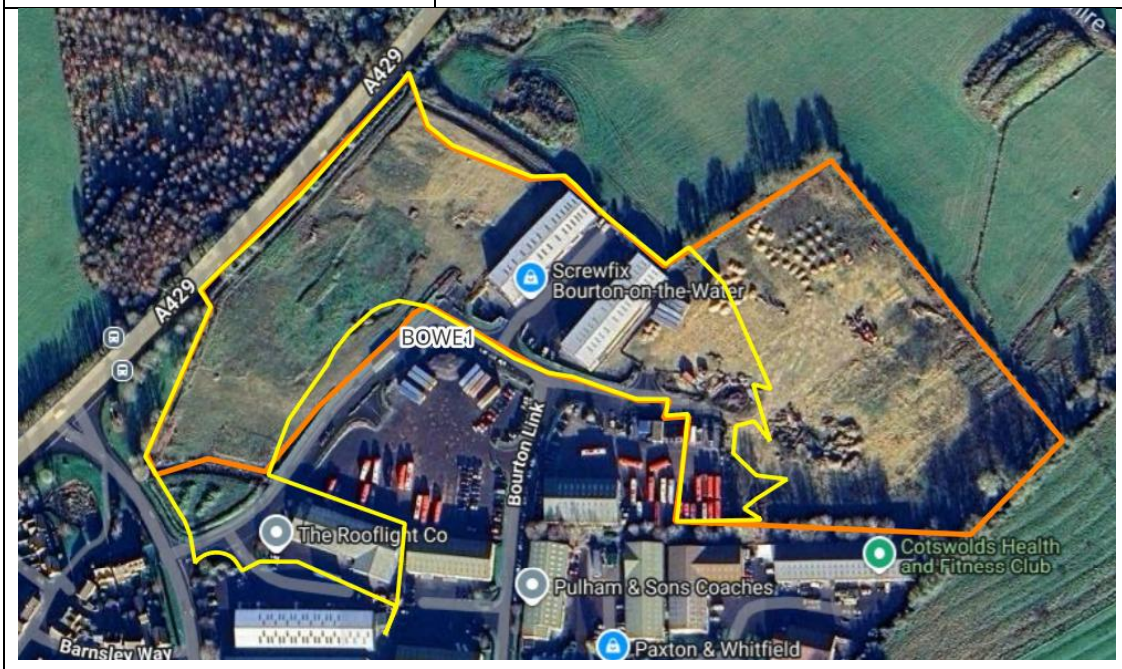
Ref	Policy S2
Site	Land to the South of Chesterton, Cirencester
Size (Ha)	120 (9.1 employment)
	
Locational Factors	
SRN Access	The Spratsgate Lane employment components are located c.4km from the A417 via Swindon Road and Burford Road. Employment located on Tetbury Road is c.5km from the A417.
Local Access	Masterplanning shows the site has two access points – off Spratsgate Lane and Tetbury Road (A429). Improvements have already been implemented on Spratsgate Lane to

	provide a new roundabout allowing access both east to employment site and west into residential component. Further planned improvements will need to be made on Tetbury Road to allow the western phase of the development to come forward.
Public Transport	The bus stop adjacent to the northeast border of the site on Berkeley Road is served by route 93 which provides services between Cirencester and Malmsbury bi-hourly. Tetbury Road is served by multiple routes (93, 882, C60, C62 and C69) travelling into Cirencester, Gloucester, Wotton, Malmsbury and Stroud hourly.
Labour Access	Close proximity to large population centre in Cirecencester
Spatial Strategy Considerations	Cirencester – principal settlement
Market Demand Factors	
Physical Constraints	There are a number of TPOs on the boundaries of the site and running through centre. There are two Grade II listed buildings in the centre of the site.
Current Policy / Planning Position	Strategic allocation – Policy S2 The site has outline permission (16/00054/OUT) for mixed use development including 2,350 dwellings and 9.1ha of employment land. Masterplanning shows three phases of employment – to the east of Spratsgate

	Lane/Wilkinson Road, to the west of Spratsgate Lane and in the west of the site, south of Cirencester Office Park. Phase 1 of the employment land, east of Spratsgate Lane, had a reserved matters application refused at appeal in September 2025 due to noise impacts on neighbouring residential properties. No further planning applications have been submitted on the other phases of the site.
Local Demand Factors	The eastern employment components of the site are within close proximity of Love Lane Industrial Estate which has been a strong success. Further industrial development at this location would be sought after.
Surrounding Uses	The employment component east of Spratsgate Lane borders residential development to the north and east. The other two components will also border residential development once built out.
Potential Employment Uses	The parcel east of Spratsgate Lane is suitable for E(g)/B2/B8 development in line with the planning permission, given that noise issues can be managed through operational hours. Given the mixed-use nature of the site employment phase west of Spratsgate Lane is more appropriate for E(g) uses.

	The parcel on Tetbury Road is also suitable for E(g) development, forming an extension to Cotswold Office Park.
Deliverability Factors	
Landownership And Control	The site is fully controlled by the Bathurst Estate. Carbide Properties were the delivery partners on the first phase of employment development but have pulled out following the dismissed appeal on Phase 1 of the site.
Infrastructure Requirements	Road infrastructure on Spratsgate Lane has been implemented with the construction of a new roundabout providing access to the site. Further road infrastructure work on Tetbury Road to provide access to unlock the western phase of development.
Deliverability And Deliverability Timescales	Engagement with the Bathurst Estate indicates that the first phase of employment development on the eastern parcel will come forward in the short term. Individual plots or smaller parcels are likely to come forward to manage noise and operational concerns. Currently the employment plot west of Spratsgate Lane is being used as the site's construction access – it is estimated this will come forward in c.5 years once residential phases are complete. The employment component on Tetbury Road is expected to have a later delivery of c.10 years due to infrastructure works required and delivery of other residential phases.

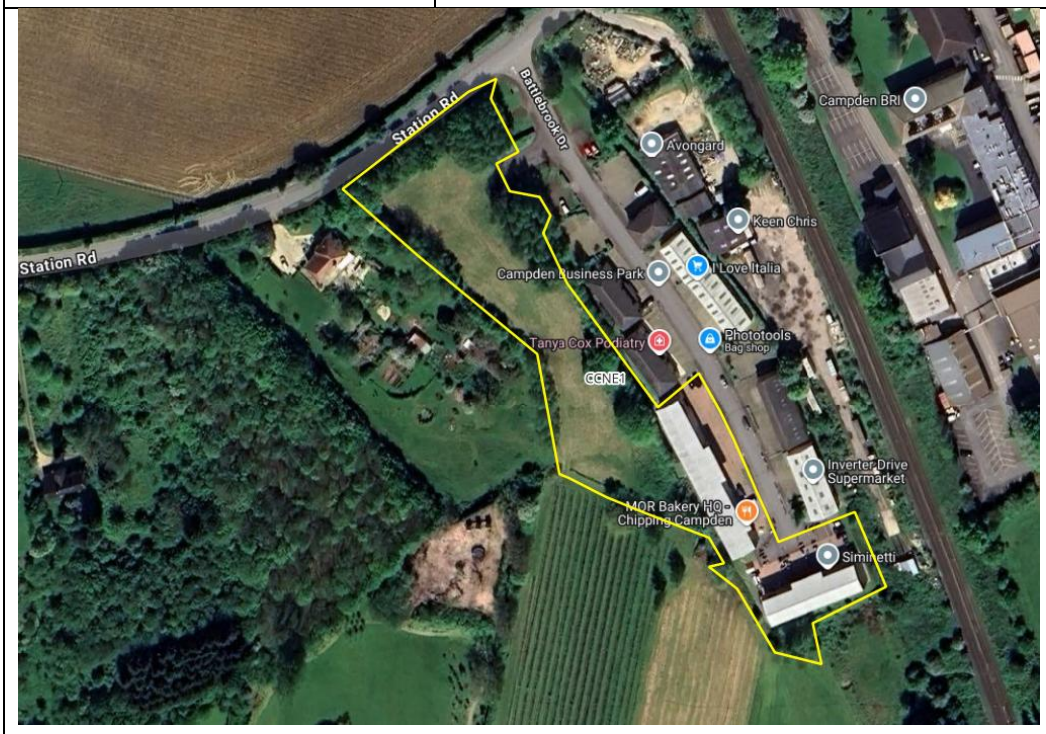
Overall Assessment		
Summary	Delivery of employment is expected to progress in the short term with a phased delivery of other components of the plan period. Allocation of the site should be retained.	

Ref	BOWE1
Site	Land north of Bourton Industrial Estate / Business Park, Bourton-on-the-Water
Size (Ha)	3.38
	
Locational Factors	
SRN Access	The site is located 8.7km from the A40 (SRN) via the A429
Local Access	The Bourton Link provides the site with direct access to the A429, the main corridor running from Cirencester through to Moreton-in-Marsh.
Public Transport	Bourton Industrial Estate has a dedicated bus stop served hourly by route 801 running between Bourton-on-the-Water and Chipping Norton.
Labour Access	Good – site is located in Bourton-on-the-Water, a smaller town, labour may also be drawn from Moreton-in-Marsh and Cirencester.
Spatial Strategy Considerations	Bourton-on-Water is a principal settlement in the adopted Local Plan, and continues to be proposed as such in the Local Plan update.

	The site forms an extension to the existing employment area.
Market Demand Factors	
Physical Constraints	Site has no major constraints. The site is washed over by a Priority Habitat designation – floodplain grazing marsh – although it has been developed so this is unlikely to be a constraint to development. It is also within the Cotswolds National Landscape.
Current Policy / Planning Position	Allocated for employment development. Outline consent (15/03318/OUT) was granted for B1/B2/B8. Two units have been built out (18/04764/REM). There is a pending application (25/03800/FUL) on 1.4ha in the south of the site for an Aldi food store and Costa drive-thru. A further reserved matters application (25/03770/REM) was permitted in January 2026, removing the foodstore/drive-thru plot from site boundary and reconfiguring layout.
Local Demand Factors	The existing Bourton Industrial Estate s continues to experience strong market demand, and the units completed within the allocation are now fully-let.
Surrounding Uses	The site is bordered by compatible land use. It borders the existing industrial estate to the south and greenfield land to the north.
Potential Employment Uses	Suitable for industrial and warehousing use including trade counter.
Deliverability Factors	
Landownership And Control	The site is under single ownership, owned by John Hackling Transport. This landowner also owns the land to the north of the site.

Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development	
Deliverability And Deliverability Timescales	The site is likely to come forward in the short-term with an active application on the west of the site for the foodstore and drive thru and recently permitted reserved matters application for the layout of the remainder of the scheme. Previous phases of the site have been built out on a speculative demand basis as demand arises.	
Overall Assessment		
Summary	The site allocation boundary should be amended to reflect the redline boundary of the permitted scheme. If the food store / drive thru is permitted this should be removed from the employment allocation boundary.	

Ref	CCNE1
Site	Battle Brook / Extension to Campden Business Park, Chipping Campden
Size (Ha)	0.67



Locational Factors	
SRN Access	The site has poor SRN accessibility – t located 14.4km from the A46 .
Local Access	The site is accessed via Station Road which runs through Chipping Campden, providing access to the A44 to the west and the A429 to the east.
Public Transport	Bus stop on Berrington Road (c.900m from site) is served by community bus routes H3B/E and H5A/B running between Mickleton, Stratford-upon-Avon and Chipping Campden once a day.
Labour Access	Labour availability is limited due to the small local population and small catchment around Chipping Campden.

Spatial Strategy Considerations	is a principal settlement in the adopted Local Plan, and continues to be proposed as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	Cotswolds National Landscape
Current Policy / Planning Position	Site is allocated for employment development – the south of the site has been built out and contains two terraced units. The remainder of the site has outline permission (21/03116/OUT) for E(g)/B2/B8 development. Reserved matters permitted March 2024 (23/03625/REM) for a 78 unit B8 commercial storage scheme (1,404 sq.m) – not implemented. Additional reserved matters (25/02476/REM) permitted December 2025 for B8 storage facility (442 sq.m) and respite office building (143 sq.m) for BKS Assets.
Local Demand Factors	The site is located in a rural location with poor access to the SRN. Demand for the site is limited to local occupiers. Likely to come forward for specific occupier as indicated by latest application, rather than being speculatively built out.
Surrounding Uses	Site adjoins Campden Business Park to the east. Campden BRI (food and drink innovation) is closely located further east. The site borders a residential dwelling to the west.
Potential Employment Uses	Suitable for E(g)/B2/B8
Deliverability Factors	
Landownership And Control	Site is under single ownership. BKS Assets are site applicant – assumed to be for their use.

Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development	
Deliverability And Deliverability Timescales	Site was grated planning permission in December 2025 for single occupier use – assumed to come forward in the short-term.	
Overall Assessment		
Summary	Retain allocation for employment use	

Ref	LEC1
Site	Land north of Butler's Court, Lechlade
Size (Ha)	1.25



Locational Factors	
SRN Access	Poor SRN accessibility – located 14.4km away from the A419.
Local Access	The site is accessed from the A417 which runs through a number of villages to access Cirencester.
Public Transport	Bus stop located within 600m of site on the High Street is served by route 77 running between Cirencester and Highworth – 4 times a day
Labour Access	Poor – Lechlade has a limited labour pool
Spatial Strategy Considerations	Lechlade is a principal settlement in the adopted Local Plan, and continues to be proposed as such in the Local Plan update It is also a designated District Centre providing a range and variety of shops, facilities and services.

Market Demand Factors	
Physical Constraints	No physical constraints on site – the site is adjacent to two Grade II listed buildings to the south. Scheduled Monument 'Multi-period settlement, cemetery, and ceremonial complex W of Lechlade' is located within 50m of the site.
Current Policy / Planning Position	23/02916/OUT – refused outline application for 54 residential dwellings, 70-bed care home and E(g) employment uses (1,500 sq.m). Refused in January 2024 for a number of reasons including the wider boundary falling outside of the Lechlade Development Boundary and it would result in the loss of a major part of the allocated employment site.
Local Demand Factors	Lechlade does not have an established employment area and has poor accessibility – market demand for employment space in this location would be low
Surrounding Uses	Site borders residential – two are Grade II listed.
Potential Employment Uses	Only E(g) would be suitable given residential adjacency
Deliverability Factors	
Landownership And Control	Owned by the Waden and scholars of St Mary's College of Winchester in Oxford. Refused planning application was submitted by Hallam Land, assumed to have an option on the land.
Infrastructure Requirements	Existing access roundabout on A417 in place. No abnormal infrastructure constraints are identified at this stage; however, standard

	on-site and off-site infrastructure will be required to support development	
Deliverability And Deliverability Timescales	No planning application has been permitted. Unlikely employment development will come forward at this location given small scale proposed within previous application.	
Overall Assessment		
Summary	The site is not located in a desirable or suitable located for employment use. Low market demand will prevent employment development from being deliverable. Site should not be retained as an allocation.	

Ref	MORE6
Site	Fire Service College B, Moreton-in-Marsh
Size (Ha)	7
	
Locational Factors	
SRN Access	Site is located 20km from A46 (SRN)
Local Access	Site is accessed from A44 providing east to west connections, which connects to A429 providing north to south connections.
Public Transport	Fire Service College bus stop served by route 810 providing hourly services between Cheltenham and Chipping Norton. The site is located 0.6 miles from Moreton-in-Marsh train station served by direct services to London, Oxford and Worcester.
Labour Access	Good– site is located in Moreton-in- Marsh and has access to the town's labour pool.
Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan, and continues to be proposed as such in the Local Plan update.
Market Demand Factors	

Physical Constraints	Site contains TPO in the south of the site.	
Current Policy / Planning Position	Allocated for B1 (now E(g)) employment use. No planning application has been submitted since allocation.	
Local Demand Factors	Moreton-in-Marsh sees a good level of demand for commercial premises. Cotswold Business Village to the south of the site sees strong demand and is well-let.	
Surrounding Uses	Allocated and surrounding site is in use as the Fire Service College in active use for emergency services training. The site includes an incident ground and a 'motorway' used for helicopter and emergency vehicle training, which can generates noise.	
Potential Employment Uses	E(g)/B2/B8	
Deliverability Factors		
Landownership And Control	Site and wider fire services college is owned by Capita. Capita are promoting a number of nearby parcels for residential development, a primary school, a neighbourhood centre, leisure centre and a hotel.	
Infrastructure Requirements	New access off A44 required	
Deliverability And Deliverability Timescales	Medium term - Engagement with Capita reveals no progress has been made on the site since being allocated for employment use in the previous Local Plan. No planning application has been submitted or is under consideration.	
Overall Assessment		
Summary	Site is located in a desirable location and would meet the local employment needs of Moreton-in-Marsh. No progress has been made towards a planning application for	

	the site given allocation for B1 uses only. The policy should be broadened to allow for B2/B8 uses which will increase deliverability of site. Alternatively, within a wider mixed-use allocation of the Fire Services College, employment allocation of 7ha could be relocated elsewhere within the site.	

Ref	W7A/WILE1C
Site	Land north of B4632 and east of employment estate, Willersey
Size (Ha)	1.97 employment
	
Locational Factors	
SRN Access	Site is located 7.4km from A46 at Evesham
Local Access	Site is accessed off B4632 which provides connection to the A44. Based on application it is assumed employment component of site will be accessed via existing industrial estate of Badsey Lane, which sees on road parking, reducing HGV accessibility
Public Transport	Bus stop within 150m of site (The Pike) is served by route 606 every two hours, providing services between Chipping Campden and Cheltenham.
Labour Access	Poor - Willersey has a limited labour pool.
Spatial Strategy Considerations	Willersey is a principal settlement in the adopted Local Plan, and is proposed to be a

	non-principle settlement in the Local Plan update.
Market Demand Factors	
Physical Constraints	Cotswold National Landscape
Current Policy / Planning Position	The employment component in the west was granted planning permission in June 2024 (22/03534/FUL) for employment development comprising of a new production office, workshop and service buildings. This site will form an extension for existing occupier Auto Sleepers. The residential component in the east has a pending application (25/02687/FUL) for 60 dwellings.
Local Demand Factors	The adjoining Willersey Industrial Estate experiences steady local demand, supported by population-serving occupier such as vehicle repair.
Surrounding Uses	Site adjoins Willersey Industrial Estate to the west, with residential in the south.
Potential Employment Uses	Suitable for E(g)/B2/B8
Deliverability Factors	
Landownership And Control	Employment site is owned by Auto Sleepers Group who intend to use the d site for their Business expansion. Eastern residential allocation is owned by Gloucester Diocesan Board of Finance.
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development

Deliverability And Deliverability Timescales	Short term – site has planning permission. Deliverability of scheme will depend on Auto Sleepers Group expansion timescales.	
Overall Assessment		
Summary	Site is expected to come forward in the short term to facilitate the expansion of an existing business. Retain employment allocation to ensure delivery of permitted scheme.	

A3. Site Assessment – Call for Sites

Cirencester

Ref	C164A
Site	East of Kingshill Lane
Size (Ha)	41.93
	
Locational Factors	
SRN Access	Site access via Kingshill Lane is currently located 1.9km from A417 / Burford Road junction. Potential to obtain direct access to A417 on eastern border.
Local Access	There is currently no access into the site, except a farm access on Kingshill Lane. Good local access from A417 via London Road.
Public Transport	Bus stop located at Kingshill School in north of site provides morning and afternoon services to Cirencester, Swindon and Tetbury. More

	regular services every half an hour (route 50 ands 58) to Cirencester and Stratton on Golden Farm Road 600m from eastern boundary of site.
Labour Access	Good - Close proximity to large population centre in Cirecencester
Spatial Strategy Considerations	Would form strategic extension of toCirencester (principal settlement),and key town.
Market Demand Factors	
Physical Constraints	No physical constraints on site. Listed building located within 400m of southern boundary of site in the village of Preston.
Current Policy / Planning Position	None
Local Demand Factors	Cirencester is one of the main employment clusters within the District. Site has strong access to the SRN (A417) which would create high market attractiveness.
Surrounding Uses	Kingshill Secondary School, Watermoor Primary School and Cirencester Football Club border the site to the west. Site borders A417 to the northeast. No other immediate adjacencies.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership and promoted by RTG Chester Master Will Trust. Site is promoted for 500-1,500 homes with an element of employment, retail and community.
Infrastructure Requirements	New access on Kingshill Lane. More significant works required if new access provided on A417.

Deliverability And Deliverability Timescales	Site is available. Deliverable in the short to medium term given limited infrastructure requirements. Strong market attractiveness will support deliverability of employment.	
Overall Assessment		
Summary	The site has good accessibility in terms of the SRN and access to Cirencester and would see strong market attractiveness from B2/B8 occupiers. The site would be suitable to provide a level employment provision within a wider mixed-use development. Employment provision should be focused in the north of the site where accessibility is the strongest.	

Ref	C190
Site	South east of Tetbury Road
Size (Ha)	126.5
	
Locational Factors	
SRN Access	Access to the site off Tetbury Road (A429). Site is located 0.9km off the roundabout leading onto A419. Access to the site also available from the eastern boundary off Spratsgate Lane.
Local Access	Three access points – two on the western boundary, off Tetbury Road and the eastern boundary off Spratsgate Lane.
Public Transport	Bus stop is located 640m on Tetbury Road. Bus services are operating approximately every 2 hours providing services to Malmesbury.
Labour Access	Good - Close proximity to large population centre in Cirencester
Spatial Strategy Considerations	Preferred options – strategic extension south of The Steadings. Located in Cirecenster (principal settlement) and main town.
Market Demand Factors	

Physical Constraints	Scheduled Monument is located on the eastern area of the site. Within the setting of the Cotswolds National Landscape and the south-western part of the site is a Special Landscape Area.	
Current Policy / Planning Position	None	
Local Demand Factors	Cirencester is an employment hub in the District, alongside proximity to the SRN (A419) creating market attractiveness.	
Surrounding Uses	Residential uses to the northern boundary of the Site and Cirencester Office Park to the north-western boundary of the Site. Siddington C Of E Primary School is located towards the east of the Site.	
Potential Employment Uses	E(g) / B2/ B8	
Deliverability Factors		
Landownership And Control	Site is owned at promoted by Bathurst Estates	
Infrastructure Requirements	New access required on Tetbury Road / Spratsgate Lane, or access provided through The Steadings site.	
Deliverability And Deliverability Timescales	Long term – would provide a further phase, following the completion of The Steadings strategic allocation to the north.	
Overall Assessment		
Summary	Long term opportunity to provide further employment land in this location. It is recommended that as part of a mixed-use scheme around 1-2ha of employment land could be provided for E(g) use.	

Ref	R519
Site	Land south of Preston
Size (Ha)	18.43
	
Locational Factors	
SRN Access	Direct access to the A419 (SRN).
Local Access	Three access points off the site off Preston, Cirencester Road and Kingshill Road, leading onto Cirencester Road / A419.
Public Transport	Two bus stops located on the boundary of the Site. Both bus stops provide regular services towards Cirencester, Bridgemead, Wootton Bassett and Rushey Platt.
Labour Access	Good - Close proximity to large population centre in Cirecencester
Spatial Strategy Considerations	Site is located at Preston (proposed to be a Non-Principal Settlement in the Local Plan update) but within close proximity of Cirencester
Market Demand Factors	
Physical Constraints	No physical constraints on site.

Current Policy / Planning Position	None	
Local Demand Factors	Site is located within close proximity of Love Lane Industrial Estate, which sees strong market demand. Direct access to the A419 increases market attractiveness.	
Surrounding Uses	Residential borders to the north, garden centre and Siddington Park residential village (over 60s) to the south west.	
Potential Employment Uses	E(g) / B2/ B8	
Deliverability Factors		
Landownership And Control	Site is under single landownership.	
Infrastructure Requirements	New roundabout arm required on A419 or alternative suitable access via Kingshill Lane	
Deliverability And Deliverability Timescales	Medium term – limited access infrastructure required. Assumed to be deliverable	
Overall Assessment		
Summary	Given residential adjacency, any employment development would have to be located to the south of site. Under the assumption that thissite is brought forward for mixed development in conjunction with R650 (below), employment development would be more suitable within the southern section of R650	

Ref	R650
Site	Land to the north of Cirencester Road
Size (Ha)	81.58
	
Locational Factors	
SRN Access	Two access points located off Cirencester Road/ A419. The A419 leads onto Swindon Road, into Cirencester's urban core.
Local Access	Two access points located off Cirencester Road. Access points located towards the eastern boundaries of the Site.
Public Transport	Bus stop located on Cirencester Road, approximately 80m from the closest access point. Frequent services from the stop towards Bridgemead, Wootton Bassett, Rushey Platt and Swindon.
Labour Access	Good - Close proximity to large population centre in Cirecencester
Spatial Strategy Considerations	Site is located at Preston (proposed to be a Non-Principal Settlement in the Local Plan update) but within close proximity to Cirencester
Market Demand Factors	

Physical Constraints	No major physical constraints on site. Site contains priority habitat designation in centre of site – deciduous wood.
Current Policy / Planning Position	None
Local Demand Factors	Site is located within proximity of Cirencester urban are. Direct access to the A419 increases market attractiveness.
Surrounding Uses	Commercial uses are located within the site and to its south western boundary, with greenfield land surrounding the remaining edges.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site has multiple landowners. Site is promoted by Bloor Homes Western for mixed use development 'Cotswold Gate' of 1,500 new homes, village centre containing primary school, sports pitches, healthcare facilities and retail.
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development including improved access off Cirencester Road
Deliverability And Deliverability Timescales	Given scale of site it is assumed employment development could be brought forward in the medium term. Site is assumed to be deliverable in the medium term – indicative masterplanning has been prepared.

Overall Assessment		
Summary	As part of a mixed-use development, provision of employment could be provided, up to c.10ha, preferably located in the south of the site where connectivity to the A419 / A417 is strongest.	

Ref	R644
Site	Land at Fosse Farm, to the south of Driffield
Size (Ha)	129.6



Locational Factors	
SRN Access	Multiple access points off the A419, leading onto the A417. A419 leads into Cirencester Road junction, providing further linkages onto the SRN.
Local Access	Existing access available via Cirencester Road roundabout which services Cirencester Agricultural Centre.
Public Transport	The closest bus stop is located approximately 300m (as the crow flies) to the southern point of the site. The bus stop is not easily accessible by foot, which may reduce accessibility of the site.
Labour Access	Good - Close proximity to large population centre in Cirencester

Spatial Strategy Considerations	Would be part of a new settlement to the south of Driffield
Market Demand Factors	
Physical Constraints	No major physical constraints. Site contains a number of Priority Habitat designations – deciduous woodland.
Current Policy / Planning Position	None
Local Demand Factors	Site is located off the A419, leading into Cirencester – would see strong market demand.
Surrounding Uses	Commercial uses to the south east of the site, village of Driffield to north east.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site has two landowners. Site is promoted by AJW Land & Development.
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development
Deliverability And Deliverability Timescales	Promoted for mixed-use - housing and employment. Site assumed to be deliverable in medium to long term - no master planning has been undertaken, employment component could come forward in the short to medium term given extension to existing employment area.
Overall Assessment	
Summary	As part of a wider mixed-use scheme, it would be suitable to provide c.10ha of employment as an extension to the existing Agricultural Centre in the south of the site,

	benefiting from strong accessibility to the SRN.	

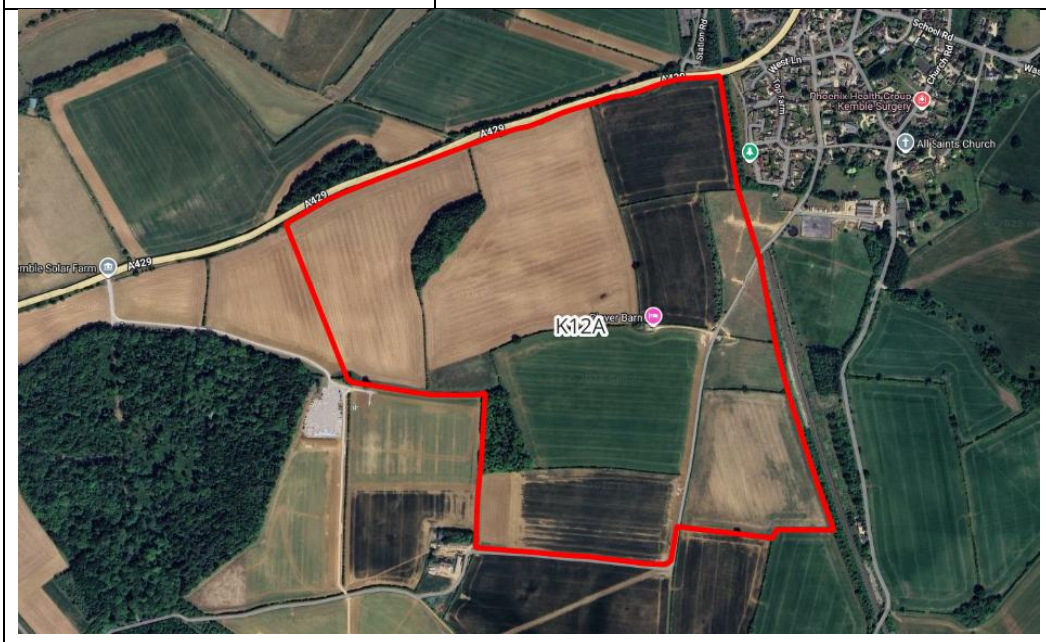
Siddington

Ref	SD20
Site	Land north of Clark's Lane
Size (Ha)	21.66
	
Locational Factors	
SRN Access	No direct SRN access – site is located 4.7km from A417 via Swindon Road.
Local Access	Access point off Spratsgate Lane leads into Cirencester's urban core. Spratsgate Lane leads towards Love Lane Industrial Estate. Three access points to the Site: one point off Clarks Lane and two access points off the C-road accessible from Park Way. Clarks Lane is narrow.
Public Transport	Bus stop is located 240m east of the Site. The hourly service provides links towards Cirencester.
Labour Access	Good - Close proximity to large population centre in Cirencester

Spatial Strategy Considerations	Siddington is proposed to be a Non-Principal Settlement in the Local Plan update. This would be a strategic site on the edge of Cirencester.
Market Demand Factors	
Physical Constraints	No physical constraints.
Current Policy / Planning Position	None
Local Demand Factors	Site is within proximity of the Spratsgate Lane, leading onto the main road into Cirencester's urban core, making it an attractive employment area.
Surrounding Uses	Residential uses to the east and towards the northern boundary. Southern and western boundaries are greenfield sites.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Owned and promoted by Bathurst Estates.
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development including improvements required to Clarks Lane access.
Deliverability And Deliverability Timescales	No known deliverability issues. Deliverable in medium term – no planning status
Overall Assessment	
Summary	If brought forward for mixed use development, site would be of suitable to provide small scale employment component.

Kemble

Kemble

Ref	K12
Site	Clover Barn (Land south of A429)
Size (Ha)	65.38
	
Locational Factors	
SRN Access	Site is located c.10km from A417 (SRN) via Tetbury Road (A429).
Local Access	Two access points: Main access off the A429 towards the northern boundary of the Site. Another access point is located to the eastern boundary of the Site on a C-road (off Old Vicarage Lane).
Public Transport	Closest bus stop is located 630m north east of the Site, with services towards Cirencester and Tetbury. North eastern corner of site is located 500m away from Kemble train station served by direct trains to London, Swindon, Gloucester and Cheltenham.

Labour Access	Moderate - Kemble has relatively small labour poor. However, site is located 6km from larger population centre Cirencester.
Spatial Strategy Considerations	Kemble is a proposed principle settlement. The site would be a strategic extension south-west of Kemble.
Market Demand Factors	
Physical Constraints	No physical constraints on site. Site contains priority habitat designation in centre of site – deciduous wood.
Current Policy / Planning Position	None
Local Demand Factors	Site is located off the A429, leading towards Kemble and Cirencester. However, distance from the SRN makes it a less attractive employment location. Demand would be localised driven by Cotswold Airport occupiers.
Surrounding Uses	Mainly residential uses and agricultural buildings to the eastern boundary, greenfield sites to the northern and southern area of the site. Cotswold Airport is located north of the main access point to the site.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Owned and promoted by Bathurst Estates.
Infrastructure Requirements	An upgrade needed to water supply. No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development
Deliverability And Deliverability Timescales	This parcel is promoted for mixed use use. Promoters indicate site could come forward as early as 2028 subject to planning.

Overall Assessment		
Summary	Location sees less demand for employment uses given distance from Cirencester and SRN. A mixed use site could support an element of small scale employment development.	

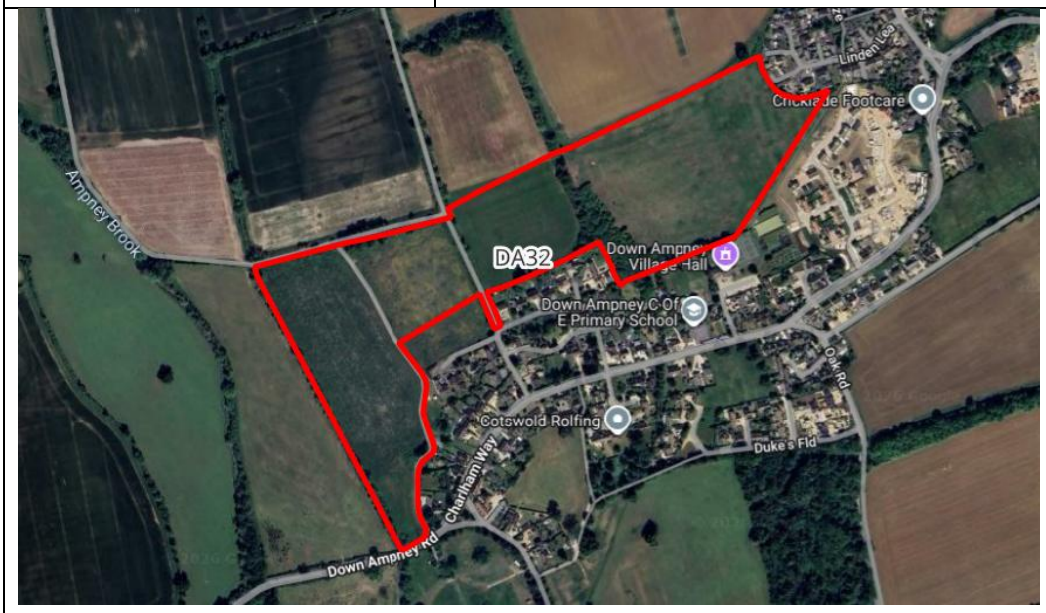
Ref	K15
Site	Land south of A429
Size (Ha)	16.28
	
Locational Factors	
SRN Access	Access is located off the A429, leading towards Kemble and Cirencester's urban core.
Local Access	Access point off A429, towards the northern boundary of the Site.
Public Transport	Site is not within proximity of a bus stop, with the closest bus stop located approximately 1.6km from the access point. North eastern corner of site is located 1.7km away from Kemble train station served by direct trains to London, Swindon, Gloucester and Cheltenham.
Labour Access	Moderate - Kemble has relatively small labour pool however site is located 6km from larger population centre Cirencester.
Spatial Strategy Considerations	Kemble is a proposed principle settlement, although this site would be in open countryside.
Market Demand Factors	

Physical Constraints	No physical constraints on site. Ancient Woodland located to the south of the site.
Current Policy / Planning Position	None.
Local Demand Factors	Site is located off the A429, leading towards Kemble and Cirencester. However, distance from the SRN makes it a less attractive employment location. Demand would be localised driven by Cotswold Airport occupiers.
Surrounding Uses	Cotswold Airport is located to the north of the Site. There are industrial uses further south of the Site. West of the Site is agricultural land, East of the site is Ancient Woodland.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Owned and promoted by Bathurst Estates.
Infrastructure Requirements	An upgrade needed to water supply. No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development
Deliverability And Deliverability Timescales	This site is promoted for employment use. Promoters indicate site could come forward as early as 2028 subject to planning.
Overall Assessment	
Summary	Location sees less demand for employment uses given distance from SRN. Airport employment uses on adjacent site are lower value and unlikely to support viable new build industrial development in Kemble.

Down Ampney

Ref	DA16A
Site	Land south of Down Ampney Road
Size (Ha)	2.76
	
Locational Factors	
SRN Access	Site is located 2.7km from A419 via Down Ampney Road.
Local Access	Site has two access points, coming off Down Ampney Road. Access points are located on the northern and eastern boundaries of the Site.
Public Transport	Closest bus stop is located 1.6km west of the Site. The bus stop offers regular services towards Swindon and Cirencester.
Labour Access	Moderate - Down Ampney has relatively small labour poor however site is located 9km from larger population centre in Cirencester.

Spatial Strategy Considerations	Down Ampney is Principal Settlement in the adopted Local Plan and is proposed to be a non-principal settlement in the Local Plan update.	
Market Demand Factors		
Physical Constraints	Flood Zone 3 within the west of the site.	
Current Policy / Planning Position	None.	
Local Demand Factors	Site is within Down Ampney Village and would create a new employment location. Site accessible to A419 but via B-road which can be a constraint to LGV/HGV activity.	
Surrounding Uses	Surrounding uses are mainly residential and green field sites to the west of the Site.	
Potential Employment Uses	E(g)	
Deliverability Factors		
Landownership And Control	Single ownership – Home Paddock (Down Ampney)	
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.	
Deliverability And Deliverability Timescales	Unlikely to be deliverable as an employment site given small scale and creation of new employment location.	
Overall Assessment		
Summary	Site is not suitable for employment use due to residential adjacency and rural location with B-road access to SRN reducing market attractiveness.	

Ref	DA32
Site	Land to the north of Chestnut Close, Down Ampney
Size (Ha)	13.43
	
Locational Factors	
SRN Access	Site access is on a B-road, located 1.2km from the A419 which leads onto Cirencester's urban core.
Local Access	Site's access point is off Chestnut Close on the southern boundary of the Site. The access point is located 1.2km from the A419.
Public Transport	The closest bus stop to the Site is approximately 900m east of the Site. The bus stop offers services to Southrop, Burford and Cirencester. Bus service may be infrequent.
Labour Access	Moderate - Down Ampney has relatively small labour pool however site is located 9km from larger population centre Cirencester.
Spatial Strategy Considerations	Down Ampney is Principal Settlement in the adopted Local Plan and is proposed to be a

	non-principal settlement in the Local Plan update.
Market Demand Factors	
Physical Constraints	Floodzone 2 and 3 across the western boundary of the Site.
Current Policy / Planning Position	None.
Local Demand Factors	Site is on the edge of Down Ampney Village, slightly further out from Cirencester but accessible via the A419. Access to the Site is down a B-road so may be a constraint. Proximity to Cirencester can make the Site attractive for employment use.
Surrounding Uses	Uses are mainly residential with a green field site towards the north of the Site.
Potential Employment Uses	E (g)
Deliverability Factors	
Landownership And Control	Site is under single ownership – Robert Hitchen Ltd
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	Unlikely to be deliverable as an employment site given small scale and creation of new employment location.
Overall Assessment	
Summary	Site is not suitable for employment use due to its proximity to residential development and rural location, with B-road access to SRN reducing market attractiveness.

Ref	DA13
Site	Land east of Down Ampney Road
Size (Ha)	3.18
	
Locational Factors	
SRN Access	Site access is off Down Ampney Road, 2.4km from Cirencester Road, leading onto the A419. The A419 is the main artery into Cirencester's urban core.
Local Access	Access point to the Site is off Ampney Road, on the southern boundary of the Site.
Public Transport	Bus stop is located on the western boundary of the Site. Bus has services towards Cirencester and Burford, although service seems infrequent.
Labour Access	Moderate - Down Ampney has relatively small labour poor however site is located 9km from larger population centre in Cirencester.
Spatial Strategy Considerations	Down Ampney is Principal Settlement in the adopted Local Plan and is proposed to be a non-principal settlement in the Local Plan update.

Market Demand Factors	
Physical Constraints	No physical constraints on site.
Current Policy / Planning Position	None.
Local Demand Factors	Site is within Down Ampney Village, slightly further out from Cirencester but accessible via the A419. Access to the Site is down a B-road so may be a constraint. Proximity to Cirencester can make the Site attractive for employment use.
Surrounding Uses	Towards the northern and eastern areas, the Site is surrounded by greenfield. Mainly residential uses towards the western areas.
Potential Employment Uses	E (g)
Deliverability Factors	
Landownership And Control	Single ownership alongside wider land holdings, owned and promoted by Urban&Civic. Part of wider strategic site promotion for c.2,000 homes.
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	Site forms part of Area B within masterplan – for c.694 residential units. Unlikely to deliver employment development.
Overall Assessment	
Summary	Site is not suitable for employment given its close relationship with nearby housing and its rural setting, n with B-road access to SRN reducing market attractiveness.

Ref	DA5
Site	Land south of Down Ampney Road
Size (Ha)	4.92
	
Locational Factors	
SRN Access	Site access is off Down Ampney Road, 2.4km from Cirencester Road, leading onto the A419. The A419 provides the main route into Cirencester.
Local Access	The access point to the Site is located off Down Ampney Road, to the northern boundary of the Site.
Public Transport	The closest bus stop is located 330m to the north of the Site. There are bus services running to Cirencester and Burford, although not very frequent.
Labour Access	Moderate - Down Ampney has relatively small labour pool however site is located 9km from larger population centre Cirencester.
Spatial Strategy Considerations	Down Ampney is Principal Settlement in the adopted Local Plan and is proposed to be a

	non-principal settlement in the Local Plan update.
Market Demand Factors	
Physical Constraints	No significant physical constraints on site.
Current Policy / Planning Position	None.
Local Demand Factors	Site is on the edge of Down Ampney Village, slightly further out from Cirencester but accessible via the A419. Access to the Site is down a B-road so may be a constraint. Proximity to Cirencester can make the Site attractive for employment uss.
Surrounding Uses	Directly on the northern boundary of the Site, there are agricultural buildings, towards the western boundary of the Site there are mainly residential uses.
Potential Employment Uses	E (g)
Deliverability Factors	
Landownership And Control	Site is under single ownership – Robert Hitchen Ltd
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	Unlikely to be deliverable as an employment site given small scale and creation of new employment location.
Overall Assessment	
Summary	Site is not suitable for employment use due to proximity to residential areas and the rural setting with B-road access to SRN reducing market attractiveness.

Tetbury

Ref	T71A
Site	Land north of Havenhill Road, Tetbury
Size (Ha)	2.15
	
Locational Factors	
SRN Access	Site is located c.19km from A417 (SRN).
Local Access	Site is located off Havenhill Road, leading onto London Rd/ A433. Access would be through the residential area to the southeastern boundary of the Site.
Public Transport	Closest bus stop to the Site is located 255m from the Site. The bus stop offers frequent services to Stroud, Wickwar and Tetbury.
Labour Access	Moderate – site is located in Tetbury, a smaller town, labour may also be drawn from nearby Malmesbury
Spatial Strategy Considerations	Tetbury is a principal settlement in the adopted Local Plan and is proposed to continue as a principle settlement in the Local Plan update.
Market Demand Factors	

Physical Constraints	The site is within the Cotswold National Landscape	
Current Policy / Planning Position	The site is within a Strategy Delivery sub-area.	
Local Demand Factors	The site is within proximity of the A433, linking to Cirencester. Located is in closely proximity to residential areas which reduces market attractiveness.	
Surrounding Uses	Mainly residential uses to the south of the Site, with greenfield sites to the north..	
Potential Employment Uses	E (g)	
Deliverability Factors		
Landownership And Control	Site is in single ownership	
Infrastructure Requirements	Suitable access to the site would need to be created.	
Deliverability And Deliverability Timescales	Given residential proximity and access arrangements, employment development is likely undeliverable.	
Overall Assessment		
Summary	Site is not considered to be suitable for employment development due to residential proximity and lack of suitable access. More suitable for residential.	

Ref	T31B
Site	Land west of Lowfield Road, Tetbury
Size (Ha)	2.01
	
Locational Factors	
SRN Access	Site located over 20km from A417 (SRN).
Local Access	Site is located off Lowfield Road, leading to the B4014. Access point is located off Lowfield Road, 330m from the B4014 leading to the London Road/ A433.
Public Transport	The closest bus stop to the Site is located 48m to the south of the site l. This bus stop offers services to Old Sodbury, although buses may be infrequent.
Labour Access	Moderate – site is located in Tetbury, a smaller town, labour may also be drawn from nearby Malmesbury
Spatial Strategy Considerations	Tetbury is a Principal Settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	

Physical Constraints	The site is within the Cotswold National Landscape (AONB) designation.	
Current Policy / Planning Position	None	
Local Demand Factors	The site is within proximity of the A433, linking to Cirencester, but is in closely proximity to residential areas, which reduces market attractiveness.	
Surrounding Uses	The northern boundary of the site is countryside. Towards the east is a school and to the south residential.	
Potential Employment Uses	E (g)	
Deliverability Factors		
Landownership And Control	Site is in single ownership	
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development	
Deliverability And Deliverability Timescales	Employment development would be deliverable however residential proximity means site is more suitable for residential use.	
Overall Assessment		
Summary	Employment development of site would create a new employment site disconnected from the existing Tetbury industrial estate . More suitable for residential use.	

Fairford

Ref	F52
Site	Land south of London Road
Size (Ha)	1.49
	
Locational Factors	
SRN Access	Site is located 16.5km from A417 (SRN section)
Local Access	Access is off the A417 on the northern boundary of the Site, providing links to Cirencester. London Road / A417 is the main connection through Fairford.
Public Transport	Nearest bus stop is located 350m to the west of the Site. This bus stop offers services to Cirencester.
Labour Access	Moderate – site is located in Fairford, a smaller town, labour may also be drawn from Cirencester located within a 15 minute drive time catchment.

Spatial Strategy Considerations	Fairford is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	No physical constraints on site.
Current Policy / Planning Position	None.
Local Demand Factors	Site is located off the A417, providing the main connection through Fairford and towards Cirencester. Site is adjacent to existing employment clusters in Fairford.
Surrounding Uses	Towards the south of the Site there are commercial / manufacturing uses. Residential uses towards the western areas and greenfield sites towards the north.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development including new access off A417 required.
Deliverability And Deliverability Timescales	No planning progress – assumed deliverable in medium term.
Overall Assessment	
Summary	Site could suitably form an extension of the existing employment area to the south, however proximity to residential areas to the east and west would limited employment use to E(g).

Ref	F53A
Site	Land east of Totterdown Lane
Size (Ha)	12.81



Locational Factors	
SRN Access	Site located c.14km from A417 (SRN section).
Local Access	Site is located off Horcott Road, leading to A417 (links to Cirencester) and further leading into A361 (links to Swindon).
Public Transport	The nearest bus stop is located 300m north of the Site. The bus stop offers services to Cirencester, Lechlade and Highworth.
Labour Access	Moderate – site is located on the edge of Fairford, a smaller town, labour may also be drawn from Cirencester located within a 15 minute drive time catchment.
Spatial Strategy Considerations	Fairford is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.

Market Demand Factors	
Physical Constraints	No physical constraints on site.
Current Policy / Planning Position	None.
Local Demand Factors	Site is located within proximity of the A417/ Cirencester Road, leading to the employment hubs in Cirencester. Fairford has a number of small industrial areas which see a good level of demand.
Surrounding Uses	Towards the east of the Site, there are industrial uses, the south of the Site is a camping site. To the north of the Site, there are residential uses and western area is Horcott Lakes.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development including new access off A417 required.
Deliverability And Deliverability Timescales	No planning progress – assumed deliverable in medium term.
Overall Assessment	
Summary	Given proximity of Horcott Industrial Estate it would not be logical to create a further new employment area in this location.

Bourton-on-the-Water

Ref	B56
Site	Land north of Moor Lane, Bourton-on-the-Water
Size (Ha)	1.83
	
Locational Factors	
SRN Access	Site is accessible via Moor Lane, 1.3km from the A429 which is the main link to Cirencester.
Local Access	Access point from Mallard Crescent, leading onto the A429. Access point is from the northern part of the Site.
Public Transport	The closest bus stop to the Site is located 1.6km from the parcel. There are frequent services towards Cheltenham, Cirencester, Chipping Norton and Bourton-on-Water.
Labour Access	Good – site is located in Bourton-on-the-Water, a smaller town, labour may also be drawn from Moreton-in-Marsh and Cirencester.

Spatial Strategy Considerations	Bourton-on-the-Water is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update..
Market Demand Factors	
Physical Constraints	Cotswold National Landscape
Current Policy / Planning Position	None
Local Demand Factors	Site is located within proximity of Bourton Industrial Park and close to the SRN (A429) however residential adjacency and access arrangements reduces market attractivness
Surrounding Uses	Towards the southern part of the site, there are greenfield sites. Other uses surrounding the site are mainly residential. Further north of the Site is Bourton Business Park/ Industrial Estate.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development
Deliverability And Deliverability Timescales	Given residential adjacency and access to site, employment development is likely undeliverable
Overall Assessment	
Summary	Site is not suitable for employment development due to residential adjacency and access. Would create employment site separated from existing Bourton Industrial Estate.

Ref	B57
Site	Land south of the A429, Bourton-on-the-Water
Size (Ha)	4.93
	
Locational Factors	
SRN Access	Site located off the A429, leading onto the A424, providing links to Cirencester.
Local Access	Access through industrial area to the south, layout of permitted scheme on allocation provides access to site through industrial estate.
Public Transport	Closest bus stop to the Site is 60m from the Site. There are frequent services towards Chipping Norton.
Labour Access	Good – site is located in Bourton-on-the-Water, a smaller town, labour may also be drawn from Moreton-in-Marsh and Cirencester.
Spatial Strategy Considerations	Bourton-on-the-Water is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	

Physical Constraints	Site contains is entirely covered by priority habitat designation – coastal and floodplain grazing marsh. Cotswold National Landscape
Current Policy / Planning Position	None
Local Demand Factors	Site is located off the SRN (A429) providing links to large reemployment hubs. The site would form an extension to Bourton Industrial Park, increasing market attractivity.
Surrounding Uses	Northern and southern areas of the site are greenfield sites. Bourton Industrial Park is located to the south
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Single ownership – owned by John Hackling Transport who own allocated land to the south.
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	Build out of Bourton Business Park extension to the south has been slow with just two units delivered since permitted. Further expansion on this site is seen as a long term option.
Overall Assessment	
Summary	Site would form a further long-term expansion option for Bourton Industrial Park, however land is entirely designated as a priority habitat,

Stow-on-the-Wold

Ref	S55B
Site	Land to the south of Oddington Road, Stow-on-the-Wold
Size (Ha)	0.57
	
Locational Factors	
SRN Access	Poor SRN access – located over 25km from A46 and A417.
Local Access	Site is located off the A436 leading onto Roman Road. The A436 provides connections to employment hubs in larger towns such as Cirencester. Access to the Site is off Oddington Road, on the northern boundary of the Site.
Public Transport	The nearest bus stop is adjacent to the site, providing services to Cheltenham.
Labour Access	Good – site is located in Stow-on-the-Wold, a smaller town, labour may also be drawn from Moreton-in-Marsh and Bourton-on-the-Water.

Spatial Strategy Considerations	Stow-on-the-Wold is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.	
Market Demand Factors		
Physical Constraints	Southern boundaries of the Site have conservation areas running along the boundary. Site has a steep topography. Cotswold National Landscape.	
Current Policy / Planning Position	None.	
Local Demand Factors	Stow-on-the-Wold is not an established employment location. Site is of insufficient scale to create a new employment cluster.	
Surrounding Uses	Towards the eastern area of the Site, there are greenfield sites and commercial sites towards the western areas.	
Potential Employment Uses	E(g) / B2/ B8	
Deliverability Factors		
Landownership And Control	Site is under single ownership	
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.	
Deliverability And Deliverability Timescales	Site is of insufficient scale to deliver sufficient employment development. Stow-on-the-Wold is not an established employment location.	
Overall Assessment		
Summary	Site is of insufficient scale to deliver sufficient employment development. Stow-on-the-Wold is not an established employment location and may see limited commercial demand.	

Moreton-in-Marsh

Ref	M31
Site	Land north of Todenham Road
Size (Ha)	50.4
	
Locational Factors	
SRN Access	Site located off Todenham Road, leading onto Roman Road/ Fosse Way (A429).
Local Access	Site's main access point is off Todenham Road, on the southern boundary of the Site.
Public Transport	The closest bus stop is located 980m from the Site. Site is located within walking distance of Moreton-in-Marsh train station, serving the Cotswold Line and providing direct services between London Paddington and Worcester.
Labour Access	Good – site is in Moreton-in-Marsh
Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with

	options for strategic extensions to the north, south, and east of the town.
Market Demand Factors	
Physical Constraints	Site is located in a Special Landscape Area and within the setting of the Cotswold's National Landscape. There is a scheduled monument adjacent to the north-west boundary.
Current Policy / Planning Position	None.
Local Demand Factors	Site has direct access to A429 providing north and south connections through the district. Employment development in the south of the site would add to the existing cluster at Fosseway Industrial Estate.
Surrounding Uses	Towards the southern area of the Site, uses are mainly residential, south east of the area is a Fire Service training facility. The northern, western and eastern areas of the Site are greenfield sites.
Potential Employment Uses	E(g) / B2 / B8
Deliverability Factors	
Landownership And Control	Single ownership and being promoted by an agent on behalf of landowner.
Infrastructure Requirements	No major off-site infrastructure needs have been identified at this stage, though all development would require standard on-site infrastructure and servicing provision.
Deliverability And Deliverability Timescales	Site has no planning history, but an element of employment development could potentially be brought forward in earlier phases in the south of the site.
Overall Assessment	

Summary	Within a mixed-use development of the site, an element of employment would be suitable, within the south of the site or in the west where there is direct access to the A429.	

Ref	M70
Site	Land east of Evenlode Road
Size (Ha)	7.57
	
Locational Factors	
SRN Access	Site is located off Evenlode Road, approximately 830m south of the A44. The A44 provides links to Oxford and Worcester.
Local Access	Access point to the Site is off Evenlode Road, on the western boundaries of the Site.
Public Transport	The closest bus stop to the site is located approximately 830m north of the Site. The bus stop provides frequent services towards Chipping Norton. Moreton-in-Marsh train station is approximately 1.3km from the site, providing services to London Paddington and Worcester.
Labour Access	Good– the site is located on the edge of Moreton-in-Marsh
Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with

	strategic extensions to the north, south and east of the town.
Market Demand Factors	
Physical Constraints	Special Landscape Area. Sewage Treatment Works adjacent to the north east.
Current Policy / Planning Position	An application for 110 homes was submitted in December 2025 and is pending consideration (ref: 25/04041/OUT).
Local Demand Factors	Cotswold Business Park to the north is a successful employment site, however this site does not benefit from direct access to the A44 or A429. Consideration is being given to a new link road through the Local Plan process, which if delivered would connect this site to the A44 and A429.
Surrounding Uses	Residential uses to the north of the Site. Cotswold Business Park is to the north east of the Site. It is bounded by open countryside to the south and east.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is in single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	No known deliverability issues – site could come forward in short to medium term.
Overall Assessment	
Summary	The site has an ongoing planning application for residential development and is therefore not available for employment development. Furthermore, the Site is

	currently located in a periphery location, with narrow access via Evenlode Road. Employment development on A44 would be more preferable, however delivery of new link road would improve commercial attractiveness.	

Ref	M12B
Site	Land to the east of Evenlode Road
Size (Ha)	3.07



Locational Factors	
SRN Access	Site is located off Evenlode Road, approximately 600m from the A44. The A44 provides links to Oxford and Worcester.
Local Access	Site access is through residential area off Evenlode Road.
Public Transport	The nearest bus stop to the site is located approximately 600m to the north of the Site. The bus stop is serviced by frequent bus services to Chipping Norton. Moreton-in-Marsh train station is approximately 1.3km from the site, providing services to London Paddington and Worcester.
Labour Access	Good– the site is located on the edge of Moreton-in-Marsh.

Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with strategic extensions to the north, south and east of the town.
Market Demand Factors	
Physical Constraints	Special Landscape Area. Sewage Treatment Works adjacent to the north east.
Current Policy / Planning Position	None.
Local Demand Factors	Cotswold Business Park to the north of the site sees good demand however site access through residential area reduces market attractiveness. Consideration is being given to a new link road through the Local Plan process, which if delivered would connect this site to the A44 and A429 and would improve the market attractiveness.
Surrounding Uses	Directly north of the Site is Cotswold Business Park. Greenfield sites towards the southern and eastern areas. Residential uses towards the western areas of the Site.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is owned by Gloucestershire County Council
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	Site is unlikely to come forward for commercial development. Access through residential area is not suitable.

Overall Assessment		
Summary	Despite adjacency to Cotswold Business Village, there is no access through the existing employment site. Access through residential area via Evenlode Road means site is not suitable for employment development.	

Ref	M76
Site	Land to east of Evenlode Rd
Size (Ha)	3.24
	
Locational Factors	
SRN Access	Access is off Evenlode Road, 630m south of the A44 (SRN). The A44 has links towards Worcester and Oxford.
Local Access	Access point is located off Evenlode Road, on the western boundary of the parcel. Consideration is being given to a new link road through the Local Plan process, which would link the site to the A429 and A44.
Public Transport	The closest bus stop to the Site is located on the A44/ London Road, 630m north of the Site. The bus stop is serviced by frequent services towards Chipping Norton. Moreton-in-Marsh train station is approximately 1.1km from the site, providing services to London Paddington and Worcester.
Labour Access	Good– site is located i on the edge of Moreton-in-Marsh

Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with strategic extensions to the north, south and east of the town.
Market Demand Factors	
Physical Constraints	Site is within the Special Landscape Area. Area of the Site (western part) is in Flood zone 3.
Current Policy / Planning Position	None.
Local Demand Factors	Cotswold Business Park to the north of the site sees good demand however current site access via Evenlode Road reduces market attractiveness. The delivery if the link would improve the market attractiveness.
Surrounding Uses	Several residential properties lie to the east of the site. Greenfield land surrounds the remainder of the site, with a small number of agricultural buildings present within this wider area.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	Site is within floodzone 3 which requires mitigation – site could come forward in short to medium term.
Overall Assessment	
Summary	Site is located in a periphery location, with narrow access via Evenlode Road,

	employment development on A44 would be more preferable, however delivery of new link road would improve commercial attractiveness..	

Ref	M77
Site	Land west of Evenlode Road
Size (Ha)	10.99



Locational Factors	
SRN Access	Site is located off Evenlode Road, approximately 900m south of the A44. The A44 provides links to Worcester and Oxford.
Local Access	Access point to the Site is off Evenlode Road, on the western boundary of the Site. Consideration is being given to a new link road through the Local Plan process, which would link the site to the A429 and A44.
Public Transport	The closest bus stop to the Site is located on the A44/ London Road, approximately 900m north of the Site. The bus stop is serviced by frequent services towards Chipping Norton. Moreton-in-Marsh train station is approximately 1.2km from the site, providing services to London Paddington and Worcester.

Labour Access	Good– site is located in Moreton-in-Marsh
Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with strategic extensions to the north, south and east of the town..
Market Demand Factors	
Physical Constraints	Site is within a Special Landscape Area Western section of site falls within Flood Zone 3.
Current Policy / Planning Position	None.
Local Demand Factors	Cotswold Business Park to the north of the site sees good demand however site access via Evenlode Road reduces market attractiveness. The delivery of the link road would improve the market attractiveness.
Surrounding Uses	Several residential units to the east of the Site. Greenfield land surrounds , it with a few scattered agricultural buildings.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	No known deliverability issues – site could come forward in short to medium term.
Overall Assessment	
Summary	Site is located in a periphery location, with narrow access via Evenlode Road, employment development on A44 would be

	more preferable, however delivery of new link road would improve commercial attractiveness.	

Ref	M9C, M9C, M9D
Site	Land west of Evenlode Road
Size (Ha)	1.31
	
Locational Factors	
SRN Access	Site access is off Evenlode Road, approx. 600m south of the A44. The A44 provides linkages to Worcester and Oxford.
Local Access	Site access point is off Evenlode Road, on the eastern boundary of the Site. Access is located off a C-road. Consideration is being given to a new link road through the Local Plan process, which would link the site to the A429 and A44.
Public Transport	The closest bus stop to the Site is located on the A44/ London Road, approximately 615m north of the Site. The bus stop is serviced by frequent services towards Chipping Norton. Moreton-in-Marsh train station is approximately 1km from the site, providing

	services to London Paddington and Worcester.
Labour Access	Good– site is located in Moreton-in-Marsh
Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with strategic extensions to the north, south and east of the town.
Market Demand Factors	
Physical Constraints	Site is located within a Special Landscape Area
Current Policy / Planning Position	None.
Local Demand Factors	Cotswold Business Park to the north of the site sees good demand however site access via Evenlode Road reduces market attractiveness. Delivery of the link road would improve the market attractiveness.
Surrounding Uses	Directly towards the west of the Site is the Highways Depot, greenfield sites to the north and south of the Site and Residential uses towards the west of the Site.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is formed of three separate titles – land ownership unknown.
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	No known deliverability issues – site could come forward in short to medium term.
Overall Assessment	

Summary	Site is located in a periphery location, with narrow access via Evenlode Road, employment development on A44 would be more preferable, however delivery of new link road would improve commercial attractiveness.	

Ref	M78
Site	Land west of Roman Road / Fosse Way (A429)
Size (Ha)	2.62



Locational Factors	
SRN Access	Site is located off Roman Road/ A429. The A429 provides links towards Cirencester and Royal Leamington Spa, alongside the main linkage to Moreton-in-Marsh.
Local Access	Site access is off Roman Road/ A429, on the eastern boundary of the parcel, sharing the existing access of the Fosseway Garden Centre.
Public Transport	The closest bus stop is 360m north of the Site. The bus stop is serviced by regular services towards Cheltenham and Chipping Norton. Moreton-in-Marsh train station is approximately 1.2km from the site, providing services to London Paddington and Worcester.
Labour Access	

	Good – the site is located on the edge of Moreton-in-Marsh, with access to the town's labour pool.
Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with strategic extensions to the north, south and east of the town.
Market Demand Factors	
Physical Constraints	Cotswold National Landscape.
Current Policy / Planning Position	None.
Local Demand Factors	Site is well-placed in terms of accessibility, with great links via train and regular bus services. Located within proximity of Cotswold Business Park, providing an employment cluster.
Surrounding Uses	The southern and eastern areas of the Site are greenfield sites. Towards the western areas of the Site, there are commercial uses with a car park accompanied.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership – Wavendon Land. Site is promoted for Class E / B2 / B8/ hotel and/or Sui Generis.
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	No known deliverability issues – site could come forward in short to medium term.
Overall Assessment	

Summary	Site has good road accessibility with direct access to A429. Provision of small-scale employment units would be suitable at this location.	

Ref	M71A
Site	Land south of the A44
Size (Ha)	10.59



Locational Factors	
SRN Access	Site is located off the A44, providing linkages to Worcester and Oxford. The A44 links to Roman Road, which provides the link to Cirencester.
Local Access	Site access point is off the A44, on the northern boundary of the Site.
Public Transport	The closest bus stop is 260m east of the Site. The bus stop is serviced by provides frequent services towards Bourton-on-Water and Chipping Norton. The Site is approximately 1.3km from the train station, providing services to London Paddington and Worcester.
Labour Access	Good – the site is located on the edge of Moreton-in-Marsh, with access to the town's labour pool

Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with strategic extensions to the north, south and east of the town.
Market Demand Factors	
Physical Constraints	No physical constraints on Site.
Current Policy / Planning Position	Allowed at appeal (6002934) - residential application (25/01036/OUT) for 195 dwellings, vehicular access from London Road, landscaping etc.
Local Demand Factors	Site is well-placed in terms of accessibility, with great links via train and regular bus services. Located within proximity of Cotswold Business Park, providing an employment cluster.
Surrounding Uses	Greenfield land beyond the southern and eastern boundaries of the Site. Commercial and Manufacturing/ Industrial uses adjacent to the Site. Fire Service College is to the north of the Site.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership and Bloor Homes have an option agreement / are the applicants.
Infrastructure Requirements	New access of A44 required.
Deliverability And Deliverability Timescales	Given that the site is being actively pursued for residential development, it is unlikely that employment development will be delivered on site.
Overall Assessment	

Summary	The site is unavailable for employment development given recent allowance of appeal for residential scheme.	

Ref	M71B
Site	Land south of the A44
Size (Ha)	12.27
	
Locational Factors	
SRN Access	Site access is off the A44, providing linkages to Worcester and Oxford. The A44 links to Roman Road, which provides the link to Cirencester.
Local Access	Site access is off the A44, on the northern boundary of the Site.
Public Transport	The closest bus stop is adjacent to the northern boundary of the Site. The bus stop is serviced by provides frequent services towards Bourton-on-Water and Chipping Norton. The Site is approximately 1.6km from the train station, providing services to London Paddington and Worcester.
Labour Access	Good– site is located in Moreton-in-Marsh
Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with

	strategic extensions to the north, south and east of the town. By itself the site is disconnected from Moreton-in-Marsh and would sprawl development eastwards. In the event that the residential site to the west is allowed at appeal and built out the site becomes less of disconnected.
Market Demand Factors	
Physical Constraints	No physical constraints on site, except for the strip along the western boundary which is Floodzone 3. Site is within the Special Landscape Area designation.
Current Policy / Planning Position	In 2014 a screening application (14/01782/SCR) was submitted for a proposed solar PV development. No further planning applications have been submitted.
Local Demand Factors	Site is well-placed in terms of accessibility, with great links via train and regular bus services. Located within proximity of Cotswold Business Park, providing an employment cluster.
Surrounding Uses	The site is enclosed by greenfield land, with the A44 forming its northern boundary.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership and owned by Turnstone Farming Company Ltd. Bloor have an option agreement on the site.
Infrastructure Requirements	No abnormal infrastructure requirements are identified, although a new access onto the A44 would be required and may necessitate highway works
Deliverability And Deliverability Timescales	No known deliverability issues – site could come forward in short to medium term.

Overall Assessment		
Summary	The site is currently disconnected from Moreton-in-Marsh, however recent permitted residential development on the site to the west improves connectivity. The site would be suitable for employment development, building on the existing cluster at Cotswold Business Village.	

Ref	M89
Site	Land to south of Moreton in Marsh Sewage Treatment Works (STW)
Size (Ha)	3.97



Locational Factors	
SRN Access	Site access is via Cotswold Business Park, located off the A44, providing linkages to Worcester and Oxford. The A44 links to Roman Road, which provides the link to Cirencester.
Local Access	Site access is via Cotswold Business Park via a narrow private access which will require improvements.
Public Transport	The closest bus stop is located 500m from site on the A44. The bus stop is serviced by provides frequent services between Cheltenham and Chipping Norton. The Site is approximately 1.5km from the train station,

	providing services between London Paddington and Worcester.
Labour Access	Good– site is located in Moreton-in-Marsh
Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with strategic extensions to the north, south and east of the town. By itself the site is disconnected from Moreton-in-Marsh and would sprawl development southwards.
Market Demand Factors	
Physical Constraints	No physical constraints on site.
Current Policy / Planning Position	None
Local Demand Factors	Site is well-placed in terms of accessibility, with great links via train and regular bus services. Located within proximity of Cotswold Business Park, providing an employment cluster. Site access may reduce attractiveness
Surrounding Uses	Site is current use a STW. Cotswold Business Village to the north.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Owned by Thames Water Utilities
Infrastructure Requirements	No abnormal infrastructure requirements are identified, although improved access to site via Cotswold Business Village would be required
Deliverability And Deliverability Timescales	Site in use as STW – engagement with Thames Water indicates the site will be used as expansion for the water treatment works and is therefore unavailable.
Overall Assessment	

Summary	The site is unavailable and due to be used for expansion of the water treatment works. Access to site requires investigation given current narrow access via private land.	

Ref	M72
Site	Land north of the A44, Fire Service College
Size (Ha)	35.17
	
Locational Factors	
SRN Access	Site access is off the A44, providing linkages to Worcester and Oxford. The A44 links to Roman Road, which provides the link to Cirencester.
Local Access	Site access on Massey Shaw Avenue, leading onto the A44 on the southern boundary of the Site.
Public Transport	The nearest bus stop is adjacent to the southern boundary of the Site. The bus stop is serviced by provides frequent services towards Bourton-on-Water and Chipping Norton. The Site is approximately 1.6km from the train station, providing services to London Paddington and Worcester.
Labour Access	Good– site is located on western edge of Moreton-in-Marsh

Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with strategic extensions to the north, south and east of the town..
Market Demand Factors	
Physical Constraints	Priority habitat (deciduous woodland) lies to the east of the site. Tree Preservation Orders (TPOs) are present in several locations across the wider area, with larger concentrations along and beyond the eastern a boundary.
Current Policy / Planning Position	A 7ha parcel in the west of the site is allocated for office employment development in the adopted Local Plan.
Local Demand Factors	Site is well-placed in terms of accessibility, with great links via train and regular bus services. Located within close proximity of Cotswold Business Park, providing an employment cluster. Existing commercial units to the north of the Site.
Surrounding Uses	The site forms part of the Fire Services College in active use for emergency services training. The site includes an incident ground and a ‘motorway’ used for helicopter and emergency vehicle training which can generates noise Residential uses towards the western areas of the site.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	The site is owned and promoted by Capita
Infrastructure Requirements	The main infrastructure requirement relates to the creation of a new access onto the A44,

	which would require appropriate highway design and approv	
Deliverability And Deliverability Timescales	See Fire Services College MORE6 site assessment. Medium term - Engagement with Capita reveals no progress has been made on the site since being allocated for office employment use in the currently adopted Local Plan. No planning application has been submitted or is under consideration.	
Overall Assessment		
Summary	The extant Local Plan allocation within the site has not come forward, due to its restriction to B1 use class and the evolution of the office market since the plan was adopted. A broader range of employment uses such as B2/B8 would be more deliverable, evidenced by the success of Cotswold Business Village. As part of a mixed-use development, an employment allocation of 7ha should be retained, and could be relocated within the wider mixed use site.	

Ref	ME6
Site	Land off Fourth Avenue, Fire Service College
Size (Ha)	8.47
	
Locational Factors	
SRN Access	The site is located off Fourth Avenue, leading onto A44. The A44 provides linkages to Worcester and Oxford. The A44 links to Roman Road, which provides the link to Cirencester.
Local Access	Site access is off Fourth Avenue, leading onto the A44 on the southern boundary of the Site.
Public Transport	The closest bus stop is adjacent to the southern boundary of the Site The bus stop is serviced by provides frequent services towards Bourton-on-Water and Chipping Norton. The Site is approximately 1.6km from the train station, providing services to London Paddington and Worcester.
Labour Access	Good– site is located in Moreton-in-Marsh
Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with

	strategic extensions to the north, south and east of the town.
Market Demand Factors	
Physical Constraints	South of site contains priority habitat designation – deciduous woodland
Current Policy / Planning Position	None
Local Demand Factors	Site is well-placed in terms of accessibility, with great links via train and regular bus services. Located within proximity of Cotswold Business Park, providing an employment cluster. Existing commercial units to the south of the Site.
Surrounding Uses	Fire Service College and commercial units to the south of the Site. Greenfield land to the east..
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	The site is owned and promoted by Capita
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	Site is currently in use as part of the Fire Services College which may limit short term delivery.
Overall Assessment	
Summary	Part of the site contains a priority habitat which reduces the site area. The existing employment allocation on the A44 is a more suitable location for employment

	development and should be retained over the allocation of this site.	

Ref	M88A, B, C
Site	Land north of Todenham Road
Size (Ha)	20.51 + 2.92 + 0.93



Locational Factors	
SRN Access	Access to the site is off Todenham Road, leading onto Fosse Way (A429). Fosse Way has linkages to Cirencester.
Local Access	Site access point is off Todenham Road, on the southern boundary of the site. Site is located over 1km from the centre of Moreton-in-Marsh.
Public Transport	The closest bus stop to the site is 1.6km east of the Site. This bus service provides frequent services to Stratford-upon-Avon. The Site is approximately 1.6km from the train station, providing services to London Paddington and Worcester.
Labour Access	The site is located in open countryside, outside the built-up area of Moreton-in-Marsh, on the northern edge of the settlement.

Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with strategic extensions to the north, south and east of the town.
Market Demand Factors	
Physical Constraints	Traditional Orchards towards the eastern boundary of the Site. Historical Landmark on Site (Lemington Grange). Site is within the Special Landscape Area.
Current Policy / Planning Position	None.
Local Demand Factors	Located within close proximity of Cotswold Business Park, providing an employment cluster. Site is well-placed in terms of accessibility, with links via train to larger employment hubs.
Surrounding Uses	Commercial unit to the east of the Site, greenfield land surrounding all other areas of the Site.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	It is assumed that the parcels are under single ownership or being promoted by a single interest
Infrastructure Requirements	Infrastructure provision, including new access arrangements, internal road infrastructure, utilities reinforcement and community facilities.
Deliverability And Deliverability Timescales	Given the sites historical assets (Lemington Grange) and location outside of Moreton-in-Marsh, employment development would not be deliverable on the site.

Overall Assessment		
Summary	The site is not suitable for employment development given location outside of Moreton-in-Marsh and environmental and physical constraints on site.	

Blockley

Ref	BK11
Site	Land north of Station Road, Blockley
Size (Ha)	1.46
	
Locational Factors	
SRN Access	Site access is off Station Road (B4479), providing linkages to Northcott Business Park and Norwich Business Centre. The B4479 leads onto the A44, providing links to Cirencester.
Local Access	Site access is off Station Road, on the southern boundary of the Site.
Public Transport	The nearest bus stop is approximately 112 m from the site access. This service operates only on Fridays, providing connections to Mickleton and Moreton-in-Marsh.
Labour Access	Blockley has a limited supply of labour, but is within a 10 minute drive time catchment of Moreton-in-Marsh labour pool.

Spatial Strategy Considerations	Blockley is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	Cotswold National Landscape
Current Policy / Planning Position	None
Local Demand Factors	Site is located off the B4479, providing links to the A44. Links are within proximity of Draycott Works, Northwick Business Centre and Paxford Brickworks (Northcott Business Park). Further commercial development in this location would see limited commercial demand.
Surrounding Uses	Residential uses to the south of the Site. Sports and Social Club to the north of the Site. Open countryside to the west.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is owned by The Dickinson Trust Ltd.
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development
Deliverability And Deliverability Timescales	Site is unlikely to be delivered for commercial development given lack of demand for further commercial use in the area.
Overall Assessment	
Summary	Further commercial development is not recommended in this location and would see low levels of demand.

Bagendon

Ref	R614
Site	Land north of Welsh Way
Size (Ha)	3.36



Locational Factors	
SRN Access	Site access off Welsh Way, leading onto the A417 and A435. A-road provides links to Cirencester.
Local Access	Site access point is off Welsh Way, on the southern boundary of the Site.
Public Transport	The closest bus stop to the site is approx. 900m to the east . This service provides buses to Winson.
Labour Access	Moderate – site is located in rural location however is within a 10 minute drive time catchment of Cirencester.
Spatial Strategy Considerations	Site is not located within a settlement, rural location.

Market Demand Factors		
Physical Constraints	Site is within the National Landscapes designation.	
Current Policy / Planning Position	None	
Local Demand Factors	Site is within proximity of two A-roads, well connected to the SRN. The linkages to Cirencester provide access to a larger employment hub.	
Surrounding Uses	Site is surrounded by greenfield land	
Potential Employment Uses	E(g) / B2/ B8	
Deliverability Factors		
Landownership And Control	Built development is on land owned by Burbury Investment Ltd. Vacant land in south is owned by Tegan Properties Ltd.	
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.	
Deliverability And Deliverability Timescales	The existing development at Tall Trees Estate has been successfully built and let. Further development of small scale light industrial units could be delivered and in demand at this location.	
Overall Assessment		
Summary	Site would be suitable for an extension to the existing Tall Trees Estate. Site has strong accessibility to A417, however is located in rural location, outside of a settlement boundary and does not align within the spatial strategy.	

Chipping Campden

Ref	CC66B
Site	Land east of Aston Road,
Size (Ha)	0.54
	
Locational Factors	
SRN Access	Site has poor SRN access – located 14km from A46.
Local Access	Site is located off Aston Road / B4035, providing links into Chipping Campden and to further towns offering employment hubs. Access point is off Aston Road, on the western boundary of the Site.
Public Transport	The closest bus stop is 40m south of the access point. There are frequent services from this stop towards Cheltenham and Stratford-upon-Avon.

Labour Access	Poor – Chipping Campden has a limited labour pool.
Spatial Strategy Considerations	Chipping Campden is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	Site is within the National Landscape designation.
Current Policy / Planning Position	None
Local Demand Factors	Within proximity of Campden Business Park, however residential adjacency and small nature of site results in low commercial market demand.
Surrounding Uses	Residential areas to the south of the s ite, alongside greenfields surrounding the site.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	Site would unlikely be delivered for employment development given lack of commercial market demand.
Overall Assessment	
Summary	Site is not suitable for employment development

Ref	CC68
Site	Land east of Aston Road
Size (Ha)	13.02
	
Locational Factors	
SRN Access	Site access off Aston Road/ B4035 (SRN), providing link to the A44 (leads to Cirencester).
Local Access	Site access point is off B4035, on the western boundary of the Site.
Public Transport	The closest bus stop is adjacent to the site, providing frequent services to Chipping Campden, Stratford-upon-Avon and Cheltenham.
Labour Access	Poor – Chipping Campden has a limited labour pool
Spatial Strategy Considerations	Chipping Campden is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	Site is within the National Landscape designation.

Current Policy / Planning Position	Site is within the Vale of Evesham heavy goods vehicle control zone, as set out in the Local Plan.
Local Demand Factors	Accessibility from the site to larger employment hubs such as Cirencester is good due to frequent bus services and links to the SRN. Within proximity of Campden Business Park.
Surrounding Uses	Residential and commercial uses towards the south and west of the Site. Greenfield sites towards the east of the Site.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership – owned by Gloucestershire County Council
Infrastructure Requirements	Site would require major infrastructure provision to provide suitable access to the site.
Deliverability And Deliverability Timescales	Site would unlikely be delivered for employment development given lack of commercial market demand.
Overall Assessment	
Summary	Site is not considered suitable for employment development

Willersey

Ref	W4B
Site	Land north of Collin Lane
Size (Ha)	1.82
	
Locational Factors	
SRN Access	Site is located off Collin Lane / B4632 (SRN), providing links to the A44 (link to larger employment hubs such as Cirencester)
Local Access	Site access is off Collin Lane (through Nash Road) on the eastern boundary of the Site, through a residential area
Public Transport	The closest bus stop is located approx. 300m east of the site, providing frequent services to Chipping Campden and Stratford-upon-Avon.
Labour Access	Poor – Willersey has a limited labour pool
Spatial Strategy Considerations	Willersey is a principal settlement in the adopted Local Plan and is proposed to be a

	non-principal settlement in the Local Plan update.
Market Demand Factors	
Physical Constraints	No physical constraints on Site.
Current Policy / Planning Position	Site is within the Vale of Evesham heavy goods vehicle control zone, as set out in the Local Plan.
Local Demand Factors	Site is located within proximity of public transport to travel to larger employment hubs. Located close to Willerlsey Industrial Estate, however access through residential area reduces market demand.
Surrounding Uses	Residential uses to the west and south of the site. Greenfield land to the north.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site and access are under separate titles but assumed to be under single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	Given access and residential adjacency, it is unlikely that this site will be deliverable for employment development.
Overall Assessment	
Summary	The site is not considered suitable for employment development due to the requirement for access through a residential area, which would give rise to amenity and compatibility concerns.

Mickleton

Ref	MK3, 16, 17, 21, 22, 23
Site	Strategic Northern Extension Mickleton
Size (Ha)	c.40ha



Locational Factors	
SRN Access	Poor - Site located around 14km from A46
Local Access	Site access is located off Stratford Road / B4632, providing links to Chipping Campden and Willersley.
Public Transport	The closest bus station is on Stratford Road access point. This stop provides services to Moreton in Marsh and Stratford-on-Avon bi-hourly
Labour Access	Poor – Mickleton has a limited labour supply.

Spatial Strategy Considerations	Mickleton is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	No physical constraints on Site.
Current Policy / Planning Position	Site is within the Vale of Evesham heavy goods vehicle control zone, as set out in the Local Plan.
Local Demand Factors	Moderate commercial demand, lack of existing clustering however strategic residential development could generate demand for E(g) uses
Surrounding Uses	Residential uses to the south of the site. Agricultural land to the north and west.
Potential Employment Uses	E(g)
Deliverability Factors	
Landownership And Control	Multiple private owners
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development
Deliverability And Deliverability Timescales	Medium to long term – would be supported by wider strategic mixed-use development only, employment could not come forward in isolation.
Overall Assessment	
Summary	Within a wider mixed-use allocation a small quantum (1-2ha) of E(g) use is considered appropriate – studio / co-working space.

Ref	MK2B&C
Site	Land east of Canada Lane
Size (Ha)	2.18 + 3
	
Locational Factors	
SRN Access	Poor - Site located around 14km from A46
Local Access	Site access is located off Stratford Road / B4632, providing links to Mickleton and other towns such as Chipping Campden and Willersley. Site is accessed via Furrow Way via residential area.
Public Transport	The closest bus station is 40m south of the access point. This stop provides services to Railway station and Noel Arms Hotel.
Labour Access	Poor – Mickleton has a limited labour supply.
Spatial Strategy Considerations	Mickleton is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	Cotswold National Landscape.

Current Policy / Planning Position	Site is within the Vale of Evesham heavy goods vehicle control zone, as set out in the Local Plan.	
Local Demand Factors	Mickleton is closely located to commercial development at Meon Vale, however this is seen as a secondary location given poor SRN access. New build commercial development would not be commercially viable at this location.	
Surrounding Uses	Residential units to the south, west and east of the Site. Greenfield land to the north..	
Potential Employment Uses	E(g) / B2/ B8	
Deliverability Factors		
Landownership And Control	Site is under single ownership	
Infrastructure Requirements	Major infrastructure requirements to unlock access to the site.	
Deliverability And Deliverability Timescales	Commercial development would not be deliverable given lack of commercial development	
Overall Assessment		
Summary	Employment development is not desirable at this location, inappropriate access through the residential area. New build commercial development would not be commercially viable.	

Ref	MK12A
Site	Land east of Broad Marston Road
Size (Ha)	1.56
	
Locational Factors	
SRN Access	Poor - Site located around 14km from A46
Local Access	Access is off Broad Marston Road, leading onto Broadway Road / B4632 and Campden Road / B4081. Site access point is off Broad Marston Road, on the western boundary of the Site.
Public Transport	The closest bus stop is approx. 460m east of the Site. This bus stop provides services to Stratford-upon-Avon.
Labour Access	Poor – Mickleton has a limited labour pool
Spatial Strategy Considerations	Mickleton is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	No physical constraints on site.

Current Policy / Planning Position	Site is within the Vale of Evesham heavy goods vehicle control zone, as set out in the Local Plan.
Local Demand Factors	Site is within proximity of Seyfried (Bird Industrial Estate) an reasonable distance to travel via public transport to larger employment hubs. Existing commercial sites within Mickleton.
Surrounding Uses	Residential uses to the east of the Site, with greenfield land to the west, north and south.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development
Deliverability And Deliverability Timescales	Commercial development is not considered deliverable in this location due to the absence of an established commercial market and limited demand.
Overall Assessment	
Summary	Employment development is not desirable in this location and new build commercial development would not be commercially viable.

Ref	MK19
Site	Land west of Broad Marston Road
Size (Ha)	7.82
	
Locational Factors	
SRN Access	Poor - Site located around 14km from A46
Local Access	Access to the site would be through the front parcel leading out onto Broad Marston Road. Broad Marston Road leads onto Broadway Road / B4632 and Campden Road / B4081.
Public Transport	The closest bus stop is approx. 460m east of the site. This bus stop provides services to Stratford-upon-Avon.
Labour Access	Poor – Mickleton has a limited labour pool
Spatial Strategy Considerations	Mickleton is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	Norton Hall Special Landscape Area.

Current Policy / Planning Position	Site is within the Vale of Evesham heavy goods vehicle control zone, as set out in the Local Plan.
Local Demand Factors	Site is within proximity of Seyfried (Bird Industrial Estate) an accessible distance to travel via public transport to larger employment hubs. Existing commercial sites within Mickleton.
Surrounding Uses	Residential uses to the east of the site, with greenfield to the west, north and south of the site.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development
Deliverability And Deliverability Timescales	Commercial development would not be deliverable given lack of commercial development
Overall Assessment	
Summary	Employment development is not desirable at this location and new build commercial development would not be commercially viable.

Ref	MK20B
Site	Land north of Broadway Road
Size (Ha)	10.52
	
Locational Factors	
SRN Access	Poor - Site located around 14km from A46
Local Access	Site is located off Broadway Rd / B4632, leading to Campden Road / B4081. B-roads provide links to other towns providing employment hubs.
Public Transport	The closest bus stop is 540m to the east of the Site, providing services to Railway station, Cheltenham, Four Pools and Noel Arms Hotel.
Labour Access	Poor – Mickleton has a limited labour pool
Spatial Strategy Considerations	Mickleton is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	Cotswold National Landscape and Norton Hall Special Landscape Area.

Current Policy / Planning Position	Site is within the Vale of Evesham heavy goods vehicle control zone, as set out in the Local Plan.
Local Demand Factors	Site is within proximity of Seyfried (Bird Industrial Estate) an accessible distance to travel via public transport to larger employment hubs. Existing commercial sites within Mickleton.
Surrounding Uses	Commercial/ Industrial to the east of the Site, B&B use to the west and residential to the south.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site ownership is split across three titles
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development
Deliverability And Deliverability Timescales	Commercial development would not be deliverable given lack of commercial development
Overall Assessment	
Summary	Employment development is not desirable at this location and new build commercial development would not be commercially viable.

This page is intentionally left blank

Draft document for Council governance process July and August 2026

Cotswold District Employment Land Monitoring Statistics Report

For the monitoring period 1 April 2020 to 31 March 2025

COTSWOLD
District Council

Contact Details

Forward Planning

Cotswold District Council

Trinity Road

Cirencester

GL7 1PX

Tel: 01285 623000

Email: local.plan@cotswold.gov.uk

Web: www.cotswold.gov.uk

Contents

1. Introduction 4
How is the data set out? 4
Why monitor employment land statistics? 5
2. Summary of employment development in Cotswold District 2020/25 6
3. Completions in 2020/25 9
4. Commitments at 1 April 2025 31
5. Lapsed planning permissions in 2020/25 44

1. Introduction

1.1 Cotswold District Council maintains a record of planning permissions that result in the gain or loss of employment land and floorspace. Usually, a site-by-site survey is undertaken each year to determine which permissions are being implemented, which have been completed and any that have expired. However, due to time and capacity constraints, this work has been delayed in recent years.

1.2 The monitoring period covered in this report therefore runs from 1 April 2020 to 31 March 2025 (hereafter referred to as 2020/25). This document reports on net changes to different types of employment land and floorspace in 2020/25. Account is taken of any loss of employment land or floorspace occurring as a result of demolition or conversion. Some sites may show a loss where a building has been demolished or is in the process of having a change of use. These sites may also appear in the commitments section as the replacement building or use has either not started or is under construction.

1.3 While accurate at the time of publication, this report is subject to change due to continuing monitoring.

How is the data set out?

1.4 This report is divided into five sections. Following this Introduction (Section 1), Section 2 provides a summary of employment development in Cotswold District. Sections 3, 4 and 5 provide schedules of completions, commitments and lapsed planning permissions respectively.

1.5 The figures are summarised into different types of employment land use class that were present in April 2025. Further details of the use classes can be seen on the Planning Portal website, and a summary is provided below:

- E(g) – Commercial, Business and Service (formerly B1)[1]
  - E(g)(i) – Offices
  - E(g)(ii) – Research and Development of Products or Processes
  - E(g)(iii) – Industrial processes
- B2 – General Industrial
- B8 – Storage or Distribution

1.6 The site areas and floorspace measurements used in this report are taken from planning application forms and the Council's own measurements of site areas.

[1] Class E(g) includes activities previously covered under the revoked Class B1(a, b, c) and now forms part of the broader Class E – Commercial, Business and Service category established in the 2020 Use Classes amendments.

Where measurements are not provided, they are calculated using information submitted to support planning applications.

1.7 There are cases where there is more than one type of use proposed to be gained or lost and where the floorspace or site area is not defined by the respective planning land use classes. In such cases, the Council has used the supporting information provided with the planning application to calculate the proposed floorspace or site area. For instance, where a development creates or loses more than one type of use, the site area has been calculated proportionately using the proposed floorspace loss or gain as a guide. In cases where it is not possible to ascertain a breakdown of how much floorspace or land is being lost or created, the overall floorspace / site area has been reported or it has only been shown that a planning application exists, but the site area or floorspace measurements are not reported at all.

1.8 Consideration has also been given to whether developments are on existing economic development land or whether new economic development land is being created. In the circumstance where a scheme intensifies the use of existing site, only the part of that site that receives new development has been reported as new economic development land and not the entire site.

Why monitor employment land statistics?

1.9 The Cotswold District Local Plan (2011-31) (the adopted Local Plan) implements economic objectives through several policies, which include providing land allocated for economic development (policies S1-S19) and protecting Established Employment Sites (policy EC2). Through this, the adopted Local Plan provides the spatial framework to support the implementation of the Council's corporate priorities and the strategic economic ambitions for Gloucestershire.

1.10 Monitoring also helps to identify patterns of change and tests whether policies are working or whether they will need to be revised in the next Local Plan review. Furthermore, providing up to date information helps to make more informed decisions when determining planning applications, such as the current position on the need for a particular type of development.

2. Summary of employment development in Cotswold District 2020/25

2.1 Table 1 provides a summary of completed employment developments in the District in 2020/25.

2.2 Despite a gain of 6.53 hectares (ha) of E(g) employment land, this only results in 57 square meter gain (m^2) of E(g) floorspace. The reason for this is that the employment land lost was used more intensively with 6.66 ha of land lost holding almost the same amount of floorspace in square meters as the 13.20 ha of land gained.

Table 1 – Completions in 2020/25

Use Class	Gain (ha)	Gain (m^2)	Loss (ha)	Loss (m^2)	Net change (ha)	Net change (m^2)
E(g) – Offices / R&D / Industrial Processes	13.20	14,237	6.66	14,180	6.53	57
B2 – General industrial	6.59	8,667	5.39	7,880	1.20	787
B8 – Storage or distribution	18.07	30,342	9.21	7,433	8.86	22,909

2.3 Table 2 summarises employment developments in the District at 1 April 2025 that had planning permission and were either not started or were under construction.

Table 2 – Commitments at 1 April 2025

Use Class	Gain (ha)	Gain (m^2)	Loss (ha)	Loss (m^2)	Net change (ha)	Net change (m^2)
E(g) – Offices / R&D / Industrial Processes	19.54	59,945	0.92	1,583	18.62	58,362
B2 – General industrial	9.30	21,080	1.93	3,870	7.37	17,210
B8 – Storage or distribution	11.24	22,375	1.52	2,882	9.72	19,493

2.4 Table 3 analyses whether the District's 24.4ha B class employment land requirement[2] is on course to being delivered by 2031, which is the end of the adopted Local Plan period. The table shows that the combined total for completions for the period 2016/25, commitments at 1 April 2025 and adopted Local Plan employment land allocations are expected to deliver the full 24.4ha employment land requirement. With the changes to the Use Classes system the Council now includes the new E(g) class instead of B1.

[2] Provided in adopted Local Plan policy DS1 for the period 1 April 2016 to 31 March 2031

2.5 More than three times the amount of employment land is expected to be delivered by the end of the adopted Local Plan period (73.24 ha) compared to the identified need (24.4 ha).

2.6 A substantial part of this gain comes from B8 employment land with almost double the required amount already delivered and triple the amount forecast when including commitments. While B8 plays a valuable role in supporting logistics and supply chains, the scale of growth has implications for employment land availability for higher-value E(g) and B2 uses, and future economic balance. B8 typically generates lower employment and occupies larger sites, the strong growth in this sector may influence the District's ability to accommodate future office, R&D, and industrial demand.

Table 3 – Gain / loss of B and E(g) class employment land

Type	Net land gained / lost (ha) (2016-2025)	Net committed land (ha) at 1 April 2025	Net remaining allocated land (ha) at 1 April 2025	Total	Requirement (ha)	Shortfall?
E(g)	8.86	18.62	8.25	35.73	16.60	No
B2	3.05	7.37	0	10.42	-2.10	No
B8	17.37	9.72	0	27.09	9.90	No
Total	**29.28**	**35.71**	**8.25**	**73.24**	**24.40**	No

2.7 The adopted Local Plan also includes a forecasted gain of 64,626m2 B1 Office floorspace[3]. However, with the changes to the Use Classes system, developers are now able to gain permission for E(g) Use Class without needing the specify which of the 3 subdivision (such as E(g)(i) – Offices) they are planning to implement. The forecasted gain is therefore now compared to the overall figures for the new E(g) class.

Table 4 – Gain / loss of E(g) Floorspace

Type	Floorspace forecast (m^2) (2016-2031)	Annualised floorspace forecast (m^2)	Net floorspace gained / lost (m^2)	Net committed floorspace (m^2) at 1 April 2025	Cumulative E(g) floorspace built or committed (m^2) at 1 April 2025
E(g)	64,626	4,308	7,453	58,362	65,815

[3] Provided at paragraph 6.1.4 of the adopted Local Plan for the period 1 April 2016 to 31 March 2031

2.8 Table 5 monitors the adopted Local Plan employment land allocations. Four of the allocations have gained planning permission since the adoption of the Local Plan in August 2018.

Table 5 – Employment Land Allocations at 1 April 2025

Parish	Site Name	Size (ha)	Type	Permission
Allocations with Permissions				
Cirencester	Land to the south of Chesterton	9.10	B1/B2/B8	16/00054/OUT
Bourton-on-the-Water	Land north of Bourton Industrial Estate / Business Park	3.38	B1/B2/B8	15/03318/OUT
Chipping Campden	Battle Brook / Extension to Campden Business Park	0.67	B1/B2/B8	21/03116/OUT
Willersey	Land north of B4632 and east of employment estate	1.97	B1/B2/B8	22/03534/FUL
Allocations Without Permissions				
Lechlade	Land north of Butler's Court	1.25	B1	–
Moreton-in-Marsh	Fire Service College B	7.00	B1	–

3. Completions in 2020/25

3.1 Table 6 lists the economic developments completed in Cotswold District in 2020/25 by individual sites.

Table 6 – Net completions by individual sites in 2020/2025

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
3638.1	Adlestrop	16/04455/FUL	Sub-Unit 2, 19 Love Lane Industrial Estate, Love Lane, GL7 1YP	Formation of second and third floors new roof and works to existing two storey industrial building	B2	0.058	0.058	416	-	-	-	-
5090.8	Adlestrop	18/04961/FUL	Daylesford Organic Farm Shop, GL56 0YG	Change of use from office (Class B1(a)) and storage (Class B8) with ancillary staff and laundry facilities to spa/well-being centre (Class D2); erection of a single storey extension and external alterations	-	-	-	-	E(g)(i) B8	0.08	0.03 0.05	308 537
5090.11	Adlestrop	19/03593/FUL	New Farm, Daylesford, GL56 0YG	Change of use from workshop warehouse and distribution (Class B1/B8) to a gym and clubhouse with ancillary facilities (Class D2) including associated external works	-	-	-	-	E(g)(ii) B8	0.2	0.11 0.09	402 300
5090.12	Adlestrop	19/04613/FUL	Daylesford Organic Farm Shop, GL56 0YG	Demolition and removal of existing storage buildings and plant equipment and erection of new building to form a gym and clubhouse (Class D2) with ancillary facilities including outdoor pool and associated external works	-	-	-	-	B8	0.04	0.04	395

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
21/01011	Adlestrop	21/01011/FUL	New Farm, Daylesford, GL56 0YG	Partial conversion and extension of workshop warehouse and distribution building to form retail area for garden and associated products and associated external works (part retrospective)	-	-	-	-	B8	0.26	0.26	396
2521.2	Andoversford	19/02509/FUL	Eagle Europe Ltd, Hermes House, Andoversford Link, Andoversford Industrial Estate, GL54 4LB	Conversion of existing single storey workshop to office space addition of mezzanine floor and alterations to fenestrations	E(g)(i)	0.05	0.05	86	-	-	-	-
1175.2	Andoversford	18/02372/FUL	Bay 7, Unit 1, Andoversford Industrial Estate, GL54 4LB	Proposed development of 3 new industrial units on a vacant part of the existing industrial estate	B2 B8	1.15	0.58 0.58	641 641	-	-	-	-
22/01944	Andoversford	24/00657/FUL	Unit 3, Andoversford Industrial Estate, GL54 4LB	Creation of self-storage centre comprising the siting and conversion of a cluster of shipping containers and associated parking and Change of Use of the existing building for mixed general industrial (Use Class B2); and storage and distribution purposes (Use Class B8)	B8	0.36	0.36	459	B2 E(g)(i)	0.36	0.31 0.04	349 49
7589	Avening	19/00276/FUL	Block G, Longfords Mill	External alterations and conversion of Block G to 8 residential flats (4x1 2x2 & 2x3 beds) with associated parking landscaping and other works	-	-	-	-	B2	0.16	0.16	978
21/01510	Bagendon	21/01510/FUL	Springfield Farm Units, Perrotts Brook, GL7 7DT	Re-Cladding of existing business units construction of additional business unit and new signage to site entrance	E(g)(iii)	0.4	0.4	136	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
3296	Batsford	19/02435/FUL	Batsford Estate Office, Batsford Park, GL56 9QF	Conversion of storage buildings to (B1) offices, erection of a single storey rear extension and new office building (B1) and associated landscaping (Amendments to design of scheme and siting of unit 1 approved under permission 17/02351/FUL)	E(g)(i)	0.25	0.25	285	B8	0.25	0.25	155
23/01864	Batsford	23/01864/FUL	Land Known As Sandpit Bridge, Stratford Road, Moreton-In-Marsh	Erection of commercial unit (Use Classes B8 and E(g)(iii)) and associated works (Resubmission)	B8 E(g)(iii)	0.35	0.26 0.09	450 150	-	-	-	-
7852	Beverstone	17/04110/FUL	Barn at Manor Farm, Chavenage, GL8 8XW	Re-use of an agricultural building to form a flexible event space falling under Use Classes D1 (Non-Residential institutions) D2 (Assembly and Leisure) and B1 (Business)	E(g)	0.1	0.1	91	-	-	-	-
21/03579	Beverstone	21/03579/FUL	5A Babdown Airfield, Babdown, GL8 8YL	Erection of B8 storage and distribution building	B8	2.37	2.37	3042	-	-	-	-
21/03308	Beverstone	23/01676/FUL	Unit 7, Babdown Airfield, Babdown, GL8 8YL	Erection of extension to existing factory	B2	0.9	0.9	1080	-	-	-	-
20/03209	Bibury	20/03209/FUL	Barnsley Hill Farm, GL7 5LY	Conversion of part of agricultural building to business use erection of an extension to provide home office and cladding existing building with oak	E(g)	0.05	0.05	90	-	-	-	-
0458.6	Blockley	18/03603/FUL	Unit 1, Northcot Business Park, Station Road, GL56 9LH	Erection of steel-framed building with galvanised steel cladding and facing brickwork base constructed on existing concrete slab	B8	0.05	0.05	465	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
4099.2	Blockley	19/04496/FUL	Land adjacent to Units 107 and 113, Northwick Business Centre, Northwick Park	Erection of three American Steel Span (Quonset) buildings to be used for B-Class purposes and ancillary uses for letting to business tenants	E(g)	0.03	0.03	215	-	-	-	-
24/01256	Blockley	24/01256/FUL	Unit 94, Northwick Business Centre, Northwick Park, GL56 9RF	Erection of replacement factory unit following fire	B2	0.05	0.05	256	B2	0.05	0.05	256
20/02982	Bourton-on-the-Hill	20/02982/FUL	Troopers Lodge Garage, GL56 9TE	Change of use to vehicle storage yard in association with garage workshop and retention of vehicle storage bay shed for high sided vehicles	B8	0.29	0.29	69	-	-	-	-
24/02290	Bourton-on-the-Hill	24/02290/FUL	Batsford Arboretum, Batsford Park, Batsford, GL56 9AT	Erection of larger replacement maintenance building with roof mounted solar array	B8	0.14	0.14	281	B8	0.14	0.14	141
21/01009	Bourton-on-the-Water	21/01009/FUL	Land And Building East Of Sycamore Barn, Bourton Industrial Park	Change of use from B1 use to B2 use for the continued use of the premises for mechanical repairs and servicing of light vehicles to facilitate the use of Unit 2 as a driver vehicle standards authority (DVSA) approved MOT Testing Station (part retrospective)	B2	0.15	0.15	400	E(g)(iii)	0.15	0.15	400
21/01465	Bourton-on-the-Water	21/01465/FUL	3A Willow Court, Bourton Industrial Park, GL54 2HQ	Proposed change of use of part of existing MOT testing centre to bakery serving takeaway drinks and food	-	-	-	-	B2	0.01	0.01	15
22/00867	Bourton-on-the-Water	22/00867/FUL	Unit T1, Bourton Industrial Park, GL54 2HQ	Erection of a 3 bay warehouse extension	B8	0.13	0.13	324	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
3475	Brimpsfield	19/01931/FUL	The Muzzards, Climperwell Road, GL4 8LB	Change of use of woodstore to commercial food production (B1(c))	E(g)(iii)	0.01	0.01	19	-	-	-	-
23/00294	Brimpsfield	23/00294/FUL	The Old Haulage Yard, Cirencester Road, Birdlip, GL4 8JL	Change of use from microbrewery use only to Jays Timber Limited for use as a Timber and Fencing Yard (Use Class B2) (retrospective)	B2	0.21	0.21	215	B2	0.21	0.21	215
8151	Chedworth	19/02172/FUL	Manor Farm, GL54 4AA	Demolition of cow cubicles and erection of a new building for cheese manufacturing	E(g)(iii)	0.25	0.25	405	-	-	-	-
23/01442	Chedworth	23/01442/FUL	The Old Parlour, GL54 4BU	Demolition of cow cubicles and erection of a new building for cheese production	B2	0.32	0.32	264	-	-	-	-
24/03287	Chipping Campden	24/03287/FUL	Unit 3, 1st And 2nd Floor, Grafton Mews, High Street, GL55 6AT	Retrospective change of use from use class E to Hair and Beauty Therapy (sui generis)	-	-	-	-	E(g)(i)	0.01	0.01	107
2650	Cirencester	15/04983/FUL	Batten & Allen, Bridge Road, GL7 1NQ	Extension to warehouse	B8	0.64	0.64	129	-	-	-	-
4709.1	Cirencester	17/05180/FUL	32-36 Elliott Road	Erection of an accident repair facility to repair and repaint cars and light vans include parking drainage and a vehicle wash	B2	0.47	0.47	955	-	-	-	-
3340	Cirencester	17/04759/FUL	Ewe Pens Farm, Cirencester, Park, GL7 6LX	Change of use and conversion and alteration of agricultural stone barn to B1 office use. Formation of parking bays to front of barn structure	E(g)(i)	1.01	1.01	650	-	-	-	-
5610.2	Cirencester	18/04552/FUL	1 The Old Kennels, Cirencester Park, GL7 1UR	Change of use to extend existing microbrewery with ancillary on and off sales	E(g)(ii)	0.01	0.01	3	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
9999	Cirencester	19/01334/FUL	Unit A, Meadow Road, GL7 1YA	Change of use from B1 (Office) to D1 (Nursery)	-	-	-	-	E(g)(i)	0.26	0.26	340
0190.2	Cirencester	19/00408/FUL	Gloucester House, 60 Dyer Street	Conversion of first floor office into two dwellings	-	-	-	-	E(g)(i)	0.04	0.04	112
0190.3	Cirencester	19/01389/FUL	Gloucester House, 60 Dyer Street	Removal of stud wall and conversion into two studio flats with new stud walls in part of ground floor rear office area	-	-	-	-	E(g)(i)	0.02	0.02	73
6533	Cirencester	19/00846/FUL	No 2 College Farm Buildings, Tetbury Road, GL7 6PY	Convert existing redundant agricultural buildings into self storage units (Use Class B8)	B8	0.11	0.11	41	-	-	-	-
23/02792	Cirencester	23/02792/FUL	Carpenters Building, Carpenters Lane	Conversion of offices (use class B1) to 3no. apartments to be used as holiday lets	-	-	-	-	E(g)(i)	0.04	0.04	364
20/04503	Cirencester	20/04503/FUL	31 Dyer Street, GL7 2PP	Change of use from B1 office to C3 residential unit and erection of a single storey rear extension	-	-	-	-	E(g)(i)	0.03	0.03	134
21/01879	Cirencester	21/01879/FUL	Unit 3, Quarry Bridge Works, 80 Chesterton Lane, GL7 1YD	Partial change of use from Class B2 to Class 1 & 2 Single Bay MOT testing centre (Sui Generis) and associated development - Retrospective	B2	0.12	0.12	101	B2	0.12	0.12	15
21/03714	Cirencester	21/03714/FUL	Williams & Ford (1985), 44 Querns Lane, GL7 1RH	Demolition of 44 Querns Lane change of use to garage forecourt and associated works	B2	0.06	0.06	124	E(g)(i)	0.06	0.06	62
21/04008	Cirencester	21/04008/FUL	3 Cripps Road, GL7 1HN	Change of use of first floor from offices to living accommodation (partially retrospective)	-	-	-	-	E(g)(i)	0.01	0.01	36

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
21/01509	Cirencester	21/01509/FUL	The Coach House, Gloucester House, 60 Dyer Street, GL7 2PT	Conversion of office space into 4 flats	-	-	-	-	E(g)(i)	0.02	0.02	318
21/04812	Cirencester	21/04812/FUL	First And Second Floor, 8 - 10 Castle Street	Conversion of first and second floors from Use Class E to Use Class C3 to form 3 residential units	-	-	-	-	E(g)	0.02	0.02	311
22/03866	Cirencester	22/03866/FUL	T R W Automotive, Phoenix Way, GL7 1QG	Proposed change of use of existing commercial building to flexible Class E and B8 (Storage) Use	B8	0.95	0.95	1436	E(g)(ii)	0.95	0.95	1436
23/00554	Cirencester	23/00554/FUL	39 Victoria Road, GL7 1ES	Demolition of workshop erection of 2.5 storey side extension and associated change of use of land from use class E to C3	-	-	-	-	E(g)(iii)	0.13	0.13	105
23/01553	Cirencester	23/01553/FUL	Units 8 – 9, Querns Business Centre, Whitworth Road, GL7 1RT	Change of use to Class E to facilitate use as a fitness centre	-	-	-	-	E(g)(i)	0.04	0.04	327
22/02580	Cirencester	22/02580/FUL	Cowley House, 12 Black Jack Street, GL7 2AA	Conversion of first and second floors to 3 no. one bedroom flats	-	-	-	-	E(g)(i)	0.01	0.01	117
21/04204	Cirencester	21/04204/FUL	Barton Hall, 29 Gloucester Street, GL7 2DJ	Change of use and conversion from B1 office to residential dwelling with guest annex garden and off-street parking	-	-	-	-	E(g)(i)	0.06	0.06	110
21/01231	Cirencester	21/01231/FUL	11 Love Lane, GL7 1YG	Demolition of existing building and erection of two buildings for office and storage use	B8 E(g)(i)	0.17	0.04 0.13	210 674	E(g)(i)	0.17	0.17	36

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
20/01576	Cirencester	20/01576/FUL	74 Dyer Street, GL7 2PW	Change of use of former office (Use Class E(g)(i)) to 3 No. flats (Use Class C3) and 1 No. retail unit (Use Class A1) and associated external alterations including the installation of a rear dormer window and alterations to fenestration	-	-	-	-	E(g)(i)	0.02	0.02	343
20/00737	Cirencester	20/00737/FUL	6 West Market Place, GL7 2NH	Change of use from retail (A1) to non-residential institution (D1) to operate as a parish centre	E(g)(i)	0.01	0.01	28	-	-	-	-
20/03801	Cirencester	20/03801/FUL	Ingleside House, 5 Beeches Road, GL7 1BN	Change of use from offices to hotel with event spaces (sui generis) installation of a flue and erection of single storey extension to form plant	-	-	-	-	E(g)(i)	0.21	0.21	694
20/04160	Cirencester	20/04160/FUL	Chesterton Manor, 2 Watermoor Road, GL7 1JW	Change of use from Class E to Class F1 (Language School)	-	-	-	-	E(g)(i)	0.12	0.12	259
21/04136	Coates	21/04136/CLEUD	Hailey Wood Sawmill Ltd, Tewksbury Road, GL7 6LA	Application under section 191 to establish the use of land and buildings as a sawmill including the cutting planing and treatment of timber internal and external storage of timber manufacture of timber products and use of buildings 1 & 1A as ancillary offices	E(g)(i) B2 B8	1.64	0.21 0.94 0.5	136 611 324	-	-	-	-
6991	Coberley	18/01615/FUL	Ullenwood Court, Ullenwood	Residential re-development consisting of 26 residential (C3) units and associated works	-	-	-	-	E(g) B2 B8	6.46	2.77 0.5 3.19	3609 650 4144
7095.1	Coberley	17/04768/FUL	Ian Coley Shooting School, GL54 4AX	Extensions to and remodelling of club house	E(g)(i)	0.73	0.73	221	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
21/03347	Coberley	21/03347/FUL	Ian Coley Shooting School, GL54 4AX	Erection of an ancillary storage building	B8	0.01	0.01	90	-	-	-	-
21/00489	Coberley	21/00489/CLEUD	Close Barns 2, GL53 9QY	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for use of building for storage Class B8 Use	B8	0.01	0.01	100	-	-	-	-
21/04478	Coberley	21/04478/FUL	Hartley Farm, Hartley Lane, Leckhampton Hill, GL53 9QN	Retrospective change of use of building from agricultural to commercial use as a micro brewery	B2	0.03	0.03	205	-	-	-	-
22/04357	Coberley	22/04357/FUL	Land Parcel At Crickley Hill, Country Park, Crickley Hill, Birdlip	Installation of 2 no. shipping containers for storage	B8	0.06	0.06	30	-	-	-	-
24/01544	Coberley	24/01544/FUL	National Star College, Ullenwood Manor Road, Ullenwood GL53 9QU	Erection of storage building for machinery used for campus maintenance	B8	0.27	0.27	175	-	-	-	-
7770.2	Colesbourne	19/00783/FUL	The Old Post Office, GL53 9NP	Change of use from B1 (Business) to C3 (Residential)	-	-	-	-	E(g)(i)	0.04	0.04	320
5593.4	Coln St Dennis	19/03345/FUL	The Former Coln Valley Smokery Building, Far Peak, GL54 3JL	Alterations to appearance of building and change of use from Class B2 Use to flexible Classes B1 D1 and D2 Uses (part retrospective)	E(g)(i)	0.11	0.11	252	B2	0.11	0.11	616
20/01030	Coln St Dennis	20/01030/FUL	Upper Farm Buildings, Coln Rogers	Change of use of former agricultural buildings to Class B1 and/or B8 Use and erection of an ancillary building for use as a rest room	B8 E(g)(iii)	0.21	0.1 0.1	293 294	-	-	-	-
20/03368	Coln St Dennis	20/03368/FUL			B8	0.13	0.06	110	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
			Upper Farm Buildings, Along Lane To Fosse Cross, Coln Rogers	Conversion of agricultural building to flexible light industrial and/or storage use Class E and/or Class B8	E(g)(iii)		0.06	110				
7036.1	Cowley	19/02893/FUL	Former Kellands Agricultural Ltd Site, Brimpsfield, Birdlip, GL4 8JH	Construction of five dwellings	-	-	-	-	E(g)(iii)	0.49	0.49	1230
22/01098	Driffield	22/01098/FUL	Cotswold Agricultural Centre, GL7 5QA	Erection of a commercial building to house workshops and materials with associated yard space for materials and equipment	B8	0.17	0.17	416	-	-	-	-
23/02634	Driffield	23/02634/FUL	Fosse Farm, GL7 5QA	Change of use of agricultural yard space to B8 Storage and Distribution for open storage.	B8	0.51	0.51	2600	-	-	-	-
20/02740	Duntisbourne Abbotts	20/02740/FUL	Centurion Garage, Duntisbourne Abbots, GL7 7JR	Replacement of car repairs bay with extended cafe creation of separate access to cottages provision of additional parking spaces and other external alterations/landscaping	-	-	-	-	E(g)(iii)	0.008	0.008	83
3485	Eastleach	18/00035/FUL	5 Macaroni Wood, Noah`s Ark Children`s Venture, GL7 3NF	Change of use of three WW2 RAF accommodation blocks to visitor accommodation storage activity space and employee accommodation associated with Noah`s Ark Children`s Venture charity	-	-	-	-	B8	0.34	0.34	466

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
22/02414	Eastleach	22/02414/OPANOT	Beerfurlong Farm	Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2 Part 3 Class R for change of use of an agricultural building to a flexible commercial use (Use Class B8)	B8	0.13	0.13	500	-	-	-	-
20/01640	Ebrington	20/01640/CLEUD	Home Farm, GL55 6NL	Certificate of Lawful Existing Use for use of part of a barn for the storage of aircraft At Home Farm Ebrington Chipping Campden Gloucestershire GL55 6NL	B8	0.09	0.09	120	-	-	-	-
21/04442	Elkstone	21/04442/OPANOT	Elkstone Studios, GL53 9PQ	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class R for change of use of an agricultural building to a flexible commercial use (amended scheme to application 21/03555/OPANOT)	E(g)	0.05	0.05	290	-	-	-	-
20/04444	Elkstone	21/00803/FUL	Coombe End Farm, Beechpike. GL53 9PQ	Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2 Part 3 Class R for change of use of an agricultural building (Barn D) to a flexible commercial use	B8	0.04	0.04	210	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
23/02237	Evenlode	23/02237/FUL	Home Farm Buildings, North Of Evenlode	Demolition of 1 no. Dutch barn conversion of 2 no. agricultural barns to office use with ancillary community use 1 no. ancillary building 2 no. shepherds huts to provide overnight staff accommodation	E(g)(i)	0.09	0.09	873	-	-	-	-
1399.1	Fairford	17/00803/FUL	Land east of Quest House, London Road	Erection of storage unit with ancillary office	E(g)(i) B8	0.42	0.09 0.31	71 213	B8	0.42	0.42	136
0349.3	Fairford	17/04674/FUL	The Old Clubhouse, Fairford Water Ski Club, Whelford Road, GL7 4DT	Change of use from Class A1 (Retail) to Mixed Use (Class A1 A3 E(g)(iii) and D2) together with associated internal alterations	E(g)(iii)	0.19	0.19	50	-	-	-	-
22/03830	Fairford	22/03830/FUL	Colston House, Market Place, GL7 4AB	Change of use from commercial (Class E) to residential (Class C3) to create 1No. dwelling	-	-	-	-	E(g)(i)	0.01	0.01	27
23/03323	Fairford	23/03323/FUL	Lady Lamb Farm, Meysey Hampton, GL7 5LH	Erection and extension of a class (B2) light industrial building and use as furniture manufacturers (Partially Retrospective)	B2	0.7	0.7	475	-	-	-	-
23/00568	Fairford	23/00568/FUL	Land Parcel At E417506 N200533, Whelford Industrial Yard, Whelford Road	Regularise use of land for B8 (Storage and distribution) purposes (part retrospective)	B8 E(g)(i)	1.68	1.67 0.01	2900 20	-	-	-	-
20/01783	Fairford	23/01200/FUL	Garners Field, London Road, GL7 4DS	Erection of a new storage unit (Use Class B8)	B8	0.03	0.03	89	-	-	-	-
20/02757	Fairford	20/02757/FUL	Fairford Football Club, Cinder Lane, GL7 4AX	Siting of steel storage container	B8	0.02	0.02	22	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
20/00944	Kemble	20/00944/FUL	Purlieus Farm, Ewen, GL7 6BY	Rebuilding and change of use of Dutch barn to form office and show room (B1)	E(g)(i)	0.01	0.01	70	-	-	-	-
21/00030	Kempsford	21/00030/FUL	The Stables, Totterdown Lane, Fairford, GL7 4DG	Retrospective change of use to commercial workshop (Class B2) and storage (Class B8)	B2	1.57	0.79	421	-	-	-	-
					B8		0.79	421				
9290	Lechlade	18/04469/FUL	Magnet House, High Street, GL7 3AE	Change of use from single dwelling into ground floor office (Use Class B1) and first floor flat	E(g)(i)	0.02	0.02	45	-	-	-	-
4188	Lechlade	19/01450/FUL	Little Lemhill Farm, Hambidge Lane, GL7 3EB	Conversion of existing 19th Century barn into a recording studio and reception area	E(g)(i)	0.02	0.02	210	-	-	-	-
20/01927	Lechlade	20/01927/FUL	Colleys Supper Rooms, High Street, GL7 3AE	Change of use of existing mixed use premises from a restaurant with ancillary office and staff facilities and 3 bedroomed flat to a new mixed use premises comprising 1 commercial unit within Use Classes A1 A2 or B1 1 house and 2 flats	E(g)(i)	0.08	0.08	83	-	-	-	-
21/00737	Lechlade	21/00737/FUL	Lechlade Marina, Fairford Road, Downington, GL7 3DL	Change of use from a retail chandlery shop to a self-storage unit to include fenestration alterations bin store and car parking	B8	0.09	0.09	68	-	-	-	-
24/02580	Lechlade	24/02580/FUL	Flat, Magnet House, High Street, GL7 3AE	Change of use from residential to office	E(g)(i)	0.01	0.01	45	-	-	-	-
6888.2	Long Newton	19/02816/FUL	Boldridge Brake, Crudwell Lane, GL8 8RT	Erection of lean-to extension to existing processing/bagging shed	B2	0.03	0.03	200	-	-	-	-
23/00572	Long Newton	23/00572/FUL	Church Farm, Crudwell Lane, GL8 8RS	Change of use from Use Class B8 (car storage) to Use Class E (g) (iii)	E(g)(iii)	0.07	0.07	219	B8	0.07	0.07	219

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
21/03638	Longborough	21/03638/FUL	Sterling House, Moreton Road, GL56 0QJ	Erection of a single storey warehouse extension	B8	0.33	0.33	270	-	-	-	-
0472	Meysey Hampton	18/00136/OPANOT	The Old Parlour, Jenners Farm, High Street	Change of use of agricultural building to a flexible commercial use falling within Use Class B1	E(g)	0.05	0.05	480	-	-	-	-
0472.1	Meysey Hampton	19/00104/FUL	Jenners Farm, High Street, GL7 5LD	Change of use of farm buildings to storage units (Class B8 Use) with alterations to provide doors to facilitate use	B8	0.3	0.3	688	-	-	-	-
0472.2	Meysey Hampton	18/04440/FUL	Jenners Farm, High Street, GL7 5LD	Conversation of farm buildings to B1 light industrial use B8 storage use and/or the storage and maintenance of motor vehicles	E(g)(iii) B8	0.05	0.01 0.01	108 107	-	-	-	-
21/02583	Meysey Hampton	21/02583/FUL	Jenners Farm, High Street, GL7 5JT	Conversion of agricultural buildings into flexible storage and/or light industrial use [Use Classes B8 and/or E(g)] including external alterations.	B8 E(g)	0.85	0.43 0.42	582 581	-	-	-	-
20/01883	Meysey Hampton	24/03180/FUL	Agricultural Supply, Welsh Way, Poulton, GL7 5SZ	Demolition of west section of building and alterations to make good and use of existing buildings for the storage of equipment machinery and vehicles (Use Class B8)	B8	1.61	1.61	1144	B2	1.61	1.61	1713
2387	Moreton-in-Marsh	16/05314/FUL	The Old Candle, Shop adjacent to 11 Corders Lane, GL56 0BU	Conversion and alteration of existing building to form single dwelling demolition of existing garage and erection of car port/lean-to structure	-	-	-	-	B2	0.1	0.1	75
5410.9	Moreton-in-Marsh	17/04912/FUL	The Fire Service College, London Road, GL56 0RH	Erection of a temporary modular single storey building and creation of an emergency refuge area	E(g)(ii)	0.03	0.03	188	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
9189.1	Moreton-in-Marsh	18/00869/FUL	Building attached to the Wellington Aviation Museum, Bourton Road, GL56 0BG	Change of use from workshop/store to dwelling	-	-	-	-	B8	0.01	0.01	52
1658	Moreton-in-Marsh	19/00133/FUL	Sparrow Leicester Ltd Instrument Works, rear of Roseville, Oxford Street, GL56 0LA	Conversion and alterations to dwelling	-	-	-	-	E(g)(iii)	0.03	0.03	131
21/02710	Moreton-in-Marsh	21/02710/FUL	Fosseway Garden Centre, Stow Road, GL56 0DS	Erection of a storage building for use in connection with garden centre	B8	0.25	0.25	2544	-	-	-	-
24/03462	Moreton-in-Marsh	24/03462/CLOPUD	The Old Town Workshop, St Georges Close, Old Town, GL56 0LP	Certificate of Lawful Proposed Used Use or Development under section 192 of the Town and Country Planning Act 1990 for use as a commercial bakery (Use Class E(g))	-	-	-	-	E(g)(iii)	0.03	0.03	12
20/03123	Moreton-in-Marsh	20/03123/FUL	H P S Direct, Former Units E-H, Cotswold Business Village, London Road, GL56 0PS	Two storey office extension (part retrospective)	E(g)(i)	0.21	0.21	242	-	-	-	-
7063	Naunton	17/04358/FUL	Brockhill Quarry, GL54 3BA	Change of use of land to equestrian use construction of stables a replacement building for an indoor manege and a 3 year temporary use of land for the stationing of a temporary structure to provide residential accommodation necessary for the management of the site	-	-	-	-	B2	0.1107	0.1107	1107

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
24/02235	North Cerney	24/02235/FUL	Chapel Farm, Chapel Lane, GL7 7DE	Change of use of farm house and outbuilding from its current status as commercial/office use back to its original use as residential	-	-	-	-	E(g)(i)	0.01	0.01	46
20/02374	North Cerney	23/03949/FUL	Land At Calmsden Estate, Calmsden	Change of use of agricultural buildings to flexible office and storage use construction of new office hub building and new agricultural buildings along with associated infrastructure	E(g)(i)	4.25	4.25	2709	B8	4.25	4.25	262
22/03030	Notgrove	22/03030/FUL	Kitehill Barn, GL54 3BT	Change of use and conversion of agricultural store to a garage and MOT area to service vehicles (B2)	B2	0.01	0.01	275	-	-	-	-
22/01634	Oddington	22/01634/CLEUD	Berry Bank, Main Road, GL56 0XW	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of the site as B2 Use (General Industrial) and associated ancillary uses	B2 B8 E(g)(i)	0.5	0.09 0.38 0.01	923 3934 134	-	-	-	-
20/00911	Oddington	20/00911/FUL	The Grain Store, Broadwell	Creation of a new vehicular access alterations/extensions to an existing building (B2) relocation of an existing building (Agricultural) and associated works	B2	0.3	0.3	208	-	-	-	-
9249	Poole Keynes	18/00217/FUL	West End Farm, GL7 6EG	Change of use of agricultural building and curtilage to B1 business	E(g)(i)	0.16	0.16	372	-	-	-	-
3483	Preston	19/02971/FUL	Norcote Workshop, London Road, GL7 5RH	Change of use of commercial storage building to form additional accommodation to existing site manager`s dwelling roof addition to form gable roof	-	-	-	-	B8	0.02	0.02	102

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
22/03490	Preston	22/03490/FUL	Straw Barn, Witpit Lane	Change of use from agriculture to storage use with ancillary office accommodation (retrospective)	B8	0.36	0.36	588	-	-	-	-
21/01815	Quenington	21/01815/FUL	Donkeywell Stone Barn, Donkeywell Farm, Poulton Road	Conversion of disused cattle shed to Class B1(c) light industrial unit for the repair of agricultural machinery	E(g)(iii)	0.05	0.05	190	-	-	-	-
21/02553	Quenington	24/01066/FUL	Court Farm, Church Road, GL7 5BN	Change of use of Court Farmhouse and stable building to offices and education space including alterations to Court Farmhouse and stable building provision of landscaping bicycle store vehicular parking and alterations to access	E(g)(i)	1.52	1.52	497	-	-	-	-
23/03641	Quenington	23/03641/FUL	Unit Ab, Donkeywell Farm, Poulton Road, GL7 5DH	Change of use of agricultural building to a garage and MOT area to service vehicles (B2)	B2	0.05	0.05	442	-	-	-	-
7668	Rendcomb	18/00630/FUL	The Engine Shed, GL7 7DF	Change of use of The Engine Shed from offices (Use Class B1) to residential use (one dwelling)	-	-	-	-	E(g)(i)	0.13	0.13	220
1604	Saintbury	18/03066/FUL	Lower Fields House, Weston Road, WR11 7QA	Replacement of existing light industrial building (use class E(g)(iii)) with three smaller light industrial buildings (use class E(g)(iii))	E(g)(iii)	0.16	0.16	446	E(g)(iii)	0.16	0.16	461
21/03288	Saintbury	21/03288/FUL	The Timber Yard, Buckle Street, Weston Subedge, Chipping Camden, GL55 6QU	New Storage Building	B8	0.54	0.54	288	-	-	-	-
22/00628	Saintbury	22/00628/FUL	Lower Fields House, Weston Road, WR11 7QA	Change of use of part of (Use Class E(g)(iii)) building to sui generis pet crematorium (retrospective)	-	-	-	-	E(g)(iii)	0.01	0.01	150

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
1503.4	Sapperton	18/02483/FUL	Jolly Nice, Stroud Road, Frampton Mansell, GL6 8HZ	Extension to existing farm shop including drive thru outlet bakery and production kitchen. Permanent retention of existing ancillary sales areas existing picnic meadow seating and two existing yurts erection of third yurt	E(g)(i)	0.71	0.71	219	-	-	-	-
22/00752	Sevenhampton	22/00752/FUL	The Deer Park, Park Lane, GL54 5SR	Erection of equestrian office/storage building	E(g)(i)	0.003	0.003	30	-	-	-	-
22/03245	Sevenhampton	22/03245/FUL	Old Forge, Brockhampton, GL54 5XQ	Conversion and change of use of agricultural outbuilding to office building and associated works	E(g)(i)	0.08	0.08	20	-	-	-	-
5668	Shipton Moynes	16/05205/FUL	Shipton Mill, GL8 8RP	Erection of a B1 Office building	E(g)(i)	0.02	0.02	131	-	-	-	-
6641.12	Somerford Keynes	19/04359/FUL	Ballihoo Restaurant, Minety Lake, Lower Mill Estate	Extension to the existing Ballihoo restaurant and associated buildings including the addition of a pizza shack and a separate shop along with site landscaping works and refuse store	B8	0.17	0.17	171	-	-	-	-
21/02175	Somerford Keynes	21/02175/FUL	South Leaze Farm, Shorncote, Somerford Keynes, GL7 6BZ	Change of use of agricultural building to agricultural machinery storage and repair (Class B2 and B8) (Retrospective)	B2	0.24	0.12	278	-	-	-	-
					B8		0.12	279				
20/01610	Somerford Keynes	20/01610/CLEUD	Land Parcel Known As The Lane Garden, Ewen Road	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 - for the use of land as a builders yard and associated storage buildings	B8	0.05	0.05	66	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
7622	South Cerney	19/01178/FUL	Clay Meadow, Cirencester Road, GL7 6HU	Alterations to and change of use of two buildings from agricultural use to Class B1 use	E(g)	0.49	0.49	857	-	-	-	-
20/02547	South Cerney	20/02547/FUL	Summer Lake , Spine Road East, GL7 5LW	Erection of 3 outbuildings	B8	0.07	0.07	210	-	-	-	-
0360.1	Southrop	18/04996/FUL	Bradborough Farm Buildings, GL7 3PG	Change of use of greyhound kennels (Sui Generis) residential flat (C3) and vehicle repair workshop (B2) into a children`s nursery (D1) stationing of two wooden sheds for reception and kitchen use alterations to parking and associated landscaping	-	-	-	-	B2	0.36	0.36	117
0360.3	Southrop	19/03473/FUL	Bradborough Farm Buildings	Partial change of use of Dutch barns and former greyhound kennels building to car workshops and demolition of one bay regularisation of B1 / B8 uses in Dutch barn including building alterations creation of hard standing and landscaping	B2	0.61	0.61	177	-	-	-	-
22/00418	Southrop	22/00418/FUL	Fraser House, Wadham Close, GL7 3NR	Change of use from an office to 1 no. residential dwelling	-	-	-	-	E(g)(i)	0.16	0.16	390
3641	Stow-on-the-Wold	18/02884/FUL	St Edwards House, The Square, GL54 1AB	Change of use of ground floor and basement from A3 to use as either A3 (restaurants/cafes) or A1 (shop) and change of use of first and second floor from office (E(g)(i)) to flat (C3) (Part retrospective).	-	-	-	-	E(g)(i)	0.01	0.01	97

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
23/00822	Stow-on-the-Wold	23/00822/FUL	Barclays Bank Plc, Barclays Bank House, The Square, GL54 1BQ	Conversion & Renovation of former Barclays Bank to form Ground Floor Retail and Office premises together with 3no. First & Second Floor Residential Letting Apartments	E(g)(i)	0.05	0.05	65	-	-	-	-
0896	Swell	18/03491/FUL	Barn adjacent to 1 Bowl Cottage, The Bowl, Lower Swell, GL54 1LE	Conversion of barn to office (B1) insertion of two windows and retrospective replacement of existing windows	E(g)(i)	0.0039	0.0039	39	-	-	-	-
21/01550	Tetbury	21/01550/FUL	15 Long Street, GL8 8AA	Change of use of part of ground floor (rear only) from B1 office use to a C3 one bedroom residential apartment.	-	-	-	-	E(g)(i)	0.01	0.01	44
24/02468	Tetbury	24/02468/FUL	Unit 6, Priory Industrial Estate, GL8 8HZ	Change of use from Sui Generis to Class B8 (Storage or Distribution) together with associated external alterations	B8	0.47	0.47	397	-	-	-	-
20/00834	Tetbury	20/00834/FUL	Peglers Garage Workshop, London Road, GL8 8JQ	Demolition of existing MOT garage and erection of 9 new homes with associated access parking and landscaping	-	-	-	-	B2	0.46	0.46	373
19/03766	Tetbury	19/03766/FUL	15 Long Street, GL8 8AA	Change of use of first and second floor to C3 residential apartments and the installation of secondary glazing	-	-	-	-	E(g)(i)	0.01	0.01	182
22/00360	Tetbury Upton	22/00360/FUL	Close Farm, Bath Road, GL8 8PH	Change of use and conversion from office to 5no. student accommodation	-	-	-	-	E(g)(i)	0.18	0.18	230
23/00698	Tetbury Upton	24/02295/FUL	Upton Grove, GL8 8LP	Demolition of majority of rear wing and storage building conversion of remaining former dairy building to one dwelling and erection of garage	-	-	-	-	B2	0.58	0.58	122

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
23/02228	Todenham	23/02228/OPANOT	Fox Farm House, GL56 9NY	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class R for Change of use from agricultural to flexible commercial use including Storage and distribution	B8	0.09	0.09	856	-	-	-	-
21/02211	Upper Rissington	21/02211/FUL	Builders Store, Sandy Lane	Conversion of Builders` Plant and Store Building to form a single dwelling with associated works	-	-	-	-	B2	0.11	0.11	228
21/03415	Upper Rissington	21/03415/FUL	1 A P Ellis Road, GL54 2QB	Addition of rooflights to existing former gatehouse building to provide additional Class E(g) accommodation	E(g)(i)	0.16	0.16	253	-	-	-	-
20/01757	Upper Rissington	20/01757/FUL	Workshop, The Firs, Little Glebe Lane, GL54 2NX	Erection of single-storey extension and replacement external stairs	E(g)(iii)	0.05	0.05	17	-	-	-	-
20/01657	Upper Slaughter	20/01657/FUL	Units 6 & 7, Manor Farm Buildings, GL54 2JJ	Change of use from B1 to D1 for use as a podiatry practice clinic	-	-	-	-	E(g)(i)	0.01	0.01	36
4564.1	Westcote	17/05031/FUL	Wallground, Nether Westcote, OX7 6SD	Demolition of existing workshop/industrial building and construction of detached five bedroom house	-	-	-	-	B2	0.07	0.07	102
4564.2	Westcote	18/04829/FUL	Church Farm Buildings, OX7 6SD	Demolition of existing industrial buildings and construction of a single residential dwelling	-	-	-	-	B2	0.22	0.22	651
1263.9	Weston Subedge	19/00298/FUL	5 Weston Industrial Estate, Honeybourne Road, WR11 7QB	Extension to industrial unit and relocated parking	E(g)(iii)	0.01	0.01	60	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
0386.3	Weston Subedge	19/00977/FUL	Former Organic Farm Foods, Buckle Street, WR11 7QH	Additional detached warehouse facility parking and turning area	B8	1.64	1.64	1897	-	-	-	-
21/00021	Weston Subedge	21/00021/FUL	Evesham Ltd, Kolcraft Works, 3 Weston Industrial Estate, Honeybourne Road, WR11 7QB	Erection of two storey extension	E(g)(i) E(g)(iii)	0.02	0.01 0.02	72 133	-	-	-	-
0238	Whittington	17/04680/FUL	Whalley Farm, GL54 4HA	Conversion and change of use of the stone barn and meal house from commercial use to provide ten guest bedrooms, the conversion of existing agricultural building to provide a guest pool house	-	-	-	-	E(g)(i)	0.046	0.046	469
20/04081	Wick Rissington	20/04081/FUL	Court Hayes Farm, Wyck Beacon	Demolish existing single storey storage building and erect a two storey storage and ancillary office building	B8 E(g)(i)	0.94	0.47 0.47	93 93	B8	0.94	0.008	83
8381.4	Windrush	19/03214/OPANOT	Pinchpool Farm, OX18 4TT	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class R for change of use of agricultural building to a flexible use falling within Class B1 (Business)	E(g)	0.01	0.01	480	-	-	-	-
21/01145	Withington	21/01145/FUL	Meadowside (Land Adjacent To Willowside Farm)	Creation of 5 residential dwellings (part change of use and part demolition and redevelopment)	-	-	-	-	B2	0.3	0.3	298
24/00951	Withington	24/00951/FUL	Lovat Cottage, GL54 4BB	Demolition of existing workshop and erection of a 1 bed dwelling and associated works	-	-	-	-	B8	0.07	0.07	45

4. Commitments at 1 April 2025

4.1 Table 7 lists employment developments with planning permission at 1 April 2025.

Table 7 – Net commitments at 1 April 2020

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
20/02285	Ampney Crucis	20/02285/FUL	Land South Of Back Lane	Demolition of existing Class B1 building and erection of 3 no. dwellings together with associated ancillary development	-	-	-	-	E(g)	0.49	0.49	93	Under Construction
3946	Andoversford	18/04662/FUL	Swanwick Catering Equipment, Andoversford Industrial Estate, GL54 4HR	Conversion of an existing industrial building (class B8) into an office factory and showroom (class B2) for Countryside Windows including a new first floor bay window and external alterations	B2	0.23	0.23	1145	B8	0.23	0.23	1130	Under Construction
24/01719	Barrington	24/01719/FUL	The Glebe Barn, Great Barrington, Burford, OX18 4US	Conversion of office building to dwelling with associated works	-	-	-	-	E(g)(i)	0.12	0.12	300	Not Started
6236.3	Bourton-on-the-Water	18/04764/REM	Land parcel north of Bourton Industrial Park	Extension of Bourton Industrial Park to provide B1 (office and light industrial) B2 (general industrial) and B8 (storage and	E(g) B2 B8	5.6	3.76 0.86 0.97	8437 1938 2184	-	-	-	-	Under Construction

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
				distribution) employment units (Outline application)									
23/01509	Bourton-on-the-Water	24/00234/FUL	Ebley Tyre And Auto Services, Lansdowne, GL54 2AR	Demolition of commercial buildings change of use to residential erection of 3no. dwellings (1no. detached dwelling and 2no. flats) residential garage/store with associated works (revision to design of 22/00133/FUL)	-	-	-	-	B2	0.19	0.19	1900	Under Construction
22/02324	Bourton-on-the-Water	22/02324/FUL	Unit 2, Bourton Link, GL54 2HQ	Erection of two storey rear extension of industrial unit	E(g)(iii)	0.02	0.02	34	-	-	-	-	Not Started
20/02794	Broadwell	20/02794/FUL	Old Quarry Farm, Moreton Road, Stow-On-The-Wold, GL54 1EG	Construction of storage building	B8	0.39	0.39	70	-	-	-	-	Under Construction
20/02359	Broadwell	20/02359/FUL	Old Quarry Farm, Moreton Road, Stow-On-The-Wold, GL54 1EG	Replacement of existing rural workers dwelling and site office	E(g)(i)	0.39	0.39	9	-	-	-	-	Under Construction
23/02255	Chedworth	24/01767/FUL	New Barn Farm, Fields Road, GL54 4NG	Erection of a workshop and change of use of home office to office-use	E(g)(i) E(g)(iii)	0.51	0.12 0.39	42 153	-	-	-	-	Not Started
23/02910	Cherington	23/02910/FUL			B2	0.47	0.24	540	-	-	-	-	

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Trull Farm Buildings, Trull, GL8 8SQ	Change of use of two agricultural buildings to commercial use	B8		0.24	540					Under Construction
23/03981	Cherington	23/03981/FUL	Trull Farm Buildings, Trull, GL8 8SQ	Change of use of agricultural building to Classes B2 (General Industrial) and B8 (Storage and Distribution)	B2	0.34	0.34	339	-	-	-	-	Not Started
21/03116	Chipping Campden	23/03625/REM	Land South Of Campden Business Park, Battle Brook Drive, GL55 6JX	Approval of reserved matters relating to Appearance, Scale, Layout, Access and Landscaping, pursuant to outline planning permission 21/03116/OUT, for the erection of 78 self-storage units with a total of 1404sqm of B8 storage use	B8	1.59	0.14	1404	-	-	-	-	Not Started
22/01771	Chipping Campden	22/01771/FUL	Cutts Of Campden, The Cambrook, Sheep Street, GL55 6DX	Erection of detached 3-bay garage block and change of use of industrial unit (7) from B2 to retail E(a)	-	-	-	-	B2	0.17	0.17	96	Under Construction
0054.3	Cirencester	10/00964/OUT	The College Triangle Site, Royal Agricultural University, Stroud Road, GL7 6JS	Renewal of extant permission 01/01011/OUT for the development of a business park comprising educational research	E(g) B2 B8	11.85	3.95 3.95 3.95	6271 6271 6271	-	-	-	-	Not Started

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
				agricultural business uses/conference facility access and ancillary works.									
3955	Cirencester	13/02942/OUT	Land between A419 and A417 Kingshill Road	Mixed use development comprising employment floorspace up to 5 000 sqm for B1 Use; residential development (up to 100 dwellings)	E(g)(i)	1.64	1.64	5000	-	-	-	-	Not Started
9150	Cirencester	16/00054/OUT	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development including 9.1 hectares of employment land (B1 B2 and B8 uses)	E(g) B2 B8	9.1	6.39 1.35 1.35	30658 6503 6503	-	-	-	-	Not Started
20/04032	Cirencester	20/04032/FUL	Cotswold Estate Services Limited, Cotswold Estates, Baunton Lane, GL7 7BG	Erection of 2 No. units for use as offices (Use Class E) general industry (B2) storage and distribution (B8) with associated vehicle parking infrastructure and general site improvements	E(g)(i) E(g)(iii)	0.17	0.05 0.12	515 1164	E(g)(i) E(g)(iii)	0.02	0.01 0.01	90 112	Under Construction

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
21/02487	Cirencester	21/02487/FUL	7 Dyer Street, GL7 2PR	Change of use of first and second floors from offices (Class E) to residential (Class C3)	-	-	-	-	E(g)(i)	0.01	0.01	130	Under Construction
22/01300	Cirencester	22/01300 /OPANOT	Apollo Court, Love Lane, GL7 1ZR	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class MA for change of use from class E (Office) to class C3 residential	-	-	-	-	E(g)(ii)	0.09	0.09	357	Not Started
23/00798	Cirencester	23/00798/FUL	Batten & Allen, Bridge Road	Extension to warehouse	B8	0.64	0.64	203	-	-	-	-	Not Started
24/01364	Cirencester	24/01364/FUL	Ewe Pens Farm, Cirencester Park	Conversion of farm building to office use. Demolition of agricultural storage building and its replacement with one of the same size for Park Management use	E(g)(i)	0.25	0.25	638	-	-	-	-	Not Started
24/01824	Cirencester	25/00177/FUL	1-3 Dollar Street And 1 Coxwell Street, GL7 2AJ	Erection of single storey rear extension. Change of use and conversion of existing buildings to create a new dwelling and	-	-	-	-	E(g)(i)	0.05	0.05	93	Under Construction

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
				additional residential floor space									
24/00952	Cirencester	24/00952/FUL	1A The Wool Market, Dyer Street, GL7 2PR	Change of use from office to residential and associated works	-	-	-	-	E(g)(i)	0.01	0.01	39	Not Started
24/01783	Cirencester	24/01783/FUL	16 Bridge Road, GL7 1NJ	Erection of self-storage building demolition of glazed atrium to existing building and associated hard and soft landscaping	B8	0.78	0.78	950	B8	0.78	0.78	50	Under Construction
20/03795	Cirencester	20/03795/FUL	Ewe Pens Farm, Cirencester Park	Change of Use and Associated Development to allow conversion of Agricultural Storage Barn to Flexible Commercial (Use Class E)	E(g)(i)	0.01	0.01	117	-	-	-	-	Under Construction
7076	Coberley	19/00245/ OFRPAN	Cuckoo Pen Farm, Shab Hill, Birdlip, GL4 8JX	Change of use from light industrial to residential	-	-	-	-	B2	0.05	0.05	500	Under Construction
22/02304	Cold Aston	22/02304/FUL	Grove Farm, Grove Farm Lane, GL54 3BJ	Erection of meat processing unit with offices and chilled storage	B2	0.01	0.01	117	-	-	-	-	Not Started
23/03453	Coln St Aldwyn	23/03453/FUL	Coln Community Store, Main	Conversion of the outbuildings to workshops (change of use to Use Class E)	E(g)(iii)	0.11	0.11	174	-	-	-	-	Not Started

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Street, GL7 5AN										
6363	Didmarton	17/02611/FUL	Waste Barn, Knockdown, GL8 8QY	Change of use of agricultural building to 1 no. work/live unit (B1c and C3 use)	E(g)(i)	0.095	0.095	277	-	-	-	-	Under Construction
21/01041	Fairford	21/01041/FUL	Yells Yard, Cirencester Road	Demolition of existing buildings and structures with the conversion and extension of the roadside building to form a single dwelling, together with the erection of 8 one and a half and two storey dwellings, together with garaging, parking, landscaping and all enabling development including access works	-	-	-	-	B8	0.84	0.16	1603	Under Construction
22/04276	Fairford	22/04276/FUL	Milton Farm, Coronation Street, GL7 4HZ	Proposed change of use and operational development including provision of new access (agricultural building to mixed commercial use (Classes B2 B8 and E (excluding retail))	B2 B8 E(g)	0.12	0.04 0.04 0.04	111 111 111	-	-	-	-	Under Construction

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
24/03816	Fairford	24/03816/FUL	Garners Field, London Road, GL7 4DS	Erection of an extension to vehicle storage and maintenance unit	B8	0.84	0.84	97	-	-	-	-	Under Construction
24/02637	Fairford	24/02637/FUL	Land And Buildings To The Rear Of 4 Market Place, GL7 4AB	Erection of 1 no. dwelling associated cycle storage and landscaping. Partial demolition and replacement of existing store and office buildings	-	-	-	-	B8	0.18	0.18	45	Not Started
2867	Hazelton	19/02099/FUL	Hazleton, Autos Garage, GL54 4DX	Partial demolition of existing workshop and erection of four bay extension to workshop 2. Erection of one bay extension and single storey lean to extension to workshop	B2	0.39	0.39	392	B2	0.39	0.39	70	Under Construction
5999.6	Kemble	22/04184/FUL	Building 430, Kemble Airfield	Redesign of previous approved development to create 2 No. new Units D4 and D4a in lieu of Units 2 3 4 and 5	E(g)(iii)	0.159	0.159	413	B2	0.159	0.159	39	Not Started
20/04564	Kemble	24/00827/FUL	Plot D3, Kemble Airfield	Redevelopment of plot to create workshops offices storage and parking	E(g)(i) E(g)(iii)	0.18	0.07 0.11	220 318	-	-	-	-	Not Started
23/00486	Kemble	23/00486/FUL	Linden House, Limes Road	Change of use of ground floor offices to residential use	-	-	-	-	E(g)(i)	0.05	0.05	95	Under Construction

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
				ancillary to existing dwelling and associated works									
21/02230	Longborough	24/01073/FUL	The Sitch, Moreton Road, Longborough, GL56 0QJ	New single storey garage and MOT centre with small storage mezzanine relating to two bays for expansion to be let short term as industrial space	B2	0.14	0.14	401	-	-	-	-	Under Construction
24/00260	Meysey Hampton	24/00260/FUL	Former Composting Site, Welsh Way, Poulton, GL7 5SZ	Change of use of former mushroom composting facility to provide Class B2 vehicle workshop together with ancillary office storage and other associated works	B2	1.64	1.64	3193	-	-	-	-	Not Started
24/00965	Mickleton	24/00965/FUL	Mickleton Nurseries, Stratford Road, GL55 6SU	Erection of barn and associated hardstanding	B8	0.08	0.08	211	-	-	-	-	Not Started
22/03964	Naunton	22/03964/PLP	Land And Building East Of 3 Littlesworth	Permission in principle for the erection of up to two dwellings. Demolition of existing storage building	-	-	-	-	B8	0.17	0.17	54	Not Started
22/04327	North Cerney	22/04327/FUL	Nordown Farm, GL7 7DE	Change of use of existing buildings and yard to mixed B8 B2 and sui generis use	B2	0.39	0.2	462	-	-	-	-	Not Started

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
23/03675	Oddington	23/03675/FUL	Berry Bank, Main Road, GL56 0XW	Change of use of existing general/heavy industrial site (use class B2) to flexible use (use class E(g)i [offices] and E(g)iii [light industrial])	E(g)(i) E(g)(iii)	0.1	0.01 0.09	135 935	B2	0.01	0.01	1070	Under Construction
23/01234	Sapperton	23/01234/FUL	Land Parcel To The East Of Aston Down Airfield, North Of 7-8 Aston Down, Frampton Mansell	Replacement storage industrial building (revision of approved plans to add first floor)	B8	0.01	0.01	98	-	-	-	-	Not Started
24/00615	Somerford Keynes	24/00615/FUL	Mill Village, Lower Mill Lane, GL7 6BG	Erection of two single storey buildings to house Refuse & Recycling and Boat and Bike storage within the area of Copse Mere and associated landscaping	B8	0.08	0.08	192	-	-	-	-	Not Started
22/04338	South Cerney	22/04338/FUL	Fosse Nurseries, Cricklade Road, GL7 5QE	Change of use of part of the site from plant nursery with ancillary sales (Sui Generis) to Use Class E erection of building associated ancillary development and alterations to existing access	B8	0.22	0.22	230	-	-	-	-	Not Started

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
22/00769	Stow-on-the-Wold	22/00769/FUL	Tayler And Fletcher, The Square, GL54 1BL	Change of use from retail and offices (Class E) to hotel accommodation (Class C1) and external alterations	-	-	-	-	E(g)(i)	0.13	0.13	432	Not Started
23/03475	Turkdean	23/03475/FUL	Leygore Farm Barn, GL54 3NY	Erection of single storey extension to office building	E(g)(i)	0.18	0.18	25	-	-	-	-	Not Started
23/03747	Upper Slaughter	23/03747/FUL	Manor Farm Buildings	Change of use of Main Block of Buildings to Children's Nursery (Use Class E(f)) and Use Class E(g) together with internal and external alterations, conversion and extension of Dutch Barn to Use Class E(g) and as a saddlery and retrospective change of use of units 1 & 2 North Range to a veterinary practice (Use Class E (e)) with associated car parking, landscaping and associated works	E(g)	3.81	0.1	1022	-	-	-	-	Under Construction
21/01793	Weston Subedge	21/01793/FUL	Unit 28A, Weston Industrial Estate, Honeybourne	Side Extension	E(g)(i)	0.02	0.02	25	-	-	-	-	Not Started

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Road, Honeybourne, Evesham, WR11 7QB										
24/00997	Weston Subedge	24/00997/FUL	4 Weston Industrial Estate, Honeybourne Road, Honeybourne, Evesham, WR11 7QB	Erection of single storey side extension	B2	0.08	0.08	48	-	-	-	-	Not Started
23/03814	Willersey	24/01262/FUL	The Field, Broadway Road, WR12 7PH	Demolition of existing commercial and domestic buildings and construction of 5 dwellings and associated infrastructure	-	-	-	-	B2	0.96	0.96	195	Not Started
22/03534	Willersey	22/03534/FUL	Orchard Works, Willersey Industrial Estate, WR12 7QF	Employment development comprising new production office workshop and service buildings covered storage areas external storage areas for products and parts parking areas and vehicular access to the B4632 road landscaping and external works	B8 E(g)	3.02	1.51 1.51	3311 3311	-	-	-	-	Not Started

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
24/01803	Windrush	24/01803/FUL	Pinchpool Farm, OX18 4TT	Change of use from conditional agricultural/business use (B1) to B2 (general industrial)/E(g) (commercial business and service)	B2	0.04	0.043	199	E(g)(iii)	0.04	0.04	199	Not Started

5. Lapsed planning permissions in 2020/25

5.1 Table 8 lists the planning permissions that lapsed in 2020/25

Table 8 – Lapsed planning permissions in 2020/25

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
2521.1	Andoversford	17/01631/FUL	Unit 18, Coln Park, Andoversford Industrial Estate, GL54 4HJ	Extension of unit for B8 storage purposes	B8	0.02	0.02	68	-	-	-	-
2480	Baunton	19/03772/OPANOT	Ermin Way Farm, Gloucester Road, Stratton, GL7 2LJ	Change of use of agricultural barn and land within its curtilage to a Flexible Use falling within use Class B1 (business) under Schedule 2 Part 3 Class R of the GPDO	E(g)	0.06	0.06	235	-	-	-	-
20/00918	Baunton	20/00918/FUL	Ermin Way Farm, Gloucester Road, Stratton, Cirencester	Operational development to facilitate the change of use of a building to a Class B1 light industrial unit (Flexible use) as granted prior approval under application reference: 19/03772/OPANOT	E(g)(iii)	0.06	0.06	235	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
0458.5	Blockley	17/02901/FUL	Northcot Brick Ltd, Northcot Business Park, Station Road, GL56 9LH	Single storey extension to Northcot Brick offices to form brick showroom	E(g)(i)	0.01	0.01	126	-	-	-	-
7381	Chipping Campden	19/03667/FUL	Guild House, Sheep Street, GL55 6DS	Change of use from Class C3 (residential) to Class B1a (office)	E(g)(i)	0.14	0.14	135	-	-	-	-
5610.1	Cirencester	18/01318/FUL	The Bothy, The Old Kennels, Cirencester Park, Tetbury Road, GL7 1UR	Change of use from offices to one dwelling including demolition of part of an internal wall and infilling doorway	-	-	-	-	E(g)(i)	0.04	0.04	43
5075	Cirencester	18/02616/FUL	Barn and land east of 1A Barn Way, Stratton	Erection of dwelling and modification of existing vehicular access	-	-	-	-	B8	0.005	0.005	50
19/03868	Cirencester	19/03868/FUL	Cyril Austin & Sons Ltd, The Solid Fuel Centre, 17 Love Lane Industrial Estate, Love Lane, GL7 1YG	Partial change of use to the ground floor of the existing Class A1 retail unit to provide an ancillary Class A3 cafe and the erection of 4 no. Class B1/B8 units with ancillary Class B8 storage building within a new compound	B8 E(g)	0.37	0.05 0.32	186 1053	-	-	-	-
20/04617	Cirencester	20/04617/FUL	Magna Partnership Ltd, 2 Park Lane, GL7 2BS	Proposed Conversion of Top Floor Office (Class E) to 1 No. Residential Flat (Class C3)	-	-	-	-	E(g)(i)	0.02	0.02	157

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
20/01788	Cirencester	20/01788/FUL	6 & 7 Bishops Walk, GL7 1JH	Installation of new shopfront and change of use of first floor from A1 to B1 Use class	E(g)(i)	0.01	0.01	125	-	-	-	-
20/01791	Cirencester	20/01791/FUL	9 - 10 Bishops Walk, GL7 1JH	Erection of a two storey extension to front elevation and erection of bin store to front elevation	B8	0.01	0.01	60	-	-	-	-
0441	Cold Aston	19/02898/FUL	Whiteshoots Garage, Fosseway, GL54 2LE	Change of use of existing garage/workshop to use as a Gospel Hall including internal alterations parking and external works	-	-	-	-	E(g)(iii)	0.07	0.07	132
19/01100	Duntisbourne Abbotts	19/01100/FUL	Land To The Rear Of Millstone House, Duntisbourne Leer, GL7 7AS	Construction of outbuilding to use to store construction materials and machinery utilising existing access	B8	0.06	0.06	82	-	-	-	-
19/02570	Fairford	19/02570/FUL	Land south of Quest House, London Road	Erection of a single storey building for B1 office or research and development use	E(g)	0.09	0.09	194	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
20/02032	Guiting Power	20/02032/FUL	Guiting Manor Farms, GL54 5UX	Erection of walls installation of flues and vents and installation of 3no. external silos to facilitate change of use of part of building from agricultural to general Industrial (Use Class B2) for the malting of barley	B2	0.27	0.27	990	-	-	-	-
2473	Kemble	19/03094/FUL	Field Barn Farm, Station Road, GL7 6AX	Alterations and change of use of existing agricultural building to Class B8 (storage & distribution) Use	B8	0.35	0.35	690	-	-	-	-
2475	Kemble	19/02454/OPANOT	Field Barn Farm, Station Road, GL7 6AX	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class R for change of use of agricultural building to Class B8 (storage)	B8	0.04	0.04	396	-	-	-	-
20/00903	Kemble	20/00903/FUL	Building 428, Kemble Enterprise Park, Kemble Airfield, GL7 6BA	Erection of storage unit (B8 Use)	B8	0.08	0.08	224	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
20/02504	Longborough	20/02504/FUL	Windy Ridge, The Crook, GL56 0QY	Demolition of two existing residential flats and office building and the erection of two new residential dwellings creation of new vehicular access and creation of new door to existing pump house at Windy Ridge	-	-	-	-	E(g)(i)	0.11	0.11	36
8642.1	Lower Slaughter	17/04339/FUL	The Cotswold Brewing Co, College Farm, Stow Road, GL54 2HN	Extension to existing brewery	B2	0.0367	0.0367	367	-	-	-	-
0504.1	Moreton-in-Marsh	18/01886/FUL	The Vintners House, Oxford Street, GL56 0LA	Change of use (B1 to C3) and extension to existing building to create 3 bed dwelling and construction of detached 3 bed dwelling	-	-	-	-	B1	0.23	0.23	132
9305	Naunton	20/00292/FUL	Lavender Hill Farm, GL54 3AZ	Part change of use of agricultural building to B1 use	E(g)	1.33	1.33	85	-	-	-	-
23/01092	Northleach with Eastington	23/01092/FUL	Pendil Grove, Market Place, GL54 3EJ	Replacement of commercial kennel building with storage building for use by Northleach Post Office & Stores with associated change of use	B8	0.01	0.01	15	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
21/00950	Preston	21/00950/FUL	Ivor Webb And Sons Garage, Cherry Tree Lane, GL7 5DT	Conversion of garage to 5 no. dwellings with associated parking and landscaping	-	-	-	-	B2	0.51	0.51	1043
21/02356	South Cerney	21/02356/FUL	Monier Redand Ltd, South Cerney Plant, Broadway Lane, GL7 5UH	Erection of covered sand store over existing concrete sand storage bays	B8	0.05	0.05	533	B2	0.05	0.05	533
20/03985	Turkdean	20/03985/OPANOT	Manor Farm, GL54 3NU	Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2 Part 3 Class R - Change of Use of Agricultural Buildings to a flexible use within Business (Class E(g))	E(g)	0.02	0.02	330	-	-	-	-

This page is intentionally left blank

Cotswold District Employment Land Monitoring Statistics Report

For the monitoring period 1 April 2025 to 31 March 2026

COTSWOLD
District Council

Contact Details

Forward Planning

Cotswold District Council

Trinity Road

Cirencester

GL7 1PX

Tel: 01285 623000

Email: local.plan@cotswold.gov.uk

Web: www.cotswold.gov.uk

Contents

1. Introduction 4
   How is the data set out? 4
   Why monitor employment land statistics? 6
2. Summary of employment development in Cotswold District 2025/26 6
3. Completions in 2025/26 9
4. Commitments at 1 April 2026 12
5. Lapsed planning permissions in 2025/26 29

1. Introduction

1.1 Cotswold District Council maintains a record of planning permissions that result in the gain or loss of employment land and floorspace. Usually, a site-by-site survey is undertaken each year to determine which permissions are being implemented, which have been completed and any that have expired.

1.2 The monitoring period covered in this report runs from 1 April 2025 to 31 March 2026 (hereafter referred to as 2025/26). This document reports on net changes to different types of employment land and floorspace in 2025/26. Account is taken of any loss of employment land or floorspace occurring resulting from demolition or conversion. Some sites may show a loss where a building has been demolished or is in the process of having a change of use. These sites may also appear in the commitments section as the replacement building or use has either not started or is under construction.

1.3 This report follows the previous monitoring update, which addressed a backlog in employment land monitoring for the 1 April 2020 to 31 March 2025 period. Site visits to assess employment development across this period were undertaken in December 2025. Monitoring visits for the 2025/26 year were subsequently completed in March 2026, resulting in a limited interval between monitoring periods.

1.4 As a result, there has been a reduced opportunity for additional development, particularly completions, to occur and be recorded. The figures for 2025/26 are influenced by this overlap and do not reflect a full monitoring year. The data in this report should therefore be read alongside the previous Employment Land Monitoring Report, rather than interpreted as a change in overall delivery trends. The previous report is available on the Council's website: https://www.cotswold.gov.uk/planning-and-building/planning-policy/policy-documentation-and-monitoring/.

1.5 While accurate at the time of publication, this report is subject to change due to continuing monitoring.

How is the data set out?

1.6 This report is divided into five sections. Following this Introduction (Section 1), Section 2 provides a summary of employment development in Cotswold District. Sections 3, 4 and 5 provide schedules of completions, commitments and lapsed planning permissions respectively.

1.7 The figures are summarised into different types of employment land use class that were present in April 2026. Further details of the use classes can be seen on the Planning Portal website[1], and a summary is provided below:

- E(g) – Commercial, Business and Service (formerly B1)
  - E(g)(i) – Offices
  - E(g)(ii) – Research and Development of Products or Processes
  - E(g)(iii) – Industrial processes
- B2 – General Industrial
- B8 – Storage or Distribution

Note: Class E(g) includes activities previously covered under the revoked Class B1(a, b, c) and now forms part of the broader Class E – Commercial, Business and Service category established in the 2020 Use Classes amendments.

1.8 The site areas and floorspace measurements used in this report are taken from planning application forms and the Council's own measurements of site areas. Where measurements are not provided, they are calculated using information submitted to support planning applications.

1.9 There are cases where there is more than one type of use proposed to be gained or lost and where the floorspace or site area is not defined by the respective planning land use classes. In such cases, the Council has used the supporting information provided with the planning application to calculate the proposed floorspace or site area. For instance, where a development creates or loses more than one type of use, the site area has been calculated proportionately using the proposed floorspace loss or gain as a guide. In cases where it is not possible to ascertain a breakdown of how much floorspace or land is being lost or created, the overall floorspace / site area has been reported or it has only been shown that a planning application exists, but the site area or floorspace measurements are not reported at all.

1.10 Consideration has also been given to whether developments are on existing employment development land or whether new employment development land is being created. In the circumstance where a scheme intensifies the use of existing site, only the part of that site that receives new development has been reported as new economic development land and not the entire site.

[1] https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes

Why monitor employment land statistics?

1.11 The Cotswold District Local Plan (2011-31) (the adopted Local Plan) implements economic objectives through several policies, which include providing land allocated for employment development (policies S1-S19) and protecting Established Employment Sites (policy EC2). Through this, the adopted Local Plan provides the spatial framework to support the implementation of the Council's corporate priorities and the strategic economic ambitions for Gloucestershire.

1.12 Monitoring also helps to identify patterns of change and tests whether policies are working or whether they will need to be revised in the next Local Plan review. Furthermore, providing up to date information helps to make more informed decisions when determining planning applications, such as the current position on the need for a particular type of development.

2. Summary of employment development in Cotswold District 2025/26

2.1 Table 1 provides a summary of completed employment developments in the District in 2025/26. The completion figures should be interpreted in the context of a shortened monitoring period (see Section 1.3). As such, the low level of recorded completions reflects the timing of monitoring activity rather than a reduction in overall employment development.

Table 1 – Completions in 2025/26

Use Class	Gain		Loss		Net change	
	(ha)	(m^2)	(ha)	(m^2)	(ha)	(m^2)
E(g) – Offices / R&D / Industrial Processes	0.3	293	0	0	0.3	293
B2 – General industrial	0.17	179	1.15	2,095	-0.98	-1,916
B8 – Storage or distribution	1.36	735	0.84	1,774	0.52	-1,039

2.2 Table 2 summarises employment developments in the District at 1 April 2026 that had planning permission and were either not started or were under construction.

Table 2 – Commitments at 1 April 2026

Use Class	Gain		Loss		Net change	
	(ha)	(m^2)	(ha)	(m^2)	(ha)	(m^2)
E(g) – Offices / R&D / Industrial Processes	21.86	60,576	1.88	6,069	19.98	54,507
B2 – General industrial	9.74	22,717	0.85	1,907	8.89	22,708
B8 – Storage or distribution	13.19	26,761	1.37	2,161	11.82	24,600

2.3 Table 3 analyses whether the District's 24.4 ha employment land requirement[2] is on course to being delivered by 2031, which is the end of the adopted Local Plan period. The table shows that the combined total for completions for the period 2016/26, commitments at 1 April 2026 and adopted Local Plan employment land allocations are expected to fully deliver 24.4 ha employment land requirement. With the changes to the Use Classes system the Council now includes the new E(g) class instead of B1.

2.4 More than three times the amount of employment land is expected to be delivered by the end of the adopted Local Plan period (78.06 ha) compared to the identified requirement (24.4 ha).

2.5 A substantial part of this gain comes from B8 employment land, with almost double the identified requirement (9.9 ha[3]) already delivered and three times the amount forecast when including commitments. While B8 plays a valuable role in supporting logistics and supply chains, the scale of growth has implications for employment land availability for higher-value E(g) and B2 uses, and future economic balance. B8 typically generates lower number of jobs and occupies larger sites. The strong growth in this sector may influence the District's ability to accommodate future office, R&D, and industrial demand.

Table 3 – Gain / loss of B and E(g) class employment land

Type	Net land gained / lost (ha) (2016-2026)	Net committed land (ha) at 1 April 2026	Net remaining allocated land (ha) at 1 April 2026	Total	Requirement (ha)	Shortfall?
E(g)	9.16	19.98	8.25	37.39	16.60	No
B2	2.07	8.89	0	10.96	-2.10	No
B8	17.89	11.82	0	29.71	9.90	No
Total	**29.12**	**40.69**	**8.25**	**78.06**	**24.40**	No

[2] Provided in adopted Local Plan policy DS1 for the period 1 April 2016 to 31 March 2031
[3] Provided at paragraph 6.1.4 of the adopted Local Plan for the period 1 April 2016 to 31 March 2031

2.6 The adopted Local Plan also includes a forecasted gain of 64,626m^2 B1 Office floorspace[4]. However, with the changes to the Use Classes system, developers are now able to gain permission for E(g) Use Class without needing the specify which of the 3 sub-divisions (such as E(g)(i) – Offices) they are planning to implement. The forecasted gain is therefore now compared to the overall figures for the new E(g) class.

Table 4 – Gain / loss of E(g) Floorspace

Type	Floorspace forecast (m^2) (2016-2031)	Annualised floorspace forecast (m^2)	Net floorspace gained / lost (m^2)	Net committed floorspace (m^2) at 1 April 2026	Cumulative E(g) floorspace built or committed (m^2) at 1 April 2026
E(g)	64,626	4,308	7,746	54,507	62,253

2.7 Table 5 monitors the adopted Local Plan employment land allocations. Four of the allocations have gained planning permission since the adoption of the Local in August 2018.

Table 5 – Employment Land Allocations at 1 April 2026

Parish	Site Name	Size (ha)	Type	Permission
Allocations with Permissions				
Cirencester	Land to the south of Chesterton	9.10	B1/B2/B8	16/00054/OUT
Bourton-on-the-Water	Land north of Bourton Industrial Estate / Business Park	3.38	B1/B2/B8	15/03318/OUT
Chipping Campden	Battle Brook / Extension to Campden Business Park	0.67	B1/B2/B8	21/03116/OUT
Willersey	Land north of B4632 and east of employment estate	1.97	B1/B2/B8	22/03534/FUL
Allocations Without Permissions				
Lechlade	Land north of Butler's Court	1.25	B1	–
Moreton-in-Marsh	Fire Service College B	7.00	B1	–

[4] Provided at paragraph 6.1.4 of the adopted Local Plan for the period 1 April 2016 to 31 March 2031

3. Completions in 2025/26

3.1 Table 6 lists the economic developments completed in Cotswold District in 2025/26 by individual sites. See Section 1.3 for an explanation on the shortened monitoring period for this year and the reduced completion figures.

Table 6 – Net completions by individual sites in 2025/2026

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
24/03483	Adlestrop	24/03483/FUL	New Farm, Daylesford, GL56 0YG	Provision of extended car park facilities associated to Heritage House Events Centre and for staff associated to the wider Daylesford site and the provision of two timber outbuildings (Retrospective)	B8	1.06	1.06	152	-	-	-	-
23/01509	Bourton-on-the-Water	24/00234/FUL	Ebley Tyre And Auto Services, Lansdown, GL54 2AR	Demolition of commercial buildings change of use to residential erection of 3no. dwellings (1no. detached dwelling and 2no. flats) residential garage/store with associated works (revision to design of 22/00133/FUL)	-	-	-	-	B2	0.19	0.19	1900
25/02786	Coberley	25/02786/CLEUD	Windmill Farm,	Certificate of Lawful Existing Use or	B2	0.17	0.17	179	-	-	-	-

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
			Hartley Lane, Seven Springs, GL53 9NF	Development under Section 191 of the Town and Country Planning Act 1990 for use of land and building for Agricultural Equipment Servicing with ancillary shop storage and office (Class B2)								
25/01180	Condicote	25/01180/FUL	Old School House, GL54 1ES	Use of building and associated land as a builder's yard (sui generis) (retrospective)	B8	0.13	0.13	404	-	-	-	-
21/01041	Fairford	21/01041/FUL	Yells Yard, Cirencester Road	Demolition of existing buildings and structures with the conversion and extension of the roadside building to form a single dwelling together with the erection of 8 one and a half and two storey dwellings together with garaging parking landscaping and all enabling development including access works	-	-	-	-	B8 Sui Generis	0.84	0.76 0.08	1603 171
25/01798	Temple Guiting	25/01798 /OPANOT	Rook Pool, Kineton Hill, Stow	Notification under Schedule 2 Part 3 Class R of the Town and	E(g)(ii)	0.03	0.03	293	-	-	-	-

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
			On The Wold, GL54 1EZ	Country Planning (General Permitted Development) (England) Order 2015 (as amended) for a change of use of an agricultural building to a flexible use (Class E)								
23/03814	Willersey	23/03814/FUL	The Field, Broadway Road, WR12 7PH	Demolition of existing commercial and domestic buildings and construction of 5 dwellings and associated infrastructure	-	-	-	-	B2	0.96	0.96	195

4. Commitments at 1 April 2026

4.1 Table 7 lists employment developments with planning permission at 1 April 2026.

Table 7 – Net commitments at 1 April 2026

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
25/03048	Aldsworth	25/03048/ OPANOT	Harvest Barn Farm, GL54 3QR	Prior notification for the conversion of an agricultural barn to flexible commercial uses, including offices (Class E(g)), general industrial (Class B2), and storage/distribution (Class B8)	B8	0.08	0.08	503	-	-	-	-	Under Construction
20/02285	Ampney Crucis	20/02285/FUL	Land South Of Back Lane	Demolition of existing Class B1 building and erection of 3 no. dwellings together with associated ancillary development	-	-	-	-	E(g)	0.49	0.49	93	Under Construction
3946	Andoversford	18/04662/FUL	Swanwick Catering Equipment, Andoversford Industrial Estate, GL54 4HR	Conversion of an existing industrial building (class B8) into an office, factory and showroom (class B2) for Countryside Windows, including a new first floor bay	B2	0.2053	0.2053	1,145	B8	0.2053	0.2053	1,130	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
				window and external alterations									
24/01719	Barrington	24/01719/FUL	The Glebe Barn, Great Barrington, Burford, OX18 4US	Conversion of office building to dwelling with associated works	-	-	-	-	E(g)(i)	0.12	0.12	300	Not Started
25/02770	Blockley	25/02770/FUL	Gateway House, Draycott Business Village, Draycott, GL56 9JY	Single storey extension to existing business unit	E(g)(iii)	0.32	0.32	210	-	-	-	-	Not Started
2236.3	Bourton-on-the-Water	25/03769/OUT	Land parcel north of Bourton Industrial Park	Extension of Bourton Industrial Park to provide B1 (office and light industrial), B2 (general industrial) and B8 (storage and distribution) employment units (Outline application)	B2 B8 E(g)	5.6	0.86 0.96 3.76	1,938 2,184 8,436	-	-	-	-	Under Construction
25/03744	Bourton-on-the-Water	25/03744/FUL	Pulham & Sons (Coaches) Ltd, Bourton Industrial Park, GL54 2HQ	Erection of ancillary building for vehicle maintenance	B2	0.51	0.51	150	-	-	-	-	Under Construction
20/02794	Broadwell	20/02794/FUL	Old Quarry Farm, Moreton Road, Stow-	Construction of storage building	B8	0.39	0.39	70	-	-	-	-	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			On-The-Wold, GL54 1EG										
20/02359	Broadwell	20/02359/FUL	Old Quarry Farm, Moreton Road, Stow-On-The-Wold, GL54 1EG	Replacement of existing rural workers dwelling and site office	E(g)(i)	0.39	0.39	9	-	-	-	-	Under Construction
23/02255	Chedworth	24/01767/FUL	New Barn Farm, Fields Road, GL54 4NG	Erection of a workshop and change of use of home office to office-use	E(g)(i) E(g)(iii)	0.51	0.11 0.40	42 153	-	-	-	-	Not Started
23/02910	Cherington	23/02910/FUL	Trull Farm Buildings, Trull, GL8 8SQ	Change of use of two agricultural buildings to commercial use	B2 B8	0.47	0.24 0.24	540 540	-	-	-	-	Under Construction
23/03981	Cherington	23/03981/FUL	Trull Farm Buildings, Trull, GL8 8SQ	Change of use of agricultural building to Classes B2 (General Industrial) and B8 (Storage and Distribution)	B2	0.33	0.33	339	-	-	-	-	Not Started
25/03625	Cherington	25/03625/FUL	Trull Farm Buildings, Trull, GL8 8SQ	Change of use of agricultural yard space for the siting of 16 no. storage containers (B8 Storage and Distribution) (Part Retrospective)	B8	0.32	0.32	336	-	-	-	-	Under Construction
22/01771	Chipping Campden	22/01771/FUL	Cutts Of Campden, The Cambrook,	Erection of detached 3-bay garage block and change of use	-	-	-	-	B2	0.17	0.17	96	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Sheep Street, GL55 6DX	of industrial unit (7) from B2 to retail E(a)									
21/03116	Chipping Campden	25/02476/REM	Land South Of Campden Business Park, Battle Brook Drive, GL55 6JX	Approval of reserved matters relating to Appearance, Scale, Layout, Access and Landscaping, pursuant to outline planning permission 21/03116/OUT, for the erection of 78 self-storage units with a total of 1404sqm of B8 storage use	B8	1.59	1.59	1,845	-	-	-	-	Not Started
3955	Cirencester	13/02942/OUT	Land between A419 and A417, Kingshill Road	Mixed use development comprising employment floorspace up to 5 000 sqm for B1 Use; residential development (up to 100 dwellings) with associated infrastructure, ancillary facilities, open space and landscaping.	E(g)(i)	1.64	1.64	5,000	-	-	-	-	Not Started
0054.3	Cirencester	10/00964/OUT	The College Triangle Site, Royal Agricultural University,	Renewal of extant permission 01/01011/OUT for the development of a business park	B2 B8 E(g)	11.85	2.96 2.96 2.96	6,271 6,271 6,271	-	-	-	-	Not Started

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Stroud Road, GL7 6JS	comprising educational, research, agricultural business uses/conference facility, access and ancillary works.									
9150	Cirencester	16/00054/OUT	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2 350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses),	B2 B8 E(g)	9.1	1.6 1.6 5.86	6,503 6,503 30,658	-	-	-	-	Not Started
20/04032	Cirencester	20/04032/FUL	Cotswold Estate Services Limited, Cotswold	Erection of 2 No. units for use as offices (Use Class E), general industry	E(g)(i) E(g)(iii)	0.17	0.05 0.12	515 1164	E(g)(i) E(g)(iii)	0.02	0.01 0.01	90 112	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Estates, Baunton Lane, GL7 7BG	(B2), storage and distribution (B8), with associated vehicle parking, infrastructure and general site improvements									
21/02487	Cirencester	21/02487/FUL	7 Dyer Street, GL7 2PR	Change of use of first and second floors from offices (Class E) to residential (Class C3)	-	-	-	-	E(g)(i)	0.01	0.01	130	Under Construction
23/00798	Cirencester	23/00798/FUL	Batten & Allen, Bridge Road	Extension to warehouse	B8	0.64	0.64	203	-	-	-	-	Not Started
24/01364	Cirencester	24/01364/FUL	Ewe Pens Farm, Cirencester Park	Conversion of farm building to office use. Demolition of agricultural storage building and its replacement with one of the same size for Park Management use	E(g)(i)	0.25	0.25	638	-	-	-	-	Not Started
25/03579	Cirencester	25/03579/FUL	1-3 Dollar Street And 1 Coxwell Street, GL7 2AJ	Change of use and conversion of existing buildings to create a new dwelling and additional residential floorspace (revised scheme)	-	-	-	-	E(g)(i)	0.05	0.05	93	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
24/00952	Cirencester	24/00952/FUL	1A The Wool Market, Dyer Street, GL7 2PR	Change of use from office to residential and associated works	-	-	-	-	E(g)(i)	0.01	0.01	39	Not Started
24/01783	Cirencester	24/01783/FUL	16 Bridge Road, GL7 1NJ	Erection of self-storage building, demolition of glazed atrium to existing building and associated hard and soft landscaping	B8	0.78	0.78	950	B8	0.78	0.78	50	Under Construction
24/02117	Cirencester	24/02117/FUL	5 Dyer Street, GL7 2PP	Conversion of office building to 9 no. apartments, erection of 5 no. new dwellings to the rear, together with associated ancillary development	-	-	-	-	E(g)(i)	0.28	0.28	1,077	Under Construction
25/00786	Cirencester	25/00786/FUL	40 Market Place, GL7 2NW	Retention of ground floor as Class E (Retail Shop) and change of use of upper floors to one flat	-	-	-	-	B8	0.01	0.01	76	Not Started
24/03681	Cirencester	24/03681/FUL	42 Querns Lane	Demolition of existing commercial building and 2no. residential flats and erection of 4no. residential dwellings	-	-	-	-	B8	0.06	0.06	456	Not Started
25/00472	Cirencester	25/00472/FUL	Southgate Building,	Erection of a single storey side extension	B8	0.03	0.03	251	-	-	-	-	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Phoenix Way, GL7 1QG	to commercial/wareho use building									
20/03795	Cirencester	20/03795/FUL	Ewe Pens Farm, Cirencester Park	Change of Use and Associated Development to allow conversion of Agricultural Storage Barn to Flexible Commercial (Use Class E)	E(g)(i)	0.01	0.01	117	-	-	-	-	Under Construction
25/02200	Cirencester	25/02200/OPA NOT	Querns Business Centre, Whitworth Road, GL7 1RT	Prior Notification for the Change of Use from commercial use (Class E) to residential (Class C3), specifically 19 dwellings spread across the ground and first floor	-	-	-	-	E(g)(i)	0.3	0.3	1,020	Under Construction
25/02699	Cirencester	25/02699/FUL	23 Sheep Street, GL7 1RQ	Change of use from former offices to three residential dwellings, including the replacement of the existing modern rear extension with a new rear extension, and parking facilities	-	-	-	-	E(g)(i)	0.05	0.05	309	Under Construction
25/02180	Cirencester	25/02180/FUL	33 Dyer Street, GL7 2PP	Partial change of use and conversion to single dwelling	-	-	-	-	E(g)(i)	0.08	0.08	714	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
25/02881	Cirencester	25/02881/NOTDEM	Bankside Trade Park, Love Lane, GL7 1YG	Prior notification for the demolition of a commercial building	-	-	-	-	E(g)(i)	0.08	0.08	387	Not Started
25/03269	Cirencester	25/03269/FUL	5 Gosditch Street, GL7 2AG	Change of use from commercial premises to single residential dwelling	-	-	-	-	E(g)(i)	0.03	0.03	299	Not Started
7076	Coberley	19/00245/OFRPAN	Cuckoo Pen Farm, Shab Hill, Birdlip, GL4 8JX	Change of use from light industrial to residential	-	-	-	-	B2	0.05	0.05	500	Under Construction
25/03139	Cold Aston	25/03139/CLOPUD	Whiteshoots Garage, Whiteshoots Hill, GL54 2LE	Certificate of Lawful Proposed Use or Development under section 192 of the Town and Country Planning Act 1990 for the proposed use as a Commercial Coffee Roastery and Bagel Bakery	B2	0.07	0.07	132	B2	0.07	0.07	132	Not Started
24/02337	Coln St Aldwyn	24/02337/FUL	Coln Mill, Coln St Aldwyns	Restoration of disused mill, reinstatement of water wheel, new milling stones and insertion of two new staircases	BSuiGen	0.03	0.03	253	-	-	-	-	Under Construction
25/02781	Condicote	25/02781/FUL	Old School House, Road From Cotswold Farm	Demolition of existing barn used as builder`s store and erection of new barn	B8	0.13	0.13	405	B8	0.13	0.13	404	Not Started

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			To Church Road, GL54 1ES	to provide builder`s store									
6363	Didmarton	17/02611/FUL	Waste Barn, Knockdown, GL8 8QY	Change of use of agricultural building to 1 no. work/live unit (B1c and C3 use)	E(g)(iii)	0.095	0.095	277	-	-	-	-	Under Construction
25/00541	Elkstone	25/00541/OPANOT	Land And Building East Of Pine Tree Cottage	Prior notification for change of use of an agricultural building to a flexible commercial use	B2	0.03	0.03	147	-	-	-	-	Not Started
22/04276	Fairford	22/04276/FUL	Milton Farm, Coronation Street, GL7 4HZ	Proposed change of use and operational development including provision of new access (agricultural building to mixed commercial use (Classes B2, B8 and E (excluding retail))	B2 B8 E(g)	0.12	0.04 0.04 0.04	111 111 111	-	-	-	-	Under Construction
24/03816	Fairford	24/03816/FUL	Garners Field, London Road, GL7 4DS	Erection of an extension to vehicle storage and maintenance unit	B8	0.84	0.84	97	-	-	-	-	Under Construction
24/02637	Fairford	24/02637/FUL	Land And Buildings To The Rear Of 4 Market Place, GL7 4AB	Erection of 1 no. dwelling, associated cycle storage and landscaping. Partial demolition and replacement of	-	-	-	-	B8	0.18	0.18	45	Not Started

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
				existing store and office buildings									
25/01916	Fairford	25/01916 /OFRPAN	The Ernest Cook Trust, Offices Fairford Park	Prior Notification for the Change of Use from Office (Class E) to Residential (Class C3	-	-	-	-	E(g)(i)	0.16	0.16	370	Not Started
25/00681	Fairford	25/00681 /OPANOT	Furzey Hill Farm, Furzey Hill, Meysey Hampton, GL7 5LD	Prior notification for the change of use of agricultural buildings to class B8 storage	B8	0.03	0.03	250	-	-	-	-	Not Started
25/02843	Fairford	25/02843/FUL	Garners Field, London Road, GL7 4DS	Erection of storage unit (Use Class B8) on existing hardstanding	B8	0.08	0.08	100	-	-	-	-	Not Started
25/03608	Fairford	25/03608/FUL	Kennels Cottage, Fairford Park, GL7 4JQ	Change of use to Class E(g)(i) (offices) and associated external alterations	E(g)(i)	0.05	0.05	168	E(g)(i)	0.05	0.05	168	Not Started
25/02992	Hatherop	25/02992 /OPANOT	Home Farm, Netherton, Quenington, GL7 5DD	Prior Approval for the Change of Use from Agricultural Buildings to Flexible Commercial Use (Class E)	E(g)(i)	0.13	0.13	909	-	-	-	-	Not Started
2867	Hazelton	19/02099/FUL	Hazleton Autos Garage, GL54 4DX	Partial demolition of existing workshop and erection of four bay extension to workshop 2. Erection of one bay extension and single storey	B2	0.39	0.39	392	B2	0.39	0.39	70	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
				lean to extension to workshop 1. Erection of bin enclosure. Creation of 13 parking spaces and associated landscaping									
5999.6	Kemble	22/04184/FUL	Building 430, Kemble Airfield	Redesign of previous approved development to create 2 No. new Units D4 and D4a in lieu of Units 2 3 4 and 5	E(g)(iii)	0.159	0.159	413	B2	0.159	0.159	39	Under Construction
23/00486	Kemble	23/00486/FUL	Linden House, Limes Road	Change of use of ground floor offices to residential use ancillary to existing dwelling and associated works	-	-	-	-	E(g)(i)	0.05	0.05	95	Under Construction
25/00725	Long Newton	25/00725/FUL	The Great Tythe Barn, Folly Farm, Newnton Road, Tetbury, GL8 8XA	Installation of ground mounted solar panels and the erection of a storage building and associated works to provide essential storage space and a more sustainable supply of electricity to the Great Tythe Barn	B8	0.23	0.23	192	-	-	-	-	Not Started
21/02230	Longborough	24/01073/FUL	The Sitch, Moreton	New single storey garage and MOT	B2	0.14	0.14	401	-	-	-	-	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Road, Longborough, GL56 0QJ	centre with small storage mezzanine relating to two bays for expansion to be let short term as industrial space									
24/00260	Meysey Hampton	24/00260/FUL	Former Composting Site, Welsh Way, Poulton, GL7 5SZ	Change of use of former mushroom composting facility to provide Class B2 vehicle workshop together with ancillary office, storage and other associated works	B2	1.64	1.64	3,193	-	-	-	-	Not Started
24/00965	Mickleton	24/00965/FUL	Mickleton Nurseries, Stratford Road, GL55 6SU	Erection of barn and associated hardstanding	B8	0.08	0.08	211	-	-	-	-	Not Started
25/00109	Northleach with Eastington	25/00109/FUL	The Old Prison, Fosseway, GL54 3JH	Change of use of office accommodation within the Old Prison to form a single dwellinghouse together with associated alterations to the listed building	-	-	-	-	E(g)(i)	0.01	0.01	95	Not Started
23/03675	Oddington	23/03675/FUL	Berry Bank, Main Road, GL56 0XW	Change of use of existing general/heavy industrial site (use	E(g)(i) E(g)(iii)	0.01	0.001 0.01	135 935	B2	0.01	0.01	1,070	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
				class B2) to flexible use (use class E(g)i [offices] and E(g)iii [light industrial])									
23/01234	Sapperton	23/01234/FUL	Land Parcel To The East Of Aston Down Airfield North Of 7-8 Aston Down, Frampton Mansell	Replacement storage industrial building (revision of approved plans to add first floor)	B8	0.01	0.01	98	-	-	-	-	Not Started
25/00720	Sevenhampton	25/00720/FUL	The Old Farmhouse, The Quarry, Brockhampton, GL54 5XJ	Change of use of part of domestic outbuilding from residential to B8 storage of vintage and classic motorcycles	B8	0.01	0.01	39	-	-	-	-	Not Started
24/02796	Somerford Keynes	24/02796/FUL	Field Farm, GL7 6DH	Demolition of redundant farm buildings and erection of farm shop/microbrewery., Part-retrospective change of use from agricultural (sui generis) to general industrial (Use Class B2) and farm shop (Use Class E)	B2	0.36	0.36	546	-	-	-	-	Under Construction
22/04338	South Cerney	22/04338/FUL	Fosse Nurseries,	Change of use of part of the site from plant nursery with	B8	0.22	0.22	230	-	-	-	-	Not Started

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Cricklade Road, GL7 5QE	ancillary sales (Sui Generis) to Use Class E, erection of building, associated ancillary development and alterations to existing access									
25/02980	Stow-on-the-Wold	25/02980/FUL	Lloyds Bank Plc, The Square, GL54 1BJ	Change of use of first and second floor offices associated with a bank (Use Class E) into short term lets (Use Class sui generis), including amendments to fenestration	-	-	-	-	E(g)(i)	0.02	0.02	210	Not Started
25/00463	Tetbury	25/00463 /OPANOT	14 Church Street, GL8 8JG	Prior notification for change of use from commercial/business /service use to commercial/business /service use to ground floor and 2 two bedroom flats on first and second floors	-	-	-	-	E(g)(i)	0.02	0.02	206	Not Started
25/02003	Tetbury	25/02003/FUL	The Old Forge, Hampton Street, GL8 8LX	Conversion of existing furniture workshop into a single storey two bedroom dwelling	-	-	-	-	E(g)(iii)	0.009	0.009	90	Not Started
25/02311	Todenham	25/02311/FUL			B2	0.53	0.24	662	-	-	-	-	

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Wyatts Farmyard	Change of use of the agricultural barns at Wyatt Farm to flexible use class covering Use Classes B2 (general industrial) and BB (storage and distribution) - Part retrospective	B8		0.29	812					Under Construction
23/03475	Turkdean	23/03475/FUL	Leygore Farm Barn, GL54 3NY	Erection of single storey extension to office building	E(g)(i)	0.18	0.18	25	-	-	-	-	Not Started
23/03747	Upper Slaughter	25/01952/FUL	Manor Farm Buildings	Change of use of Main Block of Buildings to Children`s Nursery (Use Class E(f)) and Use Class E(g) together with internal and external alterations, conversion and extension of Dutch Barn to Use Class E(g) and as a saddlery and retrospective change of use of units 1 & 2 North Range to a veterinary practice (Use Class E (e)) with associated car parking, landscaping	E(g)	3.81	3.81	1,079	-	-	-	-	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
				and associated works									
24/00997	Weston Subedge	24/00997/FUL	4 Weston Industrial Estate, Honeybourne Road, Honeybourne, Evesham, WR11 7QB	Erection of single storey side extension	B2	0.08	0.08	48	-	-	-	-	Not Started
22/03534	Willersey	22/03534/FUL	Orchard Works, Willersey Industrial Estate, WR12 7QF	Employment development comprising new production, office, workshop and service buildings, covered storage areas, external storage areas for products and parts, parking areas and vehicular access to the B4632 road, landscaping and external works	B8 E(g)	3.02	1.51 1.51	3,311 3,311	-	-	-	-	Not Started
25/03743	Willersey	25/03743 /OPANOT	Heming Agricultural Engineers, Collin Lane, WR12 7PE	Prior notification for the conversion of agricultural buildings to flexible commercial uses - storage/distribution (Class B8)	B8	0.1	0.1	996	-	-	-	-	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
24/01803	Windrush	24/01803/FUL	Pinchpool Farm, OX18 4TT	Change of use from conditional agricultural/business use (B1) to B2 (general industrial)/E(g) (commercial, business and service)	B2	0.04	0.04	199	E(g)(iii)	0.04	0.04	199	Not Started

5. Lapsed planning permissions in 2025/26

5.1 Table 8 lists the planning permissions that lapsed in 2025/26

Table 8 – Lapsed planning permissions in 2025/26

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
22/02324	Bourton-on-the-Water	22/02324/FUL	Unit 2, Bourton Link, GL54 2HQ	Erection of two storey rear extension of industrial unit	E(g)(iii)	0.02	0.02	34	-	-	-	-
22/01300	Cirencester	22/01300/OPANOT	Apollo Court, Love Lane, GL7 1ZR	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class MA for change of use from class E (Office) to class C3 residential	-	-	-	-	E(g)(ii)	0.09	0.09	357

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
22/02304	Cold Aston	22/02304/FUL	Grove Farm, Grove Farm Lane, GL54 3BJ	Erection of meat processing unit, with offices and chilled storage	B2	0.01	0.01	117	-	-	-	-
20/04564	Kemble	20/04564/FUL	Plot D3, Kemble Airfield	Redevelopment of plot to create workshops, offices, storage and parking	E(g)(i)	0.18	0.07	220	-	-	-	-
					E(g)(iii)		0.11	318				
22/04327	North Cerney	22/04327/FUL	Nordown Farm, GL7 7DE	Change of use of existing buildings and yard to mixed B8, B2 and sui generis use	B2	0.39	0.20	462	-	-	-	-
					B8		0.20	462				
22/00769	Stow-on-the-Wold	22/00769/FUL	Tayler And Fletcher, The Square, GL54 1BL	Change of use from retail and offices (Class E) to hotel accommodation (Class C1), and external alterations	-	-	-	-	E(g)(i)	0.13	0.13	432
21/01793	Weston Subedge	21/01793/FUL	Unit 28A, Weston Industrial Estate, Honeybourne Road, WR11 7QB	Side Extension	E(g)(i)	0.02	0.02	25	-	-	-	-

Cotswold Retail & Town Centres Study

Cotswold Local Plan

ON BEHALF OF COTSWOLD DISTRICT COUNCIL

July 2026

Contents

1. Introduction 4

2. Background & Context Issues 7

Introduction 7

Planning Policy and Evidence Base Information for Retailing and 'Town Centre' Issues in Cotswold District 7

Policy 7

Evidence Base 8

National Planning Policy, Guidance & Legislation 9

National Planning Policy 9

The Draft National Planning Policy Framework, December 2025 10

Planning Practice Guidance 13

Legislation and Other Initiatives 13

3. Retail & Town Centre Trends 15

Introduction 15

National Trends 15

Consumer Spending 15

A Closer Look at the Retail Sector 16

The Retail & Leisure Sectors 21

The retail sector 21

The grocery sector 24

The leisure sector 25

4. The Main 'Town Centres' & Wider Retail and Main Town Centre Land Use Provision 27

Introduction 27

Evidence Gathering 27

'Town Centre' Land Use Data 27

Spending Patterns Data for Retail & Food/Beverage Uses 27

Review of Main Settlements within Cotswold District 31

Cirencester 33

Bourton-on-the-Water 38

Chipping Campden 39

Moreton-in-Marsh 39

Stow-on-the-Wold 41

Tetbury 42
Fairford 42
Lechlade 43
Northleach 44
South Cerney 44
Other Principal Settlements 45
Other Provision **Error! Bookmark not defined.**

5. Towards a Retail and Town Centres Strategy for Cotswold District 46

Introduction 46
Quantitative Assessment 46
Structure of the quantitative assessment 47
Study Area 47
Timeframe for the quantitative need assessment 48
Population 48
Per capita retail expenditure 48
Retail spending / shopping patterns data 50
Benchmark retail floorspace turnover levels 53
Allowances for floorspace efficiency / productivity 54
Commitments & Current Proposals 55
Quantitative need forecasts 55
Qualitative and Spatial Assessment 57
General qualitative considerations 57
Location-specific needs 58
Policy Analysis and Recommendations 66
Policy EC7 67
Policy EC8 67
Policy EC9 69

6. Summary and Conclusions 72

Appendix A: Study Area 73

Appendix B: Market Share & Quantitative Assessment 74

1. Introduction

1.1 This Retail and Town Centres Study ('the Study') has been prepared by Nexus Planning ('Nexus') for Cotswold District Council ('CDC'). It is intended that the Study will provide up to date evidence base information for the emerging Cotswold Local Plan which is being prepared by CDC as the main development plan document for Cotswold District with a lifespan for 2026-2043.

1.2 The emerging Local Plan, when adopted, is intended to replace the Cotswold District Local Plan 2011-2031. It will, amongst other things, set out policies and proposals for land use development in Cotswold District, including a long-term vision for the area, outlining where growth should occur, along with a suite of planning policies to guide decisions on planning applications. This will include a strategy and policies for the delivery of new homes, jobs and infrastructure to meet the needs of the local community and local economy.

1.3 Part of the spatial strategy within the emerging Local Plan will be in relation to the main 'town centres', including the definition of network of centres that meet the needs of the local communities, which will also include planning for new centres to meet the needs of new and expanding communities.

1.4 Preparation of the emerging Local Plan has commenced, with a Vision, Objectives and Development Strategy Options Paper consulted upon between February and March 2024. Following changes in national planning policy in December 2024, including the minimum length for Local Plans[1] and the method for calculating the number of homes needed in each local planning authority area, CDC have recently been consulting upon a series of preferred options for development.

1.5 In order to inform the emerging Local Plan work has been continuing on its evidence base. In order to inform this work, this Study has been commissioned to provide the following evidence base information and assessment work on retail and town centre issues:

a. A review of main settlements in Cotswold District in order to define a hierarchy of centres and support the wider spatial strategy within the Local Plan Review.

b. An assessment of the health of the main town centres across the District, along with main town centre land use provision across the smaller settlements not currently in the retail hierarchy.

c. A review of retail, leisure and town centre trends in order to set the context for the town centres strategy and the need to plan for new retail and main town centre uses across the District.

d. A review of current spending patterns across Cotswold District on retail and food/beverage land uses, including the market share of key destinations/settlements and the amount of spending which local facilities gain from visitor/tourist spending.

e. Assessments of need for retail, food/beverage and other main town centre land use floorspace, including the spatial distribution of provision.

f. Recommendations for retail and town centre planning policies for the Local Plan Review, including the opportunities/requirements for new retail/main town centre land use provision to support strategic development sites.

[1] 15 years

1.6 It is intended that this document will be made available by CDC as part of the forthcoming Regulation 19 consultation for the draft Local Plan, due in August 2026.

1.7 The most recent comprehensive review of retail land use provision and town centre strategy issues was undertaken by GVA for CDC in 2017: the Cotswold Retail Study Update 2016 (June 2017) (hereafter known as 'the 2017 Study'). The 2017 Study covered similar ground as this current Study including a review of the health of the main town centres in the District, an assessment of the need for retail land use floorspace, a review of the key development sites which can accommodate identified needs, along with the recommendations for the content of development plan policy. The recommendations of the 2017 Study informed the retail and town centre elements of the Cotswold District Council Local Plan, adopted in August 2018.

1.8 The preparation of this current Study has been guided by the contents of the current version of the National Planning Policy Framework ('NPPF') published in December 2024[2] and, in particular, Section 7 which details with planning policy. Given the preparation programme for the new Local Plan, it will be examined under the 2024 version of the NPPF. However, it is to be noted that a new draft version of the NPPF was published in December 2025 for consultation. Whilst the content of the new Local Plan will not be Examined in the light of the 2026 NPPF, the content of the new national policy document will nevertheless be a material consideration for future retail and other main town centre land use proposals in the District.

1.9 As part of the assessment of the topics outlined in paragraph 1.5 above, a wide range of data has been collected during the course of preparing this Study. This has included obtaining data on spending patterns across retail and leisure facilities in the Cotswold District area using evidence provided by Experian. This data has helped the Study understand the extent of the shopping and leisure catchments for the main 'town centres' along with out of centre provision and the market share of each settlement. In addition, land use data for the main 'town centres' and main settlements has also been collected in order to provide an up-to-date picture on the diversity of land uses in each of the main locations in the centre hierarchy.

1.10 The remainder of this document is structured in the following manner:

a. Section 2 provides a review of the background and context to the main 'town centres' and retailing issues in Cotswold District, including a summary of the recent stage of consultation on the Local Plan Review. Section 2 also provides a review of current national planning policy for retail and main town centre uses, along with recent legislative changes.

b. In order to provide up-to-date evidence base data for the emerging Local Plan, Section 3 provides a review of retail, leisure and town centre trends, including how the environment for retail and 'town centre' land use issues has evolved in recent years since the preparation of the 2017 Study.

c. Section 4 provides a comprehensive review of the current baseline regarding retail and other main town centre issues across Cotswold District. In particular, a review of the land use profile of existing defined town centres in the development plan hierarchy is provided, along with a review of the provision of main town centre uses in smaller settlements which do not currently have a defined town centre. As part of this review of the main settlements in the District, data on retail and food/beverage spending is reviewed in order to build up a picture of the catchment area of the main settlements.

[2] And updated in February 2025

d. Section 5 provides various strands of work which lead towards a retail and town centres strategy for the emerging Local Plan. In particular, this section provides:

    1. An assessment of the need for retail floorspace across Cotswold District, with particular focus upon the main settlements in terms of quantitative and qualitative provision. An assessment for food and beverage floorspace is also provided.
    2. Following the baseline assessment of need for retail floorspace, Section 5 also provides a detailed analysis of the spatial aspects of provision. Within this assessment we examine the need to plan for retail and other main town centre land use provision as part of the larger potential strategic development areas to be included in the Local Plan Review.
    3. Advice and recommendations regarding the content of strategic and development management policies for inclusion in the Local Plan Review, having regard to the findings of the spatial and need assessments in this Study and the content national planning policy.

e. Finally, Section 6 provides a summary of the content and recommendations of this Study.

1.11 All plans and other documents referred to in the main text of this report are contained in appendices.

2. Background & Context Issues

Introduction

2.1 In order to provide context for this Study and the formulation of the retail and town centre elements of the emerging Local Plan, it is helpful to provide a brief review of main background and context issues for 'town centre' and retail planning issues across Cotswold District and the surrounding area. In particular, this context section provides:

a. A review of current local planning policy towards town centre and retail issues, including the existing Cotswold Local Plan and the content of the 2025 Preferred Options consultation.

b. A summary of the main findings of the 2017 Retail Study regarding retail and town centre issues across Cotswold District.

c. A brief summary of current national planning policy (and guidance) regarding main town centre uses, along with salient parts of the ongoing reform of the planning system.

2.2 Each aspect is discussed in turn below.

Planning Policy and Evidence Base Information for Retailing and 'Town Centre' Issues in Cotswold District

Policy

2.3 The current adopted development plan for Cotswold District is the Cotswold District Local Plan 2011-2031, which was adopted in August 2018. Sections 9.7 to 9.9 of the Local Plan provide the retail and town centre land use strategy for the District. Policy EC7 outlines the town centre hierarchy, across four tiers of centre. These are as follows:

a. Town centre: Cirencester

b. Key Centres:

1. Bourton-on-the-Water
2. Chipping Campden
3. Moreton-in-Marsh
4. Stow-on-the-Wold
5. Tetbury

c. District centres:

1. Fairford
2. Lechlade

d. Local centres:

1. Northleach
2. South Cerney

2.4 The differentiated classification of these settlements for retail and main town centre land use purposes differs from Policy DS1 of the Local Plan which classifies all of these settlements as Principal Settlements for the purposes of the development strategy in the Plan.

2.5 Part 3 of Policy EC7 indicates that provision will be made for 400sq m net of convenience goods and 2,100sq m net of comparison goods retail floorspace within Cirencester over the Local Plan period. None of the other nine settlements in the town centre hierarchy in EC7 are provided with a net additional retail floorspace forecast, with the policy instead noting that support will be given to proposals in defined centres which maintain and enhance provision and the wider health of the centre. In addition, each of the centres listed in the hierarchy in Policy EC7 have a defined town, district or local centre boundary on the Local Plan policies map. Cirencester town centre also possesses primary shopping area and primary/secondary frontage definitions.

2.6 Policy EC8 provides detailed and wide-ranging criteria for the management of retail and other main town centre land use proposals. The policy deals with proposals within town centre boundaries, including how they contribute to the health, role and function of town centres, along with the consideration of proposals outside of the defined town centre boundaries for the centres listed in Policy EC7. This includes the operation of the sequential test, plus a series of assessment criteria in Part 7 of the policy (relating to accessibility, the assessment of the likely impact of proposals on town centre health and investment, impact on choice and competition, plus the contribution of proposals to the attractiveness and character of settlements).

2.7 Following on from Part 8 of Policy EC8, Policy EC9 outlines the approach to the assessment of retail development proposals located outside of the town centres listed in Policy EC7. It notes that retail proposals with a net increase of 100sq m or more, or proposals that relate to floorspace of 100sq m or above, will be assessed against their impact on the health of, and investment within, defined town centres.

2.8 Beyond the overarching policy in EC8, Policy S3 of the Local Plan provides the Cirencester Central Area Strategy, including historic environment, transport/parking/access, and redevelopment opportunities. S3 identifies car parks within the town centre as redevelopment opportunities, particularly the Brewery and Forum car parks. The Policy indicates that redevelopment proposals should be guided by a masterplan for the town centre which will be adopted as a Supplementary Planning Document.

2.9 Policy S1 of the Local Plan identifies four mixed use redevelopment opportunities in Cirencester town centre (Memorial Hospital, Sheep Street, Forum car park and Brewery car park), with the two car park sites identified retail-led development opportunities. None of the other Principal Settlements have identified redevelopment opportunities in the adopted Plan.

2.10 Outside of Cirencester town centre, Policy S2 of the Local Plan allocates a large area of land to the south of Chesterton as a strategic development area (including 2,350 dwellings). This allocation also includes the provision of a new neighbourhood centre as part of a series of community facilities to support the day-to-day needs of this new residential community.

Evidence Base

2.11 As noted in Section 1 of this document, the most recent comprehensive assessment of town centre land use issues across Cotswold District was the 2017 Retail Study. That study examined the town centre hierarchy across the District and included health centre assessment of those settlements which can feature as part of the former 'town centre' hierarchy in Policy EC7 of the Local Plan. The 2017 Retail Study also provided an assessment of the quantitative and qualitative need for retail floorspace across the District up to 2031 and provided advice on the main locations which could meet the

identified needs. Advice was also provided on the content of strategic and development management policies in the Local Plan, along with town centre boundary areas.

2.12 Alongside the 2017 Retail Study, CDC has commissioned/undertaken a number of different evidence base studies which have covered land use and accessibility issues in Cirencester town centre. These are:

a. Cirencester Town Centre Feasibility Study: Forecast Change in Uses to 2051, Nexus (November 2021)

b. Cirencester Town Centre Health Check Report, August 2021

c. Cirencester Site Assessments, Strategic Housing and Economic Land Availability Assessment (2021)

2.13 A summary of the content of the 2021 Feasibility Study can be found in Section 4 of this report.

National Planning Policy, Guidance & Legislation

National Planning Policy

2.14 The latest version of the NPPF was published in December 2024. This latest version provides a clear statement of the new Labour government intended approach to the planning system, with a particular focus around its objective of delivering 1.5 million new homes by the end of the current Parliament (in 2029).

2.15 The main section of the NPPF which deals with retail and town centre planning policy matters is Section 7: ensuring the vitality of town centres. No changes were made to this section between the 2023 and 2024 versions and the general content of national policy towards retail and town centres has remain relatively unchanged over recent years. The main elements of the current version of the NPPF are as follows:

a. Paragraph 90 asks that planning policies in development plans should:

"a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;

b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;

c) retain and enhance existing markets and, where appropriate, re-introduce or create new ones;

d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary;

e) where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and

f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites".

b. In relation to development management issues, the two policy tests are the sequential and impact tests.

1. Paragraphs 91 and 92 note, in relation to the sequential test, that:

"Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored".

2. Paragraph 94, in relation to impact assessments, notes that:

"When assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500sq m of gross floorspace). This should include assessment of:
a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
b) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme)".

2.16 Beyond Section 7 the only other change in the December 2024 version of the NPPF which directly relates to main town centre land uses is the inclusion of a new paragraph, No.97 (in Section 8), which relates to hot food take-away and fast-food outlets. It notes:

"Local planning authorities should refuse applications for hot food takeaways and fast food outlets:

a) within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre; or

b) in locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social-behaviour".

The Draft National Planning Policy Framework, December 2025

2.17 In December 2025, the Ministry of Housing, Communities and Local Government published a draft version of the new NPPF for consultation[3]. Section 8 of the draft NPPF splits town centre planning policy into two parts: plan-making and decision-taking. Policy TC1 addresses plan-making issues, with the key aspects comprising:

a. From the outset, TC1(1)(a) refers to development plans having a strategy for town centres. Whilst there is long-standing national planning policy support for town centres, the reference to town centre strategies being an integral aspect of plan-making is now proposed to be front and centre of national plan-making policy.

[3] The consultation runs until March 2026.

b. There remains a requirement to define a hierarchy of 'town centres' (TC1(1)(b), although the emphasis now falls upon town centres alone (without the reference to primary shopping areas). There is also a greater emphasis on areas of change, diversity, infrastructure, intensification and public realm, plus specific reference to residential development.

c. It remains the case that national policy expects local authorities to allocate suitable sites in town centres to meet the scale and type of uses needed. In a change to the current NPPF, these allocations should relate to needs over the plan period, and not the current policy of 'looking at least ten years ahead'. There is a subtle change between paragraph 90(e) in the current NPPF and TC1(1)(c) in the proposed draft NPPF. Both contemplate changing town centre boundaries, where there is justification to do so, however it is arguable that TC1(1)(c) is suggesting that local authorities should work harder to accommodate needs on vacant town centre sites and areas suitable for intensification.

d. It will be noted that the proposed new NPPF, like the existing NPPF, does not go into any detail about how 'needs' are to be defined and assessed. Maybe we'll get some guidance on this in future updates to the PPG.

e. Whilst it appears in the development management area of the current NPPF (para 94), there is now proposed to be, in plan-making policy (TC1(1)(e), a clear requirement, where appropriate to do so, to set locally defined floorspace threshold for impact assessments.

f. There is also now proposed to be specific reference to the use of Article 4 Directions, where they are justified in supporting the health and character of town centres.

g. There is also encouragement for local authorities to use design guides, masterplans and design codes to support their vision for town centres. This encouragement, in TC1(2), will no doubt have a relationship with the requirement for town centre strategies in TC1(1)(a).

h. Finally, it is notable that references to 'markets' (para 90(c) in existing NPPF) are proposed to be removed.

2.18 There are three proposed development management policies within the draft NPPF, which are intended to deal with the general policy approach to developments in town centres and also the management of proposals for main town centres uses located outside of town centres. Whilst there has been long-standing support for maintain and enhancing the health of town centres, there is now proposed to be a specific stand-alone national policy: TC2. It is directed specifically at proposals located within town centres, with the singular aim of supporting the overall vitality and viability of the centre. Importantly, it requires the decision maker to give substantial weight to this aspect. There is also specific emphasis on a diversity of uses in the proposed policy, but no specific mention of 'traditional' town centre land uses (i.e. retail, leisure, service uses) although residential uses do get a mention.

2.19 Policy TC3 is intended to deal with the sequential test. It is proposed to retain all the hallmarks of the existing town centre first approach (in paragraphs 91 and 92 of the current NPPF), although the following points should be noted. First, a number of aspects of the current NPPF are not proposed to be changed in the new NPPF. These include:

a. The sequence of locations for the sequential test: town centre, then edge of centre, followed by out of centre.

b. When considering edge and out of centre locations preference should be given to accessible sites that are well connected to the town centre2.

c. When considering the 'availability' of alternative sequentially preferable sites an 'available site' is either available now or expected to become available within a reasonable period.

d. There continues to be an exemption to the sequential test for small scale offices or other small scale rural development.

2.20 With regard to the proposed changes, there are three aspects. First, there is one minor 'clarification' in TC3(1), which now makes it clear that the sequential test will apply to proposals not in an existing centre nor *"in accordance with an allocation for that purpose in an up-to-date development plan".* The proposed change is the use of the phrase: 'for that purpose'. This is a subtle change from the current NPPF, which makes reference to *"not in accordance with an up-to-date plan".* This will, no doubt, be helpful in those cases where there is debate over whether an edge or out of centre proposal on an allocated site is 'in accordance with an up-to-date plan'.

2.21 Second, an element of the current version of the PPG has made its way to the new NPPF. This existing guidance, which would now become policy, states: *"In doing so it is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development proposed".*

2.22 Third, the biggest potential change in the application of the sequential test related to TC3(3). The proposed wording of this part of the sequential test policy states:

> *"In doing so it is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development proposed, and it should be considered whether the type of development proposed could be accommodated across multiple sites".* [our emphasis]

2.23 The reference to 'multiple sites' suggests a requirement to consider, in certain circumstances, the concept of disaggregation in the sequential test. Specific reference to disaggregation was removed from national policy when the first edition of the NPPF was published in 2012. It previously appeared in PPS4 (and the accompanying Practice Guidance) and, in summary, allowed a decision maker to consider whether a proposal, which was constructed of different elements, should be split up and accommodated on suitable and available separate alternative sites. This added an additional level of assessment for proposals involving retail and leisure parks or separate elements.

2.24 Finally, Policy TC4 deals with the assessment of the likely impact of certain development proposals on town centres. TC4 has many similarities with paragraph 94 of the current NPPF, namely:

a. It applies to retail and leisure proposals and not all main town centre land use proposals outside of town centres.

b. In line with the clarification for the sequential test (TC3), proposals for retail and leisure uses outside of centres will only avoid the impact assessment if they on a site allocated for the proposed use.

c. The two limbs of the assessment framework remain: impact on town centre vitality and viability, plus impact on town centre investment.

d. The default threshold for impact assessments is 2,500sq m gross floorspace unless there is an alternative locally-set development plan threshold.

2.25 Looking beyond the main NPPF policies, there is a proposed change in the Glossary which will affect the application of the sequential test, plus how some people approach the impact assessment test: the definition of edge-of-centre. Based upon the current NPPF, a decision on whether a site is either in-centre or edge-of-centre is dictated by its relationship to a defined Primary Shopping Area ('PSA') and the defined town centre boundary depending upon the land use. If it's a retail use, a town centre site is within the PSA. In addition, a retail site will be edge of centre if it is well connected to, and up to 300 metres from, the PSA. For all other main town centre uses, an edge-of-centre location is up

to 300 metres from the town centre boundary. Therefore, in theory, the site of a proposed retail development could be edge-of-centre even though it is within a defined town centre boundary. In the draft NPPF, the definition of edge-of-centre becomes more straight-forward: edge of centre is a location that is well connected and within 300 metres of a town centre boundary for all main town centre uses.

2.26 Other proposed changes to the NPPF Glossary include:

a. Within the definition of 'main town centre uses', 'banks' and 'professional services' have been added into the definition (which otherwise lies unchanged).

b. To support the reference to masterplans in the town centre plan-making policies, 'masterplan' is now defined in the Glossary.

c. There are minor changes to the definitions of 'out of centre' and 'out of town', where the word settlement replaces the phrase 'urban area'.

2.27 There are no substantive changes to the definition of a 'town centre' in the draft NPPF.

Planning Practice Guidance

2.28 National policy contained within the NPPF is supported by the contents of the Planning Practice Guidance ('PPG') which is intended to assist with the preparation of development plans and the determination of planning applications. One of the main sections of the PPG covers a range of land use planning issues for town centres and retail uses, including: (a) planning for town centre vitality and viability; (b) permitted development and change of use in town centres; and (c) assessing proposals for edge and out of centre development. Those parts of the PPG which are relevant to the scope and objectives of this Study are summarised later in this document.

Legislation and Other Initiatives

2.29 As part of the **Levelling Up and Regeneration Act 2023**, the secondary legislation was brought into force in 2024 which enables local authorities to progress **High Street Rental Auctions ('HSRAs')**. HSRAs are a new power for local authorities to require landlords to rent out persistently vacant commercial properties to new tenants such as local businesses or community groups. HSRAs provide local authorities with a strong tool to use in places where vacancy rates are a problem and where there is little cooperation between landlords and local authorities, however, they will not be applicable in all cases of vacant high street premises. When considering whether a HSRA will be appropriate, a local authority should consider whether the specific premises in question meets the requirements of the legislation, as well as whether alternatives to High Street Rental Auctions might be more appropriate.

2.30 To qualify for a HSRA, premises need to be situated on a designated high street or in a designated town centre and the local authority needs to consider them to be suitable for a high-street use. The local authority is responsible for designating their streets or areas where a HSRA could be used. The local authority must maintain and make available to the public a list describing, and a map showing, any high streets or areas it has designated. This is similar to the process a local authority would take to designate and display a conservation area. In designating a street or area in which a HSRA could be used, the local authority must be satisfied that the street or area is important to the local economy because of a concentration of premises undertaking high-street uses on the street or area.

2.31 Once a high street designation has been made in the correct manner, monitoring should take place to identify long term vacancies. Properties which have been continuously unoccupied for 365 days, or at least 366 days in a 24 month period, have the potential to qualify for a HSRA (so long as occupation of the premises for a suitable high street use

would be beneficial to the local economy, society or environment. Subject to those conditions being met, the HSRA process commences, with the aim of securing a new tenant for the property in question. Further information on HSRAs can be found at: https://www.gov.uk/government/publications/high-street-rental-auctions-non-statutory-guidance/high-street-rental-auctions-non-statutory-guidance.

3. Retail & Town Centre Trends

Introduction

3.1 A key part of building the background context for this Study is an examination of retail, leisure and town centre trends. Like any land use sector, economic and commercial market trends, along with external factors, will have an influence on how a local authority will plan for individual land uses and how it will develop strategic planning policies to guide development and other regeneration initiatives.

3.2 Based upon the scope of this Study, two areas should be examined: (a) national economic issues and trends; and (b) local issues in and around Cotswold District. Within these topic areas, it is important to consider events which have occurred since the preparation of the previous evidence base study on retail and town centre issues in 2017 and also the adoption of the Local Plan in 2018, including how actual events may have matched or diverged from previous forecasts and assessments. For the avoidance of doubt, this section of the Study provides 'a point in time' assessment of the UK economy and retail, leisure and town centre sectors. Therefore, its contents should be read and understood with this in mind.

National Trends

Consumer Spending

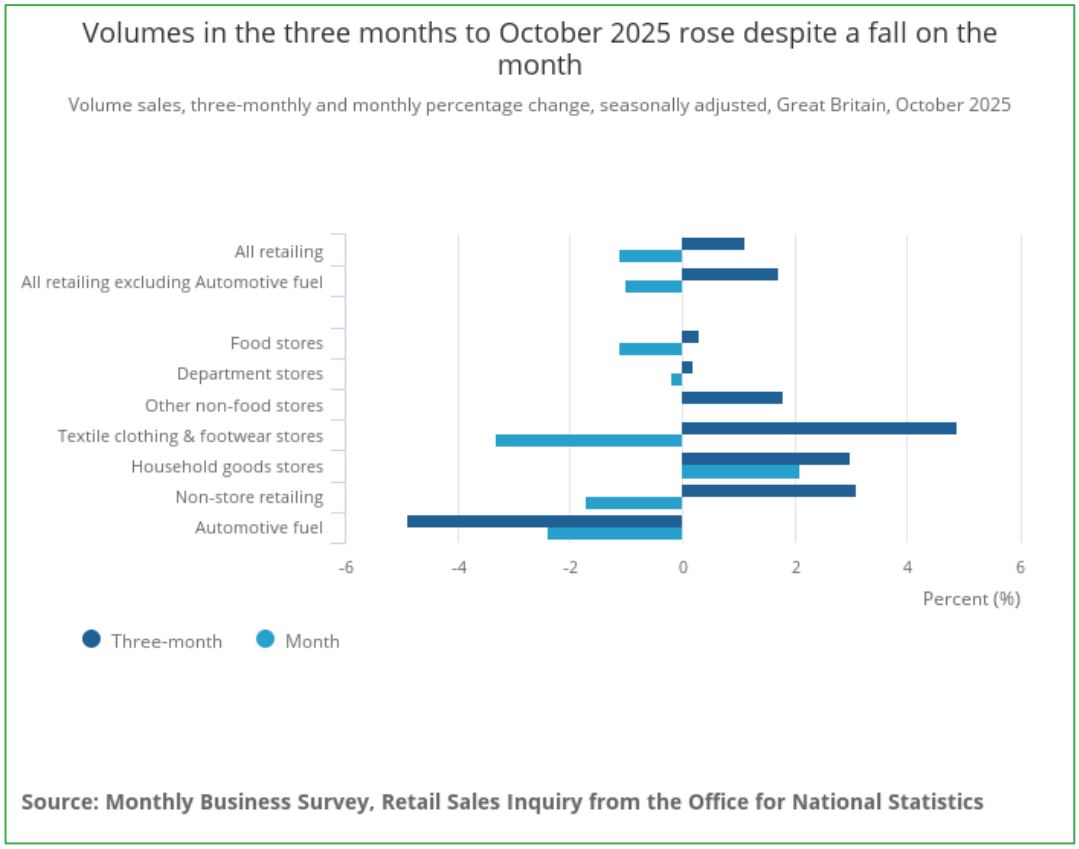
3.3 As consumer spending accounts for around 60% of GDP, the financial health of households and their ability to spend are crucial factors in determining an economy's performance. Traditionally, consumer spending is the driving force behind GDP growth in the UK. In recent years, however, this has not been the case. First, the Covid-19 pandemic and associated lookdowns resulted in temporary large drops in spending and big changes to spending patterns (such as a greater share of spending on goods and less on services). Then, just as spending had recovered to its pre-pandemic level, the period of high inflation in 2022 and 2023 squeezed household budgets, resulting in stagnant spending in real (inflation-adjusted) terms.

3.4 In November 2025, the ONS announced that retail sales had fallen 1.1% in October, which was much worse than commentators had been expecting. This marked a steepening in the decline in retail sales volumes since the summer, following growth of 0.5% in September 2025, 0.7% growth in August and 0.3% growth in June. The sharp fall in sales in October mirrored the 1% contraction in sales in May 2025.

3.5 Figure 3.4 below provides data, from the ONS, on the changes in retail sales per category for October 2025 and the three month period leading up to (and including) October. The ONS reports that sales volumes rose over the three months to October 2025 as a strong summer for clothing stores reached its peak in September 2025. Within other non-food stores, computer and telecommunication retailers performed well, which retailers attributed to new product releases. Non-store retailers continued to rise in the three-monthly series, with retailers commenting on strong demand for gold which boosted online jewellers in September 2025.

3.6 Total sales volumes fell over the month to October 2025, the first monthly fall since May 2025. Supermarket sales volumes fell for the second month in a row. Clothing store sales volumes also fell following a recent peak in September 2025, with retailers reporting that consumers held back in preparation for Black Friday discounts. Online retailers within non-store retailing also dipped on the month, in part because of online clothing retailers. Some online retailers also mentioned delayed spending in the lead up to Black Friday.

Figure 3.4: UK retail sales, three-month and October 2025 change in sales



A Closer Look at the Retail Sector

3.7 Taking the above factors into account, Table 3.1 below provides a summary of Experian's 'central case' forecast for retail sales growth and associated floorspace requirements at the UK level over the short to medium term 2023-2032 and the longer term (2023-2040). The figures also take into account the impact of special forms of trading ('SFT') (i.e. internet shopping) and floorspace efficiency gains.

3.8 The table shows that efficiency gains in floorspace are likely to match retail sales growth minus SFT up to 2032, thus leading to a situation where there is negligible growth in retail floorspace. Over the longer term to 2041, the outlook is expected to improve slightly at 0.2% per annum and 7.8% overall from 2025 until 2041.

Table 3.1: retail sales growth, efficiency gains and floorspace requirements

	% p.a. 2025 - 2032	Cumulative Growth, 2025-2032	% p.a. 2025-2041	Cumulative Growth, 2025-2041
Retail sales growth	1.5	12.5	1.7	32.4
Retail sales growth, less SFT adjusted for sales from stores	1.1	9.0	1.3	24.9
Efficiency gains	0.8	7.3	0.9	17.1
% increase in floorspace required after efficiency gains (sales growth less efficiency gains)	0.2	1.7	0.4	7.8

Source: Experian, 2026

3.9 In order to get a broader picture of floorspace requirements, the above figures should also be read alongside vacancy levels across the country. At the present time, the national average rate for vacant retail and service property in town centres in the UK is 14.1%. This rate of vacancy has remained virtually unchanged since the Covid-19 pandemic when national average vacancies stood at 13.8% in 2021-2022. However, these levels are noticeably higher than pre-pandemic levels of 11.3% in 2018 and 12.0% in 2019. This overall picture, where almost one in six units within the UK's retail centres is empty, is a clear cause for concern and is a key indicator of potentially too much retail floorspace within town centres. However, it is also important that this wider UK situation should, however, be compared with local circumstances in Cotswold District, which is covered in the next section of this report.

3.10 Alongside sales growth, it is also important to examine retail spending volumes, as this type of forecast is a key input into local authority retail floorspace capacity assessments, such as those contained in the 2017 Retail Study. In particular, the scale of change in retail spending will have an influence on the turnover of existing retail stores and also help to establish whether there is a case for net additional floorspace to be provided over the course of the development plan period.

3.11 Table 3.2 below compares the forecast annual changes in retail expenditure per head on all comparison goods from the time of the 2017 Study and the latest available (March 2026) forecasts from Experian. The table shows the year-on-year change forecasts over the period 2017-2031. This period matches the assessment timeframe in the 2017 Study and allows for a comparison on a consistent basis with the forecasts used in the 2017 Study and also the latest forecasts from Experian.

3.12 Table 3.2 shows that, at the time of the 2017 Study, the total forecast growth up to 2031 was circa +46%. However, the latest future retail spending (per head) forecasts, published in March 2026, show that the combination of actual and forecast change to amount to +16% between 2017-2031. Therefore, the total level of forecast growth in total comparison goods spending per head has reduced by around two-thirds since the previous evidence base study.

Table 3.2: forecast year-on-year change in per capita comparison goods spending from 2017 until 2031

	Retail Planner 13 (2015) % Growth p.a.	Retail Planner 23 (2026) % Growth p.a.
2017	2.9	4.2
2018	2.7	0.9
2019	2.8	3.0
2020	3.0	-8.1
2021	3.2	8.6
2022	3.1	5.0
2023	3.3	-8.5
2024	3.3	-1.5
2025	3.1	-0.5
2026	3.1	1.2
2027	3.2	1.8
2028	3.1	2.2
2029	3.2	2.5
2030	3.3	2.4
2031	3.2	2.7
Total Change, %, 2017-2031	***+46.5***	***+15.9***

Source: Experian, 2015 and 2026

3.13 The same exercise as contained in Table 3.2 is replicated for convenience goods expenditure per head in Table 3.3 below. This also shows a material difference between the forecasts available at the time of the 2017 Retail Study and the latest comparable forecasts in 2026. Once again, the focus is on the core period of 2017 to 2031.

3.14 Table 3.3 shows that in contrast to the +1.8% growth anticipated at the time of the 2017 Study (for the period 2011-2031), the latest forecasts for convenience goods spending per head show a -6% fall in the level of spending per head over the same period.

Table 3.3: forecast year-on-year change in per capita convenience goods spending between 2015 and 2040

	Retail Planner 13 (2015) % Growth p.a.	Retail Planner 23 (2026) % Growth p.a.
2017	0.3	1.9
2018	0.2	1.6
2019	0.2	-1.3
2020	0.1	7.2
2021	0.1	-1.2
2022	-0.1	-2.8
2023	0.1	-5.1
2024	0.2	-2.8
2025	0.1	-1.5
2026	0.1	-0.5
2027	0.1	-0.5
2028	0.1	-0.2
2029	0.1	-0.2
2030	0.1	-0.3
2031	0.1	-0.2
Total Change, %, 2020-2034	***+1.8***	***-5.9***

Source: Experian, 2015 and 2026

3.15 It should be noted that the expenditure per head figures in Tables 3.2 and 3.3 above are total spending levels, inclusive of spending via special forms of trading (i.e. internet shopping). Therefore, Table 3.4 below compares the total annual change in spending per head for comparison goods against adjusted spending figures which strip out purely internet spend[4]. This comparison includes forecasts which were available at the time of the 2017 Study and the latest forecasts from Experian (2026).

[4] i.e. removing any spending which is not associated with physical stores, in order to distinguish between those sales which are fulfilled by stock held in Class E(a) stores.

Table 3.4: forecast year-on-year change in per capita comparison goods spending between 2015 and 2040

	2017 Study Comparison Goods % Growth p.a. (including online spend)	2017 Study Comparison Goods % Growth p.a. (excluding purely online spend)	2026 Study (2026 forecasts) Comparison Goods % Growth p.a. (including online spend)	2026 Study (2026 forecasts) Comparison Goods % Growth p.a. (excluding purely online spend)
2017	2.9	2.1	4.2	2.7
2018	2.7	1.8	0.9	-1.4
2019	2.8	2.1	3.0	2.0
2020	3.0	2.5	-8.1	-18.3
2021	3.2	3.1	8.6	9.2
2022	3.1	2.9	5.0	9.1
2023	3.3	3.4	-8.5	-11.1
2024	3.3	3.4	-1.5	-1.0
2025	3.1	3.2	-0.5	-1.1
2026	3.1	3.1	1.2	0.8
2027	3.2	3.3	1.8	1.2
2028	3.1	3.1	2.2	1.7
2029	3.2	3.3	2.5	2.0
2030	3.3	3.4	2.4	2.0
2031	3.2	3.3	2.7	2.2
Total Change, %, 2017-2031	***+46.5***	***+44.0***	***+15.9***	***0.0***

Source: Experian

3.16 Table 3.4 shows that, at the time of the 2017 Study, growth between 2017 and 2031 for comparison goods spending per head was circa +44% when purely online sales were removed from the forecasts. In contrast, the latest forecasts show no growth between 2017 and 2031.

3.17 It should be noted that the comparison between the 2017 and 2026 data is heavily influenced by the events of 2020 when comparison goods spending per head fell by 24%. Therefore, if the period 2020-2021 is removed from the comparison between the 2017 and 2026 data, then the (adjusted) growth for 2017-2031 used within the 2017 Study was +38%, whilst the latest forecasts suggest a +9% growth over the same period.

3.18 Table 3.5 below shows the market share of pure online sales for both convenience and comparison goods. Again, a comparison is made between the forecasts used in the 2017 Study and the data which is available at the present time. It will be noted that there is very little difference between the convenience goods spending data, but a much larger difference for comparison goods online spending. At the time of the 2017 Study, it was forecast that purely online sales for comparison goods at 2017 would be 13.1% of total spending. The actual proportion was slightly higher, at 16.6%. However, the forecasts for 2026 are considerably different: 15% online sales (as forecast at the time of the 2017 Study) and 26% online sales (based upon the latest forecasts provided by Experian). This scale of difference in the forecasts is expected to continue to 2031.

Table 3.5: special forms of trading allowances for convenience and comparison goods expenditure, 2017-2031

	2017 Retail Study – Convenience SFT	2017 Retail Study – Comparison	2026 Experian Forecast – Convenience SFT (adjusted)	2026 Experian Forecast – Comparison SFT (adjusted)
2017	3.3	13.1	3.1*	16.6*
2026	5.1	15.0	5.4	26.1
2031	5.8	14.6	6.1	28.0

Notes: 2017 Study data taken from forecasts published by Experian in October 2015. 2025 data based on forecasts published by Experian in March 2025. In both instances, Experian SFT data has been adjusted for sales associated with physical stores. *actual data, rather than forecasts.

The Retail & Leisure Sectors

3.19 Alongside data on retail and leisure expenditure, it is also important to examine trends in retail sector in terms of the presence of retailers and leisure uses in high streets and out of centre locations as this can also help to understand the wider aspects of 'need' from a commercial viewpoint.

The retail sector

3.20 Table 3.6 below provides data, published by Green Street and PwC, on store openings and closures across the UK. It shows that there has been a consistent net loss in store numbers, with circa 5,000 premises lost in 2023 and 3,800 in 2024. The number of store openings has been consistency lower in recent years (2023-2024) than the period 2015-2019, following the Covid pandemic. It is also notable that, since 2018, the net reduction in store numbers has been larger than the pre-2018 period.

Table 3.6: retail store openings and closures, 2015-2024

	Store Closures	Store Openings	Net Change
2015	13,268	12,121	-1,147
2016	14,439	11,806	-2,633
2017	16,274	12,264	-4,010
2018	15,304	8,767	-6,537
2019	17,338	9,690	-7,648
2020	17,532	7,655	-9,877
2021	17.219	7,160	-10,059
2022	11,530	7,903	-3,627
2023	14,081	9,138	-4,943
2024	12,804	9,002	-3,802

Source: Green Street and PwC

3.21 Table 3.7 concentrates upon net closures over the period 2014-2024 and breaks down the available data into separate locations. It shows the rate of change over the past decade and is based upon an indexation of 100 at 2014.

Table 3.7: outlet net closures by location, 2014-2024 (2014 = 100)

	UK Average	Retail Park	Stand Alone Stores	Shopping Centre	High Street
2014	100	100	100	100	100
2015	99	105	99	101	99
2016	99	103	98	100	98
2017	97	103	97	98	96
2018	94	102	95	95	92
2019	91	100	91	91	88
2020	86	97	88	85	83
2021	82	92	85	79	79
2022	81	92	84	78	77
2023	79	93	82	76	74
2024	78	93	81	75	73

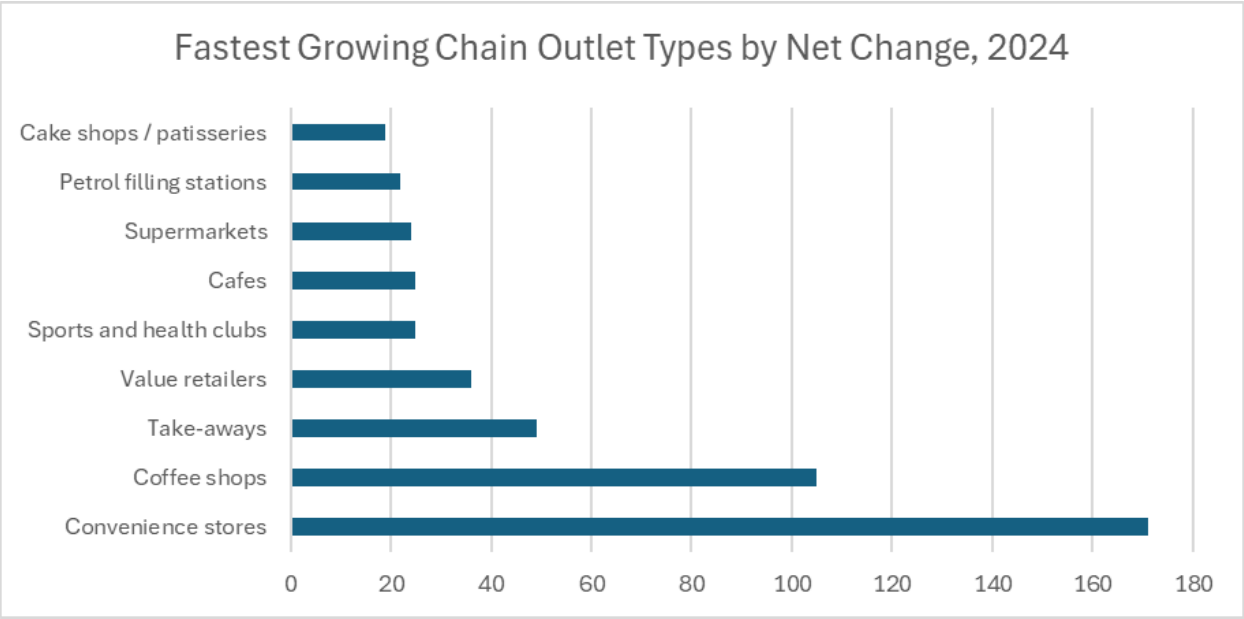
Source: Green Street and PwC

3.22 Against a backdrop of a net loss of stores between 2014 and 2024 across all locations, it is noticeable that a net loss in stores in retail park locations has only occurred since 2019. This is not matched by the other locations, with high street and shopping centre locations losing around one quarter of stores. Given the location of individual stores in shopping centre and high street locations, this has significantly affected the UK average, which has been a 22 point net loss up to 2024.

3.23 Figures 3.3 and 3.4 show the net change in different types of shops and service uses across the UK in 2024. Figure 3.3 shows the fastest growing chain outlets, by use type, in 2024 and indicates that the only two types of outlets which were able to add, on average, a net additional store per week (i.e. net change higher than 52) were convenience stores and coffee shops. However, despite lower levels of growth, the other types of businesses shown below are those which have also been able to make a positive contribution. Unsurprisingly, these include: cafes, sports and health club uses, supermarkets[5], value retailers and take-aways.

[5] Driven by the expansion programmes of ALDI and Lidl

Figure 3.3: fastest growing chain outlet types by net change, UK, 2024

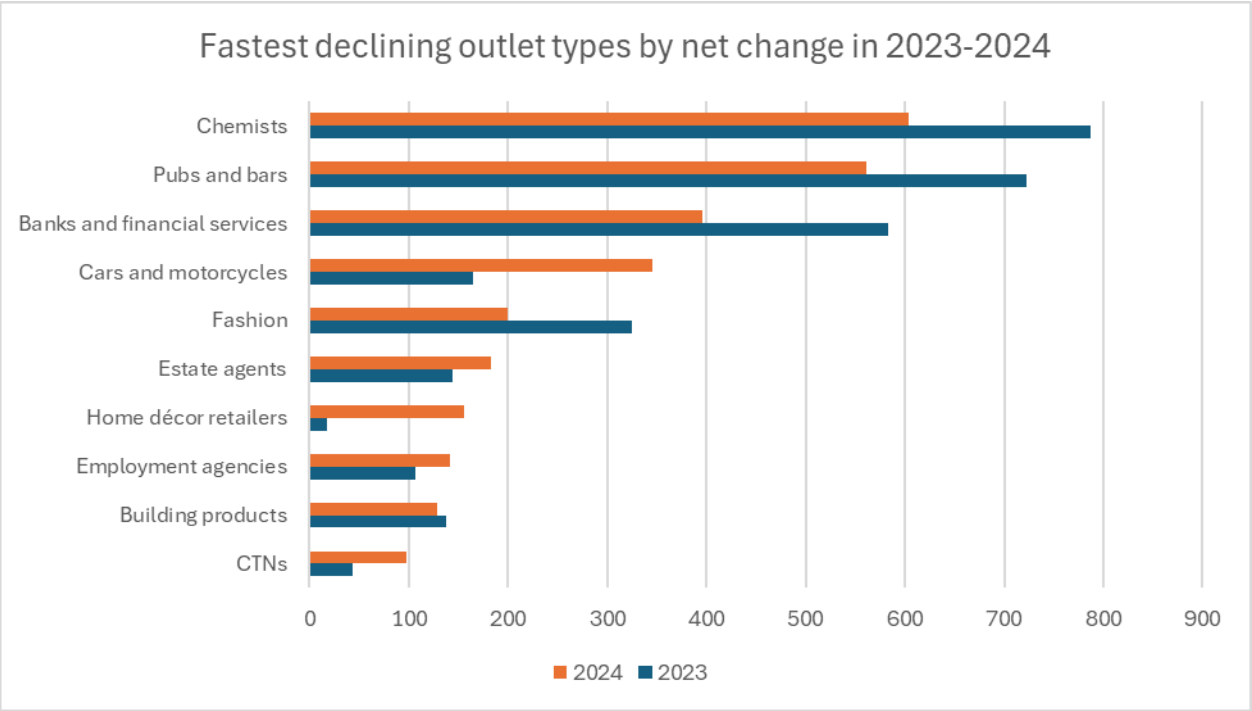


Source: Green Street

3.24 In contrast, the types of businesses shown in Figure 3.4 below are the ones showing the largest levels of decline from 2023-2024. The most notable, but probably not unsurprising ones, are chemists, pubs and bars and banks/financial services. There was a loss of around 600 chemists in 2024, following a larger loss of just under 800 chemists in 2023. In 2024, around 550 pubs/bars closed, which was less than the circa 700 units closing in 2023.

3.25 It is also notable that there has been a large number of closures in the clothing/fashion sector, with just over 300 stores closing in 2023 and 200 stores closing in 2024.

Figure 3.4: fastest declining outlet types by net change, UK, 2023-2024



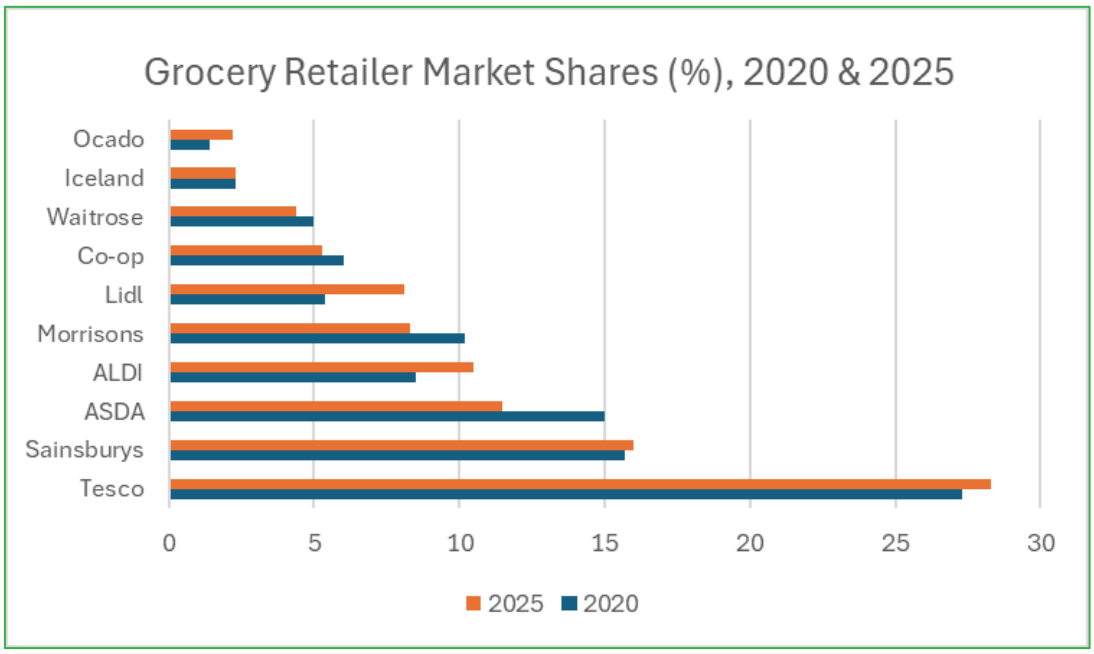
Source: Green Street

The grocery sector

3.26 Within the grocery retail sector, the headline trend over the past five years has been the continued rise of discount stores such as ALDI and Lidl. These operators are now a well-established part of the UK grocery sector and, in combination now (in 2025) control around 19% of the UK grocery market. Indeed, ALDI overtook Morrisons in 2022 to become the UK's fourth-largest grocer by market share.

3.27 Figure 3.5 below outlines the market share of the main grocery retailers in the UK in 2020 and 2025. The growth in market share for Lidl and ALDI is clear, which has largely been at the expense of ASDA and Morrisons. Tesco remains, by far, the largest grocer by market share, with 28.3% of spending in June 2025. The second highest market share is Sainsburys at 16.0%.

Figure 3.5: individual retailer market shares, 2020 & 2025



Source: Kantar

3.28 Looking forward, both ALDI and Lidl have significant continuing expansion plans and continue to be the most active in terms of proposed new store openings. Over the course of 2025, both retailers have opened their 1,000th store.

The leisure sector

3.29 Turning to the leisure sector, the available market data shows a complex picture. The COVID-19 pandemic had a huge effect on the performance of this sector, which led to significant business closures and loss of employment opportunities. The sector has bounced back and, according to research published by Deloitte, confidence reached a two year high in the first quarter of 2024. Since that time, however, recent research published by Deloitte has found that sentiment in 'eating out' and 'drinking in pubs and bars' declined by about 6 percentage points over the remainder of 2024. This has been driven by the cost of living and increasing prices in the leisure sector particularly in the food and beverage sector. In recent years, costs for leisure and hospitality businesses have increased significantly, driven by higher energy and food costs, along with rising wages.

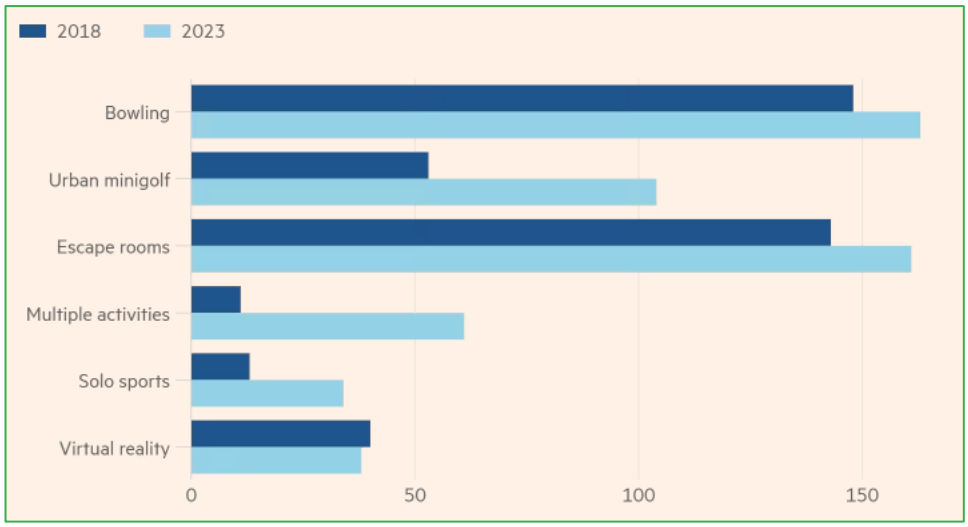
3.30 Data shown earlier in this section[6] indicates the impact of cafes and coffee shops on the occupation of premises on the high street, which is part of a longer-term trend in most city, town and district centres towards more of a service-based offer. Cafes have also been a big part of the evolution of out-of-town retail and leisure parks, which have traditionally focused upon comparison goods retailing and 'big box' leisure facilities (such as multi-screen cinemas and ten-pin bowling premises). With car parking areas under-utilised, and landlords looking for additional sources of income, proposals for stand-alone cafes (sometimes with drive-through elements) are now a common feature at out-of-town facilities; a trend which is also occurring as part of the expansion of discount foodstore operator sites.

3.31 Within the leisure sector, the post-pandemic period has seen some changes within key categories and their demand for space in town centres and out of town locations. In particular, there has been a shift in the types of venue being visited. In October 2024, Hollywood Bowl, the UK's largest ten-pin bowling operator indicated that like-for-like sales were a product of intensifying competition from new emerging leisure sectors, from axe-throwing to mini golf. Whilst 'active

[6] See Figure 3.3

family' venues, such as ten-pin bowling, remain popular, there has been a growth in other activity-focused venues such as darts, cricket, escape rooms, axe-throwing and shuffleboard. According to the real estate adviser Savills the number of UK activity-focused venues has increased by around 40% since 2018 to 600 in 2024. Savills expect that the number of sites will increase further to 800 by 2029. The increase in the types of venue, by activity between 2018 and 2023, is shown in Figure 3.6 below.

Figure 3.6: UK socialising venues, number by segment, between 2018 and 2023 (Source: Savills)



4. The Main 'Town Centres' & Wider Retail and Main Town Centre Land Use Provision

Introduction

4.1 A key foundation for the retail and 'town centre' land use strategy within the emerging Local Plan is a robust set of evidence in relation to land use provision and the wider characteristics of the main 'town centres' in Cotswold District, along with a particular emphasis on retail floorspace provision within and outside of the defined 'town centre' area. Therefore, this section of the Study provides:

a. A review of the land use profile of the defined 'town centre' areas for those settlements included in the existing town centre hierarchy, as defined by Policy EC7 of the Local Plan, along with the main elements of retail floorspace provision outside of these defined boundaries.

b. For the other Principal Settlements (i.e. those without defined town centre boundaries), this section provides a review of the main town centre land uses present throughout these settlements. In addition, the same process has been undertaken for the Non-Principal Settlements.

c. An assessment of current spending patterns and associated market share levels for retail and food/beverage uses across the Principal Settlements, including an analysis of the catchment areas of these settlements and, where applicable, their defined 'town centres'.

Evidence Gathering

'Town Centre' Land Use Data

4.2 An analysis of data on retail, leisure, service and other main town centre uses provides a key contribution to the Study in a number of different ways. First, it provides a key indicator of the current performance, role and function of each defined 'town centre'. Second, it enables an analysis of the land use characteristics of each centre. Third, the land use assessment provides an important contribution to the assessments of retail and food/beverage floorspace need which will be undertaken later in this Study.

4.3 The scope for this Study focuses upon those Principal Settlements who feature as part of the 'town centre' hierarchy in Policy EC7 of the Local Plan, along with the other Principal Settlements (not included in EC7) and a series of Non-Principal Settlements. The scale and extent of information gathered for these settlements is proportionate to their size and place in the 'town centre' hierarchy.

4.4 During November 2025, Nexus undertook a series of land use surveys across main Principal and Non-Principal settlements. The surveys recorded all main town centre uses within the defined town centre boundaries for those settlements included in the Policy EC7 hierarchy, along with notable retail uses outside of these defined boundaries. For those principal and non-principal settlements without a defined town centre, all main town centre uses across the settlement were recorded. In order to assist with the gathering this land use data, town centre research data from Experian GOAD was used for Cirencester, Tetbury and Stow-on-the-Wold.

Spending Patterns Data for Retail & Food/Beverage Uses

4.5 A further key aspect of our evidence base analysis is a review of current shopping and retail spending patterns across the District, including market share data for the main centres and grocery stores. In order to inform this assessment, this

Study has obtained spending data from Experian's Spend Insight ('ESI') database. This is a database of around 4 million debit and credit cards from across the UK and provides data on spending levels at specific shopping destinations and the source of this spending[7].

4.6 The data which has been obtained from Experian is based upon the following parameters:

a. Spending data has been obtained for the key locations across Cotswold District area. This has concentrated on the larger of the Principal Settlements, along with specific foodstores/supermarkets and (for Cirencester) key retail park/warehouse facilities.

b. Spending data has been obtained for grocery stores, comparison goods shops and food/beverage facilities (such as cafes, restaurants, pubs/bars, and take-aways).

c. In order to build up a picture of the shopping catchment area of the main locations, the ESI spending data has been obtained on a zone-by-zone basis. This enables our analysis to show the scale of spending (and associated market share) from defined individual parts of the Cotswold District area. Figure 4.1 below provides a plan of the zones which have been used to organise the ESI data. These zones are based upon postcode sector areas and are consistent with the zones used in the 2017 Retail Study. Table 4.1 below provides a list of those postcode sectors that comprise each zone. A plan of the study area is also contained at Appendix A to this report.

d. In addition to the expenditure which is flowing to specific destinations in Cotswold District area from each of the eleven study area zones, the ESI data also provides an estimate of spending attracted by Cotswold retail and food/beverage facilities from outside of the study area[8].

e. The spending data provided by ESI is based upon the calendar year 2024.

[7] For the avoidance of doubt, the ESI data does not record cash sales and, therefore, for the purposes of this assessment, patterns of cash sales are assumed to follow the same distribution as credit/debit card sales.
[8] Non-study area UK spending only.

Figure 4.1: plan showing study area used for the collection of Experian Spend Insight data

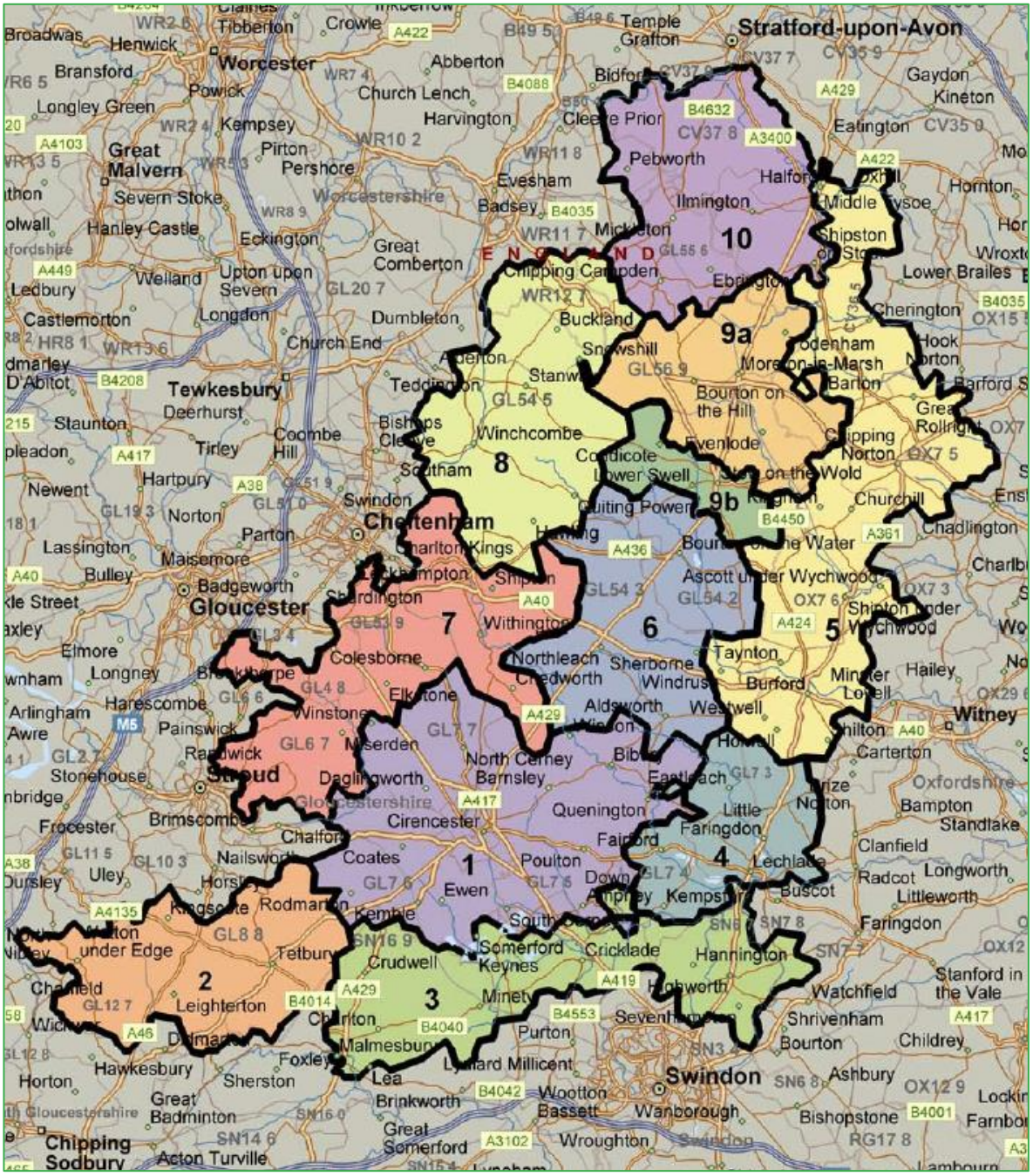


Table 4.1: study area zones and their constituent postcode sectors

Zone	Postcode Sectors
1	GL7 1, GL7 2, GL7 5, GL7 6, GL7 7
2	GL8 8, GL12 7
3	SN6 6, SN6 7, SN16 9
4	GL7 3, GL7 4
5	OX7 5, OX7 6, OX18 4
6	GL54 2, GL54 3
7	GL4 8, GL6 7, GL53 9, GL54 4
8	GL54 5, WR12 7
9a	GL56 0, GL56 9
9b	GL54 1
10	CV36 4, CV37 8, GL55 6

4.7 In order to turn the raw ESI spending data sample into market share levels for the various retail destinations in the Cotswold District area, the level of spending at each specific destination/area is expressed as a proportion of the overall spending (at all destinations) within each zone. The result of this process is shown in the market share data contained within Tables 4, 6 and 8 at Appendix B. These tables have been structured to provide the following information:

a. Across all of the tables, the market share of the main centres and other key destinations is shown on a zone-by-zone basis. For convenience goods retail provision (Table 4), data for all the main grocery stores in each settlement is provided, along with the main 'town centre' areas and an 'other' category for each main settlement.

b. A similar approach is taken for comparison goods shopping (Table 6), although the data concentrates upon a single market share figure for each settlement (apart from Cirencester[9]).

c. The market share assessment for both convenience and comparison goods spending also includes the following information:

   1. The proportion of retail spending, within each category, which is flowing to destinations outside of Cotswold District; and
   2. The proportion of spending on convenience and comparison goods which is being directed via online shopping[10].

d. The structure of the food/beverage market share data in Tables 8 (Class E(b) food/beverage) follows the structure of the comparison goods retail data.

[9] Where in-centre and edge/out-of-centre data is provided.
[10] The market share data for online shopping shown in Tables 4 and 6 at Appendix C comprises all online purchases for convenience and comparison goods. When reading this market share for each study zone it should be appreciated that the goods purchased via some of these online sales will be sources from physical bricks and mortar Class E(a) stores in the local area. This will be particularly true for grocery shopping online orders, where a large proportion of the order is sourced from the closest large foodstore/supermarket (rather than being sent from a Class B8 warehouse from elsewhere in the UK)

4.8 The market share data referred to for each of the main centres can be found in the following tables at Appendix B to this document:

a. Table 4 – convenience goods market share levels

b. Table 6 – comparison goods market share levels

c. Table 8 – market share levels for Class E(b)[11] and sui generis food/beverage uses[12]

4.9 Tables 5a, 7a and 9a translate the market share data for the various Cotswold District retail and food/beverage destinations into annual turnover forecasts for 2026 by applying the corresponding market share data to total available expenditure within each of the study area zone. This analysis is the first step in the wider quantitative need assessment which is described in Section 5 of this report.

4.10 These tables also provide an estimate of the amount of potential 'expenditure inflow' which is attracted by each of the main convenience, comparison and food/beverage destinations across the Cotswold District area. 'Expenditure inflow' comprises the amount of spending that destinations in the District are estimated to attract from customers residing outside of the study area. It has been calculated on the basis of the proportion of spending that the ESI data indicates is being spent by non-study area customers.

4.11 Further information regarding the data inputs into the quantitative assessment of spending patterns can be found in Section 5 of this report.

Review of Main Settlements within Cotswold District

4.12 Tables 4.1 and 4.2 on the following pages provide an overview of the main settlements in the District in relation to their place in the 'town centre' and settlement hierarchy, whether they currently benefit from a defined 'town centre' boundary and also a summary of the key land use data for each settlement.

4.13 The contents of Tables 4.1 and 4.2 below provide the following information:

a. The total number of retail and service uses still generally conform with the three existing elements of the Principal Settlement classification (in Policy EC7). The largest town centre in the District remains, by some considerable margin, Cirencester (with 313 retail and service units) followed by (in descending order): Stow-on-the-Wold, Tetbury, Moreton-in-Marsh and Bourton-on-the-Water (each of which are defined as 'key centres').

b. In most cases, there is a notable separation between the amount of retail/service uses present in those Principal Settlements which currently feature as part of the centre hierarchy in Policy EC7 and those settlements which are not within EC7. The only area where the boundaries between the two different classifications become blurred is for South Cerney and Mickleton, which contain a similar number of these uses.

c. It will also be noted that the number of retail and service uses with a number of the Non-Principal Settlements is of a similar scale to a number of the Principal Settlements. However, despite a similar scale of

[11] Cafe and restaurant uses
[12] Drinking establishments and take-aways

provision in many cases, it will be noted that all of the Principal Settlements not currently included in EC7 contain at least one convenience store whilst many of the Non-Principal Settlements do not.

d. It should be noted that the above characteristics are confined to the existing scale of retail and service land use provision across the main settlements within the District. There will be other factors which will influence the scale of provision in individual settlements, including the size of the settlement itself and the proximity of other settlements (which may have their own retail/service provision).

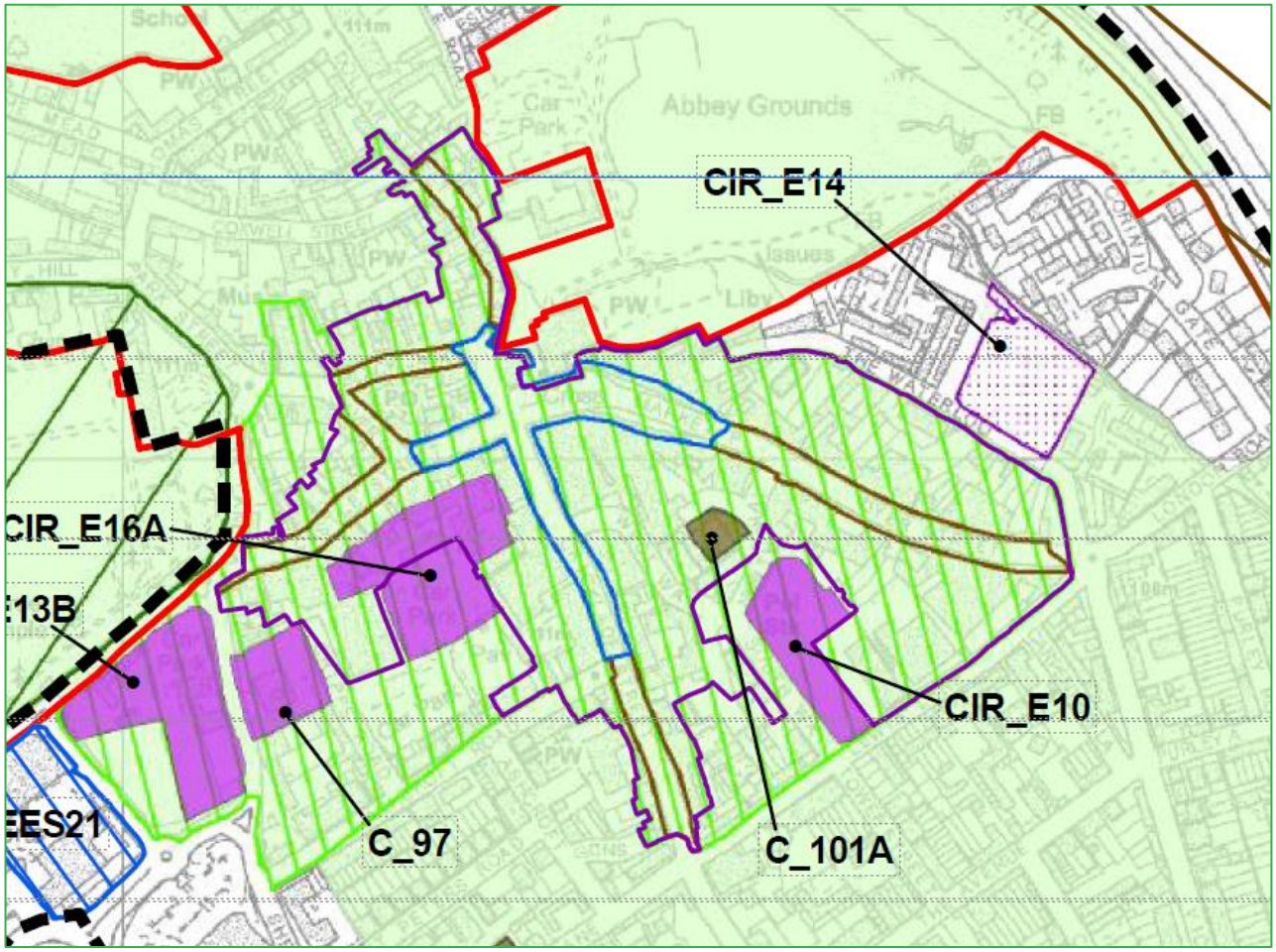
4.14 The information in Tables 4.1 and 4.2, along with the detailed information and analysis in the remainder of this section, will provide a baseline assessment of provision which will inform the future retail and main town centre land use strategy recommendations later in this Study.

4.15 A summary of the main characteristics of all of the main settlements can also be found in Section 6 of this document.

Cirencester

4.16 Cirencester is, by some margin, the largest defined town centre in Cotswold District. It is the only Principal Settlement to be classified as a Town Centre in the adopted Local Plan, a document which defines the following areas within the town centre: (a) town centre boundary[13]; (b) primary shopping area[14]; (c) primary frontage[15]; and (d) secondary frontage[16]. These areas are shown in the extract from the adopted policies map in Figure 4.2 below.

Figure 4.2: extract from adopted policies map for Cirencester town centre



4.17 Following the 2017 Retail Study, the Council commissioned Nexus to undertake a further study of Cirencester town centre in 2021: Cirencester Town Centre Feasibility Study: Forecast Change in Uses to 2051 ('the 2021 Cirencester Study'). The study was commissioned to consider anticipated future changes in the composition of Cirencester's 'high street' to 2051. The study reached the following conclusions:

a. At the time of 2021 assessment, it was forecast that there may be a need for an additional 1,300sq m (net) and 1,900sq m (gross) of additional convenience goods floorspace in the town centre at 2051. The estimated

[13] Green vertical lines on plan in Figure 4.2
[14] Area edged in purple in Figure 4.2
[15] Area edged in blue in Figure 4.2
[16] Area edged in brown in Figure 4.2

comparison goods requirement over the same timeframe is more modest, equating to 600sq m net and 800sq m gross.

b. In terms of the service sector, the 2021 assessment identified that 900sq m of retail service floorspace and 2,000sq m of leisure service floorspace could potentially be supported at 2051. It was also forecast that the quantum of floorspace occupied by the financial and business service sector may remain broadly similar going forward.

c. Extracts from the 2021 Cirencester Study, showing the forecast change in land use floorspace between 2021 and 2051 are shown in Figures 4.3 to 4.4 below.

Figure 4.3: forecast change in floorspace by retail and service land use, 2021-2051

Sector	2021 Floorspace (sq.m)	Changes in Floorspace to 2026 (sq.m)	2026 Floorspace (sq.m)	Changes in Floorspace to 2031 (sq.m)	2031 Floorspace (sq.m)	Changes in Floorspace to 2036 (sq.m)	2036 Floorspace (sq.m)
Comparison	19,510	-900	18,610	+0	18,610	+400	19,010
Convenience	4,030	+600	4,630	+300	4,930	+200	5,130
Financial Service	5,270	+0	5,270	+0	5,270	+0	5,270
Leisure Service	10,700	+0	10,700	+500	11,200	+300	11,500
Retail Service	5,080	+0	5,080	+200	5,280	+200	5,480
Vacant	6,420	+300	6,720	-1,000	5,720	-1,100	4,620
Total	**51,010**	**+0**	**51,010**	**+0**	**51,010**	**+0**	**51,010**

Sector	Changes in Floorspace to 2041 (sq.m)	2041 Floorspace (sq.m)	Changes in Floorspace to 2051 (sq.m)	2051 Floorspace (sq.m)
Comparison	+500	19,510	+800	20,310
Convenience	+200	5,330	+600	5,930
Financial Service	+0	5,270	+0	5,270
Leisure Service	+400	11,900	+800	12,700
Retail Service	+200	5,680	+300	5,980
Vacant	-1,300	3,320	-2,500	820
Total	**+0**	**51,010**	**+0**	**51,010**

Figure 4.4: proportion of floorspace by retail and service use, 2021 & 2051

Sector	Composition of Floorspace at 2021 (%)	Composition of Floorspace at 2051 (%)
Comparison	38.2%	39.8%
Convenience	7.9%	11.6%
Financial Service	10.3%	10.3%
Leisure Service	21.0%	24.9%
Retail Service	10.0%	11.7%
Vacant	12.6%	1.6%
Total	**100.0%**	**100.0%**

d. The 2021 Study also indicated that, in commercial terms, the key opportunities for Cirencester town centre related to:

1. the potential to bring forward a cinema within Cirencester, which would likely be of a 'boutique format' in order to be accommodated on a town centre site;
2. the potential to supplement the hotel offer in the town centre;
3. the quantitative need which exists towards the end of the reporting period to support a further moderately-sized supermarket in the town, which could be brought forward in the centre (subject to format and site availability); and
4. the potential to improve the leisure and cultural economies, which are perhaps not as substantial as we would expect given the wider role and function of the town (and its ability to attract visitors to the area).

4.18 For the purposes of this Study, the land use profile of Cirencester town centre has been updated via land use surveys undertaken by Nexus in Autumn 2025. The results of the 2025 surveys are shown in shown in Table 4.2 below and have been arranged to show the change in the number (and proportion) of retail and service land uses in the centre between 2021 and 2025. Table 4.2 also shows the amount of floorspace occupied by each of these land use sectors in 2021 and 2025.

Table 4.2: land use profile of Cirencester town centre, 2021-2025 (units and floorspace)

Sector	2021				2025			
	Units		Floorspace (sq m gross)		Units		Floorspace (sq m gross)	
	No.	%	No.	%	No.	%	No.	%
Convenience	20	6.0	4,030	7.9	22	6.3	2,820	5.5
Comparison	138	41.1	19,510	38.2	153	44.1	22,020	42.5
Retail Service	55	16.4	5,080	10.0	49	14.1	4,200	8.1
Leisure Service	51	15.2	10,700	21.0	61	17.6	12,240	23.6
Financial Service	35	10.4	5,270	10.3	28	8.1	3,840	7.4
Vacant	37	11.0	6,420	12.6	34	9.8	6,680	12.9
Total	**336**	**100**	**51,010**	**100**	**347**	**100**	**51,790**	**100**

Source: 2021 Cirencester Study, Table 3.1 and 2025 Experian GOAD updated by Nexus. Figures may not add due to rounding.

4.19 The contents of Table 4.2 indicate that the amount of convenience goods retail units has remained relatively static between 2021 and 2025, with a small rise from 20 to 22 units. Over this period convenience goods retailers have occupied around 6% of all surveyed units in the town centre, with a below the 2025 national average for convenience goods units in town centres of 9.4%. However, the amount of floorspace occupied by convenience goods retail provision has fallen by around one quarter between 2021-2025. This fall has been caused primarily by the closure of the Tesco store in the centre, with convenience goods floorspace now comprising 5.5% of all occupied retail and retail service floorspace. This proportion of occupied space is well below the 2025 national average for town centre convenience goods floorspace provision of 15.3%.

4.20 Between 2021 and 2025 the number of comparison goods units rose from 138 to 153. This represents 44.1% of all surveyed units and is well above the (2025) national average of 26.0%. Not only is this proportion of units well above the national average, but the increase in units between 2021-2025 (41% in 2021 to 44% in 2025) is in contrast to the national

trend which has seen a decline the proportion of comparison goods retailers in UK town centres (from 27.0% in 2021 to 26.0% in 2025). In line with the increase in the number of occupied comparison goods units, Table 4.2 also shows an increase in the amount of floorspace occupied by comparison goods retailers, from 19,500sq m in 2021 to 22,000sq m in 2025. This level of floorspace comprises 42.5% of all surveyed floorspace and is also well above the national average of 28.7%.

4.21 Table 4.2 also shows that the amount of retail and financial/business service uses in Cirencester town centre has declined over the period 2021-2025. The proportion of units occupied by these uses (14.1% and 8.1%) is however, similar to their respective national averages (15.8% and 7.9% respectively). The drop in the proportion of financial/business services in the town centre mirrors national trends, with this sector experiencing a significant level of decline in town centres over the past several years.

4.22 In contrast to the fall in retail and financial/business service uses, the amount of leisure service uses in the centre has increased between 2021-2025, from 15.2% to 17.6% of all surveyed units. Despite this rise, the proportion of leisure service uses in the centre remains well below the national average of 26.6%. A similar picture emerges for the amount of floorspace occupied by leisure service floorspace, although provision of occupied floorspace (23.6%) is also below the national average of 27.6%.

4.23 Vacant units in the town centre fell over the past few years, from 37 in 2021 to 34 in 2025. At 2025, the proportion of vacant units in the town centre comprised 9.8% of all surveyed units and which is well below the national average for town centre vacancies of 14.1%. Over the same period, the amount of vacant floorspace rose very slightly to circa 6,700sq m (gross) across the town centre. This comprises around 13% of all surveyed floorspace and is slightly below the national average equivalent of 14.3%. A large (new) contributor to this amount is the vacated former Tesco unit.

4.24 Following the closure of the Tesco store on Castle Street/Brewery Court, the largest town centre grocery store is a Marks & Spencer Simply Food on Dyer Street. As a consequence, the main elements of grocery retail provision in Cirencester can be found in edge or out of centre locations. There is a large Waitrose store a short walk to the southern edge of the centre (on Sheep Street), along with three foodstores (in out of centre locations) to the east of the centre: Lidl (Midland Road), ALDI and Tesco (both on Cricklade Road). Table 4.3 below draws upon information contained within the quantitative need assessment prepared for this Study and outlines the current trading performance of the larger grocery stores in Cirencester. Data is provided to show the amount of turnover which each store attracts from residents of the study area, along with expenditure which is associated with visitors/tourists. A comparison between the current forecasts turnover and the company benchmark turnover for each store is also provided.

Table 4.3: study area, total and benchmark turnover of grocery stores in Cirencester

	Study Area Turnover (£m)	Expenditure Inflow (£m)	Total Turnover (£m)	Benchmark Turnover (£m)	Forecast Actual Turnover as a % of Company Benchmark (%)
Marks & Spencer	4.73	1.49	6.22	4.03	+54
Waitrose	29.13	9.17	38.30	32.46	+17
Lidl	7.67	1.45	9.12	10.06	-9
ALDI	9.17	1.46	10.63	9.79	+26
Tesco	49.66	10.88	60.54	48.10	+20

Source: Tables 5a and 10a, Appendix B

4.25 The contents of Table 4.3 indicate that there is not a significant level of widespread trading above company average across the grocery retail sector in Cirencester. The M&S, Waitrose, ALDI and Tesco stores trade above average, whilst the Lidl store trades slightly below average. The above data also shows that the main grocery stores in Cirencester are able to attract a reasonably large proportion of their turnover from outside of the study area. For the Waitrose and M&S stores, this is in the region of one third of total turnover, whilst it is closer to one fifth of total turnover for the Tesco, ALDI and Lidl stores.

4.26 Table 4 at Appendix B shows the market share of the main foodstores in Cirencester. It shows that Zone 1 of the study area[17] forms the primary catchment area for convenience goods shopping provision in the town, with all convenience goods stores attracting 64% of in person till receipts from residents of this zone. Of the remaining spending associated with Zone 1 residents, 17.5% is directed to online shopping, part of which will also be associated with local stores (as online orders from Tesco and Waitrose are likely to be fulfilled from their stores in the town), with a further 15% spent outside of Cotswold District[18].

4.27 Table 4 at Appendix B also shows that grocery stores in Cirencester are also able to attract convenience goods spending from other parts of the study area. Those zones which the town is able to gain a reasonable market penetration rate are Zones 3, 4, 6 and 7 (14%, 21%, 11% and 10% respectively)[19].

4.28 Table 6 at Appendix B shows the market share levels for comparison goods stores across the District. For Cirencester, the data shows that 24% of person spending from residents of Zone 1 is directed towards stores in the town. The majority of the remainder of Zone 1 comparison goods spending is directed to online purchases (47%), followed by spending outside of the District (24%). Table 4.4 below outlines the combined market share of all comparison goods retailers in Cirencester across the eleven study area zones, along with the retail expenditure equivalent levels. The table also indicates the amount of comparison goods expenditure which stores in Cirencester gain from visitors from outside of the study area.

Table 4.4: market share and turnover levels, Cirencester, 2025

	1	2	3	4	5	6	7	8	9a	9b	10	Inflow	Total
Market Share (%)	23.7	5.2	7.1	8.8	0.3	4.9	3.7	0.8	0.4	0.9	0.1	43*	-
Turnover (£m)	46.2	4.4	9.4	5.1	0.3	3.0	3.3	0.8	0.2	0.2	0.1	42.7	115.5

Source: Excluding Dobbies garden centre, Siddington. Figures may not add due to rounding. *Experian data indicates that total turnover of comparison goods stores in Cirencester comprises expenditure inflow.

4.29 The above data indicates that the primary catchment area for comparison goods stores in Cirencester is focused upon Zone 1, with a secondary catchment which includes Zones 2, 3, 4, 6 and 7. In addition, it will also be noted from the contents of Table 6 at Appendix B that, whilst the market share of Cirencester in these five (secondary catchment) zones may appear low they are the highest market share for any Cotswold town centre. The data also shows that around 40% of the total turnover of comparison goods stores in Cirencester derives from spending associated with visitors travelling from outside of the study area.

[17] The zone in which Cirencester is located.
[18] This is likely to be associated with a combination of occasional grocery trips in surrounding areas (such as Stroud, Cheltenham and West Oxfordshire) along with grocery spending associated with day trips and vacations elsewhere.
[19] Zones 3, 4, 6 and 7 cover: Cricklade (3), Lechlade/Fairford (4), Northleach/Bourton-on-the-Water (6) and the rural area between Gloucester, Cheltenham and Cirencester (7).

4.30 Table 9a at Appendix B outlines the patterns of trade draw to the main settlements in Cotswold District for food/beverage facilities (i.e. cafes, restaurants, drinking establishments, and take-aways). It shows that the total turnover of food/beverage facilities in Cirencester town centre is circa £56.6m, with all over half of this total (£32.7m) deriving from expenditure inflow from outside of the study area. Of the £23.9m of expenditure which is attracted from study area residents, three-quarters (£18.3m) of this expenditure derives from residents of Zone 1[20].

4.31 The contents of Tables 5a, 7a and 9a indicate that the comparison goods retail sector makes the highest contribution to spending within the town centre, closely followed by the food/beverage sector, with the convenience goods sector a distant third.

Bourton-on-the-Water

4.32 Whilst many of the settlements in Cotswold District play a significant role in attracting visitors to the local area, Bourton-on-the-Water is arguably the most well-known of these centres, due to its unique built and natural environment. This role has been recognised in previous town centre-related development plan evidence base studies (such as the 2017 Retail Study), which can be characterised by a defined 'town centre' which caters for tourists and visitors more than it does for local residents. This was recognised by the shopping patterns survey information commissioned to inform the 2017 Retail Study and which is reinforced by more up to date household survey information which has been submitted in support of a current planning application for a new ALDI foodstore on the western side of the village area.

4.33 The main change in retail provision in Bourton-on-the-Water since the completion of the 2017 Retail Study has been the completion (and opening) of a new Co-op foodstore on Station Road outside of the defined 'town centre' boundary. For many years, Co-op operated a modest-sized foodstore on Station Road although the store was dated and was not able serve a wide range of local needs[21]. At the time of the 2017 Retail Study there was an aspiration that the replacement Co-op store would be able to retain a larger amount of locally-generated grocery shopping trips, although the Experian Spend Insight data commissioned for this Study suggests that the previous situation, as described in the 2017 Retail Study, has not materially changed. Table 4 indicates that grocery stores in Bourton (primarily the Co-op) retain just 18% of convenience goods expenditure from Zone 6 (the zone in which Bourton lies), with substantial leakage of expenditure to stores in Stow-on-the-Wold, Cirencester and Moreton-in-Marsh.

4.34 Table 5a at Appendix B forecasts that the Co-op store on Station Road has a (2026) study area derived convenience goods turnover of £8.7m which is boosted by a further £2.6m of expenditure drawn from beyond the study area. At £11.3m, this total turnover is slightly below the national company average for Co-op (£14.61m, for this size of store[22]). The data in Tables 5a and 10a also suggests that the small Budgens store, which gains over half of its turnover from visitors from beyond the study area, is also trading at reasonably modest levels (and slightly below company average (£2.3m)).

4.35 Comparison goods retailers comprise circa 40% of all main town centre land uses in the defined 'town centre' area in Bourton. Gift shops, and similar retailers catering for the tourist/visitor sector, predominate within this sector, with very few other businesses catering for the day-to-day needs of the local community. Table 7a (at Appendix B) indicates that three-quarters of the annual comparison goods turnover of comparison goods stores in Bourton derives from customers who reside outside of the study area. The comparison goods sector has a forecast total turnover of £11.2m, of which £8.4m is forecast to derived from spending from outside the study area.

4.36 The balance between study area generated spending and expenditure inflow is even more pronounced for food/beverage outlets in Bourton. Around 85% of all spending in cafes, restaurants and other hospitality premises in Bourton is forecast to come from visitors/tourists. The total turnover of food/beverage facilities is forecast by Table 9a to be £28.5m, of

[20] With lower levels of expenditure being drawn from Zones 2, 3, 4 and 7.
[21] As evidenced by shopping patterns evidence.
[22] Taken from Table 10a, Appendix D

which £24m is attributable to visitors/tourists. The total level of annual turnover suggests that food/beverage uses contribute three times as much expenditure to the local economy as comparison goods retail facilities.

4.37 Outside of the defined 'town centre' area in Bourton, the main town centre land uses which are present comprise mainly of hotel and other types of visitor accommodation. The is, as noted above, a current planning application for a new ALDI foodstore and food/beverage outlet on land at Bourton Industrial Estate (close to the A429). Whilst a detailed assessment of this proposal has not been undertaken for the purposes of this Study, it would appear likely that, in addition to trade diversion from the Co-op store in Bourton, there would be a sizable amount of trade diversion from existing medium to large foodstores in Stow-on-the-Wold, Moreton-in-Marsh and Cirencester.

Chipping Campden

4.38 Chipping Campden is one of the larger Principal Settlements in the District in terms of the size of its defined 'town centre' area. Our latest land use survey indicates that there are 48 main town centre land uses, including 4 convenience goods stores and 23 comparison goods retail outlets. In relation to convenience goods retail provision, Chipping Campden has relatively small-scale grocery stores including Co-op and One Stop stores on the High Street. Along with other small scale independent operators, Table 5a at Appendix B indicates that grocery stores in Chipping Campden attract £2.2m of convenience goods spending from residents of the study area, which is boosted by around £1.2m of expending inflow (from tourists/visitors) to provide a total forecasts turnover (at 2026) of £3.4m. Over three-quarters of study area derived turnover is drawn from residents of Zone 10, which is the home zone for Chipping Campden. Table 4 at Appendix B indicates that grocery stores in Chipping Campden attract only 2% of spending from residents of Zone 10, whilst around 70% of spending flows to grocery stores outside of the District (the majority of which is likely to flow to Evesham).

4.39 The comparison goods retail sector is the largest of the retail and service sectors in the defined 'town centre', with a range of provision which is orientated towards the furniture, homewares, art and antiques sectors. There are also a number of clothing stores, plus a bookshop which lies outside of the defined 'town centre' boundary. Table 7a at Appendix B forecasts that comparison goods stores in Chipping Campden will have a total turnover of £2.95m in 2026. Around one quarter of this total will be drawn from residents of the study area, with the other three-quarters comprising expenditure from visitors/tourists travelling from elsewhere.

4.40 In relation to service use provision, the data at Appendix B indicates that there are 3 retail service uses, 14 leisure service business and 4 financial/business service uses. Whilst leisure service uses are the second largest category of main town centre land use in the centre, this total is not as large (on a proportionate basis) as a number of the other large Cotswold towns.

4.41 The importance of the food and beverage sector, which is the main component part of the leisure services land use category, is demonstrated by the contents of Table 9a at Appendix B. Table 9a forecasts that food and beverage outlets have an annual (2026) turnover of £14.4m, which is broadly split between one third (£4.5m) from study area residents and two thirds (£9.9m) from expenditure inflow. The turnover of food and beverage uses in Chipping Campden is around four times as high as its grocery stores and five times as high as its comparison goods stores.

Moreton-in-Marsh

4.42 Moreton-in-Marsh is the 4th largest town centre in Cotswold District in terms of the number of main town centre land uses present in the defined 'town centre' boundary. During the land use surveys conducted for this Study in November 2025, 90 uses were recorded including 5 convenience goods retailers and 25 comparison goods retailers. The convenience goods retailers present in the town centre include a large Co-op foodstore at the northern end of the centre, which extends to circa 1,500sq m net sales and sells a reasonably wide range of convenience goods. The store is also

served by a large off-street surface level car parking area. The other four convenience goods retailers in the centre include a Tesco Express convenience store, two bakeries and a cheese shop.

4.43 A significant element of the convenience goods retail sector in Moreton is the ALDI store, which is located in an out of centre location (on the Fosse Way, close to North Cotswolds Hospital and Fosseway Garden Centre). The store was constructed several years ago. It is of a similar size to the town centre Co-op store, with a more focused range of grocery products which are associated with the value orientated ethos of the store.

4.44 Table 4 at Appendix B provides market share information for convenience goods retailers in Moreton. It shows that around 30% of convenience goods expenditure generated by residents of Zone 9a (the zone in which Moreton lies) is retained by stores in the town. This is split between the ALDI (14%), Co-op (10%), Tesco Express (3%) and other smaller town centre stores (4%). Table 4 shows that convenience goods stores in Moreton also draw spending from Zones 5, 6, 9b and 10, with the ALDI store possessing the highest market penetration in these zones (particularly Zones 6 and 9b). Table 4.5 below outlines the study area and total turnover levels of convenience goods stores in Moreton, along with their respective company average turnover levels. It shows that, whilst the out of centre ALDI store is forecast to trade close to its national company average sales density level, the Co-op and Tesco Express stores trade below their respective average levels (particularly the Co-op[23]).

Table 4.5: study area, total and benchmark turnover of grocery stores in Moreton-in-Marsh

	Study Area Turnover (£m)	Expenditure Inflow (£m)	Total Turnover (£m)	Benchmark Turnover (£m)	Forecast Actual Turnover as a % of Company Benchmark (%)
Tesco Express	1.3	0.7	2.0	2.20	-9
ALDI	11.4	2.0	13.4	12.19	+10
Co-op	5.2	1.7	6.8	15.39	-56
Other convenience goods stores	2.9	2.3	5.2	-	-

Source: Tables 5a and 10a, Appendix B

4.45 Comparison goods retailers comprise around one quarter of all main town centre uses in the defined centre, with the retail 'offer' of this sector heavily orientated towards furniture, art, homewares and antiques. This specialist nature of provision is reflected in the pattern of trade draw of comparison goods expenditure to stores in the town, with one half of total turnover (£14.4m out of £27.6m) deriving from shoppers outside of the study area[24]. Of the £13.2m of comparison goods expenditure drawn from residents of the study area, Table 7a forecasts that around one third is derived from residents of Zone 9a, with around 15% apiece from Zones 5 (Chipping Norton), 6 (Bourton-on-the-Water & Northleach) and 10 (Chipping Campden).

4.46 Service uses are the largest grouping of main town centre land uses, with just under half of all recorded uses[25]. The largest element are leisure uses, with a varied collection of food and beverage uses (restaurants, cafes and public houses). Table 8 at Appendix B indicates that food and beverage uses in Moreton-in-Marsh attract 11% of expenditure on food/beverage trips from residents of Zone 9a of the study area (the zone in which Moreton lies), along with circa 3% of expenditure from residents of Zone 9b. These market shares translate to a draw of £2.9m of expenditure from Zone 9a and £0.2m from Zone 9b, which contribute to an overall study area turnover of £4.5m (see Table 9a at Appendix B). The

[23] The 2017 Retail Study also forecast a comparatively poor performance for the Co-op store (formerly badged as a Budgens store), although other forecasts for this store (produced in associated with the planning applications for the ALDI store) have varied.
[24] See Table 7a at Appendix D.
[25] 42 occupied units (17 retail service uses and 25 leisure service uses).

data from Experian Spend Insight indicates that the food and beverage sector in Moreton-in-Marsh attracts two-thirds of its turnover from visitors travelling from outside of the study area. This is equivalent to circa £9.2m, out of a total annual forecast turnover of £13.7m (see Table 9a).

Stow-on-the-Wold

4.47 The latest land use survey of the defined town centre at Stow-on-the-Wold indicates that it contains 137 retail and leisure uses (see the land use profile in Section 4). Within this total there are 15 convenience goods retailers, including 6 bakers/confectioners and 4 grocery/delicatessen stores. This large number of convenience goods stores is influenced by the role and function of Stow-on-the-Wold as one of the key centres in the District for visitors and tourists, with convenience goods influenced by high-end/niche/visitor-orientated products. The main 'standard' grocery store in centre, which serves both the local population and visitors to the town centre is a Co-op on The Square. The modest product range of the Co-op indicates that it is orientated toward top-up and frequent modest-sized basket shopping trips.

4.48 The main grocery store in Stow-on-the-Wold is a large Tesco supermarket, located on the northern edge of the town. This store caters for both main and top-up food shopping trips and draws grocery trips from a wider catchment. Table 4 at Appendix B indicates that the Tesco store attracts 36% of convenience goods expenditure from residents of Zone 9b of the study area[26]. In addition to Zone 9b (the zone in which Stow sits), the Tesco store also attracts 11% of in-person grocery spending from residents of Zone 6 (Bourton-on-the-Water / Northleach) and 9a (Moreton-in-Marsh). In contrast, the catchment area for the town centre Co-op store is very much centred on Zone 9b, where the store has a 4.4% share of convenience goods spending. A similar picture emerges for other convenience goods retailers in Stow town centre, who have a 3.2% share of spending amongst Zone 9b residents, along with a 1.2% share spending in Zone 9a[27].

4.49 In addition to the study area derived market share levels, the contents of Table 5a at Appendix B also provide useful information regarding the source of spending in convenience goods stores in Stow. The table indicates that stores in the town centre draw a significant proportion of their turnover from non-study area shoppers, which emphasises the key role and function of the town centre as a visitor/tourism destination. Table 5a indicates that £0.6m of the Co-op store's total turnover (£1.4m) comprises 'expenditure inflow' which is equivalent to 77% of total turnover. The proportion of 'expenditure inflow' for other convenience goods stores in the centre is even higher at 94%. In contrast, 26% of the Tesco's convenience goods turnover is derived from non-study area residents. Whilst this is still a sizable part of the store's turnover, it is clear from this collection of data how the Tesco store has a primary role in serving the role of Cotswold District residents.

4.50 The largest retail/service sector in Stow town centre is the comparison goods retail sector, with 66 surveyed units (around half of the total number of units). Retailers are mainly local independents, with a particular focus upon antiques, art, homewares, clothing and gifts. Table 7a at Appendix B forecasts that comparison goods stores in Stow have a total annual turnover of £17.4m, with around two-thirds (£11m) deriving from visitor spending. The study area derived turnover of the centre is forecast to be £6.4m, which is drawn from a number of zones rather than the just the local area (Zone 9a)[28].

4.51 56 of the 137 surveyed retail and service uses in Stow town centre are service uses. The leisure service sector accounts for the majority of these units (36), which is a sector dominated by food and beverage outlets. The contribution of food/beverage outlets, particularly cafes and restaurants, to the financial performance of the town centre is clear from the contents of Table 9a at Appendix B. This shows that the total turnover of food/beverage outlets in Stow is £28.9m, which is around two-thirds higher than the turnover of comparison goods retail stores in the centre and around six times

[26] This level of market share is based upon in-store in-person spending, excluding any spending associated with the 17% online market share for Zone 9b residents which may be fulfilled via purchases from Tesco.
[27] Morton-in-Marsh
[28] Around one fifth of the study area derived turnover is drawn from Zone 9a, with £0.77m from Zone 9a (Moreton-in-Marsh), £0.76m from Zone 6 (Bourton-on-the-Water) and £0.86m from Zone 5 (Burford / Chipping Norton).

as much as the turnover of town centre grocery stores. Table 9a also shows that four-fifths of the turnover of food/beverage businesses in Stow is gained from spending from visitors, rather than the local population within the study area.

Tetbury

4.52 Tetbury lies in the southern part of Cotswold District and has the joint third largest collection of retail and leisure uses, alongside Moreton-in-Marsh and behind Cirencester and Stow-on-the-Wold. The land use profile data at Appendix B indicates that there are 94 retail and service uses in the defined 'town centre' boundary. At the time of the most recent survey, there were nine convenience goods retailers in the centre, including bakeries, a delicatessen and a Co-op foodstore. Table 5a at Appendix B indicates that, as a whole, convenience stores in the town centre attract £2.1m of expenditure from study area residents and have a total annual turnover of £3.9m. The majority of the study area derived turnover for convenience stores is drawn from Zone 2 of the study area, with very limited additional expenditure from Zones 1, 2 and 7. The Co-op store is forecast to have a modest trading performance (£1.4m), well below its national company average (£2.55m), whilst the remaining parts of the convenience goods sector have a collected turnover of £2.5m. This is also considered to be a modest trading performance.

4.53 The grocery retail sector in Tetbury is dominated by a large Tesco foodstore. Table 5a forecasts this store to have an annual total convenience goods turnover of £18.9m which is also below the Tesco company average performance for this size of store (£23.5m).

4.54 Like a number of other large Cotswold towns, Tetbury is also known for its antiques, furniture and homeware stores and this type of business make a significant contribution to the 53 comparison goods uses in the town centre. Comparison goods retailers comprise over half of the total number of surveyed retail/service units in the town centre, with Table 7a forecasting a total turnover for the comparison retail sector of £6.1m. Over half of this forecast turnover is drawn from spending by visitors to the town (from outside of the study area), although the forecast level of spending in the centre as a whole is surprisingly low. A contributary factor to this low forecast is the low market share for Tetbury within its primary catchment area (Zone 2), at just 2.5%. Table 6 at Appendix B indicates that 91% of comparison goods expenditure generated by residents of Zone 2 is either spent online or any destinations outside of the study area. In terms of the latter destinations in South Gloucestershire, Bristol and Bath are likely to be particularly attractors.

4.55 The contents of Table 9a (when compared with Tables 5a and 7a) indicates that the food/beverage sector in Tetbury is, by some margin, the largest contributor to the financial performance of its town centre. Table 9a indicates that £16.0m of expenditure is attracted by the town's food and beverage outlets, £10.4m of which is spending from visitors travelling from outside of the study area. Whilst Tetbury lies close to the southern edge of the study area (and therefore trips from South Gloucestershire, Stroud District and Wiltshire residents are likely to account for some of this expenditure, the level of 'expenditure inflow' is a sign of Tetbury's importance to the tourism/visitor industry in the District. Unlike some of the other main Cotswold settlements, the number of leisure service uses in Tetbury is not significant, which demonstrates the strong level of trading performance which is being achieved by those businesses present in the town.

Fairford

4.56 Fairford lies within Zone 4 of the study area and Tables 5a, 7a and 9a at Appendix B provide the following spending forecasts for retail and food/beverage uses in Fairford:

a. Convenience goods stores: total turnover of £5.1m, including £4.3m from residents of the study area.

b. Comparison goods stores: a total annual turnover of £2.3m, including £1.8m of spending derived from residents of the study area.

c. Food and beverage uses: £3.0m of expenditure derived from residents of the study area, as part of a total annual turnover of £6.8m.

4.57 In line with a number of other of the Principal Settlements in the District, the food and beverage sector in Fairford has a highest annual turnover although the scale of contribution of 'expenditure inflow' is not as great as some of the more tourism/visitor orientated towns and villages. Spending by visitors/tourists accounts for over half of the food and beverage turnover in Fairford, whilst the proportions for convenience and comparison goods retail are 16% and 27% respectively.

4.58 Within the convenience goods sector, Fairford has modest sized Budgens and Co-op convenience stores which are of a size more suited to top-up and small scale grocery shopping trips. Overall, grocery stores in Fairford attract a 8% market share of spending from Zone 4 residents. This is a similar market share to grocery stores in Lechlade, which is located nearby and also within Zone 4 of the study area. Table 4 at Appendix B indicates that there is a large 'leakage' of convenience goods expenditure from Zone 4, primarily to stores in Cirencester[29] (23%), along with stores outside of the District (likely to be stores within Swindon). Table 5a indicates that the Budgens store has a total forecast turnover of £2.6m, whilst the turnover of the Co-op store is £1.6m.

4.59 The data at Appendix B indicates that 16 of the 27 main town centre land uses are service uses. There are 8 leisure service uses (including two cafes, four take-aways and two restaurants). The five retail service uses in the defined 'town centre' boundary include four hair salons, whilst the financial/business service sector includes two officers and an estate agent.

Lechlade

4.60 Lechlade lies a short distance to the east of Fairford, on the south-eastern corner of the District. The data contained within Appendix B indicates that the defined 'town centre' boundary contained 35 main town centre land uses, split between 3 convenience goods retailers, 8 comparison goods retailers and 20 service uses. Like most other Cotswold towns, the largest service sector are leisure services (with 10 occupiers).

4.61 The main convenience goods retailer within Lechlade is a Budgens store, located on the corner of Burford Street and High Street. This store caters for small scale grocery shopping trips, particularly top-up food shopping. Table 4 at Appendix B indicates that grocery retailers in Lechlade attract circa 9% of spending on convenience goods from residents of Zone 4, with little market penetration within the other study area zones. Table 5a forecasts a study area derived turnover of all convenience stores of £4.4m per annum, which is boosted by a further £2.4m of spending from visitors/tourists travelling from outside of the study area.

4.62 Lechlade attracts around 5% of comparison goods spending from residents of Zone 5, which is notably higher than the other Principal Settlement in Zone 4: Fairford. Lechlade also attracts 1% of spending apiece from residents of Zones 1 and 3 of the study area. Overall, and as shown in Table 7a, Lechlade is forecast to attract £6.5m of comparison goods expenditure from the study area. The same table also shows that the town attracts a similar amount of comparison goods expenditure from visitors/tourists travelling from outside of the study area, giving a total comparison goods turnover for the town of £13.3m.

4.63 Table 8 indicates that food and beverage outlets in Lechlade attract a 4.6% share of spending amongst residents of Zone 4. This can be compared to 9.5% market share associated with nearby Fairford. Food and beverage businesses in the town also attract a small amount of spending from residents of Zones 1, 3 and 5 in the study area, with the overall study area derived (food/beverage) turnover for the town forecast to be £1.6m. Table 9a indicates that this study area derived

[29] Waitrose, Tesco and ALDI in particular

expenditure comprises around one third of total food/beverage turnover £4.6m in Lechlade, with £3.0m of expenditure associated with visitors/tourists.

Northleach

4.64 The land use surveys undertaken for this Study indicate that Northleach has 8 main town centre land uses within its defined 'town centre' boundary, along with a further 6 uses elsewhere in the town. Convenience goods stores comprise a Budgens, which sells a modest range of pre-packages and fresh grocery goods, with a sales area of 200sq m, along with a butcher (on Market Place). The leisure services sector is the largest sector, with three units, comprising pub/hotel, bar and café. There is also a beauty salon and a pharmacy. Outside of the defined 'town centre' boundary, there are a further three leisure service uses, including the Wheatsheaf Inn.

4.65 Tables 5a and 7a at Appendix B indicate that Northleach attracts very little comparison goods expenditure, which is unsurprising given the lack of comparison goods retail businesses[30]. Table 5a indicates that convenience goods store attract £1.7m of expenditure from residents of the study area, two-thirds (£1.1m) of which is spent at the Budgens store. Convenience goods stores are also forecast to attract a further £0.4m of expenditure from outside of the study area, which is equivalent to 19% expenditure inflow.

4.66 In relation to food/beverage expenditure, Northleach attracts £2.3m from residents of the study area, boosted by £2.6m from visitors travelling from beyond this area. Two thirds of the study area derived expenditure at facilities in Northleach is associated with residents of Zone 6.

South Cerney

4.67 South Cerney is the smallest of the proposed Principal Settlements in terms of main town centre land use provision. There are 8 main town centre uses within the defined 'town centre' boundary, comprising a bakery, pharmacy, hair salon, two public houses, a café, plus two take-aways. The defined boundary lies on either side of the northern part of Clarks Hay.

4.68 There are four further retail and service uses located outside of the defined centre boundary in South Cerney. These comprise a Co-op convenience store and Royal Oak public house on High Street, plus a One Stop convenience store on Broadway Lane and an outdoor sports store located close to Cotswold Water Park. The importance and popularity of the Co-op store to South Cerney is shown within our quantitative assessment (Table 5a) which forecasts a study area derived turnover of £2.1m for this store, which is boosted by a further £1.2m of expenditure from outside of the study area. The forecast turnover of the other convenience goods stores in South Cerney is £0.46m. The primary catchment area of the Co-op store is centred upon Zone 1, which contributes three-quarters of the store's study area derived turnover.

4.69 Table 7a indicates that the total forecast comparison goods turnover for stores in South Cerney is £6.9m. Given the lack of comparison goods stores, within the defined 'town centre' it is likely that a large part of this turnover will be associated with the outdoor clothing and sports store close to Cotswold Water Park. Overall, comparison goods floorspace within South Cerney gains around three-quarters of its turnover from outside of the study area.

4.70 A similar picture emerges for the forecast turnover of food and beverage floorspace in South Cerney. Table 9a at Appendix B forecasts an annual turnover of £14.1m, with £4.6m deriving from residents of the study area. Again, this pattern of trade draw is likely to be due to the presence of Cotswold Water Park. £3.3m of the £4.6m of food and beverage expenditure derived from the study area is attributable to residents of Zone 1.

[30] The only existing comparison goods retailer is a pharmacy, located within the defined 'town centre' boundary.

Other Principal Settlements

4.71 The other settlements proposed to be Principal Settlements in the emerging Local Plan are Mickleton, Upper Rissington, Blockley, Siddington, Kemble and Andoversford. None of these settlements have a defined 'town centre' boundary in the adopted Local Plan and our survey of main town centre uses reveals that each location has up to 10 main town centre uses. The key characteristics of these settlements are as follows:

a. All of these settlements have at least one convenience goods store, which comprise between one quarter and one half of all provision in these settlements. Mickleton has the largest amount of provision – 3 convenience retailers (one convenience store, one butcher and one deli – which account for one third of all the main town centre uses in the village. In the other settlements, provision is focused upon one convenience store / village shop.

b. Only two of the settlements (Mickleton and Upper Rissington) have comparison goods stores, which reflects the role of these locations within the retail hierarchy. A similar trend is found for retail services, which are only found in Kemble and Mickleton.

c. The largest single category within the other Principal Settlements is 'leisure services'. Apart from Upper Rissington (which does not have any leisure service uses) leisure service uses account for between one quarter and half of all uses in this grouping of settlements.

5. Towards a Retail and Town Centres Strategy for Cotswold District

Introduction

5.1 Having set out the baseline context for retail and main town centre land use provision within Cotswold District, this section of the Study turns to an assessment of the need for retail and food/beverage land use floorspace across the different parts of the District, followed by an assessment of the potential locations to meet the identified needs. The combined content of these assessments will provide an important contribution to the retail and town centres policy strategy in the new Local Plan.

5.2 In addition, as part of our assessment, this section of the Study also provides advice on the content of retail and town centre policies for the new Local Plan, taking into account the current version of the NPPF (which is the version of national planning policy under which the new Local Plan will be examined).

5.3 The remainder of this section is split into the following sections:

a. An assessment of the need for retail and food/beverage floorspace across Cotswold District, including assessments for convenience and comparison goods floorspace. Our assessment has considered quantitative and qualitative aspects of need.

b. As part of our qualitative assessment of need, this section also contains an assessment of the spatial aspects of need. This focuses upon specific needs which may arise as a result of strategic residential-led Local Plan allocations, including their relationship to the pattern of existing retail and defined 'town centre' provision across the District area.

5.4 Finally, this section provides advice around the content of retail and town centre land use policies for inclusion in the new Local Plan, taking into account the findings of our needs and spatial assessments and the requirements of national planning policy.

Quantitative Assessment

5.5 At the present time, national planning policy and guidance does not prescribe the specific nature of an assessment of 'need' for town centre land uses. However, it has been common practice for an element of these assessments to consider 'need' in quantitative terms via an analysis of expenditure capacity within a defined area. Such assessments consider the scale of available expenditure capacity and its ability to support existing retail and food/beverage floorspace and the potential for net additional floorspace over a prescribed period. This approach was adopted in the 2017 Retail Study and has been repeated for the purposes of this current evidence base study in relation to both Class E(a) retail floorspace and Class E(b) / sui generis food and beverage land use floorspace.

5.6 Our quantitative assessment which has adopted the following step by step methodology:

a. Setting a study area for the quantitative assessment which help guide the analysis local retail expenditure levels and shopping patterns.

b. Calculating the total level of available retail expenditure which is generated by residents of the different parts of the study area, using up to date local population estimates and local per capita retail expenditure forecasts.

c. Assessing local retail spending patterns in order to build up a detailed picture of the market share of the main convenience and comparison goods shopping destinations across the Cotswold District administrative area.

d. Applying these market share levels to available expenditure to forecast existing and future store / centre turnover levels.

e. Assessment of existing and future quantitative need levels by comparing the total turnover potential of existing floorspace against benchmark turnover levels (also taking into relevant retail floorspace commitments).

Structure of the quantitative assessment

5.7 Our quantitative assessment can be found at Appendix B to this Study and is structured in the following manner:

a. Table 1 – population levels within the study area, by zone

b. Tables 2a-2c - per capita expenditure, by study area zone, for retail and food/beverage purposes

c. Tables 3a-3c – total spending on retail and food/beverage purposes, by study area zone

d. Table 4 – convenience goods shopping market share levels within the study area

e. Tables 5a-5d – convenience goods study area derived turnover levels, plus expenditure inflow

f. Table 6 – comparison goods shopping market share levels, by study area zone

g. Tables 7a-7d – comparison goods study area derived turnover levels, plus expenditure inflow

h. Table 8 – food and beverage facility market share levels, by study area zone

i. Tables 9a-9cd – study area derived turnover (plus expenditure inflow) for food and beverage facilities

j. Table 10a – convenience goods floorspace benchmark turnover levels

k. Table 10b – retail floorspace commitments

l. Tables 11a-11l – quantitative need forecasts for convenience goods retail floorspace (main settlements(

m. Tables 12a & 12b – quantitative need forecasts for comparison goods retail floorspace (Cotswold District & Cirencester)

n. Tables 13a – food/beverage floorspace quantitative need forecasts (Cotswold District).

5.8 The various data inputs and methodological principles which have informed the above stages are explained in turn below.

Study Area

5.9 In order to enable a detailed assessment of shopping patterns and spending at retail and food/beverage outlets, the quantitative assessment is governed by a study area, a plan of which is attached at Appendix A to this report and also in shown in Figure 4.1 (at the start of the previous section of this document).

5.10 The study area covers the whole of Cotswold District and extends into surrounding administrative areas, including: West Oxfordshire, Stroud, Cheltenham, Tewkesbury and parts of south Warwickshire.

5.11 In order to allow the quantitative need assessment, along with other parts of this Study, to understand localised shopping patterns across Cotswold District area, the study area has been sub-divided into 11 individual zones. These zones match the zones used in the study area for the 2017 Retail Study.

Timeframe for the quantitative need assessment

5.12 The time period for the quantitative need assessment has been set with a base year of 2026 (the current year) and an end date of 2043, in order to match the time period for the Local Plan Review. In order to provide a picture of how levels of quantitative need change over time, our assessment provides interim forecasts for 2031 and 2036. This is also useful given that the reliability of economic forecasts will reduce over time, where more weight can be given the 2031 forecasts (whilst the 2036 and 2043 figures should be used as a guide).

Population

5.13 A key part of the assessment of quantitative need is the scale and distribution of population across the study area. The population levels for the eleven study area zones used within this assessment are contained in Table 1 at Appendix B.

5.14 In order to provide a basis for the quantitative need assessment which matches the development strategy in the emerging Local Plan, our assessment utilises a mixture of population forecasts (and associated data) from Experian, CDC and other parts of the evidence base for strategic planning across Gloucestershire. Examination of Experian's population forecasts for the study area reveals that they are likely to under-estimate population growth (based on planned house-building) in several of the study area zones[31]. As a consequence, for these specific zones we have used the population growth forecast for Cotswold District provided by the draft Gloucestershire Housing and Economic Needs Assessment and apportioned part of the forecast growth to Zones 1, 4, 6, 9a and 9b based upon the likely scale of house-building to be included in the new Local Plan[32].

5.15 Based upon this approach, Table 1 at Appendix B shows a 26% growth in the population levels across the study area. In light of the likely extent of house-building planned for the new Local Plan, the largest areas of proportionate growth between 2026-2043 in Cotswold District are forecast to be Zone 1 (Cirencester and the surrounding area) at 55%, 33% growth in Zone 4 (Fairford and Lechlade), Zone 9a (Moreton-in-Marsh) and Zone 10 (including Mickleton).

Per capita retail expenditure

5.16 Per capita spending on retail and food/beverage purposes for each of the study area zones has been obtained from Experian[33]. Use of separate forecasts for each zone enables the quantitative assessment to be informed by a socio-economic characteristics of the individual parts of the Cotswold administrative area, in order to provide a more accurate picture of local retail and town centre performance.

5.17 The spending data which has been obtained from Experian has a base date of 2024. This base data has been projected forward on the basis of forecasts contained within Experian's Retail Planner Briefing Note 23[34]. The forecasts which have been used are based upon Experian's annual adjusted convenience and comparison goods data. This version of the retail expenditure forecasts adjusts total growth/change to exclude purely online retail sales, given that the focus of

[31] These are Zones 1, 4, 6, 9a and 9b.
[32] The distribution of proposed house-building used in our assessment was set prior to the final draft Local Plan strategy and therefore may need to be updated in due course.
[33] Obtained in April 2026.
[34] Published in March 2026

this need assessment is on 'bricks and mortar' retail floorspace provision across Cotswold District[35]. The annual growth forecasts for convenience and comparison goods are shown in Table 5.1 below.

Table 5.1: % change per annum for per capita spending on convenience and comparison goods, plus food & beverage uses, 2026-2043

Year	Convenience Goods Spending per Head (% change p.a.)	Comparison Goods Spending per Head (% change p.a.)	Food & Beverage Spending (% change p.a.)
2026	-0.6	0.8	0.9
2027	-0.7	1.2	0.9
2028	-0.4	1.7	0.9
2029	-0.4	2.0	0.9
2030	-0.5	2.0	0.9
2031	-0.3	2.2	0.9
2032	-0.3	2.2	0.9
2033	-0.3	2.1	0.9
2034	-0.3	2.1	1.0
2035	-0.3	2.1	1.0
2036	-0.3	2.1	1.0
2037	-0.3	2.1	1.0
2038	-0.3	2.1	1.0
2039	-0.2	2.2	1.0
2040	-0.3	2.1	1.0
*2041**	-0.3	2.0	1.0
*2042**	-0.3	2.0	1.0
*2043**	-0.3	2.0	1.0

Source: Experian Retail Planner Briefing Note 23 (March 2026)

5.18 The above data shows that Experian are currently forecasting a year-on-year decline in spending per head on convenience goods up to 2041[36]. This decline will counteract part of any growth in population levels in the study area and therefore subdue the amount of additional convenience goods expenditure which will be made available to support both existing and net additional floorspace over the period 2026-2043. Comparison goods retail spending is expected to grow over the assessment period settling at an annual growth rate of circa +2% after 2029. Food and beverage spending is expected to experience annual growth of around +0.9% / +1.0% between 2026 and 2043.

5.19 The total levels of change for each of the ten study area zones can in found in Tables 2a-2c at Appendix B to this report.

[35] Experian note that "many stores sell online but source sales from regular stores rather than warehouses, implying an increase in required store floorspace to cater for rising internet sales". Therefore, it is not appropriate to use total retail spending to calculate future demand for retail space; nor is it satisfactory to use retail spending excluding all online sales. Therefore, Experian calculate growth rates for convenience and comparison goods that take into account the proportion of online trading using traditional floorspace.
[36] Experian's forecasts for retail and leisure spending extend to 2040 and therefore, for the purposes of this quantitative assessment we have assumed that the annual forecasts for 2039 & 2040 continue up to 2043.

Retail spending / shopping patterns data

5.20 A key part of the quantitative need assessment is the analysis of current shopping and food/beverage trip spending patterns. This data provides the basis for the assessment of current store turnover levels, the catchment area definition of these stores and also provides a starting point for the assessment of future levels of quantitative need.

5.21 For the purposes of assessment, we have utilised data from Experian's Spend Insight database. This is a database of around 4 million debit and credit cards from across the UK and provides data on spending levels at specific shopping destinations and the source of this spending. The ESI data has been provided separately for grocery stores, comparison goods stores and food/beverage destinations.

5.22 In order to create market share levels for the main retail destinations in Cotswold, all available spending data from the ESI database has been obtained for the key settlements for the 2024 calendar year. These settlements are Cirencester, Tetbury, Moreton-in-Marsh, Fairford, Bourton-on-the-Water, South Cerney, Lechlade, Chipping Campden, Mickleton, Upper Rissington, Northleach, Blockley, Stow-on-the-Wold and Siddington. Where available, data has also been sought for Kemble, Willersey, Andoversford, Down Ampney, Bibury, Coln St Aldwyn, Hatherop, Quenington, Driffield, Preston and Ampney Crucis.

5.23 The data which has been obtained from ESI provides a total sample spend at each of the chosen destinations / areas, which is then split into its constituent parts based on the eleven study area zones and the remaining amount attributable to expenditure inflow. This raw data is then translated into market share levels by expressing the sample spending/turnover for each destination as a proportion of all available spending in that particular zone. The resultant market shares for convenience and comparison goods, plus food/beverage destinations, are shown in Tables 4, 6, 8 at Appendix B.

5.24 The market shares in Tables 4, 6 and 8 are then applied to total available spending in each of the study area zones in order to provide a study area derived turnover estimate for each of the key Cotswolds settlements / areas. These can be found, for 2026 spending levels, at Tables 5a, 7a and 9a. Each of these tables also provide an estimate of the likely amount of spending which is drawn to each of the main destinations / areas in the District from outside of the study area. This estimate is based upon the proportion of spending which the raw ESI spending data indicates is drawn from outside of the study area. For the purposes of the quantitative assessment, it has been assumed that this proportion of turnover gained from 'expenditure inflow' remains constant over the assessment period.

5.25 The use of ESI provides an improvement over the 2017 Retail Study in relation to the forecasting of expenditure inflow in the study area, as the ESI data is able to record actual spending from those UK residents who are visiting the stores and centres in Cotswolds District. Whilst the ESI does not extend to international spending, providing better quality data on visitor/tourist spending is particularly important for this Study given the important of this customer group to the health of town centres across the District.

5.26 The market share levels in Tables 4, 6, 8 and 10 have been described in Section 4 of this document insofar as they relate to the picture that they build up in terms of the main catchment areas of each key settlements in the District.

5.27 The forecast turnover levels for the main convenience goods stores in Cotswold District are summarised in Table 5.2 below. Alongside these forecast turnover levels, Table 5.2 contains an indicative estimate of company average performance for each store, in order to provide a comparison of current indicative trading performance.

Table 5.2: forecast current total convenience goods turnover for the main foodstore/supermarkets in Cotswold District, 2026

Store / Centre	Forecast Turnover (£m)	Company Average Turnover (£m)
Marks & Spencer, Cirencester town centre	6.22	4.03
Waitrose, Cirencester	38.30	32.46
Tesco, Kings Meadow, Cirencester	60.54	48.10
ALDI, Cirencester	10.63	9.79
Lidl, Cirencester	9.12	10.06
Tesco Express, Chesterton	2.52	2.10
Co-op, Burford Road, Cirencester	5.52	1.87
Tesco, Tetbury	18.85	23.54
Co-op, Tetbury	1.39	2.55
Co-op, Moreton-in-Marsh	6.81	15.39
ALDI, Moreton-in-Marsh	13.37	12.19
Budgens, Fairford	2.63	1.80
Co-op, Fairford	1.60	1.52
Co-op, South Cerney	3.29	2.55
Co-op, Bourton-on-the-Water	11.33	14.61
Budgens, Bourton-on-the-Water	1.50	2.27
Co-op, Chipping Campden	1.86	1.98
Tesco, Stow-on-the-Wold	21.30	25.24
Co-op, Stow-on-the-Wold	1.43	1.41

Source: Tables 5a and 10a, Appendix B

5.28 The contents of Table 5.2 indicate a generally good level of trading performance for the larger foodstores in Cirencester, with many trading above company average. Trading performance in the stores in Moreton-in-Marsh, Bourton-on-the-Water, Stow-on-the-Wold and Tetbury is below average.

5.29 Table 5.3 below provides a summary of the comparison goods turnover of those settlements in Cotswold District which attract a large amount of expenditure from the study area and/or expenditure inflow. This data is broken down into study area derived turnover, the amount of comparison goods expenditure attracted from non-study area UK residents and total turnover levels. The total turnover of Cirencester is far in excess of any other of the main settlements in the District, with a total turnover of circa £115m[37]. The next highest turnovers can be found in Moreton-in-Marsh and Stow-on-the-Wold. However, one key theme which does emerge from the data contained in Table 5.3, which is taken from Table 7a at Appendix B, is the large proportion of turnover which comparison goods stores attract from outside of the study area (from UK visitors and tourists).

[37] Turnover of town centre and out of centre comparison goods stores.

Table 5.3: comparison goods turnover (£m) of the main centres in Cotswold District, by study area and inflow, 2026

Settlement	Turnover from Study Area (£m)	Turnover from Beyond Study Area (£m)	Total Turnover (£m)
Cirencester Town Centre	45.89	33.53	79.42
Cirencester	72.84	42.68	115.52
Tetbury	£2.60	£3.52	£6.12
Moreton-in-Marsh	£13.18	£14.39	£27.57
Fairford	£1.79	£0.48	£2.27
Bourton-on-the-Water	£2.81	£8.36	£11.17
South Cerney	£1.99	£4.88	£6.87
Lechlade-on-Thames	£6.48	£6.77	£13.25
Chipping Campden	£0.75	£2.20	£2.95
Upper Rissington	£1.52	£0.22	£1.74
Stow-on-the-Wold	£6.43	£11.01	£17.44
Siddington (Dobbies)	£6.84	£5.73	£12.57

Source: Table 7a, Appendix B

5.30 A similar exercise is undertaken for spending associated with food/beverage facilities across the main settlements. Whilst Cirencester attracts the highest volume of expenditure, the gap between its annual turnover and the turnover of other main settlements (such as Bourton-on-the-Water, Chipping Campden and Stow-on-the-Wold) is much smaller. One of the most distinctive elements of the food/beverage analysis is the proportion of spending attracted from outside of the study area: in all cases the proportion is above 100%. At South Cerney, Lechlade and Chipping Campden the proportion is close to 200%, whilst it is 375% at Stow-on-the-Wold and 589% for Bourton-on-the-Water.

Table 5.4: turnover of food and beverage facilities in Cotswold District derived from within and outside of study area

Settlement	Turnover from Study Area (£m)	Turnover from Beyond Study Area (£m)	Expenditure Inflow as a % of Study Area Turnover
Cirencester Town Centre	£23.87	£32.72	137%
Cirencester	£12.65	£14.91	118%
Tetbury	£5.60	£10.37	185%
Moreton-in-Marsh	£4.48	£9.20	205%
Fairford	£3.03	£3.75	123%
Bourton-on-the-Water	£4.13	£24.34	589%
South Cerney	£4.56	£9.55	209%
Lechlade-on-Thames	£1.58	£2.99	189%
Chipping Campden	£4.48	£9.87	220%
Mickleton (Cotswold)	£1.40	£1.87	134%
Northleach	£2.33	£2.64	113%
Blockley	£1.19	£2.01	168%
Stow-on-the-Wold	£6.09	£22.83	375%
Siddington	£0.82	£0.72	87%
Kemble	£0.27	£0.44	164%
Willersey	£0.10	£0.18	182%
Andoversford	£0.18	£0.43	245%
Bibury	£0.11	£1.56	1341%
Ampney Crucis	£0.92	£4.16	352%

Benchmark retail floorspace turnover levels

5.31 In order to compare the demand for, and supply of, retail floorspace with the Cotswold administrative area it is necessary to set benchmark turnover levels for convenience and comparison goods floorspace. The assessment takes two alternative approaches to benchmark turnover in order to reflect the characteristics of each retail sector.

5.32 For convenience goods retail floorspace, benchmark turnover is set by a mixture of: (a) calculating the specific benchmark turnover for individual larger stores based upon their existing net sales floorspace area and national company average trading performance; and, alternatively (b) for other small stores (particularly local independents) setting benchmark turnover at the same level as existing trading performance.

5.33 The calculation of individual store benchmark performance for the named larger foodstores/supermarkets is performed at Table 10a at Appendix B and summarised in Table 5.2 above. Data on floorspace levels has been obtained from various sources including planning application data, Valuation Office data, Experian GOAD and the previous 2017 Retail Study. Data on national average sales density levels for each of the named operators is provided by GlobalData, based

upon their latest (December 2025) research. Table 10a also shows the remainder of stores/locations which are subject to the alternative calculation of benchmark turnover – i.e. benchmark turnover at 2025 equals current trading performance[38].

5.34 For the avoidance of doubt, these benchmark turnover levels are intended to be an indicative guide to help understand the overall trading performance of retail stores in a particular area, including whether there are clear and obvious levels of good or poor trading performance.

5.35 For the comparison goods retail floorspace assessment, the 'current turnover performance equals current benchmark turnover' approach is applied to all floorspace. This is a common approach to quantitative need assessments across Wales and England and is reflective of the large number of comparison goods retailers present in any one given study area and the lack of available data on company average performance levels for many of these retailers. This was also the approach taken for the 2017 Retail Study.

Allowances for floorspace efficiency / productivity

5.36 A further key part of the quantitative need assessment, as it moves forward across the assessment period, between 2026 and 2043, is the need to make an allowance for retail floorspace efficiency / productivity. This is important for a number of reasons:

a. In addition to the allowance for benchmark turnover levels at the start of the assessment (2026) baseline floorspace performance levels have the ability to change over time as the retail space is used in different ways in order to display and sell products to customers. Where this occurs, an allowance should be made within the quantitative assessment over the period 2026-2043.

b. There is also the ability to use the quantitative assessment to pursue specific planning policy objectives around maintaining and enhancing the vitality and viability of defined 'town centres'. The use of allowances for productivity/efficiency is a way of supporting this objective through assigning part of the growth in available retail expenditure to existing floorspace, in order to allow it to improve its performance over time.

5.37 Based upon the above principles, the following allowances for productivity/efficiency have been adopted[39]:

Table 5.5: forecast (%) changes in floorspace efficiency / productivity between 2026 and 2043

	2026 & 2027 (% change per annum)	2028-2032 (% change per annum)	2032-2041 (% change per annum)
Convenience goods floorspace	0.0	0.0	-0.1
Comparison goods floorspace	+1.6 & +1.8	+2.3	+2.3
Food & beverage floorspace	-0.2	+0.2	+0.2

Source: Experian Retail Planner Briefing Note 23 (March 2026) & Briefing Note 23 (Leisure)

[38] Taken from Table 5a at Appendix C.
[39] Allowances for productivity/efficiency have been applied to existing floorspace, floorspace commitments and the indicative sales density for new retail and food/beverage floorspace.

Commitments & Current Proposals

5.38 When assessing future quantitative need it is important to have regard to any substantial pipeline development which may have the ability to soak up available expenditure / floorspace capacity[40]. At the present time, there are no substantial retail or food/beverage floorspace commitments such need to be taken into account.

5.39 However, it is worth noting that, at the time of preparing this Study there are two current planning applications for foodstore development in the District. The first is a proposal for a new ALDI foodstore on the western edge of Bourton-on-the-Water. The proposed store extends to 1,912sq m gross / 1,154sq m net and would, if permitted, provide for a second large main and top-up food shopping destination in Bourton-on-the-Water. This proposal also includes provision for a 167sq m (gross) food/beverage unit.

5.40 The second application is for a mixed use development, including retail and residential uses in Chipping Campden town centre. The proposed retail floorspace element of the proposal extends to 579sq m (gross) and would accommodate a new modest sized foodstore.

Quantitative need forecasts

5.41 Quantitative expenditure/floorspace forecasts have been prepared for convenience goods floorspace in all of the main settlements across the District, including: Cirencester, Tetbury, Moreton-in-Marsh, Fairford, Bourton-in-the-Water, South Cerney, Chipping Campden, Mickleton, Northleach, Upper Rissington and Stow-on-the-Wold. These locations reflect the centres which feature in the current retail hierarchy in the development plan and two settlements (Mickleton and Upper Rissington) which are defined as Principal Settlements in the development plan settlement hierarchy[41]. For comparison goods retail floorspace, our quantitative assessment at Appendix B concentrates upon a forecast for the whole of Cotswold District along with Cirencester. The decision to concentrate upon Cirencester as the only individual location which attracts a large amount of retail expenditure[42]. A similar approach is taken for food/beverage floorspace.

5.42 Tables 11a-11l at Appendix B are structured in a consistent manner. Each table shows the amount of convenience goods expenditure which each location attracts from residents of the study area, along with the separate amount of expenditure which the ESI data is predicting is being attraction from visitors from across the UK. For the purposes of the assessments at Tables 11a-11l the current market share of convenience goods stores in each settlement is held at a constant level over the assessment period (2026-2043). As a consequence, this should be seen as one starting point for the wider assessment of need, as other separate factors will need to be taken into account. These are discussed later in this Study, although can be summarised as follows:

a. There may be a need to consider changes in the future market share for retail provision in particular settlements. This may be based upon:

1. The impact of new retail floorspace provision. In some cases, the provision of a new retail store in a settlement may have a material (upwards) impact upon the market share of that settlement within the study area. In turn, this may also lead to a consequential reduction in the market share of those surrounding settlements which currently attract trade from the area where the new store is to be

40

[41] There are a number of other settlements which are defined as Principal Settlements which have not been included within the quantitative assessment due to their small size and lack of retail floorspace/turnover. These include: Blockley, Kemble, Willersey, Andoversford and Down Ampney.
[42] The other centres included in the development plan retail hierarchy also attract comparison goods expenditure. However, these are generally very modest amounts which are unlikely to inform a meaningful quantitative need assessment for comparison goods floorspace provision in these locations.

located. In such circumstances, this may lower the amount of expenditure capacity in these surrounding settlements.

2. A similar set of principles would apply where the retail and town centres strategy plans for specific new retail provision in an area of high growth / qualitative need. In such circumstances, qualitative and spatial need factors would influence quantitative need forecasts.

b. There may also be circumstances where greater weight is placed upon indicators of need such as town centre health, spatial assessments of need and qualitative needs. In such circumstances, non-quantitative indicators may well guide the overall assessment of need, rather than specific floorspace forecasts.

5.43 A summary of the (constant market share) quantitative need forecasts for convenience and comparison retail plus food/beverage floorspace can be found in found in Table 5.6 below.

Table 5.6: summary of quantitative capacity forecasts, 2026-2043, convenience and comparison retail floorspace, plus food/beverage floorspace (excluding pipeline development) – constant market share scenario for all main settlements

	2026 (sq m net)	2031 (sq m net)	2036 (sq m net)	2043 (sq m net)
Convenience goods floorspace				
Cirencester	1,851	3.136	4.535	6,464
Tetbury	-	-	-	-
Moreton-in-Marsh	-	-	-	95
Fairford	145	179	218	271
Bourton-on-the-Water	-	-	-	-
South Cerney	62	95	132	183
Chipping Campden	-	-	13	34
MIckleton	-	-	-	-
Northleach	55	56	59	63
Stow-on-the-Wold	-	-	-	-
Upper Rissington	-	-	-	-
Lechlade	-	40	86	149
Comparison goods floorspace				
Cotswold District	-	3,369	6,604	10,794
Cirencester	-	2,096	4,141	6,823
Food & beverage floorspace*				
Cotswold District	-	4,143	8,355	14,752

Source: Tables 11-13, Appendix B. *Floorspace capacity forecasts for food/beverage floorspace are gross floorspace figures. Other floorspace forecasts are net sales area.

5.44 The summary quantitative capacity forecasts outlined above most settlements across the District have either nil or limited surplus capacity for net additional convenience goods floorspace. This is primarily due to two factors: (a) the small size of settlements, which limits the amount of available expenditure capacity; and (b) reasonably high levels of existing grocery floorspace provision in some of the larger towns (Tetbury, Moreton-in-Marsh, Stow-on-the-Wold and Bourton-on-the-Water).

5.45 The one settlement will a high level of net additional convenience goods floorspace capacity, based upon the continuation of current market shares, is Cirencester. At the current year (2026), there is forecast capacity of circa 1,850sq m net sales floorspace, equivalent to a medium foodstore such as ALDI or Lidl. However, over the assessment period net additional quantitative capacity is set to grow significantly to 3,100sq m net by 2031, 4,500sq m net by 2036 and 6,400sq m net by 2043. When reading and understanding these forecasts, three factors should be noted:

a. the forecasts are based upon Cirencester maintaining its current market share over the assessment period;

b. Cirencester currently benefits from grocery shopping trips from surrounding settlements, such as Fairford and Northleach. As a consequence, improvements in the quantity and quality of grocery provision in those settlements will reduce the amount of convenience goods expenditure attracted to stores in Cirencester; and

c. the level of growth in net additional quantitative capacity is driven to a significant extent by planned strategic housing allocations in the new Local Plan. These include both urban extensions to Cirencester and new communities a short distance from the town. As a consequence, meeting the identified capacity, subject to points (a) and (b) above, plus qualitative considerations, may well be in separate locations around Cirencester and not just the town itself.

5.46 As noted above, there are some settlements whose catchment population travel to stores in other towns for their grocery shopping needs. This is, in part, likely to be a product of the relatively small size of the settlement in question. However, some of these settlements have the potential to see a large increase in the resident population of their local catchment of the new Local Plan period. The qualitative and spatial needs associated with this development plan strategy are explored in the next sub-section of this chapter and it is likely that any material increase in market share within these settlements would lead to a consequential reduction in future capacity in settlements such as Cirencester.

5.47 With regards to quantitative need factors associated with comparison goods floorspace provision, it will be noted from the contents of Table 5.6 that around two-thirds of the overall district-wide quantitative capacity is associated with Cirencester. Whilst medium to longer term capacity forecasts are less reliable, there is an estimate net additional capacity for circa 4,100sq m net by 2036 and 6,800sq m net by 2043. Shorter term capacity is estimated to be circa 2,100sq m net by 2031. Whilst there will be a particular focus on Cirencester town centre as a first choice location for additional provision, particularly in light of its current role as the main comparison goods shopping location in the District, it is likely that some comparison goods provision will be associated with new foodstores to serve new and expanding communities along with other small scale provision.

5.48 The scale of potential net additional food/beverage floorspace (Class E(b) / sui generis) is forecast to be reasonably high at circa 4,100sq m by 2031 and 8,300sq m 2036. This reflects a combination of forecast strong population growth in 4 key locations (Cirencester, Mickleton, Fairford and Moreton-in-Marsh) along with consistent growth in per capita spending at food/beverage outlets. The forecasts shown in Table 5.6 are District-wide and therefore will translate into relatively modest amounts on a settlement by settlement basis. In addition to the standard town centre first approach, a particular priority will be appropriate sized provision in new local centres (see next sub-section).

Qualitative and Spatial Assessment

General qualitative considerations

5.49 A common theme which runs through the qualitative assessment is the influence of commercial trends within the retail, leisure and town centre sectors, along with the characteristics of Cotswold District. In particular: the influence of surrounding centres (including Cheltenham, Swindon and Bristol/South Gloucestershire), size of many of the Principal Settlements (and their catchments), the role and function of these settlements (including the focus on day-to-day retail

and service provision and the strong influence of the tourism/visitor market). All of these factors lead to a limit on the amount of provision which can be provided in certain sectors in parts of the District. This is likely to be particularly true for comparison goods retailing where only Cirencester has a significant level of provision, with much of the remainder of the District relatively limited and split between local and visitor needs. As a consequence, this leads to a situation where qualitative needs are focused upon grocery provision and a requirement to meet local day-to-day retail and service needs.

5.50 With regards to grocery retail provision, Section 4 of this Study outlined current shopping patterns across the District, some of which suggest the potential for qualitative improvements. Apart from Cirencester, which has a good range of provision, a number of the other Principal Settlements possess a large foodstore capable of meeting main and top-up food shopping needs (Moreton-in-Marsh, Tetbury, Stow-on-the-Wold and Bourton-on-the-Water). In some circumstances this scale and type of provision does not always translate into high levels of grocery trip retention, which can be caused by the inter-relationship of a number of the settlements. As a consequence, there is not, in our view, any pressing need for the new Local Plan to address any qualitative improvements in Tetbury, Moreton-in-Marsh, Bourton-on-the-Water and Stow-on-the-Wold via any specific allocations. Instead, the new Plan should allow for qualitative improvements to be achieved via the development management process via suitable sites where new provision does not harm the health of existing 'town centres'. The same will apply for the smaller Principal Settlements which may not be of a size which can realistically accommodate a new larger foodstore unless they are subject to new strategic development areas (see next sub-section).

Location-specific needs

5.51 As part of the overall assessment of need, it will be important to consider whether there are any location-specific needs arising out of the emerging development plan strategy for Cotswold District. In particular, whilst the preceding quantitative assessments are able to identify potential current imbalances between demand and supply for convenience goods floorspace and future town-wide needs for retail and food/beverage and use floorspace, there may also be location-specific needs which should be addressed. A key theme for these location-specific needs will relate to the main areas of residential land use growth to be included in the new Local Plan.

5.52 In recent month, CDC has consulted upon a series of spatial options for the development strategy in the new Local Plan. Based upon the content of the consultation document, along with the representations received by the Council between November 2025 and January 2026, CDC are now finalising the Regulation 19 Local Plan for further public consultation. The spatial and location-specific needs assessment within this Study has been informed by the current preparation of the emerging Local Plan, with the following areas being identified as likely key areas of growth:

a. The Cirencester area, including urban extensions to the Cirencester urban area (southern extension at The Steadings) plus new residential development in Siddington[43] and Preston[44].

b. Land surrounding Down Ampney

c. Land south of Driffield

d. Land north-east of Fairford

e. Land south-west of Kemble

[43] Land south-west of Siddington
[44] Land east of Kingshill Lane Preston, plus land south-east of Cirencester and south of Preston

f. Land north and west of Mickleton

g. Land north, east and south of Moreton-in-Marsh

5.53 The potential needs associated with strategic residential development in each of these locations have been assessed with reference to the following factors:

a. The scale and location of potential residential development in each area

b. The scale, type and location of existing retail and main town centre land use provision in each area

c. Where potential existing / future gaps in provision exist, we provide an assessment of the potential scale and type of main town centre land use provision (including the need to identify planned new 'local centres'[45]).

5.54 When making an assessment of each of the above locations, we have undertaken a basic assessment of their 'ring fenced' expenditure / floorspace capacity. This is based upon the number of new homes in each area, which is multiplied by an average 'persons per dwelling' factor[46] and an average 'spend per head' for convenience goods retail floorspace[47]. These calculations provide a total spending capacity for convenience goods floorspace for each location, which is then translated into a floorspace capacity equivalent (using an average sales density for each type of use). The assessment concentrates upon convenience goods floorspace as this will comprise the main element of day-to-day needs for local communities.

5.55 It should be noted that this is a crude exercise given that, in reality, the expenditure / floorspace capacity in each location cannot be 'ring fenced' and will instead be subject to varying inflow and outflow influences. However, this basic assessment is nevertheless useful in providing some preliminary high-level guidance on the scale of grocery floorspace which residents of a particular strategic development area/allocation can support.

5.56 A summary of our recommends for the new Local Plan, in relation to the planned strategic development areas in Kemble, Cirencester, Preston, Fairford, Down Ampney, Driffield and Mickleton, are as follows.

[45] As part of this assessment, consideration is given the role and place of a new 'centre' in the District's 'town centre' hierarchy.
[46] Ratio of 2.1, based on CDC data.
[47] For each of the strategic development areas, we have based our assessment on the broad quantum of potential new homes to be allocated in the new Local Plan, multiplying this number by an average of 2.3 persons per dwelling and an average convenience goods spend per head of £3,234 (which is the average spend per head for the whole of the study area, used in our quantitative need assessment).

Table 5.1: summary of retail and main town centre land use elements for the potential strategic development areas

Settlement / Area	Recommended Provision	Notes
Land east of Kingshill Lane, Preston	Planned new Local Centre, to contain a small convenience store (circa 300sq m net sales) and several small Class E units.	Provision of new Local Centre to meet the needs of the planned new community and address shortfall in provision on the eastern side of Cirencester. New centre should be placed in heart of new development area and should not become a roadside facility.
Preston (land south-east of Cirencester and south of Preston)	Planned new Local Centre to contain convenience store / small foodstore (up to 1,000sq m), along with several small Class E units.	New local centre should be large enough to meet the day-to-day retail, service, food/beverage and community land use needs of a new community at Preston. New centre should be placed in heart of new development area and should not become a roadside facility.
Land north and west of Mickleton	Planned new Local Centre to contain small to medium foodstore (circa 1,000sq m) and several small Class E units (recommended to be between 75-250sq m gross) within an overall centre size of up to 3,500sq m gross.	Planned new centre likely to be placed with strategic residential development area. Recommended that the new Local Plan contains a strategy for the co-ordination of the new centre with existing local provision (including possible re-locations / consolidation).
Land south-west of Kemble	Planning new Local Centre to contain small to medium sized foodstore (circa 1,000sq m) and several small Class E units.	Planned new centre likely to be placed with strategic residential development area and to provide physical relationship with the mainline railway station.
Land surrounding Down Ampney	Planned new Local Centre to contain convenience store / small foodstore (up to 1,000sq m), along with several small Class E units.	New centre should be placed in heart of new development area and should not become a roadside facility.
Land north-east of Fairford	Provision of medium sized foodstore within strategic residential development area.	Medium sized foodstore to provide role/function which retains a larger proportion of grocery trips in Fairford. Size of store should be in the region of 1,500sq m net, with exact size to be determined via an impact assessment. No requirement for new local centre within the strategic development area, as spending/needs associated with planned residential growth should be used to support existing defined 'town centre'.
Land south of Driffield	Planned new Local Centre to contain convenience store / small foodstore (up to 1,000sq m), along with several small Class E units.	New centre should be placed in heart of new development area and should not become a roadside facility.

5.57 Following text explains the rationale for these recommendations.

Cirencester

5.58 The Cirencester area is likely to be a focus for additional residential development in the new Local Plan. This is likely to comprise several component parts. First, extensions to the existing main urban area of the town. Second, separate new communities or the enlargement of smaller settlements (such as Preston, Siddington, Driffield and Down Ampney).

5.59 With regards to **Cirencester** itself, we understand that the main areas of focus for additional residential land use development will be on the south-western edge, as an extension to The Steadings development, and to the east of the

town (between the existing urban area and the A417. The Steadings development (previously known as Chesterton) is a large-scale urban extension currently under (phased) construction and which will provide its own local centre. This scale of development sought to pursue a strategy which retained Cirencester town centre as the main focus for many retail, service and other main town centre land use needs whilst allowing for a modest scale of day-to-day retail, service and food/beverage land use provision within the heart of the Steadings urban extension area.

5.60 It is understood that a potential extension to The Steadings development would add around 585 additional dwellings within the new Local Plan period. On a 'ring fenced' basis, residents of those additional homes would collectively generate around £4m of convenience goods expenditure which would be equivalent to 280-400sq m (net) of convenience goods floorspace. Given that only part of this floorspace could be retained within the immediate area, along with permission of a new local centre in the original part of the Steadings development, there is no obvious requirement for the next phase of the Steadings development to provide additional neighbourhood-level retail/service uses.

5.61 The other potential urban extension for Cirencester lies on the eastern side of the town, on land to the east of Kingshill Lane (to the north of Preston). The potential for circa 610 new dwellings in this area are currently being assessed by CDC. At this level of development, a 'ring fenced' convenience goods spending capacity of £4.1m could be generated. At that level of spend, between 300-410sq m (net) convenience goods floorspace could be supported. Part of this spending would be attracted to the existing larger grocery stores in Cirencester, particularly the Tesco Extra, Lidl and ALDI stores which lie on the eastern side of the settlement.

5.62 Apart from a small convenience store on Upper Churnside, there is a general lack of day-to-day grocery shopping facilities in this part of Cirencester (to the east of Swindon Road and south of Burford Road). As a consequence, any planned new residential development in this area has the opportunities to provide new neighbourhood-scale retail provision. This would have the dual purpose of meeting the needs of new residents within the allocated area and also addressing a current deficiency in this part of the town.

5.63 Indeed, given the scale of these combined areas, we would recommend that CDC considers planning for a new local centre as part of the eastern extension to Cirencester. This should contain a new modest sized convenience goods store of circa 300sq m net sales, plus a range of other Class E units which are able to accommodate service, food/beverage and other main town centre land uses. It is also recommended that any new local centre is located in such a way that its primary purpose is to serve residents of the new development area and also be accessible to the existing residential areas to the south of Burford Road and east of Swindon Road. We strongly recommend that a location which is primarily focused upon pass-by / road-side trade is avoided.

5.64 **Siddington** is a small village with lies a short distance to the south of the main Cirencester urban area. The village has a post office and convenience store along with a public house, both of which serve local needs. Given the proximity of Cirencester, its retail and other main town centre land uses will have a significant influence over existing and future residents of Siddington. As a consequence, this relationship will place a natural limit on the ability to provide additional main town centre uses in the village.

5.65 At the present time, CDC are currently exploring the potential to allocate land at south-west Siddington for circa 380 new homes. On a 'ring fenced' basis, the population associated with these new homes could generate up to £2.7m of convenience goods expenditure. Given the factors described above, it is likely that a large majority of this expenditure would be lost to larger grocery stores in Cirencester. This would constrain the amount of available expenditure to support grocery floorspace in Siddington, which we consider would be better directed at support existing facilities.

Preston

5.66 The Preston lies to the south-east of Cirencester. It is a small village which lacks any existing retail or main town centre use provision. CDC are currently considering whether to plan for a new community to the south and south-east of the existing village, which would comprise circa 1,300 new homes in the new Local Plan period to 2043. The development area to sit between Cirencester Road and the A419. Existing retail provision comprises the large Tesco Extra store and ALDI store at Cricklade Road, along with the large Dobbies garden centre (to the south of the A419).

5.67 Given the scale of potential residential area in the Preston area, along with the reasonably poor accessibility characteristics associated with the Tesco and ALDI stores, we consider that there is a strong case for a new local centre to be provided as part of this strategic development area. The 'ring fenced' convenience goods expenditure capacity for circa 1,300 new homes is equivalent to £8.7m and 620-870sq m net convenience goods floorspace. Given the attractiveness of the nearby Tesco Extra and ALDI stores, all of these capacity would not be retained within this area. As a consequence, spending from residents of the new community may only be able to support a modest size grocery store of up to 500sq m net. However, qualitative factors, plus the need to ensure an element of self-sufficiency, could support a large level of grocery provision which is able to provide for a range of top-up food shopping needs and part of local residents' wider weekly grocery needs. We have also given consideration to whether retail provision in the Preston area could help to serve the needs of the surrounding area, although the separation of the Preston area from other parts of Cirencester (including the potential Cirencester East urban extension) suggests that this is not a reasonable possibility.

5.68 Given the scale of the strategic allocation at Preston we would recommend that the allocation in the new Local Plan includes provision for a new local centre. The allocation should set a series of clear parameters for the planned new centre including:

a. The provision of a centre which lies in the heart of the new residential community and not on its edge[48].

b. A centre which is anchored by a modest sized small foodstore / large convenience store (up to 1,000sq m gross), which has a function focused on serving the grocery shopping needs of the local population (and not a store with a wider catchment).

c. A centre which is able to provide several separate units for a range of Class E and other main town centre uses.

Driffield

5.69 We understand that CDC is giving consideration to the potential for a strategic land allocation to the south of Driffield, between the existing village and the A419. It is understood that the residential development capacity of this area is circa 1,090 units within the new Local Plan period. At the present time, Driffield does not accommodate any local retail or day to day service uses.

5.70 The closest large settlement to Driffield is South Cerney 3.5 miles[49] to the south (on the opposite side of the A419), which provides small scale grocery stores and a small range of service, food/beverage and other main town centre land uses. Cirencester is located circa 7 miles to the north-west, with potential strategic development allocation at Preston lying between Cirencester and Driffield.

[48] Adjacent to either the A419 or Cirencester Road
[49] Distance by road.

5.71 In the absence of any local facilities in Driffield, residents of a large new community in this area are likely to travel to South Cerney or Cirencester for their top-up food shopping needs and Cirencester for their main food requirements. As a consequence, there is a strong case for the provision of an appropriate scale of retail and other main town centre land use facilities within a strategic allocation. The scale of potential residential development (circa 1,090 units) would produce a 'ring fenced' convenience goods expenditure capacity of £7.4m, which would be equivalent to a convenience goods floorspace capacity of 530-740sq m (net). An element of this spending would naturally be lost to large grocery stores in Cirencester, although given the location of the potential allocation we consider that there is a reasonable quantitative and qualitative case for a convenience store of circa 500-1,000sq m gross.

5.72 In line with the recommendations for the new community at Preston, the grocery store should be of a size which allows the local community to fulfil their top-up / day-to-day grocery shopping needs along with the ability for a proportion of weekly shopping needs to also be met. The grocery store should form an anchor use of a planned new local centre, which also contains a modest amount of several small-scale separate Class E uses. It will also be important for a planned new local centre at Driffield to be placed in the geographical heart of the new community and not on the edge where it would become unnecessarily attractive to pass-by / road-side trading.

Down Ampney

5.73 Down Ampney is also a small village lying to the north of South Cerney and the A419. At the present time, the village has limited existing facilities for the local population and Cirencester, South Cerney and Fairford are likely to attract retail and other trips from the local population. As a consequence, much of the analysis provided for Driffield (above) is also likely to be applicable to Down Ampney.

5.74 We understand that CDC are currently consider the potential for a circa 1,660 residential unit allocation on land surrounding Down Ampney. This would provide for a significant expansion of the village and create significant levels of convenience goods spending capacity. On a 'ring fenced' basis, this capacity equate to circa £11.3m and is equivalent to between 800-1,100sq m net convenience goods net sales floorspace. Much of this spending power will be lost to large foodstores and supermarkets in Cirencester, although a combination of qualitative, sustainability and quantitative capacity factors suggest that the provision of a large convenience store, which is able to serve a range of top-up food shopping and wider grocery needs as part of a planned new local centre, should be accommodated. Our recommendations regarding the scale, role, location and function of a planned new local centre at Down Ampney are similar to those already outlined in relation to Preston and Driffield.

Fairford

5.75 Fairford is currently being assessed by CDC in terms of its potential to accommodate strategic residential-led strategic development. It is understood that the potential provision of circa 1,125 new residential units (to the north-east of Fairford) is being assessed. This level of new residential development is equivalent to a 'ring fenced' capacity of £7.6m of convenience goods expenditure. In floorspace terms, this is equivalent to between 550-760sq m net (convenience goods) sales area.

5.76 This level of potential quantitative capacity should be considered alongside several other characteristics of Fairford. First, Fairford is a reasonably large settlement which benefits from a reasonably range of retail, food/beverage, service and other Class E land use floorspace, much of which is located within a defined 'town centre' boundary along High Street and London Road. Grocery retail provision is focused upon Co-op and Budgens stores which concentrate upon top-up food shopping needs. These stores are popular, although are not of a size which make them attractive to main food shopping trips. As a consequence, 'leakage' of trips is likely to occur to Cirencester and Swindon for this type of shopping.

5.77 As a consequence, there is, in our opinion, already a qualitative case for improving the scale and type of grocery provision in Fairford. This would be achieved via the provision of a larger foodstore which is able to retain a greater proportion of main food trips from the local population. This qualitative case would also be supported by quantitative factors if a new store was able to raise the convenience goods shopping market share of Fairford.

5.78 In our opinion a particular constraint on this scenario being achieved will have been the overall size of the Fairford shopping catchment. Its size has been unable to attract commercial market interest in the provision of a larger medium-sized foodstore. However, these circumstances may well change with provision of circa 850 new homes in Fairford via a strategic development allocation. We consider that all of these factors/circumstances point to a situation where there is potential to provide a new medium-sized foodstore for Fairford.

5.79 The identification of a suitable location for a new foodstore will need to follow the sequential approach to site selection, starting with the defined 'town centre' and then edge of centre locations. Based upon our review of the structure of Fairford, we are not aware of any in-centre or edge-of-centre locations which are large enough to accommodate a medium-sized foodstore. Sites which have been promoted for development via the 'call for sites' for the new Local Plan are in out-of-centre locations and, as a consequence, the strategic development area(s) which have been identified to meet housing needs are likely to comprise an appropriate location for mixed use development including a foodstore.

5.80 The exact size of a new store will need to be tested via detailed assessment of its likely impact on Fairford 'town centre', although a store of circa 1,500sq m net sales area should be used as a general guide and starting point for future assessments.

5.81 Given the concentration of existing retail, service and other Class E / main town centre land uses within the defined 'town centre' in Fairford, we do not recommend that a new strategic development area should be required to provide a range of Class E uses in a new local centre. Instead, new provision should be limited to a medium size foodstore with the additional spending capacity generated by the growing local population used to reinforce existing uses in the defined centre[50].

Moreton-in-Marsh

5.82 Moreton-in-Marsh is currently being considered for the provision of circa 1,900 new homes over the lifetime of the new Local Plan. It is understood that these will be provided in development areas in different locations on the edge of the town's urban area, primarily to the north, east and south.

5.83 At the present time, Moreton has a reasonably large town centre which provides a wide range of retail, service, food/beverage and other Class E uses. The town has two medium-sized foodstores, one of which (Co-op) lies within the town centre boundary. The other foodstore (ALDI) lies to the south of the centre in an out of centre location. Our quantitative assessment of retail floorspace capacity indicates that there will be an over-provision of convenience goods floorspace over the new Local Plan period to 2043.

5.84 Therefore, whilst the provision of circa 1,900 new homes has the potential to add a significant amount of retail expenditure to the local area[51] the current under-performance of existing stores will soak up a large part of this new spending capacity. This is reinforced by qualitative factors which do not point towards a particular qualitative

[50] It should also be noted that one further consequence of providing a new foodstore within Fairford will be a reduced flow of grocery shopping trips to Cirencester which will, in turn, reduce its future convenience goods market share and potential net additional convenience goods floorspace requirements.
[51] Which, if ring fenced and made available in its entirety, could support 900-1,300sq m net convenience goods floorspace.

deficiency in convenience goods floorspace provision. There is also the potential for a new foodstore in Bourton-on-the-Water (if approved) to reduce the wider market share of Moreton-in-Marsh across the wider study area.

5.85 A further factor to consider is the disaggregated nature of the likely house-building areas across the town. There are a handful of large potential strategic allocations, although not one single location which is capable of becoming a large focused new community. As a consequence, we do not consider that there is a strong case for the provision of a planned new local centre in Moreton-in-Marsh during the new Local Plan period up to 2043. In our opinion, the retail, service and food/beverage land use strategy for the town should be based upon the following:

a. The majority of additional demand created by the town's growing population should be used to support retail, service and other main town centre uses in the existing town centre area;

b. The ability to provide a small convenience store within the larger of the proposed strategic development areas should not be ruled out, although this should be tightly controlled to a small top-up food shopping store which lies within the heart of the planned new residential communities and limited in size to under 300sq m net sales area.

Mickleton

5.86 Mickleton is a large village with modest amount (top-up food shopping orientated) grocery retail provision and a number of food/beverage uses. Larger surrounding settlements such as Evesham, Stratford and Moreton-in-Marsh are likely to attract a significant amount of grocery retail trips from local residents, with the size of the village likely to be a constraining factor on the amount of retail and other main town centre land use which can be supported.

5.87 As part of the preparation of the draft Local Plan, CDC are considering the potential to allocate land for the provision of circa 1,240 new dwellings to the north and west of Mickleton. It is also noted that there are a number of current planning applications for residential development on the western side of the village which (in combination) proposed over 300 new dwellings. Based upon the total amount of dwellings being considered by CDC for Mickleton, the 'ring fenced' spending power associated with residents of these new (circa 1,240) homes (£8.4m) equates to a convenience goods net floorspace capacity of between 600-840sq m net.

5.88 Whilst some of this expenditure capacity will not be available to support convenience goods floorspace in Mickleton, the combination of (a) the ability to retain a larger level of locally generated expenditure and (b) the spending capacity associated with the scale of new residential development, suggests that there is likely to be a quantitative and qualitative case for the provision of a medium sized foodstore.

5.89 It is understood that none of the current suite of (undetermined) planning application on the western side of the village contain retail or other Class E/main town centre uses. Therefore, opportunities for new retail and main town centre land use provision are likely to be concentrated in the new Local Plan land allocations. At the present time, Mickleton does not have a defined 'town centre' boundary, with existing facilities spread across the village. The scale of residential land use growth will lead to a requirement for further main town centre uses and it is therefore recommended that the development strategy for Mickleton puts into place a policy framework for how retail and main town centre land use provision in the village will develop over the lifetime of the new Local Plan[52]. This should include a planned new local centre within the northern land allocation, with the centre anchored by a medium sized foodstore along with several separate smaller units capable of accommodating a range of Class E and other main town centre uses. It is recommended that the new centre includes provision for a new medium sized foodstore of circa 1,000sq m

[52] For example, given that new retail, Class E and main town centre uses will be placed within the new strategic development areas, consideration should be given to whether it is appropriate to allow existing main town centre uses to relocate in order to form a co-ordinated single focus for Mickleton.

net sales area, plus several smaller Class E / main town centre land use units ranging between 75-250sq m gross. This would provide for a new centre of around 3,000-3,500sq m gross floorspace.

Kemble

5.90 CDC are currently assessing the potential to allocate land for circa 1,000 new residential units at south-west Kemble. This would provide for a significant expansion in the size of the village which currently accommodates only a modest amount of retail and service facilities for the local population. This situation is likely to be influenced by the limited catchment and existing spending capacity of the local population, with the majority of the local community likely to look towards Cirencester for their grocery and day-to-day retail and service needs.

5.91 The provision of circa 1,000 new homes in the village is likely to offer the opportunity to increase the amount of local retail and service facilities which can be supported by local residents. The presence of the mainline railway station, on the line between London and Cheltenham/Gloucester, also offers the potential to increase available spending to support local facilities.

5.92 The provision of circa 1,000 new homes in Kemble provides a 'ring fenced' convenience goods spending capacity of £6.8m which could support 490-680sq m. Some of this expenditure will not be genuinely available to support grocery floorspace in Kemble due to the attractiveness of large grocery stores in Cirencester, however two factors suggest that there is likely to be a location-specific need for the provision of modest-sized grocery provision: (a) the potential to retain a larger amount of existing expenditure; and (b) the available convenience goods expenditure associated with planned housing growth. In addition to opportunities for appropriately-sized grocery provision, we would also recommend that a strategic household allocation of circa 1,000 new homes is accompanied by a planned local centre which is anchored by a convenience goods store and several Class E land use units.

Policy Analysis and Recommendations

5.93 At the present time, within the adopted Local Plan, there are three 'town centre uses' policies: EC7, EC8 and EC9:

a. Policy EC7 outlines the various tiers in the formal 'town centre' hierarchy in the District, along with guidance for the provision of small shops and services in other settlements not listed in the hierarchy. EC7 also outlines the scale of net additional retail floorspace to be provided in Cirencester over the lifetime of the Local Plan.

b. EC8 sets out: (a) the framework for the application of the sequential test; and (b) provides (separate) development management policy criteria for proposals within and outside of the defined 'town centre' boundaries.

c. Policy EC9 outlines the circumstances where an impact assessment is required for retail land use proposals and the content of such assessments.

5.94 In addition, a further related policy is INF2 (social and community infrastructure) which deals with the provision and protection of community facilities including shops and services.

5.95 Consideration has been given to how the content of how policies EC7-9 should evolve for inclusion in the new Local Plan Review, taking into account the content of the current version of the NPPF and the findings of earlier parts of this Study.

5.96 Overall, we consider that there is merit in retaining the basic structure of current Local Plan town centre policies which separate out the town centre hierarchy (and related policy) from the detailed development management policies

associated with the sequential and impact policy tests. Separate policies for these topics should continue and we recommend that CDC consider re-organising and adding to these policies (including reference to the planned new 'local centres' within the strategic development allocations).

Policy EC7

5.97 At the present time Policy EC7 sets out a four-tier hierarchy of defined 'town centres' in the District. All these centres possess a defined 'town centre' boundary on the Local Plan policies map. The current tiers (town centre, key centres, district centres and local centres) provide different terminology to Policy DS1 of the Local Plan. DS1 outlines the development strategy for the District which defines all of the centres listed in EC7 as Principal Settlements.

5.98 It is understood that CDC is minded to retain (and update) the list of Principal Settlements in the new Local Plan Review. As a consequence, we consider that, in the interests of consistency, all defined 'town centres' attract the same classification in the town centres chapter. In particular, whilst earlier parts of this Study have identified the individual and unique characteristics of the main town centres, there are no fundamental differences between many of these locations in town centre land use terms. These settlements are: Cirencester, Bourton-on-the-Water, Chipping Campden, Moreton-in-Marsh, Stow-on-the-Wold, Tetbury, Fairford, Lechlade, Northleach and South Cerney.

5.99 The only exception to this will be for those Principal Settlements which do not possess the characteristics to attract (at the present time) a defined single existing 'town centre' boundary, due to the low level of dispersed main town centre uses in these settlements. These are Kemble, Mickleton, Blockley and Siddington. The approach to the provision of main town centre land uses in these settlements will, therefore, be the same as other settlements in the District, which would be a continuation of Part 2 of EC7.

5.100 Part 2 of EC7 is currently focused upon small local shops and services in those settlements which are not within the formal 'town centre' hierarchy. This provides conditional support for shops and services which enhance a settlement's viability, meet the needs of (and are accessible to) the local community.

5.101 It is recommended that Part 2 of EC7 should remain, although in order to address the differences between the different types of settlements caught by this element of policy it is recommended that this part of the policy is updated to provide a clear criteria-based approach which reflects the role, scale and function of each settlement. This criteria-based approach will also need to recognise that two of the four Principal Settlements (Mickleton and Kemble) are recommended to accommodate planned new local centres as part of a strategic development area allocation.

5.102 On the subject of planned new local centres, it is recommended that the updated version of EC7 includes a new section confirming the location of these new centres and the approach to designing their scale and content. As set out in the previous sub-section of this chapter, the six new planned new centres are located at: Kemble, Mickleton, Preston, Driffield, Down Ampney, Cirencester East. The criteria-based approach for designing these new centres should include: (a) a requirement to adhere to the scale, type and format described within the relevant strategic development site policy; (b) the need for new centres to be located where they would facilitate sustainable choice for new residents and the surrounding community; (c) the need to ensure that each new centre is of a scale and type which does not undermine the vitality, viability, role and function of existing centres in the town centre hierarchy.

Policy EC8

5.103 Policy EC8 in the current (adopted) Local Plan outlines the current application of the sequential test, along with: (a) the general approach to all main town centre land use proposals; (b) the assessment of proposals within the defined town centre boundaries; and (c) the approach to assessing main town centre land use proposals outside of defined 'town centre' boundaries.

5.104 In our opinion, all three of these elements should remain an important part of town centre planning policy for the new Local Plan Review. However, their format and location should, in our opinion, be revised. We recommend that the sequential test element of EC8 should be taken forward in its own policy, whilst the general main town centre elements of EC8 should be moved to an expanded town centre policy (i.e. the replacement policy for EC7 – see above).

5.105 A key area of update will be Part 5 of EC8, which focuses on proposals within the defined 'town centre' boundaries. The policy was prepared and adopted prior to the introduction of Use Class E and therefore amendments are required to remove reference to Class A1 retail uses. In addition, changes in the mix of land uses which contribute to the health and attractiveness of 'town centres' indicate that a change in emphasis in this policy is also required. These changes will also need to acknowledge the important role that residential uses play in town centre environments and how they may be introduced alongside (and not at the cost of losing) Class E and other main town centre land uses.

5.106 The approach to assessing proposals within defined 'town centre' boundaries will also need to take into account a requirement in the current NPPF to define a primary shopping area within town centres. The current approach in the adopted Local Plan is to define a primary shopping area boundary for Cirencester which is separate and smaller than the wider town centre boundary. In all of the other defined 'town centres' in the hierarchy in EC7 a separate primary shopping area boundary does not exist. Based upon the characteristics of the Principal Settlements recommended for the 'town centre' hierarchy in the successor policy to EC7 we remain of the view that Cirencester is the only one of the Cotswold towns to require a separate primary shopping area boundary. This is due to the size of the town centre, the number of commercial premises present in the centre and the importance of retail land uses[53].

5.107 The extent of the primary shopping area boundary for Cirencester is discussed later in this sub-section, with the policy approach for this area need only be subtly different from the wider town centre area due to the characteristics and parameters of Use Class E. Indeed, the draft version of the new NPPF proposes to remove the requirement to define a primary shopping area in town centres. Whilst the new Local Plan Review will not be examined under the new NPPF (due for publication later in 2026), any changes to national policy which will affect how primary shopping areas are used as part of the development management system will be of interest and relevance to how policies in the Local Plan Review are cast.

5.108 Therefore, when considering updates to Parts 5, 6 and 7 of EC8 and their relocation to the successor policy to EC7, we recommend the following:

a. Part 5 is amended to focus upon strong support for Class E and other main town centre uses in defined 'town centre' boundaries, particularly those which maintain and enhance the vitality and viability of centres.

b. There is a stronger focus of the promotion of Class E uses within Cirencester's primary shopping area, with a requirement for proposals to avoid harm to the shopping function of this defined area.

c. In addition to a district-wide set of criteria for main town centre land use proposals, it is recommended that a focused set of policy criteria is provided for main town centre land use proposals in settlements outside of the 'town centre' hierarchy (in order to ensure that an appropriate scale of land use provision is accommodated).

d. The existing approach of encouraging residential uses is retained, alongside an assessment of residential and other non-main town centre land use proposals within the defined town centre boundaries.

[53] We recommend that the Local Plan and the accompanying policies map make it clear that where there is not a separate Primary Shopping Area boundary within the 'town centre' (i.e. all centres apart from Cirencester) the PSA is the same as the town centre boundary.

e. The existing set of policy criteria for assessing all main town centre land use proposals, in any location, is retained.

5.109 Following the relocation of the town centre and general main town centre land use policies to the successor policy to EC7, the replacement for Policy EC8 should concentrate upon the sequential test. We consider that there are opportunities for a simplified version of this element of EC8 and recommend the following elements:

a. The focus of the policy will remain on all main town centre land use proposals outside of defined centres, unless one or more 'exclusions' apply:

1. The proposal relates to a site which is allocated in another part of the Local Plan Review for the same purpose.
2. The proposal is small scale (as defined by the updated version of EC7).

b. The policy retains a clear description of the sequence of preferred locations (in-centre, then edge-of-centre, then out-of-centre) and that sequentially preferable locations should be assessed on their ability to offer suitable and available alternatives.

c. The updated version of the sequential test policy should made it clear that the assessment of alternatives should require the demonstration of flexibility in scale and format.

d. Given the potential change in national policy in relation to the sequence of preferred locations around town centre and primary shopping area boundaries, it is recommended that Parts 1 and 2 of Policy EC8 are streamlined.

e. It is recommended that the new policy makes it clear that planned new centres across the District should also feature as part of the sequential test (both prior to and following implementation) in order to ensure that these new centres capture proposed investment opportunities in main town centre uses in those areas where they are proposed.

Policy EC9

5.110 At the present time, retail proposals of 100sq m net sales area or greater, and located outside of the 'town centres' listed in Policy EC7, are required to be accompanied by a retail impact assessment. In order to adhere to current national policy, it is recommended that the land uses relevant to this policy are widened to retail and leisure.

5.111 With regards to whether the existing (100sq m) floorspace threshold should continue for the updated policy we taken into account guidance within the PPG and considered factors such as: (a) the scale of proposals relative to town centres; (b) the existing viability and vitality of town centres; (c) cumulative effects of recent developments; (d) the likely effects of development on any town centre strategy; and (e) the impact on planned investment.

a. The scale of development. Our review of the main 'town centres' across the District indicates that the average unit size across all centres is reasonably small. Floorspace data is available for Stow-on-the-Wold, Tetbury and Cirencester and this shows that average (retail and service) unit sizes of 90sq m, 130sq m and 150sq m respectively. The other main centres across the District have a similar profile of units and are more likely to be similar to the average size of unit in Tetbury and Stow-on-the-Wold. Therefore, the existing threshold is at the lower end of this range and, therefore, any update to the threshold needs to strike a reasonable balance between the actual retail floorspace within the defined centres and concentrating upon larger edge and out of centre proposals which are proportionately larger than town centre provision. This

suggests that the threshold could be increased to 200sq m gross, which would allow development management decisions to concentrate upon edge and out of centre proposals which are most likely to compete with the larger component of units will provide the most support for the role, function and attractiveness of defined 'town centres'.

b. Cumulative impact factors. The need for this level of floorspace threshold is also reinforced by factors such as cumulative impact issues, the health of defined centres and the development plan strategy for the centre. In relation to cumulative impact, whilst it might be the case that the individual impacts associated with a circa 200sq m retail proposal do not cause any particular cause for concern, the combined effects of this proposal plus others (of a similar size) may well start to become significant. Therefore, the Council must consider how the cumulative build-up of a certain scale of development could affect the health of town centres. In other words, if it is considered that the individual impacts of say a 200sq m retail proposal are unlikely to ever be significant then this would allow all future 200sq m proposals to avoid the assessment of cumulative impact. Should several of these come forward then this would equate to circa 1,500-2,000sq m of new retail and leisure floorspace which would have avoided any consideration of impact despite it being over the national impact threshold.

c. The health of town centres. With regards to town centre health, it may well be the case that the health, role and function of a particular centre may not rely on just one retailer but, instead, a handful of retailers. Therefore, it may be the case that one specific edge/out-of-centre proposal would not lead to detrimental impacts, but when the cumulative build-up comprises a range of proposals selling different types of goods then the longer-term effects on the health of a centre could become an issue. This would be reinforced where there is potential for store relocations. As a consequence, this reinforces the need for an impact assessment policy whose floorspace threshold is proportionate enough to properly deal with the above circumstances.

d. Investment in existing and planned new centres. A further factor to consider is the impact of edge and out of centre retail and leisure proposals on town centre investment and related development plan strategy issues. In particular, some proposals may be of a type and scope which could attract retail and leisure operators which would otherwise have occupied new investment projects in existing and planned new centres. A key example of this will be occupiers who would be ideally suited to occupy the planned new centres in the strategic residential development allocations in the new Local Plan. Similarly, the potential for relocations away from existing centres should also be considered. Given the importance of new planned centres within these strategic development areas, we consider that this is a further clear reason why a proportionate impact assessment threshold should be set (with many of these planned new centres likely to accommodate small sized units).

5.112 Therefore, we consider that there is clear evidence and justification for the new Local Plan to continue with an impact assessment threshold which is below the national default threshold of 2,500sq m gross. There is evidence to demonstrate why the current threshold of 100sq m gross could remain, although raising it slightly to 200sq m gross would be reasonable based on the latest evidence provided by this Study. It would also show some flexibility and proportionality with the development management framework for retail and leisure uses in the new Local Plan.

5.113 When an impact assessment is required, the basic topic areas contained within Policy EC9 remain consistent with national planning policy: (a) impact on town centre vitality and viability; and (b) impact on town centre investment. As a consequence, these should remain within the updated version of EC9 and be expanded to make reference to:

a. The need to provide an assessment of cumulative impact in a scenario where there are committed and/or recently completed retail/leisure developments in the catchment area of the proposal.

b. The need to ensure that the 'impact on investment' strand of the policy includes reference to an assessment on the delivery of planned local centres within the catchment of the proposal.

6. Summary and Conclusions

6.1 This Retail and Town Centres Study report has been prepared by Nexus Planning for Cotswold District Council as an evidence base document for the new Cotswold Local Plan. This Study has provided new evidence, analysis and recommendations regarding the following issues associated with the retail and town centres land use strategy for Cotswold District:

a. A review of the current baseline position for retail and other main town centre uses in the main settlements in the District, including the land use profile of the main 'town centres' and main town centre land use provision across the Principle and Non-Principal Settlements.

b. A review of recent and current trends in the retail and leisure sectors, including the changes which have taken place since the preparation of the previous district-wide town centre evidence base study in 2017.

c. Assessment of current shopping patterns and retail spending levels across the main settlements in Cotswold District, including analysis of the shopping and food/beverage catchment areas for the main settlements.

d. Assessment of the need for retail and food/beverage floorspace across the main settlements, including spatial and location-specific assessments of need in relation to the Local Plan's strategic development areas.

e. Advice on the content of planning policy for town centres, including town centre boundaries and specific site allocations for retail and main town centre uses.

6.2 The following pages of this section provide a summary of our findings, analysis and recommendations regarding the main settlements across the District.

Appendix A: Study Area

Appendix B: Market Share & Quantitative Assessment

Nexus Planning
Suite B
Beacon Tower
Colston Street
Bristol
BS1 4XE

nexusplanning.co.uk

This page is intentionally left blank

Draft document for Council governance process July and August 2026

Sustainable construction policies

Operational energy and carbon

Evidence base complementary report

July 2026 | Rev P02

Etude

Contents and introduction

Introduction

This report provides an update to Cotswold District Council's energy and carbon evidence base for sustainable construction policies (December 2023). Etude, together with Levitt Bernstein, assisted the Council with creating the 2023 evidence base to justify net zero buildings policies based on operational energy metrics. Since the report was issued, a number of important developments have occurred relating to net zero operational energy policies. As such this update reflects this changing context.

The scope of this report covers:

- An update to the statutory context surrounding net zero policies.
- The recently released Future Homes and Future Buildings Standards and what these mean for the existing evidence base and Cotswold's proposed policies.
- A review of recent successful evidence bases from other local authorities adopting similar policies.
- Implementation of policies and the development management process.

Document quality control

Issued by:	Anna MacKenzie
Reviewed by:	Andrea Carvajal

Revision history

P01	29/05/2026	First issue to the client
P02	09/07/2026	Final issue with amendments.

Contents

1.0 Policy context update

The WMS 2023.
The NPPF consultation.
The need for operational energy net zero policies.

2.0 The Future Homes and Buildings Standards (FHS and FBS)

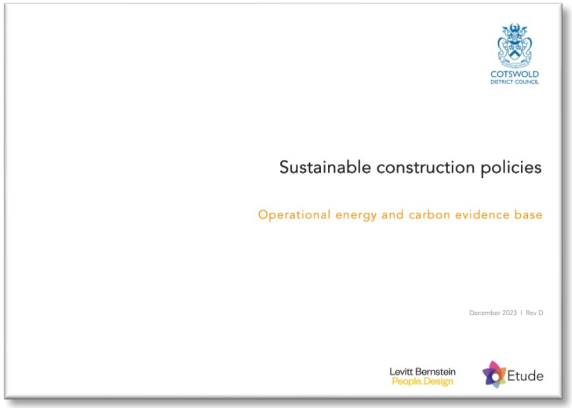
Timeline for introduction.
Summary of key changes for dwellings (Part L1 2026).
PV requirements for dwellings (Part L1 2026).
How the PV requirements of Part L1 2026 affect local policy.
Summary of key changes for non-domestic developments.
How the previous modelling compares with the confirmed FHS notional building.
Why local policy is still needed.

3.0 Recently adopted local plans

Precedents with similar energy policies.
The viability of similar energy policies has been demonstrated successfully.
Learning from recent Examinations in Public (EiP).

4.0 Implementation and development management

Implementation of policies and development management.



This report complements the Cotswold District Council's energy and carbon evidence base for sustainable construction policies (December 2023); Etude & Levitt Bernstein.

1.0

Policy context update

Policy context update | The 2023 WMS: the legal response and inspectors' comments

The 2023 Written Ministerial Statement

A Written Ministerial Statement (WMS) was issued on 13th December 2023 by the Parliamentary Under Secretary of State for Levelling Up, Housing and Communities. A key extract of the statement is:

Any planning policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale that ensures:

- *That development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework.*
- *The additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP).*

The legal response to the 2023 WMS

Open legal advice sought from Estelle Dehon KC concludes that the WMS should not prevent local authorities from exercising their statutory powers and duties.

> *So long as there is a robust evidence base – a reasoned and robustly costed rationale – it is open to examining inspectors, in the exercise of their planning judgment, to determine that policies based on [energy metrics] are consistent with national policy on climate change mitigation and the net zero obligation, and, to the extent that there would be deviation from the 2023 WMS, that can be justified on the evidence and does not prevent overall consistency of the proposed local plan with national policy (particularly as national policy can pull in different directions). "*

Estelle Dehon KC

The response from planning inspectors at examination

The response from planning inspectors appointed by the secretary of state at examination found policies that went beyond building regulations and used operational energy metrics justified.

> *...there is a justified rationale for the approach taken in Core Policy 22. Although the use of alternative metrics to TER means that it departs from the WMS, that departure is justified by the evidence presented to us and the objectives of the Plan in addressing climate change."*

Inspector comment, Uttlesford Local Plan (January 2026)

> *...The (2023) WMS is a material consideration but needs to be read in the context of national policy and legislation. Evidence is presented to indicate that achieving net zero using the (EUI) metric proposed is both technically and financially feasible."*

Inspector comment, Winchester (March 2026)

The draft 2025 NPPF consultation

In December 2025, the government announced a consultation on the new draft National Planning Policy Framework (NPPF). Of particular relevance to this study is *PM13 Setting Standards* and *DM7 Relationships with Other Regulatory Regimes* which propose to:

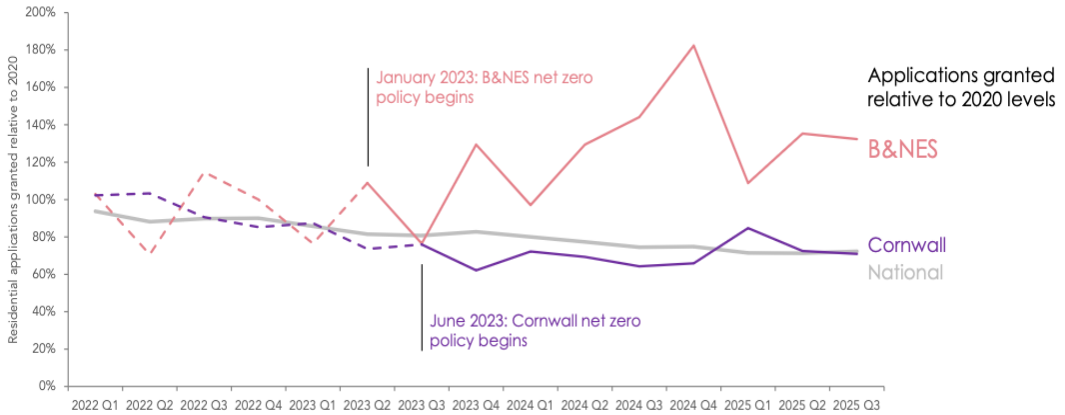
- Limit local standards for energy efficiency in dwellings.
- Prevent local policies for any matters that are already covered by building regulations (with the exception of accessibility and water efficiency but including energy and carbon emissions).

Local energy policies do not stifle planning and development

One of the key arguments that the Government has made for this policy is that allowing local authorities to set their own policies inhibits development. Data from the Ministry of Housing, Communities and Local Government (MHCLG) demonstrate that local net zero energy policies introduced by Bath & North East Somerset Council and Cornwall Council in 2023 did not hold back planning and development in these areas. There is no evidence that net zero policies make the planning process too complex or that they constrain housing delivery (see graph on the right).

What PM13 and DM7 might mean for local plans if they are adopted in the NPPF

At this stage PM13 and DM7 are under consultation and it may be that the proposal is not taken forward. If it is, it is likely to extend to energy efficiency only, which may include limiting the ability of local authorities to set space heating demand and energy use-intensity targets (see box on the right for mitigating options). Renewable energy does not appear to be included and therefore it may be possible for local authorities to continue setting their own standards for renewable energy provision. Embodied carbon policies may face constraints but draft wording is vague and therefore the NPPF policy may be difficult to implement in practice.



% of residential applications granted relative to 2020. The pink line shows that applications granted for BANES were consistently higher for BANES after the introduction of the policy and higher than the national average. The purple line shows that were marginally lower but were already on a downward trajectory after 2020 anyway.

Chart based on MHCLG reference table 2 (PS2) data for district planning applications, showing applications granted for major and minor dwellings. This shows applications granted relative to 2020 levels in each area. Applications can refer to multiple dwellings. Data is not available for individual dwellings.

Justification for operational energy and embodied carbon policies

- Robust justification for local planning policies for operational energy and embodied carbon is important. There are other national policies which must be highlighted as a justification for the proposed local policies.
- Operational energy policies such as space heating demand and energy use intensity and embodied carbon policies could be considered to be sufficiently different from building regulations metrics to not be covered by PM13 and DM7. Building regulations covers regulated energy uses only, while operational energy use policies would cover total energy use. Operational energy policies can be measured in-use, whereas building regulations metric cannot.

Complying with national policy

There are strategic national targets for the energy performance and carbon emissions of buildings contained in several legislative documents, but the specific requirements for new buildings are set by the Building Regulations. Building regulations are generally limited in ambition by what is achievable on the most viability constrained sites in England. Cotswold District Council can determine the viability of setting better standards based on the local, not national, conditions.

The role of new buildings in carbon budgets

The concept of carbon budgets is absolutely critical to understand. Net Zero is not only about a destination; a very significant and fast decarbonisation pathway is needed and, in contrast to most other sectors, the technology to completely decarbonise new buildings already exists at scale.

Reducing energy bills

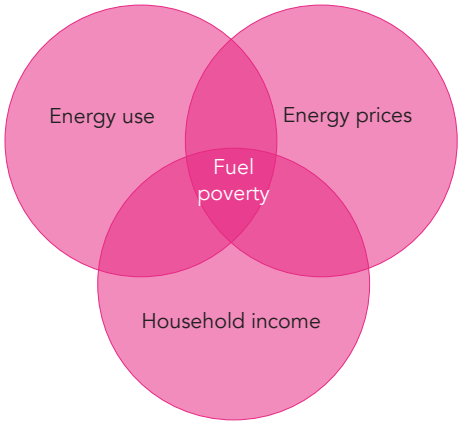
Energy costs are now a major issue for many UK residents. An energy efficient dwelling will help to reduce energy demand which in turn will reduce energy bills. It will also make the temperature more stable, enabling a 'smart' heating system to make the most of flexible dynamic electricity prices. Incorporating PV generation can generate significant cost savings when electricity is used by residents on-site.

Wider co-benefits

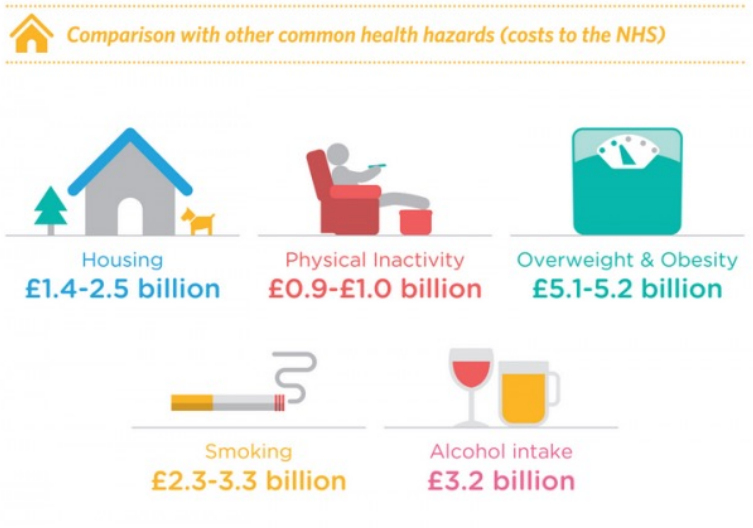
Better insulated buildings generally and housing specifically brings wider benefits to residents, communities and the region. Improving housing quality plays an important part in tackling health inequalities.

Embodied carbon

The Climate Change Committee (CCC) recommended that a whole life carbon assessment for new homes should be included within the Future Homes Standard, but it was excluded, leaving a policy gap that needs to be filled for the UK to meet its net zero obligation.



The dwelling's energy use is one of the three key factors contributing to fuel poverty. The proposed policy has a specific requirement for domestic buildings on energy efficiency.



The Government predicts housing quality impacts will increase as the population ages. NHS costs source: BRE, (image source: gov.uk)

2.0

The Future Homes and Building Standards (FHS and FBS)

FHS and FBS | Timeline for introduction

The current Building Regulations, Part L 2021

The current section of the building regulations that governs energy and carbon emissions is Part L 2021. It will be replaced by the Future Homes Standard (residential) and the Future Buildings Standard (non-residential) in March 2027.

New homes being designed now will need to meet the timescales indicated opposite, otherwise they will need to comply with the new Part L 2026 standards when they come into force (March 2027).

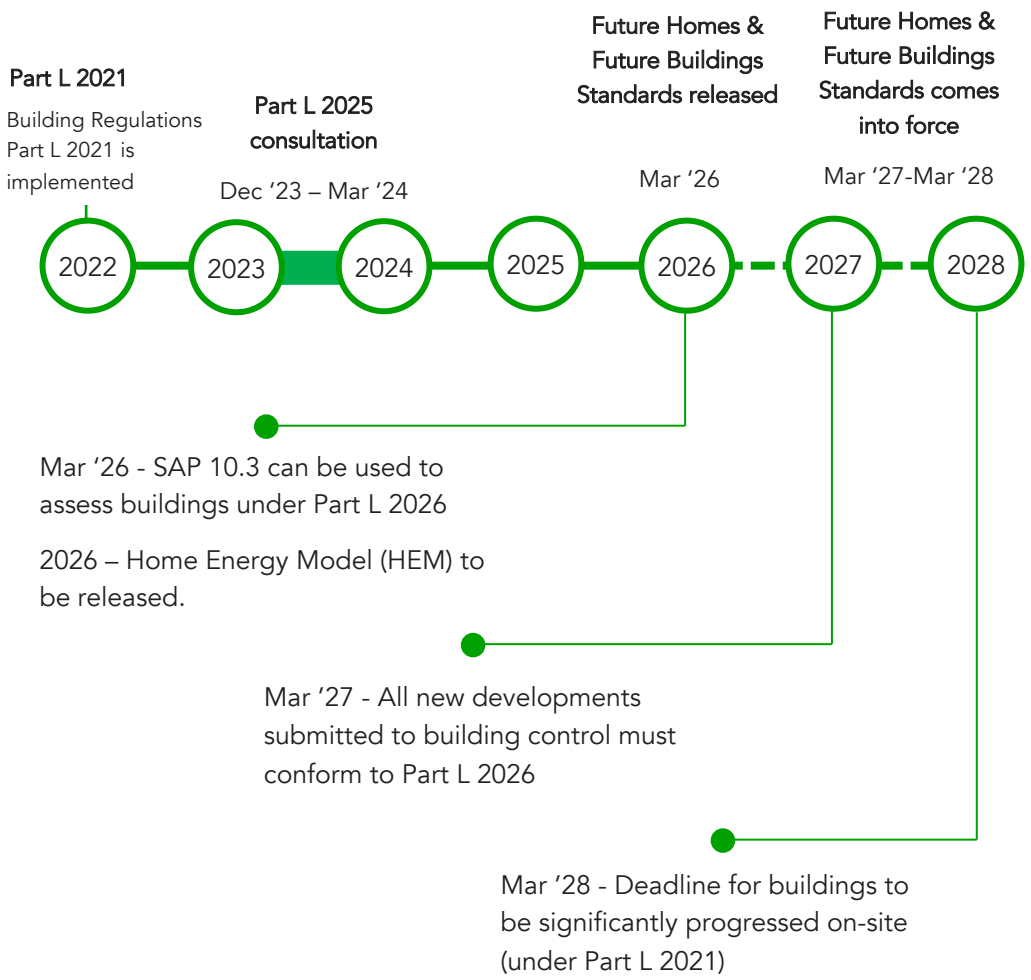
Part L1 2026 (Dwellings) - The Future Homes Standard

Details of the UK Government's Future Homes Standard (FHS), or Part L1 2026, were published in March 2026. It will come into force on 24th March 2027* (except for higher risk building for which the date will be 27th September 2027).

The key changes between Part L 2021 and Part L1 2026 are discussed on the following page.

Part L2 2026 (Non-dwellings) - Future Buildings Standard (FBS)

The Future Buildings Standard (FBS) brings changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new and existing non-domestic buildings. It will deliver stronger fabric and services, low-carbon heating (no gas boilers), and greater use of on-site renewable generation.



The Future Homes Standard (FHS) and The Future Building Standard (FBS) have recently been released. The key updates and milestones are illustrated in the graphic above.

FHS and FBS | Summary of key changes for dwellings (Part L1 2026)

Part L1 2026 (or FHS) marks the UK's shift towards building 'zero-carbon ready' new homes. It assesses buildings against the same metrics as Part L1 2021, (carbon emissions, fabric energy efficiency and primary energy), but key changes to the calculation methodology, requirements and notional building encourage higher performance design.

An updated grid electricity carbon factor

The grid electricity carbon factor has been updated from 0.136 to 0.086 $kgCO_2/kWh$ for Part L1 2026 calculations, which aligns with various grid decarbonisation forecasts. This is much lower than the carbon factor for any fossil fuels.

A new requirement for low carbon heating systems

Part L1 2026 requires on-site space heating and DHW systems to be efficient and use low carbon fuels, favouring electricity-based options for new buildings. Space heating and DHW can also be provided by a district heat network.

A new functional requirement for renewable generation

On-site renewable energy generation is a new functional requirement under Part L1 2026. Every new residential building is required to provide a minimum amount of renewable generation, based on the size, in particular the floor area, of the building. This is most likely to be achieved through rooftop PV systems. There are exemptions under specific circumstances, such as where roof orientation or shading makes generation impractical, but these must be justified and accepted by Building Control.

A new notional dwelling

Part L1 2026 introduces a revised notional dwelling, which is used to calculate the performance which will have to be met by the actual dwelling in terms of carbon emissions, fabric energy efficiency and primary energy.

The main updates to the notional specification compared with Part L 2021 include:

- ***Air permeability and ventilation:*** an improved airtightness target and upgrade to decentralised Mechanical Extract Ventilation (dMEV), to maintain air quality where natural infiltration is insufficient.
- ***Space heating and DHW:*** upgrade to Air Source Heat Pumps (ASHP). Combined with the reduction in grid electricity carbon factor and requirement for low carbon heating, this makes compliance with fossil fuel based systems very difficult.
- ***Photovoltaics:*** the notional building now includes a PV system sized to match that of the actual building, up to a maximum threshold.

	Part L1 2021	Part L1 2026
Air permeability	5 $m^3/m^2/hr$ @ 50Pa	4 $m^3/m^2/hr$ @ 50Pa
Ventilation	Natural (i.e. intermittent mechanical extract ventilation)	dMEV (i.e. decentralised continuous mechanical extract ventilation)
Space heating and DHW	Individual gas boiler	Individual or communal ASPH
Photovoltaics	System facing south-east or south-west *For **houses**:* kWp = 40% of ground floor area, including unheated spaces / 6.5 *For **flats**:* kWp = 40% of dwelling floor area / (6.5 * number of storeys in block)	System facing south-east at 45° pitch kWp same as actual building up to: *For **houses**:* 40% ground floor area including unheated spaces / 4.5 *For **flats**:* 40% dwelling floor area / number of storeys / 4.5

Summary of key notional dwelling specification changes between Part L1 2021 and Part L1 2026

Solar PV as a mandatory requirement

Part L1 2026 introduces a new functional requirement for solar photovoltaic (PV) panels on **all new dwellings**. This is a significant change from Part L 2021, under which PV was not mandatory. Critically, the amount of PV required cannot be offset by higher levels of energy efficiency, it must be provided.

The generation requirement

The amount of solar PV that must be provided on the actual building must meet or exceed a minimum annual **generation requirement**. It is not simply an area requirement as sometimes thought.

The generation requirement is determined from a hypothetical array of a size determined by the method outlined on the right.

The generation of the actual array must account for actual orientation, tilt and overshading. Compliance is assessed using the SAP methodology.

Rules for maximising solar PV generation

Solar panels must be installed on each "reasonably practicable roof area", with all roof faces used where necessary to meet the generation target, regardless of orientation or overshading. Minimum offsets from roof edges, ridges and windows must be adhered to.

Exemptions

Exemptions are very limited. North-facing pitches and heavily shaded roofs are not exempt from the maximisation requirement. The only full exemption applies where, despite maximising PV across all roof faces, annual generation remains below **720 kWh/year**. Applications for exemption must include diagrams demonstrating maximised PV provision.

How building control officers will make judgements on exemptions is unknown.

5.73 Roof-mounted photovoltaic arrays on dwellinghouses should be designed to achieve a reasonable output using one of the following.

a. An annual output (in kWh) for the dwellinghouse as calculated using the approved methodology of at least equal to that of a photovoltaic array with all of the following characteristics.

   i. Installed peak power (kWp) equal to photovoltaic panels with an efficiency of 0.22kWp per m^2 installed over an area equivalent to 40% of the dwellinghouse's ground floor area (see equation 5.1).

   ii. Orientated south-east to south-west.

   iii. Pitch of 45 degrees.

   iv. Not overshaded.

b. An annual output (in kWh) for the dwelling as calculated using the approved methodology at least equal to that of a photovoltaic array covering the reasonably practicable roof area with a panel efficiency of 0.22 kWp/m^2.

Equation 5.1

An appropriate level of installed peak power (PPDWELLING) in kWp for an individual dwellinghouse can be calculated using the following equation.

PPDWELLING = APVD × EFFPV equation 5.1

Where:

EFFPV = PV panel efficiency (kWp/m^2) of 0.22kWp/m^2 or higher

APVD = area available for photovoltaic panels (m^2) equivalent to at least 40% of the ground floor area.

Extract from Part L1 2026 relating to Photovoltaic Panels

How the generation requirement is calculated

This generation requirement must be calculated using the approved methodology.

In simplistic terms the generation requirement is:

- The generation of a hypothetical PV array of a capacity (kWp) that is calculated by using the ground floor area of the dwelling: 40% of ground floor area × 0.22 kWp/m^2.
- The generation of this hypothetical PV array is determined using fixed assumptions on orientation (south-east), tilt (45 degrees), and overshading (no overshading).

Importantly, it is a **generation requirement**, **not** an area requirement.

The requirement for all buildings to provide renewable energy generation is one of the most significant changes to Part L1 2026. This is most likely to be delivered through a PV system and can be installed anywhere within the curtilage of the building. Generated electricity should be made available for residents' use.

Cotswolds' on-site renewable energy requirement

The minimum 80 kWh/m²/yr on-site renewable energy requirement in the Cotswolds policies is broadly equivalent to the Part L 2026 PV requirement for a typical semi-detached house. The energy balance requirement is likely to exceed the FHS requirement for flats, providing an important additional backstop.

Optimised roof design

Part L1 2026 does not require optimised roof design. Local policy can go further by requiring this, reducing the amount of PV needed and supporting better design outcomes. Where local policy requires optimised roof design, it will act as an effective backstop on renewable energy generation.

Local policy and the draft 2025 NPPF

Renewable energy provision does not appear to fall within the energy efficiency restrictions proposed under PM13 of the draft 2025 NPPF. It may therefore be possible for local authorities to continue setting standards for on-site renewable energy that go beyond the mandatory FHS requirement.

Blocks of flats

For blocks of flats, Part L 2026 provides no strong mechanism to incentivise efficient placement of plant equipment to maximise PV coverage. The energy balance requirement in the Cotswolds policies is likely to exceed the Part L 2026 requirement for flats, providing an important additional lever.

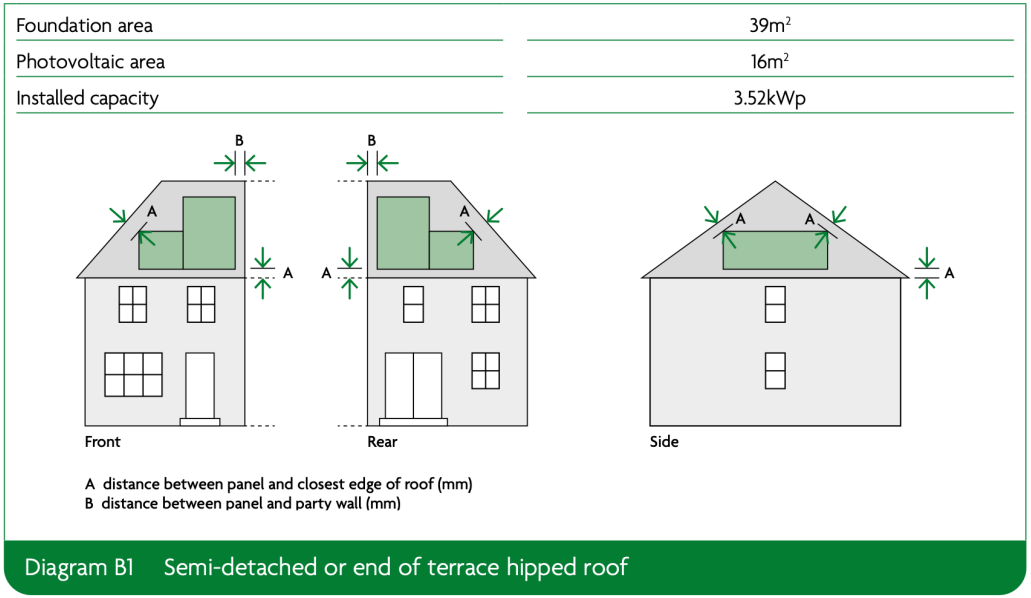


Diagram B1 Semi-detached or end of terrace hipped roof

These diagrams from the Approved Document L2026 illustrate how PV must be maximised.

B9 Evidence should be provided to the building control body in the following circumstances.

a. To support the need for lower output on-site renewable electricity generation than the standards in paragraphs 5.73(a), 5.74(a) and 5.74(b).

b. In the exceptional circumstances where it is not possible to install any on-site electricity that would meet the standards given in paragraph 5.77.

This should include the following as appropriate.

a. Roof diagrams with and without proposed photovoltaic panels clearly demonstrating any design restriction on panels. Examples of roof diagrams are provided in paragraph B11.

b. A statement outlining why lower provision is being installed and why any modification to designs cannot be made.

c. Any calculations made in support of paragraphs 5.73(a), 5.74(a) and 5.74(b), signed by a suitably qualified person. A suitably qualified person includes a qualified On Construction Domestic Energy Assessor.

Extract from Part L1 2026 relating to Photovoltaic Panels

FHS and FBS | Summary of key changes for non-domestic developments

Part L2 2026 (FBS) marks the UK's shift towards building 'zero-carbon ready' new buildings.

It assesses buildings against the same metrics as Part L2 2021, (carbon emissions and primary energy), but there are some key changes that are likely to make it more challenging to comply with.

A new requirement for low carbon heating systems

Part L2 2026 requires on-site space heating and hot water systems to be efficient and use low carbon fuels, favouring electricity-based options for new buildings. Space heating and hot water can also be provided by a district heat network.

A new notional building

While Part L2 2026 has been recently published, the update to the National Calculation Methodology (NCM) modelling guide, which defines the notional building specification, has not yet been publicly released, nor have any approved calculation software.

This means we can determine the policy intent from Part L2 2026, but we do not know the details of how building performance will be benchmarked by the notional building under Part L2 2026.

However, there is a draft NCM modelling guide that was released for consultation that gives an indication of the likely changes to the notional specification under Part L2 2026. This document contains two proposed options for the notional specification.

Commissioning

All fixed building services that requires commissioning evidence for compliance with Part L in new buildings (other than dwellings) now includes lifts, escalators and moving footways.

The notional specification

The main updates to the notional specifications include:

- ***Fabric improvements:*** improved U-values and air permeability.
- ***Ventilation:*** upgrade to Mechanical Ventilation with Heat Recovery (MVHR).
- ***Space heating and hot water:*** upgrade to Air Source Heat Pumps with low flow temperatures. Combined with a likely reduction in grid electricity carbon factor and requirement for low carbon heating, this makes compliance with fossil fuel based systems very difficult.
- ***Lighting:*** more efficient lighting with smarter controls.
- ***Photovoltaics:*** the notional building always includes a PV system sized to a % of the assumed roof area.

The Future Homes Standard has been confirmed since the original evidence base was issued

Cotswold District Council's energy and carbon evidence base for sustainable construction policies (December 2023) contains technical and cost feasibility evidence relating to the proposed net zero policies.

At the time, two baseline scenarios were used:

- Part L 2021 - this remains to be an accurate baseline of this standard.
- The anticipated Future Homes Standard - this baseline is now out of date as it has been superseded by the confirmed FHS. The table opposite summarises these differences which are significant enough for us to recommend that this baseline is not used for cost and viability purposes.

The Future Homes Standard baseline from the 2023 report is now out of date

In December 2023 the anticipated Future Homes Standard spec was based on the government's response to the the Future Homes Standard Consultation (published in November 2023). Since then, the actual FHS (or Part L1 2026) specification has been confirmed.

There are quite large differences in the fabric specification and solar PV requirement. For this reason, the energy and cost modelling results for Scenario 2 from the 2023 study are not suitable for use as a baseline for technical or viability purposes.

- Part L 2021 - this remains to be an accurate baseline of this standard.
- The anticipated Future Homes Standard (Scenario 2) - this baseline is now out of date as it should be superseded by new modelling using the confirmed FHS as a baseline. It should not be used for cost or viability purposes.

	Anticipated Part L 2025 (December 2023)	***Confirmed*** Part L 2026
Building fabric strategy	Anticipated Future Homes Standard notional building specification (in Dec 2023)	Confirmed Future Homes Standard notional building specification (confirmed Mar 2026)
Floor (W/m^2K, SAP adjusted)	0.11	0.13
Walls (W/m^2K)	0.15	0.18
Roof (W/m^2K)	0.11	0.11
Windows (W/m^2K)	0.8 (triple-glazed)	1.2 (double-glazed)
Doors (W/m^2K)	1.0	1.0
Thermal bridging* (W/K)	10.25 (SAP) 6.3 (PHPP)	tbc
Air Permeability ($m^3/m^2/hr$)	5	4
Ventilation	iMEV, 0.18 W/l/s	dMEV, 0.15 W/l/s
Space Heating	5kW ASHP Radiators at <45˚C	5kW ASHP Radiators at <45˚C
Domestic Hot Water	200l heat pump tank	200l heat pump tank
Waste water heat recovery (WWHR)	None	Yes (50% recovery)
Solar PV	0 kW	(approx. 40% GFA / 4.5)

The table above compares the anticipated FHS spec (from the December 2023 study) and the actual confirmed FHS spec (confirmed in March 2026). The differences in specification are significant and the FHS baseline from the 2023 study is no longer suitable. An update to the modelling is recommended.

Requirement 1: Space heating demand	Justification for policy	Recommendation
30 kWh/m²/yr *Until 31st December 2030* 15-20 kWh/m²/yr *From 1st January 2031*	The confirmed fabric specification of the notional building for Part L 2026 does not deliver much of an improvement over Part L 2021. We have undertaken some indicative modelling on a semi-detached house in the East of England. This showed us that the space heating demand of the Part L 2026 compliant dwelling was approximately 60 kWh/m²/yr. Therefore, this policy delivers a space heating demand that is approximately 50% lower at 30kWh/m²/yr and will be 75% lower at 15-20 kWh/m²/yr than the Part L 2026 compliant equivalent building. Co-benefits of the space heating demand policy include: • Better insulated walls, roofs and floors – this will reduce the risk of condensation and mould. • Triple glazed windows (rather than double glazed windows) – this will reduce cold drafts and reduce the risk of condensation and mould. • Excellent levels of air-tightness – this will further reduce drafts and improve comfort. • Mechanical ventilation with heat recovery (MVHR), a ventilation system that efficiently recovers heat from outgoing air. Incoming air is filtered and pre-heated – this will deliver improved indoor air quality and comfort. • Resilience to energy price fluctuations and extreme cold weather.	This policy delivers a significant improvement in fabric efficiency.
Requirement 2: All new developments must be fossil fuel free	**Policy justification**	**Recommendation**
Fossil fuel free	The new Part L 2026 effectively removes the ability to install gas boilers in new homes (due to the notional building now including an ASHP, and the grid electricity carbon factors having been updated and reduced). As a result, the significant carbon emissions associated with gas heating systems makes it difficult to comply with the Target Emissions Rate (TER). It appears that it is not possible to pass Part L 2026 using a gas boiler in individual dwellings (more work is needed to understand the implications of gas boilers in heat networks).	This policy is a backstop to any instances where homes with gas boilers are able to meet Part L 2026.
Requirement 3: Energy use intensity	**Policy justification**	**Recommendation**
35 kWh/m²/yr	Cotswold's policy will deliver homes with overall lower total energy use than a Part L 2026 equivalent home. This, together with the presence of solar PV, may result in running cost savings for residents of approximately 40-60% (based on our modelling of a typical semi-detached house in the east of England). Benefits of the EUI policy include: • It is a target that can be measured at the meter and is therefore related to energy costs. • It helps protect occupants from high energy bills by limiting where direct electric heating can be used. • It may make inefficient heat networks unable to comply. • It potentially addresses the ability to use biomass heating in Part L 2026.	This policy delivers a significant improvement in overall energy use. It also protects occupants from inefficient heating systems.

Continued on following page

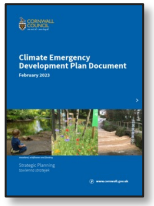
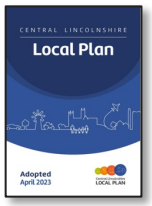
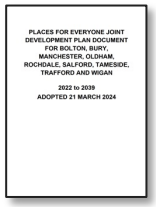
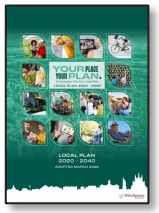
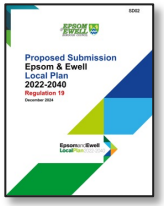
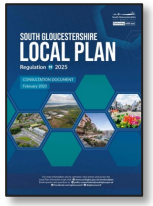
Requirement 4: On-site renewable energy generation	Policy justification	Recommendation
	**How the Cotswold's proposed policy performs compared with Part L 2026 requirements** Part L 2026 now includes a minimum solar PV requirement for all dwellings. The Part L 2026 requirement is based on ground floor area, in contrast to Cotswold's policy is based on total energy use. Therefore, how the two approaches compare will depend on the number of storeys the building has: • For 2-storey houses - Part L 2026 is likely* to exceed the energy balance requirement. However, if roof design is not optimized for solar PV this may not be the case. • For 3-storey houses and flats - the energy balance requirement is likely* to exceed the Part L 2026 requirement. *Further testing of different houses and flats with different number of storeys is needed. **Benefits of Cotswold's policy for on-site renewable energy generation** • The policy is likely to provide a greater ambition for dwellings of more than 2-storeys. • The policy can act as a back-stop requirement for all dwellings if there is a requirement to optimise roof design to achieve the policy requirement (this does not appear to be a strong requirement of Part L 2026).	Retain Requirement 4 in policy GE1. The energy balance requirement provides a useful backstop for renewable energy generation. Particularly if accompanied by guidance on how roof design should be optimized for maximum solar PV generation, and if development management have the ability to challenge inefficient roof design.
	The energy offset policy Cotswold's policy requires any renewable energy not met on-site to be offset through payment into an energy offset fund. This is a stronger requirement than Part L 2026, particularly for flats where the energy balance requirement will be difficult to achieve.	This policy should be retained as a requirement where an energy balance cannot be achieved on-site.

3.0

Recently adopted local plans

Operational energy and carbon | Local plans with operational energy use policies

The table below summarises local plans with operational energy use policies which have been adopted or or have been published for consultation.

Operational energy	
Source	Document
Adopted local plans with operational energy use policies	 *Merton local plan 2024-2037/38*  *Cornwall CEDP 2023*  *Central Lincolnshire updated local plan*  *Places for everyone adopted plan 2024*  *Winchester adopted Local Plan 2020-2040*  *Essex planning policy position*  *Tendring Colchester Borders Garden Community adopted DPD*  *Salt Cross Garden Village adopted AAP*  *Bath & North East Somerset sustainable construction checklist SPD*  *Uttlesford Local Plan 2021-2041*
Emerging local plans with operational energy use policies	 *Camden draft new local plan 2024*  *Tower Hamlets draft new local plan 2024*  *Ealing draft new local plan 2024*  *Enfield draft new local plan 2024*  *Kensington and Chelsea new local plan 2024*  *Newham draft new local plan 2024*  *Epsom Ewell draft local plan 2022-2040*  *South Gloucester-shire draft local plan*  *Reading draft local plan*

Recently adopted local plans | Precedents with similar energy policies

	Policy status	Space heating demand, kWh/m²yr	Energy use intensity, kWh/m²yr	Renewable energy	Embodied carbon
Winchester local plan (link to evidence base)	Adopted Mar '26	Dwellings: 15	Dwellings: 35	Energy balance	Reduce and report. In line with RICS methodology or other recognised national methodology (no RICS modules stipulated)
Uttlesford (link to evidence base)	Adopted Mar '26	Dwellings: 15 Bungalows: 20	Resi: 35 Non-resi: various	Energy balance (at least 120 kWh/m²fp [industrial], and 80 kWh/m²fp [other buildings])	"C" band from LETI and RIBA targets, limits for upfront and total embodied carbon.
Tendring Colchester Borders Garden Suburb	Adopted June '25	Dwellings: 30	Dwellings: 40	Energy balance	Reduce and report. In line with RICS methodology or other recognised national methodology (no RICS modules stipulated).
Greater Manchester Combined Authority	Adopted Mar '24	Houses: 20 Flats: 15	None	40% GFA	None.
Cotswold Garden Village (Salt Cross)	Adopted Feb '24	Houses: 20 Flats: 15 Non-resi: 20	Resi: 35 Non-resi: various	Energy balance	Reduce and report (suggested in line with upfront embodied carbon limits in UKNZCBS).
Central Lincolnshire (link to evidence base)	Adopted April '23	Dwellings: 15-20 Non-resi: 15-20	Resi: 35 (site average) Non-resi: 70 (site average)	Energy balance	Reduce and report
Merton	Adopted Nov '24	Houses: 20 Flats: 15	Report only	Maximise	None
Cornwall DPD (link to evidence base)	Adopted Feb '23	Dwellings: 30	Dwellings: 40	Energy balance	None
BANES (link to evidence base)	Adopted Jan '23	Dwellings: 30	Dwellings: 40	Energy balance	Upfront embodied carbon: <900kgCO_2e/m²

Precedents: other emerging Local Plans with similar energy policies (as at June 2026)

This table lists adopted local plans with similar net-zero energy-based operational energy and embodied carbon policies to those proposed by BDBC.

	Policy status	Space heating demand, kWh/m²yr	Energy use intensity, kWh/m²yr	Renewable energy	Embodied carbon
Newham	🟡 At examination	Dwellings: 20 Non-resi: 20 Industrial: 15	Resi: 35 Non-resi: various	Energy balance (or 120 kWh/m²fp [industrial], and 80 kWh/m²fp [other buildings])	Upfront embodied carbon: <500kgCO_2e/m² (major developments)
Epsom & Ewell	🟡 At examination	Dwellings: 30 Non-resi: 15	Dwellings: 40	Energy balance	None
Reading	🟡 At examination	Dwellings: 15-20 Non-resi: 15-20	Dwellings: 35 Non-resi: 70 (site average)	Energy balance	Non-resi (where >5000m²): <800 kgCO_2e/m²
South Gloucestershire	🟡 At examination	Bungalows and detached: 20 Semi- and terrace: 15 Flats: 15 Non-resi: None	Resi: 35 Non-resi: various	Energy balance (all) (or 150 kWh/m²fp [industrial], and 105 kWh/m²fp [other buildings])	Upfront embodied carbon (A1-5) i. Residential (4 storeys or fewer) - <400 kgCO_2e/m² ii. Residential (5 storeys or greater) - <500 kgCO_2e/m² iii. Major non-residential schemes - <600 kgCO_2e/m² b. Whole life-cycle embodied carbon: i. Residential (4 storeys or fewer) - <625 kgCO_2e/m² ii. Residential (5 storeys or greater) - <800 kgCO_2e/m² iii. Major non-residential schemes - <970 kgCO_2e/m²
Enfield	🟡 At examination	Dwellings: 15 Non-resi: 15	Dwellings: 35 Non-resi: various	Energy balance (or 120 kWh/m²fp [industrial], and 80 kWh/m²fp [other buildings])	Major developments only Upfront (A1-A5): Dwellings: <500kgCO_2e/m² ; Non-resi: <600kgCO_2e/m² WLC: Calculate and report
Camden	🟡 At examination	Dwellings: 20 Non-resi: 20	Dwellings: 35 Non-resi: various		GLA "aspirational" WLC (A1-A5) targets, or "standard" targets where not feasible.

Key for tables:

🟢 = Adopted; 🟡 = At examination.

Recently adopted local plans | The viability of similar energy policies has been demonstrated successfully

Policies with energy metrics are found sound at examination

Below is a selection of Inspectors' comments from the examination of four other local plans with similar energy policies to those proposed by Cornwall Council.

These comments show that energy metric based policies have continued to be found sound at examination (including after the 2023 WMS).

	Policy status	Inspector comments
Winchester local plan	Adopted Mar '26	"Having regard to the Council's viability evidence, including the requirements of the emerging Future Homes Standard and other Plan policy requirements that influence viability, in the round, I find the application of policies CN1 and CN3 would be unlikely to impose a significant financial burden on the Plan's planned development or have a significant effect on its affordability" … no matter how energy efficiency is proposed to be measured, the environmental outcome, to mitigate climate change and contribute to the net zero obligation, will remain the same and it will meet the overarching aim of national policy. Therefore, based on the evidence before me, I find the Council's approach in policy CN1 and CN3, subject to the MMs proposed consistent with national policy, justified and effective. It is therefore sound."
Uttlesford	Passed examination Jan '26 (awaiting adoption)	"We have considered the effect of achieving net zero carbon in operation on the viability of new development and are satisfied that realistic build-cost uplifts have been factored into Viability Assessment Stages 1 and 2 (INF7 and INF8). In the light of this, we accept the viability assessment reports findings that there is reasonable prospect of the Plan's strategic allocations coming forward viably"
Tendring Colchester Borders Garden Suburb	Adopted June '25	"There is no evidence to suggest that, in this case, the longstanding aspiration for the garden community to meet the highest standards of sustainable design and construction measures would therefore make the development unviable or undevelopable over the plan period."
Cotswold Garden Village (Salt Cross)	Adopted Feb '24	"…the application of Policy 2 in isolation, is unlikely to impose a high financial burden on the Garden Village scheme or have a significant effect on housing supply and affordability as other factors also impact on overall viability. The application of Policy 2 is not a factor likely to make a development unviable and there should therefore be no adverse impact on housing delivery and affordability."

Recently adopted local plans | Learning from recent Examinations in Public (EiP)

Although each Examination in Public (EiP) is specific to the local planning authority as each Local Plan is unique and as it needs to respond to a unique set of opportunities and constraints, there are consistent themes. This page summarises our analysis of the key 'ingredients' required for a successful examination process.

Policy justification should be articulated and clear

Being clear on the policy requirements and demonstrating that they are technically feasible and economically viable tends to be the natural focus of evidence bases. It is however also very important to articulate clearly the justification for the policy, and in particular what is the added value of it compared to Building Regulations requirements.

Reducing energy bills is a key co-benefit

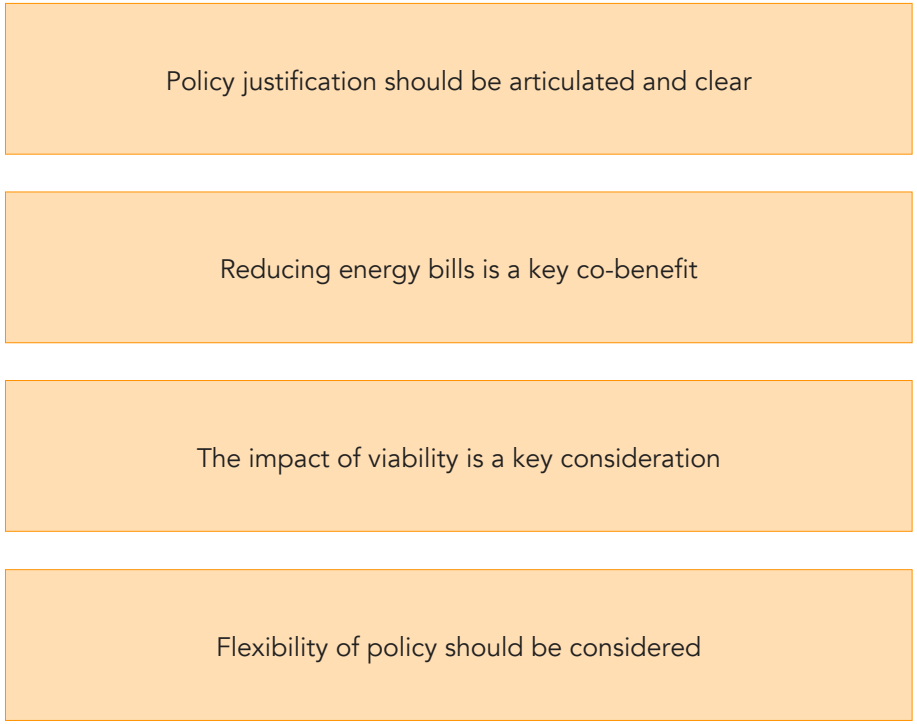
Most of operational energy/carbon policies are related to the Councils' climate change commitment and ambition. However, these policies can have a very positive impact on residents' future energy bills. It would be very useful for the EiP to be able to articulate this benefit of the operational energy/carbon policy, along with any other potential co-benefits as they would not be delivered otherwise.

The impact of viability is a key consideration

The risk of impacting housing supply is naturally at the forefront of Planning Inspectors' concerns. It is therefore crucial to have a very thorough understanding of viability. The 'lower' the viability, the more important it will be to demonstrate it clearly with robust assumptions.

Flexibility of policy should be considered

Finally, it is reasonable of Planning Inspectors to seek to avoid policies which are too 'rigid' as they may create issues down the line. Introducing flexibility in the policy wording without 'watering it down' is very beneficial.



Key considerations to be addressed for a successful examination process

4.0

Implementation and development management

Implementation of policies and development management

Etude supported Cornwall Council in developing its Climate Emergency Development Plan Document (DPD) in 2021. The DPD was examined in 2022, adopted in February 2023, and implemented from June 2023. Following implementation, Cornwall Council determined around 1,300 applications in the first year.

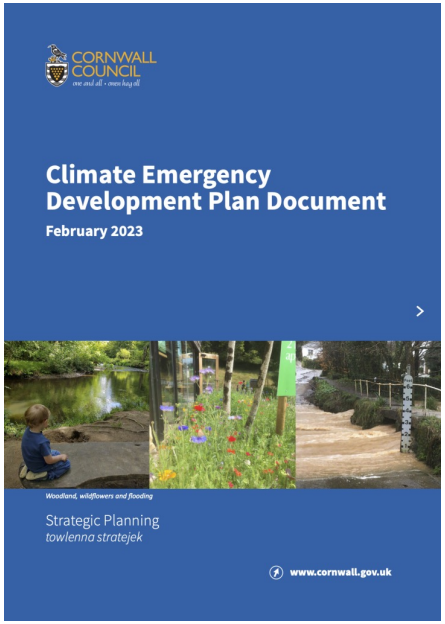
The following points summarise Cornwall Council's reflections on factors that supported effective implementation in practice.

Advice from Cornwall Council on implementing policy

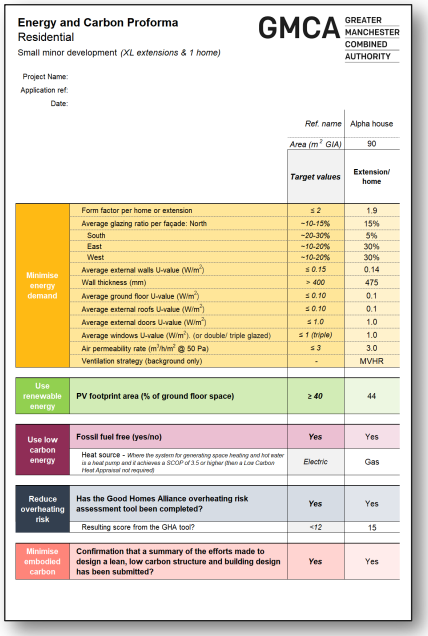
- Clear and targeted messaging and training is key at all stages, particularly in the run-up to implementation.
- Support front-line Validation Teams with close working and their own bespoke training.
- As you develop your protocols and guidance, scenario testing is key. Development Management team leaders will be able to consider the range of applications you're likely to receive and help consider how best to approach matters like retrospective applications, the implications of designations and local development types.
- **Guidance documents should be "live"** so you are able to update these with the benefit of feedback and experience.
- **Specialist advice** is essential to supporting planning applications as well as building knowledge amongst case officers.
- Consider **a pre-application advice service** dedicated to net zero. This will help applicants design in energy from the early stages and can also help fund the specialist post.

The experience from the Greater Manchester Combined Authority

Etude also supported the Greater Manchester Combined Authority (GMCA) to develop pro forma application forms to rationalise and simplify the presentation of the critical information needed by Development Management teams to determine compliance with technical policies.



Cornwall Council's Development Plan



An example of a completed 'small minor' Energy and Carbon Proforma (Resi – XL extensions + 1 home)

This page is intentionally left blank

Draft document for Council governance process July and August 2026

Cotswold District Green Infrastructure Strategy Update July 2026

COTSWOLD
District Council

Contents

Introduction **1**

1. Overview and Introduction to Green Infrastructure **3**

What is Green Infrastructure? 3

Methodology/Summary 3

The Benefits of GI at a Local Level 4

The Aim of the Cotswold Green Infrastructure Strategy 5

Key GI Assets in the Cotswold District - Nationally and Locally designated sites in and adjacent to the district 6

The Key Standards used to shape the Cotswold Green Infrastructure Strategy 8

2. Green Infrastructure Issues and Potential for the Cotswold District **14**

The Strategic GI Issues for Cotswold District 14

3. Delivering Green Infrastructure through New Developments **19**

Policy Background 19

Green Infrastructure in the Emerging Local Plan 19

Cotswold Local Plan - Cotswold Design Code 20

Effective Green Infrastructure and High-Quality Landscape 20

4. Designing Excellent Green Infrastructure in New Developments **21**

Designing GI 22

Natural England has also produced a GI Design Guide 2023 22

Green Infrastructure Checklist for Developers 22

5. Delivering Green Infrastructure through Community and Partnership working **24**

Community and Partnership Activities and Projects 24

Examples of Working in Partnership to Achieve Green Infrastructure Outcomes 24

Community Planning 26

Local Green Spaces 26

This Strategy should help to provide that local context: 26

6. The Evidence – what does the evidence tell us? **28**

GI Mapping 28

Open Space provision 29

Off-road Cycle and pedestrian routes 30

Emerging evidence collated as part of the Local Plan Update 2026-2043 30

Engagement with principal settlements 30
Feedback from relevant stakeholders 31
7. Access to Open Spaces 32
Recreation Mitigation and Suitable Alternative Natural Greenspaces (SANGs) 35
2023 Update - The challenge of creating new country and natural parks 36
2026 update 37
Masterplanning and Green Infrastructure 37
8. Glossary 39

Appendices

Appendix A - Useful Cotswold District Green Infrastructure Facts, Figures and Issues

Appendix B - Timeline for the Green Infrastructure Strategy and relevant Legislation and Guidance

Appendix C - Delivering Potential GI in the 17 Principal Settlements

Appendix D - Examples of GI related policies in made Neighbourhood Development Plans

Introduction

0.1 Why has the Green Infrastructure Strategy been prepared?

0.2 To direct the design and delivery of Green Infrastructure in Cotswold District to maximise its environmental, community and economic benefits. It is a guide for delivering high-quality Green Infrastructure through new developments, community partnership and land management. It identifies a number of Green Infrastructure issues at a District and at a more local scale.

0.3 A range of evidence has been used to inform the Strategy, including legislation and guidance. The Strategy forms part of the evidence base for the emerging Local Plan 2026 - 2043 and other new plans and strategies. Please note that the Cotswold District Pools and Halls Facility Planning Model Assessments May 2026, the Playing Pitch Strategy Action Plan and Strategic Assessment Report 2023 cover the strategic approach to sport in the District.

0.4 The GI Strategy was adopted by full Council in January 2024. This document is an update to the original for the purposes of the new draft Local Plan 2026 to 2043.

Who is the Strategy for?

0.5 The Strategy will be of use to a range of organisations and individuals including;

Who - Voluntary sector and community groups

0.6 How – Using the evidence to help put environmental projects and grant bids together.

- Delivering Green Infrastructure through Community and Partnership working
- Community Planning
- Appendix A and D
- The GI Strategy Maps (online)

Who – Developers and their Agents

0.7 How – Using the local evidence and Council guidelines as well as Building with Nature, and Natural England guidelines for designing new developments in the district.

- Strategic issues for GI
- Green Infrastructure Issues and Potential for the Cotswold District
- Possible GI solutions to address issues in the district
- Delivering Green Infrastructure through New Developments
- Green Infrastructure Checklist for Developers
- The GI Strategy Maps (online)

Who – The Council

0.8 How – Helping to guide and determine planning applications and new strategic initiatives.

- Strategic issues for GI – Possible
- Green Infrastructure Issues and Potential for the Cotswold District
- Possible GI solutions to address issues in the district
- Delivering Green Infrastructure through New Developments
- Green Infrastructure Checklist for Developers
- The GI Strategy Maps (online)

Who – Parish and Town Council's

0.9 How – Preparing Neighbourhood Development Plans as well as potential funding bids. See pages

- Delivering Green Infrastructure through Community and Partnership working
- Community Planning
- The GI Strategy Maps (online)
- Appendix A and D

Who – Residents and visitors

0.10 How – A supporting document that is helping to create a better place to live and visit.

- Strategic issues for GI
- Green Infrastructure Issues and Potential for the Cotswold District
- Possible GI solutions to address issues in the district
- Delivering Green Infrastructure through New Developments
- The GI Strategy Maps (online)

Who - Farmers, landowners and land managers.

0.11 When - drawing up and delivering Sustainable Farming Incentive (SFI)

- Strategic issues for GI
- Green Infrastructure Issues and Potential for the Cotswold District
- Possible GI solutions to address issues in the district
- Delivering Green Infrastructure through New Developments
- The GI Strategy Maps (online)

1. Overview and Introduction to Green Infrastructure

What is Green Infrastructure?

The National Planning Policy Framework *(NPPF) 2024*[1] defines Green Infrastructure as:

> *"A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity."*

1.1 This Strategy assumes all references to Green Infrastructure include both green and blue, i.e. water-related features and infrastructure.

1.2 Examples of green (and blue) infrastructure in Gloucestershire include rivers; cemeteries; canals; sports pitches; orchards; green roofs; parks; open fields and woodland.

1.3 Green infrastructure can be considered at a range of scales, from international such as the Severn Estuary and the Cotswold Beechwoods Special Area of Conservation to the local, such as a pond or a hedgerow around a garden or a field. Appendix A provides a list of examples of Cotswold District Green Infrastructure Fact, Figures and Issues.

1.4 Since the publication of this document in 2024 the guidance on GI has grown significantly, Appendix B lists some of the key developments relating to GI in the past few years; but what hasn't changed is the fundamental principles of Green Infrastructure and as such the findings of this strategy as well as its overall aim and objectives.

Methodology/Summary

1.5 The strategy has drawn upon, in the first instance, as a baseline, Building with Nature, which was used to establish the key Wellbeing and Access, Water and Wildlife elements of the District, and then the seventeen principal settlements as outlined in the adopted Local Plan 2018-2031[2]. These elements were then mapped to provide an overview of what is available and what isn't in these areas. In doing so, the mapping and desk top research was used to understand the key opportunities for Wellbeing, Water and Wildlife in those settlements. (See Appendix C). However, the various guidelines, issues and standards referred to in this strategy also apply to the other, non-principal settlements within the Cotswold District.

[1] https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf
[2] https://www.cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

1.6 Section 2 makes reference to best practice standards, these include play spaces, allotments and the amount of accessible green space recommended by Natural England. These standards help to define what the Council means by good Green Infrastructure and should be used in conjunction with Building with Nature and the more recently published Natural England's GI Principles. In addition to providing practical advice the guidelines have helped to establish that the Cotswold District has a deficit of accessible green space.

1.7 Natural England have developed their own (non-statutory) set of GI principles 'The Green Infrastructure Framework',[3] this was published in 2023, it provides further guidance on the principles and importance of GI. The Natural England Framework, correlates very closely with the principles set out in the up-dated 2022 Gloucestershire County GI framework as well as the spirit of Building with Nature. Both the Natural England GI principles as well as Building with Nature should be referred to, to assist with the implementation of GI for the District.

1.8 In establishing that the District has a deficit of Accessible Green Space the Strategy provides guidance and possible solutions to address this issue. It also provides clarity regarding what the council expects when delivering new GI or addressing existing GI issues in the district or working with partners to create new opportunities for GI.

1.9 To deliver on the aim and objectives and priorities of the Strategy many other partners, stakeholders and individuals will also have to play their part. The Council will support action by others both practically and by providing a leadership role.

The Benefits of GI at a Local Level

1.10 The strategic framework for Green Infrastructure in Gloucestershire includes a map to show the location of the strategic GI in the county and how it links to GI across the county boundaries. The key GI features of relevance to the District are the wider Cotswold lakes area (Upper Thames Vales), the Cotswold Scarp and the main rivers that run NW/SE across the District.

1.11 The benefits of GI below have been taken from the Green Infrastructure | Gloucestershire LNP[4]

The key environmental and social benefits include:

- Ensuring a more attractive place for people to live, work and visit.
- Improving health and wellbeing including through access to and an appreciation of nature.
- Helping mitigate and adapt to climate change, for example by carbon sequestration, urban cooling and flood alleviation. Improving air and water quality.

[3] https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx
[4] https://www.gloucestershirenature.org.uk/green-infrastructure-pledge

- Creating, enhancing and connecting habitats to deliver biodiversity net gains and nature recovery. Providing sustainable and active travel routes.
- Enabling local food production – in allotments, gardens, community orchards and through agriculture.

The key economic benefits include:

- Attracting inward investment by enhancing places for investors and potential residents
- Generating employment by attracting new businesses and residents to an area.
- Increased visitor spend – a more attractive county for tourists and visitors
- Saving environmental costs – for instance by diffusing and reducing pollution, helping to manage flood risk plus storing water during droughts.
- Providing health benefits – for example through providing access to high-quality green space, better air quality, improved mental health and wellbeing, and also encouraging community cohesion.
- Promoting sustainable and increased local food production.

1.12 Green infrastructure provides a wide range of benefits simultaneously and from the same piece of land, often at a lower cost than non-natural solutions to the same problems.

The Aim of the Cotswold Green Infrastructure Strategy

The Aim of the Strategy is:

1.13 The overall aim of the strategy is to protect and enhance the GI framework of the District for the benefit of everyone, wildlife and the wider environment.

The Objectives

- Ensure that new and enhanced GI relates to the local character of the area and meets local needs.
- Provide a baseline to evaluate the key GI elements in the District.
- Set out and drive the GI priorities for the District and in particular for Cotswold District Council and its key partners.
- Illustrate Cotswold District Council's commitment to the Gloucestershire Local Nature Partnership Green Infrastructure | Gloucestershire LNP[5]
- Ensure that climate change adaptation and mitigation is central to all GI policies, projects and initiatives.
- Reinforce the measures in the Cotswold District Ecological Emergency Action Plan.
- Ensure that new development delivers high quality, timely, well-managed and beneficial GI

[5] https://www.gloucestershirenature.org.uk/green-infrastructure-pledge

- e.g. through the use of Natural England's Green Infrastructure Principles[6] or Building with Nature[7]
- Extend and improve access to Green Infrastructure to better include groups that don't currently benefit from it directly.
- Provide detailed data, mapping and analysis of GI across the District and beyond including key shared GI with neighbouring local authorities but, particularly within the 17 principal settlements.
- To augment the information, policies and guidance provided within the Cotswold District Local Plan, including the updated Cotswold Design Code.

Key GI Assets in the Cotswold District - Nationally and Locally designated sites in and adjacent to the district.

1.14 Cotswold District has a diverse range of habitats, species, important sites and features for biodiversity. The District has a small proportion of the internationally significant Cotswold Beechwoods Special Area for Conservation (SAC) within its boundary and Rodborough Common SAC, North Meadow and Clattinger Farm SAC are within 3 KM of its boundary.

1.15 To enable development to come forward that might otherwise cause likely significant recreational effects on the North Meadow and Clattinger Farm SAC or the Cotswold Beechwoods SAC, the Council has worked with Natural England and neighbouring Local Authorities to prepare recreation mitigation strategies for these SACs. These set out the types of recreational impact and the mitigation (and its cost) required to address those recreational impacts. They also provide data on the areas from which visitors come to the sites, enabling a Zone of Influence to be defined.

The District supports several nationally and locally designated sites.

Designation	Number of Sites	Total area of sites	Percentage of the District
Sites of Special Scientific Interest (SSSI) - includes a percentage Cotswold Beechwood & Cotswold Lakes	37	468Ha	0.4%
Local Wildlife Sites	Over 260	5,027.2Ha	4.31%
Gloucestershire Wildlife Trust Nature Reserves	7	139.41Ha	0.12%

[6] https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Principles/GIPrinciples.aspx
[7] https://sintali.com/building-with-nature

Local Nature Reserves	2	13.41Ha	0.0115%
Ancient Woodlands.	146	3,566 Ha	3 %

Percentage of land within the district covered by priority habitats and wildlife sites.

Designation/ Land type	Percentage of land cover in the district
Priority Habitat	11 %

Gloucestershire Local Nature Improvement Areas

DEFRA define Nature Improvement Areas as:
"large (in the region of 10,000-50,000 hectares), discrete areas that, by taking a landscape–scale
approach, will deliver a step change in nature conservation, where a local partnership has a shared
vision for their natural environment. "

1.16 The Local Nature Partnership[8] have designated three "locally designated" Nature Improvement Areas (NIA) within and/or adjacent to Cotswold District.

- The Cotswold Scarp.
- The Cotswold Valleys.
- Cotswold Lakes.

Gloucestershire Nature Recovery Network and Strategy 2026

1.17 The aim of Local Nature Recovery Strategies (LNRS), which was a key component of the Environment Act 2021 is to drive more coordinated, practical and focussed action to reverse nature's decline. In Gloucestershire the County Council published the LNRS in 2026.[9]

1.18 The strategy consists of three main components:

Part 1 - Gloucestershire's Biodiversity and Opportunities for Nature Recovery. This document sets the scene for Gloucestershire's existing nature and important wildlife and explains the Key Messages of the strategy.

Part 2 - Gloucestershire's Biodiversity Priorities and Potential Measures. This is the practical guide to how we can carry out specific actions for nature. Each Potential Measure details specific actions that can be taken to improve or create wildlife rich habitats or protect and support threatened and notable species.

[8] https://www.gloucestershirenature.org.uk/nature-improvement-areas
[9] https://www.gloucestershire.gov.uk/planning-and-environment/ecology-and-landscape/gloucestershire-local-nature-recovery-strategy/

1.19 Local Habitat Map. This is a spatial online tool that maps our priority Potential Measures across areas of the county where they would have the best impact for nature - joining up existing wildlife sites and expanding from existing habitat.

The Key Standards used to shape the Cotswold Green Infrastructure Strategy

1.20 A number of standards have been used in analysing the data and mapping for this Strategy. The information in this section provides the relevant detail to help developers deliver GI that meets all the required standards.

High-quality GI in new development should use these standards and guidance:

- Building with Nature
- Natural England's Green Infrastructure Framework

Building with Nature (BwN)

1.21 Building with Nature is a national GI benchmark, developed in 2018 that supports the delivery of high-quality GI at all stages in the development process including policy, design, planning, implementation, construction and long-term management. It was originally developed by the Gloucestershire Wildlife Trust and the University of West of England with support from a wide partnership including Cotswold District Council. The benchmark is and has been used across the country and is a useful guide.

1.22 The 2024 Cotswold District GI Strategy has been developed using the Core Standards and benefit-driven themes set out in BwN, to ensure that the Strategy is comprehensive and reflects best practice. Although developers can pay for formal accreditation of their proposals the benchmark is also available on a free to use basis, with formal accreditation requiring the services of a trained Assessor.

Natural England's Green Infrastructure Framework

1.23 The Green Infrastructure Strategy Standard enables comprehensive green infrastructure policy based on the Green Infrastructure Framework's principles and standards[10].

The known benefits of Green Space at a National Level

- £2.1 billion per year could be saved in health costs if everyone in England had good access to greenspace, due to increased physical activity in those spaces.
- In Birmingham, the annual net benefit to society of their parks and greenspace is nearly £600 million, which includes £192 million in health benefits.

[10] https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Principles/GIPrinciples.aspx

- In Sheffield, for every £1 spent on maintaining parks, there is a benefit of £34 in health costs saved, with local residents being the primary beneficiaries.

(Taken from Improving Access to Greenspace: 2020 Review. Public England)

Accessible Green Spaces

1.24 Natural England Accessible Natural Greenspace Standards (ANGSt) (used until December 2022) and the 2023 update. which is included in Natural England's Green Infrastructure Framework.

Accessible Natural Greenspace Standards (ANGSt)

1.25 The amount of Accessible Natural Green Space available in the District, was established using the the original Access to Natural Green Space Standard (ANGSt). ANGSt recommends that everyone, wherever they live, should be within easy reach of accessible natural greenspace:

ANGSt standards	
Size of Site	**Distance from Home**
of at least 2 hectares in size	no more than 300 metres (5-minute walk) from home;
at least one accessible 20-hectare site	within two kilometres of home;
one accessible 100-hectare site	within five kilometres of home; and
one accessible 500-hectare site	within ten kilometres of home
A minimum of one hectare of statutory Local Nature Reserves per thousand population.	

Natural England Green Infrastructure Framework 2023

1.26 In January 2023 Natural England launched a new Green Infrastructure Framework, listed below are the revised standards for access to green space. Natural England's revised Accessible Natural Greenspace Standards (ANGSt) have had their scope broadened and are now referred to as Accessible Greenspace Standards. The wellbeing maps and information collected from the Town and Parish Councils for Section 6 of the GI Strategy highlights this and provides evidence as to where new accessible green spaces should be allocated.

The Accessible Greenspace Standards (2023) define good provision based on different size proximity, capacity and quality criteria, as set out below:

Natural England - Access to Greenspace Close to Home - 2023	
Size of Site	**Distance from Home**
A doorstep greenspace of at least 0.5ha	within 200 metres
A local natural greenspace of at least 2ha	within 300 metres walk from home.
And a medium sized neighbourhood natural greenspace (10ha)	within 1km AND beyond 15 minutes' walk
A medium/large wider neighbourhood natural greenspace (20ha)	within 2km
A very large district natural green space (100ha)	within 5 km
A very large subregional greenspace (500ha)	10 km

1.27 The Accessible Natural Greenspace Standards (ANGSt) standard, as referred to until 2023 was applied to open space provision in the District. The introduction of Natural England's GI Framework and Accessible Green Space Standards in 2023 does not detract from the fact that the Cotswold District is deficient in Accessible Natural Greenspace.

1.28 Natural England (2023) estimates that parks and greenspaces in England deliver an estimated £6.6 billion of health, climate change and environmental benefits every year. The government's Environmental Improvement Plan includes a commitment that the public should be able to access green space or water, such as woodlands, wetlands, parks and rivers, within a 15-minute walk from their home.

1.29 Natural England's Green Infrastructure Framework (GIF)[11] provides a structure to analyse where greenspace in urban environments is needed most. It aims to support equitable access to greenspace across the country, with an overarching target for everyone being able to reach good quality greenspace in their local area. The wellbeing maps and information collected from the Town and Parish Councils for Section 6 of the strategy highlights this and provides evidence as to where new accessible green spaces are needed and should be allocated.

The Play Standards

Play England Design for Play Guidance

[11] https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Principles/GIPrinciples.aspx

1.30 Play England Design for Play - A guide to creating successful play spaces[12] Design for Play includes 10 design principles which are at the core of a fresh, design-led approach to commissioning, and which are encapsulated in one 'golden rule':

- 'A successful play space is a place in its own right, specially designed for its location.
- Designers should take a holistic perspective on designing for play.
- Play opportunities should be embedded in the site as a 'A Guide for Creating a Successful Play Spaces'.

Building on these standards this Strategy supports the concept of natural play endorsed by Play England Design for Play — Play England

Learning as week as Playing

1.31 In recent years there has been a move to open up the idea of play to more than the traditional idea of outside play for children. From pieces of specific equipment and locations to viewing play and associated learning as an activity for all areas, not just the playground.

The Fields in Trust

1.32 The Fields in Trust[13] has offered guidance for practitioners on open space provision and design known as the Six Acre Standard (6AS) most recently updated to Planning and Design for Outdoor Sport and Play[14] (PDOSP) in 2008. While there is a need for review, given the changes in political, planning and social landscapes since 2008, the benchmark standards within PDOSP still remain a useful guidance tool.

1.33 The PDOSP seeks the protection, provision and improvements of outdoor spaces for sport and play and good planning and design is central to the philosophy and objectives. Using this current guidance will help to ensure that the provision of play is a sufficient size to enable effective use; is located in an accessible location and in close proximity to dwellings; and of a quality to maintain longevity and encourage its continued use.

Table identifying the Play Standards LAPs, LEAP, and NEAPS

Planning and Design for Outdoor Sport and Play (PDOSP) 2008	Play Standards	New and existing Play areas
		LAPs – Local Areas for Play (very young children)
		LEAP – Locally Equipped Areas for Play (LEAPs) (for children who can go out and play independently)

[12] https://www.playengland.org.uk/designforplay#:~:text=A%20guide%20to%20creating%20successful,experience%20risk%2C%20challenge%20and%20excitement

[13] https://fieldsintrust.org/

[14] https://angmering-pc.gov.uk/neighbourhood-plan-docs/098%20Fields%20in%20Trust.pdf

		NEAPS - Neighbourhood Equipped Areas for Play (aimed at older children)

Parks and Open Spaces

- The Green Flag Award
- Making Space for Girls

The Green Flag award

1.34 The Green Flag Award - Green Flag Award[15] recognises and rewards well managed parks and green spaces, setting the benchmark standard for the management of recreational outdoor spaces across the United Kingdom and around the world. Its purpose and aims are to:

- To ensure that everybody has access to quality green and other open spaces, irrespective of where they live.
- To ensure that these spaces are appropriately managed and meet the needs of the communities that they serve.
- To establish standards of good management.
- To promote and share good practice amongst the green space sectors.
- To recognise and reward the hard work of managers, staff and volunteers.

Make Space for Girls Play Guidance

1.35 Make Space for Girls[16] was registered as a charity in March 2021. Their mission is to use research, consultation, engagement and education to campaign and drive an approach to the planning, commissioning and development of parks and similar public spaces that recognises the different needs of girls and young women and finds ways to meet those needs.

Sport England – Playing pitches

1.36 Playing Pitches – includes football, rugby, hockey and cricket.

- Sport England Playing Pitch Strategy - Cotswold Version – Play and Pitch Strategy and Action Plan 2023.[17]

Sport England Guidance

1.37 Sport England[18] have developed the playing pitch calculator, which is based on information from the Playing Pitch Strategy in order to create the right amount of playing pitches and the correct typology. The Playing Pitch Strategy methodology for playing fields is not a standard but based on empirical evidence.

[15] https://www.greenflagaward.org/
[16] https://www.makespaceforgirls.co.uk/
[17] https://www.cotswold.gov.uk/media/v0ulu014/a5-4-5-playing-pitch-strategy-and-action-plan-jun-2023.pdf
[18] https://www.uksport.gov.uk/about-us/who-we-work-with/sport-england

Allotments

- The National Allotment Society

1.38 Allotments Standards - The National Society of Allotment and Leisure Gardeners[19]

1.39 The National Allotment Society states that 'An allotment is an area of land, leased either from a private or local authority landlord, for the use of growing fruit and vegetables. In some casescases, this land will also be used for the growing of ornamental plants, and the keeping of hens, rabbits and bees. An allotment is traditionally measured in rods (perches or poles), an old measurement dating back to Anglo-Saxon times. 10 poles isare the accepted size of an allotment, the equivalent of 250 square metres or about the size of a doubles tennis court. There should be 15 allotment plots per 1000 households'.

1.40 The National Society of Allotment and Leisure Gardeners has produced new guidance for Planners, developers, civil engineers, architects, local authority and/or project managers working on various stages of a new development. Guide To 21st Century Allotments in New Developments25: 21st Century Allotments in New Developments.

The Woodland Trust - The Woodland Access Standard[20]

1.41 According to The Woodland Access Standard, no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size. There should also be at least one area of accessible woodland of no less than 20 ha within 4km of people's homes. This is intended to be an aspirational benchmark and some flexibility and local assessment is needed in its interpretation. Currently only 18.2% of the population of Britain lives within 500m of accessible woodland, in the Cotswolds this is 6.3 %. This standard has not been used in assessing GI provision within the District as it is, to some degree, covered by the ANGSt standard.

The Cotswold District

1.42 There are a number of documents, which contribute towards the mitigation and adaptation of climate change. These include but are not limited to the Cotswold Renewable Energy Study[21] and the Cotswold Climate Emergency and Ecological Emergencies.[22]

1.43 The Town and Country Planning Association (TCPA)[23] holds the UK's biggest GI knowledge base, this knowledge base is constantly being updated, this is a useful resource base and should also be referred to.

[19] https://thenas.org.uk/
[20] https://www.gov.uk/government/publications/woodland-access-implementation-plan
[21] https://www.cotswold.gov.uk/media/kr1lgbj3/cotswold-renewable-energy-study-january-2025.pdf
[22] https://www.cotswold.gov.uk/environment/climate-action/
[23] https://www.tcpa.org.uk/

2. Green Infrastructure Issues and Potential for the Cotswold District

2.1 These issues come from evidence prepared as part of this Strategy and from other data and evidence sources.

The Strategic GI Issues for Cotswold District

Strategic Access and Wellbeing led Issues

- To ensure that high-quality GI is created and maintained, for the benefit of all, as part of new developments.
- To encourage the development of Suitable Alternative Natural Green Spaces (SANG)
- To address the lack of accessible natural green space at both the strategic level (such as county parks) and at the more local or neighbourhood scale (such as allotments, local parks).
- To create new strategic GI cycle and pedestrian links, linking up existing settlements and other important destinations.
- To improve access to and create new public footpaths in and around the principal settlements.
- To increase play provision, including informal play opportunities, within new developments and elsewhere.

Strategic Water Led Issues

- To improve the water quality of water courses.
- To deliver Hydro-energy projects (particularly those that may also provide fluvial flood resilience).
- To ensure that SUDS are incorporated within new developments.
- To improve the management of watercourses, including their banks.
- To deliver upstream new SUDS.
- To consider water and its value as a natural and valuable resource at a catchment-based level.
- To ensure that the District has a sufficient water supply for current and future needs.
- To ensure that the District has sufficient sewage treatment provision for current and future needs.

Strategic Wildlife Led Issues

- To reverse habitat and species loss and fragmentation and build resilience to climate change and disease.
- To address recreational pressures on the Special Areas of Conservation (SACs).
- To develop a strategic approach to biodiversity conservation in the Cotswold Water Park.
- To implement biodiversity net gain in a way that maximises the outcomes for biodiversity and GI more widely.
- To ensure that habitats created and enhanced reflect locally important habitat networks through utilising the Gloucestershire Local Nature Recovery Strategy.

Strategic Planning Led Issues

- To encourage the development of Suitable Alternative Natural Green Spaces (SANG)
- To ensure that the natural environment, natural capital and GI is fully considered in all investment decisions relevant strategies and policies, including community planning, the update of the local plan and strategic level projects and their implementation.
- To maximise the contribution that GI can make to the climate change agenda – both mitigation and adaptation.
- To protect, enhance and create green wedges and corridors, for their connectivity value, within existing and new developments.
- To continue to develop the evidence base to support effective GI provision.
- Ensure there is a consistent, early and coordinated approach taken to the management of GI.
- To ensure new developments to provide gardens and open spaces, for wellbeing, to enable and encourage biodiversity and connectivity.

Possible GI solutions to address issues in the District

2.2 To realise the full potential of GI and to deliver maximum benefits across the District will require the input and efforts of a broad range of partners and stakeholders at the national, county, district and local level. The research findings in this strategy form the basis of critical information about the District. These findings provide real GI possibilities and solutions, in doing so they have the ability to deliver on more than one element of GI for the District. Below are potential GI solutions for the District.

Potential GI solutions - Wellbeing and Access

2.3 The creation of new (and particularly medium to large scale) country or natural parks within the district, including the opportunity to deliver Suitable Alternative Natural Green Spaces. (SANG).

2.4 GI led strategic cycle and pedestrian routes in the District, with an emphasis on linking up existing settlements (within and outside the District) and other important destinations, prioritising –

- Cirencester to Kemble (included in Local Plan)
- Cirencester - the re-use of the Andoversford to Cirencester dis-used railway where possible or quiet lane network for a new Active Travel Route
- Kemble to Tetbury (included in Local Plan) Kemble – re-use the dismantled railway
- Cirencester and Kemble, and Kemble to Tetbury for active travel
- Andoversford – re-use the disused railway where possible and/or A40 corridor between Cheltenham and Andoversford for active travel. Reuse the disused railway (where possible) and quiet lane network between Andoversford and Cirencester/Andoversford and Bourton on the Water
- Bourton- on- the- Water – re-use the disused railway between Bourton on the Water and Kingham for active travel and connectivity to mainline rail services
- Cirencester to South Cerney, the Cotswold Water Park and out to Swindon Fairford to Lechlade (included in Local Plan)

- The settlements along the Fosseway
- Ensuring that as many of these routes as possible are off-road or traffic free
- Re-using disused railway lines and canals. For example, the canal for access from Cirencester to the Cotswold Lakes .
- Providing routes that are accessible for all users, including families and disabled people and horse riders.
- Designs that also increase wildlife habitat connectivity to be delivered through new and existing developments
- Encourage the creation and promotion of circular, signed and accessible for all, circular walks around each of the principal and new settlements in the Local Plan for the benefit of local residents, workers and visitors.
- Encourage the provision of new allotments in all settlements, new and existing.
- To encourage landowners to provide opportunities for GI and natural capital as part of the Green Recovery.
- Provide better guidance on and encourage the provision of play opportunities in new developments and elsewhere, with a particular emphasis on natural play and play provision that is integrated across the whole development.
- Where appropriate, review the management of the Council's own land holding to maximise its contribution to the GI network and to climate change adaptation and mitigation.

Potential GI solutions - Water

- Work in partnership with landowners and other key stakeholders to improve the water quality of water courses and to deliver Hydro- energy projects (particularly those that may also provide fluvial flood resilience)
- Ensure that SUDS are considered from the first point of developer engagement with the Council; emphasising not only their water management role but also their potential to deliver biodiversity and amenity benefits.
- Foster a better understanding of the root causes of sewage into the district waterways.
- Work with partners to improve access to the Thames and Severn Canal. This ongoing project continues to restore the canal.
- Work with riparian owners and other partners to improve watercourse management.
- Work with partners for leaving space for flood water by safeguarding land through the Local Plan and utilising greenspace for flood storage and slowing the flow.

Potential GI solutions - Wildlife

- Support and work with key partners to minimise recreational pressures on the Cotswold Beechwoods SACs and North Meadow/Clattinger Farm SAC.
- Support the implementation of the Gloucestershire Tree Strategy (2020), in particular the actions for the Cotswold District.
- Work with partners to ensure that the nature recovery network mapping and a Local Nature
- Recovery Strategy for Gloucestershire is kept up to date, and it is reflected in District level policy and strategy.

- Ensure that habitat gain achieved through any District-licensing projects also delivers on wider GI objectives.
- Investigate how Biodiversity Net Gain can best deliver wider GI objectives and whether there is a case for delivering Net Gain at a higher level than mandated nationally.

Potential GI solutions - Planning

- Ensure there are mechanisms in place for the management of new or enhanced GI from the first stages of design to ensure high-quality management, community involvement and that the mechanism for stewardship will deliver on aspirations.
- Review the success of the current local plan policies and GI principles; amending them where necessary as part of the local plan update.
- Ensure that the update of the local plan, including new allocations and revised policies (including the revised Cotswold Design Code) fully considers better alignment with GI Standards such as the Natural England GI Framework published in January 2023; the Gloucestershire Local Nature Recovery Strategy and other new legislation, policy and guidance if appropriate.
- Consider how GI issues can be highlighted within the site allocation process, for example by including the GI on and offsite requirements for each proposed development site and within the relevant policies.
- Encourage the provision of new accessible open spaces through the local plan update.
- Consider how any new cycle or pedestrian routes could be included in the update of the local plan and how funding from development, for example via CIL, might be achieved.
- Highlight the importance of the consideration of the natural environment, natural capital and GI within Neighbourhood Development Plans; for example by providing – GI mapping.
- Analysis of GI mapping – looking for opportunities to enhance and connect GI. an evidence paper and policy template for NDPs on GI and the natural environment
- Review the current evidence base for the designation of Special Landscape Areas and update where necessary.
- Work with Highways England and other partners to maximise the opportunities for the A417 (Missing Link) project and any related projects to deliver GI benefits.
- Work with the Local Nature Partnership, Duty to Cooperate and other partners to update the Strategic Framework for GI in Gloucestershire, when needed.
- Ensure that the Steadings Development delivers on its aspirations to provide high-quality GI (that meets the BwN benchmark).
- Encourage the appropriate planting of more trees and woodland and rewilding projects to address climate change and ensure that this occurs in the design and creation of areas where multi-benefits are maximised.

Potential GI solutions - Review and Monitoring Actions

- Monitor the success of the GI strategy; update new GI-related initiatives and update the GI strategy, as necessary.
- The strategy is part of the Local Plan evidence base and will be subject to periodic updates, which will be delivered as part of extant Forward Planning and Development Management existing resources.

3. Delivering Green Infrastructure through New Developments

3.1 The creation and enhancement of GI are key components of delivering high-quality new developments and creating excellent places for people to live, work and play. This Strategy should help to ensure that this happens.

Policy Background

3.2 The potential of GI to help create great places is recognised in local, national and international policy and guidance that relates to specific GI benefits or issues.

3.3 At a national level the NPPF[24] and iterations of it over the last four years covers GI. In the latest version 2023, GI is made reference to in a number of different sections, including design and the natural environment, highlighting the multi-functional nature of GI.

Green Infrastructure in the Emerging Local Plan

3.4 The emerging Cotswold Local Plan 2026-2043 places Green Infrastructure at the heart of delivering sustainable growth and healthy, resilient communities. A range of strategic policies support the protection, enhancement and creation of Green Infrastructure and recognise its contribution to climate resilience, biodiversity recovery, health and wellbeing, active travel, landscape character and placemaking. In particular, the following policies are relevant to the delivery of Green Infrastructure:

- Core Policy 1 Addressing Climate Change
- Core Policy 16 Thames and Severn Canal
- Core Policy 33 Sustainable Transport and Connectivity
- Core Policy 35 Active Travel: Walking, Cycling and Wheeling
- Core Policy 43 Specialist Accommodation

3.5 These policies should be read alongside other relevant Local Plan policies and the Cotswold Design Code. Together they provide a framework for ensuring that Green Infrastructure is considered from the earliest stages of site identification, allocation and design. The implementation of these policies and associated design principles will help ensure that new development delivers high-quality, multifunctional Green Infrastructure that responds to local context, supports nature recovery, improves access to green space and contributes positively to place-making. The evidence base prepared to support the emerging Local Plan also provides important information on landscape, biodiversity, active travel, open space provision, recreation mitigation and health and wellbeing, all of which are relevant to Green Infrastructure planning and delivery.

[24] https://www.gov.uk/government/publications/national-planning-policy-framework--2

3.6 The emerging Local Plan also recognises the important role that Suitable Alternative Natural Greenspaces (SANGs), Alternative Natural Recreational Greenspaces (ANRGs) and Biodiversity Net Gain (BNG) can play in delivering wider Green Infrastructure objectives. Whilst these mechanisms have specific statutory and policy purposes, they also provide opportunities to increase access to natural greenspace, strengthen ecological connectivity, support habitat creation and improve the overall quality of the District's Green Infrastructure network. Where appropriately designed and managed, these measures can deliver multiple environmental and community benefits, helping to address recreational pressures on sensitive habitats whilst contributing to nature recovery and improved health and wellbeing outcomes.

Cotswold Local Plan - Cotswold Design Code

3.7 The emerging Local Plan promotes a masterplanning-led approach for strategic-scale development. Green Infrastructure should be identified and planned at the outset of the masterplanning process and used as a primary structuring element for new development. Existing landscape features, watercourses, habitats, public rights of way, heritage assets, trees, hedgerows and open spaces should be incorporated into a connected Green Infrastructure network that shapes the layout of development, movement corridors and community facilities. This approach helps ensure that Green Infrastructure delivers multiple benefits for people, place and nature whilst creating distinctive and successful new neighbourhoods.

3.8 The Cotswold Design Code provides further guidance on the delivery of high-quality places and includes a range of design principles relevant to Green Infrastructure. Sections D1-D65 address matters such as local character, landscape setting, connectivity, inclusive design, movement, public realm and boundary treatments, all of which contribute to successful Green Infrastructure design. The Design Code is being updated and is intended to be published as a separate Supplementary Planning Document (SPD). The most up-to-date version of the Design Code and any associated guidance should therefore be referred to alongside this Strategy and the emerging Local Plan.

Effective Green Infrastructure and High-Quality Landscape

3.9 High-quality, well-integrated and carefully designed Green Infrastructure and landscape provision are essential to the long-term success of development. The spaces between buildings, the surrounding landscape and the connections between people, places and nature are all critical components of successful placemaking. Green Infrastructure should not be viewed as residual land or solely as mitigation for development impacts. Instead, it should form a connected multifunctional network that supports biodiversity, climate resilience, sustainable drainage, active travel, recreation, health and wellbeing whilst reinforcing local landscape character and sense of place. Well-designed Green Infrastructure contributes significantly to the attractiveness, functionality and long-term sustainability of new and existing communities.

4. Designing Excellent Green Infrastructure in New Developments

4.1. Planning policies require new developments to fully consider GI issues but there are also benefits for developers in creating excellent GI which go beyond those policy requirements, including to:

- Ensure that all the land within the development site is used optimally delivering a range of benefits from flood management and cycle routes to biodiversity mitigation and landscape enhancements.
- Resolve local community concerns about new development, for example by providing new public open spaces.
- Demonstrate a commitment to high-quality GI.

How can High-Quality GI Contribute to the 3 Benefit-Based Themes?

Wellbeing	Water	Wildlife
Can be designed to promote health, wellbeing, community cohesion and active living Can be designed to be inclusive of the needs of vulnerable and excluded groups Can be designed to be used and enjoyed all year round Can assist in supporting local priorities for reducing/and or preventing health inequalities Can inspire innovative solutions to overcoming social and cultural boundaries to use and enjoy GI Can add positively to distinctiveness of place	Can be used to minimise surface water runoff and manage flood risk as part of SuDS Can be used to improve water quality Can be designed to create better places for people and wildlife to live Can provide opportunities to improve water management at a catchment level Can provide a range of features to minimise pollution downstream	Can be used to avoid, mitigate and compensate for negative impacts on existing biodiversity; and offer the opportunity to restore, create and enhance biodiversity in line with targets Offer the opportunity to ensure linkages between habitats Can contribute to the target conservation status of key species Can includes ecological features around and within the built environment Can play a role in restoring and sustaining wider ecological networks

	Water management features can add value to the overall design of a place	

Table: How can High-Quality GI Contribute to the 3 Benefit Based Themes? (Taken from Building with Nature)

Designing GI

4.2. The Cotswold Design Code provides a framework of principles for designing high-quality GI within new developments. Additional information on the Cotswold Design Code advice on Green Infrastructure,[25] particularly at the pre-application stage, has been prepared for (funded by the MHCLG Innovation Fund). A simple, additional way for developers to demonstrate that they are delivering high-quality GI at both the design, implementation and long-term management stages is to make use of the BwN benchmark process.

Natural England has also produced a GI Design Guide 2023[26]

4.3. The purpose of the Planning and Design Guide is to provide evidence based practical guidance on how to plan and design good Green Infrastructure. It complements the National Model Design Code and National Design Guide.

Green Infrastructure Checklist for Developers

- Remember Green Infrastructure means blue infrastructure as well.

[25] https://www.cotswold.gov.uk/media/4sojaskr/green-infrastructure-planning-advice.pdf
[26] https://designatedsites.naturalengland.org.uk/GreenInfrastructure/DesignGuide.aspx

- Consider what the GI requirements for the site may be before purchase of a site to ensure that the land value fully reflects those requirements.
- Engage with CDC at an early stage to make sure GI is central to the design of the development, including using the Green Infrastructure Pre Application Advice Note.
- Consider how the GI will be managed from the first stages of design to ensure high-quality management community involvement and that the mechanism for stewardship will deliver on aspirations.
- Use the full range of Local Plan policies to consider the broader elements of GI.
- Use the Design Code in the Local Plan, Natural England's GI Framework and principles and Building with Nature Benchmark to inform what GI is appropriate, in terms of location, type, quantum and quality (including reference to the standards set out in section of this GI Strategy).
- Engage, at an early stage, with local Town and Parish Councils to better understand community GI aspirations.
- Ensure that the GI related policies and projects in adopted and draft Neighbourhood Plans are fully considered.
- Use the mapping data and other evidence in this GI Strategy to better understand the local GI context. This will maximise the opportunities for the GI enhanced or created as part of new development to contribute to the overall GI network of the area and to deliver multiple benefits for Wellbeing, Water and Wildlife at a local as well as at a district level.
- Have a full understanding of the context of the site and its role in the GI network of the area, for example by referring to the Nature Recovery Network mapping, and the Landscape Character Assessments 31. A full set of the Landscape Character Assessment maps you can refer to Ecology and landscape - Gloucestershire County Council In addition to the mapping and other information in this Strategy.
- Ensure that all the relevant assessments and studies have been undertaken, for example ecological appraisals; onsite Biodiversity Net Gain, landscape visual impact assessments etc and that these have informed the design of the new development.
- Look for opportunities to deliver the District and local actions in the GI Strategy in section 2 Green Infrastructure Issues and Potential for the Cotswold District
- Consider in full the range of soft and hard landscape interventions to ensure the maximum usability, quality and attractiveness of GI.
- Look at the Natural Capital mapping website and Nature Recovery Network for GI opportunities https://naturalcapital.gcerdata.com/
- Put long-term mechanisms in place to retain and manage new or enhanced GI.

5. Delivering Green Infrastructure through Community and Partnership working

Community and Partnership Activities and Projects

5.1. There are a wide range of GI-related activities, projects and initiatives happening in the District, from those at a landscape scale, such as the Glorious Grasslands Project to individual actions, for example; installing a single bat box in a garden. Information on many of these projects can be found on Gloucestershire Nature Project Map.[27] This mapping illustrates the diverse nature of the organisations involved in GI, and the importance of partnership working to ensure that the right people are involved and that the most effective use is made of the resources available.

5.2. Although many of these projects, listed below, focus on one of the benefit-based outcomes of Wellbeing, Water or Wildlife, as the table above shows, they usually have beneficial outcomes for all. Most of the GI-related activities, projects and initiatives in the District are already delivering on many GI elements within this strategy and new ones will come forward that are also able to do that. The setting out of a clear list of issues and possibilities for the District may help projects to focus their activities and to justify what they are doing where this is necessary, for example within funding bids. The mapping and other evidence in the strategy should also assist in identifying where projects and partnerships can target their work to enhance the GI network of the District – and also, improve delivery at a more local community level.

Examples of Working in Partnership to Achieve Green Infrastructure Outcomes

Working In Partnership to Achieve Green Infrastructure Outcomes				
Organisation	**Project**	**Well-being**	**Water**	**Wildlife**
Cotswold District Council	The Community Wellbeing Team at CDC hosts The Cotswold Community Network (CCN) group made up of Voluntary Organisations, Community Groups, NHS, Foodbanks, Town and Parish Councils, Youth Providers to name just a few. There are currently over 115 members.	X	X	X

[27] https://www.gloucestershirenature.org.uk/gloucestershire-nature-project-map

Cotswold District Council, Gloucestershire County Council, Environment Agency	**Flood Defences** 29 Parishes in the Cotswold District have either had work completed or have work planned or both on flood defences since 2007; including 11 of the 17 key settlements. Progress and implementation is published annually.	X	X	X
Cotswolds National Landscape	Glorious Grasslands[28]	X	X	X
Gloucestershire County Council Highways – Rights of Way	PRoWs - Rights of Way Map Online[29]	x	x	x
Farming and Wildlife Advisory Group	The Cotswold Water Park WILD Project[30] Water with Integrated Local Delivery) is a three year project set within the Cotswold Water Park, it aims to improve water quality and biodiversity in order to meet the demands of EU legislation	X	X	X
Gloucestershire Highways	Biodiversity Guidance[31] contains advice to help the County Council implement its	X	X	X
Cotswold Canals Trust (CCT)	Restoration[32] is well advanced on the western section of the canal. Plans to similarly restore the eastern section to Connect	X	X	X

[28] https://www.cotswolds-nl.org.uk/our-work/nature-recovery/glorious-cotswold-grasslands/
[29] https://www.gloucestershire.gov.uk/prow/rights-of-way-online-map/
[30] https://www.waterpark.org/wild-project/
[31] https://www.thinktravel.info/media/xmuhdhvl/ghbg-v32-may2022.pdf
[32] https://cotswoldcanals.org/

	the Water Park to the Thames are being made. The Eastern Visitor Centre located in the Cotswold Water Park , a joint venture between the CCT and the Cotswold Lake Trust opened in May 2023 and has since welcomed over 5500 visitors.			

Community Planning

5.3. Local communities, including Parish and Town Councils are keen to shape their towns and villages and this can be achieved through project work where local communities are key to successful outcomes, or by community planning initiatives, such as Parish Plans, Community Design Statements or Neighbourhood Plans. There is robust evidence to show that community involvement in GI has many benefits, including addressing social exclusion and improved mental health outcomes. Using GI as a focus for community effort can also encourage a wider range of people to become involved and to harness the energies of those who might otherwise be considered to be "hard to reach", for example young families are unlikely to engage in traditional community planning exercises but may be interested in wildlife projects.

Local Green Spaces

5.4. An important example of GI within community planning for Green Infrastructure is Local Green Spaces (LGS). The NPPF makes provision for local communities to identify green areas of particular importance to those communities, where development will not be permitted except in very special circumstances. Local Green Spaces can be designated through a Local Plan or Neighbourhood Development Plans.

5.5. In the 2011-31 Local Plan 12 Local Green Spaces were adopted. In the draft Local Plan 2026-2043, 37 Local Green Spaces have been proposed by Town and Parish Councils. The Council developed a toolkit to ensure that any proposed designation is robust and provide consistency.

This Strategy should help to provide that local context:

- The maps and additional information the GI Strategy should also help local communities to : Develop local community GI projects, (based on evidence of need).
- Support bids for external funding.

- Inform the Neighbourhood Planning process for example helping to identify breaks in connectivity for footpaths or wildlife that could be addressed through the NDP.
- Ensure that new developments can contribute to local GI by working directly with developers – showing them where the GI priorities lie or by providing detailed comments that refer to GI in responses to planning applications and other consultations .
- Inform NDP site allocations by providing clarity on sites that may not be suitable for development in GI terms or by highlighting opportunities to create new or improve existing GI within new site allocations (including providing detail on the type, location and quantum of GI that should be incorporated).

6. The Evidence – what does the evidence tell us?

GI Mapping

6.1. The mapping for the Strategy took place during 2018 and 2019, with additional amends made in 2020 and 2022. The maps, listed below, helped to establish a picture of existing work in the GI field at a County level. These maps include: The Strategic Framework for GI in the County, The Gloucestershire Nature Map, this map was the basis for the nature recovery network and Gloucestershire Nature Improvement Areas.

6.2. The Gloucestershire Nature Map was a strategic approach to showing the best places to maintain and extend terrestrial habitats at a county scale. The Nature Map identifies the Lowland Calcareous (Limestone) Grassland, Lowland Meadows, Floodplain Grazing Marsh, Woodland Mosaic and river areas as strategic areas for the Cotswolds.

6.3. Focusing on the Cotswold District, the following maps established key elements of GI within it, or on the District's boundary. These maps include:

- All the elements of Green Infrastructure in the District as well as a 15KM from the boundary line to recognise that GI does not respect boundary lines and our neighbours GI,
- Linear Green Infrastructure, which includes existing SUSTRANS Routes, National Trail (Cotswold Way & Thames Path) Promoted Routes (Diamond Way, Macmillian Way & Monarch's Way) and rivers,
- Agricultural Land Classification in the District,
- Landscape Classifications Cotswold District,
- Nature Conservation Plans and Key Access Routes and areas of opportunity.

6.4. Finally, maps were set up for each of 17 principal settlements to mirror the Local Plan. For each of the 17 settlements a Wellbeing, Water, and Wildlife map was created to pull through the Building with Nature themes.

The following table shows the GI asset mapped for each of the Building with Nature themes.

Main GI assets mapped	
Wellbeing	Access Land, Allotments, Amenity Green Spaces, AONB, Cemeteries and Churchyards, Common Land (registered), Historic Parks and Gardens (registered), Local Green Space, National Trail, Permissive Footpaths, Playgrounds (including school playgrounds), Playing Fields (including school playing Fields), Promoted Routes, Public Rights of Way, Railway line Active, Scheduled Ancient Monuments, Special Landscape Area, Sports Grounds, Sustran Route

Water	Bogs, Flood Zone 3b, Lakes, Main Rivers, Marshland, Thames and Severn Canal, Watercourses (this includes river tributaries) Cotswold Water Park
Wildlife	Ancient Woodland, Dismantled Railway, Local Wildlife Sites, National Forestry Inventory, Priority Habitat, Scientific Sites of Special Interest, Regionally Important Geological Sites

6.5. The mapping work for the 17 principal settlements was undertaken in partnership with the parish and town councils in 2017 and 2021 and builds on earlier work conducted for the Open Spaces Strategy in 2015/16. The Parish and Town Councils added their suggestions and refinements to the maps (and suggested further GI ideas. See Appendix C.

6.6. The detailed outcomes of this mapping and data work with the 17 principal settlements along with a brief analysis of the information collated as part of the 2017 work, 2021 consultation and other data are set out in Appendix C.

Open Space provision

6.7. Further analysis of the mapping was conducted, with a particular emphasis on access to open spaces and provision of open spaces in the District. In addition, research into linear routes, for example, public rights of way (PROW) and cycle routes also took place. By using the Accessible Natural Greenspace Standards (ANGSt).

The following information became apparent: –

ANGSt standards		
Size of Site	**Distance from Home**	**Does provision in the Cotswold District meet this standard?**
of at least 2 hectares in size	no more than 300 metres (5 minute walk) from home;	Desktop mapping has taken place, but input by a community, by community basis would be helpful.
at least one accessible 20 hectare site	within two kilometre of home;	No
one accessible 100 hectare site	within five kilometres of home; and	No
one accessible 500 hectare site	within ten kilometres of home	No

A minimum of one hectare of statutory Local Nature Reserves per thousand population.	No

Off-road Cycle and pedestrian routes

6.8. Within the District, access to services is a key issue, with a lack of regular public transport. In addition, there is a strong tourism sector, with an increasing emphasis on the walking and cycling offer. The county Health and Wellbeing Strategy also emphasises the need to increase activity levels and walking and cycling could make a cost-effective contribution to this, as well as helping to deliver against the climate change agenda with a modal shift from private cars to walking and cycling. The data, derived from the mapping evidence, shows that there are currently very few off-road cycle routes and that many of the public rights of way do not readily link up settlements and other key destinations (including those outside the District). There are a number of linear features, which have potential to deliver (in some cases long distance) linear off-road routes; this includes disused railway lines and canals. There are also opportunities to create and better promote circular pedestrian routes from the 17 principal settlements as well as a circular route around the Cotswold Water Park. These measures would benefit not only tourism, but also local residents and those that work in the settlements.

6.9. Policies and information within the current District Local Plan and its existing evidence base. Information on the relevant policies in the draft local plan can be found in section. The evidence on which the current local plan was based is extensive and includes –

- Cotswold Water Park Topic Paper 2015.
- Cotswold Water Park Nature Recovery Plan July 2021
- Special Landscape Areas Review 2017.
- Local Green Spaces Evidence Paper 2026.
- JBA Consulting Report Template[33] Cotswold District Council Local Plan Partial Update: Water Cycle Study Final July 2025.

Emerging evidence collated as part of the Local Plan Update 2026-2043

6.10. The local plan update is currently taking place, including the GI policies and the Cotswold Design Guide.

Engagement with principal settlements

6.11. The GI Strategy has, as it was expected to go In 2018, local communities were not only asked to comment on and improve the local GI mapping they were also asked to highlight some GI ideas within their parishes. Please see Appendix C. Further engagement and

[33] https://www.cotswold.gov.uk/media/ymxhji0e/jll-jbau-xx-xx-rp-en-0005-d1-c01-cotswold_par_joanne-corbett.pdf

updates took place in 2021 and 2022. The consultations gave individuals, public and private organisations as well as key strategic partners and community representatives an opportunity to provide further feedback.

Feedback from relevant stakeholders

6.12. The Council is part of a number of partnerships and stakeholder groups, for example the Local Nature Partnership. Recently, feedback from those partnerships have informed the development of this strategy. For example:

- The need to consider how the agricultural community can contribute to and benefit from the GI agenda.
- The increasing importance of natural capital data and the multiple benefits of creating circular walks from the market towns in the district to benefit tourism and leisure but that will also benefit those that live and work in the towns.

6.13. It is important to take a landscape approach. Large (in the region of 10,000 – 50,000 hectares), discrete areas that by taking a landscape-scale approach, will help deliver a step change in nature conservation, where a local partnership has a shared vision for their natural environment. The Gloucestershire Nature Recovery Network and the opportunity areas will help to define the boundaries of these Gloucestershire Local Nature Areas.

7. Access to Open Spaces

7.1. In this section, access to open spaces in the District is broken down to explain the conclusions drawn. Again using the ANGST standard, for the following:

- Potential sites 20 - 100 ha in area (indicating principal settlements within 5KM)
- Potential sites over 100 ha (indicating principal settlements within 5 KM)
- Potential Accessible Natural Greenspaces over 500 ha. (indicating principal settlements within 10 KM)

7.2. The Access Tables show the distance from where people live. The distance to the nearest principal settlement was used as a proxy to measure this; as the majority of people in the district live within these settlements. Access issues are also examined in the settlement specific sections see Appendix C.

7.3. It is clear from the data in the tables that although some of these open spaces are of a relevant size, they are not fully accessible to the public for reasons listed below.

- Access may be limited to public footpaths so people are unable to roam freely,
- The site might be outside the Cotswold District Boundary,
- There may be a charge for access, including a cost for parking,
- Access might be restricted because of irregular public transport,
- Access may be limited to certain days or times etc.
- Access is at the discretion of the landowner.

7.4. A description of why particular sites are discounted, can be found in Appendix C, Delivering GI in the Principal Settlements in the District.

7.5. Sites below 20ha have not been included on the District level mapping and the data tables, but are identified, on the wellbeing maps for the 17 principal settlements. Natural green spaces 2ha for each of the Principal Settlements are also mapped on the wellbeing maps and are listed in the tables that indicate how delivering GI in the Principal Settlements might be achieved. See Appendix C

Potential sites 20 - 100 ha in area (indicating principal settlements within 5KM)							
Site	**Principal Settlements within 5KM**	**Size**	**Location – within District or within 15km buffer**	**Access Limitations e.g. entrance fee; footpath access only**	**Ownership**	**Cost of access**	**Does this site constitute accessible natural greenspace?**

Dovers Hill	Blockley Chipping Campden Mickleton	75 ha	Within District	Footpaths	National Trust	Yes	No
Greystones Nature Reserve	Bourton on the Water	66 ha	Within District	Footpaths	Glos Wildlife Trust	None	No
Clattinger Farm SAC	Kemble South Cerney	60 ha	Within 15km buffer	Footpaths	Natural England	None	No
North Meadow	Down Ampney South Cerney	44 ha	Within 15km buffer	Footpaths	Natural England	None	No
Lineover Wood	Andoversford	50 ha	Within District	Footpaths	Woodland Trust	None	No
Barber Wood	None	39 ha	Within District	Footpaths	Woodland Trust	None	No
Crickley Hill	None	27 ha	Within 15km buffer	Footpaths	National Trust & Glos Wildlife Trust	None	No

Potential sites over 100 ha (indicating principal settlements within 5 KM)

Site	Principal Settlements within 5KM	Size	Location – within District or within 15km buffer	Access Limitations e.g. entrance fee; footpath access only	Ownership	Cost of Access	Does this site constitute accessible natural greenspace?
Westonbirt Arboretum	Tetbury	242 ha	Within District	Footpaths	Forestry England	Yes	No
Newark Park	None	222 ha	Partially in District	Footpaths	National Trust	Yes	No
Hidcote	Chipping Camden Mickleton	125 ha	Within District	Footpaths	National Trust	Yes	No

Batsford Estate	Blockley Morton in Marsh	114 ha	Within District	Footpaths	Private	Yes	No

Potential Accessible Natural Greenspaces Over 500 ha. (indicating principal settlements within 10 KM)

Site	Principal Settlements within 10 KM	Size	Location – within District or within 15km buffer	Access Limitations e.g. entrance fee; footpath access only	Ownership	Cost of Access	Does this site constitute accessible natural greenspace?
Sherborne Park	Northleach Bourton on the Water, Upper Rissington	1160 ha	Within District	Footpaths	National Trust	Yes	No
Cirencester Park	Cirencester, Kemble, South Cerney. Down Ampney	1055 ha	Within District	Access based on goodwill of owner. Some PROW limitations	Private	None	No
Beechwood SAC	None	590 ha	Partly within District	Open access. High level of recreational disturbance, further unlimited access should not be encouraged	Natural England	None	No

Official Local Nature Reserves in the Cotswold District

Standard – A minimum of one hectare of statutory Local Nature Reserves per thousand population. CDC population 2011 Census – 82,881 – number of LNR = 2

Where	Size	Ownership	Cost access	Does this site constitute accessible natural greenspace?
Coke's Pit (Lake 34)	10 ha	Cotswold Water Park is on a lease from Gloucestershire County Council.	Free	Yes
Cirencester City Bank Local Nature Reserve	3 ha	Cirencester Town Council	Free	Yes

7.6. It should be noted that where there isn't a cost for accessing the site there might be a parking charge expected.

7.7. Special Areas of Conservation – Cotswold Beechwoods SAC and North Meadow and Clattinger Farm SAC. These two sites lie close or partially within the district. These accessible natural greenspaces, although available, are very vulnerable to recreational disturbance and without additional measures put in place, increased access to these sites should not be encouraged. This is recognised, in the Local Plan, policy INF7 Green Infrastructure. For this reason, the two SACs have not been included in the analysis of publicly accessible open space.

Recreation Mitigation and Suitable Alternative Natural Greenspaces (SANGs)

7.8. The emerging Cotswold District Local Plan 2026-2043 recognises that increased housing growth has the potential to increase recreational pressure on internationally important nature conservation sites, particularly the Cotswold Beechwoods SAC and North Meadow and Clattinger Farm SAC. To address this issue, the Council has prepared a Recreation Mitigation Study and Habitats Regulations Assessment evidence base, which identify the scale of mitigation required to support planned growth whilst protecting these sensitive sites.

7.9. A key recommendation of the Recreation Mitigation Study is the delivery of Suitable Alternative Natural Greenspaces (SANGs) and Alternative Natural Recreational Greenspaces (ANRGs). These spaces are designed to provide attractive, accessible locations for recreation, walking and informal enjoyment of nature, helping to divert visitor pressure away from protected habitats. In addition to their mitigation role, SANGs and ANRGs can make an important contribution to the wider Green Infrastructure network by increasing

access to natural greenspace, supporting health and wellbeing, providing opportunities for active travel, and contributing towards nature recovery objectives.

7.10. The emerging Local Plan proposes that major strategic housing allocations deliver significant areas of new green infrastructure, including SANG and ANRG provision where required. The Recreation Mitigation Study identifies that the strategic allocations are capable of accommodating substantial areas of mitigation land as part of their masterplans, alongside the potential delivery of a strategic district-scale SANG to serve developments that are unable to provide bespoke mitigation on-site. Together, these measures have the potential to address recreation impacts on protected sites whilst also helping to tackle the District's identified deficit of accessible natural greenspace.

7.11. The delivery of SANGs and associated green infrastructure represents an opportunity to achieve multiple benefits through a single intervention. Well-designed and appropriately managed sites can provide recreational opportunities for new and existing communities, strengthen green infrastructure connectivity, support biodiversity enhancements and habitat creation, and contribute to the long-term resilience of the District's natural environment.

2023 Update - The challenge of creating new country and natural parks

7.12. The data analysis in the strategy, particularly the application of the ANGSt standards, has indicated that the district's provision of country and natural parks at all scales is poor. At a county scale, the Gloucestershire strategic framework also emphasises the lack of strategic scale green spaces.

7.13. Providing new country and natural parks will be challenging, particularly as very little land in the District is in public ownership. These parks are likely to come forward either as part of development proposals or where a landowner can see sufficient benefit for them in opening up access. There are a few landowners, particularly in the charitable sector, where increasing access to the countryside is at the core of their work, but other landowners, such as farmers, will also need to see significant economic benefits. These may arise from agri-environment schemes, such as, the delivery of Sustainable Farming Incentive (SFI) or Suitable Alternative Natural Green Spaces (SANGs), payment of ecosystems services and other grants; delivery of biodiversity net gain; off-site provision of GI or open space that is required to meet development needs; increased diversification potential. There are pockets of land in the Cotswold District that are not suitable for either high productivity agriculture or development, and these may provide useful opportunities for creating new accessible open spaces.

2026 update

7.14. The emerging Local Plan (2026-2043) proposes a number of strategic growth locations across the District. The scale of this development creates an opportunity to deliver significant new Green Infrastructure as an integral part of the development of new communities, rather than as a residual or mitigating element. This includes the delivery of Suitable Alternative Natural Greenspaces (SANG), strategic green corridors, accessible natural greenspace, habitat creation, sustainable drainage systems and active travel connections.

7.15. These new green infrastructure assets should be planned as multifunctional networks that support nature recovery, strengthen ecological connectivity, improve climate resilience, provide opportunities for recreation and active travel, and protect the distinctive landscape character of the District. They can also help reduce recreational pressure on internationally and nationally important wildlife sites whilst improving public access to high-quality natural green spaces close to where people live.

7.16. The introduction of Biodiversity Net Gain requirements, the Gloucestershire Local Nature Recovery Strategy and Nature Recovery Network mapping provides a stronger framework for targeting investment and securing measurable environmental improvements. Together, these mechanisms offer an opportunity to create a more connected, accessible and resilient green infrastructure network across the District that benefits both people and nature.

Masterplanning and Green Infrastructure

7.17. For strategic-scale development, Green Infrastructure should provide the primary framework for the preparation of comprehensive masterplans. Existing and proposed Green Infrastructure assets, including habitats, watercourses, hedgerows, trees, public rights of way, landscape features, heritage assets and open spaces, should be identified at the outset and used to shape the disposition of development rather than being treated as residual land.

7.18. Comprehensive masterplans should demonstrate how a connected, multifunctional Green Infrastructure network will:

- provide strategic landscape structure and maintain settlement identity
- secure biodiversity enhancement and contribute to the Nature Recovery Network
- integrate SuDS, climate resilience and natural flood management
- support walking, cycling and access to green space
- respond positively to landscape character, heritage assets and key views, and
- establish a long-term framework for stewardship, management and maintenance.

7.19. The Green Infrastructure network should be planned across the whole allocation and, where relevant, beyond site boundaries, ensuring connectivity with surrounding green and blue infrastructure assets. Development parcels, movement corridors, community facilities and

open spaces should be designed within this framework to create coherent, healthy and resilient places.

8. Glossary

A

Accessible Natural Greenspace Standards (ANGst) – are a set of national benchmarks for ensuring access to a variety of greenspaces near to where people live.

Active travel – a concept of travel that includes only those forms of transport that require active use of the human body as a transport machine. Examples include walking and cycling, as these burn off energy in contrast to sedentary forms of travel, such as driving or getting the bus. People who already walk or use a bicycle as a primary mode of transport may do so for environmental, health or practical reasons.

Affordable Housing – social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.

Air pollution - Degradation of air quality with negative effects on human health or the natural or built environment due to the introduction, by natural processes or human activity, into the atmosphere of substances (gases, aerosols) which have a direct (primary pollutants) or indirect

(secondary pollutants) harmful effect

Air Quality Management Areas (AQMAs) Since December 1997 each local authority in the UK has been carrying out a review and assessment of air quality in their area. This involves measuring air pollution and trying to predict how it will change in the next few years.

Allocated – land which has been identified in the development plan for a specific form of development.

Amenity – those qualities of life enjoyed by people that can be influenced by the surrounding environment, in which they visit, live or work. 'Residential amenity' includes for example, a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.

Ancient and Semi Natural Woodland (ASNW) – ancient woodland is land that has had a continuous woodland cover since at least 1600 AD, and may be ancient semi-natural woodland (ASNW), which retains a native tree and shrub cover that has not been planted, although it may have been managed by coppicing or felling and allowed to regenerate naturally; or plantation on ancient woodland sites where the original tree cover has been felled and replaced by planting, often with conifers, and usually over the last century. The location of ancient woodlands over 2 ha in area is recorded in the National Inventory of Ancient Woodlands, which is maintained by Natural England**.**

Ancillary – use or development of a different subsidiary use, but which is related to and often found in association with primary use or development.

Area of Outstanding Natural Beauty (AONB) – a designated area of nationally important landscape value within which the conservation and enhancement of its natural beauty is the priority. The Cotswolds AONB is the largest in the country and covers 80 % of the District. It was designated by the Countryside Commission in 1966.

Aquifer – underground layers of water-bearing permeable rock or drift deposits from which groundwater can be extracted for human use may be extracted by means of wells or boreholes. Aquifer designations reflect the importance of aquifers in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Authority Monitoring Report (AMR) – a report on how the Council is performing in terms of the Local Plan. Includes monitoring implementation and performance of policies following changes brought in by the Local Planning Regulations 2012. It replaces the Annual Monitoring Report. Local planning authorities are no longer required to send an Annual Monitoring Report to the Secretary of State and instead monitoring should be a continuous process.

B

Biodiversity - Biological diversity means the variability among living organisms from all sources, including, inter alia, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part; this includes diversity within species, between species and of ecosystems (UN, 1992)

Biofuel - A fuel, generally in liquid form, produced from biomass. Biofuels currently include bioethanol from sugarcane or maize, biodiesel from canola or soybeans, and black liquor from the paper-manufacturing process. See also Biomass and Bioenergy.

Biomass - Living or recently dead organic material. See also Bioenergy and Biofuel.

Bluespace/ Blue infrastructure Outdoor environments, either natural or built, that prominently feature water such as streams, ponds, canals and other water bodies.

Building with Nature - (BWN) Puts nature at the heart of development in a way that's good for people and for wildlife. Through the Building with Nature Standards, which provide planners and developers with evidence-based, how-to, guidance on delivering high-quality Green Infrastructure. Through supporting and championing best-practice, BWN aim to help great schemes get built, raise the bar for industry, and mainstream Green Infrastructure in placemaking.

Building with Nature Standards

C

Carbon sequestration - The process of storing carbon in a carbon pool. See also Blue carbon, Carbon dioxide capture and storage (CCS), Uptake and Sink.

CIL - The Community Infrastructure Levy is a levy that local authorities can choose to charge on new developments in their area. The money should be used to support development by funding

infrastructure that the council, local community and neighbourhoods want

Climate - Climate in a narrow sense is usually defined as the average weather, or more rigorously, as the statistical description in terms of the mean and variability of relevant quantities over a period of time ranging from months to thousands or millions of years. The classical period for averaging these variables is 30 years, as defined by the World Meteorological Organization. The relevant quantities are most often surface variables such as temperature, precipitation and wind. Climate in a wider sense is the state, including a statistical description, of the climate system.

Climate change - Climate change refers to a change in the state of the climate that can be identified (e.g., by using statistical tests) by changes in the mean and/or the variability of its properties and that persists for an extended period, typically decades or longer. Climate change may be due to natural internal processes or external forcings such as modulations of the solar cycles, volcanic eruptions and persistent anthropogenic changes in the composition of the atmosphere or in land use. Note that the Framework Convention on Climate Change (UNFCCC), in its Article 1, defines climate change as: 'a change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is in addition to natural climate variability observed over comparable time periods.' The UNFCCC thus makes a distinction between climate change attributable to human activities altering the atmospheric composition and climate variability attributable to natural causes.

Cotswold District Council - (**CDC**) The Local District Authority, which covers the Cotswold District

D

E

Ecosystem Services - The components of nature that are directly and indirectly enjoyed, consumed, or used in order to maintain or enhance human well-being.

Environmental Impact Assessment (EIA) – A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Environmental Land Management Schemes (ELMS)

There are 3 new schemes that will reward environmental land management:

- Sustainable Farming Incentive
- Local Nature Recovery
- Landscape Recovery

These schemes are intended to support the rural economy while achieving the goals of the 25 Year Environment Plan and a commitment to net zero emissions by 2050.

Through these schemes, farmers and other land managers may enter into agreements to be paid for delivering the following:

- clean and plentiful water
- clean air
- thriving plants and wildlife
- protection from environmental hazards
- reduction of and adaptation to climate change
- beauty, heritage and engagement with the environment

Environmental Net Gain - Environmental Net Gain means improving all aspects of environmental quality through a scheme or project.

Evidence Base – is the information and data gathered by local authorities to justify the "soundness" of the policy approach, including physical, economic, and social characteristics of an area.

F

Flood Risk Assessment (FRA) – is an assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered. **Flood** - The overflowing of the normal confines of a stream or other body of water, or the accumulation of water over areas that are not normally submerged. Floods include river (fluvial) floods, flash floods, urban floods, pluvial floods, sewer floods, coastal floods, and glacial lake outburst floods.

G

Geographical Information Systems (GIS) – A computer software system to record, store, process, and analyse overlays of information linked to geographic areas.

Global warming - The estimated increase in global mean surface temperature (GMST) averaged over a 30-year period, or the 30-year period centered on a particular year or decade, expressed relative to pre-industrial levels unless otherwise specified. For 30-year periods that span past and future years, the current multi-decadal warming trend is assumed to continue. See also Climate change and

Climate variability.

Gloucestershire First or GFirst – is the service that promotes Gloucestershire as a location for business, for visitors and for investors and are the driving force for the recently formed Gloucestershire Local Enterprise Partnership (LEP) that promotes business in the Forest of Dean, Cotswold hills and major settlements of Gloucester, Cheltenham, Tewkesbury and Stroud. **Gloucestershire Nature Map** The Gloucestershire Nature Map represents the core of an ecological network for the future as produced by the Gloucestershire Biodiversity Partnership in 2011.The selected landscape-scale blocks of land called Strategic Nature Areas (SNAs), show where the characteristic habitats that typify the county can be expanded and linked to help wildlife survive in an uncertain future. The SNAs can be grouped together

within priority landscapes. Main rivers marked in blue on the schematic map as well as looking after existing and new strategic Green Infrastructure.

The Gloucestershire Nature Map, and its SNAs will eventually be replaced by the emerging Nature Recovery Network and the Local Nature Recovery Strategy.

Greenhouse Gas (GHG) – is a gas in an atmosphere that absorbs and emits radiation within the thermal infrared range. This process is the fundamental cause of the greenhouse effect.

Greenspace - Any area of vegetated land, urban or rural. This includes both public and private spaces such as parks, gardens, playing fields, children's play areas, woods and other natural areas, grassed areas, cemeteries and allotments, green corridors, disused railway lines, rivers and canals, derelict, vacant and contaminated land which has the potential to be transformed.

Green Infrastructure (GI) – is a network of high quality green spaces and other environmental features. It needs to be planned and delivered at all spatial scales from national to neighbourhood levels. The greatest benefits will be gained when it is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits (ecosystem services) for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors allotments and private gardens. **Greenfield Land** – is land (or a defined site) usually farmland, that has not previously been developed.

Green stormwater Infrastructure (GSI) An approach to moving stormwater away from the built environment aiming to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. GSI attempts to mimic nature and uses simple landscaping features such as green roofs, rain gardens and bioswales to slow, collect, infiltrate, and filter stormwater. Similar to Sustainable Urban DrainageSystems (SuDS).

Ground Water Source Protection Zones – is an integral part of land surface zoning within the Environment Agency's Policy and Practice for the Protection of Groundwater. Groundwater provides a third of our drinking water in England and Wales, and it also maintains the flow in many of our rivers

H

Habitat Regulations Assessment (HRA) - a document to determine impacts of nearby Natura 2000 sites.

I

J

K

L

Landscape Character Assessment – identifies areas with similar features or qualities, mapping and classifying them and describing their character. It is based on an understanding of landscape character and of the natural, historic and aesthetic factors that combine to create local distinctiveness.

Local Enterprise Partnership (LEP) – A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Nature Partnership (LNP) – A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it

Local Nature Reserve – is an area of botanical or wildlife interest where access and use by local people is encouraged through designation by the local authority.

Local knowledge refers to the understandings and skills developed by individuals and populations, specific to the places where they live. Local knowledge informs decision-making about fundamental aspects of life, from day-to-day activities to longer-term actions. This knowledge is a key element of the social and cultural systems which influence observations of, and responses to climate change; it also informs governance decisions. This definition builds on UNESCO (2018).

Local Plan – The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Planning Authority (LPA) – is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom.

Local Transport Plan (LTP) – is a five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy.

Local Wildlife Sites - are areas of land that are especially important for their wildlife. They are some of our most valuable wildlife areas. Local Wildlife Sites are identified and selected locally using scientifically-determined criteria and surveys. They are corridors for wildlife, forming key components of ecological networks. The Wildlife Trusts have worked with local authorities, statutory agencies, landowners and other local partners to establish effective systems for identifying, managing and monitoring Local Wildlife Sites.

M

Mitigation Measures – any works or actions required to be carried out by developers to reduce the impact of the development on the surrounding environment or to address particular environmental effects which would otherwise make that development unacceptable.

Mitigation measures In climate policy - mitigation measures are technologies, processes or practices that contribute to mitigation, for example, renewable energy (RE) technologies,

waste minimization processes and public transport commuting practices. See also Mitigation option, and Policies (for climate change mitigation and adaptation).

Modal Shift – a change in the means of transport, for example from use of cars to public transport, particularly applied to all travellers within an area or those travelling to a specific type of facility or destination.

Monitoring – a regular collection and analysis of relevant information in order to assess the outcome and effectiveness of policies and proposals and to identify whether they need to be reviewed or altered.

Natural Capital - The elements of nature that directly or indirectly produce value to people, including ecosystems, species, freshwater, land, minerals, the air and oceans, as well as natural processes and functions.

Natural Capital Accounting (NCA) - Provides a variety of mechanisms to calculate the total stocks and flows of natural assets, resources and services within a designated area or ecosystem, allowing environmental considerations to be taken into account in making policy and investment decisions. NCA produces formal accounts using methods and reports that are recognisable to those working within finance and management.

Nature Recovery Network - This initiative provides us with the opportunity to draw together all past works in a revised spatial format, looking to identify not merely where our special wildlife and natural habitats currently are, but also the opportunities that exist for enhancing and creating additional habitat networks and connectivity - whilst also helping to strategically inform development and growth opportunities locally, rather than simply hinder them. The Nature Recovery Network is slowly replacing the use of the Gloucestershire Nature Map in informing decisions.

National Planning Policy Framework (NPPF) – this sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Neighbourhood Plans (NP) – A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004). **NERC** - The Natural Environment Research Council commissions new research, infrastructure and training to advance environmental science.

Nitrate Vulnerable Zone (NVZ) - are areas designated as being at risk from agricultural nitrate pollution. They include about 55% of land in England. The Department for Environment, Food and Rural Affairs (Defra) reviews NVZs every 4 years to account for changes in nitrate concentrations.

O

P

Priority Habitat - are a range of semi-natural habitat types that were identified as being the most threatened and requiring conservation action.

Place Making – capitalises on a local community's assets, inspiration, and potential, ultimately creating good public spaces that promote people's health, happiness, and well being. Place making is both a process and a philosophy.

Planning Practice Guidance (PPG) – national guidance on planning practice, which compliments the NPPF.

Pocket Parks - are small green areas of public space, mostly seen in urban settings.

Protected Species – any species (of wildlife etc.) which, because of its rarity or threatened status is protected by statutory legislation.

Public Realm – any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities.

Public Rights of Way (PROW) - Public rights of way are open to everyone at any time and give you the right to walk, ride a horse or cycle along certain routes. Some rights of way are open to vehicles.

R

Ramsar Sites – a term adopted following an international conference, held in 1971 in Ramsar in Iran, to identify wetland sites of international importance, especially as waterfowl habitat.

Regionally Important Geological & Geomorphological Sites (RIGS) – commonly referred to by their acronym RIGS are locally designated sites of local, national and regional importance for geodiversity (geology and geomorphology) in the United Kingdom. RIGS may be designated for their value to science, and to geological heritage in general, and may include cultural, educational, historical and aesthetic resources.

Register of Historic Parks & Gardens – a non-statutory list of parks and gardens of special historic interest maintained by English Heritage

Renewable Energy and Low Carbon Energy – Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels)

Runoff - The flow of water over the surface or through the subsurface, which typically originates from the part of liquid precipitation and/or snow/ice melt that does not evaporate or refreeze, and is not transpired.

S

Special Areas of Conservation (SACs) are those which have been given greater protection. They have been designated because of a possible threat to the special habitats or species

which they contain and to provide increased protection to a variety of animals, plants and habitats of importance to biodiversity both on a national and international scale.

Suitable alternative natural green spaces (SANGs) is a designated green area created to protect sensitive ecological sites by providing an alternative recreational space for people.

SANGs are designed to mitigate the impact of new residential developments on protected ecological areas, such as Special Protection Areas (SPAs) and Special Areas of Conservation (SACs), which are vulnerable to recreational pressures from increased footfall. By offering an attractive alternative for walking, cycling, and other outdoor activities, SANGs help divert visitors away from sensitive habitats, reducing disturbance to rare or threatened species and fragile ecosystems.

Scheduled Ancient Monument (SAM) – ancient structure, usually unoccupied, above or below the ground, which is preserved by order of the Secretary of State.

Section 106 Agreements (s106) – allow a Local Planning Authority to enter into a legally-binding agreement or planning obligation, with a land developer over a related issue (often to fund necessary improvements elsewhere).

Semi-natural & Natural Green Space – this type of open space includes woodlands, urban forestry, scrubland, grasslands (e.g. commons and meadows),wetlands, nature reserves and wastelands with a primary purpose of wildlife conservation and biodiversity within settlements. The approach is to provide easily accessible, natural and semi-natural green space for communities which, as well as its intrinsic value for biodiversity, also provides a range of other ecosystem functions and benefits. **Sequential Test (Flooding)** – a test carried out in accordance with the NPPF to demonstrate that certain land is appropriate to develop as has less flood risk,after alternative sites have been ruled out.

Settlement Hierarchy – a settlement hierarchy ranks settlements according to their size, function and their range of services and facilities. When coupled with an understanding of the possible capacity for growth, this enables decisions to be taken about the most appropriate planning strategy for each settlement.

Sink - A reservoir (natural or human, in soil, ocean, and plants) where a greenhouse gas, an aerosol or a precursor of a greenhouse gas is stored. UNFCCC Article 1.8 refers to a sink as any process, activity or mechanism which removes a greenhouse gas, an aerosol or a precursor of a greenhouse gas from the atmosphere.

Site of Special Scientific Interest (SSSI) – a site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. SSSIs are identified by Natural England and have protected status.

Social and Community Infrastructure – local facilities and services for the community including buildings and open spaces.

Special Area of Conservation (SAC) – are sites of European nature conservation importance designated under the Habitats Regulations.

Special Protection Area (SPA) – are sites designated under the European Commission Directive on the Conservation of Wild Birds.

Strategic Environmental Assessment (SEA) – a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use which have a significant effect on the environment'.

Strategic Flood Risk Assessment (SFRA) – provides information about flood risk throughout the area of the local planning authority (LPA), either individually or combined with neighbouring LPAs. The SFRA will consider the effects of climate change on river and coastal flooding, identify the risk from other sources of flooding, and consider appropriate policies for development in or adjacent to flood risk areas. Stroud District has published level 1 and level 2 SFRA's.

Sustainability Appraisal (SA) – an appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Sustainable Development – is development which meets the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF states sustainable development is about positive growth-making economic, environmental and social progress for this and future generations.

Sustainable Drainage System (SuDS) – efficient drainage system which seeks to minimise wastage of water including the use of appropriate ground cover to enable maximum penetration of clean water run- off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.

Sustainable Transport – are all forms of transport which minimise emissions of carbon dioxide and pollutants. It can refer to public transport, car sharing, walking and cycling as well as technology such as electric and hybrid cars and biodiesel.

Sustainable Transport Modes – Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Sustrans - Custodians of the National Cycle Network, a UK-wide network of traffic-free paths for everyone, connecting cities, towns and countryside, loved by the communities they serve.

T

Tree Preservation Order (TPO) – statutory protection for individual trees, groups, areas or woodlands. Any works to preserved trees require the consent of the local planning authority.

U

Urban Design – understanding the relationship between different buildings; between buildings and the streets, squares, parks, waterways and other spaces which make up the

public domain; the nature and quality of the public domain itself; the relationship of one part of a village, town or city with another part; and the pattern of movement and activity which is thereby established. **Urban Fringe** – the boundary between built up areas and the open countryside.

V

Viability – an objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate site value for the landowner and a market risk adjusted return to the developer in delivering that project. Essentially it is the ability to attract investment and business.

W

Water Framework Directive – is a European Directive that aims to establish a framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater.

Water Standards aim to provide Green Infrastructure to effectively manage water quantity and quality, increase flood resilience, and maximise opportunities for amenity.

Wellbeing- A state of existence that fulfils various human needs, including material living conditions and quality of life, as well as the ability to pursue one's goals, to thrive, and feel satisfied with one's life. Ecosystem well-being refers to the ability of ecosystems to maintain their diversity and quality.

Wellbeing Standards aim to secure the delivery of health and wellbeing outcomes through the delivery of Green Infrastructure features. (Wellbeing includes access).

Wildlife Corridor – Areas of habitat connecting wildlife populations.

Wildlife Standards aim to ensure that Green Infrastructure allows nature to flourish, both within the boundary of development, and at a landscape scale.

X

Y

Z

The Cotswold District Green Infrastructure Strategy Update 2026 Appendices

Appendix A - Useful Cotswold District Green Infrastructure Facts, Figures and Issue

Appendix B - A list some of the key developments relating to GI in the past five years

Appendix C - Delivering Potential GI in the 17 Principal Settlements

Appendix D - Examples of GI related policies in made Neighbourhood Development Plans

Appendix A - Useful Cotswold District Green Infrastructure Facts, Figures and Issues

Wellbeing and Access Facts, Figures and Issues

- There are approximately 90,000 people living in the Cotswold District, of which, 13% of households do not have a car compared with 26% across England. (Extract taken from the OCSI, generated 19/10/20)
- Decarbonising transport is expected to be especially difficult for rural areas. This is due to the dependency on motor vehicles and the lack of secondary options.
- It has been estimated by Gloucestershire County Council that 65% of all travel to work journeys are completed by car or van. In order to make this sustainable transition, not only should motor transport be decarbonised, but there must also be viable alternatives.
- According to the OS 2017 data the total amount of green space provided by Parks and Gardens is 0.4 % compared with the England average of 0.8 %. (Extract taken from the OCSI, generated 19/10/20)
- There was one Green Flag holder, Cirencester Town Council did hold it for St Michaels Park in Cirencester. In 2023 the park was awarded it for the sixth year in a row. It is an international quality mark for parks and green spaces.
- 80% of the Cotswold District is within the Cotswold National Landscape). This is a greater coverage by a national landscape designation than any other District in England.
- Dark Skies are a key characteristic of the District and an important GI factor. Mapping produced by the CPRE in 2016 shows the Cotswolds still has good areas of dark skies, but previous mapping shows that more than 40% has been lost since 1993.
- The District falls within 3 National Character Areas (a landscape classification system led by Natural England) -106: Severn and Avon Vales; 107: Cotswolds; 108: Upper Thames Clay Vales.
- There are 969.35 miles of Public Rights of Way, which includes the Cotswold Way National Trail, Monarch Way, Diamond Way, the Millennium Way and the Thames Path National Trail.
- There are three Sustrans routes (Cycle Routes) – 45, 48, and 57 covering 67.76 miles Total length on road 63.11 miles Total length off road 4.65 miles
- The Cotswold National Landscape Voluntary wardens have created 85 self-guided walks. They cover a range of options for people from short easy routes suitable for wheelchairs such as the 'walks on wheels' series, easy access routes of up to 6 miles without stiles and a new longer route for all terrain mobility scooters. Many start from the Principal Settlements
- Imported plant pathogens will have a huge effect on the physical look of the District's landscape, for example, Ash Dieback.

- The total number of farmed land in the Cotswold District is 94,923 hectares and is worked by 782 agricultural holdings (DEFRA 2021)
- The District generally has good air quality. There are only two Air Quality Management Areas
- (AQMAs) at Thames Street in Lechlade and the Air Balloon Junction at Birdlip. The Cotswold Climate Change Emergency Strategy identifies road traffic as the biggest contributor to pollution in the District at just over 45%. Work began on the missing link (air balloon bypass) in Spring 2023 and is set to finish in Spring 2027.
- The North and South Cotswold GP localities have the oldest populations in Gloucestershire. A high proportion of patients suffer from long-term health problems, particularly conditions linked to age. It is estimated that Cotswold has around 1,500 people aged 65 and over with dementia. This forecast is to rise to 2,500 by 2030. Comparatively high rates of diabetes are also experienced in the District. (Understanding Cotswold JSNA 2015)
- Approximately 9% of households live in 'Fuel Poverty', compared to the national average of 11.1%. (Department for Energy and Climate Change 2016)
- The averages for the highest prevalent diseases in the Cotswold District compared to the England average are Asthma - CDC 6.7 v England 5.9. High Blood Pressure - CDC 15.3 v England 14. Not above the England average, but still high is Depression - CDC 8.3 v England 9.9. Obesity - CDC 8.2 v England 9.8. (Extract taken from the OCSI, generated 19/10/20)

Water Facts, Figures and Issues

- The majority of the district is a surface water and Nitrate Vulnerable Zone (NVZ) as well as a Drinking Water Safeguard Zone
- There are 51 river bodies and one reservoir
- The River Thames, the Thames and Severn Canal and the Cotswold Lakes are in or pass through the district.
- Surface water quality is generally good in the District; however the Water Cycle Study states there are failures of Water Framework Directive standards. There are some very high concentrations of phosphate, affecting the potential for watercourses to achieve good ecological status.
- Cotswold is in the 'SWOX' the Swindon-Oxford Water Resource Zone (WRZ) which is the second largest WRZ in Thames area after London.
- The Thames area and SE is classed as 'seriously water stressed' and one of the driest regions.
- There are over 180 lakes, set over 42 square miles formed as a result of mineral extraction in the Cotswold Lakes.
- The watercourses in the District are part of two main catchments – the Thames and the Severn
- There was a flooding incident in December 20/ January 21.

- By providing GI as a means of improving health and wellbeing naturally it has the benefit of potentially reducing levels of pharmaceuticals received through the sewage system.

Wildlife Facts, Figures and Issues

- There are 37 Sites of Special Scientific Interest;
- There are over 260 locally designated Local Wildlife Sites;
- The Cotswold grasslands are home to a large number of rare and declining plants including many species of orchid and other flowers including Pasque Flower and Cotswold Pennycress.
- Cotswold grassland also supports nationally rare butterflies such as the Chalkhill Blue and the Duke of Burgundy. Wildflower grassland was created by human activity and has developed since early farmers cleared forested areas to make grazing land for their livestock. In the 1930s 40% of the Cotswolds was covered in Jurassic limestone grassland, today that has fallen to less than 1.5%
- Natural England has reviewed the boundaries of the Sites of Scientific Interest in the Cotswold Lakes to better reflect important bird populations.
- There are 20,000 birds over winter in the Cotswold Lakes including the Goldeneye and the Smew.
- There are seven Gloucestershire Wildlife Trust reserves in the District.
- The key habitat types for the District are – ancient woodland, unimproved limestone grassland, unimproved and good semi-improved neutral grassland, traditional orchards, wetlands, rivers, streams and standing open water.
- There are a range of European protected species found within the District including - bat species, great crested newts, dormouse, otter and white clawed or freshwater crayfish.
- The Cotswold District has 13646 Ha, of tree cover, 11% of the total area of the District. To reach the countywide target set in the Gloucestershire Tree Strategy (2020) of 20 % tree cover would require an increase of 6,600 ha of tree cover in the district, that is a 50 % increase over the existing tree cover.

Play Space

The 2017 GI, Open Space and Play Space Strategy identified that there were 40 play areas in the 17 principal settlements. Each of the play areas were assessed as a result of site visits in 2016. The quality standards used included assessing the mix of play experiences, litter bin provision, benches and seats, safety of site, parking, dog free area, the location, lighting and disabled access.

Allotments

Applications for council-run allotments in England soared during the coronavirus pandemic. In August, 2021 the National Allotment Society (NAS) reported that 40% of English councils responded to a survey to say that they had experienced a "significant uplift" in applications

to join waiting lists in the April of that year. This trend has continued, in 2023 it is reported that the steady increase is down to the cost of living crisis, the increased interest in "growing your own" during covid and a better awareness of sustainable growing and eating. An increase in interest in allotments was reported by many of Parish and Town Councils.

Appendix B - Timeline for the Green Infrastructure Strategy and relevant Legislation and Guidance

- 2015/16 - Desk top research and community engagement work carried out in for the CDC GI, Open Space and Play Space Strategy 2017
- 2017 - The Conservation of Habitats and Species Regulations 2017 and the Water Framework Directive.
- 2018 - Building with Nature - National benchmark developed.
- 2018 - The 25 Year Environment Plan
- 2019 - The publication of the National Design Guide.
- 2019/20 - work on the update to the 2017 document commenced.
- 2021 - July NPPF update.
- 2021 - The update to the National Design Guide.
- 2021 - Publication of the Draft Green Infrastructure Strategy.
- 2021 - Monday 14 June to Monday 16 August (8 weeks) - Consultation on the Green Infrastructure Strategy.
- 2021 - Building with Nature refresh.
- 2021 - The Environment Act.
- Autumn/Winter 2021 - Updates and amendments to the Draft GI Strategy.
- 2021-2024 - The England Tree Strategy and Action Plan.
- 2021-2024 - The Pollinator Strategy.
- 2022 - The Gloucestershire Green Infrastructure Framework updated.
- 2021/22 - GI Draft Strategy Consultation Response Report.
- Friday 4th February 2022 to Sunday 20th March 2022 - Local Plan Partial update 'issues and options' consultation.
- 2022 - Responses to Local Plan Partial Update 'Issues and Options' Consultation, including GI Draft Strategy Consultation Response Report.
- 2023 - Publication of Natural England's Green Infrastructure Framework and revised access standards.
- 2023 - September NPPF update.
- 2023 - October/November final updates to the final Green Infrastructure Strategy.
- 2023/24 - Local Plan policies redrafting to reflect legislative and national guidance updates.

Please note that this is not an exhaustive list.

Appendix C - Delivering Potential GI in the 17 Principal Settlements

In addition to actions at a District level, consideration has been given to GI actions that could be delivered at a settlement level, focusing on those larger principal settlements where development is most likely to come forward. These were derived from the existing Local Plan or came forward as part of the 2018/19 community consultation. Further amendments have been made as a result of findings from the consultation of the Draft Green Infrastructure Strategy in 2021. Other settlements in the District are likely to have similar actions and/or priorities.

South of the District

Cirencester

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	Numerous parks and public open spaces, including the registered Cirencester Park
Main GI Water Assets:	The Abbey Grounds lake and, The River Churn is the first tributary river of the River Thames
Main GI Wildlife Assets:	The City Bank Local Nature Reserve. The ancient woodlands within Cirencester Park and the River Churn

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit north, north east, & west	Four sites – Abbey Grounds, Kingshill South, City Bank & Amphitheatre
20 ha – 100 ha site within 5KM	No	No Sites
100 ha site within 5KM	No	No Sites
500 + hectares site within 10km of home	No	Cirencester Park is 1055 hectares and is the largest publicly accessible open space in Cirencester. It should be noted that this site could be closed to the public at any point as it is only open due to the owner's goodwill, the Bathurst Estate. Charges for entry will apply in 2024 for some visitors.

Additional Information from Cirencester Town Council	
Other parks	Cirencester Abbey Grounds, Four Acres, Two Acres, The Amphitheatre, St Michael's Field (Green Flag holder since 2017)
Local Nature Reserve	City Bank Nursery awarded 2018
Public Rights of Way	11,780 metres within 2km buffer of the town
Wild Town Project	Cirencester is taking part in the Wild Towns Project

Opportunities for GI enhancements on the three themes of water, well-being and wildlife

Cirencester Town Council did not request any major changes as a result of the Draft GI Strategy consultation, which took place in 2021. Cirencester Town Council took part in a consultation workshop. An overview of the comments made can be found here.

Wellbeing	Improve and enhance new routes to amenity green space to encourage use and enjoyment for existing and new communities. Consider activities to enhance use and enjoyment of the amenity green spaces, e.g. forest school.
Water	Improve school and hospital grounds for biodiversity value, especially urban species.
Wildlife	Continue to work on improvements to the City Bank Local Nature Reserve and encourage wildlife enhancement along the neighbouring Daglingworth stream.

Down Ampney

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	Numerous PROW and permissive paths, including a circular walk of the village. Amenity green space, Community Garden and Millennium Recreation Area
Main GI Water Assets:	The Ampney Brook. Further mineral extraction may lead to the creation of new open water bodies in the future
Main GI Wildlife Assets:	Stubs Copse and Estate Yard Copse; Down Ampney Pits KWS and other areas of priority habitat – mainly woodland. (The whole of Down Ampney falls within the Cotswold Water Park NIA

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit north, north east	1 site – land off Oak Road
20 + ha – 100 ha site within 5KM	No	North Meadow - outside of Cotswold District Boundary
100 ha site within 5KM	No	No Sites
500 + hectares site within 10km of home	No	Cirencester Park - Private Park with access granted by the Bathurst Estate.

Additional Information	
Public Rights of Way	7388 metres within a 2KM buffer of Down Ampney

Opportunities for GI enhancements on the three themes of water, well-being and wildlife

Down Ampney Parish Council did not request for updates, as a result, of the GI consultation that took place in 2021.

Wellbeing	Improve and enhance new routes to amenity green space to encourage use and enjoyment for existing and new communities. Consider activities to enhance use and of the amenity green spaces, e.g. forest school
Water	Continue work on Ampney Brook as part of wider intervention quality of Upper Thames.

Wildlife	Survey of House Martin, Swifts and Swallow nests to identify where to concentrate on enhancements. Encourage monitoring to adopt a management plan to secure flourishing populations.

Fairford

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	The Thames and Severn Way, Walnut Tree Playing Field, Coln House Playing Field.
Main GI Water Assets:	The River Coln, The Cotswold Water Park, Horcott Lakes
Main GI Wildlife Assets:	Fairford falls within the CWP NIA. There are a number of standing open water Key Wildlife Sites, as well as other areas of priority habitat, including woodland and floodplain grazing marsh.

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit all of settlement	None
20 + ha – 100 ha site within 5KM	No	None
100 ha site within 5KM	No	None
500 + hectares site within 10km of home	No	None

Additional Information	
Public Rights of Way	17728 metres within 2km buffer of the town

Opportunities for GI enhancements on the three themes of water, well-being and wildlife Fairford Town Council requested a few factual changes, as a result, of the Draft Green Infrastructure Strategy consultation, which took place in 2021.	
Wellbeing	Managing arc of land around the south of town to improve Green infrastructure access to special features e.g. non-designated heritage assets. Incorporate Fairford park and green gap between Fairford and Horcott. As well as the Coln House Playing Field.
Water	Explore the enhancements of the river bank with the aim of creating and enhancing areas for target species. Including the river bank opposite the Coln House School playing field

Wildlife	Encourage habitat for hedgehogs which have been recorded in the area. Interventions in new and existing built environment e.g. gaps in fencing and hedgehog boxes.

Kemble

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	Kemble Community Garden, Special Landscape, Clayfurlong Playing Field.
Main GI Water Assets:	The Upper Thames
Main GI Wildlife Assets:	Deciduous woodland, ancient and semi natural woodland, SSSI along the Kemble active railway line. Old Mill Farm lowland meadow.

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit all of settlement	None
20 + ha – 100 ha site within 5KM	No	Clattinger Farm SAC, North Meadow SAC, Cleveland Lakes. All outside Cotswold District Boundary.
100 ha site within 5KM	No	None
500 + hectares site within 10km of home	No	Cirencester Park - Private Park with access granted by the Bathurst Estate.

Additional Information	
Public Rights of Way	10,484 metres within 2km buffer of the village

Opportunities for GI enhancements on the three themes of water, well-being and wildlife Kemble Parish Council did not request any changes as a result of the Draft Green Infrastructure Strategy consultation that took place in 2021.

Wellbeing	Using GI to increase attractiveness of routes for walking and cycling between Kemble and Cirencester (and the Water Park) Also incorporate Thames Path along the river.
Water	Encourage creation of small ponds in gardens/community gardens to increase surface area which can contribute to water management and habitat for wildlife.
Wildlife	Encourage creation of small ponds in gardens/community gardens to increase surface area which can contribute to water management and habitat for wildlife

Lechlade-on-Thames

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	The National Trail, Coln Country Park and Sports Grounds
Main GI Water Assets:	The River Thames, River Coln, River Leach and the lakes around Lechlade.
Main GI Wildlife Assets:	Previous mineral sites have over time become valuable for wildlife. A good example includes the lakes that form part of the Edward Richardson & Phyllis Amey Reserve at Lechlade.

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit in central area	2 sites Riverside Park & Edward Richardson & Phyllis Amey Nature Reserve
20 + ha – 100 ha site within 5KM	No	None
100 ha site within 5KM	No	None
500 + hectares site within 10km of home	No	None

Additional Information	
Public Rights of Way	14,386m metres within 2km buffer of the town
Nature Reserve	Eric Richardson & Phyllis Amey Nature Reserve & designated Local Green Space.

Opportunities for GI enhancements on the three themes of water, well-being and wildlife

Lechlade Town Council updated the opportunities for GI enhancements as a result of the Draft GI Strategy consultation, which took place in 2021. Local walking maps are in the process of being produced for the area. Some maps are available from Lechlade Library at a minimal cost. Lechlade Town Council took part in a consultation workshop. An overview of the comments made can be found here.

Wellbeing	Himalayan Balsam is a problem for the wellbeing, water and wildlife of Lechlade. The infestation is affecting the accessibility of riverside walks, destroying the viability of native flora and fauna on riverbanks. Local walking maps are being created. Some maps have been created and are available from Lechlade Library at a minimal cost.
Water	Create new habitats for water voles, otters and newts
Wildlife	Improve local green space for key species

South Cerney

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	Bow Wow Lane, Sailing Club, Upper Up Playing Fields, Sustrans Route 45, The Allotments at Upper Up, The Thames and Severn Way.
Main GI Water Assets:	Cotswold Water Park, The River Churn and Cerneywick Brook.
Main GI Wildlife Assets:	The Dismantled Railway, four SSSI's, The disused airfield, A Strategic Nature Reserve, The River Churn Corridor, a floodplain grazing marsh.

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit to south and south east	1 - Upper Up Playing Field.
20 + ha – 100 ha site within 5KM	No	Clattinger Farm SAC , North Meadow SAC. All outside Cotswold District Boundary.
100 ha site within 5KM	No	None - Clevedon Lake is outside Cotswold District Boundary
500 + hectares site within 10km of home	No	Cirencester Park - Private Park with access granted by the Bathurst Estate.

Additional Information	
Public Rights of Way	17,667 metres within 2km buffer of the town

Opportunities for GI enhancements on the three themes of water, well-being and wildlife. South Cerney Parish Council did not request any changes or updates, as a result, of the 2021 GI consultation.

Wellbeing	Improve links to playing fields and consider how playing fields are managed to consider any enhancements which would make the park more enjoyable to use.
Water	Investigate with the assistance of the appropriate bodies the reinstating of review tributaries in South Cerney.
Wildlife	Improving biodiversity measures at the golf club.

Tetbury

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	Thirteen open spaces including two school playing fields, Allotments, Amenity Green Spaces and Sports Grounds, 3 play areas located at Dolphins Recreation Ground, Webb Road and Suffolk Close.
Main GI Water Assets:	The River Avon, Tetbury branch
Main GI Wildlife Assets:	Priority habitat along the dismantled railway. Deciduous woodland. 11 public open spaces including St Saviours Churchyard and the Cutwell Valley.

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No- deficit, north, east & south	1 – Recreation Ground
20 + ha – 100 ha site within 5KM	No	None
100 ha site within 5KM	No	Westonbirt Arboretum - Cost for entry
500 + hectares site within 10km of home	No	Minchinhampton Common - Outside Cotswold District Boundary

Additional Information	
Public Rights of Way	22,522m within 2km buffer of the town

Opportunities for GI enhancements on the three themes of water, well-being and wildlife Tetbury Town Council and the Climate Strategy Working Group updated the opportunities for GI enhancements as a result of the 2021 GI consultation.

Wellbeing	Extend the railway path towards Cirencester and Kemble and greater focus on the public use of green spaces, including Preston Park and the development of forest schools.
Water	Improve riparian habitats along the railway path and improve the opportunity for biodiversity along the River Avon.
Wildlife	supports a significant increase in wildflower verges around Tetbury.

Middle of the District

Andoversford

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	The Playing Fields and Playground
Main GI Water Assets:	The River Coln, lakes in Sandywell Park
Main GI Wildlife Assets:	The line of the dismantled railway line, three Key Wildlife Sites and four National Forest Inventory areas.

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit all of settlement	None
20 + ha – 100 ha site within 5KM	No	Lineover Wood - footpaths, but not open access
100 ha site within 5KM	No	None
500 + hectares site within 10km of home	No	None

Additional Information	
Public Rights of Way	28,646m within 2km buffer of the village
	Limited amount of open space; the largest site is the Playing Field with a small amount of space available on the Temple Fields Estate. Both sites, collectively measure under 2ha.

Opportunities for GI enhancements on the three themes of water, well-being and wildlife

Andoversford Parish Council did not request any changes or updates as a result of the 2021 GI consultation.

Wellbeing	Linking access from school to new housing in the centre of the village – safe routes to school. Creation of new allotments in any new development.
Water	Reduce surface runoff by creating opportunities to collect water; for example installing water butts on Parish buildings with the view to installing Rain Water Harvesting if/when funds allow.

Wildlife	Work with landowners to improve bankside quality. Consider indicator species e.g. otters and bats.

Bourton-on-the-Water

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	Greystones Farm Nature Reserve, Monarch's Way, three allotments, three play areas, an orchard.
Main GI Water Assets:	The Rivers Dickler, River Eye and River Windrush and numerous lakes.
Main GI Wildlife Assets:	Priority habitat, coastal and floodplain grazing marsh, Salmonsbury meadow SSSI.

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit all of settlement	None
20 + ha – 100 ha site within 5KM	Yes	Greystones Farm Nature Reserve - Free access if within walking distance. No parking on site, nearby public car parks serve the site.
100 ha site within 5KM	No	None
500 + hectares site within 10km of home	No	Sherborne Park - Cost for entry

Additional Information	
Public Rights of Way	34,559m within 2km buffer of the village

Opportunities for GI enhancements on the three themes of water, well-being and wildlife

Bourton on the Water Parish Council did not request any changes as a result of the 2021 GI consultation. However, they did take part in a consultation workshop. An overview of the comments made can be found here

Wellbeing	Improve access – green active travel routes to Greystones, Gloucestershire Wildlife Trust Nature Reserve.
Water	Improve the river corridor for biodiversity, for example not cutting bankside vegetation too short. Leaving the grass to grow longer provides cover for wildlife including water voles.
Wildlife	Increase resilience of species. Alleviating recreational pressure on Greystones by creation/enhancement of new areas (e.g. Country Park) and optimising other sites in settlement for species protected at Greystones

Northleach

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	Allotments, Amenity Green Space, The Monarch Way and The Diamond Way, Sustrans Route 48
Main GI Water Assets:	The River Leach,
Main GI Wildlife Assets:	Local Wildlife Site, Priority habitat - good quality semi improved grassland

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No	2 – King George Field, Water meadow, but deficit all of settlement - see wellbeing map.
20 + ha – 100 ha site within 5KM	No	None
100 ha site within 5KM	No	None
500 + hectares site within 10km of home	No	Sherborne Park - Cost for entry

Additional Information	
Public Rights of Way	32,495 m within 2km buffer of the village

Opportunities for GI enhancements on the three themes of water, well-being and wildlife

The GI enhancements, as listed below, were updated by Northleach with Eastington Town Council as a result of the 2021 GI consultation. Northleach Town Council took part in a consultation workshop. An overview of the comments made can be found here

Wellbeing	Enhance green ring around the town for non-car access
Water	Improve riparian habitat along the edge of the river.
Wildlife	Improve wildlife value of Forte woodland.

Stow-on-the-Wold

Maps Identifying Key Wellbeing, Water & Wildlife Assets		
Main GI Wellbeing key Assets:	The allotments, cricket field and recreation ground, Gloucestershire and Monarch's Way, Spring Gardens Allotments, QEII and King George's Playing Fields,	
Main GI Water Assets:	Given its hilltop location, there are no significant water assets in Stow on the Wold although the River Dickler is near to the Parish boundary.	
Main GI Wildlife Assets:	Priority habitat including areas of deciduous woodland	
Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No	2, QE2 Field & King Georges Field - there is a deficit in the central area. See wellbeing map
20 + ha – 100 ha site within 5KM	No	None
100 ha site within 5KM	No	None
500 + hectares site within 10km of home	No	None
Additional Information		
Public Rights of Way	9,056m within 2km buffer of the village	
Opportunities for GI enhancements on the three themes of water, well-being and wildlife. Stow on the Wold Town Council updated the opportunities for enhancements, as a result,of the 2021 GI consultation. Updates to the maps were also made.		
Wellbeing	Increase access to GI in all new development by considering non-physical access (i.e. auditory and visual access), which is particularly important for older people	
Water	Make the riverside walk from Stow on the Wold along the Dickler more accessible	
Wildlife	Enhance King George's & QEII Playing Fields for wildlife	

Upper Rissington

Maps Identifying Key Wellbeing, Water & Wildlife Assets		
Main GI Wellbeing key Assets:	Cate Park – formal park, Firefly Walk and Folland Park	
Main GI Water Assets:	Cate Britton Pond and Hazelford Brooks.	
Main GI Wildlife Assets:	Ansell's Pasture, limestone grassland between Ansell's copse and Smith Barry Circus / Crescent	
Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	Partially – deficit, south east area	5 – Folland Park, The Rec, Godfrey's Ground & combined – Cate Britain Pond, Ansell's Hill Copse, Peaks Coppice & Victoria Country Park
20 + ha – 100 ha site within 5KM	No	None
100 ha site within 5KM	No	None
500 + hectares site within 10km of home	No	Sherborne Park - cost for entry
Additional Information		
Public Rights of Way	13, 189m within 2km buffer of the village	
Opportunities for GI enhancements on the three themes of water, well-being and wildlife Upper Rissington Parish Council did not request any changes, as a result, of the 2021 GI consultation.		
Wellbeing	Create green routes across the settlement to community facilities such as school and shops. Link the village to the network of rights of way in the area through targeted creation of new paths. These are needed because the original military planning of Upper Rissington as a secure site. Build a Multi-Use Games Area for young people. With such a young population (30 per cent under 18) new facilities for young people are a high priority.	

Water	Manage and operate Cate Britain Pond to maximise its benefit to wildlife in the heart of the village whilst attenuating storm flows and providing a source of recycled water. Protect head waters of Hazelford Brooks to improve the quality of the streams. Advocate for the most stringent standards for the effluent from Upper Rissington STW as it discharges into the headwaters of Hazelford Brook with very low levels of dilution.
Wildlife	Protect and enhance the species rich limestone grassland in Godfrey's Grounds and Ansell's pasture. These areas already have a high diversity of plants including orchids but need proper management. Selectively plant new trees to replace existing protected trees reaching the end of their life. Protect areas of ancient woodland within the village to encourage wildlife. Advocate with the RAF to manage large areas of grassland on the Little Rissington Airfield to encourage a greater diversity of flora and fauna.

North of the District

Blockley

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	A central Amenity Green Space, Station Road Allotment and Sports Grounds, Diamond Way and Heart of England Way
Main GI Water Assets:	The Blockley Brook runs down through the centre of the town
Main GI Wildlife Assets:	LGS 1, Local Green Space Blockley Mill (also known as the Water Board site). |Norcombe Wood, The Warren Wood.

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – all of settlement	None
20 + ha – 100 ha site within 5KM	No	Dovers Hill - Cost for parking
100 ha site within 5KM	No	Batsford Estate - Cost for entry
500 + hectares site within 10km of home	No	None

Additional Information	
Public Rights of Way	28,881 within 2km buffer of the village

Opportunities for GI enhancements on the three themes of water, well-being and wildlife

The GI enhancements, as listed below have been updated by Blockley Parish Council, as a result of the 2021 GI consultation. Reference should also be made to Blockley Parish Council Draft Climate and Ecological Action Plan, October 2021

Wellbeing	Target additional benches and seating in spaces for nature (creating wellbeing opportunities by linking seating to spaces for nature) Supporting the opening-up of allotments to the wider community; the site has been secured for 999 years and presents fantastic opportunities for groups other than plot holders to access this asset. Maintain and update the play infrastructure and seating in parish parks. Enhance opportunities for wildlife within parks and play areas, while protecting the overall character of the area.

	Creating safe cycle routes between Blockley and surrounding settlements
Water	Enhance existing mill ponds to increase opportunities for wildlife. ensure water courses are protected by retaining vegetation buffers even for small scale development.
Wildlife	Improving quality of habitat along the Brook to connect to habitat to the south of the settlement. Provide for key species in new developments Hedgerow restoration/extensions. Improve the cemetery for biodiversity. Improve roadside verges and other pockets/strips of land for wildlife, particularly pollinators. Survey for and improve nesting opportunities for birds eg
	swifts, swallows, house martins, barn owls etc Improve habitat connectivity for hedgehogs

Chipping Campden

Maps Identifying Key Wellbeing, Water & Wildlife Assets		
Main GI Wellbeing key Assets:	Amenity Green Spaces, Playing Fields, Allotment, Ernest Wilson Gardens, Heart of England Way, Monarch's Way and Cotswold Way.	
Main GI Water Assets:	The Cam runs through and adjacent to the Town.	
Main GI Wildlife Assets:	The Campden Wood, ancient woodland, traditional orchards,	
Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit east and north east of settlement	None
20 + ha – 100 ha site within 5KM	No	Dovers Hill - Cost for parking
100 ha site within 5KM	No	Hidcote - Cost for entry
500 + hectares site within 10km of home	No	None
Additional Information		
Public Rights of Way	26,730 within 2km buffer of the village	
Opportunities for GI enhancements on the three themes of water, well-being and wildlife Chipping Campden Town Council did not request any changes ,as a result, of the 2021 GI consultation.		
Wellbeing	Creation of circular walking/cycling (active travel) route around the settlement i.e. Station Road/Aston Road towards Hoo Lane. Linking up to the Cotswold Way and parks and open spaces.	
Water	Look into the possibilities for further improvements along the River Cam that will encourage new habitats for key species such as water voles.	
Wildlife	Provision of key species in any new development e.g. swift boxes.	

Mickleton

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	The Allotment, Play Ground and Sports Grounds, Heart of England Way, Sustrans route 442,
Main GI Water Assets:	Norton Brook, Gran Brook
Main GI Wildlife Assets:	Mickelton Woods and the line of the dismantled railway line, SSSI Campden Tunnel Gravel Pitt

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit all of settlement	None
20 + ha – 100 ha site within 5KM	No	Dovers Hill - Cost for parking
100 ha site within 5KM	No	Hidcote - Cost for entry
500 + hectares site within 10km of home	No	None

Additional Information	
Public Rights of Way	23,547 within 2km buffer of the village

Opportunities for GI enhancements on the three themes of water, well-being and wildlife Mickleton Parish Council has updated their opportunities for GI enhancements, as a result, of the 2021 GI consultation.	
Wellbeing	Promote safe walking and cycling routes
Water	Encouraging rainwater collection and its domestic use
Wildlife	Re-wilding of verges and small open spaces as well as tree and hedgerow planting on public land with the help of Woodland Trust grants.

Moreton-in-Marsh

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	Two Parks, Allotments, Amenity Green Space and Sports Grounds and Playing Fields. Monarch's Way, Diamond Way, Sustrans Route 48
Main GI Water Assets:	River Evenlode, balancing ponds
Main GI Wildlife Assets:	Blenheim Park and Queen Victoria Gardens, Good quality semi improved grassland

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No	2, Queen Victoria Gardens & Blenheim Open Space – deficit south & east of settlement
20 + ha – 100 ha site within 5KM	No	None
100 ha site within 5KM	No	Batsford Estate - Cost for entry
500 + hectares site within 10km of home	No	None

Additional Information	
Public Rights of Way	15,274 within 2km buffer of the village

Opportunities for GI enhancements on the three themes of water, well-being and wildlife

The GI enhancements, as listed below, were suggestions given by the GI team. Moreton in Marsh Town Council updated factual information and prepared a detailed response to the 2021 GI consultation. Moreton in Marsh Town Council also took part in a consultation workshop. An overview of the comments made can be found here

Wellbeing	Consider creation of a new Country Park to serve the North Cotswolds, e.g. how can any new development coming forward contribute to it.
Water	Enhancing water courses in public open spaces for the benefit of Green Connectivity Network and enhance role of existing water features for water and surface water management
Wildlife	Consider any improvements to churchyards & cemeteries to improve wildlife.

Willersey

Maps Identifying Key Wellbeing, Water & Wildlife Assets		
Main GI Wellbeing key Assets:	Amenity Green Spaces, Playgrounds, Registered Common land and Allotments Willersey has extensive allotments on land known as Terrify and have been the village allotments for centuries.	
Main GI Water Assets:	The Duck Pond.	
Main GI Wildlife Assets:	The Cotswold Scarp Nature Improvement area limestone grassland lowland beech and yew woodland as well as deciduous woodland areas.	
Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit all of settlement	None
20 + ha – 100 ha site within 5KM	No	None
100 ha site within 5KM	No	None
500 + hectares site within 10km of home	No	None
Additional Information		
Public Rights of Way	15,274 within 2km buffer of the village	
Opportunities for GI enhancements on the three themes of water, well-being and wildlife The GI enhancements, as listed below, were suggestions given by the GI team. The Council were happy to accept these suggestions. In response to the 2021 GI consultation the Parish Council highlighted the importance of the local allotments. Willersey PC took part in a consultation workshop. An overview of the comments made can be found here		
Wellbeing	Improve landscape of park for amenity and biodiversity value, e.g. use of hard and soft features.	
Water	Manage surface water runoff along the high street with the creation of swales, rain gardens and tree planting.	

Wildlife	Improve high street (roadside verges) for biodiversity – bees, butterflies and other pollinators by considering change of management and planting pollinator friendly plants. For example, pockets/swathes of wildflowers and trees, (planting of trees links to Water measures)

Appendix D - Examples of GI related policies in made Neighbourhood Development Plans

As of June 2026, there are nine made Neighbourhood Development Plans (NDPs) in the District with eleven further NDPS in development. Some of these include policies with GI themes. More detail on Neighbourhood planning can be found on the CDC website.

Examples of GI related policies in made Neighbourhood Development Plans			
	Wellbeing	**Water**	**Wildlife**
Tetbury and Tetbury Upton Neighbourhood Plan	Policy 4: Protection and enhancement of the rights of way network Policy 6: Open Spaces Policy 8: Local Green Spaces		Policy 9: Protection of mature and landmark trees.
Lechlade-on-Thames Neighbourhood Plan	Policy D1 Design Principles Conform to the (Local Plan) Cotswold Design Code or its successor document. Includes guidance on GI. Policy G2 Lechlade Cricket Ground		Policy G1 Local Green Spaces
Northleach with Eastington Neighbourhood Plan	Policy NE3: Design of the built and natural environment iv. improving footpath links from the town to the countryside and within the town.	Policy NE1: Public Parking Prior to any development taking place a site-specific flood risk assessment will be required.	Policy NE6: Local Green Spaces – designating spaces
Kemble and Ewen Neighbourhood Plan	Policy KE6: Green Infrastructure	Policy KE6: Green Infrastructure	Policy KE3: Protecting Local Green Spaces. Policy KE4: Protecting other Open Spaces' Policy KE6: Green Infrastructure KE8: Kemble and Kemble Station

			Conservation Area.
South Cerney Neighbourhood Plan	Policy SC5: Public Access to Lakes. Policy SC7: Existing Recreational, Open Spaces and Allotments. Policy SC15: Sustainable Travel and Rights of Way.	Policy SC13: Alleviation of Flooding.	Policy SC9: Local Sites of Ecological and Geological Value. Policy SC10: Designation of Local Green Spaces.
Fairford Neighbourhood Plan	Policy FNP 2: Providing a new burial ground. Policy FNP 7:Improving Access to Visitor AttractionsPolicy FN14: A new Low Carbon Community in Fairford	Policy FNP 4: Managing Flood Risk, Policy FNP 10: River Coln Valued Landscape	Policy FNP 8: Protecting Local Green Spaces.

Draft document for Council governance process July and August 2026

Local Green Space Evidence Paper

July 2026

COTSWOLD
District Council

Contents

1. Overview and Introduction to Local Green Spaces 1
3. Spaces Methodology – Stage 1 Site Selection 4
4. Accessible Greenspace Standard (AGS) 2023 6
5. Stage 2: Sites Assessments 7
6. Stage 3 - Criteria and Scoring 8
7. The Nominated Sites 15
001: Ampney Crucis – Cricket Field 1
002: Ampney Crucis - Woodland next to the Cricket Ground 3
003: Bibury - Upper Kitchen Garden 6
004: Bibury - Lower Kitchen Garden 9
005: Bledington – Land next to the Village Hall – site of old Orchard - Middle Orchard 12
006: Bourton on the Water – Springvale Allotments 15
007: Bourton on the Water – Greystones nearest Moores Lane 17
008: Bourton on the Water – Conigers footpath – Ridge and Farrow Field 19
009: Bourton on Water – Burghfield House Field 21
010: Bourton on the Water – Bourton Chase – Phase 3 – Public Open Space 23
011: Coates - Coates Meadow 25
012: Didmarton - Playing Field 27
013: Donnington - Stonehill Quarry 29
014: Dunfield – Green Space 31
015: Ebrington – Saxon Fields 33
016: Fairford – Queens Field 35
017: Fairford – Faulkners Close 37
018: Fairford - Honeybone Green Space and Play area 39
019: Fairford – Keble Fields 41
020: Fairford – The Milking Path 43
021: Kempsford – Hazel View Community Facilities and Sports Pitches 45
022: Kempsford – Wakefield Close Green 47
023: Kingscote – The Matara 49
024: Butlers Field – Lechlade 51
025: Leighterton – Village Play Area 53
026: Little Rissington – Sweeting Corner 55

027: Naunton – Naughton Playing Field 57
028: Lower Oddington – Land to rear of the Village Hall 59
029: Poulton – Site A Poulton – Site A 61
030: Poulton - Site B 64
031: Poulton – Site C 67
032: Poulton East - The Butts 70
033: Tetbury – Berkley Wood 72
034: Tetbury – Preston Park 74
035: Tetbury – The Knapp 76
036: Weston Sub Edge – Land on the Corner of Friday & Church Street 78
037: Weston Sub Edge – Small Paddock between Parsons Lane and Church Street 80
038: Willersey – Ley Orchard Triangle 82

1. Overview and Introduction to Local Green Spaces

1.1 Local Green Space (LGS) allocations are a planning designation designed to protect green areas of particular importance to local communities. It offers sites that are important to a local community, special protection against development. Once designated the development restrictions that apply to the Green Belt, also apply to Local Green Space. Development cannot take place except in very special circumstances.

1.2 The purpose of this report is to evaluate the Local Green Spaces that have been put forward for designation in the Local Plan 2025 – 2043 by Town and Parish Councils in the district. A variety of community spaces, allotments, play areas, recreation grounds, walks, a quarry, woodland, green spaces within housing estates to formal green spaces have been nominated.

1.3 Some of the green spaces can be accessed by their community, and some cannot be accessed, but all are important to the community in which they serve. Once a space has been allocated and adopted in a Local Plan, the allocation does not allow access to the site if it is privately own. What it does is preserve the importance of the site as it exists for the community who nominated it.

1.4 Listed below are the nominated sites that will go forward in the Local Plan 2026-2043 for Local Green Space designation.

- Ampney Crusis - The Cricket Field and Woodland next to the Cricket Field.
- Bibury – The Upper and Lower Kitchen Garden.
- Bledington – The land next to the village Hall.
- Bourton on the Water - Springvale Allotments, Conigers footpath – Ridge and Farrow Field, Burghfield House Field, Bourton Chase – Phase 3 – Public Open Space.
- Coates – Coates Meadow.
- Didmarton – Didmarton Playing Field.
- Donnington – Stonehill Quarry.
- Ebrington - Saxon Fields.
- Fairford – The Park Close/ Park Close Pocket Park, Faulkers Close, Honeybone Green Space & Play Area, Keble Fields, Milking Path.
- Kempsford - Hazel View Recreation Ground, Wakefield Green.
- Kingscote - The Matara.
- Leighterton - Play Space.
- Little Rissington – Sweeting Corner.
- Naunton – Naunton Playing Field.
- Poulton – Ranbury Site B & C
- Tetbury – Preston Park, Berkeley Wood, The Knapp
- Willersey – Orchard Ley

1.5 Listed below are the nominated sites that will not go forward in the Local Plan 2026-2043 for Local Green Space designation.

- Dunfield – Green Space.
- Bourton on the Water – Greystones Fields nearest Moors Lane.
- Lower Oddington – Land to the Rear of the Village Hall.
- Lechlade - Butlers Field.
- Poulton – Ranbury Sites A, Butts Field.

1.6 The Natural Environment White Paper (The Natural Choice): securing the value of nature (2011) highlighted "the importance of green spaces to the health and happiness of local communities".

1.7 Green spaces, particularly natural green spaces, located close to local people provide a range of social, environmental, and economic benefits, including –

- improved mental and physical health
- increased social activity
- increased physical activity
- reduced crime
- improvements to children's learning
- increased voluntary action
- improved community cohesion and sense of belonging
- potential for local food growing
- more attractive places to live, work, play, visit and invest
- enhanced opportunities for wildlife habitats and wildlife corridors
- climate change adaptation for example by flood alleviation

1.8 The White Paper recommended that a new Green Areas designation be introduced that would give local people an opportunity to protect green spaces that have significant importance to their local communities.

"We propose that green spaces should be identified in neighbourhood plans and local plans which complement and do not undermine investment in homes, jobs and other essential services. Given the importance of green spaces to the health and happiness of local communities the Government considers the new designation should offer suitably strong protection to localised areas that are demonstrably special …."

1.9 That recommendation was incorporated into the National Planning Policy Framework (NPPF) as the new designation of Local Green Spaces.

2. The Policy Context

National Planning Policy Framework

The NPPF 2024 provides the following information on Local Green Space designations -

106. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.

107. The Local Green Space designation should only be used where the green space is:

(a) in reasonably close proximity to the community it serves;

(b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

(c) local in character and is not an extensive tract of land.

108. Policies and decisions for managing development within a Local Green Space should be consistent with national policy for Green Belts set out in chapter 13 of this Framework [45]. Additional guidance is provided in the National Planning Practice Guidance.

3. Spaces Methodology – Stage 1 Site Selection

3.1 That Stage 1: Site Selection - Local Community Input
In August 2025 114 Parish and Town Councils, including Parish Meetings, within Cotswold District, were invited to submit potential Local Green Spaces. Each council was sent a copy of the Local Green Space toolkit, which gives more information about the designation and the selection process. The 31st of October 2025 deadline was given for the submission of potential sites.

3.2 A Cotswold District Council Officer provided on-going support for the communities, providing clarity and explaining that the evidence submitted had to show why sites were "demonstrably special to the local community;" for example, by suggesting that communities consider how the field they would like to be designated met the NPPF's Local Green Space designation criteria. It was important to clarify that sites could not just be submitted because communities were aware that development might come forward on that site. Advice was also given that where a site was already in beneficial public ownership, for instance by a parish council, that there was probably little benefit in submitting it for designation.

3.3 The Officer then reviewed the submissions against the assessment criteria and provided feedback, for example, identifying where additional information would be needed. This initial assessment was important to help communities put together sound and robust evidence to support their submissions for Local Green Space designations. Using the assessment criteria, Officers were able to consider whether sites met the Local Green Space designation NPPF's tests, while ensuring that designation was 'consistent with the local planning of sustainable development'.

3.4 The toolkit provided further clarity, outlining that not every potential site will meet every criteria. However, all sites must meet the following criteria in the checklist as stated in the NPPF:

1) The site is not with an extant planning permission within which the Local Green Space could not be accommodated
2) The site is not allocated for development in the relevant Neighbourhood Plan or the Local Plan, unless it can be shown that the Local Plan housing allocation is not strategic and can be re-located somewhere else in the neighbourhood plan area; or alternatively that the Local Green Space could be incorporated within the site as part of the allocated development
3) The site is not an 'extensive tract of land'
4) The site is 'local in character'
5) The site is in 'proximity to the community it serves'
6) The site is 'demonstrably special to the local community'

3.5 All sites must meet at least one of the following criteria in the Checklist:

1) The site is of 'particular local significance … because of its beauty'
2) The site is of 'particular local significance … because of its historic significance'
3) The site is of 'particular local significance … because of its recreational value'
4) The site is of 'particular local significance … because of its tranquility'
5) The site is of 'particular local significance … because of its wildlife'

The site is of 'particular local significance … for any other reason'

4. Accessible Greenspace Standard (AGS) 2023

4.1 To provide certainty, Natural England's Green Infrastructure Standards (AGS) 2023 is used to define the likely size of a suitable Local Green Space and its distance from the local community.

4.2 Accessible Greenspace Standard (AGS) The new Accessible Greenspace Standard (AGS), which is one of the 5 Headline GI Standards included in the GI Framework- Principles and Standards for England. The Accessible Greenspace Standard covers a broader range of greenspace than the original ANGSt, while retaining a focus on accessible natural greenspace. It measures six categories of publicly accessible greenspace of increasing size and distance from home.

4.3 A Local Green Space should ideally be located within a 1km, 15-minute walk of the community it serves. Please see the table on the next page. Given the rural nature of the District, it may be necessary to relax these requirements in certain circumstances.

4.4 A site of over 20ha (50 acres) and a 35-minute walk would be considered to be "an extensive tract of land" and therefore, not suitable for designation as a Local Green Space.

Table 1. Type of Space

Type of Space	Minimum size	Maximum distance	Maximum Journey
Local Greenspace or	2 ha	300m	5 min walk
Doorstep Greenspace	0.5 ha	200m	Under 5 min
Neighbourhood Greenspace	10 ha	1 km	15 min walk
Wider Neighbourhood Greenspace	20 ha	2 km	35 min walk
District Green Space	100 ha	5 km	15 –20 min cycle
Sub Regional Green Space	500 ha	10 km	30-40 min cycle

Notes: The Accessible Greenspace Standards do not cover formal sports provision, for which Sport England is responsible; nor play provision, which is covered by Play England. - The above diagram uses a walking speed.

5. Stage 2: Sites Assessments

5.1 In total, 21 Town or Parish Council's out of the 24 that originally contacted the District Council about nominating Local Green Space's put forward 37 sites for consideration.

5.2 Over three days a Planning Policy Officer and an Officer from the Council's Communities Team visited all 37 sites. The site visits were used to assess each nominated space against the criteria listed in paragraphs 3.4 and 3.5. The officers discussed each site's merits and made notes to take into account at the next stage of the assessment, the board meeting.

6. Stage 3 - Criteria and Scoring

6.1 This section provides further detail on the criteria and scoring that was used to access the sites. A total of 37 sites were submitted by communities for Local Green Space designation. The sites that were taken through the detailed site assessment process are listed in the table below:

Table 2: Submitted Local Green Space sites

Parish	Site
1) Ampney Crucis	1. Cricket Field
	2. Woodland next to the Cricket Field
2) Bibury	3. Upper Kitchen Garden
	4. Upper Kitchen Garden
3) Bledington	5. Land next to the Village Hall
4) Bourton on the Water	6. Springvale Allotments
	7. Greystones – Fields nearest Moors Lane
	8. Conigers footpath – Ridge and Farrow field
	9. Burghfield House Field
	10. Bourton Chase – Phase 3 – Public Open Space
5) Coates	11. Coates Meadow
6) Didmarton	12. Didmarton Playing Field
7) Donnington	13. Stonehill Quarry
8) Dunfield	14. Green Space
9) Ebrington	15. Saxon Fields
10) Fairford	16. The Park Close/ aka Park Close Pocket Park
	17. Faulkers Close
	18. Honeybone Green Space & Play Area
	19. Keble Fields
	20. Milking Path
11) Kempsford	21. Hazel View Recreation Ground
	22. Wakefield Green
12) Kingscote	23. The Matara
13) Lechlade	24. Butlers Field
14) Leighterton	25. Play Space
15) Little Rissington	26. Sweeting Corner
16) Naunton	27. Naunton Playing Field
17) Lower Oddington	28. Land to the Rear of the Village Hall
18) Poulton East	29. The Butts
19) Poulton	30-33. Ranbury Site A, B & C

20) Tetbury	34. Preston Park
	35. Berkeley Wood
	36. The Knapp
21) Willersey	37. Orchard Ley

6.2 A Critical Friends Panel/Board was formed to review the information and evidence that had been gathered to date including the site assessments, which had been undertaken by the Council Officers. The discussion was held on Friday 1st May 2026 and supported by a Planning Policy Officer from the Planning Policy and Infrastructure Team.

6.3 The Board was made up of the Head of Planning Services, the Head of Natural, Built and Historic Environment, a Community Support Officer, a representative from Gloucestershire Rural Community Council GRCC a Senior Local and Neighbourhood Planning Officer and Planning Policy Technician. Each site was assessed by the Board members to ascertain which ones would be put forward as part of the Local Plan Reg 19 stage. If all members agreed, the site was automatically put forward. However, if any of the sites proposed did not quite meet the criteria, members were invited to vote on the site's inclusion or not.

6.4 Using the evidence from the submitted toolkit for each site and the officer site visits, and the recommendation of the Board, each site was evaluated the criteria and colour coded using the RAG evaluation explained below:

6.5 Each site was scored accordingly:

- Red - does not meet the criteria and scores a 0
- Amber - not sure or does in part meet the criteria and scores 0.5
- Green - meets the criteria and scores 1

6.6 The points in the criteria listed below are factual. Each site, either met or did not meet these elements.

Point. 1 - relevant planning history (the site does not have an extant planning permission within which the Local Green Space could not be accommodated)

Point 2. - not allocated for development (in the relevant Neighbourhood Plan or the Local Plan, unless it can be shown that the Local Plan housing allocation is not strategic and can be re-located somewhere else in the neighbourhood plan area; or alternatively that the Local Green Space could be incorporated within the site as part of the allocated development)

Point 3. - and extensive tract of land (based on the ANG Standard (see section 4)

Please note that points 1, 2, and 3 must all be green for a site to be considered.

Table 3: Points 1, 2 and 3 must be a yes (Green) for the site to be considered.

All three must be Green (G) for the site to be considered		
1) Relevant Planning History	Not suitable - Site has extant planning permission within which the Local Green Space could not be accommodated	Suitable - Site does not have an extant planning permission within which the Local Green Space could not be accommodated
2) Not allocated in the Local Plan	Not suitable - Site is allocated for development in the relevant Neighbourhood Plan or the Local Plan	It can be shown that the Local Plan housing allocation is not strategic and can be re-located somewhere else
3) Extensive tract of land	Not suitable - Site is over 20ha (50 acres) and is considered to be 'an extensive tract of land'	Suitable - Site is under 20ha (50 acres) and is not considered to be 'an extensive tract of land'

6.7 The points in the criteria listed in the two tables below are open to interpretation and are based on opinion as well as evidence. Therefore, an amber rating is added to the scoring where there is ambiguity in the scoring.

Please note points 4. 5 and 6 must all be green for a site to be considered.

Point 4 - the site is local in character (based on opinion of the Critical Friends Panel in consideration of the available evidence)

Point 5 - the site is in proximity to the local community (considered against the Accessible Green Standard (ANG guidance). See section 4, in a reasonable walking distance to a Local Green Space.

Point 6 - the site is demonstrably special to the local community (based on the opinion of the Critical Friends Panel in consideration of the available evidence)

All three must be Green (G) for the site to be considered	**Red (R)**	**Amber (A)**	**Green (G)**
Point 4: Local in Character			
Evidence taken from Community Toolkit Submission	**Not Suitable -** Evidence from Community Toolkit submission is not evident or very weak	Site partially meets the criteria	Meets the Criteria

Officer Site Visit	**Not Suitable** - No evidence from site visit that the space is local in character	Site partially meets the criteria	Meets the Criteria
Core Officer Team recommendation in light of toolkit submission and site visit	**Not Suitable** - No evidence to show that space is local in character from toolkit submission or site visit	Site partially meets the criteria	Meets the Criteria
Point 5: In proximity to the Local Community			
Evidence taken from Community Toolkit Submission	**Not Suitable** - Space is not within reasonable distance to the community it serves	Site partially meets the criteria	Meets the Criteria
Officer Site Visit	**Not Suitable** - Space is not within reasonable distance to the community it serves	Site partially meets the criteria	Meets the Criteria
Core Officer Team recommendation in light of toolkit submission and site visit	**Not Suitable** - No evidence from toolkit submission or site visit that space is within reasonable walking distance from the community it serves	Site partially meets the criteria	Meets the Criteria

Point 6: Demonstrably Special to the Local Community			
All three must be Green (G) for the site to be considered	**Red (R)**	**Amber (A)**	**Green (G)**
Evidence taken from Community Toolkit Submission	Not Suitable - Evidence from Community Toolkit submission	Evidence is not conclusive	Meets the Criteria
Officer Site Visit	Not Suitable - No evidence from site visit that the space is local in character	Evidence is not conclusive	Meets the Criteria
Core Officer Team recommendation in light of toolkit submission and site visit	Not Suitable - No evidence to show that space is local in character from	Evidence is not conclusive	Meets the Criteria

	toolkit submission or site visit		

6.8 Please note that one of the six points below (points 1,2,3,4,5,6) must be green for a site to be considered. These points were all determined by the Board and the available evidence. The Board reviewed all the criteria for each site, which was based on returned Toolkits and the Officer Site visit. Each point was agreed, disagreed, or questioned. The majority score was then used to score a green or a red result. If the result was not conclusive or partially considered to be the case, an amber score was given. For example, if a site was pretty, but not beautiful, it would score an Amber.

- Point 1 - beauty
- Point 2 - historical significance
- Point 3 - recreational value
- Point 4 - tranquility
- Point 5 - wildlife
- Point 6 - any other reason

Sites must meet one of the following six criteria in the toolkit check list	Red (R)	Amber (A)	Green (G)
Point 1 – Beauty			
Evidence taken from the Community Toolkit Submission	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Officer Site Visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Core Officer Team/Board Considering the toolkit submission and site visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Point 2 – Historic Significance			
Evidence taken from Community Toolkit Submission	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Officer Site Visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Core officer Team/Board considering the	Does not meet the criteria	Partially meets the criteria	Meets the criteria

toolkit submission and site visit			
Point 3 – Recreational Value			
Evidence taken from Community Toolkit Submission	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Officer Site Visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Core officer Team/Board considering the toolkit submission and site visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria

Sites must meet one of the following six criteria in the toolkit check list	Red (R)	Amber (A)	Green (G)
Point 4 – Tranquility			
Evidence taken from the Community Toolkit Submission	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Officer Site Visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Core Officer Team/Board Recommendation considering the toolkit submission and site visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Point 5 – Wildlife			
Evidence taken from the Community Toolkit Submission	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Officer Site Visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Core Officer Team/Board recommendation considering toolkit submission and site visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria

For any other reason			
Evidence taken from the Community Toolkit Submission	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Officer Site Visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Core Officer Team/Board recommendation considering the toolkit submission and site visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria

7. The Nominated Sites

Parish	Site	Site Reference
Ampney Crucis	Cricket Field	001
	Woodland next to the Cricket Field	002
Bibury	Upper Kitchen Garden	003
	Lower Kitchen Garden	004
Bledington	Land next to the Village Hall	005
Bourton on the Water	Springvale Allotments	006
	Greystones – Fields nearest Moors Lane	007
	Conigers footpath – Ridge and Farrow field	008
	Burghfield House Field	009
	Bourton Chase – Phase 3 – Public Open Space	010
Coates	Coates Meadow	011
Didmarton	Didmarton Playing Field	012
Donnington	Stonehill Quarry	013
Dunfield	Green Space	014
Ebrington	Saxon Fields	015
Fairford	Queens Field	016
	Faulkers Close	017
	Honeybone Green Space & Play Area	018
	Keble Fields	019
	Milking Path	020
Kempsford	Hazel View Recreation Ground	021
	Wakefield Green	022
Kingscote	The Matara	023
Lechlade	Butlers Field	024
Leighterton	Play Space	025
Little Rissington	Sweeting Corner	026
Naunton	Naunton Playing Field	027
Lower Oddington	Land to the Rear of the Village Hall	028
Poulton	Ranbury Site A, B & C	029-31
Poulton East	The Butts	032
Tetbury	Berkeley Wood	033
	Preston Park	034
	The Knapp	035

Weston Sub Edge	Land on the Corner of Friday & Church Street	036
	Small Paddock between Parsons Lane and Church Street	037
Willersey	Orchard Ley	038

001: Ampney Crucis – Cricket Field

Sites must meet all the following six criteria in the toolkit checklist:

1) Relevant Planning History	2) Not allocated in the Local Plan	3) Not an extensive tract of land
NA (G)	NA (G)	No. (G) 1.11 Hectares. Not an extensive plot of land

	4) Local in Character	5) In close proximity to the Local Community	6) Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes – (G) visually
Board Meeting	Yes (G)	Yes (G)	Yes – (G) visually



Local Green Space
AMPNEY CRUCIS
- Cricket Field

COTSWOLD District Council

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Not sure (A) In conservation area	Yes (G) Cricket Club in existence in 1869. Is part of the view from the bridge & opposite war memorial.	Yes (G) Pétanque Cricket Children's Soft Ball Car Boot Major Village Events Walking & Dog walking.	No (R)	No (R)	NA
Officer Site Visit	Not sure (A) In Pretty, bridge over the river next to the site.	Nothing obvious (R)	Yes - (G) Saw dog walking Cricket pavilion, Pétanque	Yes (G) Surprising yes – not much traffic noise.	Yes (G) Birds and value of river	Near to hall, enclosed safe space, community notice board.
Board Meeting	Not sure (A)	Yes (G) in light of information	Yes (G) in light of information	Yes (G)	Yes (G)	Good recreational use

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1) Relevant Planning History	1 point (G)	1) Beauty	0 point (R)
2) Not allocated in the Local Plan	1 point (G)	2) History	1 point (G)
3) Not an extensive tract of Land	1 point (G)	3) Recreational Value	1 point (G)
4) Local in Character	1 point (G)	4) Tranquility	1 point (G)
5) In proximity to the local community	1 point (G)	5) Wildlife	1 point (G)
6) Demonstrably Special to the Local community	1 point (G)	Any other reason	Near to hall, enclosed safe space, community notice board. Good recreational use
Total	6 out 6 (G)		4 out of 5 (G)

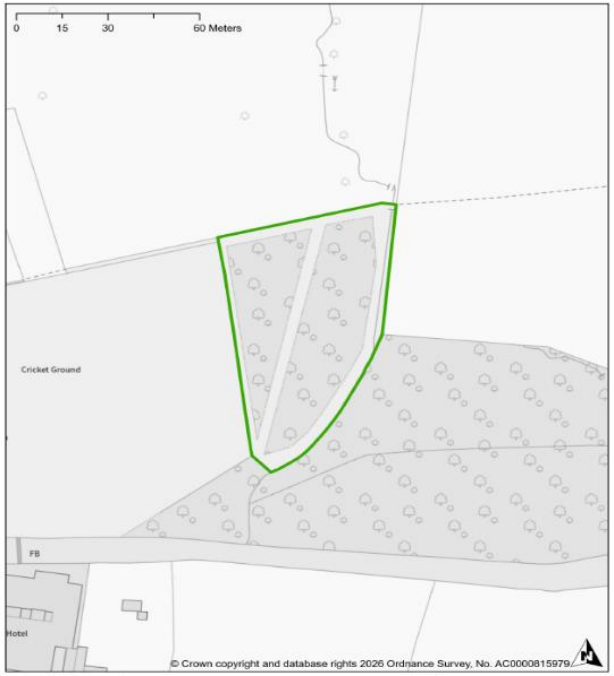
Ampney Crucis Cricket Ground - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	Support from Cricket Club
	Letters of support from other organisations	Support from Cllrs – County, Ward & Parish

Ampney Crucis, Cricket Ground - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes (G) Site to go forward with Local Plan – Meets the Toolkit test. Total 10 out of 11	

002: Ampney Crucis - Woodland next to the Cricket Ground



Local Green Space
AMPNEY CRUCIS
- Woodland next to the Cricket Field

COTSWOLD District Council

Sites must meet all the following six criteria in the toolkit checklist:

1) Relevant Planning History	2) Not allocated in the Local Plan	3) Not an extensive plot of land
NA (G)	NA (G)	No – (G) Not an extensive plot of land. 0.40 hectares

	4) Local in Character	5) In proximity to the Local Community	6) Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	(A)Partly in conservation area	No (R)	Yes. (G) Walking, dog walking, family walking. Recreation and play PROW runs north of the border of the site.	Yes (G) far enough away from A417	Yes. (G) Looked like a good habitat - Yes natural grasses, blue bells dandelions	Sign at site identifying site was planted by the Forestry Commission.
Officer Site Visit	(A)Pretty, not beautiful next to stream	No. Nothing obvious (R)	Yes. (G) Saw dog walkers	Yes (G) peaceful	Yes. (G) Looked like a good habitat – Yes natural	Looks like a good community spot for gatherings
Board Meeting	(A) Not beautiful	Nothing obvious (R)	Yes (G)	Yes (G)	Yes (G)	Recreational and meeting area.

	, but pretty					

Ampney Crucis – Woodland next to Cricket Ground

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1) Beauty	0.5 points Pretty not Beautiful
2. Not allocated in the Local Plan	1 point (G)	2) History	0 points (R)
3) Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 Point (G)
4) Local in Character	1 point (G)	4. Tranquility	1 point (G)
5) In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total	6 out of 6 (G)		3.5 out of 5 (G)

Ampney Crucis – Woodland next to Cricket Ground - Additional Evidence:

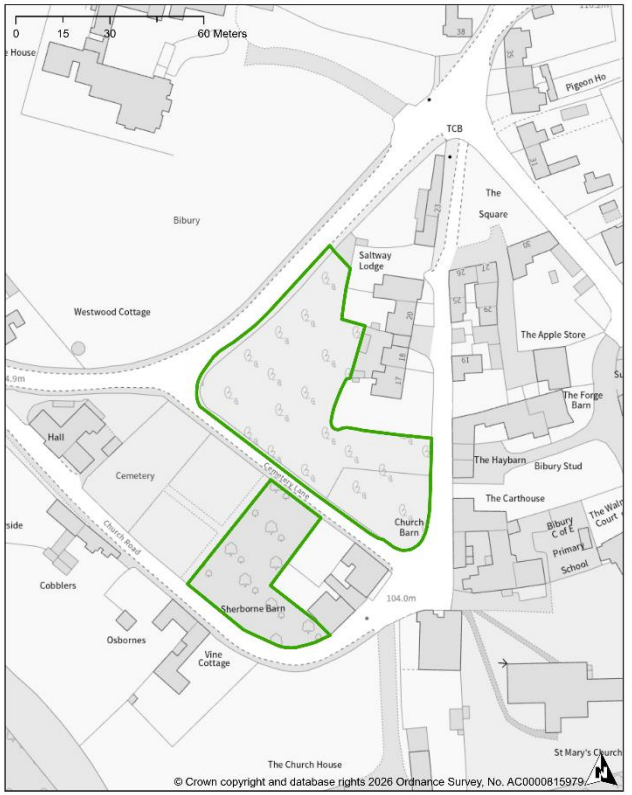
Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Yes. Put forward by Parish Council
	Community Support – petitions	NA
	Letters of support from other organisations	Yes. Support from Cllrs – County, Ward & Parish

Ampney Crucis – Woodland next to Cricket Ground - Decision

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes (G) Site to go forward with Local Plan – Meets the Toolkit test. Total 9.5 out of 11	

003: Bibury - Upper Kitchen Garden

Bibury – Upper Kitchen Garden



Local Green Space
BIBURY
- Upper Kitchen Garden's

COTSWOLD District Council

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA (G)	NA (G)	No – 0.40 hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G) The site forms a refreshing open space at the centre of the village and provides a green foil to the	Yes (G) Several of the immediate buildings and structures are afforded statutory protection and are included on The	No (R) – No access	Yes (G) Parts of the site are tranquil although Cemetery Lane typically gets busy with visitors and (illegally parked) vehicles at the weekends and during the holiday season.	Yes (G) The low-density planting and management of the site Recorded species included songbirds, wildflowers, mosses and lichens, small mammals such as badgers, hedgehogs and stoats, bats, bees and beetles. Spotted woodpeckers and European	

	surrounding historic cottages and houses; all of which date from the 19th century or earlier and are built of the distinctive local Cotswolds limestone.	National Heritage List for England			green woodpeckers were observed in the Orchard from time to time, as too were bullfinches, greenfinches. Goldfinches, great tits and the nuthatch.	
Officer Site Visit	Yes (G)	Yes (G) Setting	No (R)	Yes (G) although next to road	Nothing of note (A)	
Board Meeting	Yes (G)	Yes (G)	No (R)	Yes (G)	Yes (G) as old site of orchard.	

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	1 point (G)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	0 point (R)
4. Local in Character	1 point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6		Total 4 out of 5	

Bibury Upper Kitchen Garden - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	Yes – Bibury Parish Plan. Response to Community door drop flyers to village residents. Support for Local Green Space designation via Reg 18 of the Local Plan 2024.
	Letters of support from other organisations	CPRE – Glos Wildlife Trust, People's Trust for Endangered Species. Bibury Church of England Primary School, Bibury Garden Club, Bibury Village Hall Management Committee. Support from Cllrs – County, Ward & Parish Parochial Church Council of Bibury with Barnsley and Winson

Bibury Upper Kitchen Garden - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes (G) Site to go forward with Local Plan – Meets the Toolkit test. Total 10 out of 11	

004: Bibury - Lower Kitchen Garden

Sites must meet all the following six criteria in the toolkit checklist:

1) Relevant Planning History	2) Not allocated in the Local Plan	3) Not an extensive plot of land
NA (G)	NA (G)	No (G) Not an extensive plot of land – 0.12 Hectares

	4) Local in Character	5) In proximity to the Local Community	6) Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Insert Map

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G) Site forms a refreshing open space at the centre of the village & provides a green foil to the surrounding historic cottages & houses; all of which date from the 19th century or earlier and are built of the distinctive local Cotswolds limestone.	Yes (G) Several of the immediate buildings and structures are afforded statutory protection and are included on The National Heritage List for England	No (R)	Yes (G) Parts of the site are tranquil although Cemetery Lane typically gets busy with visitors and (illegally parked) vehicles at the weekends and during the holiday season.	Yes (G) In the past, the low-density planting and rather 'random' management of the site over the preceding years had created a haven for wildlife. Recorded species included songbirds, wildflowers, mosses and lichens, small mammals such as badgers, hedgehogs and stoats, bats, bees, and beetles.	aesthetic beauty derives from the spatial interrelationship with the built environment and the punctuation of the various tree groupings, the latter varying in colour and backdrop through the seasons.

					Spotted woodpeckers and European green woodpeckers were observed in the Orchard from time to time, as too were bullfinches, greenfinches. Goldfinches, great tits, and the nuthatch.	
Officer Site Visit	Yes (G)	Setting	No (R)	Yes (G)	Yes (G)	
Board Meeting	Yes (G) Agree with Officer visit	Agree with Officer visit	Agree with Officer visit (R)	Yes (G) Agree with Officer visit	(G) Yes. Agree with Officer visit	

Bibury – Lower Kitchen Garden

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1) Relevant Planning History	1 point (G)	1) Beauty	1 point (G)
2) Not allocated in the Local Plan	1 point (G)	2) History	1 point (G)
3) Not an extensive tract of Land	1 point (G)	3) Recreational Value	0 point (R)
4) Local in Character	1 point (G)	4) Tranquility	1 point (G)
5) In proximity to the local community	1 point (G)	5) Wildlife	1 point (G)
6) Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 4 out of 5		

Lower Kitchen Garden - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council

	Community Support – petitions	Yes – Bibury Parish Plan. Response to Community door drop flyers to village residents. Support for Local Green Space designation via Reg 18 of the Local Plan 2024.
	Letters of support from other organisations	CPRE – Glos Wildlife Trust, People's Trust for Endangered Species. Bibury Church of England Primary School, Bibury Garden Club, Bibury Village Hall Management Committee. Support from Cllrs – County, Ward & Parish. Parochial Church Council of Bibury with Barnsley and Winson

Lower Kitchen Garden- Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes (G) Site to go forward with Local Plan – Meets the Toolkit test. Total 10 out of 11	

005: Bledington – Land next to the Village Hall – site of old Orchard - Middle Orchard



Local Green Space
BLEDINGTON
- Land next to the Village Hall

COTSWOLD District Council

Sites must meet all the following six criteria in the toolkit checklist:

1) Relevant Planning History	2) Not allocated in the Local Plan	3) Not an extensive plot of land
NA (G)	NA (G)	No. (G) not an extensive plot of land. 0.15 Hectares

	4) Local in Character	5) In proximity to the Local Community	6) Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G) Once was site of an orchard. The site is remanent of one of the many old orchards of Bledington. last remaining apple tree on site was felled a few years ago, it remains an important part of Bledingtons heritage	No (R) No access. But over the past few years the village has lost a number of open spaces that have contributed to the openness of the village.	No, but the site is peaceful. (A) A green space in a built environment helps to calm the mind. It is highly visible from the outside seating area of the shop and café	Yes (G) Bats are frequently seen foraging in the area with known bat roosts in adjacent residential roof voids.	Protection of existing green spaces, such as Middle Orchard, Additional public green space would enhance the village. to acknowledge the historical place of orchards in the village. From Parish Plan

Officer Site Visit	No but pretty (A)	(R) Nothing obvious from visit	No (R) No Potential, but nothing at the moment	Peaceful, but not tranquil (A)	Grass, bluebells, dandelions (A)	
Board Meeting	No but pretty (A)	Yes (G)	No (R)	No – but peaceful (A)	Yes. (G) Value, as site of old Orchard	

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1) Relevant Planning History	1 point (G)	1) Beauty	0.5 Point (A)
2) Not allocated in the Local Plan	1 point (G)	2) History	1 Point (G)
3) Not an extensive tract of Land	1 point (G)	3) Recreational Value	0 point (R)
4) Local in Character	1 point (G)	4) Tranquility	0.5 point (A)
5) In proximity to the local community	1 point (G)	5) Wildlife	1 point (G)
6) Demonstrably Special to the Local community	1 Point (G)	Any other reason	
Total 6 out of 6	Total 3 out of 5		

Bledington – Land next to the Village Hall (Middle Orchard) - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council and in Parish Plan.
	Community Support – petitions	Four letters of support. Letter of support from District Cllr
	Letters of support from other organisations	1 from the village shop

Bledington – Land next to the Village Hall – Site of Old Orchard - Decision:

Toolkit Evidence	Yes (G)

Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes(G) Site to go forward with the Local Plan – Meets the Toolkit test. Total 9 out of 11	

006: Bourton on the Water – Springvale Allotments

Insert Map

Sites must meet all the following six criteria in the toolkit checklist:

1) Relevant Planning History	2) Not allocated in the Local Plan	3) Not an extensive plot of land
NA (G)	NA (G)	(G) No, not an extensive plot of land 1(left) Site = 0.64Ha (G) No, not an extensive plot of land 1(right) Site = 0.28Ha

	4) Local in Character	5) In proximity to the Local Community	6) Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	No (R)	Yes. (G) Informally for sports and leisure and the allotments have their own designated use.	Yes. (G) Area can be tranquil despite the background drone of the Fosse Way. The area near Dudley Johnson Close is less quiet but important visually.	(A) Not known but the areas support a wide range of natural habitats for wildlife.	Important to locals and visitors to retain green spaces and communal facilities such as allotments, especially with increasing pressure to build new housing.
Officer Site Visit	Pretty, but not beautiful (A)	No (R) Nothing obvious	Yes. (G) for allotment holders, Place for people to socialising	No, (R) next to the main road (The A429)	Yes, (G) hedgerow, variety of plants.	

Board Meeting	Pretty, not beautiful (A)	Agree (R) nothing obvious. No	Agree – yes (G) for allotment holders	No (R) Agree with Officer visit	(G) Agree with Officer visit	

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1) Relevant Planning History	1 point (G)	1. Beauty	0.5 points (A)
2. Not allocated in the Local Plan	1 point (G)	2) History	0 points (R)
3) Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4) Tranquility	0 point (R)
5) In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6		Total 2.5 out of 5	

Bourton on the Water Springvale Allotments - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Town Council.
	Community Support – petitions	Signature of 268 residents
	Letters of support from other organisations	NA

Bourton on the Water Springvale Allotments - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes(G) Site to go forward with the Local Plan – Meets the Toolkit test. Total 8.5 out of 11	

007: Bourton on the Water – Greystones nearest Moores Lane

Insert Map

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA (G)	NA (G)	No (R) Over recommended size 20 Hectares. Site = 25.53 Ha

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes - Signature of 268 residents
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G) Clear support

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G) Ancient farmland, historic value, and natural beauty, also houses a working farm and is an educational centre.	Yes (G) Working farm, ancient farmland, Iron Age ramparts, mock Iron Age dwelling.	(G) Not formal games. Dog walking, walking groups, picnics, wading in the river, wildlife observation.	Yes. (G) CPRE Tranquility Map.	Yes. (G) Run by Gloucestershire Wildlife Trust. Water voles, migratory birds.	It is an important feature of the village's identity and encompasses the local history, culture, flora and fauna in one place.
Officer Site Visit	Yes, (G) wildflowers, trees and hedgerows and view across the countryside	(A)Nothing obvious	Yes (G) Walking	Yes (G) Very tranquil	Yes (G) Full of wildflowers and bird song	peaceful area away from the busy village centre.
Board Meeting	Agree with officer visit	Yes (G) Historic site	Yes (G) Agree with the officer visit	Yes (G) Agree with officer visit	Yes (G) Agree with officer visit	

Bourton on the Water – Greystones nearest Moores Lane

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	1 point (G)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	0 point (R)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 5 out of 6	Total 5 out of 5		

Bourton on the Water – Greystones nearest Moores Lane - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	Signature of 268 residents
	Letters of support from other organisations	Na

Bourton on the Water – Greystones nearest Moores Lane - Decision:

Toolkit Evidence	Yes
Officer Site Visit	Not sure
Local Green Space Decision Board	No
No (R) Site will not go forward with the Local Plan – Does not meet the Toolkit test. Total 10 out of 11	

Additional comments: The site was discounted as it does not meet the size limit of 20 Hectares. However, the panel was mindful that although the site would not be going forward as a nominated Local Green Space in the Local Plan Reg 19, it does benefit from other planning restrictions. The site is as a Scheduled Ancient Monument and is in the ownership of Gloucestershire Wildlife Trust.

008: Bourton on the Water – Conigers footpath – Ridge and Farrow Field

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. Yes (G)	NA. Yes (G)	No. (G) Not an extensive plot of land – 4.49 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)



Local Green Space
BOURTON-ON-THE-WATER - Site 3

COTSWOLD District Council

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes. (G) Beautiful river walk overlooking the adjacent fields leading from local landmark, Mill House.	Yes. (G) River Windrush and Mill race	Yes. (G) dog walking, walking groups, picnics, photography.	Yes. (G) although near to the town centre, this area provides an area of quietness and calm.	Yes. (G) Ducks, herons and other riverbank wildlife and flora.	The River Windrush further down in the village centre is one of the most iconic sites in The Cotswolds & preserving the whole river course & surrounding area is of paramount
Officer Site Visit	Yes. (G) views out to the countryside – can see the ridge and farrow and backs of traditional houses and gardens.	Yes (G) Ridge and farrow.	Yes. (G) For walking	Yes. (G) very tranquil away from the crowds.	Yes. (G) Nothing visible but hear bird song and insects.	A peaceful place next to the busy village pretty walk.
Board Meeting	Agree with Officer visit (G)	Agree with Officer visit (G)	Agree with Officer visit (G)	Agree with Officer visit (G)	Agree with Officer visit (G)	

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	1 point (G)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 points out of 6		Total 5 points out of 5	

Bourton on the Water – Conigers footpath – Ridge and Farrow Field – Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	Signature of 268 residents
	Letters of support from other organisations	NA

Bourton on the Water – Conigers footpath – Ridge and Farrow Field: Decision

Toolkit Evidence	Yes
Officer Site Visit	Yes
Local Green Space Decision Board	Yes
Yes(G) Site to go forward with the Local Plan – Meets the Toolkit test. Total 11 out of 11	

009: Bourton on Water – Burghfield House Field



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA (G)	NA (G)	No, (G) not an extensive plot of land.

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Typical example of the undulating local landscape, bordered with trees & teaming with wildlife.	In the setting of Burghfield House, grade II listed.	Striking garden landscaping including unusual (to the area) trees that signify the importance of the then homeowner, as distinct to local trees, such as a California Redwood	Yes	Yes	
Officer Site Visit	Yes – trees, hedgerow – on the site and next to it.	Nothing obvious	Field used for grazing, but no access, but can view from path adjacent to site	Yes, very calm despite being adjacent to	Good green spot with	A green area close to the busy village, but very peaceful.
Board Meeting	Yes (G)	Yes (G)	Yes (G)	Yes (G)	Yes (G)	

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
7. Relevant Planning History	1 point (G)	6. Beauty	1 point (G)
8. Not allocated in the Local Plan	1 point (G)	7. History	1 point (G)
9. Not an extensive tract of Land	1 point (G)	8. Recreational Value	1 point (G)
10. Local in Character	1 point (G)	9. Tranquility	1 point (G)
11. In proximity to the local community	1 point (G)	10. Wildlife	1 point (G)
12. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 points out of 6		Total 5 points out of 5	

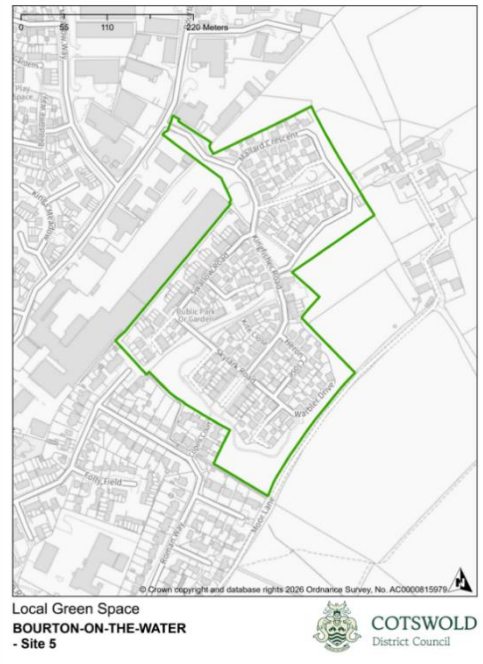
Bourton on the Water – Conigers footpath – Ridge and Farrow Field – Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	Signature of 268 residents
	Letters of support from other organisations	NA

Bourton on the Water – Conigers footpath – Ridge and Farrow Field: Decision

Toolkit Evidence	Yes
Officer Site Visit	Yes
Local Green Space Decision Board	Yes
Yes (G) Site to go forward with the Local Plan – Meets the Toolkit test. Total 11 out of 11	

010: Bourton on the Water – Bourton Chase – Phase 3 – Public Open Space



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA Yes (G)	NA Yes (G)	No, (G) Not an extensive plot of land.

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G) Typical example of the undulating local landscape, bordered with trees & teaming with wildlife.	Yes (G) In the setting of Burghfield House, grade II listed.	Yes (G) Striking garden landscaping including unusual (to the area) trees that signify the importance of the then homeowner, as distinct to local trees, such as a California Redwood.	Yes (G) The green spaces create a quiet atmosphere throughout the estate.	Yes (G) The green spaces support local biodiversity.	Adjacent to the grand Grade II listed Burghfield House, preservation of the field would ensure the historic setting of the house and landscaped gardens are maintained.
Officer Site Visit	(A) Very pretty housing development with lots of greenery.	No (R) Not obvious	Yes (G) Walking, dog walking, informal games, and running.	Yes (G) tranquil	(A) Lots of connecting green spaces – good GI.	
Board Meeting	(A)Very pretty	No	Yes (G)	Yes (G)	(A) some value	

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0.5 Point (A)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 Point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	0.5 Point (A)
6. Demonstrably Special to the Local community	1 Point (G)	Any other reason	
Total 6 out of 6		Total 3 out of 5	

Bourton on the Water – Bourton Chase – Phase 3 – Public Open Space: Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	
	Community Support – petitions	Signature of 268 residents
	Letters of support from other organisations	support from county councilors & Bourton Chase Residents association Support from management company Meadsleet Ltd. Regional Manager

Bourton on the Water – Bourton Chase – Phase 3 – Public Open Space - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes (G) Site to go forward with the Local Plan – Meets the Toolkit test. Total 9 out of 11	

011: Coates - Coates Meadow



Sites must meet all the following six criteria in the toolkit checklist:

1) Relevant Planning History	2) Not allocated in the Local Plan	3) Not an extensive plot of land
NA (G)	NA (G)	No. (G) Not an extensive plot of land. 2.47 Hectares

	4) Local in Character	5) In proximity to the Local Community	6) Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G) Within CNL. Residents see beauty throughout the seasons.	Yes (G) Historically known as The Alley Field. The public can physically access all of the site, and there are PROWs across it. Access has always been allowed	Yes (G) Marked onsite & mentioned as part of the Palladian Way, Architectural Trail on p82 of Guy Vowle's book. Also, part of Monarch's way. Welly wanging Tug of war, Historic events, Gymkhana, Bonfire Night, Cricket Matches & Youth. Safe for children to play, climb trees & make dens	Yes (Y). Recognised as a tranquil area by villagers. In CNL part of tranquility mapped area.	Yes (G) In wet weather site is subject to flooding – understand eastern section designated site for Great Crested Newt.	
Officer Site Visit	Not (A) obvious, but a dull day in March.	Nothing obvious (A)	Yes (G) – good open site next to the village hall.	Yes, (G) very tranquil - Very local would expect	Yes (G) Site being grazed by horses.	

				the site to have good dark skies.		
Board Meeting	Yes (G)	Yes (G)	Yes (G)	Yes (G)	Yes (G)	

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1) Beauty	1 Point (G)
2. Not allocated in the Local Plan	1 point (G)	2) History	1 Point (G)
3. Not an extensive tract of Land	1 Point (G)	3) Recreational Value	1 Point (G)
4. Local in Character	1 Point (G)	4) Tranquility	1 Point (G)
5. In proximity to the local community	1 Point (G)	5) Wildlife	1 Point (G)
6. Demonstrably Special to the Local community	1 Point (G)	Any other reason	
Total 6 out of 6		Total 5 out of 5	

Coates Meadow - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	18 letters of Support
	Letters of support from other organisations	Glos Wildlife Trust, CPRE, GRCC.

Coates Meadow - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes (G) Site to go forward with the Local Plan – Meets the Toolkit test. Total 11 out of 11	

012: Didmarton - Playing Field



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA (G)	NA (G)	No (G) Not an extensive plot of land. 2.06 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No – but within the CNL (A)	Yes (G) Histiory of the Playing field over 50yrs Chairman of the Didmarton Village Hall Committee. History Document Parish Cllr.	Yes (G) Cricket, football, cycling dog training, Pilates, circuit training, play area. Play area with swings, see-saw, zip wire, play fort, climbing balance frames. Annual BBQ, Boules competition.	Yes, (G) there are no busy roads adjoining the site. There are benches and time can be spent listening to birds and enjoying nature's peace and quiet.	Yes, (G) Mature hedges, trees, deer, foxes, and other assorted wildlife.	
Officer Site Visit	Pretty – open views of countryside (A)	NO Nothing obvious (R)	Yes, (G) football, cricket, play facilities Community hall next to site with seating and benches	Away from the road yes (G)	Yes, some (A) Hedgerows- bird song and insects.	

Board Meeting	Pretty (A)	Yes (G)	Yes (G)	Yes (G)	Some value (A)	

Didmarton Playing Field

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0.5 point (A)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	0.5 point (A)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6		Total 3.5 out of 5	

Didmarton Playing Field - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by the Parish Council
	Community Support – petitions	District Cllr
	Letters of support from other organisations	Didmarton Babies & Toddlers Group. The Cricket Club Postively Dogs – field used for training for 7-8 years. Use outdoor exercise and fitness classes for 32 years.

Didmarton Playing Field - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes(G) Site to go forward with the Local Plan – Meets the Toolkit test. Total 9.5 out of 11	

013: Donnington - Stonehill Quarry

Insert Map

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA – (G)	NA – (G)	Not an extensive plot of land. (G) Quarry – small 0.50 Hectares Quarry – wooded area 0.57

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Donnington Quarry Distance from village 710 metres / 0.44 miles	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G) Glorious Cotswold Grassland	Yes (G) Within Stow Battlefield site. Many of the village houses have been built with stone from the quarry in the 1880's	Yes (G) Since 1990 the community has endeavored to enhance it. Dog walking, photography, bird watching and botany.	Yes (G) Although by the road, there are places to sit quietly.	Yes (G) CCB analysis of grasses and wildflowers as part of Botanical survey. Badgers, barn owls, buzzard, grass snakes, field mice, butterflies.	Common land

Officer Site Visit	Yes (G) a bit like a fairytale grotto	Yes (G) Sign of old earth works.	Yes (G) Peaceful, mindful, but not physical activity – but room for yoga. Two benches.	Yes (G) – very peaceful	Yes (G) Very natural area. Insects, bird song including skylarks.	Feels like a special area.
Board Meeting	Yes (G)	Yes (G)	Yes (G)	Yes (G)	Yes (G)	Good community resource.

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1) Beauty	1 point (G)
2. Not allocated in the Local Plan	1 point (G)	2) History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3) Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4) Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5) Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total	6 out of 6		5 out of 5

Donnington Stonehill Quarry - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Nominated by Parish Council, Cllrs & District Cllr.
	Community Support – petitions	2 emails of support, photos of use.
	Letters of support from other organisations	NA

Donnington Stonehill Quarry – Decision:

Toolkit Evidence	Yes
Officer Site Visit	Yes
Local Green Space Decision Board	Yes
Site to go forward with Local Plan – Meets the Toolkit test. Total 11 out of 11	

014: Dunfield – Green Space

Insert Map

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA – Yes (G)	NA – Yes (G)	Yes – (G) Not an extensive plot of land 0.03 Hectares.

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes, (G) the area forms a centre to the hamlet with noticeboards, defibrillator and waste bin etc.	Yes. (G) Within Hamlet of Dunfield	Yes. (G) Planted with trees to screen electric substation. Village Beehives, defibrillator in old phone box, notice board and POW across site. Villagers cut grass.
Officer Site Visit	Not sure (A)	Yes (G)	Yes. (G) because of facilities.
Board Meeting	Not sure (A)	Yes (G)	Yes. (G) because of facilities.

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	No (R)	No (R)	No (R)	No (R)	Lots of facilities in a small place.
Officer Site Visit	No (R)	No (R)	No (R)	No (R)	No (R)	As above
Board Meeting	No (R)	No (R)	No (R)	No (R)	No (R)	As above

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point	1. Beauty	0 points (R)
2. Not allocated in the Local Plan	1 point	2. History	0 points (R)

3. Not an extensive tract of Land	1 point	3. Recreational Value	0 points (R)
4. Local in Character	0.5 point	4. Tranquility	0 points (R)
5. In proximity to the local community	1 point	5. Wildlife	0 points (R)
6. Demonstrably Special to the Local community	1 point	Any other reason	
Total	5.5 out of 6		0 out of 5

Dunfield Green Space - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Nominated by Kempsford PC
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Dunfield - Green Space - Decision:

Toolkit Evidence	No (R)
Officer Site Visit	No (R)
Local Green Space Decision Board	No (R)
(R) Site not to go forward with Local Plan – Does not meet the Toolkit test. Total 5.5 out of 11	

Additional comments: The site was discounted as the Board was not sure why the space was nominated. The Board was mindful that the space had lots of facilities in a small place, but it didn't consider this was enough to merit a Local Green Space designation.

015: Ebrington – Saxon Fields



Local Green Space
EBRINGTON
- Saxon Fields

COTSWOLD District Council

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. Yes (G) meets criteria	NA. (G) Yes meets criteria	No (G) an extensive plot of land. 0.31 ectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes –(G) forms entrance for parts of the village into a well known circular walk around Foxcote House.	Yes – (G) on edge of village.	Yes – (G) Parish Council put site forward.
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes – (G) it is bordered by a private wood and stream	Yes – (G) It is an ancient Roman / Saxon burial ground. When Saxon Fields was excavated, a number of Skeletons were discovered.	Yes –(G) Used by dog walkers and for a children's recreational site since 2021.	Yes – (G) is in a recognised tranquil area.	No (R)- Stream at the bottom of the site forms part of the natural spring running through Ebrington. Nothing in particular apart from the usual song birds and bats roosting nearby.	Is bordered on one side by a private wood with a stream. It is within an area where most new builds have occurred in the last 20 years, the village is keen to keep it green.
Officer Site Visit	Not sure – (A) pretty	Not sure – (A) nothing visible.	Yes – (G) walking & informal games.	Yes – (G) site was peaceful	Yes (G) – informal grass – next to woodland.	
Board Meeting	Not sure – (A) Pretty	Yes (G) – in light of information from toolkit	Yes – (G) as above	Yes – (G) as above	Yes (G) Next to woodland – within in area of potential – GLNRS mapping.	

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0.5 point
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total	6 out of 6	Total	4.5 out of 5

Ebrington Saxon Fields - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Site put forward by Ebrington PC.
	Community Support – petitions	Letter of support from Ebrington Residents Association.
	Letters of support from other organisations	NA

Ebrington Saxon Fields - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. (G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 10.5 out of 11	

016: Fairford – Queens Field



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (R) Yes site meets criteria CDC Review Panel has agreed to refuse the application for three market homes to be built on the site. May 2026	NA. (G) Yes site meets criteria	Site is not an extensive plot of land. Yes, (G) site meets criteria. 0.16 Hectares.

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	(A)It is a pleasant green space by a path linking 2 cul-de-sacs	No (R)	Yes (G) Informal games. Dog walking	(A)Relative tranquil as it is at the end of a cul-de-sac away from main roads	No (R)	Local community socialising (inc 'street parties'), well-being

Officer Site Visit	Not obvious (N)	No (R)	Yes, (G) football, dog walking.	No (G) Quiet though	No although grass, trees, hedgerows.	In the middle of a housing estate.
Board Meeting	No (R)	No (R)	Yes (G)	No (R)	No (R)	Good open space in-between built form.

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	Need confirmation of app has been refused.	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total	5/6 out of 6	Total	1 out of 5

Fairford – Park Close - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Site put forward by Town Council. Cllr support.
	Community Support – petitions	Six letters of support
	Letters of support from other organisations	NA

Fairford – Park Close - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes.(G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 7 out of 11	

017: Fairford – Faulkners Close



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G) Yes site meets criteria.	Not an extensive plot of land. Yes, (Y) site meets criteria. 0.38 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	No (R)	Yes (G) Informal games only (ball games previously not permitted) Mainly dog exercising and informal socialising.	No (R)	No (R)	As a buffer between the bungalows and the estate road.
Officer Site Visit	Pretty - Blossom Trees (A)	No (R) - Not obvious	Yes (G) Picnics Social area Games	Yes (A) Peaceful can hear the wind in the trees	Yes – (A) Insects Birds	Social space that breaks up the grey infrastructure.
Board Meeting	No (R)	No (R)	Yes (G)	No (R)	No – (R) nothing significant	Good green space breaking up the grey.

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total	6 out of 6	Total	1 out of 5

Fairford – Faulkners Close - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Nominated by Parish Council Cllr support
	Community Support – petitions	Four letters of support
	Letters of support from other organisations	NA

Fairford – Faulkners Close - Decision

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. (G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 7 out of 11	

018: Fairford - Honeybone Green Space and Play area



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No. (G) Not an extensive plot of land. 0.36 Hectares.

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	No (R)	Yes –(G) informal games – regularly used	No (R)	No – (R) Not specifically identified, but the surrounding hedges and trees provide habitat for birds, insects etc.	
Officer Site Visit	No - (R) Pretty not Beautiful	No, (R) not obvious	Yes – (G) walking – dog walking	No. (R) peaceful	No (R) – not specifically	
Board Meeting	No (R)	No (R)	Yes (G)	No (R)	No (R) not specifically	

Fairford – Honeybone Green Space

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point	2. History	0 point (R)
3. Not an extensive tract of Land	1 point	3. Recreational Value	1 point
4. Local in Character	1 point	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point	Any other reason	
Total	6 out of 6		1 out of 5

Fairford – Honeybone Green Space - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Submitted by Town Council Cllr Support
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Fairford – Honeybone Green Space - Decision

Toolkit Evidence	Yes
Officer Site Visit	Yes
Local Green Space Decision Board	Yes
Yes. (G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 7 out of 11	

019: Fairford – Keble Fields



Local Green Space
FAIRFORD
- Keble Fields

COTSWOLD District Council

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land. 0.36 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	No (R)	Yes (G) Informal games	No (R)	No (R)	
Officer Site Visit	No. (R) Pretty	No (R) - Nothing obvious	Yes (G)	No (R) but quiet	No (R) observed birds and insects, but nothing significant.	Local, central area with benches dog bins and natural play.
Board Meeting	No. (R) but pretty	No. (R) Nothing obvious	Yes (G)	No (R)	(R) Nothing significant.	Good green space breaking up the urban environment.

Fairford – Keble Fields

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total	6 out of 6		1 out of 5

Fairford – Keble Fields - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Submitted by Town Council Cllr Support
	Community Support – petitions	13 letters of support
	Letters of support from other organisations	NA

Fairford – Keble Fields - Decision

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. Site will go forward with Local Plan – Does meet the Toolkit test. Total 7 out of 11	

020: Fairford – The Milking Path



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land. 0.10 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G) Trees, flowers, views towards Waiten Hill.	Yes (G) The milking path that goes the length of the site is an ancient right of way.	Yes (G) Informal games, dog walking, ball games, cycling.	(A) Relatively tranquil since it is away from main roads.	(R) Grass, trees, and flower/shrub, planted areas, but not formally recognised as important.	The only other significant areas of green space in the town are a considerable distance away or on the other side of the often busy A417.
Officer Site Visit	No. (R) but pretty	No. (R) nothing obvious visually	Yes (G)	No. (R) but quiet	No. (R) but as above	Good green space breaking up the urban environment
Board Meeting	No, (R) but pretty	Yes (G) The old right of way.	Yes (G)	No (R) but quiet	No (R) but as above	As above

Fairford – The Milking Path

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6		Total 1 out of 5	

Fairford – The Milking Path - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Fairford – The Milking Path - Decision

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. Site will go forward with Local Plan – Does meet the Toolkit test. Total 7 out of 11	

021: Kempsford – Hazel View Community Facilities and Sports Pitches

Insert Map

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land. 0.67 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes – (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	No (R)	Yes (G)	No (R)	No (R)	Used by the school which is opposite and free to use outside school times
Officer Site Visit	No (R)	No (R)	Yes (G)	No (R)	No (R)	Good facility
Board Meeting	No (R)	No (R)	Yes – (G) play park, MUGA & field	No (R)	No (R)	Central to the village

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6		Total 1 out of 5	

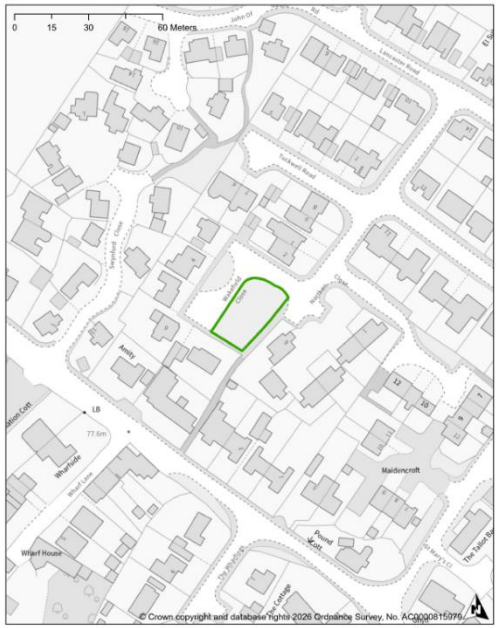
Kempsford – Hazel View Community Facilities and Sports Pitches - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by the Parish Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Kempsford – Hazel View Community Facilities and Sports Pitches – Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes(G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 7 out of 11	

022: Kempsford – Wakefield Close Green



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land. 0.5 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	No (R)	Yes. (G) Serves the surrounding community, but children from the whole village regularly play on the green. Ball games and informal street gatherings	No (R)	No (R)	The Green is important in supporting the rural character of the village and non-urbanising the surrounding development.
Officer Site Visit	No. (R) but Pretty – good central Green Space	No, (R) nothing obvious	Yes – (G) enough room to play	No. (R) but peaceful	No, (R) but Fruit trees natural grass and some wildflowers	Wellbeing – central green space in a modern cul-de-sac.
Board Meeting	No (R)	No (R)	Yes (G)	No (R)	No (R)	

Kempsford – Wakefield Close Green

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 points (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 points (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 points (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 points (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6		Total 1 out of 5	

Kempsford – Wakefield Close Green - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Kempsford – Wakefield Close Green – Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. Site will go forward with Local Plan – Does meet the Toolkit test. Total 7 out of 11	

023: Kingscote – The Matara



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land. 8.45 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G)The site has been developed over 30 years as a 'strolling garden.	Yes –(G) See toolkit	Yes - (G) Site accessible. Walking and dog walking	Yes. (G) Although the A4135 runs along one side of the site, there is a continuous copse of mature trees which provides good screening from audible and visual disturbance.	Yes (G) Been developed as a wildflower meadow over the past 30 yrs.	The site has been developed over 30 years as a 'strolling garden.
Officer Site Visit	Yes, (G) lovely, landscaped features & well maintained.	No (R) Nothing obvious on site, but by Georgian house.	Yes, (G) but it is not clear what it is.	No – (R) next to a very busy road. But perhaps more so on the other side of the site?	Yes (G) Wildlife features,ponds, trees, hedgerows Maintained grass areas.	
Board Meeting	Yes (G)	Yes – (G) history of house and garden	Yes (G)	Yes (G)	Yes (G)	

Kingscote – The Matara

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	1 point (G)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 5 out of 5		

Kingscote – The Matara - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Nominated by Parish Council Support from County, District Cllr's and MP.
	Community Support – petitions	The Friends of the Matara group overwhelmingly support this.
	Letters of support from other organisations	

Kingscote – The Matara – Decision:

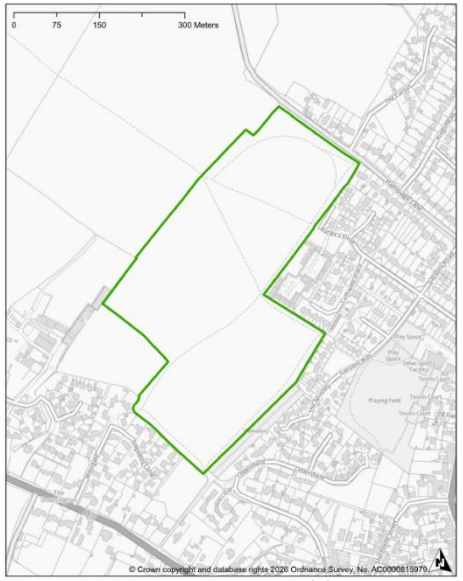
Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. (G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 11 out of 11	

024: Butlers Field – Lechlade

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land. 14.12 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	No (R)	Yes (G)	Yes – (G) as a walking area
Board Meeting	No (R)	Yes (G)	Not sure (A)



Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G) Views from the field back to the town and church spire and westwards across fields. Sunsets are particularly impressive	Yes. (G) Designated as a SAM adjoining St Birinius Court housing where extensive and archaeological finds were made the 1990's, now in the Cirencester	Yes. (G) free recreational value. The area is well used for walking, children in prams, running and dog walking	Yes. (G) access from the south through footpaths of local housing. Minor road (Hambidge Lane) to the north where cars park to use the field	Yes. (G) owls nesting in the perimeter trees	dog walking for at least 50 years
Officer Site Visit	No -(R) open site, large rectangle site.	No - (R) Nothing obvious from site visit	Yes (G) - Saw four dog walkers – well worn paths crossing the sites.	No, (R) but peaceful	Yes – (G) hedges – long grass. Bird song.	Good walking dog route.
Board Meeting	No (R)	Yes –(G) hidden history	Yes (G)	No (R)	No (R) not wildlife rich	

Lechlade – Butlers Field

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	0 point (R)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 5 out of 6	Total 2 out of 5		

Lechlade – Butlers Field - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Town Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Lechlade – Butlers Field – Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	No (R)
Local Green Space Decision Board	No (R)
No. (R) The site will not go forward with Local Plan – Does not meet the Toolkit test. Total 7 out of 11	

Additional information: The Board did not consider this site to be any more special than the fields surrounding it. It was acknowledged that it is used for walking and dog walking, but it was noted that there are lots of areas to walk in and around Lechlade. However, the Board was satisfied that as the site is located on a Scheduled Ancient Monument this provides a level of protection.

025: Leighterton – Village Play Area

Insert Map

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land 0.21 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	No (R)	Yes. (G) Provides essential play and activity	No (R)	No (R)	
Officer Site Visit	No (R) Setting could be described as pretty	No - (R) Nothing visible	Yes, (G) play equipment, a couple of benches and tables	No, (R) but very quiet	No, (R) but Birds can be heard. rural setting - hedgerows	Community Notice Board. Handy as next to the Primary School.

Board Meeting	No (R)		No (R)	Yes	No (R)	No (R)

Leighterton – Village Play Area

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
7. Relevant Planning History	1 point (G)	6. Beauty	0 point (R)
8. Not allocated in the Local Plan	1 point (G)	7. History	0 point (R)
9. Not an extensive tract of Land	1 point (G)	8. Recreational Value	1 point (G)
10. Local in Character	1 point (G)	9. Tranquility	0 point (R)
11. In proximity to the local community	1 point (G)	10. Wildlife	0 point (R)
12. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 1 out of 5		

Leighterton - Village Play Area - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	Photos of celebrations held on the site.
	Letters of support from other organisations	

Leighterton – Village Play Area – Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. (G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 7 out of 11	

026: Little Rissington – Sweeting Corner

Insert Map

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land. 0.03 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No. (R) The plantings and restful space are important to the village. (R)	No (R)	Yes (G) For walking dogs and on longer routes. It allows people to rest on their way along the steep paths which cross the village.	No , (R) but a restful space (R)	No (R)	
Officer Site Visit	No, (R) but Sweet spot Halfway up the hill (R)	No. (R) Nothing obvious (R)	Yes (G) Grassed area bench Nice central spot for socialising – taking a break when walking up the hill.	In general no. (R)	Yes – (G) grassed area, trees, shrubs, cotswold stone wall.	
Board Meeting	No (R)	No (R)	Yes (G)	No (R)	No (R)	

Little Rissington – Sweeting Corner

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 1 out of 5		

Little Rissington – Sweeting Corner - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council. Support from District Cllr.
	Community Support – petitions	Pictures of community planting trees and bulbs.
	Letters of support from other organisations	NA

Little Rissington – Sweeing Corner - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. (G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 7 out of 11	

027: Naunton – Naughton Playing Field



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land.1.84 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	No (R)	Yes – (G) cricket, walkers and dog walkers	Yes. (G) Is in the Cotswold National Landscape which states that tranquillity is a characteristic of the area.	No (R)	
Officer Site Visit	No, but Lovely views (R)	No, Nothing obvious (R)	Yes, (G) grassed play area with equipment, cricket & pavilion and football.	Yes (G)	Yes – (G) grassed area, hedgerows.	
Board Meeting	No (R)	No (R)	Yes (G)	Yes (G)	Yes (G) but limited	

Naunton – Playing Field

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6		Total 3 out of 5	

Naunton – Playing Field - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Lower Naunton Parish Council Support from District and County Councillor.
	Community Support – petitions	NA
	Letters of support from other organisations	photos

Naunton – Playing - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. (G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 9 out of 11	

028: Lower Oddington – Land to rear of the Village Hall



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G)not an extensive plot of land. 0.29 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	No (R)
Board Meeting	Yes (G)	Yes (G)	No (R)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes. (G) Within the Cotswold National Landscape. In the Oddington Conservation document.	NA – No (R)	Yes -(G) Village Fete/festival once a year.	No - NA (R)	No - NA (R)	
Officer Site Visit	No, but pretty (A)	No - (R) (R)Nothing obvious	No visual evidence Potential – horses grazing (R)	No, (R) peaceful but not tranquil.	Some (A) , birds, insects, wildlife	
Board Meeting	No (R)	No (R)	No (R)	No (R)	No (R) Nothing exceptional	

Lower Oddington – Land to rear of the Village Hall

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	0 point (R)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	0 point (R)	Any other reason	
Total 5 out of 6	0 out of 5		

Lower Oddington – Land to rear of Village Hall - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Site put forward by Parish Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Lower Oddington – Land to rear of the Village Hall - Decision:

Toolkit Evidence	Yes
Officer Site Visit	No (R)
Local Green Space Decision Board	No (R)
No.(R) Site will not go forward with Local Plan – The site does not meet the Toolkit test. Total 5 out of 11	

029: Poulton – Site A Poulton – Site A

Insert Map

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G) Areas A, B and C have been previously designated for non-development in the District Plan of 1993 which stated that it was important that these open spaces were protected. We presume that the landowners would be aware of this. Sites B and C are in the flood plain.	NA. (G)	No, (G) not an extensive plot of land. 0.18 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G) Need to be considered as a whole as they form an integral part of the approach to in the village to the west. Site A, B & C Land between the Malt House and Ranbury Cottage	Yes (G)	Yes (G) The Council feels that this application has the support of the local community and those who walk through Ranbury and across the footpath (which is used regularly).
Officer Site Visit	Yes (G)	Yes (G)	Not sure (A)
Board Meeting	Yes (G)	Yes (G)	Not sure (A)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason

Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G) Site back drop of listed buildings. Sites A, B, C significant as they enhance the rural approach to village ensuring an attractive transition from the open countryside into the village.	No (R) public access	Yes (G) – open aspect creates tranquil feel.	No – (R) except for normally found or seen in rural areas.	
Officer Site Visit	Pretty not beautiful (A)	Yes – (G) Historic setting	No (R)	No (R) busy road	No (R) Nothing unusual	
Board Meeting	Agree. Pretty not beautiful (A)	Yes – (G) Historic setting	No (R)	Agree No (R) busy road	No (R) Nothing unusual	

Poulton – Site A

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0.5 point (A)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	0 point (R)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	0 point (R)	Any other reason	
Total 5 out of 6		Total 1.5 out of 5	

Poulton – Site A - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	The Council feels that this application has the support of the local community and those who walk through Ranbury and across the footpath (which is used regularly).
	Letters of support from other organisations	NA

Poulton – Site A - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	No (R)
Local Green Space Decision Board	No (R)
No.(R) Site will not go forward with Local Plan – The site does not meet the Toolkit test. Total 6.5 out of 11	

030: Poulton - Site B



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G) Areas A, B and C have been previously designated for non-development in the District Plan of 1993 which stated that it was important that these open spaces were protected. We presume that the landowners would be aware of this. Sites B and C are in the flood plain.	NA. (G)	No, (G) not an extensive plot of land. 0.79 Ha Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G) Need to be considered as a whole as they form an integral part of the approach to in the village to the west. Site A, B & C. B – land east of Packhorse House	Yes (G)	The Council feels that this application has the support of the local community and those who walk through Ranbury and across the footpath (which is used regularly).
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G) Setting of the village and listed buildings	Yes (G) Used for walking - There is a footpath, which is regularly used, by walkers	Yes (G) Footpath leads to open countryside, it retains access to quieter area	No – (R) except for normally found or seen in rural areas.	

Officer Site Visit	Pretty (A) not beautiful	Yes (G) The Setting	Yes (G) Use for walking	No – (R) but leads to area that is	No – (R) Nothing exceptional	
Board Meeting	(A) Pretty not Beautiful	Yes (G) The Setting	Yes (G) Use for walking	No – (R) but leads to area that is	No – (R) Nothing exceptional	

Poulton – Site B

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0.5 point (A)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 point (0)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (0)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 2.5 out of 5		

Poulton – Site B - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	The Council feels that this application has the support of the local community and those who walk through Ranbury and across the footpath (which is used regularly).
	Letters of support from other organisations	

Poulton – Site B - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. (G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 8.5 out of 11	

031: Poulton – Site C



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G) Areas A, B and C have been previously designated for non-development in the District Plan of 1993 which stated that it was important that these open spaces were protected. We presume that the landowners would be aware of this. Sites B and C are in the flood plain.	NA. (G)	No (G) not an extensive plot of land. 1.11 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G) Need to be considered as a whole as they form an integral part of the approach to in the village to the west. Site A, B & C C – land south of Old Manor Farm House	Yes (G)	Yes (G) The Council feels that this application has the support of the local community and those who walk through Ranbury and across the footpath (which is used regularly).
Officer Site Visit	Yes (G)	Yes (G) – central	Yes (G)
Board Meeting	Yes (G)	Yes (G) – central	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason

Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G) Sites A, B, C enhance the rural approach to the village ensuring attractive transition from the open countryside into the village. form a "backdrop" to listed buildings on north side of road. Has altered little over the last three to four hundred years.	No (R)	Yes (Y)	Yes. (G) site C underwent forestry work (assisted by public funds). Acts as a reservoir area for wildlife – kites, buzzards, kestrels, owls, woodpeckers, badgers, foxes	Sites A, B and C lie within the old hamlet of Ranbury which was previously part of the parish of Ampney St Peter, and therefore historically not incorporated in to Poulton and an entity in its own right.
Officer Site Visit	Nothing obvious from site visit (A)	Yes – (G) setting	Agree (R)	Not sure – (A) close to busy road	No – (R) Nothing exceptional	
Board Meeting	Agree with site visit (A)	Yes – (G) setting	Agree (R)	Not sure – (A) close to busy road	No – (R) Nothing exceptional	

Poulton – Site C

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0.5 point (A)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	0 point (R)
4. Local in Character	1 point (G)	4. Tranquility	0.5 point (A)
5. In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 3 out of 5		

Poulton – Site C - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	
	Community Support – petitions	The Council feels that this application has the support of the local community and those who walk through Ranbury and across the footpath (which is used regularly).
	Letters of support from other organisations	

Poulton – Site C - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. Site will go forward with Local Plan – It meets the Toolkit test. Total 9 out of 11	

032: Poulton East - The Butts



Sites must meet all the following six criteria in the toolkit checklist:

7. Relevant Planning History	8. Not allocated in the Local Plan	9. Not an extensive plot of land
(R) No , there is currently an application for an agricultural building on part of the site which is not visible from the road.Yes, the main part of the site is and could be a green open space	NA. (G)	No,(G) Not an extensive plot of land. 0.52 Ha

	10. Local in Character	11. In proximity to the Local Community	12. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Nothing obvious (A)
Board Meeting	Yes (G)	Yes (G)	Nothing obvious (A)

Sites must meet at least one of the six following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G) Area is significant from an aesthetic viewpoint it creates an open &rural view within the village. As there is no housing. It is probably one of the most attractive parts of the village.	Yes (G) The site is shown on old maps of the village as being land known as "The Butts	No (R) – no access	Yes (G) The open aspect creates a tranquil feel especially as it provides a break between residential properties	No (R) species normally found or seen in rural areas	
Officer Site Visit	Pretty but not beautiful (A)	Nothing (A) obvious	No (R)	Peaceful, but not tranquil (A)	No (R) Nothing significant	
Board Meeting	Agree – pretty but beautiful (A)	Nothing (A) significant	No (R)	Agree – (A) Peaceful but not tranquil	Agree – No (R)	

Poulton – The Butts

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	0 point (R)	1. Beauty	0.5 point (A)
2. Not allocated in the Local Plan	1 point (G)	2. History	0.5 point (A)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	0 point (R)
4. Local in Character	1 point (G)	4. Tranquility	0.5 point (A)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	0.5 point (A)	Any other reason	
Total 4.5 out of 6		Total 1.5 out of 5	

Poulton – The Butts - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	The Council feels that this application has the support of the local community and those who walk through Ranbury and across the footpath
	Letters of support from other organisations	NA

Poulton – The Butts - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	No (R)
Local Green Space Decision Board	No (R)
No.(R) Site will not go forward with the Local Plan – The site does not meet the Toolkit test. Total 6 out of 11	

033: Tetbury – Berkley Wood



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land. 0.95 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	Yes (G) The wood was planted by the community on an old tip in 1989 – each tree was sponsored by a community member.	Yes (G) Blackberry picking, sloe picking, Cubs, Scouts, Brownies and Guides use the area. Children build dens. Egg and treasure hunts.	Yes (G) - The site is tranquil – has no busy roads beside it.	Yes (G) Woodland next to allotments (30) lots of wildlife can be found in the locality.	Safe rural space
Officer Site Visit	No, (R) but Pretty	No -(R) Nothing obvious	Yes – (G) Walking, playing running and jogging	Yes (G) – peaceful	Yes (G) Plenty of habitats for wildlife.	A good space to roam and explore safely for children
Board Meeting	(R)	Yes (G) inlight of toolkit evidence	Yes (G)	Yes (G)	Yes (G)	

Tetbury - Berkeley Wood

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 4 out of 5		

Tetbury - Berkeley Wood - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Tetbury Town Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Tetbury - Berkeley Wood - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Site will go forward with the Local Plan – The site does meet the Toolkit test. Total 11 out of 11	

034: Tetbury – Preston Park



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No. (G) not an extensive plot of land. 2.68 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G)	No. (R) Not known	Yes. (G) Where residents and visitors walk. Joggers. Used for Park Runs	Yes. (G) site is not close to any roads and beside Berkeley Wood. Site is in CPRE tranquility map.	Yes. (G) Important butterfly species found on site GCER	Accessible – close to car parks, the Tetbury Trail Railway line walk.
Officer Site Visit	Yes, (G) very beautiful in valley	No - nothing obvious	Yes (G) – walking, dog walking, playing large open space to roam around – paddle in shallow stream.	Yes. (G) peaceful apart from bird song.	Yes. (G) Hedgerow, stream Natural grass valley – wildflowers.	Lovely natural open space to roam and not just sticking to a linear route.
Board Meeting	Yes (G)	No (R)	Yes (G)	Yes (G)	Yes (G)	

Tetbury – Preston Park

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	1 point (G)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 4 out of 5		

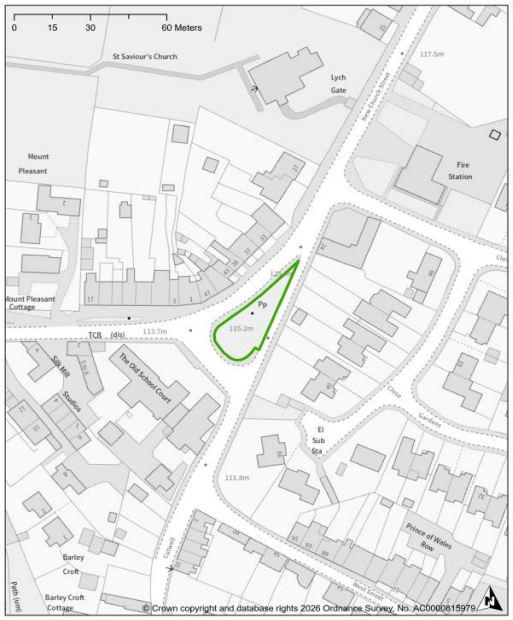
Tetbury – Preston Park - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Town Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Tetbury – Preston Park - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes (G) Site will go forward with the Local Plan – The site meets the Toolkit test. Total 10 out of11	

035: Tetbury – The Knapp



Local Green Space
TETBURY
- The Knapp

COTSWOLD District Council

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No.(G) not an extensive plot of land. 0.05 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No - NA (R)	Yes. (G) Vintage Postbox & Water pump	No - (R)	No (R)	No - (R)	Owner of site support
Officer Site Visit	Pretty setting – traditional planting, but not beautiful No (R)	Yes. (G) Vintage Postbox & Water pump	Yes (G) - A spot to stop and chat. It has a couple of benches.	No - next to the road. (R)	No, but A good green area centrally within a built-up area. (R)	Small wildlife spot flowers and trees.
Board Meeting	No (R)	Yes (G)	Yes (G)	No (R)	No (R)	

Tetbury – The Knapp

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 2 out of 5		

Tetbury – The Knapp - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Town Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Tetbury – The Knapp - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes (G) Site will go forward with the Local Plan – The site does meet the Toolkit test. Total 8 out of 11	

036: Weston Sub Edge – Land on the Corner of Friday & Church Street



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
Yes, (G)	Yes (G)	No, (G) not an extensive plot of land. 0.24 Hectares

	4. Local in character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	(G)	(G)	(G)
Officer Site Visit	(G)	(G)	(G)
Board Meeting	(G)	(G)	(G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	NA – No (R)	Yes (G) on the corner of Friday Street and Church Street, joining The Seagrave Arms. Formally part of the historic Toll Road. Stretch of main road next to the plot were historically a centre point of the village, which we wish to retain.	Yes (G) The land has been used for pasture and public enjoyment.	NA – No (R)	NA – No (R)	
Officer Site Visit	No, but pretty (R)	Yes (G) - central to historic village	No. Not sure (R)	No. Next to road (R)	No. Nothing obvious. (R)	
Board Meeting	No, but pretty (R)	Yes (G)	No. Not sure (R)	No. Next to road (R)	No Nothing obvious(R)	

Weston Sub Edge – Land on the Corner of Friday & Church Street

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	0 point (R)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 1 out of 5		

Weston Sub Edge – Land on the Corner of Friday & Church Street - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by the Parish Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Weston Sub Edge – Land on the Corner of Friday & Church Street - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes (G) Site will go forward with the Local Plan – The site does meet the Toolkit test. Total 7 out of 11	

037: Weston Sub Edge – Small Paddock between Parsons Lane and Church Street



Local Green Space
WESTON SUBEDGE - Parsons Lane

COTSWOLD District Council

Sites must meet all the following six criteria in the toolkit checklist:

1.Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
(G) Yes site meets the criteria	(G) Yes site meets the criteria	(G) No, not an extensive plot of land. Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Not Sure (A)	Yes (G)	Not sure (A)
Board Meeting	Not Sure (A)	Yes (G)	Not sure (A)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes. (G) The area is within the village Conservation Area and the Cotswold AONB	Yes. (G) The paddock is surrounded on 3 sides by Grade 2 listed buildings:	No. NA (R)	No. NA (R)	No. NA (R)	
Officer Site Visit	No, but Pretty (R)	No, Nothing obvious (R)	No (R)	No - Next to busy road (R)	No - Left slightly overgrown – wild. (R)	
Board Meeting	No (R)	No (R)	No (R)	No (R)	No (R)	

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 Point (R)

2. Not allocated in the Local Plan	1 point (G)	2. History	0 Point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	0 Point (R)
4. Local in Character	0.5 point (A)	4. Tranquility	0 Point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 Point (R)
6. Demonstrably Special to the Local community	0.5 point (A)	Any other reason	
Total 5 out of 6	Total 0 out of 5		

Weston Sub Edge – Land on the Corner of Friday & Church Street - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by the Parish Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Weston Sub Edge – Land on the Corner of Friday & Church Street - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	No (R)
Local Green Space Decision Board	No (R)
No (R) Site will not go forward with the Local Plan – The site does not meet the Toolkit test. Total 6 out of 11	

Additional information: The Board was not convinced there was enough evidence to put the site forward with the Local Plan Reg 19.

038: Willersey – Ley Orchard Triangle



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No (G) not an extensive plot of land. 0.18 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes. (G) Its beauty lies in absence of what might replace it. Reminds residents they live in a village not a town and open spaces are the benefit of villages	No (R) historic events, but has been used for street parties and national celebrations.	Yes. (G) Dog walking five aside football	Yes (G) space adds enormously to its tranquil nature.	No (R)	
Officer Site Visit	No, (R) but good green space in central position	No (R) No obvious sign	Yes (G)	No, (R) but quiet	No, (R) not wildlife rich	
Board Meeting	No (R)	Yes (G) – in light of toolkit info	Yes (G)	No (R)	No (R) not wildlife rich.	

Willersey – Ley Orchard

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 2 out of 5		

Willersey – Ley Orchard Triangle - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council. District Councilor support
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Willersey – Ley Orchard Triangle - Decision:

Toolkit Evidence	Yes
Officer Site Visit	Yes
Local Green Space Decision Board	Yes
(G) Site will go forward with the Local Plan – The site does meet the Toolkit test. Total 8 out of 11	

Recreation Mitigation Study

To support Cotswold District Local Plan

Cotswold District Council

Final report
Prepared by LUC
July 2026

Version	Status	Prepared	Checked	Approved	Date
1	Draft	D Zacks F Jackson	T Livingston	T Livingston	03/07/2026
2	Final	D Zacks F Jackson	T Livingston	T Livingston	17/07/2026
3	Final v2	D Zacks	T Livingston	T Livingston	22/07/2026

EMS566057 FS566056 OHS627041

Land Use Consultants Limited
Registered in England. Registered number 2549296. Registered office: 250 Waterloo Road, London SE1 8RD. Printed on 100% recycled paper

Contents

Chapter 1 5
Introduction

What is recreation mitigation? 5
Why does Cotswold District Council need this study? 7
What is the status of the Local Plan and its evidence base? 9

Chapter 2 13
Habitat Sites

Cotswold Beechwoods SAC 13
North Meadow and Clattinger Farm SAC 15
Zone of Influence 17
Development within a ZoI 19

Chapter 3 21
Mitigation Requirements

How much mitigation is required? 21
Total mitigation requirements 23
Strategic site allocations 24

Chapter 4 29
Mitigation Sites and Catchments

Mitigation sites 29
Mitigation catchments 30

Chapter 5 35
SANG and ANRG Funding

What are the Council doing now? 35
Indicative costings 35

Chapter 6 39
SANG and ANRG Delivery

What characteristics should a SANG have? 39
What characteristics should ANRG have? 40
Delivery recommendations for SANG and ANRG 42

References 50

Table of Tables

Table 3.1: Total mitigation requirements by development type 23
Table 3.2: Total mitigation needs vs delivery 24
Table 3.3: Strategic site allocation context 25
Table 3.4: Amount of SANG and ANRG proposed in Masterplan for each strategic site allocation 26
Table 4.1: Recreation mitigation sites 29
Table 4.2: SANG catchments 30
Table 4.3: ANRG catchments 30
Table 5.1: Estimated SANG/ANRG contribution 36
Table 6.1: Proposals for SANG monitoring 44

Table of Figures

Figure 2.1: Zones of Influence for Cotswold Beechwoods SAC and North Meadow and Clattinger Farm SAC (DRAFT FIGURE) 18
Figure 3.1: Residential site allocations within the Zones of Influence (DRAFT FIGURE) 22
Figure 4.1: SANG and ANRG catchments (DRAFT FIGURE) **Error! Bookmark not defined.**
Figure 5.1: The ten characteristics of well-designed places 42

Chapter 1
Introduction

1.1 This study looks at how green spaces and natural features across Cotswold District can support future growth in the Cotswold District Local Plan by helping to reduce recreation pressure on protected areas, by providing access to similar quality, attractive local alternative green spaces.

What is recreation mitigation?

1.2 Many protected habitats and species can be damaged or disturbed by high visitor numbers. Activities like dog walking, cycling or even repeated footfall can disturb wildlife, reduce breeding success and lead to the erosion of fragile ecosystems. National planning policy and environmental legislation (the Conservation of Habitats and Species Regulations 2017 (as amended), or 'Habitats Regulations') include provisions that seek to ensure that plans and projects (including applications for planning permission) are not approved where they could harm the integrity of certain designated sites, including Special Areas of Conservation (SACs). The process of determining the impact on these designated sites is known as a Habitats Regulations Assessment or HRA, and involves a screening stage and 'Appropriate Assessment' stage.

1.3 The Habitats Regulations establish that the local planning authority is the competent authority responsible for undertaking the relevant screening stage and, where relevant, the Appropriate Assessment, prior to adopting the Local Plan or issuing any planning permissions it determines. There is a statutory requirement for the competent authority to consult Natural England in relation to the Appropriate Assessment prior to a decision being made. A separate HRA Report is being prepared for Cotswold District Council in relation to the new Local Plan.

1.4 Mitigation needs to be considered in the Local Plan because without adequate mitigation provision, new development allocated in the plan could lead to increased recreational pressure on designated sites, and the Local Plan will not be able to be adopted. Identifying alternative green spaces forms a key part of the mitigation strategy for residential site allocations located near sensitive ecological sites and they need to be delivered alongside new housing development. Understanding existing alternative green space capacity and identifying opportunities for new provision helps ensure that growth can be accommodated while still protecting the designated sites and meeting Cotswold District Council's statutory requirements.

Within Cotswold District this mitigation comprises three main measures:

- Suitable Accessible Natural Greenspace (SANG): new or enhanced greenspace, designed to divert recreation trips **away from** designated sites.
- Alternative Natural Recreational Greenspaces (ANRG): new or enhanced greenspace, public right of way enhancements, and high quality green infrastructure, designed to divert recreation trips **away from** designated sites.
- Strategic Access Management and Monitoring (SAMM): measures to manage the residual impact **at the** designated sites.

Suitable Alternative Natural Greenspace

1.5 Suitable Alternative Natural Greenspaces (SANGs) are high-quality, accessible green spaces that are designed to attract people away from sites designated as Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites. They were initially developed in relation to heathland habitats (the Dorset Heathlands and Thames Basin Heaths SPAs) and the ground-nesting bird species within them that are sensitive to disturbance (nightjar, woodlark and Dartford warbler); but the development and use of SANGs is now applied to a much broader range of protected habitats and sites. They act as an alternative place for people to walk, exercise and enjoy nature, helping to reduce recreational pressure on the SACs and SPAs.

1.6 The objective of SANG delivery is to offer a naturalistic green space that is appealing and more conveniently located than the protected areas they relieve pressure from. They do not need to exactly replicate the sites they are diverting trips from but must be attractive and local enough to result in people choosing the SANG (for example for dog walking) over the more sensitive site. To do this, SANGs must meet certain quality standards, such as providing attractive walking routes, areas for dogs to be walked off lead, good signage, car parking where appropriate and a natural, enjoyable environment for visitors.

Alternative Natural Recreational Greenspaces

1.7 Alternative Natural Recreational Greenspaces (ANRG) is an approach to recreation mitigation where is has not been deemed necessary to apply the stricter SANG design requirements. ANRG can be of a more flexible design, resembling enhanced green infrastructure and open spaces as opposed to the key requirements for naturalness and a variety of habitats in SANG.

1.8 For the purposes of this strategy, ANRG forms part of the wider green infrastructure network but is specifically intended to provide recreational mitigation for Habitats Regulations purposes.

Strategic Access Management and Monitoring

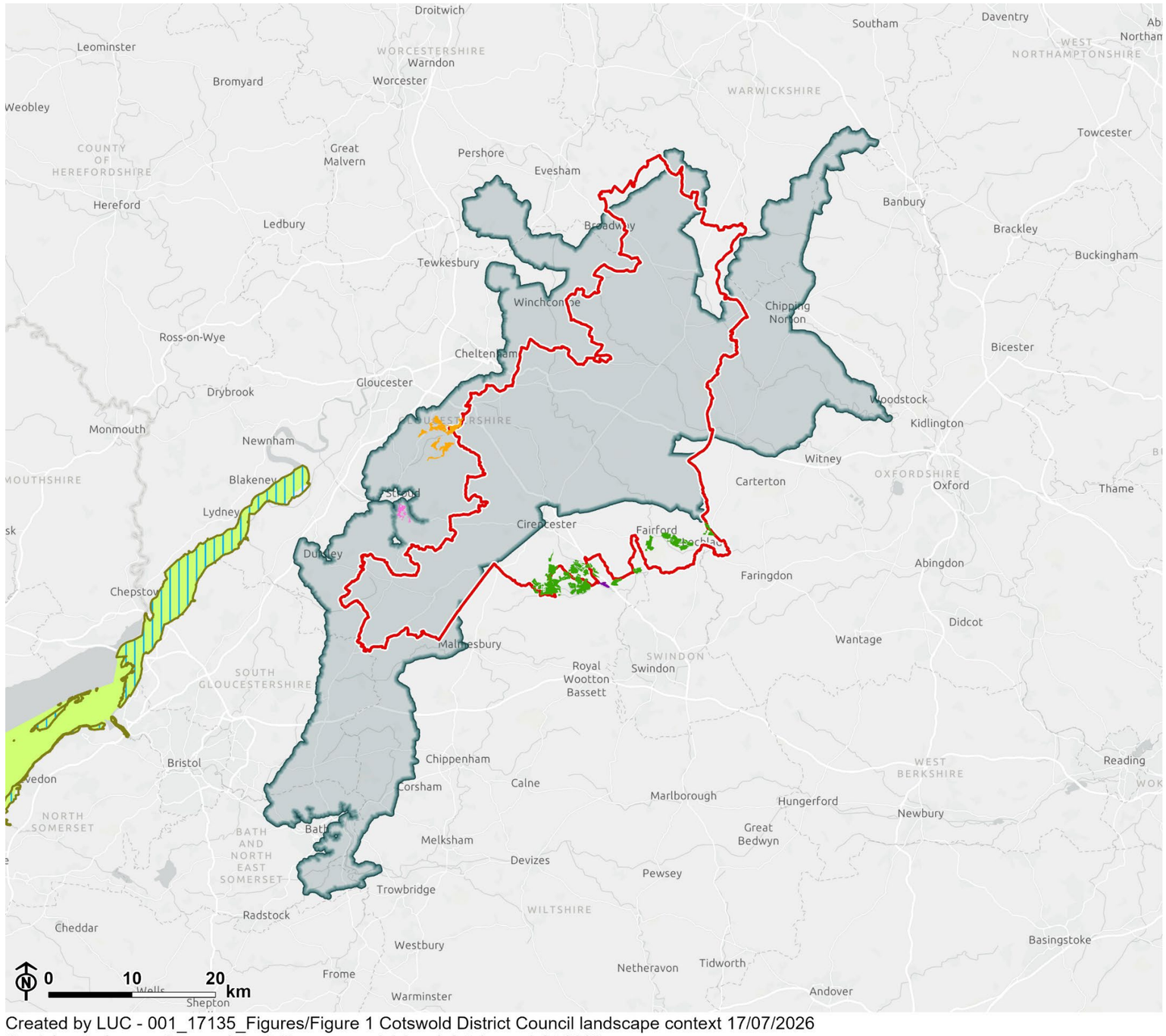
1.9 Recognising that not all visitors will be diverted through the use of additional green spaces outside of the designated sites; the overall mitigation package incorporates measures to address residual impacts at the designated sites. Strategic Access Management and Monitoring (SAMM) measures include engagement and awareness raising, including through ranger time, better information and interpretation and education campaigns, and monitoring of visitors and the integrity of the habitats and species of the designated site to assess the effectiveness of the relevant mitigation measures.

Why does Cotswold District Council need this study?

1.10 This Study will help to shape and support the delivery of Cotswold District Council's (CDC) emerging Local Plan which will guide development from 2026 to 2043. With significant population growth and need for new homes to be built, the new developments within the district have the potential to impact on internationally important biodiversity sites (Habitats sites), in particular the Cotswold Beechwoods SAC and North Meadow and Clattinger Farm SAC as shown in **Figure 1.1**. These sites are currently being damaged by visitors to the sites, and that damage (recreational impact) is likely to increase as more houses and holiday accommodation are built.

1.11 Cotswold District Council, as a 'competent authority', is legally obliged under the Habitats Regulations to consider whether planning applications would affect the biodiversity of any SAC; and can only approve a planning application where the proposals will not impact on the qualifying habitats and species of the SAC. This consideration is undertaken by a process called Habitats Regulations Assessment (HRA).

Figure 1.1: Cotswold District Council Designated Site Context



Created by LUC - 001_17135_Figures/Figure 1 Cotswold District Council landscape context 17/07/2026
Contains Ordnance Survey data © Crown copyright and database right 2026.
Contains data from OS Zoomstack. © Natural England.

1.12 In the coming years, future CDC Local Plans will be shaped by the emerging Spatial Development Strategy (SDS). This follows national planning reforms that introduce mandatory sub-regional SDSs to guide long-term strategic growth across England. Cotswold District lies entirely within Gloucestershire which is currently considered an area of the country where there are a range of plausible SDS geographies, and/or where possible future devolution arrangements are particularly uncertain. For these areas, consultation is ongoing regarding the potential SDS geographies, as well as the prospective alignment of public service delivery boundaries.

What is the status of the Local Plan and its evidence base?

Cotswold District Local Plan (2011–2031)

1.13 The adopted Cotswold District Local Plan (2011–2031) is supported by a comprehensive evidence base which underpins its spatial strategy, policies and site allocations. This evidence comprises a wide range of demographic, economic and technical information, including population projections, economic forecasts, land supply data and analysis of existing planning commitments. The Local Plan policies have been monitored since the plan was adopted, and further data has become available through this process.

1.14 A suite of topic-specific technical studies underpins individual policy areas within the Plan. These include, inter alia, evidence relating to:

- economic growth and employment land requirements;
- retail need and town centre performance;
- infrastructure provision, through the Infrastructure Delivery Plan (IDP);
- transport and movement; and
- environmental constraints and capacity, including flood risk, water infrastructure and ecological impacts.

1.15 In addition, the evidence base incorporates detailed environmental and heritage assessments, including landscape character studies, conservation area appraisals and archaeological evidence. This reflects the particular sensitivities of the District, including the extensive coverage of the Cotswolds Area of Outstanding Natural Beauty (AONB).

1.16 The Local Plan is supported by a Sustainability Appraisal (SA), undertaken at each stage of plan preparation, which tests the environmental, social and economic impacts of the strategy and proposed allocations.

1.17 In 2020, Cotswold District Council began work on a Partial Update to the Local Plan, with consultation on the Local Plan Partial Update (LPPU) 'Issues and Options' (Reg.18) taking place in 2022. The Council subsequently began an update to the Local Plan development strategy. In early 2024, the Council consulted on development strategy, partial update to policies, and an 'initial ideas' document. In July 2025, the Council merged the LPPU and the ongoing work on the development strategy into a Full Local Plan Review (FLPR). In November 2025, the Council undertook a further Regulation 18 "Preferred Options" consultation on the FLPR, marking a more advanced stage in the preparation of the replacement Local Plan, which is intended to guide development between 2026 and 2043.

Cotswold District Local Plan (2026-2043) Regulation 19 Submission (August 2026)

1.18 The Cotswold District Local Plan (2026-2043) Regulation 19 Submission (August 2026) (the Submission Local Plan) sets out policies and proposals to meet the challenges facing the area over the period 2026-2043. The Regulation 19 Local Plan builds upon the earlier Regulation 18 draft, incorporating consultation feedback and presenting the final proposed plan for submission and examination. The Submission Local Plan has been prepared taking account of the National Planning Policy Framework (NPPF) (December 2024) and other relevant national policy and guidance, alongside an evolving evidence base.

1.19 The Submission Local Plan aims to deliver a diverse range of housing, including a significant increase in socially rented and affordable homes, enabling residents of all ages and backgrounds to live securely and sustainably. New development will offering high-quality homes, employment opportunities, and essential services, all supported by integrated infrastructure and sustainable transport networks.

1.20 The Submission Local Plan presents a Spatial Vision for Cotswold District up to 2043 with development guided by a Spatial Strategy that prioritises environmental stewardship, social equity, and economic vitality, while respecting the District's unique landscape, heritage, and character.

1.21 The Vision is supported by 6 Strategic Objectives. The Strategic Objectives set out in the Submission Local Plan are:

- SO1: Ensure infrastructure and services support sustainable communities

- SO2: Respond to the climate crisis through adaptation and mitigation
- SO3: Conserve and enhance the natural, built, and historic environment
- SO4: Deliver inclusive, healthy, and affordable housing
- SO5: Enable a vibrant, low-carbon local economy
- SO6: Promote sustainable transport use and connectivity

1.22 The Spatial Strategy (below) is underpinned by 6 Core policies:

- Core Policy 1: Addressing Climate Change
- Core Policy 2: Meeting Housing Needs in Cotswold District: Strategic Sites
- Core Policy 3: Meeting Housing Needs in Cotswold District: Non-Strategic Sites
- Core Policy 4: Settlement Hierarchy
- Core Policy 5: Meeting Business and Employment Needs in Cotswold District
- Core Policy 6: Infrastructure Delivery

1.23 The Submission Local Plan also sets out three Area Strategies to support the appropriate development of different parts of the district, which are set out in Chapters 5-7 of the Plan. The Area Strategies are as follows:

- Cirencester and Surrounding Villages Area Strategy
- South Cotswold Area Strategy
- North Cotswold Area Strategy

1.24 The Submission Local Plan designates site allocations for residential and employment sites across the District. Residential site allocations relevant to this study are discussed further in Chapter 3.

Residential

1.25 Core Policy 2 sets out that the housing requirement for the Cotswold District is for 17,935 homes to be delivered in the Plan period between 2026 and 2043. The Plan makes provision for around 19,000 dwellings by 2043.

1.26 Around 11,500 dwellings will be delivered through 10 strategic allocations and one saved strategic allocation from the previous Local Plan 2011-2031. Around a further 1,500 dwellings will be delivered through non-strategic allocations (addressed in Core Policy 3). Additional dwellings will also be delivered through Neighbourhood Development Plans or the Development Management process.

Employment

1.27 Core Policy 5 establishes that to meet the land requirement of 10.4ha for office and R&D development, and 39.2ha for industrial development over the Plan period (2026 to 2043), a further 29 ha is needed beyond known completions and commitments.

1.28 The Plan identifies 29ha for future development across 5 strategic employment allocations. Additional employment land will also be delivered through the Development Management process.

Chapter 2
Habitat Sites

2.1 There are two designated sites that are the focus of this study, the Cotswold Beechwoods Special Area of Conservation (SAC) and the North Meadow and Clattinger Farm SAC. This chapter provides a description of each site, their qualifying features (i.e. habitats and species for which they are designated), relevant conservation objectives and key vulnerabilities. This information is taken from Standard Data Forms and Natural England's Site Improvement Plans **[See reference 1]**.

Cotswold Beechwoods SAC

Site description

2.2 The Cotswold Beechwoods represent the most westerly extensive blocks of *Asperulo-Fagetum* beech forests in the UK. The woods are floristically rich, and rare plants include red helleborine *Cephalanthera rubra*, stinking hellebore *Helleborus foetidus*, narrow-lipped helleborine *Epipactis leptochila* and wood barley *Hordelymus europaeus*. There is a rich mollusc fauna. The woods are structurally varied, including blocks of high forest and some areas of remnant beech coppice.

Qualifying features

2.3 Annex 1 habitats that are a primary reason for the selection of this site:

- 9130 *Asperulo-Fagetum* beech forests

2.4 Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (important orchid sites)

Conservation objectives

2.5 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats;
- The structure and function (including typical species) of qualifying natural habitats; and
- The supporting processes on which qualifying natural habitats rely.

Key vulnerabilities

2.6 The main current threats to the site include:

- Invasive Species - The dumping of garden waste and the consequent spread of invasive plants is an on-going threat. The spread of the non-native sycamore provides a challenge and has made particular use of canopy gaps created by storm damage. Although sycamore is considered an acceptable component of woodlands, including beechwoods, on the continent, in the Cotswold it tends to dominate understorey and canopy to the detriment of other (native) tree species.
- Deer - Deer browsing of regenerating trees (and possibly ground flora) remains a major threat to favourable condition throughout the beechwoods.
- Invasive Species - Grey squirrel numbers have increased sharply over the past decade or so and now cause significant damage to tree species, in particular beech. In places, this can lead to pole stage beech being systematically ring barked and killed.
- Disease - Although not known to be present in the Cotswold as yet, Chalara (ash disease) is a major future threat to the beechwoods.
- Public Access/Disturbance - A particular increase has been the use of mountain bikes and horse-riding which use the woods far beyond the limited network of bridleways. This has created numerous additional trackways and so increasing the erosion of the ground flora and potentially opportunities for water erosion. Although the routes away from bridleways are not usually permitted, much of the SAC woodland is NNR or has public access by foot. Additionally, dog walking has increased within the SAC especially at Coopers Hill where car parking is available. This has become a particular issue where professional dog walkers release large numbers of dogs (up to 12) to run uncontrolled through the woods. This causes disturbance to wildlife as well as local nutrification through dog faeces.
- Changes in Species Distributions - There is a risk that global warming will increase the risk of drought to beech trees (which are shallow rooted).

- Air Pollution: impact of atmospheric nitrogen deposition - Nitrogen deposition exceeds site relevant critical loads. High atmospheric nitrogen levels could affect the SAC features through changes in ground vegetation and mycorrhiza; nutrient imbalance; changes to soil fauna; increase in tall grasses; decline in diversity; increased mineralisation; nitrogen leaching; or surface acidification.

North Meadow and Clattinger Farm SAC

Site description

2.7 North Meadow and Clattinger Farm Meadows SAC consists of a series of traditionally managed unimproved grasslands within the floodplain of the Upper Thames which continue to be managed as pasture and as hay-meadow.

2.8 It contains a rich variety of species-rich grassland types including the rare MG4 community for which the SAC is designated as well as a number of notable plant species. These grasslands represent rare and scattered remnants of a much more widespread unimproved grassland habitat before agricultural intensification and extensive gravel quarrying locally were responsible for widespread losses of this habitat and its subsequent fragmentation.

Qualifying features

2.9 Annex I habitats that are a primary reason for selection of this site:

- 6510 Lowland hay meadows (*Alopecurus pratensis, Sanguisorba officinalis*)

Conservation objectives

2.10 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats;
- The structure and function (including typical species) of qualifying natural habitats; and
- The supporting processes on which qualifying natural habitats rely.

Key vulnerabilities

2.11 The main current threats to the site include:

- Inappropriate Water Levels - An effective WLMP needs to be in place in order to protect the integrity of the site. There have been several unseasonal floods over the last six years which are beginning to cause changes and losses in the vegetation communities on the site.
- Water Pollution - Both sediment and nutrient input are of concern. A diffuse pollution plan is in place and catchment sensitive farming initiative covers the catchment. Diffuse pollution has the potential to affect aquatic habitats and species as well as habitat quality in areas of riverside habitat supporting *Vertigo moulinsiana*. Diffuse pollution is arising from highway runoff as well as from farmland. Pollution also results from overflowing sewers (a result of high groundwater levels infiltrating sewers) with ongoing/recurring incidents at numerous locations on the River Lambourn.
- Habitat Fragmentation - The two component SSSIs are located 8km apart. Inclusion and restoration of a number of intervening sites locally would increase the habitat, thereby making it more resilient to fluctuating water levels in the face of climate change. The NNR team at North Meadow has, over a number of years, been working to achieve this aim. Also, one option is that additional land should be included within the North Meadow SSSI for this purpose. This would help buffer the site, possibly provide space for adaptation in anticipation of the effects of climate change, and better manage visitor impacts.
- Commons Management - Fencing is required to keep livestock from straying off site. North Meadow NNR is common land and it is the responsibility of neighbouring landowners to erect fences. There are a number of problems involved in achieving this.
- Public Access/Disturbance - There is increasing visitor pressure especially during the flowering time of Snake's-head Fritillary leading to localised damage on sites in the SAC.
- Water Pollution - The SAC's hay meadow vegetation communities are sensitive to elevated nutrient levels. With increasing flooding there is an increased risk of flood water carrying diffuse pollution onto the site and causing soil enrichment with negative consequences for the species richness of the meadows.

Zone of Influence

2.12 A Zone of Influence (ZoI) is a designated buffer radius around a protected ecological site (such as a Special Protection Area or Special Area of Conservation). In the District, any new residential development within these zones must provide or fund mitigation in the form of SANG or ANRG, and SAMM.

2.13 Using data from visitor surveys, the 75th percentile has become a standard metric for defining a zone of influence for recreation, as it represents the area from which most visitor originate. Such a figure is typically used for catchment analysis in most SAC recreation mitigation strategies because it excludes the upper distances travelled by only a few visitors that skew calculated averages, providing a more representative understanding of travel patterns.

Cotswold Beechwoods SAC ZoI

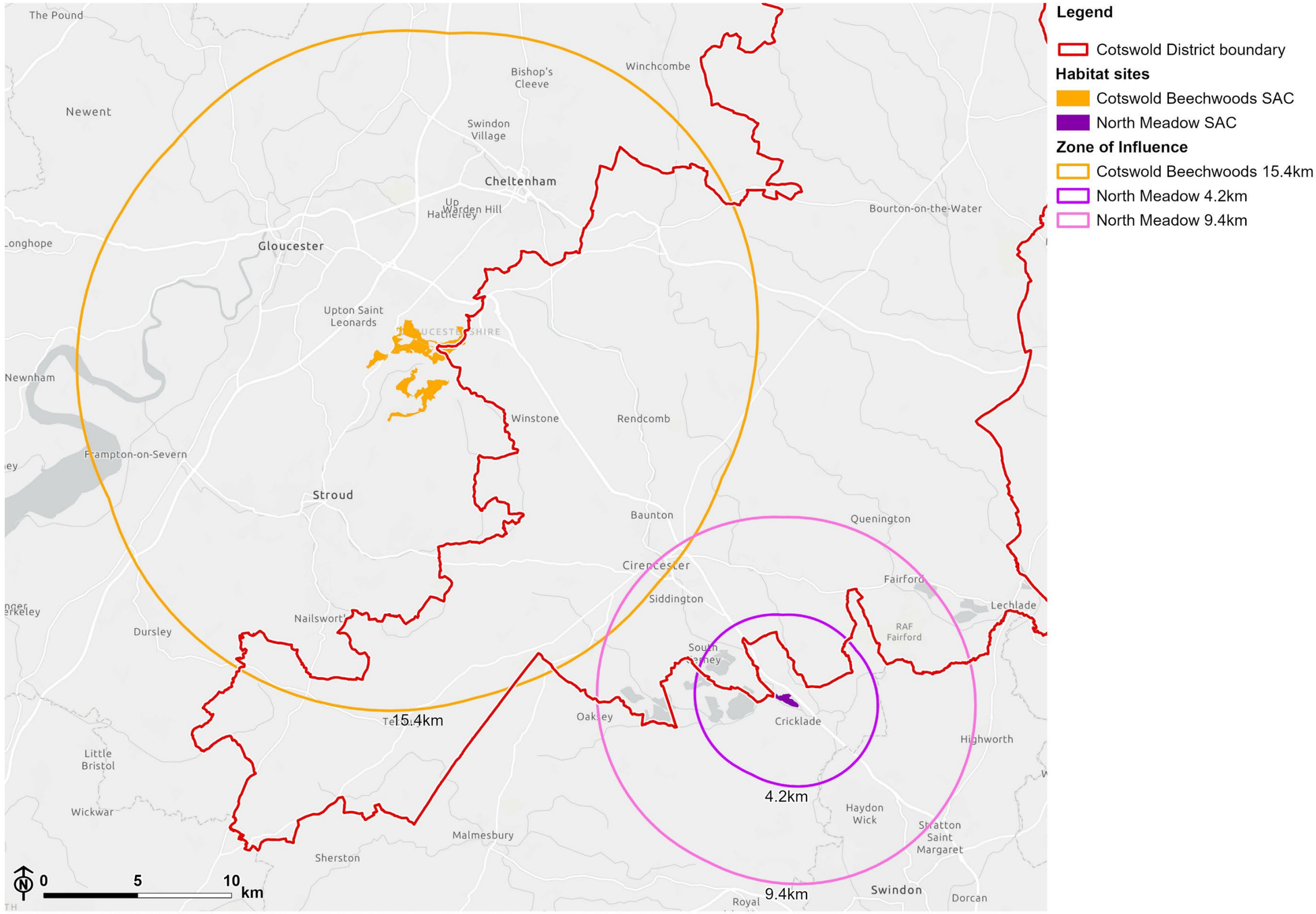
2.14 To ensure that there is a strategic approach to delivering mitigation for recreational impacts at the Cotswold Beechwoods SAC, in 2022 the relevant Local Authorities engaged Footprint Ecology to prepare a Recreation Mitigation Strategy for the Cotswold Beechwoods SAC **[See reference 2]**.

2.15 The Strategy applies to a zone of influence of 15.4km from the Cotswold Beechwoods SAC, with the boundary of the zone adjusted slightly to reflect the local geography, accessibility and local authority boundaries. The zone therefore encompasses all of Cheltenham and Gloucester administrative boundary and part of Cotswold, Stroud and Tewkesbury.

2.16 Within the entirety of the 15.4km zone of influence, all new residential growth will be expected to provide mitigation in the form of SANG and SAMM.

2.17 The Cotswold Beechwoods SAC ZoI is shown in Figure 2.1

Figure 2.1: Zones of Influence for Cotswold Beechwoods SAC and North Meadow and Clattinger Farm SAC



Created by LUC - 001_17135_Figures/Figure 2 Habitat sites Zones of Influence 17/07/2026
Contains Ordnance Survey data © Crown copyright and database right 2026.
Contains data from OS Zoomstack. © Natural England.

North Meadow and Clattinger Farm SAC ZoI

2.18 To mitigate recreational impacts associated with new development on the North Meadow part of the North Meadow and Clattinger Farm SAC, an interim strategy was prepared by Cotswold District Council, Swindon Borough Council, and Wiltshire Council in partnership with Natural England **[See reference 3]**.

2.19 The 2023 interim recreation mitigation strategy identifies two groups of visitors to the SAC: local year-round users, and fritillary visitors. These groups were shown to have different starting origins, exhibit different behaviours, and have different reasons for visiting, necessitating two ZoIs, within which different forms of mitigation are appropriate:

- Inner Zone – for local users arriving on foot and by car all year round set at 0 - 4.2km from the boundary of the SAC. It represents the area within which 75% of local year-round users originate.
- Outer Zone – for fritillary visitors and is set at 4.2 - 9.4km from the boundary of the SAC. It represents the area within which 75% of those that come to view the fritillaries during the main summer flowering season originate.

2.20 Given the differences between the users, a different range of mitigation measures is required in each ZoI:

- Within the inner ZoI (0 – 4.2km) both on-site (SAMMs) and off-site (ANRG) measures will need to be delivered as mitigation for any potential recreational impacts.
- Within the outer ZoI (4.2 – 9.4km), for most developments only on-site measures (SAMMs) will need to be delivered as mitigation for any potential recreational impacts. Larger developments may need to provide additional mitigation (e.g. ANRG) as advised by NE.

2.21 The North Meadow and Clattinger Farm SAC ZoIs are shown in Figure 2.1

Development within a ZoI

2.22 The requirement to consider the possibility of likely significant effects on the SACs applies to all types of residential development. This Recreation Mitigation Study focuses on the effects arising from the types of residential developments listed below:

- Houses in Multiple Occupation (sui generis);

- Residential institutions within the C2 Use Class where the residents are not severely restricted by illness or mobility;
- Student accommodation;
- Sites for gypsy, travellers and travelling showpeople;
- Tourist accommodation, including self-catering, caravan and touring holiday accommodation; and
- Residential annexes and other ancillary accommodation.

Chapter 3
Mitigation Requirements

How much mitigation is required?

3.1 Natural England guidance requires that for a minimum quantity provision of 8 ha of SANG per 1,000 new residents should be provided **[See reference 4]**, this quantity standard has also been to ANRG. CDC has provided details of the proposed residential site allocations identified as part of the emerging Local Plan, and those saved from the previous Local Plan. In total, 22 allocations are within the Cotswold Beechwoods SAC and North Meadow and Clattinger Farm SAC ZoIs and will need to provide or contribute to strategic mitigation for recreation pressure.

3.2 The locations of the site allocations and presence within ZoIs are shown in **Figure 3.1.**

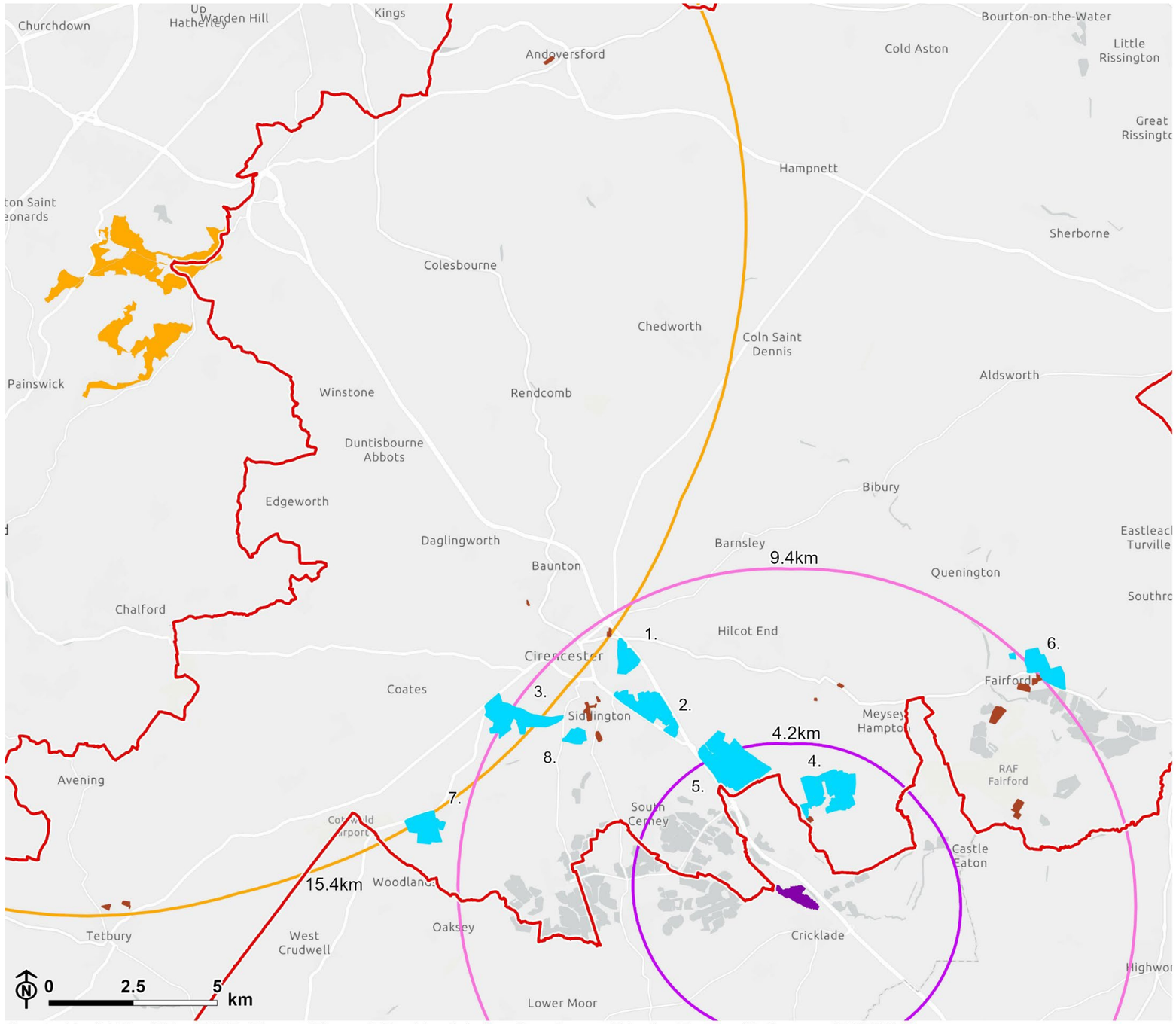
Types of development

3.3 Residential site allocations have been categorised as follows:

- Strategic sites;
- Non-strategic sites in principal settlements;
- Non-strategic sites in non-principal settlements; and
- Saved allocations from 2011-2031 Local Plan.

3.4 In addition to residential site allocations, windfall development figures over the Local Plan period for the parishes that fall within the ZoIs have been provided by CDC and included within this study.

Figure 3.1: Residential site allocations within the Zones of Influence



Legend

- Cotswold District boundary
- Strategic allocations
- Residential site allocations

Habitat sites

- Cotswold Beechwoods SAC
- North Meadow SAC

Zone of Influence

- Cotswold Beechwoods 15.4km
- North Meadow 4.2km
- North Meadow 9.4km

Strategic allocations

1. Cirencester - Land east of Kingshill Lane
2. Cirencester - Land south east of Cirencester and south of Preston
3. Cirencester - Steadings southern extension
4. Down Ampney - Land surrounding Down Ampney
5. Driffield - Land south of Driffield
6. Fairford - Land north east of Fairford
7. Kemble - Land south west of Kemble
8. Siddington - Land south west of Siddington

Created by LUC - 001_17135_Figures/Figure 3 Residential site allocations within the Zones of Influence 17/07/2026
Contains Ordnance Survey data © Crown copyright and database right 2026.
Contains data from OS Zoomstack. © Natural England.

Assumptions

3.5 The basis of this approach and the assumptions underpinning it were developed in consultation with Natural England and CDC. To calculate the area of mitigation required, the following assumptions have been applied:

- An average household size of 2.2 persons per dwelling has been applied across the whole Local Plan period and beyond as shown in the Population uplift columns in **Table 3.1**. Current population growth figures provided by CDC use an average household figure of 2.20 for 2026, a figure that is projected to decrease to 2.06 by 2043. ONS data for 2021 gives a figure of 2.24 for Cotswold District, against an England average of 2.42 **[See reference 5]**.
- For sites that lie within two ZoIs, the sites will need to contribute financially to both on-site mitigation packages (SAMM).

Total mitigation requirements

3.6 In total, there is the potential for 11,675 new dwellings delivered across the new Local Plan Period within the Cotswold Beechwoods SAC and North Meadow and Clattinger Farm SAC zones of influence. Using the CDC occupancy rate of 2.2, this development will result in a population uplift of 25,685 persons.

3.7 The associated increase in recreational impacts on the Cotswold Beechwoods SAC and North Meadows SAC will require mitigation in the form of an additional 60.80 hectares of SANG and 70.08 hectares ANRG as shown in **Table 3.1**. Note that the total mitigation requirements do not include developments solely within the 9.4km North Meadow and Clattinger Farm SAC ZoI, as development here is only required to make a SAMM contribution to the SAC.

Table 3.1: Total mitigation requirements by development type

Development type	Housing delivery	Population uplift	Area of SANG required (ha)	Area of ANRG required (ha)
Non-strategic; non-principal settlements	-	-	-	-
Non-strategic; principal settlements	91	200.20	1.61	-

Development type	Housing delivery	Population uplift	Area of SANG required (ha)	Area of ANRG required (ha)
Saved allocations from 2011-31 Local Plan	96	211.20	1.69	-
Strategic site allocation	6,264	13,780.00	41.94	68.29
Windfall	985	2,167.00	15.54	1.80
Grand Total	**5,524**	**12,152.80**	**60.77**	**70.08**

Strategic site allocations

3.8 The bulk of the housing will be delivered by strategic site allocations, and it is expected that, where required, these sites will also provide for all of their SANG and ANRG requirements as bespoke onsite mitigation. High level masterplanning works has shown the amount of land available for onsite SANG and ANRG at these strategic allocations. **Table 3.2** shows the strategic allocations mitigation needs and area of mitigation drawn in the masterplans.

Table 3.2: Total Strategic Site Allocation mitigation needs vs delivery

Area of SANG required (ha)	Masterplan SANG drawn (ha)	Area of ANRG required (ha)	Masterplan ANRG drawn (ha)
41.94	45.90	68.29	83.70

3.9 Tables 3.3 and 3.4 detail the ZoI in which a specified strategic site allocation falls, the mitigation requirements, and the amount of mitigation currently identified in the strategic site allocation masterplans. The mitigation strategy and associated capacity assumptions remain subject to agreement through future Habitats Regulations Assessment work and consultation with Natural England.

Table 3.3: Strategic site allocation context

Development details		Population uplift in Local Plan Period		Zone(s) of Influence		
Settlement	**Site Name**	**New homes proposed**	**Occupation (2.2)**	**Cotswold Beechwoods SAC**	**North Meadow and Clattinger Farm SAC 4.2km**	**North Meadow and Clattinger Farm SAC 9.4km**
Cirencester	Land east of Kingshill Lane	613	1,349			y
Cirencester	Land southeast of Cirencester and south of Preston	1,368	3,010			y
Cirencester	Steadings southern extension	585	1,287	y		y
Down Ampney	Land surrounding Down Ampney	1,658	3,648		y	
Driffield	Land south of Driffield	1,090	2,398		y	
Fairford	Land northeast of Fairford	1,141	2,510			y
Kemble	Land southwest of Kemble	1,019	2,242	y		
Siddington	Land southwest of Siddington	372	818			y

Table 3.4: Amount of SANG and ANRG proposed in Masterplan for each strategic site allocation

Development details		Mitigation required in Local Plan Period		Mitigation drawn	
Settlement	**Site Name**	**Area (ha) of SANG required**	**Area of ANRG required (ha)**	**SANG (ha)**	**ANRG (ha)**
Cirencester	Land east of Kingshill Lane	0	0	0	0
Cirencester	Land southeast of Cirencester and south of Preston	0	0	0	0
Cirencester	Steadings southern extension	10.30	0	26.60	0
Down Ampney	Land surrounding Down Ampney	0	29.18	0	32.00
Driffield	Land south of Driffield	0	19.18	0	51.70
Fairford	Land northeast of Fairford	0	0	0	0
Kemble	Land southwest of Kemble	17.93	0	19.3	0
Siddington	Land southwest of Siddington	0	0	0	0

Additional SANG needs

3.10 Tables 3.1 and 3.2 show that the onsite mitigation at Strategic Allocations will be able to meet the SANG and ANRG requirements for the Strategic Allocations, and the wider ANRG requirements for non-strategic and windfall development. However, there is a need to secure an additional 18.84 ha of SANG for the 1,070 dwellings delivered by non-strategic residential and windfall development within the Cotswold Beechwoods ZoI.

3.11 Not all development proposals will be capable of delivering bespoke onsite mitigation. In particular, smaller schemes and windfall developments may find opportunities to provide new SANG within the site boundary to be limited. To maintain flexibility and support sustainable growth, financial contributions may therefore be secured in lieu of on-site provision and used to purchase units or capacity at a Strategic SANG or capacity at other mitigation sites.

3.12 Although there is no minimum size specified for SANG or ANRG, work undertaken in relation to the Thames Basin Heaths SPA established a minimum size of 2ha for ‘small SANG’. However, small SANG sites of this size cannot accommodate the necessary SANG features such as the required length of circular walk and therefore would need to be linked to other larger SANG sites that do provide that feature. The Cotswold Beechwoods SAC Recreation Mitigation Strategy advises that small SANGs are generally unsuitable for mitigating the recreational impacts on the SAC stating that “SANGs should be large sites of at least 40ha (which will accommodate suitably long routes), however smaller sites (15ha and above) may work, depending on the location and quality”.

Strategic SANG site

3.13 A site to the south of the Kemble Strategic site allocation has been identified within the Masterplanning work to be available and capable of providing sufficient SANG capacity. It is located within the vicinity of the majority of the proposed development within the district and has a reasonable prospect of being delivered to meet the SANG needs.

3.14 This site would be designated as a Strategic SANG, and, with the agreement of NE, would need to be brought up to SANG standard. The key SANG enhancements required by such a site are discussed in **Chapter 6**.

3.15 The new strategic SANG will require a Management Plan which has been agreed with NE, and should detail the open space works required to enhance the land to full SANG status, its ongoing management, and in-perpetuity maintenance. Enhancement works can be carried out on an incremental basis in advance of development coming forward and will need to include measures such as new footpaths, planting, signage, interpretation boards and bins.

3.16 Developments using the new strategic SANG capacity as mitigation will be required to make financial contributions towards the enhancement and in-perpetuity management and maintenance through a combination of s106 agreements and the Community Infrastructure Levy (CIL).

3.17 Each development using the Strategic SANG cannot be occupied until the relevant enhancement works are provided at the SANG. This can be delivered via a s106 obligation to restrict occupation, which would be required to be entered into by the developer. The Council or developer/SANG management company should not wait for the CIL receipts to come in but instead ‘pump prime’ SANG enhancement works, the cost of which is then paid back by an equivalent amount from CIL receipts. This enables occupation of development sites to take place in a timely manner.

3.18 Currently, the proposed Strategic SANG site has been drawn at 30ha which would give it a SANG mitigation capacity of 3,750 dwellings, a surplus of 11.16ha on top of the 18.84 ha need as discussed above in **3.10**.

Chapter 4
Mitigation Sites and Catchments

Mitigation sites

4.1 The location and quantity of proposed recreation mitigation sites is shown below in **Table 4.1**. The total uplift in population that will increase recreational pressure on the Habitats Sites is 12,152.80. The mitigation currently identified in the strategic site masterplans and the additional strategic SANG has the potential to deliver a surplus of capacity for a population of 7,825.20 persons which equates to 3,556 homes.

4.2 The mitigation areas listed in Table 4.1 are identified within strategic site masterplans and represent indicative provision. The mitigation areas will require detailed design, ecological assessment and agreement with Natural England at the planning application stage.

Table 4.1: Recreation mitigation sites

Site name	Mitigation type	Mitigation size (ha)	Population capacity
Steadings southern extension	SANG	28.70	3,587.50
Land surrounding Down Ampney	ANRG	32.00	4,000.00
Land south of Driffield	ANRG	51.70	6,462.50
Land southwest of Kemble	SANG	19.30	2,412.50
Strategic SANG site	SANG	30.00	3,750.00
		Total	19,950.00

4.3 The maximum capacity shown in the final column of Table 4.1 is an estimate based on the area of the sites and would need to be reviewed at the time of a planning application. The capacity could reduce, for example, if parts of the site are found to be unsuitable as mitigation, or if the mitigation area is reduced.

4.4 The surplus mitigation capacity delivered by the Strategic SANG site provides flexibility to accommodate windfall development and potential future growth beyond current allocations. The mechanism by which surplus capacity will be allocated, reserved and monitored should be agreed and maintained through the Council's monitoring framework.

Mitigation catchments

SANG catchments

4.5 The catchment of SANG will depend on the individual site characteristics and location, and their location within a wider green infrastructure network. Where a SANG does not include a car park, the catchment area is considered to be 400m, in all other cases the catchment area is determined by the overall size of SANG, as shown in **Table 4.2** below:

Table 4.2: SANG catchments

SANG size	Catchment area
Any size but without car parking	400m
2 to 12 hectares	2 km
12 to 20 hectares	4 km
Greater than 20 hectares	5 km

4.6 Residential developments with a net increase of 10 or more units that are allocated to a SANG should ideally be located within a specified SANG catchment area. Developments with a net increase of less than 10 units generally do not need to be within a specified SANG catchment provided that there is sufficient overall SANG capacity.

ANRG catchments

4.7 Cotswold District Council does not currently specify the distance that an ANRG should be from the development that it serves. However, for the purposes of this study (and in line with approaches used elsewhere), the ANRG catchments in **Table 4.3** have been applied to align with the Natural England Green Infrastructure Framework (NEGIF) Accessible Greenspace Standard **[See reference** 6**]**:

Table 4.3: ANRG catchments

Access standard criteria	Minimum size (ha)	Catchment radius (km unless otherwise stated)
Local	2	300m
Neighbourhood	10	1

Access standard criteria	Minimum size (ha)	Catchment radius (km unless otherwise stated)
Wider neighbourhood	20	2
District	100	5
Sub-regional	500	10

Site Allocations and catchments

4.8 The site allocations that could be served by the mitigation sites depends on their location and the capacity of the SANG or ANRG. The site allocations that could be served by each potential SANG or ANRG, based on the catchments discussed above, are shown in **Figure 4.1 and 4.2**.

4.9 As discussed In **Chapter 3**, with the addition of a new Strategic SANG site, the overall provision of SANG would be greater than the total SANG requirement. Additionally, as shown in **Figures 4.1 and 4.2**, the total combined mitigation has the potential to form a mitigation network. As defined in NE guidance **[See reference 7]** and the TBH Delivery Framework **[See reference 8]**, where several SANG/ANRG sites are in proximity or adjacent, they can be used and visited as one single entity. This approach allows for the use of links between mitigation units to deliver a circular walk and meet all the requirements in combination

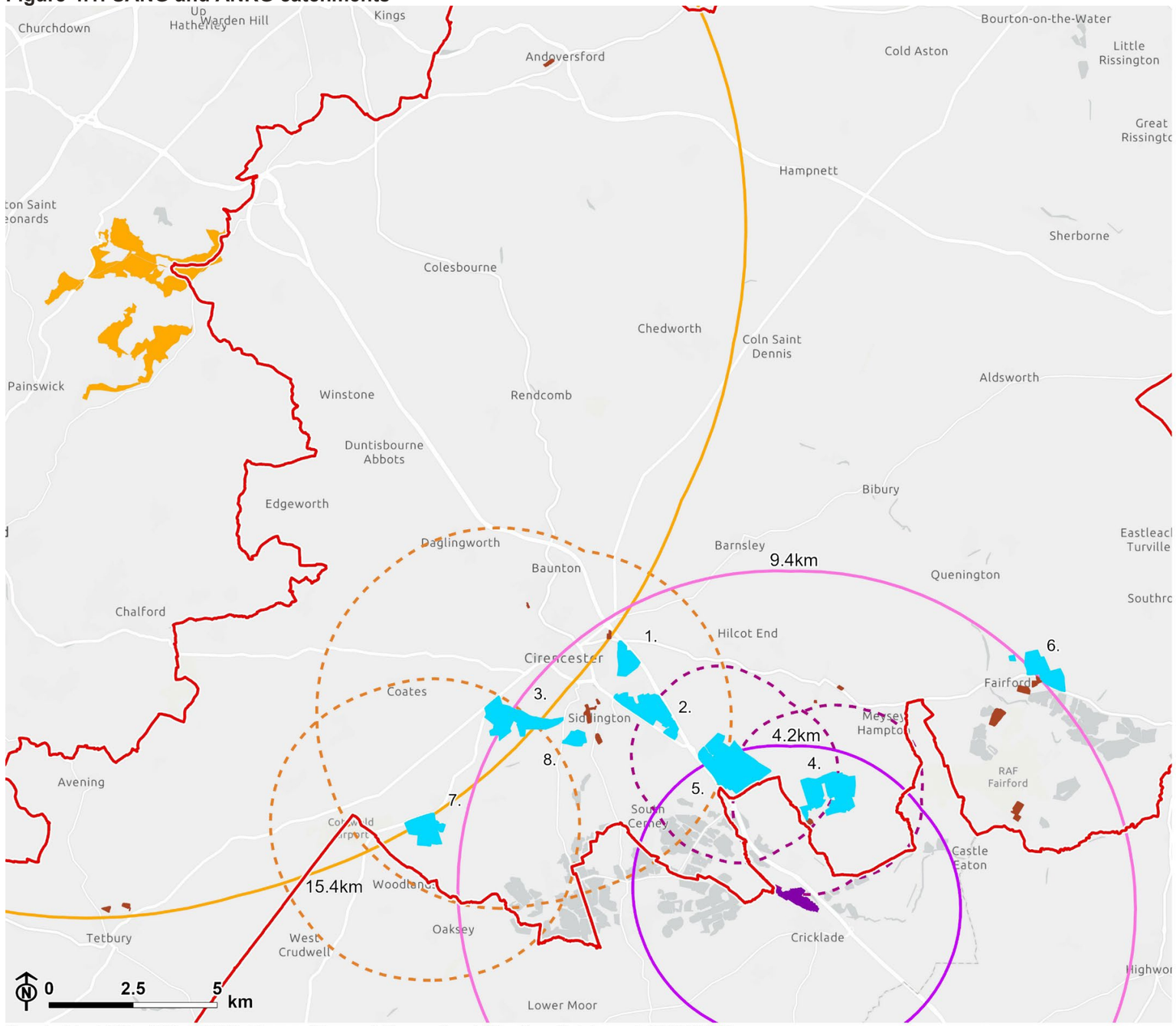
4.10 The following site allocations are not within the catchments of any of the potential SANG or ANRG:

- Land adjacent to Blind Lane, (draft policy T31B), 44 homes in the Cotswold Beechwoods SAC ZoI requiring 0.77 ha of SANG mitigation. The nearest SANG provision would be at Steadings southern extension which is approximately 18.5 km away.
- Land north-west of Highfield Cottage, (draft policy T71A), 50 homes in the Cotswold Beechwoods SAC ZoI requiring 0.88 ha of SANG mitigation. Residents may be willing to travel to the new Kemble SANG which is approximately 8.5 km away.
- Land to rear of Templefields and Crossfields, (draft policy A2), 52 homes in the Cotswold Beechwoods SAC ZoI requiring 0.92 ha of SANG mitigation. Residents may be willing to travel to the new Kemble SANG which is approximately 9 km away.

4.11 Further consideration should be given to how developments outside identified catchments will be effectively mitigated, including whether alternative mitigation

provision, revised catchments or financial contributions towards strategic mitigation are required.

Figure 4.1: SANG and ANRG catchments



Legend

- Cotswold District boundary
- Strategic allocations
- Residential site allocations

Strategic allocation catchment area

- ANRG
- SANG

Habitat sites

- Cotswold Beechwoods SAC
- North Meadow SAC

Zone of Influence

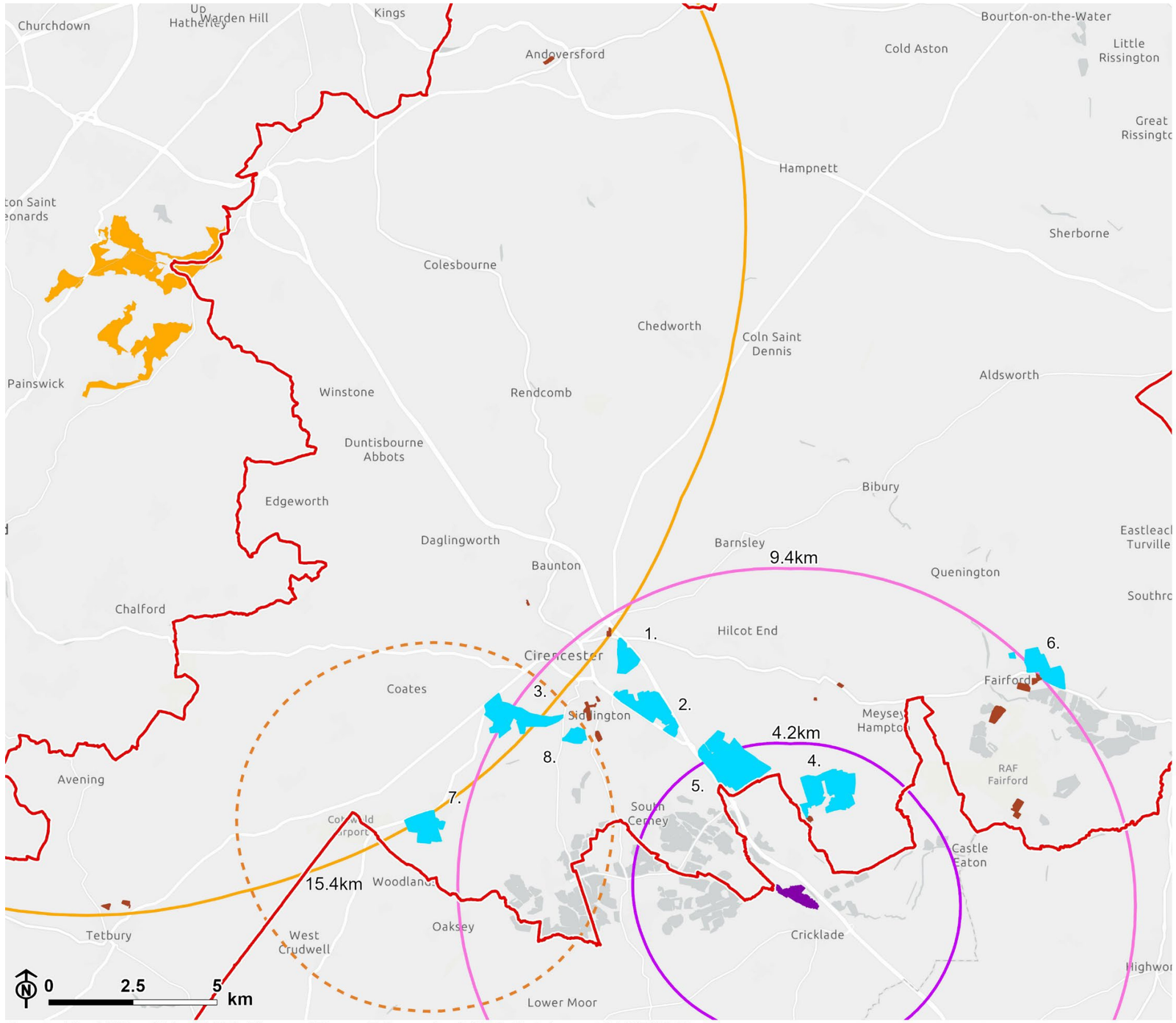
- Cotswold Beechwoods 15.4km
- North Meadow 4.2km
- North Meadow 9.4km

Strategic allocations

1. Cirencester - Land east of Kingshill Lane
2. Cirencester - Land south east of Cirencester and south of Preston
3. Cirencester - Steadings southern extension
4. Down Ampney - Land surrounding Down Ampney
5. Driffield - Land south of Driffield
6. Fairford - Land north east of Fairford
7. Kemble - Land south west of Kemble
8. Siddington - Land south west of Siddington

Created by LUC - 001_17135_Figures/Figure 4 Recreation Mitigation Catchment 17/07/2026
Contains Ordnance Survey data © Crown copyright and database right 2026.
Contains data from OS Zoomstack. © Natural England.

Figure 4.2: Strategic SANG catchment



Legend

- Cotswold District boundary
- Strategic allocations
- Residential site allocations

Strategic allocation catchment area

- SANG

Habitat sites

- Cotswold Beechwoods SAC
- North Meadow SAC

Zone of Influence

- Cotswold Beechwoods 15.4km
- North Meadow 4.2km
- North Meadow 9.4km

Strategic allocations

1. Cirencester - Land east of Kingshill Lane
2. Cirencester - Land south east of Cirencester and south of Preston
3. Cirencester - Steadings southern extension
4. Down Ampney - Land surrounding Down Ampney
5. Driffield - Land south of Driffield
6. Fairford - Land north east of Fairford
7. Kemble - Land south west of Kemble
8. Siddington - Land south west of Siddington

Created by LUC - 001_17135_Figures/Figure 5 Bespoke SANG Catchment 21/07/2026
Contains Ordnance Survey data © Crown copyright and database right 2026.
Contains data from OS Zoomstack. © Natural England.

Chapter 5
SANG, ANRG, and SAMM Costs

What are the Council doing now?

Cotswold Beechwoods SAC

5.1 Current mitigation measures (on-site e.g. rangers and signage; off-site e.g. the provision of suitable alternative natural greenspaces) are secured through financial contributions using a Section 111 legal agreement, which states that the applicant will pay the Council a £771.79 mitigation contribution for each unit of accommodation plus a £130 administration fee per S.111 agreement which consists of:

- Onsite measures (SAMM contributions) – £221.33 per unit
- Off-site measures – £550.46 per unit (in some limited instances developments may provide their own SANG instead.)

North Meadow and Clattinger Farm SAC

5.2 Current mitigation measures (on-site e.g. rangers and signage; off-site e.g. the provision of suitable alternative natural greenspaces) are secured through financial contributions using a Section 111 legal agreement, which states that the applicant will pay the Council a mitigation contribution for each unit of accommodation (shown below) plus a £130 administration fee per S.111 agreement:

- Inner zone – £836.21/unit, and
- Outer zone - £356.21/unit.

5.3 ANRG provision is required for developments of 50 units and above within the inner zone, for these developments the level of contribution may be amended and is resolved on a case-by-case basis.

Indicative costings

5.4 The costings below have been based on a series of cost models developed for the delivery of the Strategic SANG. The SANG cost per dwelling is based on:

- Land purchase;

- Creation of SANG features; and
- In perpetuity (80 year) maintenance costs.

Land purchase

5.5 The land purchase price used is £28,000 per ha for agricultural land in the South West of England as defined by the Ministry of Housing, Communities & Local Government (MHCLG) and is based on a residual land valuation model which utilises a mix of large-scale datasets and published government statistics **[See reference 9]**.

Creation of SANG features

5.6 A model site has been costed based upon the required SANG characteristics as set out by Natural England **[See reference 10]**. Interventions have been costed using Spon's External Works and Landscape Price Book 2026 **[See reference 11]**.

5.7 The total per hectare cost for the creation of an appropriate SANG site has been calculated to be £17,615.64.

In perpetuity maintenance

5.8 The maintenance activities and associated costs have been calculated using Spon's External Works and Landscape Price Book 2026. Mitigation sites need to be guaranteed 'in perpetuity' which in this instance is taken to be a period of at least 80 years.

5.9 The total per hectare in-perpetuity maintenance cost has been calculated as £472,040.

5.10 Table 5.1 shows the calculation used to estimate the SANG contribution for the new Strategic SANG:

Table 5.1: Estimated SANG/ANRG contribution

Item	Cost
Land purchase (per ha)	28,000.00
Intervention (per ha)	17,615.64
Maintenance (per ha in perpetuity)	472,040.00
Total (per ha)	**517,655.64**

Item	Cost
Total Strategic SANG cost (18.84 ha)	£9,752,655.64
Cost per dwelling (assume 1,070 houses)	£9,114.61

Total estimated Strategic SANG contribution required

The total contribution per dwelling on those developments that fall within the relevant ZoIs and are not provided for by the onsite SANG/ANRG delivered by the Strategic Allocations has been calculated to be **£9,114.61**.

SAMM contributions

5.11 Developments that provide bespoke SANG/ANRG will not need to pay a recreation mitigation tariff but must still pay SAMM contributions. For SANG/ANRG mitigation, the contribution will be set by, and paid directly to, the provider and owner of the private SANG/ANRG. In this case, 'private' refers to ownership only and does not indicate a restriction on public access; all SANG/ANRGs must be publicly accessible. The SAMM contribution will continue to be paid to the Council and passed on to the administrative body.

5.12 Table 5.2 shows the estimated total contributions that will be collected for all development types. Note that the contributions calculated do not include the Council's admin fee which is charged on a per application basis.

Table 5.2: Total SAMM contributions

Development Type	Dwellings	Total Beechwoods SAMM contribution (£221.33 per dwelling)	Total North Meadow SAMM contribution (£356.21 per dwelling)
Non-strategic; non-principal settlements	169		£60,199.49
Non-strategic; principal settlements	388	£20,141.03	£138,209.48

Development Type	Dwellings	Total Beechwoods SAMM contribution (£221.33 per dwelling)	Total North Meadow SAMM contribution (£356.21 per dwelling)
Saved allocations from 2011-31 LP; no planning permission	96	£21,247.68	
Strategic Site	9,758	£527,650.72	£3,112,562.98
Windfall	1,264	£195,434.39	£135,716.01
Grand Total	**11,675**	**£764,473.82**	**£3,446,687.96**

Chapter 6
SANG and ANRG Delivery

What characteristics should a SANG have?

6.1 SANGs should divert trips away from the SACs, and this is best achieved by diverting local trips e.g. dog walks, rather than by trying to directly recreate the appeal of the SACs elsewhere. The Footprint Ecology Cotswold Beechwoods SAC Recreation Mitigation Strategy **[See reference** 12**]** sets out the required features of SANG as a checklist, referencing Natural England guidance. Characteristics include:

Must haves

- For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance (400m) of the developments linked to it. The amount of car parking space should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANG and the SAC.
- Possible to complete a circular walk of 2.3-2.5km around the SANG.
- Car parks must be easily and safely accessible by car and should be clearly sign posted.
- The accessibility of the site must include access points appropriate for the visitor use the SANG is intended to cater for.
- The SANG must have a safe route of access on foot from the nearest car park and/or footpath/s
- All SANG with car parks must have a circular walk which starts and finishes at the car park.
- SANG must be designed so that they are perceived to be safe by users; they must not have tree and scrub cover along parts of the walking routes.
- Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming too urban in feel.
- SANG must be perceived as semi-natural spaces with little intrusion of artificial structures, except in the immediate vicinity of car parks. Visually sensitive way-markers and some benches are acceptable.

- All SANG larger than 12 ha must aim to provide a variety of habitats for users to experience.
- Access within the SANG must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.
- SANG must be free from unpleasant intrusions (e.g. sewage treatment works smells etc).

Should haves

- SANG should be clearly sign-posted or advertised in some way.
- SANG should have leaflets and/or websites advertising their location to potential users. It would be desirable for social media to be used as well, with the goal of reducing paper use. Although a leaflet for a new home is desirable.

Desirable

- It would be desirable for an owner to be able to take dogs from the car park to the SANG safely off the lead.
- Where possible it is desirable to choose sites with a gently undulating topography for SANG
- It is desirable for access points to have signage outlining the layout of the SANG and the routes available to visitors.
- It is desirable that SANG provide a naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. The provision of open water is encouraged and desirable on sites. However large areas of open water cannot count towards capacity.
- Where possible it is desirable to have a focal point such as a viewpoint, monument etc within the SANG.

What characteristics should ANRG have?

6.2 Discussions with Natural England during this study yielded the recommendation that for offsite mitigation within the inner North Meadow and Clattinger Farm SAC ZoI, it would be more proportionate and pragmatic to look at the wider green infrastructure provision as a whole, rather than a SANG, and the accompanying requirements. It has been agreed that the flexibility of ANRG and viewing green infrastructure as a whole will deliver more functionality and better protect North

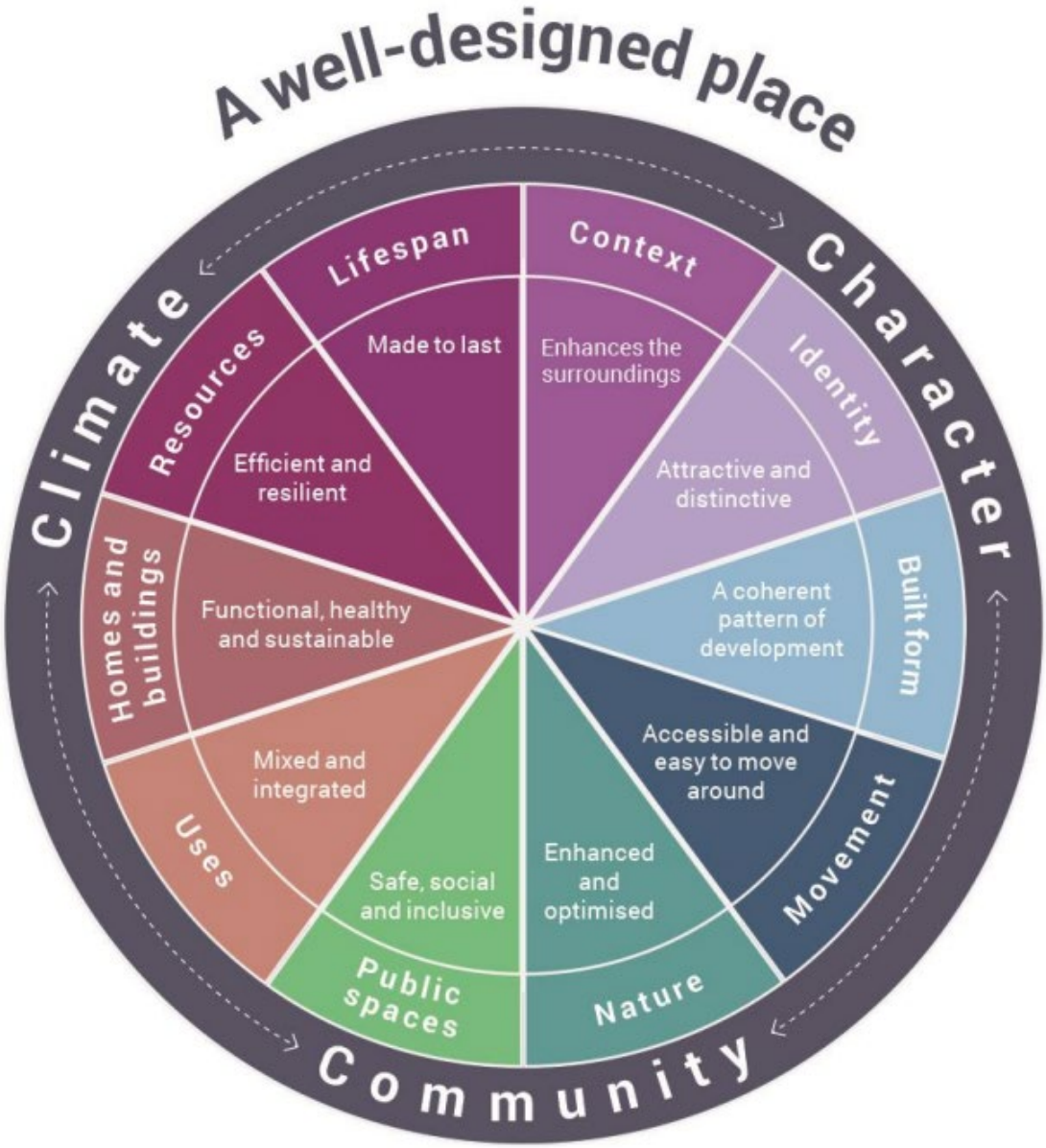
Meadow and Clattinger Farm SAC from the recreational impacts of growth in the area.

6.3 The green infrastructure that ANRG will look to deliver is essential and integral to well-designed places and should not be regarded as an optional enhancement. Green infrastructure and its ecosystem functions are essential for successful urban, or rural environments. The National Planning Policy Framework makes it clear that the creation of high-quality buildings and places should be fundamental to the planning and development process **[See reference** 13**]**.

6.4 The National Design Guide, the National Model Design Code (NMDC) and Guidance Notes for Design Codes, illustrate how places that are beautiful, healthy, greener, more biodiverse, enduring, and successful, can be designed. The National Design Guide considers how we recognise well-designed places, by outlining and illustrating ten characteristics that should form the basis for the design of ANRG, see Box below and **Figure 5.1**:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social, and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy, and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

Figure 5.1: The ten characteristics of well-designed places [See reference **14**]



Delivery recommendations for SANG and ANRG

SANG and ANRG contributions

6.5 Contributions should be in proportion to the proposed development and sufficient to avoid and mitigate adverse effects. The level of the financial contribution depends upon the number of bedrooms in a dwelling and are secured through S106 agreements. These contributions are pooled to ensure the mitigation strategy can respond to changing opportunities.

6.6 SANG and ANRG contributions will fund the creation or upgrade of existing sites to SANG or ANRG status and will deliver:

- **SANG enhancements** and infrastructure works to upgrade a site to SANG status in accordance with the relevant SANG Management Plan.
- **ANRG enhancements** and infrastructure works to upgrade a site to ANRG status in accordance with the relevant ANRG Management Plan.
- **In perpetuity maintenance** ensuring that the SANG is maintained and managed for the in-perpetuity period (80+ years). This comprises matters such as repairs, planting, SANG wardens and staff.
- **Monitoring** of visitors and the integrity of the habitats and species of the designated site to assess the effectiveness of the relevant mitigation measures.

6.7 The package of strategic measures that SANG contributions will fund is to be kept under review, items that the contributions should also look to enable include:

- **Administration and education** including the production of SANG/ANRG management plans, project management of enhancement and repair works, and local promotion of SANG and ANRG.
- **Facilitation** efforts such as priming future SANG enhancement works to meet additional need, operating and reviewing the strategy, and paying any service costs.

Management and monitoring

6.8 Regular monitoring of each mitigation project is essential to ensure that it is effective in achieving its aim to provide a realistic alternative recreational space for new residents delivered through the Local Plan Period. This will also provide transparency to the process and help inform future Recreation Mitigation Strategy reviews. Monitoring proposals are summarised in **Table 6.1**.

6.9 Of particular importance is the ability of each project to achieve its mitigation potential and effectively attract new visitors from the SACs. Baseline quantitative visitor surveys should be undertaken on currently publicly accessible sites prior to the commencement of enhancement works and 3-6 months following completion of works. Detailed visitor surveys should be completed every 5 years thereafter and should follow a clear methodology prepared in consultation with Natural England.

6.10 Monitoring of the integrity of the habitats and species of the SANG site should be undertaken to ensure that the infrastructure interventions are successful in that there are no adverse effects on the SANG site due to the increase in recreational

visitor pressure. Pre-delivery ecological surveys should be used to baseline future surveys conducted at intervals of no more than 5 years.

6.11 Monitoring indicators have also been proposed for the provision of SANG contribution collections to enable an assessment of the performance of the Strategy in the delivery of its financial objectives and to provide transparency on income and expenditure. The income and expenditure information should be presented in the Council's annual statements, and the performance of the strategy should be reported as part of the Council's planning policy monitoring. The Council should periodically review mitigation tariffs and cost assumptions to ensure contributions remain sufficient to deliver mitigation and long-term management requirements.

Table 6.1: Proposals for SANG monitoring

Area	Indicator	Data source	Frequency
Funding	Total value of SANG/ANRG contributions collected	S106 monitoring and reporting	Ongoing internal monitoring and annual reporting
Delivery	Total expenditure on SANG/ANRG projects	Internal monitoring of capital and management works	Annual reporting
SANG/ANRG use	Visitor numbers	Quantitative visitor survey	Prior to works. 3-6 months following completion. Every 5 years thereafter
SANG/ANRG resilience	Ecological surveys	Observations and recording on-site	Prior to works. Every 5 years thereafter

Governance options

6.12 There are several different governance models under which on- and off-site SANG can be delivered and managed, and each option has benefits and drawbacks. Governance models with clearer long-term accountability, for example Council ownership, trusts, or third-party provider with a proven track record, generally carry

less risk. Additionally, the more the governance structure relies on future revenue streams, the greater need is for strong protections, ring-fencing, and enforceable legal mechanisms to demonstrate long-term security.

6.13 Where mitigation capacity delivered by strategic allocations is intended to mitigate impacts arising from other developments, appropriate legal and governance mechanisms will be required to secure access to that capacity and ensure its long-term management.

6.14 Mitigation must be in place before occupation and the SANG needs to be available in time for first occupation, although phasing may be possible by agreement. If the build programme is tight, governance models that allow faster mobilisation (for example developer-controlled build with later transfer to the Council, or third-party capacity purchase) can reduce this time risk.

6.15 Where the developer does not transfer to the Council, it is essential that a fallback, such as Council step-in rights with full cost recovery, is guaranteed so that if the alternative management arrangement fails, the SANG continues to function as mitigation for the full in-perpetuity period.

6.16 Governance options include:

Strategic SANG delivered and managed by the Local Authority (developer pays tariffs – Council delivers)

6.17 Instead of building a bespoke on-site SANG, the developer will pay into the Authority's strategic SANG programme. The Council then delivers enhancements and long-term management. The strategic SANG mitigation package should also incorporate measures to address residual impacts at the designated site (referred to as Strategic Access Management and Monitoring (SAMM)).

6.18 Benefits:

- Reduced technical burden. The Council controls design standards and delivery, which can reduce developer risk of non-compliance.
- Consistency. Strategic sites usually have agreed management plans and an established visitor offer.
- Useful for smaller schemes. Particularly where bespoke SANG is not realistic.

6.19 Drawbacks:

- Delivery constraints. Strategic SANG, are allocated incrementally and developed either through an up-front capital investment or in phases as S106 funds are collected.
- Geographic constraints. Developments often (unless otherwise agreed with NE) must be within the strategic SANG catchment buffers.
- Less place-based benefit. A strategic site may be less effective at diverting the specific residents of a particular scheme than an on-site/near-site SANG.

Local Authority ownership and management (transfer to the Council)

6.20 SANG land is transferred to the Council (freehold or long lease), and the Council becomes the long-term owner and/or manager, funded by a commuted sum for in-perpetuity management (80+ years).

6.21 Benefits:

- High confidence for sign-off. Councils are familiar competent authority partners and can provide governance certainty, which helps demonstrate mitigation will operate for the required in-perpetuity period.
- Operational resilience. Councils typically have established parks or countryside teams and procurement routes for maintenance, inspections, and public liability controls.
- Clear accountability. Ownership, management responsibility, and public access duties sit with one body, reducing ambiguity in enforcement and reporting.

6.22 Drawbacks:

- Higher upfront cost. Commuted sums can be significant, particularly when based on per-hectare rates plus monitoring and administration and may affect viability compared to private management options.
- Adoption is discretionary. Councils are under no obligation to accept transfers, and will prioritise allocations in line with strategic objectives, so acceptance cannot be assumed.
- Delivery programme dependency. If the Council is delivering enhancement works, occupation controls still require works to be delivered before occupancy therefore project timing may sit outside the developer’s direct control.

Developer retains ownership but contracts management to a managing agent

6.23 In this scenario, the developer or a successor landholding company keeps the land but appoints a professional land manager to deliver the management plan, funded through ring-fenced arrangements secured via S106 and/or a dedicated management fund.

6.24 Benefits:

- Programme control. The developer can mobilise works quickly, align phasing with occupations, and avoid adoption delays.
- Professional delivery. A specialist manager can be procured for the precise skill sets needed (i.e. visitor infrastructure, habitat management, dog management, access safety).
- Potential cost efficiency. If structured and managed well, lifecycle maintenance costs can be lower than local authority commuted sums.

6.25 Drawbacks:

- Long-term governance risk. The key management consideration is that mitigation is secured and effective in perpetuity. Ensuring durable funding and accountability over decades can be more complex for a private organisation than a public body.
- Approval scrutiny. Authorities will typically require assurance that the organisation has the skills and resources to manage in perpetuity and often require fallback mechanisms.
- Enforcement complexity. If ownership changes hands, the Council must rely on legal covenants or S106 provisions to enforce standards, meaning that the drafting of any agreement must be a robust process.

Management Company funded by service charges (resident-funded estate management)

6.26 Here, a private management company is established or appointed and funded via estate charges or service charges on the development, managing the SANG under a secured management plan.

6.27 Benefits:

- Reduces upfront commuted sum. This model shifts a portion of long-term cost from upfront developer payment to ongoing estate funding.
- Local stewardship and engagement. If well governed, residents can influence quality standards and take ownership of outcomes.

6.28 Drawbacks:

- Credibility with in-perpetuity mitigation: Mitigation funding needs to be secured for 80+ years. Here the reliance on future service charge collection can be seen as higher risk unless strongly protected.
- Resident contribution collection risk. Service charge arrears, disputes, or future cost inflation can undermine the delivery of required management outcomes.
- Governance stability. Company failure, sale, or re-structuring needs strong fallback provisions to ensure continuity of management

Community Trust / Charitable Trust / Community Interest Company (CIC)

6.29 In this model, the SANG is owned and/or managed by a non-profit body (i.e. trust or CIC) with a defined constitution, often with a dedicated endowment or commuted sum, delivering management in perpetuity.

6.30 Benefits:

- Goal alignment. A conservation or recreation trust can be highly aligned to visitor management, education, and habitat outcomes.
- Public acceptability. Trust models can be positively perceived, especially if the SANG functions as a community asset.
- Specialist governance. Boards can include ecological and community expertise, improving outcome delivery.

6.31 Drawbacks:

- Authority assurance needed. Where a developer proposes a body other than the Council, they must demonstrate or provide assurance the organisation will remain in existence and has resources and skills for in-perpetuity delivery. Fallback positions should also be set out.
- Set-up time and cost: Establishing a credible trust with proper governance, insurances, staffing, and reporting can add time and complexity to SANG delivery

- Funding robustness. Like other non-Council options, it will need to be clearly demonstrated that funding is secured for the full in-perpetuity (80+ year) period.

Third-party SANG provider (landowner sells SANG capacity)

6.32 Here a landowner brings forward a SANG and sells capacity to multiple developments via private contract, with the Council confirming catchment and capacity and securing obligations in S106 (including SAMM where relevant).

6.33 This model requires that the SANG is upgraded to the appropriate standard, has been assessed have the required mitigation capacity, made publicly accessible, and has in-perpetuity maintenance guaranteed.

6.34 Benefits:

- Fast route for constrained sites. Developers without land can secure mitigation quickly if capacity exists.
- Specialist land management. Some third-party providers are estates with strong land management capability.
- Scalability. One SANG can serve multiple schemes if capacity and catchment criteria are met.

6.35 Drawbacks:

- Less direct control. The developer relies on a third party to deliver and maintain the SANG standard and any required upgrades.
- Approval and timing risk. Occupation is typically restricted until capacity is secured, the SANG is open, and in-perpetuity maintenance is guaranteed, so any delay in the third-party programme can delay occupations.
- Contract complexity. A contract with the SANG owner is needed, as is an S106 agreement tying the mitigation to the development and securing any strategic monitoring and management contributions.

References

1 Obtained from Natural England website: Site Search

2 Cotswold Beechwoods SAC Recreation Mitigation Strategy (2022). https://www.cotswold.gov.uk/media/0m5bwtv2/cotswold-beechwoods-mitigation-strategy-110522.pdf

3 North Meadow and Clattinger Farm Special Area of Conservation Interim Recreation Mitigation Strategy 2023 – 2028 (2023). https://www.cotswold.gov.uk/media/hmvfdoos/north-meadow-sac-mitigation-strategy-final-2023.pdf

4 Natural England (2021) Guidelines for Creation of Suitable Alternative Natural Greenspace (SANG) (August 2021). https://www.bracknell-forest.gov.uk/sites/default/files/2025-06/natural-england-guidelines-for-the-creation-of-sangs.pdf

5 Household rooms and heating - Average household size (persons) in Cotswold. https://lginform.local.gov.uk/reports/lgastandard?mod-area=E07000079&mod-metric=1983&mod-group=AllDistrictInRegion_SouthWest&mod-type=namedComparisonGroup&mod-period=1

6 Accessible Greenspace Standard, Natural England Green Infrastructure Framework https://designatedsites.naturalengland.org.uk/GreenInfrastructure/AccessibleGreenspaceStandard.aspx

7 Natural England (2021) Guidelines for Creation of Suitable Alternative Natural Greenspace (SANG) (August 2021). https://www.bracknell-forest.gov.uk/sites/default/files/2025-06/natural-england-guidelines-for-the-creation-of-sangs.pdf

8 Thames Basin Heath Joint Strategic Partnership Board (2009) Thames Basin Heaths Special Protection Area Delivery Framework. https://www.bracknell-forest.gov.uk/sites/default/files/2021-08/thames-basin-heaths-spa-delivery-framework.pdf

9 Ministry of Housing, Communities & Local Government (2026) Land value estimates for policy appraisal 2023. https://www.gov.uk/government/publications/land-value-estimates-for-policy-appraisal-2023

10 Natural England updated SANG guidance (August 2021) https://www.woking2027.info/supplementary/tbhspaspd/updated_sang_guidance_August_2021.pdf

11 Spon's External Works and Landscape Price Book (2026) https://www.taylorfrancis.com/books/mono/10.1201/9781003642961/spon-external-works-landscape-price-book-2026-aecom

12 Cotswold Beechwoods SAC Recreation Mitigation Strategy (2022). https://www.cotswold.gov.uk/media/0m5bwtv2/cotswold-beechwoods-mitigation-strategy-110522.pdf

13 Green Infrastructure Planning and Design Guide. Designing nature-rich, healthy, climate-resilient, and thriving places. https://designatedsites.naturalengland.org.uk/GreenInfrastructure/downloads/Design%20Guide%20-%20Green%20Infrastructure%20Framework.pdf

14 Ministry of Housing, Communities & Local Government. (2021) National Design Guide. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf

Report produced by LUC

Bristol
12th Floor, Beacon Tower, Colston Street, Bristol BS1 4XE
0117 389 0700

Cardiff
Room 1.12, 1st Floor, Brunel House, 2 Fitzalan Rd, Cardiff CF24 0EB
0292 254 0920

Edinburgh
Atholl Exchange, 6 Canning Street, Edinburgh EH3 8EG
0131 326 0900

Glasgow
5th Floor, The Garment Factory, 10 Montrose Street, Glasgow G1 1RE
0141 403 0900

London
250 Waterloo Road, London SE1 8RD
020 7199 5801

Manchester
4th Floor, 57 Hilton Street, Manchester M1 2EJ
0161 802 2800

Sheffield
32 Eyre Street, Sheffield, S1 4QZ
0114 392 2366

Email address for general enquiries: hello@landuse.co.uk

landuse.co.uk

Landscape Design / Strategic Planning & Assessment / Transport Planning
Development Planning / Urban Design & Masterplanning / Arboriculture
Environmental Impact Assessment / Landscape Planning & Assessment
Landscape Management / Ecology / Historic Environment / GIS & Visualisation

Draft document for Council governance process July and August 2026

www.jbaconsulting.com

Cotswold Level 1 Strategic Flood Risk Assessment

Final Report

Prepared for	Date
Cotswold District Council	June 2026

COTSWOLD
District Council

Document Status

Issue date	1 June 2026
Issued to	Joanne Corbett
BIM reference	RNS-JBA-XX-XX-RP-EN-0001
Revision	P03
Prepared by	Kira Khangura Technical Assistant Laura Thompson-Jones BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson BSc MSc CGeog FRGS EADA
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswolds District Council by an instruction dated 23 December 2025. The Client's representative for the contract was Joanne Corbett of Cotswold District council. Kira Khangura and Laura Thompson of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between December 2025 and June 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by JBA has not been independently verified by JBA, unless otherwise stated in the Report.

Acknowledgements

We would like to acknowledge the assistance of the Environment Agency, Severn Trent Water, Thames Water, Wessex Water, South Oxfordshire District Council, South

Gloucestershire Council, Stroud District Council, Vale of White Horse District Council, Wiltshire District Council and Wychavon District Council.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

Executive Summary xiii

1 Introduction 1

1.1 Purpose of a Strategic Flood Risk Assessment (SFRA) 1
1.2 Relevance of the SFRA 1
1.3 Levels of SFRA 2
1.4 Local Plan area 2
1.5 Consultation 6
1.6 Structure of this report 5

2 Policy and strategy for flood risk management 9

2.1 Roles and responsibilities 9

3 Sequential and Exception Tests 11

3.1 National Planning Policy Framework and Guidance 11
3.2 The Sequential Test 11
3.3 The Exception Test 14
3.4 Applying the Sequential Test and Exception Test to individual planning applications 17

4 Understanding flood risk 20

4.1 Defining flood risk 20
4.2 Topography, geology, and soils 22
4.3 Historic flooding 26
4.4 Fluvial flood risk 35
4.5 Surface water flood risk 38
4.6 Sewer flood risk 41
4.7 Groundwater flood risk 43
4.8 Residual risk 46
4.9 Combined sources of flood risk 50
4.10 Summary of flood risk in the district 50

5 Impact of climate change 51

5.1 Climate change guidance 51
5.2 Peak river flows 53

5.3 Peak rainfall intensities 57
5.4 Groundwater 58
5.5 Adapting to climate change 58

6 Flood risk infrastructure 60
6.1 Asset management 60
6.2 Standards of Protection 60
6.3 Maintenance 61
6.4 Major flood risk management assets in Cotswolds 62
6.5 Existing and future flood alleviation schemes 66

7 Flood risk management requirements for developers 69
7.1 Early consultation with statutory and non-statutory consultees 69
7.2 Site-specific FRAs 69
7.3 Emergency planning 71

8 Principles for site design and master planning 72
8.1 Modification of ground levels 72
8.2 Raised floor levels 73
8.3 Development and raised defences 75
8.4 Buffer strips 76
8.5 Property Flood Resilience (PFR) 76

9 Surface water management and SuDS 78
9.1 Sustainable Drainage Systems (SuDS) 78
9.2 Sources of SuDS guidance 78
9.3 Roles of the LLFA and LPA 79
9.4 Considerations for SuDS design 81
9.5 Other surface water considerations 84

10 Flood warning and emergency planning 86
10.1 NPPF requirements 86
10.2 Emergency planning 86
10.3 Local arrangements for managing flood risk 87
10.4 Flood alerts and flood warnings 88

11 Cumulative Impact Assessment 89
11.1 Introduction 89

11.2 Results 89

12 Strategic flood risk solutions 91

12.1 Partnership working 91
12.2 Biodiversity Net Gain 92
12.3 Natural Flood Management 92
12.4 Catchment and floodplain restoration 94
12.5 Structure removal and/or modification (e.g. weirs) 94
12.6 Riverbank stabilisation 95
12.7 Green infrastructure 95

13 Recommendations and next steps 97

13.1 Requirements for a Level 2 SFRA 97
13.2 Recommendations from SFRA findings 97
13.3 Recommendations for further work 98

Appendices 102

A Planning Policy Framework and Flood Risk Policy 102

B Interactive GeoPDF Mapping 102

C Functional Floodplain Delineation 102

D Site Screening Assessment 102

E Site Assessment Summary 102

F Cumulative Impact Assessment 102

G Data Sources 102

H Sequential Test Guidance 102

List of Figures

Figure 1-1: Cotswold District and its neighbouring authorities 4
Figure 1-2: Main rivers and other watercourses across Cotswold 5
Figure 3-1: The Sequential Test 12
Figure 3-2: Application of the Sequential Test for plan preparation 13
Figure 3-3: Application of the Exception Test to plan preparation 16
Figure 4-1: Conceptual model depicting how risk can be defined 20
Figure 4-2: Source-Pathway-Receptor model 21
Figure 4-3: EA 1m LiDAR data showing the topography across Cotswold 24
Figure 4-4: Bedrock geology across Cotswold 25
Figure 4-5: LLFA recorded historic flood events (aggregated by ward) 27
Figure 4-6: EA Historic Flood Map 31
Figure 4-7: Severn Trent Water, Thames Water and Wessex Water historic flood incidents, aggregated by ward 34
Figure 4-8: EA's Flood Map for Planning for Rivers and Sea - Flood Zones 37
Figure 4-9: EA's Risk of Flooding from Surface Water mapping 40
Figure 4-10: Water company boundaries covering Cotswold 42
Figure 4-11: JBA Groundwater Emergence Map 45
Figure 4-12: EA's Reservoir Flood Map in Cotswold 49
Figure 5-1: Management Catchments (assigned by the EA) across Cotswold 52
Figure 5-2: EA Detailed Flood Model Outlines - 100-year undefended plus central climate change allowance 56
Figure 9-1: Four pillars of SuDS design (The SuDS Manual C753, 2015) 81
Figure 9-2: SuDS Management Train 82

List of Tables

Table 1-1: Content of this Level 1 SFRA report 5
Table 2-1: Roles and responsibilities for RMAs 9
Table 4-1: EA Historic Flood Map incidents in Cotswold 29
Table 4-2: JBA Groundwater Emergence Map category descriptions 43
Table 4-3: Reservoirs with flood extents that may impact Cotswold 48
Table 5-1: Peak river flow allowances for the management catchments covering Cotswold 54
Table 5-2: EA detailed flood models covering Cotswold 55
Table 5-3: Peak rainfall intensity allowances for small and urban catchments for Cotswold 57
Table 6-1: Flood risk asset maintenance responsibilities based on the FWMA (2010) 61
Table 6-2: Grading system used by the EA to assess flood defence condition 62
Table 6-3: Locations shown in the EA 'AIMS' dataset 63
Table 9-1: Example SuDS design constraints and possible solutions 83
Table 13-1: Potential further works and assessments 100

Abbreviations

ADEPT	Association of Directors of Environment, Economy, Planning & Transport
AEP	Annual Exceedance Probability
AIMS	Asset Information Management System
BNG	Biodiversity Net Gain
CaBA	Catchment Based Approach
CC	Climate Change
CDA	Critical Drainage Area
CIA	Cumulative Impact Assessment
CIL	Community Infrastructure Levy
CIRIA	Construction Industry Research and Information Association
DCG	Design and Construction Guidance
Defra	Department for Environment, Food and Rural Affairs
DWMP	Drainage and Wastewater Management Plan
EA	Environment Agency
FAA	Flood Alert Area
FCERM	Flood and Coastal Erosion Risk Management
FFL	Finished Floor Level
FMfP	Flood Map for Planning
FRA	Flood Risk Assessment
FWA	Flood Warning Area
FWMA	Flood and Water Management Act
FWS	Flood Warning System
GCC	Gloucestershire County Council
GI	Green Infrastructure
GSPZ	Groundwater Source Protection Zone
IDB	Internal Drainage Board
JBA	Jeremy Benn Associates
LFRMS	Local Flood Risk Management Strategy
LiDAR	Light Detection and Ranging
LLFA	Lead Local Flood Authority
LPA	Local Planning Authority
mAOD	metres Above Ordnance Datum
NFM	Natural Flood Management
NPPF	National Planning Policy Framework

NVZ	Nitrate Vulnerable Zone
PPG	Planning Practice Guidance
RMAs	Risk Management Authorities
RoFSW	Risk of Flooding from Surface Water
SFRA	Strategic Flood Risk Assessment
SHELAA	Strategic Housing and Economic Land Availability Assessment
SoP	Standard of Protection
SuDS	Sustainable Drainage Systems
SWMP	Surface Water Management Plan

Definitions

1D model: One-dimensional hydraulic model.

2D model: Two-dimensional hydraulic model.

Annual Exceedance Probability: The probability (expressed as a percentage) of a flood event occurring in any given year.

Brownfield: A previously developed parcel of land.

Climate change: Long term variations in global temperature and weather patterns caused by natural and human actions.

Design flood: A flood event of a given annual flood probability, which is generally taken as: fluvial (river) flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year), or surface water flooding likely to occur with a 1% annual probability (a 1 in 100 change each year), plus an appropriate allowance for climate change, against which the suitability of a proposed development is assessed and mitigation measures, if any, are designed.

Flood defence: Infrastructure used to protect an area against floods such as floodwalls and embankments; they are designed to a specific Standard of Protection (SoP) (design standard).

Green infrastructure: A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Greenfield: An undeveloped parcel of land.

Lead Local Flood Authority: The unitary authority for the area or if there is no unitary authority, the County Council for the area.

Main river: A watercourse shown as such on the statutory main river map held by the Environment Agency (EA). They are usually the larger rivers and streams. The EA has permissive powers (not duties) to carry out maintenance and improvement works on main rivers).

Major development: Defined in the National Planning Policy Framework (NPPF) as a housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more, or as a non-residential development with additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (gov.uk).

Natural Flood Management (NFM): Techniques that work with nature to reduce the risk of flooding for communities.

Ordinary watercourse: Any river, stream, ditch, drain, cut, dyke, sluice, sewer (other than a public sewer) and passage through which water flows but which does not form part of a

main river. The local authority or Internal Drainage Board (IDB) has permissive powers (not duties) on ordinary watercourses.

Permissive powers: Authorities have the power to undertake flood risk management activities, but not a duty to do so. This will depend on priorities in flood risk management.

Return period: An estimate of the interval of time between events of a certain intensity or size, in this instance it refers to flood events. It is a statistical measurement denoting the average recurrence interval over an extended period of time.

Riparian owner: A riparian landowner, in a water context, owns land or property, next to a river, stream or ditch.

Risk Management Authority (RMA): The EA; a Lead Local Flood Authority; a District Council in an area where there is no unitary authority; an internal drainage board; a water company and a highway authority.

Risk: In flood risk management, risk is defined as a product of the probability or likelihood of a flood occurring, and the consequence of the flood.

Stakeholder: A person or organisation affected by the problem or solution or interested in the problem or solution. They can be individuals or organisations, includes the public and communities.

Sustainable Drainage Systems (SuDS): Methods of management practices and control structures that are designed to drain surface water in a more sustainable manner than some conventional techniques, such as grates, gullies, and channels.

Windfall site: A site which becomes available for development unexpectedly and therefore not included as allocated land in a planning authority's Local Plan.

Executive Summary

This report provides a comprehensive and robust evidence base on flood risk issues to support the development of planning policies for the new Local Plan for Cotswold District. This report uses the best available information, including input from key stakeholders. The SFRA applies the latest national planning policy and guidance, including:

- National Planning Policy Framework (NPPF) (gov.uk), last updated in February 2025.
- Planning Practice Guidance (PPG): Flood risk and coastal change (gov.uk) updated in September 2025.
- The latest Environment Agency climate change guidance (gov.uk) (updated in July 2021 and May 2022).
- The Environment Agency 'How to prepare a strategic flood risk assessment' (gov.uk) guidance, last updated in August 2025.
- The Association of Directors of Environment, Economy, Planning & Transport (ADEPT) 'Strategic flood risk assessment good practice guidance' (adeptnet.org.uk).

Introduction

To support the development of the new Local Plan for Cotswold District Council (referred to hereafter as the Council), the key objectives of the assessment are:

- To collate and analyse the latest available information and data for current and future (i.e., climate change) flood risk from all sources, and how these risks may be mitigated against.
- To inform decisions in the new Local Plan, including informing the sustainability appraisal, the selection of development sites, and planning policies.
- To provide evidence to support the application of the Sequential Test for the allocation of new development sites, to support the Council in the preparation of the new Local Plan.
- To provide a comprehensive set of maps presenting flood risk from all sources that can be used as evidence base for use in the new local plan.
- To help decide when a Flood Risk Assessment (FRA) will be required for individual planning applications.
- To provide advice for applicants carrying out site-specific FRAs, including those at risk from sources other than river flooding, or at risk of flooding in the future due to climate change, and outline specific measures or objectives that are required to manage flood risk.
- To provide the basis for applying the Sequential Test on planning applications, including by identifying sources of flooding other than those in 'Flood Zones' and those at risk of flooding in the future.

- To identify opportunities to reduce the causes and impacts of flooding and gather information on the land that is likely to be required for flood risk management structures.

Summary of Cotswold and flood risk

Cotswold administrative area is situated in the south of England within the county of Gloucestershire. Over 90,800 people live in the Cotswold administrative area, according to the 2021 Census. The area covers approximately 1,165km^2 of land, it is rural and sparsely populated, with numerous villages and hamlets. The largest town is Cirencester and is home to approximately 22% of the population of the district.

Flood risk from all sources has been assessed in this SFRA. This study has shown that the most significant sources of flood risk across Cotswold are fluvial and surface water. The points below summarise the findings:

Fluvial: The majority of fluvial risk comes from the River Churn which flows through Cirencester and South Cerney. There is also fluvial flood risk along the River Thames and the River Coln along the southern border of the district. Fluvial flood risk is discussed in Section 4.4.1 and the flood extents are shown in the interactive GeoPDF mapping (Appendix B)

Surface Water: The Environment Agency's (EA) Risk of Flooding from Surface Water (RoFSW) highlights several communities in the district at risk from surface water flooding. Areas to the north of the district appear at highest risk of surface water flooding, including Chipping Campden, Moreton-in-Marsh, Evenlode and Bourton-on-the-Water. Other key areas of risk are present in the south of the district, most notably Cirencester, Down Ampney, South Cerney and Lechlade on Thames. Surface water flood risk is discussed in Section 4.5 and the flood extents are shown in the interactive GeoPDF mapping (Appendix B)

Climate Change: Areas at risk of flooding today are likely to be at increased risk in the future and the frequency of flooding will also increase in such areas, due to climate change. Flood extents will increase; in some locations this may be minimal, but flood depth, velocity and hazard may have more of an impact due to climate change. This SFRA provides an assessment of the impacts of climate change on fluvial and surface water flood risk. The approach to climate change is discussed in Section 5 and the flood extents are also shown in the interactive GeoPDF mapping in Appendix B.

Sewer: Thames Water, Wessex Water and Severn Trent Water provide water and sewerage services across the district and have provided details of historic sewer flooding Sewer flood risk is discussed in Section 4.6.

Groundwater: The risk of groundwater emergence within Cotswold is varied. There are several areas shown in the JBA Groundwater Emergence Map where groundwater levels are either at or very near the ground surface, as detailed in Section 4.7 and shown in the interactive GeoPDF mapping in Appendix B.

There is no national risk-based groundwater flood dataset of a suitable resolution to inform the areas at risk from groundwater flooding; however, emergence mapping when considered in conjunction with topography and surface water flow paths can indicate areas where groundwater is likely to emerge, and the flow paths it may take once above the ground.

Reservoirs: There are 10 reservoirs located outside Cotswold, which present a potential risk of flooding within the district. The level and standard of inspection and maintenance required under the Reservoirs Act means that the risk of flooding from reservoirs is relatively low. However, there is a residual risk of a reservoir breach, and this risk should be considered in any site-specific FRAs (where relevant) in accordance with the updated PPG: Flood risk and coastal change. Reservoir flood risk is discussed in Section 4.8.1 and flood extents are shown in the interactive GeoPDF mapping in Appendix B.

Defences

The EA Asset Information Management System (AIMS) dataset provides information on flood defence assets across Cotswold. The majority of flood defences within Cotswold District are present along the River Windrush, River Leach, River Coln and River Churn, as flood embankments and walls. Further information on defences across Cotswold is available in Section 6 and is shown in the interactive GeoPDF mapping in Appendix B.

How to use this report

The SFRA provides recommendations regarding all sources of flood risk across the district, which can be used to inform policy on flood risk within the new Local plan. This includes how the cumulative impact of development should be considered.

It provides the latest flood risk data and guidance to inform the Sequential Test, for both allocations and individual planning applications and provides guidance on how to apply the Exception Test.

This SFRA is a strategic assessment of flood risk and does not replace the need for site-specific FRAs, where required. The SFRA provides guidance for the development industry and development management officers to establish when an FRA is required and to assess whether site-specific FRAs meet the required quality standard (Section 7). This should be used alongside the EA's FRA Guidance (gov.uk). The SFRA can be used to help identify which locations and developments may require emergency planning provision.

The SFRA will also be helpful for developing community level flood risk policies in high flood risk areas. Similarly, all known available recorded historical flood events across the district are listed in Section 4.3. This can be used to supplement local knowledge regarding areas worst hit by flooding. Ongoing and proposed flood alleviation schemes planned within the district are outlined in Section 6.5 and Section 8 discusses mitigations, resistance and resilience measures which can be applied to alleviate flood risk to an area.

Table 1-1 sets out the contents of the SFRA and how users should use the information provided through the document and appendices.

Mapping

The SFRA mapping in Appendix B highlights on a strategic scale flood risk from fluvial, surface water and reservoirs sources, and where groundwater emergence may occur; as well as where the effects of climate change are most likely. The mapping also shows the location of raised flood defences, flood warning and alert areas and locations where there is the potential for NFM to be implemented. The maps are useful to provide a community level view of flood risk but may not identify if an individual property is at risk of flooding or depict small scale changes in flood risk. Local knowledge of flood mechanisms will need to be included to complement this mapping.

The mapping data should always be supplemented by direct consultation with the relevant wastewater company to ascertain if there is any site-specific risk from a public sewer. This is because sewer flood risk information is not publicly available and would need to be considered on a site-specific basis.

1 Introduction

1.1 Purpose of a Strategic Flood Risk Assessment (SFRA)

Cotswold District Council (referred to hereafter as the Council) acts as the Local Planning Authority (LPA). In its role as LPA, the Council is responsible for producing a Local Plan, determining planning applications, enforcement in response to breaches of planning control, and supporting neighbourhood planning.

As set out in the National Planning Policy Framework (NPPF), 2025 (Paragraph 171) "*Strategic policies should be informed by a strategic flood risk assessment and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards*."

This SFRA will form a key part of the evidence base for the Council's new Local Plan and will inform future planning decisions. It will be used to assist in the formulation of land allocations for development and specific policies in relation to water management and adapting to climate change.

1.2 Relevance of the SFRA

The 'How to prepare a Strategic Flood Risk Assessment guidance', 2025 (gov.uk) sets out the requirements that the LPA must address within their SFRA and has been used to undertake this Level 1 SFRA.

This Level 1 SFRA has been developed using the best available information, supplied at the time of preparation. Appendix G details the information supplied and included in the Level 1 SFRA. Over time, new and updated information will become available to inform planning decisions:

- The Environment Agency (EA) regularly reviews and updates its hydrology, hydraulic modelling, and flood risk mapping.
- The EA published the national flood risk assessment 2 mapping (NaFRA2) and national coastal erosion risk mapping (NCERM). Regular updates to flood risk information datasets are ongoing.
- Other datasets used to inform this SFRA may also be updated periodically and following the publication of this SFRA, new information on flood risk may be provided by other Risk Management Authorities (RMAs).

The SFRA should be a live document that is easily updateable to reflect the latest information. Links have been provided for relevant guidance documents and policies published by RMAs such as Gloucestershire County Council (GCC) in its role as the Lead Local Flood Authority (LLFA) and the EA. When considering this Level 1 SFRA to help prepare site specific flood risk assessments (FRA), it is important to check with the source organisation that the most up to date information is used.

As the data available for SFRAs and the relevant legislation is continually changing, the SFRA should be updated to reflect changes where applicable and reasonably practicable. Under any changes in guidance or legislation, the implications on the SFRA should be considered and a review undertaken where this is deemed necessary.

1.3 Levels of SFRA

The PPG: Flood risk and coastal change (gov.uk) identifies two levels of SFRA.

Level 1 SFRAs are high-level strategic documents and do not go into detail on an individual site-specific basis. Where potential site allocations are not at major flood risk and where development pressures are low, a Level 1 assessment may be sufficient, without the LPA needing to progress to a more detailed Level 2 assessment. The Level 1 assessment should be of sufficient detail to enable application of the Sequential Test, to inform the allocation of development to areas of lower flood risk.

A Level 2 assessment is required where land outside flood risk areas cannot appropriately accommodate all necessary development, creating the need to apply the NPPF's Exception Test if relevant, or if the LPA believe they may receive high numbers of applications in flood risk areas on sites not identified in the Local Plan. In these circumstances the assessment should consider the detailed nature of the flood characteristics from all sources, both now and in the future.

This report and associated appendices fulfil the requirements of a Level 1 SFRA.

1.4 Local Plan area

Cotswold District Council administrative area is situated in the south of England within the county of Gloucestershire. The south of the district is bordered by Wiltshire whilst the east borders the West Oxfordshire district. Stratford-upon-Avon and Wychavon districts border the north whilst Tewkesbury, Stroud and Cheltenham districts border the west. Over 90,800 people live in the Cotswold administrative area, according to the 2021 Census. Cotswold is a largely rural district covering 1,165 km^2. The largest town is Cirencester and is home to approximately 22% of the population of the district with numerous villages and hamlets located across the district.

The landscape is exceptionally distinctive. The Cotswolds National Landscape (CNL) (formerly known as the Cotswolds Area of Outstanding Natural Beauty (AONB)) is a national designation which affords the highest level of landscape protection and covers nearly three quarters of the district. In addition, there are locally designated Special Landscape Areas and the Cotswold Lakes (formerly known as the Cotswold Water Park), internationally important for its nature conservation. Coupled with this natural beauty the district has an abundance of built heritage and archaeology, creating a unique 'Cotswold Character'. The district has many listed buildings and a significant number of conservation areas. Several parks are listed on the English Heritage list of historic parklands. The district also has 238 scheduled ancient monuments.

The main river catchment is the Thames catchment which extends over an area of almost 13,000 km^2. The topography of the catchment is characterised by rural landscapes, rolling hills and wide, flat river floodplains with the east comprising a significantly more urban environment. The west of the district is comprised of hilly, upland areas. The nature of the topography indicates a faster, 'flashy' system in the uplands with water levels and flows responding to rainfall in a shorter time. In contrast, the flatter lower-lying parts of the lower catchment show slower responses.

The Thames is a 346-kilometre-long watercourse, rising in the west in Gloucestershire, flowing through the Cotswold district, Oxfordshire and Buckinghamshire. The River Thames has its source upstream of Kemble and continues as an ordinary watercourse in the Cotswold district at Thames Head (ST 9804 9947), very soon being classed as a main river less than 1km downstream. The river then flows through Greater London, with the channel becoming more artificially engineered and straightened, before reaching the Thames Estuary to the east. The Thames has a number of tributaries in its upstream phase that have the potential to be a source of risk for settlements within the Cotswolds, including the River Churn, River Coln, and Ampney Brook.

The River Churn flows through Cirencester, where it is the main source of flood risk to properties and roads in Cirencester, South Cerney and Siddington. Historical blockage of culverts on the River Churn in the Spitalgate Lane area may have contributed to fluvial flood risk in the past. The River Churn is also recorded to have flooded several residential properties at Watermoor, South Cerney and Cerney Wick.

The River Coln rises as several minor rivers in the hills north of Withington. It is classed as a main river from Chedworth Woods onwards. From here it winds its way south eastwards through Bibury, Coln St Aldwyns and Fairford and past the Cotswold Water Park before flowing into the River Thames. The main areas described as being at risk in Fairford are Milton Street and the A417.

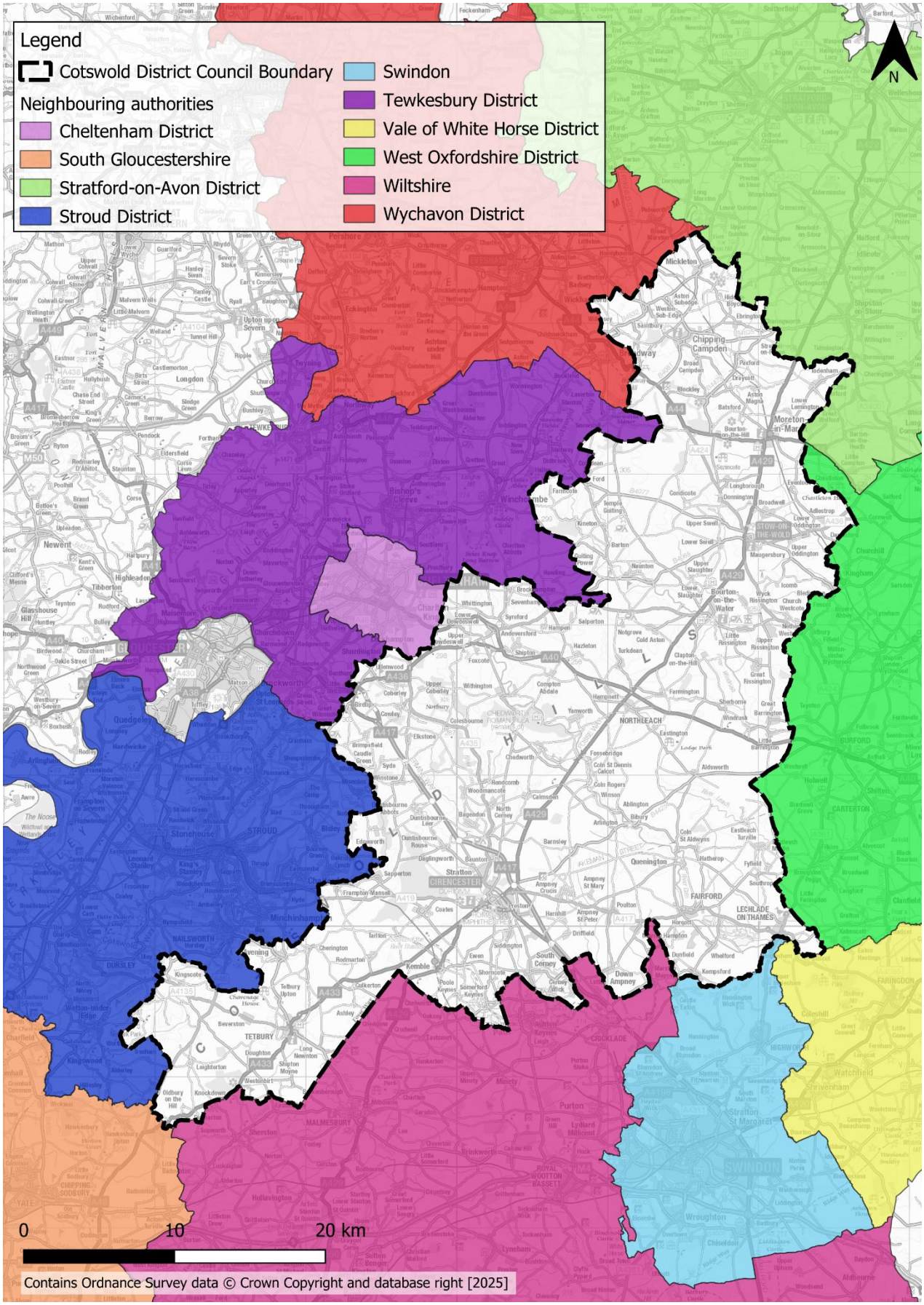


Figure 1-1: Cotswold District and its neighbouring authorities

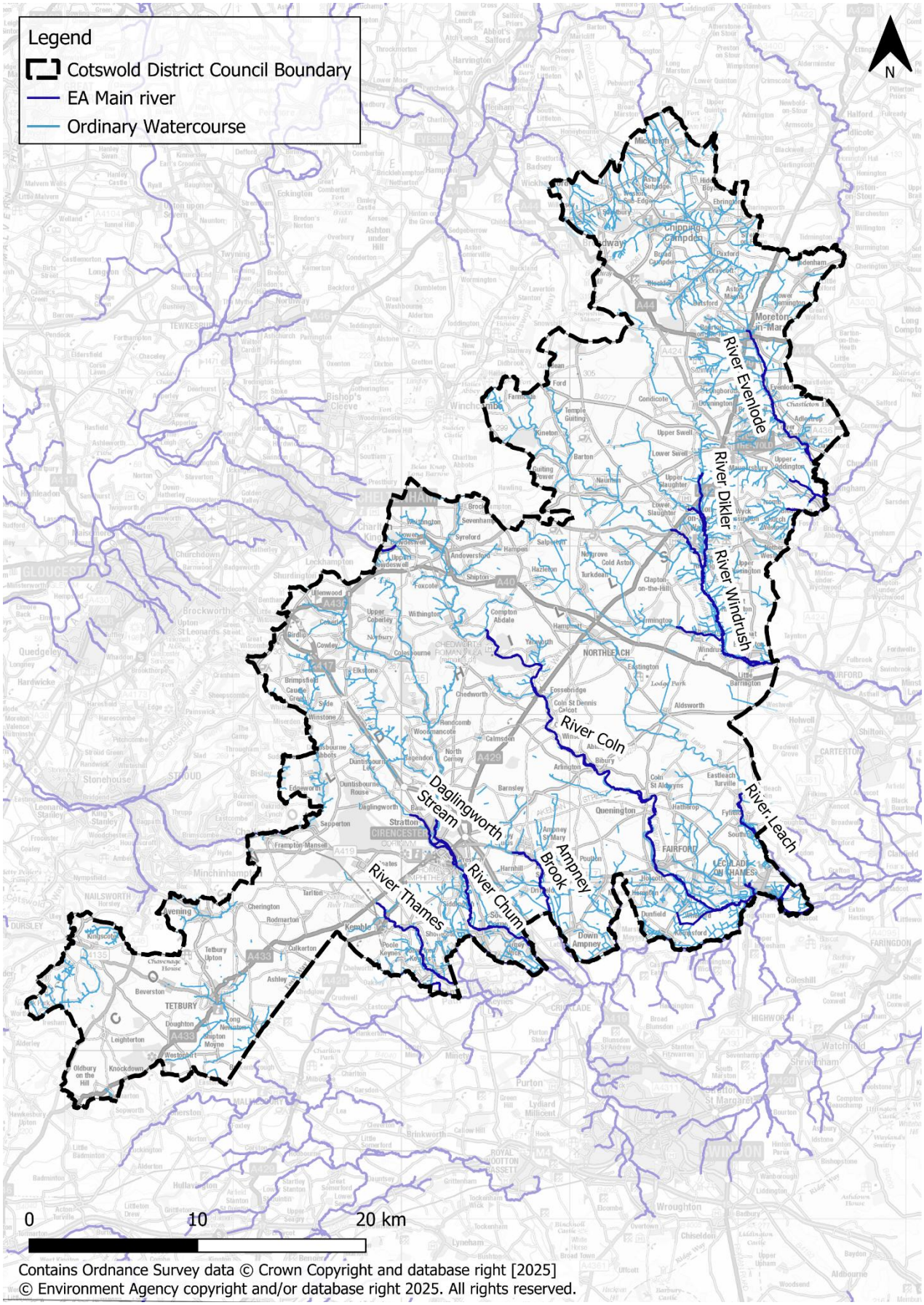


Figure 1-2: Main rivers and other watercourses across Cotswold

1.5 Consultation

SFRAs should be prepared in consultation with other Risk Management Authorities (RMAs). In addition to the LPA the following parties have been consulted during the preparation of the Level 1 SFRA through data requests and draft report reviews:

- Environment Agency
- Lead Local Flood Authority (Gloucestershire County Council)
- Severn Trent Water
- Thames Water
- Wessex Water
- Stratford-on-Avon District Council
- Wychavon District Council
- Tewkesbury Borough Council
- Cheltenham Borough Council
- Stroud District Council
- South Gloucestershire Council
- Wiltshire Council
- Swindon Borough Council
- Vale of White Horse District Council
- West Oxfordshire District Council

The 'How to prepare a Strategic Flood Risk Assessment guidance' (gov.uk) also recommends consultation with:

- Emergency planners
- Emergency services
- Reservoir owners or undertakers
- Highways authorities (National Highways and Gloucestershire County Council)
- Catchment partnerships (Section 12.1)
- Regional flood and coastal committees (Wessex Regional Flood and Coastal Committee)

1.6 Structure of this report

Table 1-1 sets out the contents of this Level 1 SFRA report and appendices, and how to use each section.

Table 1-1: Content of this Level 1 SFRA report

Section	Contents	How to use
Executive summary	This section focuses on how the SFRA can be used by planners, developers, and neighbourhood planners.	Users should refer to this section for a summary of the Level 1 findings and recommendations.
1. Introduction	This section provides a background and context to the study and the Local Plan Area. It also details the organisations involved in the SFRA.	Users should refer to this section for general information and context.
2. Policy and strategy for flood risk management	This section sets out the relevant legislation, policy, and strategy for flood risk management at a national, regional, and local level.	Users should refer to this section for any relevant policy which may underpin strategic or site-specific assessments.
3. Sequential and Exception Tests	This section provides an overview of national planning policy, application of the sequential approach, and the Sequential/Exception Test process. It provides guidance for the Council and developers on the application of the Sequential and Exception Test for both allocations and windfall sites, at allocation and planning application stages.	Users should use this section to understand and follow the steps required for the Sequential and Exception Tests.
4. Understanding flood risk	This section introduces the concept of flood risk and provides an overview of the local characteristics of flooding affecting Cotswold and key risks including historical flooding incidents and flood risk from all sources, as well as characteristics that influence flood risk including topography, geology and soils.	This section should be used to understand all sources of flood risk across Cotswold including where has flooded historically.

Section	Contents	How to use
5. Impact of climate change	This section outlines the latest climate change guidance published by the EA and how this was applied to the SFRA. It also sets out how developers should apply the guidance to inform site-specific FRAs.	This section should be used to understand the climate change allowances for a range of epochs and conditions, linked to the vulnerability of a development.
6. Flood risk infrastructure	This section provides a summary of current flood defences and asset management and future planned schemes.	This section should be used to understand if there are any defences or flood schemes in a particular area, for further detailed assessment at site specific stage.
7. Flood risk management requirements for developers	This section contains guidance for developers on FRAs, considering flood risk from all sources, and principles of managing flood risk in developments.	Developers should use this section to understand requirements for FRAs and what conditions/guidance documents should be followed, as well as mitigation options.
8. Principles for site design and master planning	This section contains guidance for developers on principles of managing flood risk in developments through site design and master planning.	Developers should use this section to understand what should be considered within the site design and master planning stages of a development.
9. Surface water management and SuDS	This section provides an overview of SuDS, including signposting to relevant guidance, as well as guidance for developers on surface water drainage strategies, considering any specific local standards and guidance for SuDS from the LLFA.	Developers should use this section to understand what national, regional, and local SuDS standards are applicable. Hyperlinks are provided.
10. Flood warning and emergency planning	This section provides an overview of the requirements for emergency plans, include any local emergency planning arrangements, and an overview of the available flood alerts and warnings.	Developers should use this section to understand requirements for emergency planning.

Section	Contents	How to use
11. Cumulative Impact Assessment	This section details the cumulative impact assessment, which identifies which catchments are most likely to be sensitive to increased flood risk as a result of future development.	Planners should use this section to help develop policy recommendations for the potential cumulative impacts of development.
12. Strategic flood risk solutions	This section sets out wider strategic solutions that may offer potential to reduce flood risk across Cotswold, including natural flood management. It also details current partnership working opportunities within Cotswold.	Planners should use this section to help develop policy recommendations for strategic flood risk solutions to reduce flood risk across Cotswold, with a particular emphasis on natural flood management and nature-based solutions. Developers should use this section to consider options for strategic solutions and natural flood management techniques and nature-based solutions.
13. Summary, recommendations and next steps	This section outlines planning policy recommendations. It also sets out the recommended next steps and potential future work.	Developers and planners should consider the recommendations made in this section. Developers should refer to the Level 1 SFRA recommendations when considering site specific assessments.
Appendix A	Provides a background to the flood risk policy documents that are relevant to the authority area.	Planners and developers should use this appendix, in conjunction with Section 2 of this report, to understand the relevant flood and water management policy and guidance for development.
Appendix B	Provides the flood risk mapping for the SFRA.	Planners and developers should use these maps to identify key areas of flood risk from different sources.
Appendix C	Technical note explaining the methodology behind the delineation of the functional floodplain (Flood Zone 3b)	Planners and developers should use this appendix to understand the datasets used to

Section	Contents	How to use
	and future functional floodplain for this Level 1 SFRA.	inform the functional floodplain extents.
Appendix D	Excel spreadsheet containing an assessment of flood risk to the potential development allocations based on all available sources of flood risk including for climate change where available. Each potential allocation is assigned a strategic recommendation based on risk and vulnerability.	Planners should use this appendix to understand the level of risk to each potential allocation and associated recommendations for development. Planners should use this appendix to assist in the application of the Sequential Test for Local Plan preparation.
Appendix E	Summarises the outcomes of the sites assessment process recorded in Appendix D.	Planners and developers should use this appendix to understand the level of risk to each potential allocation and associated recommendations for development. Planners should use this appendix to assist in the application of the Sequential Test for Local Plan preparation.
Appendix F	Details the methodology and results for the cumulative impact assessment.	Planners should use this appendix, in conjunction with Section 11 of this report, to help develop policy recommendations for the cumulative impacts of development.
Appendix G	Details the data used to inform the SFRA, including when the data was provided, any associated licensing, and where the data can be obtained from.	Planners and developers should use this appendix to understand what data has been used in the SFRA, whether it has since been updated, and where to access the latest data from.
Appendix H	Sets out the recommended methodology for carrying out the Sequential Test, including how each source of flood risk should be considered following consultation with the EA.	Planners and developers should consider this appendix to inform the application of the Sequential Test.

2 Policy and strategy for flood risk management

This section, along with Appendix A which contains greater detail, sets out the flood risk management roles and responsibilities for different organisations and relevant legislation, policy, and strategy.

2.1 Roles and responsibilities

There are different organisations in and around the district that have responsibilities for flood risk management, known as RMAs. These are listed in Table 2-1 with a summary of their responsibilities.

Further information on the roles and responsibilities of the RMAs is available in Annex A of the National Flood and Coastal Erosion Risk Management Strategy (FCERM) (gov.uk) for England. The Local Government Association (gov.uk) also provides further information on the roles and responsibilities for managing flood risk. The National flood risk standing advice for local planning authorities (gov.uk) provides advice on when to consult the EA.

Table 2-1: Roles and responsibilities for RMAs

Risk Management Authority	Strategic Level	Operational Level	Planning role
EA	Strategic overview for all sources of flooding, National Strategy, flood forecasts and warnings and general supervision	Main River (e.g., River Thames) and reservoirs (Flood Risk Activity Permits, enforcement, and works), flood warning	Statutory consultee for certain development in Flood Zones 2 and 3 and all works within 20 metres of a main river.
Gloucestershire County Council as LLFA	Coordination of Local Flood Risk Management and maintaining a Local Flood Risk Management Strategy (LFRMS)	Surface water, groundwater, and ordinary watercourses (consenting, enforcement, and works)	Statutory consultee for major developments
Severn Trent Water, Thames Water and Wessex Water	Asset Management Plans, supported by Periodic Reviews (business cases), develop drainage and wastewater management plans (DWMPs)	Public sewers and some reservoirs	Non-statutory consultee

Risk Management Authority	Strategic Level	Operational Level	Planning role
Highways Authorities - National Highways for motorways and trunk roads and Cotswold District Council for non-trunk roads	Highway drainage policy and planning	Highway drainage	Statutory consultee regarding highways design standards and adoptions

2.1.1 Riparian ownership

Land and property owners are responsible for the maintenance of watercourses either on or next to their properties, called riparian owners. Riparian owners are also responsible for the protection of their properties from flooding as well as other management activities, for example by maintaining riverbeds/banks, controlling invasive species, and allowing the flow of water to pass without obstruction. More information can be found on the government website in the EA publication 'Owning a watercourse' (gov.uk).

When it comes to undertaking works to reduce flood risk, the EA, and the Council do have permissive powers, but limited resources must be prioritised and targeted to where they can have the greatest effect. Permissive powers mean that RMAs are permitted to undertake works but are not obliged.

3 Sequential and Exception Tests

This section summarises national planning policy for development and flood risk and the application of the Sequential and Exceptions Tests for both planners and developers.

3.1 National Planning Policy Framework and Guidance

The NPPF (February 2025) (gov.uk) sets out government's planning policies for England. It must be considered in the preparation of local plans and is a material consideration in planning decisions. The NPPF advises on how flood risk should be considered to guide the location of future development and FRA requirements. The NPPF states that:

"*Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing of future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere*" (paragraph 170).

The Sequential and Exception Tests help to guide this process.

The Flood Risk and Coastal Change PPG, 2025 (gov.uk) sets out how the policy should be implemented. Diagram 1 in the PPG (Paragraph: 007 Reference ID: 7-007-20220825) sets out how flood risk should be considered in the preparation of local plans. The PPG states that:

"A strategic Flood Risk Assessment should be used to apply the Sequential Test and, where necessary, the Exception Test when determining land use allocations" (paragraph 009).

3.2 The Sequential Test

Firstly, land at the lowest risk of flooding from all sources should be considered for development. A test is applied called the 'Sequential Test' to do this. Figure 3-1 summarises the Sequential Test.

The LPA will apply the Sequential Test to strategic allocations for the potential inclusion in the local plan. For all other developments, evidence must be supplied to the LPA, with a planning application, that the development has passed the test if any proposed building, access and escape route, land-raising or other vulnerable element will be:

- In Flood Zone 2 or 3 of the Flood Map for Planning (FMfP), See Section 4.4.1 for information on the FMfP;
- In Flood Zone 3b and your development is not incompatible;
- Within 'Flood Zones plus climate change' of the FMfP, showing it is at increased risk of flooding from rivers in the future;
- In Flood Zone 1 and the FMfP shows it is at risk of flooding from surface water;
- In Flood Zone 1 and the SFRA shows it will be at increased risk of flooding during its lifetime; or

- Subject to sources of flooding other than from rivers

The requirements for developers are set out in the FRA Standing Advice (gov.uk).

The LPA should define a suitable search area for the consideration of alternative sites in the Sequential Test. Based on the latest updates to the PPG, sites can be considered 'reasonably available' if their location is suitable for the type of development proposed, they are able to meet the same development needs and they have a reasonable prospect of being developed at the same time as the proposal (Paragraph: 027a Reference ID: 7-027a-20220825).

The Sequential Test can be undertaken as part of a local plan sustainability appraisal. Alternatively, it can be demonstrated through a free-standing document, or as part of Strategic Housing Land/Employment Land Availability Assessments.

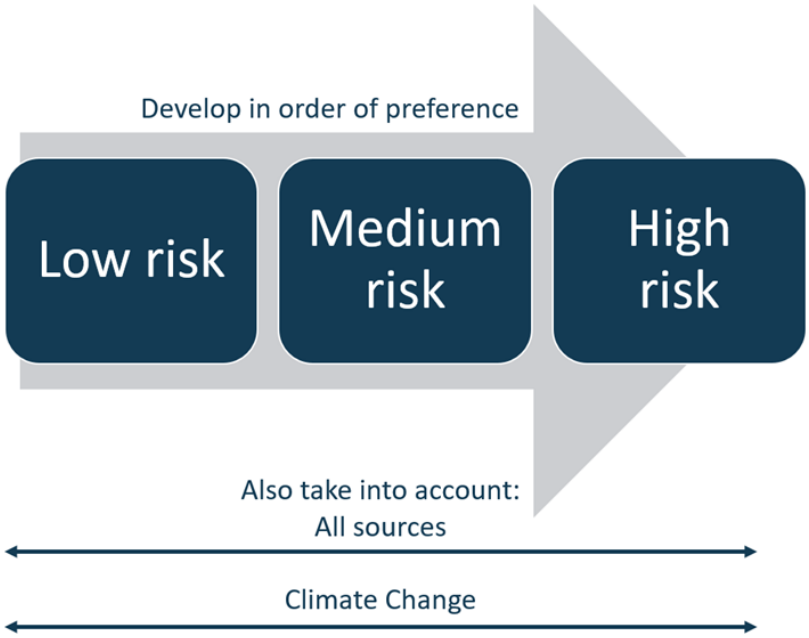


Figure 3-1: The Sequential Test

Whether any further work is needed to decide if the land is suitable for development will depend on both the vulnerability of the development and the Flood Zone it is proposed within. Table 2 of the PPG (gov.uk) (Paragraph: 079 Reference ID: 7-079-20220825) shows whether, having applied the Sequential Test first, the vulnerability of development is not compatible with a particular Flood Zone and where the Exception Test is required to determine the suitability of that vulnerability of development to the Flood Zone.

Figure 3-2 illustrates the Sequential Test as a process flow diagram using the information contained in this SFRA to assess potential development sites against areas of flood risk and development vulnerability compatibilities. This is a stepwise process, but a complex one, as several of the criteria used are qualitative and based on experienced judgement. The process must be documented, and evidence used to support decisions recorded.

In addition, the risk of flooding from other sources and the impact of climate change must be considered when considering which sites are suitable to allocate. Appendix H addresses the use of flood risk information in the performance of the Sequential Test.

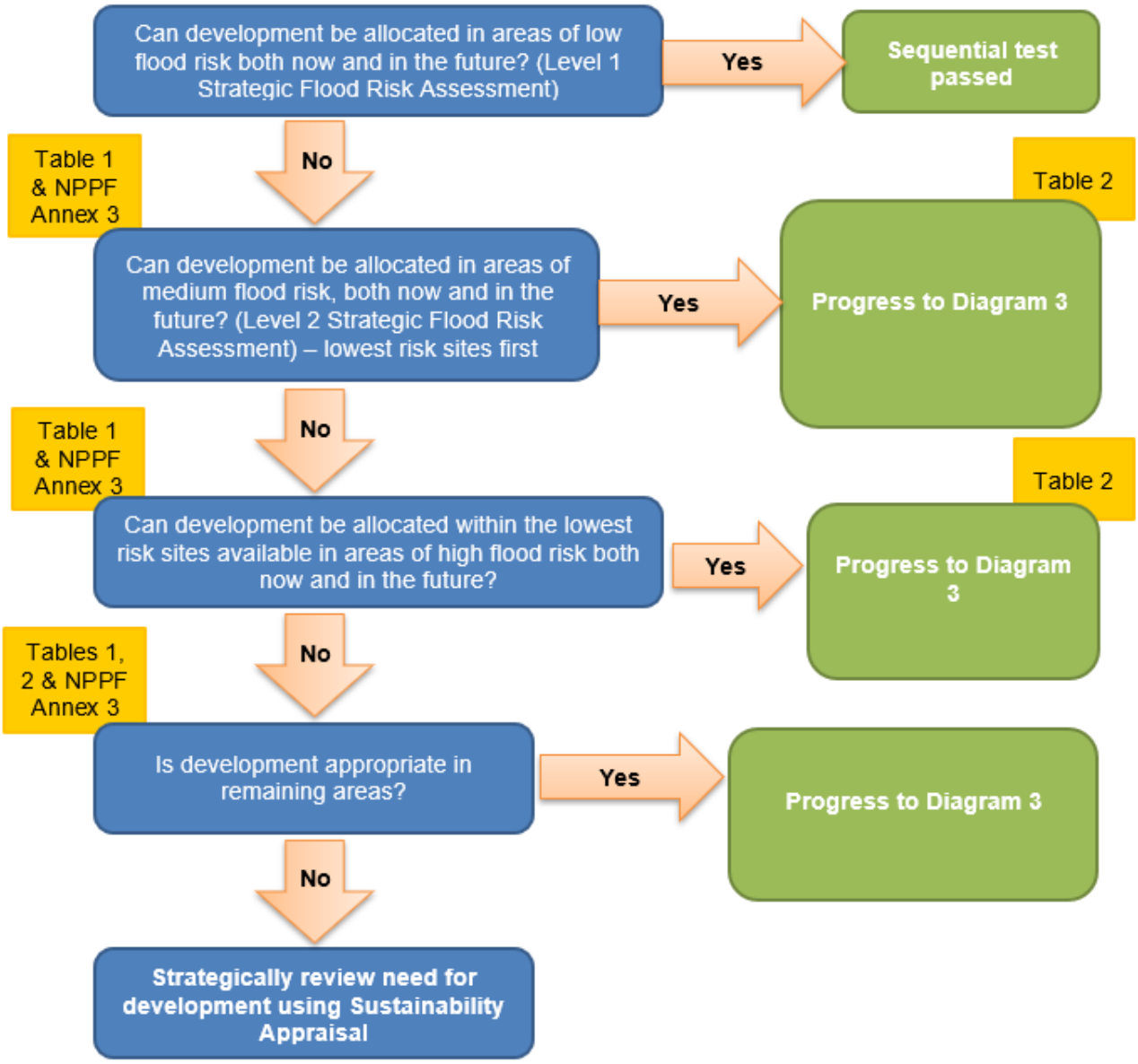


Diagram 2 of PPG: Flood Risk and Coastal Change (paragraph 026, Reference ID 7-026-20220825) Revised September 2025.

Figure 3-2: Application of the Sequential Test for plan preparation

3.2.1 The risk-based approach

The NPPF takes a risk-based approach to development in flood risk areas.

Since July 2021, the approach has adjusted the requirement for the Sequential Test (as defined in Paragraph 172 of the NPPF) so that all sources of flood risk are to be included in the consideration.

The PPG further states:

"*Other forms of flooding need to be treated consistently with river and tidal flooding in mapping probability and assessing vulnerability, so that the sequential approach can be applied across all areas of flood risk*" (paragraph 023).

The general implications of these approaches are summarised as follows:

- The Sequential Test must be based on mapping that enables decision making according to a prioritisation based on a risk-based sequence (for river flooding national mapping is available that describes low, medium and high-risk Flood Zones but comparable mapping of this specific type and quality is not available for other sources; for river flooding the risk zones are based on the assumption that no flood risk management features are present, with the exception of Flood Zone 3b (the functional floodplain)).
- The other sources of flood risk that can potentially be included in the Sequential Test are surface water, groundwater, sewer flooding and reservoir flooding (or other water impounding features such as canals).
- It follows that proposed new development placed in locations at high or medium risk from flooding from other sources now and in the future (note that the explicit requirement to include climate change in the test, as set out in the September 2025 PPG may require the preparation of additional modelling and mapping or use of proxies) should be accompanied by evidence that the site can remain safe for its lifetime and pass the Exception Test (if applicable) (through a Level 2 SFRA).

A basic requirement for the Sequential Test to be performed is that appropriate, competent mapping can be prepared to enable logical comparison of the flood risk from different sources at alternative locations, both now and in the future, as this is fundamental to establishing a logical “risk sequence”.

Appendix H describes the implications of including different sources of flooding both now and in the future in the Sequential Test. It also highlights matters to be considered and identifies a preferred approach. This suggested approach has been consulted on with the EA.

3.3 The Exception Test

It will not always be possible for all new development to be located on land that is not at risk from flooding. To further inform whether land should be allocated, or planning permission granted, a greater understanding of the scale and nature of the flood risks is required. In these instances, the Exception Test will be required. Diagram 3 of the PPG (gov.uk) (Paragraph: 033 Reference ID: 7-033-20220825) summarises the Exception Test (Figure 3-3).

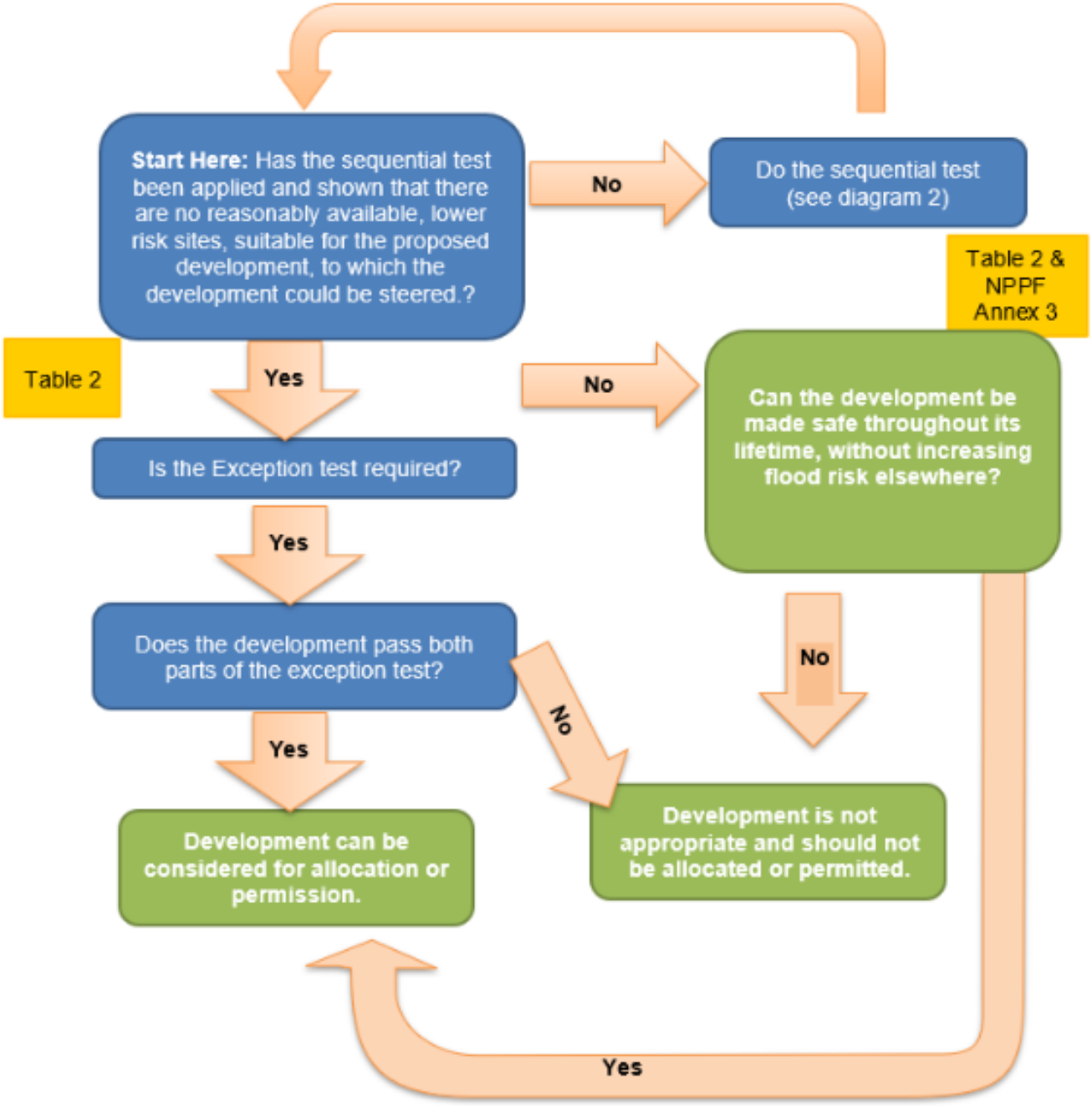
Table 2 of the PPG (gov.uk) sets out when the Exception Test is required but does not reflect the need to avoid flood risk from sources other than rivers and the sea. There is no

guidance on how to consider other sources of flood risk. The Exception Test should only be applied, following the application of the Sequential Test, in the following instances for:

- 'Essential infrastructure' in Flood Zone 3a or 3b.
- 'Highly vulnerable' development in Flood Zone 2 (this is NOT permitted in Flood Zone 3a or 3b).
- 'More vulnerable' development in Flood Zone 3a (this is NOT permitted in Flood Zone 3b).

While the Exception Test is not explicitly required for sites at risk from other sources of flooding, the LPA should follow a similar principle where sites are proposed that are at risk from other sources of flooding, carefully weighing up the wider benefits of development against the risk, ensuring that site users can be kept safe through the lifetime of the development and ensuring residual risk can be safely managed.

For sites proposed for allocation within the local plan that are at flood risk, the LPA should use information provided in a Level 2 SFRA to inform the Exception Test. At the planning application stage, the developer must design the site such that it is appropriately flood resistant and resilient in line with the recommendations in national and local planning policy and supporting guidance and those set out in the SFRA. This should demonstrate that the site will still pass the flood risk element of the Exception Test based on the detailed site level analysis.



† Diagram 3 of PPG: Flood Risk and Coastal Change (paragraph 033, Reference ID 7-033-20220825) Revised September 2025.

Figure 3-3: Application of the Exception Test to plan preparation

There are two parts to demonstrating whether a development passes the Exception Test that should be considered by the LPA when allocating development sites, and developers when required (see Section 3.4 for Exception Test requirements for individual planning applications).

Part A: Demonstrating that the development would provide wider sustainability benefits to the community that outweigh the flood risk.

The LPA will need to set out the criteria used to assess the Exception Test and provide clear advice to enable applicants to provide evidence to demonstrate that it has been passed. If the application fails to prove this, the LPA should consider whether the use of planning conditions and/or planning obligations could allow it to pass the Exception Test. If this is not possible, this part of the Exception Test has failed, and development should not be considered for allocation or granting planning permission.

Wider sustainability objectives should be considered, such as those set out in local plan sustainability appraisals. These generally consider matters such as the local economy, biodiversity, green infrastructure, housing, historic environment, climate change adaptation, flood risk, green energy, pollution, health, transport etc.

The sustainability issues the development will address and how far doing so will outweigh the flood risk concerns for the site should also be considered, e.g., by facilitating wider regeneration of an area, providing community facilities, infrastructure that benefits the wider area, etc.

Part B: Demonstrating that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

In circumstances where the potential effects of proposed development are material, a Level 2 SFRA is likely to be needed to inform the Exception Test for strategic allocations to provide evidence that the principle of development can be supported. At the planning application stage, a site-specific FRA will be needed. Both will need to consider the undefended and residual risk and how this will be managed over the lifetime of the development.

3.4 Applying the Sequential Test and Exception Test to individual planning applications

3.4.1 Applying the Sequential Test

The LPA are responsible for considering the extent to which Sequential Test considerations have been satisfied.

Developers should consult with the LPA in the first instance before commencing on a site-specific FRA to determine the Sequential Test requirements for their site, including search area. Developers are required to apply the Sequential Test to all development sites, unless the site is:

- A strategic allocation and the test has already been carried out by the LPA as part of preparing the local plan, or
- A change of use (except to a caravan, camping or chalet site, or to a mobile home or park home site), or

- A minor development (householder development, small non-residential extensions with a footprint of less than 250m²), or
- A development in Flood Zone 1 unless there are other flood risk issues in the area of the development (i.e. surface water, groundwater, reservoir, sewer flooding).

The September 2025 update to the PPG sets out that the Sequential Test is also not required where *"a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development […], without increasing flood risk elsewhere"* (PPG, Paragraph 027).

It should also be noted that residential sub-divisions are exempt from the definition of minor development and therefore, by default, should also be subject to the Sequential Test.

This SFRA contains information on all sources of flooding and considers the impact of climate change. This should be considered when a developer undertakes the Sequential Test, including the consideration of reasonably available sites at lower flood risk.

Local circumstances must be used to define geographical scope of the Sequential Test (within which it is appropriate to identify reasonably available alternatives). To determine the appropriate search area criteria, include the catchment area for the type of development being proposed. For some sites this may be clear, e.g. school catchments, urban extensions, in other cases it may be identified by other local plan policies. For some sites, e.g. regional distribution sites, it may be suitable to widen the search area beyond LPA administrative boundaries.

As stated in the September 2025 update to the PPG *"…where there are large areas in Flood Zones 2 and 3 (e.g. coastal towns and settlements on major rivers) and development is needed in those areas to sustain the existing community, sites outside them are unlikely to provide reasonable alternatives"* (PPG, Paragraph 027a).

The Sequential Test should be applied proportionately, with a focus on realistic alternatives in areas of lower flood risk that could satisfy the same development need.

The sources of information on reasonably available sites may include but is not restricted to:

- Site allocations in local plans.
- Sites with planning permission but not yet built out.
- Strategic Housing and Economic Land Availability Assessments (SHELAAs)/five-year land supply/annual monitoring reports.
- Locally listed sites for sale.

It may be that a number of smaller sites or part of a larger site at lower flood risk form a suitable alternative to a development site at high flood risk. Ownership or landowner agreement are not acceptable as reasons not to consider alternatives.

3.4.2 Applying the Exception Test

Where a development proposal is in accordance with an allocation made in a local plan following the application of the Sequential and Exception Tests, the Exception Test will only be required to be repeated if:

- Elements of the development that were key to it satisfying the Exception Test at the plan-making stage (such as wider sustainability benefits to the community or measures to reduce flood risk overall) have changed or are not included in the proposed development; or
- The understanding of current or future flood risk has changed significantly.

For developments that have not been allocated in the local plan or where the Sequential Test was not applied at the development plan stage and new information becomes available that identifies a flood risk, developers must undertake the sequential and Exception Tests and present this information to the LPA for approval. The Level 1 SFRA can be used to scope the flooding issues that a site-specific FRA should investigate in more detail to inform the Exception Test for windfall sites.

The applicant will need to provide information that the application can pass both parts of the Exception Test.

4 Understanding flood risk

This section explores what flood risk is, key sources of flooding in Cotswold, and the factors that affect flooding including topography, soils, and geology.

This is a strategic summary of the risk in the district to inform the application of the Sequential and Exceptions Tests if required. Developers should use this section of the SFRA with the flood risk data included in the interactive GeoPDF mapping (Appendix B) to scope out the flood risk issues they need to consider in greater detail in a site-specific FRA to support a planning application. Information in this section should not be used to inform flood risk at a property-level.

4.1 Defining flood risk

Section 3 (subsection 1) of the Flood and Water Management Act 2010 (FWMA) (gov.uk) defines the risk of a potentially harmful event (such as flooding) as "*a risk in respect of an occurrence is assessed and expressed (as for insurance and scientific purposes) as a combination of the probability of the occurrence with its potential consequences*."
Figure 4-1 sets out this definition of risk.



Figure 4-1: Conceptual model depicting how risk can be defined

4.1.1 Probability

The probability of flooding is expressed as a percentage based on the average frequency measured or extrapolated from records over many years. For example, a 1% AEP (annual exceedance probability) indicates the flood level that has a 1% chance of occurring in any one year, not that it will occur at least once every hundred years.

4.1.2 Consequences

The consequences of flooding include fatalities, property damage, disruption to lives and businesses, with severe implications for people (e.g., financial loss, emotional distress, health problems). Consequences of flooding depend on the hazards caused by flooding (depth of water, speed of flow, rate of onset, duration, wave-action effects, water quality), the receptors that are present and the vulnerability of these receptors (type of development, nature, e.g., age-structure, of the population, presence, and reliability of mitigation measures etc).

4.1.3 Source-Pathway-Receptor model

Flood risk can be assessed using the Source-Pathway-Receptor model (Figure 4-2) where:

- The source is the origin of the floodwater, principally rainfall.
- A pathway is a route or means by which a receptor can be affected by flooding, which includes rivers, drains, sewers, and overland flow.
- A receptor is something that can be adversely affected by flooding, which includes people, their property, and the environment.

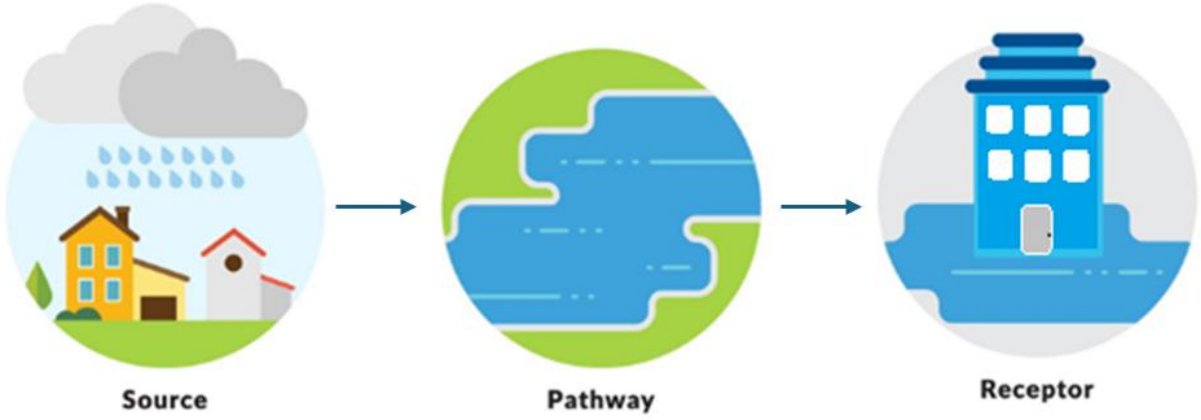


Figure 4-2: Source-Pathway-Receptor model

This is a standard environmental risk model common to many hazards and should be the starting point of any assessment of flood risk. All these elements must be present for flood risk to arise. Having applied the Source-Pathway-Receptor model it is possible to mitigate the flood risk by addressing the source (often very difficult), blocking, or altering the pathway, or removing the receptor, e.g., steer development away.

The planning process is primarily concerned with the location of receptors, taking appropriate account of potential sources and pathways that might put those receptors at risk. It is therefore important to define the components of flood risk to apply this guidance in a consistent manner.

4.2 Topography, geology, and soils

Topography, geology and soil are all important in influencing the way the catchment responds to a rainfall event. The degree to which a material allows water to percolate through it, the permeability, affects the extent of overland flow and therefore the amount of runoff reaching the watercourse. Steep slopes or clay rich (low permeability) soils will promote rapid surface runoff, whereas more permeable rock such as limestone and sandstone may result in a more subdued response due to greater infiltration.

4.2.1 Topography

The National LIDAR Programme (gov.uk) provides elevation data at 1m spatial resolution for all of England.

The topography of the district is influenced by the interbedded nature of the limestones and clays of the Inferior and Great Oolite Group. Towards the western extent of the district the landscape is characterised by a steep scarp face with incised valleys marking the edge of the Cotswold Hills. Here, elevations are in excess of 300 mAOD with the Inferior Oolite rocks forming the main upland area. To the east and south west of the escarpment, the topography of the district becomes rather more undulating, reflecting the regional dip of the Inferior and Great Oolite beds. Towards the south and south eastern extents of the district, valleys of those such as the Evenlode, Windrush and Coln are typically much broader and shallower cut into the underlying softer Lias mudstones. Here, elevations ranging from approximately 165 mAOD in the headwaters to 82 mAOD as the watercourses approach the flatter, wider floodplains of the River Thames. Figure 4-3 shows the topography of the district.

4.2.2 Geology

The geology of the district is complex and is dominated by limestones of the Jurassic age. The limestones within the Great Oolite Group and Inferior Oolite Group cover the majority of the district towards the north-western and central extents and have a significant influence on the topography, drainage and soils of the Cotswolds. Geology information can be viewed on the British Geological Society website here.

Much of the upland areas of the Cotswolds comprises of the Great Oolite Group and demonstrates a greater variety in formations than the Inferior Oolite Group. An area of Lias Group mudstones dominates to the northeast. Towards the south and east of the district in the Upper Thames Valley, the Jurassic limestones of the Great Oolite Group are succeeded by a succession of mudstones including the Oxford clay. These form the broad valleys around the main rivers and streams which flow eastwards.

Sand and gravel drift deposits are mainly associated with the tributaries of the River Thames including the Rivers Churn, Coln, Leach, Windrush and Evenlode and within the Cotswold Water Park towards the south. Here, superficial deposits are thick and extensive. Further drift deposits can be found towards the northeast of the district, overlying the Lias Group mudstones.

Away from the escarpment the drainage is almost entirely south eastwards via the tributaries of the Thames; namely the Rivers Churn, Coln, Leach, Windrush and Evenlode. Where they join the Thames, superficial deposits are thick and extensive. The valleys of the Churn, Coln, Leach and their tributaries tend to be narrow and meandering because they are incised into the limestones of the Inferior Oolite and Great Oolite. They contain narrow tracts of superficial deposits. In contrast, the Windrush and the Evenlode lie in broader shallow valleys cut into soft Lias mudstones and may be flanked by more substantial expanses of terrace deposits and alluvium. In addition, in the case of the Evenlode, which drains the Vale of Moreton, there are broad tracts of till and associated sand and gravel deposits left behind by an ice sheet during the last Ice Age.

A map detailing the extents of this bedrock and further superficial geology across Cotswold can be viewed online in the British Geology Society Geology Viewer (bgs.ac.uk).

The EA also provides mapping of different types of aquifers, the underground layers of water-bearing permeable rock from which groundwater can be extracted. Aquifers are designated as either principal or secondary aquifers. Principal aquifers are designated by the EA as strategically important rock units that have high permeability and water storage capacity.

The majority of the bedrock and superficial geology beneath the district are categorised as Principal aquifers. There are small areas in the south classified as Secondary A aquifers. A secondary aquifer is a permeable layer which can support local water supplies and provide a source of base flow to rivers.

4.2.3 Soils

Soils across the district are varied. Soilscapes are a classification of soils in England and Wales, conveying a summary of the regional differences in the soil landscapes.

Soils across the district are largely classified as Soilscape 3 (shallow lime-rich soils over chalk or limestone). Soil is freely draining and at particular risk to contamination from nitrate. Other soils are present across the authority in small amounts, including Soilscape 9 (lime-rich loamy and clayey soils with impeded drainage), drainage of soils to the stream network may be slightly impeded. Some soils in areas to the south of Stow-on-the-Wold are categorised by Soilscape 18 (slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils). This soil type is slowly permeable and seasonally wet. In the south east of the district, soils covering areas of Fairfield, Lechlade, Somerford Keynes and South Cerney are categorised as Soilscape 5 (Freely draining lime-rich loamy soils).

The British Geological Survey website (bgs.ac.uk) provides data on soils across the district.

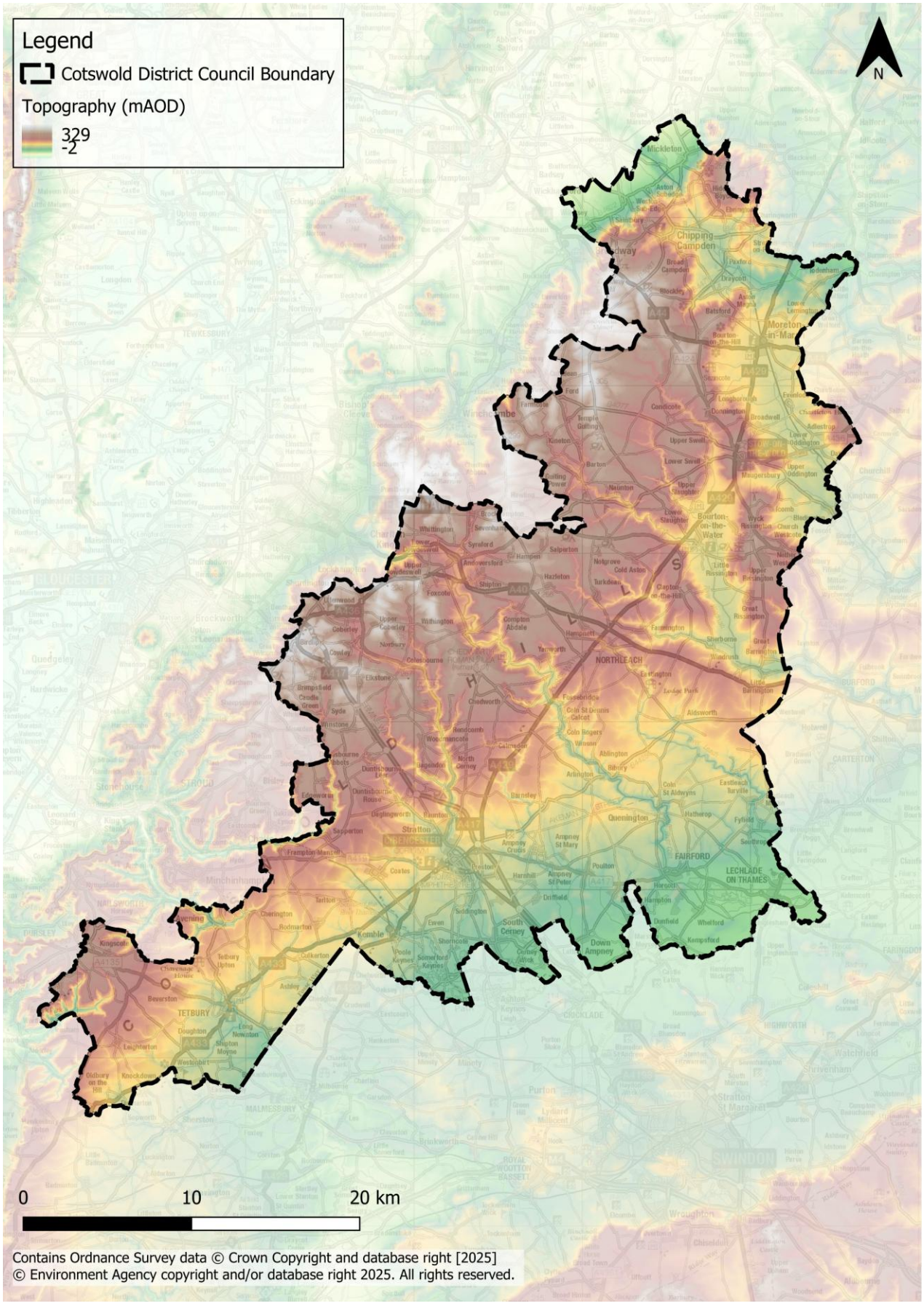


Figure 4-3: EA 1m LiDAR data showing the topography across Cotswold

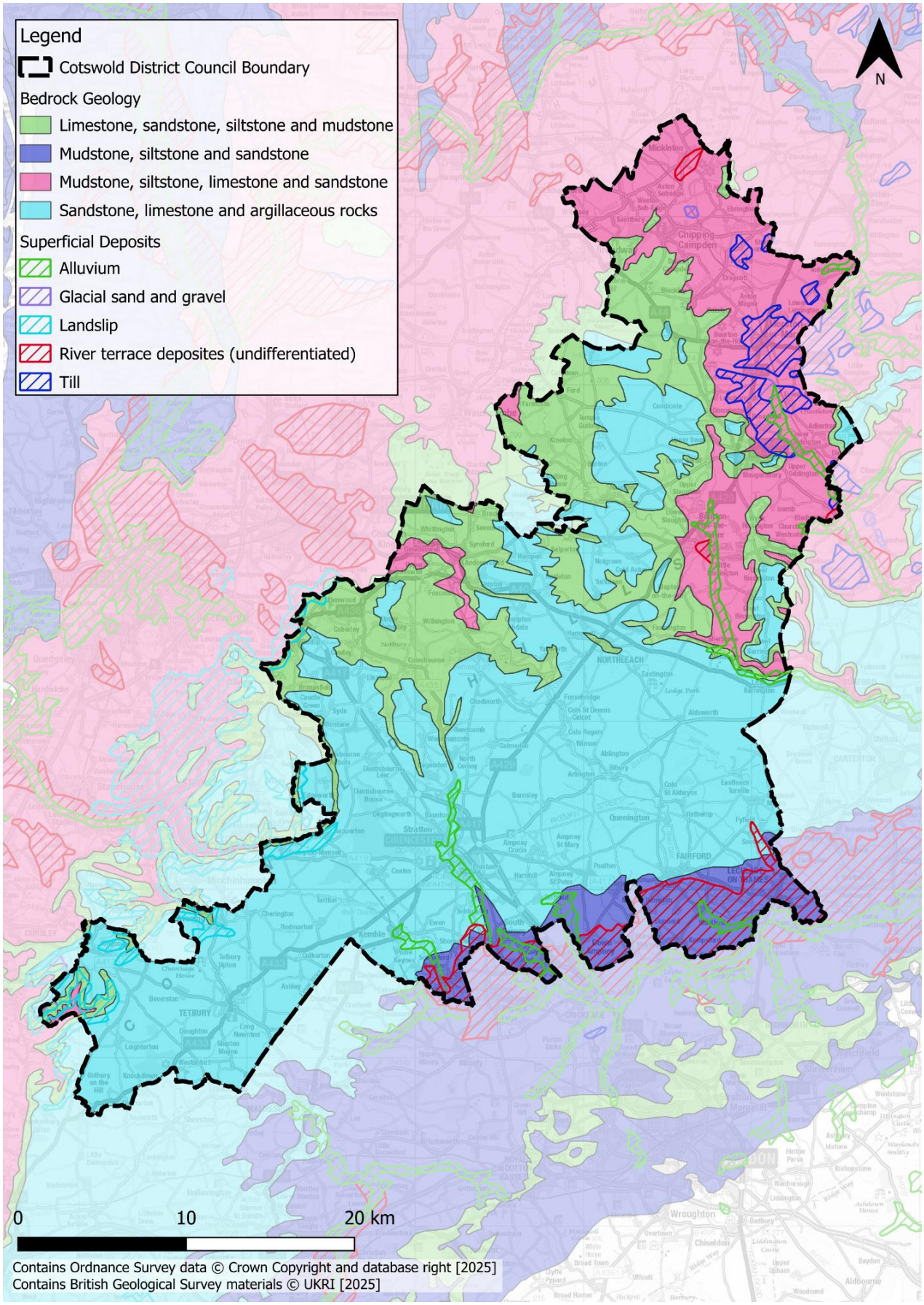


Figure 4-4: Bedrock geology across Cotswold

4.3 Historic flooding

Records of past flood events can help to build a picture of areas and locations that may be prone to flooding and to help confirm flood modelling outputs. Historic flood events can also help RMAs to target where flood risk management or resilience works may be required based on tangible evidence.

4.3.1 LLFA historic flood records

GCC as LLFA, is required, under the FWMA, to maintain and update its historic flood incidents database as and when any locally significant flood incidents occur. The LLFA has a statutory responsibility to investigate and report upon any 'significant' flood events. Figure 4-5 displays the number of LLFA recorded flood incidents, aggregated by ward. The highest number of historic flood events have been recorded in Fosseridge Ward, covering the area to the north and east of Stow-on-the-Wold.

The Gloucestershire Local Flood Risk Management Strategy (LFRMS) (2014) identified that the district has a long history with flooding, with flood events occurring throughout the last 80 years. Notable flood events occurred in the Summer of 2007 and the winter of 2012, due to heavy rainfall causing both surface water and fluvial flooding.

The LFRMS (2014) outlines nine major flood incidents in Cotswold District:

- March 1947
- July 1968
- August 1977
- September 1992
- October 1993
- April 1998
- December 2000
- Summer 2007
- January 2008

4.3.1.1 LLFA December 2020 flooding summary report

The LLFA flood summary report documents the flooding experienced across Gloucestershire on the 23 and 24 December 2020. The event was characterised by a period of intense rainfall, with rivers responding quickly and reaching their highest recorded peak levels. There were 94 reporting of flooding to property experienced across the district, 89 of these residential and five commercial properties. There were five parishes across Cotswold that experienced more than five reports of internal property flooding, namely Bledington, Cirencester, Lower Slaughter, Moreton-in-Marsh and Wyck Rissington.

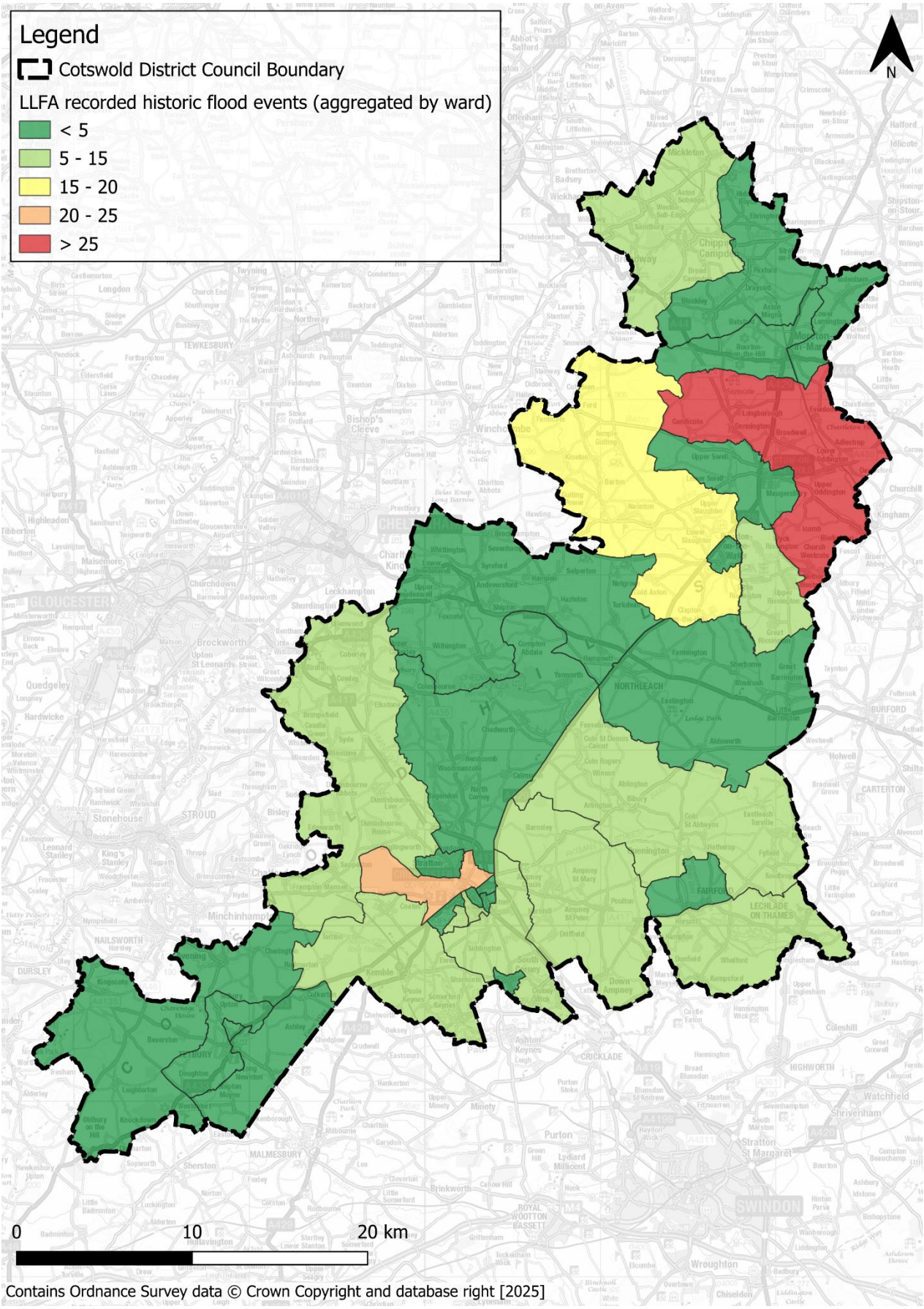


Figure 4-5: LLFA recorded historic flood events (aggregated by ward)

4.3.2 EA Historic Flood Map and Recorded Flood Outlines

The Historic Flood Map (HFM) is a spatial dataset showing the maximum extent of all recorded historic flood outlines from rivers, the sea and groundwater and shows areas of land that have previously been flooded across England. Records began in 1946 when predecessor bodies to the EA started collecting information about flooding incidents. The HFM accounts for the presence of defences, structures, and other infrastructure where such features existed at the time of flooding. It includes flood extents that may have been affected by residual flooding such as overtopping, breaches or blockages. It is also possible that historic flood extents may have changed and that some areas would not flood at present i.e., if a flood defence has been built.

The HFM does not contain any information regarding the specific flood source, return period or date of flooding, nor does the absence of the HFM in an area mean that an area has never flooded, only that records of historic flooding do not exist.

The Recorded Flood Outlines (RFO) dataset does include details of flood events. The difference between the two datasets is that the HFM only contains flood outlines that are ‘considered and accepted’ by the EA following adequate verification of the RFO dataset using certain criteria.

The EA's HFM dataset contains 29 records of flooding in Cotswold. The locations of these incidents are shown in Figure 4-6. Details of these incidents are provided in Table 4-1. Incidents have been recorded from 1947 to 2008. 22 incidents have been caused by the channel capacity being exceeded. Seven incidents have occurred due to surface water or local drainage issues.

Table 4-1: EA Historic Flood Map incidents in Cotswold

Start date	End date	Flood source	Flood cause
01/01/1925	31/01/1925	ordinary watercourse	channel capacity exceeded (no raised defences)
01/01/1947	12/12/1947	main river	channel capacity exceeded (no raised defences)
01/01/1968	12/12/1968	main river	channel capacity exceeded (no raised defences)
01/07/1968	01/07/1968	main river	channel capacity exceeded (no raised defences)
01/01/1977	12/12/1977	other	local drainage/surface water
01/01/1977	12/12/1977	main river	channel capacity exceeded (no raised defences)
06/03/1978	06/03/1978	drainage	local drainage/surface water
01/01/1979	12/12/1979	main river	channel capacity exceeded (no raised defences)
01/01/1985	01/01/1985	main river	channel capacity exceeded (no raised defences)
20/01/1985	24/01/1985	main river	channel capacity exceeded (no raised defences)
01/01/1992	12/12/1992	main river	channel capacity exceeded (no raised defences)
01/01/1993	12/12/1993	main river	channel capacity exceeded (no raised defences)
18/03/1996	18/03/1996	drainage	local drainage/surface water
01/04/1998	30/04/1998	main river	channel capacity exceeded (no raised defences)
01/01/2000	31/12/2000	main river	channel capacity exceeded (no raised defences)
23/12/2002	12/01/2003	other	channel capacity exceeded (no raised defences)
22/01/2006	22/01/2006	drainage	local drainage/surface water
19/07/2007	29/07/2007	drainage	local drainage/surface water
19/07/2007	29/07/2007	main river	channel capacity exceeded (no raised defences)
19/07/2007	29/07/2007	ordinary watercourse	channel capacity exceeded (no raised defences)
20/07/2007	23/07/2007	main river	channel capacity exceeded (no raised defences)
12/01/2008	20/01/2008	drainage	local drainage/surface water

Start date	End date	Flood source	Flood cause
12/01/2008	20/01/2008	main river	channel capacity exceeded (no raised defences)
13/12/2013	03/03/2014	main river	channel capacity exceeded (no raised defences)

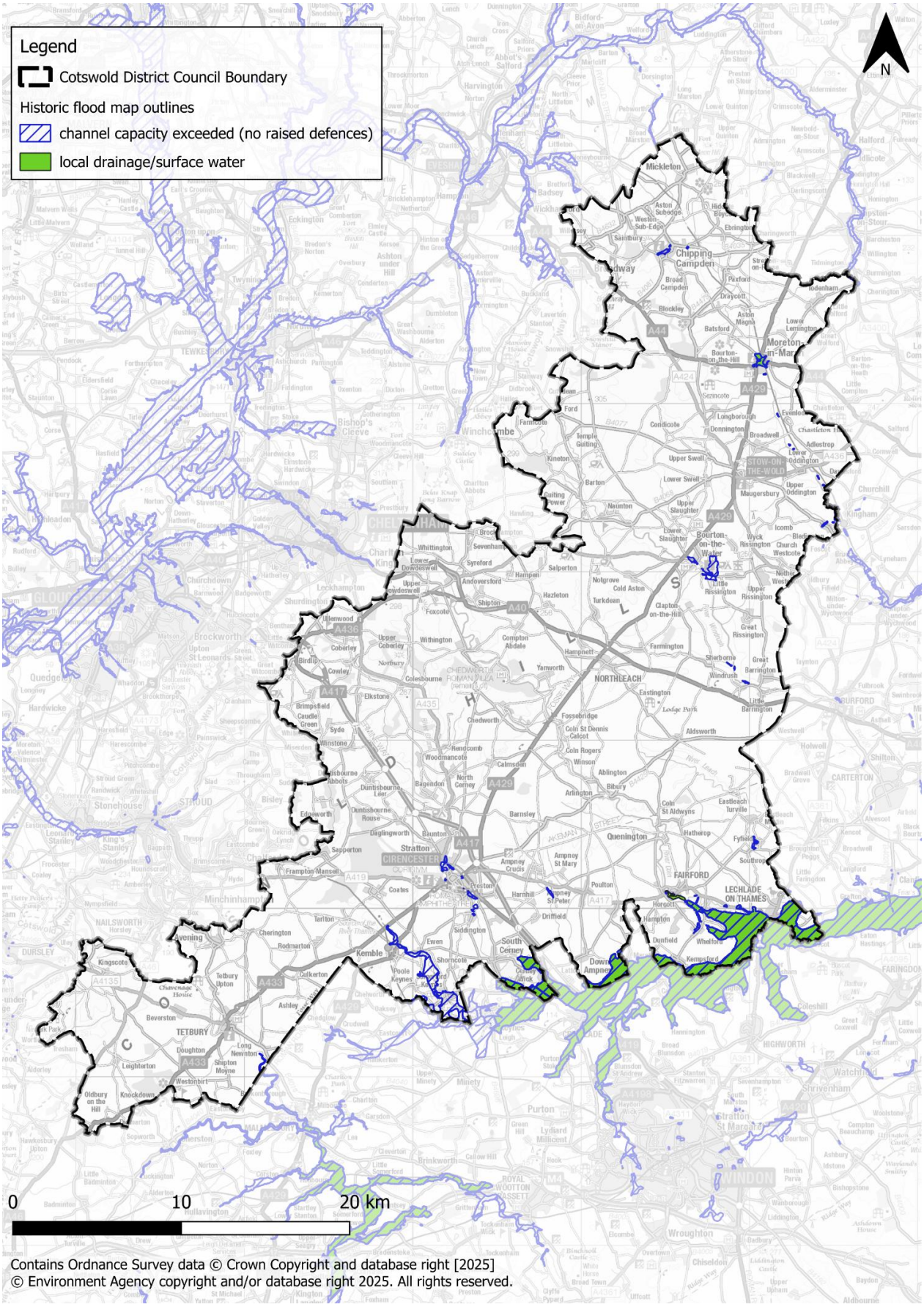


Figure 4-6: EA Historic Flood Map

4.3.3 Historic fluvial flooding

The LFRMS (2014) states that the unprecedented flooding in Gloucestershire in 2007 and also the less severe flooding in 2012 were largely caused by fluvial sources due to heavy rainfall causing high water levels in rivers and brooks. On the 20th of July the equivalent of two months' rain fell in 14 hours, leading to the flooding of approximately 5,000 residential properties and 500 non-residential properties.

4.3.3.1 July 2007

During the July 2007 event, Cotswold District Council received over 1,150 reports of flooded homes and businesses. Approximately 40% of these properties were located in Moreton-in- Marsh, Bourton-on-the-Water and Chipping Campden to the north of the district. In total, 79 towns and villages across the Cotswold District are known to have been affected by the floods in summer 2007.

Rivers were reported as a source of flooding in 42 of the 79 (53%) locations affected. The River Windrush flooded over 100 homes and businesses in Naunton and Bourtonon-the-Water, while the River Churn flooded parts of Cirencester. The River Thames at Lechlade reached record levels and there were over 100 reports of property flooding at the confluence of the Thames and River Leach. The northernmost part of the District is located within the Avon catchment. The River Cam, a sub catchment of the Avon, caused severe flooding to a number of residential properties and businesses in Chipping Campden.

Some of the areas worst-affected by surface water flooding included Moreton-In-Marsh, Fairford and Whelford. Additionally, Thames Water has identified nine areas where properties were flooded internally by sewers (Fairford, South Cerney, Ampney St Peter, Ampney St Mary, Upper and Lower Slaughter, Moreton-in-Marsh, Bourton-on-the-Water, Quenington). However, it recognises that there were many other areas where sewers caused flooding to gardens and open spaces. Further, groundwater was reported as a source of flooding in nine locations. Blewbury Rd East Hagbourne, report on flooding of 20th July 2007.

The flooding followed unprecedented rainfall; the wettest-ever May to July period since national records began in 1766. The Centre for Ecology and Hydrology3 states that May to July produced hydrological conditions with no close modern parallel for the summer period in England and Wales. Met Office records show that an average of 414mm of rain fell across England and Wales during a three month period - 228mm greater than the average May to July rainfall recorded.

4.3.3.2 Winter 2013/14

Flooding problems were experienced in known flood risk areas e.g. Cirencester and South Cerney. Sewer flooding problems were again at Lakeside, Lechlade. The flood events did test the defences at Moreton-in-Marsh and Fairford which were considered to have performed well.

4.3.3.3 December 2020

During the December 2020 flood event, significant flooding was observed in Bledington, Cirencester, Lower Slaughter and Moreton-in-Marsh. The event was characterised by a short period of intense rainfall that fell on saturated ground and elevated river levels, causing widespread flooding across the district. Peak river levels were exceeded by the River Evenlode at Moreton, the River Churn at Cerney Wick and the River Thames at Somerford Keynes.

4.3.3.4 Autumn 2024

Storm Bert caused prolonged periods of heavy rainfall across the Cotswolds in November 2024. This resulted in widespread flooding impacting roads, infrastructure and properties. Bledington was impacted significantly during this event, with at least four properties requiring evacuation, and a further 20 were flooded.

4.3.4 Historic surface water flooding

The LFRMS (2014) states that the Summer 2007 flood event was also partly caused by water overloading the drainage system leading to surface water flooding.

4.3.5 Historic sewer flooding

Severn Trent Water, Thames Water and Wessex Water have provided their sewer flood incident data. Many historic flooding incidents form sewers are at the individual property level and considered sensitive information. The incident locations have therefore been aggregated to ward boundaries, as shown in Figure 4-7. The highest number of recorded incidents have occurred around the areas of Chipping Campden in the north of the district, and around the areas of Shipton Moyne, Long Newnton and Tetbury in the south of the district. It should be noted that the absence of a recorded historic incident doesn't mean sewer flooding has not occurred in a location, only that it hasn't been recorded.

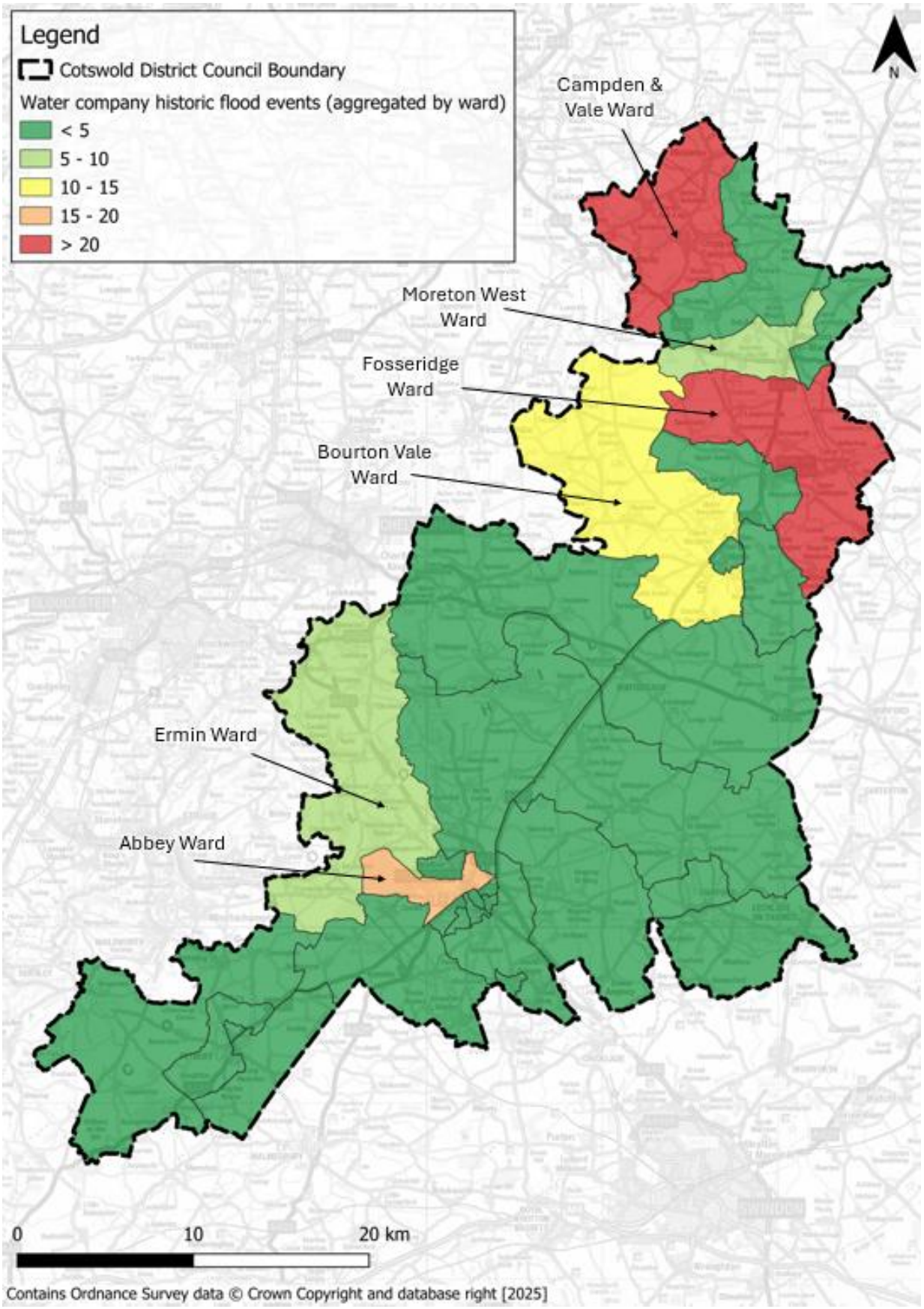


Figure 4-7: Severn Trent Water, Thames Water and Wessex Water historic flood incidents, aggregated by ward

4.3.6 Historic groundwater flooding

There are no records available of historic flooding from groundwater sources.

4.4 Fluvial flood risk

4.4.1 Flood Zones

Present day fluvial flood risk across the district is assessed based on Flood Zones. The definition of the Flood Zones is provided below. The Flood Zones do not consider defences, except when considering the functional floodplain. This is important for planning long term developments as long-term policy and funding for maintaining flood defences over the lifetime of a development may change over time.

The Flood Zones are:

- FMfP Flood Zone 1: Low risk: less than a 0.1% chance of river or sea flooding in any given year.
- FMfP Flood Zone 2: Medium risk: between a 1% and 0.1% chance of river or sea flooding in any given year.
- Flood Zone 3a (distinct from FMfP Flood Zone 3): High risk: between a 3.3% and 1% chance of river flooding in any given year or between a 3.3% and 2% change of flooding from the sea. This Flood Zone includes all areas in the FMfP Flood Zone 3 that are not in Flood Zone 3b.
- Flood Zone 3b: Functional Floodplain: land where water has to flow or be stored in times of flood. Only water compatible and essential infrastructure are permitted in this zone and should be designed to remain operational in times of flood, resulting in no loss of floodplain or blocking of water flow routes. Annex 3 of the NPPF (gov.uk) provides information on flood risk vulnerability. See Appendix C for details on the functional floodplain and how it has been delineated through this SFRA.

Important note on Flood Zone information in this SFRA

The FMfP Flood Zones for Cotswold are shown in Figure 4-8 and are included in the interactive GeoPDF mapping (Appendix B). These have been derived from the EA's Flood Map for Planning (FMfP) (gov.uk), accessed December 2025. Flood Zones 2 and 3a within this SFRA show the same extent as the online FMfP, at the time of publication of this SFRA. An updated Flood Zone 3b extent has been delineated through this SFRA.

The Flood Zones of the FMfP do not cover all catchments or ordinary watercourses with areas <3km². However, where the EA have suitable data for smaller catchments, this will be included in the Flood Zones of the FMfP. As a result, whilst the EA Flood Zones of the FMfP may show an area is in Flood Zone 1, there may be a flood risk from a smaller watercourse(s) not shown in the Flood Zones. Where detailed modelling or the FMfP is not available for a watercourse, the surface water flood extents can be used as a proxy for fluvial risk. At the planning application stage, a detailed model for small watercourses within the vicinity of a site may be required to robustly assess fluvial flood risk.

As stated in EA guidance, flood defences should be considered when delineating the functional floodplain. The methodology for functional floodplain delineation is described in Appendix C. Caution should also be applied where the Flood Zone 3b extent encompasses existing urban areas which would not otherwise be "designed to flood". Developers should consult the LPA on the derivation of the functional floodplain.

Potential development sites shown to be at high or medium risk from fluvial sources should be subject to further investigation through a Level 2 SFRA (Section 13.1).

4.4.2 Summary of fluvial flood risk across Cotswold

According to the EA's FMfP (as shown in Figure 4-8), the majority of fluvial risk is concentrated in the south of the district. An extensive area of Flood Zone 3 is located along the River Churn, which passes through Cirencester and South Cerney. There is also fluvial flood risk along the River Thames and the River Coln along the southern border of the district. Other key areas include the areas located adjacent to the River Dikler, the River Windrush and the River Evenlode.

Present day and future fluvial flood risk within the authority area is included in the interactive GeoPDF mapping (Appendix B). The impacts of climate change on fluvial flooding are discussed in Section 5.2.

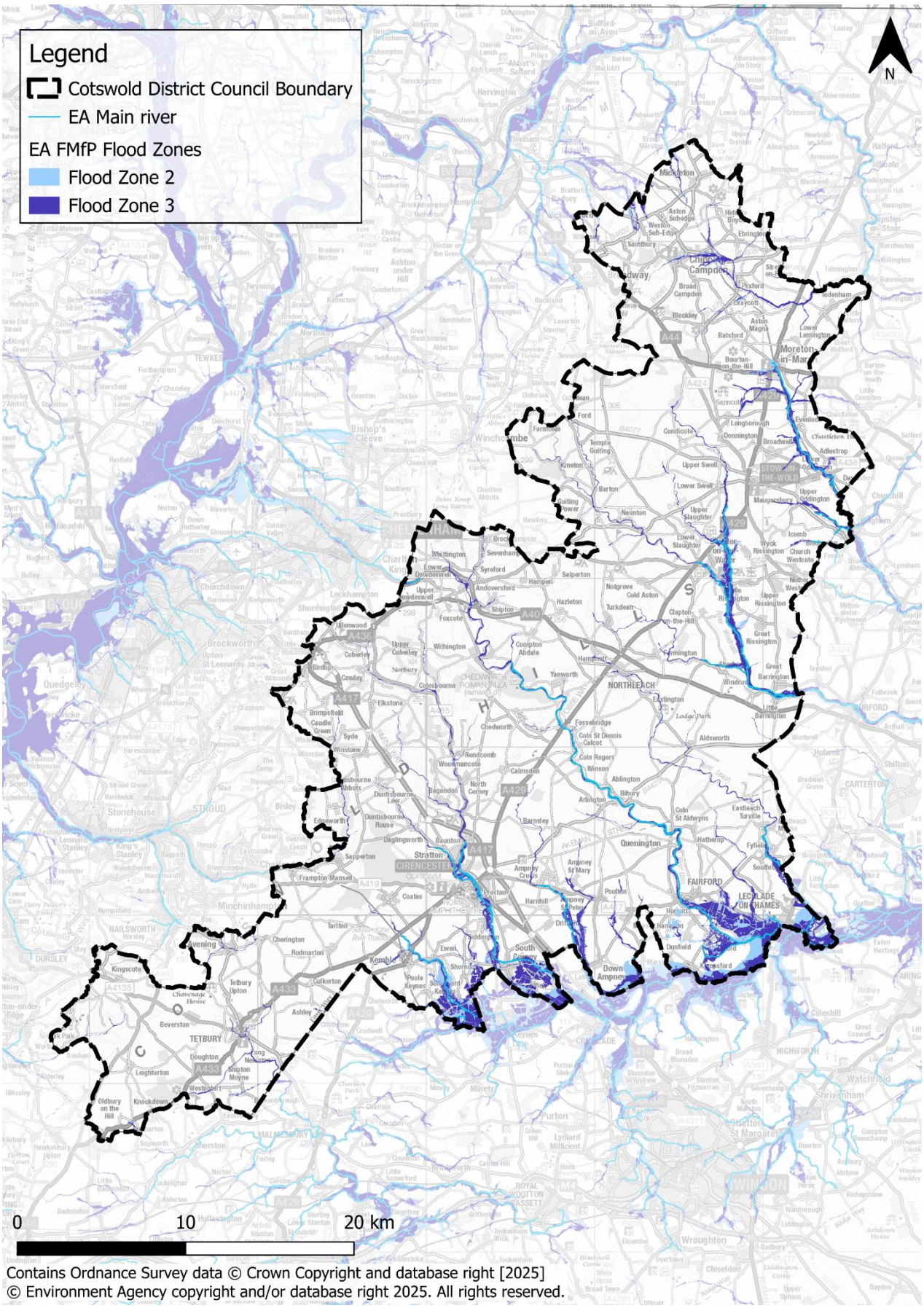


Figure 4-8: EA's Flood Map for Planning for Rivers and Sea - Flood Zones

4.5 Surface water flood risk

Surface water runoff is most likely to be caused by intense downpours e.g. thunderstorms. At times the amount of water falling can completely overwhelm the drainage network, which is not designed to cope with extreme storms. The flooding can also be complicated by blockages to drainage networks, sewers being at capacity and/or high-water levels in watercourses that cause local drainage networks to back up.

The EA's Risk of Flooding from Surface Water mapping (RoFSW) (gov.uk) received a significant update through NaFRA2 and was published January 2025. The RoFSW has been used to assess surface water risk within this SFRA. These maps are intended to provide a consistent standard of assessment for surface water flood risk across England and Wales in order to help LLFAs, the EA, and any potential developers to focus their management of surface water flood risk.

The RoFSW map is an assessment of where surface water flooding may occur when rainwater does not drain away through the normal drainage systems or soak into the ground buy lies on or flows over the ground instead. It is produced using national scale modelling and enhanced with compatible, locally produced modelling from LLFAs. Risk is displayed as one of three likelihood bandings:

- High - greater than or equal to 3.3% (1 in 30) chance in any given year.
- Medium - less than 3.3% (1 in 30) but greater than or equal to 1% (1 in 100) chance in any given year.
- Low - less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1000) chance in any given year.

The RoFSW map does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. Therefore, the RoFSW should not be used to understand flood risk for individual properties but can be considered suitable for high level assessments such as this SFRA.

Potential development sites shown to be at high or medium risk from surface water should be subject to further investigation through a Level 2 SFRA (Section 13.1).

4.5.1 Summary of surface water flood risk across Cotswold

The EA RoFSW (as shown in Figure 4-9) highlights several communities in the district at risk from surface water flooding. Surface water flow paths generally follow the topography of existing watercourses. Areas to the north of the district appear at highest risk of surface water flooding, including Chipping Campden, Moreton-in-Marsh, Evenlode and Bourton-on-the-Water. Other key areas of risk are present in the south of the district, most notably Cirencester, Down Ampney, South Cerney and Lechlade on Thames.

Surface water flow paths generally follow areas of topographic low spots with areas of isolated ponding. Additionally, surface water flow routes are also established on roads in the more urban areas highlighting risk to transport networks while posing a risk to buildings which water can be routed to.

The RoFSW data for the district is included in the interactive GeoPDF mapping (Appendix B). The impacts of climate change on surface water flooding are discussed in Section 5.3.

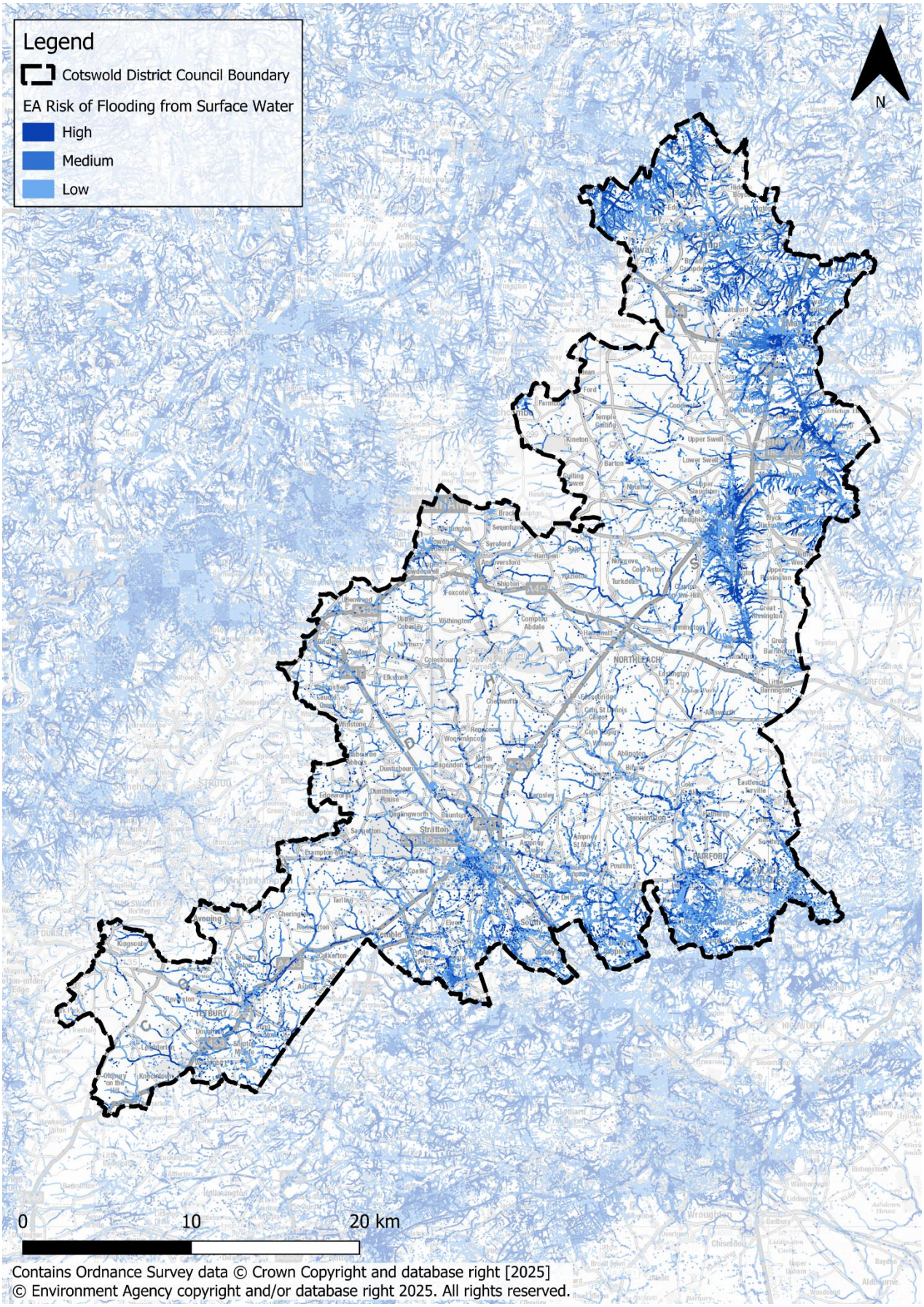


Figure 4-9: EA's Risk of Flooding from Surface Water mapping

4.6 Sewer flood risk

Sewer flooding occurs when intense rainfall/river flooding overloads sewer capacity (surface water, foul or combined), and/or when sewers cannot discharge to watercourses due to high water levels. Sewer flooding can also be caused by blockages, collapses, equipment failure or groundwater leaking into sewer pipes.

Since 1980, the Sewers for Adoption guidelines mean that new surface water sewers have been designed to have capacity for a 3.3% AEP rainfall event, although until recently this did not apply to smaller private systems. This means that sewers can be overwhelmed in larger rainfall and flood events.

New developments should not cause additional pressures on existing sewers due to the requirements to maintain greenfield runoff rates. However, increases in rainfall as a result of climate change can lead to existing sewers becoming overloaded, although this can be reduced through the use of well-designed SuDS to reduce surface water runoff. Water Cycle Studies can also assist LPAs and water companies in planning for new development and subsequent increased pressures on the sewerage and wastewater network.

Severn Trent Water, Wessex Water and Thames Water are the water companies responsible for the management of the sewerage networks across the district, as shown in Figure 4-10.

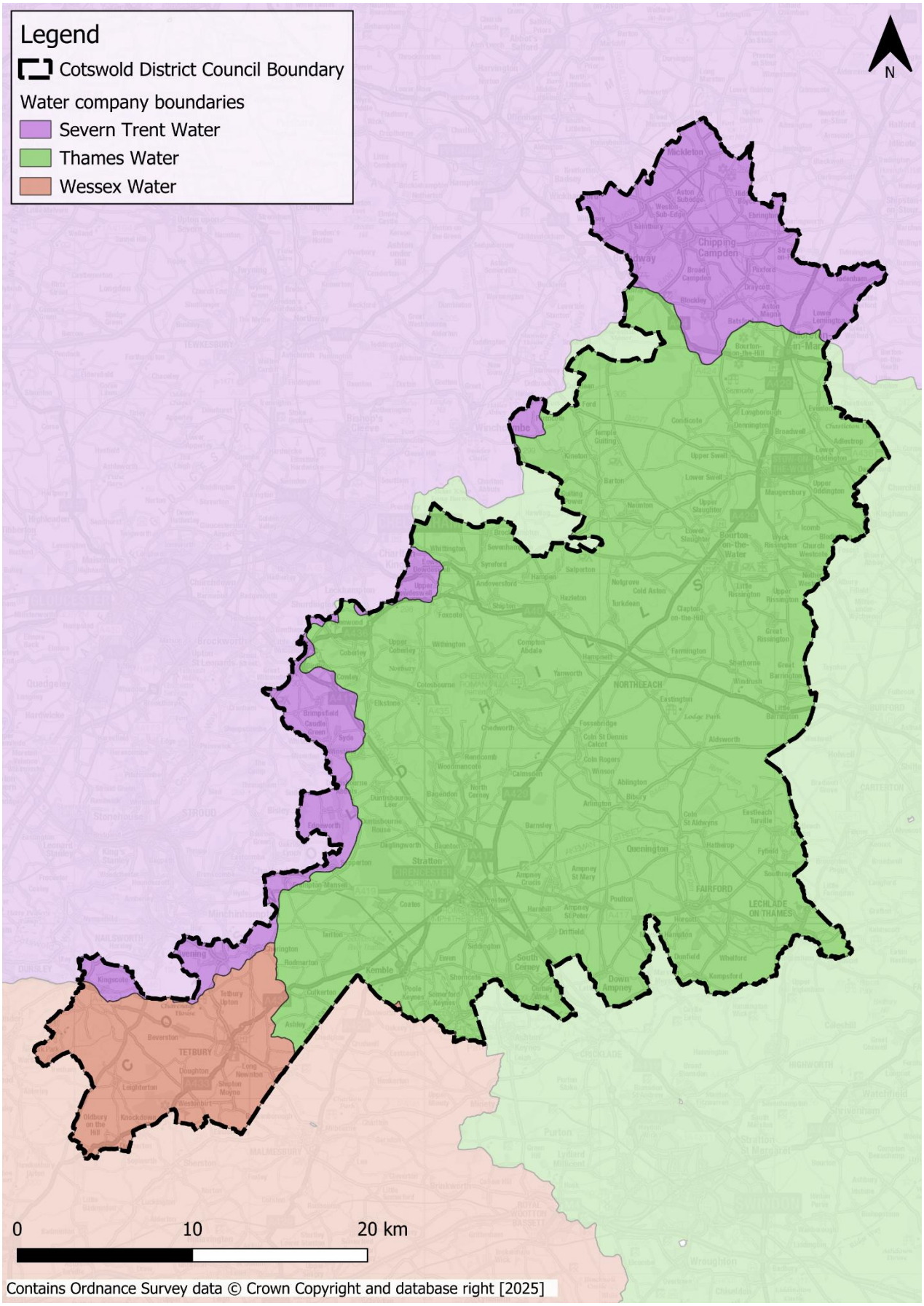


Figure 4-10: Water company boundaries covering Cotswold

4.6.1 Summary of sewer flood risk across Cotswold

Sewer flood risk is greatest in urban locations, particularly in areas where surface water and wastewater share the same combined sewer. Based on the water company historic flood incident data (Figure 4-7), the areas with the highest risk of sewer flooding are Chipping Campden, Tetbury, Long Newnton, Ashley and Shipton Moyne.

4.7 Groundwater flood risk

In general, less is known about groundwater flooding and availability of data is limited. Groundwater flooding can be caused by:

- High water tables, influenced by the type of bedrock and superficial geology.
- Seasonal flows in dry valleys, which are particularly common in areas of chalk geology.
- Rebounding groundwater levels, where these have been historically lowered for industrial or mining purposes.
- Where there are long culverts that prevent water easily getting into watercourses.
- Perched aquifers underlain by impermeable geology, particularly in low lying areas.

Groundwater flooding is different to other types of flooding. It can last for days, weeks, or even months and is much harder to predict and warn for. Monitoring does occur in certain areas, for example where there are major aquifers or in areas of historic mining.

The JBA Groundwater Emergence map shows the likelihood of groundwater emergence posing a risk to both surface and subsurface assets, based on predicted groundwater levels during a 1% AEP event. This divides groundwater emergence into five categories (Table 4-2).

Table 4-2: JBA Groundwater Emergence Map category descriptions

Category	Potential risk
0-0.025 - Groundwater levels are either at or very near (within 0.025m of) the ground surface.	Within this zone there is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 - 0.5 - Groundwater levels are between 0.025m and 0.5m below the ground surface.	Within this zone there is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 - 5 - Groundwater levels are between 0.5m and 5m below the ground surface.	There is a risk of emergence to subsurface assets, but surface manifestation of groundwater is unlikely.
>5 - Groundwater levels are at least 5m below the ground surface.	Groundwater emergence is not likely.

Category	Potential risk
N/A - no risk	This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.

It should be noted that this dataset only identifies areas likely to be at risk of groundwater emergence and does not allow for the prediction of the likelihood of groundwater flooding or quantification of the volumes of groundwater that might be expected to emerge in a given area.

Potential development sites shown to be at risk from groundwater emergence should be subject to further investigation through a site-specific FRA (Section 7.2).

4.7.1 Summary of groundwater emergence risk across Cotswold

The risk of groundwater emergence within Cotswold is varied. There are several areas shown in the JBA Groundwater Emergence Map where groundwater levels are either at or very near the ground surface. These areas include:

- Area around and to the south of Moreton-in-Marsh
- Areas of Ashton Keynes and Somerford Keynes
- South of Down Ampney
- Area to the east of Fairford and to the south near RAF Fairford
- Lechlade

A site-specific assessment for groundwater may be required to fully inform the likelihood of emergence to subsurface and surface areas. This may involve seasonal percolation testing and ground investigations. The JBA Groundwater Emergence Map is shown in Figure 4-11 and is included in the interactive GeoPDF mapping (Appendix B).

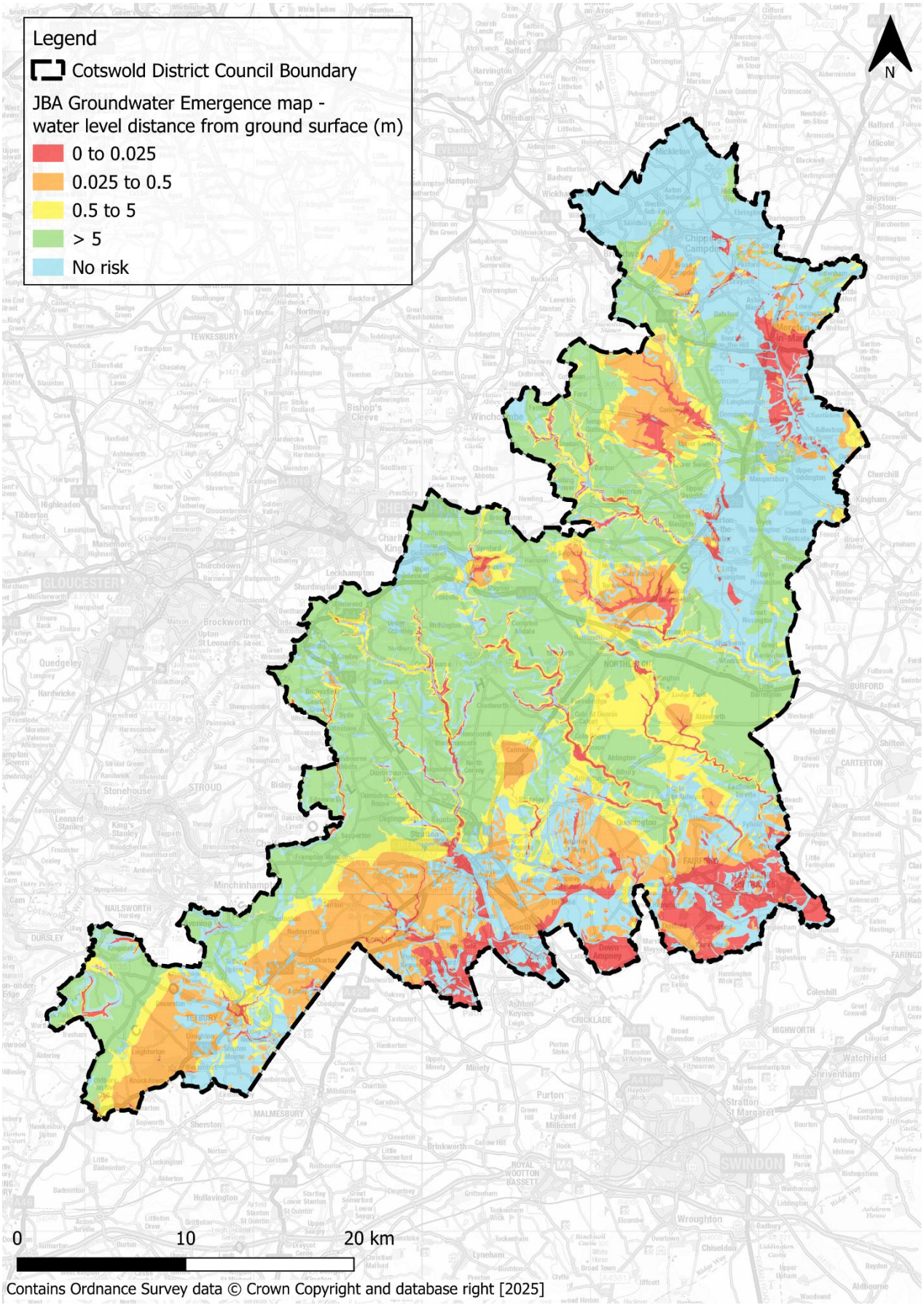


Figure 4-11: JBA Groundwater Emergence Map

4.8 Residual risk

Residual risk comes in two main forms (PPG: Flood Risk and Coastal Change Paragraph: 041):

- Residual risk from flood risk management infrastructure.
- Residual risk to a development once any site-specific flood mitigation measures are taken into account.

Examples of residual flood risk from flood risk management infrastructure include:

- A breach of a raised flood defence, blockage of a surface water conveyance system (culvert), or failure of a pumped drainage system;
- Failure of a reservoir / impounded waterbody; and
- A flood event that exceeds a flood management design standard, such as a flood that overtops a raised flood defence, or an intense rainfall event which the drainage system cannot accommodate.
- This SFRA does not assess the probability of infrastructure failure. However, in accordance with the NPPF, all sources of flooding need to be considered. If a defence breach or overtopping event were to occur, then the consequences to people and property could be significant. It is the responsibility of the developer to fully assess flood risk, propose measures to mitigate it and demonstrate that any residual risks can be safely managed.

Examples of residual flood risk to a single development to consider include:

- The depth of internal flooding predicted after any raising of land or finished floor levels;
- The flood hazard to which people would be exposed on access or escape routes after they have been raised; and
- A failure of flood forecasting or flood warning and the risks associated with people not receiving warnings or not acting upon them.

4.8.1 Reservoir flood risk

Reservoirs with an impounded volume greater than 25,000 cubic metres are governed by the Reservoirs Act 1975 (gov.uk) and are on a register held by the EA. The level and standard of inspection and maintenance required by a Supervising Panel of Engineers under the Act means that the risk of flooding from reservoirs is very low.

Reservoirs have a designated "risk category" set by the potential damage and loss of life in circumstances where there is a breach or an extreme flood event. Reservoirs designated as high risk are subject to increased inspection and maintenance requirements. However, this designation does not mean they are at a high risk of flooding. Allocation of new development downstream of an existing reservoir could potentially change the risk category of the reservoir and result in a legal requirement to improve the structural and hydraulic capacity of the dam. As the cost of implementing such works can be substantial, consideration should be given to whether it would be more appropriate to place development in alternative locations not associated with such risk.

Flooding from reservoirs occurs following partial or complete failure of the control structure designed to retain water in the artificial storage area. Reservoir flooding is very different from other forms of flooding; it may happen with little, or no warning and evacuation will need to happen immediately. The likelihood of such flooding is difficult to estimate but is extremely low compared to flooding from other sources. It may not be possible to seek refuge upstairs from floodwater as buildings could be unsafe or unstable due to the force of water from the reservoir breach or failure.

The EA's Reservoir Flood Map (RFM) shows the potential consequences of reservoir failure. Developers and planners should check the Long-Term Risk of Flooding (gov.uk) before using the reservoir data shown in this SFRA to make sure they are using the most up to date mapping. The EA provide two flooding scenarios for the RFM: a ‘dry-day’ and a ‘wet-day’. The ‘dry day’ scenario shows the predicted flooding which would occur if the dam or reservoir fails when rivers are at normal levels. The ‘wet day’ scenario shows the predicted worsening of the flooding which would be expected if a river is already experiencing an extreme natural flood. It should be noted that these datasets give no indication of the likelihood or probability of reservoir flooding. The EA maps represent a credible worst-case scenario. In these circumstances it is the time to inundation, the depth of inundation, the duration of flooding and the velocity of flood flows that will be most influential.

Potential development sites shown to be at risk from reservoir flooding should be subject to further investigation through a site-specific FRA (Section 7.2).

4.8.1.1 Summary of reservoir flood risk across Cotswold

The RFM shows that there are 10 reservoirs located outside the district which may pose a risk to Cotswold (detailed in Table 4-3). The EA's 'dry-day' and 'wet-day' reservoir flood extent maps are shown in Table 4-3 and are included in the interactive GeoPDF mapping (Appendix B).

Reservoir flood risk largely follows the channels of the River Churn in the south and the River Thames in the southeast of the authority area.

Table 4-3: Reservoirs with flood extents that may impact Cotswold

Reservoir	Easting and Northing	Reservoir owner	Risk Category	Local Authority	Does reservoir flooding impact the district in 'dry day' scenario?
Buscot Park Lake	424900, 196900	The National Trust	High-risk	Oxfordshire	Yes
Buscot Reservoir	423800, 196600	The National Trust	High-risk	Oxfordshire	Yes
Cirencester Park - The Mansion Lake	401700, 201700	Bathurst Estate Farming Limited	High-risk	Gloucestershire	Yes
Coate Water	417500, 182000	Swindon Borough Council	High-risk	Swindon	Yes
Dowdeswell	399000, 219700	Environment Agency	High-risk	Gloucestershire	Yes
Gatcombe Water	386900, 199245	Ede Holdings Limited	High-risk	Gloucestershire	Yes
Kennel Pond, Woodchester	382600, 201100	The National Trust	High-risk	Gloucestershire	No
Middle Pond, Woodchester	382100, 201300	The National Trust	High-risk	Gloucestershire	No
Parkmill Pond, Woodchester	383000, 200900	The National Trust	High-risk	Gloucestershire	No
Stanton Park Lake	417600, 190000	Swindon Borough Council	High-risk	Swindon	No

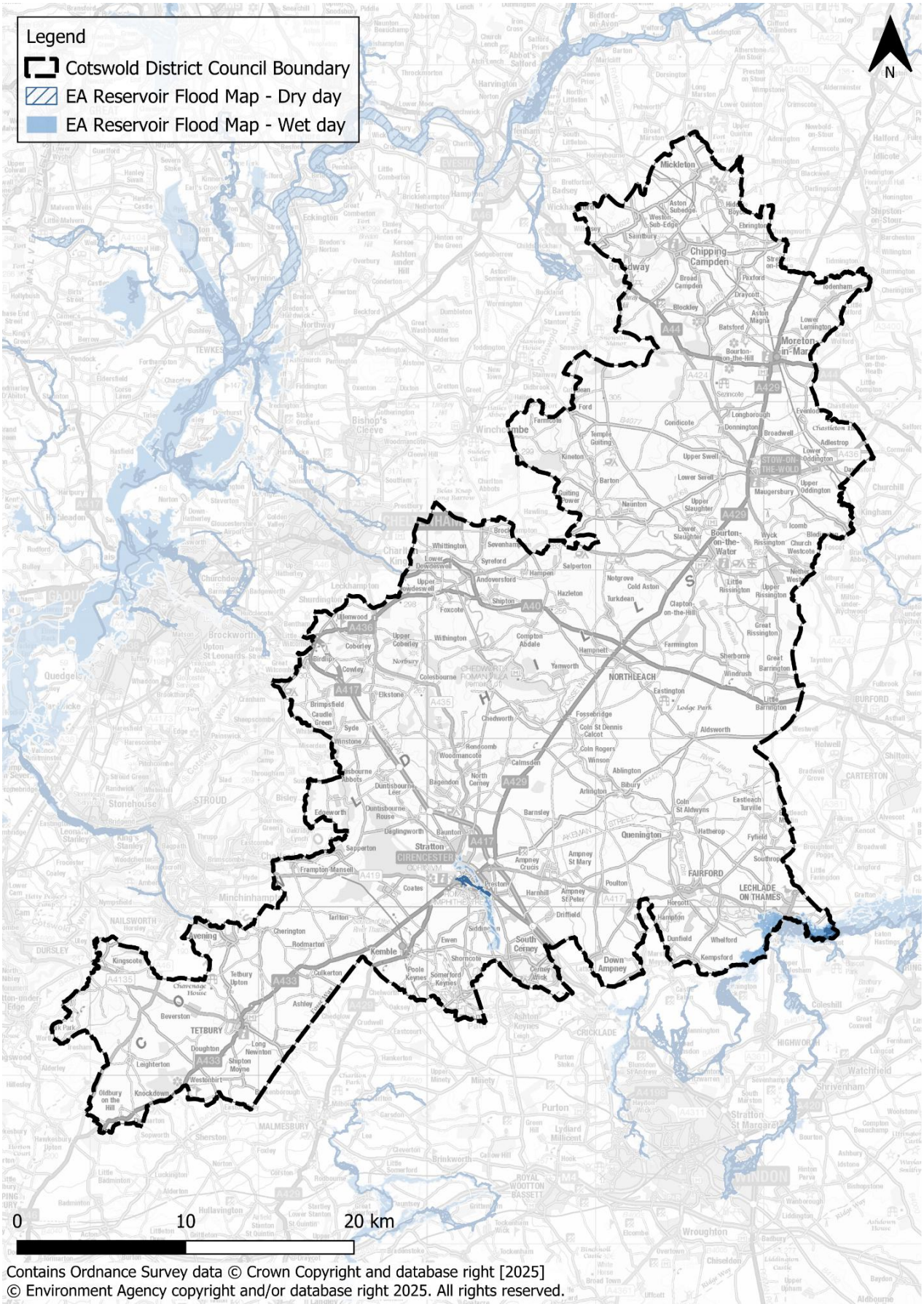


Figure 4-12: EA's Reservoir Flood Map in Cotswold

4.9 Combined sources of flood risk

In urban areas, surface water drainage networks and sewer systems are closely linked, with their interaction significantly influencing flood risk. Traditional urban drainage relies on impermeable surfaces directing rainwater into pipes and culverts, which often connect to combined sewers carrying both wastewater and stormwater. During heavy rainfall, these systems can become overwhelmed, leading to overflows that discharge untreated sewage into watercourses, exacerbating flooding and pollution.

4.10 Summary of flood risk in the district

The risk across the district is varied

- Fluvial flood risk predominantly originates from the River Churn, which flows through Cirencester and South Cerney. There is also fluvial flood risk along the River Thames and the River Coln along the southern border of the district. Historic fluvial flood events have significantly impacted the village of Bledington.
- Surface water risk is scattered across the study area. Notably this includes Chipping Campden, Moreton-in-Marsh, Evenlode and Bourton-on-the-Water in the north of the authority area and Cirencester, Down Ampney, South Cerney and Lechlade-on-Thames in the south.
- Groundwater emergence risk is varied across the district. Risk is greatest in areas around Moreton-in-Marsh and in the south of the district, covering areas including Down Ampney, Somerford Keynes, Fairford and Lechlade.
- Reservoir flood risk largely follows the channels of the River Churn in the south and the River Thames in the southeast.

5 Impact of climate change

The NPPF sets out that flood risk should be managed over the lifetime of a development, taking climate change into account. This section sets out how the impact of climate change on flood risk should be considered.

5.1 Climate change guidance

The Climate Change Act 2008 (legislation.gov.uk) creates a legal requirement for the UK to put in place measures to adapt to climate change and to reduce carbon emissions by at least 80% below 1990 levels by 2050. This was updated in June 2019 under the Climate Change Act 2008 (2050 Target Amendment) Order (legislation.gov.uk) to a 100% reduction (or net zero) by 2050.

In 2018, the Met Office published new UK Climate Projections (UKCP18) (gov.uk). The EA used these projections to update their guidance on climate change allowances for new developments for peak river flows (July 2021) and peak rainfall intensities (May 2022). This includes information on how these allowances should be included in both SFRAs and FRAs. The guidance adopts a risk-based approach considering the vulnerability of the development and considers risk allowances on a management catchment level, rather than a river basin level. The management catchments for Cotswold are shown in Figure 5-1.

Developers should check Flood risk assessments: climate change allowances (gov.uk) for the most recent guidance before undertaking a detailed FRA.

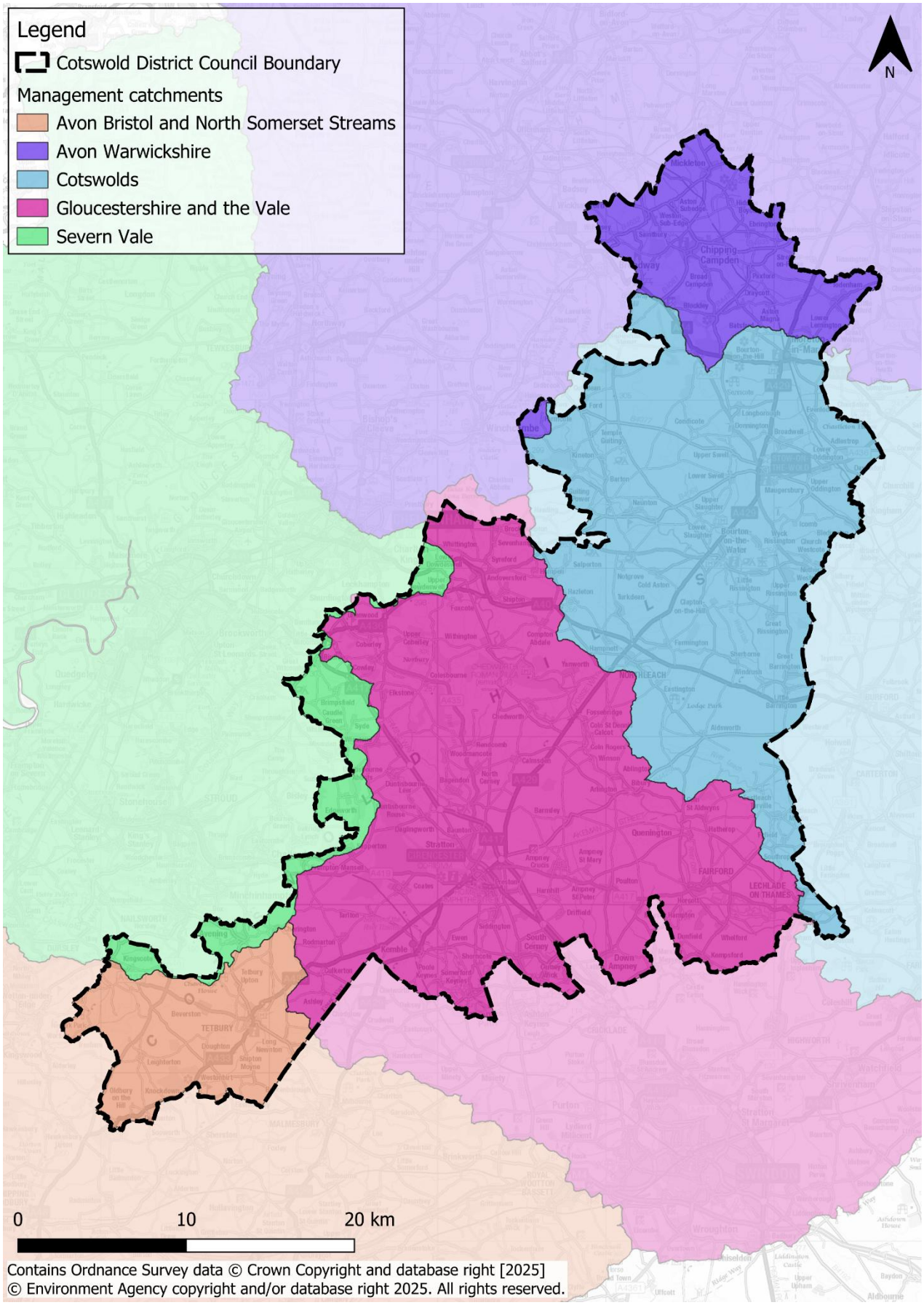


Figure 5-1: Management Catchments (assigned by the EA) across Cotswold

5.2 Peak river flows

Climate change is expected to increase the frequency, extent and impact of flooding, reflected in peak river flows. Wetter winters and more intense rainfall may increase fluvial flooding and surface water runoff and there may be increased storm intensity in summers. Rising river levels may also increase flood risk.

The peak river flow allowances (gov.uk) provided in the guidance shows the anticipated changes to peak flows for the management catchment within which the subject watercourse is located. The range of allowances are based on percentiles which describe the proportion of possible scenarios that fall below an allowance level:

- The central allowance is based on the 50th percentile (exceeded by 50% of the projections in the range).
- The higher central allowance is based on the 70th percentile (exceeded by 30% of the projections in the range).
- The upper end allowance is based on the 95th percentile (exceeded by 5% of the projections in the range).

These allowances (increases) are provided in the form of figures for the total potential change anticipated, for three climate change periods or epochs:

- The '2020s' (2015 to 2039).
- The '2050s' (2040 to 2069).
- The '2080s' (2070 to 2125).

The time period used in the assessment depends upon the expected lifetime of the proposed development. Residential development should be considered for a minimum of 100 years, whilst the lifetime of a non-residential development depends upon the characteristics of that development but a period of at least 75 years is likely to form a starting point for assessment. Further information on what is considered to be the lifetime of development is provided in the PPG (gov.uk).

5.2.1 Peak river flow allowances

The district is located within the Cotswolds, Gloucestershire and the Vale, Avon Warwickshire, Severn Vale and Avon Bristol and North Somerset Streams Management Catchment for peak river flow allowances. Table 5-3 displays the peak river flow allowances that apply to the district authority area.

Table 5-1: Peak river flow allowances for the management catchments covering Cotswold

Management Catchment	Allowance category	Total potential change (%) anticipated for '2020s' (2015 to 2039)	Total potential change (%) anticipated for '2050s' (2040 to 2069)	Total potential change (%) anticipated for '2080s' (2070 to 2125)
Cotswolds	Upper end	31	43	82
	Higher Central	17	21	43
	Central	11	13	30
Gloucestershire	Upper end	33	43	84
	Higher Central	17	19	41
	Central	11	11	26
Avon Warwickshire	Upper end	22	31	59
	Higher Central	12	14	32
	Central	7	8	21
Severn Vale	Upper end	34	52	94
	Higher Central	20	28	53
	Central	14	19	37
Avon Bristol and North Somerset Streams	Upper end	27	38	71
	Higher Central	15	19	39
	Central	10	12	26

5.2.2 Which peak river flow allowance to use?

The EA guidance states that both the central and higher central allowances should be assessed in SFRAs.

The Flood Zone and flood risk vulnerability classification (gov.uk) should be considered when deciding which allowances apply to the development or the plan. Specific guidance for which climate change allowance estimates should be applied can be found in the EA climate change guidance (gov.uk).

5.2.3 Representation of fluvial climate change within the Level 1 SFRA

The EA provided the latest available flood models for watercourses within Cotswold. The central allowance for the 2080s epoch has been assessed for risk of flooding from rivers, as per the EA's guidance on climate change. All seven of the available river models are up to date with the latest climate change allowances, having previously been updated in accordance with the EA peak river flow allowances to produce flood extents to support the

2023 Cotswold SFRA update. The available climate change allowances are stated in Table 5-2. These EA models are still the latest available and have been used to inform the future fluvial risk across Cotswold for this version of the Level 1 SFRA.

The FMfP also now includes the Flood Zones plus Climate Change dataset. This dataset represents how the combined extent of Flood Zones 2 and 3 could increase with climate change, ignoring the benefits of any existing flood defences. This dataset has been used to represent fluvial climate change in areas not subject to detailed modelling. No additional modelling has been completed as part of this Level 1 SFRA.

Table 5-2: EA detailed flood models covering Cotswold

Model	Year	Available 1% AEP event climate change allowances
Bledington Brook	2012	30%, 43%
Churn (Baunton to Siddington)	2011	30%, 43%
Daglingworth Stream FRA	2016	30%, 43%
Thames (MRL to St Johns)	2014	30%, 43%
Thames (St Johns to Shifford)	2011	15%, 25%, 35%, 70%
Windrush (Bourton-on-the-Water)	2014	30%, 43%
Windrush (Bourton-on-the-Water)	2018	10%, 11%, 13%, 15%, 17%, 21%, 25%, 30%, 31%, 35%, 43%, 70%, 82%

5.2.4 Implications of climate change for fluvial risk across the district

According to the available EA detailed model climate change outlines, as shown in Figure 5-2, there is an increase in fluvial flood risk when taking into account the impact of climate change. This is primarily evident along the River Thames and River Churn, in the areas of Cirencester, South Cerney and Fairford.

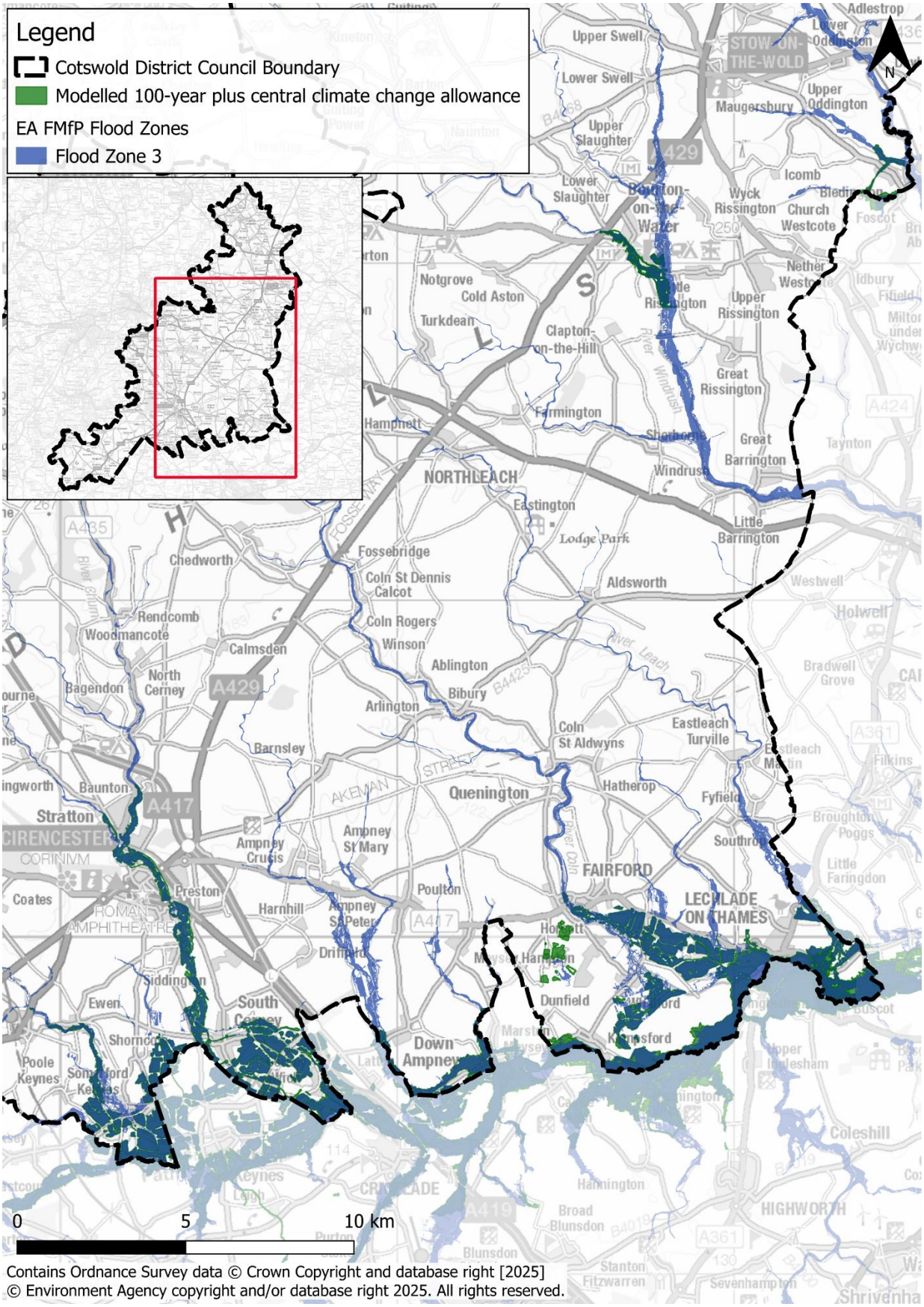


Figure 5-2: EA Detailed Flood Model Outlines - 100-year undefended plus central climate change allowance

5.3 Peak rainfall intensities

Climate change is predicted to result in wetter winters and increased summer storm intensities in the future. This increased rainfall intensity will likely negatively impact land and urban drainage systems, resulting in surface water flooding, due to the increased volume of water entering the systems. The EA have developed a peak rainfall allowances map (gov.uk) which shows anticipated changes in peak rainfall intensity which can be used for site-scale applications (like urban drainage design) and surface water flood mapping in small catchments (<5km^2).

The guidance suggests that direct rainfall modelling may not be suited to larger (>5km^2) catchments with rural land use. In these instances, the guidance states that the fluvial flood risk affected by climate change should be assessed using uplifts from peak river flow allowances (Section 5.2).

5.3.1 Peak rainfall intensity allowances for the district

The district is located within the Cotswolds, Gloucestershire and the Vale, Avon Warwickshire, Severn Vale and Avon Bristol and North Somerset Streams Management Catchment for peak rainfall allowances. Table 5-3 shows the peak rainfall allowances that apply to the district.

Table 5-3: Peak rainfall intensity allowances for small and urban catchments for Cotswold

Management Catchment	Allowance category	Total potential change (%) anticipated for '2050s' (2022 to 2060) 3.3% AEP	Total potential change (%) anticipated for '2050s' (2022 to 2060) 1% AEP	Total potential change (%) anticipated for '2070s' (2061 to 2125) 3.3% AEP	Total potential change (%) anticipated for '2070s' (2061 to 2125) 1% AEP
Cotswolds	Upper end	35	40	35	40
	Central	20	20	25	25
Gloucestershire	Upper end	35	40	35	40
	Central	20	20	25	25
Avon Warwickshire	Upper end	35	40	35	40
	Central	20	20	25	25
Severn Vale	Upper end	35	40	35	40
	Central	20	25	25	25
Avon Bristol and North Somerset Streams	Upper end	35	40	40	45
	Central	20	25	25	25

5.3.2 Which peak rainfall intensity allowance to use?

Rainfall intensity climate change uplifts should be applied to both the 3.3% and 1% AEP events. The recommended epoch and use of either the central or upper end allowances should be based on the design lifetime of the proposed development. Further details are provided within the EA climate change guidance (gov.uk). For FRAs and SFRAs the upper end allowance should be used. The EA guidance recommends that the upper end allowance is considered for both the 3.3% and 1% AEPs for the 2070's epoch (2061 to 2125), unless the allowance for the 2050's epoch (2022 to 2060) is higher, in which case this should be used. This is appropriate for development with a lifetime beyond 2100. For development with an expected shorter lifetime, the central allowance can be used.

5.3.3 Representation of surface water climate change within the Level 1 SFRA

The 2025 RoFSW includes for one modelled climate change scenario, the 2050s central allowance for the 3.3%, 1% and 0.1% AEP events. However, as stated above, the upper end allowance on peak rainfall for the 2070s should be assessed in SFRAs. Therefore, at the time of writing, the national surface water climate change mapping available, is unsuitable for consideration in development planning. For this Level 1 SFRA, the 0.1% AEP event is considered as a conservative, worst case proxy for the 1% AEP plus climate change extent, as consulted on with the EA. The proxy surface water climate change mapping is shown on the interactive GeoPDF mapping in Appendix B.

5.4 Groundwater

The effect of climate change on groundwater flooding, and those watercourses where groundwater has a large influence on winter flood flows, is uncertain. Milder wetter winters may increase the frequency of groundwater flooding incidents in areas that are already susceptible, but warmer drier summers may counteract this effect by drawing down groundwater levels to a greater extent during the summer months. The effect of climate change on groundwater levels for sites in areas where groundwater may be an issue, as informed at a strategic level by the JBA Groundwater Emergence map (Section 4.7), should be considered appropriately at the planning application stage. There is currently no available dataset that assesses the impacts of climate change on groundwater.

5.5 Adapting to climate change

PPG: Climate Change (gov.uk) Paragraph 003 (Reference ID: 6-003-20140612) contains information and guidance for how to identify suitable mitigation and adaptation measures in the planning process to address the impacts of climate change. Paragraph 005 (Reference ID: 6-005-20140306) also provides considerations for the LPA on dealing with the uncertainty of climate risks and accounting for climate change in a realistic way within developments.

The Gloucestershire climate change strategy (2023-2024) sets out how the County Council will reduce contributions to global warming and meet ambitious net-zero targets. It details the commitment of GCC to cut corporate emissions by 80% by 2030 and achieve a net-zero

county by 2045. Initiatives include the installation of EV charge points for residents, the improvement of cycling infrastructure, investment in decarbonisation and waste reduction.

.

6 Flood risk infrastructure

This section provides a summary of existing flood alleviation schemes and assets in Cotswold. Planners should note the areas that are protected by defences where further work to understand the undefended and residual flood risk through a Level 2 SFRA may be beneficial. Developers should consider the benefit they provide over the lifetime of a development in a site-specific FRA.

6.1 Asset management

RMAs hold databases of flood risk management and drainage assets according to their jurisdiction as follows:

- The EA holds a national asset database that is updated by local teams known as the Asset Information Management System (AIMS).
- The LLFA should hold a register of significant local flood risk assets, required under Section 21 of the FWMA (2010).
- Highways authorities (National Highways for major roads in England, GCC for local, minor roads) hold databases of highways drainage assets, such as gullies and connecting pipes.
- Water companies hold records of public surface water, foul and combined sewers, the records may also include information on culverted watercourses.

The databases include the assets the RMAs directly maintain, and also third-party assets. The drainage network is extensive and will have been modified over time. It is unlikely that any RMA contains full information on the location, condition, and ownership of all the assets in their area. RMAs generally take a prioritised approach to collecting asset information, which will continue to refine the understanding of flood risk over time.

6.2 Standards of Protection

Flood defences are designed to give a specific Standard of Protection (SoP), reducing the risk of flooding to people and property in flood prone areas. For example, a flood defence with a 1% AEP SoP means that the flood risk in the defended area is reduced to at least a 1% chance of flooding in any given year.

Over time the actual SoP provided by the defence may decrease, for example due to deterioration in condition, lack of maintenance, or increases in flood risk due to climate change. The understanding of SoP may also change over time as RMAs undertake more detailed surveys and flood modelling studies.

It should be noted that the EA's ongoing hydraulic modelling programme may revise flood risk datasets and, therefore, the SoP offered by flood defences may also be revised. The AIMS dataset contains information on SoP.

6.3 Maintenance

Different authorities have responsibilities relating to maintenance of flood risk assets, set out in Table 6-1. It is important that the authorities work in partnership to maintain flood risk assets and manage flood risk across Cotswold.

Table 6-1: Flood risk asset maintenance responsibilities based on the FWMA (2010)

Authority	Asset maintenance responsibilities
EA	Permissive powers to maintain and improve main rivers, ultimate responsibility for maintaining watercourses rests with the landowner.
Local Authorities	Permissive powers to maintain and improve ordinary watercourses, ultimate responsibility for maintaining watercourses rests with the landowner.
LLFA	Permissive powers, limited resources are prioritised and targeted to where they can have the greatest effect
Highways Authorities	Duty to maintain public roads, making sure they are safe, passable, and the impacts of severe weather have been considered. Responsible for maintaining sections of watercourses where they are crossed by highways.
Water Companies	Duty to effectually drain their area. What this means in practise is that assets are maintained to common standards and improvements are prioritised for the parts of the network that do not meet this standard e.g., where there is frequent sewer flooding.
Riparian Owners	Responsible for the protection of their properties from flooding as well as other management activities, for example by maintaining riverbeds/banks, controlling invasive species, and allowing the flow of water to pass without obstruction.

There is potential for the risk of flooding to increase in areas where flood alleviation measures are not maintained regularly. Breaches in raised flood defences are most likely to occur where the condition of a flood defence has degraded over time. Drainage networks can frequently become blocked with debris which can lead to blockages of culverts and bridge openings.

Developers should not assume that any defence, asset, or watercourse is being or will continue to be maintained throughout the lifetime of a development. They should contact the relevant RMA about current and likely future maintenance arrangements and make future users of the development aware of their obligations to maintain watercourses.

Formal structural defences are given a rating based on a grading system for their condition. A summary of the grading system used by the EA for condition is provided in Table 6-2.

Table 6-2: Grading system used by the EA to assess flood defence condition

Grade	Rating	Description
1	Very good	Cosmetic defects that will have no effect on performance.
2	Good	Minor defects that will not reduce the overall performance of the asset.
3	Fair	Defects that could reduce the performance of the asset.
4	Poor	Defects that would significantly reduce the performance of the asset. Further investigation required.
5	Very poor	Severe defects resulting in complete performance failure.

Source: Condition Assessment Manual – EA 2006

6.4 Major flood risk management assets in Cotswolds

The EA's AIMS dataset includes raised flood defences. Table 6-3 details the locations in the district which benefit from formal flood defences within the AIMS dataset. The LPA, LLFA, and developers should refer to the AIMS Spatial Flood Defences dataset (gov.uk) for further information on specific flood defences in terms of planning development. It is clear from Table 6-3 that there are gaps in information regarding much of the defence network across the district whereby current conditions and SoPs are unknown. Survey of any defences that may provide protection to an area where new development is planned should be carried out. It should be noted that the AIMS dataset does not include all third-party flood defences, therefore there may be existing defences that are not included in Table 6-3.

The AIMS Spatial Flood Defences dataset is shown on the interactive GeoPDF Mapping (Appendix B).

Table 6-3: Locations shown in the EA 'AIMS' dataset

Watercourse	Location	Type	Design SoP (AEP)	Actual SoP (AEP)	Target Condition Rating (1-5)	Actual Condition Rating (1-5)	Asset Maintainer
Bledington Brook	Bledington	Embankment	2	Unknown	Uknown	Unknown	Unknown
River Windrush	Bourton-on-the-Water	Embankment	75	Unknown	Unknown	Unknown	Unknown
River Windrush	Bourton-on-the-Water	Embankment	75	Unknown	3	2	Environment Agency
River Windrush	Bourton-on-the-Water	Embankment	75	Unknown	Unknown	Unknown	Local Authority
River Windrush	Bourton-on-the-Water	Wall	75	Unknown	Unknown	Unknown	Unknown
River Leach	Lechlade-on-Thames	Embankment	5	Unknown	Unknown	Unknown	Private individual Company or charity
River Leach	Lechlade-on-Thames	Embankment	5	Unknown	Unknown	Unknown	Unknown
River Coln	Whelford	Embankment	5	Unknown	Unknown	Unknown	Private individual, company or charity

Watercourse	Location	Type	Design SoP (AEP)	Actual SoP (AEP)	Target Condition Rating (1-5)	Actual Condition Rating (1-5)	Asset Maintainer
River Coln	Fairford	Embankment (2)	Unknown (2)	Unknown (2)	Unknown (2)	Unknown (2)	Private individual, company or charity (2)
River Coln	Fairford	Wall (4)	Unknown (4)	Unknown (4)	Unknown (4)	Unknown (4)	Private individual, company or charity Local Authority (1)
River Churn	South Cerney	Embankment (3)	5 (3)	Unknown (3)	Unknown (3)	Unknown (3)	Private individual, company or charity (3)
River Churn	South Cerney	Wall (2)	5 (2)	Unknown (2)	Unknown (2)	Unknown (2)	Private individual, company or charity (2)

Watercourse	Location	Type	Design SoP (AEP)	Actual SoP (AEP)	Target Condition Rating (1-5)	Actual Condition Rating (1-5)	Asset Maintainer
Unnamed watercourse	Somerford Keynes	Embankment (2)	50 (2)	Unknown (2)	3 (2)	3 (2)	Environment Agency (2)
River Churn	Cirencester	Embankment	5	Unknown	Unknown	Unknown	Private individual, company or charity
River Churn	Cirencester	Embankment	Unknown	Unknown	3	3	Environment Agency
River Churn	Cirencester	Embankment (2)	Unknown (2)	Unknown (2)	Unknown (2)	Unknown (2)	Unknown (2)
River Churn	Cirencester	Wall	Unknown	Unknown	Unknown	Unknown	Private individual, company or charity
River Churn	Cirencester	Wall (2)	Unknown (2)	Unknown (2)	Unknown (2)	Unknown (2)	Unknown (2)
River Churn	Cirencester	Engineered High Ground	50	Unknown	Unknown	Unknown	Unknown

6.5 Existing and future flood alleviation schemes

The EA manages government investment to reduce flood risk and coastal erosion in England. The LLFA works with the EA and other RMAs to deliver Local Flood Risk Management Strategies, focusing on surface water, groundwater, and ordinary watercourse flooding, and to deliver specific local flood risk management projects outlined in the local strategy and action plan.

6.5.1 Completed schemes in Cotswold

6.5.1.1 Chipping Campden Flood Alleviation Scheme

The Chipping Campden flood alleviation scheme was developed in response to the July 2007 flooding where approximately 115 to 120 properties were affected. The scheme was completed in March 2013. According to the Chipping Campden flood alleviation report the following measures were implemented:

- Creation of clay core earth bund in the grounds of Westington Mill
- Installation of a filter drain on the boundary of Westington Mill and Campden House land
- Channel clearance downstream of blind lane culverts

6.5.1.2 Northleach Flood Alleviation Scheme

The Northleach flood alleviation scheme was developed in response to the July 2007 flooding where approximately 15 to 20 properties were affected. The scheme was completed in August 2013. According to the Northleach flood alleviation report the following measures were implemented:

- New surface water pipe laid along High street to alleviate surface water and highway flooding
- Creation of balancing pond

6.5.1.3 Weston-Sub-Edge flood alleviation scheme

The Weston-Sub-Edge flood alleviation scheme was developed in response to the July 2007 flooding where 16 properties were affected. The scheme was completed in Spring 2013. According to the Weston-Sub-Edge flood alleviation report the following measures were implemented:

- Saintbury brook bank protection
- Surface water diversion scheme, reprofiling driveways and junctions to divert surface water into a carrier pipeline discharge into Coombe brook
- Communal property level protection at Cider Mill Orchard

6.5.1.4 Bledington Village Flood Risk Management

An outline design summary report was completed in 2023 for the Bledington Village Flood Risk Management project. A previous options appraisal was completed which identified the need for raising the level of the existing village ditch bund, which had been overtopped in recent events, and also the creation of a new bund that will limit the ingress of water from the Westcote Brook to the village ditch. The report summarises the desk-based assessments completed to define the best approaches and next steps to move the project forward.

6.5.1.5 Wyck Rissington Pipe Capacity

Modelling has been undertaken to review the pipe capacity under the village green. The modelling will be used to inform the installation of two 250mm culverts beneath the main report through the village, as agreed with the Parish Council.

6.5.1.6 Other schemes

Other completed schemes within the area include:

- Bourton-on-the-Water - several permanent flood defences (Naight Meadow Flood Bund, Congiers Meadow Flood Bund, Rissington Road Flood Bund and Chestnut House Wall)
- Cirencester - offered protection from works associated with the Environment Agency's Churn Strategy to provide a 1 in 30-year SoP, including flood defences, flow control structures and localised management
- Fairford FAS - offered protection from the Fairford Flood Alleviation Scheme, consisting of a combination of walls and bunds in targeted locations throughout the town to provide a 1 in 100-year SoP
- Somerford Keynes - offered protection from the Somerford Keynes Flood Alleviation Scheme, consisting of embankments, channel realignment and a pumping station, providing a 1 in 50-year SoP

6.5.2 Future schemes

6.5.2.1 Queen Street, Chedworth

GCC, as LLFA, and highways have agreed that work is required to improve the condition of the existing drainage infrastructure on Queen Street to ensure maximum capacity for conveying flow. The completion of this work is subject to funding being sourced. The next phase of the work involves further investigations by the highways structures teams on the collapsed culvert beneath the highway at the bottom of Queen Street.

6.5.2.2 Lower Slaughter Weir Overflow Channel

Investigations are ongoing into the reshaping of an overflow channel past the weir on the River Eye. The benefits of the scheme are currently being identified to inform a funding application.

6.5.2.3 South Cerney Road, Siddington

The first design phase has been completed to help improve conveyance around Siddington to reduce flooding at The Common.

7 Flood risk management requirements for developers

This section provides guidance on site-specific FRAs and other principles for managing flood risk in new development.

7.1 Early consultation with statutory and non-statutory consultees

Developers should consult with the EA, the LLFA and the relevant sewerage undertaker at an early stage to discuss flood risk including requirements for site-specific FRAs, detailed hydraulic modelling and foul and surface water drainage assessment and design. It should be noted that some of these consultees may need to charge for data and/or advice requested by developers or landowners. However, developers should first consult the LPA when considering a site for development on whether the site has already been subject to the Sequential Test as part of the local plan making process.

7.2 Site-specific FRAs

7.2.1 What is a site-specific FRA?

A site-specific FRA is carried out by (or on behalf of) a developer to assess the flood risk to and from a development site and should accompany a planning application where required (see Section 7.2.2). It is recommended that the assessment is undertaken by a suitably qualified person or company. The assessment should demonstrate how flood risk will be managed now and over the development's lifetime, taking both climate change and the vulnerability of users into account. The developer should check with the LPA whether they are required to apply the Sequential Test prior to commencing with a site-specific FRA.

The objectives of a site-specific FRA are to establish:

- Whether a proposed development is likely to be affected by current or future flooding from any source.
- Whether a proposed development will increase flood risk elsewhere.
- Whether the measures proposed to deal with these effects and risks are adequate and appropriate.
- The nature of residual risk and whether this can be safely managed.
- The evidence, if necessary, to apply the Sequential Test.
- The evidence, if applicable, to show whether the development will be safe for its lifetime and pass the Exception Test.

7.2.2 When is an FRA required?

As set out in Flood risk assessments: applying for planning permission (gov.uk), a site-specific FRA is required for all development (including minor development and changes of use) proposed:

- In Flood Zones 2, 3, or 3b.
- Within Flood Zone 1 with a site area of 1 hectare or more.
- Within Flood Zone 1 and the FMfP shows it is though shown to be at risk of flooding from surface water.
- In areas with critical drainage problems (as identified by the EA or LLFA).
- Within Flood Zone 1 where the LPA's SFRA shows it will be at increased risk of flooding during its lifetime, as shown in the Environment Agency detailed climate change modelled and the 'Flood Zones plus Climate Change' extent shown on the EA FMfP.
- Where the vulnerability classification is increased and may be subject to sources of flooding other than rivers or sea.

7.2.3 What level of detail is needed in a site-specific FRA?

Site-specific FRAs should be proportionate to the degree of flood risk and the scale, nature, and location of the development. This SFRA can be used by developers as a starting point to identify the initial flood risk to a site however a pre-application consultation is key to define the scope of the FRA and identify data requirements, making sure that latest available datasets are used.

7.2.4 Guidance for FRAs

FRAs should follow the approach recommended by the NPPF (and associated planning practice guidance), and guidance provided by the EA and the LLFA. Guidance and advice for developers on the preparation of site-specific FRAs is available from the following websites with hyperlinks provided:

- Standing Advice on Flood Risk (gov.uk)
- Flood Risk Assessment for Planning Applications (gov.uk); and
- Site-specific Flood Risk Assessment: Checklist (gov.uk)

Guidance should be sought from the EA and the Council at the earliest possible stage, and opportunities should be taken to incorporate environmental enhancements and reduce flooding from all sources both to and from the site through development proposals. Developers should seek to go beyond managing the flood risk and support opportunities to reduce the causes and impacts of flooding, whilst enhancing and conserving the natural environment. PPG: Flood risk and coastal change (gov.uk) Paragraphs 062 - 067 provide further information. Potential strategic solutions to consider are detailed in Section 12 of this report.

7.3 Emergency planning

Safe access and escape routes should always be available from developments. The developer should seek to incorporate an emergency plan and ensure safe refuge points are available if the development site has been identified to be at risk of flooding. Emergency planners, emergency services, the local resilience forum, and all other flood incident responders should be consulted when designing an emergency plan. For further details on emergency planning, see Section 10.2 of this report.

8 Principles for site design and master planning

Flood risk should be considered at an early stage in deciding the layout and design of a site to provide an opportunity to reduce flood risk within the development. This section sets out the principles for site design through ground level modifications, consideration of the impact of defence infrastructure on planning, and property flood resilience.

The NPPF states that a sequential, risk-based approach should be applied to try to locate more vulnerable land uses away from high-risk areas to higher ground and lower flood risk areas, while more flood-compatible development (e.g., recreational spaces) can be located in higher risk areas. Higher risk areas can also be retained and enhanced as natural green space. Whether parking in floodplains is appropriate will be based on the likely flood depths and hazard, evacuation procedures and availability of flood warnings and alerts. The nature of risk to water quality also needs to be considered and mitigated to ensure that accumulated hydrocarbons and other vehicle related pollutants are not released to the aquatic environment.

Waterside areas, or areas along known flow routes, can be included in development layouts as blue green infrastructure, being used for recreation, amenity, and environmental purposes, allowing the preservation of flow routes and flood storage, whilst at the same time providing valuable social and environmental benefits contributing to other sustainability objectives. Appropriate landscaping should provide safe access to higher ground from these areas and avoid the creation of isolated 'dry islands' as water levels rise.

8.1 Modification of ground levels

Modifying ground levels to raise the land above the design flood level is an effective way of reducing flood risk to a particular site in circumstances where the land does not act as conveyance for floodwaters. However, care must be taken as raising land above the flood level could reduce conveyance or flood storage in the floodplain and could adversely impact flood risk downstream or on neighbouring land. Raising ground levels can also deflect flood flows, so analysis should be performed to demonstrate that there are no adverse effects on third party land or property.

If compensatory flood storage is required, following application of the sequential test and sequential approach to site layout, this should be provided on a level for level, volume for volume basis on land that does not currently flood but is adjacent to the floodplain (for it to fill and drain by gravity). This should be provided where development displaces water within the floodplain. It should be in the vicinity of the site and within the red line of the planning application boundary (unless the site is strategically allocated). Where it is not possible to provide onsite compensatory storage, it may be acceptable to provide it off-site if it is hydraulically and hydrologically linked. Stilts and voids are unlikely to be an acceptable method of compensating for losses in floodplain storage.
The PPG: Flood risk and coastal change (gov.uk) Paragraph 049, and Appendix A3 of the

CIRIA Publication C624 (ciria.org) provides guidance on how to address floodplain compensation.

Raising levels can also create areas where surface water might pond during significant rainfall events. Any proposals to raise ground levels should be modelled and fully tested to check that it would not cause increased ponding or build-up of surface runoff on third party land.

Any proposal for modification of ground levels within areas of flood risk will need to be discussed at an early stage with the EA and its impacts assessed as part of a detailed FRA.

8.2 Raised floor levels

If raised floor levels are proposed, these should be agreed with the LPA and the EA. The minimum Finished Floor Level (FFL) may change dependent upon the vulnerability and flood risk to the development.

Developers should refer to the Preparing a flood risk assessment: standing advice (gov.uk) for the latest guidance on FFLs but generally the EA advises the minimum finished floor levels should be set 600mm above the 1% AEP fluvial plus climate change peak flood level (considered to be the standard design event), where the appropriate climate change allowances have been used. An additional allowance may be required because of residual risks relating to blockages to the channel, culvert or bridge and should be considered as part of an FRA. Lowering existing FFLs below the existing levels within the 1% AEP plus climate change floodplain would not be acceptable and should be discouraged. New development offers opportunities to improve the resilience of buildings to flooding.

Building design and raised floor levels are the only way to fully reduce groundwater flood risk, through ensuring FFLs are raised above predicted groundwater levels considering known groundwater issues.

Allocating the ground floor of a building for less vulnerable, non-residential, or non-habitable residential use may be an effective way of raising living space above flood levels. However, it is important to consider the flood risk vulnerability for the whole development to ensure it is compatible with the flood zone. Single storey buildings such as ground floor flats or bungalows are especially vulnerable to rapid rise of water (such as that experienced during a breach of flood defences). This risk can be reduced by use of multiple storey construction and raised areas that provide a point of refuge. However, safe access and escape routes must still be available, particularly when flood duration covers many days.

Similarly, the use of basements should be avoided in areas of flood risk. Habitable uses of basements within Flood Zone 3 and areas at high or medium risk of surface water flooding should not be permitted, whilst basement dwellings (classed as 'highly vulnerable') in Flood Zone 2 will be required to pass the Exception Test.

Where the ground level of a site is below the ground level at the point where the drainage connects to the public sewer, care must be taken to ensure that the proposed development is not at an increased risk of sewer surcharge. It is good practice for the FFLs and manhole cover levels (including those that serve private drainage runs) to be higher than the

manhole cover level at the point of connection to the receiving sewer. Alternatively, mitigation measures may need to be incorporated into the proposals to protect against sewer surcharge.

8.3 Development and raised defences

8.3.1 Undefended and residual risk

Construction of localised raised floodwalls or embankments to protect new development is not a preferred option, as a residual risk of flooding will remain. New defence works would normally be into in place to protect existing development. Compensatory storage must be provided where raised defences remove storage from the floodplain. This is because raised defences prevent floodwater from spreading naturally across the floodplain, which can increase flood levels elsewhere.

Where development is located behind, or in an area that benefits from defences, both the undefended risk and the residual risk of flooding from defence breaching or overtopping must be considered by the developer and it must be demonstrated that they can be safely managed. The assessment of the risk should consider:

- Improvements required to the level of protection afforded by existing defences for future development.
- The future commitment and funding to maintain the current SoP of any existing defences.
- Any disparities between the proposed level of commitment to maintain the current standard of protection and the level of protection required to support future development.
- The effects of climate change on the future SoP afforded by the defences and the associated maintenance and upgrade commitments required.
- Any land required to be safeguarded for affordable future flood risk management measures.

8.3.2 Breach assessment

The assessment of the residual risk from a breach event should consider an assessment of the hazards that might occur from subsequent flood flows, considering depth and flow velocities, so that the safety of people and structural stability of properties and infrastructure can be appropriately considered.

Considerations should include the location of a breach, when it would occur and for how long, the depth of the breach (toe level), the loadings on the defence, and the potential for multiple breaches.

There are various ways of assessing breaches using hydraulic modelling. EA LIT56413 Breach of Defences Guidance (2021) provides some guidance for breach assessment from the EA. It is recommended that the EA is consulted if a development site is located near to a flood defence, to understand the level of assessment required and to agree the location(s) and approach for the breach assessment. Breach assessment can be modelled to inform site allocation through a Level 2 SFRA.

8.3.3 Overtopping assessment

The assessment of the residual risk from overtopping of defences should consider the potential flood hazard to people, based on factors such as the height of floodwaters above the crest of the defence, the proximity and elevation of receptors relative to the defence and the likely depth and velocity of floodwaters in the event of overtopping. The Defra and EA Flood Risks to People guidance document (gov.uk) provides standard flood hazard ratings based on the distance from the defence and the level of overtopping. Overtopping modelling or assessments should be undertaken for any sites located near to defences or perched ponds/reservoirs, accounting for climate change.

8.3.4 Developer contributions

In some cases, and following application of the Sequential Test, it may be appropriate for the developer to contribute to the improvement of flood defence provision that would benefit both the proposed new development and the existing local community. Developer contributions can also be made to maintenance and provision of flood risk management assets, flood warning and the reduction of surface water flooding (i.e. SuDS). LPAs can choose to impose a community infrastructure levy (CIL) on development in their area.

8.4 Buffer strips

The provision of a buffer strip alongside a watercourse allows additional capacity to accommodate climate change and means access to the watercourse, and any structures or defences, is retained for future maintenance purposes. It also helps to avoid the disturbing of riverbanks which may adversely impact local ecology, and the need to have to construct engineered riverbank protection and can also contribute to Biodiversity Net Gain (see Section 12.2). A buffer strip of 8m is recommended for any non-tidal main river. Where flood defences are present, these distances should be taken from the landward toe of the defence.

Building adjacent to riverbanks may cause issues with the structural integrity of the riverbanks and subsequently the building itself, making future maintenance of the river much more difficult. Flood Risk Activity Permits (gov.uk) from the EA are likely to be required for development in these areas alongside any planning permission. There should be no built development within these distances from main rivers/flood defences (where present).

8.5 Property Flood Resilience (PFR)

Property Flood Resilience (PFR) includes a range of measures that can be installed around the perimeter of a building to reduce the risk of internal flooding. PFR can also be used within a building, to minimise the damage done if internal flooding stills occurs. PFR aims to help households and businesses reduce the damage caused by flooding, helping to speed up recovery and reoccupation.

PFR encompasses two main elements:

- Resistance - Resistance measures are installed around the perimeter of a building. These measures aim to reduce or resist the amount of water entering the building, thus reducing the damage caused internally. Examples include flood doors/barriers, anti-flood airbricks, and non-return valves.
- Resilient adaptation (recoverability) - Adaptations made within a property, which aim to reduce the damage caused if internal flooding occurs.

The consideration of resistance measures and resilient adaptation should not be used to justify development in inappropriate locations. However, having applied planning policy there may be some instances where development is permitted in high or medium flood risk areas where application of resistance and resilience measures may be required.

There may also be opportunities for 'change of use' developments to be used to improve the flood resistance and resilience of existing development, which may not have been informed by a site-specific FRA when first constructed.

Further information and guidance on best practice can be found online in the following locations:

- Department for Communities and Local Government Improving the Flood Performance of New Buildings: Flood Resilient Construction (gov.uk)
- CIRIA Property Flood Resilience Code of Practice (ciria.org)
- EA Flood resilience construction of new buildings (gov.uk)

9 Surface water management and SuDS

This section provides an overview of SuDS, including signposting to relevant guidance, as well as guidance for developers on surface water drainage strategies.

9.1 Sustainable Drainage Systems (SuDS)

Sustainable Drainage Systems (SuDS) are management practices which enable surface water to be drained in a more sustainable manner and to mimic the local natural drainage. The inclusion of SuDS within developments is also an opportunity to enhance ecological and amenity value, and promote blue green infrastructure, incorporating above ground features into the development landscape strategy.

It is essential that developers consider sustainable drainage at an early stage of the development process – ideally at the pre-application or master planning stage. To further inform development proposals at the master planning stage, pre-application submissions are accepted by the Council. This assists with the delivery of well designed, appropriate, and effective SuDS. Applicants are also encouraged to engage with the relevant water company to discuss their surface water proposals, especially where adoption is proposed.

9.2 Sources of SuDS guidance

9.2.1 National standards for SuDS

Previously, SuDS guidance was developed to sit alongside the PPG and provide non-statutory standards as to the expected design and performance for SuDS

As of June 2025, the Defra National standards for sustainable drainage systems (SuDS) (gov.uk) were brought in to comply with principles laid out in Section 9.1. Whilst remaining as a non-statutory specification, these now form a material consideration for LPAs when assessing planning applications. These standards aim to reflect and reinforce good practice and use of SuDS as detailed in Section 9.4, reflecting the four pillars of SuDS design.

The national standards contain two sets of standards. The first type (Standard 1) is known as the hierarchy standard and gives criteria for the prioritisation of final runoff destinations. The other standards (Standards 2-7) detail the minimum requirements of design criteria that surface water drainage systems should satisfy alongside how they are to be appropriately built, maintained, and operated.

9.2.2 C753 CIRIA SuDS Manual (2015)

The C753 CIRIA SuDS Manual (2015) (ciria.sharefile.com) provides guidance on planning, design, construction, and maintenance of SuDS. The manual is divided into five sections ranging from a high-level overview of SuDS, progressing to more detailed guidance with progression through the document.

9.2.3 Design and Construction Guidance (DCG)

The Design and Construction Guidance (DCG) (water.org.uk) contains Codes for Adoption, covering the adoption of new water and wastewater infrastructure by water companies, and contains details on the water sector's approach to the adoption of SuDS.

9.2.4 Local SuDS guidance

GCC defer to the Defra National standards for SuDS as the guidance that should be used for development within Cotswold.

9.3 Roles of the LLFA and LPA

GCC as LLFA are a statutory planning consultee. They provide technical advice on surface water drainage strategies and designs put forward for major development[1] proposals, to confirm that onsite drainage systems are designed in accordance with the current legislation and guidance.

When considering planning applications, the LLFA drainage/flood risk engineering team will provide advice to the LPA on the management of surface water. The LPA should satisfy themselves that the development's proposed minimum standards of operation are appropriate and, using planning conditions or planning obligations, to ensure there are clear arrangements for ongoing maintenance over the lifetime of the development.

In their respective roles as LPA and LLFA, Cotswold District Council and GCC should:

- Promote the use of SuDS for the management of runoff;
- Ensure their policies and decisions on applications support and compliment the building regulations on sustainable rainwater drainage, giving priority to infiltration over discharges into watercourses, and then sewer conveyance;
- Incorporate favourable policies within development plans;
- Adopt policies for incorporating SuDS requirements into the Local Plan; and
- Encourage developers to utilise SuDS whenever practical, if necessary, through the use of appropriate planning conditions.

9.3.1 Schedule 3 of the Flood and Water Management Act (2010)

At the time of writing, the implementation of SuDS is driven through planning policy. Schedule 3 of the FWMA 2010 aims to provide a framework for the approval and adoption of drainage systems, to designate SuDS Approving Bodies (SAB) within unitary and county councils, and to ensure national standards on the design, construction, operation, and

1 The NPPF defines residential major development as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m^2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

maintenance of SuDS for the lifetime of the development are followed. Timescales for the enactment of Schedule 3 by government are unknown.

9.4 Considerations for SuDS design

9.4.1 Four pillars of SuDS design

SuDS are designed to maximise the opportunities and benefits that can be secured from surface water management practices. SuDS design should consider the four pillars of SuDS (Figure 9-1): water quantity, water quality, amenity, and biodiversity.

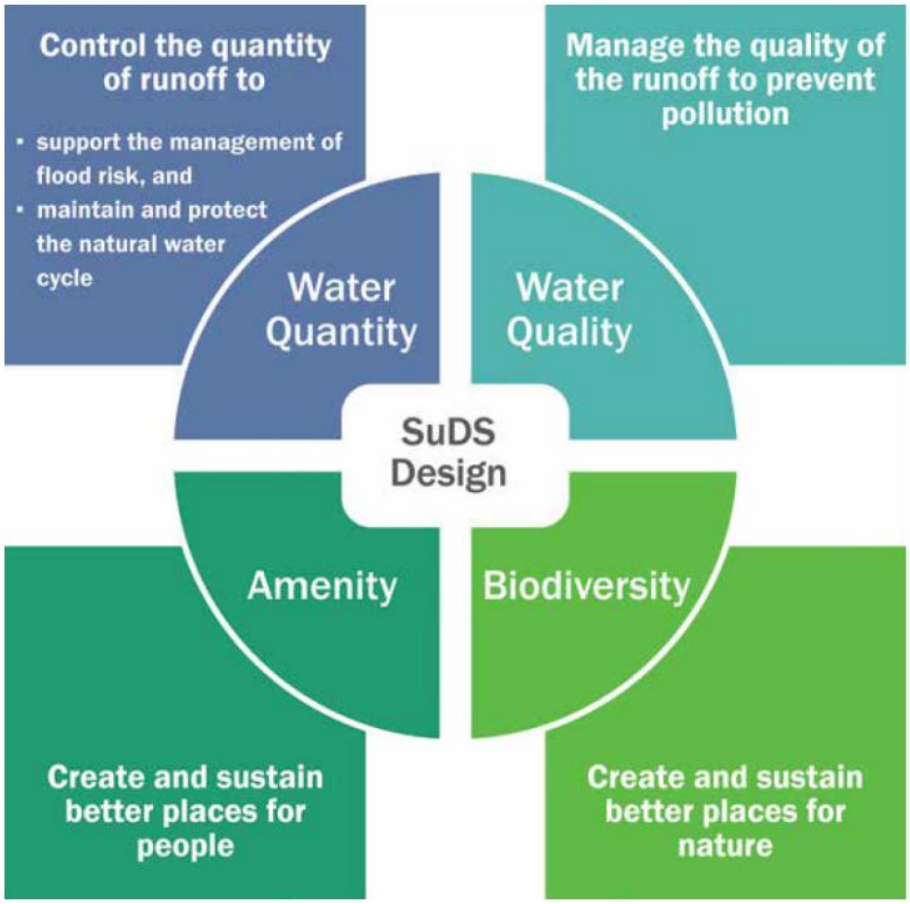


Figure 9-1: Four pillars of SuDS design (The SuDS Manual C753, 2015)

Given the flexible nature of SuDS, they can be used in most situations within new developments as well as being retrofitted into existing developments. SuDS can also be designed to fit into most spaces, for example, permeable paving could be used in parking spaces or rainwater gardens as part of traffic calming measures.

It is a requirement that *'applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity'* (NPPF Paragraph 182).

It is important that SuDS are maintained for the lifetime for the development so that features can continue to function as designed. Consideration should be given to enhancing SuDS to achieve Biodiversity Net Gain.

9.4.2 Types of SuDS System

There are many different SuDS techniques that can be implemented in attempts to mimic pre-development drainage conditions. Techniques can include soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds, and wetlands. Many of which do not necessarily need to take up a lot of space. The suitability of the techniques will be dictated in part by the development proposal and site conditions. Advice on best practice is available from the EA and the Construction Industry Research and Information Association (CIRIA) e.g. the CIRIA SuDS Manual C753 (2015).

9.4.3 SuDS management train

SuDS should not be used individually but as a series of features in an interconnected system designed to capture water at source and convey it to a discharge location. Collectively this concept is described as a SuDS Management Train (see Figure 9-2).

The number of treatment stages required within the Management Train depends primarily on the source of the runoff and the sensitivity of the receiving waterbody or groundwater.

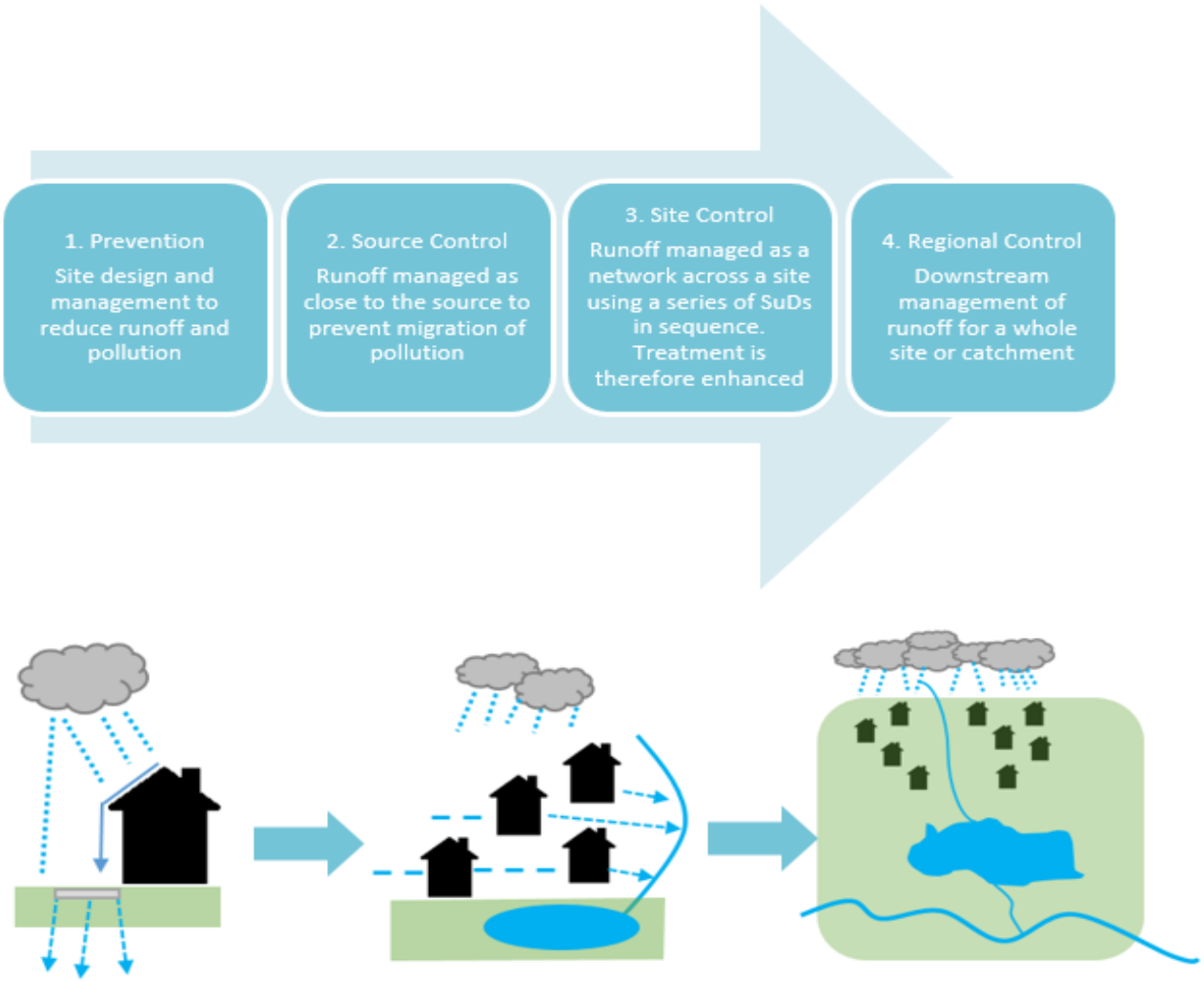


Figure 9-2: SuDS Management Train

9.4.4 SuDS considerations

The design of appropriate SuDS will be influenced by a number of physical and policy constraints. These should be taken into account and reflected upon during the conceptual, outline, and detailed stages of SuDS design. Table 9-1 details some possible constraints and how they may be overcome.

Drainage from new development sites or redeveloped sites should be designed in line with the drainage hierarchy (PPG: Flood Risk and Coastal Change Paragraph: 056) which initially promotes the use of infiltration prior to considering alternative drainage. For SuDS techniques that are designed to encourage infiltration, it is imperative that the water table is low enough to receive surface runoff waters. Most types of SuDS will be suitable in areas with permeable bedrock including features such as soakaways and infiltration basins. In areas with more impermeable geology, offsite discharge in accordance with the drainage hierarchy may be required to discharge surface water runoff from the site. In some cases, above-ground features such as attenuation ponds may be practical with a managed outlet or discharge point. Infiltration SuDS should be considered with caution within areas of possible subsidence or sinkholes.

Site-specific infiltration testing will need to be conducted early on as part of the design of the development in order to determine the impact of groundwater levels on the effectiveness of any drainage system. Groundwater monitoring is also encouraged and may be required in some locations.

Where sites lie within or close to Groundwater Vulnerability Zones (Section 9.5.1), Groundwater Source Protection Zones (GSPZs) (Section 9.5.2) or aquifers (Section 4.2.2), further restrictions may be applicable, and guidance should be sought from the LLFA and the EA.

Table 9-1: Example SuDS design constraints and possible solutions

Constraints	Solution
Land availability	SuDS can be designed to fit into small areas by utilising different systems. For example, features such as permeable paving and green roofs can be used in urban areas where space may be limited.
Contaminated soil or groundwater below site	SuDS can be placed and designed to overcome issues with contaminated groundwater or soil. Shallow surface SuDS can be used to minimise disturbance to the underlying soil. The use of infiltration should also be investigated as it may be possible in some locations within the site. If infiltration is not possible linings can be used with features to prevent infiltration.
High groundwater levels	Non-infiltrating features can be used. Features can be lined with an impermeable line or clay to prevent the egress of water into the feature. Additional, shallow features can be utilised which are above the groundwater table.

Constraints	Solution
Steep slopes	Check dams can be used to slow flows. Additionally, features can form a terraced system with additional SuDS components such as ponds used to slow flows.
Shallow slopes	Use of shallow surface features to allow a sufficient gradient. If the gradient is still too shallow pumped systems can be considered as a last resort.
Ground instability	Geotechnical site investigation should be done to determine the extent of unstable soil and dictate whether infiltration would be suitable or not.
Sites with deep backfill	Infiltration should be avoided unless the soil can be demonstrated to be sufficiently compacted. Some features such as swales are more adaptable to potential surface settlement.
Open space in floodplain zones	Design decisions should be done to take into consideration the likely high groundwater table and possible high flows and water levels. Features should also seek to not reduce the capacity of the floodplain and take into consideration the influence that a watercourse may have on a system. Facts such as siltation after a flood event should also be taken into account during the design phase.
Future adoption and maintenance	The LPA should ensure development proposals, through the use of planning conditions or planning obligations, have clear arrangements for on-going maintenance over the development's lifetime.

9.5 Other surface water considerations

9.5.1 Groundwater Vulnerability Zones

The 2015 EA published groundwater vulnerability maps provide a separate assessment of the vulnerability of groundwater in overlying superficial rocks and those that comprise of the underlying bedrock. The map shows the vulnerability of groundwater at a location based on the hydrological, hydro-ecological, and soil properties within a one-kilometre grid square.

The majority of Cotswold is classified as high groundwater vulnerability.

The groundwater vulnerability maps should be considered when designing SuDS. Depending on the height of the water table at the location of the proposed development site, restrictions may be placed on the types of SuDS appropriate to certain areas. Groundwater vulnerability maps can be found on Defra's interactive mapping (defra.gov.uk).

9.5.2 Groundwater Source Protection Zones (GSPZ)

The EA also defines GSPZs near groundwater abstraction points. These protect areas of groundwater used for drinking water. The GSPZ requires attenuated storage of runoff to prevent infiltration and contamination. GSPZs can be viewed on Defra's interactive mapping (defra.gov.uk). Three main zones are defined as follows:

- Inner protection zone (Zone 1) - areas from where pollution can travel to the groundwater source within 50 days or is at least a 50m radius.
- Outer protection zone (Zone 2) - areas from where pollution can travel to the groundwater source within 400 days or lies within the nearest 25% of the total catchment area (whichever is largest).
- Total catchment (Zone 3) - the total area needed to support removal/discharge of water from the groundwater source.

Online mapping shows there are currently 27 GSPZs which lie, fully or partially within Cotswold, located throughout the district.

Where a site is located in a GSPZ used for public water supply, applicants should engage with the Council to understand any concerns and any necessary mitigation measures to manage the risk of development to public water supply.

9.5.3 Nitrate Vulnerable Zones

Nitrate Vulnerable Zones (NVZs) are areas designated as being at risk from agricultural nitrate pollution. Nitrate levels in waterbodies are affected by surface water runoff from surrounding agricultural land entering receiving waterbodies. The level of nitrate contamination will potentially influence the choice of SuDS and should be assessed as part of the design process. 2025 - 2028 NVZs can be viewed on the EA's interactive mapping (data.gov.uk).

The majority of Cotswold District is designated as an NVS (2025 - 2028).If a site falls within a NVZ, these rules must be followed: Nitrate vulnerable zones (data.gov.uk). Landowners can appeal an NVZ designation once notified if their land (or part of it):

- Does not drain into water that has been identified as polluted
- Drains into water that should not be identified as polluted

9.5.4 Critical Drainage Areas

Local Authorities can choose to designate Critical Drainage Areas (CDAs) within their authority area; There are no CDAs currently designated within the district.

10 Flood warning and emergency planning

This section provides an overview of the requirements for emergency plans, including any local emergency planning arrangements, and an overview of the available flood alerts and warnings from the EA in Cotswold.

10.1 NPPF requirements

The NPPF Flood Risk Vulnerability and Flood Zone "incompatibility" table seeks to avoid inappropriate development in areas at risk from fluvial flooding. It is essential that any development which will be required to remain operational during a flood event is located in the lowest flood risk zones to ensure that, in an emergency, operations are not impacted upon by floodwater, or that such infrastructure is resistant to the effects of flooding such that it remains serviceable/operational during 'central' events for the majority of development types, and 'upper end' events for essential infrastructure, as defined in the Environment Agency's climate change allowances.

The outputs of this Level 1 SFRA should be compared and reviewed against any existing emergency plans and continuity arrangements. This includes any nominated rest and reception centres (and prospective ones), so that evacuees are outside of the high-risk Flood Zones and will be safe during a flood event. The EA's online FMfP should also be consulted to ensure the latest data is being considered.

10.2 Emergency planning

The Civil Contingencies Act 2004 lists local authorities, the EA and emergency services as Category 1 responders, responsible for reducing, controlling, and mitigating the effects of emergencies in both response and recovery phases.

The NPPF (Paragraph 181) requires site-level FRAs to demonstrate that "*any residual risk can be safely managed; and safe access and escape routes are included where appropriate, as part of an agreed emergency plan*."

In accordance with the NPPF, SFRAs and GCC's LFRMS (2014) can be used in the preparation and execution of a flood emergency plan as they can indicate areas that may be at risk of flooding. Emergency plans can be provided as part of a FRA or as a separate document. Decisions regarding whether an emergency plan is required sits with the LPA, with advice from the Council's emergency planning teams, the EA, and the LLFA.

According to the PPG, an emergency plan is needed wherever emergency flood response is an important component of making a development safe; this includes the free movement of people during a 'design flood' and potential evacuation during an extreme flood.

Emergency plans are essential for any site with transient occupancy in areas at risk of flooding, such as holiday accommodation, hotels, caravan, and camping sites (PPG: Flood risk and coastal change paragraph 043).

Emergency plans should consider:

- The type of flood risk present, and the extent to which advance warning can be given in a flood event.
- The number of people that would require evacuation from the area potentially at risk.
- The vulnerability of site occupants.
- The impact of the flooding on essential services e.g., electricity, gas, telecommunications, water supply and sewerage.
- Safe access and escape routes for users and emergency services (Section 10.2.1).

Further information is available from the following documents/websites with hyperlinks provided:

- The National Planning Policy Guidance (gov.uk)
- 2004 Civil Contingencies Act (legislation.gov.uk)
- Defra (2014) National Flood Emergency Framework for England (gov.uk)
- FloodRe (floodre.co.uk)
- The EA and Defra's Standing Advice for FRAs (gov.uk)
- EA's 'How to plan ahead for flooding' (gov.uk)
- Sign up for Flood Warnings with the EA (gov.uk)
- The National Flood Forum (nationalfloodforum.org.uk)
- 'Prepare for flooding' (gov.uk)
- ADEPT Flood Risk Plans for new development (adeptnet.org.uk)
- Environment Agency Community flood plan (2023)
- Environment Agency Personal flood plans (2023).

10.2.1 Safe access and escape routes

Safe access and escape routes need to be available during the design flood event with consideration of climate change. Access requirements are set out in the PPG: Flood Risk and Coastal Change (gov.uk) Paragraph: 047.

As part of an FRA, the developer should review the acceptability of the proposed access in consultation with the LLFA, the EA, and emergency planners. Site and plot specific velocity and depth of flood flows should be assessed against standard flood hazard criteria to ensure safe access and escape routes can be achieved during a flood.

10.3 Local arrangements for managing flood risk

The Gloucestershire Local Resilience Forum works to prepare for, respond to and recover from emergency incidents, including flooding. The LRF is a multi-agency partnership that brings together representatives from the emergency services, local authorities, the NHS, the Environment Agency and others. The LRF provide advice on flooding in their Community Risk Register and on the County Council website.

10.4 Flood alerts and flood warnings

The EA is the lead organisation for providing warnings of river flooding. Flood Warnings are supplied via the Flood Warning System (FWS) service, to homes and business within Flood Zones 2 and 3. The EA Sign up for Flood Warnings (gov.uk) page provides information on how to sign up for these warnings.

There are currently 18 Flood Alert Areas (FAA) and 19 Flood Warning Areas (FWAs) covering the district.

Flood alerts are issued when there is water out of bank for the first time anywhere in the catchment, signalling that 'flooding is possible', and therefore FAAs usually cover the majority of main river reaches.

Flood warnings are issued to designated FWAs (i.e., properties within the extreme flood extent which are at risk of flooding), when the river level hits a certain threshold; this is correlated between the FWA and the gauge, with a lead time to warn that 'flooding is expected'.

The FAAs and FWAs are included on the interactive GeoPDF mapping in Appendix B.

11 Cumulative Impact Assessment

This section details the cumulative impact assessment, which identifies which river catchments are most likely to be sensitive to increased flood risk as a result of future development.

11.1 Introduction

The cumulative impact of development should be considered at both the local plan making stage and the planning application and development design stages.

When allocating land for development, consideration should be given to the potential cumulative impact of the loss of floodplain storage volume from any source, as well as the impact of increased flows on flood risk downstream. Whilst the loss of storage for individual developments may only have a minimal impact on flood risk, the cumulative effect of multiple developments may be more severe. Similarly, the effect of the loss of surface water flow paths/exceedance paths from sewers, surface water ponding and infiltration can also give rise to cumulative effects and potentially exacerbate flood risk. There are also risks of development causing modified flow regimes from sites creating an alignment in peak flows in downstream watercourses and resulting in greater flood risk as a result of the development.

All developments are required to comply with the NPPF and demonstrate they will not increase flood risk elsewhere. Therefore, providing developments comply with the latest guidance and legislation relating to flood risk and sustainable drainage, and appropriate consideration is given to flow paths and storage proposals should normally not increase flood risk downstream.

Local planning policies can also be used to identify areas where the potential for development to increase flood risk is highest and identify opportunities for such new development to positively contribute to decreases in flood risk downstream.

There is currently no national guidance available for assessing the cumulative impacts of development. The cumulative impact assessment (CIA) in this SFRA provides a relative assessment of the catchments within Cotswold and are not comparable across other boroughs/districts. The full methodology for the CIA is set out in Appendix F.

11.2 Results

The CIA has identified the following catchments as high risk:

- Bretforton Bk - source to conf Broadway-Badsey Bk
- Broadway-Badsey Bk - source to conf R Avon
- Churn (Baunton to Cricklade)
- Coln (from Coln Rogers) and Thames (Coln to Leach)
- Evenlode (Source to Four Shires S) and Longborough Stream
- Knee Bk - source to conf Blockley Bk

- Swilgate - source to conf R Avon
- Swill Brook (source to Ashton Keynes)
- Tetbury Avon - unnamed trib to conf Sherston Avon
- Thames (Churn to Coln)
- Thames (Kemble to Waterhay Bridge)
- Thames (Leach to Evenlode)
- Thornhill Ditch and tributaries at Cotswolds Water Park
- Windrush (Slade Barn Stream to Dikler)

Specific recommendations for catchments identified as high risk, alongside broadscale recommendations applicable across the whole District, are set out in Appendix F.

12 Strategic flood risk solutions

This section sets out wider strategic solutions that may offer potential to reduce flood risk across Cotswold, including natural flood management. It also details notable partnership working opportunities within Cotswold.

Section 11 of this report and Appendix F consider the cumulative impacts of development across Cotswold and the catchments which are most sensitive to these impacts, and as such where strategic flood risk solutions may be most beneficial.

Where possible, developments should seek to help reduce flood risk in the wider area. The following sections outline different options which could be considered for strategic flood risk solutions. Any strategic solutions should ensure they are consistent with wider catchment policy and the local policies.

It is important that the ability to deliver strategic solutions in the future is not compromised by the location of proposed development. When assessing the extent and location of proposed development, consideration should be given to the requirement to secure land for flood risk management measures that provide wider benefits.

12.1 Partnership working

Flood risk to an area or development can often be attributed to multiple different sources, including fluvial, surface water and/or groundwater, which can become intertwined. Where complex flood risk issues are highlighted, it is important that all stakeholders are actively encouraged to work together to identify issues and provide suitable solutions.

12.1.1 Catchment Based Approach

The Catchment Based Approach (CaBA) (catchmentbasedapproach.org) was introduced by government to establish catchment partnerships throughout England to jointly deliver improved water quality and reduce flood risk, directly supporting achievement of many of the targets set out within government's 25-year Environment Plan. CaBA partnerships are actively working in all 100+ river catchments across England and cross-border with Wales.

The CaBA partnerships working within Cotswold include:

- Evenlode Catchment Partnership
- Windrush Catchment Partnership
- Upper Thames Catchment Partnership
- Bristol Avon Catchment Partnership
- Severn Vale Catchment Partnership

12.2 Biodiversity Net Gain

Biodiversity Net Gain (BNG) is a strategy to develop land and contribute to the recovery of nature. It is making sure the habitat for wildlife is in a better state than it was before development. BNG has been applicable since November 2023 for developments in the Town and Country Planning Act 1990, unless exempt, and has been applicable to small sites since April 2024. Exempt developments include existing planning applications, below threshold development and small home extensions. Further information is available on the Government BNG webpage (gov.uk). Strategic flood risk solutions can help developments achieve BNG requirements.

12.3 Natural Flood Management

12.3.1 Introduction to NFM

Development can provide opportunities to work with natural processes to help reduce flood and erosion risk, benefit the natural environment and reduce costs of schemes. This is known as Natural Flood Management (NFM) or nature-based solutions, a process whereby action is taken to mitigate flood risk by protecting, restoring and emulating natural processes. This approach aims to reduce flow volumes and delay the arrival of peak flood flow downstream.

Techniques and measures, which could be applied within in Cotswold include:

- Creation of offline storage areas.
- Re-meandering streams (creation of new meandering courses or reconnecting cut-off meanders to slow the flow of the river).
- Targeted woodland planting.
- Reconnection and restoration of functional floodplains (Section 12.4).
- Restoration of rivers and removal of redundant structures, i.e. weirs and sluices no longer used or needed (Section 12.5).
- Installation or retainment of large woody material in river channels.
- Improvements in management of soil and land use.
- Creation of rural and urban SuDS.

To maximise the benefits of NFM, it is important that land which is likely to be needed for NFM is protected by safeguarding land for future flood risk management infrastructure through local plan policy. This is particularly important for infrastructure that reduces the risk of flooding to large areas of existing development, or where options for managing risk in other ways are limited to achieve multiple benefits for flood risk and the environment.

It is important to recognise the value of maintenance or restoration of natural riparian zones, such as grasslands, which protect the soils from erosion and ‘natural’ meadows which can tolerate flood inundation. The use of blue green infrastructure throughout river corridors can also play a vital role in enhancing the river environment as well as safeguarding land from future development, protecting people and buildings from flooding and reducing flood risk downstream.

The Rivers Trust NFM National Map (theriverstrust.hub.arcgis.com) provides further information about completed and ongoing NFM schemes and community works.

12.3.2 Working with natural processes

The EA published their updated evidence base in February 2025 for Working with Natural Processes to reduce flood risk 2024 (gov.uk) to support the implementation of NFM, with maps showing locations with the potential for NFM measures. These maps are intended to be used alongside the evidence directory to help practitioners think about the types of measure that may work in a catchment and the best places in which to locate them.

12.3.3 Gloucestershire NFM Partnership

The Gloucestershire NFM Partnership was established in 2023, which brings together 18 local partners, including GCC, the EA and Natural England. The partnership aims to expand the scale, scope and impact of NFM measures in Gloucestershire. This will be done by creating a pipeline of NFM projects, sourcing funding and creating relationships with local communities and landowners.

12.3.4 Ongoing NFM schemes

12.3.4.1 Churn Waterways and Environment Partnership

The Churn Waterways and Environment Partnership aims to provide benefits to Cirencester's waterways whilst also protecting against drought and flooding through the implementation of nature-based solutions. The partnership is a collection of organisations including the Department for Environment, Food and Rural Affairs, the EA, Thames Water, Severn Trent and the National Trust.

12.3.4.2 Bledington

A collaboration is underway between the EA and GCC and Bledington Flood Group. Funding is provided by the EA through the Water Environment Improvement Fund to support NFM work on the Gawcombe and Idbury tributaries of the Westcote Brook Catchment, delivered by the Evenlode Catchment Partnership.

Further funding has also been obtained for NFM work on the Westcote Brook.

12.3.4.3 Batsford Estate, Moreton-in-Marsh

There are proposed NFM measures to be installed across the Batsford Estate, Moreton-in-Marsh. Phase 1 has been completed, which involved the installation of eight leaky barriers. The next phase involves the potential creation of wetlands with flood storage capacity.

12.3.4.4 Thames Source NFM

There are a number of schemes proposed within Cotswold under the Thames Source NFM project:

- Marsden - floodplain reconnection, in-channel deflectors, leaky dams and wetland creation
- Moor Wood - pond and wetland creation, ditch blocking and reconnecting small watercourses
- Hartleys Farm - leaky dams along two sections of the upper Churn and its tributaries
- Stratton Meadows - partial restoration of the Stratton Water meadow floodplain north of Cirencester

12.3.5 Completed NFM schemes

12.3.5.1 Windrush Floodplain Meadow Restoration

The first stage of this project aimed to restore floodplain meadows along the River Windrush. The initial tasks involved engagement with local landowners and a review of the land management plans developed as part of the Windrush Floodplain Meadow Strategy. In total, 16.75 hectares of land was sown with floodplain meadow seeds and plug planting to maximise establishment success. The second of this project designed NFM measures at three sites, particularly promoting wetland habitat creation, leaky dams and field bunds.

12.4 Catchment and floodplain restoration

Floodplain restoration represents the most sustainable form of strategic flood risk solution, by allowing watercourses to return to a more naturalised state, and by creating space for naturally functioning floodplains working with natural processes.

Although the restoration of floodplain is difficult in previously developed areas where development cannot be rolled back, the following measures should be adopted:

- Promoting existing and future brownfield sites that are adjacent to watercourses to naturalise banks as much as possible. Buffering areas around watercourses to provide an opportunity to restore parts of the floodplain through blue green corridors and helping to deliver BNG.
- Removing redundant structures to reconnect the river and the floodplain.
- Applying the sequential approach to avoid new development within the floodplain.

12.5 Structure removal and/or modification (e.g. weirs)

Structures, both within watercourses and adjacent to them can have significant impacts upon a river's regime, including alterations to the geomorphology and hydraulics of the channel through water impoundment and altering the sediment transfer regime, which over time can significantly impact the channel profile including bed and bank levels, alterations to flow regime and interruption of biological connectivity, including the passage of fish and invertebrates.

Many artificial in-channel structures (such as weirs and culverts) can sometimes be redundant and/or serve little purpose. Opportunities for the removal of such structures

should be investigated where feasible. The need to do this is heightened by climate change, for which restoring natural river processes, habitats and connectivity are vital adaptation measures. However, it also must be recognised that some artificial structures may have important functions or historical/cultural associations, which need to be considered carefully when planning and designing restoration work.

In the case of weirs, whilst weir removal should be investigated in the first instance, in some cases it may be necessary to modify a weir rather than remove it. For example, by lowering the weir crest level or adding a fish pass. This will allow more natural water level variations upstream of the weir and remove a barrier to fish migration.

Developers should investigate the 'opening up' or 'daylighting' of existing culverts where possible and should not construct new culverts on site except for short lengths to allow essential infrastructure crossings for access.

12.6 Riverbank stabilisation

Any practice that may cause riverbank erosion should be avoided. Landowners should be encouraged to avoid using machinery and vehicles close to or within the watercourse unless in the circumstances where machinery and vehicles are required for watercourse maintenance such as desilting, grass cutting, or removal of vegetation. Care should be taken not to destabilise the banks.

There are several techniques that can be employed to restrict the erosion of riverbanks. In an area where bankside erosion is particularly bad and/or vegetation is unable to properly establish, ecologically sensitive bank stabilisation techniques, such as willow spiling, can be particularly effective. Live willow stakes thrive in the moist environment and protect the soils from further erosion allowing other vegetation to establish and protect the soils. Other approaches include the planting of brash or small trees, large wood, large trees and root wads.

12.7 Green infrastructure

Green infrastructure (GI) is a planned and managed network of natural environmental components and green spaces that intersperse and connect the urban centres, suburbs and rural fringe and consist of:

- Open spaces – parks, woodland, nature reserves, lakes.
- Linkages – blue green river corridors and canals, and pathways, cycle routes and greenways.
- Networks of “urban green” – private gardens, street trees, verges and green roofs.

The identification and planning of GI are critical to achieving sustainable growth. It merits forward planning and investment as much as other socio-economic priorities such as health, transport, education and economic development. GI is also central to climate change action and is a recurring theme in planning policy. With regards to flood risk, green spaces can be used to manage storm flows and free up water storage capacity in existing

infrastructure to reduce risk of damage to urban property, particularly in urban centres and vulnerable urban regeneration areas. GI can also improve accessibility to waterways, improve water quality, support regeneration, and improve opportunities for leisure, economic activity, and biodiversity through delivery of BNG.

13 Recommendations and next steps

13.1 Requirements for a Level 2 SFRA

Following the application of the Sequential Test using Appendix D and E of this Level 1 SFRA, where sites cannot be appropriately accommodated in low-risk areas, the Council may need to show that sites proposed for allocation can be safe for their lifetime. Some sites may also require application of the Exception Test. In these circumstances, a Level 2 SFRA is required, to assess in more detail the nature and implications of the flood characteristics in order for the LPA to allocate such sites in the new local plan. However, a Level 2 SFRA does not negate the need for a site-specific FRA at the planning application stage.

As part of this Level 1 SFRA, an initial site screening exercise using the Council's potential development site boundaries and the latest flood risk data has been undertaken to help inform the application of the Sequential Test and the subsequent potential requirement for a Level 2 SFRA.

Appendix E provides a strategic assessment of the suitability, relative to flood risk both now and in the future, of the sites to be considered for allocation in the Council's new Local plan, summarising the outcomes of the sites screening assessment spreadsheet in Appendix D.

SFRA Strategic Recommendation B applies to sites where a Level 2 SFRA may be required in order to allocate. Of the 170 potential development sites screened, Strategic Recommendation B applies to 124 sites. A Level 2 SFRA may not be required for all of these sites, depending on the proportion and spatial variation of risk across each site. The sites where Strategic Recommendation B applies should be reviewed by the Council to identify those where further assessment would be required in order to allocate.

13.2 Recommendations from SFRA findings

The following overarching SFRA recommendations have been developed to guide future development and inform planning decisions across Cotswold in relation to flood risk. These recommendations should be read alongside national and local policies and are intended to support the allocation of sites and planning applications, ensuring that flood risk is appropriately considered at all stages of the planning process.

- New development should be directed to areas with the lowest probability of flooding (Flood Zone 1). Development within Flood Zones 2 and 3 should only be considered if no reasonably alternative sites exist. Development should also be directed away from the climate change flood risk zones.
- There should be no residential development within Flood Zone 3a, the modelled climate change flood outlines, and the Flood Zones plus Climate Change flood risk area. More vulnerable development is required to be subject to and to pass the Exception Test if it is proposed within Flood Zone 3a.

- Where development is proposed within Flood Zone 2, and whilst accounting for climate change, consideration should be given to locating dwellings above ground floor level. Ground floor areas should be limited to less vulnerable uses, such as retail, restaurants, office space, or car parking, where compatible with local policy.
- There should be no development within Flood Zone 3b (functional floodplain). Areas of functional floodplain would ideally remain as or be converted to open greenspace, providing multifunctional ecology, social and amenity benefits, as well as for flood attenuation and storage.
- Consideration should be given to areas that may be needed for future flood risk management features and structures. Areas at high risk from fluvial flooding could be considered as appropriate areas to safeguard for flood storage.
- A site-specific flood risk assessment should accompany planning applications where development is proposed within Flood Zones 2 and 3a, at risk from climate change, at risk from any other flood source, or within Flood Zone 1 and the site area is 1 hectare or greater.
- Built development within 8m of the bank top of a main river, culvert or flood defence should be discouraged. Focus should be for the preservation of the watercourse corridor, wildlife habitat, flood flow conveyance and future watercourse maintenance or improvement, with a focus on achieving BNG.
- For all new development situated within flood risk areas, planning applications should be accompanied by an emergency plan that is proportionate to the risk. This should set out clear procedures for safe evacuation, identify safe access and escape routes and account for the vulnerability of site users during a flood event.
- Space should be provided for the inclusion of SuDS on all allocated sites, outline proposals and full planning applications. SuDS design should demonstrate how constraints have been considered and how the design provides multiple benefits e.g. landscape enhancement, biodiversity, recreation, amenity, leisure, and the enhancement of historical features.
- Where development is located behind a flood defence or within a defended area, consideration should be given to the potential safety of the development, FFLs and for safe access and escape routes in the event of rapid inundation of water due to a defence breach with little warning.
- The cumulative impact assessment recommendations, outlined in Appendix F, should be considered for all development within the district.

13.3 Recommendations for further work

The SFRA process has developed into more than just a planning tool. Sitting alongside the Sustainability Appraisal and Local Flood Risk Management Strategy, it can be used to provide a much broader and inclusive vehicle for integrated, strategic and local flood risk management and delivery.

There are several studies listed in Table 13-1 that may be of benefit to the LPA, in developing the flood risk evidence base to support the delivery of the new Local Plan, or to the LLFA to help fill critical gaps in flood risk information that have become apparent through the preparation of this Level 1 SFRA.

Table 13-1: Potential further works and assessments

Type	Study	Reason
Understanding of local flood risk	Level 1 SFRA update	When there are changes to: the predicted impacts of climate change on flood risk; national flood modelling; detailed flood modelling - such as from the EA or LLFA; the local plan, spatial development strategy or relevant local development documents; local flood management schemes; flood risk management plans; local flood risk management strategies; national planning policy or guidance (2025 reforms of the PPG); or after a significant flood event.
	Level 2 SFRA	Reviewing of EA flood zones in those areas not covered by existing detailed hydraulic models (i.e., the FMfP does not cover every watercourse such as those <3km^2 in catchment area or ordinary watercourses). If a watercourse or drain is present on OS mapping but is not covered by the FMfP, this does not mean there is no potential flood risk. A model or further investigation may therefore be required to ascertain the flood risk, if any, to any nearby sites.
	Level 2 SFRA	Further, more detailed assessment of flood risk to high and medium risk sites both now and in the future as notified by this Level 1 SFRA, following application of the Sequential Test.
	SWMP/ detailed surface water modelling	The LLFA may wish to produce a SWMP for Cotswold based on the most up to date surface water flood risk information and climate change allowances or consider targeted areas of high surface water flood risk.
Residual risk	Level 2 SFRA	Residual risk from flooding as a result of defence breaches and asset blockages should continue be mitigated through sequential testing to steer development to lower risk areas and identifying opportunities for property flood resilience measures for properties at residual risk.
Flood storage and attenuation	Working with Natural Processes	Further assessment of WwNP options in upper catchments to gauge possible areas for Natural Flood Management. Promote creation of floodplain and riparian woodland, floodplain reconnection and runoff attenuation features where the research indicates that it would be beneficial to the authority area.
Water	Water Cycle	To ensure sufficient provision of infrastructure for water supply and wastewater for new development.

Type	Study	Reason
resources	Study	Particularly relevant to intensification of urban development or the development of large strategic sites.
Data collection	Flood incident data	The Council should record flood events including such information as date, location, weather, flood source (if apparent without an investigation), impacts (properties flooded or number of people affected) and response by any RMA. This should be made available in GIS format.
	FRM Asset Register	The LLFA should continue to update and maintain its asset register as per FWMA requirements.
Risk assessment	Asset inspection	The LLFA should carry out condition inspections of critical flood risk management assets (see Section 6.4).
Capacity	SuDS review / guidance	The LLFA and LPA should clearly identify requirements of developers for inclusion of SuDS in new developments. Internal capacity, within the Council should be in place to deal with SuDS applications, set local specifications and set policy for adoption and future maintenance of SuDS.
Partnership	Water companies	The Council should continue to collaborate with water companies on sewer and surface water projects to ensure their assets can remain operational and resilient at all times across the district and that capacity for new development is appropriate.
	EA	The Council should continue to work with the EA on fluvial flood risk management projects. Potential opportunities for joint schemes to tackle flooding from all sources should be identified.
	Community	Continued involvement with the community through existing flood risk partnerships.

Page 192

Appendices

A Planning Policy Framework and Flood Risk Policy

B Interactive GeoPDF Mapping

C Functional Floodplain Delineation

D Site Screening Assessment

E Site Assessment Summary

F Cumulative Impact Assessment

G Data Sources

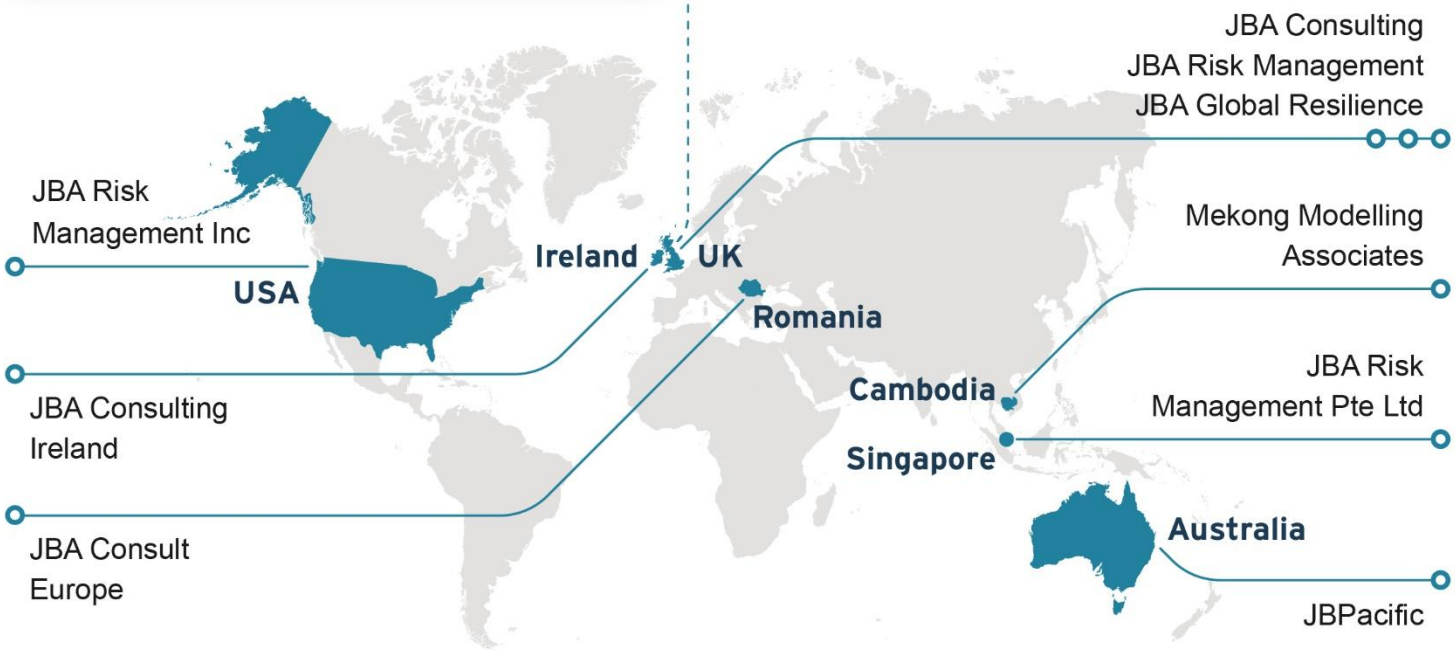
H Sequential Test Guidance

www.jbaconsulting.com



Our Offices

Bristol
Coleshill
Cork
Doncaster
Dublin
Edinburgh
Exeter
Glasgow
Haywards Heath
Leeds
Limerick
Newcastle
Newport
Peterborough
Portsmouth
Saltaire
Skipton
Tadcaster
Thirsk
Wallingford
Warrington



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn Associates Limited
Registered in England
3246693

JBA Group Ltd is certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

Draft document for Council governance process July and August 2026

www.jbaconsulting.com

Cotswold District Council Level 1 SFRA Update

Appendix A - Planning Policy Framework and Flood Risk Policy

Final

Prepared for	Date
Cotswold District Council	June 2026

COTSWOLD
District Council

Document Status

Issue date	1 June 2026
Issued to	Joanne Corbett
BIM reference	RNS-JBA-XX-XX-RP-EN-0002
Revision	P03
Prepared by	Freya Nation BSc Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contents

1 Key legislation for flood and water management 1

1.1 Flood and Water Management Act (2010) 1
1.2 Water Framework Directive (2000) 1
1.3 Flood Risk Regulations (2009) 1
1.4 Environmental permitting 2
1.5 Byelaws 2
1.6 Additional legislation 3

2 Key national, regional and local policy documents and strategies 4

2.1 The National Flood and Coastal Erosion Risk Management Strategy for England 7
2.2 Catchment Flood Management Plans 7
2.3 Flood Risk Management Plans 7
2.4 Thames Regional Flood and Coastal Committee 8
2.5 Local Flood Risk Management Strategy 8
2.6 Local policy and guidance for SuDS 9
2.7 Water Cycle Studies 10
2.8 Surface Water Management Plans (SWMPs) 10
2.9 Water Resource Management Plans (WRMPs) 10
2.10 Drainage and Wastewater Management Plans (DWMPs) 10
2.11 Local Plans 11
2.12 Neighbourhood plans 12
2.13 Additional guidance sections 13

List of Tables

Table 2-1: National, regional, and local flood risk policy and strategy documents 4

Abbreviations

BNG	Biodiversity Net Gain
CFMP	Catchment Flood Management Plan
DWMP	Drainage and Wastewater Management Plan
EA	Environment Agency
EU	European Union
FRA	Flood Risk Assessment
FRMP	Flood Risk Management Plan
FRR	Flood Risk Regulations
GMCA	Greater Manchester Combined Authority
IWMP	Integrated Water Management Plan
LLFA	Lead Local Flood Authority
LFRMS	Local Flood Risk Management Strategy
LNRS	Local Nature Recovery Strategy
LPA	Local Planning Authority
NPPF	National Planning Policy Framework
PFRA	Preliminary Flood Risk Assessment
PPG	Planning Practice Guidance
RBMP	River Basin Management Plan
REUL	Retained European Union Law
RMA	Risk Management Authority
SuDS	Sustainable drainage systems
SWMP	Surface Water Management Plan
WCS	Water Cycle Study
WFD	Water Framework Directive
WRMP	Water Resource Management Plan

1 Key legislation for flood and water management

1.1 Flood and Water Management Act (2010)

The Flood and Water Management Act (2010) (gov.uk) was passed in April 2010 following the recommendations made within the Pitt Review (2009) following the flooding in 2007. It aims to create a simpler and more effective means of managing both flood risk and coastal erosion, establishing the lead role for local authorities, as Lead Local Flood Authorities (LLFAs), designed to manage local flood risk (from surface water, ground water and ordinary watercourses) and to provide a strategic overview role of all flood risk for the Environment Agency (EA).

1.2 Water Framework Directive (2000)

The European Water Framework Directive (WFD) (2000) was transposed into English Law by the Water Environment Regulations (2017) (gov.uk). The WFD aims to deliver improvements across Europe in the management of water quality and water resources. This is enforced through a series of plans called River Basin Management Plans (RBMPs). Cotswold District Council is covered mostly by the Thames RBMP, with the south west of the district being covered by the Severn RBMP.

1.3 Flood Risk Regulations (2009)

The Flood Risk Regulations (FRRs) 2009 translated the European Union (EU) Floods Directive into UK law setting the requirement for Member States to complete an assessment of flood risk, known in England as a Preliminary Flood Risk Assessment (PFRA). This information was then used to identify areas where there is a significant risk of flooding (Flood Risk Areas), where States had to undertake Flood Risk and Hazard Mapping and produce Flood Risk Management Plans (FRMPs). This cycle was repeated on a six-yearly basis.

As of 1 January 2024, the Retained EU Law (Reform and Revocation) Bill automatically repealed any Retained EU Law (REUL) not otherwise preserved or replaced in UK law before the end of 2023, including the FRRs 2009 which transposed the EU Floods Directive into legislation. This is because much of the FRRs duplicated existing domestic legislation, namely the Flood and Water Management Act 2010.

The Government expects to see continued implementation of the Flood Risk Management Plans 2021-2027, with funding for this still in place over the six-year period. The full list of relevant measures for managing flood risk within the Thames and Severn river basin districts can be found on the EA's flood plan explorer.

1.3.1 Flood Risk Areas

The second cycle PFRAs published in 2017 reviewed the 2011 PFRAs and were published as addendums. The 2017 updates used all relevant current flood risk data and information to assess whether any flood events had changed the understanding of significant flood risk in each constituent authority since 2011.

The PFRA methodology, based on the EA's Final PFRA Guidance and DEFRA's Guidance on selecting Flood Risk Areas, did not identify any additional Flood Risk Areas within Gloucestershire. There has been no change to the assessment of risk in the Cotswold District since the first cycle 2011 PFRA and the understanding of past flood risk has not changed. Future flood risk is revised due to the creation of the Annual Implementation Plan in 2014, which is a process for prioritising areas requiring flood alleviation.

1.4 Environmental permitting

The Environmental Permitting Regulations (2018) (gov.uk) set out where developers will need to apply for additional permission (as well as planning permission) to undertake works to an ordinary watercourse or main river. This includes flood risk activities, for example:

- On or within 8 metres of a fluvial main river.
- On or within 8 metres of a non-tidal flood defence structure or culvert.
- Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert; and
- In a floodplain more than 8 metres from the riverbank, culvert or flood defence structure and you don't already have Planning Permission.

Environmental permits may also be required from the EA to discharge runoff, trade effluent or sewage into a main river. They may also be required in relation to groundwater activities, where there may be a risk of groundwater contamination.

The Land Drainage Act (1991) (gov.uk) sets out where developers will need to apply for additional permission (as well as planning permission) to undertake works to an ordinary watercourse. The LLFA should also be consulted before undertaking any works on ordinary watercourses.

1.5 Byelaws

Land Drainage Byelaws outline legal obligations and responsibilities when undertaking works on or close to a watercourse, for the purpose of preventing flooding, or mitigating any damage caused by flooding.

The district is covered by the Thames Region Byelaws and Midlands and Severn Byelaws enforced by the EA. These byelaws apply to activities around main rivers, flood defences and floodplains.

1.6 Additional legislation

Additional legislation relevant to development and flood risk in the district include:

- Town and Country Planning Act (1990) (gov.uk), Water Industry Act (1991) (gov.uk), Land Drainage Act (1991) (gov.uk), Environment Act (1995) (gov.uk), which set out the regulations for development on land in England and Wales.
- The Environment Act 2021 (gov.uk) requires developers to provide Biodiversity Net Gain (BNG) and for Local Planning Authorities (LPAs) to develop Local Nature Recovery Strategies (LNRS). Strategic site allocations in Local Plans which present opportunities for BNG or areas for habitat improvement/creation identified by the LNRS could have parallel opportunities to contribute to reduced flood risk from a range of sources.
- Other environmental legislation such as the Habitats Directive (1992) (gov.uk), Environmental Impact Assessment Directive (2014) (gov.uk), and The Environmental Assessment of Plans and Programmes (Amendment) Regulations 2020 (gov.uk) which apply as appropriate to strategic and site-specific developments to guard against environmental damage.
- The Planning and Compulsory Purchase Act (2004) (gov.uk) Section 19(1A) which requires LPAs to include in their Local Plans 'policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change.'

2 Key national, regional and local policy documents and strategies

Table 2-1 summarises relevant national, regional, and local flood risk policy and strategy documents and how these apply to development and flood risk. Hyperlinks are provided to external documents. These documents may:

- Provide useful and specific local information to inform Flood Risk Assessments (FRAs) within the local area.
- Set the strategic policy and direction for flood risk management and drainage – they may contain policies and action plans that set out what future flood mitigation and climate change adaptation plans may affect a development site. A developer should seek to contribute in all instances to the strategic vision for flood risk management and drainage in the district.
- Provide guidance and/or standards that inform how a developer should assess flood risk and/or design flood mitigation and sustainable drainage systems (SuDS).

The following sections provide further details on some of these documents and strategies.

Please note that the links to these documents may change over time and any requests for these documents should be directed toward the author.

Table 2-1: National, regional, and local flood risk policy and strategy documents

Policy level	Document, lead author and date	Contextual information	Policy and measures	Development design requirements	Next update due
National	National Flood and Coastal Erosion Risk Management Strategy for England (EA) 2020 (gov.uk)	Yes	Yes	No	2026
National	National Planning Policy Framework updated in February 2025 (gov.uk)	Yes	Yes	Yes	2026
National	Planning Practice Guidance (PPG): Flood risk and coastal change (gov.uk) updated in September 2025	Yes	Yes	Yes	-

Policy level	Document, lead author and date	Contextual information	Policy and measures	Development design requirements	Next update due
National	Building Regulations Part H (MHCLG) 2010 (gov.uk)	Yes	No	Yes	-
Regional	Thames Catchment Flood Management Plan (EA) 2009 (gov.uk)	Yes	Yes	No	-
Regional	Bristol Avon Catchment Flood Management Plan (EA) 2012 (gov.uk)	Yes	Yes	No	-
Regional	Severn Tidal Tributaries Catchment Flood Management Plan (EA) 2009 (gov.uk)	Yes	Yes	No	-
Regional	Thames River Basin District River Management Plan (EA) 2022 (gov.uk)	Yes	Yes	No	-
Regional	Severn River Basin District River Management Plan (EA) 2022 (gov.uk)	Yes	Yes	No	-
Regional	Thames River Basin District Flood Risk Management Plan (EA) 2023 (gov.uk)	Yes	Yes	No	2028
Regional	Severn River Basin District Flood Risk Management Plan (EA) 2023 (gov.uk)	Yes	Yes	No	2028
Regional	Thames Water Water Resources Management Plan (2024)	Yes	No	No	2028 / 2029
Regional	Thames Water Drainage and Wastewater management plan (2023)	Yes	No	No	2028

Policy level	Document, lead author and date	Contextual information	Policy and measures	Development design requirements	Next update due
Regional	Severn Trent Water Resources Management Plan (2024)	Yes	No	No	2028 / 2029
Regional	Severn Trent Drainage and Wastewater management plan (2023)	Yes	No	No	2028
Regional	Wessex Water Water Resources Management Plan (2024)	Yes	No	No	2028 / 2029
Regional	Wessex Water Drainage and Wastewater Management Plan (2023)	Yes	No	No	2028
Regional	South West Water Water Resources Management Plan (2024)	Yes	No	No	2028 / 2029
Local	Cotswold District Council Local Plan Partial Update: Water Cycle Study (2025)	Yes	No	No	2026
Regional	Climate change guidance for development and flood risk (EA) last updated May 2022 (gov.uk)	Yes	No	Yes	-
Local	Gloucestershire Local Flood Risk Management Strategy (2014)	Yes	Yes	Yes	2026

2.1 The National Flood and Coastal Erosion Risk Management Strategy for England

The National Flood and Coastal Erosion Risk Management Strategy for England (gov.uk) provides the overarching framework for future action by all Risk Management Authorities (RMAs) to tackle flooding and coastal erosion in England. The Strategy looks ahead to the year 2100 and the actions needed to address the challenge of climate change.

The Strategy has been split into three high level ambitions:

- Climate resilient places.
- Today's growth and infrastructure resilient in tomorrow's climate.
- A nation ready to respond and adapt to flooding and coastal change.

The Strategy was laid before parliament in July 2020 for formal adoption and published alongside a Policy Statement for Flood and Coastal Erosion Risk Management (gov.uk).

The implementation of the National Strategy leads to the publication of new guidance and practice focused on resilience. It will be important to adjust the content of the SFRA, as and when required, so that changes in approach are captured in the delivery of the Local Plan.

The National Strategy is due to be updated in 2026.

2.2 Catchment Flood Management Plans

Catchment Flood Management Plans (CFMPs) are high-level strategic plans providing an overview of flood risk across each river catchment, published between 2009 and 2012. The EA use CFMPs to work with other key-decision makers to identify and agree long-term policies for sustainable flood risk management. However, the CFMPs have been largely superseded by Flood Risk Management Plans (FRMP).

There are six pre-defined national policies provided in the CFMP guidance, and these are applied to specific locations through the identification of 'Policy Units'. These policies are intended to cover the full range of long-term flood risk management options that can be applied to different locations in the catchment.

Cotswold district is covered by the Thames CFMP, Bristol Avon CFMP and the Severn Tidal Tributaries CFMP. The primary policy option in each of the areas of Cotswold district covered by the three plans is Preferred Policy Option 6: Areas of low to moderate flood risk where we will take action with others to store water or manage runoff in locations that provide overall flood risk reduction or environmental benefits.

2.3 Flood Risk Management Plans

FRMPs set out how organisations, stakeholders and communities will work together to manage flood risk. The FRMP designates specific measures for authorities to manage flood risk within each river basin district. For Cotswold, the key measures include:

- Engage with property owners to improve their understanding of residual risk and measures they can take to prepare for flooding and recovery in locations in

Gloucestershire where the Environment Agency is delivering property flood resilience measures
- Work with communities at risk to raise awareness and increase their preparedness for flooding, including what they can do themselves in Gloucestershire
- Update the Gloucestershire County Council website to improve signposting and accessibility to flood information and facilitate better flood reporting
- Promote natural flood risk management as a complementary element of flood risk management schemes and work with landowners to identify locations for natural flood management measures
- Regularly review Local Flood Risk Management Strategy Implementation Plan, taking into account recent flood events, and produce a prioritised list of capital works
- Work together to create a centralised data base for flood alleviation schemes to effectively co-ordinate where future resources can be targeted

The full list of relevant measures for managing flood risk within the Thames and Severn river basin districts can be found on the EA's flood plan explorer.

2.4 Thames Regional Flood and Coastal Committee

Cotswold District Council (the Council) is a member of the Thames Regional Flood and Coastal Committee (RFCC). The RFCC, established by the EA, brings together relevant members appointed by the LLFAs to:

- Ensure there are coherent plans for identifying, communicating and managing flood and coastal erosion risks across catchments and shorelines,
- Encourage efficient, targeted and risk-based investment in flood and coastal erosion risk management that represents value for money and benefits local communities,
- Provide a link between the EA, LLFA, other RMAs, and other relevant bodies to build understanding of flood and coastal erosion risks in its area.

2.5 Local Flood Risk Management Strategy

Local Flood Risk Management Strategies (LFRMS) set out how the LLFA (Gloucestershire County Council (GCC)) will manage local flood risk i.e. surface water runoff, groundwater, and ordinary watercourses, for which they have a responsibility, and the work that other RMAs are doing to manage flood risk across the district.

The Gloucestershire County Council LFRMS was approved in Summer 2014 and sets out Gloucestershire's strategy for managing local flood risk over a 10-year period. The aim of the Local Strategy is to 'work in partnership with local communities, and organisations responsible for managing flood risk, in order to better understand and reduce local flood risk in Gloucestershire where it is economically, technically, socially, and environmentally feasible to do so'.

The LFRMS provides an overall picture of flood risk across Gloucestershire and outlines how the LLFA will coordinate and manage flood risk along with other RMAs. The strategy sets out the policy direction for flood defence consenting, thresholds for formal flood investigations, formal partnership and management arrangements, details regarding the asset register, and a great deal of general advice and guidance relating to flood mitigation and resilience.

GCC developed the following six strategic objectives to manage and understand flood risk across the county:

- Objective 1 - improve our understanding of flood risk;
- Objective 2 - put in place plans to manage these risks;
- Objective 3 - avoid inappropriate development and ensure new development does not increase flooding elsewhere;
- Objective 4 - increase public awareness of flooding and encourage local communities to take action;
- Objective 5 - ensure close partnership working and co-ordination with other risk management authorities in Gloucestershire; and
- Objective 6 - support response to, and recovery from, flooding incidents.

The LFRMS for Gloucestershire should be updated to align with the National Flood and Coastal Erosion Risk Management Strategy for England, 2020. However, the National Strategy is due to be updated by the EA in 2026.

2.6 Local policy and guidance for SuDS

The National Planning Policy Framework (NPPF) states that: "*Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal*." (Paragraph 182) and "*Development should only be allowed in areas at risk of flooding where… it can be demonstrated that… c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate*" (Paragraph 181).

At the time of writing, the following documents and policies are relevant to SuDS and surface water in the district. Hyperlinks are provided to external documents:

- Defra National standards for sustainable drainage systems (gov.uk), 2025.
- SuDS Manual (C753) (ciria.org), published in 2007 and updated in 2015.
- Building Regulations Part H (MHCLG) (gov.uk), 2010.
- Gloucestershire SuDS Design and Maintenance Guide, 2015.
- Cotswold District Green Infrastructure Strategy, 2024

Further information on SuDS requirements and design considerations can be found in the main SFRA report and Water Cycle Study report.

2.7 Water Cycle Studies

Water Cycle Studies (WCSs) assist local authorities to select and develop growth proposals that minimise impacts on the environment, water quality, water resources, infrastructure, and flood risk and help to identify ways of mitigating such impacts.

A Water Cycle Study for the Cotswold District Council Local Plan Partial Update was published in July 2025. However, the WCS is scheduled to be updated in 2026 to support the full new Local Plan for Cotswold District.

2.8 Surface Water Management Plans (SWMPs)

SWMPs outline the preferred surface water management strategy in a given location and establish a long-term action plan to manage surface water in a particular area. They are intended to influence future capital investment, drainage maintenance, public engagement and understanding, land-use planning, emergency planning, and future developments.

At the time of writing, there is no SWMP for Cotswold or within Gloucestershire.

2.9 Water Resource Management Plans (WRMPs)

Under the duties set out in sections 37A to 37D of the Water Industry Act 1991, all water companies across England and Wales must prepare and maintain a WRMP. This must be prepared at least every five years and reviewed annually.

WRMPs should set out how a water company intends to achieve a secure supply of water for their customers and a protected and enhanced environment. The WRMPs that cover the district are:

- Thames Water - Water Resources Management Plan (2024) which covers the period 2025 to 2075
- Severn Trent - Water Resources Management Plan (2024) which covers the period 2025 to 2050
- Wessex Water - Water Resources Management Plan (2024) which covers the period 2025 to 2080
- South West Water - Water Resources Management Plan (2024) which covers the period 2025 to 2050

2.10 Drainage and Wastewater Management Plans (DWMPs)

Water and sewage companies must produce a Drainage and Wastewater Management Plan (DWMP), covering a minimum of 25 years, which looks at current and future capacity, pressures, and risks to their networks such as climate change and population growth. They detail how a company plans to work with RMAs and drainage asset owners to manage future pressures. The DWMPs that cover the district are:

- Thames Water Drainage and Wastewater management plan (2023)
- Severn Trent Drainage and Wastewater management plan (2023)
- Wessex Water Drainage and Wastewater Management Plan (2023)

Updated DWMPs are due to be published in August 2028.

2.11 Local Plans

A Local Plan is a statutory document prepared in consultation with the local community. It is designed to promote and deliver sustainable development. Local Plans must set out a clear vision, be kept up to date and set out a framework for future development of the local area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure as well as safeguarding the environment and adapting to climate change and securing good design.

Local Plans set the context for guiding decisions and development proposals and along with the NPPF, set out a strategic framework for the long-term use of land and buildings, thus providing a framework for local decision making and the reconciliation of competing development and conservation interests.

The NPPF requires that the evidence base for the Local Plan must clearly set out what is intended over the lifetime of the plan, where and when this will occur and how it will be delivered. The NPPF states that Local Plans should be supported by a SFRA and should take account of advice provided by the EA and other flood risk management bodies. Each constituent authority has its own Local Plan and accompanying SFRA. The Local Plan SFRAs are used to ensure that when allocating land or determining planning applications, development is located in areas at lowest risk of flooding. Policies to manage, mitigate and design appropriately for flood risk should be written into the Local Plans, informed by both the SFRA and the Sustainability Appraisal.

The 23 key settlements within Cotswold, as defined in the Local Plan, are:

- Andoversford
- Bledington
- Blockley
- Bourton-on-the-Water
- Chipping Campden
- Cirencester
- Siddington
- Down Ampney
- Evenlode
- Fairford
- Kemble
- Lechlade
- Lower Slaughter
- Mickleton
- Moreton-in-Marsh
- Naunton
- Northleach
- South Cerney

- Stow-on-the-Wold
- Tetbury
- Upper Rissington
- Weston-sub-Edge
- Willersey

2.12 Neighbourhood plans

created by the Localism Act 2011, a neighbourhood plan is a document produced by a local community that sets out planning policies for their area and can be used to:

- Protect local green spaces;
- Encourage better designed places;
- Bring forward housing that meets local needs.

Neighbourhood planning groups can use the information in this SFRA to assess the risk of flooding to sites within their community. 10 areas have been designated as neighbourhood plan areas within Cotswold District:

- Stow-on-the-Wold and the Swells Neighbourhood Plan - following referendum, the plan was made by the Council on 3 October 2024.
- Down Ampney Neighbourhood Plan - following referendum, the plan was made by the Council on 6 March 2024.
- Fairford Neighbourhood Plan - following referendum, the plan was made by the Council on 5 June 2023.
- South Cerney Neighbourhood Plan - following referendum, the plan was made by the Council in May 2021.
- Kemble and Ewen Neighbourhood Plan - following referendum, the plan was made by the Council in May 2021.
- Preston Neighbourhood Plan - following referendum, the plan was made by the Council in May 2021.
- Somerford Keynes and Shorncote Neighbourhood Plan - following referendum, the plan was made by the Council in May 2021.
- Lechlade on Thames Neighbourhood Plan - following referendum, the plan was made by the Council in November 2016.
- Northleach with Eastington Neighbourhood Plan - following referendum, the plan was made by the Council in March 2019.
- Tetbury and Tetbury Upton Neighbourhood Plan - following referendum, the plan was made by the Council in December 2017.

A further 11 areas have been approved to be designated as a neighbourhood and are developing their plans:

- Ampney Crucis
- Andoversford
- Blockley
- Chedworth

- Chipping Campden
- Cirencester
- Ebrington
- Moreton in Marsh
- Siddington
- Upper Rissington
- Willersey

Further guidance on the neighbourhood planning process within the district can be found on the neighbourhood planning page of the Council's website.

2.13 Additional guidance sections

2.13.1 Supplementary planning documents

Supplementary planning documents (SPDs) are used to add further detail to the policies set out in the Local Plan and to provide guidance for development on specific sites or particular issues.

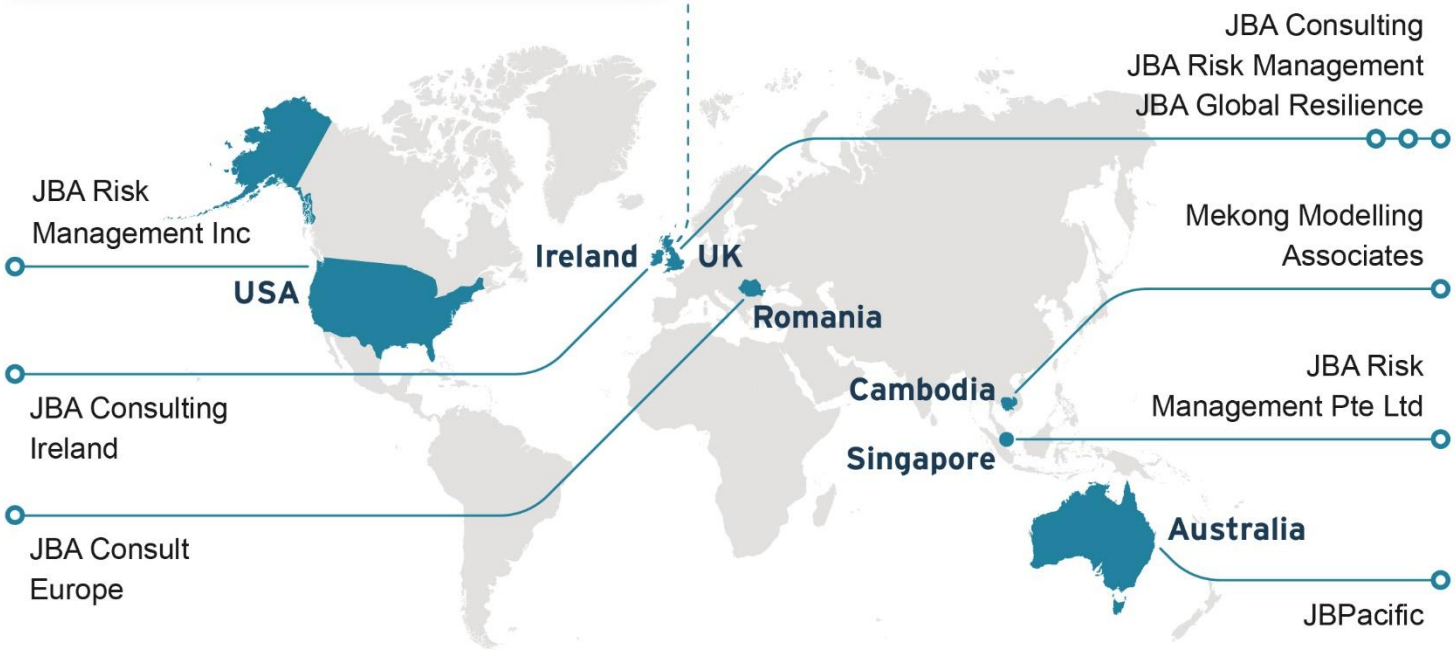
the Council produced a Cirencester Town Centre SPD (2008) to amplify policies laid out in the Local Plan, particularly in relation to traffic management. GCC is also has a number of SPDs and guides available online.

www.jbaconsulting.com



Our Offices

Bristol
Coleshill
Cork
Doncaster
Dublin
Edinburgh
Exeter
Glasgow
Haywards Heath
Leeds
Limerick
Newcastle
Newport
Peterborough
Portsmouth
Saltaire
Skipton
Tadcaster
Thirsk
Wallingford
Warrington



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn Associates Limited
Registered in England
3246693

JBA Group Ltd is certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Appendix B: Interactive Mapping - Layers Explanation Note

Prepared for	Date
Cotswold District Council	XXX

COTSWOLD District Council

Layer name	Explanation
Flood Zones	This layer displays Flood Zone 3b (functional floodplain) as delineated through the SFRA, as well as Flood Zone 3a and Flood Zone 2 from the Environment Agency's Flood Map for Planning - Flood Zones dataset.
Flood Zones plus climate change (EA)	This layer displays the Environment Agency's Flood Map for Planning - Flood Zones plus Climate Change dataset.
Fluvial Climate Change	This layer displays the future functional floodplain, as delineated through the SFRA, as well as the modelled flood outlines from the Environment Agency's detailed hydraulic models, where available. The 100-year event plus 30% climate change and 100-year event plus 43% climate change are shown. These correspond with the Central and Higher Central climate change peak river flow allowances for the Cotswolds Management Catchment.
Historic Flooding	This layer displays the Environment Agency's Historic Flood Map and Recorded Flood Outlines datasets. It also displays a layer which aggregates the historic flood incidents records of the Lead Local Flood Authority, Cotswold District Council, Thames Water, Severn Trent Water and Wessex Water to display the number of incidents per ward.
Reservoir Flooding	This layer displays the Environment Agency's Dry Day and Wet Day Reservoir Flood Extents datasets.
Flood Risk Management	This layer displays the Environment Agency's AIMS Spatial Flood Defences (inc. standardised attributes) dataset. The dataset has been filtered to show only raised flood walls and embankments and has been symbolised based on the asset condition score. The Environment Agency's Flood Map for Planning (Rivers and Sea) - Water Storage Areas, Flood Warning Areas and Flood Alert Areas datasets are also shown.
Working with Natural Processes (WwNP)	This layer displays the Environment Agency's Working With Natural Processes (WwNP) layers.
Risk of Flooding from Rivers and Sea (RoFRS)	This layer displays the Environment Agency's Risk of Flooding from Rivers and Sea (RoFRS) dataset.
Risk of Flooding from Surface Water (RoFSW)	This layer displays the Environment Agency's Risk of Flooding from Surface Water (RoFSW) dataset. The low

Layer name	Explanation
	risk flood extent can be used as a proxy for the medium risk plus climate change flood extent.
Groundwater Emergence	This layer displays JBA's Groundwater Emergency Map.
Bledington Brook 2012	This layer displays the modelled flood outlines from the Bledington Brook 2012 model*.
Churn (Baunton to Siddington) 2011	This layer displays the modelled flood outlines from the Churn (Baunton to Siddington) 2011 model*.
Daglingworth Stream FRA 2016	This layer displays the modelled flood outlines from the Daglingworth Stream FRA 2016 model*.
Windrush (Bourton-on-the-Water) 2014	This layer displays the modelled flood outlines from the Windrush (Bourton-on-the-Water) 2014 model*.
Thames (MRL to St Johns) 2014	This layer displays the modelled flood outlines from the Thames (MRL to St Johns) 2014 model*.

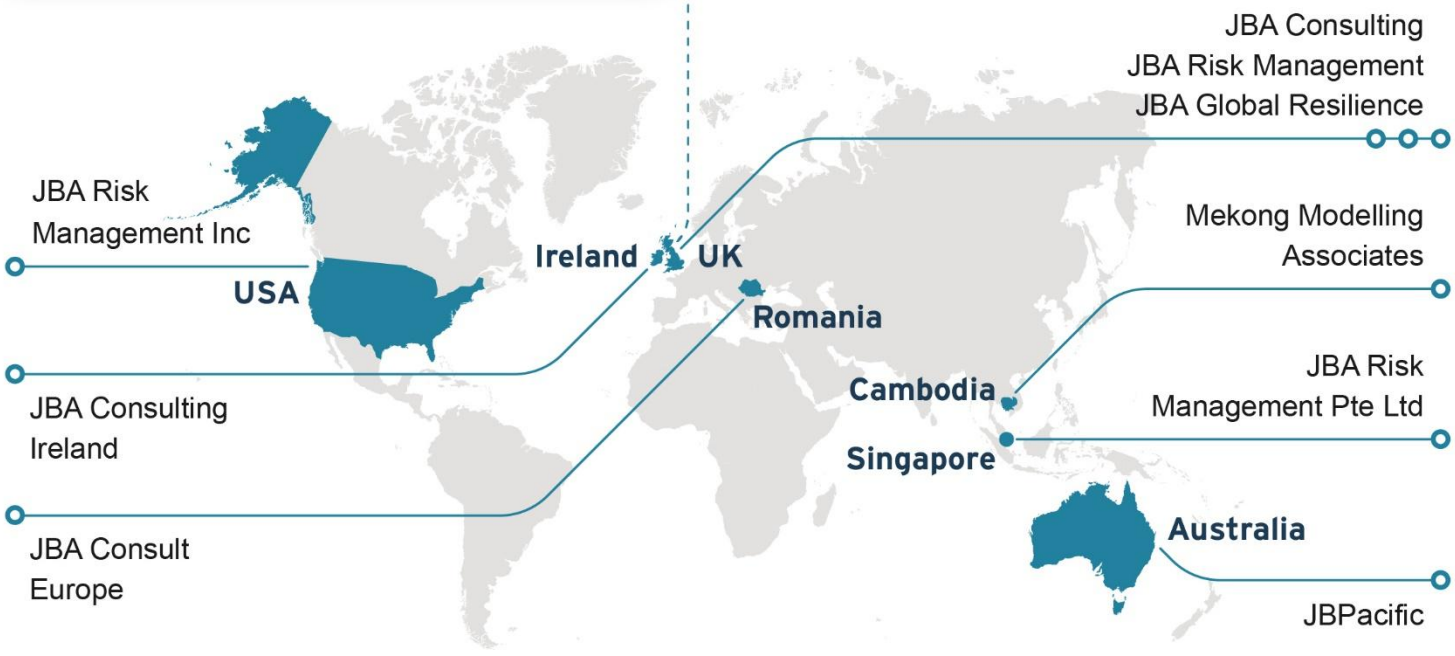
* In the legend of the modelled flood outline layers, Q100, Q100 + CC43 etc. refers to the fluvial 100-year and fluvial 100-year plus 43% climate change events. In hydrology, Q used to represent flow, so Q100 means the flow during a 100-year event.

www.jbaconsulting.com



Our Offices

Bristol
Coleshill
Cork
Doncaster
Dublin
Edinburgh
Exeter
Glasgow
Haywards Heath
Leeds
Limerick
Newcastle
Newport
Peterborough
Portsmouth
Saltaire
Skipton
Tadcaster
Thirsk
Wallingford
Warrington



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn Associates Limited
Registered in England
3246693

JBA Group Ltd is certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold District Council Level 1 SFRA Update

Appendix C - Functional Floodplain Delineation

Final

Prepared for	Date
Cotswold District Council	June 2026

COTSWOLD
District Council

Document Status

Issue date	1 June 2026
Issued to	Joanne Corbett
BIM reference	RNS-JBA-XX-XX-RP-EN-0003
Revision	P02
Prepared by	Laura Thompson-Jones BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contents

1 Introduction 1

2 Functional floodplain definition 2

3 Available datasets 3

3.1 EA detailed flood modelling 3
3.2 EA Rivers and Sea 3.3% defended flood risk extent 3
3.3 Additional datasets 4

4 Functional floodplain delineation methodology 5

4.1 GIS methodology 5
4.2 Methodology hierarchy 5
4.3 Culverted rivers 6
4.4 Waterbodies 7
4.5 Unmodelled watercourses 7
4.6 Buildings and infrastructure 7
4.7 Dry islands 7

5 Future functional floodplain 8

6 Conclusions 9

List of Tables

Table 3-1: Available EA detailed models and modelled flood outlines 3

Table 4-1: Functional floodplain source attribute definitions 6

Table 5-1: EA detailed model climate change allowances 8

Abbreviations

AEP	Annual Exceedance Probability
EA	Environment Agency
LLFA	Lead Local Flood Authority
LPA	Local Planning Authority
MFO	Modelled Flood Outline
SFRA	Strategic Flood Risk Assessment

1 Introduction

The Flood Risk and Coastal Change Planning Practice Guidance (FRCC-PPG) states that local planning authorities (LPA) should identify and assess, in their Strategic Flood Risk Assessments (SFRA), areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency (EA). The functional floodplain (Flood Zone 3b) extent for Cotswold has therefore been updated and delineated as part of this Level 1 SFRA using the most up-to-date data available from the EA. The previous functional floodplain extent, delineated for the 2023 Cotswold Level 1 SFRA, has been superseded by more up-to-date modelled outputs, and new national flood mapping, as updated by the EA as part of the Flood Map for Planning updates. This methodology note explains the delineation process.

Note that the functional floodplain (Flood Zone 3b) is not included in the Flood Map for Planning. Although the EA now publishes the Rivers and Sea 3.3% defended extent, the functional floodplain should also account for other available data indicating land where water has to flow, or which stores water, in times of flooding. This SFRA therefore sub-divides Flood Zone 3 into Flood Zone 3a and Flood Zone 3b (functional floodplain). This distinction is for the use of the LPA and developers in development planning and management. Flood Zone 3a is Flood Zone 3 of the Flood Map for Planning that is not functional floodplain.

The LPA, Lead Local Flood Authority (LLFA) and the EA must all agree on the extent of the functional floodplain outline and the methodology used. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. The local knowledge of the LPA, LLFA and EA is therefore crucial in defining the functional floodplain as robustly and realistically as possible.

2 Functional floodplain definition

The EA's SFRA guidance (2025) states that the Level 1 SFRA should include the functional floodplain extent on maps with a detailed explanation of how the functional floodplain was defined. This methodology note provides this definition.

The guidance states that functional floodplain should show land that:

"Would flood from rivers or the sea with an annual probability of 1 in 30 (3.3%), with flood risk management features and structures operating effectively

Would normally form the river channel

Is designed to flood (such as flood attenuation schemes), even if it would only flood in more extreme events (such as 0.1% annual probability)"

How to Prepare an SFRA, Environment Agency, 2025

Regarding the impact of defences on the functional floodplain:

"In any modelling used to identify the functional floodplain, include existing defences and other flood risk management features and structures.

You may not need to designate the functional floodplain in locations where evidence shows flooding would be prevented by existing flood defences, flood risk management features or structures, or buildings"

How to Prepare an SFRA, Environment Agency, 2025

Regarding the impact of existing buildings on the functional floodplain:

"The footprints of existing buildings may be removed from functional floodplain extents. However, it may be simpler to include existing buildings and use local policies to control the redevelopment or changes of use that may be acceptable.

Use local policies or guidance to explain the approach you will take when buildings are demolished in functional floodplain. It may be reasonable to assume that sites revert to functional floodplain when buildings have been demolished for more than a year."

How to Prepare an SFRA, Environment Agency, 2025

If there is not enough detailed modelled information available to identify the functional floodplain, this should be made clear on the Level 1 SFRA maps to ensure risk isn't underestimated. In these areas, site-specific flood risk assessments should determine whether a site is affected by functional floodplain through additional modelling. If sites are proposed for development in such areas in the local plan, a Level 2 SFRA will be required to robustly map the functional floodplain extent.

3 Available datasets

3.1 EA detailed flood modelling

Areas within the modelled defended 3.3% Annual Exceedance Probability (AEP) extent should be considered as functional floodplain, which is defined as land having a 3.3% or greater annual probability of flooding with consideration of flood defence infrastructure.

Based on the guidance outlined in Section 2, the modelled flood outlines (MFO) listed in Table 3-1 below were provided by the EA to assist in the update of the 2023 functional floodplain outline. Where possible, direct modelling of the present day 3.3% AEP defended event has been used to delineate the functional floodplain in areas where there are up to date and finalised models. Where the present day 3.3% AEP defended event was not included within a detailed model, the next available defended event was used where available, as agreed with the EA.

The Daglingworth Stream (2016) model was provided, however the EA have advised this has now been superseded by the Flood Map for Planning. Therefore, this watercourse has been represented by the EA Rivers and Sea 3.3% defended flood risk extent in the functional floodplain.

Table 3-1: Available EA detailed models and modelled flood outlines

Model	Year	Annual Exceedance Probability	Defended?
Churn (Baunton to Siddington)	2011	3.3%	Yes
Thames (St Johns to Shifford)	2011	1%	Yes
Bledlington Brook	2012	1%	Yes
Thames (MRL to St Johns)	2014	2%	Yes
Windrush (Bourton-on-the-Water)	2018	2%	Yes
Where no defences exist, it indicates that there are no defences present along the watercourse. The defended event would be used in preference to the undefended event where available.			

3.2 EA Rivers and Sea 3.3% defended flood risk extent

The EA has published the Rivers and Sea 3.3% defended event extent for both present day and accounting for climate change. The defended scenario considers the presence of flood defences and assumes that they operate in the way they were designed to function. This scenario does not include any asset failure or removal scenarios.

The River and Sea 3.3% defended event extent has been used to represent the functional floodplain in areas where no suitable detailed modelling is available, as agreed with the EA.

3.3 Additional datasets

- EA Statutory Main River Map
  - To define areas of the functional floodplain that are designated as main river by the EA.
  - This dataset includes both open channel and culverted watercourses.
  - The dataset has been buffered by 8m either side of the channel line to broadly represent the width of the river across the area. It is recognised that this is an approximation. Policy relating to functional floodplain applies to the actual location of the river and not the buffered channel within the functional floodplain mapping in locations where they may differ.
- EA Flood Map for Planning - Water Storage Areas
  - To define areas of land which store water during a flood event.
  - Water Storage Areas should be consulted on for appropriateness with the EA.
  - The Water Storage Area dataset has been reviewed, and it was found that there is one EA defined Water Storage Area within Cotswold, located in Dowdeswell Nature Reserve.

4 Functional floodplain delineation methodology

4.1 GIS methodology

The below steps summarise the methodology used to delineate the functional floodplain:

- All EA detailed models (Table 3-1) supplied for consideration within this assessment were included within the functional floodplain extent where appropriate outputs were available.
- The EA Rivers and Sea 3.3% defended extent was used to define the functional floodplain in areas not subject to detailed modelling.
- All main river channels, including culverted sections of river, were added to the functional floodplain outline. This is required by the EA SFRA guidance to define areas that would normally form the river channel and where water has to flow in times of flooding. At a local scale, this may lead to some inaccuracies, especially in hydrologically complex areas where there are man-made interactions or interactions with other bodies of water such as reservoirs or canals.
- Recognising this, functional floodplain policy relates to the river and not the mapping where they are different. For main rivers, the functional floodplain should include for an 8m buffer either side of the channel to allow for access to the channel for maintenance and to avoid the requirement for environmental permits.
- Each polygon within the functional floodplain GIS outline has been attributed with the source dataset so it is possible to easily ascertain which dataset each polygon within the outline is based on.
- Checks on the geometry of the functional floodplain outline were carried out to ensure geometric correctness in GIS.

4.2 Methodology hierarchy

The hierarchy of methods used to define the functional floodplain is outlined below:

1. Use of the 3.3% AEP defended event (or next available defended event) MFO's where available in detailed local models
2. Use of the or next available defended event MFO's where available in detailed local models
3. Use of the EA Rivers and Sea 3.3% defended flood risk extent (downloaded December 2025)
4. Use of the EA Water Storage areas dataset
5. Use of the buffered EA Statutory Main River Map (8 metres either side of the channel).

Table 4-1 provides a description of each source attribute within the functional floodplain dataset.

Table 4-1: Functional floodplain source attribute definitions

Source attribute	Description
Churn (Baunton to Siddington) 2011 3.3% AEP Defended Extent	Detailed model output from the Churn (Baunton to Siddington) 2011 model.
Thames (St Johns to Shifford) 2011 1% AEP Defended Extent	Detailed model output from the Thames (St Johns to Shifford) 2011 model.
Bledlington Brook 2012 1% AEP Defended Extent	Detailed model output from the Bledlington Brook 2012 model.
Thames (MRL to St Johns) 2014 2% AEP Defended Extent	Detailed model output from the Thames (MRL to St Johns) 2014 model.
Windrush (Bourton-on-the-Water) 2018 2% AEP Defended Extent	Detailed model output from the Windrush (Bourton-on-the-Water) 2018 model.
EA Rivers and Sea 3.3% AEP Defended Extent	Areas of the functional floodplain defined by the EA's Rivers and Sea 3.3% defended flood risk extent dataset. This has only been used in areas where suitable detailed modelling is unavailable.
EA Flood Storage Areas	Areas of the functional floodplain defined by the EA Water Storage Area dataset.
EA Main River	8m buffered polygon of the Statutory Main River map indicating areas of fluvial river channel.

4.3 Culverted rivers

The EA Statutory Main River Map includes a high-level and approximate representation of culverted sections of watercourses. These sections are subject to a higher degree of uncertainty as it is more challenging to identify and verify below ground alignments. Within culverted sections, functional floodplain policy relates to the actual confirmed alignment of culverted sections, as identified through site investigation, rather than the alignment shown in the functional floodplain where it differs. The EA or LLFA may be able to advise on the culverted sections in the functional floodplain for main rivers and ordinary watercourses respectively.

It is recommended that investigations of onsite culverted watercourses to establish their full route, condition and capacity are carried out through a site-specific flood risk assessment and incorporated into the surface water sustainable drainage strategy, as required.

4.4 Waterbodies

The EA Statutory Main River Map contains open river channels and culverted sections of channel only and do not include other types of waterbody such as reservoirs, canals, lakes or ponds. Waterbodies are only included in the delineated functional floodplain where they are present within the EA Rivers and Sea 3.3% defended extent or detailed model outputs. There is no reliable dataset to identify waterbodies that can be used to delineate the functional floodplain.

4.5 Unmodelled watercourses

The functional floodplain extent does not map the flood risk from unmodelled watercourses. Watercourses have only been included in the functional floodplain extent where they have been designated as main river by the EA. Functional floodplain policy applies to all watercourses within the Cotswold authority area. Site-specific FRA's could consider modelling the 3.3% AEP event to define the functional floodplain for sites situated within the vicinity of an unmodelled watercourse. As a conservative proxy, the 1% AEP surface water event could be considered as functional floodplain in the absence of suitable detailed modelling.

4.6 Buildings and infrastructure

Buildings and infrastructure within the functional floodplain have been retained within the outline, i.e. they have not been removed on the assumption that floodwater ingress may occur. The EA's SFRA guidance states that you do not need to designate functional floodplain in locations where evidence shows flooding would be prevented by existing buildings, however it is considered simpler to include existing buildings and use local policies to control the redevelopment or changes of use that may be acceptable. Such policies could include no increase in development footprint for buildings within the functional floodplain, converting disused buildings to greenspace or the installation of resilience measures.

4.7 Dry islands

Areas of higher land shown as 'dry islands' within the functional floodplain should also be considered undevelopable, where safe access and escape routes are unachievable. The only exception to this is for water compatible or essential infrastructure uses. It has been assumed that any 'dry islands' within the functional floodplain outlines should be considered as functional floodplain where these areas are located within Flood Zone 3 of the EA's Flood Map for Planning.

5 Future functional floodplain

In addition to the present day functional floodplain outline, a future functional floodplain outline, as advised in EA guidance, has been delineated. Table 5-1outlines the available climate change model outputs that have been used to delineate the future functional floodplain.

Table 5-1: EA detailed model climate change allowances

Model	Year	Annual Exceedance Probability	Climate change allowance
Churn (Baunton to Siddington)	2011	3.3%	30%
Thames (MRL to St Johns)	2014	2%	30%

Suitable outputs were only available for two models. No suitable 3.3% AEP defended event climate change modelling was available within the other supplied EA detailed models, therefore the Rivers and Sea 3.3% defended event plus climate change extent has been used to represent the future functional floodplain in all other areas. The climate change allowances used to produce this dataset are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5.

The future functional floodplain indicates areas likely to be within the functional floodplain in the future. The future functional floodplain extent should not be included in the functional floodplain designation and is not included in any policy for planning decisions.

6 Conclusions

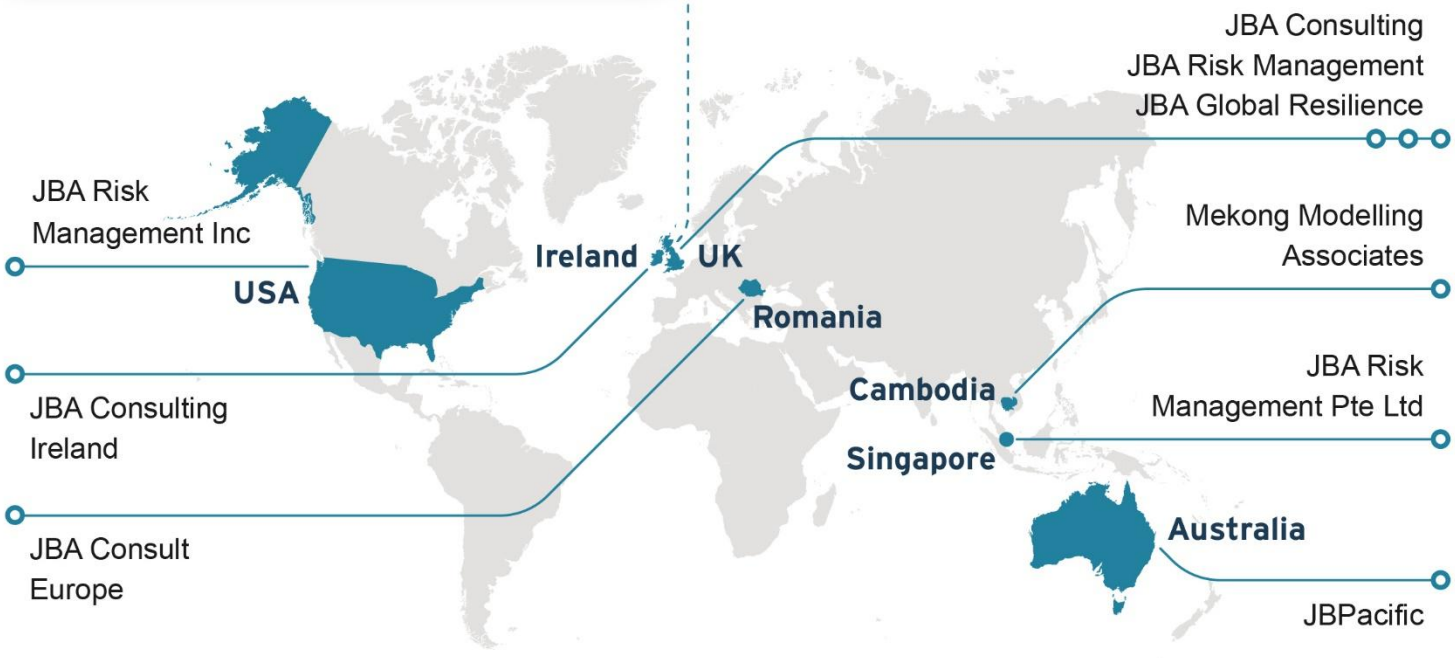
The draft functional floodplain outline should be assessed and agreed upon by the LPA, LLFA and the EA. The extent of both the present day and future functional floodplain outlines produced from this Level 1 SFRA should always be assessed in greater detail where any more detailed study such as a Level 2 SFRA or site-specific FRA are undertaken. The future functional floodplain extent should not be included in the functional floodplain designation as it is not included in national policy.

www.jbaconsulting.com



Our Offices

Bristol
Coleshill
Cork
Doncaster
Dublin
Edinburgh
Exeter
Glasgow
Haywards Heath
Leeds
Limerick
Newcastle
Newport
Peterborough
Portsmouth
Saltaire
Skipton
Tadcaster
Thirsk
Wallingford
Warrington



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn Associates Limited
Registered in England
3246693

JBA Group Ltd is certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

JBA consulting | COTSWOLD District Council

Cotswold District Council

Level 1 SFRA Local Plan Sites Assessment

01 June 2026

Summary Table

Proposed Use	Number of Sites	Area (ha)	Fluvial Flood Zone Coverage: Flood Zone 1 Area (ha)	Flood Zone 1 No. 100%	Flood Zone 2 Area (ha)	Flood Zone 2 No.	Flood Zone 3a Area (ha)	Flood Zone 3a No.	Flood Zone 3b Area (ha)	Flood Zone 3b No.	Risk of Flooding from Surface Water: Very Low Risk (less than 1 in 1000 year) Area (ha)	Very Low Risk No. 100%	Low Risk (1 in 1000 year outline) Area (ha)	Low Risk No.	Medium Risk (1 in 100 year outline) Area (ha)	Medium Risk No.	High Risk (1 in 30 year outline) Area (ha)	High Risk No.	Risk of Flooding from Fluvial Climate Change: FMFP Flood Zones + climate change (additional risk) Area (ha)	FMFP No.	Modelled undefended 1% AEP + central climate change allowance (additional risk) Area (ha)	Modelled No.	Functional floodplain + climate change (additional risk) Area (ha)	Functional No.	Risk of Flooding from Surface Water Climate Change: Medium Risk plus Climate Change (using Low Risk as a proxy) Area (ha)	Medium Risk No.	Reservoir Flooding: Reservoir Flood Maps Dry Day Extent Area (ha)	Reservoir No.
Cheshire	50	1004.26	1003.77	47	0.41	39	2.08	27	24.26	25	1002.03	20	34.24	139	5.08	171	24.05	107	4.05	36	0.42	10	1.67	27	34.26	139	0.72	6
Employment	6	185.16	182.61	4	0.55	2	0.28	2	1.70	2	156.30	0	5.90	6	1.40	3	3.56	6	0.66	2	0.00	0	0.27	2	5.90	6	0.00	0
Mixed Use	4	289.67	289.67	4	0.00	1	0.00	0	0.00	0	275.43	0	5.76	5	1.80	5	1.75	5	0.00	1	0.00	0	0.00	0	5.76	5	0.00	0
Other	1	2.19	1.96	0	0.00	1	0.01	1	0.21	1	2.19	0	0.23	1	0.19	1	0.00	1	0.01	1	0.00	0	0.01	1	0.23	1	0.00	0
Car Park	1	1.73	1.66	0	0.00	0	0.01	0	0.01	0	0.38	0	0.23	1	0.19	1	0.00	1	0.01	1	0.00	0	0.01	1	0.23	1	0.00	0
TOTAL	173	3018.34	1964.40	134	6.31	39	2.37	30	26.37	29	1935.55	20	44.26	152	14.69	134	29.53	119	5.65	40	0.42	10	1.84	30	44.36	152	0.72	2

Key

Flood Zone 3a
Flood Zone 3a / Functional Floodplain plus climate change / Flood Zone 3a plus climate
Flood Zone 2
Flood Zone 2 & Surface Water
Flood Zone 1

The colour coding shows the highest risk element of the flood zone that is present on site and is not in itself an indication of whether the site should or shouldn't be developed for flooding reason

Main Table

Site Reference	Site Name	Proposed Use	Area (ha)	Fluvial Flood Zone Coverage: Flood Zone 1 Area (ha)	%	Flood Zone 2 Area (ha)	%	Flood Zone 3a Area (ha)	%	Flood Zone 3b Area (ha)	%	Risk of Flooding from Surface Water: Very Low Risk (less than 1 in 1000 year) Area (ha)	%	Low Risk (1 in 1000 year outline) Area (ha)	%	Medium Risk (1 in 100 year outline) Area (ha)	%	High Risk (1 in 30 year outline) Area (ha)	%	Risk of Flooding from Fluvial Climate Change: Flood Zones + climate change (additional risk) Area (ha)	%	Modelled undefended 1% AEP + central climate change allowance (additional risk) Area (ha)	%	Functional floodplain + climate change (additional risk) Area (ha)	%	Risk of Flooding from Surface Water Climate Change: Medium Risk plus Climate Change (using Low Risk as a proxy) Area (ha)	%	Reservoir Flooding: Reservoir Flood Maps Dry Day Extent Area (ha)	%	Unmodelled watercourses within 15m of site in Flood Zone 1?	Risk of groundwater emergence (JBA Groundwater Map)	Flood Risk Vulnerability Classification (NPPF)	Level 1 Strategic Recommendation (see SFRA Report)	Development Considerations	Recommended Next Steps	Council Decision on Site for Local Plan	JBA Comments on Council Review
15/00306/FUL	Land north of Cirencester Road, GL8 8RA	Allocation	3.060	3.060	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.430	74.576	0.325	14.141	0.040	1.979	0.071	1.493	0.000	0.000	0.000	0.000	0.000	0.000	0.325	18.111	0.000	0.000	No	There is a risk of emergence to subsurface assets but surface manifestation of groundwater is unlikely.	More Vulnerable	Strategic Recommendation B				
15/01567/OUT	Land at Broadway Farm	Housing	3.349	3.349	100.000	0.000	0.000	0.000	0.000	0.000	0.000	3.260	97.342	0.045	1.182	0.010	0.291	0.040	1.185	0.000	0.000	0.000	0.000	0.000	0.000	0.045	1.182	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
16/00054/OUT	The Steadings	Housing	120.383	120.383	100.000	0.000	0.000	0.000	0.000	0.000	0.000	117.413	97.538	1.246	1.038	0.281	0.217	1.361	1.146	0.000	0.000	0.000	0.000	0.000	0.000	1.246	1.038	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
16/00806/OUT	Land to east of Farmbrook Road	Housing	3.542	3.542	100.000	0.000	0.000	0.000	0.000	0.000	0.000	3.521	99.386	0.045	1.272	0.010	0.291	0.045	1.272	0.000	0.000	0.000	0.000	0.000	0.000	0.045	1.272	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
16/00427/OUT	Land at Council Farm, Fosseway	Allocation	15.850	15.701	99.061	0.149	0.939	0.000	0.000	0.000	0.000	15.043	94.909	0.110	0.693	0.000	0.000	0.697	4.397	0.000	0.000	0.000	0.000	0.000	0.000	0.110	0.693	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	Site is deemed unsuitable to be Nonitem 11 suggested this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
16/00414/FUL	Cotswolds Preparatory School, Broad Road, GL7 6PW	Allocation	1.459	1.459	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.805	55.175	0.100	6.853	0.000	0.000	0.554	37.987	0.000	0.000	0.000	0.000	0.000	0.000	0.100	6.853	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
21/02452/FUL	Northfield Garage, London Road, GL6 8HW	Allocation	0.542	0.542	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.292	53.874	0.074	13.599	0.034	6.272	0.043	8.002	0.000	0.000	0.000	0.000	0.000	0.000	0.074	13.599	0.000	0.000	No	There is a risk of emergence to subsurface assets but surface manifestation of groundwater is unlikely.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
21/00602/OUT	The Coombes, Rectory Lane, GL6 8HW	Housing	2.000	2.000	96.800	0.072	3.600	0.000	0.000	0.000	0.000	1.961	98.050	0.039	1.950	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.039	1.950	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	Site is deemed unsuitable to be Nonitem 11 suggested this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
20/00737/OUT	Land west of Hatherow Road	Housing	7.704	7.704	100.000	0.000	0.000	0.000	0.000	0.000	0.000	7.558	98.106	0.067	0.870	0.018	0.231	0.061	0.787	0.000	0.000	0.000	0.000	0.000	0.000	0.067	0.870	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
25/01513/FUL	Land north of Oddington Road	Housing	1.989	1.989	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.989	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	There is a risk of emergence to subsurface assets but surface manifestation of groundwater is unlikely.	More Vulnerable	Strategic Recommendation C	Proximes to developer-led FRA. Site is at risk of groundwater emergence.	Site appropriate to allocate. Developer-led FRA required. Premvina permission subject to FRA.	If this site was allocated in the Local Plan, the site allocation policy would specify that a Flood Risk Assessment would be needed for this site as part of a planning application.	Agreed.
24/00158/OUT	Land west of Kingshill Lane	Housing	13.510	13.510	99.997	0.000	0.003	0.000	0.000	0.000	0.000	12.752	94.448	0.395	2.925	0.129	0.954	0.154	1.435	0.000	0.000	0.000	0.000	0.000	0.000	0.395	2.925	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to medium risk (Fluvial Zone 2) from fluvial sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to further assess risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a FRA will be required to confirm risk and design.
25/00852/FUL	Land west of Worrell Farmhouse, Cirencester Road, GL6 8RY	Housing	2.454	2.454	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.330	94.930	0.088	3.488	0.036	1.577	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.088	3.488	0.000	0.000	Yes	There is a risk of emergence to subsurface assets but surface manifestation of groundwater is unlikely.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourses should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
24/00627/FUL	Former Co-Operative Food, Station Road	Allocation	1.168	1.168	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.043	92.424	0.081	6.095	0.010	1.879	0.011	0.941	0.000	0.000	0.000	0.000	0.000	0.000	0.081	6.095	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
20/00737/FUL	Hatherow Road	Housing	7.704	7.704	100.000	0.000	0.000	0.000	0.000	0.000	0.000	7.558	98.106	0.067	0.870	0.018	0.231	0.061	0.787	0.000	0.000	0.000	0.000	0.000	0.000	0.067	0.870	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
25/00852/FUL	Land west of Worrell Farmhouse, Cirencester Road, GL6 8RY	Housing	2.454	2.454	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.330	94.930	0.088	3.488	0.036	1.577	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.088	3.488	0.000	0.000	Yes	There is a risk of emergence to subsurface assets but surface manifestation of groundwater is unlikely.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourses should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
24/00627/FUL	Former Co-Operative Food, Station Road	Allocation	1.168	1.168	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.043	92.424	0.081	6.095	0.010	1.879	0.011	0.941	0.000	0.000	0.000	0.000	0.000	0.000	0.081	6.095	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
20/00737/FUL	Hatherow Road	Housing	7.704	7.704	100.000	0.000	0.000	0.000	0.000	0.000	0.000	7.558	98.106	0.067	0.870	0.018	0.231	0.061	0.787	0.000	0.000	0.000	0.000	0.000	0.000	0.067	0.870	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
24/00158/OUT	Land at Aston Road	Housing	13.510	13.510	99.997	0.000	0.003	0.000	0.000	0.000	0.000	12.752	94.448	0.395	2.925	0.129	0.954	0.154	1.435	0.000	0.000	0.000	0.000	0.000	0.000	0.395	2.925	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to medium risk (Fluvial Zone 2) from fluvial sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to further assess risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a FRA will be required to

Flood Zone 3b
Flood Zone 3a / Functional Floodplain + climate change
Flood Zone 3a plus climate change
Flood Zone 3a
Flood Zone 2
Flood Zone 1 + Surface Water
Flood Zone 1

The colour coding shows the highest risk element of the flood zone that is present on site and is not in itself an indication of whether the site should or shouldn't be developed for flooding reason

Main Table

				Fluvial Flood Zone Coverage								Risk of Flooding from Surface Water						Risk of Flooding from Fluvial Climate Change						Risk of Flooding from Surface Water Climate Change		Reservoir Flooding		Unmodelled watercourses within 10bn of site in Flood Zone 1?	Risk of groundwater emergence (JBA Groundwater Map)	Flood Risk Vulnerability Classification (NPPF)	Level 1 Strategic Recommendation (see SFRA Report)	Development Considerations	Recommended Next Steps	Council Decision on Site for Local Plan	JBA Comments on Council Review
				Flood Zone 1		Flood Zone 2		Flood Zone 3a		Flood Zone 3b		Very Low Risk (less than 1 in 1000 year)		Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Flood Zones + climate change (additional risk)		Modelled undefended 1% AEP + central climate change allowance (additional risk)		Functional floodplain + climate change (additional risk)		Medium Risk plus Climate Change (using Low Risk as a proxy)		Reservoir Flood Maps Dry Day Extent									
Site Reference	Site Name	Proposed Use	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%								
DA5	Land at Rookhow Farm	Housing	4.926	4.926	100.000	0.000	0.000	0.000	0.000	0.000	0.000	4.720	95.804	0.085	1.698	0.045	0.815	0.083	1.683	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.083	1.698	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
DA6	Land at Broadlaze	Housing	0.419	0.419	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.391	93.223	0.028	6.777	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.028	6.777	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
FS06	Land south-east of Fairford	Housing	9.788	9.581	96.877	0.019	0.191	0.081	0.823	0.000	0.000	4.756	48.648	0.633	6.467	0.611	6.249	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.035	0.481	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to future high risk from fluvial sources, based on Environment Agency Flood Zones Climate Change. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to further assess risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area and that a FRA will be	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a FRA will be required to confirm risk and design.
FS3C	Land west of Terminus Cottage and Station Cottage	Housing	1.846	1.846	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.665	84.739	0.105	8.380	0.094	5.117	0.032	1.739	0.000	0.000	0.000	0.000	0.000	0.000	0.135	8.380	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
FS2	Land west of Terminus Cottage and Station Cottage	Housing	1.498	1.498	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.136	75.641	0.226	15.159	0.046	3.091	0.077	5.199	0.000	0.000	0.000	0.000	0.000	0.000	0.226	15.159	0.000	0.000	Yes	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage
FS1A	Land at Tetbercken Hill, Harcott	Housing	12.818	12.818	100.000	0.000	0.000	0.000	0.000	0.000	0.000	11.314	88.245	0.304	2.373	0.096	0.672	1.116	8.709	0.000	0.000	0.000	0.000	0.000	0.000	0.304	2.373	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
FS7	Land north-east of Fairford	Housing	72.626	72.626	100.000	0.000	0.000	0.000	0.000	0.000	0.000	71.772	98.830	0.397	0.546	0.132	0.271	0.462	0.634	0.000	0.000	0.000	0.000	0.000	0.000	0.397	0.546	0.000	0.000	Yes	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage
KI12	Land south-west of Kemble	Housing	114.773	114.773	100.000	0.000	0.000	0.000	0.000	0.000	0.000	108.532	94.563	3.473	3.026	1.098	0.956	1.669	1.454	0.000	0.000	0.000	0.000	0.000	0.000	3.473	3.026	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
KI1	Land south of Home Farm and east of the railway line	Housing	3.664	3.664	100.000	0.000	0.000	0.000	0.000	0.000	0.000	3.267	89.175	0.117	3.192	0.052	1.418	0.229	6.225	0.000	0.000	0.000	0.000	0.000	0.000	0.117	3.192	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
KI4	Land south of Kemble Field	Housing	7.345	4.764	64.877	0.170	2.309	0.000	0.000	0.000	0.000	4.713	64.160	0.249	3.393	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.249	3.393	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a more detailed investigation through a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed
KI5	Land south of Farmers Park	Housing	10.010	10.010	100.000	0.000	0.000	0.000	0.000	0.000	0.000	9.630	96.198	0.258	2.581	0.048	0.484	0.001	0.008	0.000	0.000	0.000	0.000	0.000	0.000	0.258	2.581	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
KI7	Land at Rushton Road	Housing	2.197	1.097	49.931	1.062	48.350	0.038	1.731	0.000	0.000	1.939	88.262	0.258	11.738	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.258	11.738	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process. Withdraw if recommended criteria can not be met.	Noted. If a site allocation was pursued, a more detailed investigation through a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed
KI1B	Land at Eastlands Road Phase 2	Housing	3.131	3.131	100.000	0.000	0.000	0.000	0.000	0.000	0.000	3.049	96.898	0.039	1.245	0.000	0.000	0.043	0.373	0.000	0.000	0.000	0.000	0.000	0.000	0.039	1.245	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
KI12B	Purcell Farm, Fossebridge	Housing	29.183	21.834	74.824	6.291	21.556	0.961	3.293	0.077	0.264	21.950	75.221	0.995	3.410	0.691	2.367	0.136	0.470	0.417	1.429	0.000	0.000	0.000	0.000	0.995	3.410	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process. Withdraw if recommended criteria can not be met.	Noted. If a site allocation was pursued, a more detailed investigation through a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed
KI11	Land west of A40	Housing	8.950	8.950	100.000	0.000	0.000	0.000	0.000	0.000	0.000	7.749	86.587	0.612	6.774	0.000	0.000	0.000	0.000	0.589	6.585	0.000	0.000	0.000	0.000	0.589	6.585	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process. Withdraw if recommended criteria can not be met.	Noted. If a site allocation was pursued, a more detailed investigation through a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed
M31	Land north of Todenham Road	Housing	50.391	50.391	100.000	0.000	0.000	0.000	0.000	0.000	0.000	48.598	96.438	0.773	1.534	0.178	0.349	0.846	1.678	0.000	0.000	0.000	0.000	0.000	0.000	0.773	1.534	0.000	0.000	Yes	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage
M13	British Legion Site	Housing	0.380	0.075	26.675	0.213	73.321	0.093	0.005	0.000	0.000	0.043	17.297	0.097	2.451	0.007	2.345	0.022	7.725	0.000	0.000	0.000	0.000	0.000	0.000	0.097	2.451	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to medium risk (Fluvial Zone 2) from fluvial sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	1.2 SFRA required
EA10	Land south of Highway Wood, Eastlands Road	Housing	7.417	7.417	100.000	0.000	0.000	0.000	0.000	0.000	0.000	7.417	97.942	0.036	0.511	0.034	0.451	0.083	1.099	0.000	0.000	0.000	0.000	0.000	0.000	0.036	0.511	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage
SK1A	Land west of Cotswold Business Village, south of London Road	Housing	10.599	10.159	96.209	0.254	4.309	0.254	4.309	0.361	3.055	10.531	99.342	0.041	0.442	0.006	0.054	0.015	0.144	0.000	0.000	0.000	0.000	0.000	0.000	0.041	0.442	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation A	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Risk is nominal and isolated to one floodplain. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a FRA will be required to confirm risk and design.
SK1B	Land south of Fire Service College	Housing	12.259	11.475	93.606	0.113	0.925	0.000	0.000	0.000	0.000	11.098	90.520	0.635	5.179	0.000	0.000	0.000	0.000	0.274	2.241	0.000	0.000	0.000	0.000	0.449	3.666	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation A	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed
SK12	Fire Service College	Housing	36.353	30.353	100.000	0.000	0.000	0.000	0.000	0.000	0.000	30.324	83.424	1.766	4.851	0.938	2.579	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.766	4.851	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
SK1C	Land west of Highway Wood, Eastlands Road	Housing	3.040	2.674	88.017	0.053	1.617	0.041	1.402	0.253	8.235	3.030	94.008	0.085	2.411	0.045	1.454	0.059	1.914	0.411	0.401	0.000	0.000	0.000	0.000	0.078	1.100	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation A	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed
SK1D	Land west of Innsbrook Eastlands Road	Housing	13.606	9.351	54.287	0.134	1.240	0.000	0.000	4.804	43.930	12.832	95.399	0.236	1.755	0.000	0.000	0.000	0.000	0.381	2.836	0.000	0.000	0.000	0.000	0.236	1.755	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation A	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed
SK1E	The Fire Service College (Site B)	Education	2.385	2.385	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.183	91.579	0.201	8.417	0.000	0.004	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.201	8.417	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
SK11	Land south of Innsbrook Eastlands Road	Housing	13.719	13.374	97.483	0.219	1.601	0.000	0.000	2.253	13.451	10.013	73.028	0.128	0.933	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.128	0.933	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation A	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed
SK1F	Land at Prattsfield	Education	19.749	12.191	61.727	0.000	0.000	0.000	0.000	7.558	38.273	18.999	96.208	0.000	0.000	0.000	0.000	0.000	0.000	0.750	3.797	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation A	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed
SK1G	Land south of Fire Service College	Housing	12.259	11.475	93.606	0.113	0.925	0.000	0.000	0.000	0.000	11.098	90.520	0.635	5.179	0.000	0.000	0.000	0.000	0.274	2.241	0.000	0.000	0.000	0.000	0.449	3.666	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation A	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed
SK1H	Land at Prattsfield	Education	111.147	111.147	100.000	0.000	0.000	0.000	0.000	0.000	0.000	106.639	95.944	1.568	1.408	0.440	0.392	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.568	1.408	0.000	0.000	Yes	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation A	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage
SK11B	Rats Castle Plain	Housing	8.355	8.355	100.000	0.000	0.000	0.000	0.000	0.000	0.000	8.305	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant

Flood Zone 3b
Flood Zone 3a / Functional Floodplain (no climate change)
Flood Zone 3a (pre climate change)
Flood Zone 2
Flood Zone 1 + Surface Water

The colour coding shows the highest risk element of the flood zone that is present on site and is not in itself an indicator of whether the site should or shouldn't be developed for flooding reason

Flood Zone 1

Main Table

				Fluvial Flood Zone Coverage								Risk of Flooding from Surface Water						Risk of Flooding from Fluvial Climate Change								Risk of Flooding from Surface Water: Climate Change		Reservoir Flooding					
				Flood Zone 1		Flood Zone 2		Flood Zone 3a		Flood Zone 3b		Very Low Risk (less than 1 in 1000 year)		Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Flood Zones + climate change (additional risk)		Modelled undefended 1% AEP + central climate change allowance (additional risk)		Functional floodplain + climate change (additional risk)		Medium Risk plus Climate Change (using Low Risk as a proxy)		Reservoir Flood Maps Dry Day Extent		Unmodelled watercourses within 10m of site in Flood Zone 1?	Risk of groundwater emergence (JBA Groundwater Map)	Flood Risk Vulnerability Classification (NPPF)	Level 1 Strategic Recommendation (see SFRA Report)	Development Considerations	Recommended Next Steps	Council Decision on Site for Local Plan	JBA Comments on Council Review
Site Reference	Site Name	Proposed Use	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%										
RH01	Former Godwin Pumps factory Solmsfield Road, CL7 5BX	Housing	1.982	1.982	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.952	98.525	0.018	0.939	0.011	0.545	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.018	0.939	0.000	0.000	No	Groundwater emergence is not likely.	More Vulnerable	Strategic Recommendation B	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
RH02	Land at Solmsfield Road	Housing	1.995	1.995	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.493	99.228	0.002	0.133	0.010	0.639	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.002	0.133	0.000	0.000	No	Groundwater emergence is not likely.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources.			
RH07	Land north of London Road	Housing	1.068	1.063	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.945	88.680	0.042	3.949	0.015	0.903	0.066	6.244	0.000	0.000	0.000	0.000	0.000	0.000	0.042	3.949	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
RH34	Land south of Blackthorne	Housing	0.815	0.815	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.815	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation C	Progress to developer-led FRA. Site is at risk of groundwater emergence.	Site appropriate to allocate. Developer-led FRA required. Planning permission subject to FRA.	If this site was allocated in the Local Plan, the site allocation policy would specify that a Flood Risk Assessment would be required for this site as part of a planning application.	Agreed.
RH35	Land south of Church Farm	Housing	2.273	2.273	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.273	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation C	Progress to developer-led FRA. Site is at risk of groundwater emergence.	Site appropriate to allocate. Developer-led FRA required. Planning permission subject to FRA.	If this site was allocated in the Local Plan, the site allocation policy would specify that a Flood Risk Assessment would be required for this site as part of a planning application.	Agreed.
RH36	Land south of Preston House	Housing	2.215	2.215	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.957	88.336	0.258	11.656	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.258	11.656	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to future surface water risk (using the low risk surface water extent as a proxy for the medium risk plus climate change extent). Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
RH37	Land west of Hemel to Wilsill Lane	Housing	2.419	2.419	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.410	97.996	0.180	6.858	0.016	0.656	0.012	0.458	0.000	0.000	0.000	0.000	0.000	0.000	0.180	6.858	0.000	0.000	Yes	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
RH38	Land west of Pateley	Housing	19.939	19.939	100.000	0.000	0.000	0.000	0.000	0.000	0.000	19.939	97.897	0.193	0.968	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.193	0.968	0.000	0.000	Yes	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
RH39	Land west of Ennin Farm buildings	Housing	1.930	1.930	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.930	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation C	Progress to developer-led FRA. Site is at risk of groundwater emergence.	Site appropriate to allocate. Developer-led FRA required. Planning permission subject to FRA.	If this site was allocated in the Local Plan, the site allocation policy would specify that a Flood Risk Assessment would be required for this site as part of a planning application.	Agreed.
RH40	Land south of Ennin Farm	Housing	6.793	6.793	100.000	0.000	0.000	0.000	0.000	0.000	0.000	6.797	99.476	0.012	0.177	0.012	0.177	0.012	0.177	0.000	0.000	0.000	0.000	0.000	0.000	0.012	0.177	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
21/48	Land south of Oddington Road (A436) (remaining land after 21/00116/FUL)	Housing	0.293	0.293	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.293	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	Groundwater emergence is not likely.	More Vulnerable	Strategic Recommendation D	Development could be allocated on flood risk grounds based on the evidence of this Level 1 SFRA.	LPA to make decision on allocation.	Does not require a SFRA Level 2 or a specific requirement for a Flood Risk Assessment in the Local Plan.	Agreed.
RH08	Land adjacent Fall Foster, Ashbocking Road	Housing	0.599	0.599	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.589	98.375	0.008	1.338	0.002	0.326	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.008	1.338	0.000	0.000	No	Groundwater emergence is not likely.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources.			
SC11A	Land south of Soho View	Housing	4.752	4.752	99.917	0.004	0.088	0.000	0.000	0.000	0.000	4.745	99.839	0.025	0.539	0.012	0.253	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.025	0.539	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to future high risk from fluvial sources, based on Environment Agency detailed modelling. Exception test required. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk and the likelihood of the site passing the exception test. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to further assess risk. As development is not permitted in Flood Zone 3b, Check whether site boundary can be redrawn or sphere of influence. Through Level 2 SFRA, if this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk is nominal and isolated to one floodplain. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a FRA will be required to confirm risk and design.
RH10	Land south of Soho View	Housing	5.252	5.252	96.407	0.027	0.514	0.000	0.000	0.000	0.000	5.211	99.240	0.041	0.781	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.041	0.781	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Due to nominal risk isolated to one floodplain I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a FRA will be required to confirm risk and design. Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this decision. Unless evidence of unmodelled criteria can be met. A Level 2 SFRA may be required to inform this decision.
RH12	Land north of Nursery View and east of Ashton Road	Housing	4.745	4.293	100.000	0.000	0.000	0.000	0.000	0.000	0.000	4.606	96.108	0.042	0.441	0.037	0.767	0.125	2.602	0.000	0.000	0.000	0.000	0.000	0.000	0.042	0.441	0.000	0.000	Yes	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
RH13	Fluxmoss Farm, east of Ashton Road	Housing	5.176	5.171	99.831	0.005	0.173	0.000	0.000	0.000	0.000	5.149	99.519	0.005	0.093	0.000	0.000	0.000	0.000	0.158	0.614	0.000	0.000	0.000	0.000	0.005	0.093	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to future high risk from fluvial sources, based on Environment Agency Flood Zones and Climate Change. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to further assess risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development should be subject to Sequential Test.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a FRA will be required to confirm risk and design.
RH27	Land east of Holdenston Road and east of Rudgell Drove	Housing	0.258	0.258	48.240	0.208	38.953	0.000	0.000	0.069	12.807	0.063	24.301	0.045	17.501	0.041	15.847	0.024	9.216	0.000	0.000	0.000	0.000	0.000	0.000	0.045	17.501	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation A	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this decision.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this decision. Unless evidence of unmodelled criteria can be met.	Agreed.
RH32	Land south of Soho View	Housing	5.612	5.350	94.397	0.147	2.617	0.000	0.000	0.013	0.213	0.413	11.410	0.521	10.046	0.097	1.830	0.000	0.000	0.215	0.970	1.900	0.814	1.360	0.597	1.838	0.000	0.000	0.000	N/A	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this decision.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this decision. Unless evidence of unmodelled criteria can be met.	Agreed.
SC12	Land south of Soho View	Housing	2.136	2.136	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.058	96.408	0.037	1.726	0.026	1.237	0.012	0.532	0.000	0.000	0.000	0.000	0.000	0.000	0.037	1.726	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
SC20	Land north of Clark's Lane and south of Old Canal	Housing	21.677	21.677	100.000	0.000	0.000	0.000	0.000	0.000	0.000	21.469	99.044	0.100	0.470	0.006	0.028	0.100	0.460	0.000	0.000	0.000	0.000	0.000	0.000	0.100	0.470	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
RH15	Land north of Nursery View and east of Ashton Road	Housing	1.618	1.618	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.552	96.036	0.024	2.198	0.016	1.116	0.012	0.743	0.000	0.000	0.000	0.000	0.000	0.000	0.024	2.198	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
RH30A	Barton Farm - Part 1	Housing	4.304	4.304	100.000	0.000	0.000	0.000	0.000	0.000	0.000	4.304	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation C	Progress to developer-led FRA. Site is at risk of groundwater emergence.	Site appropriate to allocate. Developer-led FRA required. Planning permission subject to FRA.	If this site was allocated in the Local Plan, the site allocation policy would specify that a Flood Risk Assessment would be required for this site as part of a planning application.	Agreed.
RH30B	Barton Farm - Part 2	Housing	4.620	4.620	100.000	0.000	0.000	0.000	0.000	0.000	0.000	4.579	99.044	0.016	0.345	0.000	0.006	0.029	0.593	0.000	0.000	0.000	0.000	0.000	0.000	0.016	0.345	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
RH30C	Barton Farm - Part 3	Housing	9.716	9.716	100.000	0.000	0.000	0.000	0.000	0.000	0.000	9.545	97.548	0.161	1.647	0.096	0.979	0.490	4.916	0.000	0.000	0.000	0.000	0.000	0.000	0.161	1.647	0.000	0.000	Yes	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
RH09	Land adjacent to Blind Lane	Housing	2.099	2.099	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.982	94.680	0.006	0.181	0.000	0.000	0.021	1.000	0.000	0.000	0.000	0.000	0.000	0.000	0.006	0.181	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
RH31	Land north-west of Hinchfield Cottage	Housing	2.159	2.159	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.158	99.938	0.001	0.028	0.000	0.000	0.001	0.045	0.000	0.000	0.000	0.000	0.000	0.000	0.001	0.028	0.000	0.000	Yes	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
RH11	Land between Colin Lane and future Hartlaxe Railway	Housing	0.717	0.717	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.667	93.036	0.039	5.382	0.000	0.000	0.010	1.404	0.000	0.000	0.000	0.000	0.000	0.000	0.039	5.382	0.000	0.000	No risk.	No risk.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources.			
RH29	Land between Colin Lane and future Hartlaxe Railway	Housing	1.817	1.817	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.168	64.251	0.433	23.799	0.076	4.051	0.144	7.899	0.000	0.000	0.000	0.000	0.000	0.000	0.433	23.799	0.000	0.000	No risk.	No risk.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated			
RH42	Land south of B4632 and east of environment estate	Housing	2.038	2.038	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.812	88.951	0.178	8.718	0.006	0.312	0.014	0.693	0.000	0.000	0.000	0.000	0.000	0.000	0.178	8.718	0.000	0.000	No risk.	No risk.	More Vulnerable	Strategic Recommendation B	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
RH41	Land south of B4632 and east of environment estate (Site C)	Housing	0.506	0.506	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.506	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No.	No risk.	More Vulnerable	Strategic Recommendation D	Development could be allocated on flood risk grounds based on the evidence of this Level 1 SFRA.	LPA to make decision on allocation.	Does not require a SFRA Level 2 or a specific requirement for a Flood Risk Assessment in the Local Plan.	Agreed.
SC13	Land south of Soho View	Housing	4.251	4.251	94.529	0.062	1.379	0.000	0.000	0.000	0.000	4.209	98.979	0.035	0.827	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.035	0.827	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this decision.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this decision. Unless evidence of unmodelled criteria can be met.	Agreed.
RH17A	Down Ampney Airfield (Site A)	Housing	12.691	12.691	100.000	0.000	0.000	0.000	0.000	0.000	0.000	11.977	94.375	0.517	4.076	0.000	0.000	0.729	5.104	0.000	0.000	0.000	0.000	0.000	0.000	0.517	4.076	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
SC42A	Fosse Hill Farm (Site A)	Housing	51.409	51.409	100.000	0.000	0.000	0.000	0.000	0.000	0.000	46.144	89.749	1.457	4.166	0.000	0.000	1.195	1.764	0.000	0.000	0.000	0.000	0.000	0.000	1.457	4.166	0.000	0.000	Yes	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
SC43	Land between Poulton Road and Mowles Hamelton Road	Housing	34.439	34.439	100.000	0.000	0.000	0.000	0.000	0.000	0.000	31.617	91.797	0.922	2.678	0.294	0.853

Flood Zone 3b
Flood Zone 3a / Functional floodplain plus climate change / Flood Zone 3a plus climate change
Flood Zone 2
Flood Zone 1 + Surface Water
Flood Zone 1

The colour coding shows the highest risk element of the flood zone that is present on site and is not in itself an indication of whether the site should or shouldn't be developed for flooding reason

Main Table

Site Reference	Site Name	Proposed Use	Area (ha)	Fluvial Flood Zone Coverage: Flood Zone 1 Area (ha)	%	Flood Zone 2 Area (ha)	%	Flood Zone 3a Area (ha)	%	Flood Zone 3b Area (ha)	%	Risk of Flooding from Surface Water: Very Low Risk (less than 1 in 1000 year) Area (ha)	%	Low Risk (1 in 1000 year outline) Area (ha)	%	Medium Risk (1 in 100 year outline) Area (ha)	%	High Risk (1 in 30 year outline) Area (ha)	%	Risk of Flooding from Fluvial Climate Change: Flood Zones + climate change (additional risk) Area (ha)	%	Modelled undefended 1% AEP + central climate change allowance (additional risk) Area (ha)	%	Functional floodplain + climate change (additional risk) Area (ha)	%	Risk of Flooding from Surface Water Climate Change: Medium Risk plus Climate Change (using Low Risk as a proxy) Area (ha)	%	Reservoir Flooding: Reservoir Flood Maps Dry Day Extent Area (ha)	%	Unmodelled watercourse within 10m of site in Flood Zone 1?
MK21	Land east of Broad Marston Road (north of Glass House Road)	Housing	10.799	10.799	100.000	0.000	0.000	0.000	0.000	0.000	0.000	6.888	63.782	1.610	14.910	0.869	8.046	1.432	13.262	0.000	0.000	0.000	0.000	0.000	0.000	1.610	14.910	0.000	0.000	Yes
MK22	Land west of Stratford Road (opposite allotments)	Housing	7.957	7.957	100.000	0.000	0.000	0.000	0.000	0.000	0.000	6.934	87.149	0.821	10.312	0.072	0.900	0.130	1.639	0.000	0.000	0.000	0.000	0.000	0.000	0.821	10.312	0.000	0.000	Yes
MK23	Land east of Broad Marton Road (opposite allotments)	Housing	4.774	4.774	100.000	0.000	0.000	0.000	0.000	0.000	0.000	3.399	71.199	0.897	18.791	0.222	4.652	0.256	5.357	0.000	0.000	0.000	0.000	0.000	0.000	0.897	18.791	0.000	0.000	Yes
MK3	Land at Prospect Gardens, Stratford Road, GL55 6SR	Mixed Use	12.620	12.620	100.000	0.000	0.000	0.000	0.000	0.000	0.000	10.585	83.877	1.221	9.675	0.300	2.378	0.514	4.070	0.000	0.000	0.000	0.000	0.000	0.000	1.221	9.675	0.000	0.000	Yes
MK7	Land between Summerville Ltd. and Stratford Road	Housing	2.114	2.114	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.064	97.676	0.017	0.783	0.008	0.394	0.024	1.146	0.000	0.000	0.000	0.000	0.000	0.000	0.017	0.783	0.000	0.000	Yes
R203A	Land to rear of the Knoll, Whelford Road	Housing	2.518	2.518	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.402	95.383	0.059	2.343	0.024	0.938	0.034	1.335	0.000	0.000	0.000	0.000	0.000	0.000	0.059	2.343	0.000	0.000	No
R203B	Land to rear of the Knoll, Whelford Road	Housing	2.339	2.339	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.243	95.905	0.086	3.668	0.010	0.428	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.086	3.668	0.000	0.000	No
R203C	Land to rear of the Knoll, Whelford Road	Housing	4.348	4.348	100.000	0.000	0.000	0.000	0.000	0.000	0.000	4.266	98.113	0.082	1.887	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.082	1.887	0.000	0.000	No
R644	Fosse Farm	Employment	129.743	128.788	99.264	0.230	0.177	0.089	0.069	0.636	0.490	124.126	95.670	2.552	1.967	0.788	0.608	2.277	1.755	0.775	0.597	0.000	0.000	0.081	0.062	2.552	1.967	0.000	0.000	N/A
R650	Land south-west of Preston between Cirencester Road (A419) and A419T	Mixed Use	81.946	81.946	100.000	0.000	0.000	0.000	0.000	0.000	0.000	81.046	98.901	0.698	0.852	0.070	0.085	0.133	0.162	0.000	0.000	0.000	0.000	0.000	0.000	0.698	0.852	0.000	0.000	Yes
R657	Land south of Driffield	Housing	53.721	53.721	100.000	0.000	0.000	0.000	0.000	0.000	0.000	53.055	98.759	0.272	0.506	0.167	0.311	0.227	0.423	0.000	0.000	0.000	0.000	0.000	0.000	0.272	0.506	0.000	0.000	Yes
R658	Land north of The Folly	Housing	16.166	16.166	100.000	0.000	0.000	0.000	0.000	0.000	0.000	16.140	99.837	0.013	0.078	0.004	0.022	0.010	0.063	0.000	0.000	0.000	0.000	0.000	0.000	0.013	0.078	0.000	0.000	No
R670	Glebe Farm Yard, Hatherop	Housing	1.444	1.444	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.377	95.342	0.041	2.828	0.016	1.081	0.011	0.749	0.000	0.000	0.000	0.000	0.000	0.000	0.041	2.828	0.000	0.000	No
SD23	Land between disused canal and disused railway line, north of Park Way	Housing	5.685	5.677	99.855	0.008	0.145	0.000	0.000	0.000	0.000	5.608	98.650	0.037	0.648	0.026	0.465	0.013	0.237	0.004	0.063	0.002	0.043	0.000	0.000	0.037	0.648	0.000	0.000	N/A
UR1A	Upper Rissington Business Park	Housing	0.565	0.565	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.565	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No
W8C	Land west of Field Close & north of B4632	Housing	1.093	1.093	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.719	65.809	0.189	17.326	0.071	6.525	0.113	10.340	0.000	0.000	0.000	0.000	0.000	0.000	0.189	17.326	0.000	0.000	Yes
R583B	Ampney Crucis Strategic Site	Housing	11.018	10.978	99.628	0.006	0.052	0.008	0.072	0.027	0.247	10.934	99.238	0.022	0.204	0.013	0.114	0.049	0.445	0.005	0.044	0.000	0.000	0.006	0.053	0.022	0.204	0.000	0.000	N/A
R583C	Ampney Crucis Strategic Site	Housing	10.014	10.014	100.000	0.000	0.000	0.000	0.000	0.000	0.000	9.736	97.228	0.216	2.155	0.046	0.460	0.016	0.157	0.000	0.000	0.000	0.000	0.000	0.000	0.216	2.155	0.000	0.000	Yes
R583D	Ampney Crucis Strategic Site	Housing	13.697	13.697	100.000	0.000	0.000	0.000	0.000	0.000	0.000	13.653	99.679	0.007	0.052	0.021	0.154	0.016	0.115	0.000	0.000	0.000	0.000	0.000	0.000	0.007	0.052	0.000	0.000	No

Site Reference	Risk of groundwater emergence (JBA Groundwater Map)	Flood Risk Vulnerability Classification (NPPF)	Level 1 Strategic Recommendation (see SFRA Report)	Development Considerations	Recommended Next Steps	Council Decision on Site for Local Plan	JBA Comments on Council Review
MK21	No risk	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA	Future risk at this site could be significant. I'd suggest this site may require a L2 assessment to assess risk in further detail. Agree unmodelled watercourse should be assessed at FRA stage
MK22	No risk.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Future risk at this site could be significant. I'd suggest this site may require a L2 assessment to assess risk in further detail. Agree unmodelled watercourse should be assessed at FRA stage
MK23	No risk.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Future risk at this site could be significant. I'd suggest this site may require a L2 assessment to assess risk in further detail. Agree unmodelled watercourse should be assessed at FRA stage
MK3	No risk	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design. Agree an unmodelled watercourse must be modelled and risk quantified at the FRA stage
MK7	No risk	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design. Agree an unmodelled watercourse must be modelled and risk quantified at the FRA stage
R203A	There is a risk of groundwater emergence to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design
R203B	There is a risk of groundwater emergence to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design
R203C	There is a risk of groundwater emergence to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to future surface water risk (using the low risk surface water extent as a proxy for the medium risk plus climate change extent). Site is at risk of groundwater emergence	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design
R644	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	Less Vulnerable	Strategic Recommendation A	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a more detailed investigation through a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Risk is nominal and isolated to one floodplain. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a FRA will be required to confirm risk and design
R650	There is a risk of groundwater emergence to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design. Agree an unmodelled watercourse must be modelled and risk quantified at the FRA stage
R657	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design. Agree an unmodelled watercourse must be modelled and risk quantified at the FRA stage
R658	There is a risk of groundwater emergence to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design
R670	There is a risk of emergence to subsurface assets, but surface manifestation of groundwater is unlikely.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design
SD23	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to future high risk from fluvial sources, based on Environment Agency detailed modelling. Exception test required. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk and the likelihood of the site passing the exception test. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to further assess risk. An Exceptions Test would be undertaken through Level 2 SFRA. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a FRA will be required to confirm risk and design
UR1A	Groundwater emergence is not likely.	More Vulnerable	Strategic Recommendation D	Development could be allocated on flood risk grounds based on the evidence of this Level 1 SFRA	LPA to make decision on allocation	Does not require a SFRA Level 2 or a specific requirement for a Flood Risk Assessment in the Local Plan.	Agreed
W8C	No risk	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA	Future risk at this site could be significant. I'd suggest this site may require a L2 assessment to assess risk in further detail. Agree unmodelled watercourse should be assessed at FRA stage
R583B	There is a risk of groundwater emergence to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.	More Vulnerable	Strategic Recommendation A	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.		
R583C	There is a risk of emergence to subsurface assets, but surface manifestation of groundwater is unlikely.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.		
R583D	There is a risk of emergence to subsurface assets, but surface manifestation of groundwater is unlikely.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording		

www.jbaconsulting.com

Cotswold District Council Level 1 SFRA Update

Appendix E - Local Plan Sites Assessment Summary

Final

Prepared for	Date
Cotswold District Council	June 2026

COTSWOLD
District Council

Document Status

Issue date	1 June 2026
Issued to	Joanne Corbett
BIM reference	RNS-JBA-XX-XX-RP-EN-0004
Revision	P03
Prepared by	Laura Thompson-Jones BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contents

1 Local Plan Sites Assessment 1

1.1 Screening of potential sites 2

1.2 Summary of site assessment outcomes 10

List of Tables

Table 1-1: Number of sites at risk from fluvial flooding 3

Table 1-2: Number of sites at risk from surface water flooding 3

Table 1-3: Number of sites per strategic recommendation 4

Abbreviations

AEP	Annual Exceedance Probability
ACDP	Areas with Critical Drainage Problems
BNG	Biodiversity Net Gain
EA	Environment Agency
FRA	Flood Risk Assessment
FRCC-PPG	Flood Risk and Coastal Change Planning Practice Guidance
GIS	Geographic Information System
LLFA	Lead Local Flood Authority
LPA	Local Planning Authority
NaFRA2	National Flood Risk Assessment 2
NPPF	National Planning Policy Framework
RFM	Reservoir Flood Map
RoFSW	Risk of Flooding from Surface Water
SFRA	Strategic Flood Risk Assessment
SuDS	Sustainable Drainage System

1 Local Plan Sites Assessment

Appendix E provides a strategic assessment of the suitability, relative to flood risk, of the sites to be considered for allocation in Cotswold District Council's (the Council) new Local Plan, summarising the outcomes of the screening assessment presented in Appendix E.

The information and guidance provided in this Appendix can be used by the Local Planning Authority (LPA) to inform the application of the Sequential Test in the allocation of sites in the new Local Plan, and the development management process.

The LPA must use the spreadsheet in Appendix D to record their decisions on how to take each site forward for allocation or whether to withdraw a site from allocation, based on the evidence and strategic recommendations provided. Recording decisions in the Sites Assessment Spreadsheet demonstrates that a sequential, sustainable approach to development and flood risk has been adopted.

The Council provided a GIS layer containing 173 potential development sites. In order to inform the Sequential Test for the allocation of development through the new Local Plan, this assessment entails a high-level GIS screening exercise overlaying the potential development sites against present day risk Flood Zones 1, 2, 3a and 3b (the functional floodplain), calculating the area of each site at risk. Flood Zones 1, 2 and 3 are sourced from the Environment Agency's (EA) latest version of the Flood Map for Planning, downloaded in December 2025 for this Level 1 SFRA. Flood Zone 3 is split into Flood Zone 3a and Flood Zone 3b (functional floodplain) as part of this Level 1 SFRA, as required by the National Planning Policy Framework (NPPF), 2025.

The impacts of climate change on fluvial risk have also been included in the sites screening process using the delineated future functional floodplain extent and available EA detailed modelling. Following consultation with the EA, it was agreed that the NaFRA2 Flood Map for Planning Flood Zones plus Climate Change would be used to represent fluvial climate change for watercourses with no suitable detailed climate change modelling. See Section 1.1.2 for details.

Surface water risk to assessed sites is analysed by way of the EA’s latest version of the national scale Risk of Flooding from Surface Water (RoFSW) dataset, downloaded in December 2025, developed as part of the NaFRA2 project. The EA states that this dataset is generally not suitable for property level assessment, instead it provides an estimate of flood risk to an area of land. The modelling method used does not provide information relating to when floodwater may be deep enough to start causing damage or disruption to homes, roads or other infrastructure.

The updated EA RoFSW climate change extents represent the 2050s central allowance. EA SFRA guidance states *'Check your long term flood risk includes a climate change scenario for surface water flooding (note the time horizon and climate change scenario for surface water fall short of what’s needed for planning so additional assessment will be needed)'*. At this Level 1 SFRA stage, the 0.1% AEP present day surface water flood event has been

considered as a proxy for the 1% AEP plus climate change surface water flood event, as consulted on with the EA. It is recommended that if the RoFSW map was updated to make the recommended climate change allowances available (see main report), that this site screening assessment is updated to reflect that.

It is important to consider that each individual site will require further investigation, following this assessment, as local circumstances may dictate the outcome of the strategic recommendation. Such local circumstances are discussed in Section 1.1. The outcomes of the site assessments are presented in the Sites Assessment Spreadsheet in Appendix D.

1.1 Screening of potential sites

This section of the report draws together the screening results included in Appendix D. The LPA should use the spreadsheet to assist them in carrying out the Sequential Test. If sites cannot be directed to areas of low flood risk, or where wider strategic objectives require development in areas identified through this Level 1 SFRA to be at medium or high risk from flooding now or in the future, then the LPA should consider the Flood Risk Vulnerability Classifications and Flood Zones in the NPPF. The LPA must consider whether a more detailed Level 2 SFRA (including for application of the Exception Test where applicable) will be required before finalising sites for allocation in the new Local Plan. Strategic recommendations are based on Tables 1 and 2 of the Flood Risk and Coastal Change Planning Practice Guidance (FRCC-PPG) (Paragraphs 077 - 079), and Annex 3 of the NPPF.

The decision-making process on site suitability should be transparent and information from this Level 1 SFRA should be used to justify decisions to allocate land in areas shown to be at high or medium risk of flooding, from any source, now or in the future.

The Sites Assessment Spreadsheet provides a breakdown of each site and the area (in hectares) and percentage coverage of fluvial and surface water flood zones. Fluvial Flood Zones 3b, 3a, 2 and 1 are considered in isolation. Any area of a site within the higher risk Flood Zone 3b that is also within Flood Zone 3a is excluded from Flood Zone 3a and any area within Flood Zone 3a is excluded from Flood Zone 2. This allows for the sequential assessment of risk at each site by addressing those sites at higher risk first. The effects of climate change on fluvial flood risk have been assessed additionally to existing risk. Table 1-1 and Table 1-2 show the proposed use of the sites and the number of sites within each fluvial flood zone and each surface water flood zone respectively.

Table 1-1: Number of sites at risk from fluvial flooding

Proposed use	Number of sites within each flood zone						
	Flood Zone 1*	**Flood Zone 2**	**Flood Zone 3a**	**Flood Zone 3b**	**FMfP Flood Zones plus Climate Change**	**Modelled undefended 1% AEP + central climate change**	**Future functional floodplain**
Housing	125	35	27	26	36	10	27
Employment	4	2	2	2	2	0	2
Mixed Use	4	1	0	0	1	0	0
Education	1	0	0	0	0	0	0
Car Park	0	1	1	1	1	0	1
Total	**134**	**39**	**30**	**29**	**40**	**10**	**30**

*Sites with 100% area within Flood Zone 1

Note: sites may be in more than one flood zone. In reality, a site in Flood Zone 3a will also be within Flood Zone 2.

Table 1-2: Number of sites at risk from surface water flooding

Proposed use	Number of sites within each surface water flood zone				
	Very low risk zone (less than 0.1% AEP)*	**Low risk zone (0.1% AEP)**	**Medium risk zone (1% AEP)**	**High risk zone (3.3% AEP)**	**Medium risk plus climate change zone (0.1% AEP as proxy)**
Housing	20	139	121	107	139
Employment	0	6	6	6	6
Mixed Use	0	5	5	5	5
Education	0	1	1	0	1
Car Park	0	1	1	1	1
Total	**20**	**152**	**134**	**119**	**152**

*Sites with 100% area within the very low risk zone

Note: sites may be in more than one surface water risk category. In reality, a site in the high risk category will also be in the medium and low risk categories.

1.1.1 Strategic recommendations

The strategic recommendations are intended to assist the LPA in carrying out the Sequential Test and to highlight those sites at greatest flood risk. They do not account for local circumstances, only that part of a site area falls within a flood risk area.

Table 1-3 shows the number of sites each strategic recommendation applies to:

- Strategic Recommendation A - recommend for withdrawal if built development cannot avoid Flood Zone 3b;
- Strategic Recommendation B - Level 2 SFRA required due to high and/or medium risk now or in the future. Exception Test required if site is at high and/or medium fluvial risk now or in the future, and categorised as more vulnerable or essential infrastructure;
- Strategic Recommendation C - progress to developer-led Flood Risk Assessment (FRA); and
- Strategic Recommendation D - development could be allocated on flood risk grounds based on the evidence of this Level 1 SFRA. LPA to make decision on allocation.

Table 1-3: Number of sites per strategic recommendation

Proposed use	Number of sites assigned to each strategic recommendation			
	A	**B**	**C**	**D**
Housing	26	116	13	5
Employment	2	4	0	0
Mixed Use	0	5	0	0
Education	0	1	0	0
Car Park	1	0	0	0
Total	**29**	**126**	**13**	**5**

It is important to note that each individual site will require further investigation before development is allocated, as local circumstances may dictate the outcome of the strategic recommendation. Such local circumstances may include the following:

- Flood depths, velocities, hazards will differ locally to each at risk site therefore modelled depth, hazard and velocity data should be assessed for the relevant flood event through a Level 2 SFRA;
- The RoFSW map is national scale and is not considered suitable for robustly identifying risk at the property level. For sites identified to be at medium or high risk from surface water based on the RoFSW, a proportionately more detailed assessment of surface water may reveal higher or lower risk to the site. The Lead Local Flood Authority (LLFA) should be consulted when considering development at such sites. The RoFSW map does not map flooding less than 0.075m (7.5cm)

in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m;

- Current surface water drainage infrastructure and sustainable drainage system (SuDS) suitability are likely to differ at each site considered to be at risk from surface water flooding. Further investigation may therefore be required for any site at high/medium surface water flood risk. The LLFA should require that planning applications must be accompanied by a drainage strategy appropriate to the level of risk, independent of the requirement for a site-specific FRA;
- If sites have planning permission but construction has not started, the SFRA will only be able to influence the design of the development e.g. finished floor levels;
- It may be possible at some sites to develop around the flood risk. Planners are best placed to make this judgement i.e. will the site still be deliverable if part of it needs to be retained to make space for floodwater? Yields may be impacted;
- Surrounding existing infrastructure may influence scope for layout redesign/removal of site footprints from risk;
- Some sites not currently shown to be at flood risk may be at residual risk through the failure of defences during a flood event or through blockage/failure of drainage assets such as culverts. Assessment may be required through a Level 2 SFRA;
- Safe and dry access and escape routes must exist at all times during a flood event for emergency response and evacuation. Emergency planners should be consulted and appropriate emergency plans put in place;
- Current land use. A number of sites included in the assessment are likely to be brownfield containing existing development structures, thus the existing development structure and footprint should be considered insofar that additional development should not lead to increased flood risk; and
- Existing planning permissions may exist on some sites where the EA may have already passed comment and/or agreed to appropriate remedial works concerning flood risk. Previous flood risk investigations/FRAs may already have been carried out at some sites. The LPA should be consulted.

1.1.1.1 Strategic Recommendation A - recommend for withdrawal if built development cannot avoid Flood Zone 3b

Strategic Recommendation A applies to any site where the following criteria is true:

- Any proportion of the site area is within the functional floodplain. The FRCC-PPG flood risk vulnerability and flood zone 'incompatibility' table (Table 2) states that only water compatible uses and essential infrastructure could be permitted in the functional floodplain, though any essential infrastructure must pass the Exception Test and water compatible uses must be designed and constructed to remain operational and safe for users in times of flood; must result in no net loss of floodplain storage; and must not impede water flows and not increase flood risk elsewhere. Development should not be permitted for any proportion of sites within the highly, more, or less vulnerable categories that fall within the functional floodplain.

It is important to state that it may still be possible to deliver a site that has been recommended for withdrawal from allocation upon more detailed investigation through a Level 2 SFRA and subsequent updates of the Flood Zone 3b outline through more detailed modelling, if applicable.

Depending on local circumstances, if it is not possible to remove the developable area from Flood Zone 3b to a lower risk zone then the site should not be allocated or permitted.

29 of the 173 potential development sites have been recommended for withdrawal if built development cannot avoid the functional floodplain.

Any area within Flood Zone 3b should be left as or converted to open green space. For smaller sites, this approach may be challenging to achieve compared to larger sites or strategic sites where there may be enough space to limit the impact through effective flood storage or blue green infrastructure. If this is not possible, the site should be withdrawn.

1.1.1.2 Strategic Recommendation B - Level 2 SFRA required due to high and/or medium risk now or in the future. The Exception Test may be required.

Strategic Recommendation B applies to any site where the following criteria is true:

- Any part of a site is within Flood Zone 3a (high risk)
- Any part of a site is within Flood Zone 2 (medium risk)
- Any part of a site is at future fluvial risk (based on the future functional floodplain extent, modelled undefended 1% AEP + 35% CC extent or the EA Flood Map for Planning Flood Zones plus Climate Change Extent)
- Any part of a site is within the high or medium risk surface water flood zones
- Any part of a site is within the medium risk surface water plus climate change extent (using the low risk surface water extent as a conservative proxy)

NOTE: the Exception Test only applies to sites at fluvial flood risk, depending on the vulnerability of the site use (see Table 2 of the FRCC-PPG). Less vulnerable uses of land do not require the Exception Test but may still require a Level 2 SFRA to show whether they can be safe for the lifetime of development.

According to diagrams 1, 2 and 3 and Table 2 of the FRCC-PPG, any site at high or medium flood risk now and in the future should be assessed in more detail through a Level 2 SFRA. Strategic Recommendation B applies to sites where a Level 2 SFRA is required, unless the LPA can state in local plan policy that built development can avoid the risk area. This may be applicable where the proportion of a site at risk is small or where the risk area is spatially isolated to specific areas of a site. A Level 2 SFRA Scoping Assessment will assist in identifying a final list of sites requiring a Level 2 assessment.

Sites included within Strategic Recommendation B may be subject to application of the Exception Test through a Level 2 SFRA i.e. more vulnerable sites in Flood Zone 3a. However, the Sequential Test should have been passed first, using this Level 1 SFRA, before the Exception Test is applied. The LPA should always attempt to avoid risk areas where possible.

Strategic Recommendation B applies to 126 of the 173 potential development sites assessed. 110 of these sites require a Level 2 SFRA to further inform on surface water flood risk only. A Level 2 Scoping Assessment will be required to confirm sites required for Level 2 assessment.

1.1.1.3 Strategic Recommendation C - allocate and progress to developer-led FRA

Strategic Recommendation C applies to any site where the following criteria is true:

- 100% within Flood Zone 1 (low risk) but with unmodelled watercourses on or within 10 metres of the site boundary
- 100% within Flood Zone 1 (low risk) and not shown to be at risk from high or medium surface water flooding, but is greater than 1 hectare in area
- 100% within Flood Zone 1 (low risk) and shown to be at low risk from surface water flooding, but is greater than 1 hectare in area
- 100% within Flood Zone 1 (low risk) and not shown to be at additional risk from climate change, but is greater than 1 hectare in area
- 100% within Flood Zone 1 (low risk) and shown to be at risk from other sources, i.e. groundwater emergence or reservoir flooding

Strategic Recommendation C applies to 13 of the 173 potential development sites assessed.

1.1.1.4 Strategic Recommendation D - development could be allocated on flood risk grounds based on the evidence of this Level 1 SFRA. LPA to make decision on allocation

Strategic Recommendation D applies to any site where the following criteria is true:

- 100% within Flood Zone 1 and not at high, medium or low risk from surface water flooding or at risk from other sources, and less than 1 hectare in area
- Site not shown to be at additional risk from climate change

Strategic Recommendation D applies to five of the 173 potential development sites assessed. Further investigation (i.e. FRA) may be required by the developer at the planning application stage if any further or new information becomes available since the publication of this Level 1 SFRA.

1.1.2 Assessment of climate change

The Site Assessment Spreadsheet highlights the potential additional risk to sites, where applicable, as a result of climate change. To represent the increased flood risk resulting from climate change in fluvially dominated scenarios, a future functional floodplain, as delineated in this Level 1 SFRA, detailed EA modelled fluvial climate change outputs and the EA Flood Map for Planning Flood Zones plus Climate Change Extents have been used.

The Spreadsheet highlights the **additional** risk to the potential development sites from climate change, i.e. areas at risk in the future that are not at risk in the present day. The Risk of Flooding from Fluvial Climate Change columns indicate the area of each site that intersects with each flood extent. This is based on the NaFRA2 climate change modelling

and available EA detailed model outlines. No additional modelling has been carried out for this Level 1 SFRA, as agreed with the EA.

The fluvial climate change scenarios assessed were:

- 3.3% AEP defended event + central climate change allowance (future functional floodplain)
- 1% AEP undefended event + central climate change allowance (EA detailed model flood outlines)
- Combined 1% AEP and 0.1% AEP undefended events + central climate change allowance (Flood Map for Planning - Flood Zones plus Climate Change Extent)

For representation of surface water climate change in this Level 1 SFRA, the low risk RoFSW extent is considered as a conservative proxy for the medium risk plus climate change extent. This approach has been widely accepted by the EA in the absence of suitable modelling.

1.1.3 Assessment of groundwater emergence risk

The Site Assessment Spreadsheet contains a flag for potential groundwater emergence risks within each site, informed by the JBA Groundwater Map. This flags the highest risk category present within the site, not the category that covers the largest area. This is to help to understand where there may be groundwater issues within the site that may require further investigation at the FRA stage.

The JBA Groundwater Map does potentially enable a risk-based approach to be taken as it depicts different levels of risk. However, this is based on the risk of emergence of groundwater and not the risk of flooding due to groundwater. It should be noted that the location of highest risk of emergence might not be coincident with the location at highest risk of flooding.

Therefore, it is recommended that groundwater flood risk is not considered in the Sequential Test on the basis that the JBA Groundwater Map does not provide the confidence or certainty required to undertake the Sequential Test. As the available mapping does not provide competent evidence on the relative risk of flooding, it could potentially result in inappropriate allocations if used without understanding the limitations of the data. Appendix H addresses the use of flood risk information in the application of the Sequential Test.

1.1.4 Assessment of reservoir risk

The EA's Reservoir Flood Map (RFM) (2021) shows where water may go in the unlikely event of a reservoir or dam failure. A 'dry day' scenario assumes that the water level in the reservoir is the same as the spillway level or the underside of the roof for a service reservoir and the watercourses upstream and downstream of the reservoir are at a normal level.

The RFM dry day extents have been considered within the Site Assessment Spreadsheet. This is a flag as to whether the site is at potential residual risk from a reservoir breach. The mapping does not describe a risk-based scenario as it does not provide the probability of a

dam failure but is intended to describe a 'worst credible case' in the unlikely scenario of a dam failure. Therefore, it is recommended that the RFM is not included in the Sequential Test as the available data is inappropriate to be used alongside risk mapping from other sources. Appendix H addresses the use of flood risk information in the application of the Sequential Test.

A more detailed assessment in a Level 2 SFRA would identify locations where proposed development could result in a change to the risk designation of a reservoir. If proposed sites are located in a zone at reservoir risk, it will be necessary to understand the extent to which the flooding could be made worse and to report on the implications with respect to allocating the land for development. On that basis such an approach is recommended. If proposed development is located in a high hazard zone in the vicinity of an existing dam structure the implications should be considered in a Level 2 SFRA or site-specific FRA and where appropriate an assessment made of whether alternative sites should be considered in accordance with the Sequential Test.

1.1.5 Assessment of unmodelled watercourses

The presence of nearby or onsite fluvial watercourses that have not been modelled through either EA detailed modelling or national scale modelling have been documented within the Site Assessment Spreadsheet. This indicates sites in Flood Zone 1 where there may be some fluvial risk present that hasn't been modelled or mapped by the EA. Where the watercourse is present within the RoFSW map, it may be appropriate to consider this as a proxy for the fluvial risk posed by smaller, unmodelled watercourses. For sites potentially impacted by unmodelled watercourses, it is recommended that the risk from the currently unmodelled watercourses is quantified through a site-specific FRA.

1.2 Summary of site assessment outcomes

There are several consequential development considerations which could come out of the site assessment Sequential Testing process. Each outcome is discussed below. The LPA should refer to Section 1.1 and Appendix D for details on the site assessments carried out for this Level 1 SFRA.

1.2.1 Rejection of site

A site which fails to pass the Sequential Test and/or the Exception Test should be rejected and development not permitted. Rejection would also apply to any built development within the functional floodplain (unless water compatible or essential infrastructure informed by a FRA). However, if the developer can avoid built development within the functional floodplain, part of the site could still be delivered.

In terms of surface water flood risk, if risk is considered significant (i.e. large, sporadic areas at medium or high risk now or in the future with major flow paths) or where the size of the site does not allow for onsite storage or application or appropriate SuDS then such sites could be rejected. The LLFA will be best placed to advise on site-specific surface water flood risk and whether sites can be taken forward or not.

1.2.2 Exception Test required

Applies to those sites that, according to diagrams 1, 2 and 3, and Table 2 of the FRCC-PPG, would require the Exception Test. Only less vulnerable land uses would not require application of the Exception Test in Flood Zone 3a. More vulnerable uses are only permitted if both parts of the Exception Test are passed. Passing the Exception Test at the plan making stage does not negate the requirement for a FRA at the planning application stage. A Level 2 SFRA will inform the application of the Exception Test and the likelihood of passing part b of the test. Where any new or updated flood risk data to become available at the planning application stage, then the Exception Test should be reapplied using the new data.

1.2.3 Consideration of site layout and design

Site layout and design are important to consider early on in the site planning stage where flood risk exists. The site area would have to be large enough to enable any alteration of the developable area of the site to remove development from a risk area, or to leave space for onsite storage of floodwater. Careful layout and design at the site planning stage may apply to such sites where it is considered viable based on the level of risk. Surface water risk and opportunities for SuDS should also be assessed during the planning stage. Blue green corridors can be used as multifunctional spaces providing mitigation for flood risk management, ecology, biodiversity net gain (BNG), and amenity and social benefits.

Any development within 8 metres of any flood defence structure or culvert on a non-tidal main river is likely to be a regulated flood risk activity under Schedule 25 of the Environment Permitting (England and Wales) Regulations 2016. Any site redesign, where Flood Zone 3a is included within the site footprint, should allow water to flow naturally or be stored in times of flood. Similarly, any change or alteration to an ordinary watercourse within a site would need consent from the LLFA under the Land Drainage Act 1991.

1.2.4 Site-specific Flood Risk Assessment

A site-specific FRA should assess whether a potential development site is likely to be affected by current or future flooding from any source. This should include referencing this Level 1 SFRA to help to establish sources of flooding. Further analysis should be performed to improve the understanding of flood risk including agreement with the LPA and the EA on areas of functional floodplain that may not have been robustly defined within this SFRA due to the absence of appropriate information from the EA. The LLFA should be consulted on risk from surface water and from ordinary watercourses.

For further detail regarding the requirements of a site-specific FRA, refer to Chapter 7 of the main report. Together with the information in the FRCC-PPG, there is further detail and support provided for the LPAs and developers online via:

- National flood risk standing advice for local planning authorities
- Preparing a flood risk assessment: standing advice
- Flood risk assessments: Applying for planning permission

- Flood risk assessment: Flood Zones 1, 2, 3 and 3b

1.2.5 Sites passing the Sequential and Exception Tests

Development sites can be allocated or granted planning permission through a suitable site-specific FRA, approved and signed off by the LPA, where the Sequential Test and the Exception Test (if required) are passed and agreement is reached between the LPA/LLFA, the EA, the water companies and any ancillary stakeholders. In addition, a site is likely to be allocated without the need to assess flood risk where the indicative use is for open space. Assuming the site is not to include any development or land raising / regrading works and is to be left open in its original state then the allocation is likely to be acceptable from a flood risk point of view. However, for sites where there is potential for flood storage, options should be explored as part of a FRA.

In terms of opportunities for reducing flood risk overall as a requirement of the Exception Test, the FRCC-PPG states:

"Developers should refer to the Strategic Flood Risk Assessments and site-specific Flood Risk Assessments to identify opportunities to reduce flood risk overall and to demonstrate that the measures go beyond just managing the flood risk resulting from the development. Reductions could be achieved, for example by:

- *Incorporating green infrastructure within the layout and form of development to make additional space for the flow and storage of flood water;*
- *Providing Sustainable Drainage Systems, that manage flood risk beyond the proposed site and above the usual standard, such as by removing surface water from existing combined sewers;*
- *Providing or making contributions to flood risk management infrastructure that will provide additional benefits to existing communities and/or by safeguarding the land that would be needed to deliver it." (Paragraph 37).*

1.2.6 Surface water flood risk to assessed sites

For sites at surface water flood risk, the following should be considered, proportionate to the risk shown by the RoFSW:

- More detailed surface water assessment or modelling may reveal increased risk or less risk to a site compared to what is shown by the national RoFSW. The LLFA should be consulted when considering development viability at such sites;
- The RoFSW map does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m;
- Outline drainage strategy to ascertain natural flow paths and topographic depressions, particularly for the larger sites which may influence development at sites elsewhere;
- A detailed site-specific FRA incorporating surface water flood risk management;

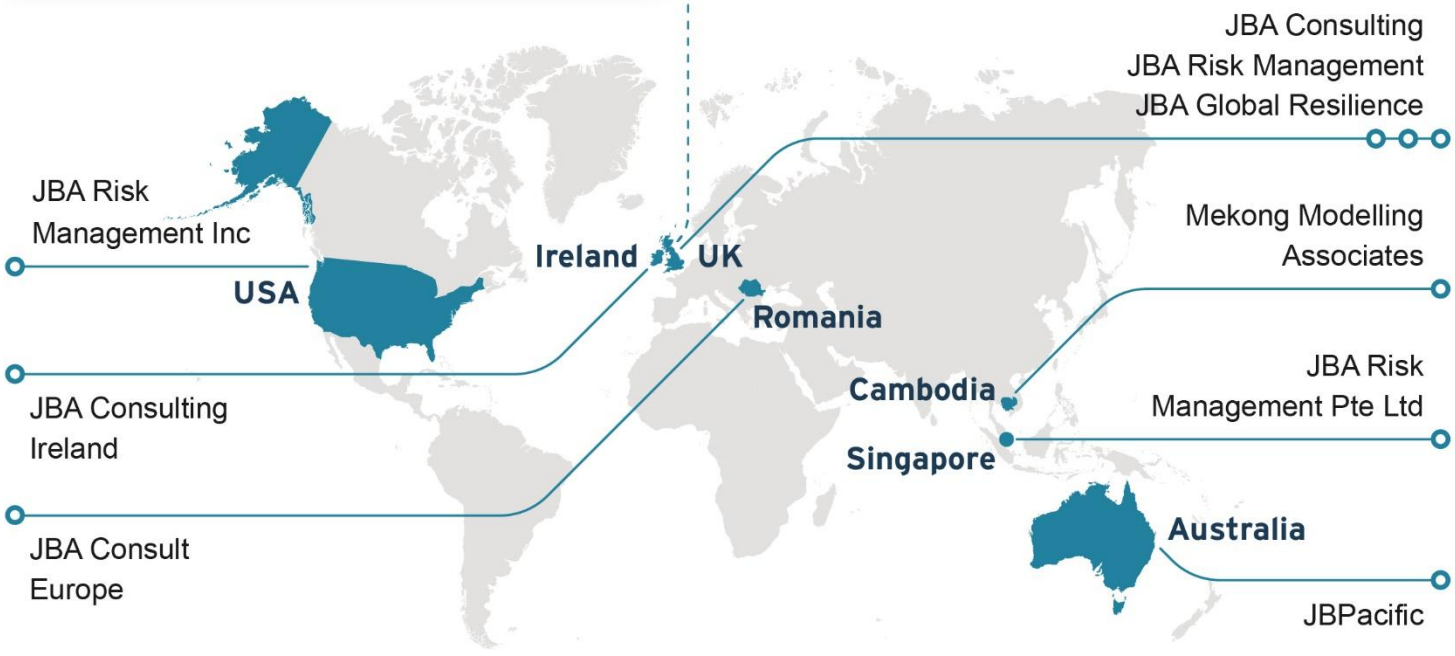
- Full drainage strategy encompassing detailed surface water modelling of proposed site layouts, attenuation areas, diversion of flow routes, SuDS;
- Ensuring future maintenance of surface water and SuDS assets through s106 agreements;
- The size of development and the possibility of increased surface water flood risk caused by development on current greenfield land (where applicable) and cumulative impacts of this within specific areas;
- Management and re-use of surface water onsite, assuming the site is large enough to facilitate this and achieve effective mitigation. Effective surface water management should ensure risks on and off site are controlled;
- Larger sites could leave surface water flood-prone areas as open greenspace, incorporating social and environmental benefits;
- SuDS must be used where possible for all developments of more than one property. Appropriate SuDS may offer opportunities to control runoff to greenfield rates or better. Restrictions on surface water runoff from new development should be incorporated into the development planning stage. For brownfield sites, where current infrastructure may be staying in place, then runoff should attempt to mimic that of greenfield rates, unless it can be demonstrated that this is unachievable or hydraulically impractical. Developers should refer to the 'National standards for sustainable drainage systems (SuDS)', updated July 2025, relevant Local Plan policies and other guidance documents cited in the main report. Note that SuDS should not be sited in locations of fluvial flood risk unless they are designed to mitigate for both sources of risk;
- Runoff up to and including the 1% Annual Exceedance Probability (AEP) should be managed onsite where possible, including for climate change;
- Measures of source control should be required for all development sites;
- Developers should be required to set part of their site aside for surface water management, to contribute to flood risk management in the wider area and supplement blue green infrastructure networks;
- Developers should be required to maximise permeable surfaces;
- Flow routes on new development where the sewerage system surcharges as a consequence of exceedance of the 3.3% AEP design event should be retained;
- It may be beneficial to carry out a local Surface Water Management Plan (SWMP) or wider drainage strategy for targeted locations with any known critical drainage problems. Investigation into the capacity of existing sewer systems would be required in order to identify critical parts of the system i.e. pinch points. Drainage model outputs could be obtained from the water company to confirm the critical parts of the drainage network and subsequent recommendations could then be made for future development i.e. strategic SuDS sites, parts of the drainage system where any new connections should be avoided, and parts of the system that may have any additional capacity and recommended runoff rates. A Water Cycle Study would help to inform this.

www.jbaconsulting.com



Our Offices

Bristol
Coleshill
Cork
Doncaster
Dublin
Edinburgh
Exeter
Glasgow
Haywards Heath
Leeds
Limerick
Newcastle
Newport
Peterborough
Portsmouth
Saltaire
Skipton
Tadcaster
Thirsk
Wallingford
Warrington



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn Associates Limited
Registered in England
3246693

JBA Group Ltd is certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

Draft document for Council governance process July and August 2026

www.jbaconsulting.com

Cotswold Level 1 Strategic Flood Risk Assessment

Appendix F - Catchment-level assessment of the cumulative impacts of development on flood risk

Final

Prepared for	Date
Cotswold District Council	June 2026

COTSWOLD
District Council

Document Status

Issue date	1 June 2026
Issued to	Joanne Corbett
BIM reference	RNS-JBA-XX-XX-RP-EN-0005
Revision	P02
Prepared by	Laura Thompson-Jones BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Krista Keating BSc MSc CEnv CSci MCIWEM C.WEM Project Director

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contents

1 Introduction 1

2 Cumulative Impact Assessment Methodology 2
2.1 Cumulative impact of development and flood risk 2

3 Results 7
3.1 Introduction 7
3.2 Cumulative impact assessment results 7

4 Assumptions and limitations 19

5 Planning policy considerations 21
5.1 Introduction 21
5.2 Considerations for all new development in Cotswold 21
5.3 Considerations for medium sensitivity catchments 22
5.4 Considerations for higher sensitivity catchments 23

List of Figures

Figure 2-1: Overview of the method used in the cumulative impact assessment 2

Figure 3-1: Sensitivity of catchments within and around the Cotswold study area to cumulative impacts 8

List of Tables

Table 2-1: Data considered within the development assessment and their purpose 4

Table 2-2: Data considered within the flood risk assessment and their purpose 6

Table 3-1: Results of the cumulative impact assessment 9

Table 4-1: Assumptions and limitations of the assessment 19

Abbreviations

ACDP	Areas with Critical Drainage Problems
AEP	Annual Exceedance Probability
EA	Environment Agency
FRA	Flood Risk Assessment
GCC	Gloucestershire County Council
LLFA	Lead Local Flood Authority
LPA	Local Planning Authority
LPU	Local Plan Update
NFM	Natural Flood Management
NPPF	National Planning Policy Framework
NRD	National Receptor Dataset
OS	Ordnance Survey
RAG	Red-Amber-Green
RFO	Recorded Flood Outline
RMA	Risk Management Authority
RoFSW	Risk of Flooding from Surface Water
SuDS	Sustainable drainage systems
WFD	Water Framework Directive

1 Introduction

Cumulative impacts are defined as the effects of past, current and future activities on the environment. The below assessment is a catchment based approach, which indicates potential cumulative impacts on the Cotswold District Council (the Council) authority area. These cumulative impacts may be negative, such as development leading to an increase in the existing level of flood risk within a catchment. They may also be positive, such as effective surface water management within a development site helping to alleviate existing flooding issues within a catchment.

The cumulative impact of development should be considered at both the Local Plan making stage and the planning application and development design stages. Paragraph 171 of the National Planning Policy Framework (NPPF, 2025) states:

'Strategic policies should be informed by a strategic flood risk assessment and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.'

To understand the impact of future development on flood risk in the Council area, flood risk data has been compared with potential changes in developed area within each river catchment defined within the Water Framework Directive (WFD). This identifies the catchments where development may have the greatest impact on flood risk, and therefore where further assessment would be required within a site-specific Flood Risk Assessment (FRA).

Where catchments have been identified as sensitive to the cumulative impact of development, the assessment concludes with potential strategic planning policy suggestions to manage the risk.

2 Cumulative Impact Assessment Methodology

2.1 Cumulative impact of development and flood risk

2.1.1 Introduction

The cumulative impact of development is assessed in two parts. These comprise an evaluation of future development pressures within each WFD river waterbody catchment and an assessment of historical and predicted future flood risk. The approach to understanding the catchments most influenced by the cumulative impact of development is conceptualised in Figure 2-1.

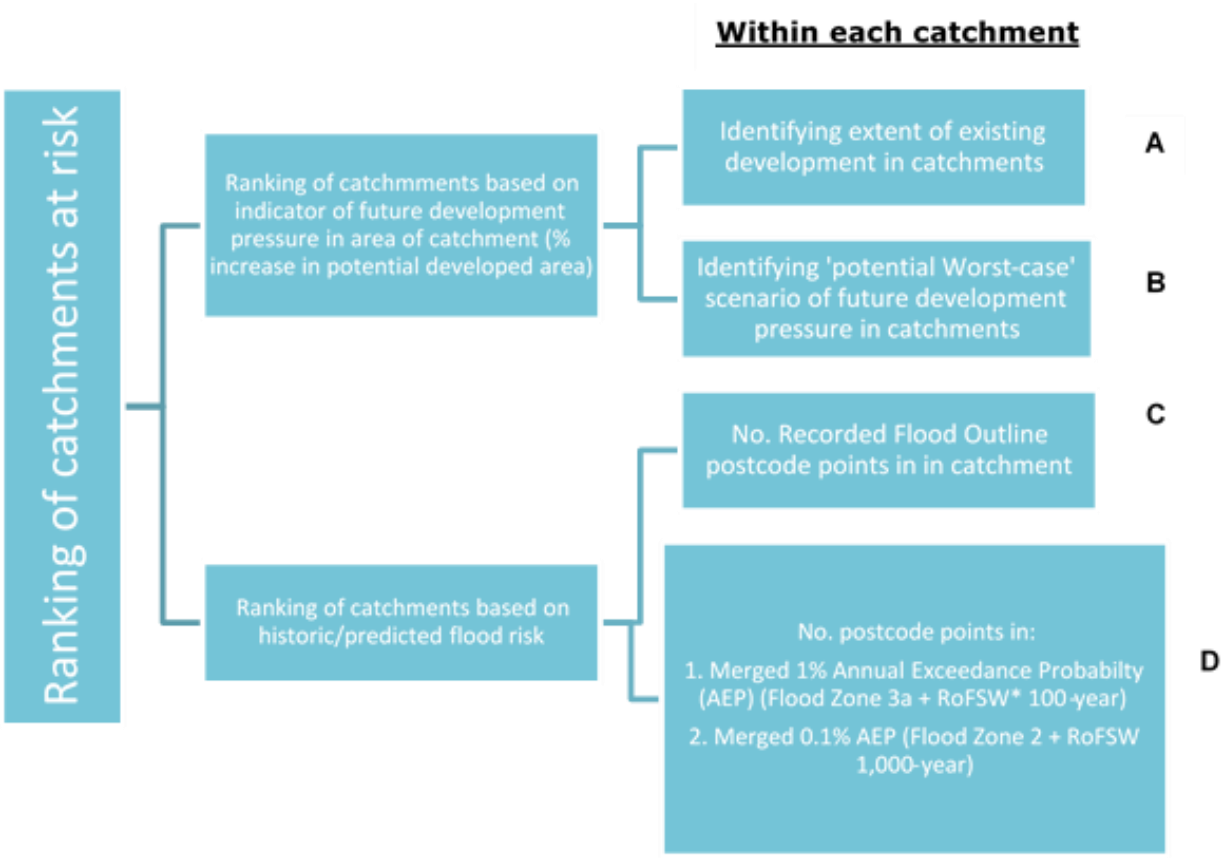


Figure 2-1: Overview of the method used in the cumulative impact assessment

**Risk of Flooding from Surface Water (RoFSW)*

2.1.2 Assessing existing and future development scenarios

To ensure that the strategic policies of the Local Plan Update (LPU) consider the impact of any future development on areas susceptible to flooding, the potential development pressures during the LPU period need to be considered. The impact of development is assessed by establishing a growth scenario of development already committed to prior to the preparation of the LPU, as well as the potential future development pressures during the active Local Plan period.

The assessment is undertaken on a river catchment scale, using catchments defined by the WFD. Several of the WFD river waterbody catchments assessed within the cumulative impact assessment cross administrative boundaries into neighbouring districts. To account for this in the study, all councils that share a WFD river waterbody catchment with Cotswold were contacted to provide information of future development within their administrative area. These councils are:

- Cheltenham Borough Council
- South Gloucestershire Council
- South Oxfordshire District Council
- Stratford-on-Avon District Council
- Stroud District Council
- Swindon Borough Council
- Tewkesbury Borough Council
- West Oxfordshire District Council
- Wiltshire Council
- Wychavon District Council
- Vale of White Horse District Council

The site allocation information provided by these neighbouring authorities was combined with that of the Council's to understand the risk to each WFD river waterbody catchment, based upon potential future growth.

It should be noted that the inclusion of potential future development pressures in neighbouring authorities makes the scoring method sensitive to future change, should any larger sites be removed, or additional sites come forward. However, it provides the best possible indication of development pressure across the Council area and catchments that feed into it. Potential future development information for the following neighbouring authorities, as either no allocation was provided or data was not provided in a spatial format suitable for consideration:

- Cheltenham Borough Council
- Stratford-on-Avon District Council
- Swindon Borough Council
- Tewkesbury Borough Council
- West Oxfordshire District Council
- Wychavon District Council

2.1.2.1 Existing development scenario (Part A - Figure 2-1)

To understand the level of existing development within the study area, the Ordnance Survey (OS) Open Codepoint dataset covering the Council area and neighbouring authority areas was used to establish the baseline growth scenario. This dataset provides postcode locations for Great Britain.

2.1.2.2 Indicator of development pressure (Part B - Figure 2-1)

To understand which catchments within the Council area are likely to experience the greatest pressure of future growth, all potential development sites within Cotswold, as well as the sites provided by the neighbouring authorities, were analysed. This analysis serves as an indicator of areas likely to be subject to the greatest development pressure in the future. At the time of preparing the assessment, this is the only spatial data indicator available, as definitive development areas have not yet been allocated within all the Local Plans of the neighbouring authorities.

This data allows calculation of the overall area of sites within each catchment that are either proposed or submitted to the relevant Local Planning Authority (LPA) for consideration to allocate within their Local Plans, illustrating the relative pressures on the catchments. The percentage total proposed area of development is calculated and ranked, with the catchment with the highest proportion of growth ranked as '1'.

2.1.3 Datasets used to assess future development pressures

Table 2-1 provides an overview of the datasets considered within the future development section of the cumulative impact assessment.

Table 2-1: Data considered within the development assessment and their purpose

Dataset	Coverage	Source of data	Purpose
Catchment boundaries	Cotswold District Council authority area	WFD river waterbody catchments (Environment Agency)	To identify and map catchments that will determine the study area extent
Existing development data	Catchments covering the Cotswold District Council authority area	Open Codepoint (Ordnance Survey)	To provide the existing development scenario
Local Plan potential future development sites	Catchments covering the Cotswold District Council authority area	Neighbouring authorities to Cotswold District	To provide an indicator of relative future development pressures within the study area

2.1.4 Assessing the sensitivity to flood risk

In addition to the assessment of future development pressures, a composite flood risk score is derived for each catchment. This is calculated by taking an average ranking of both recorded flood risk (historic incidents) and modelled (predicted) fluvial and surface water risk. To understand the relative flood risk within each catchment, a ranking system is adopted, with the worst-case flood risk numbered as '1'.

2.1.4.1 Historic flood risk (Part C - Figure 2-1)

To understand the impact to property from historic flood incidents, the EA Recorded Flood Outline (RFO) dataset was considered. This was intersected with the Codepoints within each catchment to provide a count for the number of historically impacted properties per catchment.

2.1.4.2 Sensitivity to increases in flood flows (Part D - Figure 2-1)

To understand the sensitivity of each catchment to increases in flood flows, an assessment of both fluvial and surface water flood risk was undertaken. This assessment provides an indication of where local topography makes an area more sensitive to increases in flood risk. This may be due to any number of reasons, including climate change, new development etc. It is not an absolute figure or prediction of the impact that new development will have on flood risk. Not all sources of flood risk have been considered in this assessment. This is because the available datasets for other sources of flooding are not based on a risk-based scenario, therefore they do not provide the probability of flooding in a given year.

The present day flood risk scenario is based on the 1 in 100-year (1% Annual Exceedance Probability (AEP)) event, using a combination of the EA Flood Zone 3 and medium risk RoFSW mapping. The future flood risk scenario is based on the 1 in 1000-year (0.1% AEP) event and is determined using a combination of the EA Flood Zone 2 and low risk RoFSW mapping. The fluvial and surface water flood extents are merged to prevent double counting of properties at risk where fluvial and surface water flood risks overlap.

The present and future flood risk scenarios have been separately intersected with the Codepoint dataset to approximate the number of properties at risk within each scenario. The difference between the number of properties within the present and future flood risk scenarios has been calculated and given as a percentage of the total number of Codepoints within the catchment. This gives an indication of which catchments are most sensitive to increases in surface water runoff upstream.

2.1.4.3 Datasets used to assess the sensitivity to flood risk

Table 2-2 provides an overview of the datasets considered within the flood risk section of the cumulative impact assessment.

Table 2-2: Data considered within the flood risk assessment and their purpose

Dataset	Coverage	Source of data	Purpose
Catchment boundaries	Cotswold District Council authority area	WFD river waterbody catchments (Environment Agency)	To identify and map catchments that will determine the study area extent
Property point data	Catchments covering the Cotswold District Council authority area	Open Codepoint (Ordnance Survey)	To provide an indication of the number of properties at risk
Historic flood incidents	Catchments covering the Cotswold District Council authority area	Recorded Flood Outlines (Environment Agency)	To understand which areas have been impacted by historic flooding
Fluvial flood zones	Catchments covering the Cotswold District Council authority area	Flood Map for Planning Flood Zones 2 and 3 (Environment Agency)	To understand the present day and potential future impacts of fluvial flooding
Surface water flood zones	Catchments covering the Cotswold District Council authority area	Risk of Flooding from Surface Water - low and medium risk (Environment Agency)	To understand the present day and potential future impacts of surface water flooding

3 Results

3.1 Introduction

The results are ranked for each of the above assessments from 1 to 59. For example, the catchment with the highest percentage of property points within the recorded flood outline dataset would be ranked as '1'. The individual historic flooding, flood risk sensitivity and future development pressure ranks are summed to give an overall ranking for each catchment. The catchment with the lowest combined rank is the most sensitive to the cumulative impact of development.

3.2 Cumulative impact assessment results

A Red Amber Green (RAG) rating is applied to the catchments, with red being high sensitivity, amber being medium sensitivity and green being low sensitivity. It should be noted that this assessment provides a relative assessment of sensitivity increases in flood risk and development between catchments within the study area. Catchments with an overall rank of less than 15 have been determined as high sensitivity catchments. Catchments with an overall rank of between 15 and 30 have been determined as medium sensitivity catchments. All other catchments have been identified as low sensitivity.

The following catchments have been identified as highly sensitive to the cumulative impacts of development:

- Bretforton Bk - source to conf Broadway-Badsey Bk
- Broadway-Badsey Bk - source to conf R Avon
- Churn (Baunton to Cricklade)
- Coln (from Coln Rogers) and Thames (Coln to Leach)
- Evenlode (Source to Four Shires S) and Longborough Stream
- Knee Bk - source to conf Blockley Bk
- Swilgate - source to conf R Avon
- Swill Brook (source to Ashton Keynes)
- Tetbury Avon - unnamed trib to conf Sherston Avon
- Thames (Churn to Coln)
- Thames (Kemble to Waterhay Bridge)
- Thames (Leach to Evenlode)
- Thornhill Ditch and tributaries at Cotswolds Water Park
- Windrush (Slade Barn Stream to Dikler)

The results of the cumulative impact are shown in Figure 3-1 and Table 3-1.

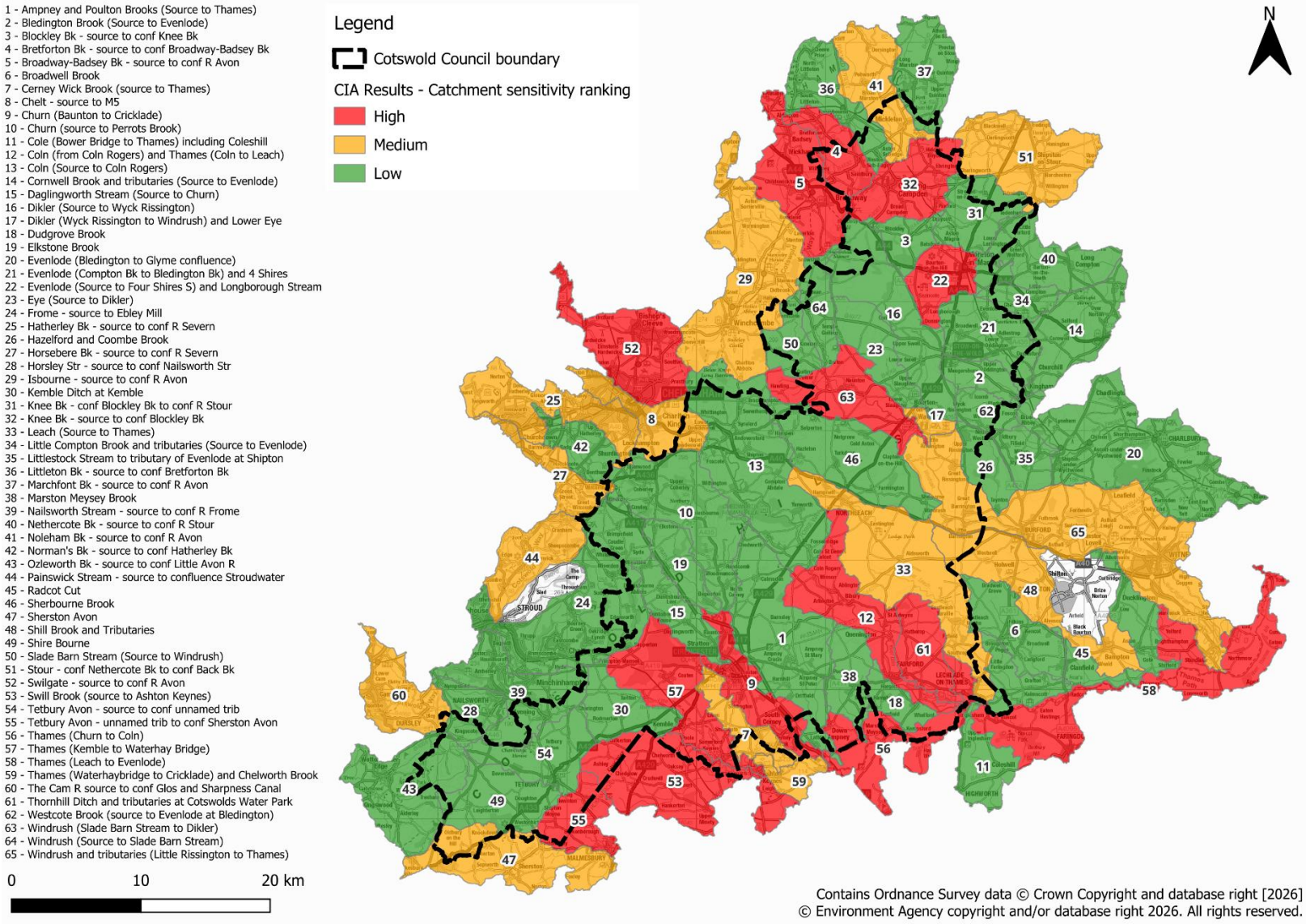


Figure 3-1: Sensitivity of catchments within and around the Cotswold study area to cumulative impacts

Page 2094

Table 3-1: Results of the cumulative impact assessment

Map label	Catchment name	Area of growth (%)	Growth RAG score	Codepoints in historic flood outlines	Increase in properties at flood risk (%)	Flood Risk RAG score	Overall RAG score	Overall rank
1	Ampney and Poulton Brooks (Source to Thames)	2.4%	Medium	1	3.7%	Low	Low	35
2	Bledington Brook (Source to Evenlode)	0.1%	Low	2	3.7%	Low	Low	40
3	Blockley Bk - source to conf Knee Bk	0.2%	Low	0	1.1%	Low	Low	52
4	Bretforton Bk - source to conf Broadway-Badsey Bk	0.3%	Low	10	13.3%	High	High	4
5	Broadway-Badsey Bk - source to conf R Avon	0.0%	Low	38	13.3%	High	High	8
6	Broadwell Brook	0.0%	Low	1	4.2%	Low	Low	47

Map label	Catchment name	Area of growth (%)	Growth RAG score	Codepoints in historic flood outlines	Increase in properties at flood risk (%)	Flood Risk RAG score	Overall RAG score	Overall rank
7	Cerney Wick Brook (source to Thames)	6.7%	High	0	4.7%	Low	Medium	27
8	Chelt - source to M5	0.0%	Low	46	12.6%	Medium	Medium	19
9	Churn (Baunton to Cricklade)	4.6%	High	12	9.2%	Medium	High	9
10	Churn (source to Perrots Brook)	0.0%	Low	0	1.5%	Low	Low	58
11	Cole (Bower Bridge to Thames) including Coleshill	0.0%	Low	3	2.9%	Low	Low	43
12	Coln (from Coln Rogers) and Thames (Coln to Leach)	0.1%	Low	20	9.7%	High	High	9
13	Coln (Source to Coln Rogers)	0.1%	Low	0	0.0%	Low	Low	55

Map label	Catchment name	Area of growth (%)	Growth RAG score	Codepoints in historic flood outlines	Increase in properties at flood risk (%)	Flood Risk RAG score	Overall RAG score	Overall rank
14	Cornwell Brook and tributaries (Source to Evenlode)	0.0%	Low	0	3.3%	Low	Low	54
15	Daglingworth Stream (Source to Churn)	0.0%	Low	0	11.9%	Medium	Low	31
16	Dikler (Source to Wyck Rissington)	0.0%	Low	0	0.0%	Low	Low	59
17	Dikler (Wyck Rissington to Windrush) and Lower Eye	0.4%	Low	1	5.4%	Low	Medium	28
18	Dudgrove Brook	0.7%	Low	0	2.0%	Low	Low	45
19	Elkstone Brook	0.0%	Low	0	0.0%	Low	Low	59
20	Evenlode (Bledington to Glyme confluence)	0.0%	Low	12	3.9%	Low	Low	40

Map label	Catchment name	Area of growth (%)	Growth RAG score	Codepoints in historic flood outlines	Increase in properties at flood risk (%)	Flood Risk RAG score	Overall RAG score	Overall rank
21	Evenlode (Compton Bk to Bledington Bk) and 4 Shires	1.5%	Medium	0	4.3%	Low	Low	34
22	Evenlode (Source to Four Shires S) and Longborough Stream	4.3%	High	28	14.3%	High	High	2
23	Eye (Source to Dikler)	0.0%	Low	0	2.3%	Low	Low	57
24	Frome - source to Ebley Mill	0.1%	Low	10	3.8%	Low	Low	46
25	Hatherley Bk - source to conf R Severn	0.0%	Low	41	14.3%	Medium	Medium	17
26	Hazelford and Coombe Brook	0.0%	Low	0	2.7%	Low	Low	56
27	Horsebere Bk - source to conf R Severn	0.0%	Low	13	9.4%	Medium	Medium	26

Map label	Catchment name	Area of growth (%)	Growth RAG score	Codepoints in historic flood outlines	Increase in properties at flood risk (%)	Flood Risk RAG score	Overall RAG score	Overall rank
28	Horsley Str - source to conf Nailsworth Str	0.1%	Low	0	3.0%	Low	Low	50
29	Isbourne - source to conf R Avon	0.0%	Low	18	8.9%	Medium	Medium	22
30	Kemble Ditch at Kemble	0.4%	Low	0	0.0%	Low	Low	49
31	Knee Bk - conf Blockley Bk to conf R Stour	0.2%	Low	0	6.8%	Low	Low	36
32	Knee Bk - source to conf Blockley Bk	0.3%	Low	21	11.5%	High	High	6
33	Leach (Source to Thames)	0.1%	Low	12	5.9%	Medium	Medium	21
34	Little Compton Brook and tributaries (Source to Evenlode)	0.0%	Low	0	0.0%	Low	Low	59

Map label	Catchment name	Area of growth (%)	Growth RAG score	Codepoints in historic flood outlines	Increase in properties at flood risk (%)	Flood Risk RAG score	Overall RAG score	Overall rank
35	Littlestock Stream to tributary of Evenlode at Shipton	0.0%	Low	1	5.3%	Low	Low	42
36	Littleton Bk - source to conf Bretforton Bk	0.0%	Low	2	9.6%	Medium	Low	30
37	Marchfont Bk - source to conf R Avon	0.0%	Low	0	8.7%	Low	Low	39
38	Marston Meysey Brook	0.0%	Low	1	2.3%	Low	Low	47
39	Nailsworth Stream - source to conf R Frome	0.1%	Low	4	6.0%	Low	Low	37
40	Nethercote Bk - source to conf R Stour	0.0%	Low	0	4.2%	Low	Low	50

Map label	Catchment name	Area of growth (%)	Growth RAG score	Codepoints in historic flood outlines	Increase in properties at flood risk (%)	Flood Risk RAG score	Overall RAG score	Overall rank
41	Noleham Bk - source to conf R Avon	0.5%	Low	0	6.9%	Low	Medium	29
42	Norman's Bk - source to conf Hatherley Bk	0.0%	Low	2	7.6%	Low	Low	38
43	Ozleworth Bk - source to conf Little Avon R	0.2%	Low	4	4.9%	Low	Low	31
44	Painswick Stream - source to confluence Stroudwater	0.0%	Low	1	14.7%	Medium	Medium	23
45	Radcot Cut	0.0%	Low	9	4.3%	Medium	Low	31
46	Sherbourne Brook	0.0%	Low	0	0.0%	Low	Low	59
47	Sherston Avon	0.9%	Low	11	4.2%	Medium	Medium	16
48	Shill Brook and Tributaries	0.0%	Low	18	7.4%	Medium	Medium	23
49	Shire Bourne	0.0%	Low	0	0.0%	Low	Low	59

Map label	Catchment name	Area of growth (%)	Growth RAG score	Codepoints in historic flood outlines	Increase in properties at flood risk (%)	Flood Risk RAG score	Overall RAG score	Overall rank
50	Slade Barn Stream (Source to Windrush)	0.0%	Low	0	0.0%	Low	Low	59
51	Stour - conf Nethercote Bk to conf Back Bk	0.0%	Low	13	11.5%	Medium	Medium	17
52	Swilgate - source to conf R Avon	0.0%	Low	165	13.6%	High	High	11
53	Swill Brook (source to Ashton Keynes)	0.8%	Low	16	11.5%	High	High	3
54	Tetbury Avon - source to conf unnamed trib	0.2%	Low	0	3.7%	Low	Low	43
55	Tetbury Avon - unnamed trib to conf Sherston Avon	2.8%	Medium	6	7.8%	Medium	High	11
56	Thames (Churn to Coln)	0.3%	Low	7	8.2%	Medium	High	13

Map label	Catchment name	Area of growth (%)	Growth RAG score	Codepoints in historic flood outlines	Increase in properties at flood risk (%)	Flood Risk RAG score	Overall RAG score	Overall rank
57	Thames (Kemble to Waterhay Bridge)	0.6%	Low	12	9.6%	High	High	5
58	Thames (Leach to Evenlode)	0.1%	Low	29	8.9%	Medium	High	14
59	Thames (Waterhaybridge to Cricklade) and Chelworth Brook	0.0%	Low	5	13.3%	High	Medium	15
60	The Cam R source to conf Glos and Sharpness Canal	1.4%	Medium	7	6.4%	Low	Medium	20
61	Thornhill Ditch and tributaries at Cotswolds Water Park	2.3%	Medium	7	21.6%	High	High	1

Map label	Catchment name	Area of growth (%)	Growth RAG score	Codepoints in historic flood outlines	Increase in properties at flood risk (%)	Flood Risk RAG score	Overall RAG score	Overall rank
62	Westcote Brook (source to Evenlode at Bledington)	0.0%	Low	0	3.4%	Low	Low	53
63	Windrush (Slade Barn Stream to Dikler)	0.0%	Low	17	15.6%	High	High	7
64	Windrush (Source to Slade Barn Stream)	0.0%	Low	0	0.0%	Low	Low	59
65	Windrush and tributaries (Little Rissington to Thames)	0.0%	Low	52	9.0%	Medium	Medium	23

4 Assumptions and limitations

Table 4-1 sets out the assumptions and limitations of the cumulative impact assessment.

Table 4-1: Assumptions and limitations of the assessment

Assessment aspect	Assumption made	Details of limitation in method	Justification
Development pressure	Assumption of housing density and impermeable areas	Where potential development densities were not known for the sites, it is assumed that 70% of the site area would contribute surface water runoff to the wider catchment. This takes into account a 30% allowance for landscaping and requirements for sustainable drainage systems (SuDS) within sites, which lessens the impacts of new development	With housing densities and proportions of undeveloped areas not known, the approach aims to provide a more realistic indication of site development in the growth scenario
Development pressure	Current site use assumed to be greenfield (undeveloped)	The current use of the sites (e.g. greenfield/brownfield) is often undefined. Brownfield sites are likely to have a less significant impact on flood risk as they have previously been developed. Therefore, in absence of this information, a 'worst case' assessment is produced, which assumes that all sites are greenfield (undeveloped) and may overestimate the risk within each catchment	The assessment considers the 'worst case' development scenario, that all sites were greenfield (undeveloped) prior to growth. With the former land uses for each site not known, the approach overestimates the potential impact, but this is a precautionary approach
Development pressure	Potential development site area not provided for all neighbouring authorities	Potential development sites were available for consideration for the South Oxfordshire, South Gloucestershire, Stroud, Wiltshire and Vale of White Horse authority areas.	Potential development pressure was not taken into account for the WFD catchments shared between Cheltenham, Stratford-on-Avon, Swindon, Tewkesbury, West Oxfordshire and Wychavon. Cumulative

Assessment aspect	Assumption made	Details of limitation in method	Justification
			impacts were assessed through flood risk only. It is recommended that this assessment is updated should this information be made available.
Flood risk	Overlap between fluvial and surface water extents	The Risk of Flooding from Surface Water mapping identifies the lowest points in the landscape, and therefore low-lying river floodplains are also classified as being at surface water risk. This can lead to 'double counting' of flood risk.	To prevent double counting, the Flood Zone and Risk of Flooding from Surface Water datasets are merged, to create a composite flood risk layer, with any overlapping areas dissolved.
Flood risk	Conservative assumption of using the 1 in 1000-year event to represent the future 1 in 100-year event	The 1 in 1000-year has been used as a conservative proxy to represent the likely influence of climate change on a fluvial 1 in 100-year flood event to inform on the sensitivity of catchments to increases in flooding.	This approach has been taken to ensure a consistent approach between the consideration of fluvial and surface water flooding. There is no suitable surface water climate change information currently available from the EA at the time of writing.
Flood risk	Use of OS Code Point Open postcode point data to represent properties affected by historic/predicted flood risk	As postcode points represent the average location of all properties within a postcode area, there may be properties at the edges of a catchment or the study area which are counted within the neighbouring area or not picked up at all. The dataset is based on full postcodes.	The postcode points are an available open source dataset. Postcode area sizes are also relative to the density of properties in a location, providing better data coverage in areas where a greater number of properties were likely to be affected.

5 Planning policy considerations

5.1 Introduction

Catchment-specific planning policy considerations have been identified for the catchments where cumulative development is likely to have the greatest impact on flood risk to communities.

In addition to assessment at this Level 1 SFRA level, it is recommended that site-specific FRAs are required to include consideration of the cumulative effects of the proposed development. It should be demonstrated that flood risk downstream will not be made worse by the combination of effects from more than one development allocation.

Specific policy considerations are provided for each sensitivity category and are set out in Sections 5.2 to 5.4 below.

5.2 Considerations for all new development in Cotswold

The following planning policy considerations apply to development within all catchments:

- Developments should seek betterment of existing flood risks both within the site and in surrounding areas. As a minimum, developments must meet national and local standards for FRAs and surface water drainage strategies. By looking at flood risks beyond the site boundary, developers should be encouraged to implement sustainable solutions which manage flood risk.
- Major developments[1] should be accompanied by an overall surface water drainage strategy. This should cover:
    - How the cumulative impacts of potential peak rates and volumes of surface water runoff from development sites would impact on the peak flows, duration of flooding and timing of flood peaks on receiving watercourses. This should be used to develop and implement appropriate drainage sub-catchments for the management of surface water, as well as specific runoff rate and volume requirements for each phase of the development.
    - The risk of flooding from all sources, including for rainfall events greater than the design standard of the surface water drainage system should be taken into account. This is to ensure there is no flood risk to new properties, and that exceedance flows in extreme events are safely routed around those properties.
    - The consideration of how SuDS, natural flood management techniques, green infrastructure and green-blue corridors can be designed into the development

1 As defined in the NPPF as residential developments comprising 10 or more homes, or greater than 0.5 hectares in area, and for non-residential developments, additional floorspace of 1,000m^2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

master plan to facilitate drainage flood risk management. As well as managing the quantity of water, they should also ensure the wider benefits of biodiversity, amenity, water quality and recreation are realised.
    - Based on the above, a drainage phasing plan aligned with the SuDS management train method should be developed. Firstly, it should consider how water can be infiltrated / stored at a plot level, then conveyed through the site. It should also identify any wider storage needs at a settlement level.
    - The provision of drainage shall be based on the drainage phasing plan, to ensure adequate drainage is provided and implemented throughout the lifetime of the development. This includes provision of adequate drainage during the construction phase, to manage the risk of flooding, erosion and pollution during construction.
    - The Council (as LPA), Gloucestershire County Council (GCC) (as Lead Local Flood Authority (LLFA)) and the EA should be consulted during the development of the surface water drainage strategy, subject to EA resource availability.
- In rural areas of the catchments, Natural Flood Management (NFM) techniques, such as woodland planting and earth bunds, can be used to slow down and store flood waters upstream of settlements.
- In urban and suburban locations, SuDS should be integrated into the site design, to manage the existing surface water flow paths on the site and to help mitigate the flood risks to downstream communities.
- Successive minor developments have the potential to significantly impact on existing surface water and flood risk issues, particularly as the LLFA is not currently consulted on such applications. Therefore, planning policy for minor developments should support existing LPA guidance on the reduction of existing runoff rates, through the use of SuDS.
- Any development within the fluvial floodplain (i.e. Flood Zones 3b, 3a and 2) should provide suitable flood compensation storage, in consultation with the EA, to avoid a net loss in floodplain storage.
- The LLFA and other Risk Management Authorities (RMAs) should use the information in the SFRA to inform a long term pipeline of flood alleviation studies and schemes to determine where further developer contributions on / off site would be beneficial.

5.3 Considerations for medium sensitivity catchments

The following planning policy considerations apply to development within those catchments identified as being at medium sensitivity. All new developments (other than minor extensions) in these catchments should:

- Incorporate SuDS and provide details of adoption, ongoing maintenance, and management, in line with the Gloucestershire SuDS Design and Maintenance Guide and the National Standards for SuDS. Preference will be given to above

ground, vegetated SuDS, which contribute to the conservation and enhancement of biodiversity and green infrastructure in the study area.

- Be incentivised to provide wider betterment by being requested to demonstrate in site-specific FRAs and surface water drainage strategies what measures can be put in place to contribute to a reduction in flood risk downstream. This may either be through provision of additional storage on site e.g. through oversized SuDS, natural flood management techniques, green infrastructure and green-blue corridors and/or by providing a Partnership Funding contribution towards a wider community scheme.
- Ensure both greenfield and brownfield developments are to aim to achieve greenfield runoff rates and volumes in their post-development state.
- Ensure Surface Water Management Plans are developed as required.

5.4 Considerations for higher sensitivity catchments

The following planning policy considerations apply to development within those catchments identified as being at higher sensitivity. For all new developments (other than minor extensions) in these catchments, consider:

- National and local flood risk planning policy must be stringently applied within these areas, with flood risk from all sources given the appropriate priority, particularly when applying the sequential and exception tests.
- Both greenfield and brownfield developments to achieve 20% betterment over pre-development greenfield runoff peak flows[2] and volumes[3] in their post-development state, to counter cumulative impacts of development within the catchment.
- A surface water drainage strategy should be required for all developments in these catchments, regardless of development size. This would mean that a site-specific FRA would be required for all developments, regardless of their size.
- The EA may designate higher sensitivity catchments as Areas with Critical Drainage Problems (ACDPs) as required. If an area with critical drainage is identified, the LPA (supported by the LLFA) should draft a policy within their Local Plan to manage flood risk from local sources in these catchments with critical drainage problems.
- For larger sites and strategic developments (e.g. new settlements and urban extensions):
    - The LLFA, EA and LPA should be consulted at pre-application stage.
    - The FRA should examine the cumulative impacts of proposed peak surface water runoff rates and volumes from across the site on the peak flows, duration of flooding and timing of flood peaks in receiving watercourses. This

2 For the 1 in 1 year rainfall event and the 1 in 100 year rainfall event
3 For the 1 in 100 year, 6 hour rainfall event

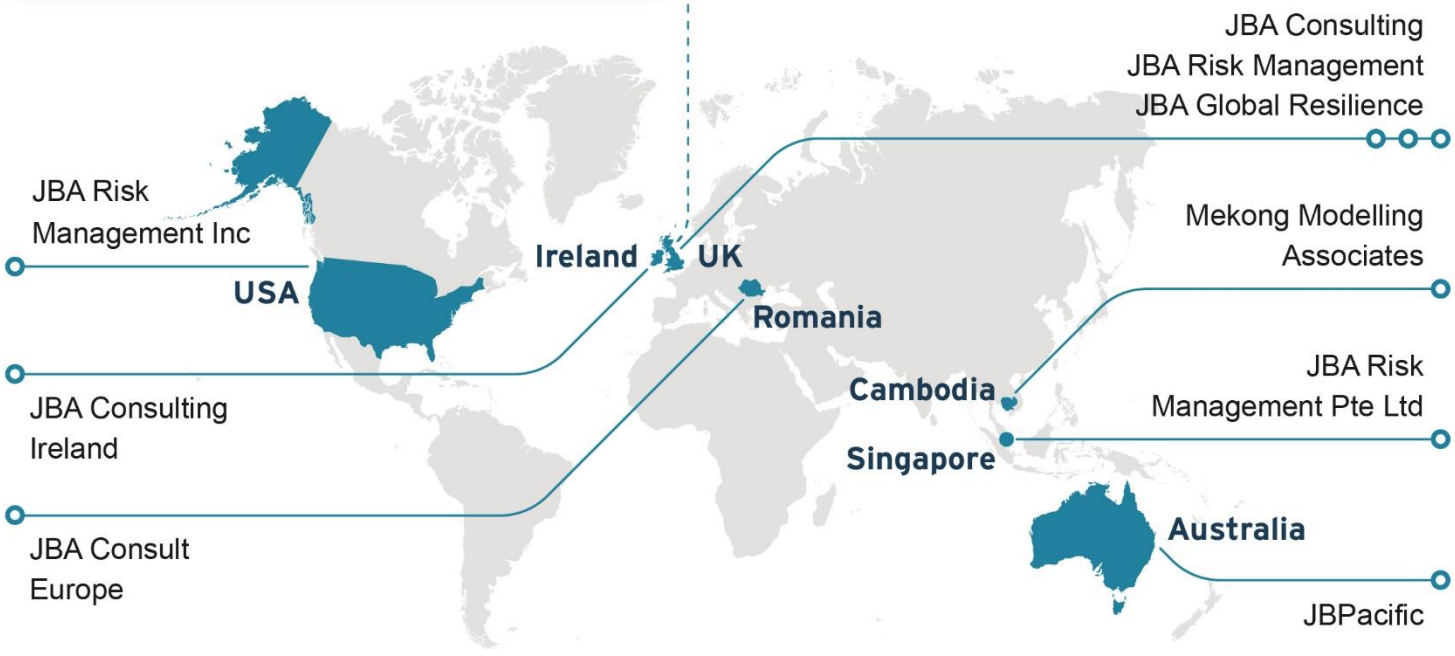
should include the impact of other developments within the WFD catchment, if appropriate, as advised by the LPA/LLFA.
    - A surface water drainage strategy should be developed and implement appropriate drainage sub-catchments for the management of surface water, with specific runoff rate and volume requirements set for each sub-catchment, in line with the SuDS management train.
- Particular attention should be given to limiting runoff volumes to greenfield volume, with long-term storage to be provided where required. The timing of runoff released from the development site will need to be assessed against peak flow timings on the receiving watercourse, to ensure that discharges do not have a detrimental impact on downstream flood risk.
    - The timing of flows released from the development site will need to be assessed in the context of peak flows on the receiving watercourse.
    - Every opportunity should be taken to infiltrate and/or store water at a plot level.
    - Longer-term measures for managing flood risk should be considered, including river restoration and contributions to pipeline flood alleviation schemes.
- Where development sites receive runoff from, or drain towards, neighbouring authorities, the LPA should work closely with neighbouring LPAs and the LLFA to develop complementary local plan policies on cumulative flood risk and sustainable drainage.

www.jbaconsulting.com



Our Offices

Bristol
Coleshill
Cork
Doncaster
Dublin
Edinburgh
Exeter
Glasgow
Haywards Heath
Leeds
Limerick
Newcastle
Newport
Peterborough
Portsmouth
Saltaire
Skipton
Tadcaster
Thirsk
Wallingford
Warrington



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn Associates Limited
Registered in England
3246693

JBA Group Ltd is certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

This page is intentionally left blank

Appendix G - Data Sources

This appendix provides details on the main data sources used as part of this Strategic Flood Risk Assessment (SFRA), including its purpose, licencing details, when the data was obtained for the SFRA, and where any updated data can be obtained by users of the SFRA.

Data used	Purpose of data	Data source	Date received	Where can data be obtained?	Licence details
Hydraulic models and outputs	Assess fluvial flood risk	Environment Agency	04/11/2025	Request from the Environment Agency via their Flood Map for Planning Service	Environment Agency Conditional Licence
Flood Map for Planning Flood Zones 2 and 3	Assess fluvial flood risk	Environment Agency	23/12/2025	Flood Map for Planning - Flood Zones	Open Government Licence
Risk of Flooding from Rivers and Sea	Assess fluvial flood risk	Environment Agency	23/12/2025	Risk of Flooding from Rivers and Sea	Open Government Licence
OS MasterMap Water Network	Assess fluvial flood risk	Environment Agency (via Cotswold District Council)	23/12/2025	Defra Data Services Platform (only available to specified users)	Environment Agency Conditional Licence
Risk of Flooding from Surface Water	Assess surface water flood risk	Environment Agency	23/12/2025	Risk of Flooding from Surface Water	Open Government Licence
JBA's Groundwater Emergence Map	Assess groundwater flood risk	JBA Consulting	23/12/2025	Request from JBA Consulting (subject to licence fee)	JBA Consulting Licence
Reservoir inundation mapping - Dry Day scenario	Assess reservoir flood risk	Environment Agency	23/12/2025	Reservoir inundation mapping - Dry Day scenario	Open Government Licence
Reservoir inundation mapping - Wet Day scenario	Assess reservoir flood risk	Environment Agency	23/12/2025	Reservoir inundation mapping - Wet Day scenario	Open Government Licence
Reservoir inundation mapping - Fluvial Contribution	Assess reservoir flood risk	Environment Agency	23/12/2025	Reservoir inundation mapping - Fluvial Contribution	Open Government Licence
Historic canal flooding breaches and overtopping information	Assessing flood risk from canals	Canal and River Trust	N/A	Request from the Canal and River Trust	N/A
LLFA historic flooding information	Understand historic flood risk	Gloucestershire County Council	06/03/2026	Request from Gloucestershire County Council	Gloucestershire County Council Data Sharing Agreement
Sewer Flooding Recorded Incidents	Understand historic flood risk	Water Company	05/01/2026	Request from Water Company	-
List of known locations of historic flooding incidents	Understand historic flood risk	Water Company	05/01/2026	Request from Water Company	-
Historic Flood Map	Understand historic flood risk	Environment Agency	23/12/2025	Historic Flood Map	Open Government Licence
Recorded Flood Outlines	Understand historic flood risk	Environment Agency	23/12/2025	Recorded Flood Outlines	Open Government Licence
Flood defence data from AIMS database	Assessing impact of defences	Environment Agency	23/12/2025	Flood defence data from AIMS database	Open Government Licence
LLFA Asset Register	Assessing impact of defences	Gloucestershire County Council	13/02/2026	Request from Gloucestershire County Council	Gloucestershire County Council Data Sharing Agreement
Aquifer designation map (bedrock geology)	Understanding the study area	Environment Agency (via Cotswold District Council)	23/12/2025	Defra Data Services Platform (only available to specified users)	Environment Agency Conditional Licence
Aquifer designation map (superficial deposits)	Understanding the study area	Environment Agency (via Cotswold District Council)	23/12/2025	Defra Data Services Platform (only available to specified users)	Environment Agency Conditional Licence
Environment Agency 1m LiDAR	Understanding the study area	Environment Agency	23/12/2025	LIDAR Composite Digital Terrain Model (DTM) - 1m	Open Government Licence
WFD catchment boundaries for CIA	Understanding the study area	Environment Agency	23/12/2025	WFD River Waterbody Catchments Cycle 2	Open Government Licence
Source Protection Zones (merged)	Understanding the study area	Environment Agency	23/12/2025	Source Protection Zones (merged)	Open Government Licence
Information on site allocations	Assessing the cumulative impacts of development	Stratford-on-Avon District Council	NOT RECEIVED	Request from Stratford-on-Avon District Council	-
Information on site allocations	Assessing the cumulative impacts of development	West Oxfordshire District Council	NOT RECEIVED	Request from West Oxfordshire District Council	-
Information on site allocations	Assessing the cumulative impacts of development	Vale of White Horse District Council	15/12/2025	Request from Vale of White Horse District Council	-
Information on site allocations	Assessing the cumulative impacts of development	Swindon Council	NOT RECEIVED	Request from Swindon Council	-
Information on site allocations	Assessing the cumulative impacts of development	Wiltshire Council	20/01/2026	Request from Wiltshire Council	-
Information on site allocations	Assessing the cumulative impacts of development	Stroud District Council	08/01/2026	Request from Stroud District Council	-
Information on site allocations	Assessing the cumulative impacts of development	Cheltenham District Council	NOT RECEIVED	Request from Cheltenham District Council	-
Information on site allocations	Assessing the cumulative impacts of development	Wychavon District Council	16/01/2025	Request from Wychavon District Council	-
Information on site allocations	Assessing the cumulative impacts of development	Tewkesbury District Council	NOT RECEIVED	Request from Tewkesbury District Council	-
Information on site allocations	Assessing the cumulative impacts of development	South Goucestershire Council	16/01/2026	Request from South Goucestershire Council	-
Flood Alert Areas	Flood warning and emergency planning	Environment Agency	23/12/2025	Flood Alert Areas	Open Government Licence
Flood Warning Areas	Flood warning and emergency planning	Environment Agency	23/12/2025	Flood Warning Areas	Open Government Licence

This page is intentionally left blank

Appendix H: Guide for using available flood risk data in applying the Sequential Test

1 Introduction

The aim of this appendix is to discuss the availability and limitations of data for assessing the risk from different sources of flooding both now and in the future within the Sequential Test, including a user guide for the Council to use the data supplied in the SFRA through the application of the Sequential Test for different sources of risk.

1.1 Policy requirements

The need to apply the Sequential Test is set out within the National Planning Policy Framework (NPPF) which was last updated in February 2025 and the Planning Practice Guidance - Flood Risk and Coastal Change (PPG) which was last updated in September 2025.

Paragraph 172 of the NPPF states that *"All plans should apply a sequential, risk-based approach to the location of development – taking into account **all sources of flood risk** and the **current and future impacts of climate change** – so as to avoid, where possible, flood risk to people and property"*

Paragraph 174 states that *"the aim of the sequential test is to steer new development to areas with the lowest risk of **flooding from any source**.[…] The strategic flood risk assessment will provide the basis for applying this test."*

Finally, paragraph 175 of the NPPF states that *"the sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk)"*

Therefore, in summary the NPPF sets out the requirement for considering all sources of flood risk, now and in the future when applying the Sequential Test. It also identifies certain circumstances where the Sequential Test would not be required where vulnerable elements are shown (through a site-specific Flood Risk Assessment) to be outside of areas at risk of flooding from any source.

Paragraph 017 of the PPG states that *"Where the Strategic Flood Risk Assessment, or other available flood risk maps or information, indicates that part or parts of a neighbourhood plan area may be at risk of flooding, the qualifying body should have regard to the National Planning Policy Framework's policies on flood risk. Where they are*

considering proposing development, they will need to show that this would be consistent with the local planning authority's application of the Sequential Test".

Paragraph 023 of the PPG states that *"The approach is designed to ensure that areas at little or no risk of flooding from* ***any source*** *are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in* ***current and future medium and high flood risk areas*** *considering* ***all sources of flooding including areas at risk of surface water flooding****.[…] Other forms of flooding need to be treated consistently with river and tidal flooding in mapping probability and assessing vulnerability, so that the sequential approach can be applied across all areas of flood risk."*

Paragraph 024 of the PPG states *"Where it is not possible to locate development in low-risk areas, the Sequential Test should go on to compare reasonably available sites within medium risk areas; and then, only where there are no reasonably available sites in low and medium risk areas, within high-risk areas. […] Initially, the presence of existing flood risk management infrastructure should be ignored, as the long-term funding, maintenance and renewal of this infrastructure is uncertain."*

Paragraph 027 states that *"In applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied."*

Therefore, in summary the PPG requires all sources of flooding to be considered within the Sequential Test, now and in the future. In cases where a site-specific Flood Risk Assessment shows a development at risk of surface water flooding can be made safe for its lifetime without increasing flood risk elsewhere then the surface water flood risk would not need to be considered within the Sequential Test. Therefore, reference within this document to application of the Sequential Test for surface water flooding is predominantly concerned with the application of this as part of the Local Plan where site-specific Flood Risk Assessments have not been prepared.

The PPG also makes clear that sources of flood risk other than river flooding need to be treated consistently with river (fluvial) flooding, in terms of mapping probability and vulnerability.

In addition, the PPG also notes that where Neighbourhood Plans are considering proposing development, they should address how this would be consistent with the local planning authority's application of the Sequential Test and if necessary, the Exception Test. If not, these tests will need to be re-visited on a local authority-wide basis.

1.2 Requirements for the Sequential Test

A basic requirement for the Sequential Test to be performed is that appropriate, competent mapping can be prepared to enable logical comparison of the flood risk from different sources at alternative locations, both now and in the future, as this is fundamental to establishing a logical “risk sequence”.

Section 2 describes the implications of including different sources of flooding both now and in the future in the Sequential Test. It also highlights matters to be considered and identifies a preferred approach. Table 4-1 and Table 4-2 provide a user guide for the Council to use to apply the Sequential Test for each source of flood risk and signposts to relevant sections of the SFRA.

1.3 The Exception Test

In circumstances where the Sequential Test has been performed and it is not possible for development to be located in areas with a lower risk of flooding, the Exception Test may be required. The Exception Test is a two-part process that requires preparation of evidence to demonstrate that development proposals at risk of flooding deliver wider sustainability benefits and can be made safe for the intended lifespan (thus it is a requirement to demonstrate that proposed development will be safe under climate change conditions).

Table 2 of the PPG sets out the requirements for the Exception Test but does not reflect the need to avoid flood risk from sources other than rivers. There is no guidance on how to consider other sources of flood risk. The Exception Test should only be applied, following the application of the Sequential Test, in the following instances:

- 'Essential infrastructure' in Flood Zone 3a or 3b
- 'Highly vulnerable' development in Flood Zone 2 (this is NOT permitted in Flood Zone 3a or 3b)
- 'More vulnerable' development in Flood Zone 3a (this is NOT permitted in Flood Zone 3b)

While the Exception Test is not explicitly required for sites at risk from other sources of flooding, the Local Planning Authority should follow a similar principle where sites are proposed that are at risk from other sources of flooding, carefully weighing up the wider benefits of development against the risk, ensuring that site users can be kept safe through the lifetime of the development and ensuring residual risk can be safely managed.

2 Sources of flooding in the Sequential Test

2.1 River (fluvial) risk

2.1.1 Recommendations for using river flood risk in the Sequential Test

The Environment Agency Flood Map for Planning and any available detailed local hydraulic models should be used to consider river flood risk in the Sequential Test.

It is recommended that the Sequential Test considers river (fluvial) flood risk as follows:

- The Sequential Test can be carried out using the river (fluvial) Flood Zones for present day low (Flood Zone 1), medium (Flood Zone 2) and high risk (Flood Zone 3a).
- Where detailed models are available and are more up to date, the 1% AEP and 0.1% AEP events should be assessed alongside the Flood Zones.
- In considering the impact of climate change:
    - The 1% AEP and 0.1% AEP events should be used with appropriate allowances for climate change.
    - Where detailed modelling is available and not included within the 'Flood Map for Planning - Flood Zones plus Climate Change' dataset, these should be used.
    - Elsewhere, the 'Rivers and Sea defended and undefended flood risk extents - climate change' dataset should be used. For river (fluvial) flooding, the dataset uses the 2080s epoch (2070-2125) Central allowance. These are provided for the 1% AEP, and 0.1% AEP events which are suitable for considering future flood risk to all development types other than essential infrastructure.

2.2 Surface water flood risk

2.2.1 Available data to assess surface water flood risk

The Environment Agency's Flood Map for Planning surface water flood risk (also known as the Risk of Flooding from Surface Water) mapping is available to assess surface water flood risk. The following points should be considered when using this mapping:

- The mapping based on a generalised modelling methodology. It is generally suitable for showing surface water flow routes at different probability flood events (3.3% AEP, 1% AEP and 0.1% AEP), although the uncertainty associated with the predicted outlines for the respective probabilities is high.
- It does not always include allowance for drainage features such as culverts and can over or underestimate flooding where there are linear features such as embankments.
- Unlike the Zone maps for river flooding the surface water mapping makes an allowance for the assumed performance of a local drainage system.

The nature of surface water flooding differs from that of river flooding:

- Normal profile of extent and shape of surface water flooding is a “dendritic” pattern that follows low lying topography and is not an extensive blanket, as is most often the case for river flooding.
- Surface water flood risk is normally more likely to be relatively short lived and much more localised than would be the case for river flooding (most likely being caused by local high intensity short duration rainfall events).

It is likely that in many circumstances surface water flood risk zones based on the surface water mapping could affect a relatively small proportion of a proposed allocation site, but in practical terms this might not in itself be a factor that demonstrates that the principle of development could not be supported.

2.2.2 Recommendations for using zone maps for surface water flooding

Note, changes to the PPG in September 2025 mean that the surface water does not need to be considered within the Sequential Test where a site-specific Flood Risk Assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development. It is anticipated that as part of the Local Plan allocation, the application of the Sequential Test for surface water flood risk would still be required as the majority of sites will not have a site-specific Flood Risk Assessment at this stage.

It is recommended that the Sequential Test considers surface water flood risk as follows:

- The Sequential Test can be carried out using the Flood Map for Planning surface water flood risk (also known as the Risk of Flooding from Surface Water) data for present day low (between 0.1 AEP% and 1% AEP events), medium (between 1% AEP and 3.3% AEP events) and high risk (greater than 3.3% AEP event) areas.
- Flood Map for Planning surface water flood risk (also known as the Risk of Flooding from Surface Water) dataset does not currently include climate change outputs for an appropriate epoch or allowance for planning purposes. As such, the low risk 0.1% AEP (1 in 1000-year) surface water extent should be used as a proxy for climate change. Once suitable climate change outputs are available, these should be used.

The use of these surface water events should be done with caution due to the highlighted uncertainties in the surface water modelling and mapping.

Surface Water mapping does not strictly describe the same conceptual risk zone as defined for river flooding (even though it is associated with the same probability) as the mapping is based on different assumptions and is filtered to remove shallow depths of water. However, it does create a product that can accommodate sequential testing, as it would facilitate strategic decisions that directed development to land in lower risk areas.

2.3 Groundwater flood risk

2.3.1 Available data to assess groundwater flood risk

The following source of groundwater mapping will be made available for use within this SFRA:

- JBA Groundwater Flood Emergence Map

The following points should be considered when using this dataset:

- The JBA Groundwater Flood Emergence Map does potentially enable a risk-based approach to be taken as it depicts different levels of risk. However, this is based on the risk of emergence of groundwater and not surface flooding due to groundwater and it should be noted that the location of highest risk of emergence might not be coincident with the location at highest risk of flooding. The analyses performed to prepare the mapping are all for a 1% AEP event and so provide a risk of groundwater emergence to the surface as they are based on predicted difference between groundwater level and the ground surface. Five zones are defined to describe the risk of groundwater being: at or very near ground surface; between 0.025m and 0.5m below the ground surface; between 0.5m and 5m below the ground surface; at least 5m below the ground surface; and negligible risk of groundwater flooding.
- The underlying challenge with this dataset is that there are uncertainties within the data and therefore it should not be used with confidence unless supported by more detailed local studies. The mapping provides an indication of where risk of elevated groundwater levels might be higher, but it would not be easy to defend.
- There is no climate change mapping available for groundwater and in view of the uncertainty in the present-day data it is unlikely that such mapping will be available in the near future.

2.3.2 Recommendations for using zone maps for groundwater flooding

It is recommended that groundwater flood risk is not considered in the Sequential Test on the basis that the JBA groundwater flood emergence map does not provide the confidence or certainty required to undertake the Sequential Test. As the available mapping does not provide competent evidence on the relative risk of flooding across the study area, it could potentially result in inappropriate allocations if used without understanding the limitations of the data.

JBA groundwater emergence mapping should therefore be used in conjunction with other relevant sources of flooding such as historical records so that areas can be identified that are unlikely to be affected by groundwater flooding (low potential) and also areas where groundwater flooding is potentially a material consideration can be identified (high potential). At the Level 2 SFRA stage (or for a site-specific Flood Risk Assessment), a site-specific assessment should be performed where the potential for groundwater flooding is high.

2.4 Sewer flood risk

2.4.1 Available data to assess sewer flood risk

The following data was available for use within this SFRA to assess sewer flood risk:

- Thames Water historic flooding incidences
- Thames Water Drainage and Wastewater Management Plan (DWMP)

The historic flooding incidences are only available at postcode level and thus mapping does not define the spatial extent or location of sewer flooding.

Mapping within the DWMP does not enable execution of risk based sequence.

2.4.2 Recommendations for using zone maps for sewer flooding

It is recommended that the sewer flood risk is not considered in the Sequential Test on the basis that the available information is not of an appropriate resolution or format to support spatial comparison of risk.

The data resolution provided in the DWMP is catchment scale and not applicable across the entire district. Consequently, it is not possible to take a risk-based approach using this data and it is not considered to be comparable to the river flooding information.

Where possible the historic flooding incidences and DWMP information should be used to inform the scope of site specific FRAs.

2.5 Reservoir flood risk

2.5.1 Available data to assess reservoir flood risk

The following data was available for use within this SFRA to assess reservoir flood risk:

- Environment Agency "Wet day" and "Dry day" reservoir inundation extents

The “wet day” mapping shows the predicted extent of a reservoir breach at the same time as a 0.1% AEP river flood (as this is a likely time when a reservoir might fail) and the "dry day" shows the failure just from the water retained by the dam. The fluvial contribution shows where the impact of "wet day" reservoir flooding affects the fluvial flood extent.

Neither set of mapping describes a risk-based scenario as they do not provide the probability of a dam failure but are intended to describe a “worst credible case”.

More detailed information on flood velocities and depths has been prepared as part of the modelling and mapping study, but this is not publicly available and can only be viewed by those with appropriate security classifications. The flood extents are publicly available.

The mapping does not provide climate change information on future flood risk and provision of such mapping is unlikely based on the existing methodology.

2.5.2 Recommendations for using zone maps for reservoir flooding

It is recommended that the available reservoir flood mapping is not included in the Sequential Test as the available data is inappropriate to be used alongside risk mapping from other sources when performing the Sequential Test.

An assessment of those sites identified to be at risk of inundation during dry day and wet day breach events should be included in the Level 2 SFRA.

The available information is not conceptually similar to the risks pertaining to river flooding as it shows the worst credible case and not the risk of flooding and so does not support a logical spatial comparison of risk that can be substantiated by appropriate evidence.

More detailed assessment in the Level 2 SFRA will identify locations where proposed development could result in a change to the risk designation of a reservoir. If proposed sites are located in a zone at reservoir risk, it will be necessary to understand the extent to which the flooding could be made worse and to report on the implications with respect to allocating the land for development. On that basis such an approach is recommended. If proposed development is located in a high hazard zone in the vicinity of an existing dam structure the implications should be considered in a Level 2 SFRA or site-specific FRA and where appropriate an assessment made of whether alternative sites should be considered in accordance with the Sequential Test.

3 Sequential approach at a site level

The Environment Agency's Flood Risk Assessment guidance was updated in October 2025. The guidance states that "*you may not need a sequential test if development can be laid out so that only elements such as public open space, biodiversity and amenity areas are located in areas at risk of any source of current or future flooding*." The premise of this was subsequently included within Paragraph 175 of the NPPF which was updated in February 2025.

Therefore, in cases where the proportion of the site at flood risk is small, a sequential approach at the site level would be appropriate and enable development to be located in areas of low risk of flooding (by avoiding high risk areas that might exist at a particular site). This involves incorporating the less vulnerable aspects of the development (such as public open space, biodiversity and amenity areas) in the areas at risk of flooding. The more vulnerable aspects would be incorporated within areas at lower risk, and a Sequential Test would not be required.

As this is a strategic assessment, the area required for public open space, biodiversity and amenity areas at each of the sites is not known. It is therefore appropriate to assume that a "small" proportion of the sites will be set aside for these purposes. As such, if a "small" proportion of the site is at risk, the Sequential and Exception Tests would not be required. The definition of "small" will be agreed with the Council, based on any open space policies within the Local Plan.

4 Summary of the Sequential Test methodology

Table 4-1: Summary of the Sequential Test methodology for fluvial and surface water flooding

Source of Flooding	High Risk	Medium Risk	Low Risk	Present Day Data	Future Risk Data	Relevant sections of the SFRA
Fluvial	Greater than 1% AEP (1 in 100 year) (FZ3)	Between 1% and 0.1% AEP (1 in 100 and 1 in 1000 year) (FZ2)	Less than 0.1% AEP (1 in 1000 year) (FZ1)	EA's Flood Zones 1, 2 and 3 use a risk-based approach. Where detailed models are available and more up to date the 1% AEP and 0.1% AEP events should be assessed alongside the Flood Zones.	Use the Rivers and Sea undefended flood risk extents - climate change dataset for the 1% AEP (1 in 100-year) and 0.1% AEP (1 in 1,000-year) events. The Central Allowance should be used for the 2080s (2070-2121) epoch for all development other than Essential Infrastructure. Detailed modelling should be used where it is available and not included within the 'Rivers and Sea undefended flood risk extents - climate change' dataset.	4.4 – Fluvial Flood Risk 5.2 – Peak river flow allowances Appendix B – SFRA Mapping Appendix G - Data sources used in this SFRA
Surface Water	Greater than 3.3% AEP (1 in 30-year)	Between 3.3% AEP (1 in 30-year) and 1% AEP (1	Less than 1% AEP (1 in 100-year)	Environment Agency's Flood Map for Planning surface water flood risk (also known as the Risk of Flooding from Surface Water) mapping, 3.3% (1 in 30-year) and 1% AEPs (1 in	Appropriate climate change modelling is currently note available. Use 0.1% AEP (1 in 1,000-year) as a proxy for climate change Once suitable climate change datasets are available these	4.5 – Surface water flood risk 5.3 – Peak rainfall intensities

Source of Flooding	High Risk	Medium Risk	Low Risk	Present Day Data	Future Risk Data	Relevant sections of the SFRA
	year)	in 100-year)		100-year). Different assumptions are used to derive surface water risk than is the case for fluvial flood zones. Care should be taken using this dataset as in some areas it potentially does not provide the confidence or certainty required (for example where there is a risk of linear features impacting on flood extents).	should be used.	Appendix B – SFRA Mapping Appendix G - Data sources used in this SFRA

Table 4-2: Summary of the Sequential Test methodology for other sources of flooding

Source of Flooding	Assessing Risk	Present Day Data	Future Risk Data	Relevant sections of the SFRA
Groundwater	Screening to be undertaken to assess the potential susceptibility of all sites to groundwater emergence. Additional information may be required via a Level 2 SFRA or site-specific FRA where susceptibility is considered to be high.	Datasets potentially do not have the confidence or certainty required to provide mapping that enables a comparative assessment to be made of the risk of flooding of land from groundwater. Therefore, a precautionary approach should be taken, and all sites where groundwater emergence potential is identified to be high should be identified and assessed in a Level 2 SFRA or site-specific Flood Risk Assessment. The implications for sequential selection of alternative locations should be considered at that stage.	(not available)	4.7 – Groundwater flood risk 5.4 - (Impacts of climate change) Groundwater Appendix B – SFRA Mapping Appendix G - Data sources used in this SFRA
Sewer	Assessment of potential susceptibility of sites to sewer flooding to be undertaken via a Level 2 SFRA or site-specific FRA utilising available data from historic flood records and DWMP.	Datasets potentially do not have the confidence or certainty required to provide mapping that enables a comparative assessment to be made of the risk of flooding of land from sewers. Therefore, further assessment will be undertaken at a Level 2 SFRA where significant risk from sewers is noted. This may be through historical sewer flood records and additional information from water companies. The implications for sequential selection of alternative locations should be considered at	(not available)	4.6 – Sewer flood risk Appendix B – SFRA Mapping Appendix G - Data sources used in this SFRA

Source of Flooding	Assessing Risk	Present Day Data	Future Risk Data	Relevant sections of the SFRA
		that stage.		
Reservoir	Screening to be undertaken to identify sites where development is proposed in a high hazard zone. Additional information may be required via a Level 2 SFRA or site-specific FRA where susceptibility is considered to be high.	Datasets potentially do not have the confidence or certainty required to provide mapping that enables a comparative assessment to be made of the risk of flooding of land from reservoirs. In addition, the reservoir flood map identifies the consequence of a reservoir breach rather than risk, so applying high, medium and low 'risk' is not possible using this dataset. Therefore, a precautionary approach should be taken and sites where development is proposed in a high hazard zone will be identified and assessed in a Level 2 SFRA or site specific FRA. The implications for sequential selection of alternative locations should be considered at that stage.	(not available)	4.8.1 – Reservoir flood risk Appendix B – SFRA Mapping Appendix G - Data sources used in this SFRA



JBA consulting

Offices at

Bristol
Coleshill
Doncaster
Dublin
Edinburgh
Exeter
Glasgow
Haywards Heath
Leeds
Limerick
Newcastle upon Tyne
Newport
Peterborough
Portsmouth
Saltaire
Skipton
Tadcaster
Thirsk
Wallingford
Warrington

Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

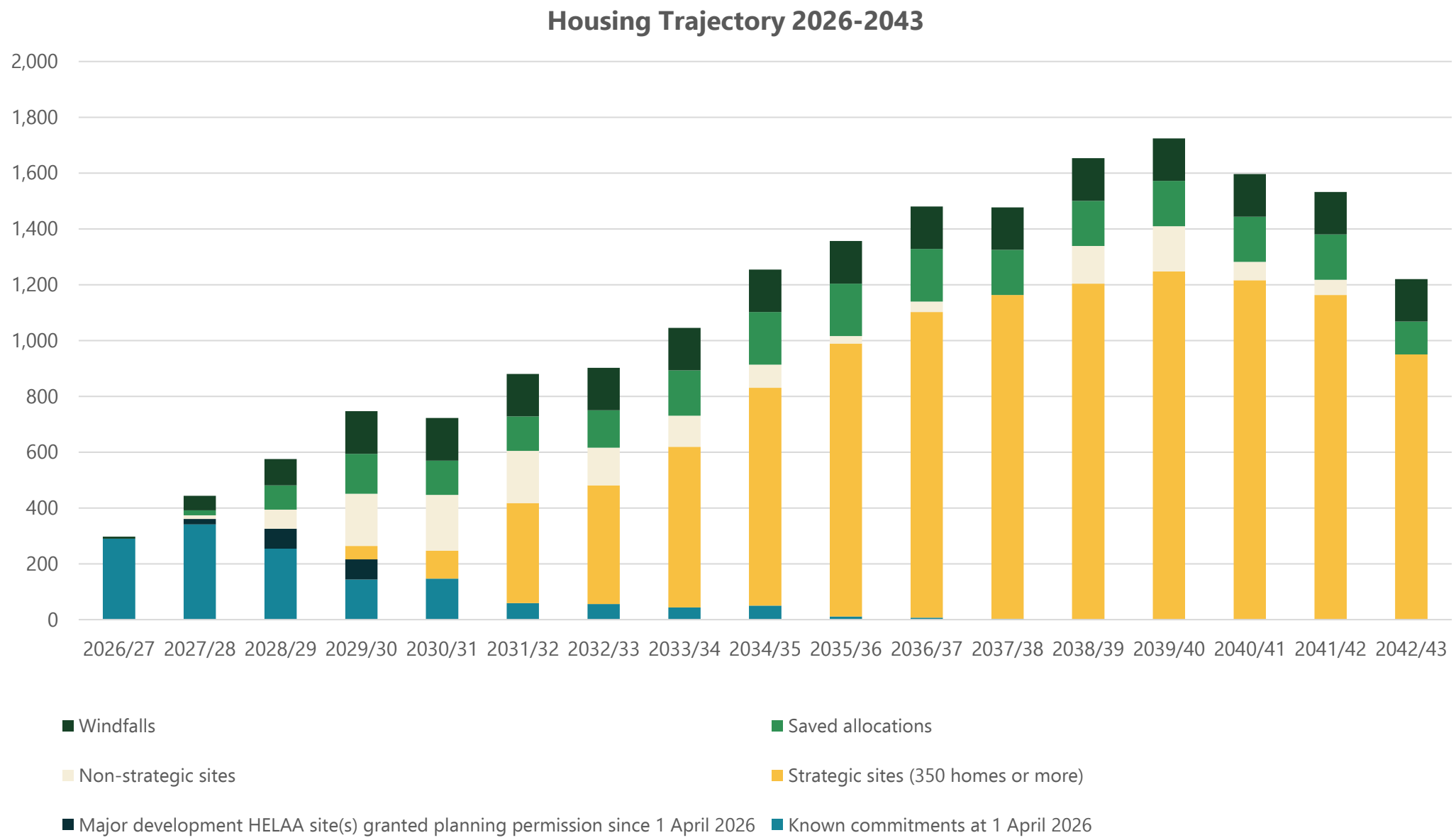
+44(0)1756 799919
info@jbaconsulting.com
www.jbaconsulting.com
Follow us:

Jeremy Benn Associates Limited

Registered in England 3246693

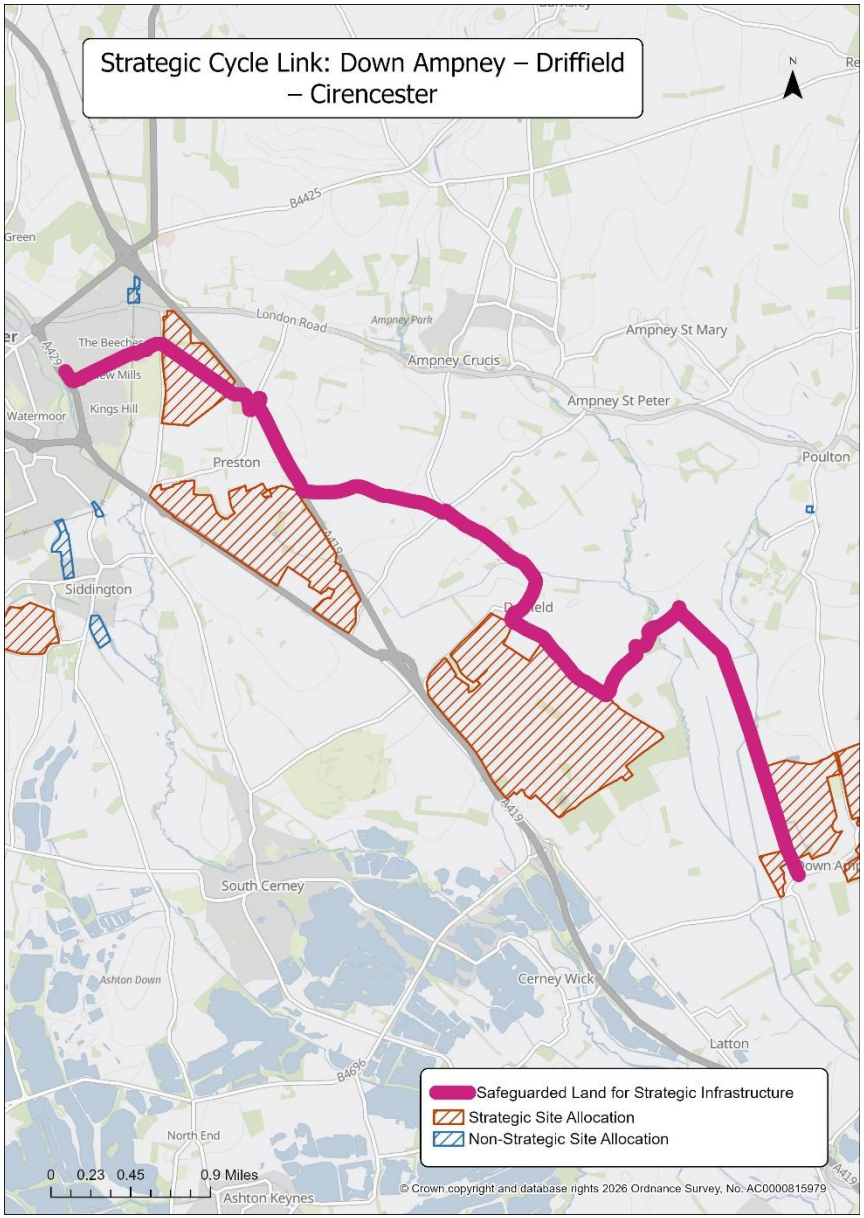
JBA Group Ltd is certified to:
ISO 9001:2015
ISO 14001:2015
ISO 27001:2013
ISO 45001:2018

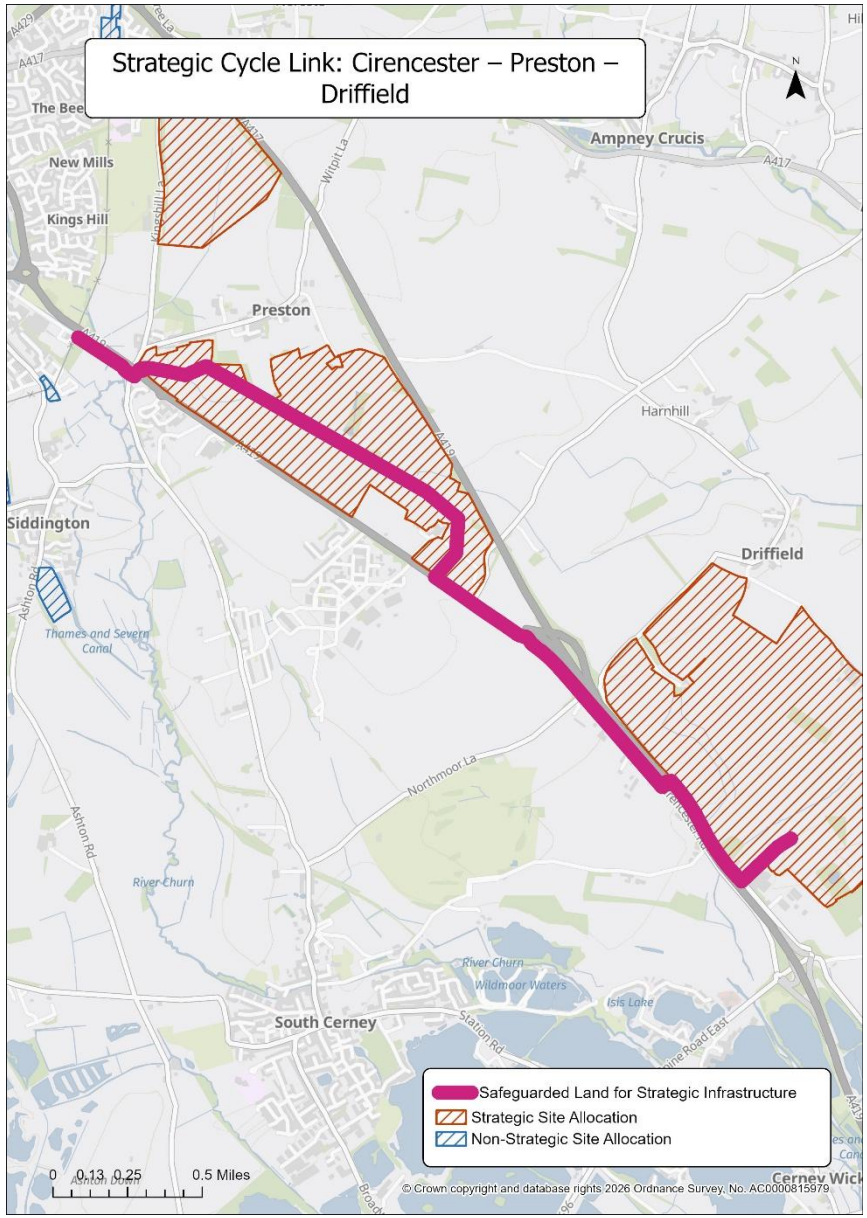
Appendix 4
Housing Trajectory



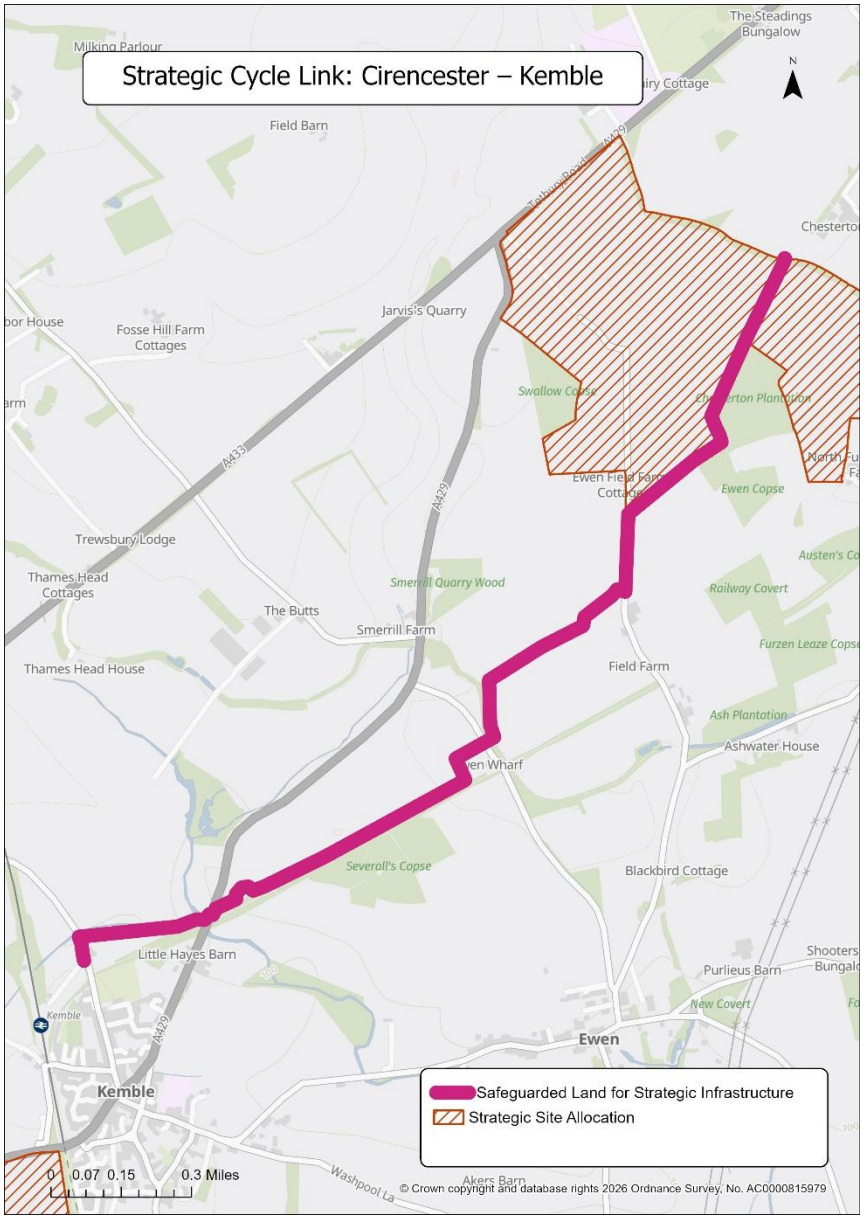
This page is intentionally left blank

Appendix 8
Safeguarding of Land for Strategic Infrastructure Schemes



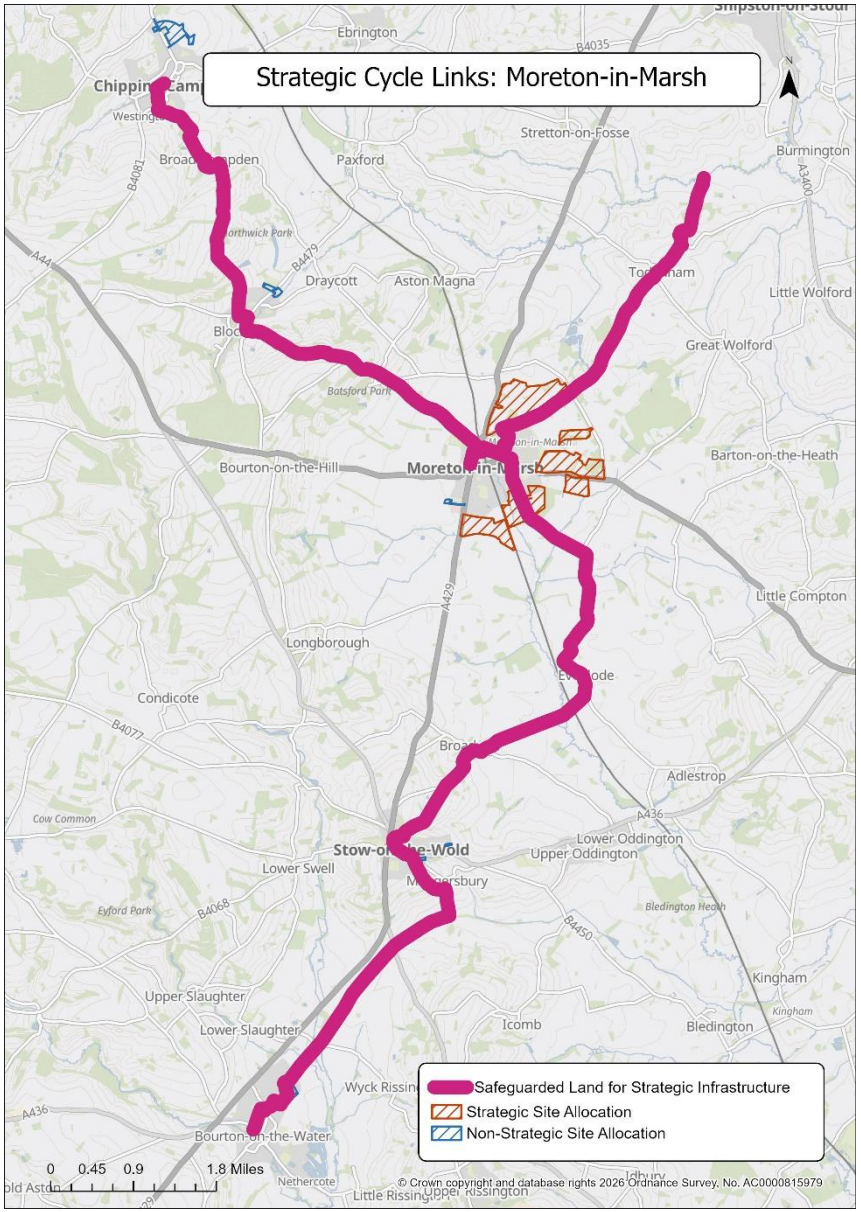


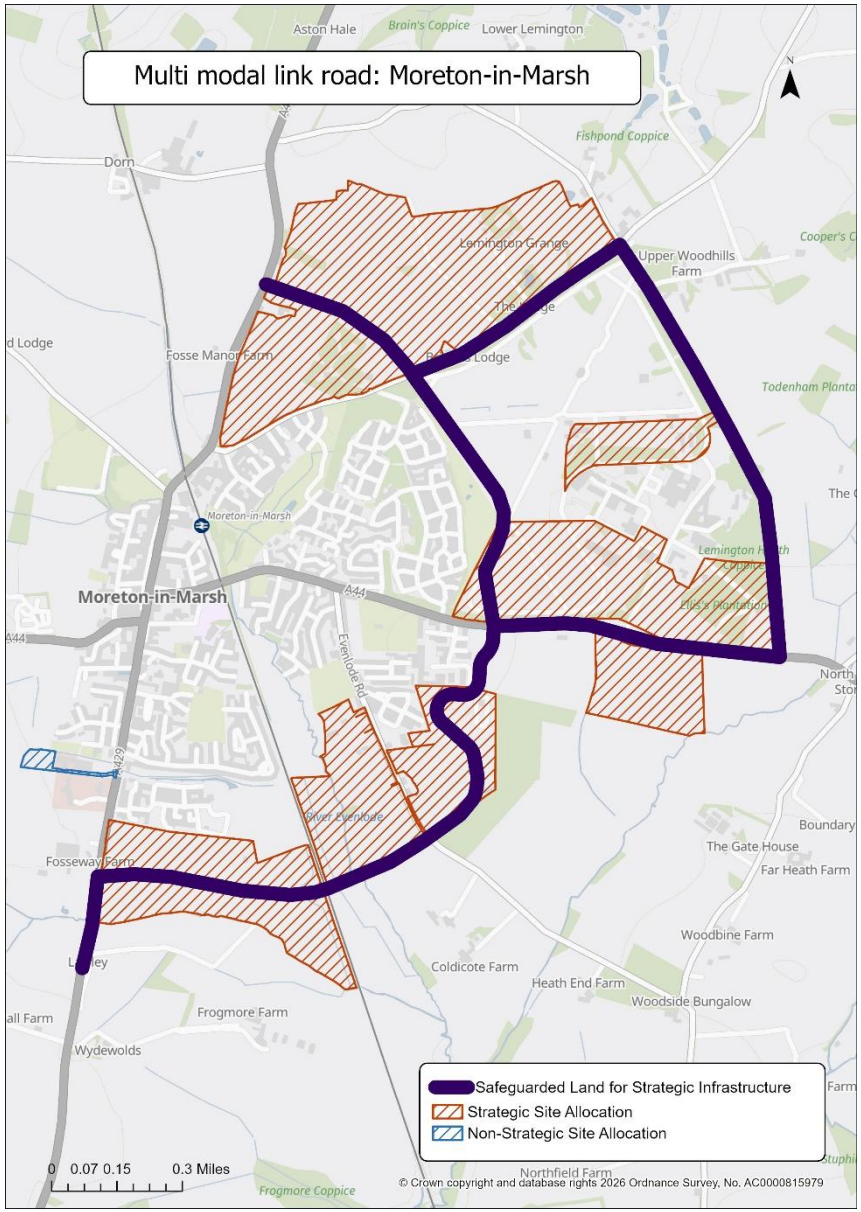
Appendix 8
Safeguarding of Land for Strategic Infrastructure Schemes





Appendix 8
Safeguarding of Land for Strategic Infrastructure Schemes





This page is intentionally left blank

Draft document for Council governance process July and August 2026

Cotswold District

Statement on Effective Cooperation

July 2026

COTSWOLD
District Council

Contents

1. Introduction 2
Cotswold Context 2
Change to the Duty to Cooperate from legal requirement to policy compliance 4
Who do we cooperate with? 5
What are strategic planning matters? 6
What are Statements of Common Ground 7
2. Engagement 8
Appendix 1 – Statements of Common Ground Summary Table 9
Appendix 2 – Statements of Common Ground 11
Appendix 3 – Memoranda of Understanding Overview Table 12
Appendix 4 – Memoranda of Understanding 13

1. Introduction

Cotswold Context

1.1 Cotswold District Council is producing a new Local Plan for the plan period 2026-2043, which will replace the existing Adopted Local Plan 2011-2031. This statement on effective cooperation is published alongside the Local Plan Regulation 19.

1.2 Three Regulation 18 stages of consultation were undertaken in 2022, 2024 and 2025. The outcomes of these consultations have fed into the preparation of the Regulation 19 Publication Version of the Local Plan in addition to the updated evidence base.

1.3 The statutory Duty to Cooperate was removed in March 2026. However, the requirement to demonstrate effective cooperation on strategic matters remains through national policy and the examination of plan soundness.

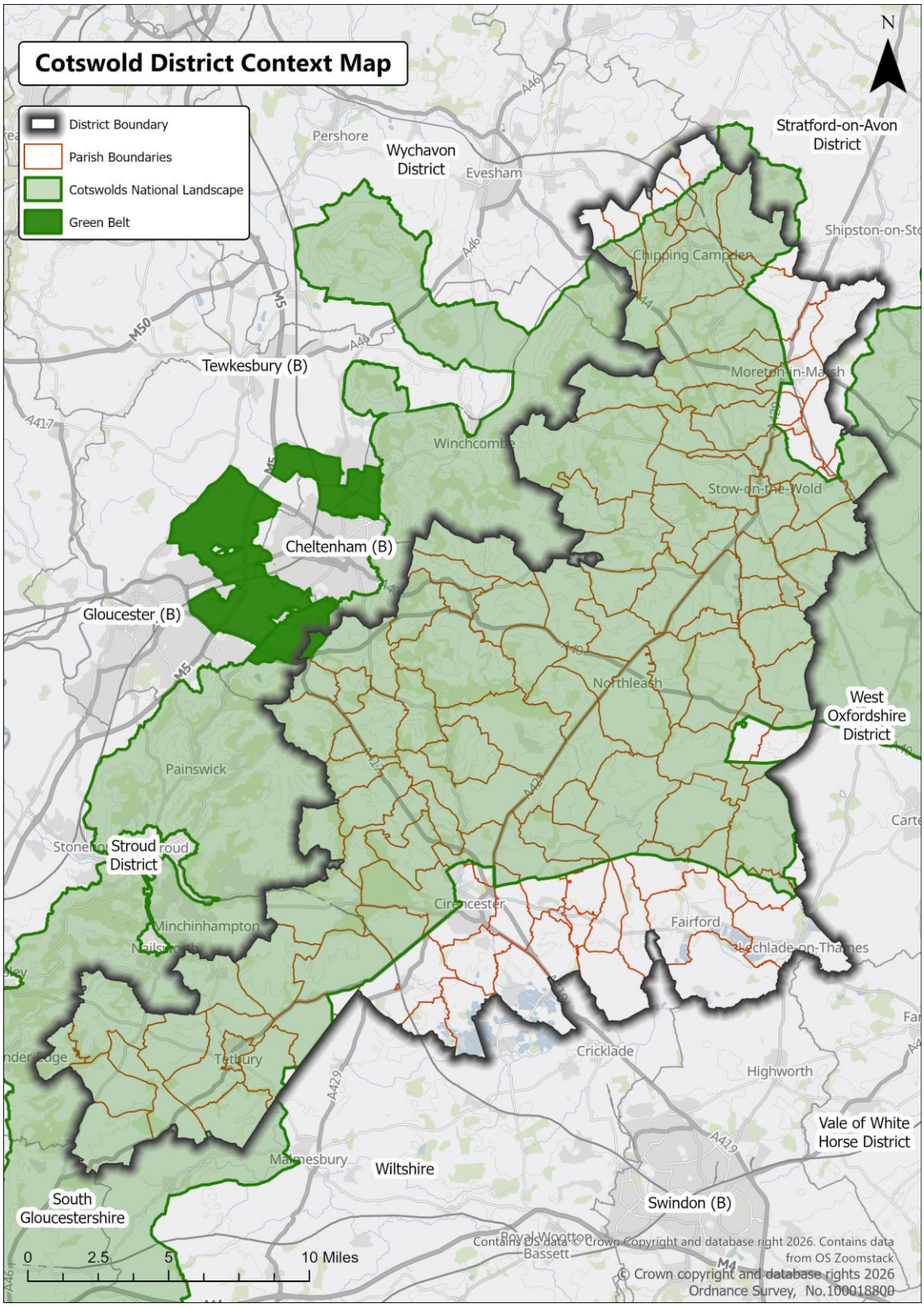
1.4 This statement provides a summary of how the Council has engaged constructively, actively and on an ongoing basis with relevant authorities and organisations in preparing the Local Plan.

1.5 It is supported by detailed evidence, including Statements of Common Ground (SoCGs) which demonstrate that cooperation has been effectively undertaken, that strategic cross-boundary matters have been appropriately considered and agreement, or any areas of disagreement, are adequately documented (see **Appendix 2**). The evidence also includes Memoranda of Understanding (MoUs) which demonstrate collaborative working with landowners and developers in particular on the delivery of strategic site allocations (see **Appendix 4**).

1.6 The Council has engaged with the relevant authorities and organisations in the preparation of the draft Local Plan through formal joint working, commissioning shared evidence, various types of meetings, and engaging in other partnership working.

1.7 Cotswold District Council forms the easternmost part of the County of Gloucestershire.

Figure 1: Context map showing Cotswold District and neighbouring authorities



1.8 Within Gloucestershire, we work closely with our neighbours in Tewkesbury, Stroud and Cheltenham. Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council are working together on a joint Strategic and Local Plan (SLP).

1.9 We also share physical boundaries with the authorities of Stratford-on-Avon, Wychavon, West Oxfordshire, Vale of White Horse, Swindon, Wiltshire, and South Gloucestershire.

Change to the Duty to Cooperate from legal requirement to policy compliance

1.10 The Duty to Cooperate was revoked in March 2026 following the coming force of new plan-making regulations under the Levelling-up and Regeneration Act 2023.

1.11 The Duty is therefore no longer a legal requirement and does not form part of the statutory tests at examination. This applies both to plans prepared under the new plan-making system and those continuing under the existing Local Plan Regulations.

1.12 However, the removal of the Duty does not remove the requirement for local planning authorities to engage constructively, actively and on an ongoing basis on strategic cross-boundary matters.

1.13 The NPPF sets out a continued requirement for authorities to maintain effective cooperation on strategic matters. These matters are examined through the tests of soundness, in particular whether the plan is:

- Positively prepared, including in relation to unmet need; and
- Effective, including whether it is deliverable over the plan period and based on effective joint working.

1.14 In this context, this statement demonstrates how effective cooperation has been undertaken throughout the preparation of the Local Plan. It details the engagement activity to date with detailed evidence contained within the SoCGs and Memoranda of Understanding.

1.15 The approach set out in this statement reflects current national policy and guidance on plan-making following the removal of the statutory Duty.

Who do we cooperate with?

1.16 The neighbouring Councils include*:*

- Tewkesbury Borough Council
- Stroud District Council
- Cheltenham Borough Council
- Stratford-on-Avon District Council (Warwickshire County)
- Wychavon District Council (Worcestershire County)
- West Oxfordshire District Council (Oxfordshire County)
- Vale of White Horse District Council (Oxfordshire County)
- Swindon Borough Council (Swindon)
- Wiltshire Council (Wiltshire)
- South Gloucestershire Council
- Gloucestershire County Council
- Oxfordshire County Council
- Worcestershire County Council
- Warwickshire County Council

1.17 Other relevant organisations engaged on strategic matters include:

- The Environment Agency
- Historic England
- Natural England
- Sport England
- Water providers (Thames Water, Wessex Water, Severn Trent Water)
- Gloucestershire Integrated Care Board
- National Highways
- Network Rail
- Defence Infrastructure Organisation

What are strategic planning matters?

1.18 Strategic matters are things that relate to sustainable development, use of land or infrastructure that has, or would have a significant impact on at least two planning areas.

1.19 The strategic planning matters are not prescribed, and authorities will have specific strategic planning matters relative to their issues in their area.

1.20 The key strategic matters considered through this process include housing and employment provision, infrastructure (including transport, water and wastewater), and health and social infrastructure.

1.21 Further detail on how these matters have been addressed, including areas of agreement and any outstanding issues, is provided within the relevant SoCGs (see **Appendix 2**).

1.22 Cotswold District is a highly constrained region with around 80% of the area designated as National Landscape. Despite these constraints, the Council's evidence indicates that the Local Plan meets its identified housing need over the plan period and does not give rise to unmet need requiring accommodation from neighbouring areas. In the event that a modest level of unmet housing need were to be identified, it is assumed that the forthcoming Spatial Development Strategy that will include Gloucestershire, and/or new Local Plans to be prepared by the new unitary authority, or authorities in Gloucestershire, will provide a more effective mechanism to plan for this.

1.23 For that reason, even though the Council is seeking to avoid identifying any unmet housing need, the Council does not anticipate needing to ask any neighbouring authorities to assist with planning for unmet housing need, should any be identified through the remaining process.

1.24 The Council's evidence also indicates that the Local Plan meets its identified employment needs in full and will not require any unmet need to be accommodated in neighbouring authorities.

1.25 The Local Plan includes ten proposed strategic allocations that will support the delivery of sustainable development and infrastructure delivery, including strong sustainable transport connectivity, and provision for education, including two new secondary schools, along with extensive green infrastructure and the achievement of high environmental standards.

1.26 The specific strategic matters engaged on with each neighbour or relevant organisation are described in the relevant SoCG.

What are Statements of Common Ground

1.27 To demonstrate effective and ongoing joint working, we are preparing and maintaining SoCGs with relevant authorities and organisations in line with the requirements detailed in current plan-making guidance (see **Appendix 2**).

1.28 Each SoCG details the specific strategic matters that have been engaged on and any agreements relating to the issues discussed. They also detail any specific engagement that has taken place between ourselves and the relevant organisation or neighbour.

1.29 Our SoCGs are at an advanced stage of preparation. We are aiming to have as many SoCGs completed and signed by the time of this publication, even where in some cases this may indicate agreement that further discussions will take place after Regulation 19. This reflects the iterative nature of plan-making with committed ongoing engagement.

1.30 All SoCGs will be finalised and updated as necessary throughout the remaining process.

1.31 The table in Appendix 1 provides a summary table of the SoCGs, with full document SoCGs included in Appendix 2.

1.32 Alongside SoCGs, the Council are also preparing Memoranda of Understanding (MoUs) with landowners and developers, in particular in relation to the delivery of proposed strategic allocations. These will be used to assist in demonstrating that proposed sites can deliver the necessary infrastructure requirements, and that the Council have worked constructivel and on an ongoing basis with developers and landowners throughout the process of allocating sites and masterplanning the design features.

1.33 The table in Appendix 3 provides a summary table of the MoUs, with full document MoUs included in Appendix 4.

2. Engagement

2.1 Engagement has been ongoing through the plan-making process including at Regulation 18 Issues and Options consultation (2022), Regulation 18 Draft Plan consultation (2024 and 2025), and engagement in preparation ahead of Regulation 19 consultation (2026).

2.2 This has included joint and coordinated evidence base work where appropriate, including studies prepared at the Gloucestershire-wide level and ongoing collaboration with Gloucestershire County Council and neighbouring authorities on infrastructure, transport and other strategic planning matters.

2.3 The SoCGs detail the specific engagement with neighbours and bodies throughout the plan-making process including detailed comments and discussion points (see **Appendix 2**)

2.4 Taken together, this demonstrates that the Local Plan has been prepared through effective, proportionate and ongoing joint working on strategic matters, in accordance with national policy.

Appendix 1 – Statements of Common Ground Summary Table

Organisation / Neighbouring Authority	Overview of strategic matters
Wiltshire Council	CDC housing need; Request for continued and ongoing engagement; Strategically important cross-boundary routes; Potential landscape and environmental impacts; Request for ongoing coordination on shared mitigation principles; Economic links across north Wiltshire/south-west Cotswolds
Swindon Borough Council	CDC housing need; Strength of strategic relationships; Density assumptions; Site-specific impacts; School capacity; Build-out rates and phasing; Cumulative impacts on strategic road network; Mitigation measures and HRA evidence; Ongoing joint working through Recreational Mitigation Strategy and Steering Group; Sharing data on Water Cycle studies; Potential impacts of growth on wastewater infrastructure and treatment capacity
West Oxfordshire District Council	CDC housing need; CDC economic needs
SLP authorities (Tewkesbury Borough Council, Cheltenham Borough Council)	CDC housing need
South Gloucestershire Council	Engagement with West England Combined Authority; Focus on non-National Landscape land
Stroud District Council	CDC housing need; HRA matters; No significant impacts relating to cross-boundary infrastructure
Oxfordshire County Council	CDC housing need; Impact of scale of growth at Moreton-in-Marsh on cross-boundary infrastructure provision and traffic impacts; Flood risk assessment
Worcestershire County Council	CDC housing need; School capacity in Worcestershire; Ongoing review of transport impacts with GCC
Warwickshire County Council	Strategic transport routes; Proposed transport hub delivery; Impact of development on from National Landscape in Warwickshire; Flood risk
Wychavon District Council	CDC housing need; Some engagement ongoing; Strategic transport routes; Impact on National Landscape; Employment land provision; Green infrastructure and potential increased visitor pressure
Vale of White Horse District Council	CDC housing and employment need; Protection of River Thames Corridor; Employment commuting patterns
Stratford-on-Avon District Council	Biodiversity near shared boundary; Protection of the River Thames corridor; Flood Resilience; Engagement on Housing and Employment capacity evidence; CDC housing need; Cross-boundary employment patterns
Network Rail	Development Impact on Level Crossings; Impacts to Moreton in Marsh and Kemble Station; New bridge across the railway at Moreton-in-Marsh
Gloucestershire ICB	Impacts on health infrastructure are determined through the Infrastructure Delivery Plan; requirements will be reflected in the new Local Plan policies

Organisation / Neighbouring Authority	Overview of strategic matters
Defence Infrastructure Organisation	Implications of emerging LP for operational defence establishments; Effect of proposed strategic and non-strategic allocations on military aviation safety, operational capability of defence sites, MOD estate interests
Sport England	Continue stage E of the Sport England Playing Pitch Strategy Guidance; masterplans will show areas to locate sports fields and pitches which will be of sufficient size to meet the need identified in the evidence
Severn Trent Water	Adequate water and wastewater infrastructure to serve all new developments is required; scale and location of upgrades needed is identified through the Water Cycle Study (WCS) and the Infrastructure Delivery Plan (IDP)
Thames Water	Adequate water and wastewater infrastructure to serve all new developments is required; scale and location of upgrades needed is identified through the Water Cycle Study (WCS) and the Infrastructure Delivery Plan (IDP)
Wessex Water	Based on this modest level of growth in the area served by Wessex Water, no issues have been identified other than standard matters which will be considered at the application stage.
Gloucestershire County Council	Several informal inputs have been provided to inform the Strategic Transport Assessment, including for mitigations following regular and ongoing engagement with GCC. A detailed issue log has been prepared by the Council's transport consultants which is being worked through, albeit some matters will be updated to inform the SOCG for Plan submission.
Environment Agency	Main strategic issues are planning for 'all' sources of flood risks and mitigation measures identified to address flood (through SFRA), strategic water planning (through WCS), green and blue infrastructure and contaminated land
Historic England	Setting and archaeological assessment are required to inform specific site selections; appropriate appraisals including the consideration of 'setting' issues so the character and appearance of significant historic settlements can be safeguarded; anonymous suburban estate type car-dependant sprawl that is at odds with the district's identity and special character should be avoided
Natural England	A full and comprehensive Habitat Regulations Assessment and Air Quality Assessment are required to support the Local Plan
National Highways	Informal inputs have been provided to inform the Strategic Transport Assessment, including for mitigations affecting the Strategic Road Network following regular engagement with NH. There are limited impacts on the Strategic Road Network and these are under review. The issues log prepared by the Council's transport consultants are being worked through, but some matters may be updated to inform the SOCG for Plan submission.

Appendix 2 – Statements of Common Ground

Defence Infrastructure Organisation

Environment Agency

Gloucestershire County Council

Gloucestershire ICB

Historic England

National Highways

Natural England

Network Rail

Oxfordshire County Council

Severn Trent Water

SLP authorities (Tewkesbury Borough Council, Cheltenham Borough Council)

South Gloucestershire Council

Sport England

Stratford-on-Avon District Council

Stroud District Council

Swindon Borough Council

Thames Water

Vale of White Horse District Council

Warwickshire County Council

Wessex Water

West Oxfordshire District Council

Wiltshire Council

Worcestershire County Council

Wychavon District Council

Appendix 3 – Memoranda of Understanding Overview Table

Developer / landowner	Overview of strategic matters
tbc	tbc
tbc	tbc
tbc	tbc

Appendix 4 – Memoranda of Understanding

[insert list and links to independent appendices]]

Site Selection Topic Paper

July 2026

COTSWOLD
District Council

Contents

1. Introduction to the Site Selection Topic Paper 1
2. Policy Context 3
National Planning Policy Framework (NPPF) 3
Planning for larger scale development 4
Rural areas 5
Site assessment 5
Planning Practice Guidance (PPG) 5
3. Site Selection Methodology 8
Overview of key stages 8
4. Stage 1: HELAA 9
5. Stage 2: Site Sifting 10
Strategic site options 10
Non-strategic site options 11
Employment site options 11
6. Stage 3: Detailed assessment of constraints and opportunities 13
Assessment methodology 13
Main Settlement: Cirencester 15
Ampney Crucis and Driffield 30
Principal Settlements 38
Andoversford 38
Blockley 41
Bourton-on-the-Water 48
Chipping Campden 51
Fairford 56
Kemble 64
Lechlade-on-Thames 70
Mickleton 78
Moreton-in-Marsh 85
Northleach 95
Siddington 95
South Cerney 108
Stow-on-the-Wold 110
Tetbury 115

Upper Rissington 122
Non-Principal Settlements 125
Avening 125
Bibury 125
Bledington 126
Bourton-on-the-Hill 127
Broadwell 130
Chedworth 135
Didmarton 138
Down Ampney 139
Kempsford 148
Longborough 151
Meysey Hampton 151
North Cerney 152
Poulton 153
Preston 160
Sapperton 166
Swell 166
Willersey 167
Village cluster of Coln St Aldwyns, Hatherop, and Quenington 172
7. Stage 4: Selecting the draft allocations 177

1. Introduction to the Site Selection Topic Paper

1.1 This Topic Paper summarises Cotswold District Council's approach to selecting sites proposed for allocation within the Regulation 19 version of the emerging Cotswold District Local Plan.

1.2 Cotswold District Council has prepared a new Local Plan to replace the adopted Cotswold Local Plan. The emerging Cotswold District Local Plan puts forward the spatial vision and strategic objectives for achieving sustainable development across the district for a period of 17 years from 2026-2043.

1.3 The emerging Cotswold District Local Plan is planning to deliver 18,812 homes and 68.5 ha employment land across the district during the plan period. The Council has planned for an approximate 5% headroom above the Local Housing Need (17,918 homes) in the interest of providing for flexibility and contingency. After discounting saved allocations, known commitments, and anticipated windfall for housing, this equates to 12,835 new homes and 32.7 ha of new employment land.

1.4 In terms of the distribution of growth, 11,284 homes and the full residual employment land requirements are to be delivered across ten strategic site allocations for mixed-used development. Additionally, a total of 1,551 homes will be delivered across 32 non-strategic site allocations.

1.5 These sites have been selected following an evidence-led and proportionate site selection process in line with national policy and guidance. This Topic Paper explains the process Cotswold District Council has taken for identifying, assessing and shortlisting sites, prior to selecting the proposed allocations within the emerging Cotswold District Local Plan.

1.6 This Topic Paper should be read in conjunction with a series of complementary topic papers and evidence studies published alongside the Regulation 19 Cotswold District Local Plan (2026-43) (the Regulation 19 Local Plan). These include:

- Employment Land Review (July 2026)
- Heritage Impact Assessments (various) (July 2026)
- Housing and Economic Land Availability Assessment (and appendices) (July 2026)
- Housing Density and Optimising Housing Delivery Technical Paper (July 2026)
- Housing Land Supply Topic Paper, including Housing Trajectory (July 2026)
- Infrastructure Delivery Plan (July 2026)
- Integrated Impact Assessment (July 2026)

- Strategic Flood Risk Assessments (Level 1 and 2) (various) (July 2026); and
- Study of Land Surrounding Settlements (and appendices) (July 2026).

1.7 The rest of this Topic Paper consists of the following sections:

- **Section 2:** Policy Context provides an overview of the key national policies and guidance on the selection of sites for a local plan allocation.
- **Section 3:** Site Selection Methodology explains the Council's approach to identifying, assessing and selecting site options for a local plan allocation.
- **Section 4:** Confirming draft allocations outlines the strategic site options, non-strategic site options, and employment site options selected for a local plan allocation.

2. Policy Context

National Planning Policy Framework (NPPF)

2.1 The NPPF (December 2024) sets out the government's planning policies for England and how they are expected to be applied. It provides a framework within which locally prepared plans can provide for sufficient housing and other development in a sustainable manner. The policies of relevance to site selection process are set out below, but the emerging Local Plan has regard to all other aspects of relevant national policy, where appropriate.

2.2 At its heart the NPPF requires all plans and decisions to apply a presumption in favour of sustainable development. For plan-making, this means that:

'All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

'Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses…' [paragraph 11]

2.3 The NPPF further expands on the role of local planning authorities in planning and allocating sufficient sites to deliver the strategic priorities of the area and meet objectively assessed needs over the Plan period through strategic policies:

'Broad locations for development should be indicated on a key diagram, and land use designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non- strategic policies)' [paragraph 23]

'Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability' [paragraph 72]

2.4 The NPPF also sets out, at a high level, key considerations which should be taken into account when identifying and selecting suitable locations for development in varying contexts. These considerations have been included as part of the Site Selection Methodology, as detailed in **Section 3** of this Topic Paper. The key considerations are described below.

Planning for larger scale development

2.5 The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:

'a) consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains;

'b) ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;

'c) set clear expectations for the quality of the places to be created and how this can be maintained (such as by following Garden City principles); and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed homes to meet the needs of different groups in the community;

'd) make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation (such as through joint ventures or locally-led development corporations); and

'e) consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size' [paragraph 77]

2.6 In considering the scale of development capable of meeting the objectives of paragraph 77 of the NPPF, regard has also been given to the Garden Communities Prospectus (2018), which identifies garden villages as typically comprising between 1,500 and 10,000 dwellings [paragraph 5], recognising that developments of this size are generally capable of supporting the infrastructure, services, facilities, employment opportunities and stewardship arrangements necessary to create sustainable communities. This therefore provides a useful benchmark when considering the scale at which a new settlement is likely to be capable of functioning as a sustainable community.

Rural areas

2.7 To promote sustainable development in rural areas:

'Housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby' [paragraph 83]

Site assessment

2.8 In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

'a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;

'b) safe and suitable access to the site can be achieved for all users;

'c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and

'd) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach' [paragraph 115]

2.9 The NPPF stresses that Local Plans should be informed throughout their preparation by a Sustainability Appraisal (SA) that meets the relevant legal requirements [paragraph 33]. This should demonstrate how a plan has addressed relevant economic, social and environmental objectives. The Integrated Impact Assessment (incorporating SA) has been integral to the site selection process and should be read alongside the Site Selection Topic Paper.

Planning Practice Guidance (PPG)

2.10 Planning Practice Guidance (PPG) provides complementary guidance on key policy themes included within the NPPF. Of relevance to the site selection process, the 'Housing and Economic Land Availability Assessment' (HELAA) chapter sets out the method for assessing housing and economic land availability and guides local authorities in identifying appropriate land to meet development needs.

2.11 The PPG states that an assessment of land availability is required to identify the future supply of land that is suitable, available and achievable for housing and economic development uses over the Plan period. The assessment is an

important source of evidence to inform plan-making and decision-taking, and the identification of a 5-year supply of housing land [paragraph 001].

2.12 The PPG clarifies that the assessment does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the local authority's requirements, but it is for the development plan itself, to determine which of those sites are the most suitable to meet those requirements. Plan-making authorities may carry out land availability assessments for housing and economic development as part of the same exercise, in order that sites may be identified for the use(s) which is most appropriate.

2.13 An assessment should:

- identify sites and broad locations with potential for development.
- assess their development potential.
- assess their suitability for development; and
- the likelihood of development coming forward (the availability and achievability).

2.14 The PPG notes that plan-making bodies should consider constraints when assessing the suitability, availability and achievability of sites and broad locations. For example, assessments should reflect Footnote 7 of the NPPF, which sets out the areas where the Framework would provide strong reasons for restricting the overall scale, type or distribution of development in the Local Plan area. Footnote 7 considerations include:

- habitat sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest;
- land designated as Green Belt,
- Local Green Space,
- a National Landscape,
- a National Park or defined as Heritage Coast,
- irreplaceable habitats;
- designated heritage assets (and other heritage assets or archaeological interest referred to in Footnote 68); and
- areas at risk of flooding or coastal change.

2.15 The PPG emphasises the importance of taking a proactive approach when identifying as wide a range of sites and broad locations for development as possible (including those existing sites that could be improved, intensified or

changed). It is important that plan-makers do not simply rely on sites that they have been informed about but actively identify sites through the desktop review process that may assist in meeting development needs.

2.16 The assessment of land availability for the emerging Cotswold Local Plan is prepared through the HELAA for the emerging Cotswold District Local Plan in accordance with national policy and guidance. It has considered key suitability constraints noted in Footnote 7 of the NPPF. The HELAA effectively forms the first stage of the Council's site selection process and provides the initial long list of sites for more detailed consideration through the plan making process.

3. Site Selection Methodology

Overview of key stages

3.1 The site selection methodology undertaken follows a robust and proportionate four-stage assessment process, comprising:

- **Stage 1:** Identification and initial assessment of sites through the HELAA. The HELAA provides a 'long-list' of sites which have potential to demonstrate suitability, availability and achievability for more detailed consideration from Stage 2 onwards. A total of 891 sites were assessed at Stage 1 with 328 identified as 'deliverable / developable' or 'potentially deliverable / developable' for further consideration at Stage 2. The HELAA for the emerging Cotswold District Local Plan is published separately and should be read in conjunction with this Topic Paper.
- **Stage 2:** An initial sift of sites which discounts sites based on a set of criteria informed by national policy and guidance (i.e., NPPF and Footnote 7 constraints) and the broad spatial strategy for the emerging Local Plan. The broad spatial strategy is to focus growth at Principal Settlements and Non-Principal Settlements and explore opportunities to deliver strategic growth via sustainable urban extensions or new settlements. The sifting criteria are presented by site category: strategic site options; non-strategic site options; and employment site options. This stage helps to 'filter' the 'long-list' assessed at Stage 1 and creates a 'shorter long-list' for further consideration.
- **Stage 3:** Detailed but proportionate assessment of the constraints and opportunities for the sites taken forward for Stage 3, based on the available technical evidence base. Reflecting the assessment findings, sites are classified into one of three categories reflecting their potential suitability for a Local Plan allocation, as follows: Clear Preferred Site Option; Marginal Omission Site Option; or Clear Omission Site Option.
- **Stage 4:** Outlines the strategic site options, non-strategic site options, and employment site options which have been proposed for allocation in the emerging Cotswold District Local Plan.

4. Stage 1: HELAA

4.1 The first stage of site selection process was to identify all potential housing and economic development sites in the district and undertake a high-level assessment of suitability, availability and achievability through the HELAA (July 2026).

4.2 Cotswold District Council have undertaken 'call for sites' exercises during the earlier stages of plan making, requesting site submissions for a variety of uses including housing and employment. During the most recent Regulation 18 'Preferred Options' Consultation in November 2025, landowners were also invited to submit sites for potential strategic growth within any of the 29 'broad locations' of the district outside of the Cotswolds National Landscape.

4.3 A total of 891 sites have been considered within the HELAA, with 328 sites identified as 'deliverable / developable' or 'potentially deliverable / developable' for further consideration at Stage 2. Sites within the HELAA which have no potential for housing and employment development within the plan period (and have therefore been 'discounted' at Stage 1) include:

- Sites which would not meet minimum thresholds for development. Specifically, sites that do not have the capacity to deliver five or more homes (or 0.2 hectare or above) or 500 sqm or more economic floorspace (or 0.25 hectares).
- Sites that the HELAA defines as not deliverable or developable during the plan period, including sites which are unable or unlikely to address physical constraints, or are unable or unlikely to address achievability issues.
- Sites which, since the close of the 'call for sites' exercises, have been confirmed as being 'unavailable' for development during the plan period (i.e., primarily via correspondence between Cotswold District Council and landowners / site promoters).

4.4 Full details of the HELAA assessment methodology and outcomes, including the long list of detailed assessment criteria of suitability, availability and achievability, are provided in the HELAA Report and accompanying appendices for the emerging Cotswold District Local Plan.

5. Stage 2: Site Sifting

5.1 The long list of sites identified at Stage 1 was subject to a high-level assessment to establish which sites could be reasonably taken forward to Stage 3 for a detailed assessment of constraints and opportunities.

5.2 A set of criteria informed by national policy and guidance (as discussed in Section 2 of this Topic Paper) informed the sift. The criteria for the strategic sites, non-strategic sites, and employment sites are described below.

Strategic site options

5.3 The initial sift focused on identifying:

- Sites (or clusters of adjacent sites) which could deliver a minimum of 350 homes for a 'sustainable urban extension', reflecting the Council's definition of strategic scale growth for the emerging Cotswold Local Plan.
- Sites (or clusters of adjacent sites) which could deliver a minimum of 1,500 homes for a 'new settlement', aligning with the NPPF position statement on 'garden communities', either during the plan period up to 2043 or extending beyond the plan period.
- Sites which are outside of the Cotswolds National Landscape given that major development is not supported within protected landscapes other than in exceptional circumstances. Specifically:
    - Paragraph 189 of the NPPF (December 2024) confirms that National Landscapes (formerly Areas of Outstanding Natural Beauty) must be given the highest status of protection, with a duty to conserve and enhance landscape and scenic beauty.
    - Paragraph 190 states that major development in National Landscapes should be refused except in exceptional circumstances and where it is demonstrably in the public interest.
    - The Cotswolds National Landscape Management Plan (2025-2030), specifically Outcome 11 - Development and Infrastructure, states that development should be avoided in prominent or sensitive locations where it would harm landscape character or the setting of settlements.
- Sites which would align with the broad spatial strategy for the emerging Cotswold Local Plan. Specifically:
    - Sites (or clusters of adjacent sites) which are adjacent to Principal Settlements or Non-Principal Settlements which could deliver sustainable urban extensions; and

- Opportunity sites for any new settlements outside of the Cotswold National Landscape, informed by the findings of the Broad Location Study and an understanding of site availability.

Non-strategic site options

5.4 The initial sift focused on identifying:

- Sites which would deliver a minimum threshold of five homes and up to 349 homes.
- Sites which are within or adjacent to Principal Settlements and Non-Principal Settlements across the district which are identified as the most sustainable locations for delivering growth during the plan period.
- Site suitability as informed by the HELAA findings in Stage 1. Specifically, excluding sites identified as 'not deliverable or developable' during the plan period. For example, if they wholly overlap with any Footnote 7 constraints, or whereby any residual net developable area would unlikely be able to accommodate a minimum threshold of at least five homes.
- Sites within the Cotswolds National Landscape which are comparatively less sensitive to growth. This has been informed by the findings of the Council's Study of Land Surrounding Settlements (July 2026) which has been published separately and should be read in conjunction with this Topic Paper. For example, consideration is given to whether any non-strategic site options have received a 'high' or 'medium / high' sensitivity rating[1] within the Study, as these sites are those where the thresholds for change are low.

Employment site options

5.5 The initial sift focused on identifying:

- Sites which would deliver a 500 sqm (or 0.25 hectares) or more economic floorspace.
- Site suitability as informed by the HELAA findings in Stage 1. Specifically, excluding sites identified as 'not deliverable or developable' during the plan period. For example, if they wholly overlap with any Footnote 7 constraints, or whereby any residual net developable area would unlikely be able to accommodate a minimum threshold of 500 sqm (or 0.25 hectares) or more economic floorspace.

[1] The assessment identifies 'High Sensitivity Indicators' which closely align with the Special Qualities of the Cotswolds National Landscape, reflecting the area's sensitivity to change in relation to its scenic beauty, settlement form, and cultural heritage.

- Sites which were classified as 'green' or 'amber' with respect to their suitability, delivery and market attractiveness for employment development within the Employment Land Review Topic Paper (July 2026)[2].

[2] The ELR considers a variety of factors to determine the suitability, delivery, and market attractiveness of a site. This includes (but is not limited to): physical constraints; strategic road access; public transport accessibility; surrounding uses; potential use classes; and infrastructure requirements. Further detail is provided in the Appendices accompanying the ELR.

6. Stage 3: Detailed assessment of constraints and opportunities

Assessment methodology

6.1 Stage 3 focused on a more detailed assessment of constraints and opportunities associated with each of the 'shorter long list' of sites identified at Stage 2. This helped to establish the sites suitability for a potential Local Plan allocation, consistent with the broad spatial strategy and wider objectives to deliver sustainable development. The site assessment findings were informed by the available technical evidence base which is published alongside the Regulation 19 version of the Cotswold District Local Plan.

6.2 An overall 'traffic light' rating is provided to indicate whether a site would be an appropriate candidate for a potential Local Plan allocation.

6.3 The descriptions of the ratings are as follows:

Overall Rating	Description
Clear Preferred Site Option (++)	The site or site cluster is in a sustainable location for growth, consistent with the objectives and broad spatial strategy of the Plan. The assessment may have identified potential constraints, however there is a reasonable prospect for the identified constraints to be mitigated successfully.
Marginal Omission Site Option (-)	The site or site cluster is subject to one or multiple, and more significant development constraints and aligns to a more marginal extent with the objectives and spatial strategy of the Plan.
Clear Omission Site Option (- -)	The site or site cluster is subject to one or multiple, and more significant development constraints that are unlikely to be overcome through potential mitigation strategies and does not meet the objectives and broad spatial strategy of the Plan.

6.4 A degree of planning balance and professional judgement has been applied in relation to the rating of the site options considered at Stage 3 of the site selection process. It is important to recognise that this stage does not attempt to assess all the potential effects a development may have, but aims to identify, following a robust but proportionate approach, key constraints and opportunities critical to delivering the broad spatial strategy of the emerging Cotswold District Local Plan and/or 'showstoppers' to development.

6.5 The assessment findings for the strategic site options, non-strategic site options, and employment site options which have been taken forward to Stage 3 of the site selection process are organised as follows:

- **Cirencester:** The Main Settlement in the district with the greatest variety of services and facilities.
- **Ampney Crucis and Driffield:** There are large areas of land in locations outside of the National Landscape which could accommodate strategic scale growth during the plan period but are not within or adjacent to a Principal or Non-Principal Settlement. This primarily includes locations which are within proximity to the Main Settlement of Cirencester (i.e., the largest settlement in the district). In particular, locations surrounding the villages of Ampney Crucis (approximately 2.5km to the east) and Driffield (approximately 4km to the south east).
- **Principal Settlements:** Andoversford, Blockley, Bourton-on-the-Water, Chipping Campden, Fairford, Kemble, Lechlade-on-Thames, Mickleton, Moreton-in-Marsh, Northleach, Siddington, South Cerney, Stow-on-the-Wold, Tetbury, Upper Rissington.
- **Non-Principal Settlements:** Avening, Bibury, Bledington, Bourton-on-the-Hill, Broadwell, Chedworth, Didmarton, Down Ampney, Kempsford, Longborough, Meysey Hampton, North Cerney, Poulton, Preston, Sapperton, Swell, Willersey, and the village cluster of Coln St Aldwyns, Hatherop, and Quenington.

6.6 Other than M78 and R614 (HELAA site references), all of the sites which have been considered at Stage 3 for a potential employment allocation overlap with sites which have been proposed for residential development, either as part of a sustainable urban extension or non-strategic site option. On this basis, commentary on the employment suitability for the relevant sites is provided within the settlement discussions and assessment tables, drawing on the findings of the Employment Land Review (2026).

Main Settlement: Cirencester

6.7 Land to the north of the A429, which bisects the central section of the market town, is within the Cotswolds National Landscape. The Town Centre, framed by the A429 ring road, is a designated Conservation Area which contains several Scheduled Monuments and Grade I Listed Buildings. There is a Special Landscape Area to the north east and to the south west of the town, and Cirencester Park Historic Park and Garden extends to the west of the town (north of the A419).

6.8 Land to the south east of the town is comparatively less constrained, with key constraints including areas of Flood Zone 2 and Flood Zone 3 (associated with the River Churn and the Thames and Severn Canal), Conservation Areas in the villages of Driffield, Harnhill, and Preston, and Groundwater Source Protection Zones. On this basis, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension:

- 'Land east of Kingshill Lane, Cirencester' (C164A).
- 'Steadings southern extension, Cirencester' (C190).
- 'The Whiteway, Cirencester' (C132).

6.9 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Cirencester:

- Two of these sites have planning permission, specifically C39 and C80.
- Two of these sites are lower than the threshold of five homes reflecting their indicative capacities or are not within or adjacent to Cirencester and therefore represent an unsustainable location for growth, specifically C168 and C172D.
- C178 is within the Cotswold National Landscape and has a 'high' sensitivity. The indicative capacity for the site is close to the threshold for a sustainable urban extension, which would constitute major development within the National Landscape.

6.10 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: C52, C57, C70, C71, C79A, C81B, C97, C101A, C101B, C106B, C111, C149A, C149B; and R614 (for employment). The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
C132 (Sustainable Urban Extension)	The Whiteway, Cirencester	The site comprises greenfield land to the north-east of Cirencester and is located within the North Cirencester Special Landscape Area. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site also lies within the Fairford and Kemble Airfield Safeguard Areas. An existing agricultural access is available from The Whiteway, although further investigation would be required to determine whether it is suitable for residential intensification. The site forms part of the open rural setting of Cirencester and contributes positively to the character of the North Cirencester Special Landscape Area. The rolling farmland, strong hedgerow boundaries and visual relationship with the surrounding countryside create an important transition between the urban edge and wider landscape. The site is prominent in views from The Whiteway and contributes to the undeveloped northern skyline of the town. It has been assessed as having Medium-High landscape sensitivity, reflecting its role in maintaining the open and rural character of this part of the Special Landscape Area. Development would extend built form into open countryside in an uncharacteristic manner, resulting in an incongruous finger of development that would erode the existing pattern of settlement containment and adversely affect the landscape setting of Cirencester. Overall, the site is considered a **Clear Omission Site Option (--)**, as development would result in significant harm to the North Cirencester Special Landscape Area and the rural setting of Cirencester	**--**

Site ref.	Site name	Site assessment findings	Site rating
		and would represent an inappropriate extension of the settlement into the open countryside.	
C164A (Sustainable Urban Extension)	Land east of Kingshill Lane, Cirencester	The site comprises greenfield land on the eastern edge of Cirencester and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney and is affected by areas of groundwater flood susceptibility. The site is located adjacent to the A419, which may give rise to noise impacts requiring mitigation. An existing agricultural access is present from Kingshill Lane, although further investigation would be required to confirm its suitability for residential development. The Employment Land Review (2026) identifies the site as having good access to the Strategic Road Network and Cirencester, with strong market attractiveness for B2 and B8 uses. The site is well placed to provide employment development, particularly within the northern part of the site where accessibility is strongest. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it is located on the edge of Cirencester and the identified constraints are generally capable of mitigation. New development areas should seek to accommodate a local centre with day-to-day services, green infrastructure enhancements, and opportunities to improve active travel links between the site and Cirencester town centre.	**++**

Site ref.	Site name	Site assessment findings	Site rating
C190 (Sustainable Urban Extension)	Steadings southern extension	The site comprises greenfield land to the south-west of Cirencester and is affected by airfield safeguarding areas associated with Fairford and Kemble, with part of the site also falling within the South Cerney safeguarding area. The site contains areas of Grade 3 agricultural land and is affected by groundwater flood susceptibility. Part of the site lies within the Kemble and Ewen Special Landscape Area, indicating landscape sensitivities that would require careful consideration. A Scheduled Monument and its setting affect part of the site, requiring appropriate mitigation of potential heritage impacts. Several existing agricultural accesses are present, although further investigation would be required to determine their suitability for residential development. The Employment Land Review (2026) identifies the site as a potential long-term opportunity for employment provision, recommending around 1-2 ha of employment land as part of a wider mixed-use development. Whilst landscape and heritage constraints will require careful consideration, the site offers an opportunity to support economic growth alongside future mixed-use development. Overall, the site is considered a **Clear Preferred Site Option (++)**, as the identified landscape, heritage and environmental constraints are considered capable of mitigation. New development areas should seek to accommodate a local centre with day-to-day services, green infrastructure enhancements, and opportunities to improve active travel links between the site and Cirencester town centre.	**++**

Site ref.	Site name	Site assessment findings	Site rating
C52	27/27A Dyer Street	The site comprises a brownfield site within Cirencester town centre containing a mix of commercial and residential uses. The site lies within the Conservation Area and is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. A significant part of the site falls within the Scheduled Monument of the Roman town of Corinium and the site is also within the setting of nearby listed buildings. Existing access is available from The Waterloo, although further investigation may be required to determine whether it is suitable for the intended use. The site is located within the Cirencester development boundary, town centre boundary and Primary Shopping Area and occupies a highly sustainable location. Redevelopment presents an opportunity to improve the environmental quality and townscape of this part of the town centre. However, any redevelopment would need to carefully consider archaeological remains, the character and appearance of the Conservation Area, and the setting of nearby heritage assets. Overall, the site is considered a **Marginal Omission Site Option (-)**, as significant archaeological and heritage constraints, together with identified viability concerns, reduce the certainty that the site can be successfully redeveloped. However, subject to a comprehensive master planned approach, redevelopment may be achievable and could deliver benefits to the town centre.	**-**
C57, C101A, C101B	Forum Car Park, Magistrates	The site comprises a collection of brownfield parcels within Cirencester town centre, including The Forum Car Park, the former Magistrates Court and Cirencester Police Station. The site lies wholly within the Cirencester Town Centre	**-**

Site ref.	Site name	Site assessment findings	Site rating
	Court, Police Station	Conservation Area and is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. A substantial proportion of the Forum Car Park lies within the Scheduled Monument of the Roman town of Corinium and the wider site is sensitive in archaeological terms. Existing access arrangements are available from South Way and The Waterloo, although improvements may be required as part of any comprehensive redevelopment proposal. The site occupies a sustainable town centre location and presents opportunities to improve the environmental quality, townscape and public realm of this part of Cirencester. Redevelopment could support a mix of town centre uses and residential development in accordance with the Town Centre Masterplan. However, the site performs an important role in the town's parking provision, and redevelopment would need to be coordinated with alternative parking arrangements or parking retention within the scheme. The site is also subject to significant archaeological and heritage constraints, being partly located within a Scheduled Monument, within the Conservation Area and within the setting of several listed buildings. The archaeological significance of the site may affect both development capacity and viability. Overall, the site is considered a **Marginal Omission Site Option (-)**, as significant archaeological, heritage and viability constraints, together with the need to address the loss of an important town centre parking facility, reduce the certainty that redevelopment can be delivered successfully. Whilst the site offers	

Site ref.	Site name	Site assessment findings	Site rating
		clear regeneration benefits in principle, its complexity reduces its suitability. However, subject to a comprehensive master planned approach, redevelopment may be achievable and could deliver benefits to the town centre.	
C70	Brewery Car Park and surrounding land	The site comprises a brownfield site within Cirencester town centre containing predominantly commercial uses. The site lies within the Conservation Area and is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. Part of the site falls within the Scheduled Monument of the Roman town of Corinium and the site is also adjacent to a Grade II listed building. Existing access is available via the adjoining car park to the south, although further investigation may be required to determine whether it is suitable for the proposed use. The site occupies a sustainable location within the settlement boundary and presents an opportunity for the redevelopment of previously developed land. Any redevelopment would need to be informed by appropriate archaeological and heritage assessment given the site's location within the Conservation Area and partial overlap with the Scheduled Monument. The site also benefits from an extant planning permission for a mixed-use cinema scheme (ref. 14/01529/FUL), indicating that redevelopment has previously been considered acceptable in principle. The delivery of a cinema or other town centre leisure use could provide a valuable community facility and contribute positively to the vitality and viability of Cirencester town centre.	**-**

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a **Marginal Omission Site Option (-)**, as whilst redevelopment may be achievable in principle, the site is currently identified for a town centre leisure-led scheme which has the potential to deliver wider community and economic benefits. Archaeological sensitivities and the need to carefully address heritage considerations would also need to be taken into account in bringing the site forward. However, subject to a comprehensive master planned approach, redevelopment may be achievable and could deliver benefits to the town centre.	
C71	Land adjacent 'Donside', off Barn Way	The site is wholly located within the Cotswolds National Landscape but is adjacent to existing residential development. The site is predominantly Grade 3 agricultural land and lies within the airfield safeguarding areas associated with Fairford and Kemble. Areas of groundwater flood susceptibility affect the site, while small areas also fall within Flood Zones 2 and 3, which may require flood mitigation measures. Although there is no existing access, it is anticipated that suitable access can be established. Overall, the site is considered a **Clear Preferred Site Option (+)**, as it is well related to the existing settlement and the identified landscape, access and flood risk constraints are considered capable of mitigation.	**++**
C79A	Northern part of former Highways Depot, Stroud Road	The site comprises a brownfield site to the west of Cirencester and is located within the Cotswolds National Landscape. The site is affected by the Fairford and Kemble Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site lies adjacent to Cirencester College and has previously benefited from	**--**

Site ref.	Site name	Site assessment findings	Site rating
		planning permission for educational development. Existing access is available from Druids Walk, although further investigation may be required to determine whether it is suitable for a more intensive form of development. Overall, the site is considered a **Clear Omission Site Option (--)**, as the site is no longer being promoted for residential development and is therefore not considered available for allocation. This significantly reduces its suitability and deliverability relative to available and deliverable alternatives.	
C81B	Land west of Gardner Way	The site comprises greenfield land in the north-east of Cirencester and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney and is affected by areas of groundwater flood susceptibility. The site is adjacent to existing residential development, providing a logical opportunity for growth in relation to the existing urban area. There is currently no existing access onto the site, although access could potentially be provided from Gardner Way, subject to further investigation. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it is well related to the existing built-up area and there are no significant environmental, heritage or infrastructure constraints that would be likely to preclude development, with the identified constraints considered capable of mitigation.	**++**
C97	Sheep Street Car Park (Old	The site comprises a brownfield car park site within Cirencester town centre and lies wholly within the Conservation Area. The site is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater	**-**

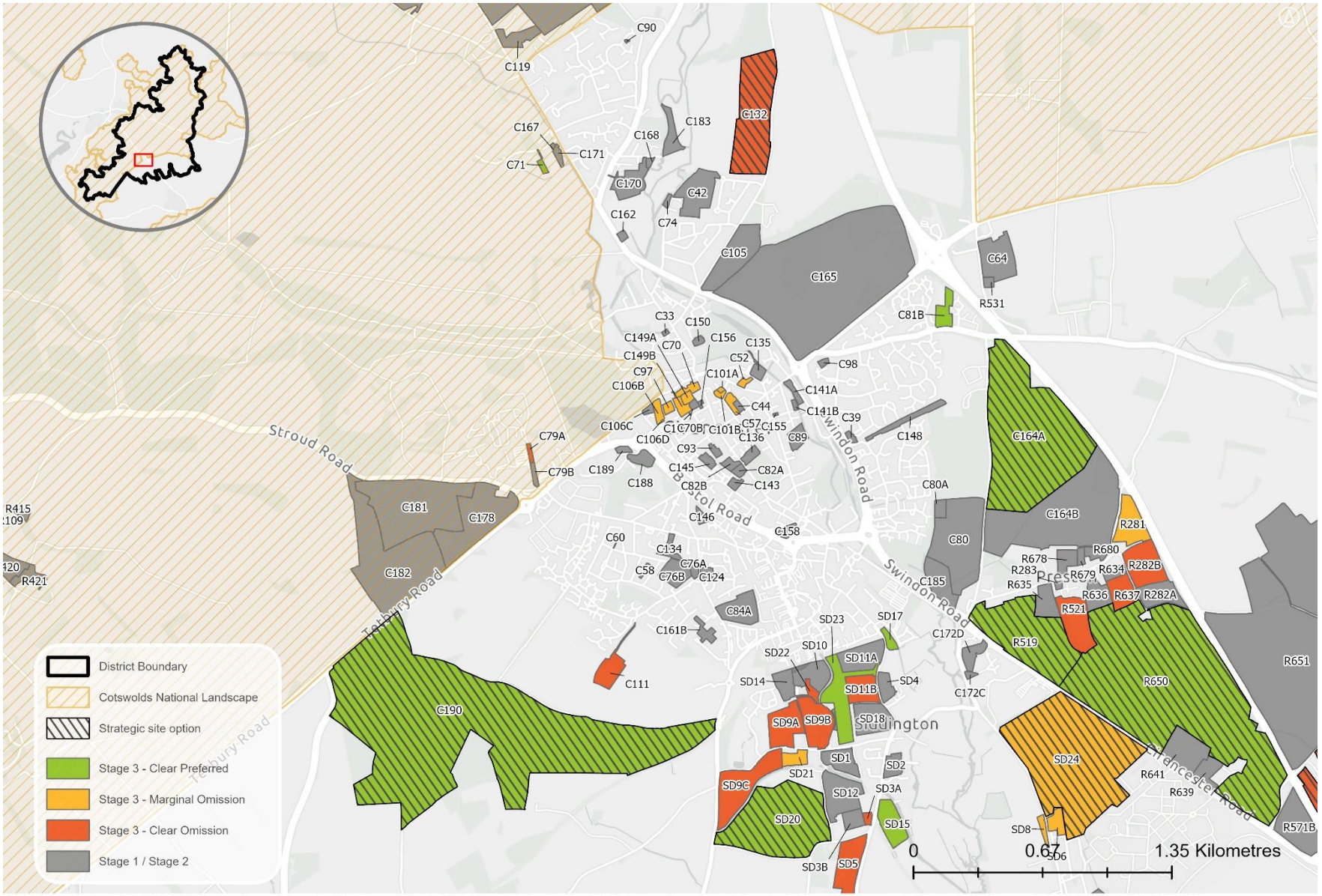
Site ref.	Site name	Site assessment findings	Site rating
	Memorial Hospital)	flood susceptibility. A significant proportion of the site falls within the Scheduled Monument of the Roman town of Corinium and any redevelopment would need to be informed by detailed archaeological assessment and appropriate mitigation. Existing access is available, although further investigation may be required to determine whether it is suitable for a more intensive form of development. The site performs an important town centre parking function and its redevelopment would need to be considered as part of the wider town centre masterplanning process. The site contains the former air raid shelter, which is a non-designated heritage asset and an important community facility, and this should be retained and incorporated into any redevelopment proposals. In addition, 23 Sheep Street makes a positive contribution to the character and appearance of the Conservation Area and its retention and conversion would be preferable to demolition. Whilst the site is subject to significant archaeological and heritage constraints, the evidence indicates that sensitively designed residential or commercial development may be achievable. Overall, the site is considered a **Marginal Omission Site Option (-)**, as redevelopment would need to overcome significant archaeological, heritage and parking-related constraints, reducing its suitability. However, subject to a comprehensive master planned approach, redevelopment may be achievable and could deliver benefits to the town centre.	

Site ref.	Site name	Site assessment findings	Site rating
C106B	Sheep Street Island	The site comprises a brownfield site within Cirencester town centre that is currently used primarily for car parking. The site lies within the Cirencester Town Centre Conservation Area and contains the Grade II listed former railway station and Apsley Hall. The site is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. Existing access is available from Tetbury Road. The site occupies a sustainable location within the town centre and presents an opportunity to enhance the character and appearance of this part of Cirencester. Redevelopment could facilitate the reintroduction of active frontages and improve the visual relationship between buildings and existing parking areas. Any proposals would need to carefully consider the significance of the listed buildings and the Conservation Area, whilst ensuring appropriate parking provision is retained. Parts of the wider site, including Oakley House and the garages in the south-east corner, have been identified as unavailable for redevelopment and are not proposed to form part of any future allocation. Overall, the site is considered a **Marginal Omission Site Option (-)**, as whilst it represents a sustainable brownfield redevelopment opportunity within Cirencester town centre, the partial unavailability of the wider site, the need to retain or reconfigure parking provision, and heritage considerations reduce its deliverability and suitability relative to less constrained alternatives.	**-**
C111	The Cranhams, Cranhams Lane	The site comprises greenfield land on the south-western edge of Cirencester and contains a Grade II listed building. The site lies within the airfield safeguarding	**--**

Site ref.	Site name	Site assessment findings	Site rating
		areas associated with Fairford, Kemble and South Cerney and contains a mix of Grade 2 and Grade 3 agricultural land. Development would need to carefully consider and mitigate potential impacts on the listed building and its setting. The site also contains a number of individual and area Tree Preservation Orders, which may constrain the developable area and influence the layout of any future development. Existing access is available from Cranhams Lane, although further investigation would be required to determine whether it can be satisfactorily upgraded to accommodate residential development. Overall, the site is considered a **Clear Omission Site Option (--)**, as development could result in significant and detrimental impacts on the Grade II listed building, its setting and the wider landscape, whilst the presence of protected trees and potential access constraints further limit its suitability.	
C149A	Brewery Car Park (north-east part)	The site comprises a brownfield car park within Cirencester town centre and lies wholly within the Cirencester Town Centre Conservation Area. Approximately 37% of the site overlaps with the Scheduled Monument of the Roman town of Corinium and any redevelopment would need to carefully address archaeological and heritage considerations. Existing access is available from C149B. The site performs an important town centre parking function, and redevelopment would need to address the loss of existing parking provision. It is recognised that the impacts to the Scheduled Monument have previously been identified as being addressed through redevelopment. However, the site is considered a **Marginal Omission Site Option (-)**, as the loss of an important town centre car	**-**

Site ref.	Site name	Site assessment findings	Site rating
		park, together with archaeological and heritage constraints, reduces its suitability. However, subject to a comprehensive master planned approach, redevelopment may be achievable and could deliver benefits to the town centre.	
C149B	Brewery Car Park (south-west part)	The site comprises a brownfield site within Cirencester town centre consisting of a disused grocery store and associated car park. The site lies wholly within the Cirencester Town Centre Conservation Area and partially overlaps with the Scheduled Monument of the Roman town of Corinium. Existing access is available from Cripps Road, although further investigation may be required to determine whether it is suitable for residential intensification. Redevelopment would need to carefully address archaeological and heritage considerations and would also result in the loss of existing town centre parking provision. It is recognised that the impacts to the Scheduled Monument have previously been identified as being addressed through redevelopment. Overall, the site is considered a **Marginal Omission Site Option (-)**, as the loss of existing parking facilities, together with archaeological and heritage constraints, reduces its suitability. However, subject to a comprehensive master planned approach, redevelopment may be achievable and could deliver benefits to the town centre.	**-**
R614 (Employment)	Land north of Welsh Way	The site comprises a partly developed employment area and adjoining greenfield land within the Cotswolds National Landscape. The site is affected by the Kemble Airfield Safeguard Area and areas of groundwater flood susceptibility. Existing	**-**

Site ref.	Site name	Site assessment findings	Site rating
		access is available and may be suitable for intensification, subject to further investigation. The Employment Land Review (2026) identifies the site as a potential extension to the existing Tall Trees Estate and notes that it benefits from strong accessibility to the A417. However, despite these locational advantages, the site is situated in a rural location outside any settlement and would represent a further expansion of employment development into the countryside. Overall, the site is considered a **Marginal Omission Site Option (-)**, as whilst it could function as an extension to the existing employment estate and benefits from good access to the strategic road network, its location within the Cotswolds National Landscape and detached rural setting reduce its suitability relative to employment sites that are better aligned with the spatial distribution of development.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Ampney Crucis and Driffield

6.11 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for a potential new settlement, 'Land to the north of Ampney Crucis' (R583A) and 'Land north west of Harnhill, Driffield' (R691), are strategic-scale site options that have indicative capacities which fall short of the 1,500-home threshold for a 'new settlement'. The sites are not adjacent to an existing settlement and therefore cannot be considered as sustainable urban extensions.

6.12 Reflecting the above, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential 'new settlement' (with their HELAA reference noted in brackets):

- 'Land to the south of Ampney Crucis' (R695, R696).
- 'Land east of Driffield' (R656, R689, R692).
- 'Land south of Driffield' (R644, R657, R658).
- 'Land west of Driffield' (R571A).

6.13 The following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension:

- 'Land north of Ampney Crucis' (R583B, R583C, R583D).
- 'Land east of Ampney Crucis' (R649).

6.14 The assessment findings are presented in the table below and accompanying maps.

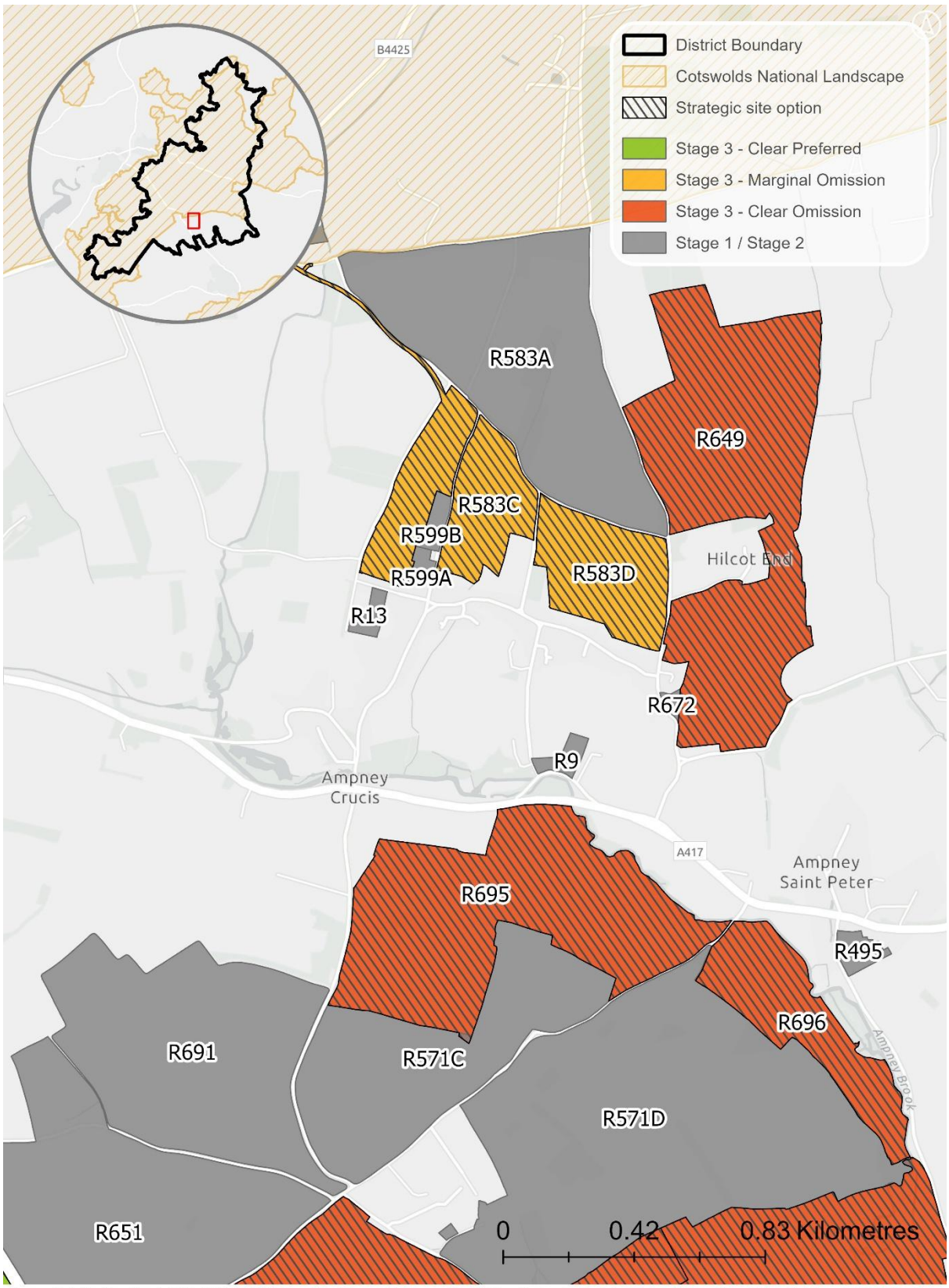
Site ref.	Site name	Site assessment findings	Site rating
R571A	Land west of Driffield	The site comprises greenfield land affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and is affected in part by the Cirencester/Dukes Brake Gas Pipeline Buffer. A small area of deciduous woodland is also present within the site. The site benefits from multiple existing access points, although further investigation would be required to determine whether these are suitable for residential intensification. Overall, the site is considered a **Clear Omission Site Option (--)**, as the site has since been confirmed as being unavailable for development and is therefore not deliverable during the plan period.	**--**
R583B, R583C, R583D,	Land north of Ampney Crucis	The site comprises a series of greenfield parcels to the north of Ampney Crucis and is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises predominantly Grade 3 agricultural land, with some areas subject to additional constraints including woodland, Conservation Area designation and utility infrastructure. Access arrangements vary across the parcels and would require further investigation. The combined site has been assessed as having High landscape sensitivity. The land forms the immediate rural backdrop to the northern edge of Ampney Crucis and makes an important contribution to the setting of the Conservation Area and nearby listed buildings, including Cobbler Cottage and Ridge Cottage. The rising landform, presence of Public Rights of Way and strong visual relationship with the surrounding countryside increase the sensitivity of the site to development. Development would	**-**

Site ref.	Site name	Site assessment findings	Site rating
		extend the settlement northwards in a manner that does not reflect its established linear form and would erode the important visual and spatial relationship between the village and the surrounding landscape. The Heritage Impact Assessment for this site also raised some significant concerns about the impact on the setting of the Conservation Area and listed buildings, as well the impact on the setting of the settlement itself. Overall, the site is considered a **Marginal Omission Site Option (-),** as its high landscape sensitivity, contribution to the setting of heritage assets and role as the rural backdrop to Ampney Crucis reduce its suitability.	
R644, R657, R658	Land south of Driffield	The site comprises predominantly Grade 3 agricultural land and lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. The site is affected by areas of groundwater flood susceptibility and infrastructure constraints associated with gas and oil pipeline buffers. A small area of deciduous woodland and a Grade II listed garden wall are present within the site. Public Rights of Way cross the site and may reduce the developable area, while existing access is available but would require further investigation to confirm its suitability for residential development. Parts of the site would also constitute major development for the purposes of national planning policy. The Employment Land Review (2026) identifies R644 as a suitable location for employment development as part of a wider mixed-use scheme, with potential for approximately 10ha of employment land. The site would provide an opportunity to	**++**

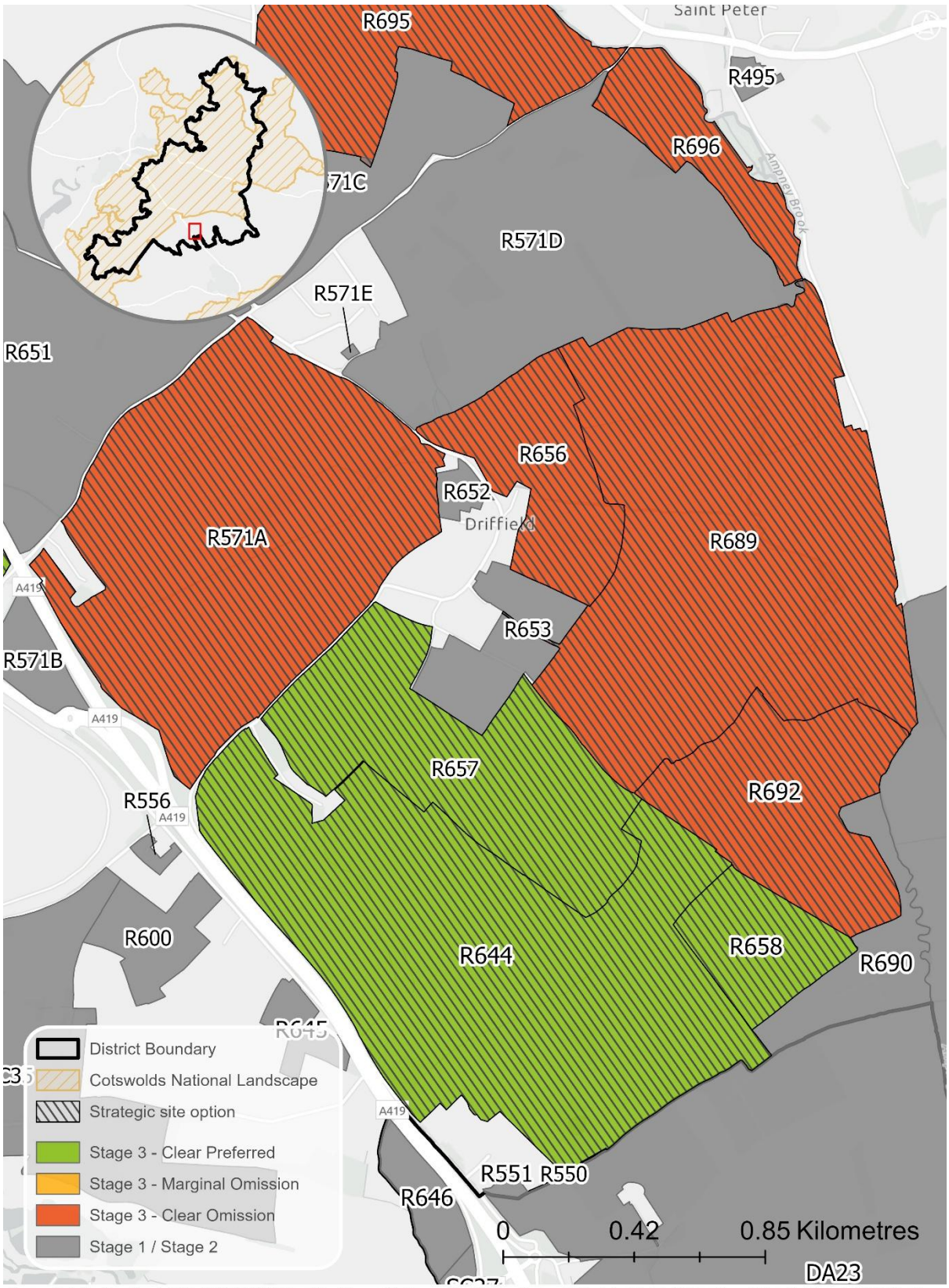
Site ref.	Site name	Site assessment findings	Site rating
		extend the existing Agricultural Centre and benefits from strong accessibility to the Strategic Road Network. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it has relatively few constraints to development and could deliver a new settlement within proximity to the main settlement of Cirencester and key transport routes (primarily the A419). In this respect, there are opportunities to establish effective cycling, walking and wheeling connections to Cirencester with improved public transport.	
R649	Land east of Ampney Crucis	The site comprises greenfield land adjacent to Ampney Crucis and is affected by the Fairford Airfield Safeguard Area, with parts of the site also falling within the Kemble and South Cerney Airfield Safeguard Areas. The site comprises Grade 3 agricultural land and benefits from an existing access associated with the current land use, although further investigation would be required to determine whether this is suitable for residential intensification. The site has been assessed as having High landscape sensitivity, reflecting its large scale, open rural character and strong relationship with the historic environment. The site forms part of the eastern rural setting of Ampney Crucis and contributes to the setting of the Conservation Area and nearby listed buildings, including Hilcot End House and Dudley Barn. The falling landform increases visibility from both the village and Public Rights of Way crossing the site. Development would extend built form into open countryside in a manner that does not reflect the established linear settlement pattern of Ampney Crucis and would erode the strong rural backdrop which currently defines this edge of the village.	--

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a **Clear Omission Site Option (--)**, as its high landscape sensitivity, contribution to the setting of heritage assets and importance to the rural character and setting of Ampney Crucis would result in significant adverse impacts. Development would represent an incongruous extension of the village into the surrounding countryside.	
R656, R689, R692	Land to the east of Driffield	The site comprises a large area of predominantly greenfield land affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas. The site contains predominantly Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. Parts of the site are also affected by Flood Zones 2 and 3, an oil pipeline buffer, deciduous woodland and the setting of a Grade II listed structure. Existing access opportunities are present across the site, although further investigation would be required to determine whether they are suitable for residential intensification. A number of Public Rights of Way cross the site and would constrain the developable area and influence the layout of any development proposals. The site has been assessed as having Medium-High to High landscape sensitivity, with large parts of the allocation making an important contribution to the rural setting of the area. The site is affected by multiple landscape and environmental constraints, including extensive Public Rights of Way, areas of flood risk, woodland, and pipeline safeguarding requirements. Development would result in a substantial extension of built form into the countryside and would adversely affect the character, openness and visual quality of the surrounding landscape.	**--**

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a **Clear Omission Site Option (--)**, as its high landscape sensitivity, extensive flood risk constraints, Public Rights of Way network and other environmental constraints significantly reduce its suitability for development. The scale of development proposed would result in a substantial encroachment into the surrounding countryside.	
R695, R696	Land to the south of Ampney Crucis	The site comprises greenfield land to the south of Ampney Crucis and is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and development would result in the loss of agricultural land. Parts of the site fall within Flood Zones 2 and 3 and are associated with Ampney Brook, whilst a small part of the site is also affected by an oil pipeline buffer. The site benefits from an existing agricultural access from the south-east, although further investigation would be required to determine whether it is suitable for residential intensification. The site is located away from the main settlement and would appear isolated if developed independently. The site forms part of the characteristic agricultural landscape south of the A417 and is highly visible from surrounding roads and Public Rights of Way. Development would result in a prominent encroachment into the countryside and adversely affect the existing field pattern and rural character of the area. Significant areas of flood risk, together with concerns regarding access and the local highway network, further constrain development potential. Overall, the site is considered a **Clear Omission Site Option (--)** due to its isolated location, high landscape sensitivity, flood risk constraints and access limitations.	**--**



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Principal Settlements

Andoversford

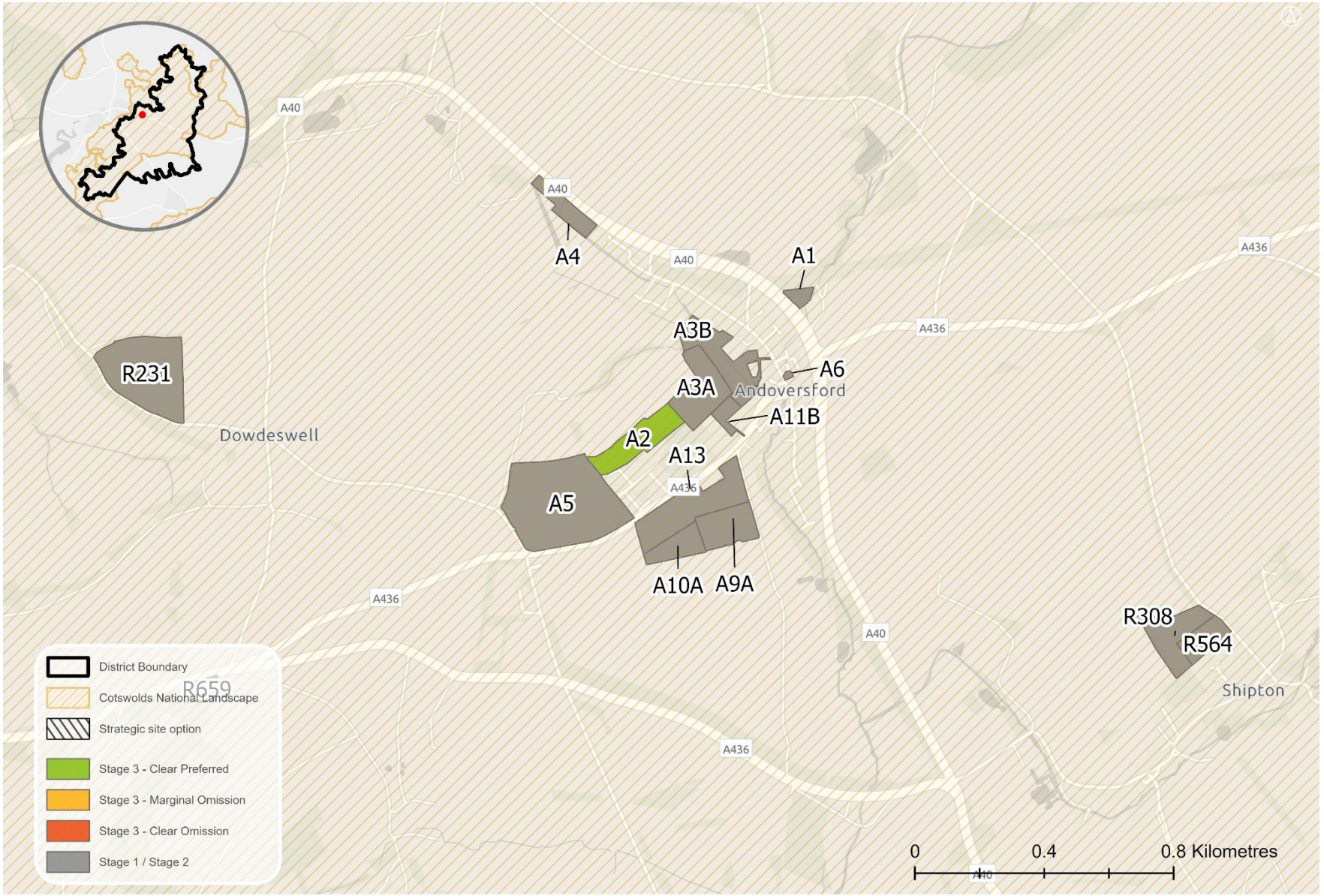
6.15 The village is wholly located within the Cotswolds National Landscape. Land to the north west of the village is a Scheduled Monument (Roman small town at Wycomb), which overlaps with an area of Deciduous Woodland Priority Habitat. There are corridors of Flood Zone 2 and Flood Zone 3 passing through the village, associated with the River Coln (and its tributaries).

6.16 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Andoversford, R231 is not located adjacent to the settlement. An allocation at this location would result in isolated development, approximately 1.5km to the west of the village, contrary to the broad spatial strategy for the emerging Local Plan.

6.17 Reflecting the above, only one non-strategic site option has been considered in detail through Stage 3 of the site selection process, specifically: A2.

6.18 The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
A2	Land to the rear of Templefields and Crossfields	The site comprises greenfield land adjacent to Andoversford and is wholly located within the Cotswolds National Landscape. The site is predominantly Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The Study of Land Surrounding Key Settlements (2026) identifies the site as having medium landscape sensitivity. Several trees protected by Tree Preservation Orders are located within the site and along its boundaries, and development would need to be carefully designed to protect these features. Any development would also need to mitigate potential impacts on views of the nearby listed building. Access could be provided via Templefields, which has been identified as having capacity to accommodate development. Overall, the site is considered a **Clear Preferred Site Option (+)**, as it is well related to the existing settlement and the identified landscape, heritage and environmental constraints are considered capable of mitigation, although its location within the Cotswolds National Landscape will need to be carefully considered through the design of any new development areas.	**++**



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Blockley

6.19 The village is wholly located within the Cotswolds National Landscape. Most of the village itself is a designated Conservation Area (with associated Grade II and Grade II* Listed Buildings). An area of land to the north east of the village is within Flood Zone 3, which connects to Blockley Brook.

6.20 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Blockley:

- R33A, R33B, and R501 are not located adjacent to the settlement and allocating these locations would result in isolated development, approximately 3km to the east of the village, contrary to the broad spatial strategy for the emerging Local Plan. R33B and R501 are adjacent sites, outside but within the setting of the Cotswolds National Landscape. All three sites are within a Special Landscape Area.
- R585 is approximately 1km to the north of the village within an industrial centre. Whilst the site is primarily brownfield land, development at this location would be isolated from the village, contrary to the broad spatial strategy for the emerging Local Plan. Additionally, approximately 30% of the site contains deciduous woodland priority habitat, and 'Sedgecombe Wood' is an ancient, replanted woodland directly to the north of the site.
- R610 and R688 are located approximately 2km to the north east of the village. Allocating these locations would result in isolated development outside of the village boundaries, contrary to the broad spatial strategy for the emerging Local Plan. R610 is within the Cotswold National Landscape, with R688 adjacent to, and within the setting of the National Landscape. R688 is within a Special Landscape Area.

6.21 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: BK8A, BK8B, BK11, BK14A, R533, R663, R69, and RUR_E16. The assessment findings are presented in the table below and accompanying map.

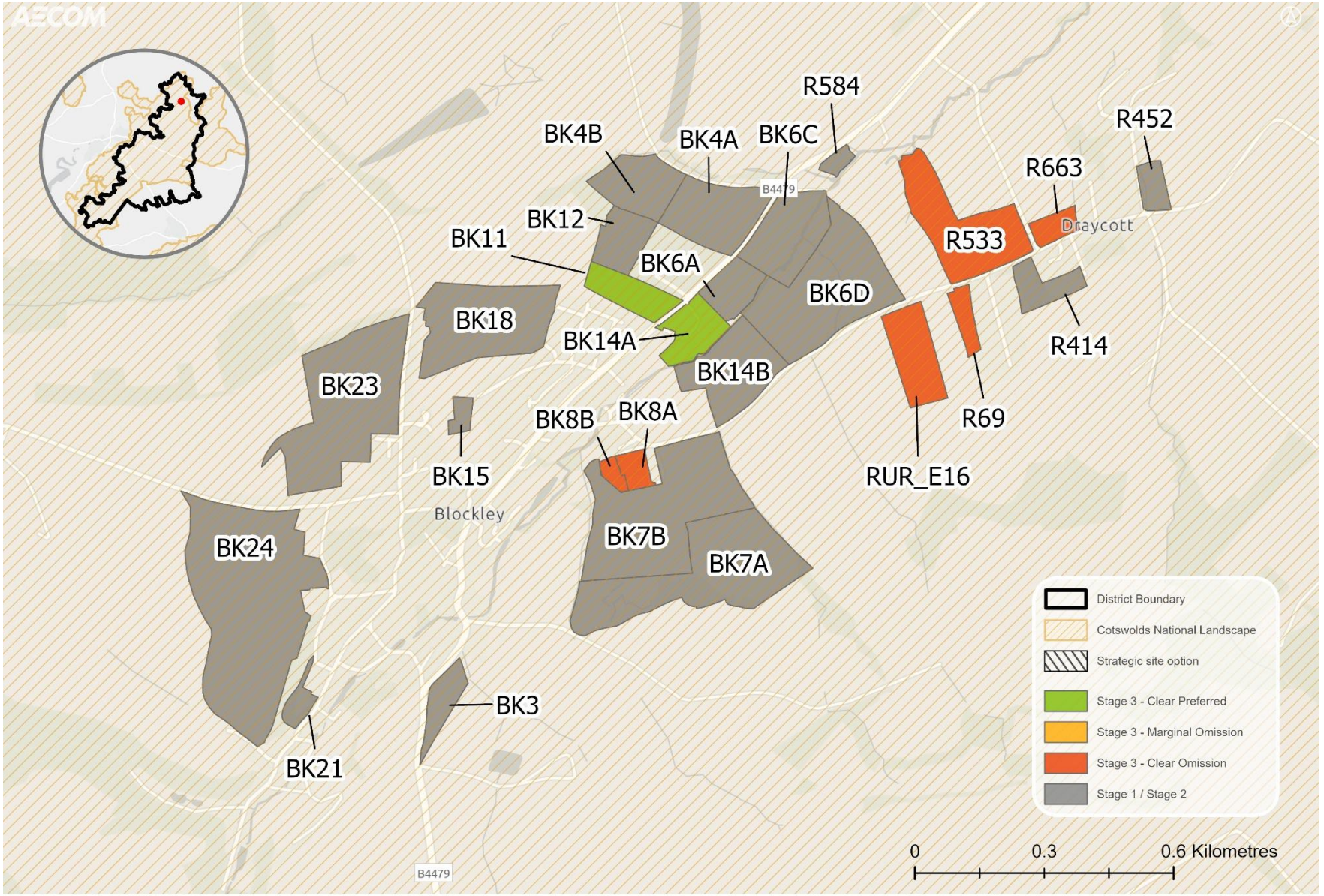
Site ref.	Site name	Site assessment findings	Site rating
BK8A	Sheaf House Farm Buildings	The site comprises land at Sheaf House Farm Buildings adjacent to the existing settlement and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site has been assessed as having low-medium landscape sensitivity, indicating that landscape impacts may be capable of being accommodated through appropriate design and mitigation measures. The site benefits from an existing access from Draycott Road, although further investigation may be required to determine whether the access is suitable for residential intensification. Overall, the site is considered a **Clear Omission Site Option (--)**, as it is well related to the existing settlement and the identified landscape, access and environmental constraints are generally capable of mitigation. However, given its location within the Cotswolds National Landscape and the potential loss of the existing uses on the site if redeveloped, this reduces its suitability.	**--**
BK8B	Land west of Sheaf House Farm Buildings	The site comprises predominantly undeveloped land within the Cotswolds National Landscape and is affected by areas of groundwater flood susceptibility. The site benefits from existing access from Draycott Road, although further investigation may be required to determine whether this is suitable for residential intensification. The site contains an existing gym, which is a community facility. The site has been assessed as having low-medium landscape sensitivity, although it is more sensitive to development than adjoining land due to its predominantly undeveloped character and less clearly defined boundaries. The site also contributes	**--**

Site ref.	Site name	Site assessment findings	Site rating
		to the green infrastructure network and lies adjacent to priority habitat woodland, whilst opportunities for biodiversity enhancement would need to be explored. Overall, the site is considered a **Clear Omission Site Option (--)**, as its location within the Cotswolds National Landscape, the presence of an existing community facility and its contribution to green infrastructure reduce its suitability.	
BK11	Former Station Road Allotments	The site comprises previously developed land adjacent to the existing settlement and is wholly located within the Cotswolds National Landscape. The site is predominantly Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility across much of the site. The site is identified as having medium landscape sensitivity and, whilst allotments were formerly located on the site, these have been relocated elsewhere. The site benefits from an existing access from Station Road, although further investigation may be required to determine whether this is suitable for residential development. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it is well related to the existing settlement and benefits from the reuse of previously developed land, while the identified landscape, access and flood risk constraints are considered capable of mitigation.	++
BK14A	The Limes, Station Road	The site comprises greenfield land adjacent to the existing settlement and is wholly located within the Cotswolds National Landscape. The site is predominantly Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility, with small areas also falling within Flood Zones 2 and 3. The site is identified as having low landscape sensitivity within the National Landscape. Six Tree Preservation	++

Site ref.	Site name	Site assessment findings	Site rating
		Orders are present within the site and would need to be retained and incorporated within any development proposals. The site benefits from existing access from Station Road, although further investigation may be required to determine whether the access is suitable for residential intensification. Overall, the site is considered a **Clear Preferred Site Option (+)**, as it is well related to the existing settlement and the identified landscape, arboricultural and flood risk constraints are considered capable of mitigation.	
R533	Timber Yard, Draycott Road	The site comprises greenfield land within the Cotswolds National Landscape and is affected by areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and is crossed by a Public Right of Way along its northern part. Development would need to be carefully designed to conserve the character and appearance of the National Landscape and to avoid adverse impacts on the Public Right of Way. The site benefits from an existing access from Draycott Road, although further investigation may be required to determine whether it is suitable for residential intensification. Overall, the site is considered a **Clear Omission Site Option (--)**, as its relatively detached relationship to the main built form of Blockley and location within the Cotswolds National Landscape reduce its suitability, contrary to the broad spatial strategy for the emerging Local Plan.	**--**
R663	Land north of Draycott Road	The site comprises greenfield land within the Cotswolds National Landscape and is affected by areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and is currently in agricultural use. The site benefits from an	**--**

Site ref.	Site name	Site assessment findings	Site rating
	and Northcot Lane	existing access from Northcot Lane, although further investigation may be required to determine whether it is suitable for residential intensification. Development would need to be carefully designed to conserve the character and appearance of the Cotswolds National Landscape. Overall, the site is considered a **Clear Omission Site Option (--)**, as its relatively detached relationship to the main built form of Blockley and its location within the Cotswolds National Landscape reduce its suitability, contrary to the broad spatial strategy for the emerging Local Plan.	
R69	Land adjacent to Draycott Industrial Estate, Blockley Road	The site comprises an existing industrial brownfield site within the Cotswolds National Landscape and is affected by areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and benefits from existing accesses from the B4479, although further investigation may be required to determine whether these are suitable for residential intensification. Development would need to be carefully designed to conserve the character and appearance of the Cotswolds National Landscape. Overall, the site is considered a **Clear Omission Site Option (--)**, as despite its brownfield status, the site is relatively detached from the main built form of Blockley and would not represent as sustainable or well-related an extension to the settlement as alternative development opportunities. Its location within the Cotswolds National Landscape further reduces its suitability.	**--**

Site ref.	Site name	Site assessment findings	Site rating
RUR_E16	Land at Tanzie Field	The site comprises greenfield land adjacent to the existing built form of Blockley and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. Two Public Rights of Way cross the site and would need to be carefully integrated into any development proposals. The site benefits from existing access opportunities from Draycott Road, although further investigation may be required to determine whether these are suitable for residential intensification. Development would need to be carefully designed to conserve the character and appearance of the Cotswolds National Landscape. Overall, the site is considered a **Clear Omission Site Option (--)**, as although it is adjacent to the existing settlement, development would not reflect the linear settlement pattern of Blockley and would extend uncharacteristically into the open countryside. The presence of two Public Rights of Way and the site's location within the Cotswolds National Landscape further reduce its suitability.	**--**


AECOM
R584
BK4B
BK4A
BK6C
R452
R663
B4479
BK12
Draycott
BK11
R533
BK6A
BK6D
BK18
R414
BK14A
BK14B
BK23
BK8B
BK8A
R69
BK15
RUR_E16
Blockley
BK24
BK7B
BK7A
BK3
BK21
B4479
District Boundary
Cotswolds National Landscape
Strategic site option
Stage 3 - Clear Preferred
Stage 3 - Marginal Omission
Stage 3 - Clear Omission
Stage 1 / Stage 2
0
0.3
0.6 Kilometres
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © ADD LOCAL COPYRIGHT STATEMENT HERE.

Bourton-on-the-Water

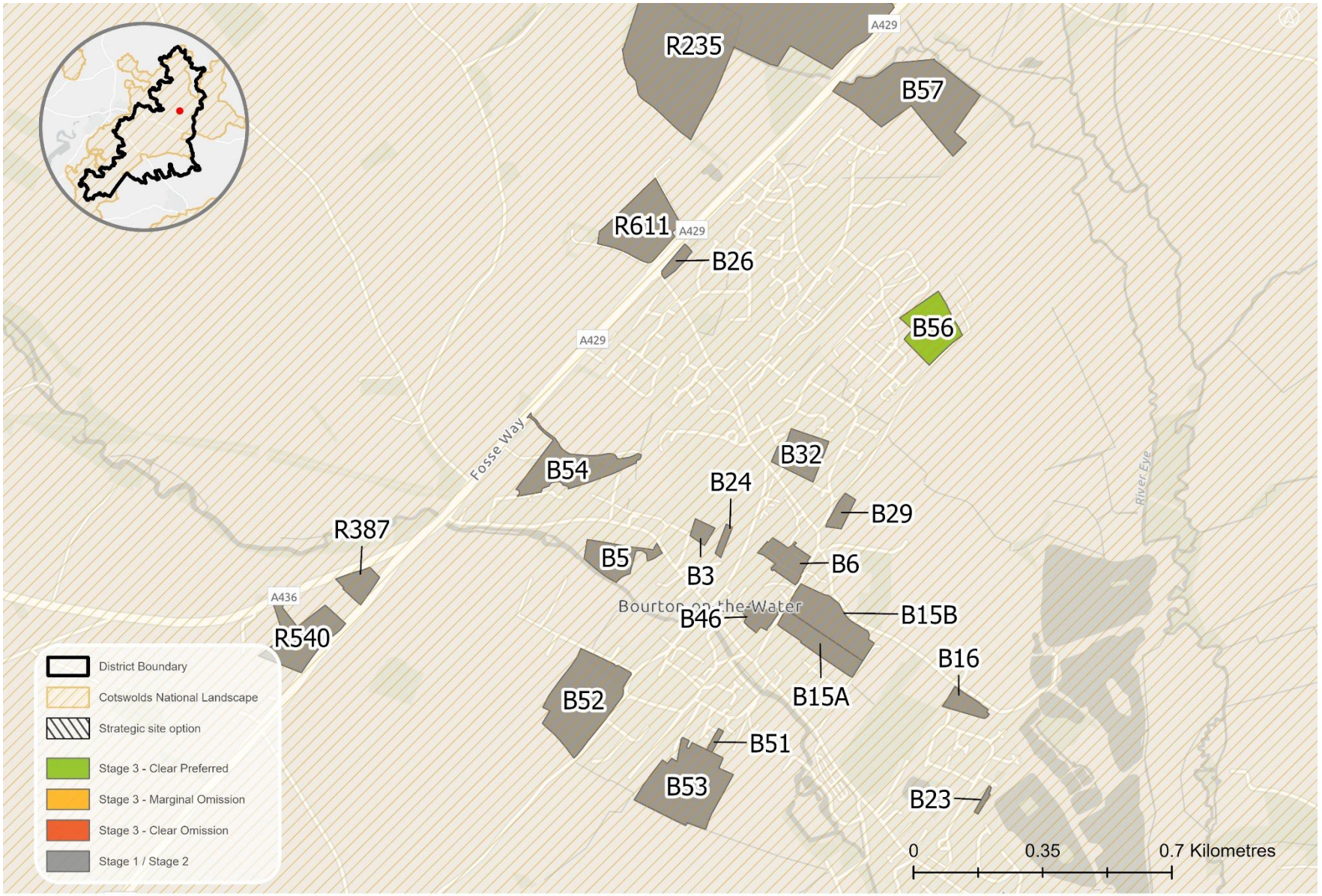
6.22 The village is wholly located within the Cotswolds National Landscape and is often referred to as "the Venice of the Cotswolds". Much of the southern section of the village is a designated Conservation Area, which borders two Scheduled Monuments to the east and west. The Scheduled Monument to the east overlaps with Greystones Farm Nature Reserve, which connects to Salmonsbury Meadows Site of Special Scientific Interest (SSSI). Most of the land to the east of the village, and land passing through the southern section of the village (from the west), is within Flood Zone 3. The areas broadly follow the corridor of the River Windrush (and its tributaries), and the lakes to the north of Nethercote. Several established footpaths pass through the village from the surrounding countryside, including Windrush Way. Macmillan Way, and the Heart of England Way.

6.23 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Bourton-on-the-Water:

- B32 has planning permission for phased redevelopment of residential and retirement housing but is not yet built out. The site is considered deliverable during the first five years of the plan period.
- B57 is entirely covered by Priority Habitat and is subject to extensive flood risk constraints, with the majority of the site located within Flood Zone 3. Whilst the site adjoins an existing employment area, the extent of environmental constraints would make development difficult to accommodate without unacceptable impacts.

6.24 Reflecting the above, only one non-strategic site option has been considered in detail through Stage 3 of the site selection process, specifically: B56. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
B56	Land off Mallard Crescent	The site comprises greenfield land adjacent to the existing settlement and is wholly located within the Cotswolds National Landscape. The site comprises Grade 2 agricultural land and lies within the airfield safeguarding areas associated with Little Rissington and Oxford Kidlington. The site is affected by areas of groundwater flood susceptibility and is located adjacent to Priority Habitat, requiring careful consideration of potential environmental impacts. The site is identified in the Study of Land Surrounding Settlements (2026) as having Medium/Low landscape sensitivity. The site also lies close to a Scheduled Monument, although existing vegetation provides a degree of screening. The site benefits from existing access from Mallard Crescent. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it is well related to the existing settlement and the identified landscape, environmental and flood risk constraints are considered capable of mitigation.	**++**



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Chipping Campden

6.25 The village is wholly located within the Cotswolds National Landscape and often referred to as the "jewel in the crown" of the Cotswolds. Most of the central section of the village is a designated Conservation Area, which includes the High Street where almost all of the buildings are either Grade II, Grade II*, or Grade I Listed. Land to the east of the Conservation Area comprises Campden House Historic Park and Garden. Most of the undeveloped land to the north, east, and south east of the village comprises Grade I or Grade 2 Agricultural Land, which is some of the best and most versatile agricultural land within the country. Several established footpaths pass through the market town and connect to the surrounding countryside, including Cotswold Way, Monarch's Wat, and the Heart of England Way.

6.26 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Chipping Campden, CC59 has planning permission for five dwellings but is not yet built out. The site is considered deliverable during the first five years of the plan period.

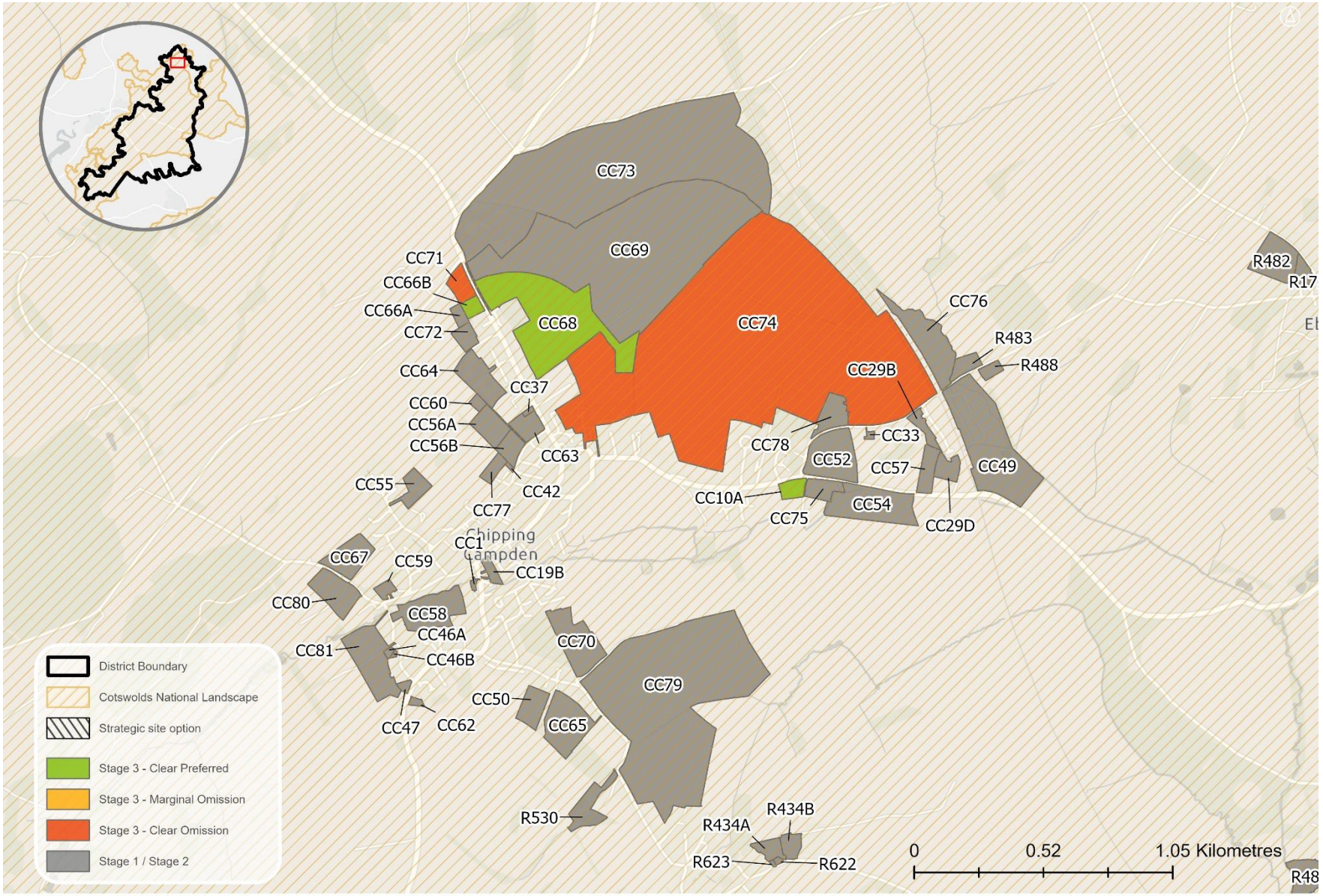
6.27 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: CC10A, CC66B, CC68, CC71, and CC74 (western section of the site).

6.28 The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
CC10A	Land south of Station Road and east of Chandlers	The site comprises greenfield land in the east of Chipping Campden and is wholly located within the Cotswolds National Landscape. The site comprises Grade 1 agricultural land and is affected by areas of groundwater flood susceptibility. The site has been assessed as having Medium-Low landscape sensitivity in the Study of Land Surrounding Key Settlements (2026). Parts of the site fall within Flood Zones 2 and 3, requiring careful consideration of flood risk and appropriate mitigation measures. There is currently no existing access to the site, although access may be achievable from Station Road, subject to further investigation. Overall, the site is considered a **Clear Preferred Site Option (++)**, as the identified landscape, flood risk and access constraints are considered capable of mitigation.	**++**
CC66B	Land north-west of Aston Road	The site comprises greenfield land to the north-west of Chipping Campden and is wholly located within the Cotswolds National Landscape. The site comprises Grade 1 agricultural land and is identified in the Study of Land Surrounding Key Settlements (2026) as having medium landscape sensitivity. Existing vegetation along the eastern edge provides a degree of screening, although development would extend the settlement northwards along Aston Road. The site benefits from an existing access point, although further investigation would be required to determine whether it is suitable for residential intensification. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it is adjacent to the existing settlement and the identified landscape and access constraints are considered capable of mitigation.	**++**
CC68	Land north-east of Aston Road	The site comprises greenfield land to the north of Chipping Campden and is wholly located within the Cotswolds National Landscape. The site comprises predominantly	**++**

		Grade 1 agricultural land and is affected by areas of groundwater flood susceptibility across part of the site. The Study of Land Surrounding Key Settlements (2026) identifies the site as having high landscape sensitivity, meaning development would need to be carefully designed to minimise impacts on landscape character and scenic beauty. The site benefits from an existing access track and is located in a sustainable location in relation to the settlement. Previous planning activity on the site, including a lapsed permission and a recent EIA screening opinion, demonstrates that the site has been actively considered for development. Overall, the site is considered a **Clear Preferred Site Option (+)**, as although the site is located within the Cotswolds National Landscape and has high landscape sensitivity, it occupies a sustainable location and has the potential to deliver significant community benefits, including healthcare and education-related infrastructure. These wider benefits may contribute towards the exceptional circumstances required to justify development at this scale within the National Landscape. The overall public benefits are considered to outweigh the potential landscape harm through delivering major development within the Cotswolds National Landscape and is an exceptional circumstance for allocating this site (i.e. it accords with the NPPF in this regard).	
CC71	South of Kingcombe Lane	The site comprises greenfield land to the north of Chipping Campden and lies wholly within the Cotswolds National Landscape. The site comprises Grade 1 agricultural land and benefits from an existing access from Aston Road, although further investigation would be required to determine whether it is suitable for residential intensification. The site has been assessed as having Medium-High landscape sensitivity and forms part of the open countryside and rural setting to the north of	**--**

		Chipping Campden. Whilst well enclosed by vegetation, development would extend ribbon development northwards along Aston Road and would represent a noticeable encroachment into the countryside. The site contributes to the settlement containment, scenic quality and tranquillity of the Cotswolds National Landscape. Overall, the site is considered a **Clear Omission Site Option (--)**, as it is poorly related to the main built form of Chipping Campden and would result in an unsustainable extension of ribbon development into the Cotswolds National Landscape. The site's Medium-High landscape sensitivity, role in maintaining the rural setting of the settlement and the loss of Grade 1 agricultural land significantly reduce its suitability for development.	
CC74	Land east of Chipping Campden	The site comprises greenfield land adjacent to the existing settlement and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site benefits from existing access from Draycott Road, although further investigation may be required to determine whether this is suitable for residential intensification. The site has been assessed as having low-medium landscape sensitivity and the western part of the site is relatively well related to the existing built form. However, development would extend built form into open countryside and would not reflect the traditional linear pattern of development within this part of the settlement. Overall, the site is considered a **Clear Omission Site Option (--)**, as its location within the Cotswolds National Landscape and the extent to which development would alter the existing settlement pattern reduce its suitability.	**--**



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Fairford

6.29 Most of the northern half of the town is a designated Conservation area, containing Grade I, Grade II, and Grade II* Listed Buildings. Land to the north of the town is within a Special Landscape Area, encompassing Fairford Park estate. The River Coln (and areas of Flood Zone 2 and Flood Zone 3) passes through the Special Landscape Area and the town, continuing to the south east where it forms the southern border of the Whelford Meadows SSSI and Cotswold Water Park SSSI. The SSSIs comprise a series of lakes which extend northward from the River Coln to the A417. Land to the south of the town is also within the boundary of the Cotswold Water Park SSSI, which extends to RAF Fairford. The south of the town also comprises areas of Grade 2 and Grade 3a 'best and most versatile' agricultural land. The town is not within the Cotswolds National Landscape.

6.30 Additionally, Land to the north east and to the west of Fairford is comparatively less constrained, with key constraints including the setting of the Special Landscape Area, SSSI Impact Risk Zones, and Groundwater Source Protection Zones.

6.31 Reflecting the above, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension: 'Land north east of Fairford' (F57A, F57B, F57C).

6.32 Within the HELAA, of the sites classified as 'potentially deliverable / developable' or 'deliverable / developable' for a sustainable urban extension, 'Land to the south west of Fairford (F53A and F53B)' could deliver up to 420 homes reflecting the indicative site capacities within the HELAA. An outline planning application of 74 homes has come forward on Site F53A. Constraints to development across Site F53B limit further opportunities for expansion, given the adjacent SSSI and its associated Impact Risk Zones. On this basis, the sites are considered separately for potential non-strategic development during the plan period.

6.33 Within the HELAA, the following 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Fairford have been considered in detail through Stage 3 of the site selection process, specifically: F20A, F39C, F45, F52, F53A, F53B, F56A, and F56B.

6.34 The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
F57A, F57B, F57C (Sustainable Urban Extension)	Land north east of Fairford	The site comprises predominantly greenfield land to the north and east of Fairford and is largely Grade 3 agricultural land, with a small proportion of Grade 2 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford and Brize Norton and is affected by areas of groundwater flood susceptibility. Development may result in the loss of agricultural land and part of the site lies adjacent to a Site of Special Scientific Interest, requiring careful consideration of potential environmental impacts. Access arrangements vary across the site, with some parcels benefitting from existing agricultural access points while others would require the creation of new access and further investigation to establish their suitability for residential development. The site is located adjacent to existing residential development and local services, providing a relatively sustainable location for growth. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it is well related to the existing settlement and the identified environmental, infrastructure and flood risk constraints are generally capable of mitigation. New development areas should incorporate green infrastructure buffers to protect the integrity of the adjacent SSSI and ensure that access considerations are appropriately addressed to reduce potential traffic impacts through the centre of the settlement.	++
F20A	Land south east of Fairford	The site comprises greenfield land to the south-east of Fairford and is affected by the Fairford and Brize Norton Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site contains predominantly Grade 2 and Grade 3 agricultural land and development would result in the loss of best and most versatile	++

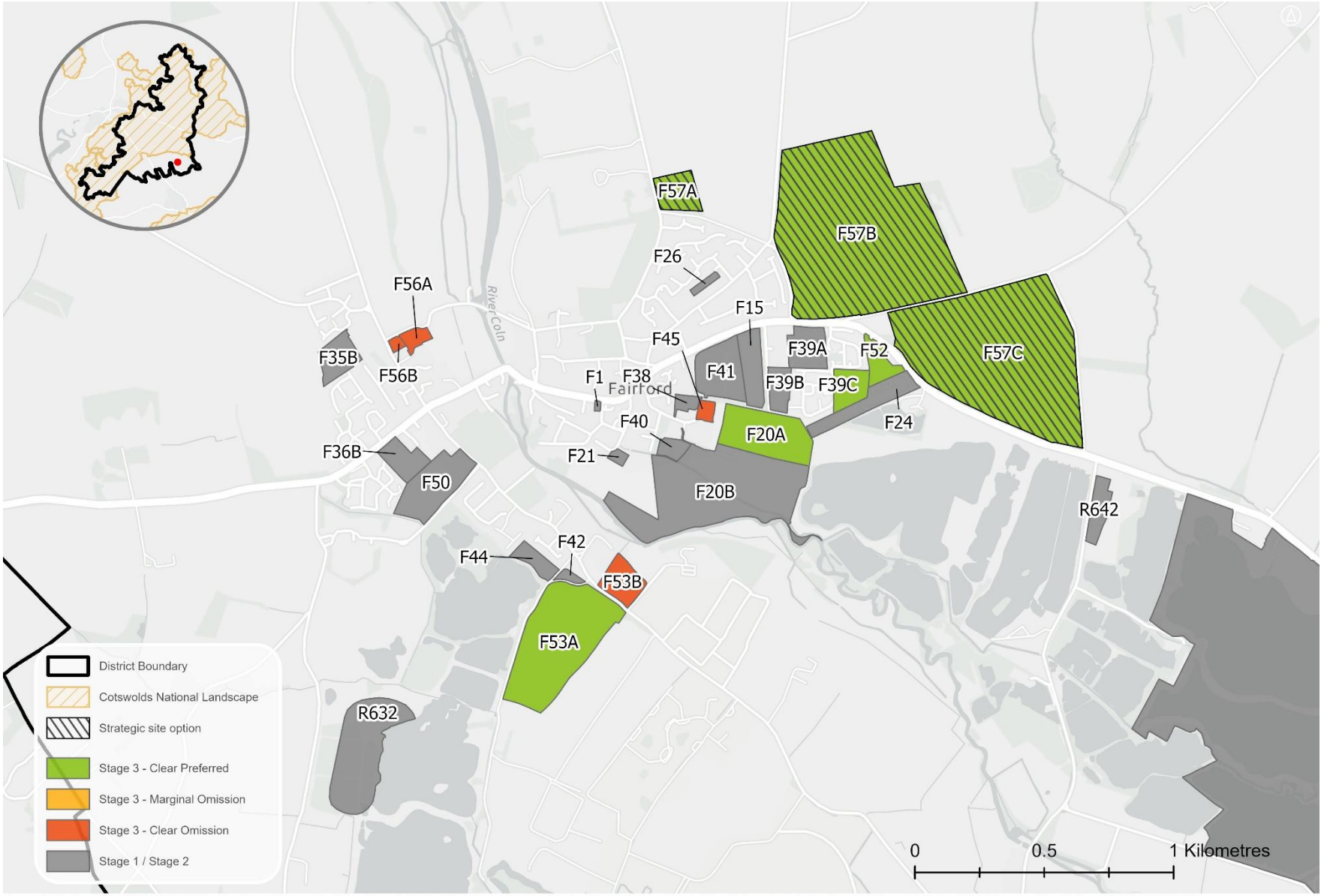
Site ref.	Site name	Site assessment findings	Site rating
		agricultural land. The site lies adjacent to the Fairford Conservation Area and the Cotswold Water Park SSSI and contributes to the rural setting of the settlement. Suitable access arrangements have not yet been identified, and further work would be required to establish whether a safe and deliverable access solution can be achieved. The site has been assessed as having Medium-High landscape sensitivity, reflecting its contribution to the transition between Fairford and the surrounding countryside. However, the site adjoins existing development and may be viewed as a logical rounding-off of the south-eastern edge of the town. Development would need to carefully address impacts on the Conservation Area setting, Public Rights of Way and the adjacent Cotswold Water Park landscape. Overall, the site is considered a **Clear Preferred Site Option (+)**, as it is reasonably well related to the existing built form of Fairford and may provide an opportunity for sustainable growth at the edge of the settlement. However, access, landscape, heritage and environmental considerations would need to be carefully addressed through the design and masterplanning of any future development.	
F39C, F52	Land west of Terminus Cottage and Station Cottage	The site comprises greenfield land to the east of Fairford and is wholly affected by the airfield safeguarding areas associated with Fairford and Brize Norton. The site is affected by areas of groundwater flood susceptibility and comprises Grade 2 agricultural land. Access opportunities vary across the site, with some existing access arrangements present, while other areas would require the creation of new access and further investigation to determine suitability for residential development.	++

Site ref.	Site name	Site assessment findings	Site rating
		A planning application for residential development is currently under consideration on part of the site. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it is well related to the existing settlement and there are no significant environmental, heritage or infrastructure constraints that would be likely to preclude development. The identified constraints are limited in extent and are considered capable of mitigation through the development process. The Employment Land Review (2026) notes that F52 could form an extension to the existing employment area to the south. However, the site is closely bounded by existing and proposed residential development, which would significantly constrain the scale and type of employment uses that could be accommodated and limit the site's attractiveness for employment purposes. Development within F52 would also result in the loss of a green buffer and could adversely affect the setting of Horcott Lake and the transition between Fairford and the surrounding countryside. Whilst development may be achievable in principle, landscape considerations, agricultural land loss and infrastructure constraints reduce its suitability relative to less constrained alternatives. On this basis, whilst F52 is part of the proposed allocation, it is not envisaged that built development would be included in this part of the site.	
F45	Land to the rear of the Bull Pens	The site comprises greenfield land to the east of Fairford and is affected by the Fairford and Brize Norton Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises Grade 2 agricultural land and development would result in the loss of best and most versatile agricultural land. The site consists of	--

Site ref.	Site name	Site assessment findings	Site rating
		agricultural land and farm-related development and lies adjacent to the Fairford Conservation Area, forming an important part of its setting. The site is also within the setting of Morgan Hall, a Grade II listed building, and any development would need to carefully consider and mitigate potential heritage impacts. The site benefits from an existing access from the south-west, although further investigation would be required to determine whether it is suitable for residential intensification. Overall, the site is considered a **Clear Omission Site Option (--)**, as heritage impacts on the setting of Morgan Hall and the Fairford Conservation Area, together with significant access constraints, substantially reduce the site's suitability.	
F53A	Land at Totterdown Hill, Horcott	The site comprises greenfield land to the south of Fairford and is affected by the airfield safeguarding areas associated with Fairford and Brize Norton. The site is affected by areas of groundwater flood susceptibility and includes a small area of Grade 2 agricultural land. The site is located adjacent to a Site of Special Scientific Interest, requiring careful consideration of potential ecological impacts and appropriate mitigation. A planning application for residential development is currently pending determination on the site. There is currently no existing vehicular access, although access may be achievable from Horcott Road, subject to further investigation. The Employment Land Review (2026) identifies that, given the proximity of the established Horcott Industrial Estate, there is limited justification for the creation of a further standalone employment area in this location. Development would also	++

Site ref.	Site name	Site assessment findings	Site rating
		represent a significant encroachment into open countryside and is less well related to the existing employment hierarchy. Overall, the site is considered a **Clear Preferred Site Option (+)** for residential development, as the identified ecological, access and flood risk constraints are considered capable of mitigation, and the site is reasonably well related to Fairford.	
F53B	Land south west of Sewage Works	The site comprises greenfield land to the south of Fairford and is affected by the airfield safeguarding areas associated with Fairford and Brize Norton. The site is affected by areas of groundwater flood susceptibility and contains predominantly Grade 3 agricultural land, with a small proportion of Grade 2 agricultural land. The site is located adjacent to a Site of Special Scientific Interest, requiring careful consideration of potential ecological impacts and appropriate mitigation. There is currently no existing vehicular access, although access may be achievable from Horcott Road, subject to further investigation. The site forms an important visual and landscape buffer between Fairford and RAF Fairford, contributing to the character of the area and helping to maintain the distinction between the settlement and airbase development. The site also contributes to the setting of Horcott Farm and the transition between the built-up area and surrounding land. Development could erode this visual separation and alter the existing character of the area, while concerns have also been raised regarding the site's relationship with the adjacent airbase. Overall, the site is considered a **Clear Omission Site Option (--)**, as development would result in the loss of an important visual and landscape buffer between	--

Site ref.	Site name	Site assessment findings	Site rating
		Fairford and RAF Fairford and could adversely affect the character and setting of the area.	
F56A, F56B	Waiten Hill Yard, Milton End	The site comprises a mix of existing residential properties, farm buildings and agricultural land on the edge of Fairford. The site is affected by the Fairford and Brize Norton Airfield Safeguard Areas and areas of groundwater flood susceptibility, with a small part of the site lying within the Coln Valley north of Fairford Special Landscape Area. Existing access is available from Mill Lane, although further investigation would be required to determine whether it is suitable for residential intensification. The western part of the site contains existing dwellings which form part of the established development pattern along Coronation Street, characterised by properties set back behind generous front gardens. Additional development in this area would erode the existing settlement pattern and result in the loss of garden land. The eastern part of the site contains an active farm complex, including Waiten Hill Farm House, a Non-Designated Heritage Asset. These buildings provide an attractive rural backdrop to Fairford and contribute positively to the character of the area. The wider site also contributes to the setting of the adjacent Special Landscape Area. Overall, the site is considered a **Clear Omission Site Option (--)**, as development would harm the established settlement pattern, affect the setting of a Non-Designated Heritage Asset and erode the rural character of this edge of Fairford. The site's existing uses and contribution to the landscape reduce its suitability for development.	--



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Kemble

6.35 A Special Landscape Area encompasses the town and the surrounding land to the north, east, south east, and north west. Most of the town is a designated Conservation Area. There are areas of Flood Zone 2 and Flood Zone 3 to the north east and north west, following the corridor of the River Thames (and its tributaries). The Kemble Railway Cuttings SSSI is also located to the north west of the town, with areas of Deciduous Woodland Priority Habitat to the north east of the town surrounding the dismantled railway. Kemble Railway Station is at the north western extent of the town, and Cotswold Airport is approximately 1.5km to the west of the town (via the A429). The town is not within the Cotswolds National Landscape.

6.36 Land to the south west of the town is comparatively less constrained, albeit located within the setting of the Special Landscape Area. There are isolated areas of Deciduous Woodland Priority Habitat (including Kemble Wood), SSSI Impact Risk Zones associated with Kemble Railway Cuttings, and areas within Groundwater Source Protection Zones.

6.37 Within the HELAA, of the sites classified as 'potentially deliverable / developable' or 'deliverable / developable' for a sustainable urban extension, Cotswold Airport (K7A and K7B) currently accommodates around 620 employees, alongside a substantial volume of visitors and customers, with aspirations for further growth. However, the site has since been confirmed as being unavailable for a local plan allocation. The following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension: 'Land south west of Kemble' (K9, K12, K15, K16).

6.38 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Kemble, R542 is located approximately 1km to the east of the town. Allocating this site would result in isolated development outside of the town, contrary to the broad spatial strategy for the emerging Local Plan.

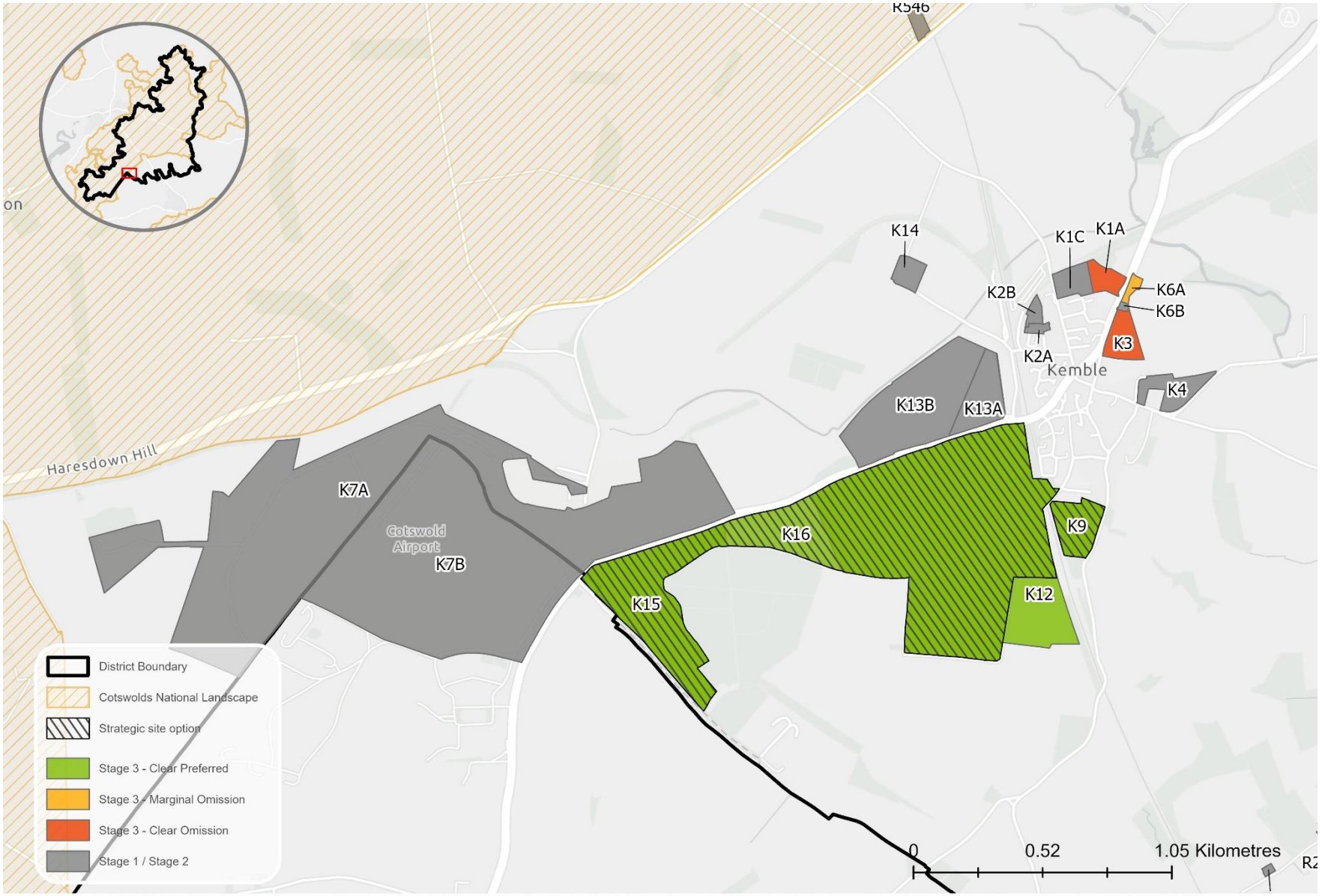
6.39 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: K1A, K3, and K6A. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
K9, K12, K15, and K16 (Sustainable Urban Extension)	Land south west of Kemble	The site comprises predominantly greenfield land associated with Kemble and is largely Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford and Kemble, is affected by areas of groundwater flood susceptibility, and is partially located within the Kemble and Ewen Special Landscape Area. The site is adjacent to Kemble Wood Ancient Woodland, requiring an appropriate buffer which may reduce the developable area. Parts of the site are located close to Kemble Airport and the railway line, meaning noise and visual impacts may require mitigation. Access arrangements would require further investigation, with some existing agricultural access points present but potential upgrades or new access provision likely to be necessary. The Employment Land Review (2026) identifies K12 and K15 as capable of accommodating a small-scale employment element as part of a wider mixed-use development. However, the location is less attractive for employment uses due to its distance from Cirencester and the Strategic Road Network, reducing its market attractiveness compared with alternative employment locations. For K15, reference is made to the relatively limited demand generated by existing airport-related uses in the area. Employment uses on adjacent land are generally lower value in nature and are unlikely to support viable speculative industrial development. The Study of Land Surrounding Settlements (July 2026) identifies the site as having a medium-high landscape sensitivity. K9 has been excluded from the strategic site due to the Heritage Impact Assessment identify a high degree of harm to the Conservation Area and Listed Buildings.	**++**

Site ref.	Site name	Site assessment findings	Site rating
		The site benefits from its proximity to Kemble village and Kemble railway station, providing access to local services and sustainable transport connections. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it occupies a relatively sustainable location and the identified landscape, environmental, infrastructure and amenity constraints are generally capable of mitigation, although these considerations reduce its suitability relative to the most sustainable site options. Growth will be delivered in proximity to an established employment site at Cotswold Airport, which currently accommodates around 620 employees alongside visitors and customers, with aspirations for further growth.	
K1A	Land south of Clayfurlong Farm	The site comprises greenfield land to the north of Kemble and is wholly located within the Kemble and Ewen Special Landscape Area. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site lies within the airfield safeguarding areas associated with Fairford and Kemble and is within the setting of listed buildings, requiring careful consideration of potential heritage impacts. The site has been identified as having medium-high landscape sensitivity and is therefore sensitive to development, despite benefiting from screening provided by mature vegetation along the A429. There is currently no existing access to the site, although access may potentially be achievable from the A429, subject to further investigation. Overall, the site is considered a **Clear Omission Site Option (-)**, as the combination of landscape sensitivity, its location within the Kemble and Ewen Special Landscape	**--**

Site ref.	Site name	Site assessment findings	Site rating
		Area, potential impacts on the setting of listed buildings and access constraints reduce its suitability.	
K3		The site comprises greenfield land to the east of Kemble and is wholly located within the Kemble and Ewen Special Landscape Area. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site lies within the airfield safeguarding areas associated with Fairford and Kemble and is adjacent to the Kemble Conservation Area, requiring careful consideration of potential heritage impacts. The site also contains a Tree Preservation Order within its centre, which may constrain the developable area and influence the layout of any future development. Existing access is available from the south-west, although further investigation would be required to determine whether it is suitable for residential intensification. The site has been identified as having High/Medium landscape sensitivity, indicating a relatively strong sensitivity to development. Overall, the site is considered a **Clear Omission Site Option (-)**, as the combination of its location within the Kemble and Ewen Special Landscape Area, High/Medium landscape sensitivity, proximity to the Kemble Conservation Area and the presence of protected trees reduces its suitability.	**--**
K6A		The site comprises a brownfield site to the north-east of Kemble and is wholly located within the Kemble and Ewen Special Landscape Area. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site lies within the airfield safeguarding areas associated with Fairford and Kemble. Area Tree Preservation Orders are present along the western	**-**

Site ref.	Site name	Site assessment findings	Site rating
		and southern parts of the site and would need to be retained and incorporated into any development proposals. The site is accessed via an existing agricultural access from the A429 to the south. A previous application for the conversion of the barns to residential accommodation was refused, although subsequent residential development in the surrounding area has increased the site's relationship with the existing settlement. The site has been identified as having high landscape sensitivity, indicating a strong sensitivity to change. Overall, the site is considered a **Marginal Omission Site Option (-)**, as its location within the Kemble and Ewen Special Landscape Area, combined with its high landscape sensitivity and the presence of protected trees, reduces its suitability relative to less constrained alternatives. Nonetheless, the site is an area of brownfield land within proximity to existing development and may benefit from a sensitive regeneration which respects its landscape setting.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Lechlade-on-Thames

6.40 Located toward the south eastern boundary of the district, Lechlade borders the neighbouring authorities of West Oxfordshire, Swindon, and the Vale of White Horse. The River Thames passes along the southern boundary of the town, with areas of Flood Zone 2 and Flood Zone 3 encompassing most of the undeveloped areas to the east, south east, and south west of the town. These areas are also underlain by Grade 2 agricultural land, which is some of the best and most versatile agricultural land within the country. Cotswold Water Park SSSI extends to the north of the town, and the 'Multi-period settlement, cemetery, and ceremonial complex west of Lechlade' Scheduled Monument is located to the north west of the town. The southern section of the town is a designated Conservation Area, containing all of the town's Grade I and Grade II Listed Buildings. The town is not within the Cotswolds National Landscape.

6.41 In terms of strategic opportunities, R683 and R684 are located approximately 1km to the west of the town. The combined capacities of these sites would not exceed the minimum threshold of 1,500 homes required to constitute as a 'new settlement'. Reflecting the above, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension: 'Cluster of sites to the west of Lechlade, within proximity to Lechlade Garden Centre' (L34, L37, L43).

6.42 Within the HELAA, the following sites classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Lechlade have been considered in detail through Stage 3 of the site selection process, specifically: L13, L14, L16A, L26, L32, L33, and L35A.

6.43 The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
L34, L37, L43 (Sustainable Urban Extension)	Cluster of sites to the west of Lechlade, within proximity to Lechlade Garden Centre	The site comprises greenfield land to the west of Lechlade and is affected by the Fairford, Brize Norton and Oxford Kidlington Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site contains a mix of Grade 2 and Grade 3 agricultural land, and development would result in the loss of agricultural land, including best and most versatile agricultural land. Parts of the site fall within Flood Zones 2 and 3 and would require appropriate flood mitigation measures. Existing access opportunities are limited and would require further investigation. The site is also within the setting of a Scheduled Monument and nearby listed buildings. Parts of the site have been assessed as having High landscape sensitivity and contribute to the rural setting of Lechlade and the character of the western approach to the town. Development would extend built form into open countryside and affect the setting of nearby heritage assets. Overall, the site is considered a **Marginal Omission Site Option (-)**, as its landscape, heritage, flood risk and access constraints reduce its suitability.	**-**
L13	Land west of Lechlade Cricket Club	The site comprises greenfield land adjacent to Lechlade and is affected by the airfield safeguarding areas associated with Fairford, Brize Norton and Oxford Kidlington. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. A small part of the site falls within Flood Zone 2, while approximately a quarter of the site comprises coastal and floodplain grazing marsh habitat, requiring careful consideration of potential ecological impacts and mitigation measures. The site benefits from an existing access via the adjacent	**--**

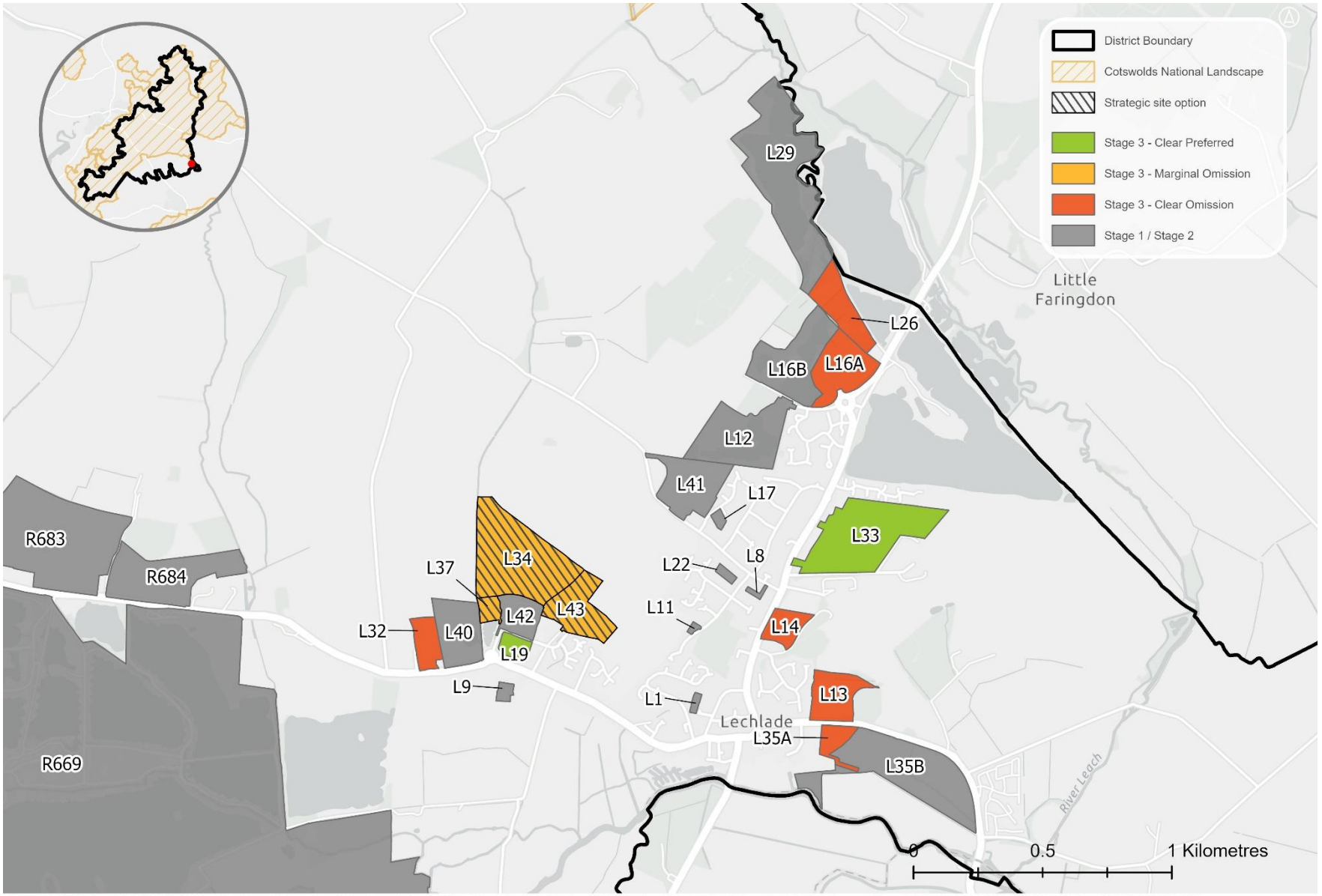
Site ref.	Site name	Site assessment findings	Site rating
		cricket club car park, although further investigation would be required to determine whether this is suitable for residential intensification. The site is well screened along its southern boundary and contains an area Tree Preservation Order and a number of individual Tree Preservation Orders which may influence the developable area and layout of any future development. Overall, the site is considered a **Clear Omission Site Option (--)**, as the presence of priority habitat and protected trees would constrain development and require significant mitigation, reducing the site's suitability.	
L14	Land at Lechlade Manor, adjacent to Oak Street.	The site comprises greenfield land adjacent to Lechlade and is located within the Lechlade Conservation Area. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site also lies within the airfield safeguarding areas associated with Fairford, Brize Norton and Oxford Kidlington. A substantial proportion of the site comprises deciduous woodland and other habitat features, requiring careful consideration of ecological impacts and significantly constraining the developable area. The site benefits from an existing access track along its eastern boundary, although further investigation would be required to determine whether this is suitable for residential intensification. The western edge of the site is well screened, which may help to reduce visual impacts. Overall, the site is considered a **Clear Omission Site Option (--)**, as the extensive habitat coverage across the site, together with its location within the Conservation Area, would significantly constrain development potential.	**--**

Site ref.	Site name	Site assessment findings	Site rating
L16A	Land north of Lechlade	The site comprises greenfield land adjacent to Lechlade and is affected by the airfield safeguarding areas associated with Fairford, Brize Norton and Oxford Kidlington, together with areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and lies adjacent to the Cotswold Water Park SSSI. Existing access is available from the nearby roundabout, although further investigation would be required to determine whether this is suitable for residential intensification. Development would need to carefully consider and mitigate potential impacts on the adjacent ecological designation and the wider environmental network associated with the Cotswold Water Park. The site occupies a low-lying landscape on the edge of Lechlade and forms part of the wider mosaic of habitats associated with the Cotswold Water Park. Whilst the site has limited visual prominence and is relatively contained, it contributes to local ecological connectivity and the character of the surrounding wetland landscape, including links with nearby nature conservation areas. The site has been assessed as having medium landscape sensitivity, reflecting its contribution to landscape character and biodiversity, notwithstanding the influence of its former industrial use and contained nature. Overall, the site is considered a **Clear Omission Site Option (-)**, as its ecological context and relationship with the Cotswold Water Park landscape reduce its suitability.	**--**
L19	Land south of Butler's Court	The site comprises greenfield land adjacent to the settlement of Lechlade and is affected by the airfield safeguarding areas associated with Fairford and Brize	**++**

Site ref.	Site name	Site assessment findings	Site rating
		Norton. The site comprises Grade 2 agricultural land and is affected by areas of groundwater flood susceptibility. Parts of the site fall within Flood Zones 2 and 3, requiring appropriate flood risk mitigation measures. There is currently no existing vehicular access to the site and further investigation would be required to determine whether a suitable access can be provided. The site is allocated for residential development in the 2011-2031 Local Plan. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it is well related to the existing settlement and there are no significant landscape, heritage or environmental constraints that would be likely to preclude development. The identified flood risk and access constraints are considered capable of mitigation through the development process.	
L26	Land adjacent Bushyleaze Lake and Smyrell Farm	The site comprises greenfield land to the north of Lechlade and is affected by the airfield safeguarding areas associated with Fairford, Brize Norton and Oxford Kidlington. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. Approximately 35% of the site comprises deciduous woodland and the site is adjacent to the Cotswold Water Park SSSI, requiring careful consideration of potential ecological impacts and appropriate mitigation measures. Access is currently provided via an unmade track from the south-east, although further investigation would be required to determine whether this could be suitably upgraded for residential development. Overall, the site is considered a **Clear Omission Site Option (-)**, as the substantial proportion of deciduous woodland and the site's adjacency to the Cotswold Water	**--**

Site ref.	Site name	Site assessment findings	Site rating
		Park SSSI would significantly constrain development and require careful ecological mitigation, reducing its suitability.	
L32	Lechlade Garden Centre	The site comprises predominantly brownfield land associated with an existing garden centre to the west of Lechlade and is affected by the airfield safeguarding areas associated with Fairford and Brize Norton. The site is affected by areas of groundwater flood susceptibility and contains a significant proportion of Grade 2 agricultural land. A small part of the site falls within Flood Zone 2 and would require appropriate flood risk mitigation measures. An individual Tree Preservation Order is located at the site entrance and would need to be retained and incorporated into any development proposals. The site benefits from an existing access from the south, which is likely to be suitable for intensification. Redevelopment of the site for residential use would result in the loss of an existing garden centre and associated community facility. Overall, the site is considered a **Clear Omission Site Option (--)**, as development would result in the loss of an established community asset, and this harm is considered to outweigh the benefits of redevelopment for housing despite the site's generally limited physical constraints.	**--**
L33	Land south of Ferrers Park	The site comprises greenfield land to the east of Lechlade and is affected by the airfield safeguarding areas associated with Fairford, Brize Norton and Oxford Kidlington. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. Development would result in the loss of agricultural land and there is currently no existing vehicular access to the site.	**++**

Site ref.	Site name	Site assessment findings	Site rating
		Further investigation would be required to determine whether a suitable access could be provided from Station Road or from the land to the south. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it is well related to the existing settlement and there are no significant landscape, heritage or environmental constraints that would be likely to preclude development. The identified access and flood risk constraints are considered capable of mitigation through the development process.	
L35A	Land south of A417, east of Lechlade	The site comprises greenfield land to the east of Lechlade and is affected by the airfield safeguarding areas associated with Fairford, Brize Norton and Oxford Kidlington. The site is affected by areas of groundwater flood susceptibility and contains areas of Flood Zones 2 and 3, requiring appropriate flood risk mitigation measures. Approximately a quarter of the site comprises coastal and floodplain grazing marsh habitat, requiring careful consideration of potential ecological impacts and mitigation measures. The site benefits from an existing agricultural access from the north-west, although further investigation would be required to determine whether this is suitable for residential intensification. Existing vegetation along the northern boundary provides a degree of natural screening. Overall, the site is considered a **Clear Omission Site Option (-)**, as the presence of priority habitat and areas of flood risk are likely to constrain development potential.	**--**



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Mickleton

6.44 Land to the east, south east, south, and south west of the village is within the Cotswolds National Landscape. The central and southern section of the village is a designated Conservation Area, with the Grade II Listed 'Kiftsgate Court' Historic Park and Garden also to the south east. Land to the north of the village is relatively unconstrainted, although it is classified as Grade 2 (very good quality) 'best and most versatile' land for agricultural uses. To the west, areas of Flood Zone 2 and Flood Zone 3 broadly follow the corridor of Norton Brook, with a Special Landscape Area covering land to the west of the Brook (including Thistley Hill). The Heart of England Way passes through the village.

6.45 Reflecting the above, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension: 'Land to the north and west of Mickleton' (MK1AB, MK3, MK16, MK17, MK21, MK22, MK23, MK12A, MK18, MK19, MK20B).

6.46 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Mickleton, MK12B has received planning permission for a residential development and is not yet built out. The site is considered deliverable within the first five years of the plan period.

6.47 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: MK1C, MK2B, MK2C, MK7, MK11A and MK11C.

6.48 The assessment findings are presented in the table below and accompanying map.

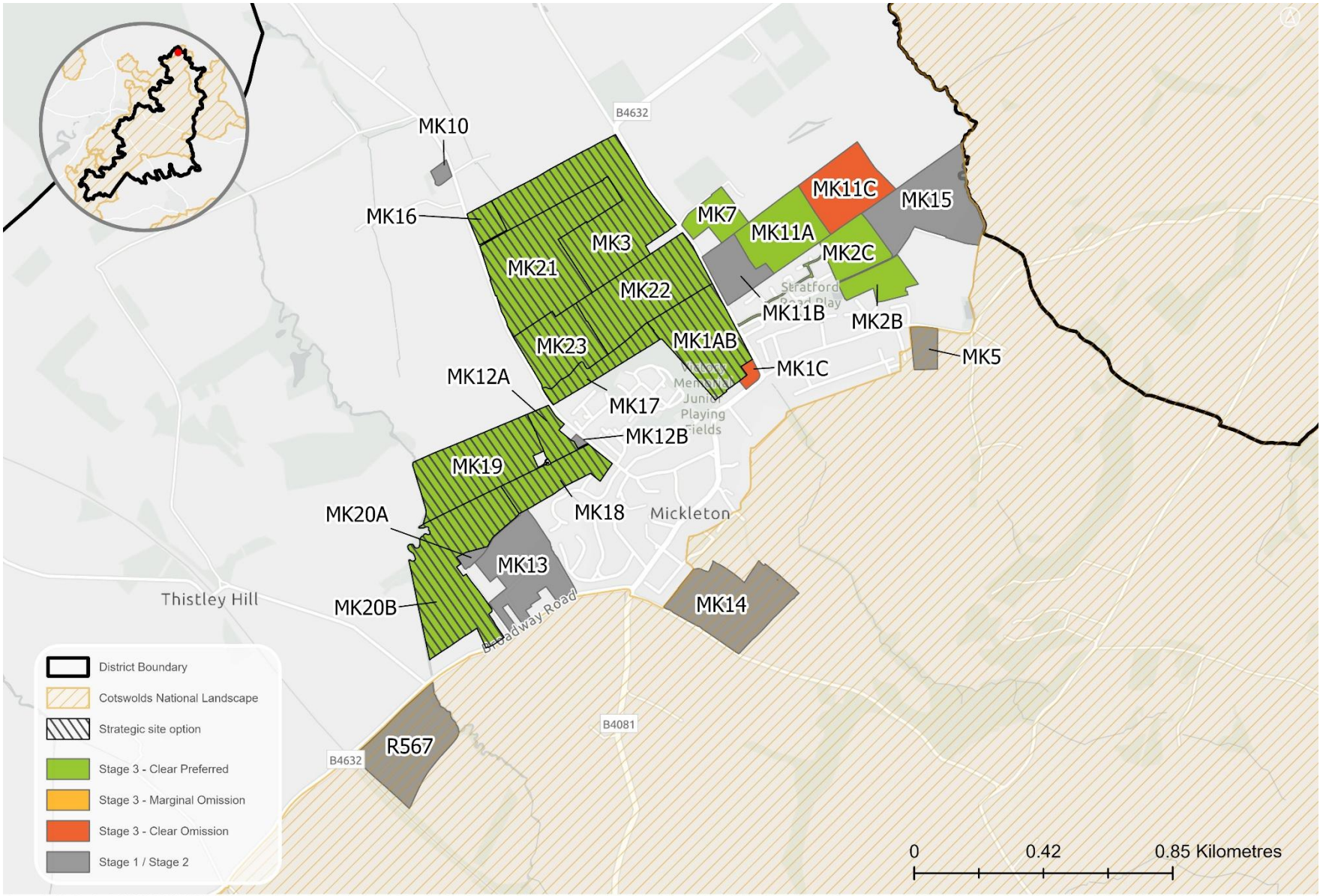
Site ref.	Site name	Site assessment findings	Site rating
MK1AB, MK3, MK16, MK17, MK21, MK22, MK23, MK12A, MK18, MK19, MK20B (Sustainable Urban Extension)	Land north and west of Mickleton	The site comprises a series of predominantly greenfield parcels located to the north and west of Mickleton. The site is largely Grade 2 and Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility throughout. Development would result in the loss of best and most versatile agricultural land across much of the site. Several Public Rights of Way cross parts of the site, while some parcels are affected by limited areas of Flood Zones 2 and 3, requiring consideration of flood mitigation measures. The site also includes land adjacent to the Mickleton Conservation Area, where heritage impacts would need to be carefully managed. Access arrangements vary across the site, with some parcels benefiting from existing agricultural accesses capable of upgrade, while others would require the creation of new access points and further investigation of feasibility. The site benefits from being adjacent to the existing settlement in several locations, with some parcels offering opportunities to consolidate the existing pattern of development and benefiting from existing landscape screening. However, other parcels are more detached from the settlement, have greater landscape sensitivity, and would represent a less sustainable extension into the surrounding countryside. The Employment Land Review (2026) identifies the northern cluster of sites (MK3, MK16, MK17, MK21, MK22, and MK23) as being capable of accommodating a small-scale employment element as part of a wider mixed-use allocation, Employment provision would support the creation of a mixed-use community and provide local employment alongside residential development.	**++**

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a **Clear Preferred Site Option (++)**, as much of the site is capable of forming logical extensions to the existing settlement and the identified constraints are generally capable of mitigation. New development would benefit from reasonable access to employment opportunities both within and outside the district, including Chipping Campden (which functions as an important service and visitor destination) and the employment areas at Meon Vale to the north. The settlement also lies in proximity to Honeybourne railway station, as Mickleton is the closest settlement to a railway station in the district outside of the two settlements which benefit from rail connectivity (Kemble and Moreton-in-Marsh).	
MK1C	Field north-east of Granbrook Lane / Stratford Road Mini-Roundabout	The site comprises greenfield land to the north of Mickleton and is affected by areas of groundwater flood susceptibility. The site comprises Grade 2 agricultural land and lies within the Mickleton Conservation Area, meaning development would need to carefully consider and mitigate potential impacts on the character and appearance of this designated heritage asset. Development would also result in the loss of best and most versatile agricultural land. The site benefits from an existing access serving a dwelling on the western part of the site, although further investigation would be required to determine whether a suitable access arrangement can be achieved for residential development. Overall, the site is considered a **Clear Omission Site Option (--)**, as development within the Conservation Area has the potential to adversely affect its character and appearance, and the heritage sensitivity of the site reduces its suitability.	**--**

Site ref.	Site name	Site assessment findings	Site rating
MK2B, MK2C	Land north east of Mickleton (east of former Meon Hill Nurseries)	The site comprises greenfield land to the north-east of Mickleton and is affected by areas of groundwater flood susceptibility. The site is predominantly Grade 2 agricultural land, with only a small proportion of Grade 3 agricultural land. Development would result in the loss of agricultural land and would need to take account of Public Rights of Way and Tree Preservation Orders located along parts of the site boundaries. The site benefits from potential access opportunities from the surrounding road network, although further investigation would be required to establish access arrangements and address any constraints associated with land ownership or ransom strips. The site is generally flat and has relatively low landscape sensitivity. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it is well related to the existing settlement and there are no significant landscape, heritage, ecological or infrastructure constraints that would be likely to preclude development.	**++**
MK7	Land between Summerville Road and Stratford Road	The site comprises greenfield land to the north-east of Mickleton and is affected by areas of groundwater flood susceptibility. The site contains predominantly Grade 2 agricultural land, with a smaller proportion of Grade 3 agricultural land. Development would result in the loss of agricultural land and the site is currently separated from the main built-up area of Mickleton by the existing allotments. There is currently no existing access onto the site, although access may be achievable from Stratford Road, subject to further investigation and the potential removal of mature vegetation. The site also has limited pedestrian connectivity, with no footway along Stratford Road, resulting in a greater reliance on private vehicle travel.	**++**

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a **Clear Preferred Site Option (++)**, as it could form part of a logical extension to Mickleton when considered alongside adjoining development opportunities. Access and connectivity considerations will need to be appropriately addressed through the design of any new development areas.	
MK11A	Land east of Stratford Road	The site comprises greenfield land to the east of the existing allotments at Mickleton and is affected by areas of groundwater flood susceptibility. The site contains a mix of Grade 2 and Grade 3 agricultural land, and development would result in the loss of agricultural land, including a substantial proportion of best and most versatile agricultural land. The site is adjacent to existing development and would represent a logical extension of the settlement. Access is currently available via an agricultural track along the southern boundary, although further investigation would be required to determine whether a suitable access can be achieved and whether any impacts on the adjacent allotments can be avoided or mitigated. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it is well related to the existing settlement and there are no significant landscape, heritage, ecological or infrastructure constraints that would be likely to preclude development. The identified access and environmental constraints are considered capable of mitigation through the development process.	**++**
MK11C	Land east of Stratford Road	The site comprises greenfield land to the north-east of Mickleton and is affected by areas of groundwater flood susceptibility. The site comprises predominantly Grade 3 agricultural land, with a small proportion of Grade 2 agricultural land, and development would result in the loss of agricultural land including some best and most versatile	**--**

Site ref.	Site name	Site assessment findings	Site rating
		agricultural land. The site is currently accessed via an agricultural track along the southern boundary, although upgrades would be required and may necessitate the loss of land from the adjacent allotments. Further investigation would be required to determine whether a suitable access arrangement could be achieved. The site is not adjacent to existing development and would not relate well to the established settlement pattern of Mickleton. Development in isolation would represent a detached extension into the open countryside and would be likely to have an adverse effect on the landscape setting of the settlement. The site forms part of the open rural landscape beyond the village and contributes to the transition between the built form of Mickleton and the surrounding countryside. Overall, the site is considered a **Clear Omission Site Option (--)**, as it is poorly related to the existing built form of Mickleton and would result in development that does not reflect the established settlement pattern. The landscape impacts, access constraints and loss of agricultural land reduce its suitability.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Moreton-in-Marsh

6.49 The Cotswolds National Landscape encompasses land to the south west, west, and north west of the town. Land to the north and to the south of the town is within a Special Landscape Area, with these areas also including the 'Roman small town at Dorn' Scheduled Monument (to the north) and Grade 2 Agricultural Land (to the south). The western section of the town, west of Moreton-in-Marsh Railway Station and including the built-up areas surrounding the A429 and A44, is a designated Conservation Area. The Conservation Area contains the majority of the town's Grade II and Grade II* Listed Buildings, with the 'Batsford Camp (adjacent to Queen Victoria's Garden)' Scheduled Monument marking the Conservation Area's northern extent. Corridors of Flood Zone 2 and Flood Zone 3 follow the River Evenlode (and its tributaries) to the south of the town.

6.50 Land to the east of the town is comparatively unconstrained, although it is within the setting of the Special Landscape Areas to the north and to the south. There is also an interconnected network of Deciduous Woodland Priority Habitat surrounding the Fire Service College (north of the A44 and south of Todenham Road).

6.51 Within the HELAA, of the sites classified as 'potentially deliverable / developable' or 'deliverable / developable' for a sustainable urban extension, 'Land to the north, east and south of Moreton-in-Marsh' and 'Land to the south and east of Moreton-in-Marsh are assessed as a potential sustainable urban extension. To the south east of these potential sustainable urban extensions, 'Land at Coldicote Farm' (M83) also has an indicative capacity which exceed 350 homes. As the site is not immediately adjacent to the town, development at this location would fall into the 'new settlement' category based on the site selection methodology. However, as the site would adjoin the sustainable urban extension at Moreton-in-Marsh if either 'Land to the north, east, and south of Moreton-in-Marsh' or 'Land to the south and east of Moreton-in-Marsh' is taken forward as an allocation, it has been tested within the sustainable urban extension category for completeness.

6.52 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Moreton-in-Marsh, M71A and M28B have received planning permission for residential development but are not yet fully built out. The sites are considered deliverable within the first five years of the plan period. Additionally, M70 is subject to a pending application for residential development (ref. 25/04041/OUT) and is therefore not available for employment development. It is anticipated that M70 and M71A will form part of the land to the south and east of Moreton-in-Marsh if this sustainable urban extension is taken forward as a Local Plan allocation.

6.53 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: M11, M22, M74A (eastern section of M74 considered through HELAA), and M78 (for employment). The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
M9, M9A, M9B, M9C, M9D, M12B, M19C, M31, M70, M71B, M72, M76, M77, M79, M82, M88A, M88B (Sustainable Urban Extension)	Land north, east, and south of Moreton-in-Marsh	The site comprises a large area of predominantly greenfield land located around the north, east and south of Moreton-in-Marsh. Much of the site lies within the Moreton-in-Marsh Surrounds Special Landscape Area and is affected by areas of groundwater flood susceptibility. Parts of the site are also affected by Flood Zones 2 and 3, requiring consideration of flood risk and appropriate mitigation measures. The site contains a mix of Grade 2 and Grade 3 agricultural land and includes a range of additional constraints, including Public Rights of Way, deciduous woodland, traditional orchards, airfield safeguarding constraints, Tree Preservation Orders and proximity to existing infrastructure such as a sewage treatment works. Access opportunities exist across much of the site, although some parcels would require upgrades, new access arrangements or wider infrastructure improvements. The site includes land adjoining existing development and benefits from proximity to services, facilities and public transport, including Moreton-in-Marsh railway station. Several parcels have planning permissions, pending applications or are located adjacent to recently developed areas, demonstrating development potential and opportunities to consolidate the existing settlement pattern. However, development would result in expansion into sensitive landscape areas and, in some locations, further into the surrounding countryside. A small number of parcels have also been identified as unsuitable through the HELAA due to landscape sensitivity, remoteness from the settlement or dependency on strategic infrastructure. The Employment Land Review (2026) identifies several site parcels within the proposed strategic allocation as being potentially capable of accommodating an	-

Site ref.	Site name	Site assessment findings	Site rating
		element of employment development as part of a wider mixed-use scheme, specifically: M9, M9C, M9D, M31, M71B, M72, M76, M77, Overall, the site is considered a **Marginal Omission Site Option (+)**, as it comprises a number of potentially suitable development opportunities in sustainable locations around Moreton-in-Marsh and many of the identified constraints are capable of mitigation. However, landscape sensitivities associated with the Special Landscape Area, together with flood risk, infrastructure and countryside encroachment considerations, reduce its suitability. The delivery of a full link road around the northern, eastern, and southern sections of the site is less likely to be achievable during the emerging plan period due to concerns over the thresholds of development required to make this strategic transport intervention a viable option.	
M9, M9A, M9B, M9C, M9D, M12B, M19C, M70, M71A, M71B, M76, M77, M82 (Sustainable Urban Extension	Land to the south and east of Moreton-in-Marsh	The site comprises a large area of predominantly greenfield land located around the north, east and south of Moreton-in-Marsh. Much of the site lies within the Moreton-in-Marsh Surrounds Special Landscape Area and is affected by areas of groundwater flood susceptibility. Parts of the site are also affected by Flood Zones 2 and 3, requiring consideration of flood risk and appropriate mitigation measures. The site contains a mix of Grade 2 and Grade 3 agricultural land and includes a range of additional constraints, including Public Rights of Way, deciduous woodland, traditional orchards, airfield safeguarding constraints, Tree Preservation Orders and proximity to existing infrastructure such as a sewage treatment works. Access opportunities exist across much of the site, although some parcels would require upgrades, new access arrangements or wider infrastructure improvements.	**++**

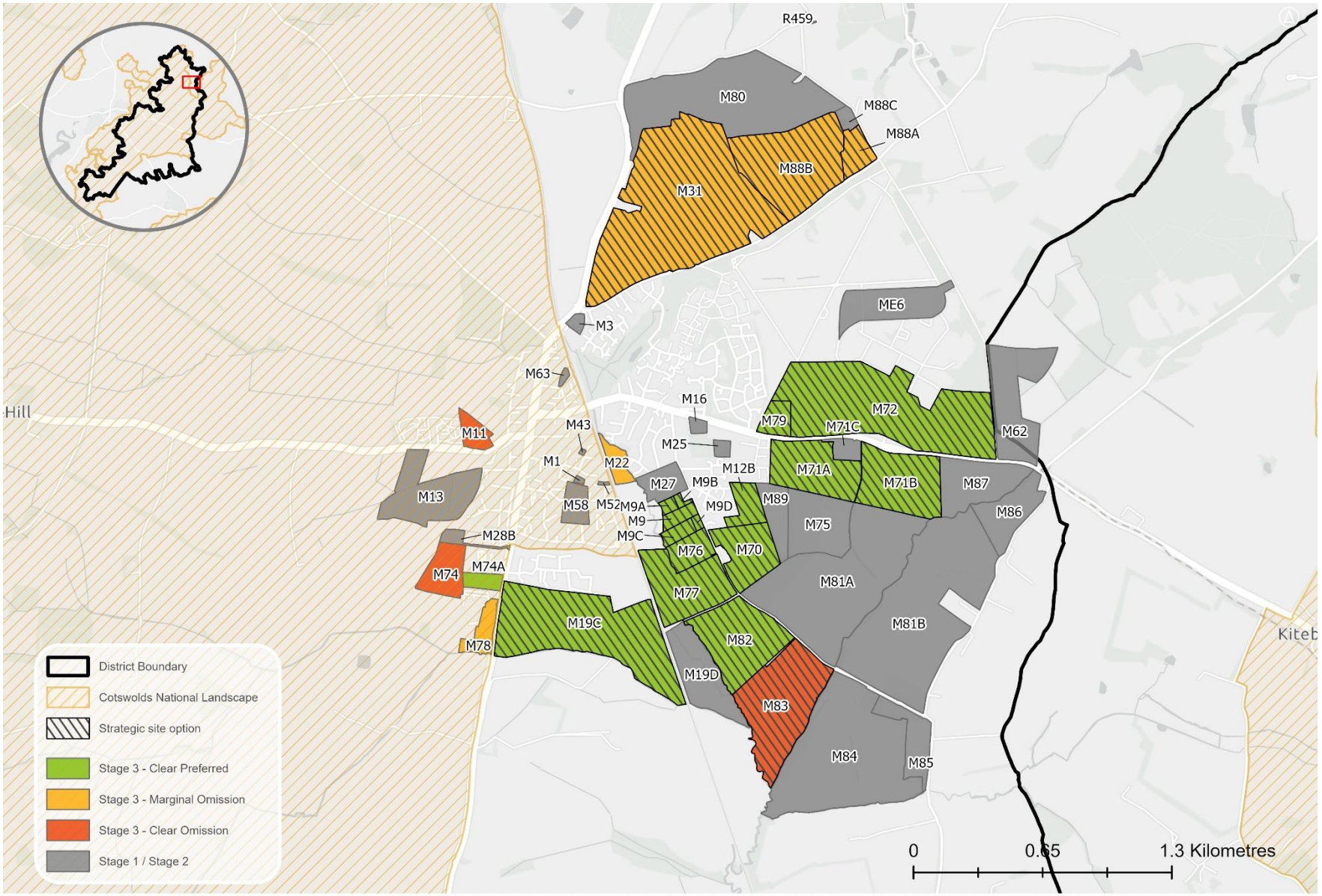
Site ref.	Site name	Site assessment findings	Site rating
		The site includes land adjoining existing development and benefits from proximity to services, facilities and public transport, including Moreton-in-Marsh railway station. Several parcels have planning permissions, pending applications or are located adjacent to recently developed areas, demonstrating development potential and opportunities to consolidate the existing settlement pattern. However, development would result in expansion into sensitive landscape areas and, in some locations, further into the surrounding countryside. A small number of parcels have also been identified as unsuitable through the HELAA due to landscape sensitivity, remoteness from the settlement or dependency on strategic infrastructure. The Employment Land Review (2026) identifies several site parcels within the proposed strategic allocation as being potentially capable of accommodating an element of employment development as part of a wider mixed-use scheme, specifically: M9, M9C, M9D, M31, M71B, M76, M77, Overall, the site is considered a **Clear Preferred Site Option (++)** as many of the identified constraints are capable of mitigation. The site would deliver strategic growth within a key settlement in the district, one of only two with direct access to a railway station. The delivery of the southern and eastern section of the link road during the plan period is considered achievable alongside the level of growth proposed. It is anticipated that the land to the north of the sites will be safeguarded for future expansion of the link road.	
M83 (Sustainable	Land at Coldicote	The site comprises greenfield land to the south of Moreton-in-Marsh and is affected by the Little Rissington and Oxford Kidlington Airfield Safeguard Areas, areas of	**--**

Site ref.	Site name	Site assessment findings	Site rating
Urban Extension)	Farm, Moreton-in-Marsh	groundwater flood susceptibility and the Moreton-in-Marsh Surrounds Special Landscape Area. The site comprises predominantly Grade 3 agricultural land, and parts of the site fall within Flood Zones 2 and 3, requiring careful consideration of flood risk and appropriate mitigation measures. The site benefits from an existing access from Evenlode Road, although further investigation would be required to determine whether it is suitable for residential intensification. The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area and has been assessed as having High landscape sensitivity. The site forms an important part of the rural setting of Moreton-in-Marsh, contributing to the scenic quality, tranquillity and openness of the surrounding countryside. Existing grassland, hedgerows, mature trees and the associated riparian corridor create a distinctive landscape with strong ecological and visual value. Public views from nearby footpaths and lanes reinforce the site's role as part of the open countryside surrounding the town. Development would be perceived as an isolated encroachment into the rural landscape and would adversely affect the character and appearance of the Special Landscape Area. Overall, the site is considered a **Clear Omission Site Option (--)**, as its high landscape sensitivity, location within the Moreton-in-Marsh Surrounds Special Landscape Area and important contribution to the rural setting of Moreton-in-Marsh substantially reduce its suitability for development relative to less constrained alternatives.	

Site ref.	Site name	Site assessment findings	Site rating
M11	Land at Bourton Road	The site comprises greenfield land to the west of Moreton-in-Marsh and is wholly located within the Cotswolds National Landscape. The site is predominantly Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. Approximately half of the site lies within Flood Zones 2 and 3. The site is adjacent to the Moreton-in-Marsh Conservation Area and is visually prominent on approaches to the town from the west, meaning landscape and heritage impacts would require careful consideration. Existing access is available via a small agricultural access from the south-west, although upgrades may be required. The site subject to significant landscape, heritage and flood risk impacts and is a **Clear Omission Site Option (--)**.	**--**
M22	Land west of Croft Holm	The site comprises a greenfield site in Moreton-in-Marsh. The site lies in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. The site lies largely in Flood Zone 2 and Flood Zone 3. However, existing flood defences decrease the existing flood risk on site. A Public Right of Way runs along the southern boundary. Access to the site still needs to be resolved. The site is currently retained for operational use, but Thames Water are examining the operational requirements of their land holdings, and the site could be made available for redevelopment with some infrastructure improvements. It is proposed to undertake these infrastructure works during Asset Management Plan 8 (AMP 8 1st April 2025 – 31st March 2030). The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints. Overall, the site is considered a	**-**

Site ref.	Site name	Site assessment findings	Site rating
		Marginal Omission Site Option (-), with a potential to come forward during the latter half of the plan period dependent on the completion of the infrastructure works and confirmation that the site is surplus to Thames Water's operational requirements.	
M74A	Land south of Moreton and west of Fosse Way (eastern part of the site)	The site comprises greenfield land to the south-west of Moreton-in-Marsh and is wholly located within the Cotswolds National Landscape. The site is assessed as having a 'medium' sensitivity within the Study of Land Surrounding Settlements (July 2026). The site is predominantly Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. A small part of the site falls within the Little Rissington Airfield Safeguard Area. Development would result in the loss of agricultural land and would need to be carefully designed to conserve the landscape character and scenic beauty of the National Landscape. A Public Right of Way is located adjacent to the site, and access arrangements would require further investigation. Overall, the site is considered a **Clear Preferred Site Option (+)**, as it is adjacent to the existing settlement and the identified constraints are generally capable of mitigation.	**++**
M78 (Employment)	Land west of Roman Road / Fosse Way (A429)	The site comprises greenfield land to the south of Moreton-in-Marsh and is affected by the Cotswolds National Landscape, areas of groundwater flood susceptibility and the Little Rissington Airfield Safeguard Area. The site comprises predominantly Grade 3 agricultural land, with a significant proportion affected by Flood Zones 2 and 3. Existing access is available via the adjoining development to the north and a	**-**

Site ref.	Site name	Site assessment findings	Site rating
		planning application for a hotel (ref: 26/00874/FUL) is currently pending determination. The site has been assessed as having medium landscape sensitivity. The Employment Land Review (2026) identifies the site as having good road accessibility, with direct access to the A429, and considers that small-scale employment units could be appropriately accommodated in this location. Overall, the site is considered a **Marginal Omission Site Option (+)**, as it benefits from good accessibility and has potential to accommodate small-scale employment development. Any future development would need to carefully address flood risk and landscape considerations associated with the Cotswolds National Landscape.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Northleach

6.54 The village is wholly within the Cotswolds National Landscape, with several public rights of way connecting the village with the surrounding countryside. This includes the Diamond Way, Monarch's Way, and Fosse Way. Most of the village is a designated Conservation Area, including Grade I, Grade II, and Grade II* Listed Buildings. Areas of Flood Zone 2 and Flood Zone 3 follow the corridor of the River Leach, through the western section of the village before extending alongside its southern boundary.

6.55 Reflecting the above, only one site has been classified as 'potentially deliverable / developable' within Northleach, specifically: N14B. In July 2026, the Council resolved to grant planning permission for 50 homes on the site. On this basis, **no site options within Northleach have been assessed in detail through Stage 3 of the site selection process.**

Siddington

6.56 Located approximately 750m to the south of Cirencester, key constraints surrounding Siddington include areas of Grade 2 agricultural land (to the west), areas of Flood Zone 2 and Flood Zone 3 (to the east) associated with the River Churn and the Thames and Severn Canal, and areas of Deciduous Woodland Priority Habitat and the Cotswold Water Park SSSI (to the south). Areas to the south east, south, and south west of the village overlap with a Groundwater Source Protection Zone. The village is outside of the Cotswolds National Landscape.

6.57 There are several opportunity sites for development around Siddington, particularly to the north and to the south. A key consideration for the site selection process is the extent to which growth may reduce the openness between Siddington and Cirencester and increase likeliness of coalescence.

6.58 Reflecting the above, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension:

- 'Land south west of Siddington' (SD20).
- 'Land north of South Cerney Airfield' (SD24).

6.59 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: SD3A, SD5, SD6, SD8, SD9A, SD9B, SD9C, SD11B, SD15, SD17, SD21, SD22, and SD23. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
SD20 (Sustainable Urban Extension)	Land south west of Siddington	The site comprises greenfield land adjacent to Siddington and contains a mix of Grade 2 and Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. Development would result in the loss of agricultural land, including a significant proportion of best and most versatile agricultural land. An overhead 33kV power line crosses the site and may reduce the developable area. The site benefits from an existing access from Clark's Lane, although further investigation would be required to determine its suitability for residential development. The Employment Land Review (2026) identifies the site as being capable of accommodating a small-scale employment component as part of a wider mixed-use development. Whilst landscape and infrastructure constraints will require careful consideration, the site offers an opportunity to provide employment land alongside future growth in a location well related to Cirencester. Overall, the site is considered a **Clear Preferred Site Option (++)**, as there are no significant environmental, heritage or infrastructure constraints that would preclude development, and the identified constraints are limited in extent and capable of mitigation.	**++**
SD24 (Sustainable Urban Extension)	Land north of South Cerney Airfield	The site comprises a large greenfield site to the east of Siddington and is wholly within Grade 3 agricultural land. Development would result in the loss of agricultural land and the site is affected by a 33kV overhead power line which would reduce the developable area. The site lies opposite a Grade II listed building and any development would need to carefully consider potential impacts on its setting. The	**-**

Site ref.	Site name	Site assessment findings	Site rating
		site benefits from an existing agricultural access from Cirencester Road, although further investigation would be required to determine whether a suitable access arrangement can be achieved. The site benefits from relatively few significant environmental constraints, being located outside the Cotswolds National Landscape and higher flood risk areas. However, it is separated from the main services and facilities serving nearby settlements and would require substantial supporting infrastructure to create a sustainable community. Whilst the site adjoins existing development to the south-east and could potentially be considered as an extension to the wider South Cerney area, it is physically separated from the main settlement by existing landscape features and does not relate particularly well to the established settlement pattern. Overall, the site is considered a **Marginal Omission Site Option (-)**, as despite its relative lack of physical constraints and potential development opportunities, its detached relationship to existing services and facilities and reliance on significant supporting infrastructure reduce its suitability relative to better-related and more sustainable alternatives.	
SD3A	Former quarry north of Nursery View and east of Ashton Road	The site comprises greenfield land adjacent to Siddington and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. Development would result in the loss of agricultural land. The site has been identified as having medium/low landscape sensitivity, indicating that landscape impacts are likely to be relatively limited and capable of mitigation through appropriate design.	**--**

Site ref.	Site name	Site assessment findings	Site rating
		The HELAA identifies the site as potentially suitable for development, subject to suitable access arrangements and mitigation of the identified constraints. However, subsequent assessment has identified significant constraints to achieving an independent vehicular access, with access from Ashton Road unlikely to be feasible due to changes in level and the presence of the railway embankment. Overall, the site is considered a **Clear Omission Site Option (--)**, as a suitable and deliverable access appears unlikely to be achievable, fundamentally constraining the site's ability to come forward as a standalone development site.	
SD5	Land south of Siddington	The site comprises greenfield land to the south of Siddington and lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. The site is wholly within Grade 3 agricultural land and is substantially constrained by the presence of a gas pipeline buffer zone, which affects the majority of the site. In addition, over half of the site comprises deciduous woodland identified as Priority Habitat, significantly limiting the area available for development. The only part of the site outside the gas pipeline buffer is largely occupied by woodland, further restricting development potential. There is currently no existing access onto the site, although access may potentially be achievable from Ashton Road, subject to further investigation. The combination of extensive Priority Habitat and the extensive gas pipeline buffer substantially limits the developable area. Overall, the site is considered a **Clear Omission Site Option (--)**, as the majority of the site is constrained by either Priority	**--**

Site ref.	Site name	Site assessment findings	Site rating
		Habitat or gas pipeline safeguarding requirements, leaving very limited scope for development and significantly reducing its suitability compared with alternative sites.	
SD6	Site opposite 'Oakleaze', South Cerney Road	The site comprises greenfield land adjacent to Siddington and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. Development would result in the loss of agricultural land and the site benefits from an existing access from South Cerney Road, although further investigation would be required to determine whether this is suitable for residential intensification and any necessary upgrades. Overall, the site is considered a **Marginal Omission Site Option (-)**, as the site is relatively poorly related to the main built extent of Siddington and would not represent as logical or sustainable an extension to the settlement as alternative development opportunities. Whilst there are no significant environmental, heritage or infrastructure constraints that would preclude development, its location reduces its suitability.	**-**
SD8	Oakleaze, South Cerney Road	The site comprises partly previously developed land and greenfield land adjacent to Siddington and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. Development would result in the loss of agricultural land and the site benefits from an existing access from South Cerney Road, although further investigation would be required to determine whether this is suitable for residential intensification and any necessary upgrades.	**-**

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a **Marginal Omission Site Option (-)**, as the site is relatively poorly related to the main built extent of Siddington and would not represent as logical or sustainable an extension to the settlement as alternative development opportunities. Whilst the presence of some previously developed land weighs in favour of redevelopment, its location reduces its suitability.	
SD9A	Barton Farm (Part 1)	The site comprises a mixture of previously developed and greenfield land adjacent to Siddington and is affected by the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. The site comprises predominantly Grade 2 agricultural land, with a small proportion of Grade 3 agricultural land, and development would result in the loss of best and most versatile agricultural land. A substantial proportion of the site falls within the Cirencester–Dukes Brake gas pipeline buffer, and a small area of traditional orchard is present within the site. Existing access is available from Coach Road, although further investigation would be required to determine whether it is suitable for residential intensification and to address any associated access constraints. The site is also affected by a number of additional constraints, including limited development potential resulting from adjacent newt mitigation and Public Right of Way areas associated with recent development to the north. Consideration would also need to be given to potential impacts on the setting of nearby listed buildings. The site was last confirmed as available for development in 2013 and the Council has subsequently been unable to verify whether it remains available.	--

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a **Clear Omission Site Option (--)**, as uncertainty regarding site availability raises significant concerns regarding deliverability. This, combined with the gas pipeline buffer, ecological mitigation requirements, heritage considerations and access constraints, substantially reduces the site's suitability.	
SD9B	Barton Farm (Part 2)	The site comprises a mixture of previously developed and greenfield land adjacent to Siddington and is affected by the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. The site comprises predominantly Grade 3 agricultural land, with only a small proportion of Grade 2 agricultural land, and includes a limited area of deciduous woodland. The site benefits from existing access from Coach Road, although further investigation would be required to determine whether this is suitable for residential intensification. Development would also need to consider the setting of nearby listed buildings and the relationship with existing development, including the canal corridor. The site was last confirmed as available for development in 2013, and the Council has subsequently been unable to establish whether it remains available. Furthermore, much of the site incorporates existing housing and the canal corridor, while access and heritage constraints further limit development potential. Overall, the site is considered a **Clear Omission Site Option (--)**, as uncertainty regarding site availability raises significant concerns regarding deliverability. This, combined with access constraints, impacts on the setting of nearby listed buildings, and the limited extent of genuinely developable land, substantially reduces the site's suitability for development.	**--**

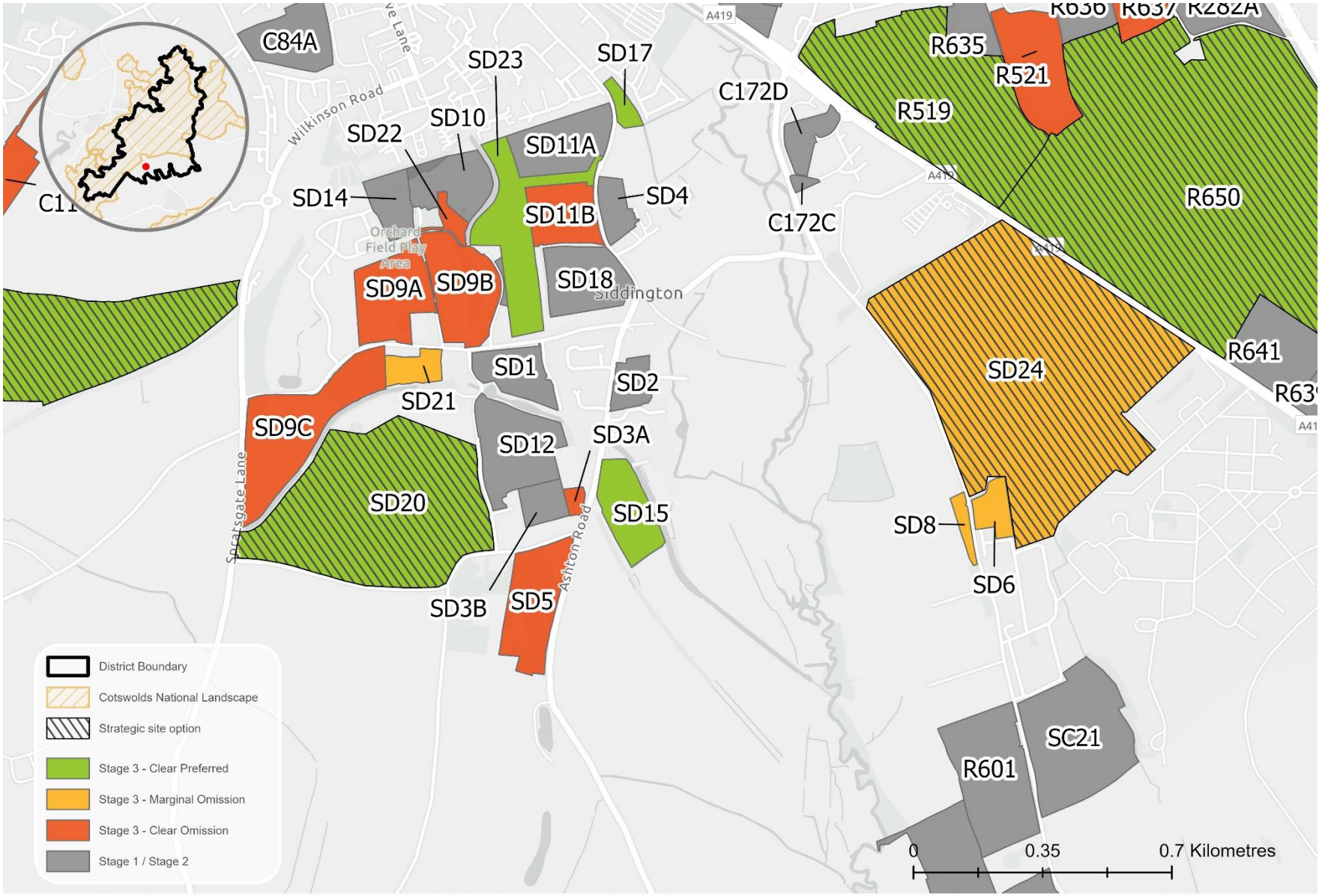
Site ref.	Site name	Site assessment findings	Site rating
SD9C	Barton Farm (Part 3)	The site comprises greenfield land adjacent to Siddington and is affected by the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. The site contains a mix of Grade 2 and Grade 3 agricultural land, and development would result in the loss of agricultural land, including a proportion of best and most versatile agricultural land. An overhead 33kV power line crosses the site and may constrain the developable area. The site benefits from an existing access from Park Way, although further investigation would be required to determine whether it is suitable for residential intensification and any necessary upgrades. A small area of deciduous woodland is also present within the site. The site was last confirmed as available for development in 2013, and the Council has subsequently been unable to establish whether it remains available. Overall, the site is considered a **Clear Omission Site Option (--)**, as uncertainty regarding site availability raises significant concerns regarding deliverability. This, combined with constraints associated with the overhead power line and the loss of agricultural land, substantially reduces the site's suitability.	**--**
SD11B	Land west of St Peter's Church	The site comprises greenfield land adjacent to Siddington and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. Small parts of the site fall within Flood Zones 2 and 3, requiring consideration of flood risk and the application of the sequential test and site-specific flood risk mitigation measures. The site benefits from existing access from Siddington Road, although further investigation would be required to determine whether it is suitable for residential intensification. Development would result in the	**--**

Site ref.	Site name	Site assessment findings	Site rating
		loss of agricultural land. The site has been identified as having High/Medium to Medium landscape sensitivity to development. Overall, the site is considered a **Clear Omission Site Option (--)**, as the site has since been confirmed as being unavailable for development and therefore cannot be relied upon to contribute towards housing delivery. This, together with its landscape sensitivity and flood risk constraints, substantially reduces its suitability.	
SD15	Plummers Farm, east of Ashton Road	The site comprises greenfield land adjacent to Siddington and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. Development would result in the loss of agricultural land and the site benefits from an existing access from Ashton Road, although further investigation would be required to determine its suitability for residential development and any necessary upgrades. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it is well related to the existing settlement and there are no significant environmental, heritage, landscape or infrastructure constraints that would be likely to preclude development. The identified constraints are limited in extent and considered capable of mitigation through the development process.	**++**
SD17	Land east of Siddington Road and west	The site comprises greenfield land adjacent to Siddington and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. Part of the site falls within Flood Zone 2, affecting over half of the site area and requiring the application of the sequential test and site-specific flood risk considerations. Development would result in the loss of	**++**

Site ref.	Site name	Site assessment findings	Site rating
	of Bluebell Drive	agricultural land and there is currently no existing access onto the site, although access may potentially be achieved from Siddington Road, subject to further investigation. Overall, the site is considered a **Clear Preferred Site Option (+)**, as it is well related to the existing settlement and there are no significant heritage or environmental constraints that would be likely to preclude development. The flood risk issues on the site are likely to be addressed by the inclusion of appropriate mitigation measures through the design of new development areas.	
SD21	Land adjacent to Barton Leaze, Upper Siddington	The site comprises greenfield land adjacent to Siddington and is affected by the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. The site contains a mix of Grade 2 and Grade 3 agricultural land and development would result in the loss of agricultural land, including a proportion of best and most versatile agricultural land. The site benefits from an existing access from Park Way, although further investigation would be required to determine whether this is suitable for residential intensification and any necessary upgrades. The site occupies a relatively contained parcel on the western edge of Siddington. Existing woodland boundaries, including Priority Habitat woodland and the canal corridor, provide enclosure and help to limit wider landscape and visual impacts. The site has been assessed as having medium landscape sensitivity, reflecting its local landscape contribution whilst recognising its limited wider visibility. However, the eastern part of the site is particularly sensitive in heritage terms, owing to its contribution to the setting of nearby listed buildings, including the farmhouse.	**-**

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a **Marginal Omission Site Option (-)**, as potential impacts on the setting of nearby listed buildings, together with the loss of agricultural land and the site's contribution to the local landscape, reduce its suitability.	
SD22	Land adjoining The Old Rectory	The site comprises greenfield land adjacent to Siddington and is affected by the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. The site comprises predominantly Grade 3 agricultural land and includes a small area of deciduous woodland. There is currently no established vehicular access to the site and access constraints are significant, with Coach Road being narrow and constrained, particularly near the primary school where it also functions as a pedestrian route. Access from the east is not considered feasible due to the presence of the canal. Development would also result in the loss of agricultural land and would need to take account of the nearby canal corridor. The site is further constrained by ecological, heritage and landscape considerations. The eastern part of the site, including the potential access area, is identified as Priority Habitat Deciduous Woodland and contributes to the site's strong wooded character. The site also forms part of the setting of the Grade II listed Old Rectory and may contain the remains of St Mary's Church, which could further restrict development potential. The mature woodland structure, relationship with the canal corridor and contribution to the historic setting of nearby heritage assets are important characteristics of the site. Although relatively contained visually, development would likely require substantial vegetation removal and would fundamentally alter the established woodland character.	--

Site ref.	Site name	Site assessment findings	Site rating
		The site has been assessed as having Medium-High landscape sensitivity, reflecting its ecological value, heritage context and strong woodland character. Overall, the site is considered a **Clear Omission Site Option (--)**, as significant access constraints, the presence of Priority Habitat, potential heritage constraints and the site's important contribution to the setting of nearby heritage assets collectively and substantially reduce its suitability for development.	
SD23	Land between disused canal and disused railway line, north of Park Way	The site comprises greenfield land adjacent to Siddington and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney. Development would result in the loss of agricultural land and the site benefits from an existing access from Siddington Road, although further investigation would be required to determine whether this is suitable for residential development and any necessary upgrades. The site's location between the disused canal and disused railway line provides a clear physical relationship with the existing settlement. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it is well related to the existing settlement and, although careful design is needed, there are no significant landscape, heritage, environmental or infrastructure constraints that would be likely to preclude development on the southern part of the site. The identified constraints are limited in extent and considered capable of mitigation through the development process.	**++**



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

South Cerney

6.60 Located towards the southern extent of the district and sharing a boundary with Wiltshire, South Cerney is surrounded by the Cotswold Water Park SSSI to the east, south, and to the west. Land to the west is also primarily underlain by Grade 2 (Very Good) Agricultural Land and areas of Flood Zone 2 and Flood Zone 3 associated with the River Churn and the Water Park. The northern section of the village is a designated Conservation Area, containing most of the village's Grade I and Grade II Listed Buildings. 'South Cerney Castle' Scheduled Monument is located adjacent to the northern boundary of the Conservation Area. The village is outside of the Cotswolds National Landscape.

6.61 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at South Cerney:

- R556, R600, and R645 are not located adjacent to the settlement and allocating these locations would result in isolated development, approximately 1.5km to the north east of the village, contrary to the broad spatial strategy for the emerging Local Plan.
- R601, SC20, and SC21 are located between 250-750m to the north of the village, alongside South Cerney Road and adjacent to South Cerney Airfield (to the east). Allocating these locations would deliver growth in comparatively isolated locations outside of the existing core of the village, contrary to the broad spatial strategy.
- R673 and RUR_E12 are located approximately 1.5km and 600m to the south east of the village, respectively. Both sites contain areas of Flood Zone 2 or Flood Zone 3 and are adjacent to the Cotswold Water Park SSSI. In light of this, the sites are excluded from further assessment.
- SC36 and SC37 are adjacent to the north of the village, to the east and west of South Cerney Road. The Study of Land Surrounding Settlements (July 2026) concludes that SC36 has a 'medium-high' sensitivity, and SC37 has a 'high' sensitivity. Additionally, SC32 is adjacent to the western edge of the village and is also concluded as having a 'medium-high' sensitivity. The justification for these sensitivity ratings outlines:
  - SC32: The site forms part of the western rural edge of South Cerney, contributing to the green and open setting of the village and maintaining a distinct transition between settlement and countryside.
  - SC36: Development would represent encroachment into a rural landscape, although this is tempered by the level of enclosure and adjacent permanent boundary created by the railway embankment. The

setting of the listed buildings within and adjacent to the parcel would likely restrict the scale of any development.

- SC37: The site occupies a visually and physically prominent position on the north-western edge of South Cerney. The undulating landform rising to the west increases visibility, where open views across the site and surrounding countryside are available. The parcel reads clearly as open countryside forming part of the rural setting and western transition of the village.

6.62 Reflecting the above, **no site options within South Cerney have been assessed in detail through Stage 3 of the site selection process**.

Stow-on-the-Wold

6.63 Located approximately 250m above sea level, Stow-on-the-Wold is the highest town in the district. Wholly within the Cotswolds National Landscape, the town is at a junction between several public rights of way, including Gloucestershire Way, Monarch's Way, Macmillan Way, and the Heart of England Way. Most of the central and south eastern sections of the town are a designated Conservation Area, with the Grade II* Listed 'Abbotswood' Historic Park and Garden encompassing land to the west of the town.

6.64 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Stow-on-the-Wold:

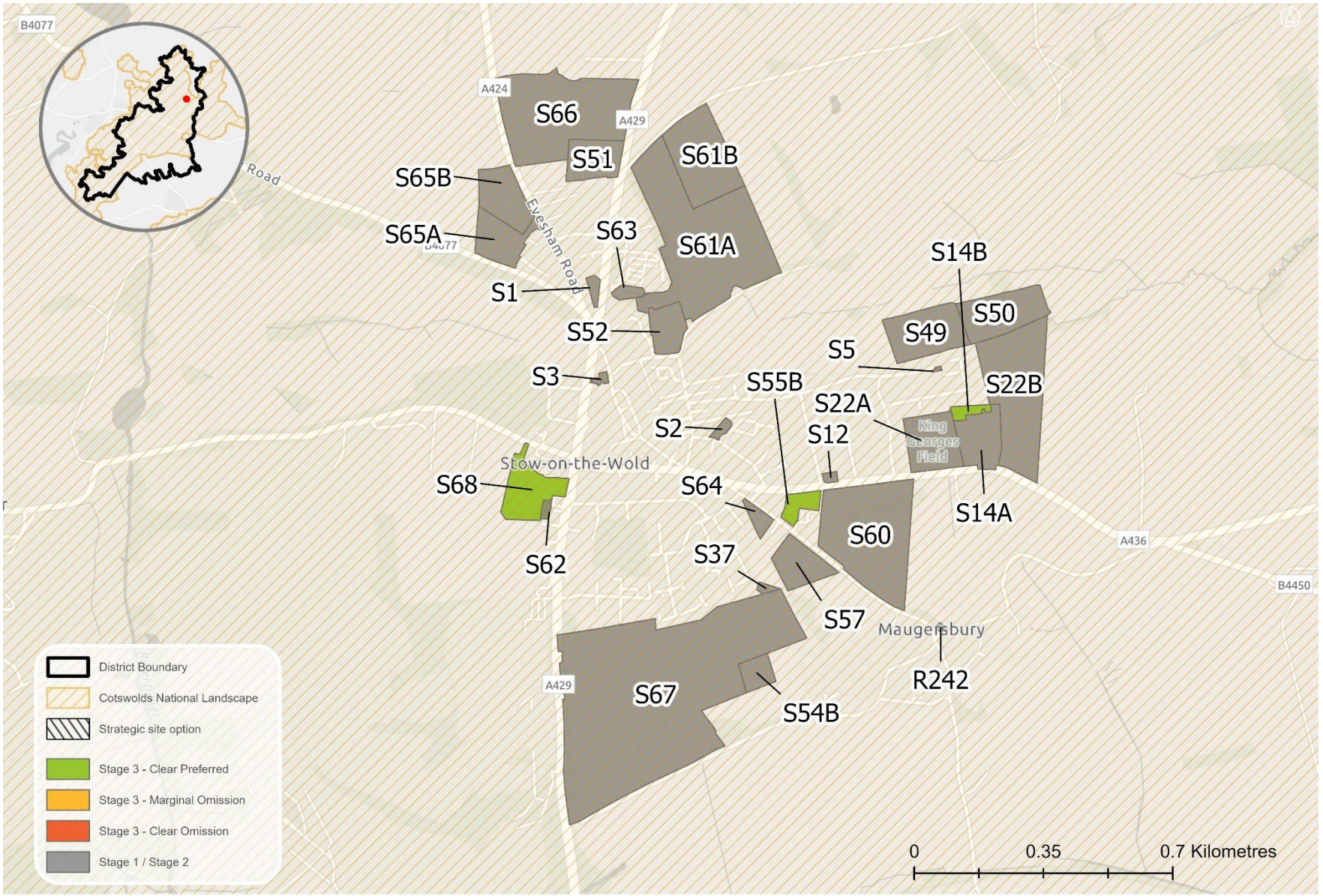
- S14A has planning permission for residential development but is not yet built out. The site is considered deliverable during the first five years of the plan period.
- There is a cluster of four sites adjacent to the northern boundary of the town, all of which have received a 'medium-high' sensitivity rating within the Study of Land Surrounding Settlements (July 2026). The justification for these sensitivity ratings outlines:
    - S51: Due to its elevated position, rural approach setting, and role in defining the northern edge of Stow-on-the-Wold, the site exhibits the characteristic features of the High Wold Plateau, including open fields, stone walls, and far-reaching views that are strongly representative of the Cotswold landscape.
    - S65A / S65B: Reflecting their elevated position, open westerly views, and role in defining the north-western edge of Stow-on-the-Wold, the sites form part of a visually prominent approach, contributing to special qualities of scenic beauty, settlement containment, and the historic character of the High Wold plateau.
    - S66: This is due to its elevated and open character, traditional field pattern, and clear physical and visual separation from the existing settlement. The site occupies part of the High Wold Plateau and contributes strongly to the rural, expansive setting that defines Stow-on-the-Wold's northern approach.

6.65 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: S14B, S55B, and S68. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
S14B	Land off Oddington Road (A436), adjacent to Griffin Court / Playing Field	The site comprises greenfield land to the east of Stow-on-the-Wold and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site lies within the airfield safeguarding areas associated with Little Rissington and Oxford Kidlington. Development would result in the loss of agricultural land and there is currently no direct access to the site. Access would likely need to be provided through adjacent land to the south that already benefits from planning permission for residential development, although further investigation would be required to confirm deliverability. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it is well related to the existing settlement and could form a logical continuation of approved development to the south. Its location within the Cotswolds National Landscape and contribution to the rural setting of Stow-on-the-Wold will need to be carefully considered through the design of any new development areas at this location.	**++**
S55B	Land adjoining Tall Trees, Oddington Road	The site comprises a brownfield site to the east of Stow-on-the-Wold and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and lies within the airfield safeguarding areas associated with Little Rissington and Oxford Kidlington. The site has been assessed as having medium landscape sensitivity and is adjacent to the Stow-on-the-Wold Conservation Area, requiring careful consideration of potential landscape and heritage impacts. The site benefits from an existing vehicular access from the north, which is likely to be suitable for residential intensification.	**++**

Site ref.	Site name	Site assessment findings	Site rating
		The Employment Land Review (2026) identifies that the site is of insufficient scale to deliver a meaningful employment allocation. Furthermore, Stow-on-the-Wold is not an established employment location and is likely to experience limited market demand for new employment floorspace compared with larger and more accessible employment centres. Overall, the site is considered a **Clear Preferred Site Option (++)** for residential development, as it comprises previously developed land well related to the existing settlement and the identified landscape and heritage constraints are considered capable of mitigation. Its location within the Cotswolds National Landscape, adjacency to the Conservation Area, and contribution to the rural setting of Stow-on-the-Wold will need to be carefully considered through the design of any new development areas.	
S68	The Hollies, Lower Swell Road	The site comprises greenfield land on the edge of Stow-on-the-Wold and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site also lies within the airfield safeguarding areas associated with Little Rissington and Oxford Kidlington. The site forms part of the agricultural landscape on the edge of the settlement and contributes to the rural setting of Stow-on-the-Wold. It reflects the characteristics of the Vale of Moreton Farmed Slopes landscape character area, including its agricultural field pattern and hedgerow boundaries. Whilst development would extend the settlement edge into currently open land, the site is closely related to the existing	**++**

Site ref.	Site name	Site assessment findings	Site rating
		built form and does not appear isolated from the settlement. The site also contributes to the setting of the Stow-on-the-Wold with Maugersbury Conservation Area, although it lies beyond the historic core and is not subject to significant recreational or visual sensitivity. The site has been assessed as having medium landscape sensitivity. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it is well related to the existing settlement and there are no significant heritage, ecological or infrastructure constraints that would be likely to preclude development. Its location within the Cotswolds National Landscape and contribution to the rural setting of Stow-on-the-Wold will need to be carefully considered through the design of any new development areas at this location.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Tetbury

6.66 Tetbury is wholly within the Cotswolds National Landscape. Land to the north and to the west of the town is primarily underlain by areas of Grade 2 (Very Good) Agricultural Land. Veizey's Quarry SSSI is approximately 400m to the north west of the town. From a heritage perspective, the southern half of the town is a designated Conservation Area, containing the majority of the town's Grade I, Grade II, and Grade II* Listed Buildings. 'Tetbury Camp' Scheduled Monument forms the southern extent of the Conservation Area. Areas of Flood Zone 2 and Flood Zone 3 broadly follow the corridor of the River Avon, along the eastern, southern and western boundaries of the town.

6.67 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Tetbury, the following are classified as having a 'medium-high' or 'high' sensitivity within the Study of Land Surrounding Settlements (July 2026), with the justifications as follows:

- T45: Reflecting its sloping topography, open visual relationship with the western countryside, and role in defining the town's green edge. The site forms part of the rural setting of Tetbury, where open land, riparian vegetation, and the floodplain create a natural transition between built form and the wider lowland landscape. Although the site is physically enclosed by development on two sides, its exposed slope, ecological value, and visual prominence contribute to its overall sensitivity.
- T52: Reflecting its pastoral landscape character, sloping topography, and role as part of the undeveloped eastern approach to Tetbury. The site lies within the Cotswolds National Landscape, where open farmland, hedgerows, and mature trees define the transition between the town and its rural setting. Although new residential development is present to the north, the site remains visually and perceptually separate, maintaining a strong rural identity and contributing to the sense of openness on approach from Cirencester Road.
- T74: Discounted during Stage 1 of the Study of Land Surrounding Settlements due to the following four factors: its location on a prominent ridgeline, escarpment or high ground; falls within clear views from public vantage points; would extend the settlement in an uncharacteristic direction or weaken form; and would not be attached / adjacent to existing development.

6.68 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: T31B, T49, T57, T70, T71A, and T76. The assessment findings are presented in the table below and accompanying map.

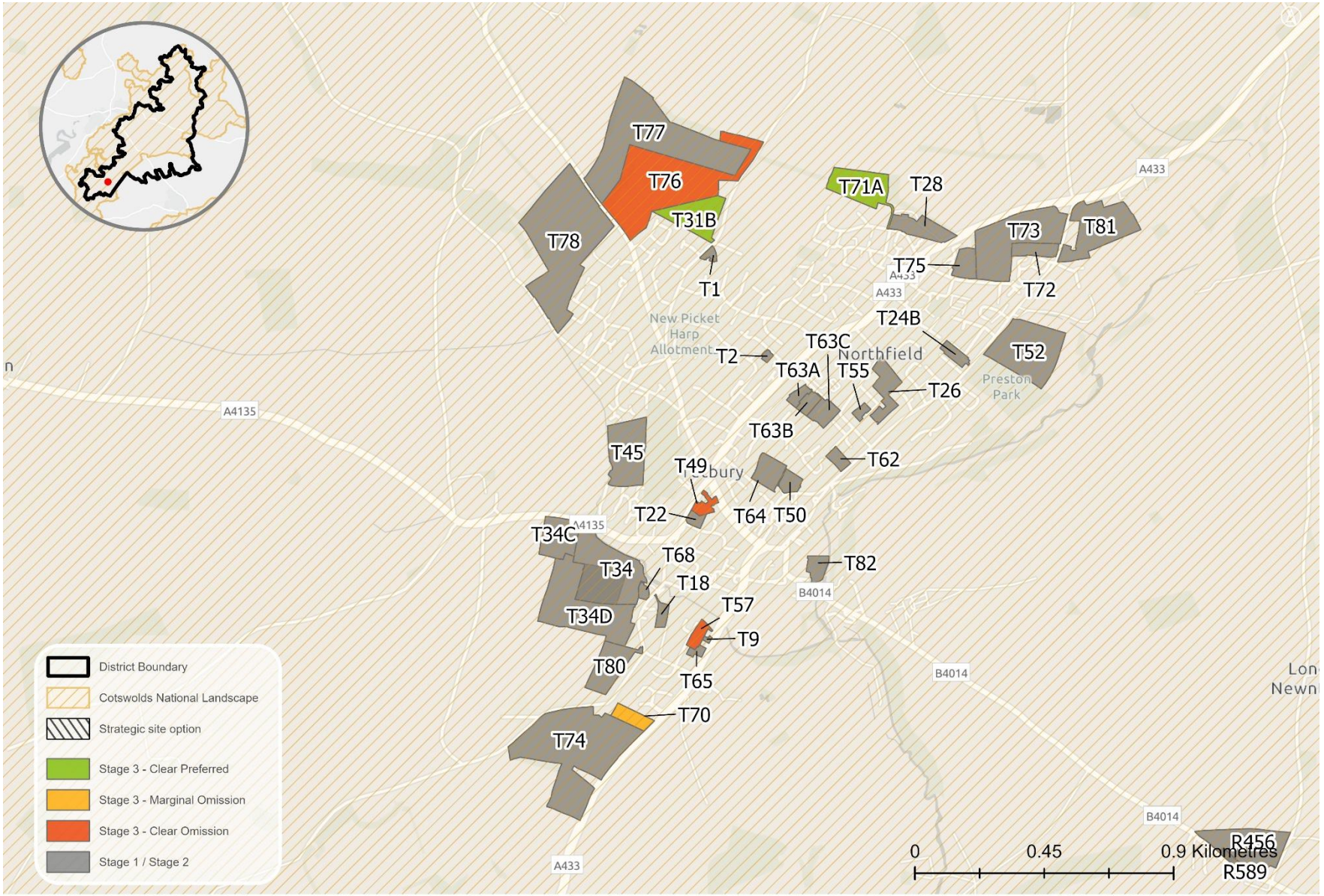
Site ref.	Site name	Site assessment findings	Site rating
T31B	Land adjacent to Blind Lane	The site comprises agricultural land adjacent to Blind Lane and is affected by the Kemble Airfield Safeguard Area and areas of groundwater flood susceptibility. The site comprises Grade 2 agricultural land and development would result in the loss of best and most versatile agricultural land. The site lies within the Cotswolds National Landscape and would therefore require careful consideration of landscape impacts. Several Tree Preservation Orders are located along the site boundaries and would need to be retained and incorporated within any development proposals. The site benefits from an existing access from Lowfield Road, although further investigation would be required to determine its suitability for residential intensification and to address any transport-related constraints. The Employment Land Review (2026) identifies the site as being more suitable for residential development than employment uses. Employment development in this location would create a new and isolated employment site that is disconnected from the existing Tetbury industrial estate and other established employment areas, reducing its attractiveness to the market. Overall, the site is considered a **Clear Preferred Site Option (++)** for residential development, as it is potentially capable of accommodating development and the identified landscape, transport and environmental constraints are generally capable of mitigation, although its location within the Cotswolds National Landscape reduces its suitability relative to the most sustainable site options.	**++**
T49	Large garden adjacent to fire	The site comprises a partially brownfield site in Tetbury containing a small number of dwellings and an extensive garden area. The site lies within the Cotswolds National	**--**

Site ref.	Site name	Site assessment findings	Site rating
	station, New Church Street	Landscape and the Tetbury Conservation Area and is also within the setting of a number of listed buildings, including a Grade I listed building. Development would therefore need to carefully consider and mitigate potential impacts on the character and appearance of the Conservation Area and the significance of nearby heritage assets. The site is affected by areas of groundwater flood susceptibility, contains a Tree Preservation Order along its western boundary, and includes Grade 3 agricultural land. Existing access is provided from New Church Street, although the narrow nature of this access would require further investigation to determine its suitability for residential intensification. Overall, the site is considered a **Clear Omission Site Option (--)**, as the combination of heritage sensitivities associated with the Conservation Area and nearby listed buildings, together with its location within the Cotswolds National Landscape and access constraints, reduces its suitability. The constraints therefore outweigh the benefits of redeveloping a partially brownfield site.	
T57	The Old Quarries, The Berrells – large garden	The site comprises a partially brownfield site in the south of Tetbury and is wholly located within the Cotswolds National Landscape. The site forms part of the setting of the Tetbury Conservation Area and development would need to carefully consider and mitigate potential heritage impacts. The site is heavily vegetated, and development would likely require the removal of a significant number of trees, which could affect its character and landscape contribution. Existing access is available via a private road from the east, although further investigation would be required to determine whether this is suitable for residential intensification.	**--**

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a **Clear Omission Site Option (--)**, as its location within the Cotswolds National Landscape and the likely need for substantial tree removal reduce its suitability relative to less constrained alternatives. The constraints therefore outweigh the benefits of redeveloping a partially brownfield site.	
T70	Land at Bath Road	The site comprises agricultural land within the Cotswolds National Landscape and is affected by the Kemble Airfield Safeguard Area and areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and development would result in the loss of agricultural land. The site benefits from an existing access from Bath Road, although further investigation would be required to determine whether it is suitable for residential intensification. The site has Permission in Principle for 9 homes (ref: 25/00352/PLP). A live planning application (ref: 25/02572/FUL) for the erection of 8 dwellings is currently under consideration on the site. Overall, the site is considered a **Marginal Omission Site Option (-)**, as it is a small-scale site with an existing access and there are no significant heritage, ecological or infrastructure constraints that would be likely to preclude development. However, its location within the Cotswolds National Landscape will require any potential new development areas to incorporate a sensitive design which respects its setting.	**-**
T71A	Land north-west of Highfield Cottage	The site comprises agricultural land within the Cotswolds National Landscape and is affected by the Kemble Airfield Safeguard Area and areas of groundwater flood susceptibility. The site comprises Grade 2 agricultural land and development would result in the loss of best and most versatile agricultural land. The site has been identified as having medium landscape sensitivity, indicating that development would	**++**

Site ref.	Site name	Site assessment findings	Site rating
		need to be carefully designed to conserve the character and appearance of the National Landscape. The site benefits from an existing access from Bath Road, although further investigation would be required to determine whether it is suitable for residential intensification. Overall, the site is considered a **Clear Preferred Site Option (++)**, as the identified landscape, access and environmental constraints are considered capable of mitigation and there are no significant heritage, ecological or infrastructure constraints that would be likely to preclude development. However, its location within the Cotswolds National Landscape and medium landscape sensitivity will require the inclusion of sensitive design measures which respect its setting.	
T76	Land north-east of Hampton Street	The site comprises agricultural land on the edge of Tetbury within the Cotswolds National Landscape and is affected by the Kemble Airfield Safeguard Area and areas of groundwater flood susceptibility. The site comprises predominantly Grade 2 agricultural land and development would result in the loss of best and most versatile agricultural land. There is currently no suitable access to the site and the creation of a new access from the B4014 would require further investigation and significant engineering works. A number of Tree Preservation Orders are present within the site and would influence the developable area. The site has been assessed as having Medium-High landscape sensitivity, reflecting its location within the Cotswolds National Landscape, contribution to the rural approach to Tetbury and relationship with the wider farmed landscape. Whilst neighbouring development is present on several boundaries and opportunities exist to enhance	**--**

Site ref.	Site name	Site assessment findings	Site rating
		green infrastructure and public access, development would extend built form beyond the established settlement edge and alter the existing rural character of the area. Overall, the site is considered a **Clear Omission Site Option (--)**, as its location within the Cotswolds National Landscape, Medium-High landscape sensitivity, access constraints and loss of best and most versatile agricultural land reduce its suitability relative to less constrained alternatives, notwithstanding that development may be achievable subject to appropriate mitigation and landscape enhancement measures.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

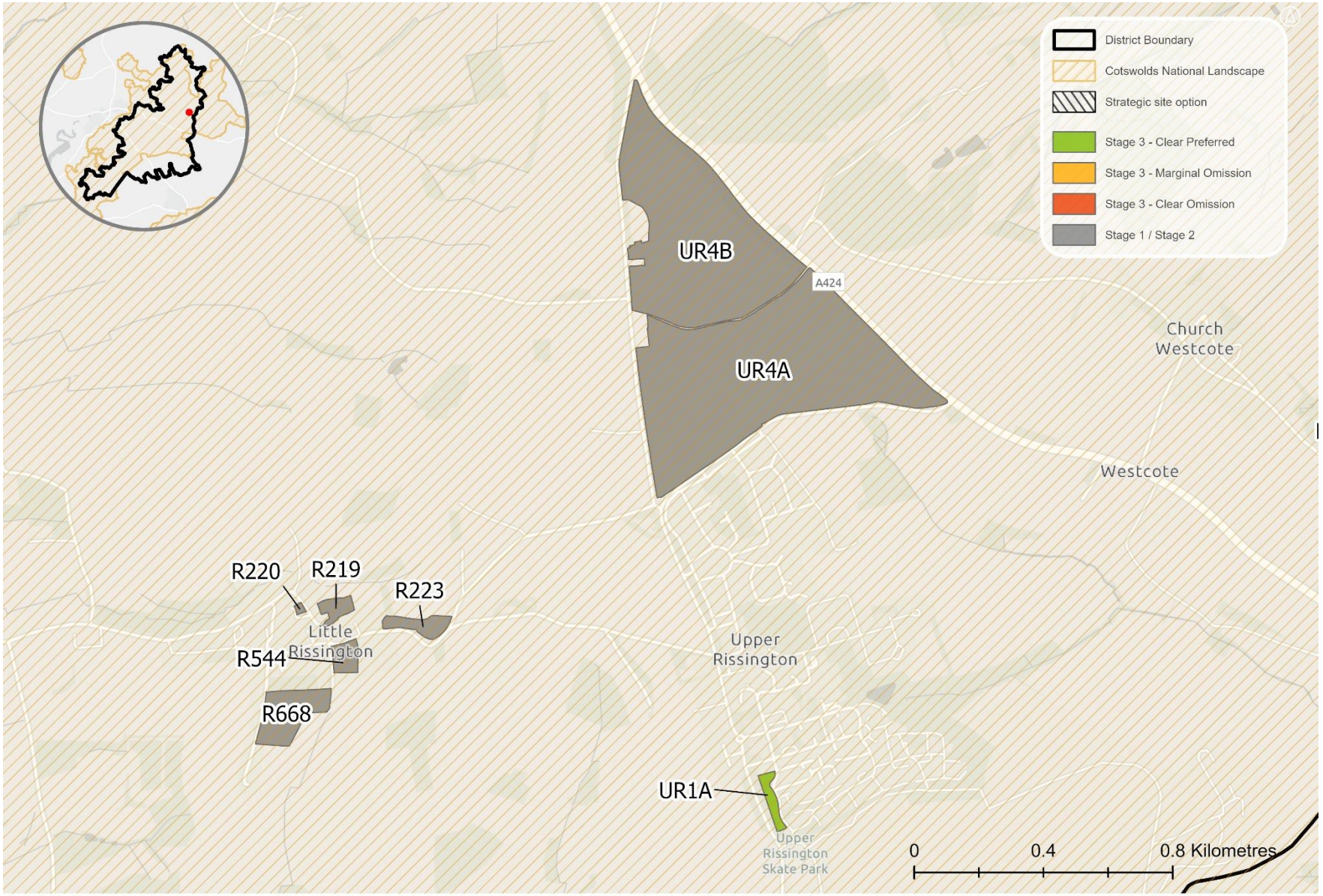
Upper Rissington

6.69 The whole of the village is within the boundaries of the Cotswolds National Landscape. There are several areas of Deciduous Woodland Priority Habitat to the north, east, and west of the village. RAF Little Rissington Airfield encompasses land to the south.

6.70 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Upper Rissington, UR4A and UR4B were excluded at Stage 1 of the Study of Land Surrounding Settlements (July 2026) due to the following factors: located on prominent ridgelines, escarpments, or high ground; falls within clear views from public vantage points; and introduce a significant area of built form into a rural or visually sensitive landscape.

6.71 Reflecting the above, only one non-strategic site option has been considered in detail through Stage 3 of the site selection process, specifically: UR1A. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
UR1A	Upper Rissington Business Park, west of Delphin Way	The site comprises greenfield land to the west of Upper Rissington and is wholly located within the Cotswolds National Landscape. The site lies within the airfield safeguarding areas associated with Little Rissington and Oxford Kidlington. The site forms part of a wider mixed-use scheme and benefits from extant employment permissions, demonstrating an established principle of development in this location. The site is part of a larger mixed-use development that has outline planning permission and previously had reserved matters approval for employment use. However, this has not been implemented, and the Council's Employment Land Review (Iceni, July 2026) confirms a lack of demand for employment uses in this location. National policy states that planning policies should not continue to protect employment land indefinitely where there is little realistic prospect of it being used for employment purposes. A live planning application for 26 affordable dwellings is currently under consideration, indicating ongoing interest in the site's delivery and development potential. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it forms part of a wider planned development area and has the potential to deliver housing alongside existing employment uses. The site's location within the Cotswolds National Landscape will need to be carefully considered through the design of any new development areas.	**++**



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Non-Principal Settlements

Avening

6.72 The whole of the village is within the boundary of the Cotswolds National Landscape. Areas of Flood Zone 2 and Flood Zone 3 follow the corridors of the watercourses which pass through the village and extend to the north, east, and south west. Most of the village is a designated Conservation Area, split into two sections covering the western and south eastern sections.

6.73 Within the HELAA, none of the available site options within Avening are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Avening due to their 'high' landscape sensitivity. Specifically, the Study of Land Surrounding Settlements (July 2026) notes that Avening is highly sensitive to change due to its location within a steep-sided valley landscape, its strong historic character and its position within the Cotswolds National Landscape. The surrounding valley sides are particularly sensitive as they provide the essential landscape setting to the village and create the characteristic sense of enclosure. Development on these slopes would be highly visible and could detract from the wooded and pastoral backdrop that defines the settlement. The village is also sensitive to development that would contribute to the coalescence of built form along the valley floor or result in the erosion of the distinct settlement pattern that has evolved in response to the valley landform.

6.74 Reflecting the above, **no site options within Avening have been assessed in detail through Stage 3 of the site selection process.**

Bibury

6.75 Bibury is entirely within the Cotswolds National Landscape, with most of the village a designated Conservation Area. There are three Grade I and two Grade II* Listed Buildings within the Conservation Area, with the 'Bibury Roman villa near Bibury Mill' Scheduled Monument marking its eastern boundary. The River Coln passes through the centre of the village (east to west), with areas of Flood Zone 2 and Flood Zone 3 surrounding the river corridor.

6.76 The Study of Land Surrounding Settlements (July 2026) states that Bibury is highly sensitive to change due to the exceptional quality of its historic and landscape setting within the River Coln valley and the Cotswolds National Landscape. The strong relationship between the settlement, the river corridor and the enclosing valley sides forms an essential component of the village's character and scenic value. The valley sides surrounding the settlement are particularly sensitive as they provide the visual and physical setting to the village and allow views across and along the valley. Development on elevated land or upper valley slopes would be visually prominent and would risk eroding the

contained and secluded character of the settlement. Additionally, land closely associated with the Conservation Area, the river corridor and the historic core of the village is also highly sensitive due to the contribution these areas make to the significance, character and appearance of Bibury.

6.77 Reflecting these sensitivities, none of the available site options within and adjacent to Bibury are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Bibury. Whilst R677 is the only site afforded a 'medium' sensitivity within the Study, the site is not adjacent to the village and would add to the ribbon development along the B4425. The location of R677 outside of the village is contrary to the broad spatial strategy for the emerging Local Plan.

6.78 Reflecting the above, **no site options within Bibury have been assessed in detail through Stage 3 of the site selection process.**

Bledington

6.79 Bledington is located towards the eastern boundary of the district, within proximity to the neighbouring authority of West Oxfordshire. The whole of the village is within the Cotswolds National Landscape. Most of the land surrounding the village is within Flood Zone 2 and Flood Zone 3, following the corridors of the Bledington Brook, Westcote Brook, and Cornwell Brook. The brooks are tributaries of the River Evenlode, which passes to the east of the village. Land to the north of Church Lane is designated as a Conservation Area and contains most of the village's Grade II Listed Buildings. The village is approximately 1km to the west of Kingham Railway Station, located in West Oxfordshire.

6.80 Within the HELAA, all of the four available site options within Bledington are classified as 'not deliverable / developable'. In light of this, **no site options within Bledington have been assessed in detail through Stage 3 of the site selection process.**

Bourton-on-the-Hill

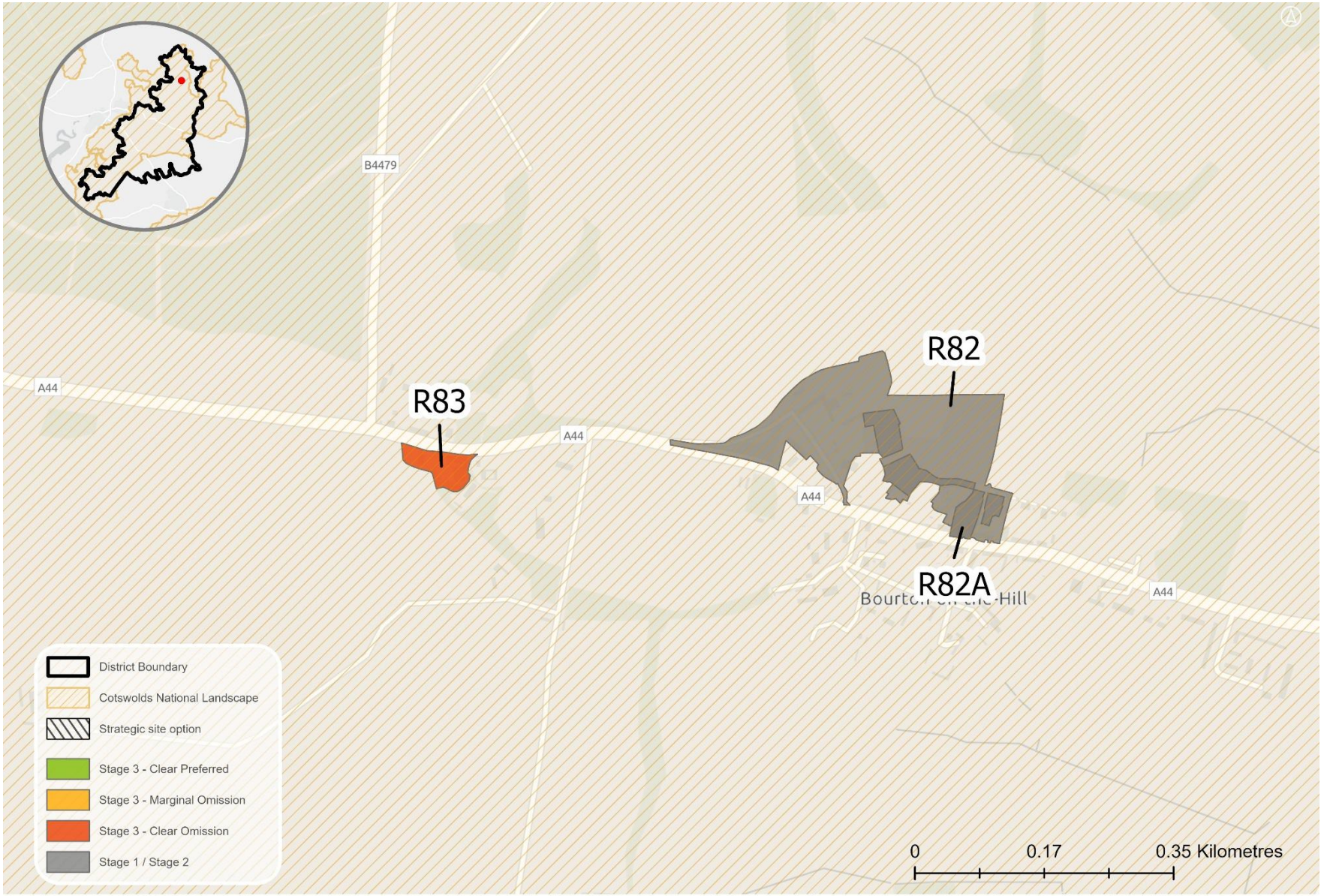
6.81 The whole of the village is within the boundaries of the Cotswolds National Landscape, with most of the village also a designated Conservation Area. The Grade I Listed 'Church of St Peter' and the Grade II* Listed 'Bourton House' are within the Conservation Area, along with the 'Tithe Barn, Bourton House' Scheduled Monument (at its eastern boundary). With regard to local ecological assets, there are areas of Deciduous Woodland Priority Habitat to the north, south west, and west of the village. 'Bourton Woods' is an area of Ancient Replanted Woodland to the north west of the village, between the A44 and B4479.

6.82 The Study of Land Surrounding Settlements (July 2026) states that Bourton-on-the-Hill is highly sensitive to change due to its elevated position on the Farmed Slopes and its strong visual relationship with the surrounding landscape. The village itself is highly visible from parts of the surrounding vale and benefits from extensive outward views. Development on exposed edges or prominent slopes would have the potential to alter the character of the settlement and affect its relationship with the wider landscape.

6.83 Reflecting the above, only one site has been classified as 'potentially deliverable / developable' within Bourton-on-the-Hill and has been considered in detail through Stage 3 of the site selection process, specifically: R83.

6.84 The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
R83	The Quarry Filling Station and Bungalow	The site comprises a partially brownfield site containing an existing petrol filling station and bungalow and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and is crossed by a Public Right of Way, which may constrain the developable area and influence the layout of any future development proposals. The site benefits from an existing access from the A44, although further investigation may be required to determine whether it is suitable for residential intensification. The site's existing and former commercial use may also require consideration of any remediation requirements associated with redevelopment. Development would need to be carefully designed to minimise impacts on the character and appearance of the National Landscape. Overall, the site is considered a **Clear Omission Site Option (--)**, as its relatively isolated location, limited developable area, location within the Cotswolds National Landscape and additional constraints associated with site access and redevelopment significantly reduce its suitability. The constraints therefore outweigh the benefits of redeveloping a partially brownfield site.	**--**



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Broadwell

6.85 Along with the village itself, land to the north, south, and west of the village is within the Cotswolds National Landscape. Most of the village is a designated Conservation Area, containing clusters of Grade II Listed Buildings, three Grade II* Listed and one Grade I Listed Buildings. 'Broadwell Roman villa' Scheduled Monument is located approximately 250m to the north west of the village.

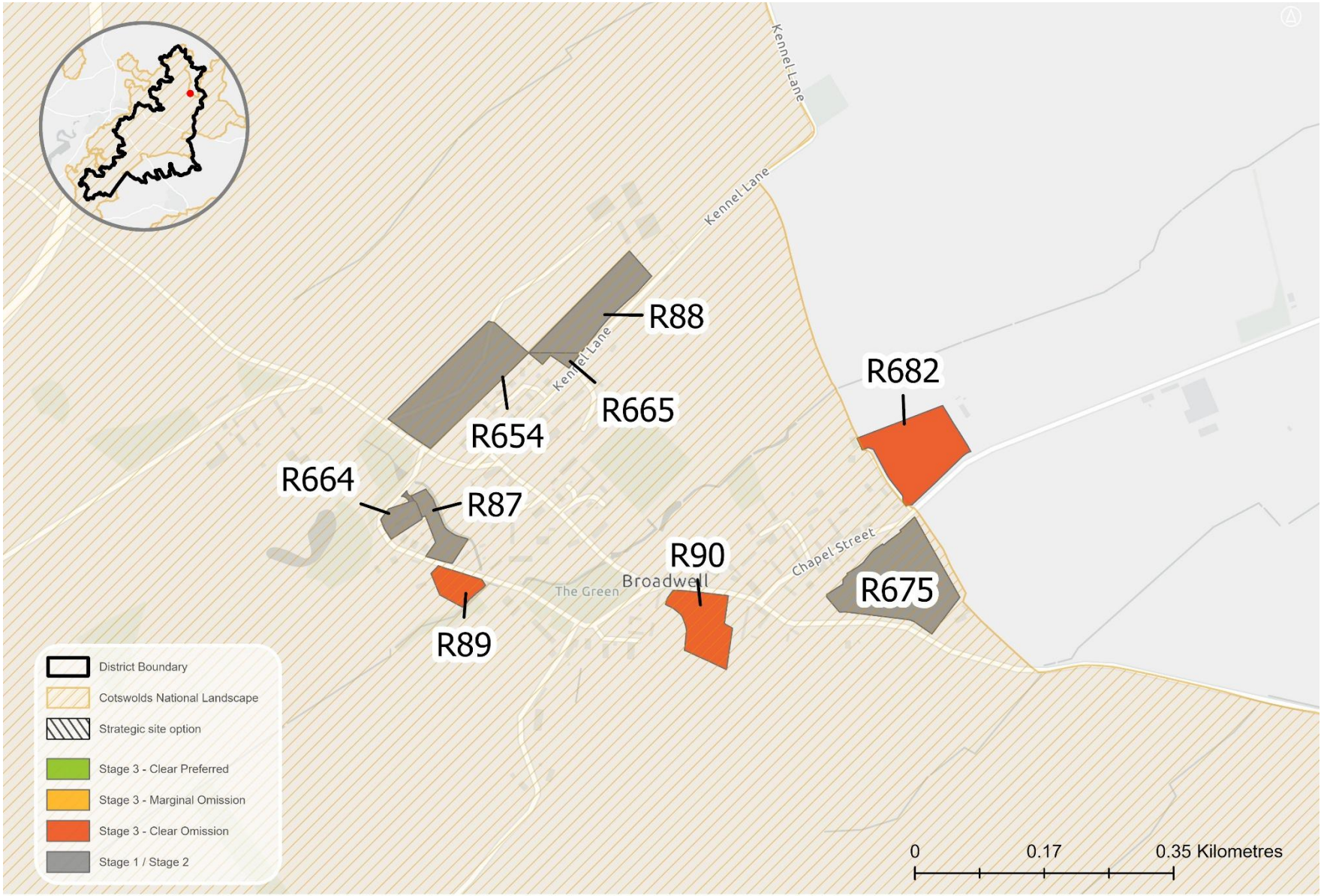
6.86 The Study of Land Surrounding Settlements (July 2026) states that Broadwell exhibits generally high landscape sensitivity due to the strong relationship between the settlement, the River Evenlode, the extensive village green and the surrounding agricultural landscape. Land to the east of the village is comparatively less constrained, albeit within the setting of the National Landscape.

6.87 Reflecting the above, the following non-strategic site options classified as 'potentially deliverable / developable' within the HELAA have been considered in detail through Stage 3 of the site selection process, specifically: R89, R90, and R682. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
R89	Land adjacent the Fox Inn	The site comprises agricultural land on the edge of Broadwell and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. The site also lies within the airfield safeguarding areas associated with Little Rissington and Oxford Kidlington. Existing access is available, although further investigation would be required to determine whether it is suitable for residential intensification. The site adjoins the Conservation Area and forms part of the rural setting of nearby Grade II listed buildings, including The Gables. Development would need to respect the established pattern of low-density development in this location and carefully consider impacts on the character of the Cotswolds National Landscape, Conservation Area and heritage assets. Overall, the site is considered a **Clear Omission Site Option (--)**, as the combination of landscape, heritage and access constraints would significantly limit the scale of development that could be accommodated. Evidence indicates that a form of development capable of preserving the character of the area would be unlikely to deliver the minimum allocation threshold of five dwellings. Furthermore, achieving a suitable access would require substantial alteration to the existing rural lane and adjoining hedgerows, resulting in unacceptable impacts on the Conservation Area, the setting of nearby listed buildings and the character of the Cotswolds National Landscape.	--

Site ref.	Site name	Site assessment findings	Site rating
R90	Land to rear of Timberley Cottage	The site comprises greenfield land within the Cotswolds National Landscape and is affected by areas of groundwater flood susceptibility. The site lies within the Conservation Area and is affected by the Little Rissington and Oxford Kidlington Airfield Safeguard Areas. The site comprises Grade 3 agricultural land and benefits from an existing access, although further investigation may be required to determine whether it is suitable for residential intensification. The site is located within the Conservation Area and is surrounded by a number of Grade II listed buildings, including Broadwell Farm and its associated outbuildings, Millbrook House and associated listed structures, Lower Farmhouse and Timberley Cottage. The site therefore forms an important part of the historic setting of these heritage assets and contributes to the character and appearance of the Conservation Area and wider Cotswolds National Landscape. Overall, the site is considered a **Clear Omission Site Option (--)**, as development would be likely to result in significant adverse impacts on the character and appearance of the Conservation Area and the setting of the surrounding Grade II listed buildings. The combination of heritage and landscape constraints substantially reduces the site's suitability for development relative to less constrained alternatives.	--
R682	Field at Walkers Close, GL56 0TS	The site comprises greenfield land to the east of Broadwell and is affected by the Moreton-in-Marsh Surrounds Special Landscape Area, the Little Rissington and Oxford Kidlington Airfield Safeguard Areas, and areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and development would result in the loss of	--

Site ref.	Site name	Site assessment findings	Site rating
		agricultural land. The site benefits from an existing agricultural access from the south-east, although further investigation would be required to determine whether it is suitable for residential intensification. The site forms part of the pastoral landscape on the north-eastern edge of Broadwell and contributes to the transition between the settlement and surrounding countryside. Whilst closely associated with existing residential development to the east and west, the site contributes to the rural setting of the Broadwell Conservation Area, the adjacent Cotswolds National Landscape and the Moreton-in-Marsh Surrounds Special Landscape Area. The site has been assessed as having medium landscape sensitivity, with strong boundary vegetation and a relatively enclosed character helping to limit wider landscape effects. Overall, the site is considered a **Clear Omission Site Option (--)**, as development would result in the loss of an open pastoral field and extend built form into an area that currently contributes to the rural setting of Broadwell. Whilst landscape effects are likely to be relatively localised, the site's location within the Special Landscape Area and its contribution to settlement character reduce its suitability relative to less constrained alternatives.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Chedworth

6.88 Chedworth is wholly within the Cotswolds National Landscape and most of the village is a designated Conservation Area. There are several areas of Deciduous Woodland Priority Habitat within and surrounding the village (including the Stony Furlong Railway Cutting SSSI), with larger areas of interconnected and ancient woodland approximately 500m to the north of the village (including Burfords Grove and Chedworth Woods). There is a corridor of land to the east of the village within Flood Zone 2 and Flood Zone 3, associated with a tributary of the River Coln.

6.89 The Study of Land Surrounding Settlements (July 2026) states that Chedworth is highly sensitive to change due to the strong relationship between the settlement, the valley landform, the surrounding High Wold landscape and its exceptional historic environment. The valley sides surrounding the village are particularly sensitive as they form the immediate setting of the settlement and contribute to views into and out of the village. Development on these slopes would be prominent and could erode the intimate and secluded character of the valley landscape. Limited opportunities may exist for small-scale development closely related to the existing built framework of the village where proposals can be accommodated without harming the landscape setting, historic character or wider National Landscape.

6.90 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Chedworth:

- R505 and R534 are excluded at Stage 1 of the Study of Land Surrounding Settlements due to the following factors: would not be attached / adjacent to existing development; would introduce a significant area of built form into a rural or visually sensitive landscape; would extend settlement in an uncharacteristic direction or weaken form; and for R534, falls within clear views from public vantage points.
- R98 has 'medium to high' sensitivity to development. The site occupies an open and transitional position on the northern edge of Chedworth and forms part of the rural setting of the village within the Cotswolds National Landscape. Although influenced by existing recreational uses and adjacent residential development, the site retains an open and semi-rural character that contributes positively to the settlement edge and wider landscape setting.

6.91 Reflecting the above, only one non-strategic site option has been considered in detail through Stage 3 of the site selection process, specifically: R504. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
R504	Old Dairy	The site comprises predominantly agricultural land with some existing employment uses and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and is affected by areas of groundwater flood susceptibility. A substantial proportion of the site falls within Chedworth Conservation Area and the site is also associated with a Grade II listed building, requiring careful consideration of potential heritage impacts. The site benefits from existing access from Fields Road, although further investigation may be required to determine whether this is suitable for residential intensification. The site is physically separated from the main built form of Chedworth, along with the heritage and landscape sensitivities limit development potential. Overall, the site is considered a **Clear Omission Site Option (--)**, as it does not accord with the broad spatial strategy and is located in a highly constrained environment comprising nationally protected landscape and heritage assets. These constraints substantially reduce its suitability.	--



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Didmarton

6.92 Located towards the south western boundary of the district, adjacent to Wiltshire, Didmarton is wholly within the Cotswolds National Landscape. There is a corridor of land to the east of the village which is within Flood Zone 2 and Flood Zone 3, associated with Joyce's Pool (a source of the River Avon). Most of the village is a designated Conservation Area, with land to the south west comprising the Grade I Listed 'Badminton House' Historic Park and Garden.

6.93 The Study of Land Surrounding Settlements (July 2026) states that the undeveloped countryside surrounding Didmarton plays an important role in maintaining the settlement's rural character, preserving views and preventing the erosion of its distinct identity. Limited opportunities may exist for small-scale development where proposals are well related to the existing built form, avoid visually prominent locations and retain the characteristic landscape structure of the area.

6.94 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Didmarton:

- R437 has a medium-high sensitivity. The site occupies a sensitive edge-of-settlement location on the western approach into Didmarton where the village transitions into the surrounding open countryside. Whilst the site contains existing barns and areas of hardstanding, it nevertheless retains a relatively open and semi-rural character due to the mature vegetation, open western aspect and relationship with the wider rural landscape.
- R439 has a medium-high sensitivity. The site forms part of the pastoral landscape on the southern edge of Didmarton and contributes positively to the rural setting of the village within the Cotswolds National Landscape. Although physically adjacent to existing residential development, the site remains visually and spatially associated with the wider countryside beyond the established ribbon pattern of development along The Street.
- R440 has a medium-high sensitivity. The site occupies a sensitive position on the northern edge of Didmarton where the existing settlement transitions into the surrounding rural landscape. Although the site is closely associated with adjacent residential development and existing settlement form, it nevertheless contributes positively to the open character and historic setting of the village edge within the Cotswolds National Landscape.

6.95 Whilst R436 is the only site afforded a 'medium-low' sensitivity within the Study, the indicative capacity of the site within the HELAA is below the minimum threshold of five dwellings and has been excluded at Stage 1 of the site selection process. Reflecting the above, **no site options within Didmarton have been assessed in detail through Stage 3 of the site selection process.**

Down Ampney

6.96 Most of the undeveloped areas surrounding the village is either Grade 1, Grade 2, or Grade 3a Agricultural Land, which is some of the best and most versatile agricultural land in the country. Land to the south of the village is within a Minerals Safeguarding Area at the former RAF Down Ampney Airfield. The southern extent of the village is a designated Conservation Area, containing Grade I and Grade II listed buildings, with land to the south east of the village comprising the Settlement at Bean Hay Copse Scheduled Monument. To the west, areas of Flood Zone 2 and Flood Zone 3 comprise the undeveloped areas of land between the village and Ampney Brook. The village is not within the Cotswolds National Landscape.

6.97 The Study of Land Surrounding Settlements (July 2026) states that the landscape surrounding the village is generally large scale, relatively open agricultural land and strongly defines the rural character of the area. On this basis, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension:

- 'Land east of Down Ampney' (DA20B).
- 'Land south of Down Ampney' (DA17B).
- 'Land surrounding Down Ampney' (DA5, DA17A, DA20A, DA21, DA22A, DA32).

6.98 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Down Ampney:

- DA4A has a medium to high sensitivity. The site occupies a transitional position between the built edge of Down Ampney and the wider countryside. Its open and level form, combined with the presence of PRoW Footpaths 3 and 4, gives the land an accessible and visually sensitive character. The open southern boundary provides views across adjoining farmland, contributing to the perception of rural openness around the settlement. Although the site's use for flower cultivation and its proximity to residential development reduce susceptibility in part, it still plays an important role in maintaining the rural edge and visual connection between the village and its countryside setting. The PRoW are particularly influential, creating frequent viewpoints across the land and strengthening recreational and perceptual sensitivity
- DA8 has planning permission for residential development but is not yet fully built out. The site is considered deliverable within the first five years of the plan period.

- DA16A has significant flood risk constraints which, together with landscape, heritage and locational constraints, substantially reduce its suitability for employment development. The site's rural location and limited accessibility make it less attractive than alternative employment opportunities in more accessible locations.

6.99 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: DA4, DA5D, and DA7.

6.100 The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
DA5, DA17A, DA20A, DA21, DA22A, DA32 (Sustainable Urban Extension)	Land surrounding Down Ampney	The site comprises predominantly greenfield land around Down Ampney and is affected by the Fairford Airfield Safeguard Area, with parts also falling within the South Cerney Airfield Safeguard Area. The site is affected by areas of groundwater flood susceptibility and contains a significant proportion of Grade 2 and Grade 3 agricultural land, resulting in the potential loss of best and most versatile agricultural land. The site includes land within the setting of the Down Ampney Conservation Area, requiring careful consideration of potential heritage impacts, while parts of the site are affected by Flood Zones 2 and 3, which would require appropriate flood risk mitigation. Existing access opportunities are present in a number of locations, although further investigation would be required to determine their suitability for residential development and any necessary upgrades. The Employment Land Review (2026) identifies DA5, DA21 (formerly DA13), and DA32 as being less suited for employment development due to their proximity to residential areas and more rural location. Accessibility to the Strategic Road Network is limited and relies on the local B-road network, reducing the attractiveness for employment uses and limiting market demand. However, opportunities to deliver employment land as part of a mixed-use scheme could improve the market attractiveness of the sites. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it has potential to accommodate development and the identified heritage, flood risk, agricultural land and infrastructure constraints are generally capable of mitigation. The site would deliver growth in a sustainable location which is in proximity to the A419, a key	**++**

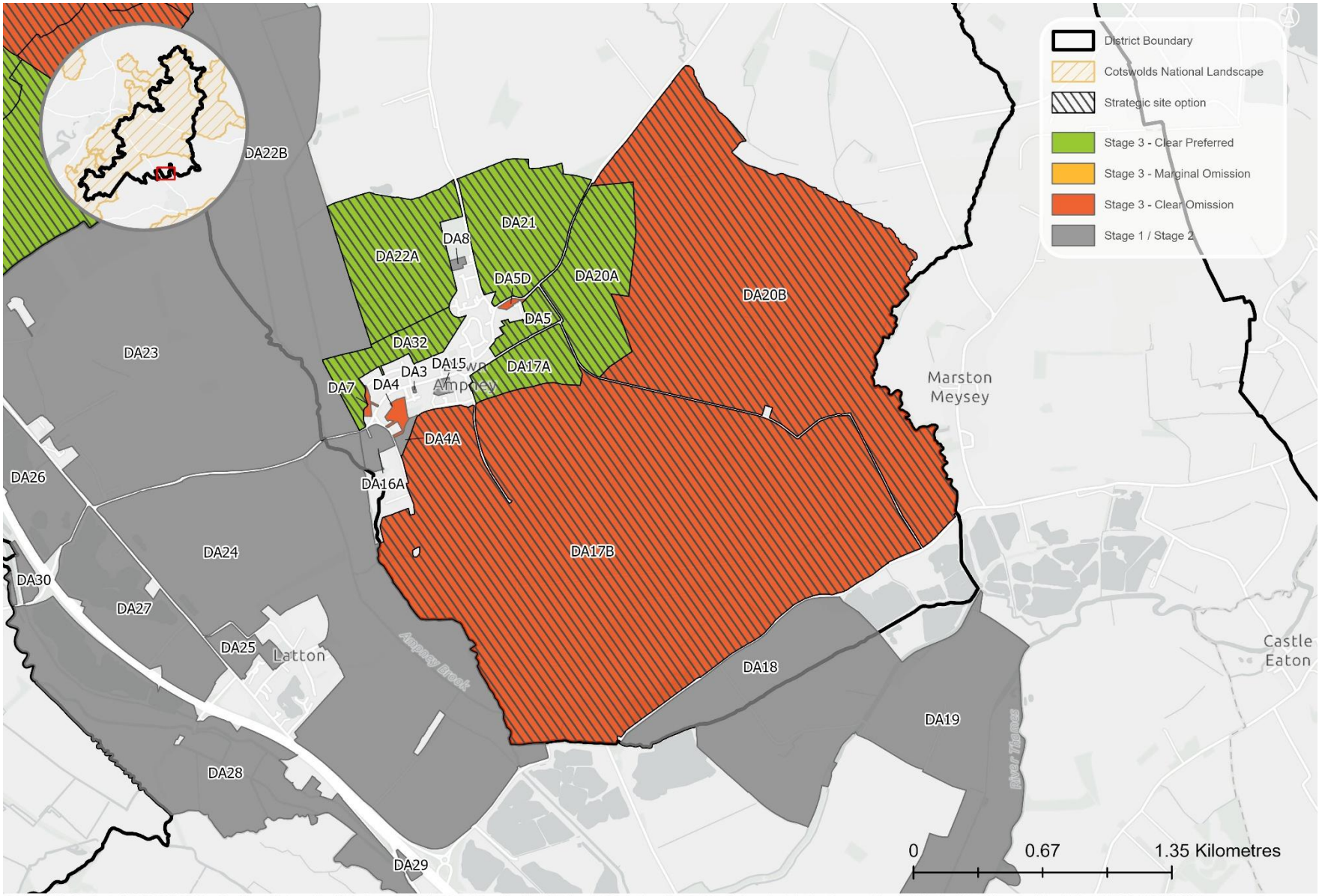
Site ref.	Site name	Site assessment findings	Site rating
		transport corridor connecting to the main settlement of Cirencester and wider route between Cheltenham and Swindon.	
DA17B (Sustainable Urban Extension)	Land south of Down Ampney	The site comprises a predominantly greenfield site to the south-east of Down Ampney incorporating part of the former RAF Down Ampney airfield. The site is affected by the Fairford and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site contains a mix of Grade 2 and Grade 3 agricultural land, and development would result in the loss of agricultural land, including a substantial proportion of best and most versatile agricultural land. Parts of the site fall within Flood Zones 2 and 3 and would require careful consideration of flood risk and the implementation of appropriate mitigation measures. The site also contains areas of deciduous woodland, a Scheduled Monument and a small area within the Conservation Area. Existing access is available from Oak Road to the north, although further investigation would be required to determine whether it is suitable for residential intensification. Planning permission has been granted for a major sand and gravel quarry at the former RAF Down Ampney airfield, including aggregate processing facilities, associated infrastructure and a phased extraction programme expected to operate over a prolonged period. In light of this, the site is considered a **Clear Omission Site Option (--)**, as it is subject to an approved minerals development and is therefore unavailable and unsuitable for residential allocation. The approved quarry operations, together with the site's flood risk, heritage and environmental constraints, substantially reduce its suitability. As the site is committed to mineral extraction and	--

Site ref.	Site name	Site assessment findings	Site rating
		associated operations, it is therefore unavailable for residential development during the plan period.	
DA20B (Sustainable Urban Extension)	Land east of Down Ampney	The site comprises a large greenfield site to the east of Down Ampney and is affected by the Fairford Airfield Safeguard Area and areas of groundwater flood susceptibility. The site contains a mix of Grade 2 and Grade 3 agricultural land, and development would result in the loss of agricultural land, including a significant proportion of best and most versatile agricultural land. Parts of the site lie within Flood Zones 2 and 3 and would require careful consideration of flood risk and appropriate mitigation measures. The site also contains a Grade II listed building and development would need to take account of its significance and setting. Existing access is available via an agricultural route from the south, although further investigation would be required to determine whether it is suitable for residential intensification. The site is located away from the main built form of Down Ampney and is physically separated from the settlement by open countryside. Whilst the scale of development proposed could create a functional relationship with Down Ampney, it would effectively result in a standalone development of a scale more akin to a new settlement rather than a logical extension to the existing village. Development would therefore represent a substantial encroachment into the countryside and would not relate well to the established settlement pattern. Additionally, the site is not likely to be deliverable within the Plan period as other development closer to Down Ampney would need to be completed first.	--

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a **Clear Omission Site Option (--)**, as it is physically separate from Down Ampney and would represent an isolated and substantial extension into the open countryside. The site's detached location, together with flood risk, heritage constraints and the loss of best and most versatile agricultural land, significantly reduces its suitability.	
DA4	Jim's Paddock	The site comprises greenfield land to the south of Down Ampney and is affected by the Fairford and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises Grade 2 agricultural land and development would result in the loss of best and most versatile agricultural land. A number of Tree Preservation Orders are located along the eastern boundary and would need to be retained and incorporated into any future development proposals. The site benefits from an existing agricultural access from the south-west, although significant improvements may be required and further investigation would be necessary to determine whether a suitable access could be achieved. The site forms an important area of open land within the historic core of Down Ampney and contributes to a notable vista identified within the Neighbourhood Plan. Public Footpath 3 crosses the site and provides a valued connection through the village and surrounding countryside. The site contributes to the setting of the Conservation Area and nearby listed buildings and retains a parkland character that forms part of the historic setting of the village. Development would likely require upgrades to the existing narrow access track, with potential impacts on trees and hedgerows, and surface water flooding has been recorded along the access route.	--

Site ref.	Site name	Site assessment findings	Site rating
		The site has been assessed as having medium landscape sensitivity, reflecting its contribution to settlement character, visual amenity and local recreational value. Overall, the site is considered a **Clear Omission Site Option (-)**, as development would erode an important area of open land within the historic core of the village and could adversely affect the setting of the Conservation Area, nearby listed buildings and a locally important vista.	
DA5D		The site comprises greenfield land to the north-east of Down Ampney and is affected by the Fairford Airfield Safeguard Area and areas of groundwater flood susceptibility. The site comprises Grade 2 agricultural land and development would result in the loss of best and most versatile agricultural land. The site is heavily influenced by woodland and vegetation which contribute to its landscape character and provide screening within the surrounding countryside. There is currently no existing access to the site. Overall, the site is considered a **Clear Omission Site Option (--)**, as the site has since been confirmed as being unavailable for development and is therefore not deliverable. In addition, the absence of an established access and the presence of extensive vegetation further constrain development potential.	--
DA7	Land rear of Charlham Way	The site comprises greenfield land to the west of Down Ampney and is affected by the Fairford and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises Grade 2 agricultural land and development would result in the loss of best and most versatile agricultural land. Parts of the site lie within Flood Zones 2 and 3, requiring careful consideration of flood risk and the implementation of appropriate mitigation measures. The site benefits from woodland	--

Site ref.	Site name	Site assessment findings	Site rating
		screening to the south, which helps to limit visual effects. There is currently no existing access onto the site, although access may potentially be achievable via the yard fronting Charlham Way, subject to further investigation and the partial removal of an existing stone wall. The site is narrow and linear in form, and its configuration, flood risk constraints and access requirements significantly limit its development potential. Evidence indicates that an appropriate form of development would be unlikely to accommodate the minimum allocation threshold of 5 dwellings without resulting in an unsuitable form of development. Overall, the site is considered a **Clear Omission Site Option (--)**, as its constrained shape, flood risk considerations and access limitations substantially restrict development capacity.	


District Boundary
Cotswolds National Landscape
Strategic site option
Stage 3 - Clear Preferred
Stage 3 - Marginal Omission
Stage 3 - Clear Omission
Stage 1 / Stage 2
DA22B
DA21
DA8
DA22A
DA5D
DA20A
DA20B
DA5
DA32
DA23
DA15
DA3
DA17A
DA7
DA4
Ampney
DA4A
Marston
Meysey
DA26
DA16A
DA24
DA17B
DA30
DA27
DA25
Latton
Ampney Brook
DA18
Castle
Eaton
DA19
River Thames
DA28
DA29
0
0.67
1.35 Kilometres
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Kempsford

6.101 Kempsford is a village located toward the south eastern boundary of the district, adjacent to the neighbouring authority of Swindon. Land to the north of the village primarily comprises RAF Fairford. Land to the south and to the west is within Flood Zone 2 and Flood Zone 3, following the corridor of the River Thames. From a heritage perspective, the village core is a designated Conservation Area. Key features of the Conservation Area include a corridor of Deciduous Woodland Priority Habitat alongside the River Thames, and a cluster of Grade II Listed Buildings surrounding the Grade I Listed 'Church of St Mary the Virgin (toward the eastern boundary of the village). 'Sites near Manor Ham Barn' Scheduled Monument sits approximately 750m to the west of the village. The village is outside of the Cotswolds National Landscape.

6.102 The Study of Land Surrounding Settlements (July 2026) states that the village is characterised by a strong historic core centred on St Mary's Church, Kempsford Manor and a collection of traditional limestone buildings. Development extends along the principal routes through the village, creating a predominantly linear settlement pattern with occasional clusters of more recent residential development. The open and relatively flat nature of the landscape means that development on the settlement edge can be visible across a wide area and has the potential to affect the rural character of the floodplain. The village's historic core, church, mature trees and river corridor form key components of local character and are particularly sensitive.

6.103 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Kempsford:

- R202 and R202A have a 'medium-high' to 'high' sensitivity. Whilst parts of the site are associated with existing agricultural and equestrian activity, the overall site extends beyond the established settlement edge and forms part of the wider rural landscape surrounding the village. Historic character and setting are particularly important considerations. The site adjoins the Kempsford Conservation Area and contributes to the setting of both Church of St Mary the Virgin and Manor Farm Barns. The open agricultural character, paddocks and fields form part of the wider rural setting within which these heritage assets are experienced. Over 50% of the site areas are within Flood Zone 2 or Flood Zone 3, adding further sensitivities to development.

6.104 Reflecting the above, the following non-strategic site options (all to the north of the village) have been considered in detail through Stage 3 of the site selection process, specifically: R203A, R203B, R203C. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
R203A, R203B, R203C	Land to the rear of the Knoll, Whelford Road	The site comprises a series of greenfield parcels adjacent to Kempsford and is affected by the Fairford Airfield Safeguard Area, with parts of the site also falling within the Brize Norton Airfield Safeguard Area. The site contains a mix of Grade 2 and Grade 3 agricultural land, and development would result in the loss of agricultural land, including a substantial proportion of best and most versatile agricultural land. The site benefits from existing access opportunities from Whelford Road, although further investigation would be required to determine whether these accesses are suitable for residential intensification and any necessary upgrades. The southern parcel (R203C) is more closely associated with the existing settlement edge, being enclosed on three sides by residential development. Development within this field would represent a contained extension of the village and is therefore considered to have a medium landscape sensitivity. The northern parcels (R203A and R203B) form part of the wider agricultural landscape beyond the established settlement edge. While defined by strong hedgerows, these parcels remain visually and spatially associated with the surrounding countryside. Development here would extend built form further north and would be somewhat incongruous with the existing settlement pattern. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it is well related to the existing settlement and there are no significant landscape, heritage, ecological or flood risk constraints that would be likely to preclude development. The identified access and airfield safeguarding constraints are considered capable of mitigation through the development process.	++


R203C
R203B
R203A
R204
R202
R202A
Kempsford Allotment Gardens
Kempsford
Dudgrove Brook
District Boundary
Cotswolds National Landscape
Strategic site option
Stage 3 - Clear Preferred
Stage 3 - Marginal Omission
Stage 3 - Clear Omission
Stage 1 / Stage 2
0
0.3
0.6 Kilometres
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Longborough

6.105 The village is wholly within the Cotswolds National Landscape. To the north east, a corridor of land within Flood Zone 2 and Flood Zone 3 broadly follows a watercourse towards Moreton-in-Marsh (for approximately 2km) before connecting to the River Evenlode. There are areas of Deciduous Woodland Priority Habitat to the south and to the south west of the village, including Horsington Plantation and Humble Bee Coppice which forms a green ring and natural buffer between Longborough and the neighbouring village of Donnington (to the south east). Within the village core, land surrounding High Street, The Folly, and Charlesway is a designated Conservation Area which is primarily lined with Grade II Listed Buildings. The Grade I Listed 'Church of St James' is toward the northern extent of the Conservation Area (and village).

6.106 The Study of Land Surrounding Settlements (July 2026) states that Longborough exhibits generally high landscape sensitivity owing to its elevated position, strong relationship with the surrounding landform and visibility within the wider landscape. The surrounding landscape displays many characteristic Cotswold features including rolling topography, dry stone walls, mature hedgerows, scattered woodland and historic field patterns. These elements contribute to landscape distinctiveness. R577 is the only site classified as having a 'medium-low' sensitivity but is designated as an Established Employment Site in the adopted Local Plan and is in active use as employment units (known as The Sitch). The Local Plan evidence base finds this site should continue to be protected for employment use and is therefore unsuitable for redevelopment.

6.107 Within the HELAA, none of the sites are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Longborough. R560 and R561 have planning permission for 9 and 14 homes respectively, and the developments are complete. The sites forms part of the 'known commitments' total for the emerging Local Plan. Additionally, R229C and R457 are classified as having a 'high' landscape sensitivity to development

6.108 Reflecting the above, **no site options within Longborough have been assessed in detail through Stage 3 of the site selection process.**

Meysey Hampton

6.109 Located to the south of the A417, and approximately 2.5km to the west of Fairford, Meysey Hamton is at the border between the Cotswold District and the neighbouring authority of Wiltshire. The village core is a designated Conservation Area containing clusters of Grade II Listed Buildings. There are two Grade II* Listed Buildings in the village, specifically: the Church of St Mary the Virgin (toward the western village boundary), and Villars Farmhouse (toward the south western village boundary). There are areas of Deciduous Woodland Priority Habitat to the south west and south east of the village, with corridors

of Flood Zone 2 and Flood Zone 3 approximately 750m to the east and west (respectively). The village is not within the Cotswolds National Landscape.

6.110 There are **no available sites for residential development within or adjacent to Meysey Hampton** after reviewing the site submissions from the various 'call for sites' exercises completed by the Council to date. The only available site, R516, is approximately 2.5km to the north of the village and has permission for change of use from a former mushroom composting facility to provide Class B2 vehicle workshop. The site is not currently built out but is considered deliverable within the first five years of the plan period.

North Cerney

6.111 Wholly within the Cotswolds National Landscape, North Cerney is broadly linear in its character and extends to the north east from the A435 and River Churn. Land surrounding the River Churn is within Flood Zone 2 and Flood Zone 3, encompassing areas to the south and to the north west of the village. The southern half of the village is a designated Conservation Area, including clusters of Grade II Listed Buildings and the Grade I Listed 'Church of All Saints' (to the south west of the A435 and River Churn). The road and the river splits the Conservation Area into two sections. Areas of Deciduous Woodland Priority Habitat follow the river corridor and surround Cerney House, a Grade II Listed Building to the south west of the village and the Church of All Saints.

6.112 Within the HELAA, the two available site options within North Cerney (R262 and R263) are classified as 'not deliverable / developable'. In light of this, **no site options within North Cerney have been assessed in detail through Stage 3 of the site selection process.**

Poulton

6.113 Poulton is located along the A417 towards the southern boundary of the district. A tributary of Ampney Brook flows to the south west and to the west of the village, with a corridor of land surrounding the watercourse within Flood Zone 2 and Flood Zone 3. Most of the village is a designated Conservation Area, containing clusters of Grade II Listed Buildings (along London Road and Cricklade Street). The Grade I listed 'The Manor House and Gatepiers' stands in the village core, and 'Ranbury Ring' Scheduled Monument is approximately 750m to the west.

6.114 Land to the north east and south east of the village is comparatively unconstrained, albeit within the setting of the Conservation Area and comprising areas of open countryside. There are isolated areas of Deciduous Woodland Priority Habitat, and the village is outside of the Cotswolds National Landscape. The Study of Land Surrounding Settlements (July 2026) states that whilst some opportunities may exist for limited and well-contained development, proposals should respect the settlement's rural setting, maintain characteristic landscape features and avoid visually prominent locations.

6.115 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Poulton:

- R606 has been classified as having a 'medium-high' sensitivity. The site forms part of the open northern approach to Poulton, contributing to the rural setting and character of the village. Its gently rising topography, arable land use, and open northern views reinforce its role as a transitional space between built form and countryside. Although the site is influenced by adjacent residential properties, it remains predominantly rural and undeveloped, with strong visual and physical connections to the wider landscape to the north and east.
- R512 is located approximately 500m from the southern settlement edge of Poulton (via Cricklade Street), and approximately 1km to the south of the village centre. Allocating this site would result in isolated development outside of the village, contrary to the broad spatial strategy for the emerging Local Plan.

6.116 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically:, R467, R468, R509, R517, and R607. The assessment findings are presented in the table below and accompanying map.

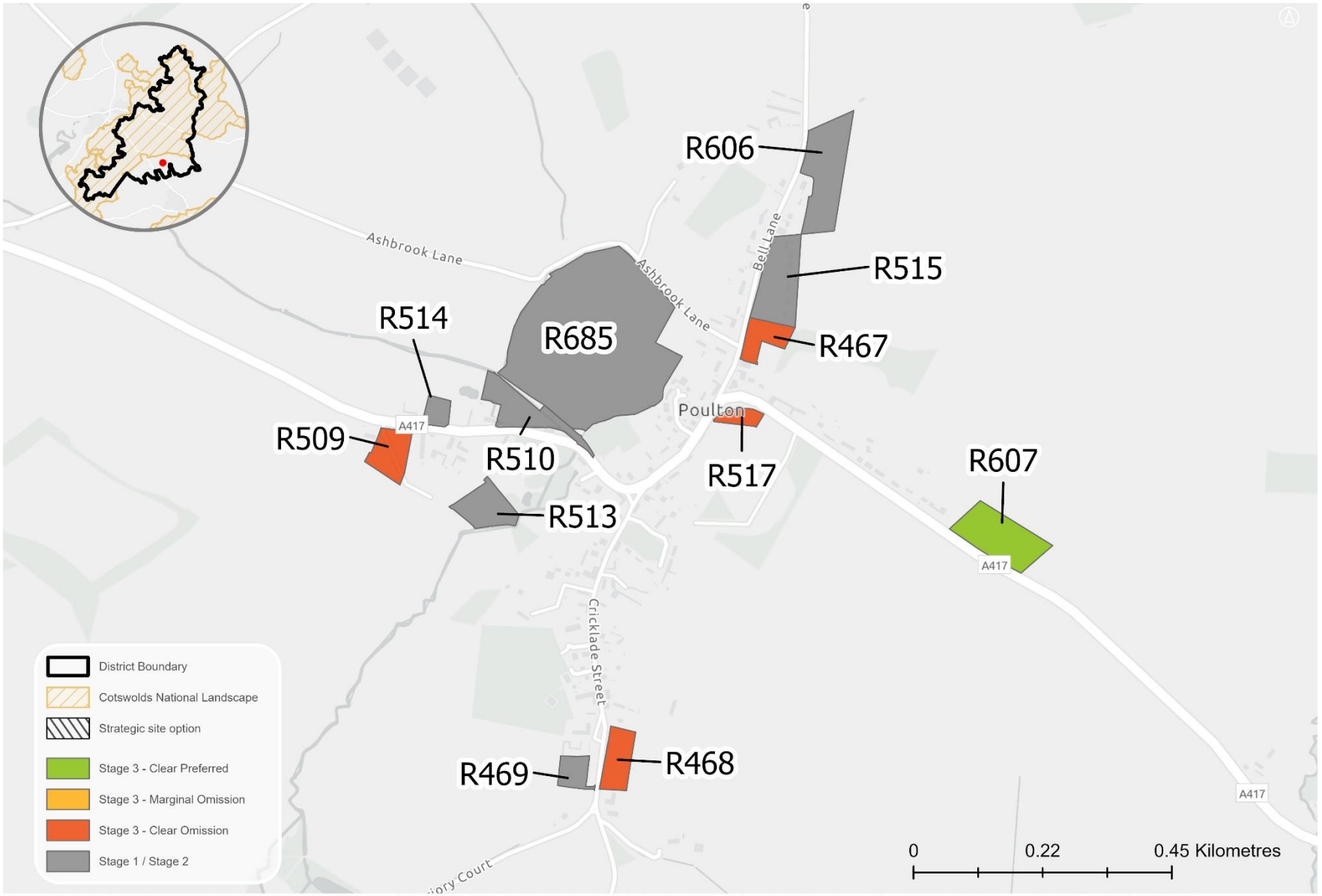
Site ref.	Site name	Site assessment findings	Site rating
R467	Land at Bell Lane	The site comprises greenfield land in the north-east of Poulton and is affected by the Fairford Airfield Safeguard Area and areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and lies adjacent to the Poulton Conservation Area, meaning development would need to carefully consider and mitigate potential impacts on its character and appearance. Development would result in the loss of agricultural land and could affect the rural setting of the settlement. The Study of Land Surrounding Settlements (July 2026) states that the site occupies a contained parcel of land on the northern edge of Poulton, with a semi-rural, transitional character influenced by adjacent housing and agricultural buildings. While the land is modest in scale and partially enclosed by vegetation, its adjacency to the Poulton Conservation Area increases sensitivity due to its contribution to the broader setting of the historic village. With respect to the planning history for the site, a previous application for residential development was refused and the subsequent appeal dismissed, with identified concerns relating to the erosion of rural character and harmful impacts on the Conservation Area. Overall, the site is considered a **Clear Omission Site Option (--)**, as development has previously been found to result in unacceptable impacts on the rural character of the area and the setting of the Poulton Conservation Area, and these heritage and character concerns substantially reduce the site's suitability.	**--**
R468	Land south of village	The site comprises greenfield land to the south of Poulton and is affected by the Fairford and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility.	**--**

Site ref.	Site name	Site assessment findings	Site rating
	and east of Cricklade Road	The site comprises Grade 3 agricultural land and development would result in the loss of agricultural land. The site benefits from an existing agricultural access which is likely to be suitable for residential intensification. The site forms part of the rural edge of Poulton and contributes to the setting of the Conservation Area and the wider agricultural landscape surrounding the village. The site also contributes positively to the setting and significance of Butts Farmhouse (Grade II), maintaining its historic relationship with the surrounding countryside. Whilst influenced by nearby development, the site remains visually connected to the wider farmland to the east and has been assessed as having Medium landscape sensitivity. With respect to the planning history for the site, appeal decisions have identified harm to the setting of Butts Farmhouse arising from development of the site, concluding that even limited development would detrimentally affect its rural setting. Development at an allocation scale would be likely to increase this harm and further erode the open countryside character of the southern approach to Poulton. Overall, the site is considered a **Clear Omission Site Option (--)**, as development would result in harm to the setting of a Grade II listed building and the rural character of the village edge, with the scale of development required for allocation likely to increase the level of identified heritage harm and reduce the certainty of deliverability.	
R509	Ranbury Farmyard	The site comprises greenfield land to the west of Poulton and is affected by the Fairford and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and development would result in the loss of	**--**

Site ref.	Site name	Site assessment findings	Site rating
		agricultural land. The site lies adjacent to the Poulton Conservation Area and benefits from an existing access which is likely to be suitable for residential intensification. The site occupies a visually prominent but relatively contained parcel on the western approach to Poulton, forming part of the transition between the village and the surrounding countryside. The site has been assessed as having medium landscape sensitivity, reflecting its semi-rural character, relationship with the Conservation Area and contribution to the historic village edge. Public Bridleway 13 crosses the site and increases its visual and recreational sensitivity. Development would reduce an important visual break along the western approach to the village and would alter the relationship between the built form and surrounding countryside. The site's heritage sensitivities, contribution to the setting of the Conservation Area, presence of the Public Right of Way and concerns regarding the density of development likely to be required reduce its suitability for allocation. Overall, the site is considered a **Clear Omission Site Option (--)**, as development would adversely affect the rural and historic character of this part of Poulton and reduce the openness that contributes to the setting of the Conservation Area.	
R517	Land adjacent to 15 London	The site comprises greenfield land within the centre of Poulton and is wholly located within the Poulton Conservation Area. The site comprises Grade 3 agricultural land and is affected by the Fairford Airfield Safeguard Area and areas of groundwater flood susceptibility. The site benefits from an existing agricultural access, although further investigation would be	**--**

Site ref.	Site name	Site assessment findings	Site rating
	Road, GL7 5JE	required to determine whether it is suitable for residential intensification and whether adequate visibility can be achieved. The site forms part of the green core of the village and contributes positively to the character and appearance of the Conservation Area. Mature vegetation, stone boundary walls and the site's relationship with surrounding historic development provide an important sense of openness within the village and contribute to its historic layout and spatial character. The site has been assessed as having medium landscape sensitivity, reflecting its historic and townscape value balanced against its limited visibility and modest scale. Development would result in the loss of an important area of open land within the Conservation Area and could adversely affect its character and appearance. Concerns also remain regarding the suitability of the site's access and visibility arrangements. Overall, the site is considered a **Clear Omission Site Option (--)**, as its contribution to the character and appearance of the Poulton Conservation Area, together with access constraints, reduce its suitability.	
R607	Land north of London Road	The site comprises greenfield land to the east of Poulton and is affected by the Fairford Airfield Safeguard Area. The site comprises Grade 3 agricultural land and development would result in the loss of agricultural land. The site benefits from an existing agricultural access from London Road which, subject to appropriate upgrades and highway assessment, is likely to be suitable for residential intensification. The site forms part of the eastern edge of Poulton and adjoins existing ribbon development along London Road. The site has been assessed as having medium-low landscape	++

Site ref.	Site name	Site assessment findings	Site rating
		sensitivity, reflecting its small scale, relationship with existing development and limited landscape constraints. Whilst development would broadly continue the existing linear pattern of development, it would also extend the settlement further eastwards into open countryside. Overall, the site is considered a **Clear Preferred Site Option (++)** as development would broadly continue the existing linear pattern of development in a location that has a 'medium-low' landscape sensitivity.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Preston

6.117 Preston is approximately 750m to the east of Cirencester and is a broadly linear village in character extending north eastward from the A419. The village has a functional relationship with Cirencester in this respect. The village core is a designated Conservation Area, centred around the Grade II* Listed 'Church of All Saints'. Land to the west of the village is within Flood Zone 2 and Flood Zone 3, following the corridor of the River Churn which extends to the south towards Siddington.

6.118 Land to the north, east, and south of the village is comparatively unconstrained, albeit within the setting of the Conservation Area and comprising areas of open countryside. There are isolated areas of Deciduous Woodland Priority Habitat, and the village is outside of the Cotswolds National Landscape. The Study of Land Surrounding Settlements (July 2026) states that the settlement remains relatively compact and linear in form, with development generally confined to the road corridor. Specifically, Preston exhibits generally moderate-high landscape sensitivity arising from its small scale, historic character and strong relationship with the surrounding agricultural landscape.

6.119 The following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension: 'Land south east of Cirencester and south of Preston' (R519, R650).

6.120 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Preston, R531 is detached from the existing settlement and is currently in active employment use.

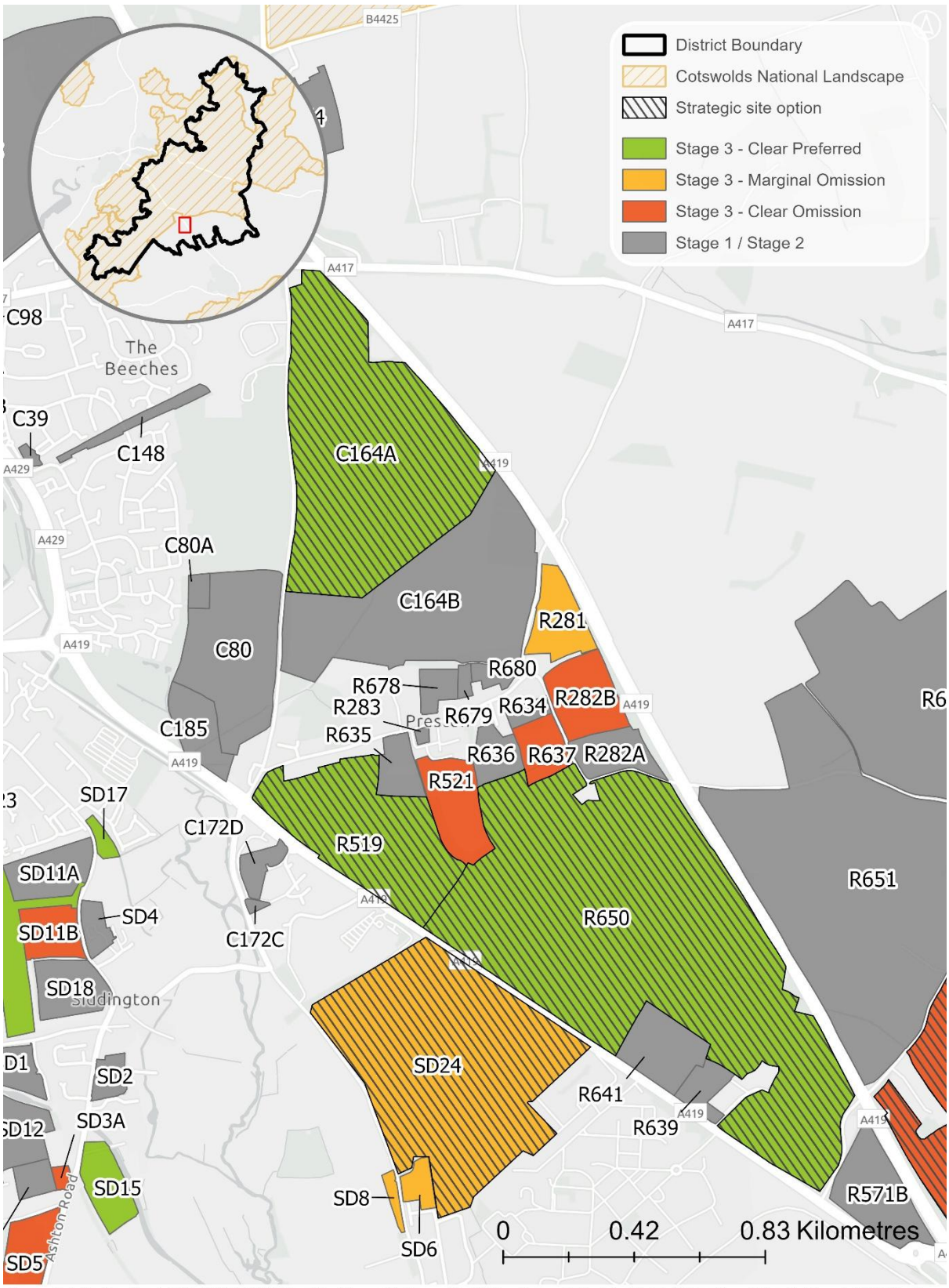
6.121 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: R281, R282B, R521, and R637. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
R519, R650 (Sustainable Urban Extension)	Land south east of Cirencester and south of Preston	The site comprises predominantly greenfield land to the south-west and south-east of Preston and is wholly within Grade 3 agricultural land. The site lies within the airfield safeguarding areas associated with Fairford, Kemble and South Cerney and is affected by areas of groundwater flood susceptibility across substantial parts of the site. A small area of deciduous woodland is present within the site. Development would result in the loss of agricultural land and, given the scale of the land identified, may require additional infrastructure provision and upgraded access arrangements. While parts of the site benefit from existing access opportunities, further investigation would be required to confirm their suitability for residential development and whether additional access points would be necessary. The Employment Land Review (2026) notes that, whilst employment development may be possible as part of a wider mixed-use scheme, employment uses would be more appropriately located within the southern section of the adjacent R650 site where they would have less potential to conflict with nearby residential development. R650 is considered particularly well suited to employment uses due to its strong connectivity to the A419 and A417. Overall, the site is considered a **Clear Preferred Site Option (++)**, as development could be accommodated subject to addressing infrastructure, access and flood risk constraints. The design of new development areas should incorporate green infrastructure enhancements between new and existing development to maintain settlement identity and distinctiveness.	**++**

Site ref.	Site name	Site assessment findings	Site rating
R281	Land between Pine Corner and the A419	The site comprises greenfield land to the north-east of Preston and is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and benefits from an existing access, although further investigation would be required to determine whether it is suitable for residential intensification. Whilst the site is related to existing development, it does not adjoin the main built form of Preston and would extend development beyond the established settlement pattern. As a result, development would have a weaker relationship with existing services and facilities. Overall, the site is considered a **Marginal Omission Site Option (-)**, as its peripheral location and relatively limited relationship with the core of Preston reduce its suitability Whilst development may be achievable in principle, the site would extend built form into the surrounding countryside.	-
R282B	Field south-west of Preston	The site comprises greenfield land to the east of Preston and is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas. The site comprises Grade 3 agricultural land and is affected in part by areas of groundwater flood susceptibility. The site is adjacent to the existing settlement and benefits from access via an existing lane serving development on the site, although further investigation would be required to determine whether this is suitable for residential intensification. Whilst the site adjoins the existing settlement, development would extend built form beyond the established edge of Preston and would not reflect the traditional linear pattern of development along Preston Road. As a result, development would alter	--

Site ref.	Site name	Site assessment findings	Site rating
		the existing settlement form and introduce new built development into an area that currently contributes to the transition between the village and the surrounding countryside. Overall, the site is considered a **Clear Omission Site Option (-)**, as development would not relate particularly well to the established settlement pattern of Preston and would extend built form into the surrounding countryside.	
R521	Land at Preston (Site 1)	The site comprises a large greenfield site to the south of Preston and is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and is accessed via an existing track, although further investigation would be required to determine whether a suitable access arrangement could be achieved for residential development. Whilst the site is adjacent to the existing settlement, its scale and location would result in a substantial extension of built form beyond the current village edge. Development would not reflect the traditional linear settlement pattern of Preston and would extend development into the surrounding countryside. Overall, the site is considered a **Clear Omission Site Option (-)**, as development would represent a significant extension beyond the established form of Preston and would not reflect the village's traditional linear pattern of growth. Whilst development may be achievable in principle, the site's relationship to the existing settlement reduces its suitability.	--

Site ref.	Site name	Site assessment findings	Site rating
R637	Land west of Harnpit to Witpit Lane	The site comprises greenfield land to the south-east of Preston and is affected by the Fairford, Kemble and South Cerney Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and development would result in the loss of agricultural land. A Public Right of Way runs along the southern boundary of the site. Access is currently provided via a small agricultural track from the eastern boundary, although this is unlikely to be suitable for residential intensification and further investigation would be required to determine whether a suitable access could be achieved. The site's relationship with the existing settlement is relatively limited and development would extend built form into the surrounding countryside. The presence of the Public Right of Way also increases the site's recreational and visual sensitivity. Overall, the site is considered a **Clear Omission Site Option (-)**, as access constraints, its peripheral location and the extension of development into open countryside reduce its suitability for development.	--



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Sapperton

6.122 Sapperton is located along the western boundary of the district, adjacent to the neighbouring authority of Stroud. The village is wholly within the Cotswolds National Landscape and is a designated Conservation Area. Land to the north and west of the village comprises a corridor of Deciduous Woodland Priority Habitat and Ancient Woodland which surrounds the River Frome. Daneway Banks SSSI is approximately 750m to the north west of the village, albeit within the neighbouring authority area. Land to the east is within the Grade I Listed 'Cirencester Park' Historic Park and Garden.

6.123 The Study of Land Surrounding Settlements (July 2026) states that Sapperton exhibits high landscape sensitivity due to the combination of its historic character, distinctive topography and location within the Cotswolds National Landscape. The High Wold Valley landscape is particularly sensitive to development due to its enclosed character, steep valley sides, extensive woodland cover and strong sense of tranquillity. Development has the potential to interrupt the secluded character of the valley and affect important views along and across the landscape. In light of this, all of the 'potentially deliverable / developable' sites within Sapperton (R660, R661, and R662) have been classified as having a 'medium-high' or 'high' sensitivity to development.

6.124 In light of the above, **no site options within Sapperton have been assessed in detail through Stage 3 of the site selection process.**

Swell

6.125 Comprising two distinct communities within Upper Swell and Lower Swell, the villages are approximately 1.5km to the west of Stow-on-the-Wold (via the B4077 and B4068, respectively) and entirely within the boundaries of the Cotswolds National Landscape. Land between Stow-on-the-Wold and the villages forms the Grade II* Listed 'Abbotswood' Historic Park and Garden. The River Dikler flows to the east of the villages, with a corridor of land adjoining the watercourse within Flood Zone 2 and Flood Zone 3. Both villages are designated Conservation Areas.

6.126 There are **no available sites for residential development within or adjacent to Upper Swell or Lower Swell** after reviewing the site submissions from the various 'call for sites' exercises completed by the Council to date.

Willersey

6.127 Land to the east and to the south east of the village is within the Cotswolds National Landscape, with land to the south west within the neighbouring authority area of Wychavon. Most of the village within the National Landscape is also designated as a Conservation Area, containing several Grade II Listed Buildings and the Grade I Listed 'Church of St Peter'.

6.128 The Study of Land Surrounding Settlements (July 2026) states that the southern part of the village is a more sensitive landscape consisting of smaller fields and hedges with more trees and occasional blocks of woodland. Land to the north, north east, and north west of the village is comparatively unconstrainted, albeit within the setting of the National Landscape. A corridor of land within Flood Zone 2 and Flood Zone 3 follows the watercourse to the west of the village and forms the boundary between Cotswold District and Wychavon District.

6.129 The following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension: 'Cluster of sites to the north of Willersey' (W7B, W7B2).

6.130 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Willersey:

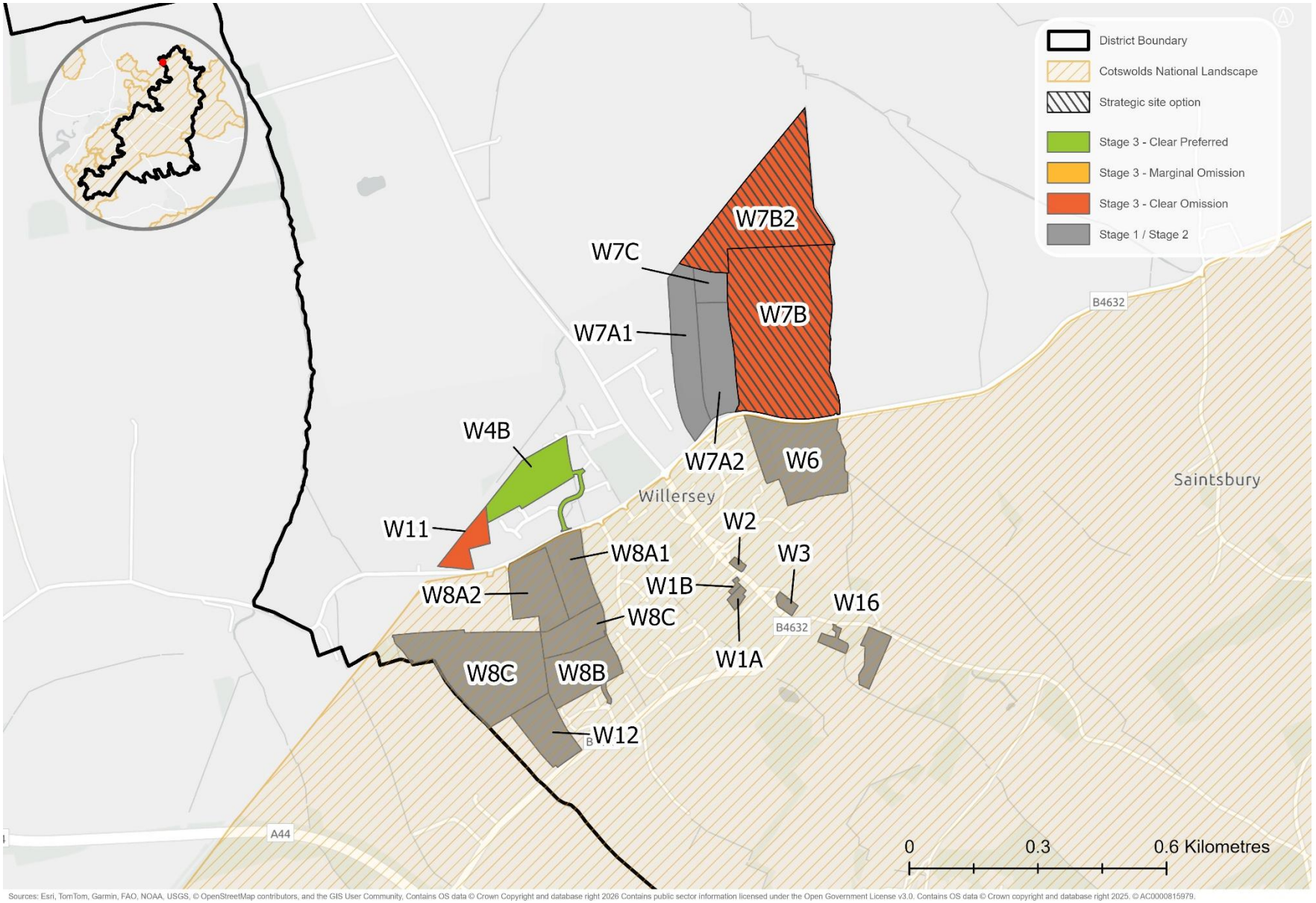
- W7A1 has full planning permission for residential development but is not yet built out. The site is considered deliverable within the first five years of the plan period.
- W7A2 and W7C have a resolution to grant permission for 60 homes, and W8B has a resolution to grant permission for 30 homes.
- W8A1, W8A2, and W8C are classified as having a 'medium to high' sensitivity within the Study of Land Surrounding Settlements (July 2026).

6.131 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: W4B and W11. The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
W7B, W7B2 (Sustainable Urban Extension)	Cluster of sites to the north of Willersey	The site comprises a large greenfield site to the north of Willersey and is wholly within Grade 3 agricultural land. The site is located adjacent to, and closely connected with, the Cotswolds National Landscape. Development would result in the loss of agricultural land and would represent a substantial extension to the village that is significant in scale relative to Willersey and does not reflect the existing pattern of development. The site benefits from an existing access from the south-west, and a planning application is currently pending on adjacent land that proposes use of the same access arrangements. The site contains ridge and furrow features across its entirety, which are identified as a Non-Designated Heritage Asset and contribute to the site's rural character and historic landscape significance. These features are closely related to similar ridge and furrow land within the Cotswolds National Landscape and contribute to its wider setting and cultural connection. Development of the site would therefore have the potential to adversely affect both the historic landscape character of the area and the setting of the National Landscape. The site is considered a **Clear Omission Site Option (--)**, as its scale would represent a substantial extension to Willersey, resulting in significant harm to the rural landscape, the setting of the Cotswolds National Landscape and the extensive ridge and furrow Non-Designated Heritage Asset present across the site.	--
W4B	Land between Colin Lane and future	The site comprises greenfield land adjacent to Willersey and lies outside the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and would result in the loss of agricultural land if developed. The site benefits from a strong and defensible	++

Site ref.	Site name	Site assessment findings	Site rating
	Heritage Railway	northern boundary formed by the heritage railway line, helping to contain development and limit encroachment into the wider countryside. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it is well related to the existing settlement, lies outside the Cotswolds National Landscape and benefits from a clear defensible boundary. There are no significant landscape, heritage, ecological or infrastructure constraints that would be likely to preclude development, and the identified constraints are considered capable of mitigation through the development process.	
W11	Land between substation and future railway line, Colin Lane	The site comprises greenfield land on the north-western edge of Willersey and is affected by areas of groundwater flood susceptibility. The site comprises Grade 3 agricultural land and lies outside the Cotswolds National Landscape. The site is adjacent to the Broadway Substation and is crossed by existing energy infrastructure, which would constrain the developable area and may affect the viability of development. The site does not currently have direct access to the road network and would need to be brought forward comprehensively alongside adjoining land to secure suitable access arrangements. The site contributes to the agricultural landscape surrounding Willersey and retains a semi-rural character despite the influence of nearby utility infrastructure. The presence of ridge and furrow earthworks, which represent an important historic landscape feature, contributes to the site's local distinctiveness. Whilst visibility is relatively limited and the site is reasonably contained, these heritage features elevate its overall sensitivity. The site has been assessed as having a medium landscape sensitivity.	**--**

Site ref.	Site name	Site assessment findings	Site rating
		Overall, the site is considered a **Clear Omission Site Option (--)**, as the absence of independent access, reliance on comprehensive development with adjoining land, the presence of ridge and furrow earthworks, and significant constraints associated with existing energy infrastructure reduce its suitability and likely deliverability during the plan period.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

Village cluster of Coln St Aldwyns, Hatherop, and Quenington

6.132 Coln St Aldwyns and Hatherop are within the boundaries of the Cotswolds National Landscape, with Quenington directly to the south and within its setting. The River Coln meanders between the villages, with a corridor of land adjacent to the watercourse within Flood Zone 2 and Flood Zone 3. Most of the land between the villages forms part of the Grade II Listed 'Hatherop Castle' Historic Park and Garden, with the villages themselves containing designated Conservation Areas. There are areas of Deciduous Woodland Priority Habitat (including some areas of Ancient Woodland) to the west of Coln St Aldwyns, to the north of Hatherop, and to the north of Quenington.

6.133 The Study of Land Surrounding Settlements (July 2026) states that Coln St Aldwyns, Hatherop and Quenington exhibit generally high landscape sensitivity due to their location within the Coln Valley and the strong relationship between the settlements, the river corridor and the surrounding agricultural landscape. The River Coln and associated floodplain, meadows, watercourses and riparian vegetation form key components of local character and are particularly sensitive to change. Development which adversely affects these features could diminish the distinctive valley character and setting of the settlements. The undeveloped countryside between and surrounding the settlements plays an important role in maintaining their separate identities and preventing the perception of coalescence within the valley.

6.134 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at the village cluster of Coln St Aldwyns, Hatherop, and Quenington:

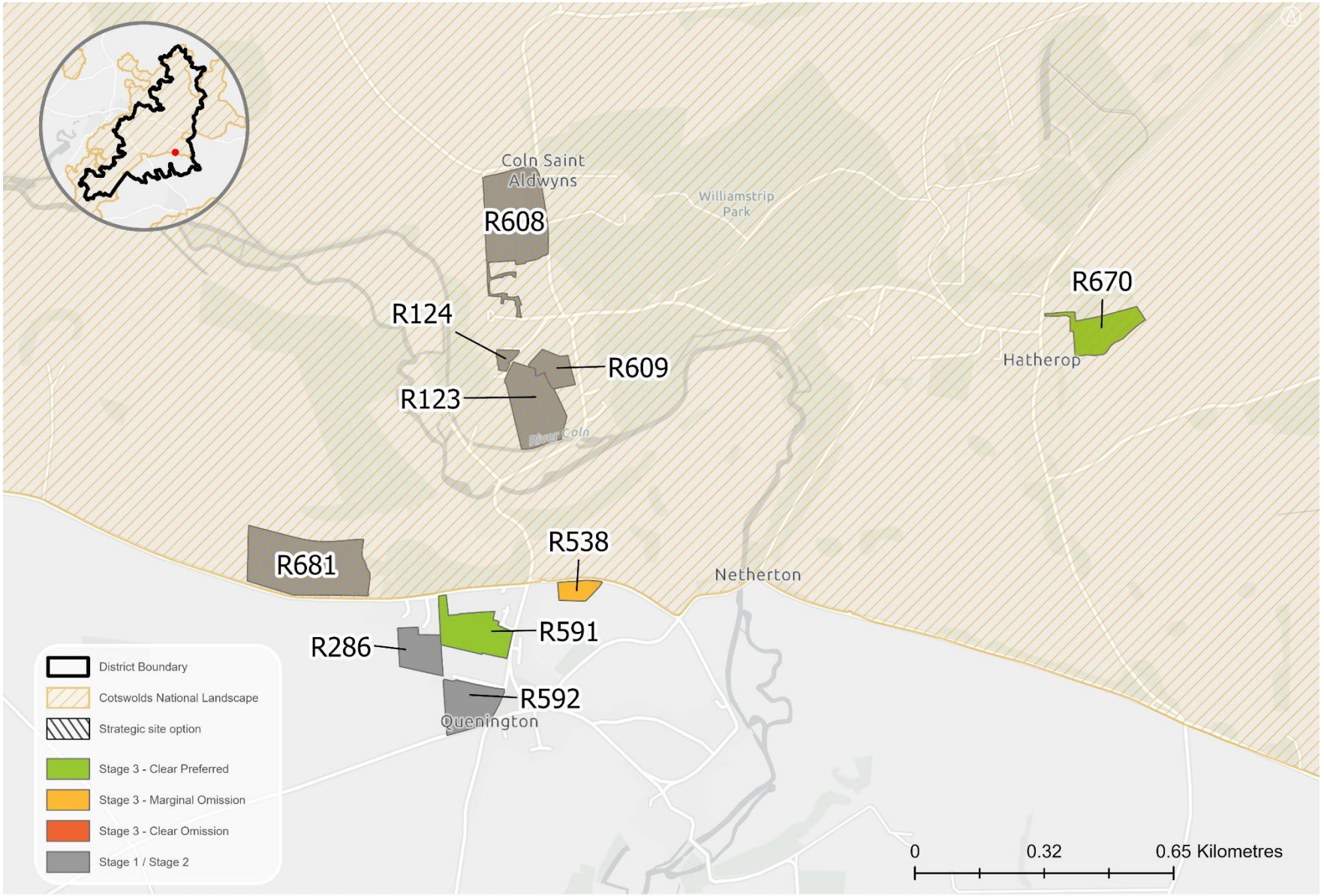
- R123, R608, and R609 in Coln St Aldwyns are excluded at Stage 1 of the Study of Land Surrounding Settlements due to the following factors: adjacent to / within designated heritage features; falls within clear views from public vantage points; introduce a significant area of built form into a rural or visually sensitive landscape; located on prominent ridgelines, escarpments or high ground (for R123); and would extend settlement in an uncharacteristic direction or weaken form (for R123 and R608).
- R681 in Quenington is also excluded at Stage 1 due to the factors listed above for the three Coln St Aldwyns sites. This is the only available site option in Quenington which is within the Cotswolds National Landscape.

6.135 Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: Quenington (R538 and R591) and Hatherop (R670). The assessment findings are presented in the table below and accompanying map.

Site ref.	Site name	Site assessment findings	Site rating
R538	Land at Stonyfell, Quenington	The site comprises an existing residential curtilage on the north-eastern edge of Quenington and is located within the Coln Valley north of Fairford Special Landscape Area. The site is affected by the Fairford and Brize Norton Airfield Safeguard Areas and areas of groundwater flood susceptibility. The site benefits from an existing access, although further investigation may be required to determine whether suitable visibility and access arrangements could be achieved for any material increase in use. The site is strongly associated with the existing settlement pattern along Fowlers Hill and benefits from a high degree of enclosure provided by mature vegetation. The site has been assessed as having medium-low landscape sensitivity, reflecting its established residential character, limited visibility and relatively modest contribution to the wider landscape. However, the site contributes to the setting of the Quenington Conservation Area and the Special Landscape Area, and development would need to carefully consider these sensitivities. Overall, the site is considered a **Marginal Omission Site Option (-)**, as its small size, limited development capacity, access constraints and contribution to the setting of the Conservation Area and Special Landscape Area reduce its suitability.	**-**
R591	Former Godwin Pumps Factory, Springfield Road, Quenington	The site comprises a brownfield employment site to the north of Quenington and is currently in active use. The site is adjacent to the existing settlement and benefits from established access arrangements. The site lies within the Fairford and Brize Norton Airfield Safeguard Areas and is affected by areas of groundwater flood susceptibility. A very small proportion of the site falls within the Coln Valley north of Fairford Special Landscape Area, although this is limited in extent and is unlikely to represent a	**++**

Site ref.	Site name	Site assessment findings	Site rating
		significant constraint. The site had a planning application for 47 homes pending as of July 2026. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it comprises previously developed land well related to the existing settlement and offers potential for redevelopment in the event that the current employment use is no longer required.	
R670	Glebe Farm Yard, Hatherop	The site comprises a brownfield farmyard complex to the east of Hatherop and is wholly located within the Cotswolds National Landscape. The site comprises Grade 3 agricultural land and is affected by the Fairford and Brize Norton Airfield Safeguard Areas, together with areas of groundwater flood susceptibility. A small part of the site falls within the Hatherop Conservation Area and development would therefore need to carefully consider and mitigate any potential heritage impacts. The site benefits from an existing access road from the north-west which appears capable of accommodating development and is likely to be suitable for intensification. The site has been identified as having medium to medium-high landscape sensitivity, although it comprises an existing modern farmyard and is seen in the context of surrounding village development rather than as an isolated or undeveloped landscape feature. Evidence indicates that the site can reasonably be regarded as part of the existing settlement and that redevelopment has the potential to reduce the prominence of existing built development and improve the landscape setting of the village. Subject to	++

Site ref.	Site name	Site assessment findings	Site rating
		an appropriate scale, design and layout, development also has the potential to preserve or enhance the character and setting of nearby heritage assets. Overall, the site is considered a **Clear Preferred Site Option (++)**, as it comprises previously developed land that is closely related to the existing settlement and there is evidence that development could be accommodated without unacceptable impacts on the Cotswolds National Landscape or nearby heritage assets. However, its location within the National Landscape and its medium to medium-high landscape sensitivity will need to be reflected within the design of any new development areas.	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © AC0000815979.

7. Stage 4: Selecting the draft allocations

7.1 The proposed site allocations comprise all of the 'Clear Preferred' site options identified through Stage 3 of the site selection process. A total of 11,284 homes and the full residual employment land requirements are to be delivered across ten strategic site allocations for mixed-used development. Additionally, a total of 1,551 homes will be delivered across 32 non-strategic site allocations. Alongside the saved allocations, known commitments, and anticipated windfall for housing, the proposed site allocations will meet and exceed LHN. This includes an approximate 5% headroom in the interest of providing for flexibility and contingency. Housing trajectory work has been completed to ensure that there is sufficient supply during the first part of the plan period to maintain a five-year housing land supply and in recognition of the fact that the proposed strategic site allocations have longer lead-in times.

7.2 The proposed strategic site allocations (which include nine 'sustainable urban extensions' and one 'new settlement') have been subject to further engagement with site promoters and key stakeholders to help refine the exact nature of any proposals and the policy requirements for each site. Detailed masterplanning and transport modelling for the strategic allocations has been informed by this process. The Statement of Effective Cooperation Topic Paper (July 2026) sets out the detail in relation to the efforts undertaken to incorporate joint working with key stakeholders for the emerging Cotswold District Local Plan.

7.3 The approach to meeting employment land requirements during the plan period focuses on safeguarding and expanding employment provision on existing sites and delivering mixed-use development across strategic sites. Planning for larger scale development across strategic sites will help to ensure that that their size and location will support a sustainable community with access to services and employment opportunities. Further detail can be found within the Employment Land Review (2026).

7.4 All of the proposed site allocations are accompanied by development templates and design briefs within the emerging Cotswold District Local Plan which consider and address any outstanding constraints to development which have been identified through the findings of the Site Selection Topic Paper and wider evidence base for the emerging Local Plan.

Draft document for Council governance process July and August 2026

Cotswold District Housing Land Supply and Stepped Requirement Topic Paper

July 2026

COTSWOLD
District Council

Contents

1. Introduction 1

2. Deliverable and Developable Sites 3

Deliverable sites *3*

Developable sites *4*

3. Proposed Allocations 5

Strategic sites 5

Non-strategic sites 7

4. Saved Allocations 8

Chesterton Strategic Site, Cirencester (The Steadings) – Proposed saved strategic allocation 8

5. Known Commitments and Additional Major Development 9

6. Windfall Sites 10

Historic windfall delivery 11

Future trends 12

Continued windfall delivery on large sites 12

Supply of potential windfall sites running out 12

Economic cycles, Covid-19, Brexit and the Cost of Living crisis 13

Community Infrastructure Levy 13

Biodiversity Net Gain 14

Changes to Permitted Development rights 14

Impact of NPPF (March 2012) vs NPPF (December 2024) on windfall delivery 15

Applying the windfall allowance 15

7. Small Site Delivery 18

8. Buffers 19

9. Trajectory 21

Addressing housing shortfalls within the Plan Period 23

10. Conclusion and summary 25

Appendices

Appendix 1a - Large Site Deliverability Evidence Summary

Appendix 1b - Large Site Housing Land Supply Forms

Appendix 2 - Housing Trajectory as of 1 April 2026

Appendix 3 - Chesterton Strategic Site Deliverability Evidence 2026

Appendix 3a - Chesterton Strategic Site Delivery Trajectory 2026

Appendix 3b - Local Plan Inspectors Report Extract

Appendix 4 - Windfall Evidence

1. Introduction

1.1 This evidence paper sets the housing requirements and land supply position of Cotswold District for the Regulation 19 Publication Local Plan 2026 to 2043 (the emerging Local Plan). This includes deliverable and developable sites, saved and proposed allocations, windfalls, and required buffers.

1.2 A local housing need (LHN) figure of 1,054 dwellings per annum is used for the emerging Local Plan, based on the Government's Standard Method[1]. This is apportioned across a stepped residual housing requirement within the housing trajectory over the 2026 to 2043 Plan period, enabling the full LHN to be delivered. This allows sufficient time for the significant uplift to housing requirement to be delivered[2].

1.3 The emerging Local Plan seeks to provide sufficient housing land supply to deliver in excess of the stepped requirement for the Plan period, and maintain a five year housing land supply of deliverable housing sites (5YHLS) over time, including the anticipated 5% or 20% buffer on the 5YHLS required by national policy. The housing requirement over the Plan period is 17,918 net dwellings (i.e. 17 years x 1,054 homes per year).

1.4 Over the Plan period, 18,911 homes are planned for, which provides 5.5% more homes than the LHN (known as headroom). The headroom is needed to provide flexibility in case some sites are not delivered as expected.

1.5 The Council has been unable to demonstrate a 5YHLS since the introduction of the NPPF in December 2024, following amendments to the Standard Method calculation of the LHN. This undersupply is likely to continue until the new Local Plan is adopted.

1.6 The current Housing Delivery Test (HDT) measurement indicates that the Council met 95% of its housing requirement over the previous three-year period[3]. In accordance with the NPPF (December 2024) paragraph 79 the Council is currently required to provide a 5% buffer on its 5YHLS.

[1] Identified by the national Planning Practice Guidance for Housing and economic needs assessment as of July 2026 (https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments)
[2] When the NPPF was published in December 2024, the housing need was 495 homes a year and the residual 2011-31 Local Plan housing requirement was 250 homes a year.
[3] Housing Delivery Test: 2023 measurement (MHCLG, 12 December 2024)

1.7 Nevertheless, given the quantum by which the Council has under delivered dwellings against the revised Standard Method over the previous two monitoring years, it is anticipated that the Council will soon not meet the HDT requirement for delivering over 75% of the housing requirement over the previous three years. Given the projected rates of delivery compared to the current housing requirement, this position is expected to remain for several years to come. The Council has therefore taken a precautionary approach and has applied a 20% buffer to the housing requirement for the first three years of the emerging Local Plan period for the purpose of measuring the 5YHLS[4]. Within a few years of the adoption of the Local Plan the Council would anticipate delivery of at least 85% of its HDT requirement, at which point a 5% buffer would apply.

1.8 The relevant 5% and 20% buffers will be accommodated for within the housing trajectory. These have been brought forward from years 6-15 (post adoption).

1.9 Of the 18,911 net dwellings anticipated over the Plan period these are expected to come forward through various sources, as shown in **Table 1**.

Table 1: Cotswold Housing Requirement and Housing Supply 2026 to 2043

Category		**Number of dwellings**
Housing requirement for the full Plan period (April 2026 to March 2043)		17,918
Housing Completions		0
Housing Supply	Known commitments	1,570*
	Strategic Allocations	11,302
	Non-Strategic Allocations	1,468
	Saved Allocations	2,282
	Windfalls	2,289
Total Housing Supply		**18,911**

*Includes 164 dwellings from additional major development permitted since 1 April 2026

[4] Paragraph 78 of the NPPF (December 2024)
https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

2. Deliverable and Developable Sites

Deliverable sites

2.1 NPPF (December 2024) paragraph 72 requires a supply of specific, deliverable sites for five years following the intended date of adoption of the emerging Local Plan. Deliverable sites in this report cover the 5YHLS following the intended adoption of the emerging Local Plan, 1 April 2028 to 31 March 2033.

2.2 The Planning Practice Guidance (PPG) on Housing supply and delivery provides explanation about what other information is required to demonstrate the deliverability of sites that have outline planning permission for major development (i.e. sites of 10 or more dwellings); are allocated in a development plan; have a grant of permission in principle; or are identified on a brownfield register.

> *"Such evidence, to demonstrate deliverability, may include:*
>
> - *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
> - *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
> - *firm progress with site assessment work; or*
> - *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects."* [5]

2.3 **Appendix 1a** and **1b** includes an assessment of whether all major sites and proposed allocations are considered deliverable. This is summarised in **Appendix 1a** with individual templates completed in **Appendix 1b.**

[5] PPG on 'Housing supply and delivery'. Paragraph: 007 Reference ID: 68-007-20190722. Revision date: 22/07/2019

Developable sites

2.4 NPPF (December 2024) paragraph 72 also requires a supply of developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15 following the intended date of adoption of the emerging Plan. Developable sites should be in a suitable location for housing development. There should also be a reasonable prospect that the site will be available and can be viably developed at the point envisaged [6]. Developable sites in this report cover the period 1 April 2033 to 31 March 2043.

2.5 The PPG on Housing supply and delivery provides further clarity on what constitutes a developable site.

> "*In demonstrating that there is a 'reasonable prospect' plan-makers can use evidence such as (but not exclusively):*
>
> - *written commitment or agreement that relevant funding is likely to come forward within the timescale indicated, such as an award of grant funding;*
> - *written evidence of agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
> - *likely buildout rates based on sites with similar characteristics; and*
> - *current planning status - for example, a larger scale site with only outline permission where there is supporting evidence that the site is suitable and available, may indicate development could be completed within the next 6-10 years.*
> - *A pragmatic approach is appropriate when demonstrating the intended phasing of sites. For example, for sites which are considered developable within 6-10 years, the authority may need to provide a greater degree of certainty than those in years 11-15 or beyond. When producing annual updates of the housing land supply trajectory, authorities can use these to provide greater certainty about the*

[6] NPPF (December 2024) Glossary: Definition of a 'Developable site'

delivery of sites initially considered to be developable, and those identified over a longer time span." [7]

3. Proposed Allocations

3.1 The emerging Local Plan seeks to ensure the delivery of sufficient housing to maintain a 5YHLS throughout the Plan period. To support this, a number of strategic and non-strategic sites are proposed for allocation.

3.2 There are 10 strategic sites proposed, which are expected to accommodate 11,302 dwellings over the Plan period. Additionally, there are 33 non-strategic sites expected to accommodate 1,468 dwellings over the Plan period.

3.3 The Council has individually assessed each allocated site and considered whether the evidence indicates which sites are deliverable within five years, having regard to factors such as developer interest, site control, planning progress, infrastructure provision, viability, lead-in times and anticipated build-out rates. Where that evidence demonstrates a realistic prospect of delivery within five years, sites (or parts of sites) have been included within the deliverable supply for years 1-5; where delivery is more likely beyond that period, they have been included within the developable supply for years 6–15.

Strategic sites

3.4 The 10 proposed strategic allocations mostly comprise mixed-use developments, incorporating residential and other uses, such as employment, education, green and blue infrastructure, and other community uses.

3.5 The indicative residential capacity calculations for strategic sites have been based on site specific concept masterplan frameworks, which form part of Appendix B of the emerging Local Plan, and are summarised in **Table 2**.

[7] PPG on 'Housing supply and delivery': Paragraph: 011 Reference ID: 68-020-20190722. Revision date: 22/07/2019

Table 2: Proposed strategic sites and their capacities

Name of allocation	Capacity
Steadings southern extension, Cirencester	1,364 (585 delivered in the Plan period)
Land south east of Cirencester and south of Preston	1,368
Land east of Kingshill Lane, Preston	613
Land south west of Siddington	372
Land surrounding Down Ampney	1,658
Land south of Driffield	2,222 (1,090 delivered in the Plan period)
Land north east of Fairford	1,141
Land south west of Kemble	1,020
Land north and west of Mickleton	1,238
Land east and south of Moreton-in-Marsh	2,217

3.6 Delivery on strategic sites is expected primarily within the 6-15 years period, with two strategic sites continuing to deliver beyond the end of the Plan period in 2043. This is shown in **Appendix 2** the housing trajectory.

3.7 The anticipated delivery trajectory for these sites has been informed by independent advice prepared by Iceni Projects[8], drawing on information supplied by the relevant landowners / promoters, comparable site delivery rates, lead-in times and market factors. Several allocations, including those at Land south east of Cirencester and south of Preston, Down Ampney, Mickleton and Moreton-in-Marsh, have already made substantial progress towards development, with site assessments advancing and, in some instances, planning applications having been submitted on some sites. This provides additional confidence in the realism and deliverability of the proposed trajectory.

3.8 The Council has engaged with landowners and promoters to establish a clear understanding of delivery assumptions. This has been supported through the preparation of Memoranda of Understanding (MoUs) where possible, which set out indicative delivery trajectories and demonstrate a shared commitment to bringing sites forward. While not legally binding, these agreements provide

[8] Cotswold Housing Delivery Study (Iceni, June 2026)

supporting evidence of deliverability and developability. The rationale for the trajectory on the sites is shown within **Appendix 1a**.

3.9 Several proposed strategic allocations have already progressed site investigations, masterplanning, technical assessments and pre-application engagement. A number are expected to be capable of submitting planning applications prior to Local Plan adoption.

Non-strategic sites

3.10 The 33 non-strategic sites are at varying stages of progress, ranging from schemes with planning applications under consideration, to sites at an early stage of promotion.

3.11 The indicative residential capacity calculations for non-strategic sites have been based on site specific capacity estimates, including key constraints and potential densities. Site Development Templates setting this out are provided in Appendix C of the emerging Local Plan.

3.12 Given their smaller scale and based on an assessment of their deliverability / developability, a proportion of these sites will be capable of delivery within the first five years following the intended adoption of the emerging Plan. However, considering lead-in times for allocation, planning permission and site commencement, it is anticipated that completions will generally begin from 1 April 2030 onwards.

3.13 Some of the proposed non-strategic site allocations have already had applications for full or outline planning permission submitted. These have been considered within the proposed allocations, with the trajectory on the sites reflective of their progression.

3.14 To support the deliverability / developability assumptions, the Council has engaged with site promoters and landowners to establish their expected delivery trajectories and demonstrate a shared commitment to bringing non-strategic sites forward, including, where possible, to secure a MoU to this effect. A more cautious approach has often been taken by the Council regarding the speed of delivery of sites compared to the site promoter's estimations. In combination with other factors, such as progression towards the submission of a planning application and land ownership, where there is clear evidence to support anticipated delivery rates, the Council has included non-strategic site

allocations (or a portion of these sites) within the 5YHLS. This is outlined within **Appendix 1a**.

4. Saved Allocations

Chesterton Strategic Site, Cirencester (The Steadings) – Proposed saved strategic allocation

4.1 The Steadings is a mixed use development, located on the southern edge of Cirencester. It includes the erection of up to 2,350 dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road.

4.2 The developer (Savills on behalf of Bathurst Developments Ltd. (BDL)) has provided an update on the various factors that affect the delivery trajectory for the site. The Council has produced a commentary, which sets out the recent work that has been completed (see **Appendix 3**). This includes the progress on discharging planning conditions, installing infrastructure, securing house builders and delivery partners, and preparing reserved matters planning applications. The developer has also provided an update to their delivery trajectory in **Appendix 3a**, which shows the position as of 2 July 2026.

4.3 The developer's update from July 2026 explains that the development is now expected to deliver 609 dwellings across the site in the five year period following the intended adoption of the Local Plan (April 2028 to March 2033), with an additional 1,635 within the emerging Plan period. This is in addition to the 68 already completed and expected in the years prior to the anticipated adoption of the emerging Local Plan. The full allocation will be delivered by the end of the emerging Local Plan period.

4.4 The Council has reviewed BDL's delivery estimations. There is clear evidence that the site will deliver 609 dwellings between April 2028 and March 2033.

4.5 It is possible to compare whether the overall picture for the site looks credible against recent industry research (e.g. Lichfields' updated Start to Finish report[9]). Lichfields' evidence indicates that the lower quartile to upper quartile average build-out rate for sites of 2,000+ homes is between 100 and 188 dwellings per annum (dpa). The Steadings' delivery trajectory is programmed to deliver a peak of 208 dpa up to 2043. This exceeds the upper quartile average identified by Lichfields, although remains lower than maximum build-out rates identified within the research. Given the strength of housing demand in the District, high house prices and the proportion of affordable housing proposed, delivery rates in excess of 188 dpa may be achievable. Nevertheless, the Council considers it appropriate to apply the more cautious upper quartile rate of 188 dpa within the trajectory. Applying this maximum build-out rate until 2042/43 would still enable the full allocation to be delivered within the emerging Plan period. The trajectory has therefore been amended to reflect a maximum build-out rate of 188 dpa. Delivery assumptions for the site are considered further in the Housing Delivery Study (Iceni, July 2026).

5. Known Commitments and Additional Major Development

5.1 As of 1 April 2026, there were extant planning permissions 3,798 net dwellings in the District[10]. The extant planning permissions at The Steadings (2,282 dwellings) are considered separately in Section 4 (Saved Allocations). Furthermore, an extant planning permission for 110 dwellings at Brewery Court, Cirencester has been discounted from the emerging Local Plan housing supply, as this is no longer considered to be developable (ref: 14/01529/FUL). Of the remaining 1,406 dwellings, 1,405 are considered to be either deliverable within the first five years following the adoption of the emerging Plan, or likely to have already been completed prior to adoption. The remaining 1 dwelling remains developable in the Plan period.

[9] https://lichfields.uk/media/w3wjmws0/start-to-finish-3_how-quickly-do-large-scale-housing-sites-deliver.pdf

[10] Residential Land Monitoring Statistics 2025/26 (CDC, July 2026) – Table 10

5.2 Most of the sites which are considered as deliverable within five years of the anticipated adoption of the emerging Local Plan have full planning permission or have outline consent but are not major development. These are therefore considered deliverable.

5.3 Only two major development sites (10 or more dwellings) with planning permission at 1 April 2026 are Outline consents[11]. The agents/developers of these sites have been contacted and have confirmed the timescales of their intentions to submit follow up reserved matters applications, when they will commence on-site and their expected completions. Given this, it is considered that the sites are capable of delivery of some housing within five years of the adoption of the emerging Local Plan.

5.4 In addition, the Council has granted or resolved to grant planning permission for three major developments since 1 April 2026, totalling 164 dwellings. These were already being considered as potential emerging Local Plan site allocations but given their current planning status, they have instead been considered as committed developments[12]. It is considered that some dwellings on these sites will be deliverable within five years of the anticipated adoption of the emerging Local Plan.

6. Windfall Sites

6.1 Annex 2 (the Glossary) of the NPPF (December 2024) defines windfall sites as "*Sites not specifically identified in the development plan*." NPPF (December 2024) paragraph 75 explains how windfalls should be considered in the 5YHLS:

> "*Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends*."

[11] 25/02983/OUT Land North Of Folly View, Broadway Road and 24/02854/OUT Land west of Kingshill Lane

[12] 54 dwellings at Land North Of The Wern Lechlade (ref: 24/03501/OUT); 50 dwellings at Land adjoining East End and Nostle Road, Northleach (ref: 26/00613/OUT); and 60 dwellings at Land north of B4632 and east of employment estate, Willersey (ref: 25/02687/FUL).

6.2 The PPG further explains that:

> "*Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in the NPPF).*"[13]

Historic windfall delivery

6.3 Cotswold District has a historic trend of consistently delivering windfalls, with the type of dwellings categorised as windfalls expanded following the update to the definition in the NPPF (December 2024).

6.4 When reviewing the historic windfall data, consideration has been given to Cotswold District not having an up-to-date Development Plan between 1 April 2011 and 2 August 2018. Any dwellings delivered in this period that were not allocated in the adopted Cotswold District Local Plan (2011-31) are technically windfall sites under the NPPF (December 2024) definition.

6.5 Notwithstanding this, many sites delivered between April 2011 and August 2018 were identified as deliverable or developable locations for development and had the potential to be allocated in the adopted Local Plan, had a Local Plan been in place. Instead, these sites gained planning permission and delivered housing before the Local Plan was adopted. To address this, the historic windfall figures were adjusted using a set of assumptions: sites identified in the Strategic Housing and Economic Land Availability Assessment (SHELAA) and capable of delivering five or more dwellings within or adjoining the District's Principal Settlements were treated as potential allocations, while all other completions, including 1-4 dwelling sites, those in open countryside, and permissions granted post-adoption on non-allocated sites, were classified as windfalls.

6.6 The historic windfall delivery figures incorporate both large and small sites. Indeed, 31 large sites (10 or more net dwellings) have contributed towards windfall delivery in Cotswold District since April 2011. These developments delivered 736 windfalls, which is 49 dwellings per annum on average.

6.7 A schedule of all windfalls delivered since 2011 is provided at **Appendix 4** and a summary is provided in **Table 3**. Taking an average of windfall delivery over

[13] PPG on 'Housing and economic land availability assessment'. Paragraph: 023 Reference ID: 3-023-20190722. Revision date: 22/07/2019.

the first 15 years of the adopted Local Plan period flattens out any peaks and troughs in windfall delivery rates. On average, 153 windfalls per annum have been delivered over the past 15 years.

Table 3: Historic windfall delivery

Year	Windfall completions
2011/12	121
2012/13	136
2013/14	83
2014/15	110
2015/16	164
2016/17	208
2017/18	153
2018/19	230
2019/20	171
2020/21	91
2021/22	105
2022/23	208
2023/24	276
2024/25	120
2025/26	112

Future trends

6.8 Careful consideration has also been given to any future trends in windfall delivery to understand whether future windfall delivery rates are likely to increase or decrease. Emerging national policy reforms are expected to remain supportive of sustainable windfall development.

Continued windfall delivery on large sites

6.9 Looking to the future, policies within the emerging Local Plan enable the continued delivery of large site windfalls in the longer-term. For example, large windfall sites can still be delivered within Non-Principal settlements, Development Boundaries, from permitted development schemes, on Rural Exception Sites, specialist accommodation developments (e.g. elderly, care or student accommodation) and so on.

Supply of potential windfall sites running out

6.10 Being a large rural area, windfall delivery in Cotswold District comes from a wide variety of sources. The District's windfalls are not delivered from a diminishing pool of brownfield infill plots; for example, windfall supply in urban authorities can be constrained by tight local authority boundaries that do not extend into

the countryside, edge of settlement designations (Green Belt) or the sea, which might mean there is a finite supply of brownfield industrial land. **Appendix 4** demonstrates the wide variety of types of windfalls delivered since 2011, which includes barn conversions, permitted development schemes, changes of use (e.g. from holiday homes to dwellings), new workers' dwellings, subdivisions, standalone developments, and many more.

Economic cycles, Covid-19, Brexit and the Cost of Living crisis

6.11 High house prices in Cotswold District provide a strong financial incentive for residential development and have historically supported housing delivery, including during periods of economic uncertainty. Although house price growth has moderated in recent years, values remain comparatively high, helping to sustain development viability and supporting the continued delivery of windfall sites throughout the emerging Local Plan period

6.12 Windfall delivery has remained resilient during periods of significant disruption, including the Covid-19 pandemic, Brexit-related supply chain issues and the subsequent cost of living crisis. As shown in Table 3, windfall homes continued to be delivered throughout this period, demonstrating that windfall development remains a reliable source of housing supply. These periods of economic uncertainty are already reflected within the historic delivery rates used to derive the windfall allowance and therefore add to the robustness of the allowance. Changes in housing demand associated with increased home-working and a greater preference for larger homes and access to open space have also continued to support demand for housing in the District.

Community Infrastructure Levy

6.13 The potential impact of the Community Infrastructure Levy (CIL) on windfall delivery has been considered. Whilst most new dwellings are liable for CIL, a range of exemptions and reliefs apply, including for self-build housing, affordable housing and certain charitable developments. In addition, existing vacant floorspace can be offset against CIL liabilities, reducing costs for some schemes. The viability of the CIL charging schedule was tested through examination and continues to be considered through the preparation of the emerging Local Plan to ensure that development remains viable and deliverable.

6.14 CIL has been in operation since June 2019 and there is no evidence that it has reduced windfall delivery. Indeed, average windfall completions increased from 151 dwellings per annum between 2011/12 and 2018/19 to 162 dwellings per annum between 2019/20 and 2025/26. This indicates that CIL has not constrained the delivery of windfall development and that windfalls will continue to provide a reliable source of housing supply throughout the emerging Local Plan period.

Biodiversity Net Gain

6.15 Biodiversity Net Gain (BNG) was introduced in 2024 and has the potential to affect the viability and delivery of some windfall developments through additional land and cost requirements. However, there is currently no clear evidence that BNG has reduced windfall delivery, as completions typically occur several years after planning permission is granted.

6.16 Reforms to the BNG regime introduced from August 2026, including a new exemption for sites of 0.2 hectares or less and simplified requirements for minor developments, are expected to offset much of the additional burden on small-scale windfall schemes and help support their continued delivery.

Changes to Permitted Development rights

6.17 Successive amendments to permitted development rights between 2015 and 2024 expanded opportunities for residential conversion from agricultural, commercial, employment and other buildings.

6.18 The main boost to windfall delivery occurred in the years immediately following the introduction of The Town and Country Planning (General Permitted Development) (England) Order 2015. Overall, 71 dwellings have been permitted by the aforementioned Order and completed since 2015 as windfall sites. This contributed approximately 4.7 dwellings per annum since 2011.

6.19 A notable numbers of prior approval notifications continue to be granted (or determined not to be required) including changes of use from Class E or agricultural buildings to residential[14]. This indicates that there remains a supply

[14] In the year 2025/26 39 dwellings were granted prior approval or it was determined prior approval was not required: 25/00463/OPANOT (2 flats), 25/02200/OPANOT (19 dwellings), 25/02747/OPANOT (1 dwelling), 25/01916/OFRPAN (1 dwelling), 25/00193/AGRPAN (1 dwelling), 25/01420/AGRPAN (1 dwelling), 25/02668/AGRPAN (4 dwellings), and 25/03404/AGRPAN (10 dwellings)

of potential sites that are likely to continue coming forward as windfall development. Furthermore, the expansion of permitted development rights, including the introduction of additional use classes and amendments to existing provisions, is likely to further increase the contribution of windfall delivery.

6.20 As such, it is considered reasonable that the average of 4.7 dwellings per annum incorporated within the historic windfall would be delivered over the emerging Plan period.

Impact of NPPF (March 2012) vs NPPF (December 2024) on windfall delivery

6.21 Regarding future trends, the NPPF (December 2024) essentially relaxed planning restrictions and makes it easier to create new homes, including the restriction on 'garden grabbing'[15]. On balance, this will likely create a net increase in windfalls.

6.22 Furthermore, the Council has been unable to demonstrate a 5YHLS since the introduction of the NPPF (December 2024). Since then, the housing policies within the adopted Local Plan (2011-2031) have been considered to be out of date, and applications for residential development have been assessed against the tilted balance in paragraph 11 of the NPPF. Whilst the District is highly constrained with the National Landscape and significant numbers of conservation areas and listed buildings, this titled balance nevertheless is expected to result in an increase in the number of windfalls. This change is relatively recent, and as such the impact of these changes have not been seen but are expected to gradually result in higher annual windfall completions.

Applying the windfall allowance

6.23 Drawing together the supporting information on the historic windfall delivery rates and considering the various factors that will affect the future rate of windfall delivery:

(i) An average delivery rate of 153 windfalls per annum has been sustained since 1 April 2011.

[15] NPPF 2012 paragraph 48 stated "should not include residential gardens" whereas the NPPF 2024 paragraph 75 states "Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area".

(ii) Regard has been paid to the SHELAA and commitments in the housing trajectory. The District has many planning permissions that once completed will continue to deliver windfalls in future.

(iii) Future trends of windfall delivery have been considered. The evidence indicates that the historic windfall delivery rate will continue to be delivered in future and indeed could potentially increase (e.g. if the proposed NPPF changes are implemented).

6.24 There is reasonable justification to set a windfall allowance of 153 dwellings per annum to the emerging Local Plan housing trajectories.

6.25 Some of the extant planning permissions at 1 April 2026 already included in the housing trajectory will deliver windfalls. To avoid double counting and given that planning permissions generally last for three years[16], the full 153 dwelling windfall allowance is applied from 1 April 2029 onwards.

6.26 Notwithstanding this, there will be some windfalls that did not have planning permission on 1 April 2026 that will be delivered in the following three years. These should be accounted for in the housing trajectory. **Table 4** shows the number of windfalls that have been completed within one, two and three years of gaining planning permission, which is based on historical windfall delivery since 2011.

6.27 On average, 5% of windfalls are delivered in 0-1 years of gaining planning permission, 29% in 1-2 years and 28% in 2-3 years. The breakdown of applications permitted and when these delivered dwellings can be found in **Appendix 4.**

6.28 To provide a realistic housing trajectory, a reduced windfall allowance has been applied to the first three years of the 5YHLS to account of this evidence. This approach was endorsed by the Planning Inspector during the examination of the 2011–2030 Local Plan and has consequently been carried forward[17].

[16] Full and Outline planning permissions generally last for three years, although longer permissions can be granted in exceptional circumstances. Reserved Matters planning permissions generally last for two years and the prior notification time period for permitted development schemes generally lasts for five years.
[17] Paragraph 117 of the Report on the Examination of the Cotswold District Local Plan 2011-2031 https://www.cotswold.gov.uk/media/i5thlm0l/a1-1-3-cotswold-local-plan-inspector-s-report-june-2018.pdf

Table 4: Comparison of when windfalls were granted planning permission vs when they were delivered

Year	Windfall completions	0-1 year before	1-2 years before	2-3 years before	>3 years before
2011/12	121	5 (4%)	63 (52%)	18 (15%)	35 (29%)
2012/13	136	7 (5%)	52 (38%)	15 (11%)	62 (46%)
2013/14	83	27 (33%)	32 (39%)	9 (11%)	15 (18%)
2014/15	110	0 (0%)	39 (35%)	41 (37%)	30 (27%)
2015/16	164	22 (13%)	92 (56%)	48 (29%)	2 (1%)
2016/17	208	52 (25%)	82 (39%)	51 (25%)	23 (11%)
2017/18	153	-2 (-1%)	65 (42%)	63 (41%)	27 (18%)
2018/19	230	26 (11%)	30 (13%)	44 (19%)	130 (57%)
2019/20	171	46 (27%)	15 (9%)	62 (36%)	48 (28%)
2020/21	91	-60 (-66%)	29 (32%)	40 (44%)	82 (90%)
2021/22	105	-13 (-12%)	53 (50%)	17 (16%)	48 (46%)
2022/23	208	-1 (0%)	33 (16%)	119 (57%)	57 (27%)
2023/24	276	4 (1%)	35 (13%)	69 (25%)	168 (61%)
2024/25	120	4 (3%)	18 (15%)	15 (13%)	83 (69%)
2025/26	112	-10 (-8%)	25 (22%)	37 (33%)	58 (53%)
Average	**153**	**7 (5%)**	**44 (29%)**	**43 (28%)**	**58 (38%)**

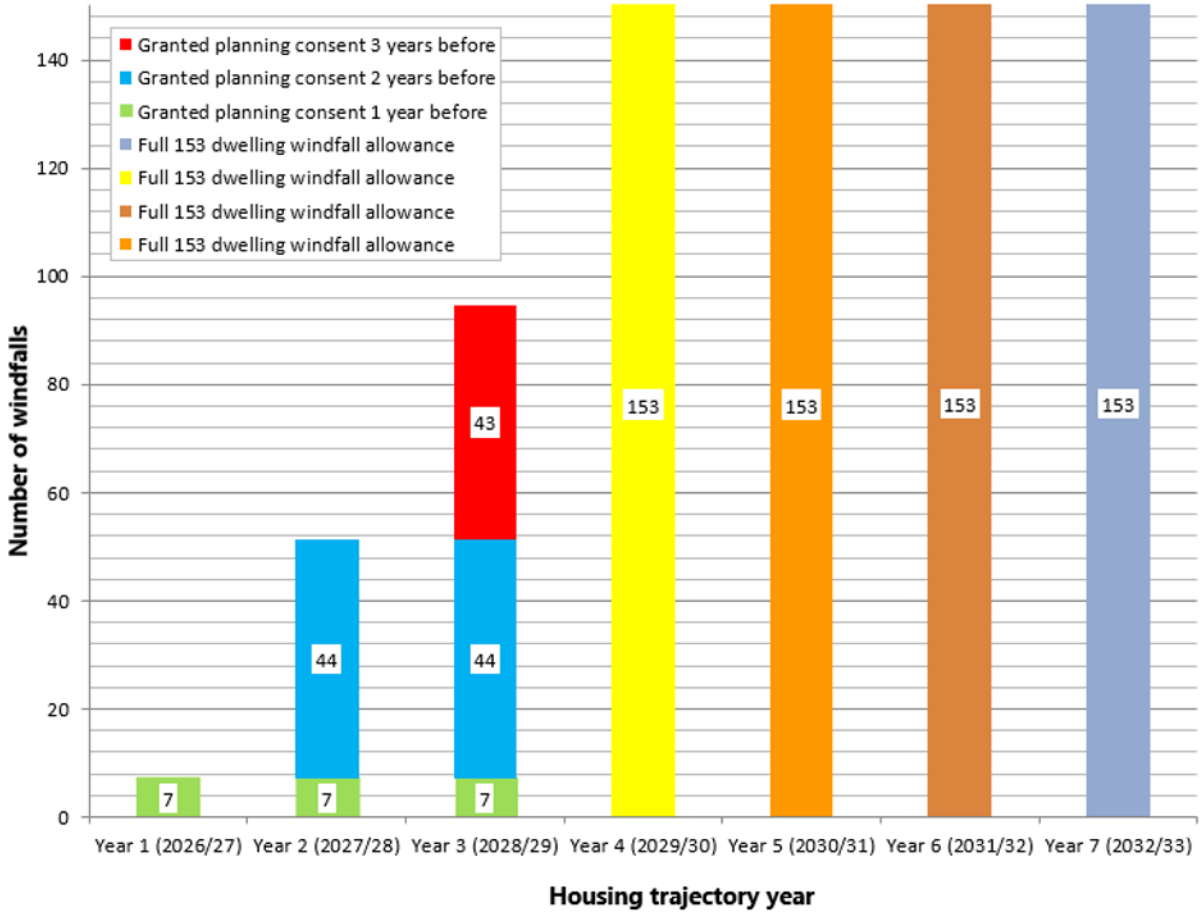
Note: Figures may not add up to 100% due to rounding. Also note that minus figures are due to demolitions. Also note: Minus figures relate to demolitions.

6.29 **Figure 1** illustrates how the allowance is applied to the 5YHLS, which is as a proportion of the full 153 dwelling windfall allowance. The proportion of windfalls expected to be delivered each year is cumulative and increases year on year before reaching the full windfall allowance of 153 dwellings per annum from Year 4 onwards. For example:

- Year 1 = 5% of the 153 dwelling windfall allowance,
- Year 2 = 34% (5% + 29%) of the 153 dwelling windfall allowance, and
- Year 3 = 62% (5% + 29% + 28%) of the 153 dwelling windfall allowance[18].

[18] Due to rounding of figures the windfalls for Year 3 is 95 rather than the sum of the figures shown

Figure 1: Windfall delivery up to 31 March 2033



6.30 This has been expanded to cover windfalls within the first five years following the intended adoption of the emerging Local Plan (1 April 2028 to 31 March 2033).

6.31 Overall, there is compelling evidence to justify the inclusion of the windfall allowance in the housing land supply in the emerging Local Plan housing trajectory, as it provides a reliable source of supply. A proportionate approach to windfall delivery is applied to the housing trajectory that is realistic and based on strong recent evidence.

7. Small Site Delivery

7.1 Paragraph 73a of the NPPF specifies that local planning authorities should "identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than

one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved".

7.2 As of 1 April 2026, 532 homes already had planning permission on sites no larger than 1 hectare. In addition, 112 dwellings are proposed to be allocated in the emerging Local Plan on sites no larger than 1 hectare.

7.3 Windfalls are expected to contribute significantly to the small sites requirement over the emerging Local Plan period. Of the 2,288 windfalls completed between 1 April 2011 and 31 March 2026, 68% came from sites of less than 10 houses. Whilst these sites were not specifically assessed against a 1 hectare threshold, the number of dwellings delivered indicates that most are likely to have been under 1 hectare in size. Equally some sites under 1 hectare in size would be expected to provide 10 or more dwellings, and as such would not have been incorporated in the above measure. It is therefore considered that assuming 68% of windfall sites have stemmed from sites less than 1 hectare in size is reasonable.

7.4 Assuming a similar range of sites during emerging Local Plan period, of the 2,289 windfalls anticipated over the Plan period, approximately 1,556 would be on small sites. This equates to approximately 8.7% of the emerging Local Plan housing requirement.

7.5 In combination, extant planning permissions, proposed non-strategic site allocations and windfalls on sites of 1 hectare or less are expected to deliver 12% of the emerging Local Plan housing requirement.

7.6 As such, it is considered that at least 10% of the Council's housing requirement would be on sites no larger than 1 hectare.

8. Buffers

8.1 NPPF paragraph 78 states:

"Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply

of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- *5% to ensure choice and competition in the market for land; or*
- *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply…"*

8.2 A significant under delivery is measured against the Housing Delivery Test (HDT), where this indicates that delivery was below 85% of the housing requirement[19].

8.3 The 2024 or 2025 HDT measurement have not been published yet; however, given the significant increase to the housing need in December 2024, and that the 1,054 homes a year will be the HDT requirement from this point until the emerging Local Plan is adopted, the HDT measurement will temporarily fall below 85% of the housing requirement. This under-delivery is likely to continue until the emerging Local Plan is adopted.

8.4 The HDT calculation is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three year period.

"Housing Delivery Test (%) =

Total net homes delivered over 3 year period

divided by

Total number of homes required over 3 year period"[20]

8.5 The last HDT was published in December 2024, providing the position as of 2023. At this time Cotswold's HDT measurement was 95%. As such, a 5% buffer is currently required on the 5YHLS. Paragraph 80 of the NPPF is clear that the HDT results from previously published result should be used.

[19] Footnote 40 of the NPPF

[20] Housing Delivery Test measurement rule book - GOV.UK

8.6 The HDT measurement rule book[21] advises that where there are changes to the housing requirement the following would apply:

> *"16. Any new housing requirement will be used for the calculation of the Housing Delivery Test from the date that it becomes part of the development plan.*
>
> *17. For the purposes of calculating the Housing Delivery Test, the new adopted housing requirement will apply from the start of the relevant plan period (set out in the strategic policies for housing), which may be earlier than the adoption of the strategic policies.*
>
> *18. Following adoption of new strategic policies, the new housing requirement figure can be used to recalculate the Housing Delivery Test results during the year, in collaboration with MHCLG."*

8.7 As the Upon adoption of the Local Plan, the housing requirement applying from 1 April 2026 will be substantially reduced. The Council will then be able to request a recalculation of the HDT based on the revised requirement. However, given that adoption of the emerging Local Plan is anticipated in 2028, the HDT will continue to measure delivery against the housing requirements applicable during the preceding three-year period. As a result, the Standard Method requirement of 1,054 dwellings for 2025/26 will continue to form part of the HDT calculation in 2028. To reflect this transitional effect, and the likelihood that a higher HDT buffer may apply during the early years following adoption, a precautionary 20% buffer has been applied to the first three years of the Plan period.

9. Trajectory

9.1 The emerging Local Plan spatial strategy is underpinned by ten new strategic allocations, which are expected to deliver around 60% of the housing required over the Plan period. However, the scale and complexity of these sites mean that they are likely to make their greatest contribution to housing delivery in the medium to longer term. Delivery rates are expected to increase progressively as sites secure planning permission, infrastructure is provided and development becomes established. Whilst strategic allocations are therefore

[21] Housing Delivery Test measurement rule book - GOV.UK

unlikely to deliver substantial numbers of homes during the early years of the Plan period, they are anticipated to provide sustained and significant levels of housing delivery thereafter.

9.2 Given the significant increase in the District's housing requirement, the constraints affecting the availability of development opportunities, and the lead-in times associated with bringing forward strategic allocations, the Council considers it unrealistic to address any potential shortfall solely through the allocation of additional sites. Instead, a stepped housing requirement is required to align planned housing delivery with the anticipated build-out profile of strategic sites in particular and to provide a realistic, deliverable and justified housing trajectory over the Plan period.

9.3 Planning Practice Guidance recognises that a stepped housing requirement may be appropriate where there is a significant change in housing requirements between adopted and emerging policies, or where strategic sites are expected to deliver on a phased basis or later in the Plan period[22]. The Council considers that both circumstances apply in the Cotswold context. The proposed stepped housing requirement does not seek to delay the delivery of identified housing needs unnecessarily, nor does it reduce the overall housing requirement. Rather, it reflects the expected timing of development whilst ensuring that LHN is met in full over the Plan period and that growth is delivered through a realistic and plan-led strategy.

9.4 In order to provide a realistic and deliverable pattern of growth, whilst ensuring that LHN is met in full, the Council proposes a stepped housing requirement comprising three distinct phases:

Table 5: Stepped housing requirement (2026 to 2043)

Plan Years	Annual Housing Requirement	Total of Housing to be Delivered
2026-31	420	2,100
2031-36	1,030	5,150
2036-43	1,525	10,675
	Total	**17,925 (7 surplus)**

[22] PPG: Housing supply and delivery. Paragraph: 012 Reference ID: 68-021-20190722, Revision date: 22 07 2019

9.5 A flat annual requirement of 1,054 dwellings per annum would not reflect the anticipated delivery profile of strategic allocations and would therefore fail to provide a realistic and deliverable housing trajectory.

9.6 It is important to note that the stepped housing requirement does not reduce the District's overall housing requirement of 17,918 dwellings over the Plan period. The emerging Local Plan continues to plan for the delivery of the LHN in full. The stepped housing requirement simply redistributes housing delivery across the Plan period to reflect the anticipated delivery profile of strategic allocations and other housing sites, whilst ensuring that the full housing requirement is delivered by 2043.

9.7 The stepped housing requirement has been derived to reflect the anticipated delivery profile of the Plan's strategic allocations. Housing delivery is expected to be more limited during the early years of the Plan period while strategic sites progress through the planning, detailed design, infrastructure provision and construction phases. Delivery is then anticipated to increase significantly as multiple strategic allocations come forward concurrently and achieve higher build-out rates. This pattern is reflected in the emerging Local Plan housing trajectory set out in **Appendix 2**.

9.8 The proposed trajectory ensures that LHN is met in full over the Plan period whilst providing a realistic and deliverable reflection of the Council's spatial growth strategy and the anticipated timing of development.

Addressing housing shortfalls within the Plan Period

9.9 Given the nature of housing delivery, annual completion rates will inevitably fluctuate during the Plan period. Delivery is influenced by a range of factors, including the timing of planning permissions, infrastructure provision, site preparation, market conditions and build-out rates, and as a result periods of under-delivery may occur. The Council's housing trajectory has been prepared with these uncertainties in mind and reflects the anticipated delivery profile of sites over the Plan period. In accordance with Planning Practice Guidance, any housing shortfall should be measured from the base date of the adopted plan and added to the housing requirement for the subsequent five-year period, commonly referred to as the Sedgefield approach, before the appropriate buffer is applied. This ensures that housing delivery performance is assessed

accurately against the emerging Local Plan requirement and that any under-delivery is addressed at the earliest reasonable opportunity[23].

9.10 The housing trajectory indicates that a cumulative shortfall of approximately 59 dwellings is likely to arise during the first two years of the plan period (1 April 2026 to 31 March 2028). In accordance with the Sedgefield approach, this shortfall would be addressed within the following five-year period by adding the 99 dwellings to the relevant five-year housing requirement. This approach is consistent with the objective of addressing any under-delivery at the earliest reasonable opportunity whilst maintaining a realistic and deliverable housing trajectory. The resulting five-year housing land supply calculation is set out in **Table 6**.

Table 6: Cotswold District Council Housing Supply anticipated at 1 April 2028

		Total
A	Number of dwellings required for five years 1 April 2028 to 31 March 2033 as per stepped requirement (420*3+1030*2)	3,320
B	Number of dwellings required for five years 1 April 2028 to 31 March 2033 as per stepped requirement including expected shortfall (99)	3,419
C	Number of dwellings required for five years 1 April 2028 to 31 March 2033 as per stepped requirement including deficit and 20% buffer	4,103*
D	Estimated supply of deliverable sites for five years 1 April 2028 to 31 March 2033	3,827*
E	Shortfall over the requirement (D-C)	-276*
F	Annual housing target (C divided by five years)	821*
G	Number of supply years (D divided by F)	4.7* years

9.11 Whilst national planning policy only requires the Council to demonstrate a 5YHLS from the anticipated date of adoption, the Council has also assessed housing land supply across the remainder of the Plan period. This shows that whilst the current 5YHLS cannot currently be demonstrated at 1 April 2028, it can be demonstrated throughout the majority of the Plan period. This provides confidence that the proposed housing trajectory can maintain an adequate supply of deliverable sites thereafter. The assessment demonstrates that the

[23] PPG: Housing supply and delivery. Paragraph: 022 Reference ID: 68-031-20190722, Revision date: 22 07 2019

emerging Local Plan provides a robust and resilient housing land supply position throughout the Plan period. The resulting trajectory demonstrates a realistic and deliverable pattern of housing growth in which any temporary shortfall arising during the early years is addressed within the subsequent five-year period, consistent with the Sedgefield approach, whilst later surpluses provide confidence that the District's housing requirement will be met in full over the Plan period. Whilst the assessment identifies a housing land supply equivalent to 4.8 years in the final monitoring year of the Plan period, this does not indicate a deficiency in the Plan's overall strategy. By this stage, only a limited number of years remain before the end of the Plan period and a substantial proportion of the District's housing requirement will already have been delivered.

9.12 There will be less than five years remaining of the Plan period after 2038/39, so a 5YHLS cannot be calculated after this date. The resulting 5YHLS position is summarised in **Table 7**.

Table 7: 5YHLS throughout the Plan period

Date	Years Supply
2028/29	4.7
2029/30	5.2
2030/31	5.0
2031/32	5.0
2032/33	5.1
2033/34	5.1
2034/35	5.2
2035/36	5.1
2036/37	5.0
2037/38	5.0
2038/39	4.8
2039/40	-
2040/41	-
2041/42	-
2042/43	-

10. Conclusion and summary

10.1 This Topic Paper demonstrates that the emerging Cotswold Local Plan provides a robust, justified and deliverable strategy for meeting the District's housing needs over the period 2026 to 2043. The evidence confirms that sufficient

housing land has been identified to meet the District's LHN of 17,918 dwellings in full, whilst also providing additional flexibility through an overall housing supply of approximately 18,911 dwellings.

10.2 The housing land supply is derived from a range of sources, including existing commitments, saved allocations, proposed strategic and non-strategic allocations, and a justified windfall allowance. The Council has undertaken a detailed assessment of the deliverability and developability of sites, having regard to planning status, infrastructure requirements, lead-in times, viability considerations, developer evidence and anticipated build-out rates. This provides a clear and proportionate evidence base to support the housing trajectory and 5YHLS position.

10.3 The evidence demonstrates that the proposed windfall allowance represents a reliable source of housing supply. Historic delivery rates have remained consistently strong over an extended period and are supported by local circumstances, national policy changes and the anticipated continuation of a range of windfall opportunities throughout the Plan period. The Council is therefore satisfied that the inclusion of a windfall allowance is fully justified by compelling evidence.

10.4 The Council has also considered the implications of the significant increase in housing requirements introduced through the revised NPPF and Standard Method in December 2024. Given the scale of this increase, the reliance on strategic site allocations to deliver a substantial proportion of housing growth, and the lead-in times associated with bringing such sites forward, the Council considers that a stepped housing requirement provides the most realistic and deliverable approach to meeting housing needs.

10.5 The stepped housing requirement has been designed to align with the anticipated delivery profile of the Council's strategic growth strategy. It reflects the expected timing of housing delivery whilst ensuring that LHN is met in full over the Plan period. The approach is consistent with the PPG and does not seek to delay the delivery of housing need unnecessarily.

10.6 The housing trajectory demonstrates that the Council is capable of maintaining a 5YHLS for nine years following the anticipated adoption of the emerging Local Plan. The Local Plan review will likely be undertaken well before 2037, particularly in light of upcoming Local Government Reorganisation changes.

Any shortfall arising during the early years of the Plan period can be addressed through the application of the Sedgefield approach, whilst the overall level of planned housing delivery and available headroom provide confidence that housing requirements will continue to be met throughout the Plan period.

10.7 Overall, the evidence indicates that the emerging Local Plan provides a realistic, deliverable and positively prepared framework for housing growth. The housing trajectory, 5YHLS position and identified housing supply provide confidence that the District's housing needs can be met in full whilst maintaining a Plan-led approach to sustainable development. The Council therefore considers that the emerging Local Plan's housing requirement, housing trajectory and housing land supply strategy are justified, effective, deliverable and consistent with national policy.

Cotswold District Housing Land Supply and Stepped Requirement Topic Paper

Appendix 1a

Large Site Deliverability Evidence

COTSWOLD
District Council

Contents

Major Sites with Planning Permission 3
Cirencester and Villages Strategy Area 4
South Cotswold Area Strategy 5
North Cotswold Area Strategy 7
Applications Granted on Appeal after 1 April 2026: 8
Non-Strategic Allocations 9
Cirencester and Villages Strategy Area 10
South Cotswold Strategy Area 13
North Cotswold Area Strategy 19
Strategic Allocation 24

Major Sites with Planning Permission

Cirencester and Villages Strategy Area

Parish	Planning Application Number	Site Address	Remaining Capacity (at 01/04/2026)	Is the site considered deliverable? If not, why?
Cirencester	25/00650/FUL	Land At Nos. 26 To 48 Austin Road GL7 1BT	14	Yes (to be delivered in years -1 to 0, prior to adoption of Local Plan)
Cirencester	25/02200/OPANOT	Querns Business Centre Whitworth Road GL7 1RT	19	Yes (to be delivered in year -1, prior to adoption of Local Plan)
Cirencester	16/00054/OUT	Land at Chesterton Farm Cranhams Lane GL7 6JP (The Steadings)	2,182	Yes (see combined template with 25/02763/REM)
Cirencester	25/02763/REM	The Steadings Development Phase 2A Crahams Lane GL7 6JP	100	Yes (see combined template with 16/00054/OUT)
Cirencester	24/02117/FUL	5 Dyer Street GL7 2PP	15	Yes
Preston	24/02854/OUT	Land West Of Kingshill Lane	280	Yes

South Cotswold Area Strategy

Parish	Planning Application Number	Site Address	Remaining Capacity (at 01/04/2026)	Is the site considered deliverable? If not, why?
Avening	22/03666/FUL	Old Quarries Rectory Lane GL8 8NJ	11	Yes (to be delivered in years -1 to 0, prior to adoption of Local Plan)
Down Ampney	17/03826/REM	Land at Broadway Farm	21	Yes (to be delivered in year -1, prior to adoption of Local Plan)
Down Ampney	24/01608/FUL	Land west of Down Ampney Football Club Broadleaze	13	Yes (to be delivered in year 0, prior to adoption of Local Plan)
Fairford	20/04147/FUL	Coln House School Horcott Road GL7 4DB	17	Yes (to be delivered in year 0, prior to adoption of Local Plan)
Fairford	25/01717/FUL	Land west of Hatherop Road	98	Yes
South Cerney	23/02101/FUL	Land and properties at Berkeley Close GL7 5UN	59	Yes (to be delivered in years -1 and 0, prior to adoption of Local Plan)
Tetbury Upton	23/02682/FUL	Land west of Worwell Farmhouse Cirencester Road GL8 8RY	24	Yes (to be delivered in year -1, prior to adoption of Local Plan)

Tetbury	21/00549/FUL	Northfield Garage London Road GL8 8HW	17	Yes (to be delivered in year -1, prior to adoption of Local Plan)
Tetbury	23/02424/FUL	Land north of Cirencester Road GL8 8SA	63	Yes

North Cotswold Area Strategy

Parish	Planning Application Number	Site Address	Remaining Capacity (at 01/04/2026)	Is the site considered deliverable? If not, why?
Moreton-In-Marsh	19/02248/FUL	Land at Dunstall Farm Fosseway	133	Yes
Stow-on-the-Wold	23/01513/FUL	Land north of Oddington Road	37	Yes (to be delivered in years -1 to 0, prior to adoption of Local Plan)
Willersey	25/02983/OUT	Land North Of Folly View Broadway Road	30	Yes
Bourton-on-the-Water	24/00627/FUL	Former Co-Operative Food Station Road	82	Yes

Applications Permitted after April 2026, part of wider strategic sites:

Moreton-in-Marsh, 25/01036/OUT, Land East of Cotswold Business Village, south of London Road M71A

Mickleton, 25/03351/OUT, Land south-west of Mickleton MK13

Applications Granted on Appeal after 1 April 2026:

Parish	Planning Application Number	Site Address	Site Capacity	Is the site considered deliverable? If not, why?
Lechlade	24/03501/OUT	Land north of The Wern, GL7 3DN	Up to 54 dwellings	Yes
Northleach	26/00613/OUT (resolution to grant)	Land adjoining East End and Nostle Road	50	Yes
Willersey	25/02687/FUL (resolution to grant)	Land north of B4632 and east of employment estate	60	Yes

COTSWOLD
District Council

Non-Strategic Allocations

Cirencester and Villages Strategy Area

Parish	Site ref.	Planning Application Number	Site Address	Remaining Capacity (at 01/04/2026)	Is the site considered deliverable?
Cirencester	C71	24/00660/PLP (refused)	Land adjacent 'Donside', off Barn Way	10	No. Insufficient evidence to classify as deliverable. The site is considered developable in the plan period.
Cirencester	C81B	-	Land west of Gardner Way	31	Yes. It is considered there is sufficient evidence to classify the site as deliverable within five years of the expected adoption of the emerging Local Plan (although given timescale provided by the promoter the site is not expected to deliver homes within 5 years from April 2026). - The site has a promotion agreement in place with a Promoter with an established track record for delivery including in the District. - The site is therefore considered available for development. - Previous site assessments undertaken in relation to previous applications of the wider site, although new surveys required. - Key infrastructure available due to previous development, with infrastructure requirements considered standard (i.e. roads, green infrastructure, enhanced pedestrian routes, SUDs etc.). - No viability concerns raised. - Small to medium site - Principle of an MoU agreed for delivery trajectory.

Parish	Site ref.	Planning Application Number	Site Address	Remaining Capacity (at 01/04/2026)	Is the site considered deliverable?
Siddington	SD15	-	Plummers Farm, east of Ashton Road	35	Yes. It is considered there is sufficient evidence to classify the site as deliverable. - The site has a promotion agreement with an option for a housebuilder to develop the site, who has an established track record for delivery including in the District. - The site is therefore considered available for development. - A number of surveys have been undertaken to date, along with a pre-application enquiry. - Usual infrastructure requirements expected, along with enhancement of the canal. - No viability concerns raised. - Small to medium site - Principle of an MoU agreed with including delivery years.
Siddington	SD17	-	Land east of Siddington Road and west of Bluebell Drive	5	No. Insufficient evidence to classify as deliverable. The site is considered developable in the plan period. - Limited site assessment - No pre-application advice - Small scale, with landowner with experience developing sites
Siddington	SD23	-	Land between disused canal and disused railway line, north of Park Way	22	No. Insufficient evidence to classify as deliverable. The site is considered developable in the plan period. - Limited site assessment - No pre-application advice - Small scale, with landowner with experience developing sites

South Cotswold Strategy Area

Parish	Site ref.	Planning Application Number	Site Address	Remaining Capacity (at 01/04/2026)	Is the site considered deliverable?
Andoversford	A2		Land north-west of Templefields	52	No. Insufficient evidence to classify as deliverable. The site is considered developable in the plan period. - The landowner has engaged an agent to secure options agreement - The site is therefore considered available for development. - A number of surveys have been undertaken to date (with an updated ecology survey currently being undertaken), along with a pre-application enquiry. - Usual infrastructure requirements expected, along with improved off site pedestrian and cycle provision, and appropriate traffic management measures. - No viability concerns raised. - Medium site
Coln St Aldwyns, Hatherop, Quenington	R591	26/01327/FUL (pending consideration)	Former Godwin Pumps factory Springfield Road, Quenington	47	Yes. It is considered there is sufficient evidence to classify the site as deliverable. - The landowner has engaged an agent (who has advised the site will be vacant from August 2027) - The site is therefore considered available for development (with planning applications dealt with whilst the site is occupied). - Full surveys and viability submitted with planning application - Current detailed planning application pending decision - Usual infrastructure requirements expected for this size of site. - Medium site

Parish	Site ref.	Planning Application Number	Site Address	Remaining Capacity (at 01/04/2026)	Is the site considered deliverable?
Coln St Aldwyns, Hatherop, Quenington	R670	-	Glebe Farm Yard, Hatherop	12	Yes. It is considered there is sufficient evidence to classify the site as deliverable. - The landowner (a trust) has engaged an agent, and the proposed developer is a subsidiary of the landowner. - The site is therefore considered available for development. - Initial site assessment surveys are being undertaken and pre-application advice has been engaged with. - Usual infrastructure requirements expected for this size of site. - Small to medium site
Fairford	F20A	-	Land south-east of Fairford	55	No. Insufficient evidence to classify as deliverable. The site is considered developable in the plan period (years 6-10). - The landowner has engaged an agent, and are in active discussions with a promoter - The site is therefore considered available for development. - Preliminary site assessment and desktop review work has been undertaken - No viability issues identified - Usual infrastructure requirements expected for this size of site, with some off-site pedestrian and cycle enhancement required. - Medium sized development .

Parish	Site ref.	Planning Application Number	Site Address	Remaining Capacity (at 01/04/2026)	Is the site considered deliverable?
Fairford	F39C / F52	25/03880/OUT (Pending consideration)	Land west of Terminus Cottage and Station Cottage	30	Yes. It is considered there is sufficient evidence to classify the site as deliverable. - A promotion agreement is in place - An outline application has been submitted with site investigation undertaken in preparation for this and is currently pending consideration - The site is therefore considered available for development - No viability issues identified - Usual infrastructure requirements expected for this size of site, with some off-site pedestrian and cycle enhancement required - Medium sized development
Fairford	F53A	-	Land at Totterdown Hill, Horcott	150	Yes. It is considered there is sufficient evidence to classify the site as deliverable. - A promotion agreement is in place - Surveys have commenced (with archaeology survey undertaken) - The site is therefore considered available for development. - No viability issues identified - Usual infrastructure requirements expected for this size of site, with some off-site pedestrian and cycle enhancement required. - Principle of an MoU agreed with including delivery years

Parish	Site ref.	Planning Application Number	Site Address	Remaining Capacity (at 01/04/2026)	Is the site considered deliverable?
Kempsford	R203A, R203B, R203C	23/01665/OUT, 17/02224/FUL	Land to rear of the Knoll, Whelford Road	149	Yes. It is considered there is sufficient evidence to classify the site as deliverable. - An options agreement is in place with a housebuilder - Updated Preliminary Ecological Appraisal carried out June 2026. Other surveys undertaken in relation to 2023 outline application. - The site is therefore considered available for development. - No viability issues identified - Additional infrastructure required including noise mitigation measures, provision of allotments, convenience store - Principle of an MoU agreed with including delivery years (although not numbers)
Lechlade-on-Thames	L19	24/00845/FUL	Land south of Butler's Court	15	No. Insufficient evidence to classify as deliverable. The site is considered developable in the plan period. - A landowner with a record of previous delivery on their land (noting previous promoter agreement) - Previous applications submitted as such survey works have been undertaken on the site previously. - The site is therefore considered available for development. - No viability issues identified - Usual infrastructure requirements expected for this size of site - Small sized development - Advised that they will look to develop alongside recently approved scheme to the north 24/03501/OUT

Parish	Site ref.	Planning Application Number	Site Address	Remaining Capacity (at 01/04/2026)	Is the site considered deliverable?
Lechlade-on-Thames	L33	25/04047/OUT	Land south of Ferrers Park	150	Yes. It is considered there is sufficient evidence to classify the site as deliverable. - A promotion agreement is in place - An outline application has been submitted with site investigation undertaken in preparation for this. - The site is therefore considered available for development. - No viability issues identified to date (although to be discussed during S106 agreement) - Usual infrastructure requirements expected for this size of site, with additional ecological buffers - Principle of an MoU agreed with including delivery years
Poulton	R607		Land north of London Road	10	Yes. It is considered there is sufficient evidence to classify the site as deliverable. - Site in one ownership with an agent acting on their behalf - Site assessment work being undertaken following pre-application advice - The site is therefore considered available for development. - No viability issues identified - Usual infrastructure requirements expected for this size of site - Principle of an MoU agreed with including delivery years

Parish	Site ref.	Planning Application Number	Site Address	Remaining Capacity (at 01/04/2026)	Is the site considered deliverable?
Tetbury	T31B	14/01610/OUT	Land adjacent to Blind Lane	44	Yes. It is considered there is sufficient evidence to classify the site as deliverable. - Site has an option agreement with an established house builder - Although site assessment works haven't been undertaken, a pre-application enquiry has been submitted to the Council - The site is therefore considered available for development. - No viability issues identified - Usual infrastructure requirements expected for this size of site - Principle of an MoU agreed with including delivery years
Tetbury	T71A	-	Land north-west of Highfield Cottage	50	No. Insufficient evidence to classify as deliverable. The site is considered developable in the plan period. - Limited site assessment - No pre-application advice - Land owner has advised first completions expected in 2033

North Cotswold Area Strategy

Parish	Site ref.	Planning Application Number	Site Address	Remaining Capacity (at 01/04/2026)	Is the site considered deliverable?
Blockley	BK11		Former Station Road Allotments	40	No. Insufficient evidence to classify as deliverable. The site is considered developable in the plan period (years 11-15).
Blockley	BK14A	16/03027/FUL: permitted a single dwelling on part of site (lapsed) 18/00612/FUL: permitted two dwellings on part of site (lapsed)	The Limes, Station Road	8	Yes. It is considered there is sufficient evidence to classify the site as deliverable. - Landowner been involved in other development in the area - Various site assessment works have been undertaken - The site is therefore considered available for development. - No viability issues identified, although costs of archaeology surveys noted - Standard infrastructure requirements, as well as off-site pedestrian and cycle enhancement, and ecological buffers/enhancement required - Principle of an MoU agreed with including delivery years
Bourton-on-the-Water	B56	-	Land off Mallard Crescent	53	Yes. It is considered there is sufficient evidence to classify the site as deliverable. - There is a site promoter with an established development record - The site is therefore considered available for development. - No viability issues identified - Standard infrastructure requirements, including a link to a PRoW and provision of a circular route. - Principle of an MoU agreed with including delivery years, although number disagreed with

Parish	Site ref.	Planning Application Number	Site Address	Remaining Capacity (at 01/04/2026)	Is the site considered deliverable?
Chipping Campden	CC10A	-	Land east of Chandlers, Station Road	8	No. Insufficient evidence to classify as deliverable. The site is considered developable in the plan period (years 11-15).
Chipping Campden	CC66B	25/03349/FUL	Land north-west of Aston Road	10	No. Insufficient evidence to classify as deliverable. The site is considered developable in the plan period (years 6-10). - There is a current application submitted on behalf of a property developer (albeit for 5 rather than 10 houses) - The site is therefore considered available for development. - No viability issues identified - Standard infrastructure requirements - Principle of an MoU agreed with including delivery years
Chipping Campden	CC68	25/03689/SCR	Land north-east of Aston Road	150	No. Insufficient evidence to classify as deliverable. The site is considered developable in the plan period (years 11-15).
Mickleton	MK2B/C	25/01621/OUT	Land east of former Meon Hill Nurseries	40	Yes. It is considered there is sufficient evidence to classify the site as deliverable. - Site investigation works undertaken in relation to the submission of an outline planning application (withdrawn) with pre-application advice also engaged in - There is an options agreement in place with an established housebuilder - The site is therefore considered available for development. - No viability issues identified - Standard infrastructure requirements, with pedestrian route to neighbouring site - Principle of an MoU agreed with including delivery years

Parish	Site ref.	Planning Application Number	Site Address	Remaining Capacity (at 01/04/2026)	Is the site considered deliverable?
Mickleton	MK7	-	Land between Summerville Ltd. and Stratford Road	33	No. Insufficient evidence to classify as deliverable. The site is considered developable in the plan period (years 11-15).
Mickleton	MK11A	-	Land east of Stratford Road (Site A)	76	No. Insufficient evidence to classify as deliverable. The site is considered developable in the plan period (years 11-15).
Moreton-in-Marsh	M28B	25/02443/FUL	Land west of Aldi	20	Yes. It is considered there is sufficient evidence to classify the site as deliverable. - Site investigation works undertaken in relation to the submission of a full planning application - There is an options agreement in place with an established housebuilder - The site is therefore considered available for development. - Viability issues identified for the delivery of 10 dwellings, as such no affordable housing offered - Standard infrastructure requirements - Principle of an MoU agreed with including delivery years
Moreton-in-Marsh	M74A		Land south of North Cotswold Hospital	44	No. Insufficient evidence to classify as deliverable. The site is considered developable in the plan period (years 11-15).
Stow-on-the-Wold	S14B	-	Land adjacent Griffin Court / Playing Field (remaining land after 23/01513/FUL)	10	No. Insufficient evidence to classify as deliverable. The site is considered developable in the plan period (years 6-10). - Site assessment works undertaken in expectation of submission of application in 2027 - Linked to development infrastructure to the south under construction - Draft agreement in place to transfer land ownership (to a Trust)

Parish	Site ref.	Planning Application Number	Site Address	Remaining Capacity (at 01/04/2026)	Is the site considered deliverable?
Stow-on-the-Wold	S55B		Land adjoining Tall Trees, Oddington Road	8	No. Insufficient evidence to classify as deliverable. The site is considered developable in the plan period (years 6-10). - Planning agent involvement on the site - Preapplication enquiries engaged with - Small scale site indicating quick build out rate
Stow-on-the-Wold	S68		The Hollies, Lower Swell Road	35	Yes. It is considered there is sufficient evidence to classify the site as deliverable. - Site investigation works underway with expectation of submitting a full planning application by Autumn 2026 - Pre-application discussions undertaken with agent engaged - The site is therefore considered available for development - No viability issues raised (subject to securing sufficient housing) - Standard infrastructure requirements - Principle of an MoU agreed with including delivery years
Upper Rissington	UR1A	26/01045/FUL (pending for 26 affordable)	Land West of Delphin Way, Upper Rissington	26	Yes. It is considered there is sufficient evidence to classify the site as deliverable. - Site investigation works undertaken in relation to the submission of a full planning application - There is an options agreement in place with an established developer - The site is therefore considered available for development. - Planning application current pending consideration - No viability issues raised - Standard infrastructure requirements - Principle of an MoU agreed with including delivery years
Willersey	W4B	20/04553/OUT	Land between Colin Lane and	40	Yes. It is considered there is sufficient evidence to classify the site as deliverable.

			future Heritage Railway		- The site is being promoted on behalf of a SME housebuilder with an options agreement in place - The site is therefore considered available for development - Site investigations works have been undertaken - Standard infrastructure requirements - Principle of an MoU agreed

Strategic Allocation

Strategic Allocations

Site ref	Parish	Parcel ref	Planning Application Number	Site Address	Housing Delivery 2026-2043	Is the site considered deliverable?
1	Cirencester	C190		Steadings southern extension	585 (779 addition capacity after Plan Period)	Yes (in years 2031/32) Assessment provided in Cotswold Housing Delivery Study (July 2026, Iceni)
2	Preston	R519, R650		Land south east of Cirencester and south of Preston	1,358 (10 addition capacity after Plan Period)	Yes (in years 2031/32) Assessment provided in Cotswold Housing Delivery Study (July 2026, Iceni)
3	Preston	C164A		Land east of Kingshill Lane	613	No Assessment provided in Cotswold Housing Delivery Study (July 2026, Iceni)
4	Siddington	SD20		Land south west of Siddington	372	No Assessment provided in Cotswold Housing Delivery Study (July 2026, Iceni)
5	Down Ampney	DA5, DA17A, DA20A, DA21, DA22A, DA32		Land surrounding Down Ampney	1,658	Yes (in years 2031/32) Assessment provided in Cotswold Housing Delivery Study (July 2026, Iceni)
6	Driffield	R644, R657, R658		Land south of Driffield	1,090 (1,132 addition capacity after Plan Period)	No Assessment provided in Cotswold Housing Delivery Study (July 2026, Iceni)

Site ref	Parish	Parcel ref	Planning Application Number	Site Address	Housing Delivery 2026-2043	Is the site considered deliverable?
7	Fairford	F57A, F57B, F57C	-	Land north-east of Fairford	1,141	Yes (in years 2032/33) Assessment provided in Cotswold Housing Delivery Study (July 2026, Iceni)
8	Kemble	K9, K12, K15	-	Land south-west of Kemble	1,020	No Assessment provided in Cotswold Housing Delivery Study (July 2026, Iceni)
9	Mickleton	MK1AB, MK3, MK16, MK17, MK21, MK22, MK23, MK12A, MK18, MK19, MK20B	MK13: 25/03351/OUT (resolution to grant) MK20B: 25/04010/OUT (pending consideration) MK18: 25/02213/OUT (pending consideration)	Land north and west of Mickleton	1,238	Yes (in years 2031/32) Assessment provided in Cotswold Housing Delivery Study (July 2026, Iceni)
10	Moreton-in-Marsh	M9, M9A, M9B, M9C, M9D, M12B, M11, M19C, M31, M70, M71A, M71B, M72, M76, M77, M79, M88A, M88B, M89, ME6	- M70: Planning application 25/04041/OUT currently pending consideration M71A and M71B: M71A (25/01036/OUT) outline planning permission has	Land north, east and south of Moreton-in-Marsh	2,217	Yes (in years 2029/30) Assessment provided in Cotswold Housing Delivery Study (July 2026, Iceni)

			been granted. M71B anticipate submitting an outline planning application in 2028.			

Cotswold District Housing Land Supply and Stepped Requirement Topic Paper

Appendix 1b

Housing Land Supply Templates

COTSWOLD
District Council

COTSWOLD
District Council

Contents

Major Developments with Planning Permission 3

Cirencester And Villages Strategy Area 4

South Cotswold Area Strategy 11

Applications Granted on Appeal after 1 April 2026: 27

Non-Strategic Site Allocations 32

Cirencester and Villages Strategy Area 33

The South Cotswold Strategy Area 44

North Cotswold Strategy Area 69

Strategic Site Allocations 103

Site 1: Cirencester - Steadings Southern Extension 104

Site 2: Cirencester - Land south east of Cirencester and south of Preston 105

Site 3: Cirencester - Land east of Kingshill Lane 107

Site 4: Siddington - Land south west of Siddington 108

Site 5: Down Ampney - Land surrounding Down Ampney 109

Site 6: Driffield - Land south of Driffield 111

Site 7: Fairford – Land north-east of Fairford 112

Site 8: Kemble – Land south-west of Kemble 114

Site 9: Mickleton – Land north and west of Mickleton 116

Site 10: Moreton-in-Marsh – Land north, east and south of Moreton-in-Marsh 118

Major Developments with Planning Permission

Cirencester And Villages Strategy Area

Cirencester: Land at Nos. 26 To 48 Austin Road (25/00650/FUL)

Site Details	
Site name	Land At Nos. 26 To 48 Austin Road Cirencester Gloucestershire GL7 1BT
Total capacity (dwellings)	14 gross capacity, 2 net capacity (demolition of 12 dwellings as part of application)
Total completions in plan period	14
Total completions in five years following adoption	0 – to be completed prior to year following adoption

Plan period up to adoption			**Years following adoption***														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
	-12	14															

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Bromford Housing Association. Applicant is sole owner of all the land to which this application relates.
Developer interest	Developer is owner of land.
Site assessment work	No further site assessment work required.
Viability	Developer raises no viability issues that may affect the delivery of the site.
Infrastructure provision	S106 provisions. This application is an existing residential regeneration, so no other infrastructure provisions required. Currently trialling 3 aspects of BNG; onsite, credit and offsite.
Planning permission	25/00650/FUL
Progress towards applications, reserved matters, discharge of conditions, etc.	Pre-commencement conditions remaining to be discharged.

Cirencester: Querns Business Centre (25/02200/OPANOT)

Site Details	
Site name	Querns Business Centre Whitworth Road Cirencester Gloucestershire GL7 1RT
Total capacity (dwellings)	19
Total completions in plan period	19
Total completions in five years following adoption (years 1 – 5)	0 – to be completed prior to year following adoption

Plan period up to adoption			**Years following adoption***														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
	19																

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is currently under construction.
Developer interest	Site is currently under construction.
Site assessment work	No further site assessment work needed.
Viability	No viability issues affecting site delivery.
Infrastructure provision	New gas main installation.
Planning permission	25/02200/OPANOT (25/00394/OPANOT superseded)
Progress towards applications, reserved matters, discharge of conditions, etc.	None

Cirencester: The Steadings (Land at Chesterton Farm, Cranhams Lane, GL7 6JP)

Site Details	
Site name	The Steadings, Land at Chesterton Farm, Cranhams Lane, GL7 6JP
Total capacity (dwellings)	2282
Total completions in plan period	2282
Total completions in five years following adoption	609

Plan period up to adoption			**Years following adoption***														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
		38	87	143	123	123	134	162	188	188	188	162	162	162	162	162	68

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site is owned by Bathurst Development Limited (BDL) with some parcels of the development under the control of Homes England
Developer interest	Bathurst Developer Limited is the master developer HarperCrewe has delivered Parcel 1A Homes England own Parcels 2A, 2B and 2C. Homes England have selected Keepmoat Homes to develop Parcel 2A. Homes England has selected Crest Nicholson as their preferred developer for Parcels 2B and 2C. The remainder of the site is under the control of BDL as master developer.
Site assessment work	See Appendix 3
Viability	See Appendix 3
Infrastructure provision	See Appendix 3
Planning permission	See Appendix 3
Progress towards applications, reserved matters, discharge of conditions, etc.	See Appendix 3

Cirencester: 5 Dyer Street (24/02117/FUL)

Site Details	
Site name	5 Dyer Street Cirencester Gloucestershire GL7 2PP
Total capacity (dwellings)	15
Total completions in plan period	15
Total completions in five years following adoption	15

Plan period up to adoption			**Years following adoption***														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
			7	8													

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Dyer Street Properties Ltd. Applicant is sole owner of all the land to which this application relates.
Developer interest	Developer is owner of land.
Site assessment work	Working on the discharge of Listed Building Consent conditions and archaeological excavations, but mitigation strategy has already been agreed.
Viability	No viability concerns raised by developer.
Infrastructure provision	Developer has raised no concerns regarding infrastructure provisions.
Planning permission	24/02117/FUL
Progress towards applications, reserved matters, discharge of conditions, etc.	Application to discharge the pre-commencement conditions is currently in preparation and due to be submitted shortly.

Cirencester: Land West of Kingshill Lane (24/02854/OUT)

Site Details	
Site name	Land West Of Kingshill Lane Cirencester Gloucestershire
Total capacity (dwellings)	Up to 280
Total completions in plan period	280
Total completions in five years following adoption (years 1 – 5 in below table)	120

Plan period up to adoption			**Years following adoption***														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
					40	40	40	40	40	40	40	40					

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Platform Housing Group own site - completed purchase of site 2.5 weeks ago, own entire freehold
Developer interest	Platform Housing Group – Platform Housing Group do not directly build their own homes. They instead rely upon a series of partnerships with trusted local and national developers who build on their behalf. In the case of the subject site, Platform have worked with Lovell Partnerships since inception of the project and intend to award a Pre Contract Services Agreement to LP to cater for bringing the site from Outline Planning approval through to Reserved Matters (full) approval.
Site assessment work	Outline application – pre-commencement conditions to require additional investigations
Viability	No known viability issues

Infrastructure provision	Extensive consultation was conducted between Platform, Cotswold DC and Gloucestershire CC prior to entering into contract to purchase the site. The key areas for discussion at this early stage to enable the site will be the Deed of Variation required to the 2 x s106 agreements attached to the scheme and confirmation on the preferred route for a footpath connection to the schools to the north of the site Discussion is ongoing with CDC's planning team regarding the most efficient route to ensure meaningful engagement pre-RM submission, whether this is in the form of a standard pre-app, or whether a Planning Performance Agreement may be preferred. The scheme is not overly infrastructure dependant, with the site entrance and the north/south footpath link requiring highways sectional agreements being the key approvals required in this respect.
Planning permission	24/02854/OUT – Reserved Matters anticipated to be ready for submission by early autumn, determination period of 6-7 months, planning conditions discharges 3 months, 8 months to get first plot ready for practical completions, anticipated delivery of dwellings from end of 2027 calendar year.
Progress towards applications, reserved matters, discharge of conditions, etc.	Work continuing to progress to the submission of a reserved matters application late 2026.

South Cotswold Area Strategy

Tetbury: Old Quarries (22/03666/FUL)

Site Details	
Site name	Old Quarries Rectory Lane Avening Tetbury Gloucestershire GL8 8NJ
Total capacity (dwellings)	11
Total completions in plan period	11
Total completions in five years following adoption	0 – to be completed prior to year 1 of adoption

Plan period up to adoption			**Years following adoption***														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
	4	7															

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Elmsley Homes (Avening) Ltd. Applicant is sole owner of all land to which this application relates.
Developer interest	Developer owns the land.
Site assessment work	No further site assessment work required
Viability	Potential viability issues in phase 2 when working on listed building which has suffered water damage due to theft of lead on the roof.
Infrastructure provision	CIL is payable, S106. The developer has not raised any concerns regarding infrastructure provision, and as they are currently working on site, it is considered that there are no infrastructure issues.
Planning permission	22/03666/FUL
Progress towards applications, reserved matters, discharge of conditions, etc.	Various listed building consent conditions to satisfy.

Down Ampney: Land at Broadway Farm (15/01567/OUT, 17/03826/REM)

Site Details	
Site name	Land At Broadway Farm Down Ampney Gloucestershire
Total capacity (dwellings)	44
Total completions in plan period	21
Total completions in five years following adoption	0 – site to be completed before adoption.

Plan period up to adoption			**Years following adoption***														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
	21																

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	1 owner – Farmcare Trading Ltd.
Developer interest	Sanctuary Housing
Site assessment work	No further site assessment work required
Viability	Rising construction costs and supply chain challenges have impacted the financial performance of the development, and delayed the programme from original forecasts.
Infrastructure provision	Foul pumping station on site. No other infrastructure required that may constrain timing of delivery of site.
Planning permission	15/01567/OUT, 17/03826/REM
Progress towards applications, reserved matters, discharge of conditions, etc.	None

Down Ampney: Land West of Down Ampney Football Club (24/01608/FUL)

Site Details	
Site name	Land West Of Down Ampney Football Club Broadleaze Down Ampney Gloucestershire
Total capacity (dwellings)	13
Total completions in plan period	13
Total completions in five years following adoption (years 1 – 5)	0 – to be completed prior to year following adoption

Plan period up to adoption		**Years following adoption***															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
		13															

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Land owned by Cotswold District Council
Developer interest	Bromford Housing Association - developers
Site assessment work	Currently finalising surface water drainage strategy which is to be approved by the LLFA
Viability	Depending on outcome of surface water drainage strategy this could impact viability
Infrastructure provision	No infrastructure provisions to note that may constrain the timing of delivery of the site
Planning permission	24/01608/FUL
Progress towards applications, reserved matters, discharge of conditions, etc.	The planning permission was approved to confirmation of a satisfactory drainage strategy. Solution for drainage strategy is being worked on, which could hold up site delivery.

Fairford: Coln House School (20/04147/FUL)

Site Details	
Site name	Coln House School Horcott Road Fairford
Total capacity (dwellings)	17
Total completions in plan period	17
Total completions in five years following adoption (years 1- 5)	0 – to be completed prior to year following adoption

Plan period up to adoption			**Years following adoption***														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
		17															

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Acorn Property Group is both owner and developer
Developer interest	Acorn Property Group is both owner and developer
Site assessment work	Completed, the site has significantly advanced
Viability	None raised
Infrastructure provision	No outstanding issues raised
Planning permission	20/04147/FUL – full planning permission granted in 2023
Progress towards applications, reserved matters, discharge of conditions, etc.	Conditions etc. dealt with

Fairford: Land West of Hatherop Road (22/03770/OUT, 24/01985/REM, 25/01717/FUL)

Site Details	
Site name	Land West Of Hatherop Road Fairford Gloucestershire
Total capacity (dwellings)	98
Total completions in plan period	98
Total completions in five years following adoption (years 1 – 5)	39

Plan period up to adoption			**Years following adoption***														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
	9	50	39														

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	One landowner, applicant is sole owner of all land to which this application relates
Developer interest	Developers are Cala Homes (Chiltern)
Site assessment work	No further site assessment work required
Viability	No viability issues that may affect the delivery of the site
Infrastructure provision	New access onto Hatherop Road, no other infrastructure required that may constrain timing of delivery on site
Planning permission	22/03770/OUT, 24/01985/REM, 25/01717/FUL
Progress towards applications, reserved matters, discharge of conditions, etc.	No remaining discharge of condition applications for the pre-occupation conditions or that have a bearing on the delivery of the remainder of the site

South Cerney: Land and Properties at Berkeley Close (23/02101/FUL)

Site Details	
Site name	Land And Properties At Berkeley Close South Cerney Gloucestershire GL7 5UN
Total capacity (dwellings)	Gross capacity 84, net capacity 28 (56 demolitions)
Total completions in plan period	59
Total completions in five years following adoption (years 1 – 5)	0 – to be completed prior to years following adoption

Plan period up to adoption			**Years following adoption***														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
	23	36															

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	3 land owners, site is under construction.
Developer interest	Bromford Housing Association
Site assessment work	No further site assessment work required
Viability	No viability issues affecting delivery of site, currently ahead of schedule
Infrastructure provision	No infrastructure requirements that may constrain delivery of site
Planning permission	23/02101/FUL
Progress towards applications, reserved matters, discharge of conditions, etc.	None

Tetbury: Land West of Worwell Farmhouse (23/02682/FUL)

Site Details	
Site name	Land West Of Worwell Farmhouse Cirencester Road Tetbury Gloucestershire GL8 8RY
Total capacity (dwellings)	27
Total completions in plan period	24
Total completions in five years following adoption	0 – due to be completed before adoption (2026/27).

Plan period up to adoption			**Years following adoption***														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
	19	5															

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	One landowner, site is under construction
Developer interest	Developer is Stonewood Homes
Site assessment work	No further site assessment work required
Viability	Request to modify S106 was submitted 12th February to remove the First Homes element, but this has not been actioned yet.
Infrastructure provision	HV cables and PROW diversion required which is significantly holding up progress and delivery. Also GP surgery required to provide.
Planning permission	23/02682/FUL
Progress towards applications, reserved matters, discharge of conditions, etc.	Awaiting archaeological final sign off. The developer's assumptions indicated earlier delivery of the site; however, the Council has taken a more cautious view of deliverability and has therefore revised the trajectory to reflect completion in 2027/28.

Tetbury: Northfield Garage (21/00549/FUL)

Site Details	
Site name	Northfield Garage London Road Tetbury Gloucestershire GL8 8HW
Total capacity (dwellings)	45
Total completions in plan period	17
Total completions in five years following adoption	To be completed prior to adoption (2026/27)

Plan period up to adoption			**Years following adoption***														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
	17																

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Tescos Stores Ltd
Developer interest	Newland Homes - developer
Site assessment work	No further site assessment worked required
Viability	No viability issues that may affect deliverability of the site
Infrastructure provision	No further infrastructure required that may constrain delivery of site
Planning permission	21/00549/FUL
Progress towards applications, reserved matters, discharge of conditions, etc.	Awaiting verification required regarding previously contaminated land

Tetbury: Land North of Cirencester Road (23/02424/FUL)

Site Details	
Site name	Land North of Cirencester Road Steepleton Court Cirencester Road Tetbury Gloucestershire GL8 8SA
Total capacity (dwellings)	131
Total completions in plan period	63
Total completions in five years following adoption	63

Plan period up to adoption			**Years following adoption***														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
			33	30													

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Pegasus Homes is sole owner of all the land to which this application relates
Developer interest	Pegasus Homes – developer and landowner
Site assessment work	No further site assessment work required
Viability	Build costs have increased significantly, while sales performance has been depressed due to economic and high interest rates, may affect delivery of site
Infrastructure provision	No further infrastructure provisions required that may constrain delivery of site
Planning permission	23/02424/FUL
Progress towards applications, reserved matters, discharge of conditions, etc.	No conditions have been discharged

North Cotswold Area Strategy

Moreton-in-Marsh: Land at Dunstall Farm (19/02248/FUL)

Site Details	
Site name	Land At Dunstall Farm Fosseway Moreton-In-Marsh Gloucestershire
Total capacity (dwellings)	250
Total completions in plan period	133
Total completions in five years following adoption (years 1 – 5)	29

Plan period up to adoption			**Years following adoption***														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
	54	50	26	2	1												

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	3 landowners, site is under construction
Developer interest	Developer is Spitefire Bespoke Homes Ltd
Site assessment work	No further site assessment work required
Viability	No viability issues that may affect delivery of the site
Infrastructure provision	No other infrastructure required that may constrain the timing of delivery of the site
Planning permission	19/02248/FUL
Progress towards applications, reserved matters, discharge of conditions, etc.	No remaining discharge of conditions required

Stow-on-the-Wold: Land North of Oddington Road (23/01513/FUL)

Site Details	
Site name	Land North Of Oddington Road Stow-on-the-Wold Gloucestershire
Total capacity (dwellings)	37
Total completions in plan period	37
Total completions in five years following adoption (years 1 – 5)	0 – to be completed prior to adoption

Plan period up to adoption			**Years following adoption***														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
	20	17															

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	One landowner, site is under construction
Developer interest	Developer is Centaur Land
Site assessment work	No further site assessment work required
Viability	Initial concerns around need for grant funding affecting deliverability of the site, but resolved and site is now under construction.
Infrastructure provision	Delay in GCC approving S38 and road details
Planning permission	23/01513/FUL
Progress towards applications, reserved matters, discharge of conditions, etc.	None

Willersey: Land North of Folly View (25/02983/OUT)

Site Details	
Site name	Land North Of Folly View Broadway Road Willersey
Total capacity (dwellings)	30
Total completions in plan period	30
Total completions in five years following adoption	30

Plan period up to adoption			**Years following adoption***														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
						15	15										

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	1 landowner, and site available for development now.
Developer interest	Contract with landowner.
Site assessment work	A full suite of technical assessments has been prepared in support of the current outline planning application. These assessments have been considered by the Council and relevant technical consultees and have not prevented the application from receiving a resolution to grant planning permission, subject to completion of the Section 106 agreement and the imposition of appropriate planning conditions.
Viability	There are no known viability constraints that would prevent delivery of the site. The proposed scale of development is modest and the site is capable of delivering policy-compliant development.
Infrastructure provision	Detailed access applied for so road infrastructure will be secured and easily implementable. It is acknowledged that Severn Trent Water is undertaking investigations into sewer capacity. If any capacity improvements or connection works are required, these can be addressed through the statutory undertaker process and/or secured by appropriate planning conditions. Conditions have been

	agreed to ensure that the development would not result in unacceptable drainage or sewerage impacts.
Planning permission	Application 25/02983/OUT has a resolution to grant permission
Progress towards applications, reserved matters, discharge of conditions, etc.	Following issue of the decision notice, the applicant intends to progress reserved matters and the discharge of pre-commencement conditions in a timely manner. Given the modest scale of the proposed development and the advanced stage of the outline application, there is a realistic prospect that the site can begin delivering homes within the early years of the plan period.

Bourton-on-the-Water: Former Co-Operative Food (24/00627/FUL)

Site Details	
Site name	Former Co-Operative Food Station Road Bourton-on-the-Water Gloucestershire
Total capacity (dwellings)	82
Total completions in plan period	82
Total completions in five years following adoption	82

Plan period up to adoption			**Years following adoption***													
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
			6	20	56												

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site owned by Pegasus Homes Rental Investments 2 Ltd – a development company set up by Pegasus Homes for the purpose of developing the site.
Developer interest	Pegasus Homes
Site assessment work	Further site investigation required for ground conditions and contamination, will be required following removal of hardstanding
Viability	Build costs have increased substantially, while demand from Registered Providers (RPs) for affordable units has weakened, as the affordable element is small at only 6 homes (plus 2 first homes which an RP would not acquire), there appear to be very few RPs interested and early indications of returns are below earlier expectations.
Infrastructure provision	Upgrades to water and sewer are required. Thames Water have advised that existing water cannot meet demands. It has therefore recommended the attachment of a condition requiring water network upgrades to be completed or a development and infrastructure phasing plan to be agreed.
Planning permission	24/00627/FUL
Progress towards applications, reserved matters, discharge of conditions, etc.	No conditions have been discharged as yet.

Applications Granted on Appeal after 1 April 2026:

Northleach: Land adjoining East End and Nostle Road (ref: N14B)

Site Details	
Local plan allocation ref	N14B
Site name	Land adjoining East End and Nostle Road
Total capacity (dwellings)	50
Total completions in plan period	50
Total completions in five years following adoption	50

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
						25	25										

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is within one ownership, The Farmington Trust Limited. The site is available for delivery.
Developer interest	The land owners intend to develop the site themselves.
Site assessment work	A full suite of technical assessments relating to landscape, ecology heritage, drainage and transport were submitted with submitted outline application.
Viability	No known issues
Infrastructure provision	The site promoter has advised the development is not expected to require major strategic infrastructure. Technical Reports accompanying the outline application submission indicate that the main infrastructure will include upgrading the existing Nostle Road access to an adoptable 6m-wide carriageway with 2m footways and visibility splays. Drainage works are also proposed and under discussion and consideration.
Planning permission	Outline application 26/00613/OUT with resolution to grant
Progress towards applications, reserved matters, discharge of conditions, etc.	Anticipate submitting reserved matters from mid-2027 (subject to grant of outline planning application).

Lechlade: Land north of The Wern, GL7 3DN

Site Details	
Site name	Land north of The Wern, GL7 3DN
Total capacity (dwellings)	Up to 54 dwellings
Total completions in plan period	54
Total completions in five years following adoption	54

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
				27	27												

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	New College, Oxford is the sole landowner and is in full agreement with the proposed development. Hallam Land secured outline consent on behalf of the landowner (in May 2026 following appeal). The land is available now. Subject to Reserved Matters consent, Hallam Land is in a position to progress on site without delay.
Developer interest	Hallam Land has longstanding relationships with its housebuilder partners and can bring parcels to market quickly. Therefore, there is minimal barrier to delivery.
Site assessment work	Outline consent was granted on the basis of an extensive suite of technical assessments which demonstrated that, in principle and subject to sensitive design and mitigation, there are no overriding constraints and/or environmental designations that would preclude development from occurring at the site. Appropriate mitigation (such as BNG) is secured through the outline consent. Future Reserved Matters Application(s) will provide additional detail regarding design and layout.
Viability	There are no physical or infrastructure constraints which would lead to development being unviable. The s106 Agreement allows for policy-compliant levels of affordable housing.
Infrastructure provision	The site benefits from an existing access road from the roundabout on the A417. There is therefore limited preparatory works required for the proposed development to commence promptly. The outline consent secures some improvements and contributions towards existing infrastructure (e.g. enhancement of existing bus stop infrastructure).

Planning permission	24/03501/OUT (allowed at appeal) (appeal ref: 6002824)
Progress towards applications, reserved matters, discharge of conditions, etc.	Following receipt of outline consent in May 2026, Hallam Land is preparing the site for marketing and the selected housebuilder partner will prepare and submit the Reserved Matters Application(s).

Willersey: Land north of B4632 and east of employment estate (site ref: W7A2, W7C)

Site Details	
Local plan allocation ref	W7A2, W7Z
Site name	Land north of B4632 and east of employment estate
Total capacity (dwellings)	60
Total completions in plan period	60
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
				20	20	20											

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is owned by the Gloucester Diocesan Board. An application has been submitted for development, and as such the site is considered available.
Developer interest	Yes
Site assessment work	Full investigations undertaken in preparation of the planning application currently pending consideration.
Viability	No issues raised during planning application, considered to be viable
Infrastructure provision	Road access, drainage etc. utilities required.
Planning permission	Application 25/02687/FUL for "Residential development comprising 60 dwellings with associated roads, accesses, parking and servicing, open space, landscaping and drainage infrastructure". The Committee in July 2026 resolved to permit the application subject to a legal agreement. Permission issue expected Autumn 2026
Progress towards applications, reserved matters, discharge of conditions, etc.	Not applicable at this current stage

Non-Strategic Site Allocations

Cirencester and Villages Strategy Area

Cirencester: Land adjacent to Donside, off Barn Way (ref: C71)

Site Details	
Local plan allocation ref	C71
Site name	Land adjacent to Donside, off Barn Way, Cirencester
Total capacity (dwellings)	10
Total completions in plan period	10
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
								5	5								

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Owned by two individuals promoting the land themselves, with planning consultant engaged
Developer interest	There are no option or promotion agreements. The owners intention will be to sell land to housebuilders.
Site assessment work	None undertaken to date
Viability	No issues known
Infrastructure provision	No major infrastructure anticipated given scale of site.

Planning permission	Planning in principle application (24/00660/PLP) refused in 2024 due to conflict with strategic policy and insufficient information on the Cotswold Beechwoods Special Area of Conservation.
Progress towards applications, reserved matters, discharge of conditions, etc.	The intention is to submit a new application once outcome of the emerging local plan is further clarified. Principle of an MoU agreed to.

Cirencester: Land west of Gardner Way (ref: C81B)

Site Details	
Local plan allocation ref	C81B
Site name	Land west of Gardner Way
Total capacity (dwellings)	31
Total completions in plan period	31
Total completions in five years following adoption	31

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
						15	16										

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is within one title (two named owners), with an options/promotion agreement in place with both of them with Robert Hitchins Ltd.
Developer interest	Land to be sold to housebuilder upon grant of planning permission
Site assessment work	Site previously the subject of comprehensive assessments in connection with planning permission refs: 06/02666/OUT, 13/02942/OUT. The former application supported by an Environmental Statement.

Viability	None known, but the overhead electricity transmission lines and pylon tower restrict extent of the developable area.
Infrastructure provision	Infrastructure already provided/available to serve the site given it formed part of the wider site which has previously been developed around it. The Council's template requires multi-structural green space required, enhanced footpath, and cycle and pedestrian access to south.
Planning permission	Part of previous planning permissions granted refs: 06/02666/OUT and, 13/02942/OUT, although indicated as employment use for these.
Progress towards applications, reserved matters, discharge of conditions, etc.	The developers engaged in pre-application end of 2025, which was favourable although noting that given the power lines National Grid would need to be consulted. The agent has also undertaken studies previously as part of outline applications and are therefore unlikely to find further issues on the site. The agent has advised that they would seek to prepare an outline application to coincide with the adoption of the Local Plan in late 2027 early 2028. Robert Hitchins has a longstanding delivery record in Cotswold District. The proposed trajectory of delivery is considered realistic. It is considered there is sufficient evidence to support this with a agreement to complete a MoU as well as confirmed intention to submit, trajectory and delivery rate.

Siddington: Plummers Farm, east of Ashton Road (ref: SD15)

Site Details	
Local plan allocation ref	SD15
Site name	Plummers Farm, east of Ashton Road
Total capacity (dwellings)	35
Total completions in plan period	35
Total completions in five years following adoption	35

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
				10	15	10											

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Newland Homes Ltd have an option to buy the site in place.
Developer interest	Newland Homes Ltd are a SME housebuilder who would build out the site.
Site assessment work	Site assessment works to date include: • A Preliminary Ecological Appraisal • A Landscape & Visual Statement for Pre-Application Purposes • A Transport Statement, produced by CTC Ltd, including a Draft Access Plan 941-ACC-001, produced by CTC Ltd

Viability	No issues raised
Infrastructure provision	Newland have carried out service capacity enquiries, where all services are available to support development and new homes. No major infrastructure is anticipated to be required to deliver the development.
Planning permission	None currently
Progress towards applications, reserved matters, discharge of conditions, etc.	A pre-application enquiry is with the Council currently. Newland Homes is an experienced provider of zero carbon homes, with a proven track record of delivery of homes within the district.

Siddington: Land east of Siddington Road and west of Bluebell Drive (ref: SD17)

Site Details	
Local plan allocation ref	SD17
Site name	Land east of Siddington Road and west of Bluebell Drive
Total capacity (dwellings)	5
Total completions in plan period	5
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
								2	3								

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is within the ownership of Bathurst Estate
Developer interest	Bathurst Estate intend to work with a builder to deliver homes on the site.
Site assessment work	Design team appointed to undertaken site assessment work. High level review of utilities.
Viability	No issues raised
Infrastructure provision	No significant infrastructure is expected.

Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	No application has been submitted, with an application expected to be progressed following identification in Reg 19 local plan. – submission of the application anticipated by Winter 2026/27. High level review of utilities and transportation strategy has been undertaken, with a full design team appointed. The land-owner or a local housebuilder would be expected in be involved in construction of the dwellings. The agent has suggested that commencement would be expected by the end of 2027, with completions in 2029/30 and 2030/31.

Siddington: Land between disused canal and disused railway line, north of Park Way (ref: SD23)

Site Details	
Local plan allocation ref	SD23
Site name	Land between disused canal and disused railway line, north of Park Way
Total capacity (dwellings)	22
Total completions in plan period	22
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
								11	11								

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is within the ownership of Bathurst Estate
Developer interest	Bathurst Estate intend to work with a builder to deliver homes on the site.
Site assessment work	Design team appointed to undertaken site assessment work
Viability	No issues identified
Infrastructure provision	High level review of utilities. No significant infrastructure is expected.

Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	The agents have indicated a potentially higher capacity on site. A design team for the site have been appointed for site assessment work. No significant infrastructure is expected. If the site is allocated, a full planning application would be expected to be submitted in 2027. The suggested access (in the Call for Sites) does not accord with the site template, with access to the site likely to need to be from an existing cul-de-sac rather than along an agricultural track. This, as well as the level of ecological buffer may result in delays in the planning process (as part of negotiations). Bathurst Estate have delivered residential schemes in Kemble and are involved in other sites around Cirencester. Whilst they have indicated delivery from 2029, given the uncertainty regarding the quantum of development, no builder currently involved and no application currently submitted, this considered overly optimistic. It is considered there is insufficient evidence to demonstrate the site is deliverable, although given the actors involved, it is considered the site will be developable at the earlier part of the 6-10 year period following adoption of the plan.

The South Cotswold Strategy Area

Andoversford: Land north-west of Templefields (ref: A2)

Site Details	
Local plan allocation ref	A2
Site name	Land north-west of Templefields
Total capacity (dwellings)	52
Total completions in plan period	52
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
													26	26			

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is owned by a Trust who have confirmed the availability of the land for development. Verbal confirmation
Developer interest	A pre-application enquiry was submitted on the site by a developer.
Site assessment work	Not specified
Viability	Not specified
Infrastructure provision	Not specified
Planning permission	N/A

Progress towards applications, reserved matters, discharge of conditions, etc.	Pre-application has been south and responded to in March 2026

Coln St Aldwyns, Hatherop and Quenington: Former Godwin Pumps factory Springfield Road, Quenington (ref: R591)

Site Details	
Local plan allocation ref	R591
Site name	Former Godwin Pumps factory Springfield Road
Total capacity (dwellings)	47
Total completions in plan period	47
Total completions in five years following adoption	47

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
				23	24												

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Owned by Quenington Properties Ltd. Site available.
Developer interest	Options agreement in place
Site assessment work	A full suite of technical documents has been prepared and submitted as part of application ref. 26/01327/FUL.
Viability	A viability report has been submitted with the planning application due to the costs of development, indicating the development could not viably provide the standard amount of affordable housing.

Infrastructure provision	Standard road, utilities etc. infrastructure required.
Planning permission	Application for 47 dwellings with full planning permission submitted 26/01327/FUL and pending consideration.
Progress towards applications, reserved matters, discharge of conditions, etc.	It has been advised that the Directors of Olivia Estates have a long and distinguished track record of delivering high quality developments, including in national landscape.

Coln St Aldwyns, Hatherop and Quenington: Glebe Farm Yard, Hatherop (ref: R670)

Site Details	
Local plan allocation ref	Glebe Farm Yard, Hatherop
Site name	R670
Total capacity (dwellings)	12
Total completions in plan period	12
Total completions in five years following adoption	12

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
						6	6										

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is under one single ownership by the Ernest Cook Trust. Mintglebe Ltd is wholly owned subsidiary of the Ernest Cook Trust.
Developer interest	The intention is that Mintglebe Ltd will development the Site subject to planning and in-line with the Trust's Master planning principles.
Site assessment work	Initial ecology, landscape, arboriculture and heritage assessments are currently being undertaken.
Viability	No issues raised

Infrastructure provision	No key infrastructure requirements. Standard road, utilities, green infrastructure etc. expected.
Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	Pre-application advice received. The applicant has commenced the process of preparing a detailed planning application for the site. There is an initial disagreement regarding the capacity on the site (12 or 15 dwellings). This would need to be resolved during the planning process. Pre-application advice with the Council has been engaged with. It would be anticipated that permission on the site would need to be subject to a legal agreement. Once the planning process is resolved the delivery on the site is expected to be relatively quick, given the link between the owner and site promoter. Given an application has not been submitted and uncertainty over numbers, it is considered that whilst the site is developable, there is insufficient information to confirm the development would be deliverable within 5 years of the intended adoption of the plan.

Fairford: Land south-east of Fairford (ref: F20A)

Site Details	
Local plan allocation ref	Land south-east of Fairford
Site name	F20A
Total capacity (dwellings)	55
Total completions in plan period	55
Total completions in five years following adoption	55

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
										27	28						

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is in single ownership. The land is available for development, with no known legal or ownership constraints that would prevent delivery.
Developer interest	In active and advanced discussions with a promoter for the site. No direct developer engaged.
Site assessment work	Preliminary site assessment and desktop review work has been undertaken across the principal environmental and technical considerations, including landscape, ecology, heritage, agricultural land quality, access and flood risk.
Viability	No viability issues have been identified at this stage.

Infrastructure provision	No infrastructure constraint has been identified at this stage by the landowners that is considered likely to prevent the site from being delivered. The development is expected to be served through connections to existing local highway, utility and service networks, together with proportionate on site and local improvements. These are likely to include the site access, on and off-site pedestrian and cycle connections, sustainable drainage, green infrastructure and any necessary utility upgrades.
Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	Initial site assessment has been undertaken. Active discussions with promoter ongoing, with the indication of the agent of the expected delivery within five years of the adoption of the emerging Local Plan. Principle of an MoU for development of the land agreed. The site is therefore considered developable.

Fairford: Land west of Terminus Cottage and Station Cottage (ref: F39C / F52)

Site Details	
Local plan allocation ref	F39C / F52
Site name	Land west of Terminus Cottage and Station Cottage
Total capacity (dwellings)	30
Total completions in plan period	30
Total completions in five years following adoption	30

Plan period up to adoption	Years following adoption*																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
				15	15												

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is subject to an options/promotion agreement with Rainier Developments Ltd. The site is therefore considered available.
Developer interest	Rainier Developments Ltd would intend to sell to a housebuilder once they secured planning permission.
Site assessment work	Significant progress has been made in terms of site assessment work, to inform the live planning application. Technical work undertaken includes: • Air Quality Assessment • Archaeology and Heritage Assessment • BNG Metric • Ecological Impact Assessment (includes relevant species surveys)

	• FRA and Drainage Strategy • Landscape and Visual Appraisal • Noise Impact Assessment • Preliminary Arboricultural Impact Assessment • Transport Assessment and Travel Plan • Utilities Assessment
Viability	No known issues.
Infrastructure provision	On site infrastructure requirements include new vehicular access and internal road infrastructure, SuDS, public open space, and pedestrian and cycle links. Offsite requirements include water network and sewage works upgrades.
Planning permission	Outline planning application 25/03880/OUT pending consideration. Issues raised during consultation process, suggesting a potential delay with the grant of permission..
Progress towards applications, reserved matters, discharge of conditions, etc.	Whilst there may be some delays with the planning application and need to sell the site on to a housebuilder, the agent has advised they advise they expect to deliver houses by 2027/28. This is considered optimistic, but nevertheless, the site is considered deliverable within 5 years of the anticipated adoption of the emerging Local Plan.

Fairford: Land at Totterdown Hill, Horcott (ref: F53A)

Site Details	
Local plan allocation ref	F53A
Site name	Land at Totterdown Hill, Horcott
Total capacity (dwellings)	150
Total completions in plan period	150
Total completions in five years following adoption	90

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
					30	30	30	30	30								

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is within one ownership as is available for development.
Developer interest	A promotion agreement is in place with Ashflame Properties Limited. It intended that the site will be sold to a housebuilder upon grant of outline planning permission.
Site assessment work	Initial Heritage & Archaeology Assessment has been undertaken. A full suite of technical baseline work is intended to be undertaken over the coming months.
Viability	No known issues

Infrastructure provision	Usual infrastructure requirements anticipated (road, utilities, green space etc.)
Planning permission	It is anticipated that a planning application for outline planning permission will be submitted in Summer 2027.
Progress towards applications, reserved matters, discharge of conditions, etc.	Survey works being undertaken. The site is subject to a promotion agreement and is considered available for development. The promoter has also agreed to the principle of a MoU for the delivery of the site, with 90 homes within 5 years following the adoption of the emerging Local Plan.

Kempsford: Land to rear of the Knoll, Whelford Road (ref: R203A, R203B, R203C)

Site Details	
Local plan allocation ref	R203A, R203B, R203C
Site name	Land to rear of the Knoll, Whelford Road, Kempsford
Total capacity (dwellings)	Approximately 149
Total completions in plan period	149
Total completions in five years following adoption	149

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
				40	40	40	29										

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Three owners
Developer interest	Agreement in place between all landowners and developer - Brookworth (South West) Limited. Brookworth Ltd are a housebuilder, intending to build out the development themselves.
Site assessment work	Preliminary Ecological Appraisal carried out June 2026, full surveys previously carried out as part of 23/01665/OUT. Other surveys to support application expected to start July 2026.
Viability	No issued raised

Infrastructure provision	Highways work carried out under 23/01665/OUT. Full transport assessments will be carried out in 2026/2027 prior to submission. Retail and community infrastructure required (as per the allocation). The development will be phased, with roads and other infrastructure in phase 1, with the rest of the site split into subsequent phases. The development template requires the provision of allotments and a convenience store.
Planning permission	23/01665/OUT – refused as contrary to housing strategy, lack of information on impact on a SAC and lack of legal agreement,
Progress towards applications, reserved matters, discharge of conditions, etc.	Pre-application engagement with CDC proposed for Q3/Q4 2026. Given the proximity to Fairford Airfield there will be discussions required with the MoU regarding the design on the overall site. The agent has suggested a capacity of closer to 190 homes on the site. This aim is not objectionable in principle, subject to suitable treatment of the site and its constraints, noting it exceeds the expected capacity. As there is a homebuilder with an option to buy the land is it considered that site could come forward relatively quickly within the plan period. They have committed to the delivery of the site from 2028/29. As such, the site is considered deliverable within 5 years following the adoption of the emerging Local Plan.

Lechlade: Land south of Butler's Court (ref: L19)

Site Details	
Local plan allocation ref	L19
Site name	Land south of Butler's Court
Total capacity (dwellings)	15
Total completions in plan period	15
Total completions in five years following adoption	15

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
													7	8			

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Within one ownership and available for development.
Developer interest	A site promotion agreement expired earlier this year. It would be intended to sell to a housebuilder for development.
Site assessment work	Undertaken in relation to refused application on the site.
Viability	No known issues
Infrastructure provision	Usual infrastructure requirements anticipated (road, utilities, green space etc.)

Planning permission	Planning Application 24/00845/FUL refused in June 2024 on multiple issues; however, planning permission granted at appeal on the site to the north (within the same ownership) which alters site context.
Progress towards applications, reserved matters, discharge of conditions, etc.	It is anticipated that they would submit a full application along with the reserved matters application for the site to the north. The site has had previous surveys undertaken. Given the link to the site to the north and intent to develop the site alongside the site to the north, it is considered that the site is deliverable within 5 years of the anticipated adoption of the emerging Local Plan.

Lechlade: Land south of Ferrers Park (ref: L33)

Site Details	
Local plan allocation ref	L33
Site name	Land south of Ferrers Park
Total capacity (dwellings)	150
Total completions in plan period	150
Total completions in five years following adoption	120

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
				30	30	30	30	30									

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site has three landowners that are aware of the promotion and planning application at the site (ref. 25/04047/OUT).
Developer interest	There is a promotion agreement in place
Site assessment work	Site assessment work has been undertaken in preparation of 25/04047/OUT
Viability	No issues raised
Infrastructure provision	Sewerage and water network upgrades may be required. Standard road, utilities, green infrastructure etc. expected.

Planning permission	Planning application 25/04047/OUT currently pending considerations (outline planning permission for up to 150m houses). Any application recommended for permission would be expected to include pre-commencement conditions.
Progress towards applications, reserved matters, discharge of conditions, etc.	Works undertaken in submission of application Gallagher Developments work with a range of housebuilders to deliver new homes, with historic success of obtaining deliverable, technically robust and commercially sound planning consents. The timescale trajectory provided by the promoter starts in 2029/30. The promoter has agreed to the principle of an MoU. The site is therefore considered to be deliverable within 5 years of the anticipated adoption of the emerging Local Plan.

Poulton: Land north of London Road (ref: R607)

Site Details	
Local plan allocation ref	R607
Site name	Land north of London Road
Total capacity (dwellings)	10
Total completions in plan period	10
Total completions in five years following adoption	10

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
			5	5													

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site within one ownership with an agent employed on their behalf
Developer interest	The intention is to sell the site following grant of outline planning permission.
Site assessment work	The site assessment has been undertaken to accord with the intention to submit an application in July 2026.
Viability	No issues raised

Infrastructure provision	Standard road, utilities, green infrastructure etc. expected.
Planning permission	They intend to submit an outline planning application in July 2026.
Progress towards applications, reserved matters, discharge of conditions, etc.	The agent is undertaking surveys on the site following pre-application advice. They have confirmed their intention to submit a planning application in the year 2026/27, suggesting commencements on the site at the end of 2027. They have agreed to the principle of a MoU with the delivery dates included. Small site so swift build out anticipated. It is therefore considered that there is sufficient evidence to consider the site as deliverable within 5 years of the anticipated adoption of the emerging Local Plan.

Tetbury: Land adjacent to Blind Lane (ref: T31B)

Site Details	
Local plan allocation ref	T31B
Site name	Land adjacent to Blind Lane
Total capacity (dwellings)	44
Total completions in plan period	44
Total completions in five years following adoption	44

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
					22	22											

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is in single ownership and is subject to an option agreement between the landowner and David Wilson Redrow Homes.
Developer interest	Redow Homes seeking to build out site
Site assessment work	Under review awaiting pre-application advice feedback
Viability	No known issues
Infrastructure provision	The agent has advised that there are no known infrastructure constraints.

	They are aiming to submit an application for planning permission on the wider site over the summer of 2026. The developer, Redrow South West, would build out the site themselves. They anticipate commencing development in 2027/28 with completions in 2028/29.
Planning permission	They are aiming to submit an application for planning permission on the wider site over the summer of 2026.
Progress towards applications, reserved matters, discharge of conditions, etc.	A pre-application enquiry has been submitted. Redrow South West are an established volume housebuilding who have a clear record of delivery nationwide. They have agreed to a memorandum of understanding for delivery of the smaller site, while noting their intent to apply for a larger site. As such, it is considered that there is sufficient evidence to consider the site as deliverable within 5 years of the anticipated adoption of the Local Plan.

Tetbury: Land north-west of Highfield Cottage (ref: T71A)

Site Details	
Local plan allocation ref	T71A
Site name	Land north-west of Highfield Cottage
Total capacity (dwellings)	50
Total completions in plan period	50
Total completions in five years following adoption	0

Plan period up to adoption	Years following adoption*																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
								25	25								

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Within one family ownership (shared)
Developer interest	Contacted by builders but nothing further
Site assessment work	Limited – in relation to small part of the site
Viability	No known issues
Infrastructure provision	Access via two routes agreed with a third party but subject to Highways approval

Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	Application 26/01397/FUL submitted for two dwellings on a portion of the site, which has been withdrawn. As such, surveys and site investigations started. Principle of an MoU has been agreed.

North Cotswold Strategy Area

Blockley: Former allotments, Station Road (ref: BK11)

Site Details	
Local plan allocation ref	BK11
Site name	Former Station Road Allotments
Total capacity (dwellings)	40
Total completions in plan period	40
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
													20	20			

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The land is owned by charitable trust, who intend to submit an outline planning application, via a planning consultant - Morgan Elliot - and sell to a developer following the grant of this.
Developer interest	Council comments: Single site ownership likely to assist the development of the site
Site assessment work	The charity has advised that they have been contacted by developers/housebuilders expressing interest in the site.
Viability	No issues raised
Infrastructure provision	Key infrastructure is expected to be localised and delivered as part of the development, rather than requiring any strategic off-site works. Severn Trent Water have confirmed that foul flows from the

	proposed development could be accommodated within the local sewerage network.
Planning permission	Significant amounts undertaken in advance of the submission of an outline application. They have advised their intent to submit a planning application this year (2027).
Progress towards applications, reserved matters, discharge of conditions, etc.	The documentation and surveys for the submission of a planning application have been prepared. The site would be sold to a housebuilder, with some interest having been expressed by builders. While it is considered that the site may be delivered within 5 years, it is considered there is insufficient evidence to classify the site as deliverable.

Blockley: The Limes, Station Road (ref: BK14A)

Site Details	
Local plan allocation ref	BK14A
Site name	The Limes, Station Road, Blockley
Total capacity (dwellings)	8
Total completions in plan period	8
Total completions in five years following adoption	8

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
						4	4										

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Land jointly owned and available for development
Developer interest	None specified (it is noted that Blockley is a desirable area to live, and as such it is considered likely that there would be significant developer interest in the site). They have also suggested that some would be self-build and some sold to a housebuilder.
Site assessment work	Several sets of site layouts done- drainage and flood done – tree survey booked, pending- Archaeology survey started – initial trenches done and more detailed survey quoted for
Viability	No issues raised beyond expense of some surveys - archaeology

Infrastructure provision	To be assessed.
Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	Some survey work undertaken to date. The landowner has confirmed an intended timeline for the submission of a planning application and completions on the site. They have also agreed to the principle of signing an MoU to commit to these timescales. As such, the site is considered developable within years 6-10 of the anticipated adoption of the emerging Local Plan.

Bourton-on-the-Water: Land off Mallard Crescent (ref: B56)

Site Details	
Local plan allocation ref	B56
Site name	Land off Mallard Crescent
Total capacity (dwellings)	53
Total completions in plan period	53
Total completions in five years following adoption	53

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
			15	24	14												

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site within single ownership and promotion agreement in place (with Ashberry)
Developer interest	Ashberry with obtain planning permission and will then sell the site to a developer / housebuilder who will deliver the development.
Site assessment work	Full consultant and design team yet to be appointed. A Supporting Landscape Statement (SLS) and Heritage Impact Assessment (HIA) have been prepared to support the Call for Sites submission.
Viability	No issues raised

Infrastructure provision	Usual infrastructure requirements expected, along with links to a PRoW and circular route around the site.
Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	Limited works undertaken to date on the site. However, given the experience of the site promoter it is considered they would be able to secure delivery on the site within 5 years following the anticipated adoption of the emerging Local Plan. They have agreed to the principle of a MoU agreeing when dwellings would be delivered on the site.

Chipping Campden: Land south of Station Road and east of Chandlers (ref: CC10A)

Site Details	
Local plan allocation ref	CC10A
Site name	Land south of Station Road and east of Chandlers
Total capacity (dwellings)	8
Total completions in plan period	8
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
													4	4			

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site put forward on behalf of a housebuilder
Developer interest	Interest to develop by the housebuilder
Site assessment work	No specified
Viability	No issues raised
Infrastructure provision	Standard infrastructure requirements expected for this size of development

Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	A pre-application enquiry was undertaken in 2021.

Chipping Campden: Land north-west of Aston Road (ref: CC66B)

Site Details	
Local plan allocation ref	CC66B
Site name	Land north-west of Aston Road
Total capacity (dwellings)	10
Total completions in plan period	10
Total completions in five years following adoption	10

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
								5	5								

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site is within one ownership and it is available for development.
Developer interest	Not advised
Site assessment work	Assessment works undertaken in relation to submitted planning application.
Viability	No issues raised
Infrastructure provision	Usual road, utilities, greenspace etc.

Planning permission	25/033349/FUL currently pending consideration.
Progress towards applications, reserved matters, discharge of conditions, etc.	Application pending consideration for a prolonged period. Application is for 5 houses rather than the number of houses considered suitable by the site template of 10. The agent has agreed to the principle of an MoU with the trajectory of the delivery on the site within 5 years of the anticipated adoption of the emerging Local Plan.

Chipping Campden: Land north-east of Aston Road (ref: CC68)

Site Details	
Local plan allocation ref	CC68
Site name	Land north-east of Aston Road, Chipping Campden
Total capacity (dwellings)	150
Total completions in plan period	150
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
													40	40	40	30	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Owned by Gloucestershire County Council
Developer interest	To be sold to a developer
Site assessment work	Work undertaken to date includes: Preliminary Ecological Survey complete and protected species surveys on-going Landscape and Visual Assessment Transport Assessment Air Quality Assessment Flood Risk Technical Note

Viability	No issues raised currently, but to be assess at point of planning application
Infrastructure provision	Road to school, and alternative car par, GP surgery, green infrastructure, play areas, utilities etc.
Planning permission	No current application. A screening opinion was undertaken.
Progress towards applications, reserved matters, discharge of conditions, etc.	Given the level of survey works that have been undertaken it is considered that some of the houses could be delivered within 5 years following the anticipated adoption of the emerging Local Plan. The agent has also advised that they would expect completions on the site from 2030/31.

Mickleton: Land east of former Meon Hill Nurseries (ref: MK2B / MK2C)

Site Details	
Local plan allocation ref	MK2B/MK2C
Site name	Land east of former Meon Hill Nurseries
Total capacity (dwellings)	40
Total completions in plan period	40
Total completions in five years following adoption	40

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
			20	20													

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is available with an options agreement in place
Developer interest	The promoter, Brookworth (South West) Limited, has an option on the site and would develop the site themselves.
Site assessment work	Site investigations as part of the previous withdrawn application.
Viability	No viability issues have been raised
Infrastructure provision	Standard infrastructure requirements anticipated.

Planning permission	Planning application 25/01621/OUT for 120 dwellings withdrawn.
Progress towards applications, reserved matters, discharge of conditions, etc.	The site has been subject to a withdrawn outline application and subsequent pre-application enquiry. Brookworth (South West) Limited have indicated a previous desire to deliver more housing on the site that the capacity indicated by the Council. Given the options agreement in place with a housebuilder, survey works undertaken to date, along with a principle agreement to agree an MoU with dwellings completed within 5 years of the anticipated adoption of the emerging Local Plan, the site is considered to be deliverable.

Mickleton: Land between Summerville Ltd. and Stratford Road (ref: MK7)

Site Details	
Local plan allocation ref	MK7
Site name	Land between Summerville Ltd. and Stratford Road
Total capacity (dwellings)	33
Total completions in plan period	33
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
													16	17			

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site within two registries, but with a linked owner. The owner has confirmed an intention to sell the site.
Developer interest	The owner has advised there are discussions underway with potential developers.
Site assessment work	None indicated
Viability	None indicated
Infrastructure provision	No details provided.

Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A. As such, whilst the site is considered developable, it is not considered deliverable.

Mickleton: Land east of Stratford Road (ref: MK11A)

Site Details	
Local plan allocation ref	MK11A
Site name	Land east of Stratford Road
Total capacity (dwellings)	76
Total completions in plan period	76
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
														25	26	25	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site in one ownership, Richard Porter's Charity. The charity has no development experience but have engaged chartered town planning consultancy 'Stansgate Planning Consultants Ltd'.
Developer interest	It would be intended to sell the site to a housebuilder (who may submit the outline planning application).
Site assessment work	Initial site appraisal has been carried out, but no technical assessments.
Viability	No issued raised
Infrastructure provision	Water and electricity supplies, as well as vehicular access will be required to be secured. Assess is required through site MK7.

Planning permission	No application or pre-applications currently pending. The site is tied to the delivery of the adjoining Mk7 site to provide vehicular assess.
Progress towards applications, reserved matters, discharge of conditions, etc.	Given the limited investigation works to date, requirement to sell the land to a housebuilder, as well as sort the access arrangements, it is considered that the site will not be deliverable. Nevertheless, in signing the MoU the landowner has shown clear intent for the delivery of the site. The site is therefore considered developable in the plan period.

Moreton-in-Marsh: Land west of Aldi (ref: M28B)

Site Details	
Local plan allocation ref	M28B
Site name	Land west of Aldi
Total capacity (dwellings)	20
Total completions in plan period	20
Total completions in five years following adoption	20

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
					10	10											

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site within two ownerships. The site has an options agreement in place with Aspects Building Services Ltd.
Developer interest	Aspects Building Services Ltd intend to build out the site.
Site assessment work	Site assessment works undertaken in preparation of current application
Viability	Agent has advised that affordable housing cannot be provided with the 10 houses currently proposed.
Infrastructure provision	Standard infrastructure requirements

Planning permission	25/02443/FUL – for 10 dwellings. Currently pending determination. Taken to committee in July 2026, and deferred. Concerns over number of dwellings, viability and access raised by members.
Progress towards applications, reserved matters, discharge of conditions, etc.	Aspects Building Services Ltd are an established company which have delivered homes on small to medium scale sites over the last 30 years. It is therefore expected that they have a realistic expectation of the timescale it will take for them to construct dwellings once works commence. While completions within 2027/28 are considered optimistic, the site is considered deliverable within 5 years.

Moreton-in-Marsh: Land west of Aldi (ref: M28B)

Site Details	
Local plan allocation ref	M74A
Site name	Land south of North Cotswold Hospital
Total capacity (dwellings)	44
Total completions in plan period	44
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
													22	22			

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site has an options agreement in place. The site is therefore considered available for development.
Developer interest	
Site assessment work	Previous applications for care homes on the site, most recently in 2018/19.
Viability	No known issues.
Infrastructure provision	Standard infrastructure provisions anticipated

Planning permission	No current applications
Progress towards applications, reserved matters, discharge of conditions, etc.	Unknown

Stow-on-the-Wold: Land adjacent Griffin Court / Playing Field (ref: S14B)

Site Details	
Local plan allocation ref	S14B
Site name	Land adjacent Griffin Court / Playing Field (remaining land after 23/01513/FUL)
Total capacity (dwellings)	10
Total completions in plan period	10
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
											10						

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Ownership currently with developer to the south but draft agreement to transfer the land to the Stow-on-the-Wold Community Land Trust to enable delivery of affordable homes all to be let at social rents
Developer interest	A Registered Provider would be expected to develop the site
Site assessment work	Ongoing in advance of an expected application in 2027.
Viability	No issues identified
Infrastructure provision	Roads etc. provided via the development to the south

Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	Application for full planning permission expected in 2027.

Stow-on-the-Wold: Land adjoining Tall Trees, Oddington Road (ref: S55B)

Site Details	
Local plan allocation ref	S55B
Site name	Land adjoining Tall Trees, Oddington Road
Total capacity (dwellings)	8
Total completions in plan period	8
Total completions in five years following adoption	0

Plan period up to adoption	Years following adoption*																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
								4	4								

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Ownership details not provided, but indicated that the site is controlled by a housebuilder
Developer interest	It is indicated that the site is controlled by a housebuilder
Site assessment work	On-going
Viability	No issues identified
Infrastructure provision	No major infrastructure anticipated

Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	Pre-application advice currently engaged in, submitted by planning agent who works frequently in the district. The site is small in size and as such it is considered the build out would be relatively swift. Given involvement of a housebuilder, it is considered that the site is developable within years 6-10 of the emerging Local Plan period

Stow-on-the-Wold: The Hollies, Lower Swell Road (ref: S68)

Site Details	
Local plan allocation ref	S68
Site name	The Hollies, Lower Swell Road
Total capacity (dwellings)	35
Total completions in plan period	35
Total completions in five years following adoption	35

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
			15	20													

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is within one ownership and the site is available, with an agent acting on their behalf
Developer interest	Intent to build out themselves or sell to a housebuilder with full planning permission.
Site assessment work	Full planning application in preparation, detailed pre-planning application completed with comments from CDC
Viability	No issues raised
Infrastructure provision	Key infrastructure already in place. Anticipate new pedestrian link provided into the town and SUDS.

Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	Anticipated to submit a full planning application within the next 6-8 weeks. Principle of an MoU including trajectory agreed. As such, it is considered that the site is deliverable within five years following the adoption of the emerging Local Plan.

Upper Rissington: Land west of Delphin Way (ref: UR1A)

Site Details	
Local plan allocation ref	UR1A (26/01045/FUL)
Site name	Land West of Delphin Way, Upper Rissington
Total capacity (dwellings)	26
Total completions in plan period	26
Total completions in five years following adoption	26

Plan period up to adoption		Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
		13	13														

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is in single ownership of the masterdeveloper of the site, Vistry Cotswolds.
Developer interest	Owner/developer
Site assessment work	Undertaken in relation to current application 26/01045/FUL
Viability	No known issues
Infrastructure provision	No major infrastructure works planned. These were caried out pursuant to 08/03697/OUT.

Planning permission	Full planning application 26/01045/FUL pending consideration, although with outstanding matters. It will need to be determined at committee, be subject to a legal agreement and there are likely to be pre-commencement conditions should the application be permitted.
Progress towards applications, reserved matters, discharge of conditions, etc.	Vistry Cotswolds are part of the wider Vistry group. As proposed master developers of the site they have significant control over the timescales for delivery, which they have put forward as part of a MoU. Given the clear progression and intent, it is considered reasonable of the site to be considered deliverable, with completions anticipated in the year before the adoption of the emerging Local Plan.

Willersey: Land between Colin Lane and future Heritage Railway (ref: W4B)

Site Details	
Local plan allocation ref	W4B
Site name	Land between Colin Lane and future Heritage Railway
Total capacity (dwellings)	40
Total completions in plan period	40
Total completions in five years following adoption	40

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
Annual completions																	
						20	20										

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site is being promoted on behalf of Newland Homes an SME housebuilder. It has been advised that the site currently comprises agricultural land, and the site should be able to come forward in a timely manner.
Developer interest	Newlands Homes are a housebuilder with an options agreement in place.
Site assessment work	Investigations undertaken
Viability	No issues identified
Infrastructure provision	Standard requirements

Planning permission	No current applications. The outline application on the site was refused due to conflict with the development strategy and lack of a S106 agreement. The first would be resolved by way of the proposed allocation, and it would be anticipated that the S106 application would be worked on during the course of any application submitted.
Progress towards applications, reserved matters, discharge of conditions, etc.	The agent has advised that they consider the site to be developable within a 5-10 year period, with the intent to submit a planning application in summer/autumn 2026. They have also confirmed the principle of agreement of the completion of an MoU for the delivery of the site. Given the active involvement of a housebuilder, and the small scale of the site, it is considered that completions are deliverable within 5 years of the anticipated adoption of the emerging Local Plan.

Strategic Site Allocations

Site 1: Cirencester - Steadings Southern Extension

Site Details	
Local plan allocation ref	C190
Site name	Steadings Southern Extension
Total capacity (dwellings)	1,364
Total completions in plan period	585
Total completions in five years following adoption (from years 1 – 5)	85

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
						35	50	50	50	50	50	50	50	50	50	50	50

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The land is owned by Bathurst Development Ltd (BDL) and is available for development
Developer interest	BDL is the master developer and has a number of housebuilders expressing interest. It is noted that this follows the format of the saved Steading allocation where different phases are to be constructed by separate housebuilders.
Site assessment work	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)
Viability	Discussed in Cotswold District Local Plan Viability Assessment (May 2026, Quintic) and Cotswold Housing Delivery Study (July 2026, Iceni)
Infrastructure provision	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni) and Cotswold District Council Infrastructure Delivery Plan (July 2026, Prior + Partners alongside Newsteer, supported by CDC and GCC)
Planning permission	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)
Progress towards applications, reserved matters, discharge of conditions, etc.	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)

Site 2: Cirencester - Land south east of Cirencester and south of Preston

Site Details	
Local plan allocation ref	R519, R650
Site name	Cirencester - Land south east of Cirencester and south of Preston
Total capacity (dwellings)	1,368
Total completions in plan period	1,358
Total completions in five years following adoption (from years 1 – 5)	104

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
						44	60	80	100	120	120	120	124	150	150	150	150

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is within two ownerships: R519: Site is within one ownership with a promotion agreement in place R650: Landownership is under a formal Landowners Collaboration agreement between four land owners.
Developer interest	R519: Robert Hitchins Limited have a promotion agreement in place and would intend to sell the site on to housebuilders R650: Bloor Homes has a formal promotion and delivery agreement with the landowners in place.
Site assessment work	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)
Viability	Discussed in Cotswold District Local Plan Viability Assessment (May 2026, Quintic) and Cotswold Housing Delivery Study (July 2026, Iceni)
Infrastructure provision	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni) and Cotswold District Council Infrastructure Delivery Plan (July 2026, Prior + Partners alongside Newsteer, supported by CDC and GCC)
Planning permission	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)

Progress towards applications, reserved matters, discharge of conditions, etc.	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)

Site 3: Cirencester - Land east of Kingshill Lane

Site Details	
Local plan allocation ref	C164A
Site name	Land east of Kingshill Lane
Total capacity (dwellings)	613
Total completions in plan period	613
Total completions in five years following adoption (from years 1 – 5)	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
									30	70	100	100	100	100	70	43	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	One landowner. Site is considered available, with a planning agent representing the owner.
Developer interest	None specified, although they have advised they are seeking to enter a promotion or options agreement
Site assessment work	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)
Viability	Discussed in Cotswold District Local Plan Viability Assessment (May 2026, Quintic) and Cotswold Housing Delivery Study (July 2026, Iceni)
Infrastructure provision	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni) and Cotswold District Council Infrastructure Delivery Plan (July 2026, Prior + Partners alongside Newsteer, supported by CDC and GCC)
Planning permission	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)
Progress towards applications, reserved matters, discharge of conditions, etc.	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)

Site 4: Siddington - Land south west of Siddington

Site Details	
Local plan allocation ref	SD20
Site name	Land south west of Siddington
Total capacity (dwellings)	372
Total completions in plan period	372
Total completions in five years following adoption (from years 1 – 5)	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
								40	50	50	50	50	50	50	32		

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The land is owned by The Bathurst Estate and is available for development.
Developer interest	The Estate will take forward the site via a development partner.
Site assessment work	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)
Viability	Discussed in Cotswold District Local Plan Viability Assessment (May 2026, Quintic) and Cotswold Housing Delivery Study (July 2026, Iceni)
Infrastructure provision	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni) and Cotswold District Council Infrastructure Delivery Plan (July 2026, Prior + Partners alongside Newsteer, supported by CDC and GCC)
Planning permission	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)
Progress towards applications, reserved matters, discharge of conditions, etc.	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)

Site 5: Down Ampney - Land surrounding Down Ampney

Site Details	
Local plan allocation ref	DA5, DA17A, DA20A, DA21, DA22A, DA32
Site name	Land surrounding Down Ampney
Total capacity (dwellings)	1,658
Total completions in plan period	1,658
Total completions in five years following adoption (from years 1 – 5)	140

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
						70	70	85	90	100	110	140	170	198	205	210	210

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site has been promoted in two main land parcels, both represented by site promoters (one of whom would also be the Master Developer)
Developer interest	DA5 and DA32: Land owned by site promoter with established connections in the housebuilding industry. It would be intended to sell the land to housebuilders. DA17A, DA20A, DA21, and DA22A: Land is owned by part of the overarching company which owns the Master Developer of the site.
Site assessment work	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)
Viability	Discussed in Cotswold District Local Plan Viability Assessment (May 2026, Quintic) and Cotswold Housing Delivery Study (July 2026, Iceni)
Infrastructure provision	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni) and Cotswold District Council Infrastructure Delivery Plan (July 2026, Prior + Partners alongside Newsteer, supported by CDC and GCC)
Planning permission	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)
Progress towards applications, reserved	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)

matters, discharge of conditions, etc.	

Site 6: Driffield - Land south of Driffield

Site Details	
Local plan allocation ref	R644, R657, and R658
Site name	Land south of Driffield
Total capacity (dwellings)	2,222
Total completions in plan period	1,090
Total completions in five years following adoption (from years 1 – 5)	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
								25	50	70	105	140	140	140	140	140	140

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site within two ownerships
Developer interest	Currently no developer interest has been identified
Site assessment work	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)
Viability	Discussed in Cotswold District Local Plan Viability Assessment (May 2026, Quintic) and Cotswold Housing Delivery Study (July 2026, Iceni)
Infrastructure provision	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni) and Cotswold District Council Infrastructure Delivery Plan (July 2026, Prior + Partners alongside Newsteer, supported by CDC and GCC)
Planning permission	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)
Progress towards applications, reserved matters, discharge of conditions, etc.	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)

Site 7: Fairford – Land north-east of Fairford

Site Details	
Local plan allocation ref	F57A, F57B and F57C
Site name	Land north-east of Fairford
Total capacity (dwellings)	1.141
Total completions in plan period	1,141
Total completions in five years following adoption (from years 1 – 5)	25

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
							25	5	61	150	150	150	150	150	150	150	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Ernest Cook Trust. The land is available
Developer interest	A promoter has been engaged – Gleeson Land
Site assessment work	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)
Viability	Discussed in Cotswold District Local Plan Viability Assessment (May 2026, Quintic) and Cotswold Housing Delivery Study (July 2026, Iceni)
Infrastructure provision	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni) and Cotswold District Council Infrastructure Delivery Plan (July 2026, Prior + Partners alongside Newsteer, supported by CDC and GCC)
Planning permission	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)
Progress towards applications, reserved matters, discharge of conditions, etc.	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)

Site 8: Kemble – Land south-west of Kemble

Site Details	
Local plan allocation ref	K9, K12, and K15
Site name	Land south-west of Kemble
Total capacity (dwellings)	1,020
Total completions in plan period	1,020
Total completions in five years following adoption (from years 1 – 5)	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
								40	80	80	120	120	120	120	120	120	100

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The land is owned by Kemble Farms Ltd and is available for development.
Developer interest	Kemble Farms Ltd will take forward the site via a development partner.
Site assessment work	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)
Viability	Discussed in Cotswold District Local Plan Viability Assessment (May 2026, Quintic) and Cotswold Housing Delivery Study (July 2026, Iceni)
Infrastructure provision	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni) and Cotswold District Council Infrastructure Delivery Plan (July 2026, Prior + Partners alongside Newsteer, supported by CDC and GCC)
Planning permission	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)
Progress towards applications, reserved matters, discharge of conditions, etc.	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)

Site 9: Mickleton – Land north and west of Mickleton

Site Details	
Local plan allocation ref	MK1AB, MK3, MK16, MK17, MK21, MK22, MK23, MK12A, MK18, MK19, and MK20B
Site name	Land north and west of Mickleton
Total capacity (dwellings)	1,238
Total completions in plan period	1,238
Total completions in five years following adoption (from years 1 – 5)	100

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
						40	60	80	100	118	120	120	120	120	120	120	120

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is within multiple ownerships, some of these are represented by site promoters or potential housebuilders, and others remain without professional representation. Some site promoters represent multiple owners. There are 8 Promoters / agents / self-promoting owners involved.
Developer interest	The majority of the allocation has a professional promoter engaged. This includes a number of parcels which are under option agreements with developers (or are owned by a housebuilder).
Site assessment work	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)
Viability	Discussed in Cotswold District Local Plan Viability Assessment (May 2026, Quintic) and Cotswold Housing Delivery Study (July 2026, Iceni)
Infrastructure provision	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni) and Cotswold District Council Infrastructure Delivery Plan (July 2026, Prior + Partners alongside Newsteer, supported by CDC and GCC)
Planning permission	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)
Progress towards applications, reserved	MK13: Outline application has a resolution to grant, with works ongoing for the submission of a reserved matters application

matters, discharge of conditions, etc.	MK20B: Outline application currently pending consideration MK18: Outline application currently pending consideration

Site 10: Moreton-in-Marsh – Land north, east and south of Moreton-in-Marsh

Site Details	
Local plan allocation ref	M9, M9A, M9B, M9C, M9D, M12B, M19C, M70, M71A, M71B, M72, M76, M77, and M79
Site name	Land north, east and south of Moreton-in-Marsh
Total capacity (dwellings)	2,217
Total completions in plan period	2,217
Total completions in five years following adoption (from years 1 – 5)	488

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Annual completions																	
				48	100	170	170	170	170	170	170	170	170	170	179	180	180

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site within multiple ownerships and with multiple representation. Some sites have current planning applications; whereas others have not progressed yet. There are 11 Promoters / agents / self-promoting owners involved. This includes Thames Water, over who's land part of the link road is indicated.
Developer interest	The allocation is mixed, with some plots having developers directly involved (M71A/B and M70), others are being promoted by the landowners.
Site assessment work	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)
Viability	Discussed in Cotswold District Local Plan Viability Assessment (May 2026, Quintic), Moreton-in-Marsh Initial Feasibility Study (July 2026, City Science) and Cotswold Housing Delivery Study (July 2026, Iceni)
Infrastructure provision	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni) and Cotswold District Council Infrastructure Delivery Plan (July 2026, Prior + Partners alongside Newsteer, supported by CDC and GCC)
Planning permission	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni)

Progress towards applications, reserved matters, discharge of conditions, etc.	Discussed in Cotswold Housing Delivery Study (July 2026, Iceni) M9: Outline application submitted (not validated at time of writing) M9C and M9D: Works underway in preparation of an application for full planning permission in summer 2026 for 34 dwellings M70: Planning application 25/04041/OUT currently pending consideration M71A (25/01036/OUT) outline planning permission has been granted.

Cotswold District Housing Land Supply and Stepped Requirement Topic Paper

Appendix 2

Housing Trajectory

COTSWOLD
District Council

Parish	Site Ref	Planning Application Number	Address	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	Housing Delivery 2026-2043
CIRENCESTER–PRESTON–SIDDINGTON STRATEGY AREA																					
Strategic Site Allocations																					
Cirencester	C190	-	Steadings southern extension						35	50	50	50	50	50	50	50	50	50	50	50	**585**
Preston	R519, R650	-	Land south east of Cirencester and south of Preston						44	50	80	100	120	120	120	134	150	150	150	150	**1,368**
Preston	C164A	-	Land east of Kingshill Lane								0	30	70	100	100	100	100	70	43	0	**613**
Siddington	SD20	-	Land south west of Siddington								40	50	50	50	50	50	50	32	0	0	**372**
Non-Strategic Site Allocations																					
Cirencester	C71	24/00660/PLP (refused	Land adjacent 'Donside', off Barn Way								5	5									**10**
Cirencester	C81B	-	Land west of Gardner Way						15	16											**31**
Siddington	SD15	-	Plummers Farm, east of Ashton Road				10	15	10												**35**
Siddington	SD17	-	Land east of Siddington Road and west of Bluebell Drive								2	3									**5**
Siddington	SD23	-	Land between disused canal and disused railway line, north of Park Way								11	11									**22**
Saved Allocations																					
Cirencester	9150.2	25/02763/REM	The Steadings Development Phase 2A, Crahams Lane GL7 6JP		18	41	41														**100**
Cirencester	9150	16/00054/OUT	Phase 2b-c: Land at Chesterton Farm, Cranhams Lane, GL7 6JP			5	41	41	41	40											**168**
			Phase 2d-e: Land at Chesterton Farm, Cranhams Lane, GL7 6JP			41	41	41	41	35			20	26							**245**
			Phase 2f-g: Land at Chesterton Farm, Cranhams Lane, GL7 6JP				20	41	41	18											**120**
			Western parcels: Land at Chesterton Farm, Cranhams Lane, GL7 6JP							41	162	162	142	154	162	162	162	162	162	118	**1,589**
Cirencester	9150	16/00054/OUT	Western parcels: (Care Home): Land at Chesterton Farm, Cranhams Lane, GL7 6JP									26	26	8							**60**
Dwellings with planning permission at 1 April 2026																					
Cirencester	25/00650	25/00650/FUL	Land At Nos. 26 To 48, Austin Road, GL7 1BT		14																**14**
Cirencester	25/00394	25/02200/OPANOT	Querns Business Centre, Whitworth Road GL7 1RT	19																	**19**
Cirencester	25/02196	25/02196/FUL	Sewell House, 45 Chesterton Lane, GL7 1XJ	-1		2	3														**4**
Cirencester	25/02162	25/02162/FUL	93 Victoria Road, GL7 1ES					1													**1**
Cirencester	24/02117	24/02117/FUL	5 Dyer Street, GL7 2PP			7	8														**15**
Cirencester	25/00755	25/00755/FUL	Land South Of Cricklade Road, GL7 1PS				2	1													**3**
Cirencester	25/00786	25/00786/FUL	40 Market Place, GL7 2NW					1													**1**
Cirencester	25/02699	25/02699/FUL	23 Sheep Street, GL7 1RQ				2	1													**3**
Cirencester	24/03529	24/03529/FUL	Wheatsheaf, 79 Cricklade Street, GL7 1JF	3	4																**7**
Cirencester	24/03681	24/03681/FUL	42 Querns Lane	-2		2	2														**2**
Cirencester	24/03660	25/02747/OPANOT	40B Warrens Gorse Mews, Cricklade Street, GL7 1JH	1																	**1**
Cirencester	22/00979	22/00979/FUL	74 Dyer Street, GL7 2PW					1													**1**
Cirencester	24/01824	25/03579/FUL	1-3 Dollar Street and 1 Coxwell Street, GL7 2AJ	1	1																**2**
Cirencester	25/00588	25/00588/FUL	Pigeon House, Whiteway Workshops, The Whiteway, GL7 7BA					1													**1**
Cirencester	25/03269	25/03269/FUL	5 Gosditch Street, GL7 2AG					1													**1**
Cirencester	23/01044	23/01044/FUL	Iyengar, 64 Watermoor Road, GL7 1LD	1																	**1**
Cirencester	22/04465	22/04465/FUL	1 Weavers Road, GL7 1DB	-1	1	1															**1**
Cirencester	22/01300	22/01300/OPANOT	Apollo Court, Love Lane, GL7 1ZR			3	4														**7**
Cirencester	0854	15/01951/FUL	Land parcel east of Vyners Close, Chesterton Lane		1																**1**
Cirencester	21/01739	21/01739/FUL	33 The Smithy, GL7 1HU	1																	**1**
Cirencester	4302	21/02188/REM	Southleigh, 48 Somerford Road, GL7 1TX	1																	**1**
Cirencester	22/03306	22/03306/FUL	Peter Hammond Motorcycles Ltd, 40 - 44 Watermoor Road, GL7 1LD	2	2																**4**
Cirencester	5127	23/02812/FUL	Amberley, 54 Somerford Road, GL7 1TX		1																**1**
Cirencester	23/03662	23/03662/FUL	Ewe Pens Farm, Cirencester Park		1																**1**
Cirencester	24/00952	24/00952/FUL	1A The Wool Market, Dyer Street, GL7 2PR			1															**1**
Cirencester	24/02285	24/02285/OPANOT	Oops A Daisy, 40 Cricklade Street, GL7 1JH	1	1																**2**
Cirencester	21/02487	21/02487/FUL	7 Dyer Street, GL7 2PR	1	1																**2**

Cirencester	22/02888	22/02888/FUL	The Mead House, 18 - 20 Thomas Street, GL7 2AX	1																**1**
Cirencester	2239	14/01529/FUL	Brewery Court	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0**
Cirencester	5075	18/02616/FUL	Barn and land east of 1A Barn Way, Stratton			1														**1**
Preston	24/02854	24/02854/OUT	Land west of Kingshill Lane			40	40	40	40	40	40	40								**280**
Preston	24/00765	24/00765/FUL	Forty Farm, Kingshill Lane, GL7 5PP	1																**1**
Preston	24/03404	24/03404/FUL	Preston Croft Preston, GL7 5PR			1														**1**
Siddington	23/02841	23/02841/FUL	Hill House, Siddington Road, GL7 1PA		1															**1**
Siddington	20/00868	20/00868/FUL	Dryleaze Farm Quarry, Ashton Road, GL7 6DB			1														**1**
Siddington	19/00051	19/00051/FUL	Land south of the Common, The Common		1															**1**
Siddington	22/00641	22/00641/FUL	The Byre, GL7 6HL			1														**1**
Windfall allowance				2	13	23	37	37	37	37	37	37	37	37	37	37	37	37	37	**557**
Total - Cirencester–Preston–Siddington Strategy Area				**31**	**60**	**170**	**252**	**222**	**304**	**327**	**427**	**514**	**515**	**545**	**519**	**533**	**549**	**501**	**442**	**355**	**6,266**

SOUTH COTSWOLD STRATEGY AREA

Strategic Site Allocations

Down Ampney	DA5, DA17A, D	-	Land surrounding Down Ampney						70	70	85	90	100	110	140	170	198	205	210	210	**1,658**
Driffield	644, R657, R65	-	Land south of Driffield								25	50	70	105	140	140	140	140	140	140	**1,090**
Fairford	57A, F57B, F57	-	Land north-east of Fairford							25	5	61	150	150	150	150	150	150	150	0	**1,141**
Kemble	K9, K12, K15	-	Land south-west of Kemble								40	80	80	120	120	120	120	120	120	100	**1,020**

Non-Strategic Site Allocations

Andoversford	A2	-	Land to rear of Templefields and Crossfields													26	26				**52**
Coln St Aldwy	R591	26/01327/FUL 24/00968/FUL (refused)	Former Godwin Pumps factory Springfield Road, Quenington				23	24													**47**
Coln St Aldwy	R670	-	Glebe Farm Yard, Hatherop						6	6											**12**
Fairford	F20A	-	Land south-east of Fairford										27	28							**55**
Fairford	F39C / F52	25/03880/OUT	Land west of Terminus Cottage and Station Cottage				15	15													**30**
Fairford	F53A	-	Land at Totterdown Hill, Horcott					30	30	30	30	30									**150**
Kempsford	R203A-C	23/01665/OUT, 17/02	Land to rear of the Knoll, Whelford Road				40	40	40	29											**149**
Lechlade-on-T	L19	24/00845/FUL	Land south of Butler's Court													7	8				**15**
Lechlade-on-T	L33	25/04047/OUT	Land south of Ferrers Park				30	30	30	30	30										**150**
Poulton	R607	-	Land north of London Road			5	5														**10**
Tetbury	T31B	14/01610/OUT	Land adjacent to Blind Lane					22	22												**44**
Tetbury	T71A	-	Land north-west of Highfield Cottage								25	25									**50**
Major development HELAA site(s) granted planning permission since 1 April 2026																					**764**
Lechlade	24/03501	24/03501/OUT	Land north of The Wern, GL7 3DN			27	27														**54**
Northleach	N14B	26/00613/OUT	Land adjoining East End and Nostle Road			25	25														**50**

Dwellings with planning permission at 1 April 2026

Ampney Cruci	25/01617	25/01617/FUL	4 London Road, GL7 5RS					1												**1**
Ampney Cruci	25/03247	25/03247/FUL	Land South Of Backs Lane, Backs Lane					1												**1**
Ampney Cruci	5121.2	23/01865/FUL	Land south of Back Lane	1	1															**2**
Ampney Cruci	3842	20/02591/FUL	Grain Store and Grain Dryer, Back Lane		1															**1**
Ampney Cruci	0302.3	21/03554/AGRPAN	Crucis Park Farm, Barnsley Road, GL7 5DX		1	1														**2**
Ampney Cruci	22/01513	25/00482/FUL	Land south of Back Lane	1																**1**
Ampney St Pe	23/03345	23/03345/FUL	Pound Cottage GL7 5SJ			1														**1**
Andoversford	1176	19/03186/FUL	Windsmeet, Garricks Head, GL54 4LH	1																**1**
Andoversford	0995	16/00433/FUL	Whilaway, Garricks Head, GL54 4LQ	-1	1															**0**
Andoversford	22/01742	23/01529/FUL	Sunnyside, Gloucester Road, GL54 4HR		1															**1**
Avening	25/00473	25/00473/FUL	The Barn, Gatcombe View Stable, Woodstock Lane	1																**1**

Avening	24/03624	24/03624/FUL	Boat House Gatcombe Water					1														**1**
Avening	21/02282	25/01387/FUL	Plum Patch Cottage, 7 Star Lane, GL8 8NT					1														**1**
Avening	21/03751	21/03751/FUL	Land to the rear of 12A Star Lane, GL8 8NT	1																		**1**
Avening	24/02542	24/02542/FUL	Church Farm, Point Road, GL8 8ND	1																		**1**
Avening	19/00725	20/02653/REM	Tetbury Hill House, Tetbury Hill, GL8 8LZ	1	1																	**2**
Avening	22/00926	22/00926/FUL	Longtree Barn, Tetbury Road, GL8 8LT	1																		**1**
Avening	23/00352	23/00352/FUL	7 Woodstock Lane, GL8 8NG	-1		1																**0**
Avening	5915	23/03218/FUL	Pimbury Park, GL8 8SF	-1	1																	**0**
Avening	22/03666	22/03666/FUL	Old Quarries, Rectory Lane, GL8 8NJ	4	7																	**11**
Bagendon	23/01579	23/01579/FUL	Springfield Farm Units, Perrotts Brook		1	1																**2**
Bagendon	22/03367	22/03367/FUL	Former Calf Barn, Moor Wood, Woodmancote		1																	**1**
Bagendon	24/02907	24/02907/FUL	Home Farm Barn, Upper End, GL7 7DU	1																		**1**
Barnsley	25/00993	25/00993/FUL	Greyhound Farmhouse Barn, GL7 5EF					1														**1**
Barnsley	22/01857	22/01857/FUL	Pumping House about 360 metres east of Barnsley Park	1																		**1**
Baunton	24/03634	24/03634/FUL	Baunton Rise, Cheltenham Road, GL7 7BQ	-1		1																**0**
Bibury	22/03124	22/03124/FUL	Bibury Farm House, GL7 5PB	-2		1																**-1**
Bibury	23/02902	23/02902/FUL	Land and buildings known as Garnes Barn, Ablington	1																		**1**
Bibury	1336.1	18/02537/FUL	Four Winds Barn, Ablington	1																		**1**
Birdlip	24/00936	25/00411/FUL	The Nest, Birdlip Farm, GL4 8JH	1																		**1**
Birdlip	24/03860	24/03860/OUT	Land to rear of Fern Cottage, Ermin Way, GL4 8JH					1														**1**
Boxwell with L	23/02728	23/02728/FUL	Stone Farm Barn, Farm Lane, GL8 8US			1																**1**
Boxwell with L	23/03100	23/03100/FUL	Poole Farm, The Street, Leighterton, GL8 8UN	2	2																	**4**
Brimpsfield	25/02771	25/02771/FUL	Land West Of Long Acre, Climperwell Road					1														**1**
Chedworth	23/03836	23/03836/FUL	Land and Building at E405542 N211928 Ballingers Row	1																		**1**
Chedworth	20/00508	20/02379/FUL	Land north of the Old Farm Hawks Lane	1																		**1**
Chedworth	9655	17/02349/FUL	Shedden`s Barn, Stowell Park, GL54 3LE	1	1																	**2**
Chedworth	21/03709	21/03709/FUL	Denfurlong Farm, Fields Road	4	5																	**9**
Coates	24/02636	24/02636/FUL	Site Adjoining Sarona, GL7 6NN	1																		**1**
Coates	20/01200	20/01200/FUL	Glebe House, Trewsbury Road, GL7 6NU	1																		**1**
Coberley	23/00960	23/00960/FUL	Dowmans Farm, GL53 9QY		1																	**1**
Coberley	6991.2	21/00467/FUL	Land north of Greenway Lane, Ullenwood, GL53 9QB		1																	**1**
Coberley	7076	19/00245/OFRPAN	Cuckoo Pen Farm, Shab Hill, Birdlip, GL4 8JX	1																		**1**
Coberley	22/00734	22/00734/PLP	Land to the east of 2 Close Farm Lane								1											**1**
Coln St Aldwy	24/03058	24/03058/FUL	Stables At Dean Farm Approximately 20 Metres South West Of Lower Cottages, Eastleach, GL7 5AX					1														**1**
Coln St Aldwy	22/02896	22/02896/FUL	Coln Mill, GL7 5AJ	-1																		**-1**
Coln St Aldwy	22/02069	23/01498/REM	Merryfield Farms, Aldsworth, GL54 7RE	1																		**1**
Coln St Dennis	24/00064	24/00064/FUL	Bubbtown, GL54 3JT	-1	1	1																**1**
Cowley	25/01878	25/01878/FUL	Bakers Farm, GL53 9NJ					1														**1**
Cowley	24/03691	24/03691/FUL	Cotswold Cottage, Birdlip, GL4 8JH		1																	**1**
Cowley	22/00695	22/00695/FUL	The Walled Garden, GL53 9NJ	1																		**1**
Didmarton	7877	25/02875/FUL	Tumbledown Barn, Knockdown	1																		**1**
Didmarton	24/02249	24/02249/FUL	West End House, The Street, GL9 1DT		1																	**1**
Didmarton	7518	18/02699/FUL	Lower Oldbury Farm, Oldbury-on-the-Hill, GL9 1EA			1																**1**
Didmarton	6363	17/02611/FUL	Waste Barn, Knockdown, GL8 8QY	1																		**1**
Didmarton	24/01244	25/02431/FUL	Church Barn, The Street, GL9 1DT	1																		**1**
Didmarton	24/02493	24/02493/FUL	Kingsmead House, The Street, GL9 1DT			1																**1**
Dowdeswell	18/01729	18/01729/FUL	Pegglesworth Home Farm, Pegglesworth, GL54 4LS		1																	**1**
Down Ampney	1518	23/01225/FUL	Builders yard rear of the Brambles	1																		**1**
Down Ampney	23/02983	23/02983/FUL	22 Down Ampney, GL7 5QS		1																	**1**
Down Ampney	23/03388	23/03388/CLOPUD	Rook Tree Farm, 31 Down Ampney, GL7 5QT	1																		**1**

Down Ampney	6470	17/03826/REM	Land at Broadway Farm	21																	**21**
Down Ampney	24/01608	24/01608/FUL	Land west of Down Ampney Football Club, Broadleaze		13																**13**
Driffield	24/00806	24/00806/OPANOT	Farm 491, Harnhill Workshops, Manor Farm, Harnhill, GL7 5PU	2	3																**5**
Driffield	23/02623	23/02623/FUL	Lower Farm, Harnhill, GL7 5PU	-1		1	2														**2**
Duntisbourne	20/02280	25/01932/FUL	Tallet Yard, Duntisbourne Leer, GL7 7AS					1													**1**
Duntisbourne	24/00343	24/00343/FUL	Newbold Barn, GL7 7JN		1																**1**
Duntisbourne	0085	09/04265/FUL	Homefield, GL7 7JW						1												**1**
Duntisbourne	23/00355	23/00355/FUL	Well Hill, GL7 7JN		1																**1**
Eastleach	23/02836	23/02836/FUL	3 Eastleach Downs Cottage, GL7 3PX			1															**1**
Eastleach	23/04017	23/04017/FUL	38 & 39 Eastleach, GL7 3NQ	-2	1																**-1**
Eastleach	4509	06/03029/FUL	16 Eastleach						-1	1	1										**1**
Edgeworth	23/02998	25/03438/REM	Bisley Lane Farm, GL6 7JE					1													**1**
Edgeworth	21/02112	21/02112/FUL	Lower Waverley Barn, Edgeworth, GL6 7JQ	1																	**1**
Elkstone	21/04542	21/04542/FUL	Highgate Farm, GL53 9PG		1	2															**3**
Elkstone	22/01581	22/01581/FUL	Cockleford Farm, Cockleford, Cowley, GL53 9NW		1																**1**
Fairford	25/03795	25/03795/TDC	Land South East Of Goldfinch House, Totterdown Lane	1																	**1**
Fairford	25/01916	25/01916/OFRPAN	The Ernest Cook Trust Offices, Fairford Park				2	2													**4**
Fairford	24/03853	24/03853/FUL	2 Market Place				2	2													**4**
Fairford	25/02206	25/02206/TDC	Land Adj Wayside Totterdown Lane, GL7 4DF	1																	**1**
Fairford	22/03770	25/01717/FUL	Land west of Hatherop Road	9	50	39															**98**
Fairford	20/03972	24/03791/FUL	Applestone Court, Cirencester Road, GL7 4BS	3	3																**6**
Fairford	25/03578	25/03578/FUL	Pengeric, East End, GL7 4AP	-1		1															**0**
Fairford	26/00229	26/00229/PLP	The Folly, West End Gardens GL7 4JB											3	3						**6**
Fairford	23/00435	24/01209/REM	Land parcel at Faulkners Close, Horcott		1	2															**3**
Fairford	24/02637	24/02637/FUL	Land And Buildings To The Rear Of 4 Market Place, GL7 4AB			1															**1**
Fairford	23/00751	23/00751/FUL	Mount Pleasant Cottage, Hatherop Road, GL7 4BA			1															**1**
Fairford	23/01048	23/01048/FUL	Land at grid reference 415682 201136, London Road, GL7 4AS			3	2														**5**
Fairford	24/00605	24/00605/OUT	Land parcel south east of 28 Moor Lane					1													**1**
Fairford	21/01041	21/01041/FUL	Yells Yard, Cirencester Road	4	5																**9**
Fairford	24/01739	24/01739/FUL	Coln House School, Horcott Road, GL7 4DB	2	3																**5**
Fairford	24/01838	24/01838/FUL	Coln House School, Horcott Road, GL7 4DB		1	1															**2**
Fairford	20/04147	20/04147/FUL	Coln House School, Horcott Road, GL7 4DB		17																**17**
Kemble	25/01905	25/01905/FUL	Blackbird Cottage, Ewen, GL7 6BU					1													**1**
Kemble	25/02171	25/02171/FUL	Stanmore House, GL7 6BU	-1		1	2														**2**
Kemble	25/03135	25/03135/FUL	Jackaments Prospect Farm, Kemble Airfield, GL7 6PL	-1		1	1														**1**
Kemble	25/02668	25/02668/AGRPAN	Smerrill Farm, GL7 6BW		2	2															**4**
Kemble	22/00688	22/00688/FUL	Land at New Covert	1	1																**2**
Kemble	9223	17/02063/FUL	Rendalls Barn		1																**1**
Kemble	19/01846	19/01846/FUL	Land east of Stanmore House & south of Thames View, Ewen		1	2															**3**
Kempsford	25/00193	25/00193/AGRPAN	Barn West Of The Gables, Whelford					1													**1**
Kempsford	23/03519	25/03718/REM	Millacre Farm, Whelford, GL7 4DY					1													**1**
Kempsford	2135	13/03685/FUL	Mill Farm, Whelford, GL7 4DY	1																	**1**
Kingscote	25/00333	25/00333/FUL	Upper Hazelcote Cottage, Hazlecote, Farm Lane, GL8 8XX	-1	1																**0**
Kingscote	12/03387	12/03387/FUL	St Bartholomews Church, Newington Bagpath, GL8 8UE	1																	**1**
Kingscote	24/01616	24/01616/FUL	Scrubbets, Bagpath GL8 8YG	1																	**1**
Kingscote	23/03143	23/03143/CLOPUD	Linden House, Bagpath, GL8 8YQ	-1																	**-1**
Lechlade	25/03709	25/03709/FUL	Hairdressers Shop, Burford Street, GL7 3AR	1																	**1**
Lechlade	22/02158	22/02158/FUL	Manor Farm, London Road, GL7 3DU	1	3																**4**
Lechlade	25/01420	25/01420/AGRPAN	Warrens Cross Farm, London Road, GL7 3DR					1													**1**
Lechlade	23/02864	23/02864/FUL	Shelian, 1 Hambidge Lane, GL7 3BD		1																**1**

Lechlade	0055.2	17/01870/FUL	Rough Grounds Farm, Burford Road, GL7 3EU		1	2															**3**
Long Newton	2699	23/03986/FUL	Stables at the Priory, Pump Lane	1																	**1**
Long Newton	21/03629	21/03629/FUL	Boldridge Farm, Crudwell Lane, GL8 8RT	1																	**1**
Long Newton	24/00416	24/00416/FUL	Sundown, GL8 8RH	1	1																**2**
Meysey Hamp	6429	18/02975/FUL	The Old Rectory, 15 Church Street, GL7 5JX		1																**1**
North Cerney	22/02698	22/02698/FUL	The Meeting Room Hall, Woodmancote	1																	**1**
North Cerney	1969.1	22/02950/FUL	Scrubditch Farm	1																	**1**
Northleach wi	25/00109	25/00109/FUL	The Old Prison, Fosseway, GL54 3JH					1													**1**
Northleach wi	20/04545	20/04545/FUL	Crickley Barrow Farm, Crickley Barrow, GL54 3QA	1																	**1**
Northleach wi	22/01954	22/01954/FUL	Stable Building, All Alone Lane	1																	**1**
Northleach wi	23/03126	23/03126/FUL	The Black Cat Cafe, Market Place, GL54 3EE	-1		1															**0**
Northleach wi	21/03228	21/03228/FUL	Upper End Farm, Eastington, GL54 3PJ		1																**1**
Poole Keynes	23/03334	23/03334/FUL	Ash Farmhouse, GL7 6EG	1																	**1**
Poulton	24/00116	24/00116/FUL	Thornhedge, Ashbrook Lane, Poulton, GL7 5JF	-1	1																**0**
Rendcomb	24/00406	24/00406/FUL	Building I B, Cheltenham Road	-1		1															**0**
Rendcomb	22/01623	22/01623/FUL	Greenmeadow Farm, GL7 7DF	1	1																**2**
Rendcomb	21/02074	21/02074/FUL	Land at Grid Reference 402240 210540, Rendcomb Buildings, Marsden Estate	1	1																**2**
Rodmarton	21/04654	21/04654/FUL	Manor Farm, Tarlton, GL7 6PA	1																	**1**
Sapperton	22/04506	24/00838/FUL	Oxstalls Farm, Frampton Mansell, GL6 8HZ	-1		1															**0**
Sapperton	3366	23/00437/FUL	Jolly Nice Cafe, Stroud Road, Frampton Mansell, GL6 8HZ	2	2																**4**
Sapperton	23/02445	23/02445/FUL	Kimber Cottage, Frampton Mansell, GL6 8JB	-2	1																**-1**
Shipton Moyn	7626	19/01848/CLOPUD	Estate House, Estcourt Estate, Estcourt, GL8 8XF		1																**1**
Somerford Key	24/01169	24/01169/FUL	Manor Farm, Shorncote, GL7 6DE	1																	**1**
Somerford Key	21/02360	21/02360/FUL	Croft House, GL7 6DW	1																	**1**
South Cerney	25/02178	25/02178/FUL	Land Between Nos. 4 - 7, Berkeley Close, GL7 5UN	-2		1	1														**0**
South Cerney	25/03933	25/03933/CLOPUD	12 & 14 Station Road, GL7 5UE	-2		1															**-1**
South Cerney	25/03146	25/03146/FUL	Clay Meadow, Cirencester Road, GL7 6HU					1													**1**
South Cerney	24/00956	24/00956/FUL	Hideaway, Bow Wow, GL7 5TW	1																	**1**
South Cerney	6216	19/03503/FUL	Crown Inn, The Street, Cerney Wick, GL7 5QH	1	1																**2**
South Cerney	24/00887	24/00887/FUL	19 Broadway Lane, GL7 5UH		1	1															**2**
South Cerney	8950.1	22/03031/FUL	Clay Meadow, Cirencester Road, GL7 6HU	1																	**1**
South Cerney	20/01125	23/00587/FUL	Langet End, Upper Up, GL7 5US		1																**1**
South Cerney	24/03609	24/03609/FUL	The Shed, Clay Meadow, Cirencester Road, GL7 6HU	1																	**1**
South Cerney	8950	24/02901/FUL	Clay Meadow, Cirencester Road, GL7 6HU	1																	**1**
South Cerney	4065.2	20/01993/AGRPAN	The Butts Farm, Cricklade Road, GL7 5QE	1																	**1**
South Cerney	22/01332	22/01332/FUL	Hillview Farm, Silver Street, GL7 5TP		1																**1**
South Cerney	25/00144	25/00144/FUL	The Hive, Silver Street, GL7 5TP		1																**1**
South Cerney	23/00353	23/00353/FUL	The Willows, Wildmoorway Lane, GL7 5UZ	-1		1															**0**
South Cerney	23/02101	23/02101/FUL	Land and properties at Berkeley Close, GL7 5UN	23	36																**59**
Syde	22/02193	24/02787/FUL	Land and Barn south east of 1 Church Cottages		1																**1**
Tetbury	25/00463	25/00463/OPANOT	14 Church Street, GL8 8JG				1	1													**2**
Tetbury	25/02003	25/02003/FUL	The Old Forge, Hampton Street, GL8 8LX					1													**1**
Tetbury	23/03253	23/03253/FUL	The Stone House, 36 Long Street, GL8 8AQ	1																	**1**
Tetbury	2124	24/03616/FUL	20 Hampton Street			1															**1**
Tetbury	23/04044	23/04044/FUL	The Barn, The Chipping	1																	**1**
Tetbury	23/02458	23/02458/FUL	20 Long Street, GL8 8AQ	1																	**1**
Tetbury	20/01306	20/01306/FUL	Dolphins Hall, New Church Street, GL8 8DS			1	1														**2**
Tetbury	24/03187	24/03187/FUL	Greyhound Inn, 3 Hampton Street, GL8 8JN	1	2																**3**
Tetbury	21/00549	21/00549/FUL	Northfield Garage, London Road, GL8 8HW	17																	**17**
Tetbury	23/02682	23/02682/FUL	Land west of Worwell Farmhouse, Cirencester Road, GL8 8RY	19	5																**24**

Tetbury	3256	23/02424/FUL	Land north of Cirencester Road, GL8 8SA			33	30													**63**
Tetbury Upton	25/00352	25/00352/PLP	Land West Of Bath Road, GL8 8EJ										5	4						**9**
Tetbury Upton	2039	02/02877/FUL	Manor Farm, Doughton						2											**2**
Westonbirt wi	23/02872	23/02872/FUL	Land and building south of the Old Stables, Home Farm, Easton Grey Road		1															**1**
Westonbirt wi	24/01187	24/01187/FUL	Morley House, Bath Road, GL8 8QT			1														**1**
Withington	23/01038	24/00829/FUL	Fulford, Withington Road, GL54 4LL	1																**1**
Withington	24/00951	24/00951/FUL	Lovat Cottage, GL54 4BB			1														**1**
Withington	22/02082	23/02826/FUL	Shornhill Farm, GL54 4BJ	1																**1**
Withington	4531	22/01596/FUL	Kings Head Inn, Kings Head Lane, GL54 4BD	1																**1**
Withington	23/02152	23/02152/FUL	Fulford, Withington Road, GL54 4LL	-1		1														**0**
Windfall allowance				3	20	36	58	58	58	58	58	58	58	58	58	58	58	58	58	**877**
Total - South Cotswold Strategy Area				**148**	**223**	**208**	**267**	**243**	**258**	**249**	**300**	**394**	**490**	**578**	**611**	**671**	**700**	**673**	**678**	**508**	**7,205**

NORTH COTSWOLD STRATEGY AREA

Strategic Site Allocations

Mickleton	MK1AB, MK3,	-	Land north and west of Mickleton						40	60	80	100	118	120	120	120	120	120	120	**1,238**
Moreton-in-Marsh	M9, M9A, M9E	-	Land north, east and south of Moreton-in-Marsh				48	100	170	170	170	170	170	170	170	170	170	179	180	180	**2,217**

Major development HELAA site(s) granted planning permission since 1 April 2026

Willersey	W7A2 / W7C	25/02687/FUL	Land north of B4632 and east of employment estate		20	20	20													**60**

Non-Strategic Site Allocations

Blockley	BK11	-	Former Station Road Allotments													20	20				**40**
Blockley	BK14A	18/00612/FUL: permited two dwellings on part of site (lapsed)	The Limes, Station Road						4	4											**8**
Bourton-on-th	B56	-	Land off Mallard Crescent			15	24	14													**53**
Chipping Cam	CC10A	-	Land east of Chandlers, Station Road													4	4				**8**
Chipping Cam	CC66B	-	Land north-west of Aston Road								5	5									**10**
Chipping Cam	CC68	-	Land north-east of Aston Road													40	40	40	30		**150**
Mickleton	MK2B/C	25/01621/OUT	Land north-east of Mickleton			20	20														**40**
Mickleton	MK7	-	Land between Summerville Ltd. and Stratford Road													16	17				**33**
Mickleton	MK11A	-	Land east of Stratford Road														25	26	25		**76**
Moreton-in-M	M28B	25/02443/FUL	Land west of Aldi					10	10												**20**
Moreton-in-M	M74A	-	Land south of North Cotswold Hospital													22	22				**44**
Stow-on-the-V	S14B	-	Land off Oddington Road (A436) (remaining land after 23/01513/FUL)											10							**10**
Stow-on-the-V	S55B	-	Land adjoining Tall Trees, Oddington Road								4	4									**8**
Stow-on-the-V	S68	-	The Hollies, Lower Swell Road			15	20														**35**
Upper Rissing	UR1A	26/01045/FUL	Upper Rissington Business Park		13	13															**26**
Willersey	W4B	20/04553/OUT 17/04765/OUT	Land between Colin Lane and future Heritage Railway						20	20											**40**

Dwellings with planning permission at 1 April 2026

Barrington	24/01719	24/01719/FUL	The Glebe Barn, OX18 4US	1																**1**
Barrington	24/01730	24/01730/FUL	The Old School, OX18 4UR	1	1															**2**
Barrington	21/02858	21/02858/FUL	Barrington Downs Farm, Barrington Downs, GL54 3PT	1																**1**
Bledington	23/03984	23/03984/FUL	Tally-Ho Cottage, Old Burford Road, OX7 6UT	1	1															**2**
Bledington	25/00761	25/00761/FUL	Micklands Hill Farm Barn, Stow Road, OX7 6XH					1												**1**
Bledington	23/03476	23/03476/FUL	Wells House, Old Burford Road, OX7 6US			1														**1**
Blockley	25/00145	25/03262/FUL	Long Meadow, Paxford, GL55 6XD					1												**1**

Blockley	25/01505	25/01505/FUL	Neighbrook Manor, Neighbrook, Aston Magna, Moreton-In-Marsh, GL56 9QP	1																	**1**
Blockley	24/01327	24/01327/FUL	Newitts Farm, Paxford, GL55 6XU	1																	**1**
Blockley	23/03217	23/03217/FUL	Land And Stables Northwick Mill Farm Station Road			1	1														**2**
Blockley	24/01432	24/01432/AGRPAN	Agricultural Building (Barn 1) Land Off Church View, Paxford Road, Aston Magna		1																**1**
Blockley	24/01431	24/01431/AGRPAN	Agricultural Building (Barn 2) Land Off Church View, Paxford Road, Aston Magna		1	1															**2**
Blockley	22/02524	22/02524/FUL	New Haven, Greenway Road, GL56 9BQ	-1	1																**0**
Blockley	22/03492	22/03492/FUL	Hangmans Hall, Broad Campden, GL55 6UX	1	1																**2**
Blockley	9668	23/00645/FUL	Mulberry Cottage, Station Road, GL56 9ED		1																**1**
Blockley	24/03766	24/03766/FUL	Snugborough Mill, Snugborough Lane, GL56 9DU		1																**1**
Blockley	24/00446	25/01622/FUL	Upper Paddlebrook Farm Road From B4479 TO A429, Middle Ditchford					1													**1**
Bourton-on-th	20/02734	23/02135/FUL	Land south east of Little Tithe		1	1															**2**
Bourton-on-th	24/00627	24/00627/FUL	Former Co-Operative Food, Station Road			6	20	56													**82**
Bourton-on-th	25/00224	25/00224/FUL	1 And 2 South Lawn, Victoria Street, GL54 2FE	1																	**1**
Bourton-on-th	25/01899	25/01899/FUL	1 Market Close, Roman Way, GL54 2HE	-1		1	1														**1**
Bourton-on-th	24/02395	24/02395/PLP	Land West Of Station Road									5	4								**9**
Bourton-on-th	22/04359	24/03279/REM	2 Moore Road, GL54 2AZ		1																**1**
Bourton-on-th	22/04242	22/04242/FUL	Tagmoor Hollow, Marshmouth Lane, GL54 2EE	-1		1															**0**
Bourton-on-th	1576	20/00120/FUL	Kiln Rise, Bourton Hill, GL54 2LF			1															**1**
Bourton-on-th	0605.2	17/02474/FUL	Kasvin, Rye Close, GL54 2EA	1																	**1**
Bourton-on-th	5101	23/01509/FUL	Former Ebley Tyre and Auto Services Site, Lansdowne, GL54 2AR			1	1														**2**
Bourton-on-th	23/02705	23/02705/FUL	Barns opposite Pockhill Drive, Pock Hill Lane	1																	**1**
Bourton-on-th	23/03613	23/03613/FUL	Box Bush, High Street, GL54 2AN	2	2																**4**
Bourton-on-th	25/00172	25/00172/FUL	Whiteshoots Cottage, Whiteshoots Hill, GL54 2LE	1																	**1**
Bourton-on-th	24/01666	24/01666/FUL	Box Bush, High Street, GL54 2AN			1															**1**
Bourton-on-th	23/01076	23/01076/FUL	Oli Bonny Pizza, High Street, GL54 2AQ	-1																	**-1**
Broadwell	24/00254	24/00254/FUL	Sydenham Farm Cottage and Barn, Sydenham Farm	1																	**1**
Broadwell	23/00418	24/02414/REM	Land parcel opposite Wheat Close, Kennel Lane		1	2															**3**
Broadwell	8481	20/02359/FUL	Old Quarry Farm, Moreton Road, GL54 1EG	1																	**1**
Broadwell	22/03811	22/03811/FUL	Sydenham Farm Cottage, GL56 0YE	1																	**1**
Broadwell	22/01275	23/02341/FUL	North Rye House, Donnington, GL56 0XU	1																	**1**
Broadwell	23/03647	23/03647/FUL	Dutch Barns and Yard at Manor Farm	1																	**1**
Broadwell	20/02334	20/02334/FUL	College Tythe Barn, Chapel Street, GL56 0TW	1																	**1**
Chipping Cam	2132	21/00415/FUL	Land to rear of Ashlar, Coppers and Wyldlands Broad, GL55 6UR	1	1																**2**
Chipping Cam	25/01593	25/01593/FUL	Marleys, Aston Road, GL55 6HR	1																	**1**
Chipping Cam	25/00938	25/00938/FUL	Land And Building South East Of 1, The Stables, GL55 6AU					1													**1**
Chipping Cam	25/02239	25/02239/OUT	Campden End, Park Road GL55 6EB				2	3													**5**
Chipping Cam	25/00296	25/00296/FUL	Guild Cottage, Sheep Street GL55 6DR					1													**1**
Chipping Cam	23/03681	23/03681/FUL	Westington Mill, Park Road, GL55 6EB			1															**1**
Chipping Cam	23/01451	23/01451/FUL	The Tyning, Blind Lane, GL55 6ED		1																**1**
Chipping Cam	24/01270	24/01270/FUL	Campden Gallery, High Street, GL55 6AG			1															**1**
Chipping Cam	22/01873	22/01873/FUL	Land and barn south west of Aston Road	1																	**1**
Chipping Cam	22/01373	22/01373/FUL	Barn, Fereby Close	1																	**1**
Chipping Cam	0860	20/02146/FUL	Roydon, Broad Campden, GL55 6UR	1																	**1**
Chipping Cam	20/03875	20/03875/FUL	Braithwaite House, High Street	2	3																**5**
Chipping Cam	1769.2	21/00034/FUL	Fillet & Bone, High Street, GL55 6AT	1																	**1**
Chipping Cam	21/00824	23/01459/FUL	Land Rear Of Wyldlands, Broad Campden	1																	**1**
Chipping Cam	23/02678	23/02678/FUL	Lloyds Bank, High Street, GL55 6HH			2	3														**5**
Clapton	22/02321	22/02321/FUL	Farncombe Barn, Clapton-on-the-Hill, GL54 2LG	1																	**1**
Clapton	25/00030	25/00030/FUL	Longhedge Bungalow, GL54 2LG	-1		1															**0**
Cold Aston	5458	14/03012/FUL	The Ridge, Fosseway	-1		2	3														**4**

Condicote	24/03226	24/03226/FUL	Granary Barn, Former Old Hinchwick Farm Old Hinchwick Road, GL54 1EX			1															**1**
Ebrington	23/02375	23/02375/FUL	Ebrington Hill Farm, GL55 6LY		1																**1**
Ebrington	25/03115	25/03115/FUL	Longmoor Farm, GL55 6NW					1													**1**
Ebrington	24/01129	24/01129/CLOPUD	Ebrington Hill Barn, GL55 6LY			1															**1**
Ebrington	9277	14/00553/FUL	Oakham Farm, Nashs Lane						1												**1**
Ebrington	2012.1	16/04310/FUL	Land adjacent Orchard Cottage, Charingworth Grange, GL55 6XY	1																	**1**
Ebrington	20/03917	20/03917/FUL	Stoney Piece Farm, Nashs Lane, GL55 6NN		1																**1**
Evenlode	23/03782	24/03795/FUL	Land at E422435 N228235, Sybils Farm, Road rrom Railway Line to Evenlode, GL56 0NX					1													**1**
Evenlode	21/00383	24/02919/FUL	Little Orchard, GL56 0NY	-1		1															**0**
Guiting Power	22/01081	22/01081/FUL	Barton Stables Barton Lane GL54 5UZ	1																	**1**
Hazelton	21/03384	21/03384/FUL	Village Farm House, Salperton, GL54 4EE	1																	**1**
Hazelton	21/03465	21/03465/FUL	Lower Barn Farm, GL54 4EA	-1	1																**0**
Icomb	8727	18/02796/FUL	Land at Hill View, Church Road	1																	**1**
Little Rissingto	25/00727	25/00727/FUL	Acres View, Little Rissington, GL54 2ND					1													**1**
Little Rissingto	24/01694	24/01694/PLP	Glebe Farmyard, GL54 2ND									3	2								**5**
Little Rissingto	23/03222	23/03222/FUL	Acres View, GL54 2ND		1																**1**
Longborough	23/02486	23/02486/FUL	Site Of Luckley Farm Bungalow			1															**1**
Longborough	24/01995	24/01995/FUL	The Barn, Ganborough, GL56 0QZ			1															**1**
Longborough	23/01634	23/01634/FUL	Windy Ridge, The Crook GL56 0QY	1																	**1**
Longborough	21/00416	21/00416/FUL	Quarry House, Ganborough Road, GL56 0RE	1																	**1**
Longborough	24/03647	24/03647/FUL	Larch Hill, Ganborough, GL56 0QZ			1															**1**
Maugersbury	25/02137	25/02137/FUL	Sycamore Farm, GL54 1HR	1																	**1**
Maugersbury	23/01543	23/01543/FUL	Land parcel south of Meadow View, Stow Road, Bourton-on-the-Water		1																**1**
Maugersbury	23/02671	23/02671/FUL	Heath Hill, Bungalow Stow Road, GL54 2EZ	-2		1	1														**0**
Maugersbury	19/01183.1	22/04415/FUL	Carmel, Wyck Hill, GL54 1HT	1																	**1**
Maugersbury	24/02665	24/02665/FUL	Cackleberry Farm, Burford Road, GL54 1JY			1															**1**
Mickleton	25/02156	25/02156/FUL	Mickleton Nurseries, Stratford Road	-1		1															**0**
Mickleton	23/01647	24/01873/FUL	Abbotts Ground Farm, Broad Marston Lane, GL55 6SF	-1	1	1															**1**
Mickleton	24/02996	24/02996/FUL	Rondo House, Vine Court, High Street, GL55 6SA			1															**1**
Mickleton	0383	19/03080/FUL	12 Cedar Road, GL55 6SY	1	1																**2**
Mickleton	23/02382	23/02382/FUL	Orchard Cottage, Chapel Lane, GL55 6SD	1																	**1**
Mickleton	2288.7	16/04422/FUL	Land adjacent to Tops Nursery, Broadway Road, GL55 6PT		1																**1**
Mickleton	23/01075	23/01075/FUL	Land South West Of Willow Tree Cottage, Gloucester Lane	1																	**1**
Moreton-in-M	25/01445	25/01445/FUL	Cotswold Lea, Hospital Road, GL56 0BQ					1													**1**
Moreton-in-M	25/01894	25/01894/FUL	30 Jameson Court, GL56 0EW				1	1													**2**
Moreton-in-M	23/03780	23/03780/FUL	Barklay House, High Street, GL56 0AX			1															**1**
Moreton-in-M	9189.1	18/00869/FUL	Building attached to the Wellington Aviation Museum, Bourton Road, GL56 0BG	1																	**1**
Moreton-in-M	2662.1	19/02123/FUL	White Roses, Hospital Road, GL56 0BN	1																	**1**
Moreton-in-M	3715.1	19/03681/FUL	Dale House, High Street, GL56 0AD	1																	**1**
Moreton-in-M	3715.2	20/01115/FUL	Dale House, High Street, GL56 0AD	1																	**1**
Moreton-in-M	23/00003	23/00003/FUL	21 High Street, GL56 0BJ	1																	**1**
Moreton-in-M	19/00086	21/02766/REM	Land to east of Evenlode Road		1	2															**3**
Moreton-in-M	19/02248	19/02248/FUL	Land at Dunstall Farm, Fosseway	54	50	26	2	1													**133**
Naunton	25/01732	25/01732/FUL	Stables Brockhill Quarry, GL54 3BA					1													**1**
Naunton	22/03964	25/01509/FUL	Land and building east of 3 Littlesworth					1													**1**
Naunton	23/03879	23/03879/FUL	Land And Barn South East Of Naunton Downs Farmhouse		1																**1**
Naunton	19/03261	19/03261/FUL	Land and barn west of Church Farm House		1																**1**
Naunton	21/03216	23/00017/FUL	Brockhill Farm, GL54 3AZ	-1		1															**0**
Naunton	23/01896	23/01896/FUL	Church Farm, GL54 3AJ		1																**1**
Oddington	25/01141	25/01141/FUL	Berry Bank, Main Road, GL56 0XW	-1		1															**0**

Oddington	25/00045	25/00045/FUL	Land North East Of Braecroft, Upper Oddington, GL56 0XJ					1														**1**
Oddington	25/01196	25/01196/FUL	Cheyney Cottage, Lower Oddington GL56 0XA	1																		**1**
Oddington	23/03878	23/03878/FUL	Fox Furlong, Upper Oddington, GL56 0XJ			1																**1**
Oddington	2250.3	23/02369/TDC	Brae Croft, Upper Oddington, GL56 0XJ		1																	**1**
Oddington	23/02283	23/02283/FUL	Gardners Cottage, Back Lane, GL56 0XL	1																		**1**
Sevenhampto	24/03233	24/03233/FUL	Hampen Farm, Hampen, Andoversford GL54 5RH	-1		1																**0**
Sevenhampto	23/03700	23/03700/FUL	Sennington House, Park Lane, GL54 5TP	-1		1																**0**
Sevenhampto	23/00128	24/00313/FUL	Wychwood, Brockhampton, GL54 5ST	-1	1																	**0**
Sevenhampto	0609	14/02105/FUL	Craven Arms Inn, Brockhampton, GL54 5XQ	1																		**1**
Sevenhampto	24/00386	24/00386/FUL	Woodleigh, Brockhampton, GL54 5SP		1	2																**3**
Shipton	23/01477	23/01477/FUL	Birchwood (Formerley Eilian), Shipton Oliffe	1																		**1**
Shipton	22/01363	22/01363/FUL	The Rise Care Home, 3 - 4 The Rise, Shipton Oliffe, GL54 4JQ	-2	2																	**0**
Shipton	2753.1	17/01373/FUL	Manor Farm, Kilham Lane, Shipton Oliffe, GL54 4HY			1																**1**
Stow-on-the-V	25/01852	25/01852/FUL	Penrick House, Digbeth Street				1	1														**2**
Stow-on-the-V	22/03931	22/03931/FUL	12 Maugersbury Park, GL54 1DU	1																		**1**
Stow-on-the-V	2184	22/02593/FUL	Naldra, St Edwards Drive, GL54 1AW	-1	1																	**0**
Stow-on-the-V	0418	22/02858/FUL	Vanburgh House, Park Street, GL54 1AQ	1																		**1**
Stow-on-the-V	23/01513	23/01513/FUL	Land north of Oddington Road	20	17																	**37**
Swell	7163.2	22/00528/FUL	Flagstone Farm, Upper Swell, GL54 1ER	1																		**1**
Swell	24/03444	24/03444/FUL	Flagstone House, Upper Swell, GL54 1ER	1																		**1**
Swell	3287	23/03145/FUL	Ferndale, Lower Swell, GL54 1LH						1													**1**
Temple Guitin	25/01431	25/01431/FUL	Land North East Of New Barn Farm	1			3	2														**6**
Temple Guitin	25/01603	25/01603/FUL	Little Farmcote Cottage, Temple Guiting, GL54 5AY	-1		1																**0**
Temple Guitin	24/02612	24/02612/FUL	Stone Barn, Kineton, Guiting Power	1																		**1**
Temple Guitin	23/02562	23/02562/FUL	Ford Hill Farm, GL54 5XU	1																		**1**
Temple Guitin	3203	19/04042/FUL	Pinnock Water Pumping Station			1																**1**
Temple Guitin	23/03932	23/03932/FUL	Land Parcel At Lotts Barn	1																		**1**
Todenham	5367.1	20/02628/FUL	Desmond House, GL56 9PF		1																	**1**
Todenham	23/02468	23/02468/FUL	Homestallend House, GL56 9PF	1	1																	**2**
Upper Rissing	25/00954	25/00954/PLP	5 Smith Barry Crescent, GL54 2NG									1										**1**
Upper Rissing	24/03740	24/03740/FUL	Land Parcel Adj To 10 De Havilland Road, GL54 2NZ			1																**1**
Upper Rissing	25/02114	25/02114/PLP	5 Smith Barry Crescent, GL54 2NG									1										**1**
Upper Rissing	24/02321	24/02321/FUL	8 Sandy Lane Court, GL54 2NF			1																**1**
Westcote	24/01453	24/01453/FUL	Downcroft, Church Westcote, OX7 6SL	1																		**1**
Weston Subed	23/00171	24/00734/FUL	Top Farm, GL55 6QU		1	1																**2**
Whittington	6316.2	23/00308/FUL	Wycomb Loft Annexe, Syreford, GL54 5SJ	-1	1																	**0**
Whittington	6694.2	21/01919/PLP	Whittington Lodge Farm, GL54 4HB								1											**1**
Wick Rissingto	23/00417	23/00417/FUL	Former Wyck Hill Nursery Wyck Hill, GL54 1HY		1																	**1**
Wick Rissingto	1328.1	19/04573/FUL	Laurence House, GL54 2PN	1																		**1**
Wick Rissingto	24/00280	24/00280/FUL	Little Orchard, GL54 2PN	1																		**1**
Willersey	25/02983	25/02983/OUT	Land North Of Folly View, Broadway Road						15	15												**30**
Willersey	23/02590	23/02590/FUL	Manor House, Main Street, WR12 7PJ	1																		**1**
Willersey	21/04088	21/04088/FUL	Willersey Farm Stables, Badsey Lane, WR11 7HF		1	2																**3**
Willersey	5602	13/05112/FUL	1 The Long House, Main Street	1																		**1**
Willersey	22/03959	22/03959/PLP	Land to the east of Willersey Lodge, Campden Lane								1											**1**
Windrush	20/00561	20/00561/AGRPAN	Barn referred to as Lower Barn	1																		**1**
Windfall allowance				3	19	35	57	57	57	57	57	57	57	57	57	57	57	57	57	57	57	**855**
Total - North Cotswold Strategy Area				**119**	**161**	**197**	**228**	**257**	**318**	**326**	**318**	**346**	**351**	**357**	**347**	**449**	**475**	**422**	**412**	**357**	**5,440**

Total Land Supply																		
Local Plan Housing Land Supply	**297**	**443**	**576**	**747**	**723**	**881**	**903**	**1,046**	**1,255**	**1,357**	**1,481**	**1,478**	**1,654**	**1,725**	**1,597**	**1,533**	**1,221**	**18,911**

Cotswold District Housing Land Supply and Stepped Requirement Topic Paper

Appendix 3

The Steadings / Chesterton Strategic Site: Delivery Evidence

COTSWOLD
District Council

This statement covers the expected delivery of The Steadings over the emerging Plan Period (1 April 2026 to 31 March 2043).

To demonstrate the deliverability and developability of housing (as per the NPPF definitions) on the Chesterton strategic site, Cirencester (The Steadings), the Council has engaged with the developer (Bathurst Development Ltd. (BDL), represented by Savills). The following statement is based on this engagement, but it has also been cross-checked with the Council's Development Management case officers responsible for planning applications and discharging conditions at The Steadings.

What is the current planning status of the site?

Planning permission was granted on 3 April 2019 for an "Outline application (with all matters except access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2,350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road" (ref: 16/00054/OUT).

The following reserved matters applications have subsequently been approved:

- Reserved matters permission for (Phase 1A) was granted on 29 November 2021 for "scale, layout, appearance and landscaping for the erection of 68 dwellings with associated open space and landscaping" (ref: 20/04343/REM). Permitted 29.11.2021.
- Approval of reserved matters relating to appearance, landscaping, layout and scale, pursuant to outline planning permission 16/00054/OUT, for earthworks remodelling and construction of SuDS infrastructure to form Primary Green Infrastructure Areas within Phase 2 at The Steadings (ref: 23/02253/REM). Permitted 21.12.2023.
- Approval of reserved matters relating to appearance, landscaping, layout and scale, pursuant to outline planning permission 16/00054/OUT, for those sections of Primary Enhanced Streets A and C that will serve Sub-Phases 2a, 2b and 2c (ref: 23/02252/REM). Permitted 06.12.2023.

- Application for approval of appearance, landscaping, scale and layout of pumping station and emergency storage tank (ref 23/03989/REM). Approved 19.07.2024.
- Application for approval of appearance, landscaping, scale and layout of pumping station and emergency storage tank (ref 23/03990/REM). Approved 19.07.2024.
- Reserved Matters pursuant to outline permission 16/00054/OUT relating to appearance, layout, landscaping and scale for the proposed earth works associated with the landscaping area and spine road and landscaping proposals associated with the public open space for Phase 2 D and E of the development and discharge of conditions 16, 18, 55, 56, 58, 60 and 61 (25/02185/REM). Permitted 26.11.2025.
- Reserved Matters pursuant to outline permission 16/00054/OUT relating to appearance, scale, landscaping and layout for the provision of the spine road to serve Phase 2 D and E of the wider development including construction of the road and provision of the landscape verges and footpath/cycleways and discharge of conditions 16, 18, 55, 56, 58, 60 and 61 (25/02186/REM). Permitted 30.01.2026.
- Reserved Matters pursuant to outline permission 16/00054/OUT relating to appearance, layout, landscaping and scale for the erection of 100 dwellings, landscaping and public open space for Phase 2 A of the development, and discharge of conditions 11, 16, 18, 48, 56 (25/02763/REM). Permitted 29.01.2026.
- Reserved Matters pursuant to outline permission 16/00054/OUT relating to appearance, landscaping, scale and layout of 2 no. substations for phases 2C and 2E (25/04016/REM). Permitted 13.02.2026.

The following reserved matters application is awaiting a decision:

- Reserved Matters pursuant to outline permission 16/00054/OUT relating to approval of scale, layout, appearance and landscaping for 129 dwellings and four ground floor community use spaces with associated roads, parking and landscaping for Phase 2D associated with outline planning permission 16/00054/OUT. Discharge of outline planning permission conditions 16 (SuDS Schemes for each phase/sub-phase), 17 (Conformity and Maintenance with/of SuDS), 18 (SuDS Maintenance and Management Plan), 48 (Electric vehicle charging infrastructure), 49 (Waste Minimisation and Soil Management), 51 (Phased Arboricultural Reports), 56 (Protection of BiodiversityCompliance wit), 58 (Ecological Construction Method Statement), 60 (Lighting Design Strategy), 61 (Landscape, Ecological and Arboricultural), 65 (Hours of operation), 67 (Hours of operation) and 68 (Noise). Discharge of S106 obligation 2.5 of Schedule 1 (26/01237/REM)

The following reserved matters application was refused by the Council and at Appeal:

- Application for the approval of appearance, landscaping, layout and scale of the employment area to the east of Spratsgate Lane (ref: 22/02749/REM). Refused 17.07.2024

Full planning permission was granted on 13.07.2023 on Phase 1a for the temporary change of use of an existing dwelling house (Class C3) to an office and meeting space for the Steadings Community Management Trust and local community (Class E and Class F.2) (ref: 23/01619/FUL).

The following planning conditions have been discharged for the outline planning permission:

- 20/01947/COMPLY - Compliance with conditions 6 (Phasing), 7 (Initial Enabling Works), 9 (Design Coding), 10 (Detailed Design Code Phases 1 & 1a), 13 (Waste water), 14 (Water Supply), 15 (SuDS Delivery Schedule), 16 (SuDS Schemes for each phase/sub-phase), 49 (Waste Minimisation and Soil Management), 64 (Broadband). Discharged 17.03.2021.
- 20/04593/COMPLY - Compliance with condition 69 (Scheduled Ancient Monument and Biodiversity Enhancement and Management Plan). Discharged 22.04.2021.
- 21/04448/COMPLY - Compliance with condition 58 (Ecological Construction Method Statement). Discharged 31.01.2022.
- 22/01125/COMPLY - Compliance with conditions 2 (Inspection Scheme) and 13 (Landscaping Scheme). Discharged 09.03.2023.
- 23/01488/COMPLY - Compliance with condition 58 (Ecological Construction Method Statement)
- 23/00458/COMPLY - Compliance with condition 44 (Construction Management Plan). Issued 26.01.2024.
- 24/00326/COMPLY - Compliance with conditions 58 (Ecological Construction Method Statement) and 61 (Landscape, Ecological and Arboricultural). Issued 27.02.2024.

The following conditions have been partly discharged:

- 21/00515/COMPLY - Part-compliance with conditions 44 (Construction Management Plan), 50 (Archaeological investigation), 58 (Ecological Construction Method Statement and Construction Environment Management Plans), 62 (Ecological report relating to off-site highways works) and 63 (Arboricultural report relating to off-site highways works). Issued 11.05.2021.
- 21/01030/COMPLY - Part-compliance with conditions 18 (SuDS maintenance), 44 (Construction Management Plan), 45 (Public transport infrastructure), 46 (Fire hydrants), 47 (Maintenance of streets), 48 (EV charging infrastructure), 49 (Waste

minimisation & soil management), 50 (Archaeological investigation), 51 (Arboricultural report), 55 (Contamination), 56 (Ecological mitigation and management), 58 (Ecological Construction Method Statement and Management Plans), and 61 (Landscape, Ecological and Arboricultural Management and Monitoring Plan). Issued 31.01.2022.

- 21/01950/COMPLY - Part-compliance with Condition 50 (Archaeological investigation). Issued 05.07.2021.
- 23/00809/COMPLY - Part-Compliance with condition 50 (Archaeological Investigation). Issued 04.07.2023.
- 22/01186/COMPLY - Part-compliance with Condition 10 (Detailed Design Code - Phase 2b). Issued 17.11.2022.
- 21/02318/COMPLY - Part-compliance with Condition 10 (Detailed Design Code - Phase 2a first section of Primary Enhanced Street East). Issued 13.07.2023.
- 23/02700/COMPLY – (Partial) Compliance with condition 58 (Ecological Construction Method Statement (ECMS) and Construction Environment Management Plans (CEMP)) and condition 61 (Landscape, Ecological and Arboricultural Management and Monitoring Plan (LEAMMP)) of permission 16/00054/OUT. Issued 21.12.2023
- 23/02701/COMPLY – (Partial) Compliance with condition 51 (Phased Aboricultural Reports), condition 55 (Contaminated Land), condition 58 (Ecological Construction Method Statement (ECMS) and Construction Environment Management Plans (CEMP)), and condition 61 (Landscape, Ecological and Arboricultural Management and Monitoring Plan (LEAMMP)) of permission 16/00054/OUT. Issued 21.12.2023
- 24/01826/COMPLY - Partial Compliance with conditions 46 (Fire Hydrants) and 47 (Maintenance of Streets) of permission 16/00054/OUT. Issued 02.10.2024
- 24/03693/COMPLY – (partial) Compliance with condition 10 (Detailed Design Code) for permission 16/00054/OUT. Issued 09.05.2025

The following planning conditions have been discharged for reserved matters applications

- 22/01808/COMPLY - Compliance with conditions 6 (Semi-solid boundary treatment), 8 (bicycle parking), 10 (External lighting), 16 (Roof materials), 17 (Walling finishes), 18 (Boundary treatments), 20 (Window and door colours), 21 (Submission of large-scale details) and 23 (Design details for heat pumps) re permission 20/04343/REM. Issued 13.10.2023
- 23/03497/COMPLY - Compliance with condition 3 (Post Occupancy Evaluation) of permission 20/04343/REM. Issued 09.10.2024
- 24/01243/COMPLY - Compliance with condition 6 (hard surfacing materials) of permission 23/02252/REM. Issued 13.02.2025

- 24/01632/COMPLY - Compliance with conditions 3 (Management Plan), 4 (earth structures), 5 (pavement and/or landscape construction) and 9 (external lighting) of approval 23/02253/REM. Issued 17.02.2025
- 24/01827/COMPLY - Compliance with condition 2 (Implementation of all hard and soft landscape works) attached to the approval of reserved matters relating to appearance, landscaping, layout and scale, pursuant to outline planning permission 16/00054/OUT, for those sections of Primary Enhanced Streets A and C that will serve Sub-Phases 2a, 2b and 2c at (23/02252/REM) Issued 13.02.2025
- 24/02078/COMPLY - Compliance with condition 2 (programme for landscape works) of permission 23/02253/REM. Issued 17.02.2025
- 25/01602/COMPLY - Compliance with condition 5 (Pre-occupation validation) of permission 20/04343/REM. Issued 16.07.2025

The following discharge of condition applications for reserved matters applications are pending consideration

- 24/01631/COMPLY - Compliance with conditions 4 (Management Plan for all planted areas), 5 (Tree root barriers), 7 (Planting areas) and 11 (Street lights) of approval 23/02252/REM
- 24/03049/COMPLY - Compliance with condition 2 (Inspection scheme) of permission 20/04343/REM. Reserved Matters (Phase 1A) pursuant to Outline permission 16/00054/OUT

What firm progress is being made towards the submission of a reserved matters application (e.g. a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates)?

BDL has made significant progress towards submitting and being granted reserved matters for a phase of the development and provision of infrastructure on the main site, as well as discharging further planning conditions.

BDL has completed the initial phase of infrastructure required to open up the site, including the following:

- Junction improvements at Cherry Tree Lane.
- Junction improvements at Somerford Road and Chesterton Lane.
- New roundabout and realignment of the Spratsgate Lane/Somerford Lane junction to enable access to the eastern half of the Steadings.

- Localised footpath and cycleway upgrades.
- On-site utility works completed include the installation of electricity, water and drainage as well as diversions of existing pipes.
- An extension to Siddington School has been constructed.
- The eastern section of the spine road, landscaping and SuDS to allow access to Parcels 2A, 2B and 2C constructed.

Off-site highway work improvements on the Fire Station roundabout commenced in Summer 2024 and have now been completed so future phases of development are not held up.

Archaeological surveys have taken place on Parcels 2A – 2G, and relating to the Scheduled Ancient Monument.

Reserved matters applications for two foul water pumping stations to serve Phase 2 (i.e. Parcels 2A to 2F) and future Phases to the west have been approved.

Parcel 1A: This parcel has completed all 68 dwellings.

Parcels 2A, 2B and 2C: The housing parcels of this part of the development are under the control of Homes England. Having acquired these parcels from BDL in June 2021, Homes England has selected Keepmoat Homes to take forward Parcel 2A. A Reserved Matters application was granted in relation to Parcel 2A relating to appearance, layout, landscaping and scale for the erection of 100 dwellings, landscaping and public open space which was permitted on 29 January 2026. They expect to deliver these homes between 1 April 2027 and 31 March 2030.

Homes England has selected Crest Nicholson as their preferred developer for Parcels 2B and 2C. Pre-application meetings were held with Development Management Officers in June 2026 and the developers are expecting to submit a Reserved Matters Application for 168 homes in January 2027.

The three parcels will be delivered sequentially, with housing expected to be delivered on Parcels 2B and 2C from 1 April 2028 to 31 March 2033. Given the involvement of Homes England with a secured developer, and ongoing engagement with the Council's Development Management team, it is considered that there is clear evidence that the parcels will start to be delivered within a five year period.

Parcels 2D and 2E: BDL has entered into a contract with HarperCrewe for the development of Parcel 2D. A Reserved Matters Application was submitted in April 2026 for 129 homes and is due to be considered at Planning Committee in Summer 2026. Subject to securing consent the developer expects to start on site in Autumn 2026**.** Furthermore, BDL submitted, and had approved, the Detailed Design Code for these parcels in May 2025.

The Reserved Matters applications relating to the spine road and open space around these parcels to enable serviced plots to be delivered have also been submitted and approved (late 2025/early 2026). The housebuilders will progress Reserved Matters applications.

Parcels 2F and 2G: BDL is preparing the detailed Design Code for these parcels which is to be submitted by the end of July 2026. In parallel BDL is in negotiation with a developer for Parcel 2G to deliver a scheme of 90 homes.

The delivery of the individual parcels of development will be overlapped. For example, the four sub-phases in Phase 2 will overlap each other in 2029/30.

Is there a planning performance agreement (PPA) that sets out the timescale for approval of reserved matters applications and discharge of conditions?

There is a PPA is currently in place to help progress the development, with regular meetings between the District Council, BDL, Homes England and the County Councils as well as a higher level Steering Group meeting with the BDL Board Directors, the Chief Executive of the District Council and other key Council Officers.

Is there any further relevant information that has a bearing on the delivery of the site?

The delivery trajectory of the Chesterton strategic site was considered by the Inspector of the Cotswold District Local Plan. The relevant sections from the Inspector's report on the Local Plan examination, which includes the justification for his assumptions, are provided in Appendix 3b. The Inspector considered it reasonable that 78 dwellings would be built on Parcel 1A by April 2021 and that 120 dwellings could be included from the overall site within the five year housing land supply (5YHLS). He considered that an overall total of 1,800 dwellings would be completed on the site by 2031.

Since the Inspector's Report, there has been around a four-year delay to the delivery of the site. This is mainly due to the S106 agreement for the outline planning permission taking longer than expected to finalise; infrastructure provision taking longer to agree and install (note - this was undertaken at a time when supply shortages were an issue due to Brexit and Covid-19 lockdowns); it taking 15 months from the grant of the outline planning permission to submit the first discharge of conditions application; it taking longer than expected to agree the design of Parcel 1A and sign off planning conditions; and a delay to agreeing the Detailed Design Code for sub-phases 2A, 2B and 2C. Additionally, Covid-19 impacted Cotswold District Council's resources and the Council's ability to discharge planning condition applications, as staff had to be redeployed to assist with the Council's response to the pandemic. Furthermore, the Council received an increase of planning applications to determine, whilst at the same time having a churn of staff and difficulty recruiting within a highly competitive market for qualified planners.

BDL's delivery programme now includes 610 dwellings to be completed within the 5 year period following the anticipated adoption of the emerging Local Plan (1 April 2028 – 31 March 2033). This includes 82 dwellings from Parcel 2A, 168 dwellings from Parcels 2B/2C, 198 dwellings from Parcel 2D and 120 from Parcels 2F/2G, and 41 from the Western parcels. BDL consider this estimation to be realistic and capable of being delivered, especially given the significant progress with the on-site and off-site infrastructure and resources that are being proposed by the Council.

BDL's delivery programme includes an annual delivery rate in the 5YHLS from the anticipated adoption of the emerging Local Plan that peaks at 143 dwellings in 2029/30. This includes the delivery of both market and affordable housing on Parcel A (41 dwellings) Parcel 2B/2C (41 dwellings); Parcel 2D (41 dwellings); and Parcel 2F/G (20 dwellings). It is anticipated that Parcels 2A – 2G will be developed by separate housebuilders. Furthermore, Cirencester has strong housing demand[1]. This annual delivery rate is therefore capable of being delivered.

BDL have advised that a maximum dpa of 209. This is considered overly optimistic, with a realistic target of 166 (in line within Lichfield's 75 percentile for delivery on large scale sites of this size). This would be dependant on opening up a further sales point to the south of the site. Even with a reduced peak of delivery (i.e. 166dpa), the whole development could be complete in the emerging Plan Period.

The Local Plan Inspector concluded that various factors that The Steadings strategic site could deliver above the average rate achieved on such sites elsewhere in the

[1] https://www.zoopla.co.uk/discover/featured-homes/the-top-uk-towns-for-house-price-growth/

country. Cirencester has previously sustained an average annual build rate of around 150 dwellings for a five-year period. The trajectory also shows that the delivery rates will increase once all key infrastructure is in place.

Regarding the housing demand, a relatively small number of homes have been completed in Cirencester in recent years (4 in 2025/2026[2], 55 in 2024/25, 36 in 2023/24; 17 in 2022/23; 41 in 2021/22; 12 in 2020/21; 0 in 2019/20; and 62 in 2018/19). The number of completions in recent years has been largely determined by the availability of sites with planning permission. There is therefore likely to be a heightened level of latent demand in and around Cirencester.

What firm progress has been made with site assessment work?

All technical work has been undertaken and updated for Parcel 1A. Further technical work has been undertaken on the main site to enable marketing of further land and reserved matters applications to be submitted and approved.

Detailed technical work is progressing which, as mentioned above, includes archaeological work and any hedgerow removals to keep ahead of the housing delivery programme. Infrastructure delivery is also progressing to ensure it is in place prior to support each phase of housebuilding.

The incoming housebuilders will carry out any other necessary technical work required to support the reserved matters applications.

What clear relevant information is there to demonstrate that the site is viable?

A viability assessment was submitted in 2016 as part of the outline planning application to demonstrate the viability of the scheme.

HarperCrewe was appointed as the development partner for Parcel 1A in March 2020 and are bringing the parcel forward in line with the planning consent.

Parcels 2A, 2B and 2C are under the control of Homes England, who have selected Keepmoat Homes to bring forward Parcel 2A and Crest Nicholson as their preferred developer for Parcels 2B and 2C.

[2] This number includes 12 dwellings lost as part of a redevelopment scheme

Parcel 2D/2E has been marketed to a shortlist of partners. BDL has entered into a contract with HarperCrewe for the development of Parcel 2D. The sites are considered low-risk by the parcel developers, as the parcels benefit from outline consent and an approved Detailed Design Codes.

As with all schemes of this scale, the recent cost inflation and impact of world events have impacted costs and cash flow.

Are there any ownership constraints?

No. HarperCrewe has delivered Parcel 1A. Homes England own Parcels 2A, 2B and 2C. The remainder of the site is under the control of BDL as master developer.

What clear relevant information is there about infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects?

Thames Water completed work installing the new main sewer that links the site to the treatment works in South Cerney. This connects the new development and circa 850 existing properties in the Chesterton area to relieve pressure on the existing system.

Pre-commencement highway works have been completed at Cherry Tree Lane, Chesterton Lane/Somerford Road and the Spratsgate Lane roundabout. These works provide access into Parcel 1A and the eastern parcels of the main development area.

The condition for the detailed design code for the Eastern Spine Road from the new roundabout has been discharged and reserved matters consent granted. The Spine Road to serve Parcels 2A, B and C and the open space areas have been constructed. Reserved matters applications have been approved for two pumping stations to serve Phase 2 and the wider development.

Cotswold District Council comments

The four-year delay has had a knock on delay to the delivery of the subsequent phases of the development. However, work has not stood still with bringing the subsequent phases of development forward in the meantime. A significant amount of progress has been made and the situation is now far more advanced than that which the Local Plan Inspector considered. There is now clear evidence that 2,282 dwellings will be completed across the site between April 2026 and March 2043. This is in addition wo the 100 dwellings from Phase 1A.

Cotswold District Housing Land Supply and Stepped Requirement Topic Paper

Appendix 3a

The Steadings / Chesterton Strategic Site: Delivery Trajectory

COTSWOLD
District Council

Parcel(s)	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	Total
Forecast No. of Occupations (Homes England development parcel 2A)		18	41	41														**100**
Forecast No. of Occupations (Homes England development parcels 2B 2C)			5	41	41	41	40											**168**
Forecast No. of Occupations (BDL development parcel 2D 2E) - open market & affordable			41	41	41	41	35			20	26							**245**
Forecast No. of Occupations (BDL development parcel 2F 2G) - open market & affordable				20	41	41	18											**120**
Forecast No. of Occupations (BDL development western parcels) - open market & affordable							41	162	162	142	154	162	162	162	162	162	118	**1,589**
Forecast No. of Occupations (BDL development parcel) West (Care Home)									26	26	8							**60**
Total Occupations Per Financial Year	0	18	87	143	123	123	135	162	188	188	188	162	162	162	162	162	118	**2,282**

Cotswold District Housing Land Supply and Stepped Requirement Topic Paper

Appendix 3b

Local Plan Inspector's Report Extract

COTSWOLD
District Council

The Planning Inspectorate

Report to Cotswold District Council

by William Fieldhouse BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Date: 5th June 2018

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Cotswold District Local Plan 2011-2031

The Plan was submitted for examination on 7 July 2017

The examination hearings were held between 10 October and 22 November 2017

File Ref: PINS/F1610/429/2

Is there a reasonable prospect of the Chesterton site delivering the number of dwellings assumed in the Plan by 2031?

168. I consider now whether there is a reasonable prospect[69] that 2,350 dwellings will be completed on the site by 2031 and, if not, what a more realistic assumption would be. This requires consideration of (a) when development of the site is likely to start, and (b) once development is underway, how many dwellings are likely to be completed each year.

When is development of the Chesterton site likely to start?

169. Outline planning permission is dependent on the finalisation of a section 106 agreement containing numerous planning obligations which is unlikely to be before the end of 2018. In parallel with the preparation of those obligations, work can continue on preparing information to discharge any pre-reserved matters application conditions, and develop detailed proposals in consultation with the Council and key stakeholders.

170. It is likely that part of the eastern side of the site ("phase 1a") could be developed with access from Somerford Road without requiring any major off site infrastructure provision other then a new foul water sewer from the site to the Shorncote sewage treatment works that is likely to be in place by autumn 2018. There is evidence of interest from housebuilders, and it is possible that detailed planning permission could be in place in time for development of this area to start around the middle of 2019. Whilst there is no certainty that this timetable for phase 1a will be achieved, I am satisfied that there is a reasonable prospect that it could be.

171. The Plan assumes that development on the main part of the site could start early in 2020. Representatives for the site owner clarified during the examination that this represents a best case scenario[70]. Given the significant amount of work that still needs to be completed by numerous different bodies before development on the main part of the site gets underway, the inter-dependencies that exist between key events that need to occur, and the need for various approvals including of details required by planning conditions and for infrastructure projects, I consider it likely that there will be some slippage in the timetable. In order to ensure that the Plan is not based on unrealistic expectations about the timing of development on the strategic site, which is critical to meeting housing needs in the latter years of the plan period, it would be more appropriate to assume that development on the main part of the site will not start until 2021.

How many dwellings are likely to be built each year on the Chesterton site?

172. Once development on the main part of the site is properly underway, the Plan assumes that delivery rates would step up over the first three years then average 229 dwellings each year between 2023 and 2031[71]. The Council and site owner consider that this could be achieved by there being four separate outlets each on average delivering 40 market homes and 17 affordable homes per year. The owner suggests that specialist forms of residential accommodation could also be provided on the site, for example for students

[69] NPPF footnote 12.
[70] Oral evidence from Mr Jackson and Mr Linnell at the hearing session on 12 October 2017.
[71] *Housing Land Supply Report* Appendix 3, CDC November 2017 [ED046].

and the elderly, and that discussions have taken place with the Royal Agricultural University and others regarding this.

173. There are no examples of large strategic sites having been delivered at such a rate for a sustained period in the district or elsewhere in the Gloucestershire housing market area in recent decades. The two recently completed Kingshill sites on the east of Cirencester did deliver a total of nearly 350 dwellings in 2011/12, but that was an exceptional one-year peak.

174. A number of strategic sites in Oxfordshire have delivered over 200 dwellings per year[72], and further evidence and analysis is available of strategic scale development elsewhere in the country over a number of years[73]. This shows an average delivery rate of 161 dwellings per year on the sites of over 2,000 dwellings that were analysed. Whilst the rates varied, only 4 of the sites had a delivery rate of over 200 dwellings per year. Output of open market homes from each sales outlet on large sites tends to be in the range of 30-35 dwellings per year[74].

175. The local housing market is strong, and when sites in the district receive planning permission they invariably get completed in a timely fashion[75]. Land prices are in the top 25% nationally, and the viability appraisal for the site factors in above-average build costs which is indicative that a high quality scheme would be delivered. None of the analysed sites of over 2,000 dwellings elsewhere in the country included as high a proportion of affordable homes than the 30% that has been shown to be viable on the Chesterton site. These factors suggest that a successful strategic site in the district could deliver above the average rate achieved on such sites elsewhere in the country.

176. However, although the local housing market is strong, it is of limited size. Whilst the number of completions in recent years has been largely determined by the availability of sites with planning permission, the average annual build rate in Cirencester over the last five years has been under 150 dwellings. So sustaining an average of around 230 per year for 9 years would represent a significant increase (over 50%) in market activity in the town. Whilst there are expressions of interest from 3 housebuilders, marketing of the site has not yet commenced and therefore there is no certainty that there would be such a high level of interest to ensure that 4 housebuilders would be willing to operate together consistently for a sustained period.

Conclusion on whether there is a reasonable prospect that the Chesterton site would deliver the number of dwellings assumed in the Plan by 2031

177. There is a high probability that the strategic site will be developed, and it is likely that a total of around 2,350 dwellings will be built by the time that it is completed. However, on balance, I do not consider there to be a reasonable prospect that all of those dwellings will be completed on the site by 2031. In summary, the main reasons for this are that it is unlikely that development on the main part of the site will start as early as hoped, or that four housebuilders would operate at all times over a 9 year period and each deliver

[72] *Chesterton Delivery Strategy Statement* paragraph 4.18 and Appendix 5 [ED014c].
[73] *Start to Finish: How Quickly do Large Scale Housing Sites Deliver?* (NLP, November 2016).
[74] Savills letter dated 25 August 2015 [ED014c Appendix 3].
[75] ED005 Q16.

an average of 40 market and 17 affordable homes every year during that period. There are also at present some uncertainties about the amount of specialist residential accommodation, such as for students or the elderly, that will be built on the site.

178. I consider that it is reasonable to assume that 78 dwellings would be built on phase 1a by April 2021, and that development on the main part of the site would start around that date with approximately 1,700 further dwellings being completed by 2031 giving an overall total of around 1,800. This would represent an average delivery rate slightly above that achieved on strategic sites elsewhere in the country. This is justified by the strength of the local housing market and the fact that a high quality scheme that includes infrastructure provision and 30% affordable housing has been assessed as viable. It allows for periods when there may be four housebuilders each delivering a total of 50-60 market and affordable homes per year, other times when there would be fewer operators and/or lower outputs, and the possibility of specialist accommodation being provided on parts of the site.

179. In total, therefore, it is reasonable to assume that around 1,800 dwellings would be built on the strategic site in the plan period, and that 120 of those would be completed by 1 April 2022. This latter figure is based on 78 dwellings be completed on phase 1a, and 42 on the main part of the site in 2021/2022. The Plan should be modified accordingly [**MM04** and **MM13**].

180. Sites in Cirencester with planning permission as at 1 April 2017 are likely to have been largely completed by 2022, and there are only a limited number of other small sites allocated in the town. This means that for most of the rest of the plan period the rate of housing growth in the town would be only slightly greater than that experienced in recent years. This reinforces my view that the delivery assumptions that I have set out are justified.

Conclusion on Housing Supply for the Plan Period

181. Based on the above, the housing land supply for the plan period 2011 to 2031 can be summarised as follows:

- Completions 1 April 2011 to 31 March 2017: 3,176 dwellings
- Sites with planning permission 1 April 2017: 2,870 dwellings
- Strategic site south of Chesterton: 1,800 dwellings
- Housing allocations: 577 dwellings
- Windfalls 2017 to 2031: 1,191 dwellings
- Total supply 2011 to 2031: 9,614 dwellings

182. This would represent a supply of housing land that should ensure that the identified requirement for 8,400 dwellings over the plan period could be met. Table 1 in the Plan, and reasoned justification for policy DS1, needs to be modified accordingly so that the Plan is justified and effective [**MM04**].

Cotswold District Housing Land Supply and Stepped Requirement Topic Paper

Appendix 4

Windfall Evidence

COTSWOLD
District Council

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
2025/26								
Adlestrop	Manor Farm House, Schoolers La	Internal and external alterations to the main house including the demolition of a single-storey extension and the erection of a new single-storey extension amendments to layout and fenestration. Repair and fit out existing ancillary cottage. Conversion of part of the existing barns to create ancillary accommodation. Landscape works including the installation of a new pool and relocation of car parking	23/02976/FUL	23/02976	-	-	1	Yes
Ampney Crucis	Little Acre, Hilcot End, GL7 5HG	Erection of replacement dwelling detached garage swimming pool and associated landscaping works	24/00369/FUL	24/00369	-	-	0	Yes
Ampney St Mary	Quarry Farm, GL7 5SR	Change of use of land from agricultural to residential and conversion of outbuilding to 1no. dwelling with Solar PV panels	24/02495/FUL	24/02495	-	-	1	Yes
Avening	Land Parcel Easting 387517 North	Conversion of agricultural barn into dwelling	21/02281/FUL	21/02281	-	-	1	Yes
Bagendon	Lyncroft South, Perrotts Brook Ba	Erection of a single dwelling with detached garage	23/02473/FUL	23/02473	-	-	1	Yes
Bagendon	Lyncroft Farm, GL7 7BW	Erection of one dwelling and double garage	21/03371/FUL	2339.2	-	-	1	Yes
Birdlip	High Green Farm, Birdlip, GL4 8JH	Erection of four dwellings with associated access and landscaping	19/01871/FUL	19/01871	-	-	4	Yes
Birdlip	The Nest, Birdlip Farm, GL4 8JH	Construction of a replacement dwelling and retention of `The Nest` for ancillary use	25/00411/FUL	24/00936	-	-	-1	Yes
Bledington	Pippin, Stow Road	Demolition of dwelling and outbuildings and the erection of two detached dwellings outbuilding and the formation of access and associated landscaping	22/02336/FUL	22/02336	-	-	2	Yes
Blockley	Haberdashers, Bell Lane, GL56 9E	Demolition of a single dwelling and erection of 5 dwellings with associated works	23/01407/FUL	2553	-	-	5	Yes
Blockley	7 Church View, Aston Magna, GL	Erection of a 3 bed dwelling with 2no. parking spaces	24/01046/FUL	24/01046	-	-	1	Yes
Blockley	Ditchford-on-Fosse Cottages, Dit	Replace two cottages with a single residential dwelling	19/00919/FUL	1638	-	-	1	Yes
Bourton-on-the-Water	38 Roman Way, GL54 2EW	Retrospective subdivision of one unit into two separate units (C3)	25/02718/FUL	25/02718	-	-	1	Yes
Bourton-on-the-Water	Malt Cottages, Lansdowne	Erection of 1no. dwelling	20/02397/FUL	20/02397	-	-	1	Yes
Bourton-on-the-Water	Murillo, Lansdowne, GL54 2AR	Erection of rear extensions and associated works reversion of 2no dwellings into 1no dwelling	21/04295/FUL	21/04295	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Bourton-on-the-Water	Our Lady Help of Christians Cath	Technical Details Consent for demolition of vacant church and erection of five dwellings together with associated access parking and landscaping following grant of Permission in Principle (ref: 21/04242/PLP)	23/00727/TDC	21/04242	-	-	5	Yes
Bourton-on-the-Water	The Orchard, Gasworks Lane	Construction of one self-build dwelling and ancillary works	23/02905/FUL	2610	-	-	1	Yes
Bourton-on-the-Water	1 And 2 South Lawn, Victoria Stre	Combine 1 and 2 South Lawn to form a single dwelling alterations to windows including new rooflights change of use of land to residential including parking area and landscaping works	25/00224/FUL	25/00224	-	-	-2	Yes
Brimpsfield	Blacklaines Farm, GL4 8LH	Conversion and partial demolition of agricultural barns to form 4 no. dwellings with access car parking and landscaping	24/01226/FUL	24/01226	-	-	4	Yes
Broadwell	Manor Farm Barn, GL56 0YD	Addition of entrance door replacement windows and other associated works to annex	23/01678/FUL	23/01678	-	-	1	Yes
Broadwell	North Rye House, Donnington, G	Change of Use of land and conversion/extension of barn for the creation of a dwelling plus hard and soft landscape works	21/04074/FUL	21/04074	-	-	1	Yes
Chedworth	Land north east of Chedworth Vil	Application for Technical Details Consent for 2 No. dwellings (based on a Permission in Principle application (ref. 20/02017/PLP) for the erection of up to 3no. dwellings) (revised)	22/03157/FUL	20/02017	-	-	2	Yes
Chedworth	Land and Building at E405542 N2	Demolition of existing building and erection of dwelling with associated works	23/03836/FUL	23/03836	-	-	-1	Yes
Cirencester	6 Chantry Close, GL7 2SA	Retrospective reinstating of two semi-detached dwellings (no.5 & no.6) by sub-dividing the current no.6	25/03087/FUL	25/03087	-	-	1	Yes
Cirencester	The Ivy House, 2 Victoria Road, G	Change of Use from C1 (Bed & Breakfast) to C3 Dwellinghouse	25/00982/FUL	25/00982	-	-	1	Yes
Cirencester	16 Kingshill, GL7 1DE	Erection of a two bedroom bungalow	24/01170/FUL	24/01170	-	-	1	Yes
Cirencester	Peartrees, Baunton Lane, GL7 2LN	Erection of a single detached four bedroom dwelling with a new vehicular access within the grounds of Peartrees	21/02219/FUL	21/02219	-	-	1	Yes
Cirencester	Barton Hall 29, Gloucester Street,	Change of use and conversion from B1 office to residential dwelling with guest annex garden and off-street parking	21/04204/FUL	21/04204	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Cirencester	86 Dyer Street, GL7 2PF	Change of use from Class E (commercial) to Class C3 (residential) for the creation of 1 no. dwelling (ground floor flat)	24/03021/FUL	24/03021	-	-	1	Yes
Cirencester	30-32 Dollar Street	Change of use from B1 to C3 residential use comprising conversion of existing buildings at 30 and 32 Dollar Street into 3 self contained units with extension to the rear of 32 Dollar Street and new landscaping to the rear car park	15/03910/FUL	0588	-	-	3	Yes
Cirencester	Cowley House, 12 Black Jack Stre	Conversion of first and second floors to 3 no. one bedroom flats	22/02580/FUL	22/02580	-	-	3	Yes
Cirencester	Shepherd Smail & Co, North Way	Change of use of part of first floor office to two flats (Use Class C3) and associated alterations	17/03291/FUL	2698	-	-	2	Yes
Cirencester	115 Cricklade Street, GL7 1JF	Reconfiguration of existing property to unify all floors into a single C3 dwelling	25/00157/FUL	25/00157	-	-	0	Yes
Cirencester	Northway House, North Way, GL1	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class O for the conversion of the office on first floor of Northway House West to form a one bedroom flat and a bedsit flat	20/02694/OFRPAN	2698.1	-	-	2	Yes
Cirencester	Land At Nos. 26 To 48, Austin Ro	Demolition of existing 12 no. flats and construction of 14 no. new houses and flats together with associated car parking external works and landscaping	25/00650/FUL	25/00650	-	C39	-12	Yes
Coberley	Ullenwood Court, Ullenwood, GL	Residential re-development consisting of 26 residential (C3) units and associated works	18/01615/FUL	6991.1	-	-	5	Yes
Coln St Dennis	Upper Farm Buildings Along Lane	Conversion of barn to one dwelling with associated parking and works	22/00353/FUL	22/00353	-	-	1	Yes
Cowley	Korinn Farm, GL53 9NJ	Erection of an agricultural workers` dwelling and associated ancillary development. Retention of existing temporary static caravan to allow continued occupation whilst permanent dwelling is constructed	18/03102/FUL	8386	-	-	1	Yes
Cutsdean	Land at Grid Reference 413525 2	Conversion of barns to provide one residential unit associated landscaping and erection of outbuilding	21/01653/FUL	21/01653	-	-	1	Yes
Down Ampney	Rooktree Farm, GL7 5QT	Change of use of agricultural land and the erection of 9 dwellings together with associated infrastructure and landscaping. Demolition of existing buildings	22/00827/FUL	22/00827	Yes	DA5A	9	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Down Ampney	Dukes Field, Land to the south of	Erection of 10 dwellings with associated accesses landscaping and infrastructure (amendment to 21/00949/FUL)	22/03992/FUL	22/03992	Yes	DA12	2	No
Down Ampney	Land at Broadway Farm	Reserved Matters Application in conjunction with outline planning permission reference 15/01567/OUT for demolition of redundant buildings and redevelopment with up to 44 dwellings	17/03826/REM	6470	-	DA1	19	No
Driffield	Land south of 1 - 3 Corner House	Technical Details Consent application for the construction of 2 no. dwellings following approval of Permission in Principle (ref: 24/00055/PLP)	24/01998/TDC	24/00055	-	-	2	Yes
Duntisbourne Abbotts	Duntisbourne Leer Farm, GL7 7AS	Change of use of ancillary accommodation to an independent dwelling and its associated curtilage	22/03940/FUL	22/03940	-	-	1	Yes
Duntisbourne Rouse	Upper Rectory Farm, Daglingwor	Demolition of 2 no. dwellings and outbuildings and erection of 1 no. replacement dwelling and outbuildings with associated landscaping and works	23/01825/FUL	23/01825	-	-	1	Yes
Eastleach	Blue Barn, Eastleach Martin, GL7	Change of use from agricultural to residential and the creation of external swimming pool (part retrospective) demolition of existing attached garage and erection of two storey front and side extension erection of single storey side and rear extension widening of vehicular access and associated landscaping	20/01755/FUL	20/01755	-	-	1	Yes
Fairford	The Tree House, Cinder Lane, GL7	Erection of additional storey two storey extension first floor balcony detached garage and single storey extension to annex	24/01550/FUL	24/01550	-	-	1	Yes
Fairford	Land south of Wick House, East E	Erection of two dwellings	18/02520/FUL	18/02520	-	-	2	Yes
Hazelton	Puesdown Inn, GL54 4DN	Alterations extensions and erection of outbuildings to facilitate the change of use of the building into 4 dwellings	21/02227/FUL	21/02227	-	-	4	Yes
Kemble	Ewen Springs, GL7 6BY	Erection of three estate worker cottages with associated landscaping and change of use from amenity land to Class C3 Dwellinghouses	23/02521/FUL	23/02521	-	-	3	Yes
Kingscote	2 & 3 Ashcroft Cottages, Ashcrof	Change of Use of redundant farm buildings and existing cottage and erection of single-storey and two-storey elements to form single dwelling with housekeeper`s accommodation	20/03057/FUL	20/03057	-	-	2	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Lechlade	Manor Farm, London Road, GL7 3	Conversion and change of use of various former farm buildings to 5 no. residential dwellings and associated works	22/02158/FUL	22/02158	-	-	1	Yes
Lechlade	Orchard House South, Fairford R	Retrospective conversion of a single storey outbuilding into residential annexe	26/00176/FUL	26/00176	-	-	1	Yes
Little Rissington	Holly Cottage, GL54 2ND	Alterations to existing outbuilding to form new dwelling	21/02301/FUL	21/02301	-	-	1	Yes
Long Newton	Sundown, GL8 8RH	Demolition of existing dwelling and erection of 2no. dwellings with associated works	24/00416/FUL	24/00416	-	-	-1	Yes
Longborough	Upper Town House, Moreton Roa	Demolition of bungalow and construction of 6No. houses and associated access alterations	21/02068/FUL	4353	-	-	6	Yes
Longborough	Windy Ridge, The Crook GL56 0Q	Change of use of 2no. buildings (including extension to 1no. building) to form 2no. holiday lets; erection of 1no. replacement dwelling extensions to 2no. existing dwellings; replacement of existing building with ancillary storage building; alterations to the design of 2no. extant dwellings (as approved under application reference: 20/02504/FUL); associated landscaping including creation of orchard; parking; and other associated works	23/01634/FUL	23/01634	-	-	-1	Yes
Longborough	Larch Hill, Ganborough, GL56 0Q	Demolition of dwelling and garage block erection of new dwelling repositioned further within the site and garage block to include ancillary accommodation landscaping and alterations to access	24/03647/FUL	24/03647	-	-	-1	Yes
Maugersbury	Carmel, Wyck Hill, GL54 1HT	Replacement Dwelling and Associated Works	22/04415/FUL	19/01183.1	-	-	-1	Yes
Mickleton	80 Granbrook Lane, GL55 6TF	Demolition of existing dwelling and erection of two dwellings with all associated works	23/03768/FUL	23/03768	-	-	2	Yes
Moreton-in-Marsh	1 Bourton Road, GL56 0AR	Certificate of Lawful Existing Use or Development under section 191 of the Town and Country Planning Act 1990 for use of No 1 Bourton Road as an independent residential dwelling	25/01277/CLEUD	25/01277	-	-	1	Yes
Moreton-in-Marsh	Rowan Cottage, High Street, GL5	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of Rowan Cottage as an independent dwelling from Dereham House	25/02541/CLEUD	25/02541	-	-	1	Yes
Moreton-in-Marsh	The Old Bank, Bourton Road, GL5	Change of use of building to form 1no. dwelling	20/03082/FUL	20/03082	-	-	1	Yes
Moreton-in-Marsh	Land to east of Evenlode Road	Erection of 67 dwellings open space and landscaping (Reserved Matters application)	21/02766/REM	19/00086	Yes	M12	14	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Moreton-in-Marsh	Land at Dunstall Farm, Fosseway	Erection of 250 dwellings (to include 150 Market Housing and 100 Affordable Housing) with associated vehicular access landscaping drainage and public open space (phased development of 146 dwellings in phase 1 92 dwellings in phase 2 and 12 dwellings in separate phases thereafter)	19/02248/FUL	19/02248	Yes	M19A/B	56	No
Moreton-in-Marsh	30 Jameson Court, GL56 0EW	Conversion of a residential dwelling into 2no. residential Flats	25/01894/FUL	25/01894	-	-	-1	Yes
Naunton	Land parcel at E412426 N224183,	Proposed agricultural and equestrian development with incorporated rural worker`s dwelling and construction of associated hardstanding (partially retrospective)	23/00150/FUL	23/00150	-	-	1	Yes
Naunton	Hill Barn Farm, GL54 3AZ	Demolition of existing building erection of annex conversion of existing building for ancillary residential use and associated works	23/03298/FUL	23/02322	-	-	1	Yes
Naunton	Ben Pauling Racing, Naunton Do	Change of use of the first floor of existing equine welfare barn to provide grooms` accommodation	24/01784/FUL	24/01784	-	-	1	Yes
North Cerney	The Grange, Woodmancote, GL7	Extension and remodelling of existing garage to create ancillary residential accommodation to host dwelling. Erection of Pedestrian and Vehicle gates and other associated works	22/03621/FUL	23/04010	-	-	1	Yes
North Cerney	Chapel Farm, Chapel Lane, GL7 7	Change of use of farm house and outbuilding from its current status as commercial/office use back to its original use as residential	24/02235/FUL	24/02235	-	-	1	Yes
Oddington	Banks Farm, Upper Oddington, G	Construction of a new dwelling following the demolition of a modern portal framed building in place of extant permission reference 19/02620/FUL (for the conversion of modern agricultural building to two dwelling houses)	22/01736/FUL	7988	-	-	1	Yes
Poulton	The Haven London Road, GL7 5J	Demolition of existing bungalow and erection of two storey dwelling with associated works	22/02845/FUL	22/02845	-	-	1	Yes
Shipton Moynes	West View, The Street, GL8 8PN	Replacement dwelling with solar PVs and EV charging point	23/01761/FUL	23/01761	-	-	1	Yes
Siddington	Land south west of the Byre	Erection of dwelling with detached car port and workshop	20/00400/FUL	20/00400	-	-	1	Yes
Somerford Keynes	Tall Trees, Water Lane, GL7 6DS	Change of use from a cycle hire facility (E (a) Use Class) to a single residential dwelling (C3 Use Class) (part retrospective)	21/00961/FUL	21/00961	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
South Cerney	Land and properties at Berkeley (	Demolition of 56 no. existing REEMA non-traditional residential units and 21 lock up garages stopping up of existing highway and the erection of 82 no. new residential units the retention and refurbishment of 2 existing residential units together with associated new proposed adopted highway access drives open space external works and landscaping	23/02101/FUL	23/02101	-	-	7	Yes
South Cerney	Hideaway, Bow Wow, GL7 5TW	Erection of replacement dwelling together with alteration and extension of existing ancillary outbuilding and other associated works	24/00956/FUL	24/00956	-	-	-1	Yes
Southrop	Keble Cottage, GL7 3NU	Internal alterations to 2x semi-detached cottages to form a single dwelling. The scope includes re-opening previously blocked connections + the formation of new connections	24/02123/FUL	24/02123	-	-	-1	Yes
Stow-on-the-Wold	Martin House, Sheep Street, GL54	Change of Use of Martin House from a single dwelling to 2no. two bedroom apartments with associated works	22/03688/FUL	22/03688	-	-	1	Yes
Temple Guiting	The Cabin, The Hitchins Farm, GL	Retention of log cabin as rural worker`s dwelling	23/01641/FUL	23/01641	-	-	1	Yes
Temple Guiting	Ford Manor House, Ford, GL54 5I	Demolition of two stable buildings alteration extension and conversion of Dutch barn and lean-to to form 1no. dwellinghouse and associated works	21/00568/FUL	21/00568	-	-	1	Yes
Tetbury	Northfield Garage, London Road,	45 residential dwellings with associated garages/parking including demolition of existing petrol filling station and other existing buildings	21/00549/FUL	21/00549	Yes	T51	28	No
Tetbury	Land west of Worwell Farmhouse	Mixed use development comprising healthcare facility 27 dwellings (including 11 affordable units) landscaping site access internal estate road and associated works	23/02682/FUL	23/02682	-	T52	3	Yes
Tetbury Upton	Upton Grove, GL8 8LP	Demolition of majority of rear wing and storage building conversion of remaining former dairy building to one dwelling and erection of garage.	23/00698/FUL	23/00698	-	-	1	Yes
Todenham	Land east of Becket Close	Erection of a detached dwelling and associated works	17/02973/FUL	5662	-	-	1	Yes
Todenham	Land adjacent to Glebe Farm Bur	Erection of a dwelling and garage	23/02752/FUL	9055.2	-	-	1	Yes
Todenham	Homestallend House, GL56 9PF	Demolition of existing dwelling and erection of two new dwellings with associated works	23/02468/FUL	23/02468	-	-	-1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Upper Rissington	Annex at 18 Mitchell Way	Proposed single-storey rear extension to detached garage to create an annex to dwelling and conversion of existing garage into annex	24/01125/FUL	24/01125	-	-	1	Yes
Upper Rissington	Land at Sandy Lane Court	Erection of 4no. dwellings and associated works	23/02520/FUL	23/02520	-	-	4	Yes
Westcote	Field Farm, Nether Westcote	Erection of a new dwelling and garage within the residential curtilage of an existing dwelling (revised scheme)	23/03385/FUL	22/02988	-	-	1	Yes
Westcote	Church Farm Buildings, OX7 6SD	Redevelopment of existing barn and surrounding yard to create 3 no. dwellings within the current envelope with associated parking structures and landscaping	20/03726/FUL	4564.2	-	-	3	Yes
Westcote	The Quarry, Nether Westcote, OX	Demolition of the existing buildings and erection of 4 dwellings (amendments to design of permission 20/03022/FUL)	21/02632/FUL	1019.2	-	-	2	Yes
Weston Subedge	Brymbo, Honeybourne Lane, GL5	Demolish existing dwelling and erect two dwellings (reserved matters following 15/02695/OUT)	17/03004/REM	2595	-	-	1	Yes
Wick Rissington	Garage Building, Wyck Hill Court	Conversion of existing garage building to dwellinghouse and erection of carport	22/01524/FUL	22/01524	-	-	1	Yes
Wick Rissington	Olive Hill Farm, GL54 2PW	Demolition of existing dwelling and erection of a replacement dwelling	21/03104/FUL	21/03104	-	-	1	Yes
Wick Rissington	Little Orchard, GL54 2PN	Demolition of existing dwelling and erection of replacement dwelling with associated works	24/00280/FUL	24/00280	-	-	-1	Yes
Willersey	Brookville, Broadway Road, WR12	Technical Details Consent for one dwelling and associated works following grant of Permission in Principle (ref: 21/01070/PLP)	24/00686/TDC	21/01070	-	-	1	Yes
Willersey	Field House, Broadway Road, WR	Demolition of existing commercial and domestic buildings and construction of 5 dwellings and associated infrastructure	23/03814/FUL	23/03814	-	-	5	Yes
Willersey	Highlands, Broadway Road, WR1	Proposed conversion of existing garage to annexe	24/00152/FUL	24/00152	-	-	1	Yes
2024/25								
Ampney Crucis	Barnes Croft, School Lane, GL7 5S	Replacement dwelling	18/02060/FUL	3351	-	-	1	Yes
Ashley	12 & 13A, Culkerton, GL8 8SS	Erection of single-storey extension to east, two-storey extension to west, conversion of two dwellings to form one, and associated works	23/00226/FUL	23/00226	-	-	-1	Yes
Avening	Block G Longfords Mill	External alterations and conversion of Block G to 8 residential flats (4x1, 2x2 & 2x3 beds) with associated parking, landscaping and other works	19/00276/FUL	7589	-	-	8	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Avening	Pimbury Park, GL8 8SF	Erection of replacement house with garage, pool house and outdoor swimming pool, and associated parking and access, following partial demolition of existing house and demolition of existing outbuildings	23/03218/FUL	23/03218	-	-	-1	Yes
Bagendon	Toft Cottage, Cheltenham Road,	Erection of replacement dwelling with garage and office	21/03226/FUL	21/03226	-	-	0	Yes
Barnsley	Mower Shed and Wood Store, Ba	Conversion of existing storage buildings to 3 dwellings	14/04384/FUL	3575	-	-	3	Yes
Barnsley	Barnsley Park House, Barnsley Pa	Conversion of stable to a dwelling	21/02092/FUL	21/02092	-	-	1	Yes
Baunton	Land north east of 2 Mill View	Conversion and Extension of Stone Stables to form one dwelling	20/02848/FUL	20/02848	-	-	1	Yes
Birdlip	The Nest, Birdlip Farm, GL4 8JH	Construction of a replacement dwelling and retention of `The Nest` for ancillary use	24/00936/FUL	24/00936	-	-	-1	Yes
Bledington	Pippin, Stow Road	Demolition of dwelling and outbuildings, and the erection of two detached dwellings, outbuilding, and the formation of access and associated landscaping	22/02336/FUL	22/02336	-	-	-1	Yes
Blockley	Dutch Barns at Bank Farm, Paxfor	Change of use and alteration of agricultural building to form single dwelling	21/00970/FUL	9695	-	-	1	Yes
Blockley	The Old Chequer, Draycott, GL56	Conversion of single dwelling to form two dwellings	23/04008/FUL	23/04008	-	-	1	Yes
Blockley	The Surgery, Greenway Road, GL	Change of use of former doctor`s surgery to residential dwellinghouse with associated works	24/00139/FUL	24/00139	-	-	1	Yes
Blockley	Sheafhouse Cottage, Draycott Ro	Sub division of existing house and annex into 2 no. self contained dwellings with associated works	24/00892/FUL	24/00892	-	-	1	Yes
Bourton-on-the-Water	Land parcel to the south of Wind	Erection of two detached dwellings, garages and associated works (Reserved Matters application)	21/01547/REM	3304	-	-	2	Yes
Bourton-on-the-Water	Former Ebley Tyre and Auto Serv	Demolition of commercial buildings, change of use to residential, erection of 3no. dwellings (1no. detached dwelling and 2no. flats), residential garage/store, with associated works (revision to design of 22/00133/FUL)	23/01509/FUL	5101	-	-	1	Yes
Bourton-on-the-Water	Wayside, Marshmouth Lane, GL5	Erection of 1no. self-build dwelling and garage following demolition of existing dwelling	21/03002/FUL	21/03002	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Bourton-on-the-Water	Lower Marsh Farm, Marshmouth	Demolition of Lower Marsh Farmhouse and existing outbuildings; demolition of existing collection of farm buildings to the south of the farmhouse. Erection of a new complex of farm buildings and a new farmhouse, along with landscape enhancements, including the creation of new woodland	23/00040/FUL	23/00040	-	-	0	Yes
Bourton-on-the-Water	The Coach House of the Dower H	Change of use of Coach House	23/01139/FUL	23/01139	-	-	1	Yes
Bourton-on-the-Water	Whiteshoots Cottage, Whiteshoo	Retrospective conversion of remainder of existing converted barn to an independent residential unit and refurbishment of studio into an independent residential unit	25/00172/FUL	25/00172	-	-	1	Yes
Boxwell with Leighterton	Hillside Farm, GL8 8UR	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for conversion of a proportion of an agricultural barn to a single dwelling (Use Class C3)	24/02879/CLEUD	24/02879	-	-	1	Yes
Broadwell	North Rye House, Donnington, G	Demolition of existing dwelling and erection of a replacement dwelling with associated leisure building	23/02341/FUL	22/01275	-	-	-1	Yes
Broadwell	Sydenham Meadows	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 to ascertain commencement of development of planning permission CD.7320/A/AP (Erection of residential dwelling and garage)	24/00099/CLEUD	24/00099	-	-	1	Yes
Broadwell	Sydenham Farm Cottage and Bar	Erection of a replacement dwellinghouse with integral garage, annex and associated works following the demolition of existing established cottage, and barn benefiting from extant permission for residential conversion under reference 22/03811/FUL	24/00254/FUL	24/00254	-	-	-1	Yes
Chedworth	Umona, Fields Road, GL54 4NQ	Demolition of existing dwelling and double garage and erection of three dwellings with garages	19/03964/FUL	6345	-	-	1	Yes
Chedworth	The Vineyard (previously Buttress	Erection of new detached dwelling	14/05373/FUL	21/02254	-	-	1	Yes
Chipping Campden	Bantam Tearooms, High Street, G	Erection of a single new dwelling at the rear of Bantam Tea Rooms	20/01547/FUL	0493	-	-	1	Yes
Chipping Campden	Fillet & Bone, High Street, GL55 6	Proposed 1-bed duplex apartment and 1-bed maisonette in lieu of approved Bistro/Cafe, Kitchen and Office	21/00034/FUL	1769	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Chipping Campden	Cherry Trees, 4 Lavender Drive, G	Sub-division of existing single dwelling to form two dwellings and associated works including erection of 2 carports	22/01483/FUL	22/01483	-	-	2	Yes
Chipping Campden	Sharcomb Furlong, Broad Campd	Erection of dwelling and associated works	22/01702/FUL	22/01702	-	-	1	Yes
Cirencester	The Coach House, Gloucester Ho	Conversion of office space into 4 flats	21/01509/FUL	0190.4	-	-	4	Yes
Cirencester	Green Sleeves, Baunton Lane, GL	New dwelling (Resubmission of 19/01625/FUL)	19/04687/FUL	0351	-	-	1	Yes
Cirencester	C J L Garage, Albion Street, Stratt	Demolition of existing garage and construction of 2 x 1.5 storey dwellings with parking and amenity space	16/01432/FUL	3881	-	-	2	Yes
Cirencester	The Steadings Development Phase 1A, Chesterton, Wilkinson Road	Reserved Matters (Phase 1A) pursuant to Outline permission 16/00054/OUT (mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2 350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road) for scale, layout, appearance and landscaping for the erection of 68 dwellings with associated open space and landscaping	20/04343/REM	9150	Yes	C177	41	No
Cirencester	3 Cecily Hill, GL7 2EF	Proposed conversion of domestic outbuildings to form 3 no. dwellings (Class C3)	20/04105/FUL	20/04105	-	-	3	Yes
Cirencester	Ermin House, 68 Cricklade Street,	Conversion of two flats into one house with rear extension	21/02422/FUL	21/02422	-	-	1	Yes
Cirencester	1 Meadow Road, GL7 1YA	Demolition of existing garage and erection of dwelling, first-floor gable roof extension to existing dwelling and associated works	22/01310/FUL	22/01310	-	-	1	Yes
Cirencester	The Mead House, 18 - 20 Thomas	Change of use from offices (Class E) to 2no. residential dwellings (Class C3) and associated internal alterations	22/02888/FUL	22/02888	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Cirencester	The Cotswold Club, Watermoor R	Change of use from private social club to dwelling, and associated works	23/00955/FUL	23/00955	-	-	1	Yes
Cirencester	29B Gloucester Road, Stratton, G	Demolition of existing bungalow and construction of 2no. dwellings	23/01526/FUL	23/01526	-	-	1	Yes
Cirencester	Sewell House, 45 Chesterton Lane	Change of use from sheltered housing for 6 people to 1no. residential dwelling	23/02877/FUL	23/02877	-	-	0	Yes
Cirencester	1-3 Dollar Street and 1 Coxwell S	Erection of single storey rear extension. Change of use and conversion of existing buildings to create a new dwelling and additional residential floor space	24/01824/FUL	24/01824	-	-	-1	Yes
Coberley	Ullenwood Court, Ullenwood, GL	Residential re-development consisting of 26 residential (C3) units and associated works	18/01615/FUL	6991	-	-	5	Yes
Coberley	National Star College, Ullenwood	The construction of day student facility, a student residential accommodation block, an extension to existing building to provide an annex containing student residential accommodation, an additional office building, car parking facility, provision of external recreational and communal space, provision of hard and soft landscaping and associated infrastructure	21/01606/FUL	21/01606	-	-	7	Yes
Coln St Aldwyn	The Old School, Church Lane, GL7	Conversion of 2no. dwellings to form one dwelling, erection of extensions and associated works.	22/03008/FUL	22/03008	-	-	-1	Yes
Coln St Dennis	The Rudges and South Hill, GL54	Demolition of South Hill and associated outbuildings/structures, the demolition of modern extensions to The Rudges and associated tennis court, removal of the southern vehicular access and driveway to The Rudges and the construction of a partially subterranean extension and alterations to The Rudges, a swimming pool, new Cotswold stone walls to the boundary and associated hard and soft landscaping	19/04394/FUL	3547	-	-	-1	Yes
Cowley	Willow House, GL53 9NJ	Demolition of existing 2 storey dwelling along with associated detached garage, and erection of replacement 2 storey dwelling with integral garage	21/04749/FUL	6911	-	-	1	Yes
Didmarton	Park Wood Farm, Saddlewood, G	Reserved matters relating to access, appearance, layout and scale for the self-contained staff accommodation at Park Wood Farm	21/02124/REM	1489	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Down Ampney	Land at Broadway Farm	Reserved Matters Application in conjunction with outline planning permission reference 15/01567/OUT for demolition of redundant buildings and redevelopment with up to 44 dwellings	17/03826/REM	6470	-	DA1	4	No
Down Ampney	Dukes Field, Land to the south of the Pheasantry, Oak Road	Erection of 10 dwellings with associated accesses, landscaping and infrastructure (amendment to 21/00949/FUL)	22/03992/FUL	22/03992	Yes	DA12	8	No
Down Ampney	Rook Tree Farm, 31 Down Ampney, GL7 5QT	Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for internal alterations and the amalgamation of two dwellings to form a single dwelling	23/03388/CLOPUD	23/03388	-	DA5A	-2	No
Duntisbourne Rouse	Upper Rectory Farm, Daglingwor	Demolition of 2 no. dwellings and outbuildings and erection of 1 no. replacement dwelling and outbuildings with associated landscaping and works	23/01825/FUL	23/01825	-	-	-2	Yes
Ebrington	Field Barn, Hodcote Boyce	Proposed barn conversion to dwellinghouse, alterations to access track (revised scheme) Proposed barn conversion to dwelling, replacement roof and proposed extension	17/04410/FUL	9447	-	-	1	Yes
Ebrington	Plum Tree Farm, Hidcote Road, G	Erection of an agricultural worker`s dwelling (Reserved Matters application)	21/04449/REM	21/01068	-	-	1	Yes
Fairford	Land at Waiten Hill Farm, Corona	Residential development comprising the erection of five dwellings	15/02817/FUL	3246	-	-	5	Yes
Fairford	Rhymes Barn Farm, Rhymes Lane	Conversion of barn and outbuildings into three dwellings. Demolition of tractor shed and its replacement with car port and accommodation over (part retrospective)	19/01428/FUL	3910	-	-	3	Yes
Hazelton	Dutch Barn	Conversion of barn to a dwelling and associated works	21/02125/FUL	21/02125	-	-	1	Yes
Hazelton	Priory Farm, GL54 4DX	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of land for the stationing of a mobile home for residential occupancy	24/01265/CLEUD	24/01265	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Kempsford	Cross Tree Crescent & Oakley Fla	Demolition of 14 no. existing houses, 12 no. flats and 3 blocks of lock up garages and construction of 27 no. new affordable 1, 2 and 3 bedroom houses and 2 bedroom bungalows, together with associated access road, external works and landscaping	19/01715/FUL	0	-	-	17	Yes
Kempsford	Stable Cottage Ground Floor, Chu	Conversion of ground floor of Stable Cottage to residential use ancillary to Church Farm	23/00054/FUL	23/00054	-	-	1	Yes
Kingscote	Walnut Farm, Bagpath, GL8 8YQ	Change of use from annexed accommodation to independent dwelling (Retrospective)	20/04502/FUL	23/03142	-	-	1	Yes
Lechlade	Jacobs Farm, Hambidge Lane, GL	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q - Change of use of agricultural building to a single dwelling	21/04294/AGRPAN	1203	-	-	1	Yes
Lechlade	Land (E) 421220 (N) 199464, Fairf	Erection of 1 no. detached dwelling together with associated ancillary development	22/00324/FUL	22/00324	-	-	1	Yes
Lechlade	Flat, Magnet House, High Street,	Change of use from residential to office	24/02580/FUL	24/02580	-	-	-1	Yes
Little Rissington	Orchard Cottage, GL54 2ND	Erection of four dwellings and associated infrastructure (Reserved Matters application)	21/04639/REM	19/03003	-	-	4	Yes
Long Newton	Boldridge Farm, Crudwell Lane, G	Demolition of farmhouse (western dwelling); the demolition of the modern elements and the erection of an extension to the older part of the existing cottage (eastern dwelling): conversion of Cart Barn to be used for home offices and other ancillary rooms; renovation of Stables and erection of replacement dwelling; demolition and relocation of Agricultural building; the installation of a ground sited solar array; and associated works including drainage engineering	21/03629/FUL	21/03629	-	-	-1	Yes
Longborough	Upper Town House, Moreton Roa	Demolition of bungalow and construction of 6No. houses and associated access alterations	21/02068/FUL	4353	-	-	-1	Yes
Moreton-in-Marsh	Land to east of Evenlode Road	Erection of 67 dwellings, open space, and landscaping (Reserved Matters application)	21/02766/REM	19/00086	Yes	M12	32	No
Moreton-in-Marsh	Land at Dunstall Farm, Fosseway	Erection of 250 dwellings (to include 150 Market Housing and 100 Affordable Housing) with associated vehicular access, landscaping, drainage and public open space (phased development of 146 dwellings in phase 1, 92 dwellings in phase 2 and 12 dwellings in separate phases thereafter)	19/02248/FUL	19/02248	Yes	M19A/B	61	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Moreton-in-Marsh	15 High Street, GL56 0AH	Change of use and conversion of first floor from retail storage space to 2 no. apartments (Use Class C3), erection of first floor extension to provide entrance link to apartments, re-roofing of existing building and installation of roof lights	23/01943/FUL	22/03871	-	-	2	Yes
Naunton	Longford Barn, Summerhill Lane	Conversion of Longford Barn and ancillary buildings into single dwelling	20/03927/FUL	9557	-	-	1	Yes
North Cerney	Perrotts Brook House, Perrotts Br	Subdivision of Perrotts Brook House to form 2no. dwellings	21/01199/FUL	21/01199	-	-	1	Yes
Northleach with Eastington	21 Fortey Road, GL54 3HN	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the continued use of 21 and 21a Fortey Road as two separate dwelling houses	24/02832/CLEUD	24/02832	-	-	1	Yes
Oddington	Land west of Brans Cottage, Bran	Erection of a dwelling and associated works	20/04549/FUL	4167	-	-	1	Yes
Oddington	Gardners Cottage, Back Lane, GL5	Demolition of existing reconstituted stone dormer bungalow and replacement with new build dwelling and associated works	23/02283/FUL	23/02283	-	-	-1	Yes
Preston	Forty Farm, GL7 5PP	Erection of 3 No dwellings to replace existing barns and associated works	20/04407/FUL	0141.1	-	-	3	Yes
Preston	Forty Farm, GL7 5PP	Conversion of barn and outbuildings into two dwellings	18/02170/FUL	0141.2	-	-	2	Yes
Preston	Forty Farm, GL7 5PP	Conversion of stone threshing barn and attached cow byre into two dwellings and erection of a detached open fronted car port replacing Dutch barn	19/02806/FUL	0141.3	-	-	2	Yes
Quenington	Parsonage Barn, Donkeywell Farm	Conversion of agricultural barn to residential dwelling and erection of associated garage/store with associated works	21/04000/FUL	21/04000	-	-	1	Yes
Sezincote	The Piggeries and other Outbuild	Change of use of outbuildings and surrounding land into residential use, including external alterations to create 4 dwellings, amenity areas, car parking, a bin store and boiler room, and storage buildings. Demolition of two redundant agricultural buildings	19/02296/FUL	9732	-	-	4	Yes
Sherborne	Mill Hill Farm, GL54 3DN	Conversion of existing barns to create one independent dwelling and ancillary staff accommodation, re-roofing of barns together with alterations to the existing dwelling and barns and associated works	21/02940/FUL	9694	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Shipton Moynes	West View, The Street, GL8 8PN	Replacement dwelling with solar PVs and EV charging point	23/01761/FUL	23/01761	-	-	-1	Yes
Siddington	88 Siddington Road, GL7 1PF	Erection of semi-detached 4 no. bed dwelling adjoining existing dwelling and erection of two-storey rear extension and single-storey front porch to existing dwelling	22/03538/FUL	22/03538	-	-	1	Yes
South Cerney	Windfalls, Silver Street, GL7 5TP	Conversion and extension of existing garage/stable block to separate residential unit (revised scheme)	19/02159/FUL	2360	-	-	1	Yes
South Cerney	Atkyns Manor, Church Lane, GL7	Demolition of outbuildings and erection of two storey dwelling and associated works	21/03890/FUL	21/03890	-	-	1	Yes
South Cerney	Cedars, Cerney Wick, GL7 5QH	Demolish existing bungalow and outbuildings, erect new replacement dwelling and garage	23/00854/FUL	23/00854	-	-	1	Yes
Southrop	Fraser House, Wadham Close, GL	Change of use from an office to a single private dwelling	22/00418/FUL	3176	-	-	1	Yes
Stow-on-the-Wold	65 King Georges Field, GL54 1AT	Erection of 2.5 storey dwelling with associated parking, alterations to the parking arrangement associated with the existing dwelling	22/00687/FUL	22/00687	-	-	1	Yes
Stow-on-the-Wold	Barclays Bank Plc Barclays, Bank	Conversion & Renovation of former Barclays Bank to form Ground Floor Retail and Office premises together with 3no. First & Second Floor Residential Letting Apartments	23/00822/FUL	23/00822	-	-	3	Yes
Stow-on-the-Wold	9 Park Street, GL54 1AQ	Change of use of a Bed & Breakfast (Use Class C1) for the creation of 1no. residential dwelling (Use Class C3)	24/02217/FUL	24/02217	-	-	1	Yes
Swell	Sunnyside and St Georges Cottag	Internal and external refurbishment to join two cottages to form a single dwelling with ancillary self-contained annex. Internal works to create door opening between cottages and associated alterations to layout. External works include re-roofing, repairs to chimney, refurbishment and replacement windows and doors. Removal of garden wall between cottages. Replacement lean-to loggia. Replacement garage doors and internal alteration to form garden room. Erection of greenhouse to garage	23/03799/LBC	23/03799	-	-	-1	Yes
Todenham	Glebe Farm, Wolford Road, GL56	Replacement of existing residential unit with a new equestrian worker`s dwelling and relocation of existing barn, pole barn and mÃ©nage	16/01534/FUL	9055	-	-	0	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Todenham	New Road Farm, GL56 9PN	Prior approval for the change of use of an agricultural building to 1no. dwellinghouse and associated operational development	23/00916/AGRPAN	23/00916	-	-	1	Yes
Turkdean	Chalkhill Barn	Creation of a dwelling through conversion of existing barn with parking, amenity space, landscaping and associated works	20/02718/FUL	20/02718	-	-	1	Yes
Westcote	The Quarry, Nether Westcote, OX	Demolition of the existing buildings and erection of 4 dwellings (amendments to design of permission 20/03022/FUL)	21/02632/FUL	1019	-	-	2	Yes
Westcote	Wallground, Nether Westcote, O	Proposed single dwelling	19/03873/FUL	4564	-	-	1	Yes
Westcote	Downcroft, Church Westcote, OX	Demolition of existing dwelling and erection of a self-build replacement dwelling with associated landscaping and access alterations	24/01453/FUL	24/01453	-	-	-1	Yes
Wick Rissington	Olive Hill Farm, GL54 2PW	Demolition of existing dwelling and erection of a replacement dwelling	21/03104/FUL	21/03104	-	-	-1	Yes
Willersey	The Meeting Place, Church Street	Proposed change of use from commercial use (Class E) (Cafe) to residential (Class C3), to create a 1 bedroom dwelling	23/03426/FUL	23/03426	-	-	1	Yes
Withington	Meadowside (Land adjacent to W	Creation of 5 residential dwellings (part change of use and part demolition and redevelopment)	23/00088/FUL	21/01145	-	-	5	Yes
2023/24								
Aldsworth	The Barn at Tallet Cottage, GL54 3QZ	Conversion of listed barn to dwelling	21/02169/FUL	5055	-	-	1	Yes
Ampney Crucis	Glebe Farm, Barnsley Road, GL7 5DY	Conversion of Redundant Stable Building/Stores Agricultural Building to 3 bedroom dwelling with associated parking, turning and garden areas	21/04124/FUL	1418.3	-	-	1	Yes
Avening	Land parcel at the Sunground, GL8 8NW	Proposed affordable housing development comprising 9 affordable dwellings and 5 shared ownership dwellings, together with associated access road, landscaping, and parking	19/04221/FUL	2831.1	-	R45	14	Yes
Avening	48 High Street, GL8 8NF	Certificate of Lawful Use or Development under Section 192 of the Town and Country Planning Act 1990 for the confirmation of residential use of No.46 High Street Avening as part of No.48 High Street Avening	23/03893/CLEUD	23/03893	-	-	-1	Yes
Bledington	The Old Forge adjacent to Jasmine Cottage, Church Lane, OX7 6XB	Demolition of existing buildings and erection of a detached dwelling, outbuilding and 1.8m high wall to frontage	19/00056/FUL	3350	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Blockley	Bier House, Lower Street	Alterations and extension to create a new dwelling (retrospective) Superseded: Alterations and extension to create a new dwelling	18/04384/FUL	9536	-	-	1	Yes
Blockley	3 Wellacres Cottage, Draycott, GL56 9LG	Approval of reserved matters (landscaping) of Outline permission 21/03742/OUT for the erection of a detached 1.5 storey dwelling	22/02078/REM	21/03742	-	-	1	Yes
Bourton-on-the-Hill	Land to the rear of Hillcrest, GL56 9AG	Erection of a dwelling	16/01777/FUL	2930	-	-	1	Yes
Bourton-on-the-Water	Hill View, Essex Place, GL54 2HL	Proposed 4-bed detached dwelling	18/01421/FUL	6565	-	-	1	Yes
Bourton-on-the-Water	5 and 6 Sherborne Terrace, Sherborne Street, GL54 2DA	Internal and external alterations to facilitate conversion of existing dwellings into one single property	21/02610/FUL	21/02610	-	-	1	Yes
Bourton-on-the-Water	Land off Marshmouth Lane, Marshmouth Lane, GL54 2EE	Conversion of penguin shed to a single dwellinghouse and associated works (amendments to design of 21/04102/FUL)	22/02106/FUL	21/04102	-	-	1	Yes
Broadwell	Old Quarry Farm, Moreton Road, GL54 1EG	Replacement of existing rural workers dwelling and site office	20/02359/FUL	8481	-	-	-1	Yes
Broadwell	Manor Farm, GL56 0YD	Conversion of traditional stone barn to create new dwelling, demolition of existing steel frame agricultural buildings and creation of new contemporary dwelling	20/00391/FUL	20/00391	-	-	1	Yes
Chedworth	Land at Grid Reference 404265 212605, Manor Farm, GL54 4AA	Erection of an agricultural worker`s dwelling (Reserved Matters application)	21/00884/REM	8151	-	-	1	Yes
Chipping Campden	Smiths Butchers, High Street, GL55 6AT	Proposed 1-bed duplex apartment and 1-bed maisonette in lieu of approved Bistro/Cafe, Kitchen and Office adding to Alterations and developments to former Smith`s Butchers, including: new dwelling to rear; demolition of redundant ancillary lean-to structures and conversion of existing Abattoir into Cafe/Bistro;, part conversion of upper apartment into office space & reconfigured apartment; and demolition of existing modern outbuilding group and replacement with single	17/03970/FUL	1769.1	-	-	1	Yes
Chipping Campden	Church House, West End Terrace, GL55 6AX	Conversion of two dwellinghouses to one dwellinghouse, demolition of and erection of conservatory, with associated works	21/03417/FUL	21/03417	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Cirencester	The Steadings Development Phase 1A, Chesterton, Wilkinson Road	Reserved Matters (Phase 1A) pursuant to Outline permission 16/00054/OUT (mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2 350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road) for scale, layout, appearance and landscaping for the erection of 68 dwellings with associated open space and landscaping	20/04343/REM	9150.1	Yes	C177	25	No
Cirencester	9 Black Jack Street, GL7 2AA	Subdivison of single dwelling into a 2-bed dwelling and 1-bed ground floor flat	19/03849/FUL	9999.1	-	-	2	Yes
Cirencester	Land to the rear of Albion Street, Stratton	Erection of dwelling house and associated ancillary development (revised scheme)	19/02005/FUL	19/02005	-	-	1	Yes
Cirencester	The Hidden House, 4A London Mews, GL7 1GE	Erection of 1 no. dwelling together with associated ancillary development	20/02101/FUL	20/02101	-	C37	1	Yes
Cirencester	Ivy Lodge, GL7 6LU	Conversion and restoration of Ivy Lodge and attached farm buildings, walls and shelter shed into a wedding venue	21/00304/FUL	21/00304	-	-	-1	Yes
Cirencester	11 Dollar Street, GL7 2AS	Conversion and alteration of existing buildings to create 6no. flats together with ground floor flexible business unit and associated ancillary development	21/00364/FUL	21/00364	-	-	7	Yes
Cirencester	Stratton Park, Gloucester Road, Stratton, GL7 7HS	Change of use of building and surrounding land to a single dwelling with associated garden and parking	22/00622/FUL	22/00622	-	-	1	Yes
Coberley	Ullenwood Court, Ullenwood, GL53 9QS	Residential re-development consisting of 26 residential (C3) units and associated works	18/01615/FUL	6991.1	-	-	14	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Condicote	Swainstons Barn, GL54 1EY	Conversion of Barn to single dwelling - Amendments and improvements to the previously consented scheme (Planning Ref 19/01409/FUL) to include also external works, landscape improvements and new subterranean garage and store with green roof	21/01566/FUL	5091	-	-	1	Yes
Edgeworth	Field Barn, GL6 7JF	Construction of a rural worker`s dwelling	21/01314/FUL	21/01314	-	-	1	Yes
Evenlode	Holly Tree House, Horn Lane, GL56 0NT	Demolition of outbuilding and erection of ancillary annexe	23/02400/FUL	23/02400	-	-	1	Yes
Fairford	Land adjacent to Home Farm, Cirencester Road, GL7 4BS	Erection of 2 no. dwellings with detached garages	21/01993/FUL	21/01993	-	-	2	Yes
Fairford	Colston House, Market Place, GL7 4AB	Change of use from commercial (Class E) to residential (Class C3) to create 1No. dwelling	22/03830/FUL	22/03830	-	-	1	Yes
Farmington	Keepers Barn, 29 Farmington	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for conversion of former agricultural barn to residential dwelling (C3) and continuous occupation for a period of over four years (Resubmission)	23/02762/CLEUD	23/02762	-	-	1	Yes
Hazelton	Red House, Salperton	Extension and conversion of barns to form a dwelling	19/04307/FUL	8227	-	-	1	Yes
Kemble	Land north west of Kemble Primary School, West Lane	Demolition of existing garaging and erection of eight residential dwellings and associated development. Two new vehicular access points, car parking for school staff and adjacent dwellings	19/03417/FUL	19/03417	Yes	K5	7	No
Kemble	Land north west of Kemble Primary School, West Lane	Demolition of existing garaging and erection of eight residential dwellings and associated development. Two new vehicular access points, car parking for school staff and adjacent dwellings	19/03417/FUL	19/03417	Yes	K5	1	No
Kemble	Land north east of Clayfurlong Grove	Erection of 15 dwellings and associated garages, car ports and car parking together with one new vehicular access point, pedestrian and cycle access points, landscaping and ancillary development	20/00833/FUL	20/00833	Yes	K1B	15	No
Kingscote	Walnut Farm, Bagpath, GL8 8YQ	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 to establish lawful use of existing barn as a dwelling incorporating material alterations	23/03142/CLEUD	23/03142	-	-	1	Yes
Lechlade	The Cottage, Oak Street, GL7 3AX	Proposed Change of Use from Retail (A1 use) to Dwelling house (C3) together with alterations	20/01911/FUL	20/01911	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Lechlade	Colley Supper Rooms, High Street, GL7 3AE	Conversion of restaurant and ancillary managers accommodation into four self contained townhouses, including alterations to the listed portion of the building	21/04732/FUL	20/01927	-	-	4	Yes
Long Newton	Shipton Mill, GL8 8RP	New dwelling for occupation in connection with business	20/04504/FUL	20/04504	-	-	1	Yes
Meysey Hampton	2 Hartwell Farm Cottages, Welsh Way, GL7 5SY	Change of use of 2 no. holiday let cottages to single residential dwelling with erection of single-storey rear extension and detached garage	22/02384/FUL	21/01396	-	-	1	Yes
Mickleton	Mickleton Nurseries, Stratford Road, GL55 6SU	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for erection of a dwelling with associated residential garden land	23/02702/CLEUD	23/02702	-	-	1	Yes
Mickleton	80 Granbrook Lane, GL55 6TF	Demolition of existing dwelling and erection of two dwellings with all associated works	23/03768/FUL	23/03768	-	MK4	-1	Yes
Moreton-in-Marsh	Dormer House School, High Street, GL56 0AD	Change of use of former school to 7 open market houses, including alterations and landscaping	20/04412/FUL	478	-	-	7	Yes
Moreton-in-Marsh	Land west of Davies Road	Erection of 15 dwellings with associated access arrangements and ancillary works (Reserved Matters application)	22/02119/REM	5410.8	-	M66	13	Yes
Moreton-in-Marsh	Land west of Davies Road	Erection of 15 dwellings with associated access arrangements and ancillary works (Reserved Matters application)	22/02119/REM	5410.8	-	M66	2	Yes
Moreton-in-Marsh	Land to east of Evenlode Road	Erection of 67 dwellings, open space, and landscaping (Reserved Matters application)	21/02766/REM	19/00086	Yes	M12	18	No
Moreton-in-Marsh	Little Window High Street, GL56 0LL	Change of use from Class E (Commercial, business and service) to mixed use Class E and C3 (dwellinghouse)	21/00102/FUL	21/00102	-	-	1	Yes
Moreton-in-Marsh	13-30 Stockwells, GL56 0HQ	Demolition of 24 no. existing defective non-traditional houses and maisonettes and construction of 28 no. new affordable 2 and 3 bedroom houses, together with associated external works and landscaping	21/03283/FUL	21/03283	-	-	28	Yes
Moreton-in-Marsh	No 1 Newcroft & No 2 Newcroft, Todenham Road, GL56 9NJ	Certificate of Lawful Existing Use or Development under 191 of the Town and Country Planning Act 1990 to regularise the subdivision of one C3 dwelling into two C3 dwellings	23/00877/CLEUD	23/00877	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Moreton-in-Marsh	Land west of Aldi, Former Fosseway Farm, Stow Road, GL56 0DS	Construction of a 60-bed care home (Class C2) with associated car parking and landscaping	18/02083/FUL	18/02083	-	-	32	Yes
North Cerney	Perrotts Brook House, Perrotts Brook, GL7 7BS	Erection of new dwelling	20/00729/FUL	20/00729	-	-	1	Yes
Northleach with Eastington	Oak House, High Street, GL54 3ET	Change of use from mixed use to single residential dwelling	21/03048/FUL	21/03048	-	-	1	Yes
Poole Keynes	The Barn, Westend Farm	Design amendments to 19/01276/AGRPAN to include the subdivision of the building into two separate buildings 19/01276/AGRPAN - Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q for the change of use of an agricultural building to two	20/00984/FUL	8534	-	-	1	Yes
Poulton	Land east of Bell Lane	Reserved Matters: Reserved Matters pursuant to outline permission 15/01376/OUT (Outline planning application for the erection of up to 9 dwellings and associated access) relating to appearance, layout, landscape and scale, and discharge of conditions 10 (Highways	19/00880/REM	9103	-	R515	9	Yes
Poulton	The Haven London Road, GL7 5JQ	Demolition of existing bungalow and erection of two storey dwelling with associated works	22/02845/FUL	22/02845	-	-	-1	Yes
Preston	Land at Siddington Park Farm, GL7 6ET	Part Outline/part detailed full application for planning permission for a revised scheme for the Continuing Care Retirement Community permitted under Application Ref 11/05716/OUT (Use Class C2) and under application Ref 15/02532/OUT (Use Class C2), comprising the extension of earlier site, construction of a central facilities building providing community care services together with provision of 171 Assisted Living Units/Close Care Units together with landscaped grounds, internal highways, parking and associated works	17/00076/OUT	2189.1	-	C172	61	Yes
Rendcomb	Marsden Manor, Cheltenham Road, GL7 7EU	Relocation of external staircase and fenestration alterations to facilitate conversion of building to form 1no. dwelling	20/03316/FUL	20/03316	-	-	1	Yes
Rendcomb	Land and building north of Hill House	Change of use of equestrian land for residential use, conversion of stables for the creation of a dwelling and associated parking	22/01719/FUL	22/01719	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Rodmarton	Hullasey Barns, Tarlton	Conversion of 4 barns to 5 dwellings, construction of detached garage, relocation of access track and change of use of land to residential	18/04696/FUL	1338	-	-	1	Yes
Sapperton	Cranhill Barn, Emnerson Road	Conversion of barn to dwelling and erection of ancillary outbuilding as replacement of former single storey range	17/01721/FUL	8385	-	-	1	Yes
Siddington	Land parcel at Severalls Field	Reserved matters pursuant to Outline permission granted at Appeal under LPA ref. 15/05165/OUT (Erection of up to 88 dwellings, to include vehicular access off Park Way; new pedestrian and cycle links to the wider area; improvements to Siddington School; including improved access facilities and the erection of a new purpose built school hall; a solar park; ecological enhancements; strategic landscaping; and associated infrastructure) for the provision of internal layout, internal road layout and parking, appearance and scale of house type designs, landscaping strategy, drainage strategy, ecology strategy and renewable energy	20/01852/REM	9143	-	SD9D	58	No
South Cerney	Fosse Dogotel and Cattery, Cricklade Road, GL7 5QB	Extensions and alterations to existing former kennel buildings to create 1 no dwelling, substituting for the extant 2 no dwellings commenced, pursuant to application 12/00138/FUL	21/04279/FUL	2977	-	R556	1	Yes
South Cerney	Land off Berkeley Close, GL7 5UN	Reserved Matters pursuant to outline permission 16/02598/OUT (Outline application with all matters reserved except access for the construction of up to 92 dwellings (with up to 50% affordable housing) and associated works) the reserved matters for which the application seeks consent are: Access (design); Appearance; Landscaping; Layout and Scale	18/04656/REM	5331	-	SC13A	6	No
South Cerney	Land south of Huxley Court	Construction of two dwellings	19/04420/FUL	19/04420	-	SC30	2	Yes
South Cerney	Cedars, Cerney Wick, GL7 5QH	Demolish existing bungalow and outbuildings, erect new replacement dwelling and garage	23/00854/FUL	23/00854	-	-	-1	Yes
South Cerney	Sisters Farm, GL7 5TN	Certificate of Lawful Existing Use of Development under Section 191 of the Town and Country Planning Act 1990 for the conversion of barn to dwelling, single storey extension and change of use of land to a residential garden	23/01479/CLEUD	23/01479	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Stow-on-the-Wold	St Edwards House, The Square, GL54 1AB	Change of use of ground floor and basement from A3 to use as either A3 (restaurants/cafes) or A1 (shop) and change of use of first and second floor from office (B1a) to flat (C3). External alterations including the replacement of existing windows to the front elevation with new timber sashes and reface of existing rear steps	18/02884/FUL	3641	-	-	1	Yes
Stow-on-the-Wold	The Beams, Bryden House, Sheep Street, GL54 1JS	Change of use of ground floor and basement from retail (Class E) to residential (Class C3) and associated works	22/02650/FUL	22/02650	-	-	1	Yes
Tetbury	12 Close Gardens, GL8 8DU	Retention of existing dwelling, alterations to site layout, erection of 1 no. detached dwelling, formation of new access and associated works	22/01212/FUL	2410	-	-	1	Yes
Tetbury	Garage off Fox Hill	Amendment to approved application 15/00525/FUL - re-position of proposed dwelling amended to take into account position of existing sewer	17/02907/FUL	9025	-	-	1	Yes
Tetbury	Peglers Garage Workshop, London Road, GL8 8JQ	Demolition of existing MOT garage and erection of 9 new homes with associated access, parking and landscaping	20/00834/FUL	20/00834	-	-	9	Yes
Tetbury	Tetbury Attics, 3 London Road, GL8 8JQ	Proposed change of use from shop to dwelling	23/00121/FUL	23/00121	-	-	1	Yes
Tetbury	Kingsley House, Gumstool Hill, GL8 8DG	Erection of two-storey rear extension above an existing single storey building of Nursing Care Home	22/01074/FUL	22/01074	-	-	4	Yes
Tetbury Upton	Barley Court, Bath Road, Doughton, GL8 8TQ	Conversion works and change of use to class C2 (Residential training centre)	21/03208/FUL	21/03208	-	-	3	Yes
Tetbury Upton	Close Farm, Bath Road, GL8 8PH	Change of use and conversion from office to 5no. student accommodation	22/00360/FUL	22/00360	-	-	5	Yes
Tetbury Upton	Barley Court, Bath Road, Doughton, GL8 8TQ	Conversion works and change of use to class C2 (Residential training centre)	21/03208/FUL	21/03208	-	-	4	Yes
Todenham	Land at Glebe Farm, GL56 9NZ	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the conversion of an outbuilding to a dwelling	23/00973/CLEUD	23/00973	-	-	1	Yes
Upper Rissington	Land parcel between Sandy Lane Court and Southgate Court	Erection of up to 26 dwellings (to include 50% affordable housing) with all matters reserved for future consideration, except for access	20/04548/FUL	9431	-	UR3	9	No
Upper Rissington	Land adjacent to Mitchell Way and Wellington Road	Erection of 10 dwellings, new vehicular access, associated works and infrastructure	20/02697/FUL	20/02697	-	UR1A	6	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Upper Rissington	Land north of Mitchell Way, Mitchell Way, GL54 2FL	Erection of five dwellings, vehicular access points, associated works and infrastructure	21/04082/FUL	21/04082	-	UR1B	5	Yes
Upper Slaughter	Harford Hill Farm, GL54 3AG	Conversion of barns to three residential dwellings, removal of existing agricultural barns together with the provision of parking, landscaping and associated development	20/03214/FUL	20/03214	-	-	3	Yes
Willersey	Willersey Stores, Main Street, WR12 7PJ	Change of use from retail to residential, replacement of UPVC windows and door to the rear of the property	21/02163/FUL	5797	-	-	1	Yes
Windrush	Cattle shelter at E419231 N211900, Rangehill Building, A40 Windrush Section	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q for conversion of barn to a single dwelling	20/00563/AGRPAN	20/00563	-	-	1	Yes
2022/23								
Adlestrop	The Leaf House, GL56 0FW	Erection of a single dwelling and associated works	19/02428/FUL	6853	-	-	1	Yes
Adlestrop	Village Hall, Daylesford	Change of use of building and parcel of land to residential use, including the erection of a two-storey rear extension and alterations *Note: building`s name is misleading, this has been used as a storage building for Daylesford farm for over 35 years. Therefore not recorded employment loss	17/04219/FUL	7369	-	-	1	Yes
Ampney Crucis	Land at Back Lane	Conversion of existing stables building to form a three bedroom dwelling house	18/02502/FUL	2905	-	-	1	Yes
Ampney Crucis	Barnes Croft, School Lane, GL7 5SD	Replacement dwelling	18/02060/FUL	3351	-	-	-1	Yes
Ampney Crucis	Land south of Back Lane	Demolition of existing Class B1 building and erection of 3 no. dwellings together with associated ancillary development	20/02285/FUL	5121.2	-	-	1	Yes
Ampney Crucis	Garage Flat, Wiggold Farm, GL7 5FB	Erection of additional residential accommodation	19/02226/FUL	6597.2	-	-	1	Yes
Ampney Crucis	Land at Backs Lane	Construction of two new semi-detached dwellings	16/05309/FUL	9101	-	-	2	Yes
Ashley	Ashley Farm, GL8 8RT	Erection of permanent rural workers dwelling (revised proposal) and office/workshop/garaging for agricultural use	20/01674/FUL	20/01674	-	-	1	Yes
Avening	Longtree Barn, Tetbury Road, GL8 8LT	Conversion of barn into one dwelling	20/01824/FUL	20/01824	-	-	1	Yes
Batsford	Land adjacent to Fosse Lodge, The Fosse, GL56 9NQ	Erection of 1no. dwelling	20/04575/FUL	4047.4	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Bibury	The Old Coachouse, 5A The Old Quarry, Arlington, GL7 5ND	Retrospective amendments to approved design for the extension and conversion of garage and store outbuilding to dwelling (15/04489/FUL)	19/01320/FUL	3950	-	-	1	Yes
Bibury	Garages at Field Farm, Hawkers Hill, Arlington	Conversion of existing domestic garages to a single storey 2 bedroom cottage	17/04580/FUL	4073	-	-	1	Yes
Bibury	Lavender Cottage, Arlington, GL7 5NL	Change of use of ground floor front room to self-contained shop and remainder of dwelling into holiday accommodation. Installation of air source heat pumps	20/03954/FUL	20/03954	-	-	-1	Yes
Bledington	Orchard Bank, Stow Road, OX7 6XH	Erection of a dwelling and associated works	18/01643/FUL	4198.2	-	-	1	Yes
Blockley	Northwick Mill Farm, Station Road, GL56 9JT	Conversion of an existing redundant barn to a dwelling	19/03257/FUL	6599.2	-	-	1	Yes
Blockley	The Old Mission Church, Paxford, GL55 6XP	Variation of Condition 2 (approved plans) of permission 19/03793/FUL - Conversion of former Mission Church to a 2-bedroom residential property	19/03793/FUL	9741	-	-	1	Yes
Bourton-on-the-Water	Kiln Rise, Bourton Hill, GL54 2LF	Erection of a replacement dwelling, detached garage and associated works	20/00120/FUL	1576	-	-	-1	Yes
Bourton-on-the-Water	5 and 6 Sherborne Terrace, Sherborne Street, GL54 2DA	Internal and external alterations to facilitate conversion of existing dwellings into one single property	21/02610/FUL	21/02610	-	-	-1	Yes
Bourton-on-the-Water	Wayside, Marshmouth Lane, GL54 2EE	Erection of 1no. self-build dwelling and garage following demolition of existing dwelling	21/03002/FUL	21/03002	-	-	-1	Yes
Bourton-on-the-Water	Murillo, Lansdowne, GL54 2AR	Erection of rear extensions and associated works, reversion of 2no dwellings into 1no dwelling	21/04295/FUL	21/04295	-	-	-2	Yes
Bourton-on-the-Water	Building at E415806 N220660, Whiteshoots Cottage, Fosseway	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for a change of use following the partial conversion of an outbuilding to residential	22/01282/CLEUD	22/01282	-	-	1	Yes
Broadwell	Manor Farm, GL56 0YD	Conversion of traditional stone barn to create new dwelling, demolition of existing steel frame agricultural buildings and creation of new contemporary dwelling	20/00391/FUL	20/00391	-	-	1	Yes
Chedworth	Chedworth Roman Villa, GL54 3LJ	Change of use of flat to office space in association with museum	19/01086/FUL	5808.2	-	-	-1	Yes
Chedworth	Umona, Fields Road, GL54 4NQ	Demolition of existing dwelling and double garage and erection of three dwellings with garages	19/03964/FUL	6345	-	-	2	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Chedworth	Hills Farm, Calveshill, GL54 4AH	Change of use of converted barn from residential annexe to self-contained dwelling with external alterations and extension to the north elevation	19/03554/FUL	9059	-	-	1	Yes
Chedworth	Barn at Newport Farm, GL54 4NU	Conversion and extension of barn to one dwelling (Revised scheme to 20/04609/FUL)	21/01915/FUL	9478.2	-	-	1	Yes
Chedworth	Normannia, Fields Road, GL54 4NQ	Demolition of existing bungalow and outbuildings and erection of two dwellings with garaging and accesses	21/03251/FUL	21/03251	-	-	1	Yes
Chedworth	School House, School Lane, Middle Chedworth, GL54 4AJ	Change of use of residential property (use class C3) to nursery (use class E(f))	22/01484/FUL	22/01484	-	-	-1	Yes
Chipping Campden	Land at The Leasows	Erection of 30 dwellings and associated works (Reserved Matters application pursuant to appeal decision APP/F1610/W/16/3165805 CDC Ref 16/01256/OUT)	18/04995/REM	0193	-	CC44A	14	No
Chipping Campden	Barn at Dovers Orchard Farm, Hoo Lane	Conversion and extension of redundant barn to form a single dwelling	19/00412/FUL	2846	-	-	1	Yes
Chipping Campden	Cricket Club, Station Road, GL55 6LB	Demolition of existing pavilion, erection of replacement pavilion, shed and associated car parking, change of use from cricket playing field to residential (C3) use and erection of three detached dwellings with associated parking and outbuildings	18/00704/FUL	3563	-	-	3	Yes
Chipping Campden	Court Piece, Dyers Lane, GL55 6UJ	Demolition of the south western range of the existing dwelling and erection of a new dwelling	19/02725/FUL	3800	-	-	1	Yes
Chipping Campden	Shepherds Cottage, Angel Lane, Broad Campden	Change of use of Shepherds Cottage from ancillary accommodation to an independent residential dwelling	18/04685/FUL	6285	-	-	1	Yes
Chipping Campden	Land at The Leasows, The Leasows	Construction of subterranean single dwelling with single storey entrance building and associated works (amended scheme) Notes: Original 2015 application: Construction of a single subterranean dwelling and associated works. 18/04256/FUL amends design	18/04256/FUL	8497.1	-	-	1	Yes
Chipping Campden	Rosedale, Station Road, GL55 6HY	Erection of a dwelling with new access and associated landscaping	20/03122/FUL	20/03122	-	-	1	Yes
Chipping Campden	Land east of Oaksey, Aston Road	Erection of 4 no. dwellings and associated works	21/01876/FUL	21/01876	-	-	4	Yes
Chipping Campden	Church House, West End Terrace, GL55 6AX	Conversion of two dwellinghouses to one dwellinghouse, demolition of and erection of conservatory, with associated works	21/03417/FUL	21/03417	-	-	-2	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Chipping Campden	Cherry Trees, 4 Lavender Drive, GL55 6EX	Sub-division of existing single dwelling to form two dwellings and associated works including erection of 2 carports	22/01483/FUL	22/01483	-	-	-1	Yes
Cirencester	Gloucester House, 60 Dyer Street, GL7 2PT	Conversion of first floor office into two dwellings	19/00408/FUL	0190.2	-	-	2	Yes
Cirencester	Gloucester House, 60 Dyer Street, GL7 2PT	Removal of stud wall and conversion into two studio flats with new stud walls in part of ground floor rear office area	19/01389/FUL	0190.3	-	-	2	Yes
Cirencester	1 City Bank Road, GL7 1LG	Proposed new dwelling	18/04619/FUL	0284	-	-	1	Yes
Cirencester	7 Vale Road, Stratton, GL7 2JJ	Erection of 2 bed bungalow and associated works	18/00169/FUL	2030	-	-	1	Yes
Cirencester	84 Chesterton Lane, GL7 1YD	Erection of detached dwelling to the rear of 84 Chesterton Lane Variation of Condition 2 of permission 18/01026/FUL - Erection of detached dwelling and self-contained annex to the rear of 84 Chesterton Lane Earlier application (18/01026/FUL): Erection of detached dwelling and self-contained annex to the rear of 84	19/02636/FUL	2593	-	-	1	Yes
Cirencester	The Steadings Development Phase 1A, Chesterton, Wilkinson Road	Reserved Matters (Phase 1A) pursuant to Outline permission 16/00054/OUT (mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2 350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road) for scale, layout, appearance and landscaping for the erection of 68 dwellings with associated open space and landscaping	20/04343/REM	9150.1	Yes	C177	2	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Cirencester	8 Lawrence Road, GL7 1SD	Erection of single storey rear extension to facilitate change of use from dwelling (C3) to house of multiple occupation (C4)	20/00250/FUL	20/00250	-	-	0	Yes
Cirencester	1A Leaholme Court, The Avenue, GL7 1EG	Demolition of 46 No. flatted units and ancillary structures including garage blocks and boundary features, and the erection of 44 No. one and two bed affordable flatted units with associated access, parking, amenity and landscaping	20/00991/FUL	20/00991	-	-	4	Yes
Cirencester	74 Dyer Street, GL7 2PW	Change of use of former office (Use Class B1a) to 3 No. flats (Use Class C3) and 1 No. retail unit (Use Class A1) and associated external alterations including the installation of a rear dormer window and alterations to fenestration	20/01576/FUL	20/01576	-	-	3	Yes
Cirencester	3 Cripps Road, GL7 1HN	Change of use of first floor from offices to living accommodation (partially retrospective)	21/04008/FUL	21/04008	-	-	1	Yes
Cirencester	14 Kingshill, GL7 1DE	Demolition of existing timber clad bungalow, garage, greenhouse and sheds and erection of one detached bungalow	21/04425/FUL	21/04425	-	-	0	Yes
Coberley	Ullenwood Court, Ullenwood, GL53 9QS	Residential re-development consisting of 26 residential (C3) units and associated works	18/01615/FUL	6991.1	-	-	2	Yes
Coberley	Dowmans Farm, GL53 9QY	Conversion and partial demolition of agricultural barns to form 7 no. dwellings with access, car parking and landscaping	20/02387/FUL	7353	-	-	7	Yes
Coberley	Five Acre Farm, Pegglesworth, GL54 4LS	Erection of a permanent Rural Worker`s Dwelling to replace an existing temporary permission (17/00895/FUL)	20/00465/FUL	20/00465	-	-	1	Yes
Cowley	Willow House, GL53 9NJ	Demolition of existing 2 storey dwelling along with associated detached garage, and erection of replacement 2 storey dwelling with integral garage	21/04749/FUL	6911	-	-	-1	Yes
Donnington	Kiln Bank Farm, Evesham Road, GL54 1EJ	Erection of a permanent agricultural worker`s dwelling (amendments to design of permission 20/01489/FUL involving alterations to windows, doors, removal of chimney and enlargement of balcony and roof overhang)	20/04600/FUL	20/01489	-	-	1	Yes
Dowdeswell	Land east of Kilkenny Inn	Erection of a bungalow	17/04910/FUL	0844	-	-	1	Yes
Down Ampney	38 Down Ampney, GL7 5QS	Erection of two dwellings with associated vehicular accesses and outbuildings	21/03413/FUL	21/03413	-	-	2	Yes
Duntisbourne Abbotts	Top Barn, Duntisbourne Leer, GL7 7AS	Erection of an equestrian worker`s dwelling	19/04663/FUL	0325	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Ebrington	Studio Barn, Hidcote Boyce, GL55 6LT	Proposed replacement 4-bedroom dwelling and outbuilding (revised scheme) Previous application (completed in 2016): Proposed change of use from hostel (sui generis) to dwelling house (C3)	18/02202/FUL	3972	-	-	1	Yes
Ebrington	The Washbrook, GL55 6NW	Erection of a 1.5 storey dwelling and associated works	20/01093/FUL	8880.2	-	-	1	Yes
Ebrington	Fruit Farm, The Manor, GL55 6NG	Change of use from agricultural barns to a single dwelling and garage and associated works Variation of Condition 2 (drawing numbers) of permission 19/00448/FUL (Change of use from agricultural barns to a single dwelling and garage and associated works) to enable amendments to design of approved scheme	19/00448/FUL	9693	-	-	1	Yes
Ebrington	Land known as The Hanlin	Erection of a 1.5 storey dwelling, relocation of two existing agricultural buildings and associated works - Variation of Condition 2 (drawing numbers) of permission 20/02380/FUL to enable alterations to design of approved dwelling Superseded: Erection of a 1.5 storey dwelling, relocation of two existing agricultural	20/02380/FUL	20/02380	-	-	1	Yes
Ebrington	1 Pages Piece, May Lane, GL55 6FB	Change of use of domestic garage to a dwellinghouse	21/03449/FUL	21/03449	-	-	1	Yes
Ebrington	2 and 3 Pages Piece, May Lane, GL55 6FB	Change of use of two domestic garages to a two-bedroom dwelling house, new rooflights and associated works	22/01476/FUL	22/01476	-	-	1	Yes
Fairford	Tile House, Park Street, GL7 4JL	Replacement of an existing dwelling	19/04485/FUL	4817	-	-	1	Yes
Hatherop	The Former Garden Centre	Change of use of two horticultural/agricultural buildings into two residential units (C3)	18/04322/FUL	7520	-	-	2	Yes
Kemble	The Paddock, Ewen, GL7 6BU	Erection of a single detached dwelling on residential garden	18/02751/FUL	2154	-	-	1	Yes
Kempsford	Bramble Mere, Whelford Road, GL7 4DT	Extension to existing building to provide additional accommodation in connection with the existing fishery	19/00732/FUL	0349.2	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Kempsford	Cross Tree Crescent & Oakley Flats, High Street	Demolition of 14 no. existing houses, 12 no. flats and 3 blocks of lock up garages and construction of 27 no. new affordable 1, 2 and 3 bedroom houses and 2 bedroom bungalows, together with associated access road, external works and landscaping	19/01715/FUL	19/01715	-	-	10	Yes
Lechlade	Jacobs Farm, Hambidge Lane, GL7 3EB	Change of use of an agricultural building to one dwelling (single storey, three-bedroomed)	19/00430/AGRPAN	1203.1	-	-	1	Yes
Lechlade	Land to the front of 1 Moorgate, GL7 3EH	Erection of new 4 bedroom detached dwelling	18/01635/FUL	5241	-	-	1	Yes
Little Rissington	Land parcel west of Trimleys	Erection of dwelling and garage	18/04970/FUL	0574	-	-	1	Yes
Little Rissington	Barn to the rear of Porch Cottage, GL54 2ND	Conversion and alterations to barn to form single dwelling	21/02495/FUL	6181.1	-	-	1	Yes
Little Rissington	Church Farm, GL54 2ND	Conversion of barn to four dwellings and all associated works	19/03646/FUL	8290.2	-	-	4	Yes
Little Rissington	Church Farm, GL54 2ND	Conversion of barn to four dwellings and all associated works	19/00188/FUL	8290.3	-	-	4	Yes
Little Rissington	Drift Barn GL54 2ND	Erection of a dwelling and detached garage/gym building (in lieu of previous approval 19/04131/FUL)	20/03811/FUL	19/04131	-	-	1	Yes
Little Rissington	Land east of Hillhaven, GL54 2ND	Erection of 2no. residential dwellings and associated works	21/03173/FUL	21/00385	-	-	2	Yes
Meysey Hampton	Glebe Barn, High Street	Conversion of barn to dwelling. Erection of car ports and garden shed. Demolition of steel framed lean-to on east elevation of barn and alterations to access track (Revised scheme)	21/00851/FUL	0472	-	-	1	Yes
Mickleton	12 Cedar Road, GL55 6SY	Side and rear extensions, sub-division to create new dwellinghouse, alterations to access and associated works	19/03080/FUL	0383	-	-	-1	Yes
Mickleton	Arbour House, Broadway Road	Erection of a single dwelling	17/01757/REM	2288.1	-	-	1	Yes
Mickleton	Harbourlow, Broadway Road, GL55 6PT	Demolition of derelict and defective glass houses and sheds. Construction of 1no. 4 bedroomed 1.5 storey detached house with garage	15/03926/FUL	2288.4	-	-	1	Yes
Moreton-in-Marsh	Former Moreton-in-Marsh Hospital, Hospital Road, GL56 0BS	Residential development of the former Moreton-in-Marsh hospital site to provide 20no. homes (19 retirement homes and 1 open market) (Use Class C3) *Note: 18/00472/FUL amends the design but not the overall figures	17/03221/FUL	0614	Yes	M60	11	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Moreton-in-Marsh	The Redesdale Arms, High Street, GL56 0AW	Erection of first floor extension and change of use of flat to form 3 hotel bedrooms *Note: application also creates a bedsit	21/03064/FUL	1091	-	-	-1	Yes
Moreton-in-Marsh	Sparrow Leicester Ltd Instrument Works rear of Roseville, Oxford Street, GL56 0LA	Conversion and alterations to dwelling	19/00133/FUL	1658	-	-	1	Yes
Moreton-in-Marsh	The Fire Service College, London Road	Erection of 250 dwellings and associated works (Reserved Matters)	16/00858/REM	5410.4	-	M21	9	No
Moreton-in-Marsh	Land west of Davies Road	Demolition of 17 and 19 Mosedale and development of up to 15 dwellings with associated access arrangements and ancillary works (Outline application)	22/02119/REM	5410.8	-	M66	-2	Yes
Moreton-in-Marsh	13-30 Stockwells, GL56 0HQ	Demolition of 24 no. existing defective non-traditional houses and maisonettes and construction of 28 no. new affordable 2 and 3 bedroom houses, together with associated external works and landscaping	21/03283/FUL	21/03283	-	-	-24	Yes
Naunton	Hill Farm, Aylworth Lane, GL54 3AH	Proposed demolition of existing dwelling and erection of replacement dwelling	19/03889/FUL	8546.2	-	-	0	Yes
North Cerney	Land south east of Playground, Woodmancote	Reserved Matters application in pursuance of Conditions 3 (Appearance, layout, landscaping and scale), 8 (Levels), 9 (Arboriculture), 13 (Bat survey), 14 (Landscape scheme) of planning permission ref. no 19/03380/OUT for the erection of up to three dwellings with all matters reserved except access	20/04446/REM	19/03380	-	-	3	Yes
Northleach with Eastington	Barn at Folly Farm, Fosseway	Conversion of a stone barn to a single dwelling	18/02721/FUL	9687	-	-	1	Yes
Notgrove	Folly Farm Campsite	Change of use from campsite service block/manager`s accommodation for the creation of one dwellinghouse and insertion of external entrance door	21/04554/FUL	21/04554	-	-	1	Yes
Oddington	Robins Meet, Back Lane, Upper Oddington, GL56 0XL	Demolition of existing residential dwelling and construction of replacement residential dwelling and garage	19/00501/FUL	6415	-	-	1	Yes
Oddington	Land west of St Nicholas Barn, Church Road	Erection of bungalow with basement level	20/03432/FUL	6657	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Poole Keynes	The Barn, Westend Farm	Design amendments to 19/01276/AGRPAN to include the subdivision of the building into two separate buildings 19/01276/AGRPAN - Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q for the change of use of an agricultural building to two	20/00984/FUL	8534	-	-	1	Yes
Preston	Land at Siddington Park Farm, GL7 6ET	Part Outline/part detailed full application for planning permission for a revised scheme for the Continuing Care Retirement Community permitted under Application Ref 11/05716/OUT (Use Class C2) and under application Ref 15/02532/OUT (Use Class C2), comprising the extension of earlier site, construction of a central facilities building providing community care services together with provision of 171 Assisted Living Units/Close Care Units together with landscaped grounds, internal highways, parking and associated works	17/00076/OUT	2189.1	-	-	62	Yes
Quenington	Land south of Riverside, Victoria Road	Erection of a detached, 4 bedroom dwelling with associated access and parking	20/04069/FUL	3302	-	-	1	Yes
Rodmarton	Hullasey Barns, Tarlton	Conversion of 4 barns to 5 dwellings, construction of detached garage, relocation of access track and change of use of land to residential	18/04696/FUL	1338	-	-	4	Yes
Sevenhampton	Warren Cottage, GL54 4EX	Erection of a replacement dwelling and garage	19/04034/FUL	4134.2	-	-	1	Yes
Sevenhampton	High Bank, The Quarry, GL54 5XL	Conversion of ancillary residential outbuilding to dwelling and construction of log store	20/00412/FUL	8714	-	-	1	Yes
Shipton	7 School Lane, Shipton Oliffe, GL54 4JB	Conversion of two dwellinghouses to one dwellinghouse, including erection of single storey (No.7) and first floor rear extensions (Nos.7&8), with associated works	21/03900/FUL	21/03900	-	-	-1	Yes
Shipton Moynes	The Paddock, GL8 8PZ	Conversion of stable into a single dwelling and alteration of existing access	20/00668/FUL	20/00668	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Siddington	Land parcel at Severalls Field	Reserved matters pursuant to Outline permission granted at Appeal under LPA ref. 15/05165/OUT (Erection of up to 88 dwellings, to include vehicular access off Park Way; new pedestrian and cycle links to the wider area; improvements to Siddington School; including improved access facilities and the erection of a new purpose built school hall; a solar park; ecological enhancements; strategic landscaping; and associated infrastructure) for the provision of internal layout, internal road layout and parking, appearance and scale of house type designs, landscaping strategy, drainage strategy, ecology strategy and renewable energy	20/01852/REM	9143	-	SD9	30	No
Somerford Keynes	Manor Farm, Shorncote, GL7 6DE	Conversion of existing stable building to, 2 no. dwellings and associated works	19/02233/FUL	0396.3	-	-	2	Yes
South Cerney	Land off Berkeley Close, GL7 5UN	Reserved Matters pursuant to outline permission 16/02598/OUT (Outline application with all matters reserved except access for the construction of up to 92 dwellings (with up to 50% affordable housing) and associated works) the reserved matters for which the application seeks consent are: Access (design); Appearance; Landscaping; Layout and Scale	18/04656/REM	5331	-	SC13A	17	No
South Cerney	Pear Tree House, Cricklade Road, GL7 5QE	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the change of use of a building to a dwelling house	22/03117/CLEUD	22/03117	-	-	1	Yes
Southrop	Folly View, Quarry View, GL7 3PG	Reserved Matters pursuant to outline permission 19/01816/OUT (Outline application for the demolition of one detached dwelling, garage and outbuildings and erection of two detached dwellings, garages and associated works (all matters reserved))	20/01666/REM	3649	-	-	2	Yes
Southrop	Bradborough Farmhouse, GL7 3PH	Conversion of residential storage building to single dwelling (retrospective)	22/00606/FUL	22/00606	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Stow-on-the-Wold	Land at White Hart Lane, GL54 1DE	Erection of 7no. dwellings (1no. detached dwelling and 6no. semi-detached 1-bed dwellings) (revised scheme to approved 14/03649/FUL) *Note: Allowed on appeal. Superseded previous application for `Construction of four houses and three apartments`	17/03081/FUL	2195.2	-	S18	7	No
Stow-on-the-Wold	The Green, Talbot Square	Demolition of existing dwelling and erection of three dwellings	16/04247/FUL	3617	-	-	2	Yes
Stow-on-the-Wold	Land at Camp Gardens, GL54 1DQ	Erection of 4 dwellings and associated works	20/01722/FUL	4550	-	-	4	Yes
Stow-on-the-Wold	Doctors Surgery, Well Lane, GL54 1EQ	Change of use of existing building from Class D1 (Doctors Surgery) to C3 (Residential Dwelling)	18/03150/FUL	4939	-	-	1	Yes
Stow-on-the-Wold	Chamberlayne House, Chamberlayne Close	Demolition of 16 No. flatted units and ancillary structures, and the erection of 18 No. affordable dwellings and associated access, parking, amenity and landscaping	20/04613/FUL	20/04613	-	-	18	Yes
Stow-on-the-Wold	Martin House, Sheep Street, GL54 1AA	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for existing use of Martin House as a residential property	22/00169/CLEUD	22/00169	-	-	1	Yes
Tetbury	4 - 6 Hampton Street, GL8 8JN	Alterations and change of use to form 2no. residential units	21/03180/FUL	3526.1	-	-	2	Yes
Tetbury	Highfield Cottage, London Road, GL8 8SD	Proposed Residential Development comprising of 5 dwellings and associated parking Variation of Condition 2 (approved drawings) of planning permission 16/03735/FUL (Proposed residential development comprising of 4 dwellings, two car ports and associated parking): Amended design of dwellings and outbuildings Earlier application (18/02561/FUL) : Proposed residential development comprising of 4 dwellings, two car ports and associated parking Amendments 18/02561/FUL and 18/03874/FUL amend design, but don`t alter the figures	20/00864/FUL	4089	-	T71B	5	No
Tetbury	Land to the south of Quercus Road, Quercus Road	The erection of 30 affordable dwellings (100% affordable housing scheme) with associated access and amenities	19/04223/FUL	5864.2	-	T36B	30	No
Tetbury	15 Long Street, GL8 8AA	Change of use of first and second floor to C3 residential apartments and the installation of secondary glazing	19/03766/FUL	19/03766	-	-	4	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Tetbury	46 Long Street, GL8 8AQ	Change of use from Use Class E (a) to a live/work unit, reconstruction of existing single storey section to rear of building and internal alterations	21/00768/FUL	21/00768	-	-	1	Yes
Tetbury	15 Long Street, GL8 8AA	Change of use of part of ground floor (rear only) from B1 office use to a C3 one bedroom residential apartment	21/01550/FUL	21/01551	-	-	1	Yes
Tetbury	20 New Church Street, GL8 8DT	Internal refurbishments as single dwelling house (retrospective)	23/00155/LBC	23/00155	-	-	-2	Yes
Todenham	Dunsden Farm, Ditchford Road, GL56 9NX	Erection of a new dwelling on the footprint of a previously approved class Q barn conversion (19/02437/OPANOT) Superseded: 19/02437/OPANOT - Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q (a) (as amended) for the change of use of Dutch barn to single dwelling	20/01605/FUL	0591	-	-	1	Yes
Turkdean	Redbarn Farm and Stud, GL54 3NX	Erection of an equestrian manager`s dwelling (amendment to design of dwelling permitted under 19/00174/FUL) Supersedes previous OUT/REM applications for `Erection of an equestrian manager`s dwelling (Reserved Matters application)` and `Erection of equestrian manager`s dwelling and retention of temporary dwelling until the proposed dwelling is	20/00216/FUL	9313	-	-	1	Yes
Upper Rissington	Land parcel between Sandy Lane Court and Southgate Court	Erection of up to 26 dwellings (to include 50% affordable housing) with all matters reserved for future consideration, except for access Note: FUL application awaiting S106 in 2018/19, used date that delegated authority was given as temporary permission date	20/04548/FUL	9431	-	UR2	17	No
Upper Rissington	Control Tower at Rissington Airfield	Conversion and change of use of existing airfield control tower into single dwelling Note: 17/04549/FUL amends the design, but no changes to the numbers	17/04549/FUL	9531	-	-	1	Yes
Upper Rissington	Land adjacent to Mitchell Way and Wellington Road	Erection of 10 dwellings, new vehicular access, associated works and infrastructure	20/02697/FUL	20/02697	-	UR1B	4	Yes
Whittington	The Cottage, Sandywell Lodge, Sandywell Park	Variation of condition 2 of permission 18/01262/FUL (Replacement dwelling) for amended scheme	18/03693/FUL	2964.1	-	-	0	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Whittington	Wycomb Cottage, Syreford, GL54 5SJ	Subdivision of property to provide two dwellings	19/02724/FUL	6316.2	-	-	1	Yes
Windrush	Former filling station on the A40 Windrush section	Development of petrol filling station, restaurant and associated parking and access (Outline application) and completion and conversion of partially constructed motel building to form 16 apartments (detailed proposals)	17/02435/OUT	0832.1	-	-	16	Yes
Windrush	Former filling station on the A40 Windrush section	Conversion of roof space of partially completed motel to four apartments, with dormer windows, roof lights and additional windows, and provision of ten parking spaces	14/05122/FUL	0832.2	-	-	4	Yes
Withington	Land parcel south east of Hill View	Redevelopment of land adjacent to Hill View House through the removal of the existing buildings and erection of a single residential dwelling	20/03130/FUL	8979	-	-	1	Yes
Withington	2 Woodview Cottage, Chedworth Road, GL54 4BN	Erection of new dwelling and garage along with associated infrastructure	20/02756/FUL	20/02756	-	-	1	Yes
2021/22								
Aldsworth	New Green Farm, GL54 3RB	Erection of replacement dwelling	19/01050/FUL	8507.2	-	-	0	Yes
Ampney Crucis	Land at Pound Lane, London Road, GL7 5RU	Conversion of barn to single storey two bedroom dwelling	19/01419/FUL	3758	-	-	1	Yes
Ampney Crucis	Grain Store and Grain Dryer, Back Lane	Demolition of agricultural buildings and the construction of two new dwellings	18/04770/FUL	3842	-	-	2	Yes
Andoversford	Fernleigh, Station Road, GL54 4HP	Demolition of outbuildings and construction of a detached bungalow	19/04363/FUL	3954	-	-	1	Yes
Andoversford	The Kudos, Garricks Head, GL54 4LH	Change of use from ancillary accommodation to a separate dwelling	18/03497/FUL	4120.2	-	-	1	Yes
Andoversford	The Kudos, Garricks Head, GL54 4LH	Subdivision of an existing dwelling into five dwellings (resubmission of 20/00504/FUL)	20/01821/FUL	4120.3	-	-	4	Yes
Avening	11A High Street, GL8 8LU	Erection of detached live/work unit with off road parking	17/00216/FUL	2767	-	-	1	Yes
Avening	Longmans Barn Farm, GL8 8NH	Conversion of barn to dwelling	19/03144/FUL	7380	-	-	1	Yes
Avening	Barn at Owl House, West End	Conversion of barn to dwelling and installation of pitched roof (Amended design to 18/04043/FUL)	20/00427/FUL	9280	-	-	1	Yes
Bibury	Pertley House, Arlington, GL7 5NL	Demolition of existing dwelling and construction of a replacement dwelling	19/01760/FUL	0891	-	-	1	Yes
Bibury	Land west of Rozzers, Arlington	Construction of 2 no. 3 bedroom semi-detached dwellings, with ancillary works	19/03838/FUL	19/03838	-	-	2	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Bledington	Banks Farm, Stow Road, OX7 6XH	Change of use of milking parlour to dwelling, replacement garage, new greenhouse, alteration to rear garden wall and new wall to vegetable garden, new gates to driveway	19/00454/FUL	4198.3	-	-	1	Yes
Blockley	Land off Draycott Road	Residential development for up to 23 dwellings and associated works	20/03822/REM	2581	-	BK5	8	No
Blockley	1 Riverbank, High Street	Proposed conversion of existing workshop into a 2 bedroom dwelling	18/02165/FUL	5968	-	-	1	Yes
Blockley	Elm House, St Georges Terrace, GL56 9BN	Construction of a single new dwelling including garage with associated landscaping and access	18/03956/FUL	6120	-	-	1	Yes
Blockley	Orchard Cottage, Brookside, Paxford, GL55 6XD	New dwelling	19/03452/FUL	19/03452	-	-	1	Yes
Cherington	Black Covert House, Tarlton Road, Lowesmoor, GL8 8SP	Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for the provision of a mobile home within the garden of Black Covert House, for use as additional accommodation by one household	20/03192/CLOPUD	20/03192	-	-	1	Yes
Chipping Campden	Land at The Leasows	Erection of 30 dwellings and associated works (Reserved Matters application pursuant to appeal decision APP/F1610/W/16/3165805 CDC Ref 16/01256/OUT)	18/04995/REM	0193	-	CC44A	9	No
Chipping Campden	Chipping Campden School, Cider Mill Lane, GL55 6HU	Demolition of 14 dwellings, erection of up to 13 key worker dwellings and 21 dwellings for market sale, flexible Performance and Education Space for Chipping Campden School with community use and associated access and infrastructure	18/00846/FUL	1560.5	-	CC48	13	No
Chipping Campden	Barrels Pitch, Aston Road, GL55 6HR	Erection of two dwelling houses, demolition of existing dwelling house and associated site works	20/02550/FUL	4192.4	-	CC40A	1	No
Chipping Campden	Barrels Pitch, Aston Road, GL55 6HR	Erection of two dwelling houses, demolition of existing dwelling house and associated site works	20/02550/FUL	4192.4	-	CC40A	1	No
Chipping Campden	Cambridge House, Park Road, GL55 6EB	Replacement dwelling	19/02754/FUL	9701	-	-	-1	Yes
Chipping Campden	Braithwaite House, High Street	Change of use, alterations and extension to create five dwellings, involving demolition of existing rear single-storey former clubroom	20/03875/FUL	20/03875	-	-	-1	Yes
Chipping Campden	Sheppey Stables, Catbrook, GL55 6DF	Use of holiday accommodation building as a single dwellinghouse	21/00712/FUL	21/00712	-	-	1	Yes
Cirencester	Chantilly, Baunton Lane, GL7 2LL	Erection of 1 no. dwelling together with associated ancillary development	20/00340/FUL	1469	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Cirencester	31 Dyer Street, GL7 2PP	Change of use from B1 office to C3 residential unit and erection of a single storey rear extension	20/04503/FUL	1514	-	-	1	Yes
Cirencester	1A Leaholme Court, The Avenue, GL7 1EG	Demolition of 46 No. flatted units and ancillary structures including garage blocks and boundary features, and the erection of 44 No. one and two bed affordable flatted units with associated access, parking, amenity and landscaping	20/00991/FUL	20/00991	-	-	40	Yes
Cirencester	69 Queen Elizabeth Road, GL7 1DH	Subdivision of dwelling to form 2 dwellings	20/03595/FUL	20/03595	-	-	1	Yes
Cirencester	18 Kingshill, GL7 1DE	Demolition of existing timber framed bungalow and the erection of two new dwellings - Resubmission of approval reference 20/04004/FUL	21/01342/FUL	20/04004	-	-	1	Yes
Cirencester	11 Dollar Street, GL7 2AS	Conversion and alteration of existing buildings to create 6no. flats together with ground floor flexible business unit and associated ancillary development	21/00364/FUL	21/00364	-	-	-1	Yes
Cirencester	Ermin House, 68 Cricklade Street, GL7 1JN	Conversion of two flats into one house with rear extension	21/02422/FUL	21/02422	-	-	-2	Yes
Coates	Land adjacent Glebe House, Trewsbury Road	Erection of detached dwelling	18/04991/FUL	6040	-	-	1	Yes
Coates	Quaker Barn	Change of use to residential to form one dwelling	19/02736/FUL	7591	-	-	1	Yes
Coberley	Westbury Barn, Upper Coberley, GL53 9RB	Change of use of barn to C3 residential and the erection of a single storey side extension	19/02481/FUL	7121	-	-	1	Yes
Coberley	The Lambing Shed, Hartley Lane, Seven Springs, GL53 9NF	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the conversion and extension of a lambing shed to a single dwellinghouse	21/02984/CLEUD	21/02984	-	-	1	Yes
Cold Aston	The Villas Workshop, Bang Up Lane, GL54 3BQ	Conversion of workshop to form one dwelling	18/03684/FUL	5934	-	-	1	Yes
Coln St Dennis	Woodside Farm, Fossebridge, GL54 3JL	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of Woodside Farmhouse as two independent, and unrestricted Class C3 (Dwellinghouse) residential units	21/04257/CLEUD	21/04257	-	-	1	Yes
Compton Abdale	Beechwood Farm, GL54 4DR	Change of use from Old Dairy Building to single residential dwelling	19/01572/FUL	7525	-	-	1	Yes
Cowley	Former Kellands Agricultural Ltd Site, Brimpsfield, Birdlip, GL4 8JH	Construction of five dwellings	18/01936/FUL	7036	-	-	5	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Cowley	Stables adjacent to Ivy Lodge Barns, Stroud Road, Birdlip	Conversion of redundant stable building to 2 bedroom dwelling with associated parking, turning and garden areas	19/02532/FUL	7144	-	-	1	Yes
Dowdeswell	Old Rectory, GL54 4LX	Conversion of two dwellings into a single dwelling with associated alteration works (amendments to 17/05161/FUL)	20/04480/FUL	4758	-	-	-1	Yes
Dowdeswell	5, 6 & 7 Upper Dowdeswell, GL54 4LT	Internal and external alterations to include extension to form two dwellings	18/02995/FUL	9317	-	-	2	Yes
Ebrington	Land parcel at Elm Grove	Erection of 16 dwellings and associated works	18/00721/REM	0060.1	-	R168	4	Yes
Ebrington	Bridges Piece, Nashs Lane	Erection of a 3-bedroom dwelling	19/00015/FUL	4752	-	-	1	Yes
Elkstone	Coombe End Farm, Beechpike, GL53 9PQ	Change of use of an agricultural worker's dwelling to a cafe and farm shop (Class E)	21/00543/FUL	21/00543	-	-	-1	Yes
Fairford	Land south west of Wayside, Totterdown Lane, GL7 4DF	Erection of one dwelling	15/02496/FUL	2181.1	-	-	1	Yes
Fairford	Wayside, Totterdown Lane, GL7 4DF	Erection of one dwelling	15/04568/FUL	2181.2	-	-	1	Yes
Fairford	Stable Cottage, Furzey Hill Farm, Furzey Hill, GL7 5LD	Conversion of Stable Cottage from a residential annexe to market dwelling	21/01326/FUL	21/01326	-	-	1	Yes
Fairford	Hyperion House, London Street	Partial demolition and erection of extension to care home to create 31 bedrooms with refurbishment of the existing building and bedrooms to create a 67 resident care home	15/03666/FUL	3020	-	-	16	Yes
Farmington	Farmington Stone Quarry, GL54 3NZ	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning ertificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the siting of two residential caravans (as defined within the Caravan Sites and Control of Development Act 1960 and the Caravan Act 1968) for the purpose of housing two	21/00058/CLEUD	21/00058	-	-	2	Yes
Kemble	Bittenham Springs, Ewen, GL7 6BY	Change of use from dwelling to wedding venue	20/04650/FUL	3830.1	-	-	-1	Yes
Kingscote	2 & 3 Ashcroft Cottages, Ashcroft Road, Bagpath, GL8 8YF	Change of Use of redundant farm buildings and existing cottage and erection of single-storey and two-storey elements to form single dwelling with housekeeper's accommodation	20/03057/FUL	20/03057	-	-	-2	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Lechlade	Colleys Supper Rooms, High Street, GL7 3AE	Change of use of existing mixed use premises, from a restaurant with ancillary office and staff facilities and 3 bedroomed flat, to a new mixed use premises, comprising 1 commercial unit, within Use Classes A1, A2 or B1, 1 house and 2 flats	20/01927/FUL	20/01927	-	-	-1	Yes
Little Rissington	The Orchard House, GL54 2ND	Proposed new dwelling and widening of existing access	18/02673/FUL	6061	-	-	1	Yes
Little Rissington	Stables, Land parcel south of Church Farm	Erection of new dwelling in place of dwelling approved under application reference 19/00294/FUL	20/01390/FUL	9015	-	-	1	Yes
Long Newton	Log Cabin, Boldridge Farm, Crudwell Lane, GL8 8RT	Demolition of existing residential cabin and two outbuildings and erection of a replacement dwelling	19/03768/FUL	3102	-	-	1	Yes
Longborough	Quarry House, Ganborough Road, GL56 0RE	Demolition of main house, cottage building and pool house, erection of a replacement dwelling, outbuildings and landscaping proposals and new driveway access	21/00416/FUL	21/00416	-	-	-1	Yes
Moreton-in-Marsh	Former Moreton-in-Marsh Hospital, Hospital Road, GL56 0BS	Residential development of the former Moreton-in-Marsh hospital site to provide 20no. homes (19 retirement homes and 1 open market) (Use Class C3)	17/03221/FUL	0614	Yes	M60	9	No
Moreton-in-Marsh	Blue Cedar House, Stow Road	Demolition of the existing building and the construction of 6 residential apartments (4 one-bed apartments, 2 two-bed apartments), and 4 three-bed semi-detached houses with associated parking & landscaping	18/02882/FUL	2178	-	-	8	Yes
Moreton-in-Marsh	Blue Cedar House, Stow Road	Demolition of the existing building and the construction of 6 residential apartments (4 one-bed apartments, 2 two-bed apartments), and 4 three-bed semi-detached houses with associated parking & landscaping	18/02882/FUL	2178	-	-	2	Yes
Moreton-in-Marsh	The Old Candle Shop, adjacent 11 Corders Lane, GL56 0BU	Conversion and alteration of existing building to form single dwelling, demolition of existing garage and erection of car port/lean-to structure	16/05314/FUL	2387	-	-	1	Yes
Moreton-in-Marsh	The Fire Service College, London Road	Erection of 250 dwellings and associated works (Reserved Matters)	16/00858/REM	5410.4	-	M21	54	No
Northleach with Eastington	Land to the rear of Wheelwrights, West End	Change of use and conversion of the barn to form 2 no. one-bedroom dwellings	18/03161/FUL	9193.1	-	-	2	Yes
Notgrove	Folly Farm House, GL54 3BY	Retention of campsite service block and manager's accommodation as built (Revised scheme to that approved by 16/03316/FUL)	20/02983/FUL	20/02983	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Oddington	The Old Laundry, Rose Walk, Back Lane	Demolition of existing outbuilding and erection of one-bed dwelling (revised scheme to 17/02292/FUL)	20/02832/FUL	6429.1	-	-	1	Yes
Preston	The Old Pump House, South Cerney Road, GL7 6ET	Outline application for planning permission for the demolition of the existing dwelling and outbuildings and the erection of up to 13 Assisted Living Units (Use Class C2)	16/02860/OUT	2189.4	-	-	-1	Yes
Quenington	Orchard, Honeycombe Leaze, GL7 5TA	Erection of a replacement dwelling	19/04377/FUL	4585	-	-	1	Yes
Saintbury	Barn at Saintbury Hill	Conversion of a barn into a dwelling	19/03382/FUL	19/03382	-	-	1	Yes
Siddington	Siddington Fields, Ashton Road, GL7 6HR	Proposed new dwelling and associated works	19/02100/FUL	0692.2	-	-	1	Yes
South Cerney	Land at former Aggregate Industries Site, The Mallards	Reserved Matters application for the erection of 140 dwellings and associated works, garaging/parking, including details of siting, design and external appearance of the buildings and landscaping of the site pursuant to Outline permission (ref. 10/03916/OUT)	12/01556/REM	0006.1	-	SC10	3	No
South Cerney	Land off Berkeley Close, GL7 5UN	Reserved Matters pursuant to outline permission 16/02598/OUT (Outline application with all matters reserved except access for the construction of up to 92 dwellings (with up to 50% affordable housing) and associated works) the reserved matters for which the application seeks consent are: Access (design); Appearance; Landscaping; Layout and Scale	18/04656/REM	5331	-	SC13A	49	No
South Cerney	Land at Cerney Wick Lane, Cerney Wick, GL7 5QH	Construction of two dwellings	20/02408/FUL	20/00749	-	-	2	Yes
Southrop	Bradborough Farm Buildings, GL7 3PG	Change of use of greyhound kennels (Sui Generis), residential flat (C3) and vehicle repair workshop (B2) into a children's nursery (D1), stationing of two wooden sheds for reception and kitchen use, alterations to parking and associated landscaping	18/04996/FUL	0360.1	-	-	-1	Yes
Southrop	Folly View, Quarry View, GL7 3PG	Reserved Matters pursuant to outline permission 19/01816/OUT (Outline application for the demolition of one detached dwelling, garage and outbuildings and erection of two detached dwellings, garages and associated works (all matters reserved))	20/01666/REM	3649	-	-	-1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Southrop	Bee Furlong Barn, Saltway	Conversion of a redundant agricultural building to provide a single residential unit and associated works including internal and external alterations (revised scheme)	18/03804/FUL	7150	-	-	1	Yes
Southrop	Barns at Rottonborough Farm	Erection of two storey extension, installation of 1no. flue, roof and fenestration alterations to facilitate conversion of agricultural barns to form a new dwelling	20/04094/FUL	20/04094	-	-	1	Yes
Stow-on-the-Wold	Land adjacent to Bretton House, Station Road	Reserved Matters application (providing details of appearance, landscaping, layout and scale) pursuant to outline permission 13/05031/OUT for the development of a Continuing Care Retirement Community consisting of extra care accommodation, communal facilities, internal highways, car parking and associated works	17/01218/REM	4228	-	S20	76	No
Stow-on-the-Wold	Cotswold Galleries, The Square, GL54 1AB	Partial change of use from A1 Art Gallery to create 2No. flats at ground and first floor, removal and replacement of staircase and partition wall and the replacement of windows	20/00537/FUL	20/00537	-	-	2	Yes
Stow-on-the-Wold	Chamberlayne House, Chamberlayne Close	Demolition of 16 No. flatted units and ancillary structures, and the erection of 18 No. affordable dwellings and associated access, parking, amenity and landscaping	20/04613/FUL	20/04613	-	-	-16	Yes
Tetbury	Land parcel south of Berrells Road and west of Bath Road	Reserved Matters Application in conjunction with outline planning permission reference 14/00176/OUT for the erection of up to 39 dwellings and associated works	17/01351/REM	1264	-	T44	6	No
Tetbury	Highfield Farm	Reserved Matters Application in conjunction with outline planning permission reference 13/02391/OUT for Residential Development of up a maximum of 250 units, access road and landscaping	15/02517/REM	7540	-	T35 & T40	30	No
Todenham	Coopers Hill, GL56 9PF	Conversion of garage to a dwelling, with alterations to frontage, alterations to existing access and construct new vehicular access	19/01938/FUL	1894	-	-	1	Yes
Upper Rissington	23 Hawker Square, GL54 2NT	Subdivide property into two separate dwellings	20/04380/FUL	20/04380	-	-	1	Yes
Upper Rissington	Builders Store, Sandy Lane	Conversion of Builders' Plant and Store Building to form a single dwelling with associated works	21/02211/FUL	21/02211	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Weston Subedge	Long Hill Cottage, Long Hill, WR12 7LQ	Restoration to former use as a residential dwelling house (C3) from House in Multiple Occupation (sui generis use), erection of oak framed porch and single storey side extension	21/00347/FUL	21/00347	-	-	0	Yes
2020/21								
Andoversford	Riverbank, Gloucester Road, GL54 4HR	New dwelling and associated vehicular access	19/02727/FUL	0102	-	-	1	Yes
Andoversford	The Orchard, Gloucester Road, GL54 4HR	Subdivision of property to create one dwelling	17/02352/FUL	0553	-	-	1	Yes
Andoversford	The Mount, Gloucester Road, GL54 4LD	Erection of two-storey dwelling	18/02478/FUL	3648	-	-	1	Yes
Andoversford	The Surgery, Station Road, GL54 4LA	Conversion and extension of existing redundant surgery to form a two-bedroom dwelling	18/03737/FUL	4812	-	-	1	Yes
Bagendon	Bagendon Downs Farm, Perrotts Brook, GL7 7JE	Replacement of mobile home with detached 2 bedroom dwelling	16/05319/FUL	1479.1	-	-	1	Yes
Bagendon	Lyncroft Farm Workshops, Perrotts Brook	Erection of three dwellings	17/05225/FUL	2339	-	-	3	Yes
Baunton	Windrush, Gloucester Road, Stratton, GL7 7HS	Demolition of existing bungalow and erection of two storey dwelling	17/05153/FUL	0087	-	-	1	Yes
Bibury	Pertley House, Arlington, GL7 5NL	Demolition of existing dwelling and construction of a replacement dwelling	19/01760/FUL	0891	-	-	-1	Yes
Bledington	The Old Barn, Pebbly Hill Farm, Icomb Road, OX7 6XJ	Erection of detached dwelling (amendment to design of permission 18/03340/FUL), erection of single storey, four-bay garage building/store and change of use of a strip of agricultural land to residential land	18/04752/FUL	1070.3	-	-	1	Yes
Blockley	Dene Close, School Lane, GL56 9HU	Replacement dwelling (revisions to previous permission: 16/00771/FUL)	16/04282/FUL	0472	-	-	1	Yes
Blockley	Ditchford-on-Fosse Cottages, Ditchford, Aston Magna	Replace two cottages with a single residential dwelling	19/00919/FUL	1638	-	-	-2	Yes
Blockley	Land off Draycott Road	Residential development for up to 23 dwellings and associated works	20/03822/REM	2581	-	BK5	12	No
Blockley	Bath Orchard, School Lane, GL56 9HU	Demolition of existing dwelling and erection of two dwellings; formation of new vehicular accesses, parking and turning areas; and all other associated works	19/00722/FUL	2690	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Blockley	Bath Orchard, School Lane, GL56 9HU	Demolition of existing dwelling and erection of two dwellings; formation of new vehicular accesses, parking and turning areas; and all other associated works	19/00722/FUL	2690	-	-	1	Yes
Blockley	40 Park Road, GL56 9BZ	Erection of two bedroom dwelling with amenity space	18/01313/FUL	3699	-	-	1	Yes
Blockley	Blockley Water Works, Bell Bank	Construction of a single dwelling and detached garage	18/04506/FUL	5221	-	BK2	1	Yes
Blockley	Sandown Cottage, Pye Mill Lane, Paxford, GL55 6XD	Erection of a dwelling	18/02066/FUL	9471	-	-	1	Yes
Bourton-on-the-Hill	Hillcrest Bungalow, Keytes Lane, GL56 9AG	Demolition of existing bungalow and construction of new replacement dwelling	17/02095/FUL	3125	-	-	1	Yes
Bourton-on-the-Water	Roof Trees, Rissington Road, GL54 2EB	Partially retrospective application for a new dwelling (revised scheme)	19/00563/FUL	0605.1	-	-	1	Yes
Bourton-on-the-Water	Lake View, Bury Barn, Cemetery Lane, GL54 2HB	Use of property known as Lake Cottage, Fieldview and Old Stables as a single dwelling	19/01139/FUL	1679.4	-	-	1	Yes
Bourton-on-the-Water	Halford House, Station Road, GL54 2AA	Change of use from 8-bed dwelling with staff flat (C3) to Bed and Breakfast (C1) with 8 guest bedrooms and manager's flat	18/02758/FUL	3557.3	-	-	0	Yes
Boxwell with Leighterton	7 Tetbury Lane, Leighterton, GL8 8UP	Extension and modifications to 7 Tetbury Lane, splitting of plot and provision of new semi-detached dwelling	19/03209/FUL	4206	-	-	1	Yes
Brimpsfield	Shepherd's Barn, Syde Park Farm, Caudle Green, GL53 9PP	Change of use of barn to dwelling, single storey lean-to extension, access track and associated site works	16/03870/FUL	8879	-	-	1	Yes
Broadwell	Barn known as Bakersfield Barn, Evenlode Road	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q (as amended) for the change of use of farm building to one dwelling house (use class C3)	9/03780/OPANO	7803	-	-	1	Yes
Chedworth	Calveshill Cottage, Calveshill	Conversion and alteration of existing garage/staff accommodation building to form a single dwelling (amendment to design of permissions 16/00692/FUL and 16/03461/FUL)	19/00666/FUL	3022	-	-	1	Yes
Chedworth	Umona, Fields Road, GL54 4NQ	Demolition of existing dwelling and double garage and erection of three dwellings with garages	19/03964/FUL	6345	-	-	-1	Yes
Chipping Campden	Pine Cottage, Aston Road, GL55 6HR	Use of property as a cancer day care centre with associated works	20/02306/FUL	0051.1	-	CC37	-1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Chipping Campden	Land at The Leasows	Erection of 30 dwellings and associated works (Reserved Matters application pursuant to appeal decision APP/F1610/W/16/3165805 CDC Ref 16/01256/OUT)	18/04995/REM	0193	-	CC44A	7	No
Chipping Campden	Chipping Campden School, Cider Mill Lane, GL55 6HU	Demolition of 14 dwellings, erection of up to 13 key worker dwellings and 21 dwellings for market sale, flexible Performance and Education Space for Chipping Campden School with community use and associated access and infrastructure	18/00846/FUL	1560.5	-	CC48	21	No
Chipping Campden	Former Lock Up Garage Site at Land Between No's. 20A and 21 Berrington Road, GL55 6JA	Construction of 4 no. 1 bedroom 2 person affordable bungalows, together with external works, car parking and landscaping	19/01220/FUL	3776	-	-	4	Yes
Chipping Campden	Land to rear of Barrels Pitch, Aston Road, GL55 6HR	Erection of 4 no. dwellings & associated works	18/02613/FUL	4192.2	-	CC40C	3	No
Chipping Campden	Barrels Pitch, Aston Road, GL55 6HR	Erection of two detached dwellings and associated work	18/04954/FUL	4192.3	-	CC40A	2	No
Chipping Campden	Barrels Pitch, Aston Road, GL55 6HR	Erection of two dwelling houses, demolition of existing dwelling house and associated site works	20/02550/FUL	4192.4	-	CC40A	-1	No
Chipping Campden	Ellesmere, Aston Road, GL55 6HR	Change of use of residential annex to dwelling house	19/04373/FUL	8495	-	-	1	Yes
Chipping Campden	Land adjacent Ashbee Cottage, Catbrook, GL55 6DQ	New dwelling and associated access	19/00125/FUL	19/00125	-	-	1	Yes
Cirencester	Bennetts Garage Ltd, Victoria Garage, 27 Victoria Road, GL7 1EN	Demolition of existing garage premises and erection of 3 no. townhouses	17/04588/FUL	1763	-	C155	3	Yes
Cirencester	The Bungalow, 93 Victoria Road, GL7 1ES	Extensions and alterations to existing B&B, extension and conversion of garage to managers accommodation and B&B	18/04268/FUL	2356	-	-	1	Yes
Cirencester	14 Bridge Road, GL7 1NJ	Construction of 4 x 1 bedroom flats and associated works	17/00814/FUL	2716.1	-	-	4	Yes
Cirencester	Nelson Inn, 70 Gloucester Street, GL7 2DH	Change of use and conversion of Public House and associated land/buildings to 6 dwellings	20/02576/FUL	3073	-	-	6	Yes
Cirencester	38 Cricklade Road, GL7 1NP	Demolition of existing dwelling house, garage/workshop and outbuildings and erection of two blocks consisting of in total of 8 No. two bedroom flats with vehicle and pedestrian access	17/01659/FUL	3125	-	-	8	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Cirencester	Powells C of E School, Gloucester Street, GL7 2DJ	Conversion and renovation of the School House into two dwellings, including internal alterations and associated external works and landscaping. Re-configuration of the school entrances to the north and south of School House	15/03620/FUL	3651	-	-	2	Yes
Cirencester	4 Abbey Way, GL7 2DT	Change of use to 1 dwelling from 2 dwellings. New garage and two dormers windows to south elevation	17/01975/FUL	5717	-	-	2	Yes
Cirencester	Waggon and Horses, 11 London Road, GL7 2PU	Change of use from public house to 4 x 2-bed flats and 1 x 1-bed flat and associated demolitions and alterations	19/02195/FUL	6587	-	-	5	Yes
Cirencester	Cirencester Baptist Church, 37A Coxwell Street, GL7 2BQ	Change of use and conversion of Baptist Church to five residential units	18/00887/FUL	7471	-	-	2	Yes
Cirencester	Paterson Road	Erection of 36 replacement dwellings and associated infrastructure	18/02760/FUL	9272.1	-	C174	26	No
Cirencester	9 Black Jack Street, GL7 2AA	Subdivison of single dwelling into a 2-bed dwelling and 1-bed ground floor flat	19/03849/FUL	9999.1	-	-	-1	Yes
Cirencester	1A Leaholme Court, The Avenue, GL7 1EG	Demolition of 46 No. flatted units and ancillary structures including garage blocks and boundary features, and the erection of 44 No. one and two bed affordable flatted units with associated access, parking, amenity and landscaping	20/00991/FUL	20/00991	-	-	-46	Yes
Coates	Bledisloe House, GL7 6NH	Certificate of Lawful Existing Use to confirm that the existing use of Bledisloe House as a single dwelling, within Class C3	20/01121/CLEUD	20/01121	-	-	1	Yes
Coberley	Close Farm Barns, Close Farm Lane	Conversion of existing buildings into one dwelling and garages (Revised scheme)	17/02206/FUL	7088	-	-	1	Yes
Cold Aston	Church Corner Stables, GL54 3BW	Conversion of stable building to a dwelling	18/00694/FUL	7908	-	-	1	Yes
Compton Abdale	Southwold Barn Holiday Unit, GL54 4DS	Removal of condition 2 (occupancy) of planning permission CD.5173/R (Conversion of outbuilding and replacement of chicken shed to form ancillary holiday let) to allow use as an independent dwellinghouse	20/01516/FUL	20/01516	-	R129	1	Yes
Didmarton	Land to the east of 49 The Street, GL9 1DS	Erection of 3 bedroom cottage	18/03673/FUL	1942	-	R438	1	Yes
Dowdeswell	5, 6 & 7 Upper Dowdeswell, GL54 4LT	Internal and external alterations to include extension to form two dwellings	18/02995/FUL	9317	-	-	-2	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Eastleach	52 Eastleach, GL7 3NQ	Certificate of Lawful Proposed Use under Section 192 of the Town and Country Planning Act 1990 for the proposed conversion of 52 and 53 Eastleach into a single dwelling	19/02996/CLOPUD	6420	-	-	-1	Yes
Ebrington	Land parcel at Elm Grove	Erection of 16 dwellings and associated works	18/00721/REM	0060.1	-	R168	12	Yes
Ebrington	Land at Ebrington, GL55 6NH	Development of 3 dwellings and village car park and associated works (Outline application)	19/03360/REM	5388	-	R429	3	Yes
Fairford	Land at London Road	Details of the external appearance, layout, scale and landscaping for the erection of 120 dwellings (pursuant to Outline permission granted under ref. 13/03793/OUT)	15/04461/REM	0311	-	F39	3	No
Fairford	Land west of Eyscott Halt, London Road	Construction of 8 dwellings	18/02389/FUL	0311.1	-	F39D	8	No
Fairford	Lloyds Bank, High Street, GL7 4AD	Conversion of former bank premises to retail and residential comprising one retail unit and four flats	17/03547/FUL	0791	-	-	3	Yes
Fairford	37 Bettertons Close, GL7 4HY	Replacement dwelling (including proposed extensions, replacement garage, replacement workshop and new garden room approved under 17/00616/FUL) (Part-retrospective)	19/00462/FUL	2605.3	-	-	1	Yes
Fairford	Spaldings, Market Place, GL7 4AB	Alterations including change of use to part of ground floor to form a new residential unit and alterations to existing retail units and upper floor flats	17/03168/FUL	2636	-	-	1	Yes
Fairford	Quest House, London Road, GL7 4DS	Change of use from existing building to flats	7/04958/OPANO	3279	-	-	8	Yes
Fairford	Tile House, Park Street, GL7 4JL	Replacement of an existing dwelling	19/04485/FUL	4817	-	-	-1	Yes
Great Rissington	40 The Yard, GL54 2LP	Erection of a cottage (Revision to permission 17/03292/FUL incorporating a single garage, utility and conservatory)	18/01428/FUL	6072	-	-	1	Yes
Guiting Power	The Garage, Tally Ho Lane	Development of 5 dwellings	18/00042/FUL	0014	-	R183	5	Yes
Hampnett	Oldhill Barn, Old Hill	Conversion of barn to single residential dwelling and associated works	19/01953/FUL	2881	-	-	1	Yes
Kemble	Bittenham Springs, Ewen, GL7 6BY	Alterations to outbuilding approved under permission 08/00842/FUL to provide 1No new dwelling	18/00099/FUL	3830	-	-	1	Yes
Kemble	Land south of Washpool House, Washpool Lane	Conversion of Agricultural Building to single residential dwelling (Resubmission of application 14/02519/FUL)	17/04176/FUL	9051	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Kempsford	Land at The Bungalow, Whelford, GL7 4ED	Erection of a detached dwelling	18/01161/REM	2248	-	-	1	Yes
Kempsford	Glebe Acres, Ham Lane, GL7 4ER	Erection of dwelling and garage	19/01044/FUL	2471	-	-	1	Yes
Kempsford	Cross Tree Crescent & Oakley Flats, High Street	Demolition of 14 no. existing houses, 12 no. flats and 3 blocks of lock up garages and construction of 27 no. new affordable 1, 2 and 3 bedroom houses and 2 bedroom bungalows, together with associated access road, external works and landscaping	19/01715/FUL	19/01715	-	-	-26	Yes
Lechlade	Hedley House, St Johns Street, GL7 3AS	Conversion of redundant shop and empty house into 3 new flats and retention of the ground floor shop	18/04791/FUL	6079.2	-	-	2	Yes
Lechlade	Manor Farm, Burford Road	Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for the amalgamation of two dwellings to form a single dwelling	20/01195/CLOPUD	7552	-	-	-1	Yes
Lechlade	Magnet House, High Street, GL7 3AE	Change of use from single dwelling into ground floor office (Use Class B1) and first floor flat	18/04469/FUL	9290	-	-	0	Yes
Long Newton	Log Cabin, Boldridge Farm, Crudwell Lane, GL8 8RT	Demolition of existing residential cabin and two outbuildings and erection of a replacement dwelling	19/03768/FUL	3102	-	-	-1	Yes
Long Newton	The Red House, GL8 8RJ	Erection of one dwelling (revised location)	18/04036/FUL	5045	-	-	1	Yes
Longborough	Amberley, Moreton Road, GL56 0QD	Erection of replacement dwelling (design amendments to 17/05189/FUL)	19/00854/FUL	4528	-	-	0	Yes
Longborough	Land at Plum Orchard, Moreton Road	Development of up to 14 dwellings, public open space, landscaping and other associated works (Reserved Matters application)	18/02207/REM	9631	-	R561	7	Yes
Maugersbury	Cackleberry Farm, Wyck Hill, GL54 1JY	Construction of an agricultural worker's dwelling	17/00387/FUL	9280	-	-	1	Yes
Mickleton	Chatsworth Cottage, High Street, GL55 6SL	Erection of a single dwelling and new access, subdivision of Chatsworth Cottage into 2 new residential units and associated works	17/03455/FUL	1447	-	-	1	Yes
Mickleton	Chatsworth Cottage, High Street, GL55 6SL	Erection of a single dwelling and new access, subdivision of Chatsworth Cottage into 2 new residential units and associated works	17/03455/FUL	1447	-	-	1	Yes
Mickleton	Land adjacent to Harbourlow, Broadway Road, GL55 6PT	Erection of a bungalow	16/02323/FUL	2288.5	-	-	1	Yes
Mickleton	Land adjacent to Harbourlow, Broadway Road, GL55 6PT	Erection of a bungalow	16/02322/FUL	2288.6	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Mickleton	The Packing Shed, Canada Lane, GL55 6SU	Proposed conversion to two dwellings	18/01066/FUL	7002.1	-	-	2	Yes
Moreton-in-Marsh	6 and 7 Davies Road	Erection of three dwellings and associated works	19/00368/FUL	5410	-	-	2	Yes
Moreton-in-Marsh	The Fire Service College, London Road	Erection of 250 dwellings and associated works (Reserved Matters)	16/00858/REM	5410.4	-	M21	50	No
North Cerney	Land adjacent to Broadbridge Cottage	Erection of 12 units comprising 6 2-bedroom houses and 6 1-bedroom flats including 18 parking spaces	17/01360/FUL	1614	-	-	12	Yes
Notgrove	Kitehill Barn, GL54 3BT	Conversion of outbuilding to lecture/training room and dwelling	19/04300/FUL	4050	-	-	1	Yes
Poole Keynes	Netherwood Lakes, Oaksey Road, GL7 6DY	Replacement dwelling with associated ancillary development	17/03303/FUL	0184.1	-	-	1	Yes
Poulton	Land adjacent to Alberta, Bell Lane, GL7 5JF	Erection of new detached dwelling together with associated ancillary development	18/04474/FUL	1321	-	-	1	Yes
Preston	Preston Mill, South Cerney Road, GL7 6ET	Erection of new dwelling and detached garage together with other associated ancillary development	19/01647/FUL	5773	-	-	1	Yes
Quenington	Orchard, Honeycombe Leaze, GL7 5TA	Erection of a replacement dwelling	19/04377/FUL	4585	-	-	-1	Yes
Rendcomb	The Engine Shed, GL7 7DF	Change of use of The Engine Shed from offices (Use Class B1) to residential use (one dwelling)	18/00630/FUL	7668	-	-	1	Yes
Rendcomb	Building O, Units A and B, Marsden Farm, Marsden	Conversion of two adjoining agricultural barns into two residential dwellings	16/01878/FUL	9175	-	-	2	Yes
Sapperton	The Malt House, Frampton Mansell, Stroud, GL6 8JF	Partial conversion of ground floor and conversion of 1st floor of existing barn to a 1-bed flat	20/00682/FUL	20/00682	-	-	1	Yes
Shipton Moynes	The Cat and Custard Pot Inn, The Street, GL8 8PN	Conversion of cottage to additional dining space & bedroom suites in conjunction with adjacent public house	18/03932/FUL	6522	-	-	-1	Yes
Siddington	Ophrys House, Nursery View, GL7 6HN	Conversion of existing barn to 4-bed dwelling, including new access from the public highway, double garage with work space above and associated landscaping	16/03448/FUL	4509	-	-	1	Yes
Siddington	Land at Plummers Farm, Fraziers Folly	Erection of a house and garage	16/03578/FUL	9603	-	-	1	Yes
South Cerney	Walnut Tree Farmhouse, Upper Up, GL7 5US	Erection of a dwelling (revised scheme to 16/05351/FUL)	19/04001/FUL	0776	-	-	1	Yes
South Cerney	Elington, Station Road, GL7 5UB	Replacement dwelling	19/01096/FUL	1818	-	-	0	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
South Cerney	Land to the rear of 22 School Lane	Proposed new dwelling, car port and associated works	17/01664/FUL	2509.1	-	-	1	Yes
South Cerney	Land off Berkeley Close, GL7 5UN	Reserved Matters pursuant to outline permission 16/02598/OUT (Outline application with all matters reserved except access for the construction of up to 92 dwellings (with up to 50% affordable housing) and associated works) the reserved matters for which the application seeks consent are: Access (design); Appearance; Landscaping; Layout and Scale	18/04656/REM	5331	-	SC13A	20	No
South Cerney	Land adjoining The Cedars, The Street, Cerney Wick, GL7 5QH	Proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3)	18/01804/AGRPAN	7907	-	-	1	Yes
South Cerney	Hideaway Cottage, Cricklade Road, GL7 5QE	Sub-division of existing dwelling (Quarry Farm) into two dwellings (Revised scheme) (Retrospective)	20/01169/FUL	20/01169	-	-	1	Yes
Stow-on-the-Wold	Stow Agricultural Services, Lower Swell Road	Demolition of existing buildings and the erection of 7 residential dwellings	17/04749/FUL	0411	-	S8A	7	No
Stow-on-the-Wold	The Green, Talbot Square	Demolition of existing dwelling and erection of three dwellings	16/04247/FUL	3617	-	S43	1	Yes
Stow-on-the-Wold	Land adjacent to Bretton House, Station Road	Reserved Matters application (providing details of appearance, landscaping, layout and scale) pursuant to outline permission 13/05031/OUT for the development of a Continuing Care Retirement Community consisting of extra care accommodation, communal facilities, internal highways, car parking and associated works	17/01218/REM	4228	-	S20	30	No
Tetbury	Gospel Hall, Hampton Street	Proposed extension, alterations and change of use to residential (Resubmission of 18/01145/FUL)	19/02121/FUL	0143	-	-	1	Yes
Tetbury	4 Longfurlong Lane, GL8 8TJ	Erection of two dwellings and construction of new vehicle access with driveway (alternative scheme to include garages)	19/01011/FUL	1196	-	T11	2	Yes
Tetbury	Land parcel south of Berrells Road and west of Bath Road	Reserved Matters Application in conjunction with outline planning permission reference 14/00176/OUT for the erection of up to 39 dwellings and associated works	17/01351/REM	1264	-	T44	33	No
Tetbury	Wells Masonry Group Ltd., Ilsom Farm, Cirencester Road, GL8 8RX	Erection of 16 dwellings and associated internal access roads, parking and landscaped areas, following demolition of existing buildings	18/01177/FUL	2363	-	T69	13	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Tetbury	12 Church Street, GL8 8JG	Change of use of first and second floors from offices (A2 Financial and Professional Services) to form 2 no. residential flats	19/02494/FUL	4863	-	-	2	Yes
Tetbury	Land at Cirencester Road	Erection of 39 dwellings (Reserved Matters pursuant 15/04291/OUT)	17/01804/REM	5854	-	T39	4	No
Tetbury	Highfield Farm	Reserved Matters Application in conjunction with outline planning permission reference 13/02391/OUT for Residential Development of up a maximum of 250 units, access road and landscaping	15/02517/REM	7540	-	T35 & T40	30	No
Tetbury	The Priory, The Chipping, GL8 8ET	Internal and external alterations and change of use to provide 9 no. residential dwellings	17/05083/FUL	8497	-	T64	9	No
Tetbury	The Georgian Barn, 10B New Church Street, GL8 8DT	Change of use of ancillary outbuilding to dwelling and the installation of a boiler flue (retrospective)	20/01090/FUL	20/01090	-	T49	1	Yes
Tetbury	25 Cirencester Road, GL8 8HA	Change of use of annex to 1no. Flat	20/01291/FUL	20/01291	-	-	1	Yes
Todenham	Stonebridge Garages, GL56 9PB	Demolition of existing block of four garages and erection of 2-bed dwelling with associated parking	18/01000/FUL	1364	-	-	1	Yes
Westcote	Far Furlong Farm	Staff accommodation for staff Working at Furlong Farm	20/01309/CLEUD	5924	-	-	1	Yes
Willersey	Former Garage Court, Ley Orchard	Construction of 2 no. 2 bedroom houses and associated external works, car parking and landscaping	18/03787/FUL	1057	-	-	2	Yes
Willersey	Land north of Collin Lane	Erection of up to 50 dwellings, parking, landscaping and associated works (Reserved Matters details relating to Appearance, Layout, Landscaping and Scale pursuant to outline planning permission reference 14/05636/OUT)	16/02543/REM	2517	-	W4A, W9	8	No
Windrush	Former filling station on the A40 Windrush Section	Erection of 12 no. dwellings, Class A1 village shop unit and other associated ancillary development	15/03385/FUL	0832.3	-	-	12	Yes
Winstone	Fosse Lodge, Beechpike, Elkstone, GL53 9PL	Change of use of outbuilding (The Little House) to C3 residential use	19/03692/FUL	4756	-	-	1	Yes
Withington	Coach House, Silverdale, GL54 4DA	Change of use of existing Coach House to one residential unit (C3) with associated alterations and a single storey side extension and a single storey rear extension	19/00925/FUL	5625	-	-	1	Yes
2019/20								
Ampney St Mary	Hill Oak Farm, GL7 5SW	Erection of two-storey dwelling and detached garage/studio (Revised Scheme)	16/01539/FUL	4837.1	-	-	1	Yes
Avening	Land at Wingfield, Hampton Hill, GL8 8NS	Erection of dwelling and double garage (amendment to 17/01415/FUL)	18/02984/FUL	1806	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Avening	4-6 Pound Hill, GL8 8LZ	Conversion of two dwellings to form one dwelling	18/04350/CLOPUD	9289	-	-	1	Yes
Bagendon	Bagendon Manor Farm, GL7 7DU	Proposed conversion of former Dairy Shed to residential accommodation, parking, associated domestic curtilage and associated works	17/04195/FUL	0059	-	-	1	Yes
Beverstone	The Bungalow, Chavenage, GL8 8XW	Replacement dwelling and new access	17/01038/FUL	9217	-	-	1	Yes
Bibury	Bibury Farm, GL7 5PB	Conversion of agricultural buildings to create 5 dwellings and associated ancillary buildings	15/01196/FUL	9487	-	-	5	Yes
Bledington	The Bungalow, Main Street, OX7 6UX	Erection of a replacement dwelling and detached garage	17/01573/FUL	6600	-	-	1	Yes
Blockley	Land off Draycott Road	Residential development for up to 23 dwellings and associated works	18/02587/REM	2581	-	BK5	3	No
Blockley	Bath Orchard, School Lane, GL56 9HU	Demolition of existing dwelling and erection of two dwellings; formation of new vehicular accesses, parking and turning areas; and all other associated works	19/00722/FUL	2690	-	-	-1	Yes
Blockley	The Mill Garden, Station Road, GL56 9DT	Erection of a single dwelling and garage with new access and driveway	17/01439/FUL	2890	-	-	1	Yes
Bourton-on-the-Hill	Springwood Cottage, GL56 9AE	Change of use from ancillary accommodation to independent dwelling and associated works	19/03598/FUL	2536	-	-	1	Yes
Bourton-on-the-Water	Land adjacent to Little Court, Essex Place, GL54 2HL	Proposed development consisting of two detached four bedroom houses	17/02263/FUL	0444	-	-	2	Yes
Bourton-on-the-Water	Kasvin, Rye Close, GL54 2EA	Replacement dwelling and associated works	17/02474/FUL	0605.2	-	-	-1	Yes
Bourton-on-the-Water	Gazeley, Moore Road, GL54 2AZ	Erection of new dwelling	15/03130/FUL	6513	-	-	1	Yes
Bourton-on-the-Water	Land adjacent to Roman Way	Erection of 43 dwellings, associated infrastructure and the provision of open space (Phase 1) (Reserved Matters details relating to Appearance, Layout, Landscaping and Scale pursuant to outline planning permission reference 13/00291/OUT)	15/00818/REM	9334.1	-	310 and B2	1	No
Bourton-on-the-Water	Roman Way	Erection of 122 dwellings, including affordable housing, public open space, access, landscaping and associated works	16/03834/FUL	9334.3	-	310 and B2	11	No
Broadwell	Top Lodge, Well Lane, GL54 1BT	Removal of Condition 2 of planning permission 14/03487/FUL to allow unrestricted residential use of the property	18/00068/FUL	5892	-	-	1	Yes
Broadwell	The Old Quarry	Proposed permanent rural workers dwelling	15/03931/FUL	8481	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Chipping Campden	Chipping Campden School, Cider Mill Lane, GL55 6HU	Demolition of 14 dwellings, erection of up to 13 key worker dwellings and 21 dwellings for market sale, flexible Performance and Education Space for Chipping Campden School with community use and associated access and infrastructure	18/00846/FUL	1560.5	-	CC48	-14	No
Chipping Campden	Hillbarn, Westington, GL55 6EG	Erection of 4 Bed cottage with detached garage	18/03676/FUL	3919	-	-	1	Yes
Chipping Campden	Land to rear of Barrels Pitch, Aston Road, GL55 6HR	Erection of 4 no. dwellings & associated works	18/02613/FUL	4192.2	-	-	1	Yes
Chipping Campden	Land parcel at the Hoo, Backends	Erection of 8 dwellings and associated works	18/00811/FUL	4462	-	CC38A/B	8	No
Chipping Campden	No 2 Flour Rooms, Lower High Street, GL55 6DZ	Conversion of first floor into office space from residential	18/03138/FUL	5812	-	-	-1	Yes
Chipping Campden	Vine Cottage, Park Road, GL55 6EA	Use as a single dwelling house (Use Class C3)	19/00746/CLEUD	1900746	-	-	1	Yes
Cirencester	Land adjacent to 45 Bowling Green Road	Demolition of three garages and erection of new dwelling	17/02503/FUL	0927.1	-	-	1	Yes
Cirencester	4-6 Black Jack Street	Demolition (in part) of 4 Black Jack Street, and outbuildings to rear of 4-6 Black Jack Street and erection of 7 two and three storey houses, with associated parking and vehicular access from Gosditch Street	15/00254/FUL	1021	-	-	7	Yes
Cirencester	Cecily Hill House, 32 Cecily Hill, GL7 2EF	Conversion of former potting shed to one bedroom dwelling, including external restoration and rebuilding of stone walls and roof	17/03387/FUL	2332	-	-	1	Yes
Cirencester	3-5 Queen Street, GL7 1HD	Conversion of 1 flat and 8 bedsits to 7 self-contained apartments including alterations to rear elevation	16/01883/FUL	4272	-	-	7	Yes
Cirencester	50-52 Lewis Lane, GL7 1EB	Change of use from A1 to 7 x one bedroom flats and associated works	18/02904/FUL	4433	-	C22	7	Yes
Cirencester	Earle & Ludlow ltd, 77 Victoria Road	Demolition of existing buildings and erection of four dwellings	16/03602/FUL	4489	-	-	4	Yes
Cirencester	Campden House, 6 Silver Street	Change of use of the second floor flat to Dental Practice (Use Class D1)	18/04433/FUL	4860	-	-	-1	Yes
Cirencester	4 Overhill Road, Stratton, GL7 2LG	Proposed dwelling	17/00388/FUL	5264	-	-	1	Yes
Cirencester	Cirencester Baptist Church, 37A Coxwell Street, GL7 2BQ	Change of use and conversion of Baptist Church to five residential units	18/00887/FUL	7471	-	-	3	Yes
Cirencester	2 Weavers Road, GL7 1DB	Erection of 2 one bed flats	17/05188/FUL	9080	-	-	2	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Cirencester	81 Watermoor Road, GL7 1LB	Demolition of former Salvation Army hall and erection of one dwelling	17/02911/FUL	9228	-	-	1	Yes
Cirencester	Golden Farm Road and Paterson Road	Demolition of 22, 24, 26, 28 Golden Farm Road and 1-45 Paterson Road (excluding 30, 32, 34, 36, 38 and 40)	8/02451/NOTDEM	9272	-	C174	-43	No
Cirencester	Paterson Road	Erection of 36 replacement dwellings and associated infrastructure	18/02760/FUL	9272.1	-	C174	10	No
Coates	6 Trewsbury Road, GL7 6NT	Erection of a detached dwelling and turning area	18/04906/FUL	8919	-	-	1	Yes
Coln St Aldwyn	Johnmans Barn, Moors Farm Lane	Conversion of existing derelict Threshing barn and single storey byre into a residential dwelling. Change of use of land to residential curtilage and construction of access drive	17/03370/FUL	7479	-	-	1	Yes
Coln St Dennis	Land At Coln Valley Stud	Conversion of barn to a single dwelling	17/04416/FUL	8206	-	-	1	Yes
Dowdeswell	Pegglesworth Home Farm, Pegglesworth, GL54 4LS	Retrospective conversion of part of a stable block to accommodation with external alterations, and the proposed installation of four new roof lights	18/04740/FUL	3934	-	-	1	Yes
Dowdeswell	5, 6 & 7 Upper Dowdeswell. GL54 4LT	Internal and external alterations to include extension to form two dwellings	18/02995/FUL	9317	-	-	-1	Yes
Duntisbourne Abbotts	Long Furlong Barn	Conversion of redundant farm buildings to residential and ancillary residential use	16/04458/FUL	8820	-	-	1	Yes
Eastleach	Manor Court, GL7 3NQ	Erection of a replacement dwelling and detached garage	17/01803/FUL	6334	-	-	1	Yes
Ebrington	Studio Barn, Hidcote Boyce, GL55 6LT	Proposed replacement 4-bedroom dwelling and outbuilding (revised scheme)	18/02202/FUL	3972	-	-	-1	Yes
Ebrington	Withy Way, Dog Lane, Charingworth, GL55 6NU	Demolition of existing dwelling and domestic outbuildings, and erection of a replacement dwelling plus associated works	17/04451/FUL	6116	-	-	0	Yes
Elkstone	Coombe End Manor, GL53 9PT	Conversion of existing stables to a single bedroom residential dwelling	17/05203/FUL	6651	-	-	1	Yes
Evenlode	Woodside, GL56 0NL	Replacement dwelling	18/02361/FUL	5865	-	-	1	Yes
Evenlode	Grange Farm, Horn Lane, GL56 0NT	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q for a proposed change of use of Agricultural Building to a dwelling house (Class C3) (superseded by 16/04529/ful)	6/01880/OPANO	6009.2	-	-	1	Yes
Evenlode	Agricultural Building, Pebbly Brook Farm	Demolition of agricultural building and erection of new dwelling	16/03550/FUL	9234	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Evenlode	Barns to east of Grange Farm, Horn Lane	Conversion and extension of Dutch barn to form a single dwelling; conversion and alteration of barn 2 to form 3 dwellings to be used as holiday lets and extension, use of barn 1 for purposes falling within class B1 (business)	16/04529/FUL	9616	-	-	1	Yes
Fairford	Lloyds Bank, High Street, GL7 4AD	Conversion of former bank premises to retail and residential comprising one retail unit and four flats	17/03547/FUL	0791	-	-	1	Yes
Fairford	Interlaken, London Road, GL7 4DS	Demolition of existing bungalow and erection of replacement dwelling, with garage and new vehicular access (Amendment to 16/04172/FUL)	17/03055/FUL	0919	-	-	1	Yes
Fairford	37 Bettertons Close, GL7 4HY	Replacement dwelling (including proposed extensions, replacement garage, replacement workshop and new garden room approved under 17/00616/FUL) (Part-retrospective)	19/00462/FUL	2605.3	-	-	-1	Yes
Fairford	Tallet Barn, Waiten Hill Farm, Coronation Street	Conversion of an agricultural building to provide a four bedroom residential unit and associated works including external alterations, boundary treatment, car parking and hard and soft landscaping	15/01441/FUL	9106	-	-	1	Yes
Farmington	Hill House	Erection of a replacement dwelling	12/01998/FUL	0339	-	-	0	Yes
Farmington	The Barn, Furzehill Farm, GL54 3NF	Refurbishment, conversion and extension of a pair of existing stone barns to form a single dwelling along with erection of new garage building	15/05382/FUL	7380	-	-	1	Yes
Great Rissington	Lower Farmhouse Barn, GL54 2LH	Change of use of annex to use as a separate dwelling	19/00165/FUL	6226	-	-	1	Yes
Kemble	Barnstone Cottage, Ewen, GL7 6BU	Erection of detached dwelling and garage workshop (Amended scheme)	18/01656/FUL	0827	-	-	1	Yes
Kemble	The Willows, Ewen, GL7 6BT	Erection of a dwelling	17/05209/FUL	2491	-	-	1	Yes
Kemble	Kemble Farms Estate Office Car Park	Erection of one house and double garage (revised scheme)	18/00823/FUL	4060.2	-	-	1	Yes
Kemble	Land at New Covert, Ewen	Proposed erection of single dwelling	18/00051/FUL	4983	-	-	1	Yes
Kemble	Pyke Cottage, 166 Washpool Lane, GL7 6FY	Erection of detached dwelling and creation of new vehicular access (including partial change of use of land to form residential curtilage)., Revised scheme following permission 16/05367/FUL	17/04051/FUL	9165	-	-	1	Yes
Kingscote	Bagpath Court Barns, Bagpath Court Lane, GL8 8YG	Alterations and extension of threshing barn to create one independent dwelling	18/02349/FUL	2389.1	-	-	1	Yes
Kingscote	5 Windmill Cottages, Windmill Lane, GL8 8YD	Conversion of double garage into a dwelling	18/03499/FUL	5445.1	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Lechlade	Lechlade Fish Bar, Burford Road, GL7 3EN	Change of use from hot food take away (use Class A5) to private dwelling (use Class C3)	18/03761/FUL	1229	-	-	1	Yes
Lechlade	Nettlestead, Burford Road, GL7 3ET	Reserved Matters Application for the Appearance and Landscaping pursuant to Outline Permission granted under ref. 16/00092/OUT for the erection of up to 6 dwellings	17/03306/REM	1698	-	-	2	Yes
Lechlade	Nettlestead, Burford Road, GL7 3ET	Reserved Matters Application for the Appearance and Landscaping pursuant to Outline Permission granted under ref. 16/00092/OUT for the erection of up to 6 dwellings	17/03306/REM	1698	-	-	4	Yes
Lechlade	Land at Station Road	Reserved matters application for the erection of three dwellings	18/00530/REM	7598	-	-	3	Yes
Little Rissington	Robins Roost, 6 Bobble Court, GL54 2ND	Demolition of existing stable block and erection of a dwelling, new access and associated work	18/04855/FUL	2783	-	-	1	Yes
Longborough	The Bothy, The Crook, GL56 0QX	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 - for use of The Bothy as an independent dwelling house	19/00949/CLEUD	0434.3	-	-	1	Yes
Longborough	Garden Cottage, The Crook, GL56 0QY	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning A 1990 - for use of Garden Cottage as an independent dwelling house	19/00529/CLEUD	0434.4	-	-	1	Yes
Longborough	Frogmore Farm, Stow Road, GL56 9AA	Retrospective permission to regularise the use of existing buildings for B8 storage and part groom's accommodation and the stationing of four shipping containers used for storage	19/02372/FUL	1327	-	-	1	Yes
Longborough	New Cottages, Ganborough Road	Change of use from 2 dwellings (C3) to 6 guest suites (C1 Hotel) as additional accommodation for The Coach & Horses Inn	17/00526/FUL	8659	-	-	-2	Yes
Longborough	Land at Plum Orchard, Moreton Road	Development of up to 14 dwellings, public open space, landscaping and other associated works (Reserved Matters application)	18/02207/REM	9631	-	-	7	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Maugersbury	Maugersbury Manor	Change of use of Maugersbury Manor to single dwellinghouse, erection of single storey rear extension, alterations to existing car port and single storey side extension, erection of tennis court, rebuilding of existing lean-to garden stores, new ancillary accommodation following removal of 'Garden View', new entrance gates, external landscaping, reroofing, works to windows, doors, chimneys and rooflights, (amendments to permission 16/04488/FUL)	17/04463/FUL	0230	-	-	1	Yes
Maugersbury	Park Farm, GL54 1HP	Change of use of garage to a single dwelling	17/04520/FUL	0684	-	-	1	Yes
Maugersbury	The Retreat, GL54 1HP	Conversion of barn to a single dwelling and erection of a new garage and replacement stables	17/04726/FUL	6636.1	-	-	1	Yes
Maugersbury	Carmel, Wyck Hill, GL54 1HT	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of structure as a single dwellinghouse (Use Class C3)	19/01183/CLEUD	1901183	-	-	1	Yes
Meysey Hampton	Land to rear of Upton House, Strawberry Lane, GL7 5HL	Proposed erection of new dwelling (revised scheme)	17/05234/FUL	4776	-	-	1	Yes
Mickleton	Land adjacent to Chatsworth Cottage, High Street, GL55 6SL	Erection of a dwelling and creation of vehicular access (amendments to design of dwelling approved under permission 17/04881FUL)	18/02326/FUL	2885	-	-	1	Yes
Mickleton	Land to the rear of Willan, High Street	Erection of two dwellings (revision to 15/02416/FUL)	16/04089/FUL	5306	-	-	2	Yes
Mickleton	Maple House, Broadway Road	Erection of a single dwelling and detached garage	14/04972/FUL	5599	-	-	1	Yes
Mickleton	Land parcel off Broad Marston Road	Reserved Matters application in pursuance of Condition 1 of planning permission ref. no. 14/02365/OUT (APP/F1610/A/14/2228762) for the erection of 90 dwellings, and associated infrastructure and Public Open Space	16/02049/REM	9438	-	-	1	Yes
Moreton-in-Marsh	Sunlock, Evenlode Road	Demolition of existing house and garage and construction of 3 new dwellings	14/04552/FUL	1324	-	-	2	Yes
Moreton-in-Marsh	White House, Stow Road, GL56 0DW	Demolition of existing dwelling and erection of 8 flats together with creation of new vehicular access (revised scheme to 17/00820/FUL)	17/04962/FUL	1565.1	-	-	7	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Moreton-in-Marsh	Blue Cedar House, Stow Road	Demolition of the existing building and the construction of 6 residential apartments (4 one-bed apartments, 2 two-bed apartments), and 4 three-bed semi-detached houses with associated parking & landscaping	18/02882/FUL	2178	-	-	-1	Yes
Moreton-in-Marsh	Land west of Evenlode Road, Evenlode Road	Conversion of stable building to form a 2 bed dwelling and conversion of open-fronted barn to form a car port	16/04753/FUL	3452.2	-	-	1	Yes
Moreton-in-Marsh	The Fire Service College, London Road	Erection of 250 dwellings and associated works (Reserved Matters)	16/00858/REM	5410.4	-	M21	52	No
Naunton	Summerhill Barn	Amendment to 16/00116/FUL (Conversion of barn to a single dwelling with extension, conversion of barn to ancillary accommodation, construction of a detached garage and change of use of land to residential curtilage) to include addition of a basement and relocation of garage	16/03733/FUL	4734.2	-	-	1	Yes
Naunton	Barn End, Hill Farm, Aylworth Lane, GL54 3AH	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 - for use of Barn End as a Class C3 dwellinghouse	19/02504/CLEUD	5769	-	-	1	Yes
North Cerney	Red Sheds, The Whiteway	Conversion of existing agricultural building to a dwelling	18/03498/FUL	2486	-	-	1	Yes
Northleach with Eastington	Fosse Lodge, Fosseway, GL54 3JJ	Erection of a single dwelling and detached garage	18/01768/FUL	1092	-	-	1	Yes
Northleach with Eastington	Red Lion Inn, Market Place, GL54 3EJ	Change of use from a public house (A4) to a dwelling (C3)	14/03364/FUL	5820	-	-	1	Yes
Oddington	Severn House, Upper Oddington, GL56 0XF	Demolition of existing dwelling, erection of replacement dwelling, pool building and ancillary outbuilding and formation of alternative access	16/02764/FUL	1566	-	-	1	Yes
Oddington	Brae Croft, Upper Oddington, GL56 0XJ	Change of use of existing building from ancillary use to independent dwelling	19/04226/FUL	2250.2	-	-	1	Yes
Oddington	Banks Farm, Upper Oddington, GL56 0XG	Demolition of barn and erection of dwelling	15/04464/FUL	4561.2	-	-	1	Yes
Oddington	Robins Meet, Back Lane, Upper Oddington, GL56 0XL	Demolition of existing residential dwelling and construction of replacement residential dwelling and garage	19/00501/FUL	6415	-	-	-1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Poole Keynes	Friday Island, GL7 6ED	Amendment to design and siting of a previously approved manager's accommodation (reference: 09/04012/FUL) with associated landscaping and parking	18/04978/FUL	0404.1	-	-	1	Yes
Poulton	Glebe House, Cricklade Street, GL7 5HU	Demolition of existing and erection of new replacement dwelling (re-submission of previously approved scheme, reference 17/04980/FUL)	19/00299/FUL	2042	-	-	0	Yes
Preston	Norcote Grange, Norcote	Conversion of two dwellings to a single dwelling with annexe to include internal and external alterations with single storey extension to west elevation (Part retrospective)	16/00506/FUL	0348.2	-	-	-1	Yes
Preston	Land at Preston Mill Barn, Swindon Road, GL7 6ET	Erection of up to 6 dwellings together with associated ancillary development	16/04236/REM	1031.1	-	-	6	Yes
Sapperton	The Old Grain Store, Beacon Farm, Stroud Road, Frampton Mansell	Conversion of former grain store and barn to form two dwellings (revised scheme to ref: 17/03771/FUL)	17/04907/FUL	8197.2	-	-	2	Yes
Sapperton	Unit 2, Beacon Farm, Stroud Road, Frampton Mansell	Change of use and conversion of stone barn with associated extension, garden and parking (Revised Scheme)	17/02751/FUL	8197.3	-	-	1	Yes
Sevenhampton	Warren Cottage	Erection of a replacement dwelling and garage	19/04034/FUL	4134.2	-	-	-1	Yes
Sevenhampton	Puckham Farmhouse	Erection of a replacement dwelling	15/05290/FUL	5105	-	-	1	Yes
Sherborne	The Oranges, GL54 3DT	Erection of replacement dwelling	17/01713/FUL	6469	-	-	0	Yes
Siddington	Japonica Cottage, 9-10 Nursery View, GL7 6HN	Subdivision of property to 2 separate dwellings	18/01746/FUL	2068.1	-	-	1	Yes
Somerford Keynes	Land parcel off Mill Lane, GL7 6DU	Erection of a dwelling	17/05194/FUL	9043	-	-	1	Yes
South Cerney	Royal Oak, High Street, GL7 5UP	Erection of 2 detached houses and garages	16/02760/FUL	2691	-	-	2	Yes
South Cerney	Sisters Barn, Sisters Farm	Conversion of barn structure to dwelling	16/05266/FUL	9059	-	-	1	Yes
Southrop	1 Council House, Lechlade Road, GL7 3PQ	Two storey side extension and conversion to dwelling	15/05517/FUL	0544	-	-	1	Yes
Southrop	Tiltup Farm, GL7 3PL	Conversion of existing farm building to principal dwelling and associated ancillary annexe	7/05242/OPANO	9248	-	-	1	Yes
Stow-on-the-Wold	Wayside Park Street, GL54 1AQ	Demolition of existing buildings and erection of single storey one-bed dwelling	16/02208/FUL	2877	-	-	1	Yes
Stow-on-the-Wold	Beauport, Sheep Street, GL54 1AA	Change of use of property to single dwelling (C3) including ancillary residential use of garage building	17/03477/FUL	3430	-	-	1	Yes
Stow-on-the-Wold	Crestow House, Fosseway, GL54 1JX	Certificate of Proposed Use for the use of Crestow House as a guest house	17/03626/CLOPUD	4100	-	-	-1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Stow-on-the-Wold	Panagora House, The Square, GL54 1AF	Change of use from retail (A1) to dwelling (C3) and installation of railings to front	16/00535/FUL	5415	-	-	1	Yes
Stow-on-the-Wold	Fayrefields, Lower Swell Road	Erection of a replacement dwelling and an associated stable and garage building	16/04980/FUL	6939	-	-	1	Yes
Stow-on-the-Wold	23 King Georges Field, GL54 1AR	Construction of single dwellinghouse	18/01648/FUL	9681	-	-	1	Yes
Stow-on-the-Wold	Land north of Tesco	Development of 44 extra care apartments and green open space (outline application with access to be determined) and the construction of a 48 bed dementia care home with associated access, car parking and landscaping (full application with all details to be determined)	13/05360/OUT	0070	-	S34	25	No
Swell	Flagstone Farm, Upper Swell, GL54 1ER	Conversion of barn to single dwelling with associated parking and outdoor amenity space	15/05013/FUL	7163	-	-	1	Yes
Temple Guiting	Colmans, GL54 5RT	Demolition of timber bungalow and erection of replacement dwelling	18/02790/FUL	0039	-	-	0	Yes
Temple Guiting	Windrush House, Ford, GL54 5RU	Erection of a replacement dwelling	17/00585/FUL	4835	-	-	1	Yes
Temple Guiting	Land adjacent to Hitchins Farm, GL54 5SG	Erection of an agricultural worker's dwelling	17/02417/FUL	8180	-	-	1	Yes
Tetbury	Williams Textiles Ltd, Chavenage Lane, GL8 8JW	Erection of five residential units (amended scheme with proposed new access onto Hampton Street)	14/05511/FUL	0811	-	-	2	Yes
Tetbury	The Crown Inn, Gumstool Hill, GL8 8DG	Proposed conversion/redevelopment to provide six residential units and associated external alterations	16/01282/FUL	0949.1	-	-	6	Yes
Tetbury	Grosvenor House 9 Market Place GL8 8DD	Change of use of part ground floor, first and second floors to residential use and retention of retail shop front	17/03734/FUL	1478	-	-	3	Yes
Tetbury	Wells Masonry Group Ltd., Ilsom Farm, Cirencester Road, GL8 8RX	Erection of 16 dwellings and associated internal access roads, parking and landscaped areas, following demolition of existing buildings	18/01177/FUL	2363	-	T69	3	No
Tetbury	Spencer House, 34 Long Street, GL8 8AQ	Change of use of ground floor from retail (Class A1 Use) to residential (Class C3 Use)	18/04357/FUL	3408.1	-	-	1	Yes
Tetbury	Land to the rear and side 23C Northfield Road, GL8 8HD	Change of use of land from commercial to residential, demolition of units 1-4 and proposed 2 no. chalet bungalows	17/04434/FUL	3927	-	-	2	Yes
Tetbury	Land at Cirencester Road	Erection of 39 dwellings (Reserved Matters pursuant 15/04291/OUT)	17/01804/REM	5854	-	T39	10	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Tetbury	Highfield Farm	Reserved Matters Application in conjunction with outline planning permission reference 13/02391/OUT for Residential Development of up a maximum of 250 units, access road and landscaping	15/02517/REM	7540	-	T40 and T3	57	No
Tetbury	15 Hampton Street, GL8 8JN	Conversion of existing dwelling into two dwellings and extension and alterations to rear	17/04866/FUL	8377	-	-	2	Yes
Tetbury	4 Chavenage Lane, GL8 8JW	Erection of a detached dwelling, formation of access and associated works	18/03670/FUL	9277	-	-	1	Yes
Tetbury	Land parcel south of Quercus Road, Quercus Road (Matbro SIAC)	Erection of a 64 bed care home (Reserved Matters details relating to Access, Appearance, Layout, Landscaping and Scale pursuant to outline planning permission reference 12/01792/OUT)	16/02483/REM	7558	-	T36A	34	No
Todenham	Crossing Cottage, Ditchford Road, GL56 9NU	Change of use from retail (A1) to mixed use Therapy Centre (D1) and residential (C3)	18/03644/FUL	5753.1	-	-	1	Yes
Upper Rissington	The Midcounties Co-Operative, 8A - 8B Sopwith Road, GL54 2NL	Replacement windows, rear fire exits, replaced air conditioning units, revised south elevation access, improved off-street parking, bin and recycling area and retrospective permission for separate C3 flat above	19/00528/FUL	1580.2	-	-	1	Yes
Westcote	The Quarry, Nether Westcote, OX7 6SD	Demolition of the bungalow and erection of a detached dwelling	18/00027/FUL	1019	-	-	0	Yes
Weston Subedge	Bramleys, Stratford Road, GL55 6QG	Demolition of existing dwelling and erection of 3 dwellings	18/02337/FUL	1480	-	-	2	Yes
Weston Subedge	Bramleys, Stratford Road, GL55 6QG	Demolition of existing dwelling and erection of 3 dwellings	18/02337/FUL	1480	-	-	1	Yes
Weston Subedge	Canon Bourne, Parsons Lane	Proposed conversion of building from 6 apartments to single dwelling house with two apartments, including internal and external alterations	18/04926/FUL	2044	-	-	-3	Yes
Weston Subedge	Brymbo, Honeybourne Lane, GL55 6PU	Demolish existing dwelling and erect two dwellings (reserved matters following 15/02695/OUT)	17/03004/REM	2595	-	-	1	Yes
Wick Rissington	Wyck Hill Court, Wyck Hill, GL54 1HY	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 - for the use of Wyck Hill Court as a dwelling house (C3 Use Class)	19/04413/CLEUD	1932.1	-	-	1	Yes
Wick Rissington	Kestrel Cottage, Wyck Hill, GL54 1HY	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 - for the use of Kestrel Cottage as a dwelling house (C3 Use Class)	19/04414/CLEUD	1932.2	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Wick Rissington	Owl Cottage, Wyck Hill, GL54 1HY	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 - for the use of Owl Cottage as a dwelling house (C3 Use Class)	19/04415/CLEUD	1932.3	-	-	1	Yes
Wick Rissington	Heron Cottage, Wyck Hill, GL54 1HY	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 - for the use of Heron Cottage as a dwelling house (C3 Use Class)	19/04416/CLEUD	1932.4	-	-	1	Yes
Wick Rissington	Eagle Cottage, Wyck Hill, GL54 1HY	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 - for the use of Eagle Cottage as a dwelling house (C3 Use Class)	19/04421/CLEUD	1932.5	-	-	1	Yes
Wick Rissington	The Corndrier, Greenfields Farm, GL54 2PN	Conversion and linking of existing barns to form a single dwelling	16/04448/FUL	2475	-	-	1	Yes
Willersey	Land north of Collin Lane	Erection of up to 50 dwellings, parking, landscaping and associated works (Reserved Matters details relating to Appearance, Layout, Landscaping and Scale pursuant to outline planning permission reference 14/05636/OUT)	16/02543/REM	2517	-	W4A and W	42	No
Willersey	Land north of Chipping Campden Lane	Erection of 4 dwellings and associated works (Reserved Matters application)	17/02879/REM	4714	-	-	4	Yes
Willersey	St Winifreds, WR12 7PJ	Erection of two dwellings with detached garages	18/00139/FUL	9669	-	-	2	Yes
Withington	Manor Hall, Chedworth Road, GL54 4BN	Change of use of land and buildings from Class C3 (dwelling) to Class C2 (residential institution)	16/05216/FUL	5260	-	-	0	Yes
2018/19								
Ampney Crucis	The Old Mortar Mill, GL7 5SF	Erection of one detached 2-bed dwelling	16/04932/FUL	4425	-	-	1	Yes
Ampney Crucis	Garage Flat, Wiggold Farm, GL7 5FB	Conversion of garage to cottage and occupation of the building as an independent dwelling	18/03985/CLEUD	6597	-	-	1	Yes
Ampney St Mary	Manor Farmyard	Conversion of existing agricultural buildings to provide 3 new dwellings	15/03288/FUL	7375	-	-	3	Yes
Avening	Brandhouse Farm, West End, GL8 8NE	Erection of dwelling (amendment to 16/04986/FUL)	17/02920/FUL	5958	-	-	0	Yes
Avening	4-6 Pound Hill, GL8 8LZ	Conversion of two dwellings to form one dwelling	18/04350/CLOPUD	9289	-	-	-2	Yes
Bagendon	The Malt House Cottage, Perrotts Brook, GL7 7DT	Erection of one dwelling and ancillary works	18/00384/FUL	2710	-	-	1	Yes
Baunton	Windrush, Gloucester Road, Stratton, GL7 7HS	Demolition of existing bungalow and erection of two storey dwelling	17/05153/FUL	0087	-	-	-1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Baunton	Windrush House, The Whiteway, GL7 7BA	Retention of detached dwelling permitted under reference 14/02055/FUL. Retention of Windrush House as a single dwelling with no further works permitted under reference 11/04205/FUL	17/02661/FUL	1440	-	-	1	Yes
Beverstone	The Bungalow, Chavenage, GL8 8XW	Replacement dwelling and new access	17/01038/FUL	9217	-	-	-1	Yes
Bibury	The Piggeries, land parcel east of B4425, Kilkenny Farm Lane	Conversion and extension of an existing building to form a single dwelling	16/04630/FUL	9452	-	-	1	Yes
Blockley	Oddity House, Bell Lane	Change of use from office to self contained dwelling	13/00615/FUL	1513	-	-	1	Yes
Blockley	The Old Coach House, Bell Lane	Change of use of ground floor from nursery school to two flats	18/00731/FUL	5716.1	-	-	2	Yes
Blockley	Dees Barn, Fossewold Farm, Ditchford, Aston Magna, GL56 9QR	Use of the property as dwelling house	18/02955/CLEUD	7267	-	-	1	Yes
Blockley	Wheelwrights Yard, Pye Mill Lane, Paxford, GL55 6XD	Demolition of existing house and outbuildings, erection of replacement dwelling and one new dwelling	16/02717/FUL	9602	-	-	1	Yes
Bourton-on-the-Hill	Hillcrest Bungalow, Keytes Lane, GL56 9AG	Demolition of existing bungalow and construction of replacement dwelling (Amendment to design of permission 15/04833/FUL)	17/02095/FUL	3125	-	-	-1	Yes
Bourton-on-the-Hill	Land at Maple Bank, GL56 9AB	Erection of a single dwelling (Reserved Matters application pursuant to outline application 14/05480/OUT)	15/04874/REM	3871	-	-	1	Yes
Bourton-on-the-Water	Kevinscot, High Street, GL54 2AP	Proposed change of use to dwelling and erection of outbuilding to provide ancillary accommodation	15/03446/FUL	0068	-	-	1	Yes
Bourton-on-the-Water	Flat 1, The George Moore Community Centre, Moore Road, GL54 2AZ	Change of use of Flat 1 from residential to a commercial (sui generis) use as a Beauty Salon and Nail Bar	18/00595/FUL	1631.3	-	-	-1	Yes
Bourton-on-the-Water	Lake View, Bury Barn, Cemetery Lane, GL54 2HB	Use of part of the existing building as a separate dwelling	17/03309/CLEUD	1679.3	-	-	1	Yes
Bourton-on-the-Water	150 Roman Way, GL54 2HD	Erection of one dwelling on the end of an existing terrace	16/02784/FUL	2240.1	-	-	1	Yes
Bourton-on-the-Water	Long Distance Riding Centre, Essex Place, GL54 2HL	Residential development for up to 6 dwellings	16/04541/REM	3646.1	-	-	6	Yes
Bourton-on-the-Water	Land adjacent 24 Rissington Road, GL54 2AY	Erection of a single dwelling	16/04232/FUL	8387	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Bourton-on-the-Water	Roman Way	Erection of 122 dwellings, including affordable housing, public open space, access, landscaping and associated works	16/03834/FUL	9334.3	-	310 and B2	84	No
Brimpsfield	Spring Cottage, Caudle Green	Division of property into 3 dwellings	15/04218/FUL	1464	-	-	3	Yes
Chedworth	Fossebridge Inn, Fossebridge, GL54 3JS	Variation of Condition 14 (occupancy) of permission CD.1236/T (01/0203/FUL) to allow the "manager's flat" to be used as independent accommodation	18/02934/FUL	1236	-	-	1	Yes
Chedworth	3 The Rookery, Middle Chedworth GL54 4AJ	Replacement dwelling, garden office and associated works including new driveway	15/05332/FUL	3338	-	-	1	Yes
Chipping Campden	Land east of Aston Road, GL55 6HR	Three new dwellings	18/01367/FUL	0987.2	-	CC40	3	No
Chipping Campden	Former Swimming Pool, Broad Campden, GL55 6HR,	Construction of 6 dwellings	16/03163/FUL	5179	-	-	6	Yes
Chipping Campden	Little Hay, Westington, GL55 6EG	Erection of a replacement dwelling (amendment to design of permission 15/03296/FUL)	17/02228/FUL	7736	-	-	1	Yes
Cirencester	Chesterton Halt Adult Training Centre, Meadow Road, GL7 1YA	Redevelopment to provide 24 no. 1 and 2 bedroom apartments	16/03017/REM	0241	-	-	24	Yes
Cirencester	Gap House, 1 Longwood Court, Love Lane, GL7 1YG	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class O for, change of use from B1 (offices) to C3 (dwelling houses)	17/00549/OFRPAN	0489.6	-	-	6	Yes
Cirencester	Stonewalls, Victoria Road	Change of use and conversion of existing office (Class B1 (a) to 2 no. residential units (Class C3)	17/02416/OPANO	0523	-	-	2	Yes
Cirencester	Land at the Folly, Gallows Pound Lane, Stratton	Erection of detached 3-bed dwelling and 2-bay garage	14/01436/FUL	1247	-	-	1	Yes
Cirencester	Land adjacent to 32 Cotswold Avenue	Proposed detached house adjacent to 32 Cotswold Avenue	13/05371/FUL	1382	-	-	1	Yes
Cirencester	South Way House, South Way, GL7 1FN	Extensions and alterations to provide additional (Class B1) office accommodation and 3 no. residential apartments	16/04485/FUL	2412	-	-	3	Yes
Cirencester	South Way House, South Way, GL7 1FN	Amendment to planning permission 16/04485/FUL to provide an additional bedroom at first floor to the extension to form a 2 bed maisonette. Subdivide the existing first floor to provide an additional 1 bed apartment	17/03109/FUL	2412.1	-	-	1	Yes
Cirencester	14 Cranhams Lane, GL7 1UA	Erection of detached 4-bed dwelling	18/00765/FUL	2545	-	-	1	Yes
Cirencester	Bartonbury Glen, Stroud Road, GL7 1UZ	Erection of new dwelling	17/04242/FUL	2577	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Cirencester	31 Gloucester Road, Stratton, GL7 2LF	Demolition of existing property and erection of two detached dwellings with associated access and two carports	16/03689/FUL	2631	-	-	1	Yes
Cirencester	Kingshill Development, London Road	Reserved matters submission pursuant to outline planning permission 13/02942/OUT (residential development of up to 100 houses) regarding layout, appearance, scale and landscaping	15/03117/REM	3955.2	-	C81	19	No
Cirencester	37 Coxwell Street, GL7 2BQ	Change of use from office (B1) to dwelling (C3) (No: 35)	16/01609/FUL	4703	-	-	1	Yes
Cirencester	Old Barn 33 Gloucester Road Stratton GL7 2LF	Demolition of existing outbuildings and erection of 1 no. dwelling, detached garage building, vehicular access, landscaping, parking and associated works	16/03924/FUL	5679	-	-	1	Yes
Cirencester	19 Chesterton Lane, GL7 1XQ	Retrospective change of use from ancillary accommodation to separate dwelling	18/00881/FUL	8228	-	-	1	Yes
Coberley	The Forge, Seven Springs Cottages, Seven Springs, GL53 9NG	Change of use and conversion of existing office (Class B1a) to single dwelling (Class C3)	3/04272/OPANO	7059	-	-	1	Yes
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	Proposed Construction of an Outdoor Learning and Activities Classroom and associated works; Conversion of Cotswold Block, day centre building, to Bedroom Accommodation	17/03353/FUL	6916	-	-	3	Yes
Coln St Aldwyn	Pheasant Run, Swyre Farm, Aldsworth, GL54 3RE	Change of Use of one dwelling to two dwellings (retrospective)	18/02692/FUL	4983	-	-	1	Yes
Compton Abdale	Manor Farm	Change of use from redundant agricultural building to single storey residential unit	14/03089/FUL	5176	-	-	1	Yes
Daglingworth	Manor Farm Barn, Lower End	Alterations and conversion of Manor Farm Barn to a dwelling, erection of garden room and ancillary landscaping	17/04114/FUL	6139.2	-	-	1	Yes
Daglingworth	Manor Farm Barn, Lower End, GL7 7AH	Erection of garages and staff accommodation and boiler room, and change of use of agricultural land to domestic curtilage	16/02562/FUL	6139.3	-	-	1	Yes
Dowdeswell	Old Pegglesworth Barn, Pegglesworth	Conversion of barn to create a single dwellinghouse and creation of new access	17/03654/FUL	2850	-	-	1	Yes
Down Ampney	Land adjacent to 55 Down Ampney, GL7 5QW	Erection of 2 dwellings with detached garages and associated infrastructure	17/03755/REM	7709	-	DA6	2	Yes
Driffield	Watershard	Demolition of an agricultural building and the erection of a dwelling (re-application within 12 months - previous reference 14/03998/FUL)	14/05648/FUL	4417	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Eastleach	Manor Court, GL7 3NQ	Erection of a replacement dwelling and detached garage	17/01803/FUL	6334	-	-	-1	Yes
Elkstone	Westerleigh, GL53 9PE	Replacement house and garage	15/05614/FUL	5730	-	-	1	Yes
Elkstone	Watercombe Barn, GL53 9PS	Change of use of former agricultural barn, and associated works, to form a single dwelling	16/04828/FUL	5941	-	-	1	Yes
Evenlode	Cedar Cottage, Horn Lane, GL56 0NT	Replacement dwelling (revision to 17/00679/FUL to include a basement extension)	17/02209/FUL	4294	-	-	1	Yes
Fairford	Land at London Road	Details of the external appearance, layout, scale and landscaping for the erection of 120 dwellings (pursuant to Outline permission granted under ref. 13/03793/OUT)	15/04461/REM	0311	-	F39	60	No
Fairford	Interlaken, London Road, GL7 4DS	Demolition of existing bungalow and erection of replacement dwelling, with garage and new vehicular access (Amendment to 16/04172/FUL)	17/03055/FUL	0919	-	-	-1	Yes
Fairford	11 Prince Charles Road, GL7 4JY	Demolition of garage and erection of new dwelling adjacent No 11, and creation of new vehicular access for No 11 (revised scheme to that approved under 16/03565/FUL)	17/04727/FUL	7781	-	-	1	Yes
Fairford	Fayrecourt, Milton Street	Erection of three dwellings including associated landscaping and other works	14/04583/FUL	9067	-	-	3	Yes
Guiting Power	Greenbank House Piccadilly, GL54 5UU	Erection of two dwellings	16/03089/FUL	2644	-	-	2	Yes
Kemble	Lantern House, Limes Road, GL7 6FS	Demolition of existing house and garage (C3) and erection of replacement house and garage (C3)	16/01693/FUL	1838.1	-	-	1	Yes
Kemble	Keeper's Barn, GL7 6AB	Removal of Condition 2 (application reference: 03/00045/FUL) to use barn as unrestricted residential use	18/00561/FUL	8290	-	-	1	Yes
Kemble	Clover Barn, GL7 6AB	Removal of Condition 2 (application reference: 03/00050/FUL) to use barn as unrestricted residential use	18/00562/FUL	8291	-	-	1	Yes
Kemble	10 Windmill Road, GL7 6AL	Erection of one house with garage and construction of driveway (Revision to permission 16/01355/FUL)	17/03537/FUL	9065	-	-	1	Yes
Kingscote	19 Kingscote, GL8 8XY	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990, for continuation of historical use as a separate dwelling house	18/01902/CLEUD	3700	-	-	1	Yes
Lechlade	Land adjacent to Green Oaks, St Johns Street, GL7 3AS	Erection of new house with garage and alterations to existing access/driveway (Revision to 17/00696/FUL)	17/04098/FUL	1685	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Lechlade	Nettlestead, Burford Road, GL7 3ET	Reserved Matters Application for the Appearance and Landscaping pursuant to Outline Permission granted under ref. 16/00092/OUT for the erection of up to 6 dwellings	17/03306/REM	1698	-	-	-1	Yes
Lechlade	16 Thames Street, GL7 3AG	Change of use to a single dwelling	15/03760/FUL	4582	-	-	1	Yes
Lechlade	Manor Farm, Burford Road	Conversion of former agricultural barn to form 2 dwellings	14/04409/FUL	7552	-	-	2	Yes
Long Newton	Log Cabin, Boldridge Farm, Crudwell Lane, GL8 8RT	Use as a dwelling house	18/04687/CLEUD	3102	-	-	1	Yes
Longborough	Stable Thatch, The Crook, GL56 0QY	Lawful residential use (Class C3 (a))	18/04271/CLEUD	0434.1	-	-	1	Yes
Longborough	Timbers, The Crook, GL56 0QY	Lawful residential use (Class C3 (a))	18/04272/CLEUD	0434.2	-	-	1	Yes
Maugersbury	Crescent Hill, The Crescent	Proposed replacement detached dwelling and garage	16/02414/FUL	2673	-	-	1	Yes
Maugersbury	The Green Cottage, The Crescent, GL54 1HR	Replacement dwelling and re-located access	17/00570/FUL	4140	-	-	1	Yes
Mickleton	Land To Rear Of 76 Granbrook Lane GL55 6TE	Erection of a dwelling	17/01918/FUL	0383	-	-	1	Yes
Mickleton	Hollymount, High Street, GL55 6SL	Use of the bungalow in the residential curtilage of Hollymount as a permanent dwelling unit	18/04872/CLEUD	2885.1	-	-	1	Yes
Mickleton	Land parcel off Broad Marston Road	Reserved Matters application in pursuance of Condition 1 of planning permission ref. no. 14/02365/OUT (APP/F1610/A/14/2228762) for the erection of 90 dwellings, and associated infrastructure and Public Open Space	16/02049/REM	9438	-	-	80	Yes
Moreton-in-Marsh	10 London Road, GL56 3DR	Demolition of existing detached double garage and erection of new dwelling	15/01917/FUL	3255	-	-	1	Yes
Moreton-in-Marsh	Delabere House, New Road	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for 5no. residential units (Class C3) comprising 3no. flats and 2no. maisonettes	18/02557/CLEUD	4426.3	-	-	5	Yes
Moreton-in-Marsh	The Fire Service College, London Road	Erection of 250 dwellings and associated works (Reserved Matters)	16/00858/REM	5410.4	-	M21	66	No
Moreton-in-Marsh	Land off Todenham Road	Erection of 105 dwellings and associated works (Phase II) (Reserved Matters details relating to Appearance, Layout, Landscaping and Scale of residential development approved under permission 14/00948/OUT)	14/04503/REM	9227.2	-	M14	34	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Naunton	1 Ash Tree Cottage, Grange Hill, GL54 3AT	Proposed change of use of existing ancillary building to independent domestic dwelling	18/03810/FUL	4326	-	-	1	Yes
North Cerney	Cerney House, GL7 7BX	Sub-division of Cerney House to create 3 No. new self-contained apartments (part retrospective)	18/01701/FUL	1943	-	-	3	Yes
Poole Keynes	Netherwood Lakes, Oaksey Road, GL7 6DY	Replacement dwelling with associated ancillary development	17/03303/FUL	0184.1	-	-	-1	Yes
Preston	The Rectory, GL7 5PR	Erection of 1 no. dwelling and associated works	15/05588/FUL	2344	-	-	1	Yes
Preston	Preston House, GL7 5PR	Conversion of the existing annexe currently used as student accommodation into additional accommodation for the main dwelling	18/01316/FUL	6195	-	-	0	Yes
Rodmarton	The Long House, Tarlton, GL7 6PA	Erection of one house and garage. Construction of a vehicular access and driveway.	15/02459/FUL	4436	-	-	1	Yes
Sapperton	Oxstalls Farm, Stroud Road, Frampton Mansell, GL6 8HZ	Change of use of agricultural barn and B8 storage to 1 dwelling and ancillary outbuilding, associated domestic curtilage and relocation of agricultural barn	17/01770/FUL	5431	-	-	1	Yes
Sapperton	Unit 1, Beacon Farm, Stroud Road, Frampton Mansell	Change of use and conversion of stone barn with associated extension, garden and parking (Submitted with revisions to approved application 17/00952/FUL)	18/00046/FUL	8197.1	-	-	1	Yes
Sevenhampton	Puckham Farmhouse	Erection of a replacement dwelling	15/05290/FUL	5105	-	-	-1	Yes
Sevenhampton	Sennington House, Park Lane, GL54 5TP	Conversion of existing barn and forge to a single dwelling house and forge (revised scheme)	17/03206/FUL	7691.1	-	-	1	Yes
Shipton Moynes	Ferndale, 23 The Street, GL8 8PN	Conversion and extension of dwelling to form two dwellings	17/00368/FUL	9211	-	-	2	Yes
Siddington	Siddington Fields, Ashton Road, GL7 6HR	Retention of dwelling as built	18/00094/FUL	0692	-	-	1	Yes
Siddington	Japonica Cottage, 9 - 10 Nursery View, GL7 6HN	Subdivision of property to 2 separate dwellings	18/01746/FUL	2068.1	-	-	0	Yes
Siddington	1 Ashton Road, GL7 6HB	Erection of 2 dwellings Also current permission from 2016 for: Outline application with all matters reserved for the construction of one dwelling	17/03719/REM	3452.1	-	-	2	Yes
South Cerney	Land at former Aggregate Industries Site, The Mallards	Reserved Matters application for the erection of 140 dwellings and associated works, garaging/parking, including details of siting, design and external appearance of the buildings and landscaping of the site pursuant to Outline permission (ref. 10/03916/OUT)	12/01556/REM	0006.1	-	SC10	6	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
South Cerney	Land accessed from Huxley Court, Lake 16	Erection of three dwellings at lake edge	15/02156/FUL	0006.3	-	SC30	3	No
South Cerney	Land accessed from Huxley Court, Lake 16	Proposed erection of one dwelling on previously approved scheme	17/02880/FUL	0006.4	-	SC30	1	No
South Cerney	Crane Farm, Bow Wow	Demolition of existing dwelling and construction of replacement dwelling	16/00191/FUL	1454.3	-	-	1	Yes
South Cerney	Horseshoe Lake, Wildmoorway Lane, GL7 5UZ	Replacement of previously approved boat house with a fishing cabin to provide accommodation for the fishing manager and the change of use of the existing fishing manager's accommodation to a holiday let cabin on the existing fishing development lake	18/01035/FUL	1454.4	-	-	1	Yes
South Cerney	Anchor, Station Road, GL7 5UB	Erection of a replacement dwelling, garage and associated works	17/04954/FUL	2920	-	-	1	Yes
South Cerney	Orchis, Silver Street, GL7 5TS	Proposed erection of 2 no. detached dwellings and associated landscaping and infrastructure including demolition of existing detached outbuilding	17/03933/FUL	3242	-	-	2	Yes
South Cerney	Liddell House, Silver Street, GL7 5TS	Proposed erection of dwelling and replacement garaging	17/01114/FUL	5577	-	-	1	Yes
Stow-on-the-Wold	Land north of Tesco	Reserved Matters pursuant to Outline permission granted under ref. 13/05360/OUT for the erection of 44 extra care apartments, green open space, car parking and landscaping	16/00139/REM	0070	-	S34	44	No
Stow-on-the-Wold	Fourways Cottage, Fosseway, GL54 1DW	Demolition of Fourways Cottage and erection of a pair of semi-detached dwellings with associated car parking and landscaping together with the relocation of the vehicular access onto the Fosseway	16/02498/FUL	0724	-	-	2	Yes
Stow-on-the-Wold	Pipers Hill Fosseway, GL54 1EG	Erection of replacement dwelling (revised scheme to that approved under 13/05316/FUL)	16/01039/FUL	2519	-	-	1	Yes
Stow-on-the-Wold	Methodist Chapel, Sheep Street	Change of use from holiday/retirement accommodation to permanent residential use	17/03066/FUL	6707	-	-	5	Yes
Stow-on-the-Wold	Fox Cottage Digbeth Street, GL54 1BN	Change of use from antiques store (A1) to residential dwelling (C3)	16/03516/FUL	7860	-	-	1	Yes
Stow-on-the-Wold	Windy Ridge, Station Road, GL54 1JU	Erection of a single dwelling house, detached garage and associated works, formation of a new access and erection of a garage to serve Windy Ridge (Amendments to size and design of dwelling approved under permission 16/03900/FUL)	18/02070/FUL	8955	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Stow-on-the-Wold	Wraggs Row, GL54 1JT	Change of use of ground floor shop (A1) to 1 bedroom flat (C3)	18/01118/FUL	9638	-	-	1	Yes
Temple Guiting	Chalk Hill Farm, Chalk Hill, GL54 1HB	Conversion of redundant first floor of barn to a single dwelling	17/04475/FUL	1994.1	-	-	1	Yes
Tetbury	4 Longfurlong Lane, GL8 8TJ	Demolition of existing bungalow and erection of two dwellings	17/04714/FUL	1196	-	-	-1	Yes
Tetbury	Land north of Cirencester Road, GL8 8SA	Amendments to planning application ref 13/05306/FUL (Redevelopment to provide a care village (Use Class C2) comprising residents' accommodation and facilities, landscaping and ancillary works) comprising redesign of approved apartment buildings Blocks 01 and 02, omission of previously approved Block 06 revisions to parking layout, including an additional 14 living units	17/04978/FUL	3256	-	T61	68	No
Tetbury	Land east of Starveall, Starveall Lane, GL8 8EE	Erection of a single dwelling with garage	16/02482/FUL	3548	-	-	1	Yes
Tetbury	Northfield House, Northfield Road, GL8 8HB	Replacement dwelling with detached garage (revised scheme)	17/01469/FUL	3616	-	-	1	Yes
Tetbury	Land at Cirencester Road	Erection of 39 dwellings (Reserved Matters pursuant 15/04291/OUT)	17/01804/REM	5854	-	T39	25	No
Tetbury	Tetbury Youth and Community Centre, Chipping Street	Conversion of former Youth Centre into 6 apartments	13/00351/FUL	7499	-	-	6	Yes
Tetbury	Highfield Farm	Reserved Matters Application in conjunction with outline planning permission reference 13/02391/OUT for Residential Development of up a maximum of 250 units, access road and landscaping	15/02517/REM	7540	-	T40 and T3	64	No
Tetbury	Land parcel south of Quercus Road, Quercus Road	Reserved Matters pursuant to Outline permission granted under ref. 12/01792/OUT for the erection of 123 dwellings, car parking, access roads and public open space	15/03479/REM	7558.2	-	24A and T3	73	No
Tetbury	15 Hampton Street, GL8 8JN	Conversion of existing dwelling into two dwellings and extension and alterations to rear	17/04866/FUL	8377	-	-	-1	Yes
Tetbury	Merlin Cottage, Cutwell, GL8 8EB	Proposed replacement dwelling	17/02514/FUL	9206	-	-	0	Yes
Todenham	Lower Plough Ground	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q for a proposed change of use of Agricultural Building to a dwelling house (Class C3)	6/01072/OPANO	9135	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Weston Subedge	Bramleys, Stratford Road, GL55 6QG	Demolition of existing dwelling and erection of 3 dwellings	18/02337/FUL	1480	-	-	-1	Yes
Willersey	Land parcel west of Field House, Broadway Road	Erection of 30 no. dwellings with access, landscaping and associated infrastructure	16/01572/FUL	2043	-	W5	30	No
2017/18								
Ampney Crucis	Bottom Barn, Wiggold Abbey, Home Farm, Stow Road	Conversion of existing barn to 2 residential units together with associated ancillary development and change of use of agricultural land to residential curtilage	16/02471/FUL	7309	-	-	2	Yes
Andoversford	The Kudos, Garricks Head, GL54 4LH	Erection of a dwelling and the construction of ancillary accommodation. Use of land as residential curtilage.	17/03351/CLEUD	4120.1	-	-	1	Yes
Avening	Land adjacent 9 Pound Hill, GL8 8LZ	Erection of a new single dwelling together with new detached garden room and other associated ancillary development	14/02252/FUL	3190	-	-	1	Yes
Bibury	Bibury Court Hotel, Church Road	Change of use from Hotel (C1) to a single residential dwelling (C3)	14/05224/FUL	3472	-	-	1	Yes
Bibury	Land opposite the Old Post Office, Arlington	Change of use from a garage with studio above to one bedroom dwelling.	17/03060/FUL	8891	-	-	1	Yes
Bibury	Pudding Hill Farm, Arlington Pike, Arlington, GL7 5DN	Proposed conversion of part of agricultural building to a agricultural dwelling	14/03014/FUL	9443	-	-	1	Yes
Bledington	The Bungalow, Main Street, OX7 6UX	Erection of a replacement dwelling and detached garage	17/01573/FUL	6600	-	-	-1	Yes
Blockley	Northwick Mill Farm, Station Road	Change of use and conversion of disused building to residential dwelling	14/04655/FUL	6599	-	-	1	Yes
Blockley	Brook Barn, Station Road, GL56 9DZ	Change of use from existing holiday let to residential dwelling	17/03346/FUL	8121	-	-	1	Yes
Bourton-on-the-Hill	The Forge, Rectory Lane, GL56 9AF	Conversion of existing barn to dwelling	15/04637/FUL	2253	-	-	1	Yes
Bourton-on-the-Water	Rose Barn, Cemetery Lane, GL54 2HB	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of existing building as a separate dwelling	17/03167/CLEUD	1679.1	-	-	1	Yes
Bourton-on-the-Water	Field View Cottage, Bury Barn, Cemetery Lane, GL54 2HB	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of part of the existing building as a separate dwelling	17/03308/CLEUD	1679.2	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Bourton-on-the-Water	Formerly Pulhams Coaches, Station Road	Erection of 20 (CAT II Type) Retirement Apartments including communal facilities, car parking and landscaping	14/03208/FUL	3544	-	B20	13	No
Bourton-on-the-Water	Land parcel off Station Road	Reserved Matters application pursuant to application 12/03616/OUT for the erection of 100 dwellings to approve details of layout, scale, appearance and landscaping	14/02923/REM	3646	-	B17	34	No
Bourton-on-the-Water	Land to the north of Roman Way and to the east of Bourton Industrial Park	Erection of 36 dwellings, parking, landscaping and other associated works (Phase 2) (Reserved Matters details relating to Appearance, Layout, Landscaping and Scale pursuant to outline planning permission reference 13/00291/OUT)	16/00998/REM	9334.2	-	B10 and B2	36	No
Bourton-on-the-Water	Roman Way	Erection of 122 dwellings, including affordable housing, public open space, access, landscaping and associated works	16/03834/FUL	9334.3	-	B25	27	No
Bourton-on-the-Water	35 Rissington Road, GL54 2AY	Erection of a single dwelling	12/04453/FUL	9342	-	-	1	Yes
Brimpsfield	Yorke Building Services Ltd, Ermin Way Works, Cirencester Road, Birdlip	Erection of 3 Eco Homes	15/01717/FUL	0921	-	-	1	Yes
Brimpsfield	Spring Cottage, Caudle Green	Division of property into 3 dwellings	15/04218/FUL	1464	-	-	-1	Yes
Brimpsfield	The Granary, Watercombe Farm, GL4 8LB	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the development and use of the building known as "The Granary" as an independent dwelling	17/01069/CLEUD	8103	-	-	1	Yes
Chedworth	The Orchard, Calveshill, GL54 4AH	Change of use of annex to 1 bedroom dwelling	16/03196/FUL	9103	-	-	1	Yes
Cherington	Westrip Barns, Westrip Farm Lane, GL8 8SL	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of existing building as a separate dwelling	17/02236/CLEUD	6135	-	-	1	Yes
Chipping Campden	Land at Berrington Mill Nurseries, Station Road	Erection of 26 dwellings with access road, footpaths and associated works	14/05178/REM	2917.1	-	CC10B	19	No
Chipping Campden	Honeycombe Catbrook, GL55 6DE	Demolition of existing dwelling and erection of a replacement dwelling	16/05086/FUL	4529	-	-	1	Yes
Chipping Campden	Symes House, High Street, GL55 6HB	Remove Condition 6 of planning permission 12/03322/FUL to enable building to be occupied as independent dwelling	16/02066/FUL	5752.1	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Chipping Campden	Land adjacent to Badgers Field, George Lane	Erection of up to 16 dwellings and associated works	14/04728/REM	6894	-	CC39	14	No
Chipping Campden	Cherry Trees, Aston Road, GL55 6HR	Erection of a dwelling	17/00856/REM	9044	-	-	1	Yes
Cirencester	Bailey Lodge, The Royal Agricultural University, Stroud Road, GL7 6JS	Erection of a new 2 storey office & research facility, including demolition of a 2 storey residential property, new hard landscaping, cycle storage and car parking	17/00276/FUL	0054.4	-	CIRE8B	-1	Yes
Cirencester	2nd/3rd Floor, Gloucester House, 60 Dyer Street	Proposed conversion of 2nd and 3rd floor office (B1) to five flats (C3)	15/02761/FUL	0190	-	-	5	Yes
Cirencester	1st Floor, Gloucester House, 60 Dyer Street, GL7 2PF	Change of use of part 1st floor from office to residential to create 2 bedroom flat (part retrospective)	17/02460/FUL	0190.1	-	-	1	Yes
Cirencester	2 Berry Hill Road, GL7 2HE	Sub-division of one dwelling into two dwellings (Retrospective)	17/01519/FUL	0420	-	-	1	Yes
Cirencester	Horizon House, 4 Longwood Court, Love Lane, GL7 1YG	Change of use and minor alteration of the existing office store to 2 No. one bedroom flats	16/03155/FUL	0489.1	-	-	2	Yes
Cirencester	Horizon House, 4 Longwood Court, Love Lane, GL7 1YG	Proposed change of use of a building from office use (Class B1) to 3 flats (Class C3)	6/03154/OPANO	0489.5	-	-	3	Yes
Cirencester	Land adjacent to 47 Bowling Green Road	Demolition of existing garages, erection of new dwelling and boundary walls	15/00559/FUL	0927.2	-	-	1	Yes
Cirencester	TH White Ltd, Tetbury Road	Demolition of existing garage and redevelopment of the site to form 34 Retirement Living apartments with communal facilities and associated car parking and landscaping	14/05222/FUL	1787	-	C106A	34	No
Cirencester	Fosseway Housing Association Ltd, 13 Fosse Close	Conversion of communal facility into a dwelling	14/04600/FUL	2028	-	-	1	Yes
Cirencester	20 Castle Street GL7 1QH	Change of use from Class A1/C3 to Class A3/C3 together with other associated alterations and ancillary development	16/00463/FUL	2626	-	-	0	Yes
Cirencester	43 St Michaels Road	Conversion of communal facilities to create a dwelling	14/04599/FUL	2999	-	-	1	Yes
Cirencester	38 Cricklade Road, GL7 1NP	Demolition of existing dwelling house, garage/workshop and outbuildings and erection of two blocks consisting of in total of 8 No. two bedroom flats with vehicle and pedestrian access	17/01659/FUL	3125	-	-	-1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Cirencester	Kingshill Development, London Road	Reserved matters submission pursuant to outline planning permission 13/02942/OUT (residential development of up to 100 houses) regarding layout, appearance, scale and landscaping	15/03117/REM	3955.2	-	C81	75	No
Cirencester	Le Spa, 42 Gloucester Road, Stratton, GL7 2LA	Redevelopment to provide the erection of a 64 bed care home, 8 care suites, 34 assisted living units, ancillary accommodation and associated works	15/03052/FUL	4203.1	-	-	72	Yes
Cirencester	3-5 Queen Street, GL7 1HD	Conversion of 1 flat and 8 bedsits to 7 self-contained apartments including alterations to rear elevation	16/01883/FUL	4272	-	-	-2	Yes
Cirencester	4 Abbey Way, GL7 2DT	Change of use to 1 dwelling from 2 dwellings	17/01975/FUL	5717	-	-	-2	Yes
Cirencester	24 Queen Street	Conversion, extensions and alterations to existing building to form 2 dwellings, erection of 4 dwellings to rear and provision of garaging and car parking (amended scheme in relation to previous permissions 05/03049/FUL, 07/01199/FUL and 10/03172/FUL)	12/05656/FUL	6841	-	C7	1	No
Cirencester	26 Weavers Road	Proposed dwelling	14/00730/FUL	9035	-	-	1	Yes
Coln St Dennis	Barn off Fossecross Lane, Coln Rogers, GL54 3LA	Change of use from an agricultural barn to a dwelling, with associated works	15/03349/FUL	7108	-	-	1	Yes
Daglingworth	Manor Farm Stables, Lower End, GL7 7AH	Conversion of first floor of barn to grooms' accommodation	17/05010/FUL	6139.4	-	-	1	Yes
Daglingworth	The Grooms Cottage, Warrens Gorse House, GL7 7JD	Removal of condition 8 (Application site shall only be occupied for purposes ancillary to the residential use of the dwelling currently known as Warrens Gorse House and not as independent residential accommodation) reference 05/00326/FUL	17/01778/FUL	7783	-	-	1	Yes
Donnington	Waterhead Barn, Upper Swell, GL54 1EP	Convert barn from fish farm facilities and flat to self-contained holiday let	15/03268/FUL	5165	-	-	-1	Yes
Ebrington	Orchard Cottage, Charingworth Grange, GL55 6XY	Change of use of land to equestrian, demolition of existing dwelling and erection of stables and menage	16/04300/FUL	2012	-	-	-1	Yes
Evenlode	Woodside, GL56 0NL	Replacement dwelling with detached garage	17/00624/FUL	5865	-	-	-1	Yes
Fairford	Land at London Road	Details of the external appearance, layout, scale and landscaping for the erection of 120 dwellings (pursuant to Outline permission granted under ref. 13/03793/OUT)	15/04461/REM	0311	-	F39	40	No
Fairford	Land parcel to the south-west of Saxon Way	Erection of 22 dwellings	14/04847/REM	0772	-	F32 & F46	8	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Fairford	The Divot East End, GL7 4AP	Conversion of an annex to form an independent dwelling and the erection of single storey front, side and rear extensions (amendment to 16/00025/FUL)	16/05007/FUL	823	-	-	1	Yes
Fairford	Terminus Cottage, London Road, GL7 4DS	Reserved matters application pursuant to Outline Planning Application 14/05584/OUT for appearance, landscaping, layout and scale for the erection of one new dwelling in the grounds of Terminus Cottage	16/03779/REM	8091	-	-	1	Yes
Fairford	Land parcel south of Home Farm	Erection of up to 120 dwellings (all matters reserved other than means of access)	15/02707/REM	8988	-	F34	65	No
Great Rissington	Waterbank, GL54 2LP	Erection of one dwelling	16/03505/FUL	9414	-	-	1	Yes
Icomb	Booths Barn	Change use of agricultural barn to residential dwelling, including alterations to barn and relocation of vehicular access from public highway (revision to planning permission 15/01442/FUL)	16/02300/FUL	9494	-	-	1	Yes
Kemble	Lantern House, Limes Road, GL7 6FS	Demolition of existing house and garage (C3) and erection of replacement house and garage (C3)	16/01693/FUL	1838.1	-	-	-1	Yes
Kemble	Land at Top Farm, West Lane	Erection of 50 dwellings (Reserved Matters details relating to Appearance, Layout, Landscaping and Scale of residential development approved under permission 11/04236/OUT)	14/03638/REM	4060	-	R406	15	No
Kemble	Kemble Wick Farm, Kemble Wick	Change of use from agricultural barn to single dwelling with external alterations	16/02783/FUL	6843	-	-	1	Yes
Kemble	Stanmore House, Main Street, Ewen	Demolition of existing and erection of replacement dwelling house and garage	13/01372/FUL	8545	-	-	0	Yes
Kemble	Land west of 188 Station Road, Station Road	Erection of a cottage and alterations to existing access	14/05111/FUL	9015	-	-	1	Yes
Kemble	Land north of 190 Windmill Road, GL7 6AL	Erection of a detached dwelling and new vehicular access	16/01267/FUL	9094	-	-	1	Yes
Lechlade	Thornhill Farm, London Road, GL7 3DX	Notification under Class MB of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2014 for change of use of an agricultural building to a dwelling house that is located in north corner of the farm complex	5/00087/OPANO	1535	-	-	1	Yes
Lechlade	Old Station Site	Reserved matters application pursuant to Outline Planning Application 12/00528/OUT for the layout, appearance, scale and landscaping of 61 residential dwellings together with associated infrastructure	14/04198/REM	7615	-	L23	61	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Lechlade	Land adjoining Downham Fields, Fairford Road, Downington	Erection of new single dwelling together with associated ancillary development	16/02936/FUL	9187	-	-	1	Yes
Little Rissington	Hunters Mead, GL54 2ND	Conversion of open fronted shelter and stone built store to dwelling	15/01024/FUL	6181	-	-	1	Yes
Longborough	Coach and Horses Inn, A424, Ganborough, GL56 0QZ	Change of use from a public house to two dwellings	16/03808/FUL	4074	-	-	2	Yes
Lower Slaughter	Land at College Farm, Stow Road, GL54 2HN	Reserved matters for the construction of log cabin for equestrian workers use (16/02143/OUT)	16/04491/REM	8642	-	-	1	Yes
Maugersbury	Maugersbury Manor	Change of use of Maugersbury Manor to single dwellinghouse	17/04463/FUL	0230	-	-	-7	Yes
Maugersbury	The Green Cottage, The Crescent, GL54 1HR	Replacement dwelling and re-located access	17/00570/FUL	4140	-	-	-1	Yes
Maugersbury	Land parcel easting 420750 northing 225583, Oddington	Erection of a rural worker's dwelling	15/02931/FUL	5286	-	-	1	Yes
Maugersbury	Spring Bank, Oddington Road, GL54 1AL	Certificate of lawful existing use for the existing use of a building as a residential dwelling	17/04263/CLEUD	8682	-	-	1	Yes
Meysey Hampton	Sunhill Bungalow, GL7 5TB	Erection of replacement dwelling and alterations to the existing garage	16/04109/FUL	6493	-	-	0	Yes
Mickleton	Granbrook Garage, 78 Granbrook Lane, GL55 6TF	Demolition of existing garages and forecourt and the development of 7 dwellings	14/03884/FUL	0479	-	MK4	7	No
Mickleton	Former Meon Hill Nurseries, Canada Lane	Construction of 77 dwellings, garages, associated road and access infrastructure (Reserved Matters)	14/01578/REM	1810	-	MK2A	11	No
Mickleton	Meon Hill Nurseries, Canada Lane	Erection of 5 dwellings and associated infrastructure works	15/01357/FUL	1810.1	-	MK2A	5	No
Mickleton	Cotsvale, Broadway Road, GL55 6PT	Demolition of existing dwelling and erection of new dwelling	16/01960/FUL	2209.2	-	-	-1	Yes
Mickleton	Tops Nursery, Broadway Road, GL55 6PT	Erection of 1no. 2 bedroom dwelling	15/02143/FUL	2288.3	-	-	1	Yes
Mickleton	Land adjacent to Arbour Close and Cotswold Edge	Erection of up to 70 residential dwellings, GP Surgery and associated works (Reserved Matters application for Appearance, Landscaping, Layout and Scale)	14/03019/REM	2999	-	K8A & MK8	11	No
Mickleton	Land adjacent to Birchfield, Broad Marston Road	Erection of a single dwelling (Reserved Matters application)	15/04930/REM	5903.2	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Mickleton	Land parcel off Broad Marston Road	Reserved Matters application in pursuance of Condition 1 of planning permission ref. no. 14/02365/OUT (APP/F1610/A/14/2228762) for the erection of 90 dwellings, and associated infrastructure and Public Open Space	16/02049/REM	9438	-	-	9	Yes
Moreton-in-Marsh	Former Moreton Bowls Club, Hospital Road	Demolition of existing building and erection of private sheltered accommodation (34 units) for the elderly (Category II type accommodation), communal facilities, landscaping and car parking	12/02678/FUL	4858	-	M24	34	No
Moreton-in-Marsh	The Fire Service College, London Road	Erection of 250 dwellings and associated works (Reserved Matters)	16/00858/REM	5410.4	-	M21	19	No
Moreton-in-Marsh	1 Mosedale, GL56 0HP	Erection of a single dwelling	16/04010/FUL	5410.7	-	-	1	Yes
Moreton-in-Marsh	Dental Surgery, Grafton House, New Road, GL56 0AS	Change of use from Dental Surgery (D1) to residential (C3)	17/04458/FUL	7286	-	-	1	Yes
Moreton-in-Marsh	Land off Todenham Road	Erection of 105 dwellings and associated works (Phase II) (Reserved Matters details relating to Appearance, Layout, Landscaping and Scale of residential development approved under permission 14/00948/OUT)	14/04503/REM	9227.2	-	M14A	71	No
Moreton-in-Marsh	3 Mosedale	Proposed new dwelling	14/05210/FUL	9463	-	-	1	Yes
Naunton	Stables at Aylworth Manor, Aylworth, GL54 3AH	Use of part of stables as grooms accommodation (retrospective)	17/04377/FUL	3920	-	-	1	Yes
Naunton	Lavender Hill Farm, Lower Swell Road, GL54 3AZ	Retention, alteration and expansion of log cabin to provide permanent agricultural worker's dwelling (amendments to design of permission 15/00396/FUL)	15/04214/FUL	9305	-	-	1	Yes
North Cerney	The Methodist Chapel	Conversion of Former Methodist Church (D1) to residential dwelling (C3)	16/00169/FUL	9136	-	-	1	Yes
Northleach with Eastington	Chequers, West End	Erection of nine dwellings	16/02971/REM	0757	-	N16	8	No
Northleach with Eastington	Chequers, West End	Erection of nine dwellings	16/02971/REM	0757	-	N16	1	No
Northleach with Eastington	18 Macarthur Road, GL54 3HS	Construction of a single dwelling with associated parking	16/02063/FUL	0763.3	-	-	1	Yes
Northleach with Eastington	Land parcel off Bassett Road and East End Road, Bassett Road	Erection of 40 dwellings and associated works (Reserved Matters application relating to Outline permission 14/04274/OUT)	16/03403/REM	1889	-	N1	40	No
Northleach with Eastington	Outbuilding 1 To Rear Of Tudor House, The Green	Conversion of outbuilding to residential use	13/02225/FUL	7735.1	-	-	1	Yes
Northleach with Eastington	Tudor House, The Green	Proposed conversion of Outbuilding 2 to two cottages at the rear of Tudor House	14/02823/FUL	7735.2	-	-	2	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Northleach with Eastington	Church Farm, Market Place, GL54 3EE	Regularisation of the subdivision of plots 4 and 6 to create two additional residential units, with associated internal alterations (Retrospective)	17/02859/FUL	9235.1	-	I11A & N11	2	No
Notgrove	Folly Farm, GL54 3BY	Proposed barn conversion including removal of outbuildings, caravans and erection of extension and creation of pond	16/02321/FUL	5271	-	-	1	Yes
Oddington	Severn House, Upper Oddington, GL56 0XF	Demolition of existing dwelling, erection of replacement dwelling, pool building and ancillary outbuilding and formation of alternative access	16/02764/FUL	1566	-	-	-1	Yes
Poulton	Bell Lane Farm	Erection of new-build zero carbon family home, including the refurbishment and adaptation of an existing barn to create studio annex	13/04550/FUL	0936	-	-	1	Yes
Poulton	Land adjacent Bluebell Cottage, Bell Lane	Erection of detached single storey dwelling together with off road parking and associated ancillary development (revised scheme)	15/02897/FUL	4661	-	-	1	Yes
Rodmarton	Rodmarton Manor, GL7 6PF	External alterations to convert three flats to one residential dwelling and demolition of garage	15/00178/FUL	7153	-	-	-2	Yes
Rodmarton	Jackaments Bottom Farm, Tetbury Road	Demolition of existing and erection of replacement dwelling	14/01341/FUL	7234	-	-	1	Yes
Shipton Moynes	The Rectory, Church Lane	Demolition of flat roofed addition and alterations and extensions to dwelling to provide two cottages	16/01860/FUL	1550	-	-	2	Yes
Shipton Moynes	Ferndale, 23 The Street, GL8 8PN	Conversion and extension of dwelling to form two dwellings	17/00368/FUL	9211	-	-	-1	Yes
Siddington	Land parcel behind Nursery View	Reserved matters application pursuant to Outline Planning Application 16/03187/FUL for access, appearance, landscaping, layout and scale for the erection of two detached dwellings with garages	16/01588/REM	2068	-	SD7	2	Yes
Siddington	7 Empire Villas, Ashton Road, GL7 6HB	Erection of one detached dwelling	16/04966/FUL	3452	-	-	1	Yes
South Cerney	Land at former Aggregate Industries Site, The Mallards	Reserved Matters application for the erection of 140 dwellings and associated works, garaging/parking, including details of siting, design and external appearance of the buildings and landscaping of the site pursuant to Outline permission (ref. 10/03916/OUT)	12/01556/REM	0006.1	-	SC10	4	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
South Cerney	Carted Barn, High Street	Conversion of existing building to a Class A1 use including new shop front and, demolition of outbuilding to the rear. Erection of two dwellings, garages and associated works to the rear including car parking and landscaping	14/02161/FUL	0807	-	-	2	Yes
South Cerney	Crane Farm, Bow Wow	Demolition of existing dwelling and construction of replacement dwelling	16/00191/FUL	1454.3	-	-	-1	Yes
South Cerney	Anchor, Station Road, GL7 5UB	Erection of a replacement dwelling, garage and associated works	17/04954/FUL	2920	-	-	-1	Yes
South Cerney	Old Farm House, Butts Farm	Conversion of barn to provide a new dwelling, erection of a new single garage, segregation of the site and the formation of a new vehicular access	14/05338/FUL	4065.1	-	-	1	Yes
South Cerney	Quarry Farm, Cricklade Road, GL7 5QE	Sub-division of Quarry Farm to create one additional residential dwelling, including single storey extensions and garage	15/01415/FUL	4454	-	-	1	Yes
South Cerney	Millside, School Lane, GL7 5TZ	Conversion of one dwelling into two and single storey extension	17/00713/FUL	4630.1	-	-	2	Yes
South Cerney	Barnside	Conversion of a former Cotswold stone barn to form a detached 3 bedroom dwelling house with associated courtyard garden	13/04831/FUL	4894	-	-	1	Yes
Stow-on-the-Wold	Y Bryn, The Square, GL54 1AF	Change of use and conversion of a youth hostel into two dwellings with ancillary accommodation	15/00741/FUL	0427	-	-	2	Yes
Stow-on-the-Wold	Ashton House, Union Street	Demolition of former care home and redevelopment of site with 20 dwellings including garages and associated infrastructure	14/02444/FUL	1320.1	-	S46	11	No
Stow-on-the-Wold	Brocks Menswear, The Old Forge, Church Street, GL54 1BE	Demolition of garages and erection of 2 x two bedroom semi detached cottages	15/02361/FUL	1543.3	-	-	2	Yes
Stow-on-the-Wold	84 King Georges Field	Conversion of a five bedroom dwelling to two no. three bedroom dwellings	14/00763/FUL	1725	-	-	1	Yes
Stow-on-the-Wold	The Green, Talbot Square	Demolition of existing dwelling and erection of three dwellings	16/04247/FUL	3617	-	S43	-1	Yes
Stow-on-the-Wold	The Crock Ltd, The Malt House, Digbeth Street, GL54 1BN	Change of use and alterations of 1st floor to create a 2 bed flat with roof terrace and side extension	16/00965/FUL	4643.1	-	-	1	Yes
Stow-on-the-Wold	Hartwells, Cottage, Digbeth Street	Change of use from A1 (Retail) to C3 (Residential) replacement doors and windows, alterations to rear lean to	14/01987/FUL	6246.1	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Stow-on-the-Wold	Fayrefields, Lower Swell Road	Erection of a replacement dwelling and an associated stable and garage building	16/04980/FUL	6939	-	-	-1	Yes
Stow-on-the-Wold	Rose Cottage, North Well Lane, GL54 1DH	Demolition of existing dwelling and erection of 2 x dwellings,	16/02775/FUL	9558	-	-	2	Yes
Temple Guiting	Windrush House, Ford, GL54 5RU	Erection of a replacement dwelling	17/00585/FUL	4835	-	-	-1	Yes
Tetbury	The Dormers, Cirencester Road, GL8 8HA	Retention of The Dormers and High View House, construction of access road and the erection of 25 new dwellings	15/00922/REM	1057.1	-	T38	7	No
Tetbury	1 London Road, GL8 8JQ	Subdivision of flat 7 to create 2, studio flats	17/02917/FUL	3370.1	-	-	1	Yes
Tetbury	Northfield House, Northfield Road, GL8 8HB	Replacement dwelling with detached garage (revised scheme)	17/01469/FUL	3616	-	-	-1	Yes
Tetbury	18-22 Church Street	Alterations to 1st and 2nd floors to form new 2nd floor flat and conversion of bakery buildings at the rear to form 2 cottages - extension of time limit for implementation of 08/02655/FUL	11/05457/FUL	3716	-	-	3	Yes
Tetbury	Highfield Farm	Reserved Matters Application in conjunction with outline planning permission reference 13/02391/OUT for Residential Development of up a maximum of 250 units, access road and landscaping	15/02517/REM	7540	-	T40	60	No
Tetbury	Land parcel south of Quercus Road, Quercus Road	Reserved Matters pursuant to Outline permission granted under ref. 12/01792/OUT for the erection of 123 dwellings, car parking, access roads and public open space	15/03479/REM	7558.2	-	24A and T3	49	No
Tetbury Upton	Stable Outbuilding, Upton House, Tetbury Road	Conversion to one bedroom dwelling	17/00910/FUL	6434	-	-	1	Yes
Todenham	Shepherds Fold, GL56 9PA	Erection of a single storey dwelling	16/01509/FUL	9547	-	-	1	Yes
Upper Rissington	Glebe Cottage, GL54 2NX	Demolition of existing dwelling and erection of two dwellings (revised scheme to that approved under 14/05461/OUT)	15/05053/FUL	1564.1	-	-	2	Yes
Upper Rissington	Land parcel at Upper Rissington	Reserved matters application for the erection of 368 dwellings (comprising 304 new-build dwellings and 64 dwellings provided within existing refurbished buildings) together with associated works, garaging/parking, provision of public open spaces and including details of layout, scale, external appearance of the buildings and landscaping of the site pursuant to Outline permission (ref. 08/03697/OUT)	12/03810/REM	1580	-	UR1B	13	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Upper Slaughter	Fir Farm, GL54 2JR	Demolition of existing barns and erection of new coach house with staff flat above, cart shed and gazebo. Transfer of second dwelling from existing converted barn to coach-house flat and use of converted barn as ancillary accommodation to main dwelling. Alterations to existing stables. Change of use of land surrounding former agricultural buildings to residential use	13/01610/FUL	4258.1	-	-	1	Yes
Westcote	Cotswold View, Nether Westcote, OX7 6SD	Change of use of self-contained former holiday-let cottage to independent dwelling	17/00333/FUL	4723.1	-	-	1	Yes
Weston Subedge	Foxborough, Dovers Hill Road, GL55 6UW	Conversion of part of an existing detached garage / hay store to provide two bedroom single storey accommodation for the applicant's live-in, full time groom	13/00164/FUL	2154	-	-	1	Yes
Weston Subedge	Brymbo, Honeybourne Lane, GL55 6PU	Demolish existing dwelling and erect two dwellings (reserved matters following 15/02695/OUT)	17/03004/REM	2595	-	-	-1	Yes
Whittington	Wycomb Cottage, Syreford, GL54 5SJ	Subdivision of property to provide two dwellings	16/01617/FUL	6316.1	-	-	1	Yes
Withington	Thorndale Farm, Withington Road, GL54 4LL	Change of use of land to residential and erection of a dwelling in multiple occupation to provide equestrian workers' accommodation to replace 3 mobile homes	13/05245/FUL	5521	-	-	1	Yes
2016-17								
Andoversford	Former Cattle Market, Station Road	Erection of 17 dwellings, together with landscaping and creation of pond	13/03775/FUL	2381	-	A7	7	No
Ashley	Culkerton Station, (Former Goods Building), Tetbury Road	Conversion to former railway goods building used in an ancillary residential capacity to a separate independent residential unit	11/02839/FUL	3670.1	-	-	1	Yes
Avening	Avening Mill, Mill Lane, GL8 8PD	Alterations and extension in the conversion of part ground floor of Avening Mill to one residential unit (Unit 1)	14/04704/FUL	0064.3	-	-	1	Yes
Avening	The Homestead, 2 Lawrence Road	Erection of attached dwelling	15/05604/FUL	0525	-	-	1	Yes
Beverstone	The Red Barn, Babdown Farm, Babdown	Conversion of an existing agricultural barn to a single dwelling	14/02756/FUL	3058.1	-	-	1	Yes
Bibury	Land adjacent to Barn House, Hawkers Hill	Erection of a single dwelling	14/01342/FUL	8338.2	-	-	1	Yes
Bledington	Pebbly Hill Farm	Demolition of existing dwelling and erection of a replacement dwelling	15/04092/FUL	1070.2	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Bledington	Bledington Grounds Bungalow, Stow Road	Erection of replacement dwelling (revised scheme)	15/02068/FUL	6907	-	-	1	Yes
Blockley	Dene Close School Lane, GL56 9HU	Replacement dwelling (revisions to previous permission: 16/00771/FUL)	16/04282/FUL	0472	-	-	-1	Yes
Blockley	Brown House, Station Road	Erection of a single dwelling, associated landscaping and external works and alterations to existing vehicular access	16/00479/FUL	2210.1	-	BK9	1	Yes
Blockley	Land off School Lane, Lower Farm House	Proposed new dwelling and parking structure	14/05276/FUL	2395	-	BK10	1	Yes
Blockley	Lower Brook House, Lower Street	Change of use from hotel (C1) to a residential property (C3)	14/02977/FUL	4446	-	-	1	Yes
Blockley	Land parcel opposite Cornerstone Cottage, Draycott	Erection of a dwelling and associated works	14/01454/FUL	6409	-	R154	1	Yes
Blockley	Land at the Brambles, Pasture Lane	Construction of a two-bed single storey dwelling	14/05625/FUL	6678	-	-	1	Yes
Bourton-on-the-Water	Bourton-on-the-Water Library	Demolition of existing library building and erection of terrace of 5 houses	13/05036/FUL	0515	-	B49	5	No
Bourton-on-the-Water	The Piece House, Moore Road	Erection of two detached dwellings along with associated works	14/05693/FUL	1472	-	-	2	Yes
Bourton-on-the-Water	8 Victoria Street, GL54 2BT	Change of use from offices to dwelling and erection of single storey kitchen at rear	14/05215/FUL	1898	-	-	1	Yes
Bourton-on-the-Water	Tagmoor Barn	Change of use, conversion and alteration of barn to form single residential dwelling and farm office, including proposed extension (revised scheme)	14/05229/FUL	2230	-	-	1	Yes
Bourton-on-the-Water	The Rookery, Station Road, GL54 2EP	Demolition of existing dwelling house and construction of 16 car parking spaces for use in conjunction with approved foodstore development on adjoining site	15/02071/FUL	2729.1	-	-	-1	Yes
Bourton-on-the-Water	Flat 1-5 April Rise Station Road GL54 2EN	Erection of two storey extension to provide two apartments	16/01292/FUL	2952.1	-	-	2	Yes
Bourton-on-the-Water	Formerly Pulhams Coaches, Station Road	Erection of 20 (CAT II Type) Retirement Apartments including communal facilities, car parking and landscaping	14/03208/FUL	3544	-	B20	7	No
Bourton-on-the-Water	Land parcel off Station Road	Reserved Matters application pursuant to Application No 12/03616/OUT for the erection of 100 dwellings to approve details of layout, scale, appearance and landscaping	14/02923/REM	3646	-	B17	59	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Bourton-on-the-Water	Land adjacent to Roman Way	Erection of 43 dwellings, associated infrastructure and the provision of open space (Phase 1) (Reserved Matters details relating to Appearance, Layout, Landscaping and Scale pursuant to outline planning permission reference 13/00291/OUT)	15/00818/REM	9334.1	-	B10	32	No
Bourton-on-the-Water	32 Springvale, GL54 2ES	Erection of dwelling at side with creation of new vehicular access	15/00889/FUL	9455	-	-	1	Yes
Brimpsfield	Yorke Building Services Ltd, Ermin Way Works, Cirencester Road, Birdlip	Erection of 3 Eco Homes	15/01717/FUL	0921	-	-	2	Yes
Broadwell	Vintners Cottage, GL56 0UF	Extension to rear of Vintners Cottage and alterations to Fox Cottage to convert two dwellings into one	15/04792/FUL	1362	-	-	-1	Yes
Broadwell	Oli's Folly, Manor Farm	Certificate of Lawful existing use or development under Section 191 of the Town and Country Planning Act 1990 for the use of Oli's Folly as a separate residential dwelling in excess of 4 years	16/02813/CLEUD	4144	-	-	1	Yes
Chedworth	Land at Greenhill Farm, Greenhill Lane	Demolition of two cottages, a range of stable buildings and two barns; the erection of a new dwelling with ancillary staff accommodation and a double garage (in place of extant permission for house and outbuildings), the provision of a plant house and a tennis court, the change of use of land from agriculture to residential garden and associated works	15/00992/FUL	3266.1	-	-	-1	Yes
Chedworth	3 The Rookery, Middle Chedworth GL54 4AJ	Replacement dwelling, garden office and associated works including new driveway	15/05332/FUL	3338	-	-	-1	Yes
Chedworth	Highfield, Fields Road	Demolition of existing dwelling, garage and outbuildings and erection of two dwellings with associated parking and gardens - revisions to previously approved scheme (Ref 14/02926/FUL)	15/04011/FUL	9269	-	-	2	Yes
Chedworth	Newport Farm, The Airfield	Change of Use to Dwelling	15/00900/FUL	9478	-	-	1	Yes
Cherington	5 Aston Farm Cottages	Replacement of existing detached house with new dwelling	15/00071/FUL	0496	-	-	1	Yes
Cherington	The Gastons	Replacement dwelling	12/03802/FUL	0841	-	-	1	Yes
Chipping Campden	The Retreat, Conduit Hill	Erection of a replacement dwelling	15/00201/FUL	0220	-	-	1	Yes
Chipping Campden	Orchard House, Calf Lane	Alterations and extensions to existing building to form first floor apartment and associated works (amendment to design of scheme approved under permission 15/03590/FUL)	17/00090/FUL	0516	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Chipping Campden	The Granary, Blind Lane	Proposed change of use from holiday let to residential unit	13/05276/FUL	1466.2	-	-	1	Yes
Chipping Campden	Land at Berrington Mill Nurseries, Station Road	Erection of 26 dwellings with access road, footpaths and associated works	14/05178/REM	2917.1	-	CC10B	7	No
Chipping Campden	Honeycombe Catbrook, GL55 6DE	Demolition of existing dwelling and erection of a replacement dwelling	16/05086/FUL	4529	-	-	-1	Yes
Chipping Campden	The Garden Cottage, Westington Mill, Park Road, GL55 6EB	Application for the separation of the Garden Cottage from Westington Mill to create a self contained dwelling	16/00296/FUL	6102	-	-	1	Yes
Chipping Campden	The Paddocks, Backends, GL55 6AU	New dwelling	15/00748/FUL	6836	-	-	1	Yes
Chipping Campden	Land adjacent to Badgers Field, George Lane	Erection of up to 16 dwellings and associated works	14/04728/REM	6894	-	CC39	2	No
Chipping Campden	Churchill, Aston Road, GL55 6HR	Erection of dwelling to rear of property	15/04211/FUL	7449	-	-	1	Yes
Cirencester	205 Alexander Drive, GL7 1UH	Change of use from C2 to C3	16/05124/FUL	0288	-	-	1	Yes
Cirencester	Longwood House, Claverton House & Unit 3, Love Lane, GL7 1YG	15/01012/OPANOT Notification under Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 for change of use from B1a (offices) to C3 (dwelling houses) (10 x 1 bed and 12 x 2 bed flats (Part superseded by 16/00801/OPANOT Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class O for change of use from B1(a) office space to a dwelling 11	6/00801/OPANO	0489	-	-	25	Yes
Cirencester	Land adjacent to Stratton Wold	Erection of one dwelling	12/02905/FUL	2654	-	C72	1	Yes
Cirencester	6-8 Park Street, GL7 2BN	Proposed subdivision and conversion of commercial offices into two independent dwellings (minor amendment to planning permission ref: 15/00154/FUL to include amended plans) (part retrospective)	16/01866/FUL	2673	-	-	2	Yes
Cirencester	Land at West Way	Development of two new retail units at ground floor incorporating an existing retail unit to form a frontage of three units on West Way together with two floors of residential above comprising four new flats at first floor level and five new flats at second floor level	13/02500/FUL	2859	-	-	9	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Cirencester	33 Querns Lane, GL7 1RL	Change of use from Day Care Centre (D1) to single residential dwelling (C3)	16/01144/FUL	4672	-	-	1	Yes
Cirencester	Womens Farm & Garden Association, 175 Gloucester Street	Change of use to a residential dwelling	15/04050/FUL	5208	-	-	1	Yes
Cirencester	Oddfellows Arms, 14 Chester Street, GL7 1HF	Change of use from public house to one residential dwelling	16/01314/FUL	6746	-	-	1	Yes
Cirencester	24 Queen Street	Conversion, extensions and alterations to existing building to form 2 dwellings, erection of 4 dwellings to rear, and provision of garaging and car parking (amended scheme in relation to previous permissions 05/03049/FUL, 07/01199/FUL and 10/03172/FUL)	12/05656/FUL	6841	-	C7	1	No
Cirencester	Land west of Siddington Road and south of North Hill Road	Reserved Matters for the erection of up to 55 Dwellings, a new access to the highway, public open space and ancillary development on land west of Siddington Road pursuant to Outline permission granted under ref 11/01774/OUT)	14/02871/REM	8843	-	C107A	35	No
Cirencester	2 Weavers Road	Construction of 2-bed 2 storey house	14/05604/FUL	9098	-	-	1	Yes
Coberley	New Farm Bungalow, Upper Coberley	Demolition of existing dwelling and outbuildings and erection of a replacement dwelling and stables	15/04556/FUL	6968	-	-	1	Yes
Coberley	Spring Well Barn, Close Farm Lane, GL53 9QY	Conversion of building to a dwelling with external alterations	16/01660/FUL	7100	-	-	1	Yes
Colesbourne	Land at the Walled Garden, Colesbourne Park	Erection of one detached dwelling (revised scheme)	14/02393/FUL	0406	-	-	1	Yes
Colesbourne	Colesbourne Old Post Office, GL53 9NP	Reversion to B1 (office) use from C3 (residential) use	16/03794/FUL	7770.1	-	-	-1	Yes
Coln St Dennis	Grubbed Wood Cottage	Erection of replacement dwelling with landscape adjustment/re-grading and new hard landscaping as part of the works	14/05485/FUL	0613	-	-	1	Yes
Coln St Dennis	Glebe Farm, GL54 3JX	Replacement of temporary agricultural worker's dwelling with a permanent agricultural worker's dwelling	13/05269/FUL	1299	-	-	1	Yes
Coln St Dennis	Black Barns, Fosscross Lane	Reserved matters for the equestrian worker's dwelling pursuant to outline permission 13/03576/OUT	14/05626/REM	9237	-	-	1	Yes
Cowley	Old Neuk, Birdlip	Proposed new house and garage including a new vehicular access to the highway	14/01714/FUL	6902.1	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Cowley	Barn at Ivy Lodge, Stroud Road	Change of use to existing agricultural building to form single storey dwelling	14/03269/FUL	7071	-	-	1	Yes
Cowley	Barn adjacent to Royal George Hotel, Cirencester Road	Conversion of redundant barn into two storey 2-bed dwelling and associated works	13/00738/FUL	7077	-	-	1	Yes
Dowdeswell	Dowdeswell Court	Change of use from residential institution (C2) to single dwelling (C3) together with external alterations and construction of new ground floor extension	12/05152/FUL	3065.3	-	-	1	Yes
Duntisbourne Abbotts	Five Mile House	Change of use of Public House (A4) to single dwelling (C3(a))	15/04450/FUL	1145	-	-	1	Yes
Ebrington	Orchard Cottage, Charingworth Grange	Erection of replacement dwelling and garage	13/01665/FUL	2012	-	-	-1	Yes
Ebrington	Oakham Lodge Nashs Lane, GL55 6NL	Demolition of two large glasshouses and erection of 3-bed cottage with garage	15/02514/FUL	3171.1	-	R169	1	Yes
Ebrington	The Barn, Hidcote Boyce	Change of use of single dwelling to two dwellings	13/01168/FUL	5591	-	-	1	Yes
Ebrington	Stow Hill Barn Farm, Dog Lane, Charingworth	Conversion and extension of barn to form agricultural worker's dwelling and erection of two general purpose agricultural buildings	14/05646/FUL	9163	-	-	1	Yes
Elkstone	Butlers Hill Farm Cockleford GL53 9NW	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the change of use of a single dwelling into 3 separate dwellings	16/01578/CLEUD	6098	-	-	2	Yes
Evenlode	Cedar Cottage, Horn Lane, GL56 0NT	Replacement dwelling	16/00903/FUL	4924	-	-	-1	Yes
Fairford	Police Station, London Street, GL7 4AQ	Change of use of former police station to a dwelling with installation of dormer windows, external alterations and landscaping	15/01938/FUL	0260	-	-	1	Yes
Fairford	Land at London Road	Details of the external appearance, layout, scale and landscaping for the erection of 120 dwellings (pursuant to Outline permission granted under ref 13/03793/OUT)	15/04461/REM	0311	-	F39	17	No
Fairford	Land parcel to the south-west of Saxon Way	Erection of 22 dwellings	14/04847/REM	0772	-	F32 and F46	14	No
Fairford	Land west of Pips Field, Cirencester Road	Erection of 124 dwellings (72 market & 52 Affordable Housing units) and public and private open space	12/02133/FUL	2605.2	-	35A and F36	6	No
Fairford	Land parcel south of Home Farm	Erection of up to 120 dwellings (all matters reserved other than means of access)	15/02707/REM	8988	-	F34	51	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Farmington	Farmington Lodge, GL54 3ND	Proposed conversion of first floor storage area above stables to staff flat and creation of boiler room and store to rear outbuilding	14/03667/FUL	1355.2	-	-	1	Yes
Farmington	Empshill Farm Empshill Road, GL54 3ND	Partial conversion of existing farm building to provide groom's accommodation in association with existing equestrian activities (Retrospective)	16/04437/FUL	4601	-	-	1	Yes
Great Rissington	Homeground Glebe Farm, GL54 2LH	Removal of Condition 5 (residential use incidental to Glebe Farm) of permission 11/03451/FUL to enable use of property as an independent dwelling	16/02900/FUL	0527.1	-	-	1	Yes
Great Rissington	Ashspring House, Lane End, GL54 2LH	Conversion of existing building to form dwelling and associated works	15/05360/FUL	6578	-	-	1	Yes
Hazelton	Barns to the north-east of War Memorial, Salperton Park Estate, Salperton Park, GL54 4EE	Proposed alterations & extensions to barns to create enhanced hospitality facilities (including self-contained staff accommodation) in connection with existing (hospitality/village hall) use	15/01115/FUL	9485	-	-	1	Yes
Icomb	Lower Farm, GL54 1JG	Demolition of existing stone barn and replacement of new barn for staff accommodation to support equestrian business (part retrospective)	15/00638/FUL	8752.2	-	-	2	Yes
Kemble	Land at Top Farm, West Lane	Erection of 50 dwellings (Reserved Matters details relating to Appearance, Layout, Landscaping and Scale of residential development approved under permission 11/04236/OUT)	14/03638/REM	4060	-	R406	35	No
Kemble	161 Church Road, GL7 6AA	Replacement side and rear extensions and erection of a porch to form a single dwelling at 161 and 161A Church Road, including increase in the height of dry stone walls on North West boundary	15/00790/FUL	5055	-	-	-1	Yes
Kemble	Bradley Cottage, Windmill Road	Erection of a dwelling with car port to rear and widening existing access	13/03599/FUL	5939	-	-	1	Yes
Kemble	Morning Dew, Kemble Road	Replacement dwelling	11/01062/FUL	8877	-	-	1	Yes
Kempsford	Land parcel at Bramble Mere, Whelford Road	Amendment to permission 13/05215/FUL to allow for the all purpose building to be used as Fishery Management Accommodation	16/01218/FUL	349.1	-	-	1	Yes
Kempsford	Land between the High Street and Top Road	Provision of sports ground with 42 space car park, including an accompanying social facilities building, the erection of eleven affordable dwellings and eighteen family homes together with associated highway, parking, access, garaging, screening and landscaping	12/01469/FUL	3308	-	R408	11	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Kingscote	Bagpath Court Cottage, Bagpath Court Lane, GL8 8YG	Demolition of existing Bagpath Court Cottage and erection of replacement dwelling including associated development	16/04290/FUL	2389	-	-	0	Yes
Kingscote	Calcot Manor, Calcot, GL8 8YJ	Conversion of 'cowshed' building from existing staff residential & office accommodation to hotel guest suites	15/01302/FUL	2450	-	-	-1	Yes
Lechlade	Land to rear of The Three Horse Shoes, Fairford Road, Downington	Construction of a 2-storey 4-bedroom detached dwelling with detached double garage	15/05248/FUL	2830	-	-	1	Yes
Lechlade	Willow Tree Farm, Roundhouse Lane, Downington, GL7 3DL	Certificate of lawful existing use or development under Section 191 of the Town and Country Planning Act 1990 for the retention and occupation of existing timber lodge in breach of Condition 1 of planning permission CT6637/B	16/01005/CLEUD	6637	-	-	1	Yes
Lechlade	Land off Moorgate, Downington	Details of the External Appearance, Scale and Landscaping for the erection of 19 dwellings (pursuant to Outline permission granted under ref 13/02642/OUT)	14/05501/REM	7857	-	L18A	19	No
Long Newton	Larkhill Bungalow	Replacement of existing dwelling and garages with dwelling	15/04673/FUL	3347.1	-	-	1	Yes
Long Newton	Nursery Farm	Conversion of existing barns into live/work units including new build extension and parking	15/05016/FUL	5240	-	-	1	Yes
Longborough	Coach and Horses Inn, A424, Ganborough, GL56 0QZ	Change of use from a public house to two dwellings	16/03808/FUL	4074	-	-	-1	Yes
Maugersbury	Crescent Hill, The Crescent	Proposed replacement detached dwelling and garage	16/02414/FUL	2673	-	-	-1	Yes
Mickleton	Former Meon Hill Nurseries, Canada Lane	Construction of 77 dwellings, garages, associated road and access infrastructure (Reserved Matters)	14/01578/REM	1810	-	MK2A	59	No
Mickleton	Meon Hill Nurseries, Canada Lane	Demolition of No's 2 & 3 Canada Lane and erection of 2 no replacement dwellings, 2 no garages and all associated infrastructure works	15/01359/FUL	1810.2	-	MK2A	2	Yes
Mickleton	Cotsvale, Broadway Road, GL55 6PT	Reserved matters application pursuant to Outline Planning Application ref 14/02685/OUT for access, appearance, landscaping, layout and scale for the erection of two residential dwellings (C3) and associated works	16/00449/REM	2209.1	-	-	2	Yes
Mickleton	Cotsvale, Broadway Road, GL55 6PT	Demolition of existing dwelling and erection of new dwelling	16/01960/FUL	2209.2	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Mickleton	Arbour House, Broadway Road	Construction of 1 new 4 bedroom detached dwelling	15/02137/FUL	2288.2	-	-	1	Yes
Mickleton	Land adjacent to Arbour Close and Cotswold Edge	Erection of up to 70 residential dwellings, GP Surgery and associated works (Reserved Matters application for Appearance, Landscaping, Layout and Scale)	14/03019/REM	2999	-	K8A and MK	56	No
Mickleton	Land parcel adjacent to Arbour Close & Cotswold Edge	Erection of 4 dwellings, garages and associated works	16/03607/FUL	2999.1	-	MK8B	4	No
Mickleton	Granbrook Farm, High Street, GL55 6SL	Conversion of barn to single dwelling	15/00815/FUL	4524	-	-	1	Yes
Mickleton	Birchfield, Broad Marston Road, GL55 6SF	One dwelling	15/04931/REM	5903.1	-	-	1	Yes
Mickleton	Finches Meadow Farm, Stratford Road	Proposed replacement dwelling together with new garage and associated external works	15/04975/FUL	6110.1	-	-	0	Yes
Mickleton	Granbrook Barn, Granbrook Lane, GL55 6TF	Removal of Condition 2 (holiday let occupation only) of permission 10/01150/FUL to allow occupation of barn as an unrestricted single dwelling	16/02697/FUL	9087	-	-	1	Yes
Mickleton	Agricultural Building, Broad Marston Road	Notification under Class MB of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2014 for change of use of an agricultural building to two dwellings	4/01708/OPANO	9429	-	-	2	Yes
Moreton-in-Marsh	White House Surgery, High Street, GL56 0AT	Alteration and conversion of former GP's surgery to create four 2 bedroom dwelling units (Amendments to permission 15/03516/FUL involving alterations to height and fenestration of Unit 4 and roof link to rear of Unit 1) (retrospective)	16/01700/FUL	0231	-	-	4	Yes
Moreton-in-Marsh	Sunlock, Evenlode Road	Demolition of existing house and garage and construction of 3 new dwellings	14/04552/FUL	1324	-	-	1	Yes
Moreton-in-Marsh	White House, Stow Road	Change of use from Class D1 to Class C3 Residential Dwelling	15/00784/FUL	1565	-	-	1	Yes
Moreton-in-Marsh	Stoneleigh, Todenham Road, GL56 9NJ	Erection of a detached dwelling to the rear of Stoneleigh	16/04358/FUL	2313	-	-	1	Yes
Moreton-in-Marsh	6 and 7 Davies Road	Erection of three dwellings and associated works	14/03778/FUL	5410	-	-	1	Yes
Moreton-in-Marsh	6 Errington Road	Erection of a single dwelling	14/00169/FUL	5410.3	-	-	1	Yes
Moreton-in-Marsh	6 Errington Road, GL56 0HW	Conversion of dwelling to two flats	15/01381/FUL	5410.5	-	-	1	Yes
Moreton-in-Marsh	5 Mosedale	Proposed 3 bedroom detached house with separate garage	15/03612/FUL	5410.6	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Moreton-in-Marsh	Flower House, Hospital Road	Proposed change of use of barn from holiday cottage to residential dwelling including proposed conservatory	14/02528/FUL	7579	-	-	1	Yes
Moreton-in-Marsh	Land off Todenham Road	Erection of 35 dwellings and creation of public park (Phase 1) (Reserved Matters details relating to Appearance, Layout, Landscaping and Scale of residential development approved under permission	14/03814/REM	9227.1	-	M14C	25	No
Preston	Preston Mill Barn, Swindon Road, GL7 6ET	Notification under Class O of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (as amended) for change of use and conversion of existing office (Class B1(a) to single dwelling (Class C3)	6/03816/OPANO	1031.2	-	-	1	Yes
Rendcomb	Old House, GL7 7EY	Change of use of outbuilding to single dwelling, erection of single storey extension and associated landscaping works	14/05208/FUL	6156	-	-	1	Yes
Sapperton	Puck Mill Barn, Frampton Mansell	Change of use from storage building (B8) to form new residential dwelling	14/01048/FUL	5238	-	-	1	Yes
Sapperton	Viaduct Barn, Frampton Mansell	Change of use of part of workshop into residential use	15/03656/FUL	5238.1	-	-	1	Yes
Shipton	Birchwood (Formerley Eilian), Shipton Oliffe	Erection of a replacement dwelling (as previously approved under reference 04/02621/FUL)	14/02138/FUL	2261	-	-	1	Yes
Shipton	The Old School Room, Shipton Oliffe, GL54 4JB	Conversion of furniture restoration workshop/office (formerly the Old School House) to one residential unit	16/00251/FUL	3935	-	-	1	Yes
Shipton Moynes	The Rectory, Church Lane	Demolition of flat roofed addition and alterations and extensions to dwelling to provide two cottages	16/01860/FUL	1550	-	-	-1	Yes
Shipton Moynes	Fossway Complex, Estcourt	Erection of an equestrian worker's bungalow	14/03184/FUL	8149	-	-	1	Yes
Siddington	3 Nursery View	Erection of 2 storey dwelling	13/02803/FUL	4868	-	-	1	Yes
Somerford Keynes	Manor Farm Shorncote GL7 6DE	Removal of Condition 4 (holiday let occupancy) of 09/02183/FUL	16/02607/FUL	0396	-	-	4	Yes
South Cerney	Land at former Aggregate Industries Site, The Mallards	Reserved Matters application for the erection of 140 dwellings and associated works, garaging/parking, including details of siting, design and external appearance of the buildings and landscaping of the site pursuant to Outline permission (ref 10/03916/OUT)	12/01556/REM	0006.1	-	SC10	22	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
South Cerney	Lafarge, The Mallards, Broadway Lane, GL7 5TQ	Reserved Matters application pursuant to Outline permission 10/03916/OUT (Residential development (up to 150 dwellings), including associated infrastructure, access details, landscaping and the creation of new areas of public open space, together with a community hall facility (Use Class D1)) comprising details for the erection of 9 dwellings	13/05325/REM	0006.2	-	-	8	Yes
South Cerney	Land parcel to the south of Ammonites, Silver Street	Erection of dwelling	15/00504/FUL	2360	-	-	1	Yes
South Cerney	Land to the rear of 22 School Lane	Erection of one detached dwelling and associated works	14/01449/FUL	2509.1	-	-	1	Yes
South Cerney	Haydonstone House, Silver Street	Erection of a replacement dwelling and garage	15/05149/FUL	2797.1	-	-	0	Yes
South Cerney	Fosse Barn, Cricklade Road	Conversion of barn into three dwellings	10/01319/FUL	3925	-	-	3	Yes
South Cerney	Challow School Lane, GL7 5TZ	Proposed conversion and extension of existing garage to form a dwelling	15/01207/FUL	4630	-	-	1	Yes
South Cerney	Millside School Lane, GL7 5TZ	Conversion of one dwelling into two and single storey extension	16/04248/FUL	4630.1	-	-	-1	Yes
South Cerney	Dunromin and the adjoining Coal Yard	Demolition of dwelling and erection of replacement dwelling	14/01910/FUL	8262	-	SC6	1	Yes
South Cerney	Land to the north of Merlins, Silver Street	Erection of 2 storey dwelling & detached double garage	14/05513/FUL	8262.1	-	SC6	1	Yes
South Cerney	Westdown Farm Buildings, Cirencester Road	Conversion of barn to residential use	15/03967/FUL	8631	-	-	1	Yes
South Cerney	Land at Lake 7, Spine Road East	Erection of a 64 bed Dementia Care Home with associated access, car parking and landscaping	14/04636/FUL	1454	-	-	34	Yes
Southrop	Bradborough Farm Buildings, Lechlade Road, GL7 3PG	Certificate of Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for change of use from agricultural to C3 residential use	16/04382/CLOPUD	0360	-	-	1	Yes
Southrop	Cotten Corner, GL7 3PJ	Notification under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 for change of use of agricultural building to a dwelling house (C3)	5/03330/OPANO	2078.2	-	-	1	Yes
Stow-on-the-Wold	Fourways Cottage, Fosseway, GL54 1DW	Demolition of Fourways Cottage and erection of a pair of semi-detached dwellings with associated car parking and landscaping together with the relocation of the vehicular access onto the Fosseway	16/02498/FUL	0724	-	-	-1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Stow-on-the-Wold	Ashton House, Union Street	Demolition of former care home and redevelopment of site with 20 dwellings including garages and associated infrastructure	14/02444/FUL	1320.1	-	S46	9	No
Stow-on-the-Wold	Huntington Antiques, Sheep Street	Conversion and alteration of antiques showroom and office to create single dwelling	16/01183/FUL	1543.4	-	-	1	Yes
Stow-on-the-Wold	The Cottage Tea Rooms, 7 Sheep Street	Change of use from shop to residential	14/01809/FUL	2306	-	-	1	Yes
Stow-on-the-Wold	2 Beech Croft, Oddington Road	Construction of a 3 bedroom detached house	15/03438/FUL	3888	-	-	1	Yes
Stow-on-the-Wold	Garwick 13 Park Street	Change of use from dental surgery to residential dwelling	15/00220/FUL	5287	-	-	1	Yes
Stow-on-the-Wold	Rose Cottage, North Well Lane, GL54 1DH	Demolition of existing dwelling and erection of 2 x dwellings	16/02775/FUL	9558	-	-	-1	Yes
Tetbury	Williams Textiles Ltd, Chavenage Lane, GL8 8JW	Erection of five residential units (amended scheme with proposed new access onto Hampton Street)	14/05511/FUL	0811	-	-	3	Yes
Tetbury	The Dormers, Cirencester Road, GL8 8HA	Retention of The Dormers and High View House, construction of access road and the erection of 25 new dwellings	15/00922/REM	1057.1	-	T38	18	No
Tetbury	The Dormers, Cirencester Road, GL8 8HA	Erection of single dwelling	15/03547/FUL	1057.2	-	tructed with	1	Yes
Tetbury	The Dormers, Dormers Close, GL8 8HJ	Demolition of existing dwelling and erection of two new dwellings	15/05487/FUL	1057.3	-	onstructed v	1	Yes
Tetbury	2 Longfurlong Lane, GL8 8TJ	Erection of one bungalow and construction of vehicle access with driveway	16/02172/FUL	1197	-	-	1	Yes
Tetbury	25 Long Street	Change of Use from use class B1 Office to 1 residential unit	13/01494/FUL	3543	-	-	1	Yes
Tetbury	25A - 25B Long Street	Change of use from Use Class B1 (office) to Use Class C3 (residential)	16/01245/FUL	3543.1	-	-	1	Yes
Tetbury	Land to the rear of 36, 38 & 40 London Road, GL8 8HW	Proposed new dwelling and single garage	14/05226/FUL	5698	-	-	1	Yes
Tetbury	Land parcel at Quercus Park	Residential development of 50 dwellings	14/03567/REM	5864	-	T67	41	No
Tetbury	Highfield Farm	Reserved Matters Application in conjunction with outline planning permission reference 13/02391/OUT for Residential Development of up a maximum of 250 units, access road and landscaping	15/02517/REM	7540	-	T35 and T40	9	No
Tetbury	Land parcel south of Quercus Road, Quercus Road	Reserved Matters pursuant to Outline permission granted under ref 12/01792/OUT for the erection of 123 dwellings, car parking, access roads and public open space	15/03479/REM	7558.2	-	24A and T3	1	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Upper Rissington	The Firs, Avro Road, GL54 2NX	Erection of dwelling	14/01418/FUL	0787	-	-	1	Yes
Upper Rissington	Glebe Cottage, GL54 2NX	Demolition of existing dwelling and erection of two dwellings (revised scheme to that approved under 14/05461/OUT)	15/05053/FUL	1564.1	-	-	-1	Yes
Upper Rissington	Land parcel at Upper Rissington	Reserved matters application for the erection of 368 dwellings (comprising 304 new-build dwellings and 64 dwellings provided within existing refurbished buildings) together with associated works, garaging/parking, provision of public open spaces and including details of layout, scale, external appearance of the buildings and landscaping of the site pursuant to Outline permission (ref 08/03697/OUT)	12/03810/REM	1580	-	UR1B	35	No
Upper Rissington	The Village Hall, Hawkers Square	Demolition of existing village hall and redevelopment with 4 bungalows	14/02582/FUL	8820	-	UR1B	4	No
Upper Rissington	Land off Smith Barry Circus, Barry Smith Circus	Erection of one dwelling and two bay garage including access	14/02786/FUL	8828	-	UR1B	1	No
Weston Subedge	Hirons Piece, Top Farm Road, GL55 6QU	Subdivision, extensions and other alterations to create two dwellings	15/03297/FUL	0028	-	-	1	Yes
Weston Subedge	Manor Farm, Church Street	Conversion of traditional agricultural barn to form a single dwelling and removal of roadside storage building	14/03466/FUL	3410	-	R477	1	Yes
Whittington	Wycomb Cottage, Syreford, GL54 5SJ	Removal of Condition 2 of CD6316/C (9000218) to allow occupation of annex as separate dwelling	16/01347/FUL	6316	-	-	1	Yes
Whittington	29 Whittington, GL54 4HD	Repairs of a semi detached cottage to return to habitable condition Including alteration, repair and re-modelling of the rear lean-to extension to form new kitchen and garden room, minor internal re-planning to first floor to create bathroom	15/02117/FUL	9498	-	-	1	Yes
Willersey	Rex House, Main Street	Erection of a dwelling	15/02392/FUL	5093	-	-	1	Yes
Willersey	Homeleigh, Main Street, WR12 7PJ	Erection of dwelling (part retrospective revised scheme)	16/01961/FUL	6281	-	-	1	Yes
Winstone	Winstone Glebe, Notch Road, GL7 7LN	Change of use of ancillary outbuilding to self-contained flat (retrospective)	16/04166/FUL	4921	-	-	1	Yes
2015-16								
Aldsworth	1-2 Blackpitts Farm Cottages	Proposed extensions and alterations to existing properties to form single dwellinghouse, including extension of domestic curtilage	14/04108/FUL	3305.1	-	-	0	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Aldsworth	Land at Hitchings, The Approach	Erection of 4 dwellings to provide affordable housing	13/04294/FUL	4493	-	-	4	Yes
Ampney Crucis	Crucis Park, Barnsley Road	Conversion of stone barn, demolition of modern structure and erection of extension	14/00311/FUL	0302.2	-	-	1	Yes
Andoversford	Former Cattle Market, Station Road	Erection of 17 dwellings, together with landscaping and creation of pond	13/03775/FUL	2381	-	A7	10	No
Andoversford	New Barn Farm	Certificate of Lawful Existing Use or Development under Section 191 of the Town & Country Planning Act 1990 - for the construction and retention of an unauthorised dwelling and its residential curtilage currently known as New Barn Farm	15/02980/CLEUD	4620	-	-	1	Yes
Avening	Avening Mill, Mill Lane	Conversion of former cart shed to one dwelling	15/02657/FUL	0064.1	-	-	1	Yes
Avening	Avening Mill, Mill Lane	Change of use from workshop, commercial and office use to residential	3/04186/OPANO	0064.2	-	-	8	Yes
Avening	Land adjacent to 23 Sandford Leaze	Proposed single detached dwelling and access	14/03079/FUL	2348	-	-	1	Yes
Baunton	The Hollies, Baunton Lane, Stratton	Erection of a bungalow	13/05006/FUL	0727	-	-	1	Yes
Baunton	Land at Cirencester Golf Club, Cheltenham Road	Demolition of buggy store and erection of two detached dwellings with reinstatement of previous access (revised submission)	13/04770/FUL	5330	-	-	2	Yes
Beverstone	Babdown Farm, Babdown	Conversion of barns to seven residential units, erection of two detached garage buildings, restoration of farmhouse, new access and associated landscaping	12/05146/FUL	3058	-	-	7	Yes
Bibury	Streetway House, Ready Token	Erection of a replacement dwelling and associated landscaping	13/03829/FUL	2795	-	-	1	Yes
Bibury	Rosebank, Ablington	Conversion of redundant barn to residential use, including single-storey extension, alterations to garage and demolition of steel framed barn	14/02280/FUL	5313	-	-	1	Yes
Bibury	Land adjacent to B4425, Arlington	New affordable housing development of 11 cottages, including provision of new access from the public highway and associated site works	13/01371/FUL	9366	-	RES1	11	Yes
Bledington	Micklands Hill Farm, Stow Road	Replacement dwelling (proposed re-orientation of implemented planning permission CD3099/E*)	15/03195/FUL	3099	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Bledington	Bledington Grounds Bungalow, Stow Road	Erection of replacement dwelling (revised scheme) CLOPUD submitted and permitted previously This scheme is considered to be of equal size to the total volume of proposed extension and existing dwelling hence granted permission	15/02068/FUL	6907	-	-	-1	Yes
Blockley	Sheafhouse Farm, Draycott Road	Removal of Condition 3 (holiday occupancy) of permission 06/01238/FUL to enable accommodation to be occupied as two independent dwelling units	15/00574/FUL	2579	BK8	BK8	2	No
Blockley	The Cafe, 77 Northwick Business Centre, Northwick Park, GL56 9RF	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of Unit 77 Northwick Park as a dwellinghouse	15/05350/CLEUD	4099	-	CC28	1	Yes
Blockley	British Legion Building, Bell Lane	Change of use of ground floor to nursery school; change of use of first floor to 2 flats	13/00795/FUL	5716	-	-	2	Yes
Bourton-on-the-Water	Police Station, Moore Road	Extension of The Old Police Station to form two dwellings and erection of a dwelling in the rear garden	15/04439/FUL	3048.1	-	B48	2	Yes
Bourton-on-the-Water	Police Station, Moore Road	Extension of The Old Police Station to form two dwellings and erection of a dwelling in the rear garden	15/04439/FUL	3048.1	-	B48	1	Yes
Bourton-on-the-Water	Police Station, Moore Road	Change of use from Police Station to residential	14/05495/FUL	3048.2	-	B48	1	Yes
Bourton-on-the-Water	Land parcel off Station Road	Residential development (up to 100 dwellings) including infrastructure, garaging, open space and landscaping; demolition of existing buildings and construction of a new vehicular access off Station Road	14/02923/REM	3646	-	B17	7	No
Bourton-on-the-Water	Cotswold Carp, Rissington Road	Erection of a dwelling house, associated fishermen's facilities & ancillary annexe/tourist accommodation (fishermen's lodge), alterations to vehicular access and amended parking layout	13/00818/FUL	4096	-	-	1	Yes
Bourton-on-the-Water	Land adjacent to Roman Way	Erection of 43 dwellings, associated infrastructure and the provision of open space (Phase 1) (Reserved Matters details relating to Appearance, Layout, Landscaping and Scale pursuant to outline planning permission reference 13/00291/OUT)	15/00818/REM	9334.1	-	325 and B1(	10	No
Boxwell with Leighterton	Resthaven, 11 Tetbury Lane, Leighterton, GL8 8UP	Removal of condition 6 re application 01/01571/FUL to allow occupation as a separate dwelling	15/04481/FUL	2581	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Brimpsfield	Leverets Barn, Haregrove	Removal of condition 2 of planning permission 11/00985/FUL to allow use of building as an open market dwelling	15/04028/FUL	4734.3	-	-	1	Yes
Broadwell	Sydenham Farm, Broadwell	Removal of condition 2 of planning permission CD2932/J to allow occupation as a dwelling	15/04947/FUL	2932.1	-	-	1	Yes
Broadwell	Sydenham Farm, Broadwell	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 to establish the use of The Old Barn, The Old Stables and The Linney as three individual dwellinghouses	15/02579/CLEUD	2932.2	-	-	3	Yes
Broadwell	The Old Cowshed, Chapel Street	Change of use of barn to dwelling and erection of single storey side extension	15/02896/FUL	9506	-	-	1	Yes
Chedworth	Highfield, Fields Road	Demolition of existing dwelling, garage and outbuildings and erection of two dwellings with associated parking and gardens - revisions to previously approved scheme (Ref 14/02926/FUL)	15/04011/FUL	9269	-	-	-1	Yes
Cherington	5 Aston Farm Cottages	Replacement of existing detached house with new dwelling	15/00071/FUL	0496	-	-	-1	Yes
Chipping Campden	The Retreat, Conduit Hill	Erection of a replacement dwelling	15/00201/FUL	0220	-	-	-1	Yes
Chipping Campden	Malt House, Broad Campden	Change of use from guest house (C1) to residential (C3)	15/03431/FUL	0672	-	-	1	Yes
Chipping Campden	Unit 2 London House High Street	Change of use of small shop from retail to residential	14/05246/FUL	4511	-	-	1	Yes
Cirencester	2 Watermoor Road	Change of use from B1 (offices) to C3 (Dwelling house)	15/02554/FUL	1053	-	-	1	Yes
Cirencester	17 Kingshill	Demolition of timber bungalow and construction of two detached dwellings	13/04890/FUL	1109	-	-	1	Yes
Cirencester	17 Kingshill	Demolition of timber bungalow and construction of two detached dwellings	13/04890/FUL	1109	-	-	1	Yes
Cirencester	111 Cricklade Street	Change of use from taxi firm (sui generis) to residential at ground floor	14/04829/FUL	1960.1	-	-	1	Yes
Cirencester	Somerford Court, Somerford Road	Redevelopment to form 35 sheltered apartments for the elderly, including communal facilities (Category II type accommodation), access, car parking, and landscaping (resubmission of 13/05142/FUL)	14/02224/FUL	2145	-	-	35	Yes
Cirencester	21 West Way	Change of use of the first and second floors from office to residential use and the conversion to form a two bedroom flat on each floor	14/02037/FUL	4400	-	-	2	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Cirencester	105 Cricklade Street	Change of use from office use to 3 flats and erection of rear extension	14/03916/FUL	5335	-	-	3	Yes
Cirencester	12 Ashcroft Road	Partial change of use to create 3 nos additional apartments, external alterations and partial demolition	14/02443/FUL	5373	-	-	3	Yes
Cirencester	24 Queen Street	Conversion, extensions and alterations to existing building to form 2 dwellings, erection of 4 dwellings to rear, and provision of garaging and car parking (amended scheme in relation to previous permissions 05/03049/FUL, 07/01199/FUL and 10/03172/FUL)	12/05656/FUL	6841	-	C7	2	No
Cirencester	34 Peters Road, GL7 1RG	The erection of a detached building to the rear of the property	15/01276/CLOPUD	8670	-	-	1	Yes
Cirencester	Land west of Siddington Road and south of North Hill Road	Reserved Matters for the erection of up to 55 Dwellings, a new access to the highway, public open space and ancillary development on land west of Siddington Road pursuant to Outline permission granted under ref 11/01774/OUT	14/02871/REM	8843	-	C107A	20	No
Coberley	Sandford School	Change of use from educational institution (D1) to one residential unit (C3) with associated internal alterations, demolition of former classroom block and erection of new garage	14/02682/FUL	6906.1	-	-	1	Yes
Coberley	The Coach House, Seven Springs	Change of use from educational institution (D1) to one residential unit (C3) and extension of existing outbuilding to provide new garage and wood store	15/02056/FUL	6906.2	-	-	1	Yes
Coberley	Minotaur Barn, GL53 9NF	Change of use of lambing shed to form a dwelling	14/05642/FUL	7045.2	-	-	1	Yes
Coln St Aldwyn	Cockrup Farm, Bibury Road	Notification of proposed change of use of offices (Class B1(a)) to two dwellinghouses (Class C3)	3/04932/OPANO	5867.1	-	-	2	Yes
Coln St Dennis	Grubbed Wood Cottage	Erection of replacement dwelling with landscape adjustment/re-grading and new hard landscaping as part of the works	14/05485/FUL	0613	-	-	-1	Yes
Coln St Dennis	Upper Farm	Alterations to combine two separate dwellings into a single dwelling, and single storey extension to south-east elevation and insertion of three dormer windows	14/03904/FUL	0721	-	-	1	Yes
Cowley	Manor House, GL53 9NJ	Change of use from ancillary accommodation to separate Class C3 Dwelling	15/00140/FUL	8171	-	-	1	Yes
Duntisbourne Rouse	Park View, Middle Duntisbourne	Proposed conversion of a detached outbuilding/garage to domestic dwelling	14/03188/FUL	7817	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Ebrington	Studio Barn, Hidcote Boyce	Proposed change of use from hostel (sui generis) to dwelling house (C3)	14/02909/FUL	3972	-	-	1	Yes
Ebrington	The Washbrook	Change use of existing garage to a separate residential dwellinghouse	14/01175/FUL	8880	-	-	1	Yes
Elkstone	The Bungalow, Butlers Farm. Colesbourne	Replacement dwelling	14/01514/FUL	1453	-	-	0	Yes
Evenlode	The Stables, Evenlode, Grounds Farm, Adlestrop Road, GL56 0YS	Alterations to and conversion of building to dwelling (part retrospective)	15/01950/FUL	5372	-	-	1	Yes
Fairford	Land west of Pips Field, Cirencester Road	Erection of 124 dwellings (72 market & 52 Affordable Housing units) and public and private open space	12/02133/FUL	2605.2	-	35A and F36	62	No
Fairford	The Old Post Office, Bridge Street	Chnage of use of dwelling to form three dwellings, including internal and external alterations	13/04992/FUL	2924	-	-	2	Yes
Fairford	Land parcel south of Home Farm	Erection of up to 120 dwellings (all matters reserved other than means of access)	15/02707/REM	8988	-	F34	4	No
Guiting Power	Pegmeister Cottage, Piccadily	Formation of one dwelling from two cottages (Pegmeister Cottage and The Cottage), including two-storey and single storey rear extensions	14/00676/FUL	6277	-	-	1	Yes
Icomb	The Granary, Icomb Proper	Proposed conversion of agricultural building to residential dwelling Demolition of grain silos and steel framed barn	14/03261/FUL	3438	-	-	1	Yes
Icomb	Lower Farm House	Revised scheme 12/05489/FUL, Replacement dwelling	13/04880/FUL	8752.1	-	-	1	Yes
Icomb	The Old Dairy, Lower Farm	Change of use of existing holiday let cottage to staff accommodation	13/04878/FUL	8752.3	-	-	1	Yes
Kempsford	Land between the High Street and Top Road	Provision of sports ground with 42 space car park, including an accompanying social facilities building, the erection of eleven affordable dwellings and eighteen family homes together with associated highway, parking, access, garaging, screening and landscaping	12/01469/FUL	3308	-	R408	18	Yes
Lechlade	The Old Methodist Church, High Street	Conversion of existing dwelling into two dwellings	14/05664/FUL	2379.1	-	-	1	Yes
Lechlade	Waldron Villa, Oak Street	Erection of a 3-bed detached dwelling with garage	14/01463/FUL	4198	-	-	1	Yes
Long Newton	Larkhill Bungalow	Replacement of existing dwelling and garages with dwelling	15/04673/FUL	3347.1	-	-	-1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Mickleton	Former Meon Hill Nurseries, Canada Lane	Construction of 77 dwellings, garages, associated road and access infrastructure (Reserved Matters; (Outline application) Demolition of packhouse building, No1 and No4 Canada Lane, store building and other structures, and erection of up to 80 dwellings (Class C3); up to 346 square metres Business Use (Use Class B1); together with access; surface attenuation pond; landscaping and all other associated works	14/01578/REM	1810	-	MK2A	5	No
Mickleton	Meon Hill Nurseries, Canada Lane	Demolition of No's 2 & 3 Canada Lane and erection of 2 no replacement dwellings, 2 no garages and all associated infrastructure works	15/01359/FUL	1810.2	-	MK2A	-2	No
Mickleton	Land adjacent to Arbour Close and Cotswold Edge	Erection of up to 70 residential dwellings, GP Surgery and associated works (Reserved Matters application for Appearance, Landscaping, Layout and Scale)	14/03019/REM	2999	-	K8A and MK	3	No
Moreton-in-Marsh	Land at Fire Service College, London Road	Residential development, open space, car parking and associated works - (Reserved Matters application for the appearance, landscaping, layout and scale of development approved under permission 09/04440/OUT)	11/00940/REM	5410.1	-	M10	54	No
Moreton-in-Marsh	Moreton Show Office, Oxford Street	Change of use from B1(a) office to single residential dwelling	14/05560/FUL	5463	-	-	1	Yes
Moreton-in-Marsh	Former Post Office, New Road	Change of use from office (B1) to a dwelling (C3)	14/02600/FUL	5711.1	-	-	1	Yes
Moreton-in-Marsh	Land off Todenham Road	Erection of 35 dwellings and creation of public park (Phase 1) (Reserved Matters details relating to Appearance, Layout, Landscaping and Scale of residential development approved under permission	14/03814/REM	9227.1	-	M14B	10	No
Naunton	Baptist Chapel	Conversion and alterations of existing chapel and meeting rooms to create a single dwelling (amendment to approvals 13/01425/FUL and 13/01426/LBC for conversion to two dwellings	13/01425/FUL	9367	-	-	1	Yes
Northleach with Eastington	Chequers, West End	Demolition of the existing dwelling and erection of nine dwellings (Reserved Matters details relating to Layout, Landscaping, Appearance and Scale of development granted under permission 14/01377/OUT)	14/03381/REM	0757	-	-	-1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Northleach with Eastington	Fortey House, Fortey Road	Construction of 22 affordable dwellings, associated access road, car parking and landscaping, 13/05124/FUL Demolition of former eleven-bedsit elderly accommodation block	14/00104/FUL	0763.1	-	N8	15	No
Northleach with Eastington	25 Macarthur Road	Erection of a two bed dwelling attached to the side of existing property	12/01236/FUL	0763.2	-	N7	1	Yes
Northleach with Eastington	Field Fair, West End	Erection of a dwelling	13/02796/FUL	1095	-	-	1	Yes
Northleach with Eastington	The Old Grammar School, High Street	Change of use of one room from Use Class D1 (Non-residential institutions) to C3 residential use	14/01695/FUL	5902	-	-	1	Yes
Pool Keynes	Netherwood Lakes, Oaksey Road	Certificate of Lawful Existing Use or Development under Section 191 of the Town & Country Planning Act 1990 for the continued use and occupation of existing chalet building in breach of conditions 1 and 2 of planning permission CT0184/H	15/04850/CLEUD	0184	-	-	1	Yes
Poulton	Marazion, Ashbrook Lane	Erection of replacement dwelling with garage	15/03125/FUL	1936	-	-	0	Yes
Preston	Preston Field Barn Cottages, Abbey Home Farm, Fosseway	Replacement of existing semi-detached cottages together with associated ancillary development	15/01733/FUL	0434	-	-	0	Yes
Rodmarton	Jackaments Bottom Farm, Tetbury Road	Demolition of existing and erection of replacement dwelling	12/01150/FUL	7234	-	-	-1	Yes
Shipton Moynes	Hollywell, 11 & 13 The Street	Conversion of dwelling into two dwellings, formation of vehicular access and erection of single storey rear extension	14/01664/FUL	6688	-	-	2	Yes
Siddington	Land parcel to the east of School House, Parkway	Erection of a dwelling	14/01473/FUL	9038	-	-	1	Yes
South Cerney	Land at former Aggregate Industries Site, The Mallards	Erection of 140 dwellings pursuant to Outline permission (10/03916/OUT) for 150 dwellings	12/01556/REM	0006.1	-	SC10	11	No
South Cerney	Land at former Aggregate Industries Site, The Mallards	Reserved Matters application pursuant to Outline permission 10/03916/OUT (Residential development (up to 150 dwellings), including associated infrastructure, access details, landscaping and the creation of new areas of public open space, together with a community hall facility (Use Class D1)) comprising details for the erection of 9 dwellings	13/05325/REM	0006.2	-	-	1	Yes
South Cerney	The Cottage, High Street	Conversion of workshops and car port into workshop/garage and self contained single bedroom living unit	14/00060/FUL	3377	-	-	1	Yes
South Cerney	Land at Ham Cottage, Ham Lane	New dwelling to the rear of Ham Cottage	15/02757/FUL	7528	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
South Cerney	Dunromin and the adjoining Coal Yard	Demolition of dwelling and erection of replacement dwelling	14/01910/FUL	8262	-	SC6	-1	Yes
Southrop	Cottenborough Bungalow, Lechlade Road	Demolition of existing bungalow and erection of a replacement two storey dwelling	14/03394/FUL	2078.1	-	-	0	Yes
Southrop	Wychwood House, Wadham Close	Proposed conversion from office use into a single private dwelling to include provision of new drive and garage, and infilling of car port with natural stone New dry stone wall around the front boundary	14/01444/FUL	3176.1	-	-	1	Yes
Stow-on-the-Wold	Rear garden of Little Dormers	Erection of one dwelling	13/02758/FUL	0540	-	S36	1	Yes
Stow-on-the-Wold	West Deyne, Lower Swell Road	Creation of additional residential unit (subdivision) and erection of single storey and full height extension	14/05672/FUL	1360	-	-	1	Yes
Temple Guiting	Farmcote Wood Farm, Winchcombe	Erection of a replacement dwelling	11/02825/FUL	4325	-	-	1	Yes
Tetbury	Abbeyfields 1 London Road	Change of use from Care Home (Class C2 Use) to 8 single bedroom flats	14/05450/FUL	3370	-	-	8	Yes
Tetbury	York House, 8 Silver Street	Conversion of existing dwelling and bed & breakfast which was originally two different buildings, back to two dwellings	14/03663/FUL	3607	-	-	1	Yes
Tetbury	Land rear of 19 Market Place	Erection of 7 residential dwellings and associated parking	14/00125/FUL	3799	-	T43	7	No
Tetbury	Land parcel at Quercus Park	Residential development of 50 dwellings	14/03567/REM	5864	-	T67	9	No
Tetbury	Land parcel south of Quercus Road	Reserved Matters application for the development of 38 Later Living apartments for older persons (pursuant to Outline planning permission ref 12/01792/OUT)	13/04451/REM	7558.1	-	T24A	38	No
Tetbury	Former SIAC Office Building, London Road	Notification under Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 for change of use of existing office building into 20 apartments (13 x 2 bed, 7 x 1 bed)	5/00905/OPANO	7680	-	T36	20	No
Tetbury	Police House, Priory Way	Subdivide an existing 4 bedroom dwelling into two units; a 3 bedroom dwelling and a one bedroom dwelling	14/05127/FUL	7883.1	-	-	1	Yes
Tetbury	The Priory Nursing Home, The Chipping, GL8 8ET	Internal and external alterations and change of use to provide 6 residential dwellings	17/05083/FUL	8497	-	T64	-16	No
Todenham	Todthatch	Erection of a single dwelling (amendments to design of dwelling approved under permission, 03/01840/FUL)	14/02991/FUL	4063	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Upper Rissington	Land parcel at Upper Rissington	Reserved matters application for the erection of 368 dwellings (comprising 304 new-build dwellings and 64 dwellings provided within existing refurbished buildings) together with associated works, garaging/parking, provision of public open spaces and including details of layout, scale, external appearance of the buildings and landscaping of the site pursuant to Outline permission (ref 08/03697/OUT)	12/03810/REM	1580	-	UR1B	146	No
Upper Slaughter	Apricot Cottage	Formation of one dwelling from two cottages (Apricot Cottage and Suttons Cottage), erection of a single storey rear extension and installation of new windows	13/05340/FUL	9412	-	-	1	Yes
Westcote	Fow Hollow, Graemar, Nether Westcote	Change of use from holiday accommodation to residential dwelling (Use Class C3)	15/01836/FUL	0816	-	-	1	Yes
Whittington	Dancers Cottage	Demolition of existing dwelling and erection of a replacement dwelling	12/02351/FUL	6949	-	-	1	Yes
2014-15								
Adlestrop	Hillside Farm	Demolition of existing dwelling, and outbuildings; erection of new dwelling.	12/00838/FUL	0642	-	-	1	Yes
Aldsworth	1 - 2 Blackpitts Farm Cottages	Proposed extensions and alterations to existing properties to form single dwelling	14/04108/FUL	3305.1	-	-	-1	Yes
Andoversford	5 Jubillee Mews	Retrospective planning application for change of use from agricultural to residential	15/00068/FUL	3195.1	-	-	1	Yes
Andoversford	Garrick Farm, Garrick Head	Demolition of existing dwelling and derelict farm buildings and erection of one new dwelling	07/03017/FUL	4120	-	-	0	Yes
Andoversford	10A Crossfields	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for use as a single dwelling	14/01340/CLEUD	7332	-	-	1	Yes
Bagendon	The Old School	Change of use of former school to single dwelling,	12/03538/FUL	5201	-	-	1	Yes
Barnsley	Glebe Farm, Barnsley Road	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the conversion and extension to barn to four residential units	14/01060/CLEUD	1418	-	-	4	Yes
Bibury	Jubilee Garage	Change of use of existing garage/workshop site and the construction of one dwelling	11/03174/FUL	1790	-	-	1	Yes
Bledington	Pebbly Hill Farm	Change of use, extension and conversion of agricultural buildings to create a dwelling	13/00433/FUL	1070.1	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Bledington	Pebbly Hill Farm	Demolition of existing dwelling and erection of a replacement dwelling	13/00428/FUL	1070.2	-	-	-1	Yes
Bledington	Micklands Hill Farm, Stow Road	Replacement dwelling	14/01416/FUL	3099	-	-	-1	Yes
Bourton-on-the-Water	Moore Cottage Hospital	Change of use from hospital to community facility and two flats	14/00061/FUL	1631	-	-	2	Yes
Bourton-on-the-Water	Cotswold Carp Farm, Rissington Road	Conversion and alteration of outbuilding to form a one bedroom dwelling	13/04951/FUL	1679	-	-	1	Yes
Bourton-on-the-Water	62 Roman Way	Retrospective change of use from ancillary accommodation to a single residential dwelling	14/03123/FUL	2240	-	-	1	Yes
Bourton-on-the-Water	Land adjacent to 2 Gorse Meadow	Erection of a detached dwelling	13/01866/FUL	2448	-	B44	1	Yes
Bourton-on-the-Water	Flat 1, The Garage, Station Road	Sub-division of existing first floor flat to form two single bedroom flats	14/01385/FUL	2952	-	B6	1	Yes
Bourton-on-the-Water	Halford House, Station Road	Change of use from commercial B&B to residential use	14/01974/FUL	3557	-	-	1	Yes
Bourton-on-the-Water	Bourton Croft, Victoria Street	Change of use from commercial offices and shop to residential and shop	14/00084/FUL	7423	-	-	1	Yes
Bourton-on-the-Water	12 Salmonsbury Cottages, Station Road	Sub-division and extension of existing house to create additional self-contained one-bedroom dwelling	11/01410/FUL	8787	-	-	1	Yes
Boxwell with Leighterton	Elmes Barn, Back Lane, Leighterton	Change from holiday accommodation to unrestricted residential use (Removal of Condition 6 attached to 09/01382/FUL)	14/03362/FUL	8808	-	-	1	Yes
Cherington	The Gastons	Proposed replacement dwelling	12/03802/FUL	0841	-	-	-1	Yes
Chipping Campden	Top Farm, Blind Lane, Westington	Extensions and alterations to existing house, conversion of barn to a separate residential unit, the erection of a three-bay detached garage building	10/01736/FUL	1466	-	-	1	Yes
Chipping Campden	Land between Fosse House & Evergreens, Evergreens, Station Road	Erection of house and garage (Renewal of planning permission Ref CD2917/1/L)	02/00432/FUL	2917	-	CC24	1	Yes
Chipping Campden	Green Dragon, Backends	Change of use from commercial to residential, alterations and conversion of vacant commercial premises to form two storey dwelling house	12/00364/FUL	5394	-	-	1	Yes
Chipping Campden	Old Bakehouse, Lower High Street, Chipping Camden	Erection of a single dwelling and external works	14/02151/FUL	5500	-	-	1	Yes
Chipping Campden	1 The Old Grammar School, High Street	Change of use to single dwelling	13/00542/FUL	7140.2	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Chipping Campden	Site between 6 and 7 Sheep Street	Demolition of existing garage building & erection of a single dwelling	12/02809/FUL	9241	-	-	1	Yes
Cirencester	The Wool Market Car Park, Dyer Street	Construction of three storey building to include four retail units and eight apartments	08/00557/FUL	0424	CIR6	C52A	8	No
Cirencester	17 Kingshill	Demolition of timber bungalow and construction of two detached dwellings	13/04890/FUL	1109	-	-	-1	Yes
Cirencester	6-20 Spitalgate Lane	Conversion of building from Class B1 offices to 4 flats	13/02153/FUL	1220	-	C152	4	Yes
Cirencester	60 Gloucester Road, Stratton	Erection of two detached houses with single garages and alterations to existing access	13/04065/FUL	1345	-	-	2	Yes
Cirencester	35 The Whiteway	Retrospective amendments to planning permission 13/00943/FUL to create a replacement dwelling	14/02352/FUL	1590	-	-	0	Yes
Cirencester	24 Kingshill	Erection of bungalow with garage and parking	13/03578/FUL	1688	-	-	1	Yes
Cirencester	25 Corinium Gate	Change of use of part of existing dwelling to form an additional 2 bedroom dwelling	11/03033/FUL	2093	-	-	1	Yes
Cirencester	Oakley Hall Chapel, Highfield Lane	Change of use and conversion of disused private chapel to residential use together with external alterations to include new windows, door and lean-to extension to north elevation	12/05371/FUL	2236.3	-	-	1	Yes
Cirencester	Akeman Court, Cricklade Street	Erection of six houses and seven apartments	10/01954/FUL	3926.1	-	-	13	Yes
Cirencester	Baldwins Bed Shop, 103 Cricklade Street	Conversion of existing retail unit into six self contained residential flats	13/04935/FUL	3926.2	-	-	6	Yes
Cirencester	51 Dollar Street	Change of use from hairdressers (Use Class A1) to 2 dwellings (Use Class C3) and external alterations	14/00825/FUL	4366	-	-	2	Yes
Cirencester	62 Kemble Drive	Erection of a dwelling and garage	13/01384/FUL	6428.2	-	-	1	Yes
Cirencester	Land at Kingshill South, Phases 5, 6 & 7	Phases 5 6 7, for 103 dwellings, within the residential development previously permitted under Outline Permission 06/02991/OUT Also, Erection of 31 dwellings (in addition to those approved under 06/02991/OUT)	10/03034/REM	6717.4	-	C65	27	No
Cirencester	24 Queen Street	Conversion, extensions and alterations to existing building to form 2 dwellings, erection of 4 dwellings to rear, and provision of garaging and car parking (amended scheme in relation to previous permissions 05/03049/FUL, 07/01199/FUL and 10/03172/FUL)	12/05656/FUL	6841	-	C17	2	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Clapton	Craycombe Cottage	Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for renewal of windows and the insertion of internal openings to facilitate the conversion of two dwellings into one	14/02134/CLOPUD	3362	-	-	-1	Yes
Colesbourne	The Old Post Office	Change of use and conversion from B1 (office) to residential use and erection of a fence to rear	11/03914/FUL	7770	-	-	1	Yes
Coln St Aldwyn	Akeman Barns, Cockrup Farm, Bibury Road	Change of use from B1 (offices) to C3 (residential) to form two dwellings together with associated alterations, domestic curtilage and parking	13/03215/FUL	5867	-	-	2	Yes
Coln St Dennis	Upper Farm	Alterations to combine two separate dwellings into a single dwelling, and single storey extension to south-east elevation and insertion of three dormer windows	14/03904/FUL	721	-	-	-2	Yes
Eastleach	Old School House, Eastleach Martin	Subdivision to create two independent dwellings	12/05463/FUL	4033	-	-	2	Yes
Ebrington	Orchard Rise, Charingworth Road, Charingworth	Residential redevelopment	12/04267/FUL	3314	-	-	1	Yes
Edgeworth	Stonewell Place, School Lane	Demolition of dwelling and erection of a replacement dwelling	13/02654/FUL	4263	-	-	1	Yes
Evenlode	Bell Orchard, Horn Lane	Replacement dwelling	12/02366/FUL	3292	-	-	0	Yes
Evenlode	Manor Farm, Church Lane	Alterations to hay barn to form independent dwelling, new roof and alterations to milking parlour for use in connection with Manor Farm, formation of new drive and parking area for main house	12/03920/FUL	3805.1	-	-	1	Yes
Evenlode	The Stables, Manor Farm	Reconstruction of west bays, re-covering of roof, formation of basement, alterations and conversion of barn to dwelling	13/04281/FUL	3805.3	-	-	1	Yes
Fairford	2 High Street	Conversion and extension of existing garages to form an independent dwelling	13/02558/FUL	0096.2	-	-	1	Yes
Fairford	Pips Field	Reserved matters application for the erection of 18 affordable and 19 market dwellings (37 dwellings in total) with associated access and estate road, open space and parking pursuant to Outline permission (ref: 11/02517/OUT)	13/00792/REM	2605.1	-	F47F48	34	No
Fairford	Land west of Pips Field, Cirencester Road	Erection of 124 dwellings (72 market & 52 Affordable Housing units) and public and private open space	12/02133/FUL	2605.2	-	F35	52	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Fairford	Land at Back Lane	Amendment to permission 05/00953/FUL for the conversion to one dwelling	10/05337/FUL	2963	-	-	1	Yes
Fairford	The Gables, Horcott Road	Reserved Matters application for landscaping and appearance pursuant to Outline planning permission ref 13/02594/OUT for the development of a new dwelling and access	13/05307/REM	3640	-	-	1	Yes
Farmington	Farmington Lodge	Internal alterations to convert two cottages within the stable block to a single dwelling and replacement of windows to the rear elevation	14/03667/FUL	1355	-	-	1	Yes
Great Rissington	Hawks Rise, Great Rissington	Change of use of ancillary residential accommodation to self contained letting accommodation	13/04917/FUL	3425	-	-	1	Yes
Guiting Power	Yoicks, Tally Ho Lane	Sub Division and alterations to detached dwelling to form 2no semi detached dwellings including extensions to the front, side and rear and formation of an additional vehicular access	13/00998/FUL	0127	-	-	1	Yes
Guiting Power	Pegmeister Cottage, Piccadily, Guiting Power	Formation of one dwelling from two cottages (Pegmeister Cottage and The Cottage), including two-storey and single storey rear extensions	14/00676/FUL	6277	-	-	-2	Yes
Kemble	Dutch Barn, Mill Farm, Main Street, Ewen	Conversion of agricultural building known as the 'Dutch Barn' to a dwelling house	11/05872/FUL	0115.2	-	-	1	Yes
Kemble	Morning Dew, Kemble Road	Replacement dwelling	14/03671/FUL	8877	-	-	-1	Yes
Kingscote	The Byre and Stable Barn, Barnhill Court Farm	Conversion of redundant barns into residential use	05/01935/FUL	4638	-	-	2	Yes
Kingscote	3 Windmill Cottages, Windmill Lane	Replacement dwelling at 3 Windmill Cottages	12/00583/FUL	5445	-	-	1	Yes
Lechlade	Downham Fields, Fairford Road, Downington	Erection of a replacement dwelling together with associated ancillary works	13/00262/FUL	1270	-	-	0	Yes
Lechlade	Lechlade Methodist Chapel, High Street	Change of use of Methodist Church and hall to a dwelling, and erection of dwarf wall and railings	13/00557/FUL	2379	-	-	1	Yes
Long Newton	Cotswold View	Replacement dwelling and garage	11/03435/CLEUD	3493	-	-	1	Yes
Longborough	The Gables, Ganborough Road	Erection of a replacement dwelling	10/04362/FUL	1546	-	-	1	Yes
Lower Slaughter	Bourton Vale Equine Clinic, Wyck Road	External alterations to clinic building, change of use of first floor from dwelling (use class C3) to offices, staff room and meeting room ancillary to equine clinic use (use class D1) and erection of new dwelling	13/03255/FUL	6451.2	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Maugersbury	Willow Barn, Barn At Maugersbury Court	Conversion of barn into dwelling	12/02839/FUL	7389.2	-	-	1	Yes
Mickleton	Paddock adj. Glyde House, Stratford Road	Erection of detached bungalow	12/01510/FUL	7002	-	-	1	Yes
Moreton-in-Marsh	The Crossing Cottage, Todenham Road	Erection of two dwellings	09/03026/FUL	0500.1	-	-	1	Yes
Moreton-in-Marsh	Electricity Sub Station, London Road	Demolition of existing building and erection of two 3 storey town houses and associated works	13/03353/FUL	1623	-	-	2	Yes
Moreton-in-Marsh	168 Fosseway Avenue	Erection of a dwelling	11/01765/FUL	1732.2	-	-	1	Yes
Moreton-in-Marsh	Sunlock, Evenlode Road	Demolition of existing house and garage and construction of 3 new dwellings	14/04552/FUL	1324	-	-	-1	Yes
Moreton-in-Marsh	Glenesk, High Street	Erection of a detached dwelling	13/01694/FUL	2801.2	-	-	1	Yes
Moreton-in-Marsh	Laundercentre, New Road	Extension to existing building to provide additional retail unit and two additional residential units including the demolition of a light garage construction (Extension of time limit for implementation of permission 08/03352/FUL)	11/05518/FUL	5002.2	-	M48	2	Yes
Moreton-in-Marsh	Land at Fire Service College, London Road	Residential development, open space, car parking and associated works - (Reserved Matters application for the appearance, landscaping, layout and scale of development approved under permission 09/04440/OUT)	11/00940/REM	5410.1	-	M10	44	No
Moreton-in-Marsh	Land At Moreton Park, London Road	Erection of 36 dwellings and associated infrastructure	13/02936/FUL	5410.2	-	M59	36	No
Moreton-in-Marsh	Post Office, New Road	Conversion of existing Post Office and Sorting Office to provide two additional flats and offices and extension to form six additional flats	12/02967/FUL	5711	-	-	8	Yes
Moreton-in-Marsh	Queenshead House, High Street	Change of use from offices (A2) to single residential dwelling	09/00190/FUL	7299	-	-	1	Yes
Naunton	Springfield	Demolition of existing dwelling, garage, gates and gate piers and erection of a replacement dwelling, and garage, together with swimming pool, gates and gate piers	13/05291/FUL	3352	-	-	0	Yes
Northleach with Eastington	Fortey House, Fortey Road	Construction of 22 affordable dwellings, associated access road, car parking and landscaping, 13/05124/FUL Demolition of former eleven-bedsit elderly accommodation block	124/FUL14/00104	0763.1	-	N8	-4	No
Northleach with Eastington	QLM Ltd., The Old Bakery, The Green	Change of use, conversion and alteration of office premises to create two dwellings	13/00651/FUL	5423	-	-	2	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Northleach with Eastington	Flat 1 & 3, The Glebe House, Mill End	Change of Use from 2 flats to a single flat, and alterations & improvements to windows on West & North elevations	11/04752/FUL	6278	-	-	-1	Yes
Northleach with Eastington	Land to the rear of Wheelwrights, West End	Erection of six dwellings	11/05804/FUL	9193	-	-	6	Yes
Oddington	Brae Croft Upper Oddington	Certificate of Lawful Existing Use or Development under Section 191 of the Town & Country Planning Act 1990 - for the construction and retention of an unauthorised dwelling currently known as Brae Croft, Upper Oddington	15/00434/CLEUD	2250.1	-	-	1	Yes
Oddington	The Manor, Lower Oddington	Demolition of existing bungalow and erection of a swimming pool building with ancillary residential accommodation, and installation of a tennis court with fencing	14/01581/FUL	6056	-	-	-1	Yes
Oddington	Oddington House Lodge, Lower Oddington	Demolition of existing lodge and construction of new lodge together with repositioning of part of the adjoining historic entrance gates	11/05796/FUL	7621	-	-	1	Yes
Oddington	Latimer Farm, Kitsbury Orchard	Certificate of Lawful Existing Use or Development under S191 of the Town and Country Planning Act 1990 for the use of Latimer Barn as an independent self-contained dwelling	14/03354/CLEUD	8141	-	-	1	Yes
Quenington	Windrush, Welsh Way, Honeycombe Leaze	Erection of replacement dwelling	11/03743/FUL	3316	-	-	1	Yes
Shipton Moynes	Hollywell, 11 & 13 The Street	Conversion of dwelling into two dwellings, formation of vehicular access and erection of single storey rear extension	14/01664/FUL	6688	-	-	-1	Yes
Siddington	Barton Farm	Conversion of detached barn to dwelling house Conversion of stable, coach house, groom's accommodation to dwelling house	06/00891/FUL	No	-	SD9A	1	Yes
Somerford Keynes	Land Adjoining Thameside House	Erection of dwelling (revised scheme to increase width of property by one metre)	13/02877/FUL	3047	-	-	1	Yes
South Cerney	Land at former Aggregate Industries Site, The Mallards	Erection of 140 dwellings pursuant to Outline permission (10/03916/OUT)for 150 dwellings	13/05325/REM	0006	-	SC10	51	No
South Cerney	The Homestead, Silver Street	Erection of 2 dwellings (amendments to permission 12/05093/FUL including landscaping, rooflights, and use of artificial roof tiles, Plot 1:, increase to size of single storey lean- to, increase to height of garage with external staircase and rooflights Plot 2: second floor windows in gable end and utility room)	14/00808/FUL	2509	-	-	2	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
South Cerney	Kingfisher, Station Road	Erection of a dwelling, formation of shared access	13/00546/FUL	2790	-	-	1	Yes
South Cerney	Old Farm House, Butts Farm, Cricklade Road	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of the property as a single dwelling house	12/05133/CLEUD	4065	-	-	1	Yes
Stow-on-the-Wold	Chantry House, Sheep Street	Change of use of ground floor from retail (A1) to residential (C3)	14/00894/FUL	1559	-	-	1	Yes
Stow-on-the-Wold	Stuart House, Digbeth Street	Change use of the dwelling into a guest house	14/00768/FUL	8367	-	-	-1	Yes
Stow-on-the-Wold	Storage Building, Lower Park Street	Demolition of storage building and erection of cottage (revisions of design approved under reference 13/05022/FUL)	14/00998/FUL	8986	-	S28	1	Yes
Stow-on-the-Wold	1 Landgate Mews, Well Lane	Change of use from dwelling (Class C3) to serviced accommodation (Class C1)	12/03026/FUL	9023.2	-	S27	-1	Yes
Swell	Buildings at the Bowl Farm, Lower Swell	Convert stable block into two dwellings; convert traditional farm buildings into two dwellings; construct single storey link building and construction of garage/annexe	11/00606/FUL	0896	-	-	4	Yes
Tetbury	55 Long Street	Change of use from B1 (office) to C3 (dwelling), alterations to rear garden walls and installation of timber gates	14/00110/FUL	0393	-	-	1	Yes
Tetbury	Peglers Garage, 9 London Road	Demolition of existing structures and the erection of four residential units (Variation of condition 2 of permission 11/00859/FUL to include amendments to fenestration/dormers, change to external door colour, use of render to rear elevations, precast stone-faced window heads to Plots 1 and 2, reduction of gap with No7 and increase in height of lean-to roof at No4)	11/00859/FUL	2971	-	-	4	Yes
Tetbury	Land adjacent to 24 Cirencester Road	Erection of a cottage	12/03027/FUL	7480	-	T29	1	Yes
Tetbury	Police House, Priory Way	Extension and alteration of existing dwelling Erection of terrace of three dwellings	12/05077/FUL	7883	-	-	3	Yes
Tetbury	Abbeyfield, 1 London Road, GL8 8JQ	Change of use from Care Home (Class C2 Use) to 8 single bedroom flats	14/05450/FUL	3370	-	-	-6	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Upper Rissington	Land parcel at Upper Rissington	Reserved matters application for the erection of 368 dwellings (comprising 304 new-build dwellings and 64 dwellings provided within existing refurbished buildings) together with associated works, garaging/parking, provision of public open spaces and including details of layout, scale, external appearance of the buildings and landscaping of the site pursuant to Outline permission (ref 08/03697/OUT)	12/03810/REM	1580	-	UR1	138	No
Upper Slaughter	Apricot Cottage	Formation of one dwelling from two cottages (Apricot Cottage and Suttons Cottage), erection of a single storey rear extension and installation of new windows	13/05340/FUL	9412	-	-	-2	Yes
Weston Subedge	The Post Office	Change of use and conversion of former Post Office to residential use	13/01840/FUL	2194.2	-	-	1	Yes
Whittington	Sandywell Lodge, Sandywell Park, Whittington	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for use of building as a single dwellinghouse	14/03292/CLEUD	2964	-	-	1	Yes
Willersey	Willersey Fields Farm, Badsey Lane	Demolition of existing dwelling, barn and garage and erection of new dwelling	14/01880/FUL	1118	-	-	0	Yes
Withington	4 High Street	Part change of use from garage workshop to residential and erection of two storey rear extension and associated garage	11/04060/FUL	7592	-	-	1	Yes
Withington	Thorndale Farm, Withington Road	Change of use of land to residential and erection of a dwelling in multiple occupation to provide equestrian workers' accommodation to replace 3 mobile homes	13/05245/FUL	5521	-	-	1	Yes
2013-14								
Adlestrop	Hillside Farm	Demolition of existing dwelling and outbuildings; erection of new dwelling and outbuildings, landscaping and associated alterations	12/00838/FUL	0642	-	-	-1	Yes
Aldsworth	The Barn at Tallet Cottage	Conversion of listed barn to dwelling	12/04906/FUL	5055	-	-	1	Yes
Ampney Crucis	Crucis Park Farm, Barnsley Road	Demolition of existing house and garage block and erection of replacement dwelling	11/02509/FUL	0302	-	-	1	Yes
Andoversford	Western Lodge, Station Road	Demolition of 2 dwellings and erection of 13 dwellings	08/01117/REM	3195	-	-	1	Yes
Avening	Vale Farm, West End	Conversion of barns to residential use	13/01944/FUL	7898	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Barnsley	Greyhound Farm House	Change of use of Farm House to a dwelling, change of use of Barn to rear of farm house to self contained holiday let, ancillary to the main house	13/00140/FUL	5757	-	-	1	Yes
Bibury	Streetway House, Ready Token	Erection of a replacement dwelling and associated landscaping	13/03829/FUL	2795	-	-	-1	Yes
Bledington	Pebbly Hill Farm	Demolition of existing dwelling and erection of a replacement dwelling	13/00428/FUL	1070.2	-	-	-1	Yes
Blockley	Bath House, High Street	Change of use from offices to a dwelling	12/05573/FUL	3057	-	-	1	Yes
Blockley	The Old Pentecostal Chapel, Church Farm Lane, Paxford	Conversion and extension of former chapel to create dwelling	10/05425/FUL	5127	-	R33	1	Yes
Blockley	Troopers Lodge	Certificate of Lawful Existing Use or Development under S191 of the Town and Country Planning Act 1990 for the use of Dovedale Cottage as an independent self contained dwelling	13/00587/CLEUD	5149	-	-	1	Yes
Blockley	Neighbrook Manor, Neighbrook, Aston Magna	Change of use, conversion and alteration of outbuilding to form staff accommodation	12/05059/FUL	9020	-	-	1	Yes
Bourton-on-the-Water	49 Lamberts Field	Change of permitted use of extension as granny annexe to separate dwelling	10/01040/FUL	0087	-	-	1	Yes
Bourton-on-the-Water	1 Sherborne Street	Change of use of ground floor from retail and part residential to café	12/04485/FUL	2015	-	-	-1	Yes
Bourton-on-the-Water	75A Roman Way	Sub-division of property to create one additional dwelling	13/03728/FUL	2240	-	-	1	Yes
Brimpsfield	The Leverets	Change of use of building from serviced accommodation with live/work unit to residential use	13/03851/FUL	4734.2	-	-	1	Yes
Chipping Campden	Prior House, High Street	New dwelling	544/FUL11/01387	3696	-	CC4	1	Yes
Chipping Campden	Cross Cottage, Sheep Street	Erection of a single dwelling	12/03111/FUL	5734.2	-	CC19	1	Yes
Chipping Campden	The Wool Barn, Symes House, High Street	Conversion of building to provide self-contained short term let accommodation (Class C3)	12/03322/FUL	5752	-	-	1	Yes
Chipping Campden	8 Aston Road	Erection of detached house	10/03226/FUL	6882	-	-	1	Yes
Chipping Campden	School House Antiques, High Street	Change of use from antique showrooms (A1) to a single dwelling (C3)	12/05347/FUL	7140.1	-	CC35	1	Yes
Chipping Campden	Garden Cottage, The Gables, High Street	Change of use of existing annex from ancillary accommodation to separate dwelling	13/02640/FUL	7609	-	-	1	Yes
Chipping Campden	Land at The Leasows, The Leasows	Construction of a detached dwelling together with new access and associated works	11/04201/FUL	8497	-	-	1	Yes
Chipping Campden	Lower Kingcombe, Aston Road	Demolition of existing dwelling and erection of two detached dwellings	13/01563/FUL13/	9111	-	-	1	Yes
Chipping Campden	Lower Kingcombe, Aston Road	Demolition of existing dwelling and erection of two detached dwellings	13/01563/FUL13/	9111	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Cirencester	18 Berry Hill Road	Erection of a replacement dwelling	12/01309/FUL	1590	-	-	1	Yes
Cirencester	7 Fairfax Road	Conversion of house into two flats	13/01228/FUL	2442	-	-	1	Yes
Cirencester	Land adjacent to No 12 Siddington Road	Erection of a dwelling	12/02701/FUL	2716	-	-	1	Yes
Cirencester	80 Dyer Street	Change of use from B1 (business) to C3 (residential) and external alterations	11/00920/FUL	3923	-	-	1	Yes
Cirencester	Land between A419 and A417, Kingshill North	Reserved matters for erection of 270 residential dwellings, retail/commercial unit together with all associated infrastructure and landscaping, Phase 1 plots 1-24 dwellings, Phase 2 plots 135-141 Addition of 4 dwellings between plots 85 and 86	07/03621/REM	3955.1	-	C87	3	No
Cirencester	50 Somerford Road	Construction of four houses with garages	13/02135/FUL	4352	-	C161	4	Yes
Cirencester	Abbeymead Guest House, 39A Victoria Road	Change of use from Bed and Breakfast (Use Class C1) to family home (Use Class C3)	13/03944/FUL	6078	-	-	1	Yes
Cirencester	14 Black Jack Street	Change of use of first and second floors to form three flats (C3) insertion of two gas boiler flues	09/04076/FUL	6231	-	-	2	Yes
Cirencester	Land at Kingshill South, Phases 5, 6 & 7	Phases 5, 6, 7 for 103 dwellings within the residential development previously permitted under Outline Permission 06/02991/OUT Also, 31 dwellings in addition to those approved under 06/02991/OUT	)34/REM10/04185	6717.4	-	C65	50	No
Cold Aston	Long Brook Farm, Notgrove Road	Conversion and extension of a redundant agricultural building to form single dwelling	11/03172/FUL	7149	-	-	1	Yes
Cowley	Greenhatch Farm	Demolition of existing dwelling and erection of a replacement dwelling and garage, together with landscaping	12/00836/FUL	6946	-	-	1	Yes
Cowley	The Cow Byre, Birdlip Farm	Conversion of existing stone cow byre to 2 bedroom dwelling and change of use of land to residentiial curtilage	08/02569/FUL	7112	-	-	1	Yes
Cowley	Ivy Lodge Farm	Retrospective planning application for the Change of Use of a former barn to form part of the existing residential unit	13/01183/FUL	8953	-	-	1	Yes
Eastleach	Old School House, Eastleach Martin	Subdivision to create two independent dwellings	12/05463/FUL	4033	-	-	-1	Yes
Ebrington	Orchard Rise, Charingworth Road, Charingworth	Residential redevelopment	12/04267/FUL	3314	-	-	-1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Ebrington	Orchard Rise, Charingworth Road, Charingworth	Variation of Condition 3 (holiday let occupation) of permission 11/02760/FUL to allow the use of the unit by a person mainly or fully employed at Orchard Rise or by family members of the occupants of Orchard Rise	13/01666/FUL	9119.2	-	-	1	Yes
Edgeworth	Stonewell Place, School Lane	Demolition of dwelling and erection of a replacement dwelling	14/00018/FUL	4263	-	-	-1	Yes
Fairford	Unit 28, Horcott Industrial Estate	Residential development of 6 affordable houses	12/00592/FUL	0704	-	F30	6	No
Fairford	Pips Field	Outline application for the erection of 18 affordable and 19 market dwellings (37 dwellings in total)	13/00792/REM	2605.1	-	F47, F48	3	No
Fairford	Land west of Pips Field, Cirencester Road	Erection of 124 dwellings (72 market & 52 Affordable Housing units) and public and private open space	12/02133/FUL	2605.2	-	F35	25	No
Fairford	Tan House, Back Lane	Conversion of existing property to garage, drive through, store and annexe and new build 2-bedroom bungalow	10/02095/FUL	4644.1	-	F29	1	Yes
Farmington	Farmington Lodge	Internal alterations to convert two cottages within the stable block to a single dwelling and replacement of windows to the rear elevation	11/01918/LBC	1355	-	-	-2	Yes
Farmington	The Bungalow, Starvall Farm	Replacement dwelling	12/03704/FUL	2175	-	-	1	Yes
Icomb	Lower Farm, House	Replacement Dwelling	13/04880/FUL	8752	-	-	-1	Yes
Kemble	Prospect Farm, Jackaments	Subdivision of existing dwelling and annexe and associated works (part of link to be removed between the two dwellings)	10/05066/FUL	5845	-	-	1	Yes
Kemble	41 Clayfurlong Grove	Sub-division of property to create an additional dwelling Retrospective permission for deviations made to extensions permitted under 11/03671/FUL	13/01158/FUL	8200.2	-	-	1	Yes
Lechlade	Warrens Cross Barn	Conversion of barn to a residential dwelling, amendments to previously approved scheme (planning consent 05/02820/FUL)	09/00319/FUL	0040	-	L27	1	Yes
Lechlade	Land West of Wern, London Road	Development of one residential dwelling	04/00800/FUL	1316	-	L4	1	Yes
Lechlade	Royal Oak, Oak Street	Change of use, conversion and extension of Public House to form two dwellings, erection of two additional dwellings to the rear	12/02998/FUL	1858	-	-	2	Yes
Lechlade	Royal Oak, Oak Street	Change of use, conversion and extension of Public House to form two dwellings, erection of two additional dwellings to the rear	12/02998/FUL	1858	-	-	2	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Little Rissington	Church Farm	Certificate of Lawful existing use or development under Section 191 of the Town and Country Planning Act 1990 for the construction and retention of an unauthorised dwelling and its residential curtilage currently known as Church Farm	13/03164/CLEUD	8290	-	-	1	Yes
Long Newton	Cotswold View	Replacement dwelling and garage	11/03435/CLEUD	3493	-	-	-1	Yes
Longborough	6 Beanhill	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of existing building as a single family dwelling	13/01233/CLEUD	0329	-	-	1	Yes
Longborough	The Gables, Ganborough Road	Erection of a replacement dwelling	10/04362/FUL	1546	-	-	-1	Yes
Lower Slaughter	Bourton Vale Equine Clinic, Wyck Road	External alterations to clinic building, change of use of first floor from dwelling (use class C3) to offices, staff room and meeting room ancillary to equine clinic use (use class D1) and erection of new dwelling	13/03255/FUL	6451.2	-	-	-1	Yes
Maugersbury	Upper Yard And Threashing Barn, Sycamore House	Internal and external alterations to agricultural stone barns to facilitate conversion to single dwelling	13/03020/FUL	0752.2	-	-	1	Yes
Moreton-in-Marsh	The Crossing Cottage, Todenham Road	Erection of two dwellings	10/03807/FUL	0500.1	-	-	1	Yes
Moreton-in-Marsh	Matcon Ltd, Matcon House, London Road	Demolition of commercial units and construction of 9 residential units	11/02191/FUL	1558	-	-	9	Yes
Moreton-in-Marsh	Office/ store rear of 16 High Street	Change of use of building from office and store to dwelling (use Class C3), alterations and insertion of two dormers	12/04516/FUL	2387.2	-	-	1	Yes
Moreton-in-Marsh	Wellington Inn, London Road	Conversion and alteration of existing public house and outbuildings to form six dwellings and erection of one dwelling (amendment to design of permission 12/03669/FUL)	12/01073/FUL	4492	-	-	7	Yes
Moreton-in-Marsh	Land at Fire Service College, London Road	Residential development, open space, car parking and associated works - (Reserved Matters application for the appearance, landscaping, layout and scale of development approved under permission 09/04440/OUT)	11/00940/REM	5410.1	-	M10	147	No
Moreton-in-Marsh	Rear of 19 Dulverton Place	Erection of a detached dwelling	08/01143/FUL	7194	-	-	1	Yes
Moreton-in-Marsh	Gloucester Constabulary, Police Station, High Street	Conversion of police station to provide two dwellings	12/04732/FUL	9345.1	-	-	2	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Moreton-in-Marsh	Gloucester Constabulary Police Station, High Street	Erection of four dwellings	12/04730/FUL	9345.2	-	-	4	Yes
Northleach with Eastington	Mandel House, The Old Brewery, Guggle Lane	Change of Use from B1 Office to Residential Use C3, insertion of roof lights, new door and 'barn doors'	13/03546/FUL	0633	-	-	1	Yes
Northleach with Eastington	The Guggle, West End	Certificate of lawful existing use or development under Section 191 of the Town and Country Planning Act 1990 for the use of an annex known as The Bolt Hole as a separate dwelling from The Guggle	13/02019/CLEUD	8600	-	-	1	Yes
Northleach with Eastington	Church Farm, Market Place	Conversion of redundant farm buildings to five dwellings, and the construction of one building to provide a further dwelling, together with associated landscaping works	10/00848/FUL	9235	-	N11	1	No
Northleach with Eastington	Church Farm, Market Place	Conversion of redundant farm buildings to five dwellings, and the construction of one building to provide a further dwelling, together with associated landscaping works	10/00848/FUL	9235	-	N11	5	No
Oddington	Pasture Farm House, Upper Oddington	Alterations and conversion of barns to form dwelling with occupation limited to agricultural worker, holiday let or ancillary living accommodation	08/03661/FUL	0237	-	-	1	Yes
Ozleworth	Newark Park	Removal of condition 2 (holiday occupation) of application CT7184/C (02/01736/FUL) to allow for the open market letting of apartment	13/03029/FUL	7184	-	-	1	Yes
Quenington	Windrush, Welsh Way, Honeycombe Leaze	Erection of replacement dwelling	11/03743/FUL	3316	-	-	-1	Yes
Quenington	Quenington Village Hall, Church Road	Change of use and extension to building to form two bedroom residential dwelling	12/00996/FUL	6229	-	-	1	Yes
Quenington	Slait Barn, Coneygar Road	Conversion of farm buildings to single residential dwelling	11/05340/FUL	8842	-	-	1	Yes
Sherborne	Upper Broadmoor Farm House	Conversion of barn to dwelling	12/01948/FUL	9322	-	-	1	Yes
Shipton	Birchwood (Formerley Eilian), Shipton Oliffe	Erection of a replacement dwelling (as previously approved under reference 04/02621/FUL)	09/01923/FUL	2261	-	-	-1	Yes
Siddington	Barton Farm	Conversion of detached barn to dwelling house Conversion of stable, coach house, groom's accommodation to dwelling house Compliance application - 2011	06/00891/FUL	3939	-	SD9A	1	Yes
South Cerney	Land at former Aggregate Industries Site, The Mallards	Erection of 140 dwellings pursuant to Outline permission (10/03916/OUT)	12/01556/REM	0006	-	SC10	40	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
South Cerney	4 Silver Street	Demolition of existing dwelling and erection of a replacement dwelling and detached garage with accommodation above	11/04328/FUL	2797	-	-	1	Yes
Stow-on-the-Wold	36 The Park	Two storey side extension to No36 to form a new dwelling	12/01766/FUL	0728	-	S16	1	Yes
Stow-on-the-Wold	Huntington Antiques, Sheep Street	Erection of a single dwelling on former car park	13/03451/FUL	1543.2	-	-	1	Yes
Stow-on-the-Wold	Masters House, Sheep Street	Change of use from shop (A1) to single dwelling (C3)	13/01746/FUL	4886	-	-	1	Yes
Stow-on-the-Wold	Workshop/ store located between Union Street and Park Street	Erection of dwelling and storage shed in place of workshop / store	11/01716/FUL	5479	-	-	1	Yes
Stow-on-the-Wold	1 Digbeth Court, Digbeth Street	Extension of existing commercial building to include a new shop front and creation of a dwelling on the upper floors	12/04977/FUL	6246	-	-	1	Yes
Stow-on-the-Wold	76 King Georges Field	Erection of two storey detached dwelling	12/00461/FUL	7111.1	-	-	1	Yes
Stow-on-the-Wold	76 King Georges Field	Sub-division of house to form two dwellings and rear extension	12/03136/FUL	7111.2	-	-	1	Yes
Swell	Pipers Hill, Moreton Road	Demolition of existing dwelling and erection of a replacement dwelling	12/05337/OUT	2519	-	-	-1	Yes
Temple Guiting	Farmcote Wood Farm, Winchcombe	Erection of a replacement dwelling	11/02825/FUL	4325	-	-	-1	Yes
Tetbury Upton	Manor Farm, Doughton	Change of use from agricultural barns to 6 dwellings	02/02877/FUL	2039	-	-	1	Yes
Todenham	Land at Crossing Cottage	Erection of a building comprising of a mixed use of staff accommodation and self catering unit for short term holiday lettings	13/01741/FUL	5753	-	-	1	Yes
Upper Rissington	Land parcel at Upper Rissington	Reserved matters application for the erection of 368 dwellings (comprising 304 new-build dwellings and 64 dwellings provided within existing refurbished buildings) together with associated works, garaging/parking, provision of public open spaces and including details of layout, scale, external appearance of the buildings and landscaping of the site pursuant to Outline permission (ref 08/03697/OUT)	12/03810/REM	1580	-	UR1	36	No
Westcote	Cotswold View Guesthouse	Change of use of guesthouse and two associated self-contained holiday lets to provide 2 independent dwellings (The Granary having a self-contained annex), together with alterations and new site layout	13/03908/FUL	4723	-	-	2	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Weston Subedge	Broad Close Farm	Removal of Condition 3 (holiday occupancy) of 11/03592/FUL to allow the barn to be used as a single dwelling	13/03782/FUL	5040.2	-	-	1	Yes
Whittington	Dancers Cottage	Demolition of existing dwelling and erection of a replacement dwelling	12/02351/FUL	6949	-	-	-1	Yes
Willersey	Willersey Stores and Post Office, Church Street	Change of use of ground floor from retail (A1) to residential flat	11/02733/FUL	5548	-	-	1	Yes
Winstone	Ashgrove Farm	Certificate of Lawful Existing Use or Development under Section 191 of the Town & Country Planning Act 1990 - for the construction and retention of an unauthorised dwelling and its residential curtilage currently known as Ashgrove Farm	13/04692/CLEUD	0974.2	-	-	1	Yes
Withington	Thorndale Farm	Permanent retention of 3 mobile homes to provide accommodation for equestrian workers	13/03739/FUL	5521	-	-	3	Yes
2012-13								
Aldsworth	Blackpitts Farm	Conversion of barns to domestic dwellings	04/02399/FUL	3305	-	-	1	Yes
Aldsworth	New Green Farm	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the continual use of building as dwelling	12/03517/CLEUD	8507	-	-	1	Yes
Ampney Crucis	Crucis Park Farm, Barnsley Road	Demolition of existing house and garage block and erection of replacement dwelling	11/02509/FUL	0302	-	-	-1	Yes
Ampney Crucis	Ampney Cross	Replacement cottage and garage and associated works including minor alteration to vehicular access	09/03070/FUL	2108.2	-	-	1	Yes
Ampney Crucis	Land to rear of 17 Park Corner	New cottage in land to rear of 19 Park Corner	11/01264/FUL	5121	-	-	1	Yes
Andoversford	Western Lodge, Station Road	Demolition of 2 dwellings and erection of 13 dwellings	08/01117/REM	3195	-	-	12	Yes
Andoversford	T H White, Station Road	Redevlopment of site to create 39 dwellings	08/02976/REM	5301	-	R30	11	No
Avening	1 High Street	Change of use from retail to residential	11/01686/FUL	3573	-	-	1	Yes
Bibury	28 The Square	Subdivision to form two dwellings and internal alterations including removal of walls and new stair arrangement	10/05353/FUL	9264	-	-	1	Yes
Bourton-on-the-Water	Larch House, Station Road	Erection of 4 detached dwellings	10/02310/FUL	1122	-	-	4	Yes
Bourton-on-the-Water	Marshmouth Farm, Marshmouth Lane	Permanent retention of use of part of stables as agricultural worker's dwelling	12/02795/FUL	2821	-	-	1	Yes
Bourton-on-the-Water	Barnfields	Construction of new detached dwelling	10/00058/FUL	4808	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Bourton-on-the-Water	Land Parcel adj to Coach & Horses, Fossway	Construction of 48 (our system says 45 but planning application says 48) dwellings with associated garaging, parking, landscaping and access road	10/01580/FUL	5666	-	B47	9	No
Bourton-on-the-Water	The Paragon Garage, Lansdown	Demolition and removal of service station and erection of three dwellings	06/02777/FUL	6007	-	B40	3	Yes
Bourton-on-the-Water	Plot 6, Meadow View, Gasworks Lane	Erection of a detached dwelling	11/01777/FUL	6179	-	-	1	Yes
Bourton-on-the-Water	1 Cotswold Villas	Erection of new detached dwelling and retrospective consent for alterations to existing vehicular access	10/02688/FUL	9238	-	-	1	Yes
Bourton-on-the-Water	Salmonsbury House, Station Road, GL54 2BQ	Demolition of residential care home and construction of a new food store with car park and new access	14/00654/FUL	2729	-	-	-21	Yes
Brimpsfield	The Leverets, Haregrove	Change of use and conversion of stable and store to live/work unit	12/04697/FUL	4734	-	-	1	Yes
Brimpsfield	Syde Park Farm, Caudle Green	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of first floor of stable building as two residential units	12/05606/CLEUD	7437	-	-	2	Yes
Brimpsfield	Fir Tree Bungalow and Cranham Lodge Sawmill	Use of Fir Tree Lodge for residential purposes	12/02888/CLEUD	8937	-	-	1	Yes
Cherington	Aston Farm	Conversion and alterations to barn to form farm office on ground floor and residential accommodation at first floor	11/02698/FUL	4334	-	-	1	Yes
Chipping Campden	Pine Cottage, Aston Road	Demolition of an existing two storey house and replacement with a new house	11/04481/FUL	0051	-	-	1	Yes
Chipping Campden	Land adj. Clemette, Sheep Street	Erection of a detached dwelling	11/05336/FUL	1974	-	CC16	1	Yes
Chipping Campden	Campden Barn, Aston Road	Removal of Condition 7 (holiday occupation only) of permission 05/02873/FUL to allow use of building as unrestricted dwelling	12/00181/FUL	2837	-	-	1	Yes
Chipping Campden	Former Cotswold Garage, Sheep Street	Redevelopment to form 20 Retirement Living apartments (Category II type) with communal facilities and associated car parking and landscaping	10/03996/FUL	3092	-	CC17	20	No
Chipping Campden	Little Glebe, Cider Mill Lane	Change of use from church ancillary meeting and administration rooms to a dwelling	12/01947/FUL	8110	-	-	1	Yes
Chipping Campden	Barn C, Briar Hill Farm, Broad Campden	Conversion of building to provide 2 no agricultural, workers' dwellings	06/01304/FUL	8757	-	R4348	2	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Chipping Campden	Lower Kingcombe, Aston Road	Demolition of existing dwelling house and erection of two detached dwellings * Separate application (11/04079/FUL) on same plot of land for erection of a single replacement dwelling Make sure you record which application get built!	12/05099/FUL	9111	-	-	-1	Yes
Cirencester	Former Arkenside Hotel, 44-46 Lewis Lane	Erection of nine houses, associated parking, cycle store and communal landscaped area	07/00901/FUL	0012	Policy 20	C65	9	No
Cirencester	129 Cheltenham Road, Stratton	Erection of a single detached dwelling	11/04437/FUL	0065	-	-	1	Yes
Cirencester	Rosedale, Siddington Road	Erection of 7 dwellings, formation of new access and associated works	10/04748/FUL	0824	-	C159	7	No
Cirencester	12 Kingshill	Demolition of existing bungalow and erection of new bungalow	12/04472/FUL	1107	-	-	1	Yes
Cirencester	18 Berry Hill Road	Erection of a replacement dwelling	12/01309/FUL	1590	-	-	-1	Yes
Cirencester	111 Cricklade Street	Change of use of upper floor accommodation from residential (Class C3) to office (Class B1)	10/02895/FUL	1960	-	-	-1	Yes
Cirencester	Land Adj. 35 Countess Lilias Road	Erection of building providing 2 No one bed flats (conversion of shop and flat to 2 self contained flats)	11/03376/FUL	2766.2	-	-	1	Yes
Cirencester	Chesterton Post Office and Stores, 35 Countess Lilias Road	First floor extension over existing shop to provide self contained accommodation	12/01935/FUL	2766.3	-	-	1	Yes
Cirencester	50 Querns Lane	Conversion into four townhouses; demolition of extension and erection of one new dwelling Extension to time period application 2010	10/03155/FUL	3268	-	C20	1	No
Cirencester	Land Between A419 and A417 Kingshill North	Reserved matters for erection of 270 residential dwellings, retail/commercial unit together with all associated infrastructure and landscaping, Phase 1 plots 1-24 dwellings, Phase 2 plots 135-141 Addition of 4 dwellings between plots 85 and 86	10/04879/FUL	3955	CIR.10	C87	57	No
Cirencester	1 Querns Lane	Conversion of existing offices to form single dwelling	09/02339/FUL	5632	-	-	1	Yes
Cirencester	Land at 27 Gloucester Road, Stratton	Erection of single dwelling and repositioning of existing highway access	11/05408/REM	6551	-	-	1	Yes
Cirencester	Land at Kingshill South	Reserved Matters application for Phases 2, 3 and 4 of Outline permission 06/02991/OUT - Erection of 178 no residential dwellings with associated roads, parking and open spaces	09/01598/REM	6717.2	CIR.10/1	C65	41	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Cirencester	Land at Kingshill South, Phases 5, 6 & 7	Phases 5 6 7, for 103 dwellings, within the residential development previously permitted under Outline Permission 06/02991/OUT Also, Erection of 31 dwellings (in addition to those approved under 06/02991/OUT)	10/03034/REM	6717.4	CIR.10/1	C65	22	No
Cirencester	Royal Oak, 102 Gloucester Street	Proposed change of use from commercial to residential use, including alterations to kitchen/dining room/outside urinals	10/05393/FUL	7425	-	-	1	Yes
Cirencester	6 Querns Road	Erection of one pair of semi detached dwellings	11/04626/FUL	8824	-	-	2	Yes
Cirencester	2 St Johns Road	Erection of a single dwelling and garage and alteration to existing access	12/00369/FUL	8871	-	-	1	Yes
Cirencester	5 Donside, Stratton	Erection of 2-bed dwelling	12/01308/FUL	8898	-	-	1	Yes
Cirencester	Royal Agricultural College, Stroud Road, GL7 6JS	Construction of a new student accommodation building providing bedrooms and construction of new lecture rooms and offices	10/02387/FUL	0054	-	-	14	Yes
Coates	Thames Head Barn, Tetbury Road	Conversion of former agricultural barn to a single dwelling	11/02840/FUL	2834	-	-	1	Yes
Coberley	Workshop at Hartley Farm	Conversion of redundant farm building in to 2 no dwellings	09/03836/FUL	7026	-	-	2	Yes
Coln St Aldwyn	Dean Farm Bungalow	Erection of a replacement dwelling	11/03788/FUL	1870	-	-	1	Yes
Compton Abdale	Wainway House	Conversion of barn to a single dwelling and the erection of a double garage with ancillary accommodation above (domestic outbuilding - not agricultural barn)	11/02548/FUL	5297	-	-	1	Yes
Condicote	The Lodge	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of the building as a self-contained dwellinghouse (use class C3)	12/05149/CLEUD	6976	-	-	1	Yes
Cowley	The Studio	Erection of new dwelling and ancillary studio accommodation (on the site of former studio building) (revised scheme incorporating additional bedroom and shower room extensions)	10/00038/FUL	6053	-	-	1	Yes
Cowley	Greenhatch Farm	Demolition of existing dwelling and erection of a replacement dwelling and garage, together with landscaping	12/00836/FUL	6946	-	-	-1	Yes
Daglingworth	Highlands, Lower End	Sub-division of an existing dwelling to form additional unit of accommodation (retrospective)	12/01084/FUL	4411	-	-	1	Yes
Dowdeswell	Cedar Haven, Castle Barn Farm, Upper Dowdeswell	Demolition of existing bungalow and erection of replacement dwelling	11/02835/FUL	5389	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Duntisbourne Abbotts	Homefield	Demolition of existing dwelling (Homefield) and erection of new dwelling and garage	09/04265/FUL	0085	-	-	-1	Yes
Duntisbourne Abbotts	Highfield House	Erection of a new dwelling and garaging	12/02788/FUL	4055	-	-	1	Yes
Duntisbourne Rouse	Land At Upper Rectory Farm	Reserved Matters application for the erection of an agricultural workers dwelling	06/00766/REM	8283.1	-	-	1	Yes
Ebrington	Cavebank Farm, Hidcote Boyce	Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for the use of the property as a residential dwelling without occupancy restriction	12/03238/CLOPUD	4736	-	-	1	Yes
Ebrington	May Lane	Erection of an agricultural worker's dwelling	07/01201/REM	8972	-	-	1	Yes
Elkstone	Trout Farm, Cockleford Farm	Change of use and conversion of fish farm shop to residential use with erection of pitched roof above existing flat roof extension	10/00692/FUL	6954	-	-	1	Yes
Elkstone	Barn opposite Oldbury Farm	Conversion of barn to form single dwelling	12/01642/FUL	8931	-	-	1	Yes
Evenlode	The Stables, Manor Farm, Church Lane	Re-construction of west bays, re-covering of roof, alterations and conversion of stables to form single dwelling	11/04894/FUL	3805.2	-	-	1	Yes
Evenlode	Heath End Farm	Erection of a replacement dwelling and garden store	09/02255/FUL	9151	-	-	0	Yes
Fairford	Vortex Inn, Cirencenster Road	Change of use to form four residential mews units	10/00632/FUL	2945	-	-	4	Yes
Farmington	The Bungalow, Starvall Farm	Replacement dwelling	12/03704/FUL	2175	-	-	-1	Yes
Guiting Power	Land at Castlett Mill Farm, Barton	Erection of an agricultural worker's dwelling	07/01691/REM	3442	-	-	1	Yes
Hazelton	New House, Manor Farm	Erection of a replacement farmhouse with associated outbuilding, change of use from agricultural storage yard and land to domestic garden land and former garden land to agricultural meadowland	11/00927/FUL	2800	-	-	0	Yes
Icomb	Icomb Pastures	Reserved Matters application for the erection of a dwelling in connection with equestrian enterprise	13/00386/REM	9142	-	-	1	Yes
Kemble	Mill Farm Barn, Ewen Road	Conversion of barn, tallet building and cow byre to residential use to create two dwellings with erection of outbuildings and garage Extension to Mill Farm House and alterations to cart shed	10/04438/FUL	0115.1	-	-	2	Yes
Kemble	Bradley Lodge, Limes Road	Change of use of existing ancillary outbuilding to an independent residential dwelling (C3 Use)	12/04783/FUL	0969	-	-	1	Yes
Kempsford	Axe And Compass, High Street	Conversion of former public house to No3 two storey houses and three bay garage block with new vehicular access and parking/turning area	11/01367/FUL	0431	-	-	3	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Kingscote	3 Windmill Cottages, Windmill Lane	Replacement dwelling at 3 Windmill Cottages	11/02165/FUL	5445	-	-	-1	Yes
Lechlade	Bryworth Farm, Bryworth Lane	Extension and conversion of barn to form a dwelling	11/04348/FUL	0269	-	-	1	Yes
Lechlade	Lechlade Marine and Hire Shop, Sherborne Street	Change of use of land from A1 to C3 (addition of first floor with front dormer window)	11/04767/FUL	1940	-	-	1	Yes
Lechlade	Trouthouse, Warrens Cross	Conversion and extension of agricultural buildings to a dwelling Erection of carport and garage/workshop buildings	11/02546/FUL	3345	-	-	1	Yes
Lechlade	Rear of Dolphin Cottage, 9-10 Burford Street	Erection of dwelling with detached garage with access from Swan Close	08/01256/FUL	5270	-	-	1	Yes
Lechlade	Church House, Wharf Lane	Conversion and extension of garage and stable block to provide a dwelling (revised scheme)	10/05452/FUL	8676	-	-	1	Yes
Long Newton	The Straw Barn, Great Larkhill Farm	Conversion of redundant agricultural buildings to provide two dwellings and erection of a new shed to house biomass boiler and a new garden store	09/01869/FUL	3347	-	-	2	Yes
Longborough	Land opposite the Charlesway, Moreton Road	Erection of nine dwellings	10/00338/FUL	9109	-	R229	9	Yes
Lower Slaughter	The Stables, Manor Farm	Conversion of rural buildings to form a single dwelling house and associated works	12/01525/FUL	3433	-	R235	1	Yes
Maugersbury	Oxleaze, Oxleaze Farm Lane	Demolition of existing dwelling and outbuildings and erection of a replacement dwelling (with annex), garage, plant room, tennis court enclosure 21m high and associated tennis shed	11/01742/FUL	1911	-	-	0	Yes
Mickleton	Lower Piece, Stratford Road	Erection of a replacement dwelling	08/00520/FUL	0709	-	-	1	Yes
Moreton-in-Marsh	16 High Street	Change of use of first floor from A3 (cafes and restaurants) to two flats in C3 use (residential)	12/01972/FUL	2387.1	-	-	2	Yes
Moreton-in-Marsh	Sheraton House, High Street	Change of use from retail and financial services to a dwelling	12/01078/FUL	3202	-	-	1	Yes
Moreton-in-Marsh	Delabere House, New Road	Change of use of ground floor from retail (A1) to self catering accommodation (C3) for disabled persons and carers (retrospective)	12/03652/FUL	4426.2	-	M39	1	Yes
Moreton-in-Marsh	5 Manchester Court, Corders Lane	Change of use from D1 (day centre) to C3 (dwelling)	11/04642/FUL	4644.2	-	-	1	Yes
Moreton-in-Marsh	Land at Fire Service College, London Road	Residential development, open space, car parking and associated works - (Reserved Matters application for the appearance, landscaping, layout and scale of development approved under permission 09/04440/OUT)	11/00940/REM	5410	-	M10	63	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Moreton-in-Marsh	The Old Slaughterhouse	Conversion and extension of former offices to form two dwellings	09/01908/FUL	5926	-	M53	2	Yes
Moreton-in-Marsh	The Annexe, The Cottage, Oxford Street	Certificate of lawful existing use or development under Section 191 of the Town and Country Planning Act 1990 for the use of the Annexe as an independent dwelling	13/00142/CLEUD	6263	-	-	1	Yes
Northleach with Eastington	Land rear of Union Cottage, East End	Erection of detached dwelling	10/03873/FUL	3148	-	-	1	Yes
Northleach with Eastington	Orchard House, High Street	Change of use from ancillary accommodation to independent residential dwelling (including subdivision from Orchard House)	11/01050/FUL	6095	-	-	1	Yes
Northleach with Eastington	Cats Abbey Farm	Residential redevelopment	12/04088/FUL	6929	-	-	0	Yes
Northleach with Eastington	Black Hill Barn, Hill House Farm	Conversion of a barn into a single dwelling	08/02718/FUL	9176	-	-	1	Yes
Notgrove	Manor Farm	Conversion and extension of building to provide agricultural/equestrian worker's accommodation	11/00822/FUL	8685	-	-	1	Yes
Oddington	Oddington House Lodge, Lower Oddington	Demolition of existing lodge and construction of new lodge	11/05796/FUL	7621	-	-	-1	Yes
Poulton	The Annexe, Tibbi Dell, Bell Lane	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the creation of an independent dwelling	12/05345/CLEUD	2954	-	-	1	Yes
Rendcomb	The Tallet, Aycote House	Change of use of first floor ancillary accommodation to an independent dwelling	12/01638/FUL	4497	-	-	1	Yes
Rendcomb	Aycote Lodge Cottage	Change of use: Ancillary accommodation to seperate dwelling	12/02222/FUL	6419	-	-	1	Yes
Sevenhampton	Lower Farm Bungalow	Erection of a replacement dwelling	11/03054/FUL	3924	-	-	1	Yes
Sevenhampton	Gassons Farm, The Quarry, Brockhampton	Erection of an agricultural worker's dwelling	09/01741/REM	7521	-	-	1	Yes
Shipton Moynes	Appledore, 7 The Street	Demolition of existing dwelling and erection of replacement dwelling	12/01523/FUL	4826	-	-	1	Yes
Shipton Moynes	Remo Farm	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the conversion of existing of agricultural building to self-contained dwelling and farm office	12/01293/CLEUD	4847	-	-	1	Yes
Shipton Moynes	Park End	Erection of a replacement dwelling and change of use of land to residential curtilage	11/05891/FUL	6793	-	-	1	Yes
Siddington	Mole End, Furzen Leaze Farm	Change of use from holiday let to dwelling house (C3)	12/01817/FUL	0063	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Somerford Keynes	The Oak And Furrows Wildlife Rescue Centre, Elm View	The erection of a log cabin for the accommodation of an essential rural worker	09/00412/FUL	7815		-	1	Yes
South Cerney	Land at Former Aggregate Industries Site, The Mallards	Erection of 140 dwellings pursuant to Outline permission (10/03916/OUT)	12/01556/REM	0006	-	SC10	3	No
South Cerney	Old Farm House, Butts Farm, Cricklade Road	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of the property as a single dwelling house	12/05133/CLEUD	4065	-	-	1	Yes
Stow-on-the-Wold	Westcombe, Tewskesbury Road	Conversion of Westcombe to form 2 no two-bedroom houses, erection of a two- storey side extension to Westcombe and the construction of a pitched roof over the existing flat roof at The Limes	09/03087/FUL	1536.2	-	-	1	Yes
Stow-on-the-Wold	Newlands, Evesham Road	Erection of five sheltered retirement cottages on former orchard site	07/01816/FUL	1536.3	-	S33	5	No
Stow-on-the-Wold	Newlands, Evesham Road	Fifteen extra care apartments attached to Newlands Nursing Home	06/02759/FUL	1536.4	-	-	15	Yes
Stow-on-the-Wold	Huntington Antiques, Church Street	Change of use of first floor retail area to create a residential flat and the construction of an external staircase	09/00985/FUL	1543	-	-	1	Yes
Stow-on-the-Wold	Cedarwood, St Edwards Drive	Demolition of existing dwelling and the erection of two detached dwellings, including new accesses and car parking	10/01715/FUL	2693	-	S46	1	No
Stow-on-the-Wold	Ashton House, Union Street, GL54 1BU	Demolition of former care home and redevelopment of site with 20 dwellings including garages and associated infrastructure	14/02444/FUL	1320	-	-	-23	No
Swell	Land At Sheep Wash Barn, Swell Buildings Farm, Lower Swell	Erection of an agricultural workers' dwelling	09/00041/REM	9153		-	1	Yes
Temple Guiting	Chalk Hill Farm	Erection of an equestrian worker's dwelling and associated landscaping (resubmission)	07/02484/FUL	1994	-	-	1	Yes
Tetbury	Love Lane Bungalow, Northfield Road	Construction of a replacement dwelling and detached garage	10/02309/FUL	0783	-	-	1	Yes
Tetbury	30 London Road	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of property as a dwelling	13/00251/CLEUD	1827.2	-	-	1	Yes
Tetbury	86 Hampton Street	Erection of replacement dwelling and garage	11/00379/FUL	2637	-	T10	1	Yes
Tetbury	5 London Road	Conversion of first floor from retail to flat	10/00162/FUL	5563	-	-	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Tetbury	18 Charlton Road	Erection of a detached two storey dwelling and retention of an increase in the height of the front boundary wall to 14m	11/00747/FUL	7485	-	T46	1	Yes
Westcote	Broadmere, Nether Westcote	Erection of a replacement dwelling and garage	11/01911/FUL	0972	-	-	1	Yes
Westcote	Pitts Barn, Nether Westcote	Change of use of self-contained ancillary accommodation to separate dwelling	12/05031/FUL	5525	-	-	1	Yes
Westcote	Overdale Equestrian Centre, Nether Westcote	Erection of equestrian worker's dwelling	08/02408/FUL	7931		-	1	Yes
Weston Subedge	Broad Close Farm	Erection of a dwelling for an equine worker	10/00756/FUL	5040		-	1	Yes
Westonbirt with Lasborough	Western Walled Garden	Amendments to previously approved scheme 03/03208/FUL to provide one dwelling by connecting plots 3 and 4 with a glazed link	11/02201/FUL	1667	-	-	1	Yes
Westonbirt with Lasborough	Roughgrounds, Home Farm	Erection of agricultural workers dwelling and garage	06/03178/FUL	8359	-	-	1	Yes
Whittington	Whittington Lodge Farm	Erection of a replacement dwelling	08/03671/FUL	6694	-	-	1	Yes
Whittington	Lodge Farm	Conversion of barn to dwelling (amendment to extant consent CD8768 to include internal and external alterations)	08/03712/FUL	8768	-	-	1	Yes
2011-12								
Ampney Crucis	Ampney Cross	Erection of replacement cottage	09/03070/FUL	2108.2	-	-	-1	Yes
Andoversford	Western Lodge, Station Road	Demolition of 2 dwellings and erection of 13 dwellings	08/01117/REM	3195	-	-	-2	Yes
Andoversford	T H White, Station Road	Redevelopment of site for residential use - 39 dwellings	08/02976/REM	5301	-	R30	24	No
Andoversford	T H White, Station Road	Redevelopment of site for residential use - 39 dwellings	08/02976/REM	5301	-	R30	4	No
Avening	Old Quarries, Avening	Conversion to form 3 one bed flats	05/00474/FUL	1499	-	-	2	Yes
Avening	79 The Sunground	Conversion of the existing house into two flats	10/01304/FUL	2831	-	-	2	Yes
Avening	Avening House	Sub-division of part of building to provide, additional residential unit	07/01202/FUL	6480	-	-	1	Yes
Bagendon	Tithe Barn (attached To Purlieu Cottage)	Change of use of existing barn from agricultural use to dwelling	11/03006/FUL	6733	-	-	1	Yes
Bibury	Mill House & Elm Tree Cottage, Ablington	Convert two cottages into one (create opening in party wall)	09/01672/LBC	3484	-	-	1	Yes
Blockley	Cedarwood Cottage, Lower Street	Erection of a replacement	10/00936/FUL	2777	-	-	1	Yes
Bourton-on-the-Water	1/3 Station Road	Change of use of 3 Station Road from office to residential	08/00265/FUL	3700	-	-	1	Yes
Bourton-on-the-Water	Land Parcel Adj To Coach & Horses	Construction of 48 dwellings	10/01580/FUL	5666	-	B18, B47	16	No

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Bourton-on-the-Water	Land Parcel Adj To Coach & Horses	Construction of 48 dwellings	10/01580/FUL	5666	-	B18, B47	20	No
Bourton-on-the-Water	Highways Depot, Bourton Industrial Estate, Meadow Way, GL54 2EP	Development of a new 75 bed residential care home with associated car parking	09/00260/FUL	0398	-	-	39	Yes
Chedworth	Chedworth Roman Villa	Change of use of ground floor and basement of Victorian Lodge to provide office accommodation	10/02271/FUL	5808	-	-	1	Yes
Chipping Campden	Pine Cottage, Aston Road	Demolition of an existing, house and replacement	11/04481/FUL	0051	-	-	-1	Yes
Chipping Campden	Clemette, Sheep Street	Demolition of existing dwelling	11/02233/CON	1974.1	-	CC16	-1	Yes
Chipping Campden	The Foss Aston Road	Erection of a replacement dwelling	08/00414/FUL	4347	-	-	0	Yes
Chipping Campden	The Garden Cottage, Mill, Park Road, Westington	Separation of Garden Cottage from Westington Mill to become a self-contained dwelling.	10/01137/FUL	6102	-	-	1	Yes
Cirencester	Rosedale, Siddington Road	Erection of 8 residential units	10/04748/FUL	0824	-	C159	-1	No
Cirencester	34 Watermoor Road	Change of use and conversion of public house to form 3 dwellings	11/03472/FUL	0864	-	-	3	Yes
Cirencester	The Woodbine Inn, 62-64 Chesterton Lane	Demolition of existing building and the erection of six new dwellings	09/00612/FUL	1299	-	-	6	Yes
Cirencester	The Forge, Gloucester Road	Erection of single dwelling	10/02086/FUL	2598	-	-	1	Yes
Cirencester	Statton Rectory, 94, Gloucester Road	Construction of one two storey dwelling and one single storey dwelling	10/02766/FUL	2836	-	C122	2	Yes
Cirencester	50 Querns Lane	Conversion into four townhouses; demolition of extension and erection of one new dwelling	10/03155/FUL	3268	-	C20	4	No
Cirencester	Land Between A419 And A417 Kingshill North	Erection of 270 residential Phase 1 plots 1-24 dwellings, Phase 2 plots 135-141 Addition of 4 dwellings between plots 85 and 86	07/03621/REM	3955	-	C87	89	No
Cirencester	Highfield Cottage, Somerford Road	Residential development comprising three dwellings	09/00889/FUL	4442	-	-	3	Yes
Cirencester	107 Cricklade Street	Change of use of ground floor of the property to domestic use	11/02357/FUL	5861	-	-	1	Yes
Cirencester	24 Queen Street	Conversion of building to provide 9 no flats	05/03049/FUL	6841	-	C7	-1	No
Cirencester	Land At Kingshill South	Phases 2, 3 and 4 Erection of 178 no residential dwellings	09/01598/REM	6717.2	-	C65	137	No
Cirencester	Land Parcel At North Home And Kingshill	Proposed Extra Care accommodation comprising 60 units,15 no flats,	09/01597/FUL	6717.3	-	C65	75	No
Cirencester	Land At Kingshill South, Phases 5, 6 & 7	Phases 5 6 7, for 103 dwellings,	10/03034/REM	6717.4	-	C65	35	No
Cirencester	Adj 5&6 Meadow Court, Chesterton Lane	Extension to existing block to provide 2 additional flats	09/03549/FUL	7961	-	C68	2	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Cirencester	Land between 19A-21 London Road	Erection of 7 dwellings	09/01553/FUL	8424	-	C91	7	No
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	Demolition of existing buildings and erection of new buildings and extensions to provide reception, therapy, residential and educational accommodation. Formation of new access, service road and parking areas (note: the permission was for 40 bedrooms in three single storey blocks, but only one block of 10 was built)	07/00874/FUL	6916.1	-	-	4	Yes
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	Alterations and extension to Lake House to provide student accommodation	11/01355/FUL	6916.2	-	-	2	Yes
Coln St Aldwyn	Dean Farm Bungalow	Erection of a replacement dwelling	11/03788/FUL	1870	-	-	-1	Yes
Cowley	Partridge Builders Yard, Birdlip	Construction of 22 dwellings	02/00076/FUL	7073	-	-	11	Yes
Dowdeswell	Cedar Haven, Castle Barn Farm, Upper Dowdeswell	Demolition of existing bungalow and erection of replacement dwelling	11/01512/FUL	5389	-	-	-1	Yes
Down Ampney	Poulton Hill Farm	Conversion of redundant agricultural barn to residential use	10/00856/FUL	5293	-	-	1	Yes
Ebrington	Land Adjacent To Elm Grove	Erection of nine dwellings	09/00135/FUL	0060	-	R168	9	Yes
Ebrington	Lodge Cottage. Blackdowns Farm	Erection of replacement dwelling and associated landscaping	10/04230/FUL	4826	-	-	0	Yes
Edgeworth	Valley Farm Bungalow	Demolition of existing bungalow and replacement	09/01089/FUL	0208	-	-	0	Yes
Edgeworth	Land and Buildings at Waverley Farm	Erection of one dwelling	07/02118/FUL	5025	-	-	1	Yes
Evenlode	Two Leys, Horn Lane	Demolition of existing house and erection of replacement dwelling	10/04353/FUL	2674	-	-	0	Yes
Fairford	Keepers Cottage, Fairford Park	Change of use from residential to office use	10/00108/FUL	0515	-	-	-1	Yes
Farmington	16-17 Farmington	Subdivision of dwelling to create two dwellings	09/02071/FUL	0026	-	-	1	Yes
Kemble	Clayfurlong Barns	Conversion of two redundant barns to provide single dwelling with annexe	06/02397/FUL	2474/E	-	-	1	Yes
Kemble	7 & 8 Clayfurlong Barns	Conversion of barns with addition of link extension to form one dwelling	09/03732/FUL	2474/V	-	-	1	Yes
Lechlade	Butlers Court Farm Barn	Change of use of agricultural building to residential	11/00028/FUL	2950	-	-	1	Yes
Lechlade	First Floor, 3 Oak Street	Change of use of first floor from office to three bedroom flat	08/03281/FUL	6281	-	-	1	Yes
Lechlade	Meadow Barn	Conversion of redundant barn to residential use	05/00137/FUL	8474	-	R21	1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Long Newton	Cotswold View	Certificate of Lawful existing use, for the primary occupation of the owner/occupant	11/03435/CLEUD	3493	-	-	1	Yes
Long Newton	Hams Cottages, Oak Covert Estcourt	Erection of cottage to replace mobile home	06/01320/FUL	7902	-	-	1	Yes
Maisey Hampton	The Rectory, 29 Church Street	Demolition of existing house and erection of a replacement dwelling with detached garage	08/01462/FUL	8773	-	-	0	Yes
Maugersbury	The Retreat	Removal of Conditions 1 (agricultural, forestry or equestrian occupation of dwelling) and 2 (use limited to stud farm, livery, training of horses and ancillary residential accommodation)	11/05524/FUL	6636	-	-	1	Yes
Mickleton	Lower Piece, Stratford Road	Erection of a replacement dwelling	08/00520/FUL	0709	-	-	-1	Yes
Moreton-in-Marsh	London House, High Street	Change of use of first and second floors to a single residential unit	07/03499/FUL	2020	-	-	1	Yes
Moreton-in-Marsh	Townend Cottage, High Street	Conversion of listed house into two dwellings, conversion of listed coach house into one dwelling, erection of two new dwellings	08/00772/FUL	2801	-	-	1	Yes
Moreton-in-Marsh	Townend Cottage, High Street	Conversion of listed house into two dwellings, conversion of listed coach house into one dwelling, erection of two new dwellings	08/00772/FUL	2801	-	-	2	Yes
Moreton-in-Marsh	Townend Cottage, High Street	Conversion of listed house into two dwellings, conversion of listed coach house into one dwelling, erection of two new dwellings	08/00772/FUL	2801	-	-	1	Yes
Moreton-in-Marsh	Blandon, 1 London Road	Erection of dwelling	08/00981/FUL	3624	-	-	1	Yes
Moreton-in-Marsh	Land At Fire Service College, London Road	Residential development	11/00940/REM	5410	-	M10	35	No
Moreton-in-Marsh	6 St Peters Court	Sub division of existing dwelling to form two dwellings	11/01063/FUL	6473	-	-	1	Yes
Moreton-in-Marsh	18 Dulverton Place	Erection of a detached dwelling	11/00639/FUL	8555	-	-	1	Yes
Naunton	Tuppenny Barn	Change of use of redundant agricultural barn to a single residential dwelling	08/02142/FUL	9170	-	-	1	Yes
Oddington	New Rectory Farm, Church Lane	Demolition of existing dwelling and barn, erection of replacement dwelling	09/03887/FUL	6692	-	-	1	Yes
Preston	Norcote Workshop, Norcote	Conversion of workshop/garage block to provide two flats and office accommodation	10/03641/FUL	0348	-	-	2	Yes
Sevenhampton	Lower Farm Bungalow	Erection of a replacement dwelling	11/03054/FUL	3924	-	-	-1	Yes
Shipton Moynes	Appledore, 7 The Street	Demolition of existing dwelling and erection of replacement dwelling	11/05864/FUL	4826	-	-	-1	Yes
Shipton Moynes	Park End	Erection of a replacement dwelling	11/01641/FUL	6793	-	-	-1	Yes

Parish	Address	Description of Development	Application Number	Site Ref	Site allocation	SHLAA site ref	Net Completions	Windfall?
Siddington	The Coach House Stables, Upper Siddington	Certificate of Lawful Existing Use for the erection of a building and the use of it as an independent dwellinghouse	11/00055/CLEUD	0228	-	-	1	Yes
Siddington	Barton Farm, Siddington	Conversion of detached barn to dwelling house Conversion of stable, coach house, groom's accommodation to dwelling house	06/00891/FUL	3939	-	-	1	Yes
South Cerney	4 Silver Street	Demolition of existing dwelling and erection of a replacement dwelling	11/04328/FUL	2797	-	-	-1	Yes
South Cerney	Kewstoke, High Street	Demolition of existing buildings and erection of two dwellings	10/05155/FUL	3147	-	-	2	Yes
South Cerney	Stream Cottage, Wildmoorway Lane	Removal of condition to allow annexe to be used an independent dwelling	11/03390/FUL	3429	-	-	1	Yes
South Cerney	Lacroft, School Lane, South Cerney	Erection of replacement dwelling	09/00243/FUL	8795	-	-	1	Yes
Southrop	Haulage Yard, Lechlade Road	Erection of 8 dwellings (including 3 affordable units)	08/00618/FUL	1561	-	-	3	Yes
Stow-on-the-Wold	The Barn, Fox Lane	Barn conversion, change of use to dwelling	08/01888/FUL	4583	-	-	1	Yes
Stow-on-the-Wold	3 Windrush Court, Sheep Street	Change of use of No3 Windrush Court from A1 to C3 (dwelling)	11/03534/FUL	6573	-	-	1	Yes
Stow-on-the-Wold	Landgate Mews, Well Lane	Erection of a detached dwelling	07/01688/FUL	9056	-	S21	1	Yes
Swell	The Stables, South Hill Farmhouse, Station Road	Change of use from holiday let to dwelling house together with alterations and extensions	10/00163/FUL	5967	-	-	1	Yes
Tetbury	9 Long Street	Change of use of offices at first and second floor to form two residential flats	09/02901/FUL	0702	-	-	2	Yes
Tetbury	Love Lane Bungalow, Northfield Road	Construction of a replacement dwelling and detached garage	10/02309/FUL	0783	-	-	-1	Yes
Tetbury	The Dormers, Cirencester Road	Erection of replacement dwelling (revised scheme)	10/02290/FUL	1057	-	T38	0	No
Tetbury	Land Adjoining Cornwall Close, Hapton Street	Erection of nine dwellings with associated parking, landscaping and external works	09/04276/FUL	2597	-	T27	9	No
Tetbury	86 Hampton Street	Erection of replacement dwelling and garage	11/00379/FUL	2637	-	T10	-1	Yes
Tetbury	Willow End, London Road	Demolition of existing bungalow and erection of 3 terraced houses	08/02098/FUL	3025	-	-	3	Yes
Tetbury	46 London Road	Change of use of existing bungalow from ancillary to an independent single dwelling	10/01843/FUL	5898	-	-	1	Yes
Tetbury Upton	Barley Court, Doughton	Change of use of dwelling to offices	07/03126/FUL	2153	-	-	-1	Yes
Todenham	Deerhurst	Erection of a replacement dwelling	11/03415/FUL	7640	-	-	1	Yes
Westcote	Broadmere, Nether Westcote	Erection of a replacement dwelling and garage	11/01911/FUL	0972	-	-	-1	Yes
Willersey	Sandbrook Nursery, Badsey Lane	Erection of two dwellings	10/03577/FUL	5365	-	-	1	Yes

This page is intentionally left blank

Draft document for Council governance process July and August 2026

Housing and Economic Land Availability Assessment Update

July 2026

COTSWOLD District Council

Contents

1. Introduction 1
2. Methodology 2
3. Stage 1: Identification of Sites and Broad Locations 4
Site / broad location identification 4
Initial Site and Broad Location Survey 5
4. Stage 2: Site and Broad Location Assessment 8
Suitability Assessment 8
Availability Assessment 10
Achievability Assessment 11
Estimating Development Potential 13
Deliverability Assumptions 15
Overcoming Constraints 15
5. Stage 3: Windfall Assessment 15
6. Stage 4: Assessment Review and Stage 5: Final Evidence Base 16

Appendix 1: Schedule of Discounted Sites

Appendix 2: Detailed Assessments and Settlement Maps

Appendix 3: Schedule of Actions Required to Overcome Common Constraints

1. Introduction

1.1 This report sets out Cotswold District Council's Housing and Economic Land Availability Assessment (HELAA). This assessment updates the Strategic Housing and Economic Land Availability Assessment (SHELAA) published in October 2021 and incorporates additional site submissions and/or amendments received through the recent Call for Sites exercises undertaken in 2023, 2024 and 2025, as well as through the Regulation 18 Local Plan Consultation held between November 2025 and January 2026.

1.2 The HELAA identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment is an important part of the evidence base to inform plan-making and decision-taking and the identification of a five-year land supply of deliverable housing sites.

1.3 This HELAA should be read in conjunction with a series of complementary topic papers and evidence studies published alongside the Regulation 19 Cotswold District Local Plan (2026-42) (the Regulation 19 Local Plan). These include:

- Assessment of Broad Strategic Development Locations (November 2025)
- Housing Land Supply Topic Paper, including Housing Trajectory (July 2026)
- Housing Density and Optimising Housing Delivery Technical Paper (July 2026)
- Employment Land Review (July 2026)
- Infrastructure Delivery Plan (July 2026)
- Integrated Impact Assessment (July 2026)
- Site Selection Topic Paper (July 2026)

1.4 The HELAA does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the District's housing and economic development requirements, but it is for the Local Plan process to determine which of those sites are the most suitable to meet those requirements. The inclusion of a site in the HELAA also does not imply that the Council would grant planning permission for that site.

1.5 The remainder of this report explains the HELAA methodology and presents the findings of the assessment. The site assessments and maps are provided in **Appendix 1: Schedule of Discounted Sites** and **Appendix 2: Detailed Assessments and Settlement Maps**.

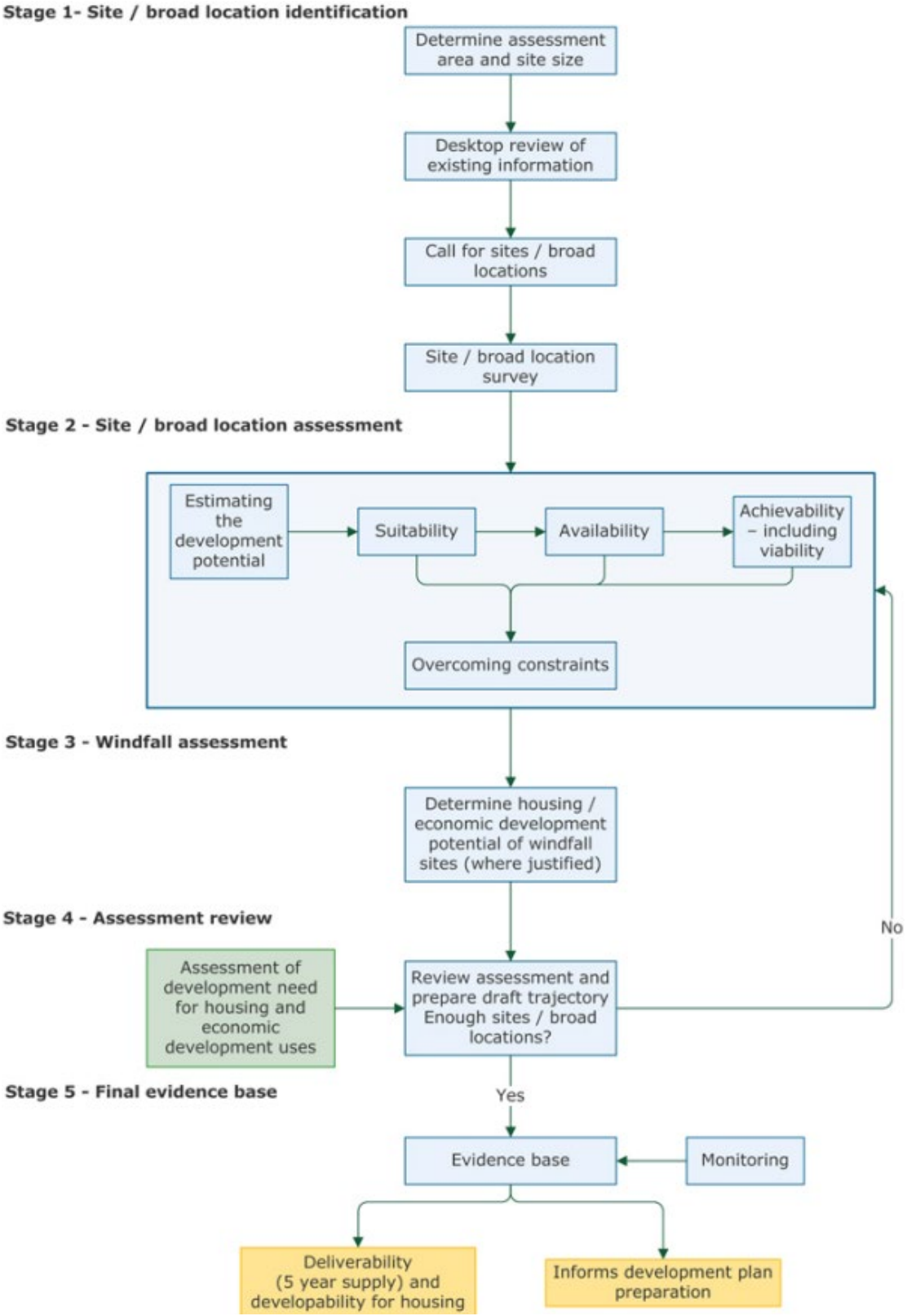
2. Methodology

2.1 This HELAA has been prepared in accordance with the National Planning Policy Framework (NPPF) (2024) and national Planning Practice Guidance (PPG) on Housing and Economic Land Availability Assessment (November 2025) (HELAA PPG)[1].

2.2 The PPG sets out the recommended methodology for the preparation of Housing and Economic Land Availability Assessments through a five-stage approach. Chapter 3 of this Report sets out the Council's assessment in accordance with each stage of the PPG Method Flowchart (**Figure 1**) and the outcomes of the assessment.

[1] Planning Practice Guidance on Housing and Economic Land Availability Assessment (MHCLG, 27 November 2025)

Figure 1: HELAA Method Flowchart (Planning Practice Guidance, Paragraph 005, Reference ID 3-005-20190722)



3. Stage 1: Identification of Sites and Broad Locations

Site / broad location identification

3.1 The first stage of the HELAA was to identify as many potential housing and economic development site opportunities in the District as possible, which is the plan-making area for the Cotswold Local Plan. The HELAA identifies and assesses all sites across the District consistently and does not apply the Local Plan's development strategy, which is considered further at the site selection stage.

3.2 In line with the guidance in the PPG, this HELAA has considered a wide range of site sources including:

- A review of all sites previously assessed in the SHELAA
- A review of existing housing and economic development allocations in the adopted Cotswold District Local Plan 2011-2031
- 'Call for Sites' exercises undertaken in 2008, 2013, 2016, 2019, 2020, 2023, 2024 and 2025
- Cotswold District Council's Brownfield Register
- Planning applications for housing and economic development
- Site submissions from representations to previous Local Plan consultations and to the recent Regulation 18 Local Plan consultation
- Register of surplus public sector land
- Engagement with strategic plans of other public sector bodies such as the County Council, Central Government, Natural England, Historic England, Environment Agency, National Health Service, Fire Services, utilities providers and statutory undertakers, as detailed in the Statement of Effective Cooperation (July 2026)
- Empty property register
- English House Condition Survey
- National Land Use Database
- Commercial property databases
- Valuation Office database, and
- Proactive site searches of sites and broad locations through Council Tax information, Ordnance Survey mapping, aerial photography and site surveys.

3.3 This includes a series of Call for Sites exercises undertaken at various points of plan-making. The most recent Call for Sites was conducted between November

2025 and January 2026 in parallel with the Regulation 18 Consultation on the Cotswold Local Plan. The Call for Sites was aimed at a wide range of audiences including individuals and organisations who were invited to put forward sites which they think may be suitable for development during the plan period. The Call for Sites form set out the information sought from respondents, which in line with the PPG, included site location, suggested potential type of development, scale of development and potential constraints to development. It also sought additional information on site ownership, landowner intentions, delivery and viability considerations, relevant planning history and adjacent land uses.

3.4 A total of **892** sites were identified through the initial site identification process. All sites were plotted on a Geographical Information System (GIS) so that all constraints could be easily identified in context.

Initial Site and Broad Location Survey

3.5 An initial site and broad location survey was undertaken to identify sites that, having regard to national policy and statutory designations, were clearly unsuitable for development and therefore did not warrant further detailed assessment at Stage 2.

3.6 Sites were discounted based on the following criteria:

Sites that are partially or wholly outside of the Plan Area

3.7 Paragraph 006 of HELAA PPG specifies that the area selected for assessment should be the plan-making area. Sites located entirely outside of the plan-making area were discounted from further assessment.

3.8 Sites that are partially within the plan-making area are further considered at Stage 2 where they have potential to deliver development capacity above the minimum HELAA site size threshold. The developable area of these sites has been adjusted to reflect their development capacity within the plan-making area.

Sites where development has been completed

3.9 Sites that have a planning permission that has been implemented and where development has been completed have been discounted from the HELAA as they have already been brought forward and cannot be considered for future allocation.

Sites that have been withdrawn from assessments

3.10 Some sites have been discounted from the HELAA as they have been withdrawn from assessment at the request of the landowners.

Sites below the minimum size threshold

3.11 Paragraph 009 of the HELAA PPG advises that plan-makers need to assess a range of different site sizes but it may be appropriate to consider all sites and broad locations capable of delivering 5 or more dwellings, or economic development on sites of 0.25 hectares (or 500 square metres of floorspace). This HELAA has applied the PPG-recommended site size threshold. No upper size threshold has been applied to the assessment to ensure that the HELAA has considered a range of different site sizes from small to large scale sites, including strategic housing and economic development.

Sites promoted for alternative uses outside of housing and economic development

3.12 Sites promoted for alternative uses outside of housing and economic development, such as allotments and sui generis uses, have been discounted from further assessment. However, these have been considered through the wider Local Plan evidence base where appropriate.

Sites with primary policy and designations constraints

3.13 Paragraph 014 of the HELAA PPG suggests that when taking into account national policy and designations, there may be some sites and broad locations which are clearly not suitable for development. A number of primary constraints (also known as 'showstopper' constraints) have been identified based on Footnote 7 of the NPPF.

3.14 Where a site or broad location wholly intersects with one or more primary constraints, the site is considered as unsuitable for development and has been discounted from further assessment. Where a site or broad location partially intersects with one or more primary constraints with the remaining developable area capable of delivering above the minimum HELAA site size threshold, the site has been taken forward for more detailed consideration with a reduced developable area at Stage 2.

3.15 The following designations were identified as primary constraints in the HELAA:

- Ramsar sites and proposed Ramsar sites
- Special Protection Areas and proposed Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves (NNR)
- Regionally Important Geological Sites (RIGS)
- Flood Zone 3, excluding areas protected by existing flood defences

- Ancient Woodlands
- Irreplaceable Habitats
- Scheduled Ancient Monuments
- Registered Battlefields
- Registered Parks and Gardens, and
- Local Green Spaces.

3.16 A number of constraints stated in Footnote 7 were not considered as 'showstoppers' in the HELAA as sites with these constraints may be suitable for future development subject to other technical work being undertaken and policy considerations of the Local Plan. These constraints are however considered through further suitability assessments as secondary constraints.

3.17 The relevant policy constraints include:

- **National Landscape**: Sites were not automatically discounted on the basis of being in the Cotswolds National Landscape. The impact of development on the National Landscape has been considered through the subsequent stages of the HELAA having regard to further landscape sensitivity assessments and the relevant national planning policy.
- **Conservation Areas**: Sites were not automatically discounted on the basis of being in a designated Conservation Area. The impact of development on the Conservation Area has been considered through the subsequent stages of the HELAA and would be subject to further heritage assessments.
- **Listed Buildings**: Sites were not automatically discounted on the basis of intersecting with the presence of Listed Buildings. The impact of development on Listed Buildings has been considered through the subsequent stages of the HELAA and would be subject to further heritage assessments.

Duplicate Sites

3.18 Duplicate sites were discounted to prevent double counting. The relevant assessment has been considered through the source site where applicable.

3.19 A total of **638** sites progressed to Stage 2 for detailed site and broad location assessment. **Appendix 1** presents a schedule of discounted sites.

4. Stage 2: Site and Broad Location Assessment

4.1 In line with the HELAA PPG, Stage 2 Site and Broad Location Assessment involves the following steps and considerations:

- Estimating the development potential
- Assessing the suitability of sites/broad locations for development
- Assessing the availability of sites/broad locations for development
- Assessing the achievability of sites/broad locations for development
- Considering constraints and actions that could be taken to overcome them
- Assessing the timescale and rate of development

Suitability Assessment

4.2 The suitability assessment considered whether each site is an appropriate location for development when considered against a range of environmental, physical, landscape and heritage constraints and the potential for mitigations in accordance with Paragraph 018 of the HELAA PPG.

4.3 A range of spatial data and the existing evidence base has been used to inform the analysis, including:

- GIS analysis of the percentage of intersection between site and identified primary and secondary constraints, based on available national or local policy data (where appropriate, distance from and count of the designations on or near the site have also been considered)
- Site information including Call for Sites submission and previous HELAA
- Specialist officer assessment and wider Local Plan Evidence Base studies including the Cotswold Landscape Sensitivity Assessment (July 2026)
- Desktop review of aerial photography, and
- Site visit, where appropriate.

The following designations and/or site characteristics were considered through the suitability assessment in addition to those identified as primary constraints in Paragraph 3.13:

- National Landscape: Sites assessed as having high or medium-high landscape sensitivity through the Cotswolds Landscape Sensitivity Assessment (July 2026) are considered unsuitable for housing and economic development, other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest
- Special Landscape Areas
- Local Nature Reserves (LNR)
- Flood Risk, including land within Flood Zones 2 and 3 and areas susceptible to surface water or groundwater flooding
- Groundwater Source Protection Zones
- Access and physical constraints, including a high level assessment of whether suitable access could be achieved from the highway network and the presence of Public Rights of Way
- Conservation Areas
- Listed Buildings
- Agricultural Land Classification
- Natural Environment, including the presence of Tree Preservation Orders and other ecological features
- Safeguarding Zones
- Ground Conditions and Environmental Hazards

4.4 Sites are categorised as suitable, potentially suitable or unsuitable, accompanied by a high-level summary of key constraints present on site (including whole and partial intersection):

- **Suitable:** Site provides an appropriate location for development with no or minor constraints present.
- **Potentially suitable:** Site provides a potentially appropriate location for development subject to further technical investigation and mitigation of identified constraints.
- **Unsuitable:** Site is subject to one or more significant constraints which could not be reasonably mitigated to provide an appropriate location for development.

4.5 Where a site is partially constrained by environmental or physical factors, but a portion of the site is potentially developable, its site area is adjusted to reflect the developable area and the estimation of development capacity is applied to the reduced site area.

4.6 A small number of HELAA sites comprise extant allocations in the adopted 2011-31 Local Plan planning permissions for housing and economic development uses. These sites are reviewed to consider whether circumstances have changed which would alter their suitability and generally considered suitable for development in line with the PPG.

Availability Assessment

4.7 The availability of sites and broad locations was assessed having regard to:

- Land ownership, including whether the site may be in multiple ownership
- Development intention, including if the site is actively promoted for development, and
- Known legal or ownership issues

4.8 The availability assessment was informed by information received through recent Call for Sites, Regulation 18 Consultation, recent planning history and engagement with landowners.

4.9 As part of the Call for Sites process, promoters were asked to confirm whether they own the site or have the landowner's consent to promote it for development, and to provide an indication of when the site may become available for development. Legal and land ownership searches have not been conducted at this stage.

4.10 A site was considered available where, based on the best information available, there were no known ownership, legal or other impediments that would prevent it from coming forward for development within the plan period. In most cases, sites that are actively promoted in the last 5 years by a landowner or developer are generally assumed to be available in the foreseeable future.

4.11 Where there are potential availability issues, for example where multiple ownerships have not been demonstrably resolved or where recent confirmation of availability has not been received from the landowner or promoter, sites have been marked as potentially available. Further investigation, such as landowner engagement, is required to confirm whether these sites are available for development.

4.12 Sites were categorised as follows:

- **Available:** Site is actively promoted for development, such as supported by recent Call for Sites submissions or planning application, and has no known impediments to development.
- **Potentially Available:** Site is not subject to any known impediments to development based on the best information available, but would require further work, such as landowner engagement, to confirm its current availability. This includes sites where land ownership arrangements have not been demonstrably resolved, or where no recent confirmation has been received from the landowner or promoter regarding the site's availability for development.
- **Unavailable:** Site is confirmed as unavailable for development within the plan period by the landowner.

Achievability Assessment

4.13 Paragraph 020 of the HELAA PPG recommends the achievability assessment to consider whether there is a reasonable prospect that the type of development will be achieved on the site at a particular time, based on the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

4.14 The achievability assessment was informed by the findings of the Cotswold District Local Plan Viability Assessment (July 2026), which demonstrates that development is generally viable across the range of development typologies assessed. In line with this evidence, the HELAA focused on whether there are site-specific factors that may affect the viability or delivery of development.

4.15 In assessing achievability, regard was given to:

- The price point area within which the site is located
- The existing land use (such as greenfield or previously developed land) and associated benchmark land value
- The proposed or assessed land use, and
- The proposed scheme size, building typology and density.

4.16 The analysis was also complemented by site-specific considerations of abnormal costs and other factors affecting achievability, identified through Call for Sites submissions, specialist assessments and desktop review. Key factors considered included:

- Costs associated with treatment for contaminated sites or listed buildings
- Costs associated with brownfield, phased or complex sites
- Demolition of existing structures

- Flood prevention measures at waterside locations
- Remodelling land levels
- Relocating infrastructure such as substations or power lines, and
- Significant access improvements required.

4.17 Based on the assessment of the above factors, sites were classified under the following categories:

- **Achievable:** Site is of a viable development typology based on land use, price point area, site type and development density. There are no known factors that may impact its achievability.
- **Potentially Achievable:** Site is of a potentially viable development typology based on land use, price point area, site type and development density. It may be subject to physical, infrastructure or other factors that may impact its achievability.
- **Unachievable:** Site is not considered to be achievable due to viability or other factors. No sites were classified as unachievable in this assessment.

4.18 It is important to note that the viability work undertaken is based on the assessment of typologies that are broadly representative of the potential sites in the plan-making area and does not involve site specific assessments of viability or delivery.

Estimating Development Potential

4.19 Paragraph 025 of the HELAA PPG recommends that the estimated development potential of each site should be guided by existing or emerging plan policy, including locally determined policies on density.

4.20 For sites assessed as suitable, available and achievable (including those assessed as potentially suitable, potentially available and potentially achievable), an indicative development capacity was estimated using the following approach:

- Determine the Gross Developable Area: Reduce the gross developable area, where appropriate, to account for land affected by key constraints.
- Apply a net developable area assumption: For residential sites, a gross-to-net adjustment was applied to reflect the need for infrastructure, open space, landscaping, access and other non-developable uses.
- Apply density or plot ratio assumptions: Residential capacities were estimated using density assumptions derived from the Housing Density and Optimising Housing Delivery Technical Paper (July 2026). Employment capacities were estimated using plot ratios set out in the Cotswold Employment Land Review (July 2026).
- Refine Capacity Estimate: The resulting capacity estimates were reviewed and refined where there was reasonable justification to do so, taking account of planning history, site-specific technical evidence, promoter information or other relevant information regarding how a site could be developed.

4.21 For residential (including mixed use) development, Table 1 sets out how gross-to-net assumptions were applied based on the need for larger sites to accommodate a greater proportion of on-site infrastructure:

Table 1: Gross to net ratio area multiplier

Site size (Ha)	Discounted site area	Gross to net ratio area multiplier
0 - 0.4	0	100%
0.4 - 2	17%	83%
2+	37%	63%

4.22 Net residential capacities were then estimated using the density assumptions set out in the Housing Density and Optimising Housing Delivery Technical Paper (July 2026). Sites were assigned an appropriate density range based on their location and characteristics, with the midpoint of the recommended net density range used to calculate an indicative housing capacity.

Table 2: Density multiplier applied

Location	Recommended net density (dph)
Main town centres (infill and new district centres)	50+ / 60+
Primary streets and new local centres	40 – 50+ / 60+
Areas well related to settlements	30 – 40
Landscape edges / farmsteads / rural lanes / infill at non-principal settlements	20 – 35

4.23 Employment capacities were estimated using the plot ratio assumptions set out in the Cotswold Employment Land Review (July 2026). A plot ratio of 0.5 was applied to office development and 0.4 to industrial development. A blended ratio of 0.45 is applied where submissions do not indicate the proposed use class.

4.24 The capacities of some sites were further refined where there was reasonable justification to do so. This included information from previous planning application history, indicative masterplans demonstrating how a site could be laid out, site-specific technical evidence, promoter information or other relevant information.

4.25 The high-level capacity estimates identified through the HELAA are indicative. Development capacities may be refined further through the site allocation process, the preparation of detailed masterplans and supporting technical evidence, and the determination of planning applications.

Deliverability Assumptions

4.26 The HELAA PPG advises that an assessment should be made of the estimated build-out rates for sites and broad locations, together with an indicative trajectory of anticipated development based on the evidence available.

4.27 The assessment of deliverability was informed by the Council's housing trajectory and site delivery assumptions set out in the Housing Land Supply Topic Paper (July 2026) and the Housing Delivery Study (July 2026). This includes assumptions relating to lead-in times, build-out rates and the likely timing of development.

Overcoming Constraints

4.28 The HELAA PPG states that where constraints have been identified, the assessment will need to consider what action could be taken to overcome them. Examples of constraints include policies in the National Planning Policy Framework and the adopted or emerging development plan, which may affect the suitability of the site, and unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners, which may affect the availability of the site.

4.29 The suitability, availability and achievability assessments have taken account of the potential for identified constraints to be overcome or mitigated. **Appendix 3** provides a summary of the typical actions that may be required to overcome common constraints identified through the assessment. Further consideration of identified constraints and the actions required to address them are undertaken through the plan-making process and subsequent stages of site selection, detailed masterplanning and planning applications.

5. Stage 3: Windfall Assessment

5.1 The HELAA PPG states that a windfall allowance may be included within the anticipated housing supply where there is compelling evidence to support its inclusion, having regard to paragraph 70 of the National Planning Policy Framework. The PPG also confirms that broad locations identified for development in Years 6–15 may include a windfall allowance.

5.2 The Council's assessment of windfall development and the evidence supporting the use of a windfall allowance are set out in the Housing Land Supply Topic Paper (July 2026).

6. Stage 4: Assessment Review and Stage 5: Final Evidence Base

6.1 Following completion of the suitability, availability and achievability assessments, sites were reviewed and assigned one of three classifications reflecting their potential to come forward for development within the plan period:

- **Deliverable / Developable:** Sites considered suitable, available and achievable for development within the plan period.
- **Potentially Deliverable / Developable**: Sites that may have the potential to come forward for development within the plan period, subject to identified constraints being addressed.
- **Not Deliverable / Developable:** Sites that are not considered suitable, available or achievable for development within the plan period.

6.2 The classifications reflect the findings of the HELAA assessment and the extent to which sites are considered capable of being delivered, taking account of identified constraints and the likelihood that these can be overcome during the plan period.

6.3 The detailed site assessment findings are provided in **Appendix 2**. This includes the site assessment summary and maps showing the location of assessed sites and the outcome of the HELAA assessment.

6.4 The HELAA identifies a theoretical capacity of approximately 82,957 dwellings and 256,852 sqm of economic floorspace (excluding mixed use sites) across all assessed sites. This represents the total indicative capacity identified through the HELAA process and includes sites assessed as deliverable or developable (including potentially deliverable or developable).

6.5 The development capacity identified through the HELAA represents a high-level estimate of potential development opportunity and should not be interpreted as an indication that all identified sites will be allocated for development or delivered within the plan period. Inclusion within the HELAA does not imply that a site will be allocated in the Local Plan or that planning permission will be granted. Further assessment of sites will be undertaken through the plan-making process, as set out in the Site Selection Topic Paper, which will consider the sites in relation to the Local Plan Spatial Strategy and further detailed technical evidence.

Appendix 1: Schedule of Discounted Sites

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
A6	Adjacent The Old Station House, Station Road	Andoversford	0.06	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
B15A	Land south of The Manor Fields	Bourton-on-the-Water	1.29	Housing	Discounted	Wholly constrained by Designated Local Green Space
B15B	Land at The Manor Fields	Bourton-on-the-Water	2.05	Housing	Discounted	Wholly constrained by Scheduled Monument
B16	Land north of Lamberts Field	Bourton-on-the-Water	0.52	Housing	Discounted	Wholly constrained by Scheduled Monument
B23	Garage block near Rye Crescent	Bourton-on-the-Water	0.10	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
B24	Gardens near Rectory Lane	Bourton-on-the-Water	0.16	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
B29	Large gardens east of junction of Roman Way and Moor Lane	Bourton-on-the-Water	0.38	Housing	Discounted	Wholly constrained by Scheduled Monument
B51	Land at Clapton Row	Bourton-on-the-Water	0.10	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
BK12	Blockley allotments (northern part)	Blockley	1.46	Allotments on BK12	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
BK16	Land east of Sheaf House Farm Buildings	Blockley	-	Housing	Discounted	Duplicate - site subsumed into BK7B
BK20	Land at Backends	Blockley	-	Housing	Discounted	Duplicate - site subsumed into BK24
C10	26 Ashcroft Road	Cirencester	0.08	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
C101A	Magistrates Court	Cirencester	0.10	Dependent on Town Centre Masterplan	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
C106D	Sheep Street Island SE parcel	Cirencester	0.02	N/A	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
C134	Vyners Close	Cirencester	0.75	Housing	Discounted	Planning permission for one dwelling (15/01951/FUL) and development complete
C135	Waterloo Car Park	Cirencester	0.67	Dependent on Town Centre Masterplan	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
C141B	Land rear of Purley Road	Cirencester	0.17	Housing	Discounted	Wholly constrained by Flood Zone 3
C143	Playing Field, off Trinity Road	Cirencester	0.40	Housing	Discounted	Wholly constrained by Scheduled Monument
C145	Dingley Dell Car Park	Cirencester	0.51	Housing	Discounted	Wholly constrained by Scheduled Monument
C150	Abbey Car Park	Cirencester	0.29	Housing	Discounted	Wholly constrained by Scheduled Monument
C155	Garage, Purley Avenue	Cirencester	0.05	Housing	Discounted	Planning permission (17/04588/FUL) and development complete
C156	Jubilee Club, Ashcroft Road	Cirencester	0.10	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
C167	Land off Barn Way	Cirencester	0.08	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
C176	Land to the rear of 28 Cheltenham Road, Stratton	Cirencester	0.04	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
C181	Royal Agricultural University	Cirencester	18.59	Uses directly related to the Royal Agricultural University	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
C183	Land east of Stratton Mill	Cirencester	1.70	Community / Environmental	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
C188	Land at Phoenix House, Bristol Road, GL7 1QG	Cirencester	1.04	Housing	Discounted	Wholly constrained by Scheduled Monument
C33	8 Thomas Street	Cirencester	0.11	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
C42	Land off Berry Hill Crescent, also known as "The Humpty Dumps"	Cirencester	4.71	Housing	Discounted	Wholly constrained by Designated Local Green Space
C57	Forum Car Park	Cirencester	0.54	Dependent on Town Centre Masterplan	Discounted	Wholly constrained by Scheduled Monument
C60	Garage Site, Apsley Road	Cirencester	0.09	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
C70B	Land adjacent Brewery Car Park (The Existing Bowls Club)	Cirencester	0.25	Housing	Discounted	Wholly constrained by Scheduled Monument
C82A	Paternoster School, Watermoor Road	Cirencester	0.43	Housing	Discounted	Wholly constrained by Scheduled Monument
C89	Land off Purley Road	Cirencester	1.18	Housing	Discounted	Wholly constrained by Scheduled Monument
C90	Land opposite 230 Stratton Heights	Cirencester	0.04	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
C93	Land to rear of Querns School	Cirencester	0.34	Housing	Discounted	Wholly constrained by Scheduled Monument
C98	Gardens to rear of 28A-36 London Road	Cirencester	0.23	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
CC1	Craftwork shops, situated off Sheep St with potential to convert buildings	Chipping Campden	0.11	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
CC33	Station Road Garage, Station Road	Chipping Campden	0.11	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
CC37	Wolds End Orchard, Back Ends	Chipping Campden	0.10	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
CC42	Royal Mail Delivery Office, Back End	Chipping Campden	0.06	N/A	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
CC46A	Land adjacent to Top farmhouse and the west of Blind Lane	Chipping Campden	0.12	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
CC46B	Land adjacent to Top farmhouse and the west of Blind Lane	Chipping Campden	0.06	Housing / Commercial	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
CC47	Land at junction of Conduit Hill and Blind Lane	Chipping Campden	0.20	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
CC47A	Top Farm Blind Lane	Chipping Campden	-	Housing	Discounted	Duplicate - site subsumed into CC81
CC53	Land south-east of George Lane	Chipping Campden	-	Housing	Discounted	Duplicate - site subsumed into CC70
CC56	Land west of Grigg's Close, GL55 6JW	Chipping Campden	-	Housing	Discounted	Duplicate - site split into A and B
CC62	Land at Poplars Farm, Westington	Chipping Campden	0.16	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
CC63	Wolds End Orchard	Chipping Campden	1.06	Car park	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
CC68, CC69, CC73, CC74, CC76	Chipping Campden: Strategic extension north-east of Chipping Campden	Chipping Campden	-	Strategic extension of Chipping Campden	Discounted	Duplicate - grouped sites assessed separately
DA12	Land east of Oak Road	Down Ampney	-	Housing	Discounted	Duplicate - site subsumed into DA17A
DA13	Land east of Oak Road	Down Ampney	-	Housing	Discounted	Duplicate - site subsumed into DA21
DA15	Land south of Charlham Way	Down Ampney	0.63	Housing	Discounted	Wholly constrained by Designated Local Green Space
DA17A to DA31	Down Ampney: New town surrounding Down Ampney	Down Ampney	-	Strategic site	Discounted	Duplicate - grouped sites assessed separately
DA19	Alex Farm	Down Ampney	152.20	Strategic site	Discounted	Site falls fully outside of the Plan Area
DA23	Land north west of Down Ampney	Down Ampney	190.80	Strategic site	Discounted	Site falls fully outside of the Plan Area
DA24	Land south west of Down Ampney	Down Ampney	195.74	Strategic site	Discounted	The site predominantly falls outside of the Plan Area.
DA25	Land north of Latton and south of Croft Lane	Down Ampney	5.63	Strategic site	Discounted	Site falls fully outside of the Plan Area
DA26	Land between Cirencester Road and A419(T) (northern site)	Down Ampney	22.71	Strategic site	Discounted	Site falls fully outside of the Plan Area
DA27	Land between Cirencester Road and A419(T) (southern site)	Down Ampney	35.77	Strategic site	Discounted	Site falls fully outside of the Plan Area
DA28	Land west of the A419(T) and west of Latton	Down Ampney	85.51	Strategic site	Discounted	Site falls fully outside of the Plan Area
DA29	Land at Wharf Farm	Down Ampney	0.78	Strategic site	Discounted	Site falls fully outside of the Plan Area
DA3	Land adjacent to 47	Down Ampney	0.05	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
DA30	Land north of Cerney Wick Lane and east of canal	Down Ampney	2.03	Strategic site	Discounted	Site falls fully outside of the Plan Area

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
DA31	Land north of Cerney Wick Lane and west of canal	Down Ampney	0.42	Strategic site	Discounted	Site falls fully outside of the Plan Area
DA5, DA17A, DA20A, DA21, DA22A, DA32	Down Ampney: Strategic extension of Down Ampney	Down Ampney	-	Strategic extension of Down Ampney	Discounted	Duplicate - grouped sites assessed separately
F1	Telephone exchange, London Road	Fairford	0.09	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
F21	Moor Lane	Fairford	0.31	Housing	Discounted	Planning permission for a self-build dwelling (24/00605/OUT). The site is therefore not capable of delivering 5 or more dwellings and falls below the threshold for assessment.
F42	Fairford Ground, south of Horcott	Fairford	0.32	Housing	Discounted	Planning permission (ref: 25/03795/TDC) for one dwelling. Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
F56	Waiten Hill Yard, Milton End	Fairford	-	Housing	Discounted	Duplicate - site split into A and B
F57A, F57B, F57C	Fairford: Strategic extension north-east of Fairford	Fairford	-	Housing / community	Discounted	Duplicate - grouped sites assessed separately
K12	Land south-west of Kemble (Site A)	Kemble	66.05	Strategic extension	Discounted	Site subsumed into K16
K12B	Land south-west of Kemble (Site B)	Kemble	-	N/A	Discounted	Duplicate - site reconfigured as K12
K12C	Land south-west of Kemble (Site C)	Kemble	-	N/A	Discounted	Duplicate - site reconfigured as K12
K15	Land south of Cotswold Airport	Kemble	16.28	Employment	Discounted	Duplicate - site subsumed into K16
K1C	Kemble Playing Field	Kemble	1.70	Housing	Discounted	Wholly constrained by Designated Local Green Space
K2B	Land at Station Road (Local Green Space)	Kemble	0.58	Local Green Space	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
K3, K6A, K6B	Land east of Clayfurlong Grove – Orchard Field	Kemble	-	Housing	Discounted	Duplicate - grouped sites assessed separately
K6B	Clayfurlong Barns, A429	Kemble	0.12	N/A	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
K7A, K7B, K15	Kemble: New settlement at Cotswold Airport	Kemble	-	New settlement	Discounted	Duplicate - grouped sites assessed separately
K7B	Cotswold Airport (Wiltshire)	Kemble	56.79	New settlement	Discounted	Site falls fully outside of the Plan Area
K9	Land south of Home Farm and east of the railway line	Kemble	3.66	Housing	Discounted	Duplicate - site subsumed into K16
K9, K12, K13A	Kemble: Strategic extension south-west of Kemble	Kemble	-	Housing	Discounted	Duplicate - grouped sites assessed separately
L1	Telephone Exchange	Lechlade-on-Thames	0.22	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
L11	Land adjacent to Gassons Road	Lechlade-on-Thames	0.14	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
L12	Land west of Swansfield Road and south of Rough Grounds Farm	Lechlade-on-Thames	7.07	Housing	Discounted	Wholly constrained by SSSI
L16B	Land between Rough Grounds Farm and Smyrell Farm	Lechlade-on-Thames	6.41	Housing	Discounted	Wholly constrained by Designated Local Green Space
L17	Land north of Hambridge Lane	Lechlade-on-Thames	0.28	Housing	Discounted	Wholly constrained by Scheduled Monument
L8	Land east of Gassons Road	Lechlade-on-Thames	0.18	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
M1	Land south of Warneford Place, rear gardens	Moreton-in-Marsh	0.15	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
M43	Old Town Workshop, St Georges Close	Moreton-in-Marsh	0.08	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
M52	Rear of 13–15 Warnford Place	Moreton-in-Marsh	0.09	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
M62	Fourshires Farm, London Road	Moreton-in-Marsh	12.18	Housing	Discounted	The site predominantly falls outside of the Plan Area.
M63	British Legion Site	Moreton-in-Marsh	0.29	Transport hub	Discounted	Full planning permission (25/01678/FUL) for a transport hub
MK1AB, MK3, MK7, MK16, MK17, MK21, MK22, MK23	Mickleton: Land north of Mickleton	Mickleton	-	Strategic extension of Mickleton	Discounted	Duplicate - grouped sites assessed separately
MK5	Land at Granbrook Lane B	Mickleton	1.15	Housing	Discounted	Site withdrawn from SHELAA
MK12B	Birchfield, Broad Marston Road	Mickleton	0.12	Housing	Discounted	Site has planning permission (22/00541/FUL) for a replacement dwelling. Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment.
N11B	Church Farm (undeveloped part)	Northleach	0.07	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
N12A	Land south-west of Bettenson Rise	Northleach	0.47	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
N13B	Land north-west of Hammond Drive & Midwinter Road	Northleach	0.16	Mixed use	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
N15	Land at Farmington & rear of Fortey Road	Northleach	0.31	Housing	Discounted	Wholly constrained by Designated Local Green Space
N17	Land adjacent to 2 Fortey Road	Northleach	9.73	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
N19	Land south of King George's Field	Northleach	1.07	Extension to School	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
N22	Either side of Farmington Road	Northleach	-	N/A	Discounted	Duplicate - site subsumed into N23 and N24
N5A	Ambulance Station	Northleach	0.04	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
N5B	Fire Station	Northleach	0.14	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R104	Site at Courts Close	Chedworth	0.09	Housing / employment	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R109	Garage Site	Coates	0.09	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R11	Land opposite the former Butchers' Arms	Ampney Crucis	-	Housing	Discounted	Site subsumed into R583
R111B	Hardwood Plantation	Coates	0.32	Housing	Discounted	Site has been planted as a hardwood plantation
R12	Site 1 west of School Lane	Ampney Crucis	-	Housing	Discounted	Duplicate - site subsumed into R583
R124	Land at the Vicarage (Site B)	Coln St. Aldwyns	0.20	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R168	Field to the rear of New Road	Ebrington	1.44	Housing	Discounted	Planning permission (ref: 15/05572/OUT) and development complete
R177	Land adjacent Abbels House	Elkstone	0.13	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R180A	Land at Field View, Green's Close	Great Rissington	0.12	Housing / community	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R183	Tally Ho Lane / Old Garage Site, outside CA	Guiting Power	0.09	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R188	Garden to rear 4/5 Hasleton	Hazleton	0.05	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R204	Land to the rear of Paradise Farm, High Street	Kempsford	1.14	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R220	Land near Glebe Farm Bungalow	Upper Rissington	0.08	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R242	Maugersbury Orchard	Maugersbury	0.05	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R258	Land adjacent the Village hall and Jasmine Cottage (Site A)	Naunton	0.12	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R260	Land at Naunton Inn Farm, near Aylworth Road	Naunton	0.02	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R262, R263	North Cerney: Strategic extension north and south of North Cerney	North Cerney	-	Housing	Discounted	Duplicate - grouped sites assessed separately
R275	Land at Westend Bungalow	Poole Keynes	0.16	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R276	Land opposite Gable Cottage	Poole Keynes	0.06	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
R281, R282A, R282B, R283, R519, R521, R636, R637, R650	Preston: Strategic extension south of Preston	Preston	-	New settlement	Discounted	Duplicate - grouped sites assessed separately
R297	Land at Ox Yard	Rodmarton	0.10	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R3	Land Adjacent to 2-3 The Approach	Ampney Crucis	0.04		Discounted	Site withdrawn
R329	Site 1 - Land at Fyfield	Fyfield	0.13	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R347	Land at Upper Oddington	Oddington	-	Housing	Discounted	Duplicate - assessed separately
R401	Land at Compton Abdale	Compton Abdale	0.04	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R413	Horseyfield, land north of Northcot Lane	Draycott	-	Housing	Discounted	Site subsumed into R663
R413A	Horseyfield, land north of Northcot Lane	Draycott	-	Housing	Discounted	Site subsumed into R663
R416	8 Coates Lane	Coates	0.04	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R417	16/17 Coates Lane	Coates	0.11	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R418	Land adjacent 16/17 Coates Lane	Coates	0.03	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R422	Land adjacent to no. 29	Colesbourne	0.14	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R424	Part of enclosed walled garden	Colesbourne	0.12	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R425	Site at rear of Colesbourne Inn	Colesbourne	0.06	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R426	Site adjacent to Home Farm Cottages	Colesbourne	0.05	Housing / Commercial	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R428	Aston Down	Sapperton	23.28	Housing	Discounted	The site predominantly falls outside of the Plan Area.
R429	Land at May Lane	Ebrington	0.62	Housing	Discounted	Planning permission and development complete for 3 dwellings (18/00996/OUT)
R430	Greenacres, West End	Avening	0.40	Housing	Discounted	Duplicate – site assessed under R489
R435	Land at North Terrace	Coberley	0.05	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R436	Site A, Land at 55 & 57 The Street	Didmarton	0.09	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R438	Site C, Land adjacent to 49 The Street	Didmarton	0.05	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R441	Land north-east of Old Manor Farm House	Didmarton	0.28	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
R45	The Sunground	Avening	0.43	Housing	Discounted	Planning permission and development complete for 9 dwellings (19/04221/FUL)
R453	Land at Hill View	Elkstone	0.15	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R455A	Land Enfield Farm	Elkstone	0.08	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R455B	Land Enfield Farm	Elkstone	0.01	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R458	Barn A at Lower Lemington	Lower Lemington	0.03	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R459	Barn B at Lower Lemington	Lower Lemington	0.06	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R460	Barn C at Lower Lemington	Lower Lemington	0.02	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R461	Barn D at Lower Lemington	Lower Lemington	0.02	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R462	Barn E at Lower Lemington	Lower Lemington	0.01	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R463	Land at The Sunground, adjacent Jubilee House	Avening	0.25	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R465	Land at Burcombe, Woodmancote 1	Woodmancote	0.34	Housing	Discounted	Planning permission (ref: 19/03380/OUT) and development complete
R479	Land adjacent to the Cricket Ground	Birdlip	-	Commercial	Discounted	Duplicate - site subsumed into RUR_E22
R486	Grain Dryer	Ampney Crucis	-	Housing	Discounted	Site subsumed into R13 and R583
R492	Land south-east of Midsummer Cottage	Ampney St Mary	0.09	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R493	Barns north-east of Midsummer Cottage	Ampney St Mary	0.15	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R494	Land between Twin Cottage and Chestnut Cottage	Ampney St Mary	0.02	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R496	Land east of Birch Farm	Ampney Crucis	-	Housing	Discounted	Duplicate - site subsumed into R649 and R672
R498	Iron Barn, GL7 5LZ	Bibury	0.33	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R499	Land adjacent to Orchard Bank, Stow Road	Bledington	1.19	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R503	Newport Farm, GL54 4NU	Chedworth	0.35	Tourism	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R506	Land off A435, opposite The Old Rectory	Colesbourne	0.11	Graveyard	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R510	Packhorse Paddock	Poulton	0.75	Housing / employment	Discounted	Wholly constrained by Flood Zone 3
R511	Priory Cottages Plot	Poulton	0.16	Housing / Commercial	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
R514	Ranbury Plot	Poulton	0.21	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R515	Land east of Bell Lane, Poulton	Poulton	1.00	Housing	Discounted	Development complete
R525A	Macks Farm, Water Lane, GL7 6DS	Somerford Keynes	0.25	Housing	Discounted	Wholly constrained by Flood Zone 3
R525B	Macks Farm, Water Lane, GL7 6DS	Somerford Keynes	2.14	Housing	Discounted	Wholly constrained by Flood Zone 3
R532	Land at Quarry Stables	Westcote	0.79	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R539	The Classic Motor Hub, Old Walls, GL7 5NX	Bibury	0.10	Commercial	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R544	Land south of Orchard Cottage, GL54 2ND	Little Rissington	0.72	Housing	Discounted	Site has planning permission (ref: 19/03003/OUT) and development is complete.
R550	Land NE of Cotswold Agricultural Centre	Driffield	0.01	Employment	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R552	Poole Farm, The Street	Boxwell with Leighterton	1.38	Housing	Discounted	The site is under construction for the conversion and erection of four dwellings (23/03100/FUL), with limited intensification opportunities above the HELAA threshold.
R557	Farmington Quarry	Farmington	16.77	Mixed use	Discounted	Wholly constrained by RIGS (Farmington Quarry)
R56	Land north of Bibury	Bibury	1.08	Housing / community	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R560	Field south-west of Longborough	Longborough	0.32	Housing	Discounted	Planning permission and development complete for 9 dwellings (10/00338/FUL)
R561	Land adjacent to Plum Tree Close	Longborough	1.60	Housing	Discounted	Planning permission and development complete for 14 dwellings (17/00321/OUT and 18/02207/REM)
R563	Plot adjacent to village hall	Chedworth	0.16	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R571A, R571C, R571D	Driffield: New settlement west of Driffield	Driffield	-	New settlement	Discounted	Duplicate - grouped sites assessed separately
R571E	Lower Farm	Driffield	0.16	N/A	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R573	Land adjacent Saltway House, Packhorse Lane	Bibury	0.18	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R578	Dalescroft, Notgrove Station, GL54 3BU	Notgrove	0.24	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R579	The Hemplands	Chedworth	0.04	Renewable energy	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
R580	Land at The Glebe	Sapperton	0.09	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R583B, R583C, R583D	Land North of Ampney Crucis	Ampney Crucis	-	Housing	Discounted	Duplicate - grouped sites assessed separately

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
R584	Northwick Mill Farm	Blockley	0.31	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R586	Windrush Camp	Windrush	29.59	Solar Farm	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
R588	The Tallet House	Duntisbourne Leer	0.52	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R589	Land at Long Newnton	Long Newnton	0.29	Housing	Discounted	Duplicate – site assessed under R456
R590	Scrap and Haulage Yard Gilder, Fosseway	Lower Slaughter	0.64	Electric vehicle charging station	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
R593	Land adjoining Townsend Farmyard	Culkerton	0.06	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R594	Townsend Farmyard	Culkerton	0.20	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R595	Land adjoining no.3 Culkerton	Culkerton	0.04	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R596	Land south of Oxleaze Road	Culkerton	0.17	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R599	Land Opposite Former Butchers Arms PH	Ampney Crucis	-	Housing	Discounted	Duplicate - became R599A
R603	Land south-west of Seven Springs Pub	Seven Springs	0.79	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R619	Land south-west of Sapperton	Sapperton	-	Housing	Discounted	Duplicate of R660
R622	Briar Hill Farm (East)	Broad Campden	0.08	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R623	Briar Hill Farm (West)	Broad Campden	0.04	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R632	Land at Horcott Lakes	Fairford	8.01	Housing / community	Discounted	Wholly constrained by SPA/SSSI
R644, R645, R646	Driffield, South Cerney, Wiltshire: Fosse Farm	Driffield	-	Mixed use	Discounted	Duplicate - grouped sites assessed separately
R646	Fosse Farm	South Cerney	6.66	N/A	Discounted	Site falls fully outside of the Plan Area
R656, R657, R658	Driffield: Land east and south of Driffield (Ford land)	Driffield	-	Mixed use	Discounted	Duplicate - grouped sites assessed separately
R664	Redhill Farm Barns, off Broadwell Road, GL56 0UF	Broadwell	0.18	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R665	Land off Kennel Lane, GL56 0TJ	Broadwell	0.07	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R689, R690	Land east of Driffield (Basson Land)	Driffield	-	Mixed use	Discounted	Duplicate - grouped sites assessed separately

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
R69	Land adjacent to Draycott Industrial Estate, Blockley Road	Blockley	0.63	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R693, R694	Ampney St Mary, Driffield: Land south of Ampney Crucis	Ampney Crucis	-	Mixed use	Discounted	Duplicate - grouped sites assessed separately
R96	Hampton Villa	Cerney Wick	0.13	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
RE20A, RE20B, R428	Sapperton: New settlement at Aston Down Airfield	Sapperton	-	Employment	Discounted	Duplicate - grouped sites assessed separately
RURE_20B	Land at Aston Down	Aston Down (Cotswold District)	81.28	Housing	Discounted	The site predominantly falls outside of the Plan Area.
S12	St Edwards Infant School, St Edwards Drive	Stow-on-the-Wold	0.10	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
S2	Fire Station, Union Street – corner plot and rear land	Stow-on-the-Wold	0.16	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
S22A	King George's Recreational Field	Stow-on-the-Wold	2.06	Housing	Discounted	Wholly constrained by Designated Local Green Space
S3	Police Station, Fosse Way	Stow-on-the-Wold	0.10	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
S37	Rear of 12/13 Maugersbury Park	Stow-on-the-Wold	0.11	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
S5	50 King Georges Field	Stow-on-the-Wold	0.02	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
S62	Land behind Majestic Wine	Stow-on-the-Wold	0.12	N/A	Discounted	Overlap with S68
S63	Shoppers Car Park, Fosseway	Stow-on-the-Wold	0.26	Car park	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
S65A/B	Land west of Evesham Road	Stow-on-the-Wold	-	Housing	Discounted	Duplicate - site split into A and B
SC13B	Land west of Berkeley Close (ref: 16/02598/OUT)	South Cerney	6.37	Housing	Discounted	Wholly constrained by Flood Zone 3
SC19	The Vicarage	South Cerney	0.58	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
SC24	Land rear of Barclay Horn, 22 School Lane	South Cerney	0.17	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
SC27	Gateway Centre, Spine Road	South Cerney	1.80	A1/A3/A4/C1/D2/SG	Discounted	Site falls fully outside of the Plan Area
SC28	Gateway Centre, Spine Road (Mixed Use)	South Cerney	2.27	Housing	Discounted	Site falls fully outside of the Plan Area
SC33	Land north-west of South Cerney	South Cerney	15.05	Tourism	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
SC33, SC35, R600	South Cerney: Strategic extension north-east of South Cerney	South Cerney	-	Strategic extension to South Cerney	Discounted	Duplicate - grouped sites assessed separately

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
SC9	Land adjacent All Hallows Church, Church Lane	South Cerney	0.43	Housing	Discounted	Wholly constrained by Designated Local Green Space
SD1	Siddington Play Park and football pitch	Siddington	2.43	Housing	Discounted	Wholly constrained by Designated Local Green Space
SD16	Land at Pound Close	Siddington	0.13	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
SD2	Siddington Village allotments and garage block	Siddington	1.30	Housing	Discounted	Wholly constrained by Designated Local Green Space
SD4	Land at Church Farm	Siddington	1.27	Housing / employment	Discounted	Wholly constrained by Flood Zone 3
T1	Water Works, Lowfield Road	Tetbury	0.18	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
T18	Land east of Cutwell – large garden	Tetbury	0.31	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
T19	Escourt House, Escourt Park	Tetbury	-	Housing	Discounted	Deleted - site included in error
T2	Garages St Marys Road by the Court House	Tetbury	0.11	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
T22	Fire Station, Church Street	Tetbury	0.25	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
T55	Land south-west of Northleaze	Tetbury	0.19	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
T64	Land south of The Priory between Park Close and Love Lane	Tetbury	0.93	Housing	Discounted	Wholly constrained by Designated Local Green Space
T65	Lyndhurst, Bath Road	Tetbury	0.17	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
T68	Land at Cutwell Farm, Cutwell	Tetbury	0.17	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
T72	IHS Offices, Cirencester Road	Tetbury	0.72	Employment	Discounted	The site is fully developed for employment use.
T9	7 Bath Road	Tetbury	0.05	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
UR4A, UR4B	Upper Rissington: Strategic extension north of Upper Rissington	Upper Rissington	-	Strategic extension to Upper Rissington	Discounted	Duplicate - grouped sites assessed separately
Various	Moreton-in-Marsh: Strategic extension north, south and east of Moreton-in-Marsh	Moreton-in-Marsh	-	Strategic extension to Moreton-in-Marsh	Discounted	Duplicate - grouped sites assessed separately
W1A	Garage workshop behind The Nook, Main Street	Willersey	0.05	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
W1B	Garden behind The Nook, Main Street	Willersey	0.13	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
W2	Petrol Filling Station, Main Street	Willersey	0.07	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
W3	Rose Villa, Main Street	Willersey	0.15	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
W8A	Land between Collin Close and Collin Lane	Willersey	-	Housing	Discounted	Duplicate - site split into A and B

Contents

Aldsworth 4
Andoversford / Shipton / Dowdeswell 5
Aston Down / Frampton Mansell 20
Aston Magna 23
Avening 26
Beverston 29
Bibury 31
Birdlip / Cowley / Coberley 39
Bledington 44
Blockley / Draycott 47
Bourton-on-the-Hill 66
Bourton-on-the-Water / Lower Slaughter / Cold Aston / Driffield 70
Brimpsfield / Syde 87
Broadwell 89
Brockhampton 95
Chedworth 97
Chipping Campden / Ebrington / Broad Campden / Paxford 101
Cirencester A 150
Cirencester B 158
Cirencester C 192
Cirencester D 270
Coates 275
Coberley 280
Cold Aston 282
Colesbourne / Elkstone 285
Culkerton 288
Didmarton 289

Down Ampney A 292
Down Ampney B 313
Dunstisbourne Abbots 316
Ebrington 318
Fairford 322
Great Rissington 351
Guiting Power 355
Hazleton / Compton Abdale 356
Kemble 358
Kempsford 372
Kingscote 377
Lechlade A 379
Lechlade B 392
Leighterton 407
Longborough 410
Mickleton 414
Moreton-in-Marsh A 437
Moreton-in-Marsh B 444
North of Bibury 479
Naunton 480
North-East of Aldsworth 483
North-East of Northleach 485
North Cerney 486
Northleach 494
Paxford 508
Poulton 511
Quenington 525
Rodmarton 533
Salperton 539

Sapperton....541
Shipton Moyne....545
Siddington....547
Somerford Keynes....587
South Cerney....594
Southrop....612
Stow-on-the-Wold....616
Temple Guiting....640
Tetbury A....644
Tetbury B....659
Upper Oddington....668
Upper Rissington / Little Rissington....680
Upper Slaughter....686
West of Blockley....693
Weston-sub-Edge....696
Willersey....703
Winstone....713

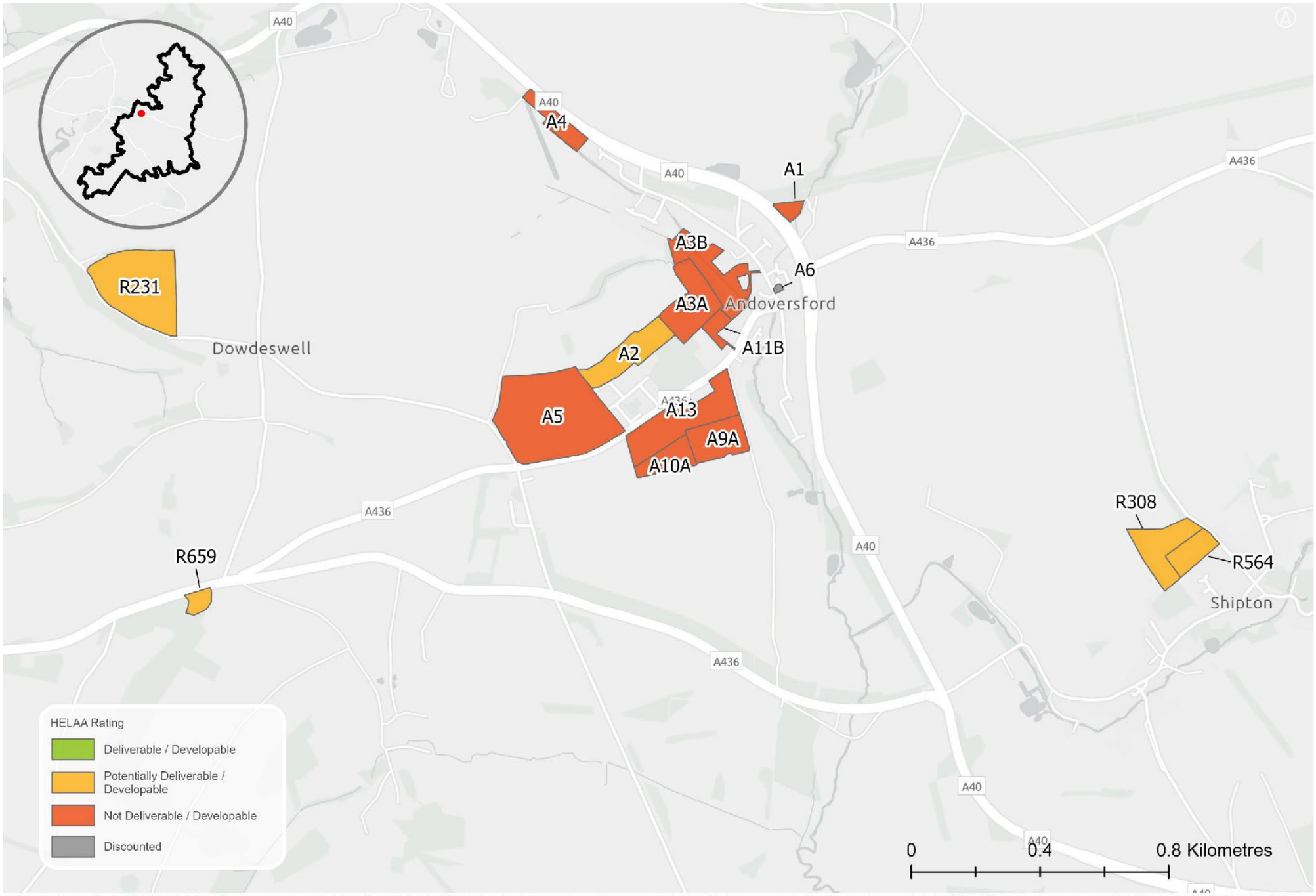
Aldsworth

One sites was assessed in this settlement but was not considered suitable to progress beyond the initial assessment stage. **Appendix 1** sets out all discounted site.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2026. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

Andoversford / Shipton / Dowdeswell



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
A1	Land adjacent Andoversford Sewage Treatment Works	Andoversford	0.36	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - Superficial deposits flooding Site is partly within / contains: - Flood Zone 2 (45.42%) - Flood Zone 3 (23.48%) - Deciduous woodland (88%) The site is a in a sensitive location within the Cotswolds National Landscape adjacent to River Coln. The site is not adjacent to the existing settlement and would extend development beyond the A40. A large portion of the site is within Flood Zone 2 and Flood Zone 3 and would require significant flood mitigation. The site is located adjacent to a sewage treatment works. There is no existing access onto the site. Access would most likely need to be created from the access road to the sewage treatment	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							works. Investigation may be required to determine whether the access is suitable for residential intensification. The site may include woodland at present which will require further ecological assessment. The site is unsuitable for development due to significant flood risk, unsustainable location and adjacency to sewage treatment works. The remaining developable area is not capable of delivering 5 or more dwellings.							
A2	Land north-west of Templefields	Andoversford	2.31	Greenfield	Housing	Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Cotswolds National Landscape - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is adjacent to the settlement of Andoversford within the Cotswolds National Landscape. The Study of Land Surrounding Key Settlements (2026) finds the site to have 'Medium' landscape sensitivity. The site contains several trees protected under the	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Deliverable / Developable	52	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Tree Preservation Order through the centre of the site, with additional TPOs on the site boundaries. Site access could be provided through Templefields which has been shown to have capacity. Any development would need to mitigate impact on views of the listed building to the northeast. The site is allocated in the current adopted Local Plan. The site is suitable for development.							
A3A	Land to west of Station Road	Andoversford	2.53	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land Site is partially within / contains: - Flood Zone 2 (3.84%) - Flood Zone 3 (4.45%) The site lies within the Cotswolds National Landscape and has been assessed as having medium–high landscape sensitivity. The northern part of parcel A3A falls within Flood Zone 3. The ridge and furrow within A3A supports species indicative of an unimproved sward, representing remnant	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							lowland meadow habitat, which is a priority habitat. Development would also harm the rural setting of Ossage Farm (Kennel House) and Manor Farm, both Grade II listed buildings. The site is unsuitable for development.							
A3B	Land to west of Station Road	Andoversford	2.72	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land Site is partly within / contains: - Deciduous woodland (20%) - Flood Zone 2 (9.9%) - Flood Zone 3 (63.37%) The site lies within the Cotswolds National Landscape and has been assessed as having medium landscape sensitivity. A large part of the site is in Flood Zone 3. A watercourse flows through the site and is likely to be a wildlife corridor. The embankment of the former Midland and South Western Junction Railway spans the southern boundary and has returned to	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							mature priority habitat vegetation. The site is unsuitable for development.							
A4	Land to rear of 7 & 8 Pine Halt	Andoversford	1.10	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land Site is partially within / contains: - Flood Zone 2 (3.33%) - Flood Zone 3 (36.13%) The site is located inside the Cotswolds National Landscape and is assessed to have medium-high landscape sensitivity. The northwestern part of the site is within Flood Zone 3. Development of the site would be harmful to the National Landscape and would extend ribbon development out of Andoversford. The site is unsuitable for development.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
A5	Land west of Templefields	Andoversford	8.38	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land The site is located inside the Cotswolds National Landscape and assessed to have 'High' landscape sensitivity. The site is unsuitable for development.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
A9A	Owdeswell Manor Farm	Andoversford	1.95	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The topography rises from east to west. Any new housing would extend the development line up the valley side and would be visible from the Gloucestershire Way and the formal approach to Owdeswell Manor (a listed building). Development would also suburbanise the entry into the village.	Potentially available	Site is submitted by the landowner through Call for Sites 2020. Availability has not been confirmed since (A9)	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development.							
A10A	Land south of Gloucester Road	Andoversford	1.26	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The topography rises from east to west. Any new housing would extend the development line up the valley side and would be visible from the Gloucestershire Way and the formal approach to Owdeswell Manor (a listed building). Development would also suburbanise the	Potentially available	Site is submitted by the landowner through Call for Sites 2020. Availability has not been confirmed since (A10)	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							entry into the village. The site does not have access to the road network at present and would rely on the comprehensive development of site A13. The site is unsuitable for development.							
A11B	Foxes Moon, Old Gloucester Road	Andoversford	0.52	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is in a sensitive location within the Cotswolds National Landscape. The current access to the site is a narrow single track, which extends from Gloucester Road through housing for around 80 metres until it reaches the potentially developable part of the site. This is unsuitable for a development of 5 or more homes. The access cannot be widened due to land	Available	Site is submitted by the landowner through recent Call for Sites (2024) and site availability confirmed with landowner in April 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							ownership, a listed building, and a TPO tree. The site is unsuitable for development.							
A13	Land south of Gloucester Road	Andoversford	3.72	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The topography rises from east to west. Any new housing would extend the development line up the valley side and would be visible from the Gloucestershire Way and the formal approach to Owdeswell Manor (a listed building). Development would also suburbanise the entry into the village.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development.							
R231	Land at Lower Dowdeswell	Andoversford	5.25	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) - Airfield safeguard areas (Staverton) The site is a in a sensitive location within the Cotswolds National Landscape. The site is not directly adjacent to the settlement and would result in isolated development away from the main settlement. There is existing access onto the site. Investigation may be required to determine whether suitable access can be created for residential development. The site is potentially suitable for	Potentially available	Site is submitted by the landowner in Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	144	

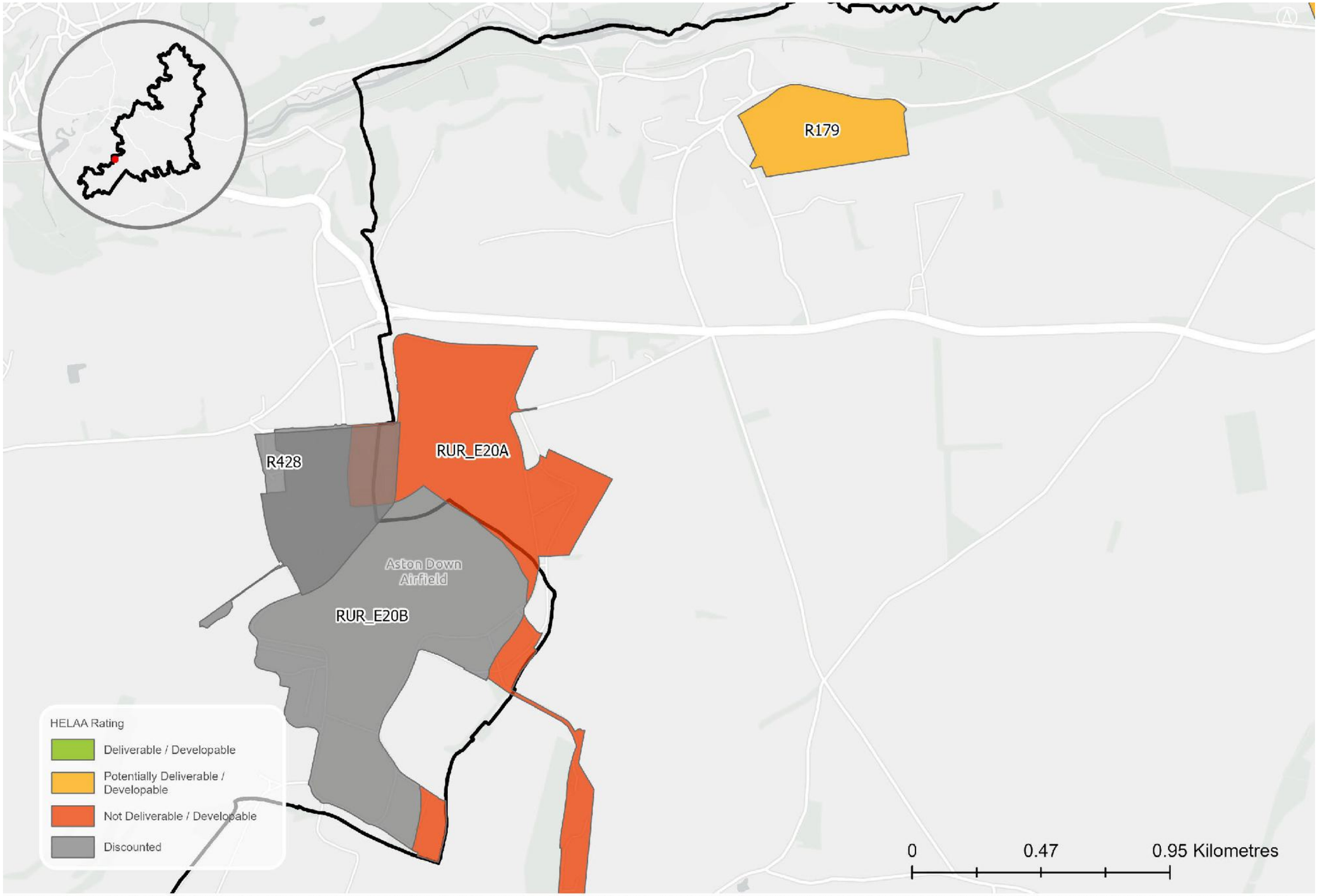
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R308	Field near Cherry Garth	Shipton	2.20	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Clearwater Flooding The site is a greenfield site to the north of Shipton Oliffe. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in the loss of best and most versatile agricultural land. The site is well screened by mature vegetation on the eastern and western boundaries. There is no existing vehicular access onto the site. Creation of a suitable access may be difficult due to level of dense vegetation along site boundaries.	Potentially available	Site is submitted through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	60	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
R564	Field near Cherry Garth	Shipton	1.17	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the north of Shipton Oliffe. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. There is a small existing agricultural access onto the site from the east. Further investigation is required to determine whether this access is suitable for intensification.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	32	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
R659	Kilkenny Land	Dowdeswell	0.48	Greenfield		Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield safeguard areas (Staverton) Site is partially within / contains: - Gas pipeline buffer - 14 feeder Wormington / Pucklechurch (94&) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site from the A436. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	14	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							National Landscape, and other identified constraints.							

Aston Down / Frampton Mansell

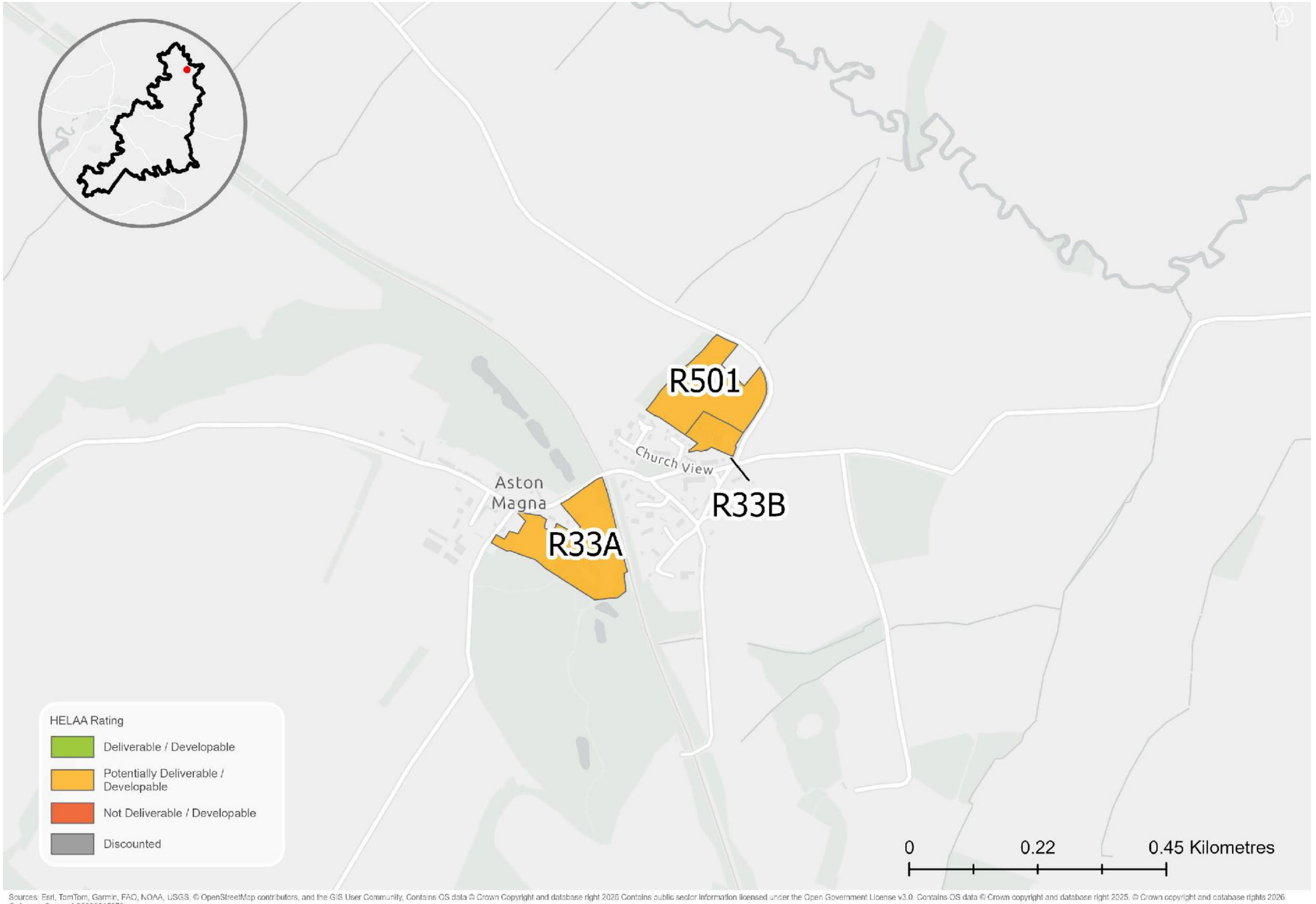


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R179	Land to south-east of Frampton Mansell	Frampton Mansell	15.37	Greenfield	Housing / community	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Airfield Safeguard Area - Aston Down • Airfield Safeguard Area - Kemble • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Grade 3 Agricultural Land (66.06%) The site comprises a greenfield agricultural field to the east of Frampton Mansell. It lies within a sensitive location in the Cotswolds National Landscape. The site is adjacent to the Frampnell Mansell Conservation Area and is within the setting of several Listed Buildings. Any heritage impacts would need to be mitigated. The site is currently accessed via agricultural lane, which is likely to require upgrading to accommodate residential development. Any improvements to access would need to be carefully considered in relation to a play space adjacent to the current access. There is little existing vegetation screening the site and the site is prevalent in views. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site submitted in the 2013 Call for Sites. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	422	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
RURE_20A	Land at Aston Down	Aston Down (Cotswold District)	55.00	Mix	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land Site is partly within / contains: - Airfield Safeguard Area - Aston Down (93%) - Airfield Safeguard Area - Kemble (93%) - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding (8%) The site is a partly brownfield site associated with the Aston Down Aerodrome within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is located on the edge of and in an isolated part of the plan area, with part of the site falling outside of the plan area. There is existing access to the site from Cirencester Road to the west. The site is unsuitable due to landscape sensitivity.	Potentially available	Site is submitted by the landowner through the Call for Sites 2015. Availability has not been confirmed since. (RUR_E20)	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be additional costs associated with redeveloping the airfield.	Not Deliverable / Developable	0	

Aston Magna



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R33A	Timber Yard	Aston Magna	2.43	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - Clearwater and superficial deposits flooding - Special landscape area - Moreton-in-Marh surrounds special Site is partly within / contains: - Deciduous woodland (17%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is not adjacent to the existing settlement. The site has existing timber yard in the eastern portion of the site. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is bordered by an existing railway line. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	55	
R33B	Redundant Farm Buildings	Aston Magna	0.46	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - Clearwater and superficial deposits flooding - Special landscape area - Moreton-in-Marh surrounds special The site is not adjacent to the existing settlement. The site is currently agricultural land. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	13	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development subject to suitable access and other identified constraints.							
R501	Land to the north & east of Church View	Aston Magna	1.90	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Special landscape area - Moreton-in-Marh surrounds special The site is not adjacent to the existing settlement. The existing site is agricultural land within the Special Landscape Area. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	52	

Avening

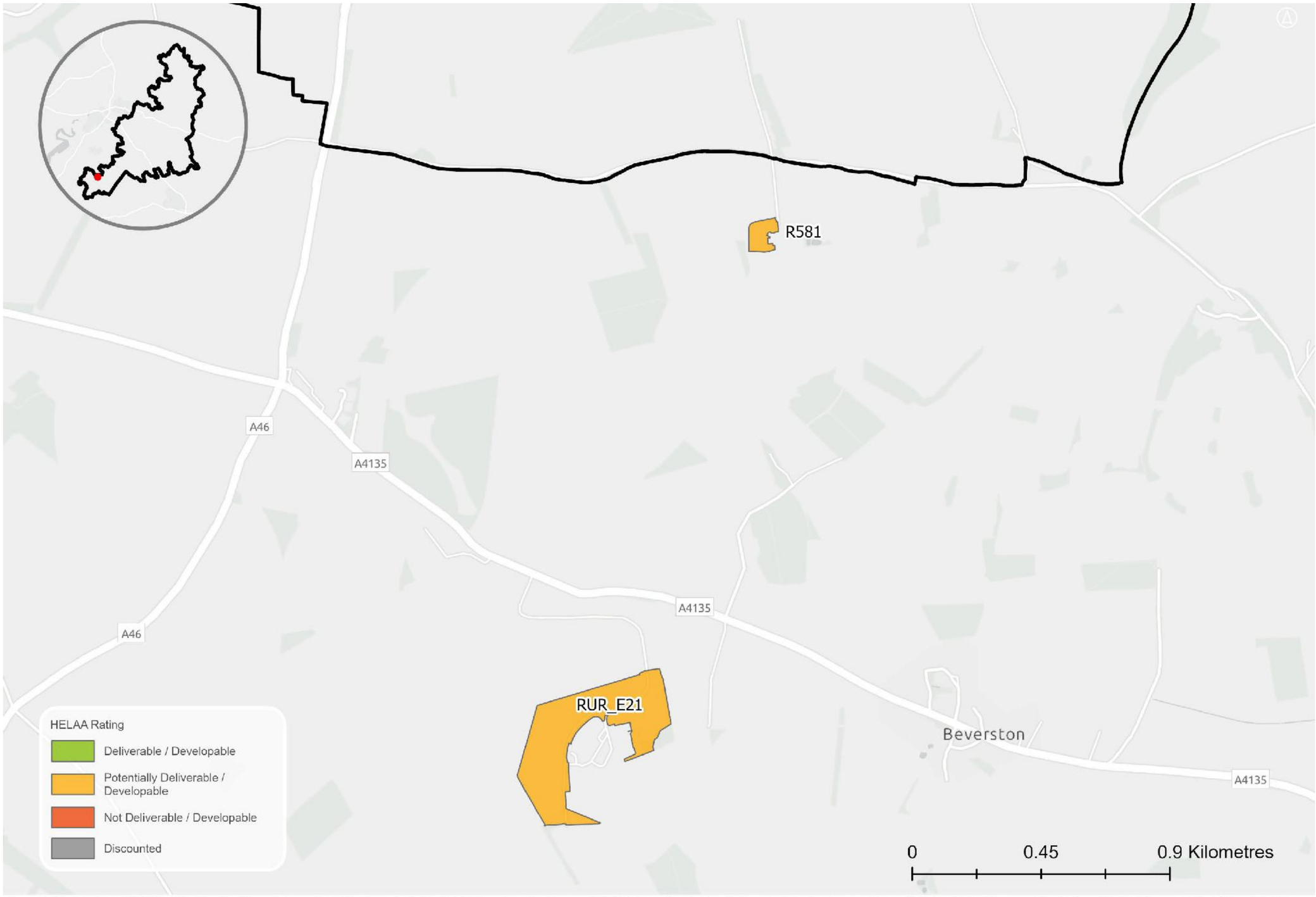


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R489	Greenacres	Avening	7.88	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Grade 3 Agricultural Land (61.67%) The site is a greenfield site located to the southwest of Avening. The site is within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) as having 'High' landscape sensitivity. There is existing access to the site from an access road along the eastern boundary. Further investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is disconnected from the main settlement of Avening and would have harmful impacts on the National Landscape. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Site is submitted through the Call for Sites 2015. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R648	Land on west side of Tetbury Hill	Avening	2.30	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Grade 3 Agricultural Land (9.74%) The site is a greenfield site located to the southwest of Avening. The site is within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) as having 'High' landscape sensitivity. The site is on a steep hill and provides extensive views over Avening. It would be prominent in the settlement's backdrop. There is no existing access to the site. A suitable access may be difficult to create due to topography. The site contains a lot of vegetation and development may harm biodiversity. A Public Right of Way cuts through the site. The site is unsuitable for development due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

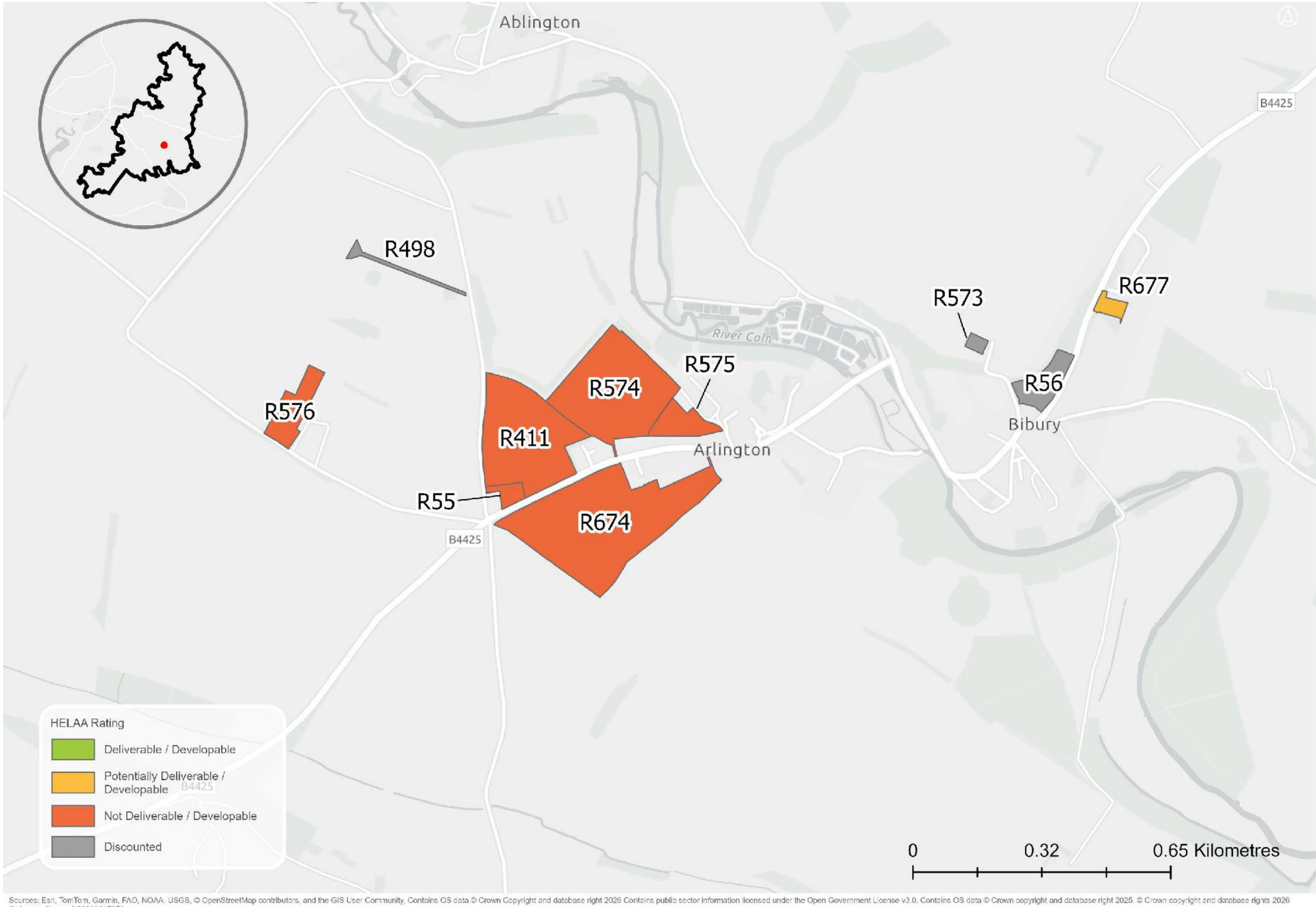
Beverston



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R581	Old Cranmore Buildings	Beverston	0.92	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard area (Kemble) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include the cost associated with the potential demolition or conversion of the existing structures.	Potentially Deliverable / Developable	15	
RUR_E21	Babdown Industrial Estate Extension	Beverston	12.31	Greenfield	Employment	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Kemble) The site is a in a sensitive location within the Cotswolds National Landscape. The site is on agricultural land surrounding a large industrial site. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for employment intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2015. Availability has not been confirmed since.	Potentially achievable	Site is a potentially viable development typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	0	61564.82

Bibury



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R55	Land adjacent to Meadowlands Cottages	Bibury	0.36	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Clearwater Flooding The site is a brownfield site located to the west of Bibury. The site is within a sensitive location in the Cotswolds National Landscape. It is assessed as having 'Medium-High' landscape sensitivity. There is existing access to the site from an access road along the western boundary. Further investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is disconnected from the main settlement of Bibury and would have harmful impacts on the National Landscape. The site is unsuitable for development due to landscape sensitivity and unsustainable location.	Potentially available	Site is submitted through the Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R411	19 Acres	Bibury	5.36	Greenfield	Mixed use	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Cotswolds National Landscape • Fairford Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater Flooding The site comprises greenfield to the west of Bibury. The site is in a sensitive location within the Cotswolds National Landscape. It has been assessed to have 'High' landscape sensitivity. The site is part of open countryside. There is no existing access onto the site, though this could potentially be provided from the access road along the western boundary. Further investigation is required to determine whether suitable access could be provided. The site is prominent in views looking eastwards. Development of the site may result in the loss of best and most versatile agricultural land. Development of the site would result in extended ribbon development along the northern side of the B4425. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R574	1st Severals	Bibury	5.70	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Clearwater Flooding The site is a greenfield site located to the west of Bibury. The site is within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is an existing narrow access to the site from the road to the south. Further investigation may be required to determine whether the access is suitable for residential intensification. There are Public Rights of Way running along the northeastern and southwestern boundaries. Development may lead to the loss of best and most versatile agricultural land. The site is adjacent to the Ablington Conservation Area, and it is also within the setting of several Listed Buildings. Any heritage impacts would need to be mitigated. Development of the site would not be in character with the existing pattern of development. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

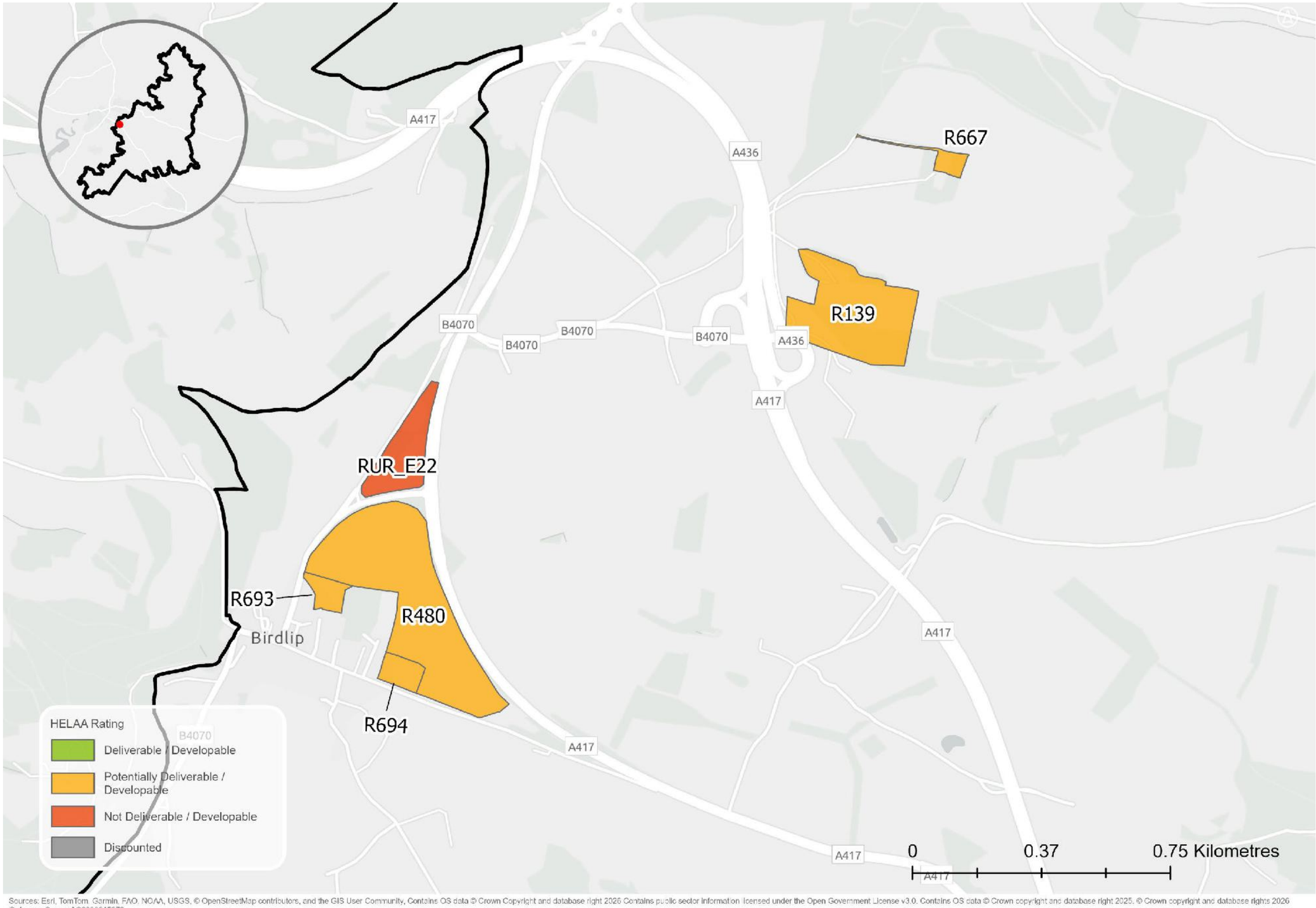
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R575	Front Paddock	Bibury	0.97	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Clearwater Flooding Site is partly within / contains: - Grade 3 Agricultural Land (89.17%) - Airfield Safeguard Area - Little Rissington (4%) The site is a greenfield site located to the west of Bibury. The site is within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is no existing access to the site. Access could potentially be created from the existing development to the east, but further investigation is required to determine whether this is feasible and suitable. There is a Public Right of Way running along the northeastern boundary. Development may lead to the loss of best and most versatile agricultural land. The site is adjacent to the Ablington Conservation Area, and it is also within the setting of several Listed Buildings. Any heritage impacts would need to be mitigated. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R576	Meadowlands Farm	Bibury	1.25	Brownfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding - Airfield Safeguard Area - Fairford The site is a brownfield site located to the west of Bibury currently in commercial use. The site is within a sensitive location in the Cotswolds National Landscape. There is existing access to the site from Hay Lane. Further investigation would be required to assess whether the access is suitable for intensification. Development may lead to the loss of best and most versatile agricultural land. The site is remote from Bibury and is in an unsustainable location for development. The site is unsuitable for development due to unsustainable location and harmful impact on the National Landscape.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
R674	Land south of B4425, GL7 5ND	Bibury	8.79	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Clearwater Flooding - Grade 3 Agricultural Land The site is a greenfield site located to the southwest of Bibury. The site is within a sensitive location in the Cotswolds National Landscape. It is assessed as having 'High' landscape sensitivity. There	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							are well-used Public Rights of Way running along the southwestern and southeastern boundaries. The site is flat and in a prominent location, where any development would be prominent on approaches along the road on the northern edge. There is a narrow existing access from the northeast, but this may not be suitable for intensification. Further investigation is required to determine whether a suitable access could be created elsewhere. The site is unsuitable for development.							
R677	Land off Aldsworth Road, GL7 5PA	Bibury	0.33	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Little Rissington - Grade 3 Agricultural Land Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Clearwater Flooding (6%) The site is a greenfield site located to the northeast of Bibury. The site is within a sensitive location in the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is a Public Right of Way running along the eastern boundary. The site backs onto existing residential development. There is no existing access onto the site, and this may be difficult due to poor visibility along the B4425. The site is not	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	9	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							adjacent to the main settlement at Bibury and would add to the ribbon development along the B4425. The site is potentially suitable for development subject to consideration of impact on National Landscape and consideration of other identified constraints.							

Birdlip / Cowley / Coberley



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

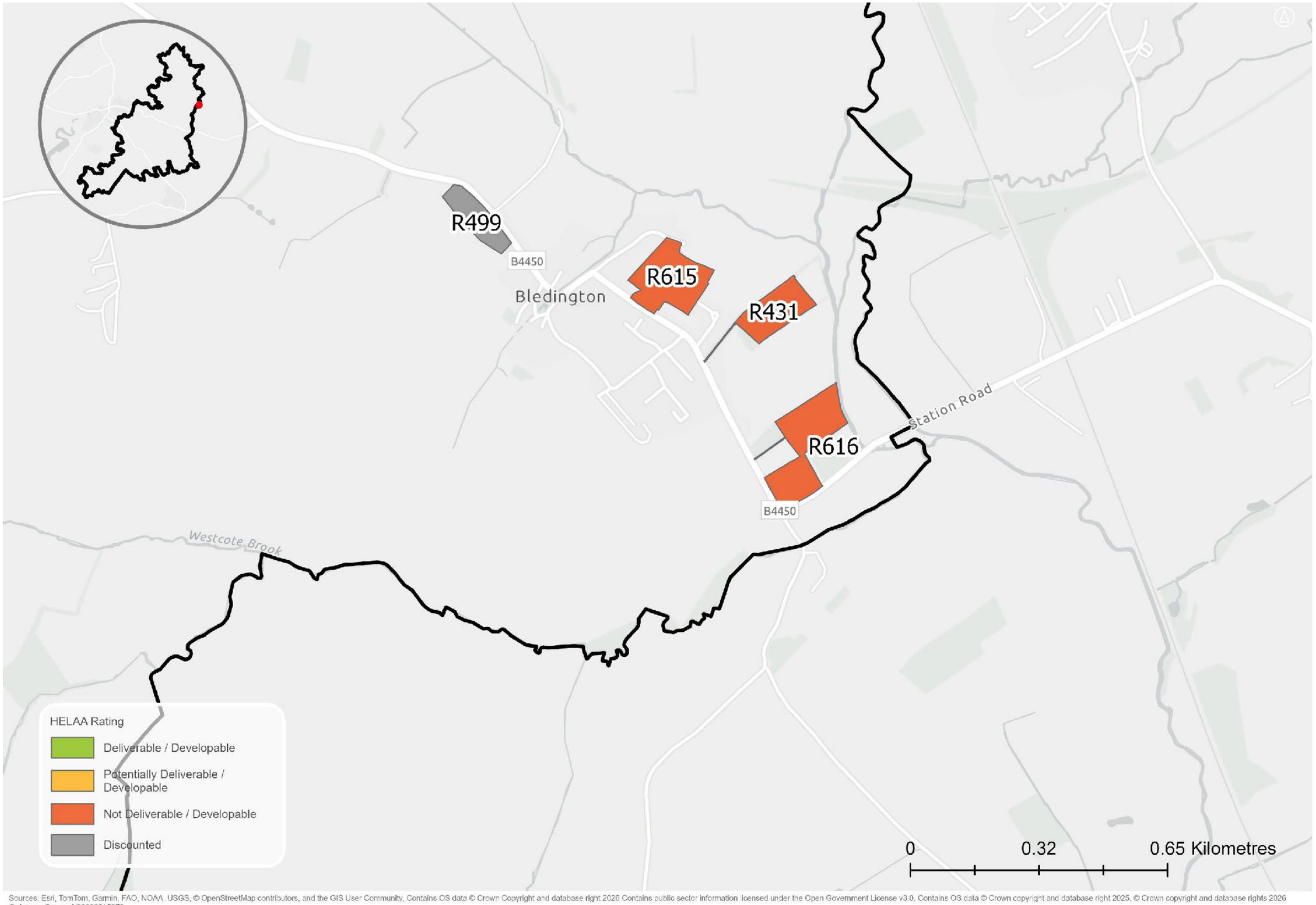
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R139	Rushwood Kennels	Cowley	8.29	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) - Airfield safeguard area (Staverton) Site is partly within / contains: - Deciduous woodland (46%) The site is a in a sensitive location within the Cotswolds National Landscape. There is a PRoW cutting through the site which may impact the developable area. There is existing access onto the site via local lanes. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	122	
R480	Land at Birdlip	Birdlip	14.04	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Cotswolds National Landscape • Staverton Airfield Safeguard Area Site is partially within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (43%) The site comprises greenfield to the northeast of Birdlip. The site is in a sensitive location within the Cotswolds National Landscape. There are two existing agricultural accesses onto the site. Further investigation is required to determine whether these are suitable for intensification.	Potentially available	Site is submitted through Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	386	

						Potentially suitable	The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available		Potentially achievable		Potentially Deliverable / Developable	
R667	Land west of Coberley	Coberley	0.66	Mix		Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield safeguard areas (Staverton) - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) Site is partly within / contains: - Deciduous woodland (37%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is adjacent to an ancient woodland, mitigation or buffers maybe required to reduce impact of development. There is a PRoW cutting through the site which may impact the developable area. There is existing access onto the site from private access lanes. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	12

R693	Land adjacent to Birdlip village, GL4 8BN (Plot 1)	Birdlip	0.91	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Cotswolds National Landscape • Staverton Airfield Safeguard Area The site comprises greenfield to the north of Birdlip. The site is in a sensitive location within the Cotswolds National Landscape. There is no existing access onto the site and therefore development would be subject to adjacent available sites. Further investigation is required to determine whether suitable access is achievable. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	22
R694	Land adjacent to Birdlip village, GL4 8BN (Plot 2)	Birdlip	1.00	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Cotswolds National Landscape • Staverton Airfield Safeguard Area Site is partly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (5%) The site comprises greenfield to the east of Birdlip. The site is in a sensitive location within the Cotswolds National Landscape. There is no existing access onto the site and therefore development would be subject to adjacent available sites. Further investigation is required to determine whether suitable access is achievable. The site is prominent in approaches along Cirencester Road / Ermin Way and development would have harmful impacts on the landscape setting. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	25

RUR_E22	Land adjacent to the Cricket Ground	Birdlip	3.18	–	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Cotswolds National Landscape • Staverton Airfield Safeguard Area Site is partly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (10%) • Deciduous woodland (25%) The site comprises greenfield to the north of Birdlip. The site is in a sensitive location within the Cotswolds National Landscape. There is no existing access onto the site. Further investigation is required to determine whether suitable access is achievable. The site contains an area of Common Land in the north. The site is not adjacent to the main settlement of Birdlip and would result in remote development in an unsustainable location. The site is unsuitable for development.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0

Bledington

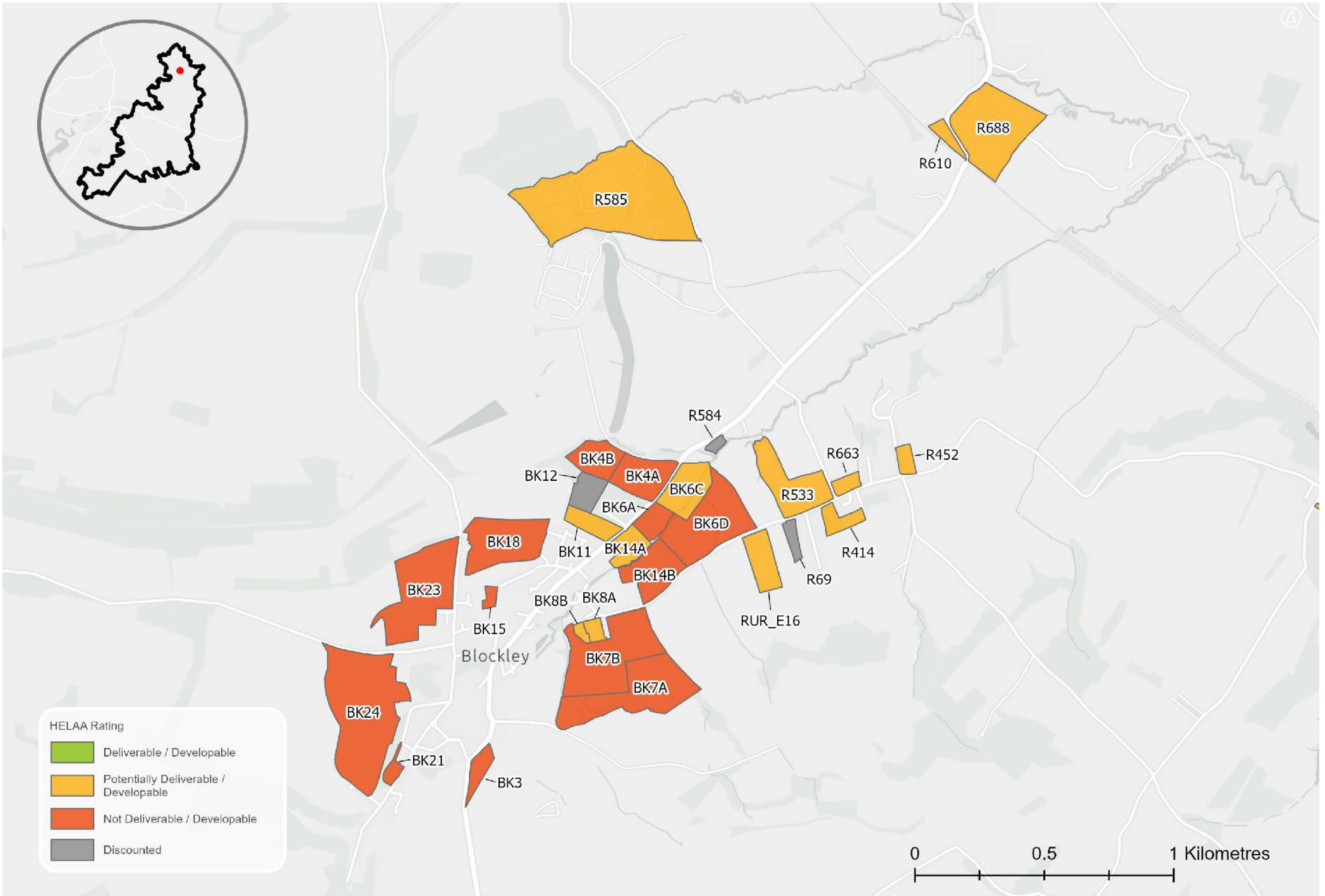


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R431	Land north-east of Bledington Primary School	Bledington	1.64	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation area - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The site is adjacent to the existing settlement. There is no suitable existing or proposed access onto the site and is therefore unsuitable.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
R615	North of Main Street	Bledington	2.44	Mix	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Conservation area (9.26%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is primarily in agricultural use and the is a Traditional Orchard in the South West of the site reducing the developable area. The site cannot be accessed without harm to trees within the Conservation Area or the demolition of a Non-Designated Heritage Asset. The Conservation Area wraps around the southern, western and northern boundaries, and the site is within its rural setting. The site is also opposite Grade II listed buildings to the south (The Thatched Cottage and Rose Cottage and Limestone Flag Wall) and west (Glebe Cottage; The Stewards House and Manor Cottage; and University Farmhouse). Development would have a significant harmful impact on their setting. The site is unsuitable for development.	Available	Site is submitted by the landowner through recent Call for Sites (2024) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R616	Station Road	Bledington	2.86	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Airfield Safeguard Area - Little Rissington • Airfield Safeguard Area - Oxford Kidlington Site is partly within / contains: • Grade 3 Agricultural Land (64.97%) • Traditional orchard (14%) The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The site is unsuitable for development due to high landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2024) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

Blockley / Draycott



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
BK3	Land east of Lower Street, south of Blockley	Blockley	1.04	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Clearwater and Superficial Deposits Flooding The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The site's development would not be in keeping with development pattern and would be an unacceptable intrusion into the Cotswolds National Landscape. The site is unsuitable for development.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
BK4A	Land north-west of Station Road	Blockley	2.97	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Clearwater and Superficial Deposits Flooding The site is separated from the built up part of Blockley by undeveloped land, so it would not be connected to Blockley. Its development would also not be in keeping with the development pattern and would be an unacceptable intrusion into the Cotswolds National Landscape. The site is unsuitable for development.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
BK4B	Land north of Blockley allotments	Blockley	2.19	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Clearwater and Superficial Deposits Flooding The site is separated from the built up part of Blockley by undeveloped land, so it would not be connected to Blockley. Its development would also not be in keeping with the development pattern and would be an unacceptable intrusion into the Cotswolds National Landscape. Flooding issues in north-east corner. The site is unsuitable for development.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
BK6A	Land north-east of The Limes, Station Road	Blockley	1.29	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 3 (0.87%) The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is part of a larger field and has an undefined northern boundary. The topography slopes down eastwards. The site neighbour's low density housing to the south and open countryside in all other directions. The site is very prominent in the landscape and from a Public Right of Way and its development would not be in keeping with the existing development pattern	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							and would be an intrusion into the Cotswolds National Landscape. It also contains several important trees and hedgerows and is also within Flood Zone 3b, 3a and 2 (Strategic Flood Risk Assessment Level 2) along south-eastern boundary. The potential for currently unknown heritage assets is also high due to the archaeology recorded on the adjacent site and the lack of previous investigation on this site, which would need further investigation if a development proposal were to come forward. The site is unsuitable for development due to high landscape sensitivity.							
BK6C	Land north-east of The Limes	Blockley	2.90	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (3.93%) - Flood Zone 3 (22.07%) The site is within the Cotswolds National Landscape. Part of the site lies within Flood Zone 2 and 3. Development of the site may result in loss of best and most versatile agricultural land. The site is potentially suitable for development subject to mitigation of impact on National Landscape and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	25	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
BK6D	Land north of Draycott Road	Blockley	6.44	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (0.82%) - Flood Zone 3 (4.42%) The site is separated from the built up part of Blockley by undeveloped land, so it would not be connected to Blockley. Its development would not be in keeping with development pattern and would be an unacceptable intrusion into the Cotswolds National Landscape. There are flooding issues in the north of the site. It is highly visible in the landscape and is an inappropriate scale of development. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
BK7A	Fields south of Sheaf House Farm (part A)	Blockley	7.21	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Deciduous woodland (13%) The site is not in keeping with development pattern of Blockley and any development would be an unacceptable intrusion into the Cotswolds National Landscape. The topography rises from north to south and development would by highly visible within the landscape. Development of this site would also be an inappropriate scale of	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development for Blockley and would be unrelated to the settlement pattern. The site is unsuitable for development due to landscape sensitivity.							
BK7B	Land south of Sheaf House Farm (part B)	Blockley	7.78	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Clearwater and Superficial Deposits Flooding The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is not in keeping with development pattern of Blockley and any development would be an unacceptable intrusion into the Cotswolds National Landscape. The topography rises from north to south and development would by highly visible within the landscape. Development of this site would also be an inappropriate scale of development for Blockley and would be unrelated to the settlement pattern.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development due to landscape sensitivity.							
BK8A	Sheaf House Farm Buildings	Blockley	0.55	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - Clearwater and superficial deposits flooding The site is located within the Cotswolds National Landscape and is assessed to have a low-medium landscape sensitivity. The site is adjacent to the existing settlement. There is existing access onto the site from Draycott Road. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site availability confirmed with landowner in September 2024	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.There may be viability concerns given the recent development of successful businesses on the site.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
BK8B	Land west of Sheaf House Farm Buildings	Blockley	0.39	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - Clearwater and superficial deposits flooding The site is located within the Cotswolds National Landscape and is assessed to have a low-medium landscape sensitivity.. There is existing access onto the site from Draycott Road. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site availability confirmed with landowner in September 2024	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.There may be viability concerns given the recent development of successful businesses on the site.	Potentially Deliverable / Developable	9	
BK11	Former allotments, Station Road	Blockley	1.46	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land Site is partially within / contains: - Area susceptible to groundwater flooding - flood type - clearwater and superficial deposits flooding (86%) - Area susceptible to groundwater flooding - flood type - superficial deposits flooding (14%) The site is a in a sensitive location within the Cotswolds National Landscape of medium landscape sensitivity. The site is adjacent to the existing settlement. Allotments were previously located on this site but were recently relocated to the site to the north. There is existing access onto the site from Station Road. Investigation may be required to determine whether the access is	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	40	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
BK14A	The Limes	Blockley	1.52	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - superficial deposits flooding Site is partially within / contains: - Flood Zone 2 (2.32%) - Flood Zone 3 (3.22%) The site is a in a sensitive location within the Cotswolds National Landscape of low landscape sensitivity. The site is adjacent to the existing settlement. There is existing access onto the site from Station Road. Investigation may be required to determine whether the access is suitable for residential intensification. The are six TPOs on the site. The site is potentially suitable for development subject to suitable access, consideration of the	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	39	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
BK14B	Land south-east of The Limes and north-west of Draycott Road	Blockley	3.26	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - superficial deposits flooding Site is partially within / contains: - Flood Zone 2 (1.38%) - Flood Zone 3 (3.13%) The site is located inside the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Principal and Non-Principal Settlements to have 'High-Medium' landscape sensitivity. The site is partly a field used for crop production and is partly sapling trees. It slopes down towards a stream along the northern boundary and is within Flood Zones 3b, 3a and 2 (SFRA Level 2) along north-west boundary. The site is neighboured by housing to the north and a completed 23 dwelling development to the west (ref:	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							15/01020/OUT). The site has a very open and rural feel. It is visible from the A4479 and Draycott Road and its development would be an unacceptable intrusion into the Cotswolds National Landscape. The site is unsuitable for development due to high landscape sensitivity.							
BK15	Land off Park Road (Park Barn House & Burgred Barn)	Blockley	0.37	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Clearwater and Superficial Deposits Flooding The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity – the highest category of sensitivity. The site comprises large gardens to the rear of Park Road. The gardens contain several semi-mature trees and an orchard and are enclosed by hedgerows to the north and south. Neighbouring uses include housing to the north-east, further gardens to the south and west, a graveyard to the east, and open countryside to the north. The site is in dual ownership	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							and both parties are willing to develop it. However, it forms an important green open space that contributes positively to the setting of the Conservation Area and the Cotswolds National Landscape. The introduction of new residential development into the area would result in an encroachment of development up the hillside. The existing land also acts as an important green buffer between development on Park Road and that extending back from Station Road. There are also concerns regarding how a suitable access can be achieved. The site is unsuitable for development due to high landscape sensitivity.							
BK18	Land East of Park Road	Blockley	5.14	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - superficial deposits flooding The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. Proposed development would be an unacceptable intrusion into the Cotswolds National Landscape and is also mapped as Historic Landscape Characterisation in the National Landscape. The site is on a steep slope and its structure would not be in keeping with the development pattern of Blockley. The site would also be visible on higher ground from around the village, changing the views that	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							frame Blockley and losing the rural feel and quality of the National Landscape. There is also a potential issue with the car parking for Park Lane residents being all on street, and the extra traffic to and from the site could exacerbate problems there. The site is unsuitable for development due to high landscape sensitivity.							
BK21	Land west of High Street	Blockley	0.54	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - Clearwater and superficial deposits flooding Site is partially within / contains: - Conservation area (62.75%) - Deciduous woodland (40%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is adjacent to the existing settlement. There is no existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is unsuitable to deliver 5 or more dwellings.	Available	Availability confirmed with landowner in 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
BK23	Land west of Park Road	Blockley	7.46	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Clearwater and Superficial Deposits Flooding The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The site is unsuitable for development due to high landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
BK24	Land south of Greenway Road	Blockley	12.12	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Clearwater and Superficial Deposits Flooding The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The site is unsuitable for development due to high landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
R414	Barnfield, land south of Northcot Lane	Draycott	1.11	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) (42%) The site is a in a sensitive location within the Cotswolds National Landscape. There is no existing access onto the site. Investigation may be required to determine whether the access is suitable for residential	Potentially available	Site is submitted through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	30	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.							
R452	Land adj Northcot Land, east of village	Draycott	0.68	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) (42%) The site is a in a sensitive location within the Cotswolds National Landscape. There is no existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	16	

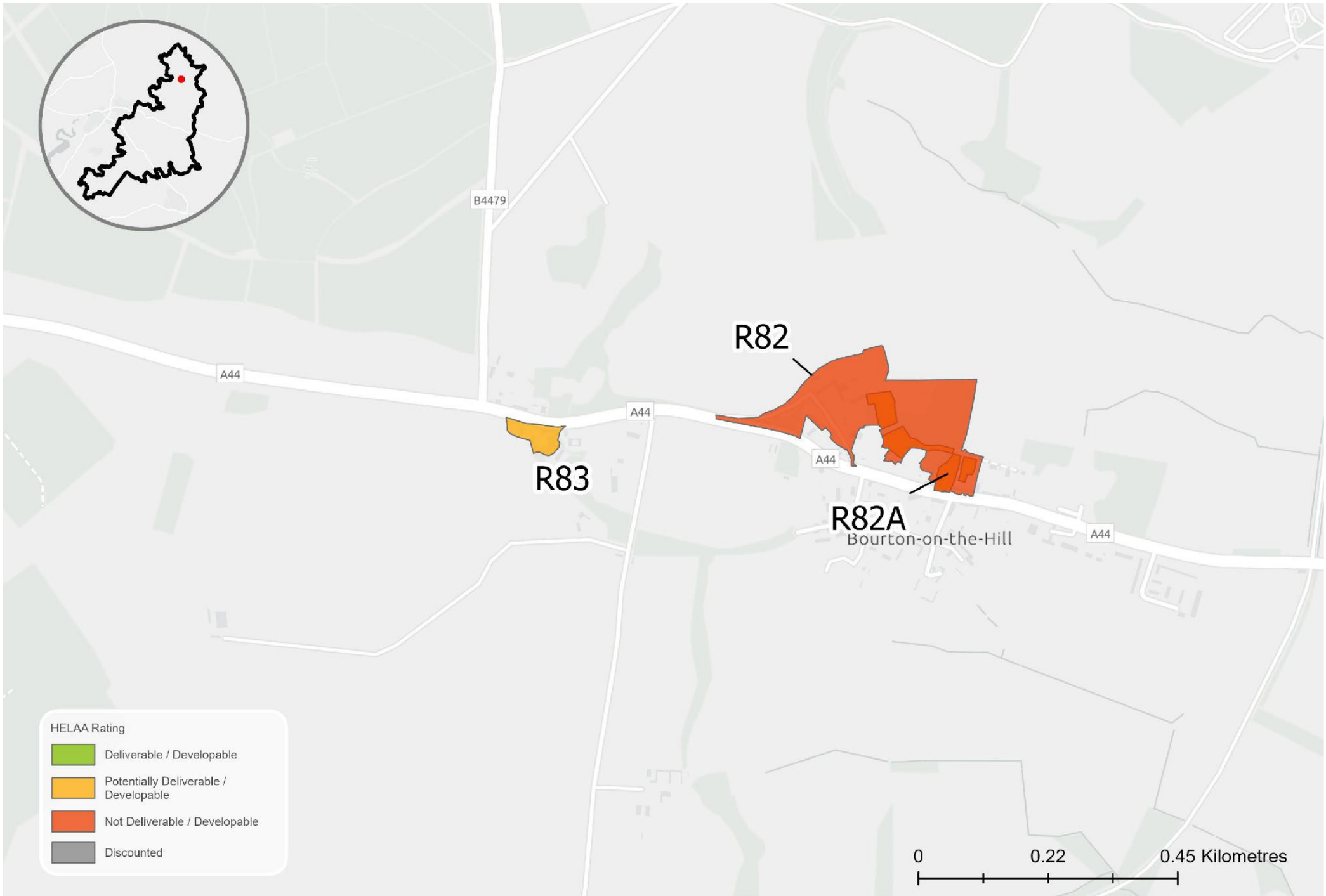
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R533	Timber yard, Draycott Road	Blockley	4.19	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The site is adjacent to the existing settlement. There is a PRoW cutting through the north of the site. There is existing access onto the site from Draycott Road. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	114	
R585	Northwick Business Centre, Blockley	Blockley	17.00	Brownfield		Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partly within / contains: - Deciduous woodland (30%) The site is a in a sensitive location within the Cotswolds National Landscape. The existing site is a industrial centre and is adjacent to an ancient woodland. There is a PRoW cutting through the north of the site. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	325	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R610	Land adjacent to Northcot Brick	Blockley	0.68	Greenfield		Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The existing site is agricultural adjacent to an railway line. There is existing access onto the site from the B4479. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	17	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R663	Land off Draycott Road Rd	Blockley	0.65	Greenfield		Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The site is primarily in agricultural use. There is existing access onto the site from Northcot Ln. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	15	
R688	Spittle Farm, Paxford	Blockley	7.60	Greenfield	Agriculture	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Special Landscape Area - Moreton-in-Marsh Surrounds Special The site is a in a sensitive location within the Cotswolds National Landscape. There are two PRoWs cutting through the site. There is existing accesses onto the site from the B4479. Investigation may be required to determine whether the access is suitable for employment intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	208	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
RUR_E16	Land at Tanzie Field	Blockley	2.15	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. There are two PRoWs cutting through the site. There is existing accesses onto the site from Draycott Road. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	59	

Bourton-on-the-Hill



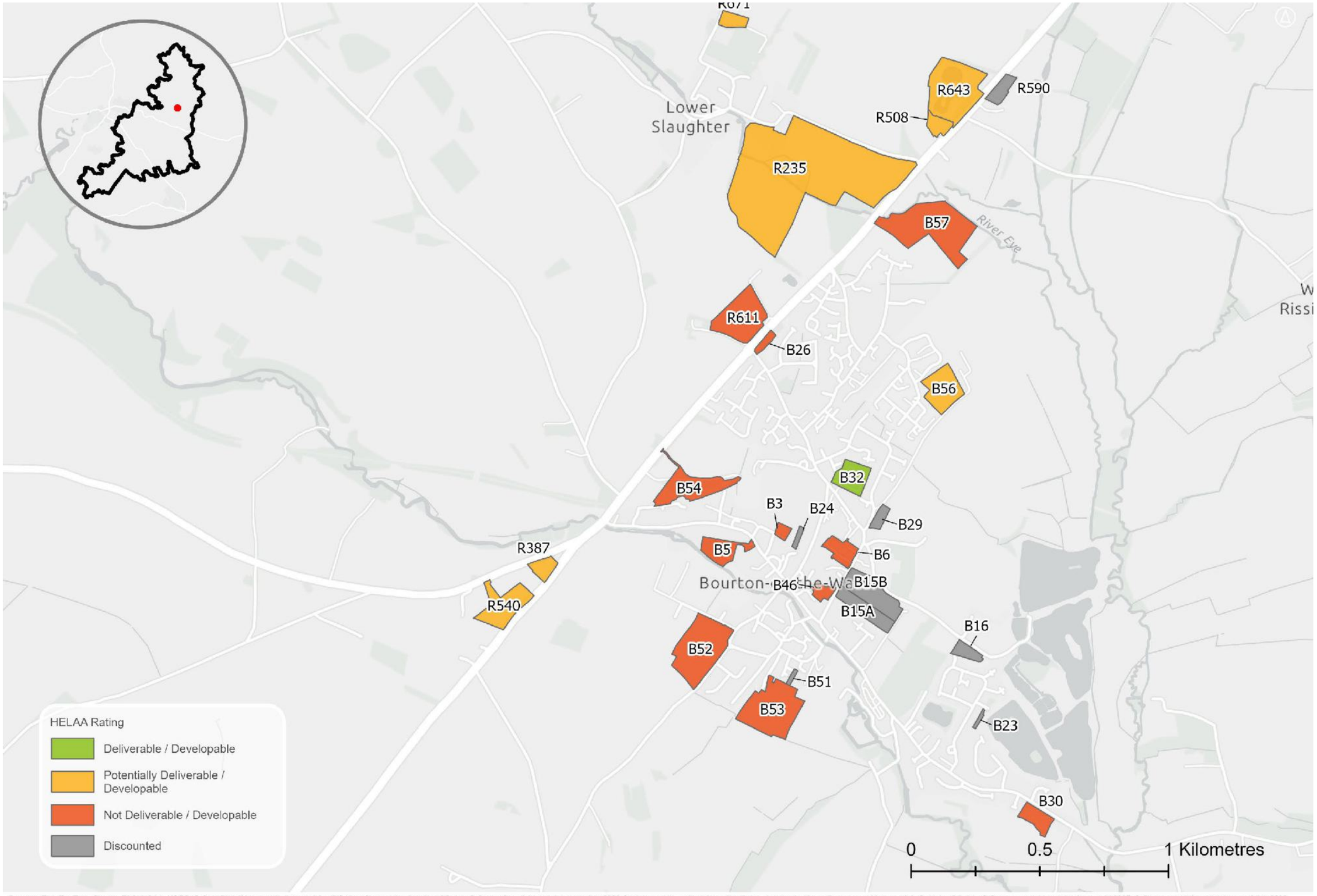
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R82	Middle Farm	Bourton-on-the-Hill	4.77	Mix	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Conservation area (59.63%) - Listed Building Grade 2 (Middle Farmhouse) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. Approximately 2/3 of the site is in a conservation area. A section of the site is also allotments. It incorporates several Grade II listed buildings (including curtilage listed buildings) and is within the setting of various others that front onto the A44. Whilst some buildings may be suitable for conversion, the site is unsuitable for allocation in the Local Plan and could not deliver 5 or more homes owing to heritage constraints. Highway issues may prevent any development from coming forward. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Site is submitted by the landowner through the Call for Sites 2008. Availability has not been confirmed since.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R82A	Land at Middle Farm	Bourton-on-the-Hill	0.73	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Conservation area (89.61%) The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is primarily within the Conservation Area. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. The site is potentially suitable for development subject to mitigation of impact on National Landscape and consideration of other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2016. Availability has not been confirmed since.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	18	
R83	The Quarry Filling Station and Bungalow	Bourton-on-the-Hill	0.35	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. The existing site has a petrol station., with a PRoW cutting through the middle. There is existing access onto the site from A44. Investigation may be required to determine whether the access is suitable for residential intensification. The a small portion of the site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts	Potentially available	Site is submitted by the landowner through the Call for Sites 2019. Availability has not been confirmed since.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	6	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							on the Cotswolds National Landscape and other identified constraints.							

Bourton-on-the-Water / Lower Slaughter / Cold Aston / Driffield



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
B3	Land adjacent to the Rectory, Rectory Lane	Bourton-on-the-Water	0.27	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The site is adjacent to the Conservation Area to the south, and is also within the setting of a number of Listed Buildings. Any heritage impacts would need to be mitigated. There is no existing access onto the site. Investigation may be required to determine whether suitable access could be created. The site is unsuitable for development due to significant heritage impacts and landscape sensitivity.	Potentially available	Site is submitted by the landowner through Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
B5	British Legion Site	Bourton-on-the-Water	1.20	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Flood Zone 2 (14.51%)	Unavailable	Site currently used as the British Legion Branch social club, an auction house, car park and a playing field. The leases for the existing developed uses extend beyond 15	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							- Flood Zone 3 (64.51%) The site is a partly brownfield site located on the western edge of Bourton-on-the-Water. The site is in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site from the east. Further investigation is required to determine whether this is suitable for intensification. The eastern part of the site is previously developed. A majority of the site is located within Flood Zone 2 and Flood Zone 3. The site is unsuitable for development due to substantial flood risk.		years. The playing field is owned by the parish council and has a covenant to "hold the land as a public ground for the resort and recreation of adults and for a playground for children and youths".					
B6	Car park adjacent Police Station	Bourton-on-the-Water	0.91	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is located inside the Cotswolds National Landscape sensitivity. There are a number of TPOs on the boundaries of the site. The site is within the setting of the Conservation Area, and is also near to a Scheduled Monument. There may be issues relating to heritage impact. The site is currently in use as a parking lot and therefore has existing access.	Unavailable	The site was introduced to the SHELAA through the Urban Capacity Study although it has subsequently been confirmed that the land is not available for development.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	32	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable subject to mitigation of heritage impacts and consideration of other identified constraints.							
B26	Land between Fosseway & Springvale, known as Springfield Allotments	Bourton-on-the-Water	0.28	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is in active allotment use and should be retained if needed unless a suitable alternative location can be found. In addition, the site is linear, is in close proximity to the Fosse Way and contributes to the landscape setting of Bourton when viewed from the Fosse Way. Furthermore, the site has access issues and breaks away from the existing settlement pattern. The site is also within the Cotswolds National Landscape. The site is unsuitable for development due to the identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
B30	Large gardens Rissington Road	Bourton-on-the-Water	0.84	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partly within / contains: - Flood Zone 3 (59.49%) - Flood Zone 2 (30.12%) The site is in a sensitive location within the Cotswolds National Landscape. A large portion of the site is within Flood Zone 2 and Flood Zone 3, and significant flood mitigation measures would be required. There is existing access onto the site from Rissington Road. The site is unsuitable for development due to flood risk.	Unavailable	Site consists of back gardens in multiple ownership. Site has not been submitted as available.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
B32	Former Co-Operative Food Store, Station Road	Bourton-on-the-Water	1.29	Brownfield	Housing	Suitable	Site has planning permission (24/00627/FUL) for phased redevelopment of residential and retirement housing and associated works and is not yet fully built out. The site is considered deliverable within 0-5 years.	Available	Site has planning permission (24/00627/FUL) for phased redevelopment of residential and retirement housing and associated works and is not yet fully built out. The site is considered deliverable	Achievable	Site has planning permission (24/00627/FUL) for phased redevelopment of residential and retirement housing and associated works and is not yet fully built out. The site is considered deliverable	Deliverable / Developable	45	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
									within 0-5 years.		within 0-5 years.			
B46	The Manor	Bourton-on-the-Water	0.44	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation area - Airfield Safeguard Area - Little Rissington - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Listed Building Grade 2 The site is a in a sensitive location within the Cotswolds National Landscape. There is no existing access onto the site. Investigation may be required to determine whether suitable access is achievable for residential use. The site is within a Conservation Area and contains two Grade 2 Listed Buildings. The site is in the curtilage of a Listed Building. Conversion of the existing building is unlikely to meet the 5 dwelling minimum threshold. The site is unsuitable for development above the HELAA threshold.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
B52	Pockhill Farm, Pockhill Lane	Bourton-on-the-Water	3.84	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is within the Cotswolds National Landscape. Part of the site has planning permission for the conversion of one dwelling. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The site's topography rises above Bourton. New development would be highly visible within the landscape. The site also has access issues with very narrow approach roads, which would not be suited to an intensification of use. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
B53	Land at Broadlands	Bourton-on-the-Water	3.67	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site located to the south of Bourton-on-the-Water. The	Potentially available	Site is submitted by the landowner through Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							site is in a sensitive location within the Cotswolds National Landscape. The site has an open character and is part of Bourton's rural edge. There are Public Rights of Way running through the site. There is a small access onto the site from the northwest, however this is unlikely to be suitable for residential intensification. The site is unsuitable for development due to landscape sensitivity and access issues.							
B54	Land off Lansdowne Road and Green Lake Close	Bourton-on-the-Water	2.29	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Deciduous woodland (29%) The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The former railway embankment currently provides a firm boundary between the built up area of the village and the Fosse Way. The removal of this embankment would remove the boundary. The embankment also provides a historic screening feature for the landscape setting of Bourton when viewed from the	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Fosse Way. The site is adjacent to a Scheduled Ancient Monument, which would negatively affect its setting. It also contains a pond, which would need to be retained within any development. The site is unsuitable for development due to landscape sensitivity and heritage impacts.							
B56	Land off Mallard Crescent	Bourton-on-the-Water	1.83	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 2 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is located inside the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Principal and Non-Principal Settlements (2025) to have "Low-Medium" landscape sensitivity. The site has existing access from the northwest off of Mallard Crescent. The site is located near to a Scheduled Monument to the south but there is already existing screening from vegetation. The site is modelled to be within an area with high Ground Water	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	38	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Flood risk which would require further investigation. The site is also adjacent to Priority Habitat land (coastal and floodplain grazing marsh) The site is potentially suitable subject to consideration of the identified constraints.							
B57	Land north of Bourton Industrial Estate	Bourton-on-the-Water	4.93	Greenfield	Employment	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield Safeguard Area - Little Rissington - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Coastal and floodplain grazing marsh Site is partially within / contains: - Flood Zone 2 (7.67%) - Flood Zone 3 (89.46%) - Grade 3 Agricultural Land (86.98%) - Airfield Safeguard Area - Oxford Kidlington (13%) The site is a greenfield site located on the northern edge of Bourton-on-the-Water. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed in the	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable development typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	0

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Study of Land Surrounding Principal and Non-Principal Settlements (2025) to have Medium landscape sensitivity. There is existing agricultural access onto the site from the southwest. Further investigation would be required to determine whether this is suitable for intensification. A majority of the site is located within Flood Zone 2 and Flood Zone 3 and would require significant flood risk mitigation. The site entirely overlaps with a priority habitat. The site is unsuitable for development due to substantial flood risk and potential impacts on priority habitats.							
R235	Manor Farm	Lower Slaughter	19.80	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (8.67%) • Flood Zone 3 (28.73%) • Grade 3 Agricultural Land (76.13%) • Grade 2 Listed Building • Conservation Area (3.06%) • Deciduous woodland (1%) The site comprises greenfield	Potentially available	Site is submitted by landowner through Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	340	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							to the southeast of Lower Slaughter. It lies within a sensitive location in the Cotswolds National Landscape. The site lies partly within the Lower Slaughter Conservation Area and contains a Grade II Listed Building. Any heritage impacts would need to be mitigated. The site lies partly within Flood Zone 2 and Flood Zone 3, and flood mitigation measures would be required. The site is currently accessed from Copse Hill Road, and the access is most likely suitable for intensification. The site is potentially suitable for development, subject to landscape sensitivity assessment, suitable access provision, and consideration of other identified constraints.							
R387	Land between the A436 and A429 Fosseway on Whiteshoots Hill	Cold Aston	0.63	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Little Rissington) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Schedule monument (Bourton Bridge Roman settlement) (73.48%) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site from Whiteshoots Hill.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Investigation may be required to determine whether a suitable access can be created for residential intensification. A significant area of the site is not developable due to the scheduled monument. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.							
R508	Land at Westwood, Fosseway, GL54 2EY	Lower Slaughter	0.60	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises brownfield associated with existing residential development to the east of Lower Slaughter. It lies within a sensitive location in the Cotswolds National Landscape. The site is accessed via an existing residential access road which is likely suitable for intensification. The site is well screened from the road to the southeast. The site is potentially suitable for redevelopment, subject to consideration of the significance of landscape impacts on the Cotswolds	Potentially available	Site is submitted through the Call for Sites 2016. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	15	

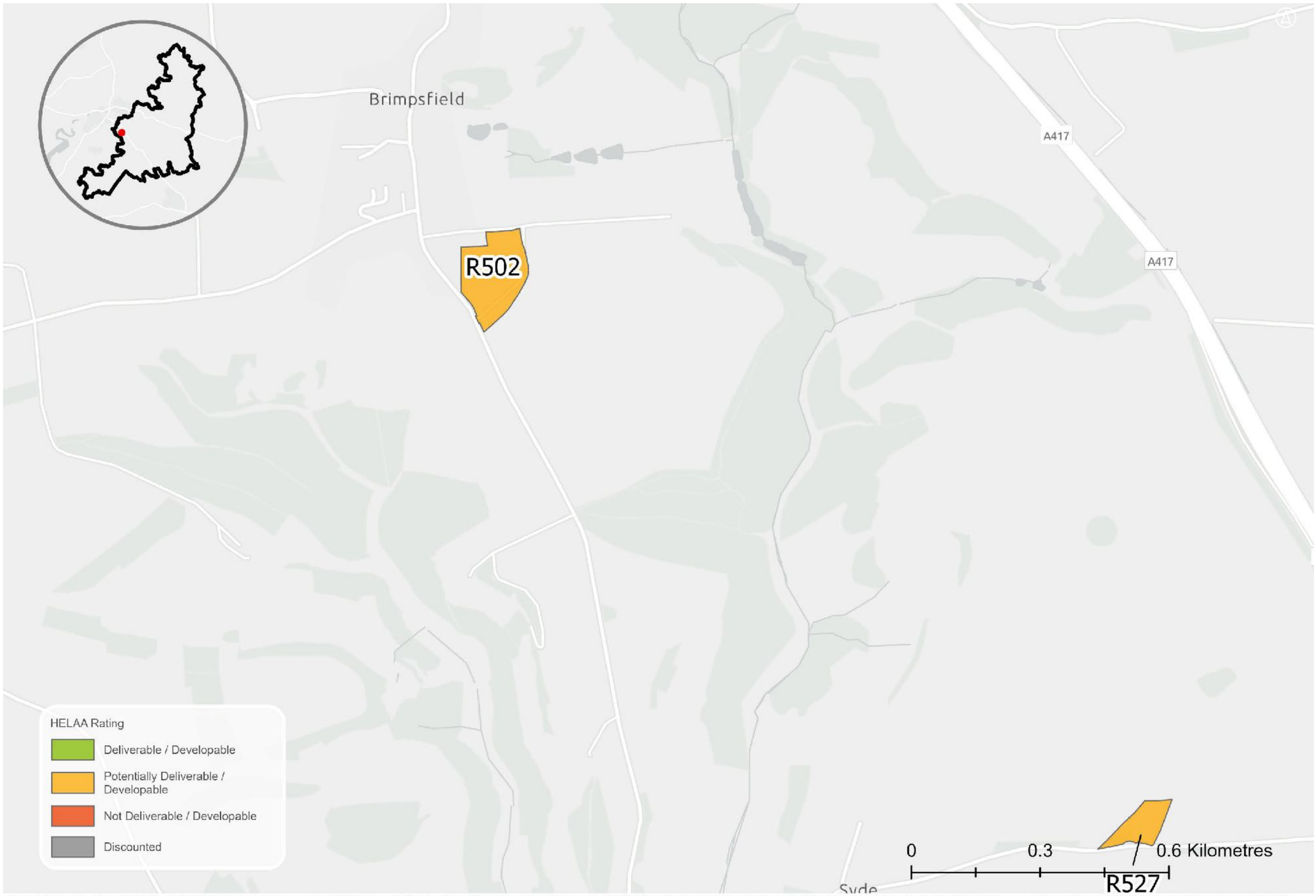
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							National Landscape and other identified constraints.							
R540	Land at Whiteshoots Hill, GL54 3BH	Cold Aston	2.07	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Little Rissington) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site from Whiteshoots Hill. Investigation may be required to determine whether a suitable access can be created for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	35	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R611	Bourton Vale Equestrian Centre	Lower Slaughter	2.77	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site in Lower Slaughter Parish but is adjacent to Bourton in the Water, on flat land outside the Development Boundary and lies within the Cotswolds National Landscape. Stow Road provides a very clear edge to Bourton-on-the-Water, and it is also a very busy road and a barrier to safe pedestrian and cycle movements into and from the settlement to access facilities such as schools. A residential scheme of this size could need interventions (roundabouts or traffic lights) to get people out in cars safely, which is often not supported by the Highways Authority on an A Road for relatively small residential scheme. A Right of Way Lower Slaughter Footpath 8 runs on the track adjacent to the site. The site is unsuitable for development due to location of the site breaking with the existing development pattern and concerns around access.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R643	The Old Gravel Pits, The Fosseway, GL54 2EY	Lower Slaughter	4.01	Brownfield	Housing / employment	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Historical Landfills (Old Gravel Pit) (37.92%) • Deciduous woodland (12%) The site is a brownfield site in industrial use to the east of Lower Slaughter. The site is in a sensitive location within the Cotswolds National Landscape. Part of the site consists of a Historical Landfill which may create remediation issues on site. The site is adjacent to a number of warehousing/industrial sites. The site is potentially suitable subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	96	20000
R644	Fosse Farm	Driffield	129.60	Greenfield	Strategic extension of Driffield	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) Site is partially within / contains: - Areas susceptible to groundwater flooding (Superficial Deposits Flooding)	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	3748	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							(22%) - Gas pipeline buffer - Cirencester / Dukes Brake (65%) - Oil pipeline buffer - 100m (1%) - Scheduled monument (Roman villa and earlier settlement remains 1120m east of Harnhill Manor (10.53%) - Flood zone 3 (1.18%) - Deciduous woodland (3%) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is a PRoW cutting through the middle of the site, may reduce developable area. There are existing multiple accesses onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.							

Brimpsfield / Syde



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R502	Land south of Plum Pudding, GL4 8LD	Brimpsfield	2.55	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Staverton - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	15	
R527	Harcombe Farm buildings, Syde	Syde	0.93	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguarding Area - Staverton • Areas susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield associated with an existing barns in the open countryside. It lies within a sensitive location in the Cotswolds National Landscape. The site is subject to a pending planning application (26/00083/FUL) for the conversation of farm buildings to form 5 residential dwellings and no significant access issues have been identified. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through the Call for Sites 2016. Availability has not been confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	5	

Broadwell



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R87	Land adjacent Bay Tree Cottage	Broadwell	0.29	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Conservation Area - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity – the highest category of sensitivity. The site is unsuitable for development due to high landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
R88	Land adjacent Kennel Lane	Broadwell	0.78	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Unable to confirm availability.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

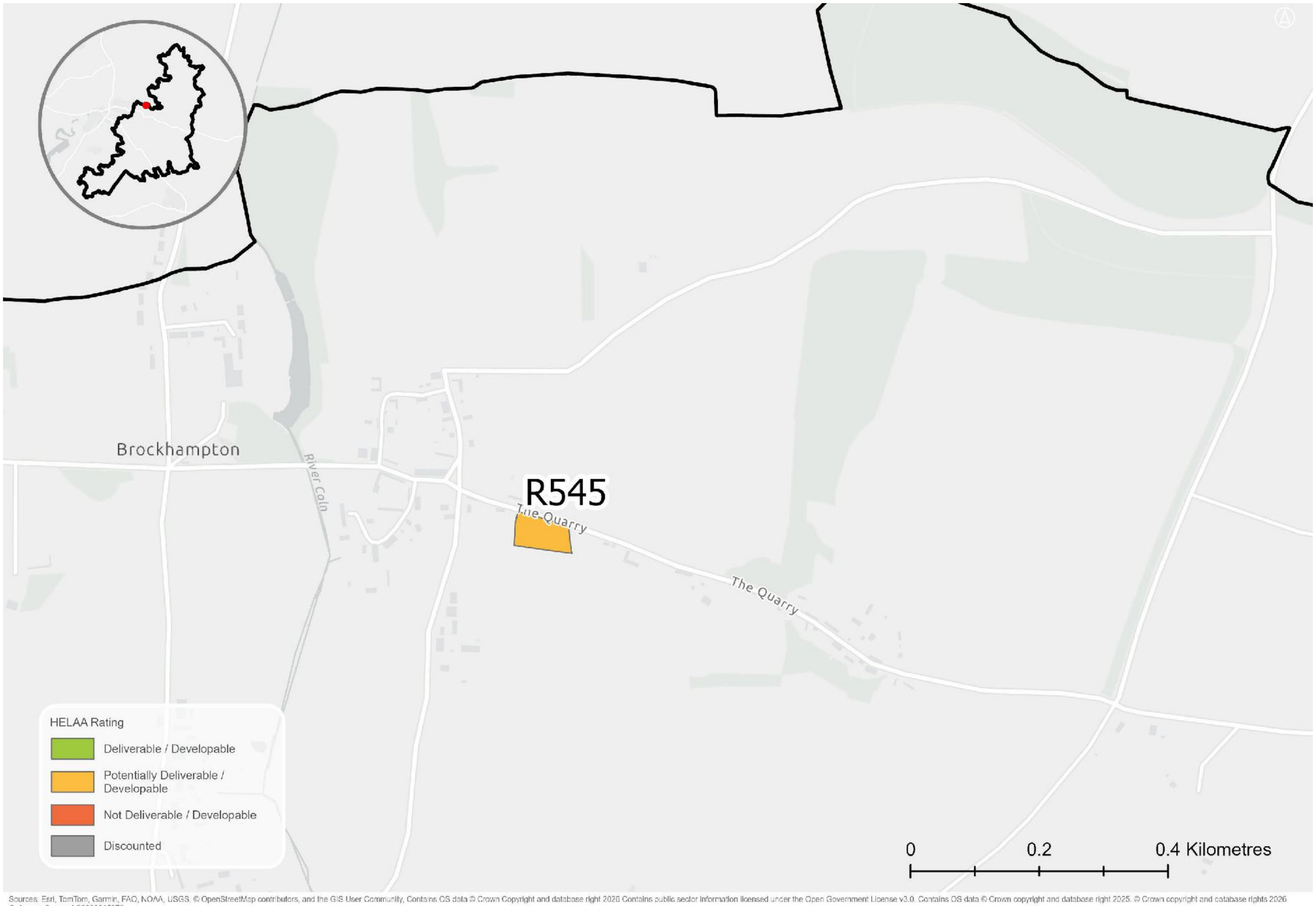
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R89	Land adjacent the Fox Inn	Broadwell	0.23	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield safeguard areas (Little Rissington and Oxford Kidlington) The site is a in a sensitive location within the Cotswolds National Landscape. The site is situated on the edge of the urban area adjacent to Broadwell and is currently in use for agriculture (Grade 3b). There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. There are multiple Grade 2 listed buildings in close proximity to the site. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	7	
R90	Land to rear of Timberley Cottage	Broadwell	0.60	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation area - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield safeguard areas (Little Rissington and Oxford Kidlington) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. There are multiple Grade 2 listed buildings in close proximity to the site. The site is potentially suitable for	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R654	Land off Broadwell Road, GL56 0TJ	Broadwell	1.31	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is unsuitable for development due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R675	Land parcel north of Broadwell Road, GL56 0TU	Broadwell	1.47	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington Site is partly within / contains: - Conservation Area (0.67%) - Moreton-in-Marsh Surrounds Special Landscape Area (1%) The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is unsuitable for development due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
R682	Field at Walkers Close, GL56 0TS	Broadwell	1.06	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Moreton-in-Marsh Surrounds Special Landscape Area The site is a greenfield site to the east of Broadwell. The site is in a sensitive location within the Moreton-in-Marsh Special Landscape Area. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. There is a small existing agricultural access to the site from the	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	29	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							southeast. Further investigation is required to determine whether this is suitable for intensification. The site is potentially suitable for development, subject to consideration of landscape impacts, suitable access and consideration of other identified constraints.							

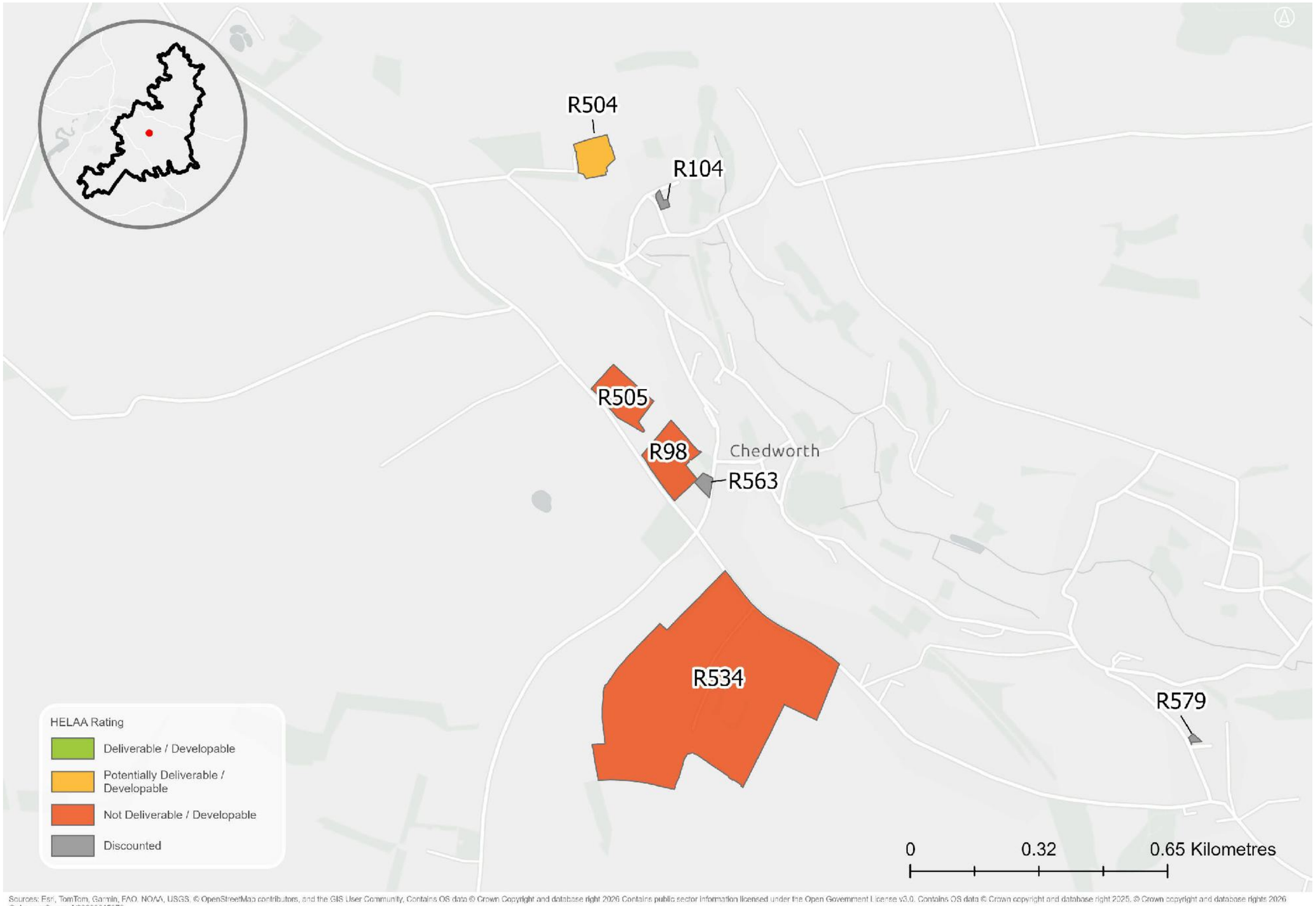
Brockhampton



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R545	Land at Brockhampton	Brockhampton	0.41	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the southeast of Brockhampton. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access onto the site from public highways, but this could potentially be created from the north. Further investigation is required to determine whether a suitable access can be developed. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site is submitted through the Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	12	

Chedworth



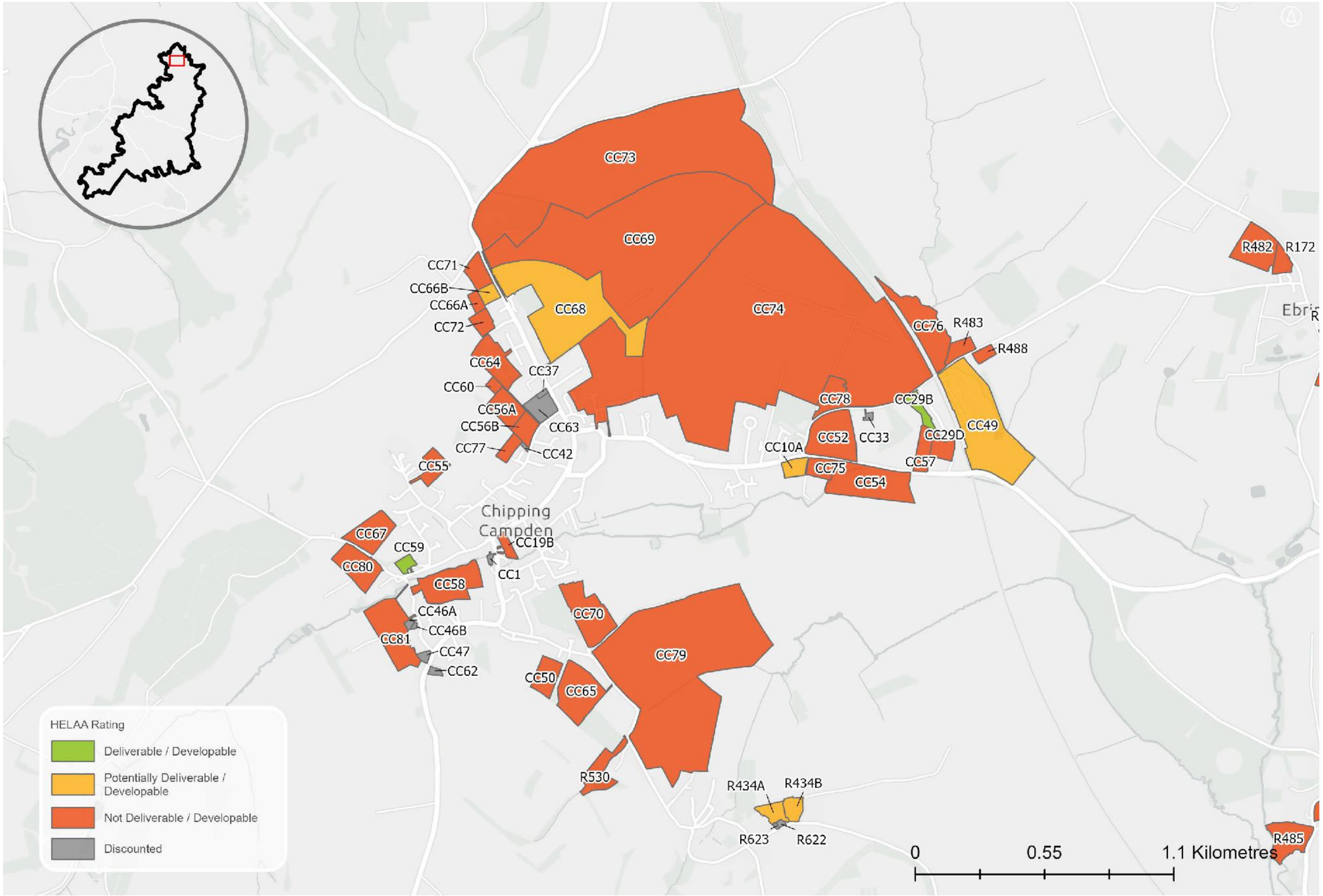
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government Licence v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R98	Field behind village hall	Chedworth	1.58	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is currently partly in use as sports fields which would need to be relocated. There is no existing access onto the site, though this could potentially be created from the adjacent site R563, from adjacent existing development or from Fields Road. The site is unsuitable due to landscape sensitivity.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
R504	Old Dairy	Chedworth	0.80	Greenfield	Tourism	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) Site is partially within / contains: • Grade 2 Listed Building • Conservation Area (87%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is primarily in agricultural use with some employment uses. There is existing access onto the site from Fields Road. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for	Potentially available	Site is submitted through the Call for Sites 2016. Availability has not been confirmed since	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include the cost associated with the potential demolition or conversion of the existing structures.	Potentially Deliverable / Developable	19	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development subject to suitable access and mitigation of the identified constraints.							
R505	Malthouse Grounds	Chedworth	1.26	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is not directly adjacent to the settlement and would result in isolated development away from the main settlement. There is no existing access onto the site, though this could potentially be created from Fields Road. Investigation may be required to determine whether access can be created. The site is unsuitable due to landscape sensitivity.	Potentially available	Site is submitted through the Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R534	Land at New Barn Farm and south of Fields Road	Chedworth	19.56	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land Site is partially within / contains: • Areas susceptible to groundwater flooding (Clearwater Flooding) • Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is not directly adjacent to the settlement and would result in isolated development away from the main settlement. There is no existing access onto the site, though this could potentially be created from Fields Road. Investigation may be required to determine whether access can be created. The site is unsuitable due to landscape sensitivity.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

Chipping Campden / Ebrington / Broad Campden / Paxford



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC10A	Land south of Station Road and east of Chandlers	Chipping Campden	0.73	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Flood Zone 2 (33.2%) • Flood Zone 3 (21.6%) The site comprises greenfield in the east of Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. It was assessed in the Study of Land Surrounding Key Settlements (2026) to have Medium-Low sensitivity. The site partially falls within Flood Zone 2 and Flood Zone 3, and some flood mitigation would be needed. There is no existing access onto the site, but this could be created from Station Road. Further investigation is required to determine whether a suitable access could be created. The site is potentially	Available	Site is submitted by the landowner in recent Call for Sites (2022)	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	9	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							suitable for development subject to suitable access and consideration of the identified constraints.							
CC19B	Cutts Garage	Chipping Campden	0.48	Brownfield	Housing / employment	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Grade 2 Listed Buildings • Conservation Area (73.88%) • Flood Zone 2 (33.55%) • Flood Zone 3 (66.45%) The site comprises	Potentially available	Site submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							brownfield associated with local commercial and parking within Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. The whole site falls within Flood Zone 2 and Flood Zone 3, and significant flood mitigation would be needed. Most of the site lies within the Chipping Campden Conservation Area and any heritage impacts would need to be mitigated. The site is currently accessed via a paved driveway off of Sheep Street. Further investigation is required to determine whether the existing access is suitable for intensification. The site is unsuitable for development given the extensive flood risk.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC29B	Campden Business Park Extension, Battlebrook Drive	Chipping Campden	0.67	Greenfield	Housing / employment	Suitable	The site is an adopted Local Plan site allocation and has planning permission for "Outline application for commercial/business development (Use Classes E(g), B2 and B8)" (ref: 21/03116/OUT) and Reserved Matters permission for "Appearance, Scale, Layout, Access and Landscaping for the erection of 78 self-storage units with a total of 1404sqm of B8 storage use" (ref: 23/03625/REM). It is not yet fully built out. The site is considered deliverable within 0-5 years.	Available	The site is an adopted Local Plan site allocation and has planning permission for "Outline application for commercial/business development (Use Classes E(g), B2 and B8)" (ref: 21/03116/OUT) and Reserved Matters permission for "Appearance, Scale, Layout, Access and Landscaping for the erection of 78 self-storage units with a total of 1404sqm of B8 storage use" (ref: 23/03625/REM). It is not yet fully built out. The site is considered deliverable within 0-5 years.	Achievable	The site is an adopted Local Plan site allocation and has planning permission for "Outline application for commercial/business development (Use Classes E(g), B2 and B8)" (ref: 21/03116/OUT) and Reserved Matters permission for "Appearance, Scale, Layout, Access and Landscaping for the erection of 78 self-storage units with a total of 1404sqm of B8 storage use" (ref: 23/03625/REM). It is not yet fully built out. The site is considered deliverable within 0-5 years.	Deliverable / Developable	0	1404
CC29D	Land south of Campden Business Park	Chipping Campden	0.89	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield site to the south of the Campden Business Park. It lies	Potentially available	Site is submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							within a sensitive location in the Cotswolds National Landscape. There is no existing access onto the site. Access would need to be created from the business park or through the site to the south with no obvious access point. Further investigation is required to determine whether a suitable access could be created. The site is in a remote and unsustainable location for housing. The site is unsuitable for development given potential access issues and its unsustainable location for housing.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC49	Campden BRI	Chipping Campden	9.68	Mix	Extension to Campden BRI	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Flood Zone 2 (9.43%) • Flood Zone 3 (17.24%) The site comprises a partly brownfield site to the east of Chipping Camden. The northern part of the site is occupied by Campden BRI which is an active employment site, while the southern portion of the site consists of agricultural fields. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site falls partly within Flood Zone 2 and Flood Zone 3, and some flood mitigation would be needed. There is existing access onto the northern part of the site. Further	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	248	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							investigation would be required to determine if it is suitable for intensification. The site is potentially suitable for development subject to mitigation of impact on the National Landscape and consideration of other identified constraints.							
CC50	Land rear of Chipping Campden Fire Station	Chipping Campden	1.39	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Grade 2 Agricultural Land (82.67%) • Grade 3 Agricultural Land (17.33%) The site comprises a greenfield site to the southwest of Chipping Camden. The site backs onto existing residential development. It lies	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Creation of a suitable access could impact on the viability of development.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium / High' landscape sensitivity. There is no existing access onto the site. Creation of an access would likely require demolition of structures to the north of the site. Development of the site would depart from the predominant settlement pattern. The site is unsuitable for development given the landscape sensitivity and lack of suitable access.							
CC52	Land north of Cam and west of Station Road	Chipping Campden	3.57	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Grade 1 Agricultural Land The site comprises a greenfield site to the east of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There are some small agricultural accesses onto the site. Further investigation would be required to determine whether these are suitable for intensification as this would likely require the removal of some hedgerow. The site rises to the northeast, making it prominent when approaching along Station Road. The site is unsuitable for development given the landscape sensitivity.							
CC54	Loverage, Land south of The Cam Road (B4035)	Chipping Campden	4.45	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Grade 1 Agricultural Land Site is partly within / contains: • Flood Zone 2 (24.04%) • Flood Zone 3 (46.62%) • Grade 2 Agricultural Land (88.35%) • Grade 1 Agricultural Land (11.65%)	Potentially available	Site is submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site comprises a greenfield site to the east of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. A majority of the site lies within Flood Zone 2 and Flood Zone 3, and significant flood mitigation measures would be required. There is an existing agricultural access from the northeast. Further investigation would be required to determine whether this is suitable for intensification. The site is in a remote and unsustainable location for housing. The site is unsuitable for development given the flood risk across the site and unsustainable location.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC55	Land to the rear of Whitacre, Hoo Lane, GL55 6AZ	Chipping Campden	1.13	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Clearwater Flooding • Grade 3 Agricultural Land The site comprises a greenfield site on the western edge of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. The site lies on a prominent hill which is prominent in surrounding views. There is an small existing access from the west. Further investigation would be required to determine whether this is suitable for intensification. A previous application for erection of 3 dwellings (ref:18/04339/FUL) was refused on the grounds that development would be harmful to the National Landscape and because of its prominence on an	Potentially available	Planning application refused in 2019. Site has not been resubmitted as available since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							elevated area of land. The site is unsuitable for development given the harmful impact on National Landscape and prominence of the site.							
CC56A	Land on North-West side of Back Ends	Chipping Campden	1.52	Greenfield		Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land Site is partly within / contains: • Areas Susceptible to Groundwater Flooding - Clearwater Flooding (28%) • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (72%) The site comprises a greenfield site to the northwest of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Key Settlements (2026) to have 'High' landscape sensitivity. The site lies on a hill that rises to the north which is prominent in surrounding views. There is existing access onto the site from an agricultural track along the eastern edge of the site. Further investigation would be required to determine whether this is suitable for intensification. The site is adjacent to the Chipping Campden Conservation Area, and forms part of its setting. There is a group TPO along the western edge of the site. The site is unsuitable for development given the landscape sensitivity and its prominent location.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC56B	Land on North-West side of Back Ends	Chipping Campden	0.95	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Grade 3 Agricultural Land The site comprises a greenfield site to the northwest of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site lies on a hill that rises to the north which is prominent in surrounding views. There is existing access onto the site from an agricultural track along the eastern edge of the site. Further investigation would be required to determine whether this is suitable for intensification. The site is adjacent to the Chipping Campden Conservation Area, and forms part of its setting. There is a group TPO along the western edge of the site.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development given the landscape sensitivity and its prominent location.							
CC57	Land at Little Oak, Paxford Road	Chipping Campden	1.13	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Grade 2 Agricultural Land The site comprises a partly brownfield site to the east of Chipping Camden. The site has been in use as a vineyard. It lies within a sensitive location in the Cotswolds National Landscape. There is existing access onto the site from The Cam to the south. Further investigation would be required to determine whether this is suitable for intensification. The site is not in the most sustainable location for	Potentially available	Site submitted by the landowner in Call for Sites 2016. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							housing and is located adjacent to employment uses to the northeast. The site is unsuitable for development given its unsustainable location.							
CC58	Land at the Craves, Blind Lane	Chipping Campden	3.30	Greenfield	Housing / community	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • Grade 3 Agricultural Land • Conservation Area Site is partly within / contains: • Flood Zone 2 (9.38%) • Flood Zone 3 (8.18%) The site comprises a greenfield site in the west of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. The site lies wholly within the Chipping Campden Conservation Area, and also forms part of the setting of numerous Grade II and Grade II*	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Listed Buildings. Any heritage impacts would need to be mitigated. There is some Flood Zone 2 and Flood Zone 3 extending along the northern edge of the site, and some flood mitigation measures would likely be required. There is a small existing agricultural access onto the site from Blind Lane, although this is unlikely to be suitable for intensification. The site is unsuitable for development given its sensitive location within the National Landscape and Conservation Area.							
CC59	Campden End, Park Road	Chipping Campden	0.42	Greenfield	Housing	Suitable	Planning permission for 5 dwellings (25/02239/OUT)	Available	Site has planning permission for 5 dwellings (25/02239/OUT) and is not yet fully built out. The site is considered deliverable within 0-5 years.	Achievable	Site has planning permission for 5 dwellings (25/02239/OUT) and is not yet fully built out. The site is considered deliverable within 0-5 years.	Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC60	Land at Hoo Farm, Back Ends	Chipping Campden	0.34	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land Site is partly within / contains: • Areas Susceptible to Groundwater Flooding - Clearwater Flooding (78%) • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (22%) The site comprises a brownfield site to the northwest of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. The site lies on a hill that rises to the north which is prominent in surrounding views. There is existing access onto the site from an agricultural track along the eastern edge of the site. Further investigation would be required to determine whether this is suitable for intensification. The site is adjacent to the Chipping Campden Conservation Area, and forms part of its setting. The site is unsuitable	Potentially available	Site submitted by the landowner in Call for Sites 2016. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							for development given the landscape sensitivity and its prominent location.							
CC64	Land off Grevel Lane, GL55 6HS	Chipping Campden	2.29	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape Site is partly within / contains: • Areas Susceptible to Groundwater Flooding - Clearwater Flooding (64%) • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (36%) • Grade 3 Agricultural Land (71.77%) • Grade 1 Agricultural Land (28.23%) • Deciduous woodland (69%) The site comprises a greenfield site to the northwest of Chipping Camden. It lies within a	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							sensitive location in the Cotswolds National Landscape. The site lies on a hill that rises to the north which is prominent in surrounding views. The whole site is covered by a TPO. There is existing access onto the site from the west. Further investigation would be required to determine whether this is suitable for intensification. The site is unsuitable for development given the area TPO across the whole site.							
CC65	Land south of Catbrook	Chipping Campden	3.40	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (55.74%) • Grade 2 Agricultural Land (14.52%) • Grade 1 Agricultural Land (29.74%) The site comprises a greenfield site to the southeast of Chipping Camden. It lies within a sensitive location in the Cotswolds National	Potentially available	Site submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is existing access onto the site from the northeast. Further investigation would be required to determine whether this is suitable for intensification. Development of the site would form backland development which is not consistent with the existing development pattern. The site is unsuitable for development given the landscape sensitivity.							
CC66A	Land north-west of Aston Road (Site A)	Chipping Campden	0.41	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land The site comprises a greenfield site to the northwest of Chipping Camden consisting of a cluster of agricultural buildings. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity.	Potentially available	Site is submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							There is existing access onto the site from the east. Further investigation would be required to determine whether this is suitable for intensification. The site is unsuitable for development given the landscape sensitivity.							
CC66B	Land north-west of Aston Road (Site B)	Chipping Campden	0.54	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land The site comprises a greenfield site to the northwest of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have "Medium" landscape sensitivity. There is existing access onto the site from the southeast. Further investigation would be required to determine whether this is suitable for intensification. The eastern edge of the site is heavily vegetated which provides screening. Development of the site is likely to extend	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	18	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							ribbon development northwards. The site is potentially suitable for development subject to suitable access, mitigation of landscape impacts and consideration of other identified constraints.							
CC67	Land parcel north of Olimpick Drive	Chipping Campden	2.10	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a partially brownfield site to the west of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have Medium-High landscape sensitivity. There is existing access onto the site from the southeast. Further investigation would be required to determine whether this is suitable	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							for intensification. A Public Right of Way runs through the site. An application for 30 residential dwellings (ref: 25/01194/OUT) was refused in 2025 on the grounds that development would be significantly harmful to the National Landscape. This decision is currently awaiting appeal decision. The site is unsuitable for development given the landscape sensitivity.							
CC68	Land north-east of Aston Road	Chipping Campden	13.04	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape Site is partly within / contains: • Grade 1 Agricultural Land (87.14%) • Grade 3 Agricultural Land (12.86%) • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (40%) The site comprises a greenfield site to the north of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	150	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Key Settlements (2026) to have 'High' landscape sensitivity. There is existing access onto the site along an access track along the southern boundary. Further investigation would be required to determine whether this is suitable for intensification. An application for 76 dwellings (ref: 18/04768/OUT) had permission that has now lapsed across a large part of the site. The whole site was subject to an EIA Screening Opinion for residential development of up to 150 dwellings, a new medical surgery, a new car/coach park and associated access and infrastructure (ref: 25/03689/SCR) which concluded no EIA was required. The site is in a sustainable location for residential development. The site is potentially suitable for development subject to mitigation of the landscape impacts, and consideration of other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC69	Other land north-east of Aston Road	Chipping Campden	35.53	Greenfield	N/A	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape Site is partly within / contains: • Grade 1 Agricultural Land (88.1%) • Grade 3 Agricultural Land (11.9%) • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (1%) The site comprises a greenfield site to the north of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is existing access onto the site along an access track into the southwest of the site. Further investigation would be required to determine whether this is suitable for intensification. A Public Right of Way runs through the site, and runs along the southeastern boundary. Development of the site would not be in keeping with the	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							existing pattern of development and would result in development that is remote from the main settlement and which would impact the landscape setting. The site is unsuitable for development due to high landscape sensitivity.							
CC70	Land at George Lane	Chipping Campden	3.37	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a greenfield site to the south of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have "Medium-High" landscape sensitivity. There is no	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							existing access onto the site though this could potentially be created from George Lane or the agricultural track along the southeastern boundary. Further investigation would be required to determine whether suitable access could be created. A Public Right of Way runs through the site, and along the western boundary. The site is unsuitable for development due to its landscape sensitivity.							
CC71	South of Kingcombe Lane	Chipping Campden	1.04	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land The site comprises a greenfield site to the north of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have "Medium-High" landscape sensitivity. There is a small existing access onto the site from Aston Road. Further investigation would be	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							required to determine whether it is suitable for intensification. There is vegetation providing screening on all edges of the site. Development of the site would extend ribbon development northward along Aston Road. The site is unsuitable for development due to landscape sensitivity.							
CC72	Paddock House, Aston Road	Chipping Campden	0.74	Greenfield	N/A	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land Site is partly within / contains: • Areas Susceptible to Groundwater Flooding - Clearwater Flooding (86%) The site comprises a greenfield site to the north of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is a small existing access onto the site from the	Potentially available	Unable to confirm availability.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							southeast. Further investigation would be required to determine whether it is suitable for intensification. A Public Right of Way runs along the southern boundary. The site is unsuitable for development due to its landscape sensitivity.							
CC73	Land north-east of Chipping Campden	Chipping Campden	40.06	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape Site is partly within / contains: • Grade 3 Agricultural Land (10.35%) • Grade 1 Agricultural Land (88.81%) • Traditional orchard (11%) • Deciduous woodland (1%) The site comprises a greenfield site to the north of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2024) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							There is an existing access onto the site from the southwest to the existing agricultural development. Further investigation would be required to determine whether it is suitable for intensification. A Public Right of Way runs through the site. The western part of the site contains traditional orchards. The site is too remote from the rest of the settlement, and is an unsustainable location for the development of housing. The site is unsuitable for development due to its unsustainable location and landscape sensitivity.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC74	Land east of Chipping Campden	Chipping Campden	80.88	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape Site is partly within / contains: • Grade 3 Agricultural Land (29.81%) • Grade 2 Agricultural Land (0.5%) • Grade 1 Agricultural Land (69.69%) • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (67%) • Deciduous woodland (2%) The site comprises a partly brownfield site to the northeast of Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is an existing access onto the site from the southwest to the existing development. Further investigation would be required to determine whether it is suitable for intensification. A Public Right of Way runs through the site.	Available	Site is submitted by the landowner through recent Call for Sites (2024) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable due to landscape sensitivity.							
CC75	South of the Cam, Chipping Campden	Chipping Campden	1.04	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (60.07%) • Flood Zone 3 (2.21%) The site comprises a partly brownfield site to the east of Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study	Available	Site is submitted by the landowner through recent Call for Sites (2024) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is an existing access onto the site from the northwest. Further investigation would be required to determine whether it is suitable for intensification. A majority of the site lies in Flood Zone 2 and Flood Zone 3, and significant flood mitigation measures would be required. The site is adjacent to a Sewage Treatments Work to the south. A Public Right of Way runs through the site. The site is not connected to existing development and would result in further intrusion into the National Landscape. The site is unsuitable for development due to flood risk and unsustainable location.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC76	Land east of the Railway Line	Chipping Campden	3.83	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land Site is partly within / contains: • Flood Zone 2 (6.02%) • Flood Zone 3 (69.76%) • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (67%) The site comprises a greenfield site to the east of Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is a small existing access onto the site from the south. Further investigation would be required to determine whether it is suitable for intensification. A majority of the site lies in Flood Zone 2 and Flood Zone 3, and significant flood mitigation measures would be required. The site is not connected to existing development	Available	Site is submitted by the landowner through recent Call for Sites (2024) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							and would be in an unsustainable location. The site is unsuitable for development due to flood risk and unsustainable location.							
CC77	Land west of The Stables, GL55 6EZ	Chipping Campden	0.62	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield site to the north of Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is an existing	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access onto the site from the development to the southeast. Further investigation would be required to determine whether it is suitable for intensification. There is an area TPO on the northeastern boundary, and on the southwestern boundary. The site is unsuitable due to landscape sensitivity.							
CC78	Land north of Station Road	Chipping Campden	1.47	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Traditional orchard (19%) The site comprises a greenfield site to the east of Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is an existing access onto the site from Station Road.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Further investigation would be required to determine whether it is suitable for intensification. The site contains traditional orchards in the south. Development of the site would extend the development pattern to the east and would impact the National Landscape. The site is unsuitable for development due to priority habitat and harmful impact on the National Landscape.							
CC79	Land east of Catbrook	Chipping Campden	34.03	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 1 Agricultural Land (56.24%) • Grade 2 Agricultural Land (43.73%) The site comprises a greenfield site to the east of Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026)	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							to have 'High' landscape sensitivity. There is a small existing agricultural access onto the site from the road along the western edge. Further investigation would be required to determine whether it is suitable for intensification. There are Public Rights of Way crossing the site. The site is prominent in approaches along the western road, and development would be harmful to the National Landscape. The site is unsuitable for development due to landscape sensitivity.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC80	Land west of Dyer's Lane	Chipping Campden	2.26	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • Grade 2 Agricultural Land Site is partly within / contains: • Good quality semi improved grassland (97%) The site comprises a greenfield site to the east of Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is adjacent to the Chipping Campden Conservation Area, and any heritage impacts would need to be mitigated. There is an existing agricultural access onto the site from Dyers Lane. Further investigation would be required to determine whether it is suitable for intensification. The eastern boundary is	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							heavily vegetated, providing natural screening. The site is adjacent to existing development. The site has a majority overlap with a priority habitat (good quality semi improved grassland). Development of the site would be detrimental to this habitat. The site is unsuitable for development due to the majority overlap with priority habitat and landscape sensitivity.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC81	Land west of Blind Lane	Chipping Campden	3.81	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • Grade 2 Agricultural Land Site is partly within / contains: • Good quality semi improved grassland (24%) • Traditional orchard (18%) The site comprises a greenfield site to the west of Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site slopes upwards slightly and is prominent in views west from Blind Lane. There is an existing agricultural access running through the site from Blind Lane. Further investigation would be required to determine whether it is suitable for intensification. There is	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							an area of traditional orchards running through the site which would reduce the developable area. The site is adjacent to the Chipping Campden Conservation Area, and any heritage impacts would need to be mitigated. The site is unsuitable for development due to harmful impact on National Landscape and Conservation Area.							
R434A	Briar Hill Farm Paddock	Broad Campden	0.79	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 2 Agricultural Land - Conservation area - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site. Investigation may be required to determine whether the access is	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	19	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R434B	Briar Hill Farm Paddock	Broad Campden	0.74	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 2 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Conservation area (29.96%) The site is a in a sensitive location within the Cotswolds National Landscape. A PRoW cuts through the site which may reduce the developable area, unless re-routed. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	18	

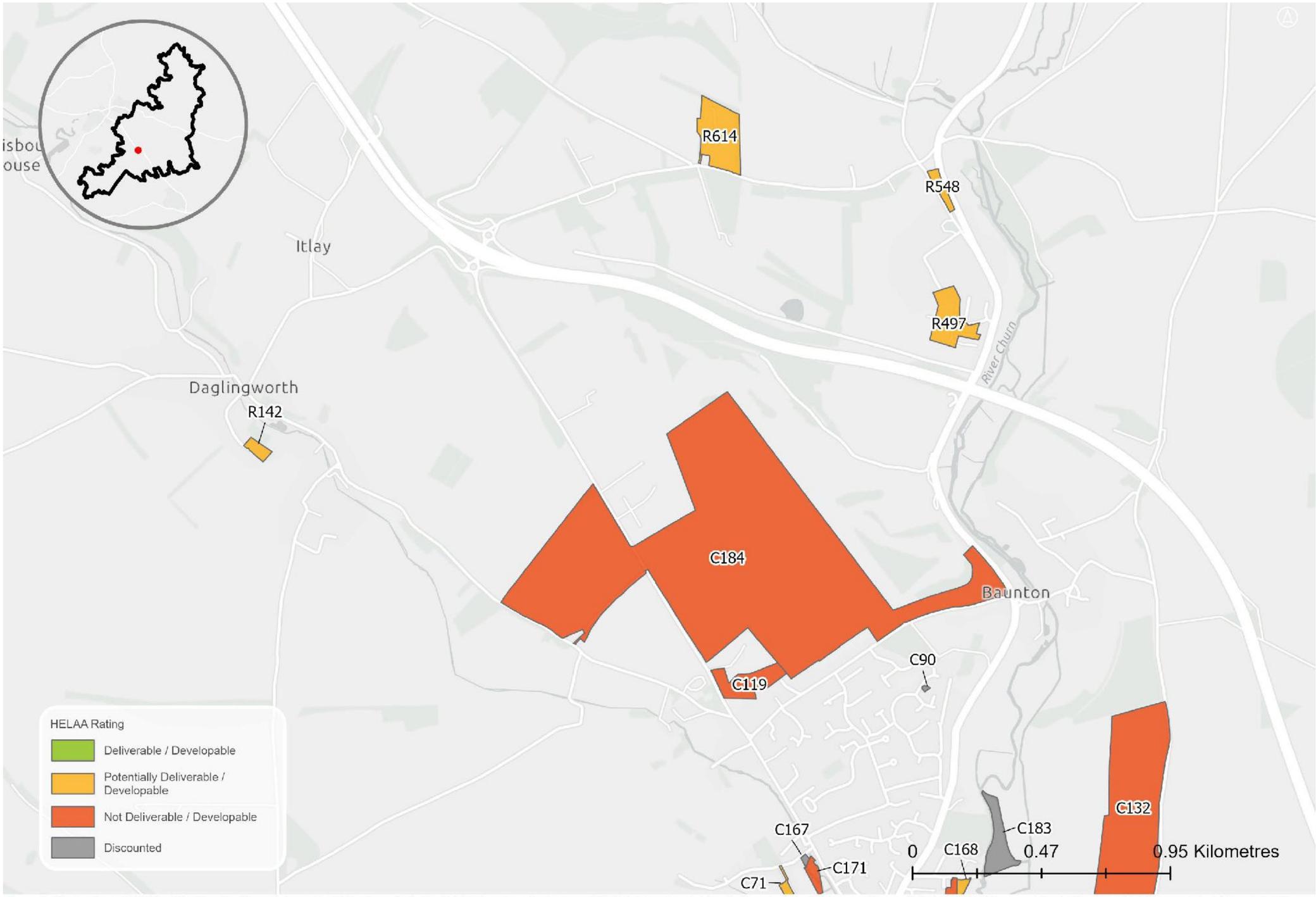
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R483	Land adjacent to Station Road	Ebrington	0.77	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Site is partly within / contains: • Flood Zone 3 (26.97%) • Flood Zone 2 (5.78%) The site comprises greenfield to the east of Chipping Campden. A large portion of the west of the site is within Flood Zone 2 and Flood Zone 3, and flood mitigation would be required. There is no existing access onto the site. Further investigation would be required to determine	Potentially available	Site is submitted through Call for Sites 2015. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							whether a suitable access could be created off of Station Road. Development of the site would extend ribbon development along Station Road. The site has poor access to any nearby settlements with no existing footpaths. The site is unsuitable for development due to unsustainable location.							
R488	Land at Battledene Farm	Ebrington	0.45	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Site is partly within / contains: • Grade 2 Agricultural Land (30.3%%) • Grade 3 Agricultural Land (69.7%) The site comprises greenfield to the east of Chipping Campden. The site is in a sensitive location within the Cotswolds National Landscape. There is no existing access onto the site. Further investigation would be required to determine	Potentially available	Site is submitted through Call for Sites 2015. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							whether a suitable access could be created off of Station Road. Development of the site would represent an encroachment into the National Landscape. The site also has poor accessibility to any nearby settlements, and there are no footpaths along Station Road. The site is unsuitable for development due to unsustainable location.							
R530	Caravan Site, Aston Road	Chipping Campden	1.70	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (67.24%) • Grade 3 Agricultural Land (32.76%) The site comprises a greenfield site to the northwest of Broad Campden. It lies within a sensitive location in the Cotswolds National Landscape. There is an existing access onto the site from the road along the northeastern	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							edge. Further investigation would be required to determine whether it is suitable for intensification. The site is potentially suitable for development, but it is in an unsustainable location for allocation. The site is unsuitable for allocation due to unsustainable location.							

Cirencester A



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C119	Stratton Park, Stratton	Cirencester	1.93	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site comprises a greenfield site at the northwestern edge of Cirencester adjacent to existing development to the north and south. The site lies in a sensitive location within the Cotswolds National Landscape. The site is adjacent to a Conservation Area and any heritage impacts should be mitigated. There is no existing access onto the site, though this could be created from Gloucester Road subject to feasibility. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Unavailable	All ownerships confirmed as unavailable	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	68	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C132	The Whiteway	Cirencester	15.01	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • North Cirencester Special Landscape Area The site comprises a greenfield site to the northeast of Cirencester. The site is in a sensitive location within the North Cirencester Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity The site is flat and expansive with views to the southeast over Cirencester. There is an existing agricultural access onto the site from the Whiteway, though this may not be suitable for residential intensification and is subject to further investigation. Overall, development of the site would have detrimental impacts on the wider landscape and would extend an incongruous finger of development into open countryside. The site is unsuitable for development.	Potentially available	Site is submitted by landowner through Call for Sites 2010. Availability has not been confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C184	Daglingworth Place Farm	Cirencester	70.47	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater The site comprises greenfield to the north of Stratton. The site lies in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is unsuitable for development due to the high sensitivity of the landscape.	Potentially available	Site submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
R142	The Rectory, Daglingworth	Daglingworth	0.42	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Kemble) - Conservation area - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. A portion in the north west of the site is undevelopable due to religious grounds. There is existing access onto the site via local lanes. Investigation may be required to determine whether	Potentially available	Site submitted in the 2008 Call for Sites. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	12	

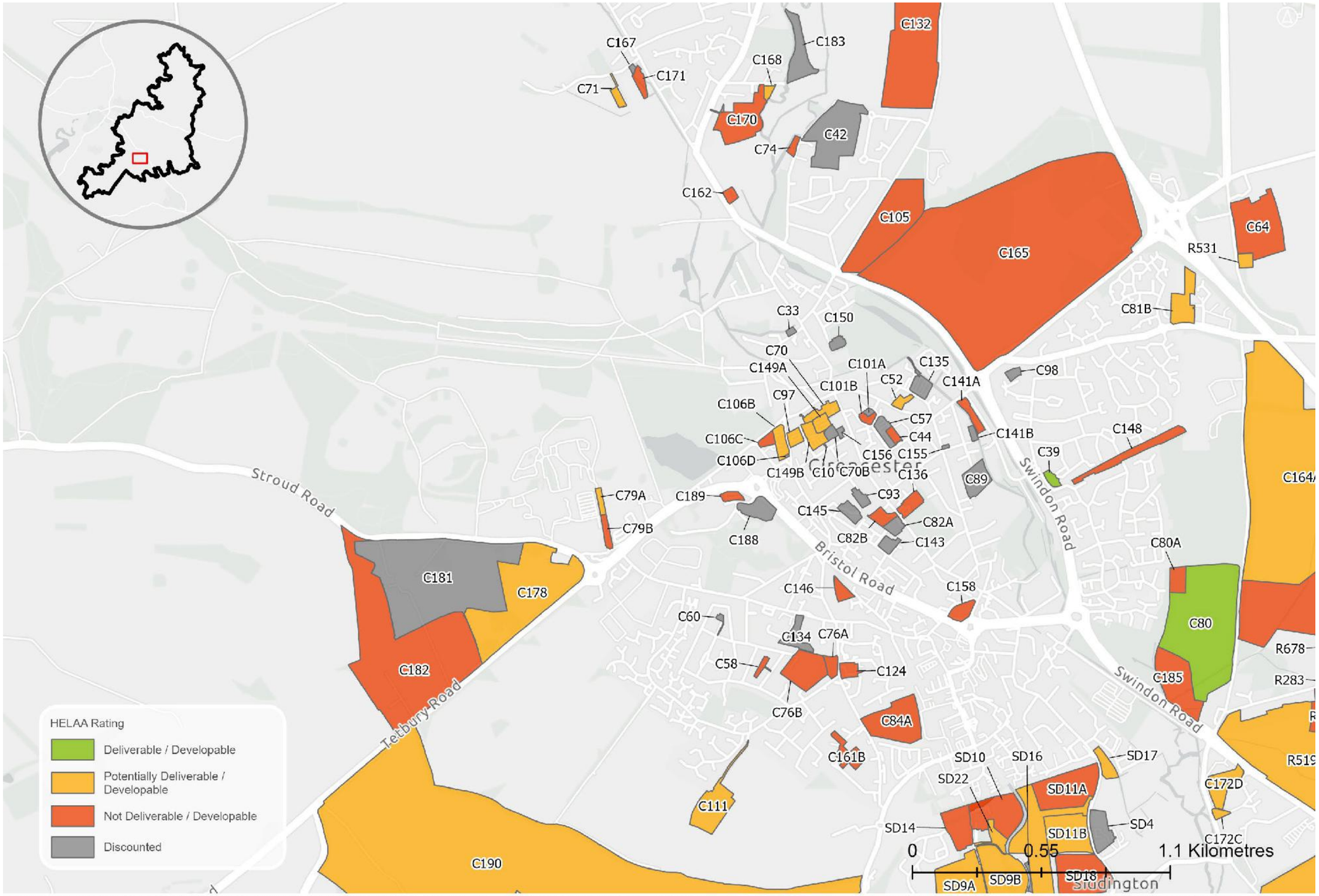
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.							
R497	Land at Mayfield Caravan Park, Perretts Brook	Bagendon	2.22	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble Site is partially within / contains: - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) (14%) - Areas susceptible to groundwater flooding (Clearwater) (86%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is an existing caravan park with space for further extension. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification.	Potentially available	Site is submitted through the Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include presence of existing caravan park arrangements.	Potentially Deliverable / Developable	70	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R548	Land west of A435 and east of Cultham Lane	Bagendon	0.49	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield safeguard areas (Kemble and Fairford) The site is a in a sensitive location within the Cotswolds National Landscape. A narrow strip of greenfield land. There is existing access onto the site from Cutham Lane. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds	Potentially available	Site is submitted through the Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	10	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							National Landscape and other identified constraints.							
R614	Tall Trees Estate	Bagendon	3.36	Mix	Employment	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Kemble) Site is partially within / contains: - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) (18%) - Areas susceptible to groundwater flooding (Clearwater + Superficial Deposits Flooding) (82%) The site is a in a sensitive location within the Cotswolds National Landscape. Existing employment uses in the north half of the site and available greenfield land to the southern half. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for employment intensification. The site is potentially suitable for development subject to	Available	Site is submitted by the landowner through recent Call for Sites (2024) and actively promoted for development	Potentially achievable	Site is a potentially viable development typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	0	16800

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							

Cirencester B



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000816979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C101B	Cirencester Police Station	Cirencester	0.24	Brownfield	Dependent on Town Centre Masterplan	Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a brownfield site currently in use as a police station and parking. It lies within the Cirencester Town Centre Conservation Area. The site is currently accessed via an access road along the south, as well as a back alley to the north which are likely to require upgrading to accommodate residential development. The site is potentially suitable for development, subject to the Town Centre Masterplan and consideration of identified constraints.	Unavailable	Site was confirmed unavailable by landowner in 2014. Confirmation sought in 2024 but no response	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	12	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C105	Rugby Football Club	Cirencester	6.35	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • North Cirencester Special Landscape Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield site currently in use by the Cirencester Rugby Football Club. The site lies within a sensitive location in the North Cirencester Special Landscape Area. It lies within the setting of the Cirencester Town Centre Conservation Area, the Cirencester Gloucester Street and River Walk Conservation Area, and the Corinium Roman town scheduled monument. There is existing access onto the site via an access road off of the Whiteway, as well as several parking areas. The site is potentially suitable for development, subject to consideration of the	Unavailable	Covenants restrict use for sports facilities only	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	221	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							significance of landscape impacts on the North Cirencester Special Landscape Area and other identified constraints.							
C106B	Sheep Street Island	Cirencester	0.65	Brownfield	Dependent on Town Centre Masterplan	Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Grade 2 Listed Buildings (Apsley Hall, Former Railway Station) The site comprises a brownfield site currently in use as car parking within the Cirencester Town Centre Conservation Area. The site also	Potentially available	Site is submitted in Call for Sites 2014. Confirmation sought in 2024 but no response	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	23	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							contains 2 Grade II Listed Buildings. Any heritage impacts would need to be mitigated. There is existing access onto the site from Tetbury Road. The site is potentially suitable for development, subject to consideration of heritage impact and other identified constraints.							
C106C	Sheep Street Island NW parcel	Cirencester	0.29	Brownfield		Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a brownfield site currently in use as employment and car parking within the Cirencester Town Centre Conservation Area. Any heritage impacts would need to be mitigated. There is existing access onto the site from Tetbury	Unavailable	Confirmed as unavailable	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include demolition or renovation of existing structures.	Not Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Road, though this is subject to requiring intensification. The site is potentially suitable for development, subject to consideration of heritage impact and other identified constraints.							
C111	The Cranhams, Cranhams Lane	Cirencester	2.54	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area Site is partially within / contains: • Grade 2 Listed Building (The Cranhams) • Grade 2 and Grade 3 Agricultural Land The site comprises a greenfield site at the southwestern edge of Cirencester. The site contains a Grade II Listed Building. Any heritage impacts would need to be mitigated. The site is assessed in the Study of Land Surrounding Key Settlements (2026) as having 'Medium'	Potentially available	Site is submitted in Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	88	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							landscape sensitivity. There is existing access onto the site from Cranhams Lane, though this is subject to requiring intensification which may be constrained. The site contains a number of individual and area TPOs which could constrain the development area. Development of the site could potentially have significant and detrimental impact on the Listed Building and wider landscape. The site is potentially suitable for development, subject to consideration of heritage impact and other identified constraints.							
C124	TA Headquarters and south of Somerford Road	Cirencester	0.48	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area The site comprises a brownfield site within Cirencester town centre. The site is surrounded by existing development and is near facilities including a school. There is existing access onto	Unavailable	MoD is now investing in this site	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include costs associated with demolition or renovation of existing structures.	Not Deliverable / Developable	24	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							the site from Somerford Road, though this may not be suitable for residential intensification and is subject to further investigation. The site is potentially suitable for development, subject to consideration of identified constraints.							
C136	Watermoor House, Watermoor Road	Cirencester	0.65	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: • Scheduled Monument (Corinium Roman town) (76.24%) • Grade 2 Listed Building (Watermoor House) The site comprises a brownfield site consisting of a care home within Cirencester. The site is within the Cirencester South Conservation Area, and contains a	Unavailable	Site is in active use as a care home with no redevelopment plans	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	23	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Scheduled Monument and a Grade II Listed Building, and any heritage impacts would need to be mitigated. There is existing access onto the site via a driveway and parking. The site is potentially suitable for development, subject to consideration of identified constraints.							
C146	Rear gardens – even no. homes on Somerford Road	Cirencester	0.46	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises multiple back gardens southwest of the A419. There is no existing access onto the site, though this could potentially be created from Meadow Road. Investigation would be required to determine whether this is feasible and if the road is suitable for residential	Unavailable	The site is in multiple ownership comprising the rear gardens of 14 houses. It has not been submitted as available for development. The site was initially submitted as part of the former Urban Capacity Study and availability has not been confirmed.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	23	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							intensification. The site is potentially suitable for development, subject to suitable access and consideration of identified constraints.							
C149A	Brewery Car Park (north-east part)	Cirencester	0.43	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Scheduled Monument (Corinium Roman town) (37.17%) The site comprises a brownfield site which consists of a car park in Cirencester. The site lies wholly within the Cirencester Town Centre Conservation Area and overlaps with a Scheduled Monument. Any heritage impacts would	Potentially available	Site is submitted in Call for Sites 2013. Confirmation sought in September 2024	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	22	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							need to be mitigated. There is existing access onto the site from C149B. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
C149B	Brewery Car Park (south-west part)	Cirencester	0.71	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Scheduled Monument (Corinium Roman town) (1.54%) The site comprises a brownfield site which consists of a disused grocery store and car park in Cirencester. The site lies wholly within the Cirencester Town	Potentially available	Site is submitted in Call for Sites 2013. Confirmation sought in September 2024	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	25	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Centre Conservation Area and overlaps with a Scheduled Monument. Any heritage impacts would need to be mitigated. There is existing access onto the site from Cripps Road, though this would require investigation to ensure suitability for residential intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
C161B	Pinehurst, South of 48b to Littlecot, Berkeley Road	Cirencester	0.87	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area The site comprises a house and some back gardens. There is existing access to the site from Bramley Road and from Berkeley Road, though intensification of these accesses for residential use would need to be investigated. The site is potentially suitable for development, subject	Unavailable	Former Urban Capacity Study site with no expression of interest	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	30	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							to suitable access and consideration of other identified constraints.							
C162	Stratton Garage, Gloucester Road	Cirencester	0.27	Brownfield	Mixed use	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • North Cirencester Special Landscape Area Site is partially within / contains: • Flood Zone 2 (15.37%) • Flood Zone 3 (79.68%) The site comprises a brownfield site which consists of a car park. The site is in a sensitive location within the North Cirencester Special Landscape Area. The majority of the site is Flood Zone 2 and 3. The site is remote from the main	Unavailable	Currently in active use as a Vauxhall car sales garage. The site has not been submitted as available for development.	Potentially achievable	Site is a potentially viable development typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							built up area of Cirencester and would have negative impacts on the wider landscape. The site contains extensive Flood Zone 2 and Flood Zone 3, and flood mitigation measures would need to be implemented. The site is unsuitable for development given its remote location, impact on the Special Landscape Area and flooding.							
C165	Harebushes	Cirencester	59.94	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • North Cirencester Special Landscape Area Site is partially within / contains: • Areas Susceptible to Groundwater Flooding - Clearwater (2%) • Scheduled Monument	Unavailable	Site confirmed unavailable by landowner in 2020	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							(Tar Barrows) (9.98%) • Deciduous woodland (22%) The site comprises greenfield to the northeast of Cirencester. The site lies in a sensitive location within the North Cirencester Special Landscape Area. The site contains a Scheduled Monument, and any heritage impacts would need to be mitigated. The site forms part of a green wedge that connects Cirencester town centre with the surrounding landscape. There is some existing agricultural access onto the site, but residential intensification would require further investigation. The site is unsuitable for development due to the detrimental effect development would have on the setting and Special Landscape Area.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C168	Land south of Stratton Mills	Cirencester	0.33	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • North Cirencester Special Landscape Area Site is partially within / contains: • Flood Zone 2 (2.13%) • Flood Zone 3 (7.28%) • Coastal and floodplain grazing marsh (76%) The site comprises greenfield to the southeast of Stratton. The site lies in a sensitive location within the North Cirencester Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is partly within Flood Zone 2 and Flood Zone 3, and flood mitigation would be required. There is some existing agricultural access onto the site, but residential intensification would	Available	Site availability confirmed with landowner in September 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	7	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							require further investigation. The site is potentially suitable for development subject to mitigation of impact on the Special Landscape Area, suitable access and other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C170	Stratton Meadows	Cirencester	2.94	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • North Cirencester Special Landscape Area Site is partially within / contains: • Flood Zone 2 (4.71%) • Flood Zone 3 (4.13%) • Grade 3 Agricultural Land (88.62%) • Provisional Flood Storage Area (17%) • Coastal and floodplain grazing marsh (96%) The site comprises greenfield to the southeast of Stratton. The site lies in a sensitive location within the North Cirencester Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is partly within Flood Zone 2 and Flood Zone 3, and flood mitigation would be required. There is an existing narrow access	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							onto the site, though widening for residential purposes is restricted due to proximity of existing residential buildings. Alternative access may need further investigation. The site has a majority overlap with a priority habitat. The site is unsuitable for development due to the harmful impacts on the landscape setting and the Special Landscape Area.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C171	Land off Barn Way Site B, Stratton	Cirencester	0.44	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • Grade 3 Agricultural Land Site is partially within / contains: • Flood Zone 2 (12.78%) • Flood Zone 3 (80.59%) The site comprises greenfield to the west of Stratton. The site lies in a sensitive location within the Cotswolds National Landscape. The site is primarily within FLood Zone 2 and Flood Zone 3, and significant flood mitigation would be required. There is no existing access onto the site, with access needing to be provided from C167 to the north.	Potentially available	Site is submitted by landowner through Call for Sites 2014. Availability has not been confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development due to the extensive flooding on site, and the potentially harmful impacts on the National Landscape setting.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C172C	Siddington Park Farm C	Cirencester	0.22	Greenfield	Retirement Village	Unsuitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • Grade 3 Agricultural Land The site comprises greenfield to the east of Siddington. The site lies in a remote location from the main settlement of Cirencester. It is adjacent to an existing retirement home. There is no existing access onto the site, though access could potentially be provided from the access road to the north. The site is unsuitable for development due to the extensive flooding on site, and the potentially harmful impacts on the	Available	Site is submitted by the landowner through recent Call for Sites (2022) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							National Landscape setting.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C172D	Siddington Park Farm D	Cirencester	1.39	Brownfield	Retirement Village	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - Clearwater and superficial deposits flooding - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney The site is a brownfield site to the southeast of Cirencester consisting of a vacant parking lot. The site is not adjacent to the existing settlement and would be in an unsustainable location. The site is part of a large retirement community complex, with adjacent parts of the site already developed. The site is covered by an area TPO. A planning application to extend the retirement community was refused (ref: 24/02513/FUL) on the basis of the design not complying with the local Design Code.	Available	Site is submitted by the landowner through recent Call for Sites (2022) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							There is existing access onto the site which is likely suitable for intensification. The site is potentially suitable for development, subject to consideration of the identified constraints and design that complies with the Design Code.							
C178	Royal Agricultural University Triangle Site	Cirencester	10.94	Mix	Housing / employment	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Grade 3 Agricultural Land • Deciduous woodland (10%)	Available	Site availability confirmed with landowner in September 2024, planning application in	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Overall developable area may be reduced subject to further utilities investigation.	Potentially Deliverable / Developable	343	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site comprises greenfield to the west of Cirencester. The site lies in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is existing access onto the site to existing development in the north of the site though residential/employment intensification would require further investigation. There is a pending application on the site (24/01143/OUT). The site is potentially suitable for development subject to mitigation of the identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C182	College Farm Workshops and Royal Agricultural College Sports Fields	Cirencester	21.30	Mix	N/A	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater Site is partially within / contains: • Historical Landfills (Royal Agricultural College) The site comprises partially greenfield to the west of Cirencester. The site lies in a sensitive location within the Cotswolds National Landscape. The site overlaps partially with a historical landfill which may cause issues with development and land suitability. There is existing access onto the site to existing development in the southwest of the site though residential/employment intensification would require further investigation. The site is potentially suitable for development subject to	Unavailable	Part of the Royal Agricultural University. It has never been made available for development.	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Overall developable area may be reduced subject to further utilities investigation.	Not Deliverable / Developable	959	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							mitigation of the identified constraints.							
C189	Land adjacent to Cirencester Hospital	Cirencester	0.32	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Scheduled Monument (Longbarrow and Roman amphitheatre and cemetery) (37.69%) The site comprises a brownfield site making up parking for the Cirencester Hospital. The site partially contains a Scheduled	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Monument and is within its setting and the setting of a Grade II Listed Building. Any heritage impacts would need to be mitigated. The site is in active use as a car park for the hospital and should remain in use. The site is unsuitable for development due to heritage concerns and active usage.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)

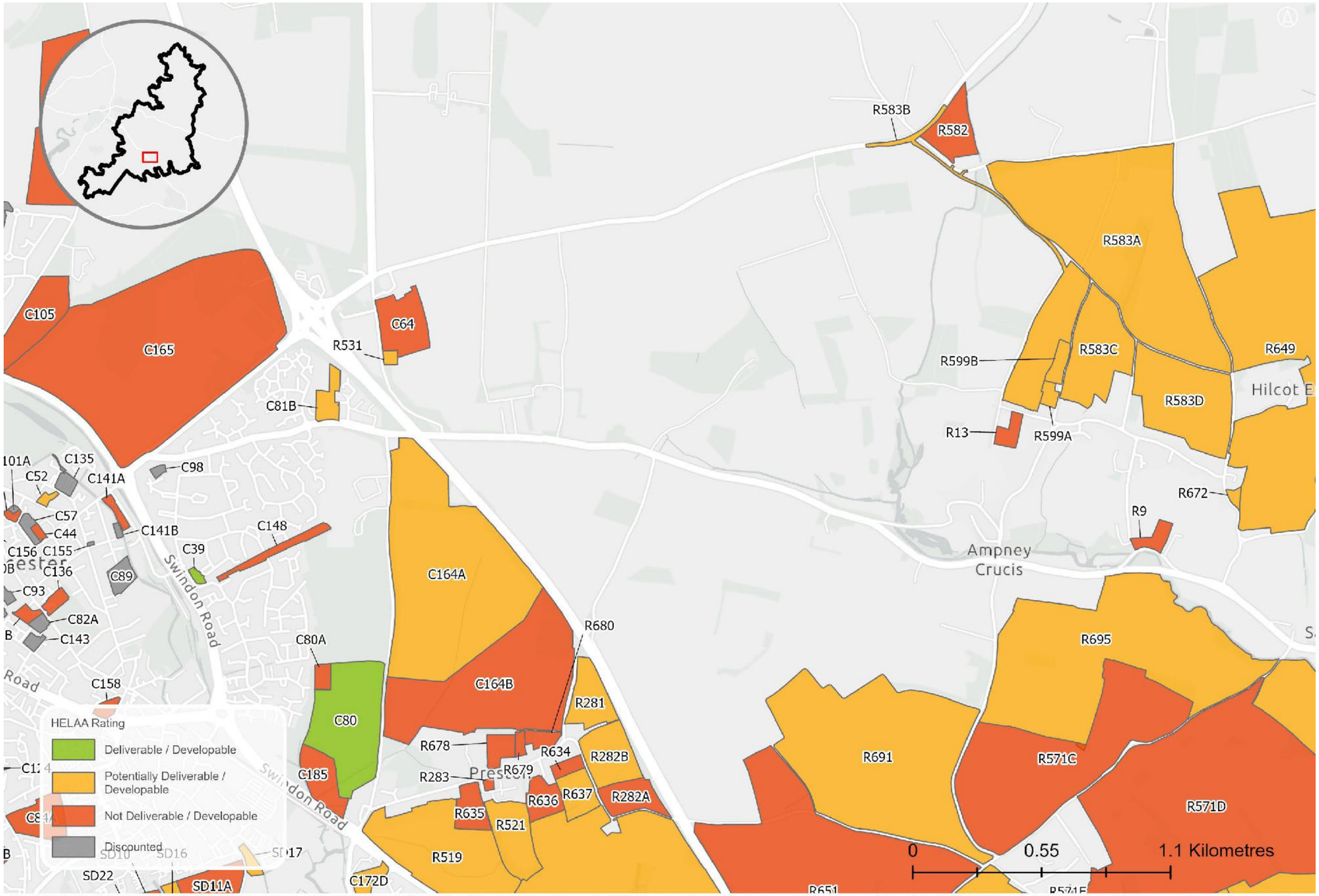
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)

Cirencester C



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C39	Austin Road Flats	Cirencester	0.29	Mix	Housing	Suitable	Planning permission (ref: 25/00650/FUL) for demolition of existing flats and redevelopment of 14 new flats.	Available	Planning permission (ref: 25/00650/FUL) for demolition of existing flats and redevelopment of 14 new flats.	Achievable	Planning permission (ref: 25/00650/FUL) for demolition of existing flats and redevelopment of 14 new flats.	Deliverable / Developable	14	
C44	BT Exchange	Cirencester	0.25	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within /	Unavailable	The site is in active use as a telephone exchange. The site has not been made available for development and there is no reasonable prospect that a development will be delivered within the Local Plan period.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							contains: • Scheduled Monument (Corrinium Roman town) (0.55%) The site comprises a brownfield site within Cirencester. The site is in active use as a telephone exchange. The site is within a Conservation Area, partially contains a Scheduled Monument and is within its setting. Any heritage impacts would require mitigation. As the site is in active use, it is Unsuitable for redevelopment. The site is unsuitable for development.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C52	27/27A Dyer Street	Cirencester	0.29	Brownfield	Dependent on Town Centre Masterplan	Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Scheduled Monument (Corrinium Roman town) (26.92%) The site comprises a brownfield site within Cirencester. The site contains some commercial and some residential uses. The site is within a Conservation	Potentially available	Site is submitted by landowner through Call for Sites 2015. Availability has not been confirmed since.	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include costs associated with potential demolition and clean-up of existing structures.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Area, partially contains a Scheduled Monument and is within its setting. Any heritage impacts would require mitigation. There is existing access onto the site from The Waterloo. This is subject to investigation as to whether it is suitable for the intended use. The site is potentially suitable for development subject to consideration of identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C58	Garage block, Oakley Road	Cirencester	0.22	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area The site comprises a brownfield site within Cirencester. The site is in active use providing 70 garage spaces. The site is unsuitable due to its active use.	Unavailable	The site is in active use and is unavailable.	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Reprovision of existing garage spaces would impact the viability of redevelopment.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C64	Hunters Equestrian, Cherry Tree Lane	Cirencester	4.82	Mix	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a partially greenfield site to the east of Cirencester. The site is currently in use as an equestrian club, and is adjacent to a care home. The site is remote from the main built up area of Cirencester and is far from services. There is existing access onto the existing parking	Potentially available	Site is submitted by landowner through Call for Sites 2020. Availability has not been confirmed since.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							on site. This is subject to investigation as to whether it is suitable for residential intensification. Development of this site would extend development beyond the A417 and would not match the existing development pattern. The site is unsuitable for development given its location away from Cirencester and because it does not fit with the existing development pattern.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C70	Brewery Car Park and surrounding land	Cirencester	0.64	Brownfield	Dependent on Town Centre Masterplan	Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Scheduled Monument (Corrinium Roman town) (22.6%) • Grade 2 Listed Building The site comprises a brownfield site within Cirencester. The site contains mainly commercial uses. The site is within a Conservation Area, partially	Potentially available	The site is part of a stalled planning permission. It is in multiple ownerships with the car park being owned by Cotswold District Council and unavailable for development. The District Council is currently unable to make a firm commitment on the availability of the car park for alternative uses.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	22	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							contains a Scheduled Monument and is adjacent to a Grade II Listed Building. Any heritage impacts would require mitigation. There is existing access onto the site from the car park to the south. This is subject to investigation as to whether it is suitable for the intended use. The site has an extant planning permission (Ref: 14/01529/FUL). The site is potentially suitable for development subject to consideration of identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C71	Land adjacent 'Donside', off Barnway	Cirencester	0.33	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Flood Zone 2 (1.5%) • Flood Zone 3 (2.32%) The site comprises a greenfield site to the west of Stratton. The site is adjacent to existing	Available	Site is submitted by the landowner in Call for Sites 2020. Availability confirmed in 2025.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							residential development. The site lies in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site contains a small amount of Flood Zone 2 and 3 and may require some flood mitigation. There is no existing access onto the site but there is an access road leading to the northern corner of the site. Access could potentially be created from there, but investigation is required to ensure feasibility.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development subject to consideration of identified constraints.							
C74	Land at Bowling Green Lane	Cirencester	0.23	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains:	Potentially suitable	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							• Flood Zone 2 (4.05%) • Flood Zone 3 (49.03%) • Provisional Flood Storage Area (36%) • Coastal and floodplain grazing marsh (95%) The site comprises a greenfield site to the northwest of Cirencester. The site is adjacent to existing residential development. The site contains a significant amount of Flood Zone 2 and 3 and would require significant flood mitigation. The remaining area outside of flood zone would not accommodate 5 dwellings. There is no existing access onto the site but access could be created from Bowling Green Lane. This should be investigated for							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							feasibility. There is a majority overlap with a priority habitat. The site is unsuitable for development given the significant flood zone overlap.							
C76A	Chesterton School Wooded Area, Somerford Road	Cirencester	0.43	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Deciduous woodland The site comprises a greenfield site within Cirencester. The site is adjacent to the Chesterton Primary School.	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The entire site is covered by TPOs which would make the development of the site virtually impossible. There is no existing access onto the site. The creation of a suitable access would need further investigation. There is a majority overlap with a priority habitat. The site is unsuitable for development given the TPO coverage and priority habitat across the site.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C76B	Chesterton School, Somerford Road	Cirencester	2.21	Mix	Housing	Unsuitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area The site comprises a partly greenfield site within Cirencester including Chesterton Primary School and its playing fields. The site is in active use as a school with no plans to redevelop. There is existing access onto the site via the school car park. The site is unsuitable for development given its active usage as a school.	Unavailable	The site comprises Chesterton Primary School and its playing field. There are no plans to redevelop the school building.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C79A	Northern part of former Highways Depot, Stroud Road	Cirencester	0.28	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a brownfield site to the west of Cirencester. The site is in a sensitive location within the Cotswolds National Landscape. The site is adjacent to Cirencester College and previously had permission to build a block of classes. There is existing access onto the site from Druids Walk. Further investigation is required to determine	Potentially available	Site is submitted by the landowner in Call for Sites 2010. Availability has not been confirmed since.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	14	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							whether the access is suitable for intensification. The site is potentially suitable for development subject to mitigation of the identified constraints.							
C79B	Southern part of Former Highways Depot, Stroud Road	Cirencester	0.39	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a brownfield site to the west of	Potentially available	Site is submitted by the landowner in Call for Sites 2010. Availability has not been confirmed since.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Cirencester. The site is in a sensitive location within the Cotswolds National Landscape. The site is adjacent to Cirencester College. There are a number of TPOs across the southern part of the site, constraining the development area. The site is narrow and linear making housing development complicated. There is existing access onto the site from Druids Walk. Further investigation is required to determine whether the access is suitable for intensification. The site is unsuitable for development given the constraints and shape of the site.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C80	Land west of Kingshill Lane	Cirencester/Preston	13.39	Greenfield	Housing	Suitable	Site has planning permission for up to 280 dwellings (24/02854/OUT). The site is suitable, available and achievable.	Available	Site has planning permission for up to 280 dwellings (24/02854/OUT) and is not yet fully built out. The site is considered deliverable within 0-5 years.	Achievable	Site has planning permission for up to 280 dwellings (24/02854/OUT) and is not yet fully built out. The site is considered deliverable within 0-5 years.	Deliverable / Developable	280	
C80A	Allotments adjacent to Kingshill South	Cirencester	0.73	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding	Unavailable	Allotment site that must be retained if needed unless a suitable alternative location can be found. The site is also not promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site comprises a greenfield site to the east of Cirencester. The site is in active use as allotments which should be maintained. The site is adjacent to existing residential development. There is existing pedestrian access onto the site from Buncombe Way. Further investigation is required to determine whether the access is suitable for intensification. The site is unsuitable for development given its active use as allotments.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C84A	Land east of Wilkinson Road	Cirencester	3.40	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area Site is partially within / contains: • Grade 3 Agricultural Land (82.92%) The site comprises a greenfield site in the southwest of Cirencester. The site is in active use as allotments which should be maintained. The site is adjacent to existing residential development and industrial uses. There is existing pedestrian access onto the site from Somerford Road. Further investigation is	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							required to determine whether the access is suitable for intensification. The site is unsuitable for development given its active use as allotments.							
C81B	Land west of Gardner Way	Cirencester	1.60	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site	Potentially available	Site is submitted by the landowner through Call for Sites 2014. Availability has not been confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	31	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							comprises a greenfield site in the northeast of Cirencester. The site is adjacent to existing residential development. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is no existing access onto the site, but this could likely be created from Gardner Way. Further investigation is required to determine whether a suitable access can be provided. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C82B	Paternoster House, Watermoor Road	Cirencester	0.51	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Scheduled Monument (Corinium Roman town) (75.6%) The site comprises a brownfield site within Cirencester. The site is in active use as a care home. The site is within a Conservation Area, partially contains a Scheduled Monument and	Unavailable	The site is owned by Gloucestershire County Council. It has been confirmed as unavailable.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							is within its setting. Any heritage impacts would need to be mitigated. There is existing access onto the site that is suitable to residential development. The site is unsuitable for development as it is in active use as a care home.							
C97	Sheep Street Car Park (Old Memorial Hospital)	Cirencester	0.38	Brownfield	Dependent on Town Centre Masterplan	Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within /	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Confirmation sought in 2024 but no response	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	19	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							contains: • Scheduled Monument (Corinium Roman town) (35.71%) The site comprises a brownfield car park site in the northwest of Cirencester. The site is within the Conservation Area and partially contains a Scheduled Monument. Any heritage impacts would need to be mitigated. There is existing access onto the site. Further investigation is required to determine whether the access is suitable for intensification. The site is potentially suitable for development subject to consideration of the identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C141A	Beeches Road Car Park	Cirencester	0.53	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (14.55%) • Flood Zone 3 (36.2%) • Scheduled Monument (Corinium Roman town) (82.78%) • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding (2%) The site	Unavailable	Confirmed as unavailable	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	13	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							comprises a brownfield site consisting of a car park within Cirencester. The site is partially within Flood Zone 2 and Flood Zone 3 with relevant flood mitigation required. The site is within the Cirencester South Conservation Area, and contains a Scheduled Monument and any heritage impacts would need to be mitigated. There is existing access onto the site via a driveway and parking. The site is potentially suitable for development, subject to consideration of identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C148	Land at City Bank, Beeches Road and the Former Railway Line	Cirencester	1.56	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Grade 3 Agricultural Land (46.24%) • Deciduous woodland (43%) The site comprises a greenfield site which makes up a green pedestrian and cycling corridor. There is no existing access onto the site, though this could potentially be created from	Potentially available	Site is submitted by landowner through Call for Sites 2010. Availability has not been confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Queen Elizabeht Road subject to further investigation of feasibility and suitability. The linear park is well used by pedestrians and cyclists and forms part of a wider network. Given its use as a pedestrian green corridor, the site is unsuitable for development.							
C158	Kwik Fit and Fire Station, School Lane	Cirencester	0.60	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a brownfield site which consists of the fire station and a	Unavailable	The site is a former Urban Capacity Study site. It has not been submitted as available for redevelopment and is in active use as a fire station and Kwik Fit.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							commercial unit. The site is in active use and should be retained for these uses. The site is unsuitable for development given its active uses.							
C164A	Land east of Kingshill Lane	Cirencester	41.93	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: • Deciduous woodland (1%) The site comprises greenfield on the eastern	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	1861	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							edge of Cirencester. There is a small existing agricultural access onto the site from Kingshill Lane, though this would need to be investigated for residential intensification. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site lies adjacent to the A419 and noise mitigation measures may be required. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C164B	Land east of Kingshill Lane	Cirencester	27.82	Greenfield	Unavailable	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Floding (2%) • Deciduous woodland (9%) The site comprises greenfield on the eastern edge of Cirencester. There is no existing access	Unavailable	Confirmed as unavailable in 2020	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	1137	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							onto the site, but the site could be accessed from C164A to the north or access could potentially be created from Kingshill Lane. The site lies adjacent to the A419 and noise mitigation measures may be required. The The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
C185	Forty Farm, Kingshill Land	Cirencester	3.43	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to	Potentially available	Site submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Flood Zone 2 (5.12%) • Flood Zone 3 (82.07%) The site comprises greenfield to the east of Cirencester. The site is almost entirely within Flood Zone 2 and 3, and would require extensive flood mitigation measures. The site is unsuitable for development due to high flood risk across most of the site.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R9	Land adjacent to the Old London Road	Ampney Crucis	1.13	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) The site is greenfield adjacent to Ampney Crucis. The site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access to the site via the current land use from School Lane. Investigation may be required to determine	Unavailable	Landowner confirmed unavailable in 2026	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	31	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
R13	Site 2 west of School Lane	Ampney Crucis	1.08	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney The site consists of greenfield adjacent to Ampney Crucis. The northern part of the site has two separate planning permissions for the erection of single dwellings (25/03247/FUL and	Potentially available	Site submitted in the 2008 Call for Sites. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							25/00482/FUL) which reduces the overall developable area. The site lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is no suitable access to the developable parts of the site. The site is unsuitable for development owing to access constraints.							
R281	Land between Pine Corner and the A419	Preston	3.96	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Airfield Safeguard Area - FAIRFORD - Airfield Safeguard Area - KEMBLE - Airfield Safeguard Area - SOUTH CERNEY - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and	Available	Site submitted through Call for Sites 2008. Availability confirmed with landowner in 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	108	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Superficial Deposits Flooding The site comprises a greenfield site to the northeast of Preston. There is existing access onto the site. Further investigation is required to determine whether the access is suitable for intensification. The site is separated from the main settlement of Preston. The site is potentially suitable for development subject to identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R282B	Field south-west of Preston	Preston	5.00	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Airfield Safeguard Area - FAIRFORD - Airfield Safeguard Area - KEMBLE - Airfield Safeguard Area - SOUTH CERNEY Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding 60% overlap) - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding (8% Overlap) The site comprises a greenfield site	Available	Site submitted through Call for Sites 2020. Availability confirmed in July 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	137	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							to the east of Preston. The site is adjacent to the existing settlement. There is existing access onto the existing development on site down a single lane track. Further investigation is required to determine whether the access is suitable for intensification. The site is potentially suitable for development subject to identified constraints.							
R283	Land opposite Preston Place	Preston	0.20	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Airfield Safeguard Area - FAIRFORD - Airfield Safeguard Area - KEMBLE - Airfield Safeguard Area - SOUTH CERNEY - Areas	Unavailable	Confirmed as unavailable	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	6	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Susceptible to Groundwater Flooding - Flood Type - Superficial Deposits Flooding The site comprises a greenfield site that would constitute infill in the settlement of Preston. There is no existing access onto the site but this could feasibly be created. The site is potentially suitable for development subject to identified constraints relating to groundwater flooding.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R521	Land at Preston (Site 1)	Preston	5.10	Greenfield	Housing / Commercial	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Airfield Safeguard Area - FAIRFORD - Airfield Safeguard Area - KEMBLE - Airfield Safeguard Area - SOUTH CERNEY - Areas Susceptible to Groundwater Flooding - Flood Type - Superficial Deposits Flooding This is a large greenfield site to the south of Preston. It is adjacent to the settlement. The site is accessed via a track . Investigation may be required to determine whether suitable access can be created for residential development. Development of the site would	Available	Availability confirmed with landowner in July 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	140	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							detract from the linear settlement pattern of Preston. The site is potentially suitable for development subject to suitable access and consideration of identified constraints.							
R531	Elm Tree Cottage and Cherry Tree Garage, Cherry Lane	Preston	0.37	Brownfield	Mixed use	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Airfield Safeguard Area - FAIRFORD - Airfield Safeguard Area - KEMBLE - Airfield Safeguard Area - SOUTH CERNEY - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	10	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							This is a fully developed employment site in active use. The site is detached from the existing settlement, though is adjacent to one existing dwelling. The site is potentially suitable for residential conversion if the employment use is no longer required.							
R571D	Land north of Driffield	Driffield	84.93	Mix	See R571A	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) Site is partially within / contains: - Areas susceptible to groundwater flooding (Clear water and Superficial Deposits Flooding) (5%) - Areas	Unavailable	Confirmed as unavailable	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	2202	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							susceptible to groundwater flooding (Superficial Deposits Flooding) (93%) - Oil pipeline buffer - 100m (17%) - Scheduled monument (Roman villa and earlier settlement remains 1120m east of Harnhill Manor (10.53%) - Flood zone 3 (1.18%) - Deciduous woodland (5%) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is a PRoW cutting through the middle of the site, may reduce developable area. There is existing multiple accesses onto the site. Investigation may be							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.							
R571C	Quary Field and The Glebes	Driffield	34.22	Greenfield	See R571A	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) Site is partially within / contains: - Areas susceptible to groundwater flooding (Clear water and Superficial Deposits	Unavailable	Confirmed as unavailable	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	941	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Flooding) (28%) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) (10%) There is a PRoW cutting through the middle of the site, may reduce developable area. There is existing multiple accesses onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R583A	Land North of Ampney Crucis	Ampney Crucis	47.57	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford Site is partially within / contains: - Airfield Safeguard Area - Kemble (99%) - Airfield Safeguard Area - South Cerney (68%) - Deciduous woodland (8%) The site is greenfield adjacent to Ampney Crucis. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There are multiple existing access points to the site via the current land use from Roman Road and Allotment Lane.	Available	Site is submitted through Call for Sites 2020. Availability confirmed with landowner in 2025	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	1199	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Investigation may be required to determine whether the access is suitable for residential intensification. The site contains deciduous woodland identified as priority habitats, but the remaining developable area is capable of delivering potential strategic extension to Ampney Crucis. The site is located outside of but adjacent to the Cotswolds National Landscape. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R583B	Land North of Ampney Crucis	Ampney Crucis	11.01	Greenfield	Strategic site	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Fairford Airfield Safeguard Area - Kemble Airfield Safeguard Area - South Cerney Airfield Safeguard Area - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: - Cotswolds National Landscape (2.99%) - Deciduous woodland (2%) The site comprises a greenfield site north of Ampney Crucis. The site has a small overlap with the Cotswolds National Landscape and	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	295	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							deciduous woodland identified as priority habitat, and any landscape and ecological impacts should be mitigated. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is a small existing agricultural access to the site. Further investigation is required to determine whether the access is suitable for intensification. The site is potentially suitable for development subject to landscape mitigation, and consideration of the identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R583C	Land North of Ampney Crucis	Ampney Crucis	10.01		Strategic site	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Fairford Airfield Safeguard Area - Kemble Airfield Safeguard Area - South Cerney Airfield Safeguard Area - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield site north of Ampney Crucis. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is no existing access to the site, although access can be potentially achieved via	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	275	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							adjacent sites R583. Further investigation is required to determine whether suitable access could be provided. The site is located outside of the Cotswolds National Landscape. The site is potentially suitable for development subject to suitable access, and consideration of the identified constraints.							
R583D	Land North of Ampney Crucis	Ampney Crucis	13.69	Greenfield	Strategic site	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Fairford Airfield Safeguard Area - Kemble Airfield Safeguard Area - South Cerney Airfield Safeguard Area - Areas Susceptible to Groundwater Flooding - Clearwater	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include presence of overhead powerlines.	Potentially Deliverable / Developable	376	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Flooding The site comprises a greenfield site north of Ampney Crucis. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is a 11KW powerline running through the site, which may reduce the developable area. There is existing access to the site via the current land use from Allotment Lane. Investigation may be required to determine whether the access is suitable for residential intensification. he site is located outside of the Cotswolds National Landscape.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
R599A	Land Opposite Former Butchers Arms PH	Ampney Crucis	0.66	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding)	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	16	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Site is partially within / contains: - Conservation Area (37.05%) The site is greenfield adjacent to Ampney Crucis, partly located within the Conservation Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access to the site via the current land use. Investigation may be required to determine whether the								

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
R599B	Land Opposite existing dwelling, Ampney Crucis	Ampney Crucis	1.11	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) The site is greenfield adjacent to Ampney Crucis.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	30	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access to the site via the current land use. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R634	Land south of Blackthorns	Preston	0.81	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Flood Type - Superficial Deposits Flooding - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney The site comprises greenfield to the east of Preston. Development of the site may result in the loss of best and most versatile agricultural land. There is a small agricultural access to the site from the northeast. This is likely suitable for residential intensification The site is	Unavailable	The Council has been unable to confirm the availability of this site for development.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	20	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							currently in use as playing fields. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
R635	Land south of Church Farm	Preston	2.27	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Flood Type - Superficial Deposits Flooding - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney Site is partly within / contains: - Local Green Space (14%)	Unavailable	The Council has been unable to confirm the availability of this site for development.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	27	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							- Deciduous woodland (38%) The site comprises greenfield in the centre of Preston. The site is adjacent to the Preston Conservation Area, and is also within the setting of Listed Buildings. Any heritage impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. Part of the site is a designated Local Green Space. The western part of the site consists of allotments. There is a small agricultural access onto the site from the north. This is likely suitable for residential intensification. The site is potentially							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							suitable for development, subject to suitable access, consideration of impact on the Conservation Area and other identified constraints.							
R636	Land south of Preston House	Preston	2.21	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Flood Type - Superficial Deposits Flooding - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield	Available	Availability confirmed by email in 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Safeguard Area - South Cerney The site comprises greenfield to the south of Preston. The site is within the setting of the Preston Conservation Area. Any heritage impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. There is no existing access onto the site. Access could potentially be created from the north, though this would likely be unviable as there are existing structures. The site is unsuitable for development due to the lack of potential access.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R637	Land west of Harnpit to Witpit Lane	Preston	2.61	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Flood Type - Superficial Deposits Flooding - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney The site comprises greenfield to the southeast of Preston. A Public Right of Way runs along the southern boundary. Development of the site may result in the loss of best and most versatile agricultural land. There is a small agricultural access onto the site from the track along the	Available	Availability confirmed by email and phone in 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	71	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							eastern boundary. This road is likely Unsuitable for residential intensification. Further investigation is required to determine whether a suitable access could be created. The site is potentially suitable for development, subject to provision of a suitable access and consideration of other identified constraints.							
R672	Land south of Dudley Farm	Ampney Crucis	0.36	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney The site is greenfield	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	10	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							adjacent to Ampney Crucis and its Conservation Area. The site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access to the site via the current land use. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
R678	Land to east of All Saints Church	Preston	1.41	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Flooding The site comprises a greenfield site to the north of Preston. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. The site is adjacent to the Preston Conservation Area, and is within the setting of a number of Listed Buildings. Any heritage impacts would need to be mitigated. There is no existing access onto the site. Access is proposed through R679 and R680, however that access is on a blind bend and								

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							may not be suitable. The site is unsuitable for development, given likely harm to the Conservation Area and nearby Listed Buildings, as well as lack of a suitable access.							
R679	Land to north of the Paddock	Preston	0.45	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							comprises a greenfield site to the north of Preston. Development of the site may result in the loss of best and most versatile agricultural land. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is within the setting of the Preston Conservation Area and a number of Listed Buildings. Any heritage impacts would need to be mitigated. There is no existing access onto the site. Access is proposed through R680, however that access is on a blind bend and may not be suitable. The site is unsuitable for development,							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							given likely harm to the Conservation Area and nearby Listed Buildings, as well as lack of a suitable access.							
R680	Land to the north of the Old Farmhouse	Preston	0.93	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable		

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Deposits Flooding The site comprises a greenfield site to the north of Preston. Development of the site may result in the loss of best and most versatile agricultural land. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is within the setting of the Preston Conservation Area and a number of Listed Buildings. Any heritage impacts would need to be mitigated. There is no existing access onto the site. Access could be created from							

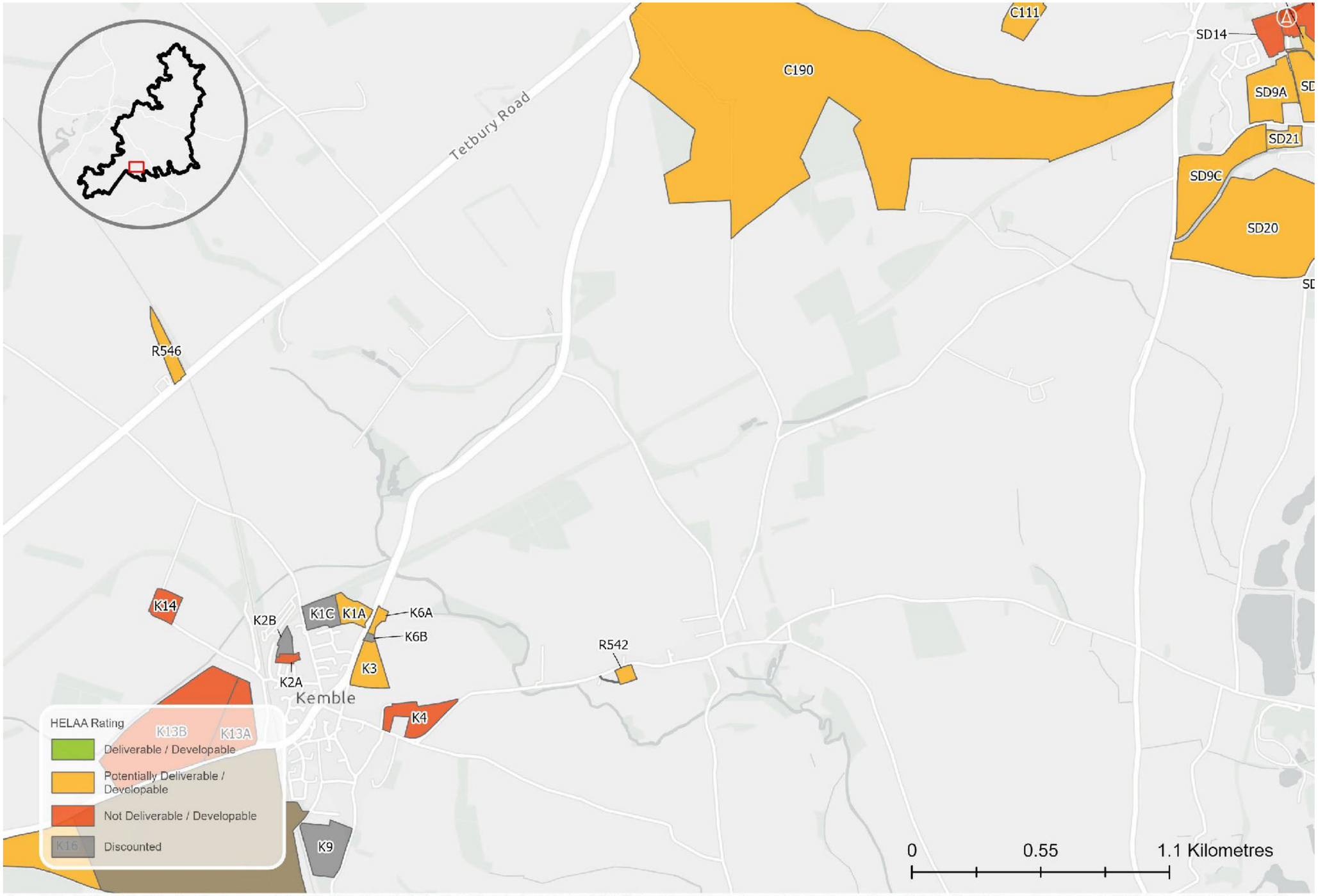
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							the road along the eastern boundary, but there may be suitability issues due to a blind bend. The site is unsuitable for development, given likely harm to the Conservation Area and nearby Listed Buildings, as well as lack of a suitable access.							
R691	Driffield, Preston: Land north west of Harnhill (Leda land)	Driffield, Preston	45.78	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) Site is partially within / contains: - Areas susceptible to groundwater flooding (Clearwater and Superficial	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	1258	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Deposits Flooding) (34%) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. PRoW cuts through the north west of the site potentially reducing the developable area. There is multiple existing accesses onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R695	Land south of Ampney Crucis	Ampney Crucis	48.88			Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (0.52%) - Flood Zone 3 (3.13%) - Oil Pipeline Buffer - 100m (3%) The site is a greenfield site to the south of Ampney Crucis. Development of the site may result in loss of best and most versatile agricultural	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	1270	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							land. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is a small existing agricultural access to the site from the southeast. Further investigation is required to determine whether the access is suitable for intensification. Development of the site in isolation would be remote from any main settlement. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							

Cirencester D



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

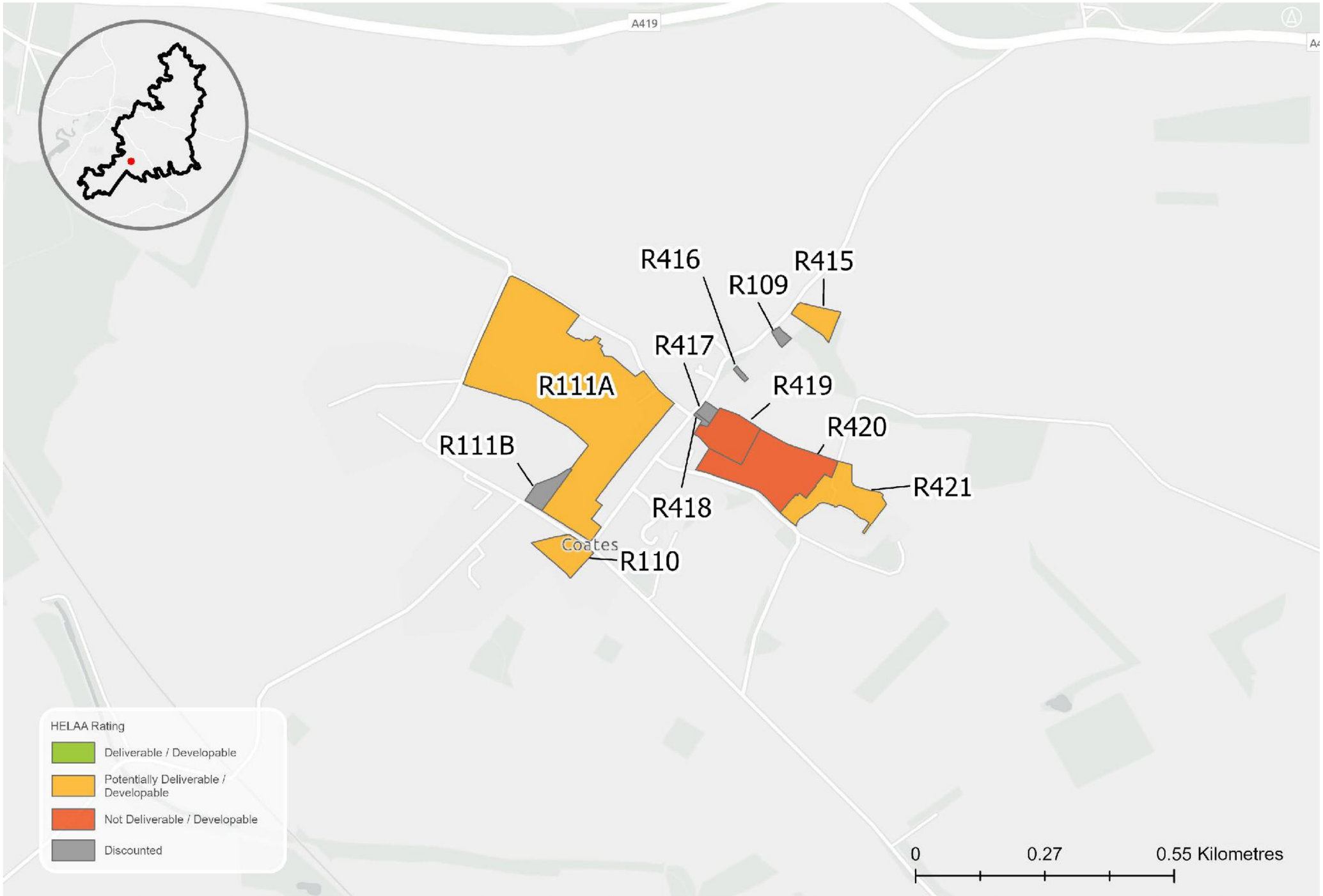
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C190	Land south of The Steadings	Cirencester	116.50	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area Site is partially within / contains: • Grade 3 Agricultural Land (45.23%) • Scheduled Monument (Settlement SE of Chesterton Farm) (37.69%) • South Cerney Airfield Safeguard Area (43%) • Areas Susceptible to Groundwater Flooding - Clearwater (66%) • Kemble and Ewen Special Landscape Area (24%) The site comprises a greenfield site to the southwest of Cirencester. The site is within a sensitive location, partially within the Kemble and Ewen Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. It forms part of the wider open countryside. The site partially contains a Scheduled Monument and is within its setting. Any heritage impacts would need to be mitigated. There are several existing agricultural accesses onto the site, though investigation is required to determine if these are suitable for residential intensification. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Overall developable area may be reduced subject to further utilities investigation.	Potentially Deliverable / Developable	5240	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R542	Land east of Stanmore House, Main Street, GL7 6BT	Kemble	0.53	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding - Kemble & Ewen Special Landscape Area The site is a greenfield site to the south of Shipton Moyne. The site is in a sensitive location within the Kemble & Ewen Special Landscape Area. Development of the site may result in loss of best and most versatile agricultural land. The site is well screened by dense vegetation on the eastern and western boundaries. There is a small existing agricultural access onto the site from the east. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R546	Coates Goods Yard, north of Tetbury Road	Coates	1.46	Greenfield	Employment	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Kemble and Fairford) Site is partially within / contains: - SPA (Severn Estuary) (0.59%) - SSSI (Kemble Railway Cuttings SSSI) (0.59%) - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) (99%) - Deciduous woodland (31%) The site is a in a sensitive location within the Cotswolds National Landscape. There is a PRoW cutting through the site which may impact the developable area. There is existing access onto the site from Tetbury Road. Investigation may be required to determine whether the access is suitable for employment intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Potentially available	Site is submitted through the Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	25	7322.30

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD9C	Barton Farm – Part 3	Siddington	7.17	–	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney Site is partially within / contains: - Grade 3 Agricultural Land (69.55%) - ALC Grade 2 (30.45%) - Deciduous woodland (2%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is a overhead 33KV power line which may reduce the developable area of the site. There is existing access onto the site from Park Way. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	194	

Coates



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

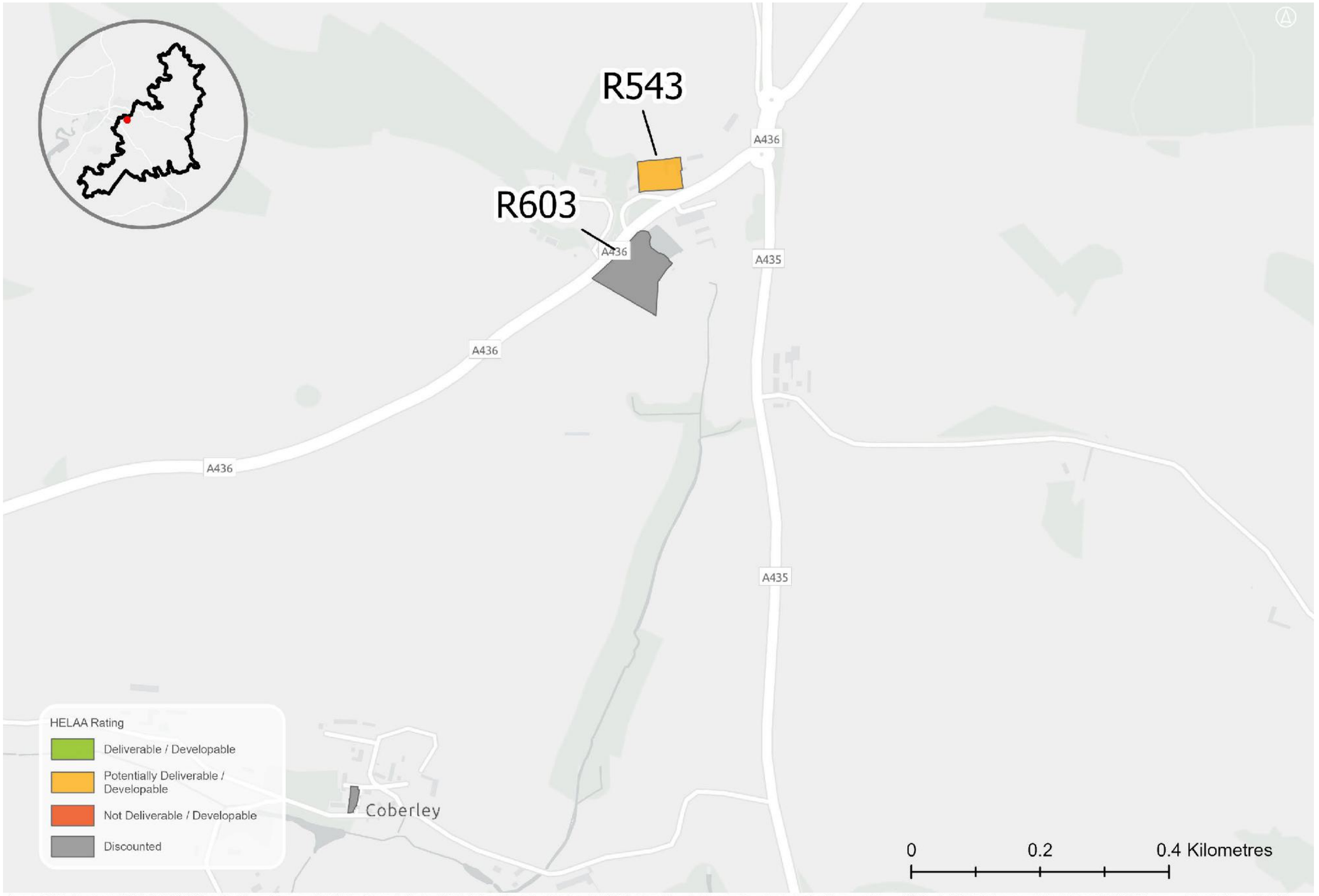
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R110	Land adjacent Glebe House, Tewksbury Road	Coates	0.62	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site from Trewsbury Road. Investigation may be required to determine whether the access is suitable for residential intensification. The site has TPO: 05/00407/TPO on site The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, consideration of the TPO and other identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2010. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	17	
R111A	Land at Coates	Coates	9.89	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Kemble) Site is partially within / contains: - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) (30%) - Areas susceptible to groundwater flooding (Clearwater) (70%) The site is a in a sensitive location within the Cotswolds National Landscape. There are two PRoWs cutting through the site which may impact the developable area. There is existing access onto the site from Trewsbury Road and Quaker Road. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	272	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.							
R415	Kennels	Coates	0.43	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Kemble) - Areas susceptible to groundwater flooding (Clearwater) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2011. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	13	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R419	Cricket Ground	Coates	0.93	–	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Kemble) Site is partially within / contains: - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) (7%) - Areas susceptible to groundwater flooding (Clearwater) (3%) The site is a playing field used as a cricket ground and the site is a in a sensitive location within the Cotswolds National Landscape. It is therefore unsuitable.	Potentially available	Site is submitted through Call for Sites 2011. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
R420	The Paddocks	Coates	2.36	–	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Kemble) Site is partially within / contains: - Areas susceptible to groundwater flooding (Clearwater) (2%) The site is a playing field used as a cricket ground and the site is a in a sensitive location within the Cotswolds National Landscape. It is therefore unsuitable.	Potentially available	Site is submitted through Call for Sites 2011. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
R421	Rural Skills Centre	Coates	1.29	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Kemble) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access,	Potentially available	Site is submitted through Call for Sites 2011. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	35	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.							

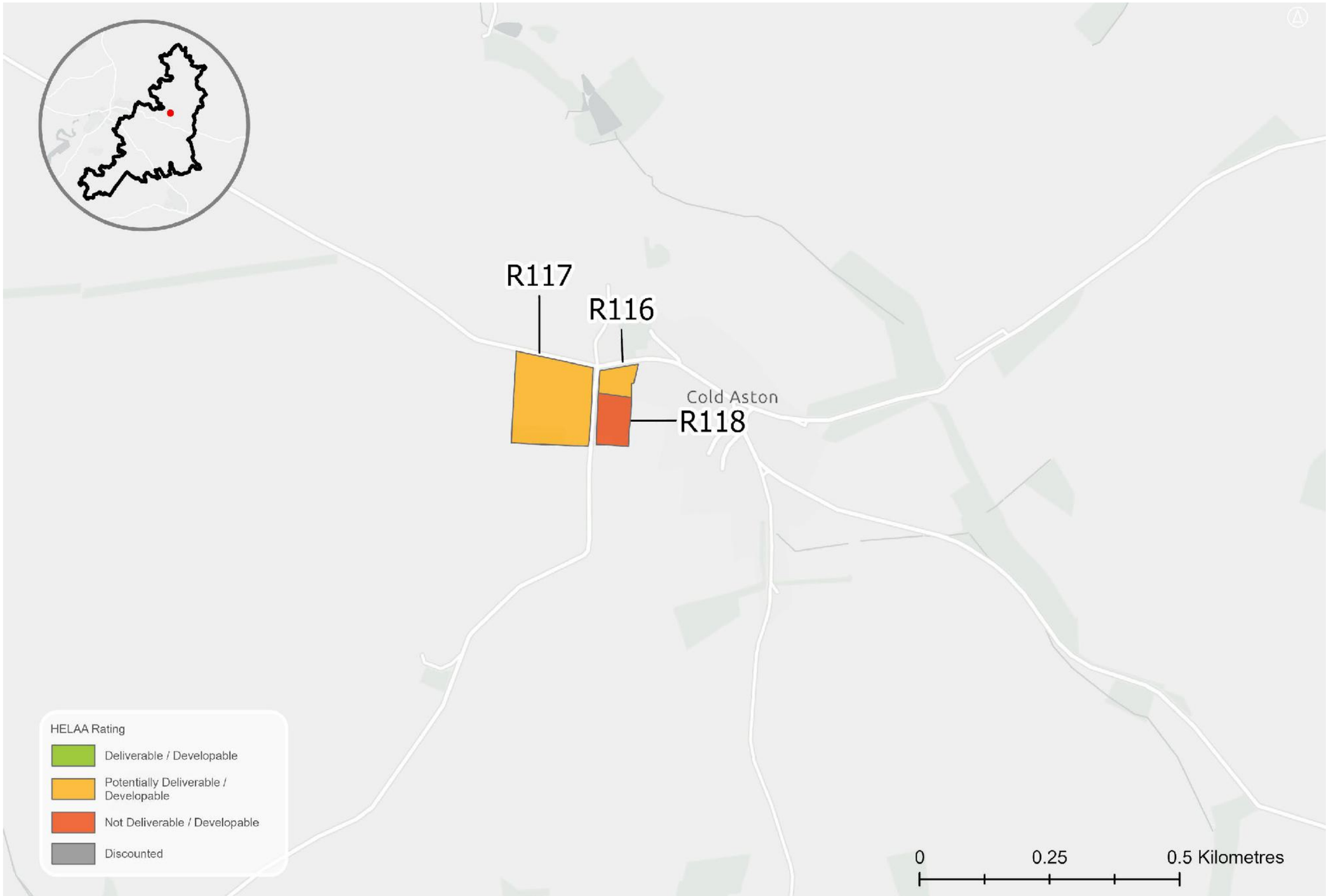
Coberley



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000819979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R543	Seven Springs Cottages, GL53 9NG	Coberley	0.32	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Staverton) Site is partially within / contains: - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) (42%) - Areas susceptible to groundwater flooding (Clearwater) (58%) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site via local lanes. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Potentially available	Site is submitted through the Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	8	

Cold Aston



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R116	Land adjacent the Vicarage (Site A)	Cold Aston	0.36	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield safeguard areas (Little Rissington) - Areas susceptible to groundwater flooding (Clearwater) The site is a in a sensitive location within the Cotswolds National Landscape. There is no existing access onto the site. Investigation may be required to determine whether a suitable access can be created for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	10	
R117	Land at Cold Aston, Home Piece	Cold Aston	2.46	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield safeguard areas (Little Rissington) - Areas susceptible to groundwater flooding (Clearwater) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site from Bangup Lane. Investigation may be required to determine whether a suitable access can be created for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	67	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R118	Land off Bangup Lane (Site B)	Cold Aston	0.61	–	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield safeguard areas (Little Rissington) - Areas susceptible to groundwater flooding (Clearwater) Site is partially within / contains: - Playing field (88%) The site is unsuitable as the majority of the site is contains a playing field, which leaves the developable area at 0.073 Ha.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

Colesbourne / Elkstone



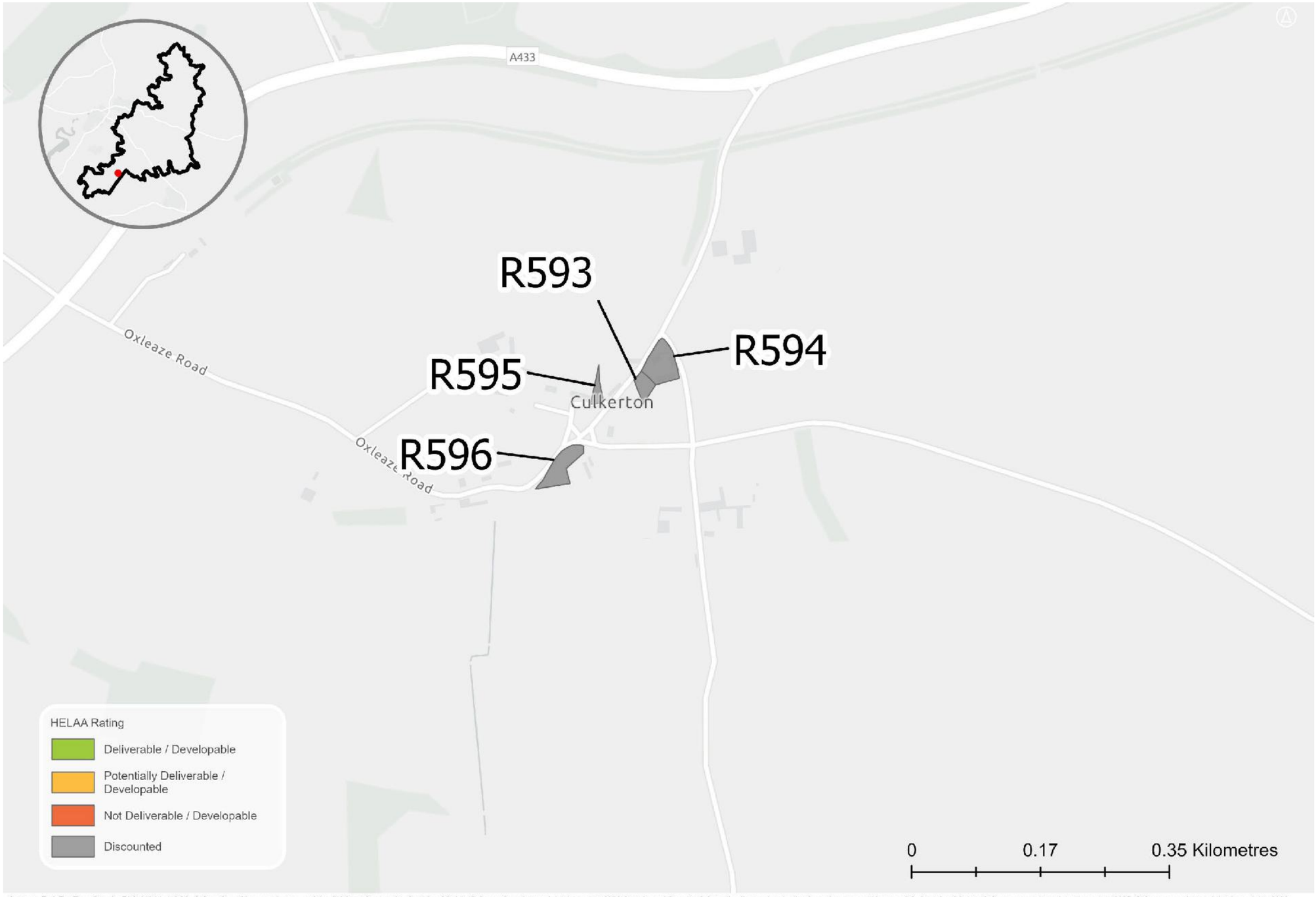
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R423	Land at Village Lane	Colesbourne	0.67	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site. Investigation may be required to determine whether a suitable access can be created for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	16	
R454	Land east of Elkstone	Elkstone	1.66	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Cotswolds National Landscape • Airfield Safeguard Area - Staverton • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield site to the east of Elkstone. The site is adjacent to the Elkstone Conservation Area. Any heritage impacts would need to be mitigated. A Public Right of Way runs through the site. There is a small existing access onto the site from the west. Further investigation is required to determine whether it is suitable for intensification. The site is remote from services. The site is potentially suitable for development, subject to consideration of identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	45	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R605	Land adj Dingle Bungalows	Colesbourne	0.54	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site. Investigation may be required to determine whether a suitable access can be created for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2021) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	13	

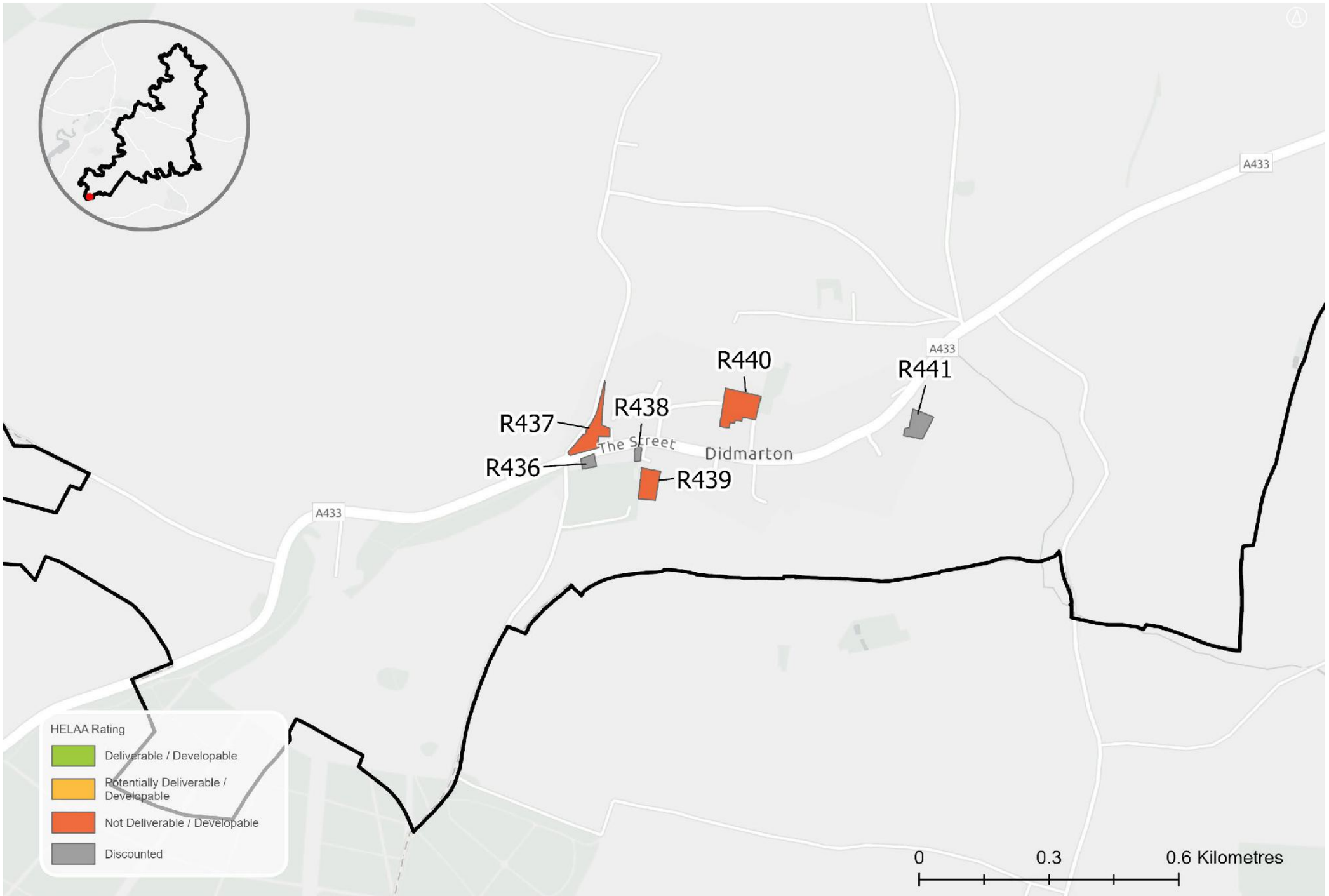
Culkerton

A number of sites were assessed in this settlement but none were considered suitable to progress beyond the initial assessment stage. **Appendix 1** sets out all discounted sites.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

Didmarton

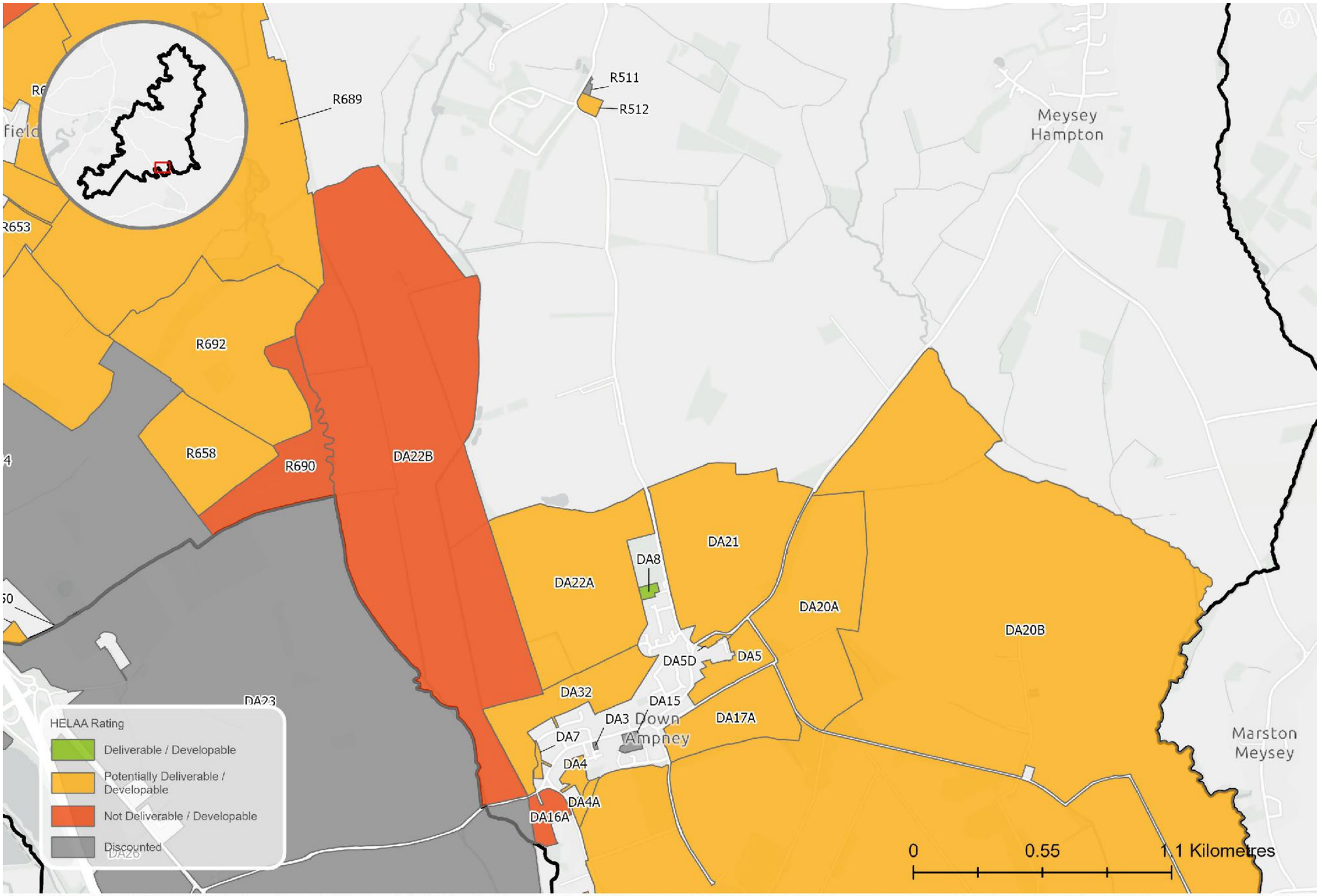


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R437	Site B, Land at Townend Farm	Didmarton	0.44	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land Site is partially within / contains: • Gas Pipeline Buffer - Wickwar / Swindon The site comprises greenfield associated with an existing farmhouse located adjacent to the settlement of Didmarton. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is currently accessed via agricultural lane, which is likely to require upgrading to accommodate residential development. Any improvements to access would need to be carefully considered in relation to a group Tree Preservation Order along the site boundary, as well as other Tree Preservation Orders within the site. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include costs associated with potential significant access improvements and demolition of existing structures. Overall developable area may be reduced subject to further utilities investigation.	Not Deliverable / Developable	0	
R439	Site D, Land rear of 47 The Street	Didmarton	0.29	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land The site comprises greenfield adjacent to the settlement of Didmarton, opposite to the Village Hall. It lies within a sensitive location in the Cotswolds National Landscape and adjacent to the Didmarton Conservation Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Access to site is via a residential lane which may require improvements to support further	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development. The site is unsuitable due to landscape sensitivity.							
R440	Site E, Land at Townend Farm	Didmarton	0.57	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Didmarton Conservation Area Site is partially within / contains: • Areas susceptible to Groundwater Flooding - Superficial Deposits Flooding (2% Overlap) The site comprises greenfield adjacent to the settlement of Didmarton. It lies within a sensitive location in the Cotswolds National Landscape and the Didmarton Conservation Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The Didmarton Conservation Area Character Map identifies the site as an area of landscape value as part of the Paddocks and the northern part of Chapel Walk (Area 3), which provides the setting for the Congregational Chapel. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Down Ampney A



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA4	Jim's Paddock	Down Ampney	1.27	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the south of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. There are a number of TPOs along the eastern boundary. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is an existing agricultural access onto the site from the southwest. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	35	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA4A	Little Jims Paddock (south of Jims Paddock)	Down Ampney	0.91	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the south of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is an existing agricultural access along the northern boundary of the site which may provide access onto the site. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2022) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	25	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA5	Land at Rooktree Farm	Down Ampney	4.92	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the northeast of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High to High' landscape sensitivity. There is an existing agricultural access along the northern boundary of the site which provides access onto the site. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	112	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA5D	Land at Rooktree Farm	Down Ampney	0.34	Greenfield		Potentially suitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the northeast of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. The site consists of woods that screen the development to the south. There is no existing access onto the site. Further investigation is required to determine whether a suitable access could be created. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site has not recently been confirmed as available. It is a remnant part of a larger site which was confirmed as available in 2019. Part of the larger site has been completed.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	10	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA7	Land rear of Charlham Way	Down Ampney	0.42	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (10.1%) - Flood Zone 3 (5.73%) The site is a greenfield site to the west of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. A part of the site lies in Flood Zone 2 and Flood Zone 3 and may require flood risk mitigation. The site consists of woods that screen the development to the south. There is no existing access onto the site. Access could be created through the yard that fronts onto Charlham Way, however this would require removal of part of the stone wall. Further investigation is required to determine whether a suitable access could be created. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	10	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA8	Land west of Broadleaze	Down Ampney	0.42	Greenfield	Housing	Suitable	Site has planning permission (24/01608/FUL) for 13 affordable homes and associated works	Available	Site has planning permission (24/01608/FUL) for 13 affordable homes and associated works and is not yet fully built out. The site is considered deliverable within 0-5 years.	Achievable	Site has planning permission (24/01608/FUL) for 13 affordable homes and associated works and is not yet fully built out. The site is considered deliverable within 0-5 years.	Deliverable / Developable	13	
DA16A	Land west of Church Lane	Down Ampney	2.76	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Areas Susceptible to Groundwater flooding - Superficial deposits flooding - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - South Cerney Site is partly within / contains: - Grade 2 Agricultural Land (58.73%) - Grade 3 Agricultural Land (41.27%) - Flood Zone 2 (3.21%) - Flood Zone 3 (57%) The site is a greenfield site to the southwest of Down Ampney. The site is largely within Flood Zone 2 and Flood Zone 3 and would require significant flood mitigation measures. Development of the site may	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable		

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is adjacent to and within the setting of the Down Ampney Conservation Area. Any heritage impacts would need to be mitigated. The site is unsuitable for development due to significant flood risk and key landscape constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA17A	Down Ampney Airfield (Site A)	Down Ampney	12.68	Greenfield	Strategic site	Potentially suitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the east of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. The site is adjacent to and within the setting of the Down Ampney Conservation Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is no existing access to the site from public highways, and creation of access may require removal of mature vegetation. Further investigation is required to determine whether Oak Road along the west or the road along the north are suitable for creation of access. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	317	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA20A	Castle Hill Farm (Site A)	Down Ampney	31.65	Greenfield	Strategic site	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (48.58%) - Grade 3 Agricultural Land (51.42%) - Deciduous woodland (5%) The site is a greenfield site to the east of Down Ampney. The site is not directly adjacent to the main settlement of Down Ampney and may not be in the most sustainable location. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is an existing agricultural access from the west through the centre of the site. Further investigation is required to determine whether it is suitable for residential intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	823	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA20B	Castle Hill Farm (Site B)	Down Ampney	208.77	Mix	Strategic site	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (41.24%) - Grade 3 Agricultural Land (58.76%) - Grade 2 Listed Building - Flood Zone 2 (11.8%) - Flood Zone 3 (10.09%) - Deciduous woodland (1%) The site is a large greenfield site to the east of Down Ampney. The site is not directly adjacent to the main settlement of Down Ampney and may not be in the most sustainable location. Development of the site may result in loss of best and most versatile agricultural land. There is an area of Flood Zone 2 and Flood Zone 3 which may require some flood risk mitigation. The site contains a Grade II Listed Building, and any heritage impacts would need to be mitigated. There is an existing agricultural access from the south through the centre of the site to the existing agricultural development. Further investigation is required to determine whether it is suitable for residential intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	4410	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA21	Land between Poulton Road and Meysey Hampton Road	Down Ampney	34.41	Greenfield	Strategic site	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (9.73%) - Airfield Safeguard Area - South Cerney (9%) The site is a greenfield site to the northeast of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. There is an existing agricultural access onto the site from the northwest. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	946	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA22A	Land north of Down Ampney (Site A)	Down Ampney	38.30	Greenfield	Strategic site	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (33.27%) - Grade 3 Agricultural Land (66.73%) The site is a greenfield site to the north of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. There is an existing agricultural access onto the site from the northeast. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	1052	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA22B	Land north of Down Ampney (Site B)	Down Ampney	142.45	Greenfield	Strategic site	Unsuitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (11.16%) - Grade 3 Agricultural Land (88.84%) - Flood Zone 2 (17.11%) - Flood Zone 3 (54.37%) - Airfield Safeguard Area - Kemble (69%) The site is a greenfield site to the northwest of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. A large part of the site lies in Flood Zone 2 and Flood Zone 3 and would require significant flood risk mitigation. There is an existing agricultural access onto the site from the southeast. Further investigation is required to determine whether this access is suitable for intensification. The site is unsuitable for development, due to significant flood risk.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA32	Land north of Chestnut Close and Suffolk Place	Down Ampney	13.43	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (65.65%) - Grade 3 Agricultural Land (34.35%) - Flood Zone 2 (7.11%) - Flood Zone 3 (21.35%) The site is a greenfield site to the northwest of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. A part of the site lies in Flood Zone 2 and Flood Zone 3 and would require some flood risk mitigation. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. There is an existing agricultural access onto the site from the southwest. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	264	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R512	Lodge Paddock	Poulton	0.69	Greenfield	Housing / Commercial	Potentially suitable	Site is wholly within / contains: • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - South Cerney • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (70.84%) • Grade 3 Agricultural Land (29.16%) The site comprises greenfield south of Poulton. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing access onto the site which is likely suitable for residential intensification. The site is not adjacent to the main settlement, and is not in the most sustainable location. The site is potentially suitable for development, subject to suitable access and consideration of the other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	17	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R658	Land north of The Folly	Driffield	16.15	Greenfield	Strategic extension of Driffield	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding Site is partially within / contains: - Oil pipeline buffer 55% The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High to High' landscape sensitivity. There is a PRoW cutting through the middle of the site, may reduce developable area. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	444	

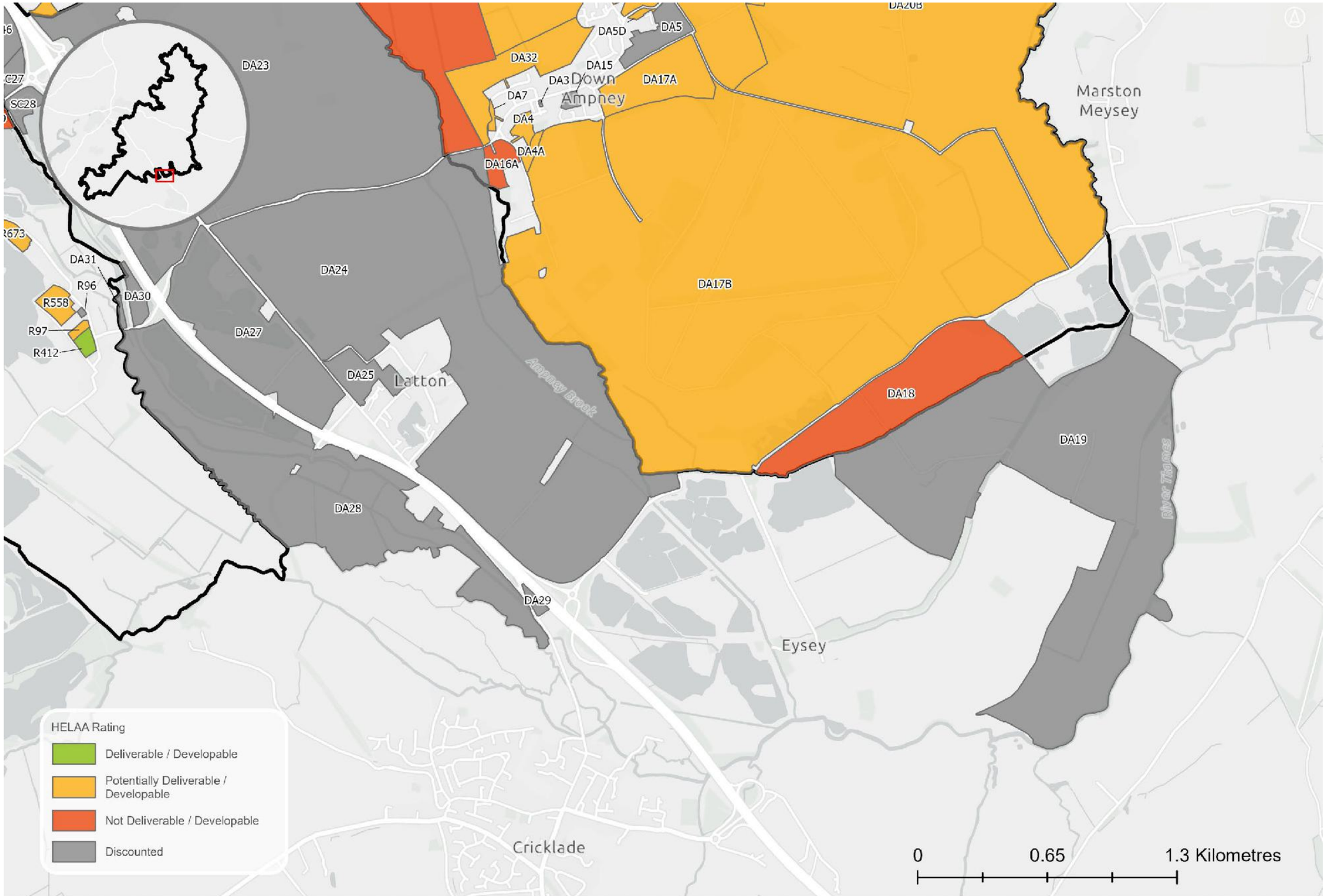
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R689	Land east of Driffield (Basson Land)	Driffield	129.80	Greenfield		Potentially suitable	Site is wholly within / contains: - Airfield safeguard areas (Fairford, Kemble, South Cerney) Site is partially within / contains: - Flood zone 2 (4.38%) - Flood zone 3 (28.39%) - ALC Grade 2 (14.33%) - Grade 3 Agricultural Land (85.67%) - Oil pipeline buffer - 100m (20%) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) (99%) - Deciduous woodland (1%) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There are multiple PRoWs cutting through the middle of the site which may reduce developable area. Flood zone 2 and 3 across over a quarter of the site reduces the developable area. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	2383	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R690	Land east of Driffield (Basson Land)	Driffield	14.81	Greenfield		Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding - Deciduous woodland Site is partly within / contains: - Flood Zone 2 (0.75%) - Flood Zone 3 (3.19%) - Oil Pipeline Buffer - 100m (11%) The site is a greenfield site to the northwest of Down Ampney. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site comprises a wooded area. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access to the site but access could potentially be created through adjacent sites. Further investigation is required to determine whether suitable access can be created. Development of the site in isolation would result in remote development from any main settlement. The site has a majority overlap with a priority habitat (deciduous woodland). Development of the site would be detrimental to this habitat. The site is unsuitable for	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development due to majority overlap with priority habitat.							
R692	Driffield: Land south east of Driffield (Leda land)	Driffield	38.84	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) Site is partially within / contains: - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) (95%) - Oil pipeline buffer - 100m (24%) - Deciduous woodland (5%) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	1015	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							PRoW cuts through the north west of the site potentially reducing the developable area. There is multiple existing accesses onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.							

Down Ampney B



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA17B	Down Ampney Airfield (Site B)	Down Ampney	349.00	Greenfield	Strategic site	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (53.47%) - Grade 3 Agricultural Land (46.53%) - Scheduled Monument (3.74%) - Flood Zone 2 (12.98%) - Flood Zone 3 (16.52%) - Conservation Area (1.76%) - Deciduous woodland (7%) The site is a primarily greenfield site to the southeast of Down Ampney that contains a former RAF Down Ampney airfield. Development of the site may result in loss of best and most versatile agricultural land. Part of the site lies in Flood Zone 2 and Flood Zone 3 and would require some flood mitigation measures. There is an existing access to the site from Oak Road to the north. Further investigation is required to determine whether it is suitable for residential intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	6334	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA18	Land south of Gally Leaze Copse	Down Ampney	32.72	Greenfield	Strategic site	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (74.95%) - Flood Zone 3 (25.05%) - Deciduous woodland (2%) The site is a greenfield site to the southeast of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. A large part of the site lies in Flood Zone 2 and Flood Zone 3 and would require significant flood mitigation measures. There is an existing access from the road along the north. Further investigation is required to determine whether it is suitable for residential intensification. The site is unsuitable for development due to significant flood risk.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

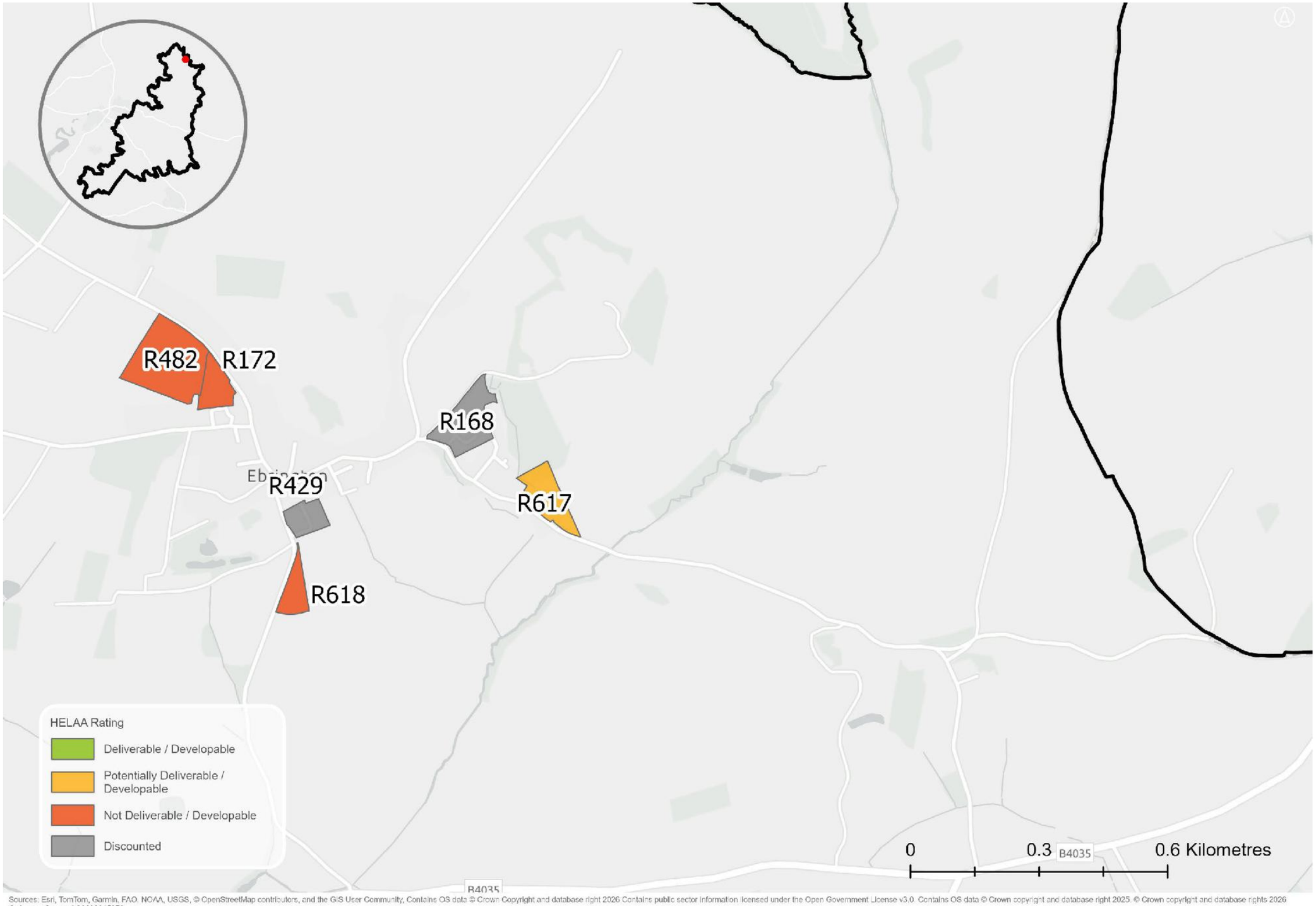
Dunstisbourne Abbots



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government Licence v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R537	Peace Field	Duntisbourne Abbots	1.05	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Cotswolds National Landscape • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield south of Duntisbourne Leer. The site lies adjacent to the Duntisbourne Abbots Conservation Area and any heritage impacts would need to be mitigated. There is a small pedestrian access onto the site, but further investigation would be required to determine whether this would be suitable for intensification. Development of the site would encroach on the National Landscape to the south of Crabtree Lane. The site is remote from any main settlement and is not in a sustainable location. The site is unsuitable for development due to landscape sensitivity and unsustainable location.	Potentially available	Site is submitted through the Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Ebrington



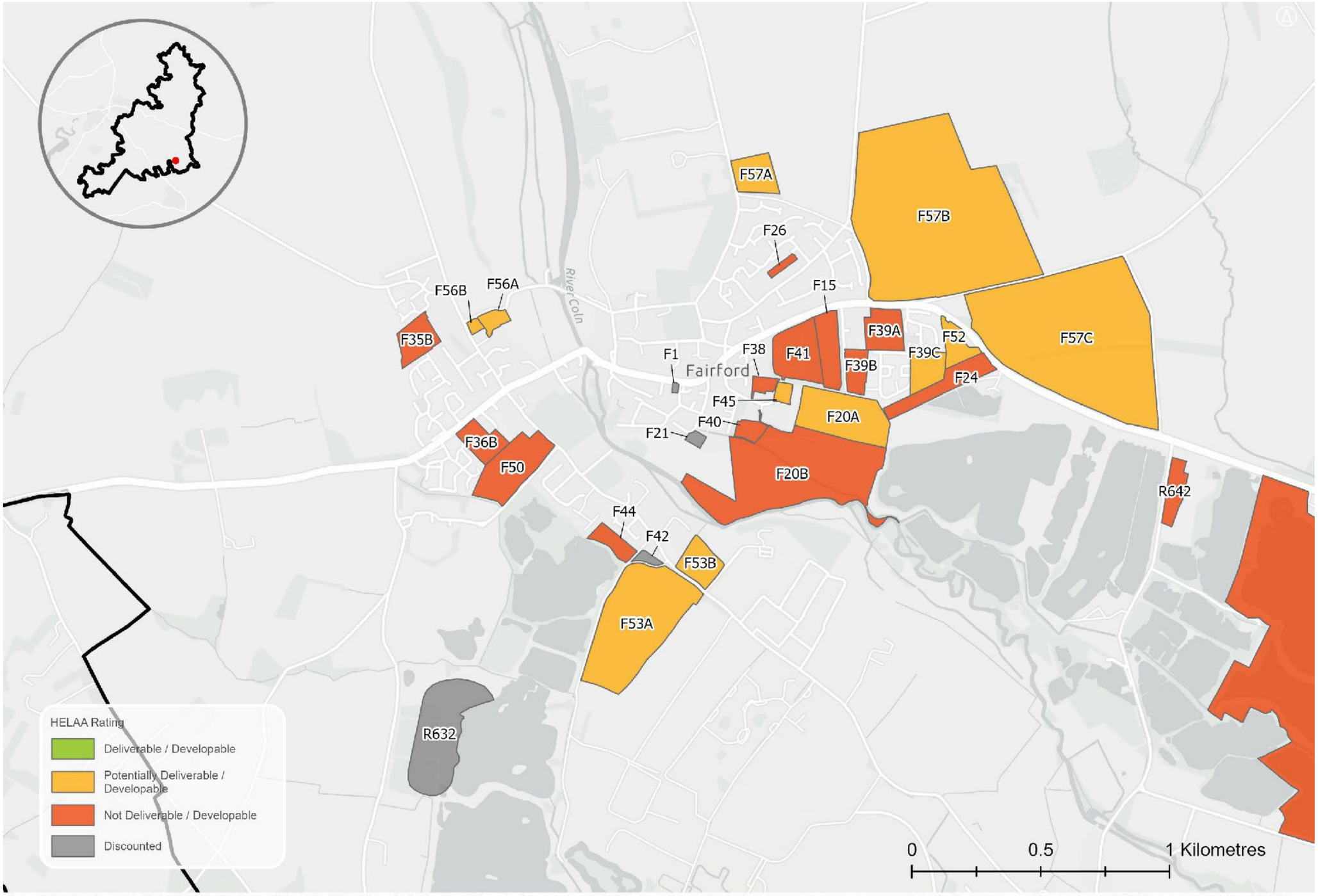
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R172	The Old Orchard, Hidcote Road	Ebrington	0.70	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land The site comprises greenfield to the northwest of Ebrington. The site is adjacent to the Ebrington Conservation Area, and is within the setting of a number of Listed Buildings. Any heritage impacts would need to be mitigated. The site is prominent in approaches along Hidcote Road and would impact the landscape setting of the settlement and Conservation Area. There is no existing access onto the site. Further investigation would be required to determine whether a suitable access could be provided. A previous application for 6 dwellings and open space (ref: 19/00543/OUT) was refused on the site due to harmful impacts on the National Landscape. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Site submitted in the 2016 Call for Sites. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
R482	Land adjacent to Hidcote Road	Ebrington	2.59	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land The site comprises greenfield to the northwest of Ebrington. The site is near to the Ebrington Conservation Area, and is within the setting of a number of Listed Buildings. Any heritage impacts would need to be mitigated. The site is prominent in approaches along Hidcote Road and would impact the landscape setting of the settlement and Conservation Area. There is no existing access onto the site. Further investigation would be required to determine whether a	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							suitable access could be provided. The site is unsuitable for development due to landscape sensitivity.							
R617	The Washbrook	Ebrington	1.12	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land Site is partly within / contains: • Deciduous woodland (2%) The site comprises a brownfield site to the east of Ebrington. The site is in a sensitive location within the Cotswolds National Landscape. The site is currently in industrial use, and there may be some ground contamination. There is existing vehicular access onto the site. The site is relatively remote from any main settlement. The site is potentially suitable for redevelopment subject to mitigation of impacts on the Cotswolds National Landscape, and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be some associated costs with remediation of the land and redevelopment of existing structures.	Potentially Deliverable / Developable	20	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R618	May Lane	Ebrington	0.60	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a greenfield site to the south of Ebrington. The site is located in a sustainable location within the Cotswolds National Landscape. There is a Public Right of Way crossing the site. There is an existing agricultural access onto the site from May Lane. Further investigation is required to determine whether May Lane is suitable for intensification of access. An application for 1 dwellinghouse (ref: 25/02125/FUL) was refused due to the harmful impact of development on the National Landscape. The site is unsuitable for development due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Fairford



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
F15	Jones' Field, London Road	Fairford	2.31	Greenfield	Mixed use	Unsuitable	Site is wholly within / contains: - ALC Grade 2 - Conservation Area - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Clearwater and superficial deposits flooding The site comprises greenfield to the east of Fairford. The site lies in a sensitive location within the Fairford Conservation Area. It forms an important part of the Conservation Area and its setting. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Low-Medium' landscape sensitivity. The site is covered by an area TPO. Development of the site may lead to loss of best and most versatile agricultural land. There is a small agricultural access onto the site from the north, however the area TPO would make it difficult to make the access suitable for intensification. The site is unsuitable for development due to harmful impact on the Conservation Area, and unsuitable access.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
F20A	Land south-east of Fairford	Fairford	5.75	Greenfield	Housing / employment	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Clearwater and superficial deposits flooding Site is partly within / contains: - Grade 2 Agricultural land (80.76%) - Grade 3 Agricultural land (19.24%) The site comprises greenfield to the southeast of Fairford. The site lies in a sensitive location adjacent to the Fairford Conservation Area. It forms an important part of the Conservation Area setting. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. It is adjacent to the Cotswold Water Park SSSI. Any environmental impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. There is no existing access onto the site, but this can potentially be created. The site is potentially suitable subject to creation of suitable access and	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	200	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							consideration of other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
F20B	Land south-east of Fairford	Fairford	17.42	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Clearwater and superficial deposits flooding Site is partly within / contains: - SPA (Severn Estuary) (1.24%) - SSSI (Cotswold Water Park SSSI) (1.24%) - Grade 2 Agricultural Land (9.89%) - Flood Zone 2 (13.24%) - Flood Zone 3 (72.93%) - Coastal and floodplain grazing marsh (2%) - Deciduous woodland (1%) The site comprises a large greenfield to the southeast of Fairford. A majority of the site lies in Flood Zone 2 and Flood Zone 3 and would require significant flood mitigation measures. The site is also adjacent to a SPA and SSSI, and any environmental impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing narrow access onto the site, however this is Unsuitable for intensification. The site is unsuitable for	Available	Site availability confirmed by landowner in 2022	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development due to significant flood risk and lack of suitable access.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
F24	Former Fairford Railway Station	Fairford	2.80	Brownfield	Mixed use	Unsuitable	Site is wholly within / contains: - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Clearwater and superficial deposits flooding Site is partly within / contains: - Grade 2 Agricultural Land (76.39%) - Grade 3 Agricultural Land (23.61%) The site comprises a brownfield site to the east of Fairford. The site is an Established Employment Site in active use, and therefore is Unsuitable for redevelopment. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is adjacent to a SPA and SSSI, and any environmental impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing access onto the site that is likely suitable for intensification. The site is unsuitable for development due to active use as an employment site.	Available	Site is submitted by the landowner through recent Call for Sites (2021) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
F26	Rear of Hatherop Road	Fairford	0.34	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a small infill site in Fairford that consists of multiple back gardens. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access to the site, with no viable potential access due to existing dwellings on all sides. The site is unsuitable for development due to lack of viable access options.	Unavailable	Site comprised of 14 back gardens in multiple ownership and has never been submitted as available for redevelopment.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
F35B	Land behind Milton Farm and Bettertons Close	Fairford	1.97	Greenfield		Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) This is a Greenfield site. The site also lies within the Fairford and Brize Norton Airfield Safeguard Area. There is no existing access to the site via the current land	Unavailable	Site is owned by the Ernest Cook Trust. It is a site allocation in the adopted Local Plan, however, the site was subsequently made unavailable and deallocated by the Fairford Neighbourhood Plan in place of an alternative site.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	68	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							use. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
F36B	Land south of Cirencester Road	Fairford	1.79	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) Site is partly within / contains: - ALC Grade 2 (6.05%) The site is a greenfield site to the west of Fairford. The site is adjacent to the Conservation Area, and any heritage impacts would need to be mitigated. The site also forms an important part of the gap between Fairford and Horcott. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. Development of the site may	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							result in the loss of best and most versatile agricultural land. There are a number of TPOs along the northwestern boundary. There is a small existing agricultural access onto the site, which is likely suitable for intensification. The site is unsuitable for development due to harmful impact on Conservation Area and buffer between settlements.							
F38	Land east of Beaumoor Place	Fairford	0.54	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Conservation Area - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) Site is partly within / contains: - ALC Grade 2 (80.16%) - Grade 3 Agricultural Land (19.84%) The site is a greenfield site to the east of Fairford. The site lies in a sensitive location within the Conservation Area and within the setting of a Listed Building. Any heritage	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							impacts would need to be mitigated. There is a narrow access onto the site from the south, which is unlikely to be suitable for intensification. The site is unsuitable for development due to harmful impact on Conservation Area.							
F39A	Playing field north-east of Fairford Town Football Club	Fairford	2.26	Greenfield	Sports provision	Unsuitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) The site is a greenfield site to the east of Fairford. It is in active use as a playing field. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is an existing access onto the site from the north, though this may not be suitable for intensification. Further investigation is required to determine suitability of	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access. The site is unsuitable for development as it should remain in active use as a playing field.							
F39B	Fairford Town Football Club	Fairford	1.35	Mix	Housing	Unsuitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) The site is a greenfield site to the east of Fairford. It is in active use as a playing field. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. There is an existing access onto the site from the north, though this may not be suitable for intensification. Further investigation is required to determine suitability of access. The site is unsuitable for development as it should	Available	Site is submitted by the landowner through recent Call for Sites (2021) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							remain in active use as a playing field.							
F39C	Field south-east of 13/03793/OUT	Fairford	1.84	Greenfield	Housing / community	Potentially suitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) This is a Greenfield site. The site also lies within the Fairford and Brize Norton Airfield Safeguard Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. There is existing access to the site via the current land use. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable	Available	Site availability confirmed with landowner in May 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	80	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							for development subject to suitable access and mitigation of identified constraints.							
F40	Land east of Lygon Court	Fairford	0.77	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) Site is partly within / contains: - Grade 2 Agricultural Land (71.53%) - Grade 3 Agricultural Land (28.47%) - Flood Zone 2 (41.75%) - Flood Zone 3 (57.7%) The site is a greenfield site to the southeast of Fairford. The site lies almost entirely in Flood Zone 2 and Flood Zone 3 and would require significant flood risk mitigation. Development of the site may result in the loss of best and	Potentially available	Site is submitted by the landowner in Call for Sites 2010. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							most versatile agricultural land. There is a narrow existing access to the edge of the site, though it may not be suitable for intensification. The site is unsuitable for development due to significant flood risk.							
F41	Land east of Morgan Hall	Fairford	3.69	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Conservation Area - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) Site is partly within / contains: - Grade 2 Agricultural Land (65.22%) - Grade 3 Agricultural Land (34.78%) The site is a greenfield site to the east of Fairford. The site lies in a sensitive location within the Conservation Area, and is within the setting of Listed Buildings. Any heritage	Potentially available	Site is submitted by the landowner in Call for Sites 2010. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							impacts would need to be mitigated. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Low-Medium' landscape sensitivity. The site is covered by an area TPO. Development of the site may result in the loss of best and most versatile agricultural land. There is no suitable access onto the site. The site is unsuitable for development given that development would be detrimental to the Conservation Area.							
F44	Land to rear of Faulkner Close, Horcott	Fairford	1.14	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) Site is partly within / contains: - SPA (Severn Estuary) (40.31%) - SSSI (Cotswold Water Park SSSI) (40.31%) - Deciduous woodland (40%) The site is a greenfield site to the west of Horcott. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium'	Potentially available	Site is submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							landscape sensitivity. The site lies partly within a SPA and SSSI. Any environmental impacts would need to be mitigated. There is no existing access onto the site, and no potential to create a suitable access onto the site. The site is unsuitable for development given the lack of potential suitable access.							
F45	Land to rear of the Bull Pens	Fairford	0.49	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Brize Norton - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the east of Fairford. Development of the site may result in loss of best and most versatile agricultural land. The site consists of agricultural development. The site is adjacent to and within the setting of the Fairford Conservation Area. It is also within the setting of a Listed Building. Any heritage impacts would need to be mitigated. There is existing	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	17	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access onto the site from the southwest. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access, consideration of impact on the Conservation Area, and consideration of other identified constraints.							
F50	Land west of Horcott Road	Fairford	4.49	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Brize Norton - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Grade 3 Agricultural Land (4.74%) The site is a greenfield site to the southwest of Fairford. Development of the site may result in loss of best and most versatile agricultural land. The site is adjacent to and within the setting of the Fairford Conservation Area. Any heritage impacts would need to be mitigated. It is assessed in the Study of Land Surrounding Key Settlements	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							(2026) to have 'Medium-High' landscape sensitivity. There are a number of TPOs along the eastern boundary. The site is also adjacent to a SSSI and any environmental impacts would need to be mitigated. A planning application (ref: 16/01766/OUT) for up to 92 dwellings was refused on grounds that it would be unreasonable encroachment into countryside, and that it would be harmful to the Conservation Area. The site is unsuitable for development due to harmful impacts on Conservation Area and its contribution to preventing coalescence with Horcott.							
F52	Land west of Terminus Cottage and Station Cottage	Fairford	1.49	Greenfield	Housing / community	Potentially suitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Brize Norton - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the east of Fairford. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape	Available	Site availability confirmed with landowner in May 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	80	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							sensitivity. A planning application (ref: 25/03880/OUT) for up to 74 dwellings is currently pending decision. There is no existing vehicular access, though this could likely be created from the A417. Further investigation is required to determine whether suitable access can be provided. The site is potentially suitable for development subject to provision of suitable access and consideration of other identified constraints.							
F53A	Land at Totterdown Hill, Horcott	Fairford	12.81	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Brize Norton - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (20.94%) The site is a greenfield site to the south of Fairford. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is adjacent to a SSSI and any environmental impacts would need to be mitigated. There is no existing vehicular	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	350	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access from public highways, though this could likely be created from Horcott Road. Further investigation is required to determine whether suitable access can be provided. Development of the site would represent significant encroachment into open countryside. The site is potentially suitable for development subject to provision of suitable access and consideration of other identified constraints.							
F53B	Land south-west of sewage works	Fairford	2.07	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Brize Norton - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (3.59%) - Grade 3 Agricultural Land (74.47%) The site is a greenfield site to the south of Fairford. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is adjacent to a SSSI and any	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	72	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							environmental impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is no existing vehicular access from public highways, though this could likely be created from Horcott Road. Further investigation is required to determine whether suitable access can be provided. Development of the site would be remote from the main settlement. The site is potentially suitable for development subject to provision of suitable access and consideration of other identified constraints.							
F56A	Waiten Hill Yard	Fairford	0.72	Brownfield		Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) Site is partially within / contains: - Special landscape area - Coln Valley north of Fairford Special landscape area (2%) This is a Greenfield site. The site also lies within the Fairford and Brize Norton Airfield Safeguard Area. There is existing access to	Available	Site is submitted by the landowner through recent Call for Sites (2022) and actively promoted for development (F56)	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	25	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							the site from Mill Lane. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
F56B	Waiten Hill Yard	Fairford	0.25	Brownfield		Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) This is a row of terrace houses and back gardens, need to access if the developable area is large enough to be suitable. The site also lies within the Fairford and Brize Norton Airfield Safeguard Area. There is existing access to the site from Mill Lane. Investigation may be required to determine whether the access is suitable for residential intensification.	Available	Site is submitted by the landowner through recent Call for Sites (2022) and actively promoted for development (F56)	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	9	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
F57A	Land east of Leafield Road	Fairford	2.20	Greenfield	Part of strategic extension	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Brize Norton - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the north of Fairford. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is no existing vehicular access from public highways, though this could likely be created from Leafield Road. Further investigation is required to determine whether suitable access can be provided. The site is in a sustainable location adjacent to existing residential development and local services. The site is potentially suitable for development subject to provision of suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	77	

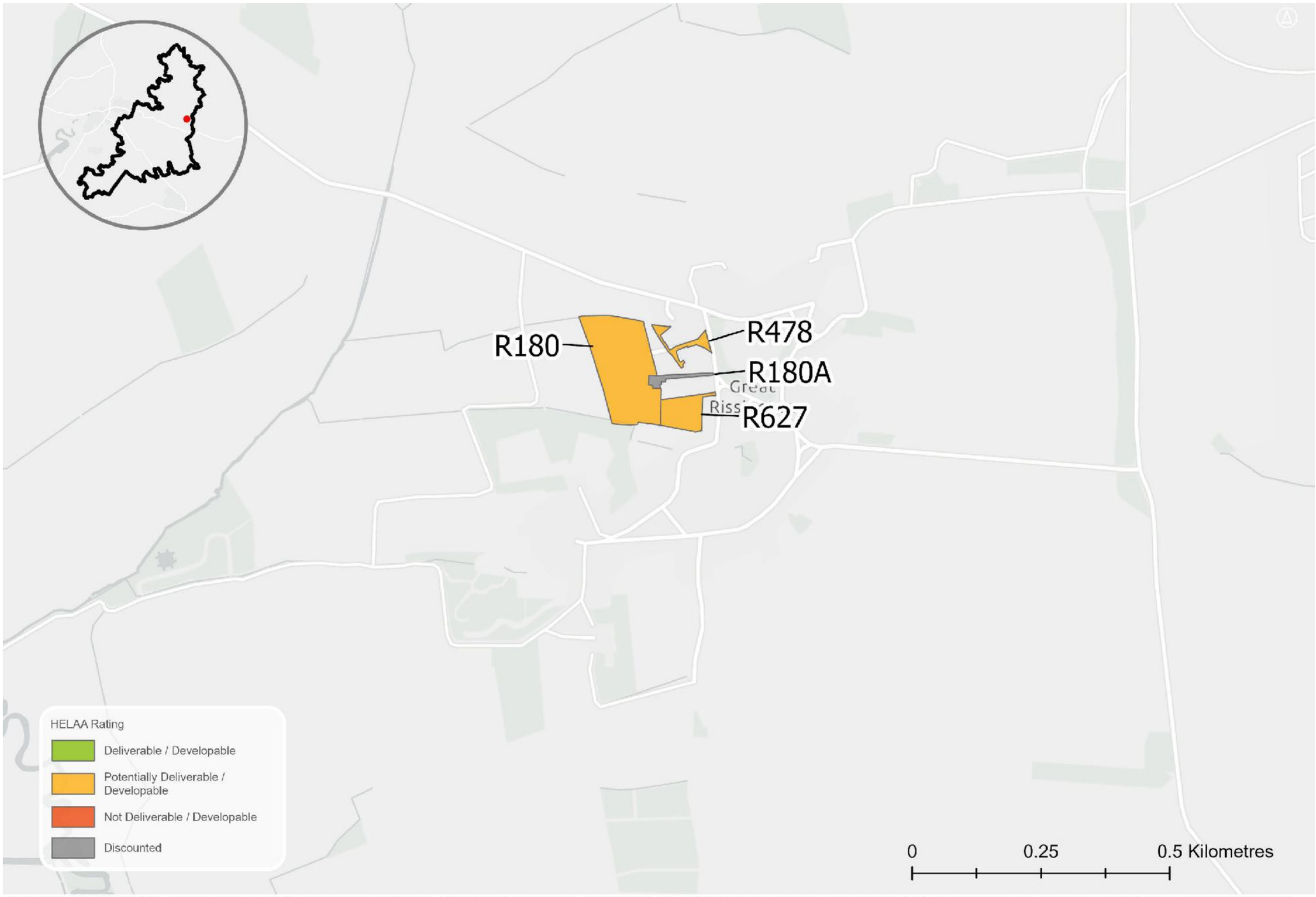
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
F57B	Land between Hatherop Lane and A417	Fairford	37.59	Greenfield	Part of strategic extension	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Brize Norton - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the east of Fairford. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is existing agricultural access to the site from Hatherop Lane. This is likely suitable for intensification subject to upgrades, but further investigation may be required to determine suitability. The site is in a sustainable location adjacent to existing residential development and local services. The site is potentially suitable for development subject to provision of suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	1315	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
F57C	Land between Southrop Road and A417	Fairford	31.48	Greenfield	Part of strategic extension	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Brize Norton - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (13.12%) - Grade 3 Agricultural Land (86.88%) The site is a greenfield site to the east of Fairford. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is adjacent to a SSSI, and any environmental impacts would need to be mitigated. There is existing agricultural access to the site from Southrop Lane, though this may not be suitable for intensification due to Southrop Lane being a narrow access lane. Suitable access may need to be created from the A417. Further investigation is required to determine suitability of access. The site is potentially suitable	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	1101	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							for development subject to provision of suitable access and consideration of other identified constraints.							
R642	Former Arc Concrete Works	Fairford	1.55	Brownfield		Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 2 - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a brownfield site to the southeast of Fairford. Development of the site may	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							result in loss of best and most versatile agricultural land. The site falls entirely in Flood Zone 2. There is existing access to the existing development on site. Further investigation is required to determine whether this access is suitable for intensification. The site is unsuitable for development due to flood risk across the whole site.							

Great Rissington



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R180	Land at Field View, Green's Close	Great Rissington	2.28	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Airfield Safeguard Area - Oxford Kidlington • Airfield Safeguard Area - Brize Norton • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield agricultural field to the west of Great Rissington. It lies within a sensitive location in the Cotswolds National Landscape. The site is adjacent to the Great Rissington Conservation Area. Any heritage impacts would need to be mitigated. There is a small existing agricultural access off of a residential road. Any improvements to access would need to be carefully considered in relation to capacity of the existing access. There is little existing vegetation screening the site and the site is prevalent in views. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site submitted in the 2020 Call for Sites. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	62	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R478	Land to the rear of Greens Close	Great Rissington	0.19	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Airfield Safeguard Area - Oxford Kidlington • Airfield Safeguard Area - Brize Norton • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises Green's Close and land at the front and back of existing development. It lies within a sensitive location in the Cotswolds National Landscape. The site is adjacent to the Great Rissington Conservation Area. Any heritage impacts would need to be mitigated. There is existing access via Green's Close. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R627	Rear the Yews, Rectory Lane	Great Rissington	0.51	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Airfield Safeguard Area - Oxford Kidlington • Airfield Safeguard Area - Brize Norton • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield agricultural field to the west of Great Rissington. It lies within a sensitive location in the Cotswolds National Landscape. The site is adjacent to the Great Rissington Conservation Area and is within the setting of several Listed Buildings. Any heritage impacts would need to be mitigated. There is a small existing pedestrian access off of Rectory Lane. Further investigation is required to determine whether creating a suitable access is feasible. Development of the site would match the existing development pattern to the north at Green's Close. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	15	

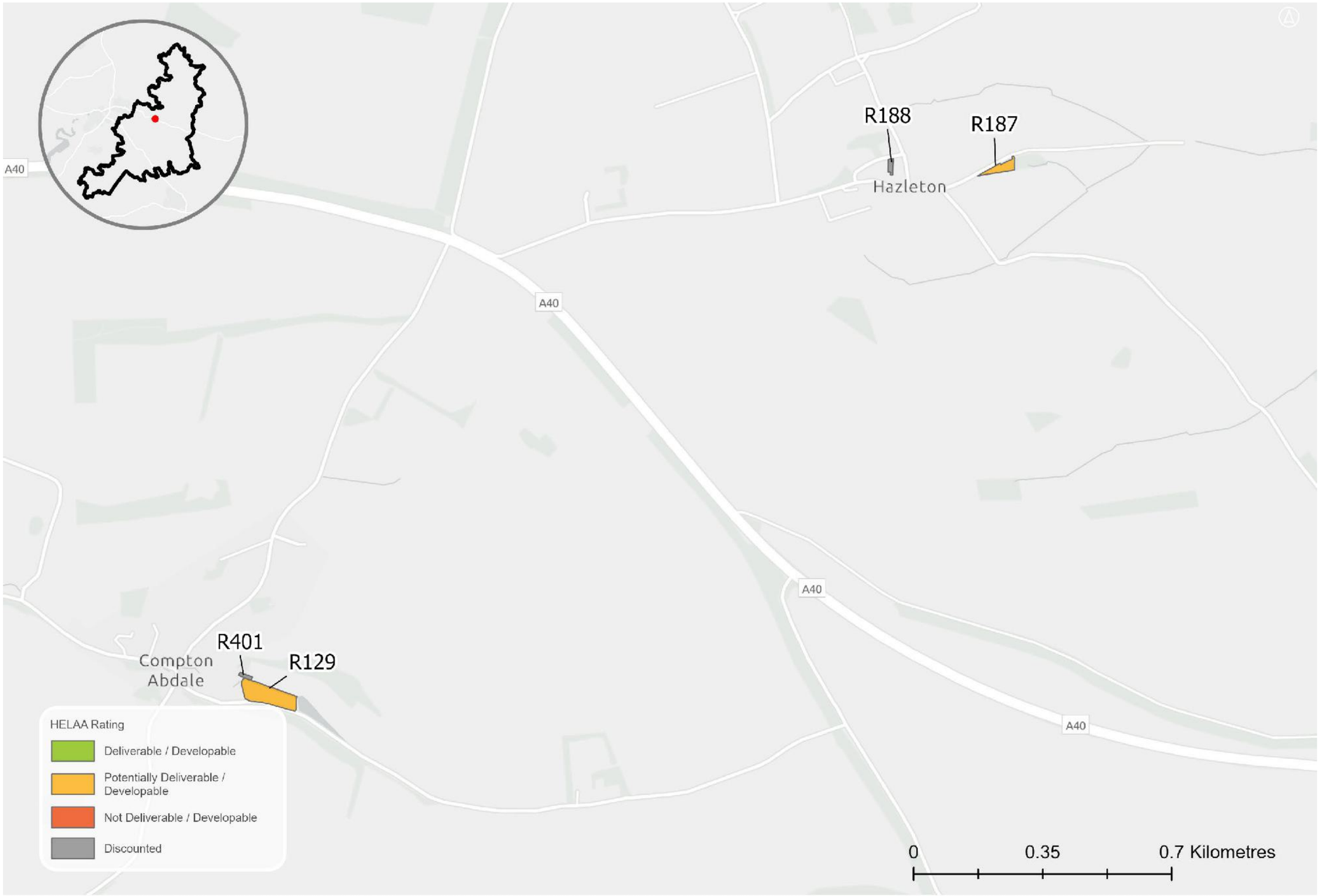
Guiting Power

One site was assessed in this settlement but it was not considered suitable to progress beyond the initial assessment stage. **Appendix 1** sets out all discounted sites.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

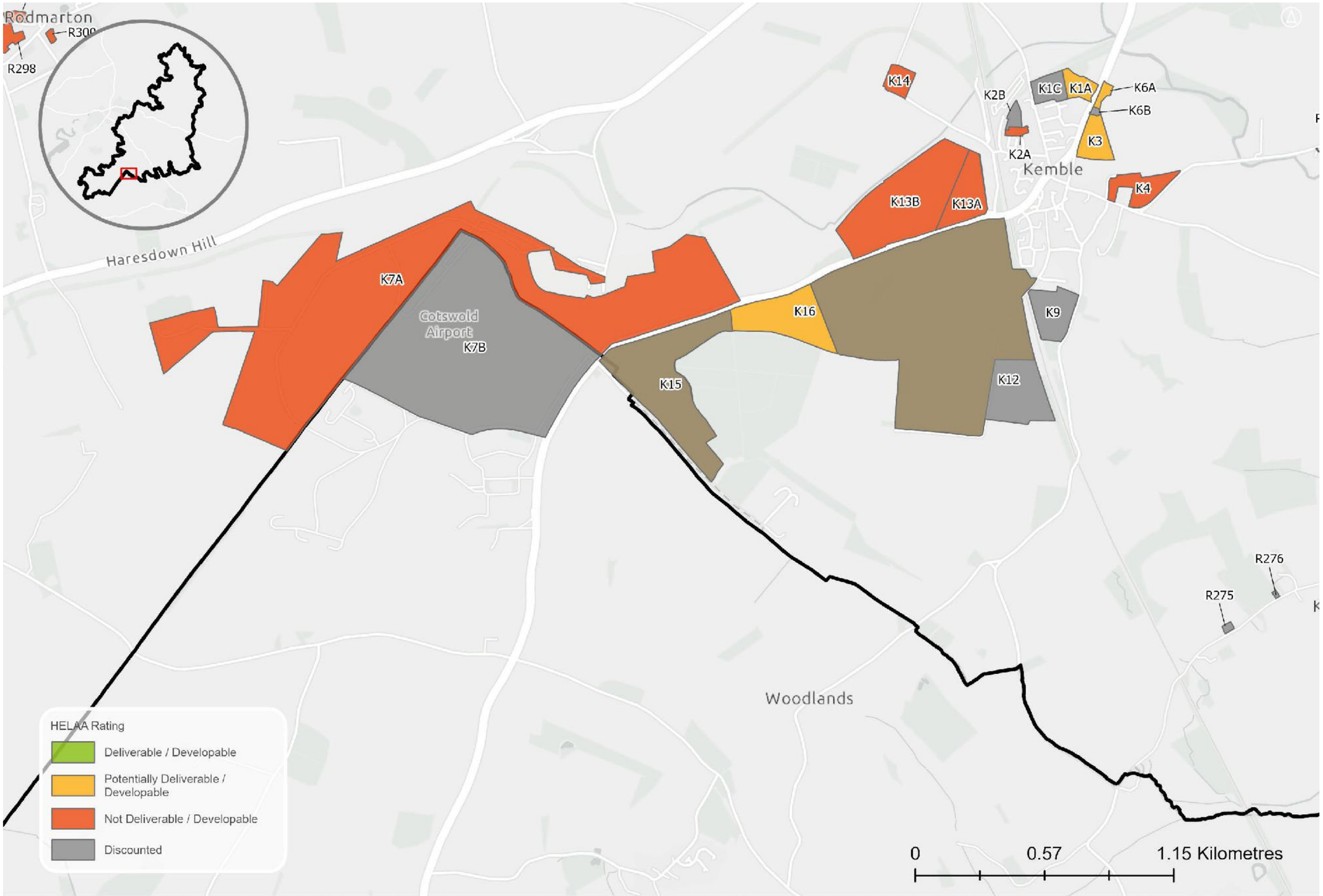
Hazleton / Compton Abdale



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R129	Land Adjacent Southwold Farm (Disused)	Compton Abdale	0.70	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) Site is partially within / contains: - Conservation Area (16.98%) The site is a in a sensitive location within the Cotswolds National Landscape. There no existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	19	
R187	Garden adjacent Saltway House	Hazleton	0.18	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield containing a back garden. It lies within a sensitive location in the Cotswolds National Landscape. There is no existing access to the site, though this could be created from the road along the north. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site submitted in the 2008 Call for Sites. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	5	

Kemble



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
K1A	Land south of Clayfurlong Farm	Kemble	1.38	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding - Kemble & Ewen Special Landscape Area The site is a greenfield site to the north of Kemble consisting of agricultural development. The site is in a sensitive location within the Kemble & Ewen Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. The site is within the setting of Listed Buildings and any heritage impacts would need to be mitigated. The site is well screened by mature vegetation from the A429. There is no existing access to the site, though access could potentially be created from the A429. Further	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	38	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							investigation is required to determine the provision of a suitable access. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
K2A	Kemble Community Gardens	Kemble	0.36	Greenfield	Development no longer proposed	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding - Kemble & Ewen Special Landscape Area Site is partly within / contains: - Deciduous woodland (11%) The site is a greenfield site in the northwest of Kemble consisting of a community garden and some woodland. The site is in a sensitive location within the Kemble & Ewen Special Landscape	Unavailable	The site is allocated for residential development in the Local Plan. However, it is no longer available for development and will instead be retained as a community garden. The site should therefore be deallocated from the Local Plan.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Area. Development of the site may result in loss of best and most versatile agricultural land. The site is within the setting of the Conservation Area, and any heritage impacts would need to be mitigated. There is no existing vehicular access to the site, and no viable access opportunity. The site is unsuitable for development as it should remain in use as a community garden and there is no suitable access option.							
K3	Land off West Lane	Kemble	2.24	Greenfield		Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding - Kemble & Ewen Special Landscape Area The site is a greenfield site to the east of Kemble. The site is in a sensitive location within the Kemble & Ewen Special Landscape Area. Development of the site may result in loss of best and most versatile	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	62	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							agricultural land. The site is adjacent to the Kemble Conservation Area, and any heritage impacts would need to be mitigated. There is a TPO in the centre of the site. There is an existing agricultural access onto the site from the southwest. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
K4	Land north of School Road and The Piece	Kemble	2.68	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Kemble Conservation Area - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding - Kemble & Ewen Special Landscape Area Site is partly within / contains: - Local Green Space (16%) The site is a greenfield	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							site to the east of Kemble. The site is in a sensitive location within the Kemble & Ewen Special Landscape Area, and within the Kemble Conservation Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Any heritage impacts would need to be mitigated. The western part of the site is designated as a Local Green Space. Development of the site may result in loss of best and most versatile agricultural land. There is no existing vehicular access onto the site, though this could likely be created from the road on the eastern boundary. Further investigation is required to determine whether suitable access could be created. The site is unsuitable for development, due to likely harmful impacts on the Special Landscape Area and Conservation Area.						

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
K6A	Clayfurlong Barns, A429	Kemble	0.44	Brownfield		Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding - Kemble & Ewen Special Landscape Area The site is a brownfield site to the northeast of Kemble. The site is in a sensitive location within the Kemble & Ewen Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The west and south of the site contain area TPOs. Development of the site may result in loss of best and most versatile agricultural land. A previous application (ref: 08/02058/FUL) for re-use of the barns as student flats was refused due to the location of the site outside of the development boundary. Since then, there has been further residential development in the surrounding area,	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	12	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							meaning it could be a suitable location for development. The site is accessed from an existing agricultural access from the south off of the A429. Further investigation is required to determine whether the access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
K7A	Cotswold Airport (Cotswold District)	Kemble	82.95	Brownfield	New settlement	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Clearwater Flooding (82%) - Kemble & Ewen Special Landscape Area (11%) - Deciduous woodland (4%) The site is a brownfield site to the west of Kemble consisting of the Kemble airfield. The site is in a sensitive location partly within the Kemble & Ewen Special Landscape Area. It is assessed in the Study of	Unavailable	Site is submitted by the landowner through recent Call for Sites (2023) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be increased costs associated with refurbishing/demolition of the current airfield infrastructure.	Not Deliverable / Developable	2199	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Land Surrounding Key Settlements (2026) to have 'Medium-High to High' landscape sensitivity. There are a number of TPOs across the site. Development of the site may result in loss of best and most versatile agricultural land. There are a number of restricted accesses from the A429 that could likely be upgraded to residential access. Further investigation is required to determine whether the access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
K13A	Land west of Kemble Railway Station	Kemble	4.10	Greenfield	Strategic extension	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Kemble & Ewen Special Landscape Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield site west of	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Kemble. The site is in a sensitive location within the Kemble & Ewen Special Landscape Area, and it forms part of wider open countryside. The site is in close proximity to the Kemble train station and car park. There is no existing access onto the site. Further investigation is required to determine how suitable access could be provided. The site is unsuitable for development due to landscape sensitivity. It could however be used to deliver greenspace.							
K13B	Land further west of Kemble Railway Station	Kemble	19.34	Greenfield	N/A	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Kemble & Ewen Special Landscape Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Flood Zone 2 (6.64%) • Flood Zone 3 (2.17%) The site comprises a greenfield site west of Kemble. The site is in a	Potentially available	The site is owned by Lord Bathurst (represented by BDL). The site was previously made available for development. However, it was not included within BDL's most recent submission of land available. It is anticipated that this land could be made available if asked.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

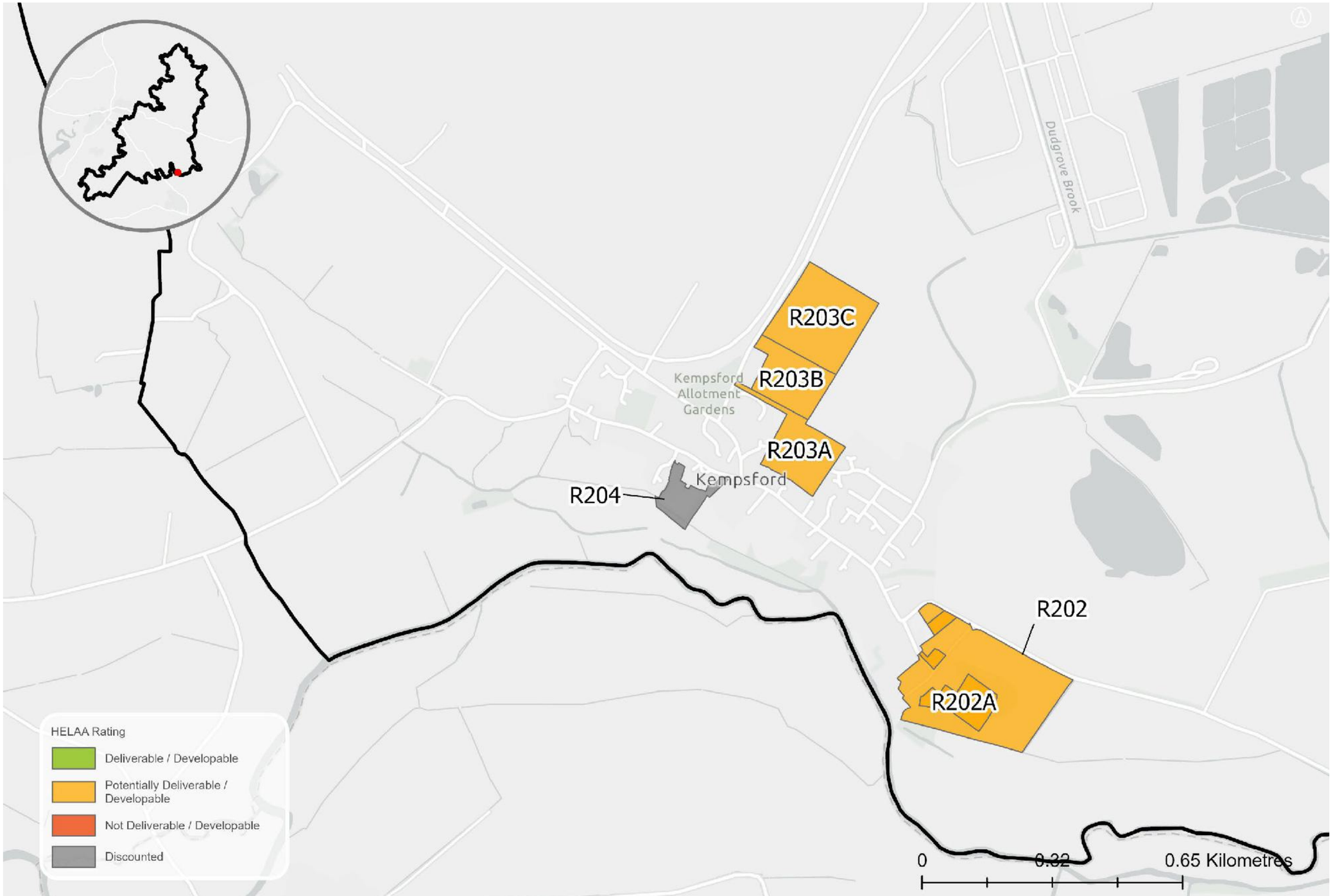
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							sensitive location within the Kemble & Ewen Special Landscape Area, and it forms part of wider open countryside. The site is in close proximity to the Kemble train station and car park. There is a small existing agricultural access onto the site. Further investigation is required to determine whether it is suitable for intensification. The site is unsuitable for development due to landscape sensitivity. It could however potentially be used to deliver greenspace.							
K14	Field Barn	Kemble	1.36	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding - Kemble & Ewen Special Landscape Area The site is a greenfield site to the north of Kemble consisting of agricultural development. The site is in a sensitive location within the Kemble &	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Ewen Special Landscape Area. Development of the site may result in loss of best and most versatile agricultural land. There is a narrow agricultural access to the site from the north as well as from the southeast, though these may not be suitable for intensification due to being narrow lanes. Further investigation is required to determine suitability of access. The site is separated from the main settlement at Kemble and is in an unsustainable location. The site is unsuitable for development due to unsustainable location.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
K16	Land South West of Kemble	Kemble	83.00	Greenfield	Strategic site	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Kemble Airfield Safeguard Area Site is partially within / contains: • Fairford Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • Kemble & Ewen Special Landscape Area The site is close to Kemble airport to the west, and is adjacent to the Kemble Wood ancient woodland. A buffer would need to be included to safeguard the ancient woodland which could decrease the potential developable area of the site. The area closest to the airport is proposed for employment with a similar pattern of dispersed employment, while the eastern area is proposed for residential development. This is in a sustainable location near Kemble village and the train station. There is a small existing agricultural access from Kemble. Further investigation is required	Available	Submitted by landowner in 2026	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	2208	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							to determine suitable access onto the site, with potential access off of the A429. The site is potentially suitable subject to suitable access to the site and mitigation of other identified constraints.							

Kempsford



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

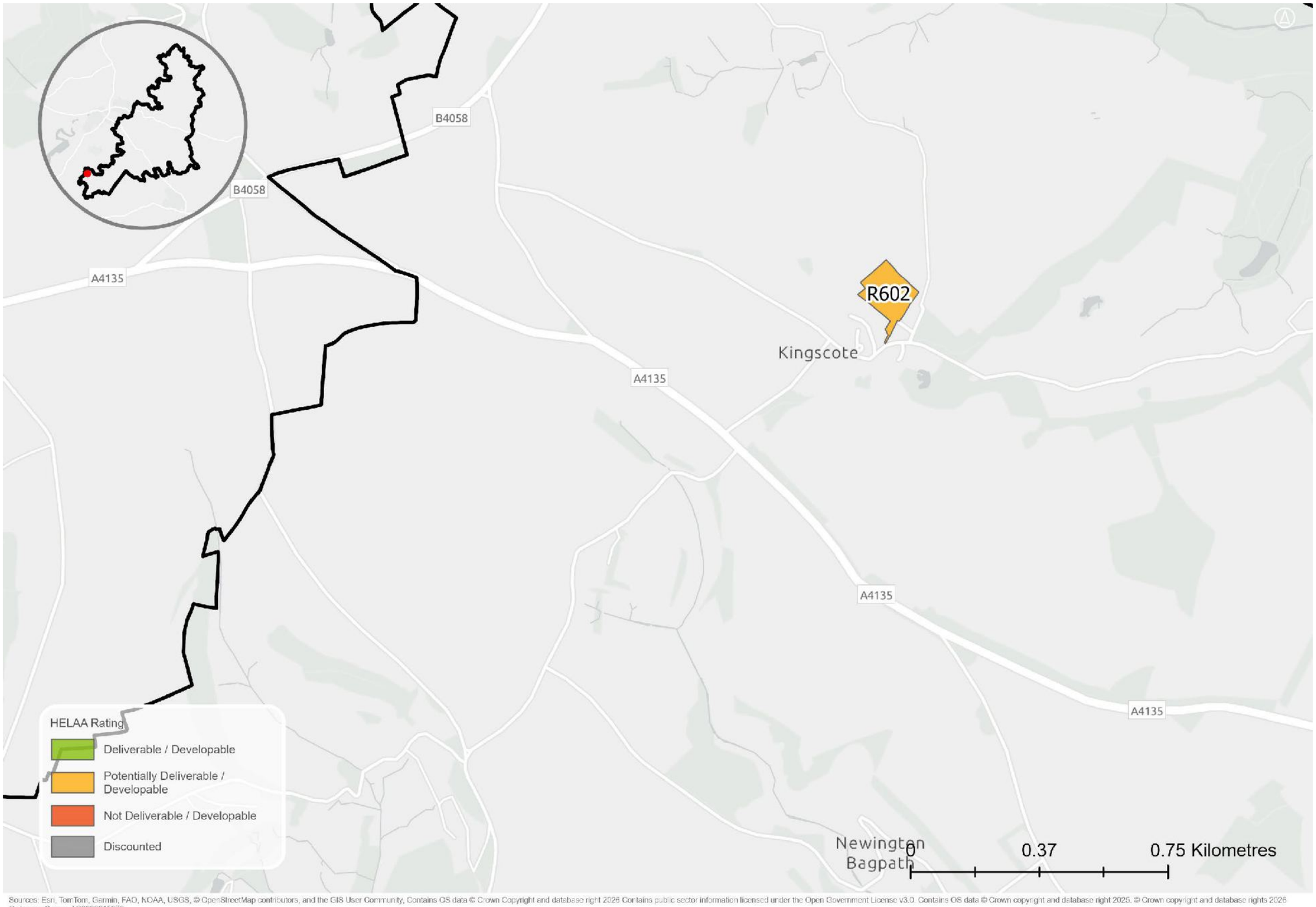
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R202	Kempsford Manor Farm	Kempsford	9.14	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguarded Area s - FAIRFORD (100% Overlap) Site is partially within / contains: - ALC Grade 1 (49.7%) - Grade 3 Agricultural Land (50.3%) - Flood Zone 2 (46.32%) - Flood Zone 3 (15.62%) - Conservation Area (7.86%) The site is adjacent to Kempsford. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High to High' landscape sensitivity. This site is a mix of brownfield and greenfield and part of the site lies in flood Zone 2 and 3, so a sequential test and site-level exception test would need to be applied. There are some heritage constraints including overlap with a conservation area and presence of Grade 2 Listed buildings. The site also lies within the Fairford Airfield Safeguard Area. There is existing access to the site via the current land use. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by landowner through Call for Sites 2016. Availability has not been confirmed since	Potentially achievable	Site is a viable residential typology constituting greenfield and brownfield development in a high price point area.	Potentially Deliverable / Developable	96	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R202A	Kempsford Manor Farm Buildings	Kempsford	1.69	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguarded Area s - FAIRFORD (100% Overlap) Site is partially within / contains: - ALC Grade 1 (31.32%) - Grade 3 Agricultural Land (68.68%) - Flood Zone 2 (65.49%) - Conservation Area (9.19%) The site is adjacent to Kempsford. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High to High' landscape sensitivity. This is a brownfield site and part of the site lies in flood Zone 2, so a sequential test and site-level exception test would need to be applied. There are some heritage constraints including overlapping with a conservation area. The site also lies within the Fairford Airfield Safeguard Area. There is existing access to the site via the current land use. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting brownfield development in a high price point area.	Potentially Deliverable / Developable	16	
R203A	Land to rear of the Knoll, Whelford Road	Kempsford	2.52	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguarded Area s - FAIRFORD (100% Overlap) Site is partially within / contains: - ALC Grade 2 (11.61%) - Grade 3 Agricultural Land (88.39%) The site is adjacent to Kempsford. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low to Medium' landscape sensitivity. The site also lies within the Fairford Airfield Safeguard Area. There is existing access to the site	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	69	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							via the current land use from Whelford Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
R203B	Land rear of the Knoll, Whelford Road	Kempsford	2.58	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguarded Area s - FAIRFORD (100% Overlap) Site is partially within / contains: - ALC Grade 2 (76.12%) - Grade 3 Agricultural Land (9.39%) The site is adjacent to Kempsford. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low to Medium' landscape sensitivity. The site also lies fully within the Fairford Airfield Safeguard Area and partially within Brize Norton Airfield Safeguard Area. There is existing access to the site via the current land use from Whelford Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	64	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R203C	Land rear of the Knoll, Whelford Road	Kempsford	4.34	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguarded Area s - FAIRFORD (100% Overlap) - Airfield Safeguarded Area s - BRIZE NORTON (60% Overlap) The site is adjacent to Kempsford. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low to Medium' landscape sensitivity. The site also lies within the Fairford and Brize Norton Airfield Safeguard Area. There is existing access to the site via the current land use from Whelford Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by landowner through Call for Sites 2012. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	119	

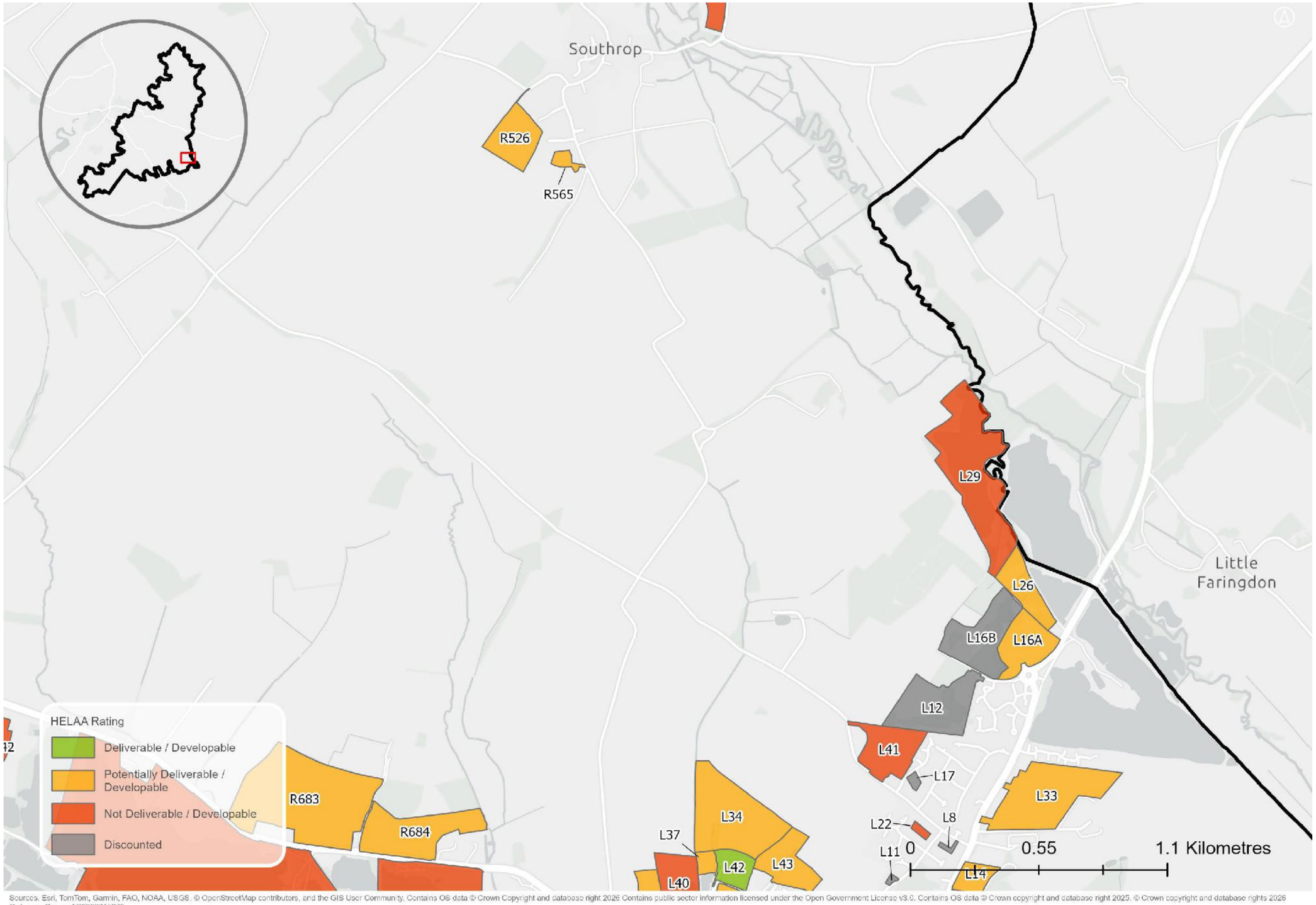
Kingscote



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R602	Land north east of Whiteladies, GL8 8XY	Kingscote	1.83	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Conservation Area (7.44%) The site comprises greenfield adjacent to the settlement of Kingscote. It lies within a sensitive location in the Cotswolds National Landscape and partly within the Kingscote Conservation Area. Any heritage impacts would need to be mitigated. There is existing access onto the site via a small agricultural access which may not be suitable for intensification. Further investigation is required to determine whether suitable access is feasible. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	50	

Lechlade A



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L16A	Land north of Lechlade	Lechlade-on-Thames	4.45	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • SPA (Salisbury Plain (2.9%) • SSSI (Cotswold Water Park SSSI) (2.9%) The site comprises greenfield located adjacent to the settlement of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site has a small overlap with and is adjacent to the Cotswold Water Park SSSI. Any environmental impacts would need to be mitigated. There is a small existing access off of the roundabout. Further investigation is required to determine suitability of the access for residential intensification. The site is potentially suitable for development, subject to mitigation of environmental impacts and consideration of other identified constraints.	Available	Site availability confirmed with landowner by email in 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	90	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L22	Land north of Gassons Road	Lechlade-on-Thames	0.29	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises multiple back gardens within the settlement of Lechlade. There is no existing access to the site. Creation of a suitable access would likely require demolition of a surrounding dwelling. The site is unsuitable for development due to lack of potential suitable access.	Unavailable	Site is a former Urban Capacity Site, which has not been submitted as available for development. Likely unavailable due to multiple back gardens ownership and no landowner interest	Unachievable	There is no viable option to provide a suitable access to the site.	Not Deliverable / Developable	0	
L26	Land adjacent Bushyleaze Lake and Smyrell Farm	Lechlade-on-Thames	3.37	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Deciduous woodland (35%) The site comprises greenfield to the north of Lechlade. The site is adjacent to the Cotswold Water Park SSSI.	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	76	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Any environmental impacts would need to be mitigated. The site is accessed via an unpathed path from the southeast. Further investigation is required to determine suitability of the access for residential intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
L29	Land at Bushyleaze Trout Fisheries	Lechlade-on-Thames	14.03	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • SPA (Salisbury Plain) (85.28%) • SSSI (Cotswold Water Park SSSI) (85.28%) • Historic Landfills (Pooles Pit) (41.91%) • Flood Zone 2 (6.99%) • Flood Zone 3 (70.05%) • Deciduous woodland (30%) The site comprises greenfield	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							to the north of Lechlade. The site has a majority overlap with a SPA and SSSI. The site also contains Historic Landfills. A majority of the site also falls within Flood Zone 2 and Flood Zone 3. Significant flood mitigation measures would be required. The site is currently accessed via unpathed paths from the southeast. These are unlikely to be suitable for residential intensification. The site is unsuitable for development due to SPA/SSSI overlap and significant flood risk.							
L33	Land south of Ferrers Park	Lechlade-on-Thames	10.01	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield to the east of Lechlade. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	190	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Key Settlements (2026) to have 'Medium' landscape sensitivity. There is no existing access onto the site. Further investigation is required to determine whether a suitable access could be created from Station Road, or from the Stables to the south. The site is potentially suitable for development, subject to consideration of the identified constraints.							
L34	Land north of The Wern (Site D – Part 1)	Lechlade-on-Thames	10.40	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (0.91%) • Flood Zone 3 (8.26%) The site comprises greenfield to the west of Lechlade. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is an area of Flood Zone 2 and Flood Zone 3 on the site. Some flood	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	330	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							mitigation measures would be required. There is no existing access onto the site. Further investigation is required to determine whether a suitable access could be created from the south. The site is potentially suitable for development, subject to suitable access and consideration of the identified constraints.							
L41	Land at Hambridge Lane	Lechlade-on-Thames	4.82	Mix	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Scheduled Monument (81.8%) • Deciduous woodland (2%) The site comprises greenfield to the west of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							High' landscape sensitivity. The site has a majority overlap with a Scheduled Monument. Any development is likely to have harmful impacts on the heritage setting. Development of the site may result in loss of best and most versatile agricultural land. A Public Right of Way runs through the site. There is existing access onto the site from the south. Further investigation is required to determine whether it is suitable for residential intensification. The site is unsuitable for development due to harmful impacts on the Scheduled Monument.							
R526	Land west of Quarry View, GL7 3QF	Southrop	4.11	–	Mixed use	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Clearwater Flooding The site is a greenfield site to the west of Southrop. Development of the site may result in loss of best and most versatile agricultural land. The site is within the setting of the Conservation Area and any heritage impacts would need to be	Potentially available	Site is submitted through the Call for Sites 2016. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	112	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							mitigated. There is an existing agricultural access onto the site from the northeast. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
R565	Land behind Quarry View	Southrop	0.65	–	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Clearwater Flooding The site is a greenfield site to the south of Southrop. Development of the site may result in loss of best and most versatile agricultural land. There is a small existing agricultural access onto the site from the east. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and	Potentially available	Site is submitted through the Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	16	

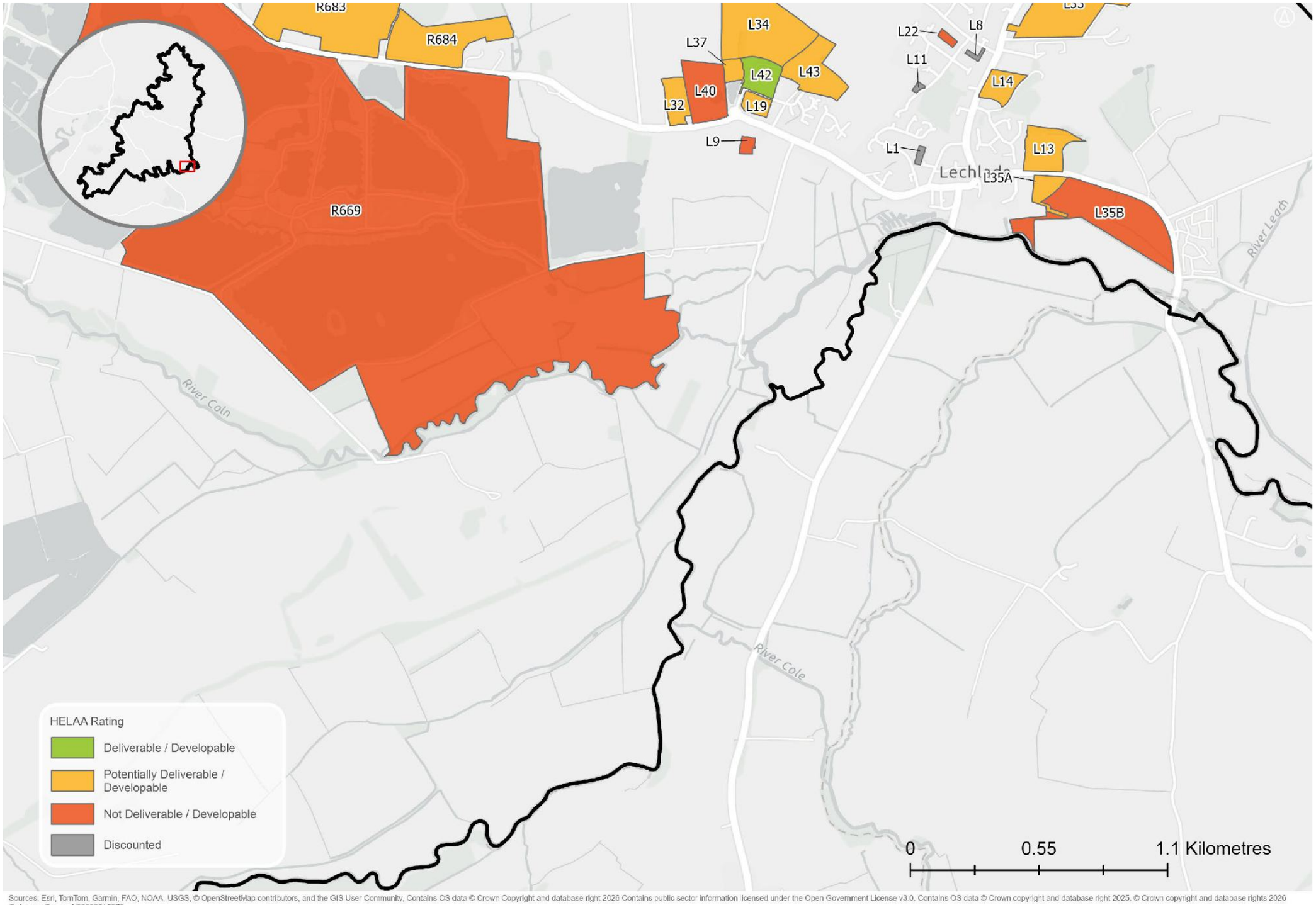
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							consideration of other identified constraints.							
R683	Claydon Farm, Lechlade	Lechlade	18.21	Greenfield		Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Brize Norton • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Grade 2 Agricultural Land (5.94%) • Flood Zone 2 (5.54%) • Flood Zone 3 (1.51%) The site comprises a greenfield site to the west of Lechlade. A small part of the site falls in Flood Zone 2 and Flood Zone 3, and some flood mitigation may be required. The site is adjacent to a SPA/SSSI, and any environmental impacts would need to be mitigated. Development of the site may result in loss of best and	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	592	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							most versatile agricultural land. There is no existing access onto the site. Further investigation is required to determine whether suitable access can be provided from the road along the south. Vegetation along the southern boundary provides natural screening. The site is remote from any settlement and is not in the most sustainable location for residential development. The site is potentially suitable for development subject to suitable access and consideration of other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R684	Claydon Farm, Lechlade	Lechlade	7.59	Greenfield		Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Brize Norton • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Flood Zone 2 (1.7%) • Flood Zone 3 (20.04%) The site comprises a greenfield site to the west of Lechlade. A part of the site falls in Flood Zone 2 and Flood Zone 3, and some flood mitigation may be required. The site is adjacent to a SPA/SSSI, and any environmental impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access onto the site. Further investigation is required to determine whether suitable access can be provided from the road along the south or from the access road along the western boundary. The site is prominent in approaches along the A417.The site is remote from any settlement and is not in the most sustainable location for residential development. The site is potentially suitable	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	207	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							for development subject to suitable access and consideration of other identified constraints.							

Lechlade B



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000816979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L9	Green Farm Barn, Fairford Road	Lechlade-on-Thames	0.41	Mix	Housing	Unsuitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flod Zone 2 (54.61%) • Flood Zone 3 (45.39%) The site comprises a partly greenfield site to the west of Lechlade. The site is entirely within Flood Zone 2 and Flood Zone 3 and would require significant flood risk mitigation measures. It is also within the setting of a Listed Building. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is existing access onto the site that is likely suitable for residential intensification, but further investigation may be required. The site is unsuitable for development due to significant flood risk.	Unavailable	Site identified in HELAA due to withdrawn application. However, unconfirmed as available since, with subsequent applications being extensions to the existing farm house.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L13	Land west of Lechlade Cricket Club	Lechlade-on-Thames	3.29	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Flood Zone 2 (1.23%) • Coastal and floodplain grazing marsh (26%) The site comprises greenfield associated with an existing farmhouse located adjacent to the settlement of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High to High' landscape sensitivity. There is a small existing access onto the site from the south onto a car park associated with the Cricket Club. Further investigation is required to determine suitability of the access for residential intensification. The southern edge of the site is well screened. There is an area TPO in the northwest of the site, as well as numerous individual TPOs around the site that need to be taken into account and may impact developable area. The site is potentially suitable for development, subject to provision of suitable access and	Potentially available	Site is submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	45	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							consideration of other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L14	Land at Lechlade Manor, adjacent to Oak Street	Lechlade-on-Thames	1.78	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Lechlade Conservation Area • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • No main habitat but additional habitats present (69%) • Deciduous woodland (24%) The site comprises greenfield located adjacent to the settlement of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is located in a sensitive location within the Lechlade Conservation Area, and any heritage impacts would need to be mitigated. There is a small existing access track onto the site along the eastern edge. Further investigation is required to determine suitability of the access for residential intensification. The western edge of the site is well screened. The site is potentially suitable for development, subject to mitigation of heritage impacts and consideration of other identified constraints.	Potentially available	Site is submitted by the landowner in Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L19	Land south of the Wern	Lechlade-on-Thames	0.95	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (14.03%) • Flood Zone 3 (5.61%) The site comprises greenfield located adjacent to the settlement of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. Part of the site falls into Flood Zone 2 and Flood Zone 3. Flood mitigation measures would be required. There is no existing access onto the site. Further investigation is required to determine whether a suitable access could be created. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints	Potentially available	Site is submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L32	Lechlade Garden Centre	Lechlade-on-Thames	1.84	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (88.56%) • Grade 3 Agricultural Land (11.44%) • Flood Zone 2 (11.52%) The site comprises brownfield associated with a garden centre to the west of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site contains an area of Flood Zone 2 around the access which would require some flood mitigation measures. There is an individual TPO at the site entrance. The site is accessed from an access point from the south and is likely suitable for intensification. The site is potentially suitable for development, subject to consideration of the identified constraints.	Potentially available	Site is submitted by the landowner in Call for Sites 2015. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	57	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L35A	Land south of A417, east of Lechlade (Site A)	Lechlade-on-Thames	1.34	Greenfield		Potentially suitable	Site is wholly within / contains: • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (7.68%) • Flood Zone 3 (7.43%) • Coastal and floodplain grazing marsh (25%) The site comprises greenfield to the east of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is an area of Flood Zone 2 and Flood Zone 3 on the site. Some flood mitigation measures would be required. There is an existing agricultural access onto the site from the northwest. Further investigation is required to determine whether the access is suitable for residential intensification. Vegetation along the northern boundary provides natural screening of the site. The site is potentially suitable for development, subject to suitable access and consideration of the identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	27	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L35B	Land south of A417, east of Lechlade (Site B)	Lechlade-on-Thames	10.46	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (11.96%) • Flood Zone 3 (88.02%) • Grade 3 Agricultural Land (2.88%) • Lechlade Conservation Area (7.31%) • Coastal and floodplain grazing marsh (27%) The site comprises greenfield to the east of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site lies partly within the Lechlade Conservation Area and any heritage impacts would need to be mitigated. The majority of the site lies within Flood Zone 3 and would require significant flood risk mitigation. There is a small existing agricultural access onto the site from the north. Further investigation is required to determine whether the access is suitable for residential intensification. The site is unsuitable for development given significant flood risk.	Potentially available	Site is submitted by the landowner through recent Call for Sites (2021) and current availability unconfirmed	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L37	Land north of The Wern (Site D – Part 2)	Lechlade-on-Thames	0.79	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (1.37%) • Flood Zone 3 (9.95%) • Grade 3 Agricultural Land (56.59%) • Grade 2 Agricultural Land (43.41%) The site comprises greenfield to the west of Lechlade. The site lies partly within Flood Zone 2 and Flood Zone 3 and some flood mitigation measures would be required. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access onto the site, but this could potentially be created from the southeast. Further investigation is required to determine whether a suitable access can be provided. The site is potentially suitable for development, subject to suitable access and consideration of the identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	24	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L40	Land west of The Wern	Lechlade-on-Thames	4.17	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Flood Zone 2 Site is partly within / contains: • Grade 2 Agricultural Land (82.57%) • Grade 3 Agricultural Land (17.43%) • Flood Zone 3 (6.96%) The site comprises greenfield to the west of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site lies entirely within Flood Zone 2 and partly within Flood Zone 3, and significant flood mitigation measures would be required. The site lies within the setting of Butler's Court farmhouse and Conservation Area. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access onto the site, but this could potentially be created from the south or southeast, subject to impact on traffic flows. Further investigation is required to determine whether a suitable access can be provided. The site is unsuitable for	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

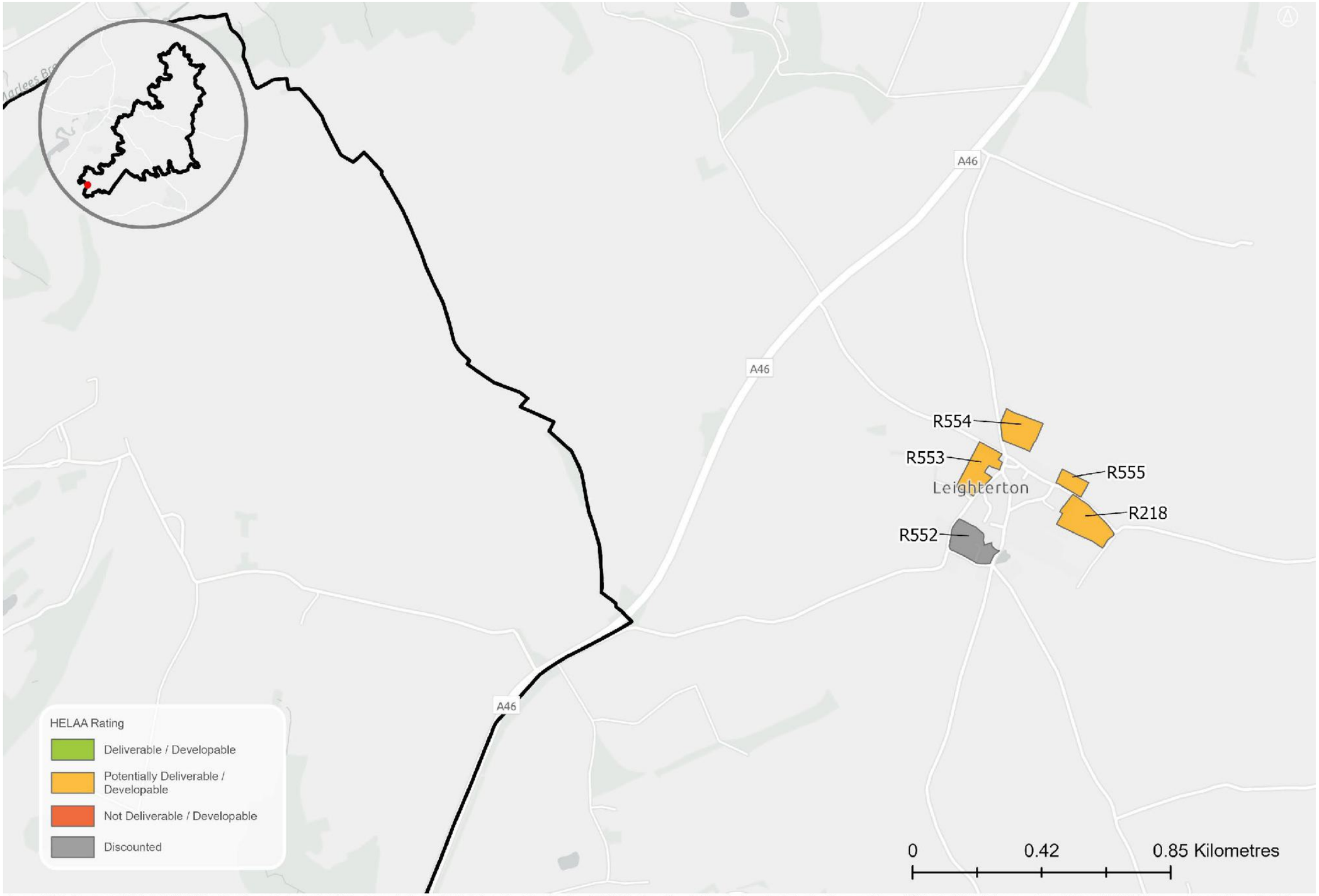
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development due to flood risk and harmful heritage impacts.							
L42	Land north of The Wern (Site A)	Lechlade-on-Thames	2.26	Greenfield	Housing	Suitable	The whole site has planning permission (24/03501/OUT, appeal: 6002824) for development of up to 54 residential dwellings	Available	The whole site has planning permission (24/03501/OUT, appeal: 6002824) for development of up to 54 residential dwellings and is not yet fully built out. The site is considered deliverable within 0-5 years.	Achievable	The whole site has planning permission (24/03501/OUT, appeal: 6002824) for development of up to 54 residential dwellings and is not yet fully built out. The site is considered deliverable within 0-5 years.	Deliverable / Developable	54	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L43	Land north-east of The Wern (Site C)	Lechlade-on-Thames	4.11	Mix	Housing / employment	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a partly greenfield site to the west of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is adjacent to and within the setting of a Scheduled Monument. It is also within the setting of some Listed Buildings. Any heritage impacts would need to be mitigated. There are some TPOs running through the site. Development of the site may result in loss of best and most versatile agricultural land. There is existing access onto the site via an agricultural track from the west. It is likely to be suitable for residential intensification, but further investigation may be required. The site is potentially suitable for development subject to suitable access and consideration of the identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	143	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R669	Coln Park	Lechlade	278.70	Mix		Unsuitable	Site is wholly within / contains: • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Brize Norton • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • SPA (Salisbury Plain) (61.48%) • SSSI (Cotswold Water Park SSSI) (61.48%) • Historical Landfills (Claydon Pike Gravel Pit) (2.05%) • Grade 2 Agricultural Land (54.87%) • Grade 3 Agricultural Lande (45.13%) • Flood Zone 2 (27.62%) • Flood Zone 3 (65.88%) • Coastal and floodplain grazing marsh (19%) • Deciduous woodland (7%) • No main habitat but additional habitats (1%) The site comprises a partly greenfield site that forms part of a Country Park and Nature Reserve. The site has a majority overlap with an SPA/SSSI. Any environmental impacts would need to be mitigated. The site also has a majority overlap with Flood Zone 2 and Flood Zone 3. Significant flood risk mitigation measures would be required. Development of the site may result in loss of best and most versatile agricultural land. There is existing access to the site via a road leading to a hotel on site. This is likely suitable for residential intensification.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development due to environmental considerations on the SPA/SSSI and significant flood risk.							

Leighterton

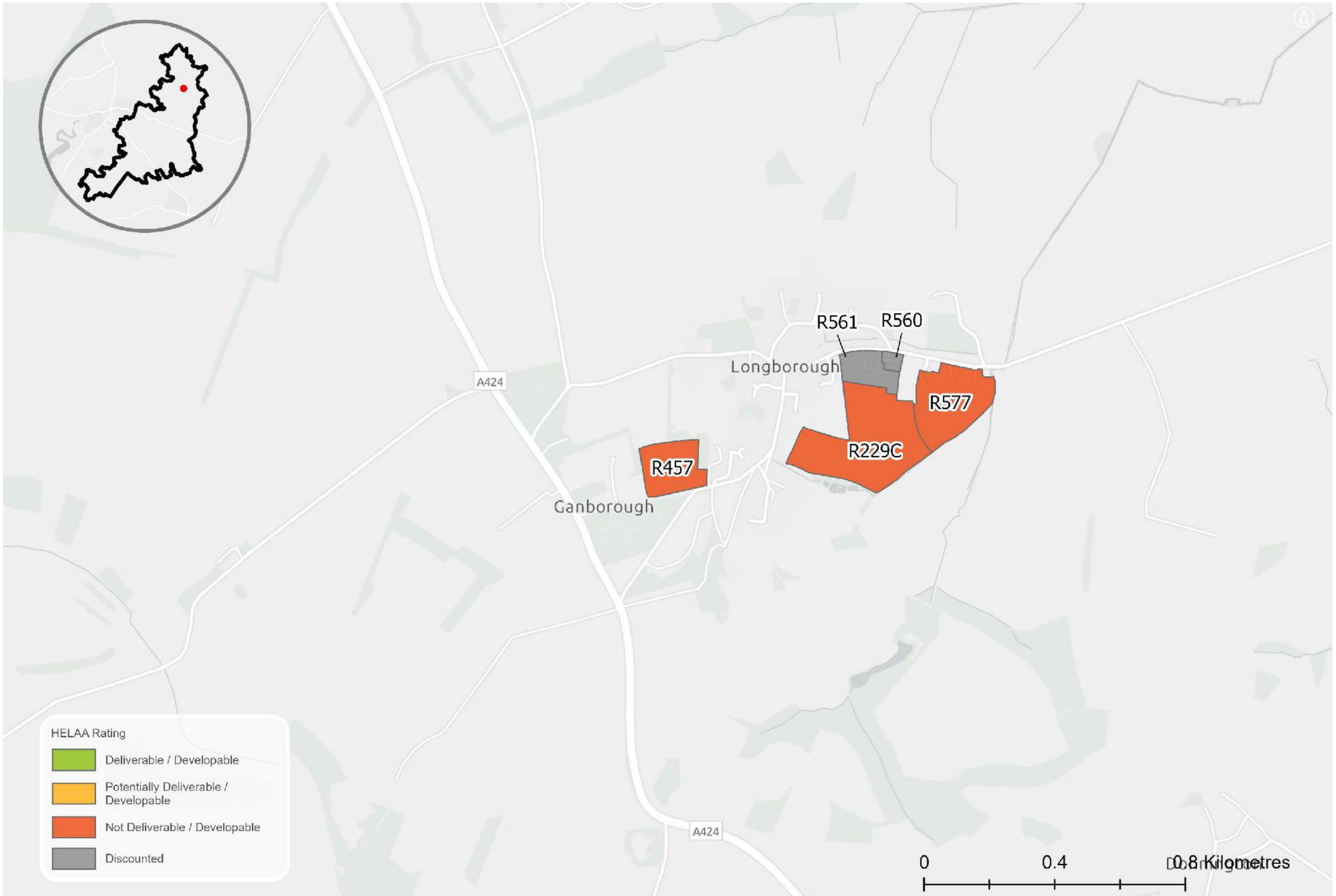


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R218	Land adjacent to the rectory, Boxwell Road	Leightorton	1.64	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land The site comprises greenfield including allotments to the east of Leighterton. It lies within a sensitive location in the Cotswolds National Landscape. The site is within the setting of the Leighterton Conservation Area. Any heritage impacts would need to be mitigated. There is no existing access onto the site. Access could be created from the agricultural access track along the eastern edge of the site. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted by landowner through Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	45	
R553	Land at Drews Farm, Back Lane	Boxwell with Leighterton	1.33	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land Site is partially within / contains: - Conservation area (4.47%) The site is a in a sensitive location within the Cotswolds National Landscape. The existing site is majority agricultural land but there is a section of play space in the north of the site, reducing the developable area. There is existing access onto the site from Back Lane. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	36	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R554	Land at Bennetts Farm, Whitewater Road	Boxwell with Leighterton	1.22	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land The site is a in a sensitive location within the Cotswolds National Landscape.. There is existing accesses onto the site from Whitewater Road. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	33	
R555	Land at Bennetts Farm, Tetbury Lane	Boxwell with Leighterton	0.50	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land The site is a in a sensitive location within the Cotswolds National Landscape.. There is existing accesses onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	14	

Longborough



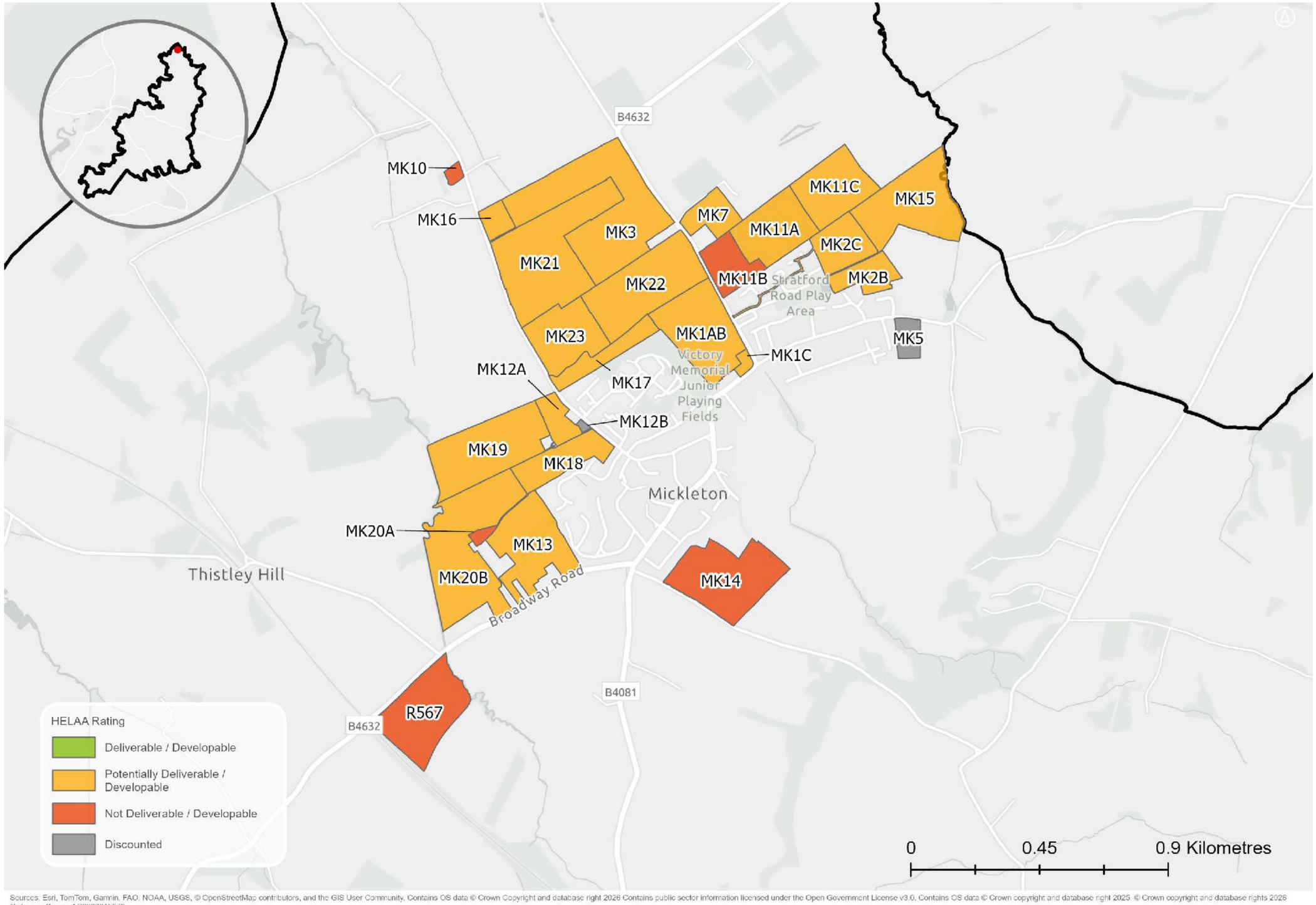
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government Licence v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R229C	Large Field east of High Street	Longborough	8.23	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield to the southeast of Longborough. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is adjacent to the Longborough Conservation Area and is within the setting of many Listed Buildings. Any heritage impacts would need to be mitigated. The site is adjacent to a large area TPO. There is no existing access onto the site, and delivery of a suitable access is likely to require delivery through one of the sites to the north. The site is unsuitable for development due to high landscape sensitivity and lack of suitable access.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R457	Field west of Old Rectory Gardens	Longborough	2.76	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield to the southwest of Longborough. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The topography rises from east to west, and the site is highly visible in the surrounding landscape and from the public right of way, which runs along the eastern boundary. The Conservation Area is also located opposite the eastern boundary and the site forms part of its rural setting. The access would be onto a single track rural road and would require cutting into the embankment and the removal of a large section of hedgerow in the location which is closest to the Conservation Area, which would have a highly harmful impact. The site is unsuitable for development due to high landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R577	The Sitch, Moreton Road, GL56 0QJ	Longborough	4.54	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The majority of the site is designated as an Established Employment Site in the adopted Local Plan and is in active use as employment units (known as The Sitch). The Local Plan evidence base finds this site should continue to be protected for employment use and is unsuitable for redevelopment. The site is also located inside the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. Residential development to the south of The Sitch would break away from the settlement pattern into the National Landscape and would have a harmful impact. The site is unsuitable for development due to active employment use.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

Mickleton



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025 © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK1AB	Meadow View	Mickleton	6.67	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a greenfield site to the north of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Two Public Rights of Way run through the site. The site is adjacent to the Mickleton Conservation Area. Any heritage impacts would need to be mitigated. A planning application for 40 dwellings on the southern part of the site (ref:14/04609/OUT) was refused in 2015 on grounds that development would have harmful impacts on the Conservation Area and nearby Listed Buildings. There is an existing narrow access to the farm in the southwest of the site but this may not be suitable for residential intensification. Further investigation is required to determine a suitable access. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	90	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK1C	Field north-east of Granbrook Lane / Stratford Road Mini-Roundabout	Mickleton	0.37	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Conservation Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a greenfield site to the north of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is in a sensitive location within the Mickleton Conservation Area. Any heritage impacts would need to be mitigated. There is an existing access to the existing dwelling on the western part of the site. This may be suitable for extension and residential intensification. Further investigation is required to determine a suitable access. The site is potentially suitable for development, subject to suitable access, mitigation of heritage impacts, and consideration of other identified constraints.	Potentially available	Site is submitted by the landowner in Call for Sites 2016. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	10	
MK2B	Land east of former Meon Hill Nurseries (Site A)	Mickleton	2.18	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (0.96%) The site comprises a greenfield site to the northeast of Mickleton. Development of the site may	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	59	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. A Public Right of Way runs along the northern edge of the site. There are also some area TPOs running along the north of the site. There is an existing road running along the north of the site where a suitable access could be created, but there may be issues with ransom strips. Further investigation is required to determine whether a suitable access can be created. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
MK2C	Land east of former Meon Hill Nurseries (Site B)	Mickleton	3.00	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (89.75%) • Grade 3 Agricultural Land (10.25%) The site comprises a greenfield site to the northeast of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. A Public Right of Way runs along the southern edge of the site. There	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	89	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							are also some area TPOs running along the south of the site. There is no existing access onto the site, but access could likely be extended from Ridge Close, or could be created from Canada Lane to the south. This needs to be further investigated as it is currently in private ownership. The site is flat and has relatively low landscape sensitivity. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
MK3	Land at Prospect Gardens, Stratford Road	Mickleton	12.61	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (2.63%) The site comprises a greenfield site to the northeast of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. A Public Right of Way runs along the northwestern edge of the site. There is existing access onto the site to an antique store on the eastern edge of the site. This is likely to require some upgrades, but to be suitable for residential intensification. If developed in isolation, development would be separated from the settlement.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	350	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
MK7	Land between Summerville Ltd. and Stratford Road	Mickleton	2.11	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (88.42%) • Grade 3 Agricultural Land (11.58%) The site comprises a greenfield site to the northeast of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is separated from the main settlement at Mickleton by the Mickleton allotments. There is no footpath along Stratford Road, and would make any development at the site car dependent. There is an access road along the north of the site leading to the Leofric Development behind the site. There is no existing access onto the site, though this could	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	58	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							potentially be created from Stratford Road requiring the removal of some mature vegetation. The site is potentially suitable subject to creation of suitable access and consideration of other identified constraints.							
MK10	Peacefield, Broad Marston Lane	Mickleton	0.34	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield to the northwest of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. The site is currently accessed by a private residential road. This is likely to be suitable for residential intensification, but further investigation may be required. The site is not in a sustainable location as it is remote from the nearby settlement and there are no footpaths along Broad Marston Road for pedestrian access. The site is unsuitable for development due to unsustainable location.	Potentially available	Site is submitted by the landowner in Call for Sites 2015. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK11A	Land east of Stratford Road (Site A)	Mickleton	4.83	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (73.98%) • Grade 3 Agricultural Land (26.02%) The site comprises greenfield to the east of the existing allotments. The site is adjacent to existing development. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is currently accessed via a agricultural track along the south of the site. Making this access suitable may require taking some space from the allotments. Further investigation is required to determine whether a suitable access can be achieved. Development of the site may result in loss of best and most versatile agricultural land. Development of the site would extend the existing development pattern at Mickleton north. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site is submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since (MK11)	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	132	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK11B	Land east of Stratford Road (Site B)	Mickleton	2.64	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises the allotments on the northern edge of Mickleton. The site is adjacent to existing development. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The allotments are a well used community asset which should remain in use unless a suitable alternative location can be found. The site is currently accessed via a agricultural track along the south of the site. Development of the site may result in loss of best and most versatile agricultural land. Development of the site would extend the existing development pattern at Mickleton north. The site is unsuitable for development as it should remain in active use as allotments.	Potentially available	Site is submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since (MK11)	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK11C	Land east of Stratford Road (Site B)	Mickleton	4.90	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (3.5%) The site comprises greenfield to the northeast of Mickleton. The site is not adjacent to existing development. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is currently accessed via a agricultural track along the south of the site. Making this access suitable may require taking some space from the allotments. Further investigation is required to determine whether a suitable access can be achieved. Development of the site may result in loss of best and most versatile agricultural land. Development of the site in isolation would result in remote development that does not correspond with the existing pattern of development. Development of this site is likely to be harmful to the landscape setting. The site is potentially suitable for development subject to mitigation of impact on National Landscape and consideration of other identified constraints.	Potentially available	Site is submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since (MK11)	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	134	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK12A	Land at Birchfield Nursery, Broad Marston Road	Mickleton	1.56	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (1.16%) The site comprises greenfield to the west of Mickleton. The site is adjacent to existing development. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. The site is currently accessed via a small agricultural track from the east. Making this access suitable may require the removal of some mature vegetation. Further investigation is required to determine whether a suitable access can be achieved. Development of the site may result in loss of best and most versatile agricultural land. The site is in a sustainable location, and there is natural screening provided along the eastern boundary. The site is potentially suitable for development subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	40	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK13	Land off Sunnybrook, Broadway Road	Mickleton	6.38	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (2.16%) • Deciduous woodland (8%) The site comprises the garden centre in the south of the site and arable field in the north. The site is located to the west of Mickleton. The site is adjacent to existing development. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low to Medium' landscape sensitivity. The site is currently accessed via an access road from the south. This access is likely suitable for residential intensification. Development of the site may result in loss of best and most versatile agricultural land. The site is in a relatively sustainable location near to the settlement centre. The site is potentially suitable for development subject to suitable access and consideration of other identified constraints.	Available	Site availability confirmed with landowner in April 2024	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	150	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK14	Bakers Hill	Mickleton	7.42	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a greenfield site to the southeast of Mickleton. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed as having 'High' landscape sensitivity. The topography of the site rises towards the southeast making the site prominent in landscape views. The site is adjacent to the Mickleton Conservation Area and forms part of the rural setting. Any heritage impacts would need to be mitigated. The site is unsuitable for development due to high landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
MK15	Land off Canada Lane	Mickleton	7.44	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (2.02%) • Traditional orchard (13%) The site comprises a greenfield site to the northeast of Mickleton. The site is in a sensitive location adjoining the Cotswolds National Landscape to the east. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low'	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be achievability issues related to ransom strips required to develop a suitable access.	Potentially Deliverable / Developable	178	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. The Heart of England Way long distance footpath cuts east to west through the site. The topography of the site falls from west to east towards the brook. The site is located at the foot of Meon Hill, which rises to the east. There is an existing access to the farm directly to the south of the site, but there may be issues developing a suitable access due to ransom strips. The site is potentially suitable for development subject to mitigation of impact on the National Landscape and consideration of other identified constraints.							
MK16	Glebe Land, Broad Marston Road	Mickleton	1.07	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a greenfield site to the northwest of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. A Public Right of Way runs along the eastern edge of the site. There is no existing access onto the site. Access would need to be created from Broad Marston Road. Further investigation is required to determine whether a suitable	Available	Site is submitted by the landowner in Call for Sites 2019. Availability confirmed in June 2026.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	29	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access could be created. The site is flat and there is no screening, with long views to surrounding landscape on all sides. Development in this location would be remote from the settlement and is not in the most sustainable location. The site is potentially suitable subject to mitigation of impact on National Landscape and consideration of other identified constraints.							
MK17	Field adjoining Market Garden Close, Broad Marston Lane	Mickleton	2.31	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a greenfield site to the north of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. A Public Right of Way runs through the site. There is a small existing agricultural access onto the site from the west. This is likely to require the removal of some mature vegetation to make it suitable for residential intensification. The site is flat with extensive vegetation providing screening on all edges. The site is adjacent to existing development and would extend the existing development pattern northwards. The site is potentially suitable for development, subject to suitable	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	50	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access and consideration of other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK18	Foxwold, Broad Marston Lane	Mickleton	3.32	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (63.63%) • Grade 3 Agricultural Land (36.37%) The site comprises a greenfield site to the west of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. A Public Right of Way runs along the eastern edge of the site. There is a small gated access onto the site from the east. This is likely to require the removal of some mature vegetation to make it suitable for residential intensification. The site is flat with some long distance views towards the north. The site is adjacent to existing development and would extend the existing development pattern northwards. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2024) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	60	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK19	Land west of nurseries on Broad Marston Lane	Mickleton	7.82	Greenfield	N/A	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (1.85%) • Flood Zone 2 (0.96%) • Flood Zone 3 (8.28%) The site comprises a greenfield site to the west of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The western edge of the site lies in Flood Zone 2 and Flood Zone 3, and may require some flood mitigation measures. There is no existing access onto the site that would be suitable for residential intensification. Access would most likely need to be created from an adjacent site to the east. If developed in isolation, development would be isolated and remote from the existing settlement. However, it could potentially be developed as part of a larger strategic site. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	195	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK20A	Clevely's, Broadway Road	Mickleton	0.34	Mix	N/A	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a partly brownfield site to the west of Mickleton with some agricultural development. Development of the site may result in loss of best and most versatile agricultural land. There is an existing access road leading to the site from the south which is likely suitable for residential intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Unavailable	Confirmed as unavailable	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	10	
MK20B	Land west of Mickleton and north of Broadway Road	Mickleton	10.52	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (3.95%) • Flood Zone 3 (10.28%) The site comprises a greenfield site to the west of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. The western edge of the site lies in Flood Zone 2 and Flood Zone 3 and may require some flood mitigation measures. There is no existing access onto the site. Further	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	248	

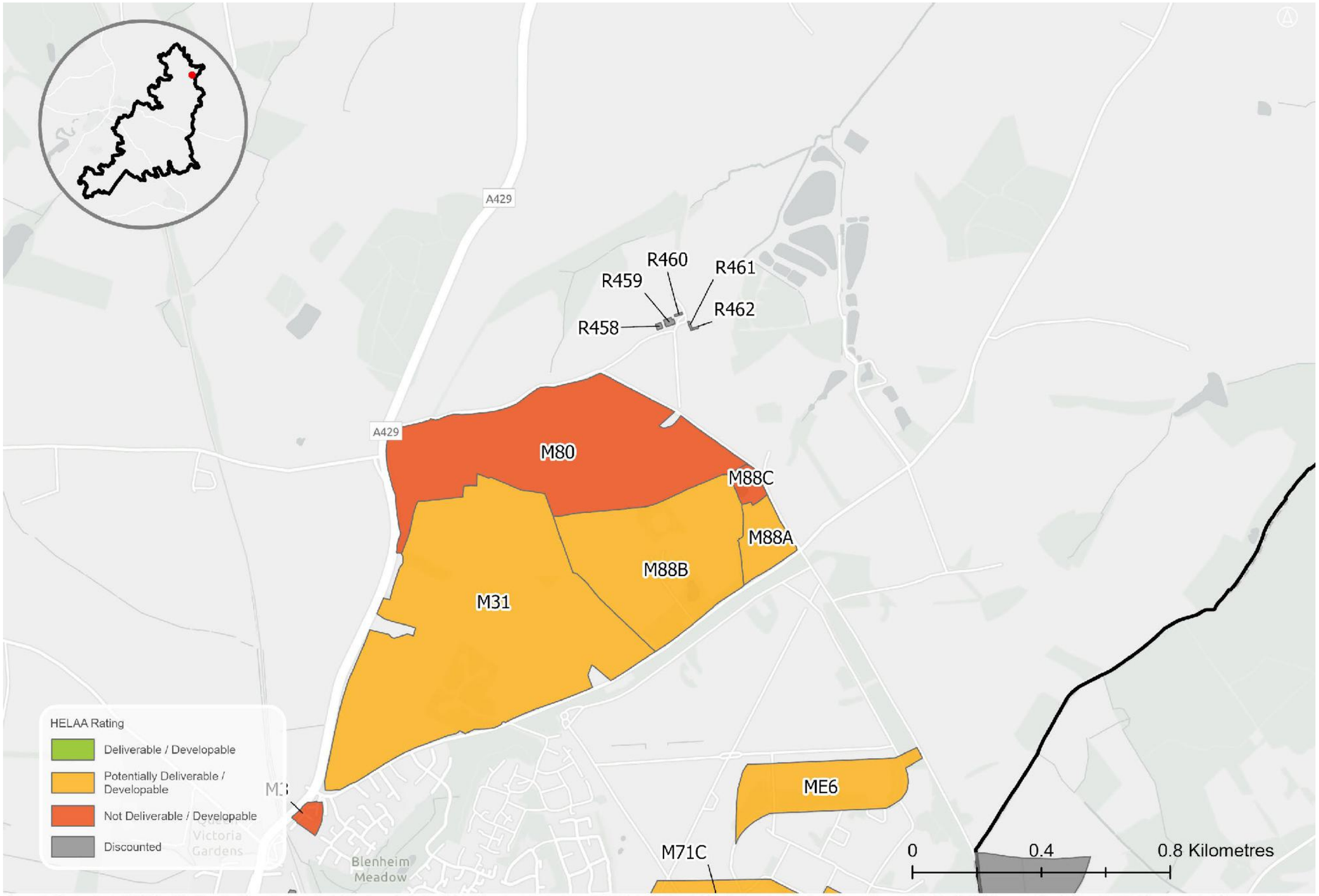
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							investigation is required to determine whether a suitable access could be created from Broadway Road. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
MK21	Land east of Broad Marston Road (north of Glass House Road)	Mickleton	10.79	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (78.49%) • Grade 3 Agricultural Land (21.51%) The site comprises a greenfield site to the north of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. A Public Right of Way runs through the site. There is no existing access	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	296	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							onto the site. Further investigation is required to determine whether a suitable access could be created from Broad Marston Road. If developed in isolation, development would be separated from the settlement. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
MK22	Land west of Stratford Road (opposite allotments)	Mickleton	7.95	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a greenfield site to the north of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is no existing access onto the site. Further investigation is required to determine whether a suitable access could be created from Stratford Road. If developed in isolation, development would be separated from the settlement. The site is potentially suitable for development, subject to suitable	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	219	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access and consideration of other identified constraints.							
MK23	Land east of Broad Marston Road (opposite allotments)	Mickleton	4.77	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (1.87%) The site comprises a greenfield site to the north of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. A Public Right of Way runs through the site. There is a small existing agricultural access onto the site. Significant upgrades are likely required to make this access suitable for residential intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	131	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R567	Land adj. railway line and Broadway Road (B4632)	Weston Sub Edge	6.70	Greenfield	Mixed use	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (85%) - Flood Zone 2 (1.01%) - Flood Zone 3 (1.84%) The site is a greenfield site to the southwest of Mickleton. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. There is a small existing agricultural access onto the site from the northwest. Further investigation is required to determine whether this access is suitable for intensification. Development on the site would be remote from the main settlement of Mickleton and would be in an unsustainable location. The site is unsuitable for development, due to unsustainable location.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Moreton-in-Marsh A



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
M3	Blenheim Farm	Moreton-in-Marsh	0.63	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Grade 3 Agricultural Land Site is partly within / contains: • Flood Zone 2 (2.79%) • Grade II Listed Building The site comprises a brownfield site to the north of Moreton-in-Marsh. The site is a fully developed Established Employment Site which should remain in active use as there is no current desire to redevelop. Development of the site may result in loss of best and most versatile agricultural land. The site includes a Grade II Listed Building. Any heritage impacts would need to be mitigated. The site is unsuitable for development as it should remain in active employment use.	Unavailable	Established Employment Site fully developed; no interest in redevelopment. Site confirmed as unavailable with landowner in 2013	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
M31	Land north of Todenham Road	Moreton-in-Marsh	50.35	Mix	Mixed use	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 3 Agricultural Land Site is partly within / contains: • Deciduous woodland (1%) The site comprises a large greenfield site to the north of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements	Available	Site availability confirmed with landowner in March 2024	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	1105	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							(2026) to have 'Medium to Medium-High' landscape sensitivity. There are some existing agricultural accesses onto the site that may be suitable for upgrade and residential intensification, but further investigation may be required to determine feasibility. The site is located near to the Moreton-in-Marsh train station and so offers a sustainable location. Development of the site would represent a significant extension into the Special Landscape Area. The site is potentially suitable for development, subject to consideration of impacts on the Special Landscape Area, and consideration of other identified constraints.							
M80	Land north of Lemington Grange	Moreton-in-Marsh	30.33	Mix	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area Site is partly within / contains: • Deciduous woodland (1%) The site comprises a greenfield site to the north of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed as having 'High' sensitivity in the Special Landscape Area. Development of the site may result in the loss of best and most versatile agricultural land. The site is within the setting of the Scheduled Monument to the west,	Unavailable	The site is owned by Batsford Estates. They have confirmed in meetings that M80 is unavailable for development but have not provided written confirmation.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

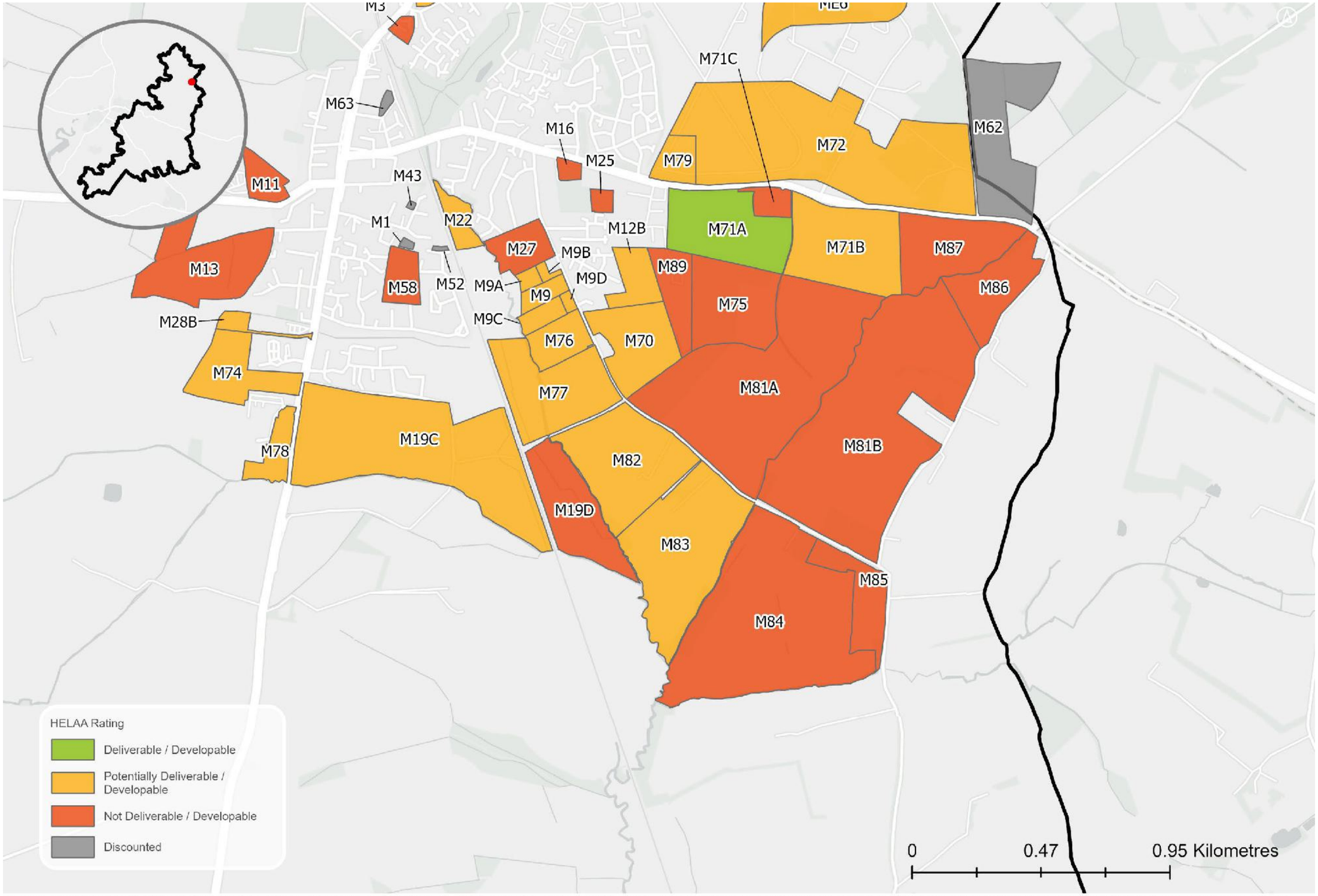
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							and any heritage impacts should be mitigated. The site is in a prominent location and has little natural screening on the western edge. There is no existing access onto the site, and further investigation is required to determine where a suitable access can be provided. The site is unsuitable for development due to high landscape sensitivity.							
M88A	Land east of Lemington Grange	Moreton-in-Marsh	2.92	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 3 Agricultural Land Site is partly within / contains: • Traditional orchard (40%) The site comprises a partly brownfield site to the northeast of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The eastern part of the site consists of traditional orchards which should be protected. There is no existing access onto the site. Further investigation is required to determine whether a suitable access can be created from the A44. The site is significantly separated from the main settlement of Moreton-in-Marsh. An application for 1 dwelling was	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	61	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							refused (ref:24/02742/FUL) on the grounds that the development would harm the Special Landscape Area. The site is potentially suitable for development subject to mitigation of impact on National Landscape and consideration of other identified constraints.							
M88B	Lemington Grange	Moreton-in-Marsh	20.51	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 3 Agricultural Land The site comprises a partly brownfield site to the northeast of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The eastern part of the site consists of traditional orchards which should be protected. There is an existing access from Todenham Road which is likely to be suitable for intensification. The site is significantly separated from the main settlement of Moreton-in-Marsh. The site is potentially suitable for development subject to consideration of the impact on the Special Landscape Area, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	685	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
M88C	Land east of Lemington Grange	Moreton-in-Marsh	0.93	Mix		Unsuitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 3 Agricultural Land The site comprises a partly brownfield site to the northeast of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is adjacent to priority habitat traditional orchards to the south. There is existing access onto the existing development on site. Further investigation is required to determine whether the access is suitable for intensification. The site is significantly separated from the main settlement of Moreton-in-Marsh. The site is unsuitable for development due to landscape sensitivity and unsustainable location.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
ME6	Fire Service College (Site C)	Moreton-in-Marsh	8.47	Mix	Employment	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Airfield Safeguard Area - Oxford Kidlington Site is partly within / contains: • Deciduous woodland (28%) The site comprises a brownfield site to the northeast of Moreton-	Available	Availability confirmed with landowner in December 2025	Potentially achievable	Site is a potentially viable development typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	213	42350

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							in-Marsh. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. The site is part of the Fire Service College. The site is adjacent to existing employment land. There is an existing access from the development to the south which is likely suitable. The site is potentially suitable for development subject to suitable access and consideration of identified constraints.							

Moreton-in-Marsh B



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M9	Land adjacent 'South Croft', Evenlode Road	Moreton-in-Marsh	1.28	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 2 Agricultural Land The site comprises a greenfield site to the south of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing agricultural access onto the site from Evenlode Road. The access is likely suitable for residential intensification subject to some upgrading. The site is potentially suitable for development subject to consideration of the impacts on the Special Landscape Area, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	44	
M9A	Land adjacent 'South Croft', Evenlode Road	Moreton-in-Marsh	0.56	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 2 Agricultural Land The site comprises a greenfield site to the south of Moreton-in-Marsh. The site is in a sensitive	Available	Site availability confirmed with landowner in February 2025	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	19	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing agricultural access onto the site from Evenlode Road. The access is likely suitable for residential intensification subject to some upgrading. The site is potentially suitable for development subject to consideration of the impacts on the Special Landscape Area, and other identified constraints.							
M9B	Land at Evenlode Road	Moreton-in-Marsh	0.34	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 2 Agricultural Land The site comprises a greenfield site to the south of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing access onto the site from Evenlode Road. The access is likely suitable for residential intensification	Available	Site availability confirmed with landowner in February 2025	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							subject to some upgrading. The site is potentially suitable for development subject to consideration of the impacts on the Special Landscape Area, and other identified constraints.							
M9C	Land at Evenlode Road	Moreton-in-Marsh	1.31	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 2 Agricultural Land Site is partly within / contains: • Flood Zone 2 (0.92%) • Flood Zone 3 (2.66%) The site comprises a greenfield site to the south of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing access onto the site from Evenlode Road. The access is likely suitable for residential intensification. If developed in isolation, the development would be remote from the settlement. The site is potentially suitable for development subject to consideration of the impacts on the Special Landscape Area, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	44	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M9D	Land at Evenlode Road	Moreton-in-Marsh	0.31	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 2 Agricultural Land The site comprises a greenfield site to the south of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing agricultural access onto the site from Evenlode Road. The access is likely suitable for residential intensification subject to some upgrading. If developed in isolation, the development would be remote from the settlement. The site is potentially suitable for development subject to consideration of the impacts on the Special Landscape Area, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	14	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M11	Land at Bourton Road	Moreton-in-Marsh	2.13	Greenfield	Car park	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (49.49%) • Flood Zone 3 (1.24%) The site comprises a greenfield site to the west of Moreton-in-Marsh. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is also adjacent to the Moreton-in-Marsh Conservation Area and any heritage impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. Around half of the site lies in Flood Zone 2 and Flood Zone 3, and some flood mitigation measures would be required. There is a small agricultural access onto the site from the southwest which is likely to require some upgrades to be suitable for residential intensification. The site is prominent in approaches into Moreton-in-Marsh from the west.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							The site is unsuitable due to flood risk.							
M12B	Land at Evenlode Road	Moreton-in-Marsh	3.07	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area The site comprises a greenfield site to the east of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. A Public Right of Way runs through the site. The site is adjacent to a recently developed site to the west. There is no existing access onto the site, but access could likely be extended from the new development to the west. A sewage treatment work plant is located to the east of the site and may impact suitability of the eastern edge of the site for residential development. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Special Landscape Area, suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	107	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M13	Land at Parker's Lane	Moreton-in-Marsh	11.13	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (5.46%) • Flood Zone 3 (20.25%) The site comprises a greenfield site to the west of Moreton-in-Marsh. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed to have 'Medium / High' landscape sensitivity. A Public Right of Way runs along the eastern edge of the site. Some of the site lies in Flood Zone 2 and Flood Zone 3 and would require some flood mitigation measures. The site is prominent in approaches from the west into Moreton-in-Marsh. The site is unsuitable for development due to high landscape sensitivity.	Potentially available	Site submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
M16	Land north of Football Ground	Moreton-in-Marsh	0.62	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (54.42%) The site comprises a sports field to the east of Moreton-in-Marsh. The site is in active use and forms part of a wider sports facility. It should remain in use	Unavailable	The site is a sports ground owned by Moreton Rangers FC. It was identified through the Urban Capacity Study but has not been made available for development.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							unless a suitable alternative can be found. The site is unsuitable for development due to active use as a sports facility.							
M19C	Land south of Dunstall Farm (southern extension)	Moreton-in-Marsh	28.73	Greenfield	Housing / community	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Airfield Safeguard Area - Little Rissington Site is partly within / contains: • Grade 3 Agricultural Land (17.81%) • Grade 2 Agricultural Land (30.78%) • Flood Zone 2 (1.01%) • Flood Zone 3 (23.04%) The site comprises a greenfield site to the south of Moreton-in-Marsh. The site lies in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The southern part of the site lies partly in Flood Zone 2 and Flood Zone 3 and would require some flood mitigation measures. Two Public Rights of Way run through the site. Development of the site may result in loss of best and most versatile agricultural land. There are a number of existing small agricultural accesses from the east, south and west onto the site. Upgrades would be	Available	Site availability confirmed with landowner in April 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	400	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							required to make any access suitable for residential intensification. The site directly to the north of this site has been granted permission for 250 dwellings. Development of this site would considerably extend Moreton-in-Marsh into open countryside. The site is potentially suitable for development, subject to suitable access, consideration of the impacts on the Special Landscape Area, and other identified constraints.							
M19D	Land adjacent to railway line	Moreton-in-Marsh	8.64	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Airfield Safeguard Area - Little Rissington Site is partly within / contains: • Flood Zone 3 (87.28%) • Flood Zone 2 (6.32%) • Airfield Safeguard Area - Oxford Kidlington (83%) The site comprises a greenfield site to the south of Moreton-in-Marsh. The site lies in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. The site lies almost entirely in Flood Zone 2 and Flood Zone 3 and would require significant flood mitigation measures. A Public Right of Way runs along the northern and eastern boundaries.	Available	Site availability confirmed with landowner in October 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							The site is unsuitable for development due to high flood risk. However, it could be potentially be used for green space or BNG requirements.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M22	Land west of Croft Holm	Moreton-in-Marsh	1.90	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Moreton-in-Marsh Surrounds Special Landscape Area (87%) • Grade 2 Agricultural Land (7.81%) • Flood Zone 3 (79.29%) • Flood Zone 2 (4.32%) • Airfield Safeguard Area - Oxford Kidlington (83%) The site comprises a greenfield site in Moreton-in-Marsh. The site lies in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. The site lies largely in Flood Zone 2 and Flood Zone 3. However, existing flood defences decrease the existing flood risk on site. A Public Right of Way runs along the southern boundary. Access to the site still needs to be resolved. The site is currently retained for operational use, but Thames Water are examining the operational requirements of their land holdings and the site could be made available for redevelopment with some infrastructure improvements. It is proposed to undertake these infrastructure works during Asset Management Plan 8 (AMP 8 1st April 2025 – 31st March 2030). The site is potentially suitable for development, subject to	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	14	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							suitable access and consideration of other identified constraints. It could also potentially be used for green space or BNG requirements.							
M25	Land north of Evenlode Gardens	Moreton-in-Marsh	0.68	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (17.14%) • Grade 2 Agricultural Land (75.33%) The site comprises a greenfield site in the east of Moreton-in-Marsh. The site is currently in use as a sports facility. Development of the site may result in loss of best and most versatile agricultural land. There is no access to the site, and no	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							viable way to create access. The site is unsuitable for development due to lack of suitable access options.							
M27	Evenlode Road Allotments	Moreton-in-Marsh	3.19	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Moreton-in-Marsh Surrounds Special Landscape Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (71.38%) • Grade 2 Agricultural Land (28.62%) • Flood Zone 2 (1.51%) • Flood Zone 3 (15.1%) • Good quality semi improved grassland (24%) The site comprises the allotments in the south of Moreton-in-Marsh. The allotments are in active use and should be retained unless a suitable alternative location can be found. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. Part of the site also lies in Flood Zone 2 and Flood Zone 3 and would require some flood mitigation measures. The site currently has a pedestrian access from the east. The site is unsuitable for development as it should remain in active use as allotments.	Unavailable	Confirmed as unavailable with landowner in 2020	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M28B	Land west of Aldi	Moreton-in-Marsh	1.03	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Grade 3 Agricultural Land Site is partly within / contains: • Moreton-in-Marsh Surrounds Special Landscape Area • Flood Zone 2 (1.17%) • Flood Zone 3 (3.78%) The site comprises a greenfield site to the southwest of Moreton-in-Marsh. The site is located directly behind a grocery store development. The site is in a sensitive location within the Cotswolds National Landscape. It also forms part of the setting of the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is a very small area of Flood Zone 2 and Flood Zone 3 which may require some flood risk mitigation. The site includes an access road from the east which is suitable for residential intensification. The site is potentially suitable for development, subject to consideration of impacts on the Cotswolds National Landscape, and consideration of other identified constraints.	Available	Site availability confirmed with landowner in April 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M58	University Allotments, Old Town	Moreton-in-Marsh	2.47	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Cotswolds National Landscape • Grade 3 Agricultural Land The site comprises allotments in the centre of Moreton-in-Marsh. The site is in active use and should remain in use as allotments unless a suitable alternative location can be found. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. The site is unsuitable for development as it should remain in active use as allotments.	Potentially available	In use as community allotments and green space. Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
M70	Land south of highway depot, Evenlode Road	Moreton-in-Marsh	7.57	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 2 Agricultural Land Site is partly within / contains: • Airfield Safeguard Area - Oxford Kidlington (46%) • Airfield Safeguard Area - Little Rissington (1%) • Grade 3 Agricultural Land (3.18%) The site comprises a greenfield site to the southeast of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	150	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. There is a pending application for the erection of 110 dwellings (ref: 25/04041/OUT). The site is currently accessed from Evenlode Lane via a small agricultural access. Further investigation is required to determine whether Evenlode Lane is suitable for residential intensification. The site is potentially suitable for development, subject to consideration of impacts on the Special Landscape Area, suitability of Evenlode Road for residential intensification, and consideration of other identified constraints.							
M71A	Land west of Cotswold Business Park	Moreton-in-Marsh	10.59	Greenfield	Housing	Suitable	Site has planning permission (25/01036/OUT) for residential development and is not yet fully built out. The site is considered deliverable within 0-5 years.	Available	Site has planning permission (25/01036/OUT) for residential development and is not yet fully built out. The site is considered deliverable within 0-5 years.	Achievable	Site has planning permission (25/01036/OUT, appeal: 6002934) for residential development and is not yet fully built out. The site is considered deliverable within 0-5 years.	Deliverable / Developable	195	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M71B	Land south of London Road	Moreton-in-Marsh	12.27	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 3 Agricultural Land • Airfield Safeguard Area - Oxford Kidlington Site is partly within / contains: • Flood Zone 2 (0.92%) • Flood Zone 3 (5.59%) The site comprises a greenfield site to the east of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. A small part of the site lies in Flood Zone 2 and Flood Zone 3, and may require some flood mitigation measures. There is no existing access onto the site, though this could likely be created from the A44. The adjacent site to the west has planning permission for 195 dwellings. The site is potentially suitable for development, subject to consideration of impacts on the Special Landscape Area, suitable access, and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	250	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M71C	Land at the Hatchery	Moreton-in-Marsh	1.55	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Airfield Safeguard Area - Oxford Kidlington Site is partly within / contains: • Grade 3 Agricultural Land (41.8%) • Flood Zone 2 (3.19%) • Flood Zone 3 (3.72%) The site comprises a partly greenfield site to the east of Moreton-in-Marsh. Development of the site may result in loss of best and most versatile agricultural land. A small part of the site lies in Flood Zone 2 and Flood Zone 3, and may require some flood mitigation measures. The site is currently accessed via the residential access road to the single dwelling on the site. The adjacent site to the southwest has planning permission for 195 dwellings. The site is potentially suitable for development, subject to consideration of identified constraints.	Unavailable	Single dwelling with garden, not available for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	31	
M72	Fire Service College (Site A)	Moreton-in-Marsh	35.17	Mix	Mixed use	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (0.76%) • Airfield Safeguard Area - Oxford Kidlington (61%) • Deciduous woodland (22%)	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	965	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							The site comprises a partly greenfield site to the east of Moreton-in-Marsh. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. The site has a number of area and individual TPOs across the east and south of the site. The site contains a lapsed planning permission for employment use through the centre of the site (ref:14/01484/OUT). The site is currently accessed via Massey Shaw Avenue off of the A44. A development of this scale may require a secondary access, which does not currently exist. There may also be some infrastructure requirements related to the scale. Further investigation is required. The site is potentially suitable for development, subject to suitable access and consideration of identified constraints.							
M74	Land south of Moreton and west of Fosse Way	Moreton-in-Marsh	6.58	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Airfield Safeguard Area - Little Rissington (1%) The site comprises a greenfield site to the southwest of Moreton-in-Marsh. The site is in	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	219	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. There is no existing access onto the site and there may be issues creating access in this location off of Roman Road given the existing adjacent T junctions. Further transport investigation is required. A Public Right of Way runs along the western boundary. The site is potentially suitable for development, subject to suitable access and consideration of identified constraints.							
M75	Land south-east of sewage works	Moreton-in-Marsh	9.48	Greenfield	N/A	Unsuitable	Site is wholly within / contains: • Airfield Safeguard Area - Oxford Kidlington • Moreton-in-Marsh Surrounds Special Landscape Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (29.06%) • Grade 3 Agricultural Land (70.94%) • Flood Zone 2 (0.62%) • Flood Zone 3 (4.92%) The site comprises a greenfield site to the southeast of Moreton-in-Marsh. The site is in	Unavailable	Confirmed verbally with landowner in July 2025	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							a sensitive location within the Moreton-in-Marsh Special Landscape Area. Development of the site may result in the loss of best and most versatile agricultural land. A Public Right of Way runs through the site and along the southern boundary. There is no existing access to the site, and no viable place to create an access. The site is unsuitable for development, due to a lack of suitable access.							
M76	Land west of Evenlode Road	Moreton-in-Marsh	3.24	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Moreton-in-Marsh Surrounds Special Landscape Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (1.78%) • Flood Zone 3 (8.52%) The site comprises a greenfield site to the south of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. A small part of the west of the site is in Flood Zone 2 and Flood Zone 3 and may require some flood mitigation measures. The site is currently accessed via an	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	100	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							agricultural access along the southern boundary of the site. Current assessment determines that this site is unsuitable for development unless a southern link road is delivered. The site is potentially suitable for development subject to delivery of a link road, and consideration of the other identified constraints.							
M77	Land west of housing on Evenlode Road	Moreton-in-Marsh	10.99	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Moreton-in-Marsh Surrounds Special Landscape Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (65.36%) • Grade 3 Agricultural Land (1.07%) • Flood Zone 2 (2.31%) • Flood Zone 3 (41.95%) • Airfield Safeguard Area - Little Rissington (49%) • Airfield Safeguard Area - Oxford Kidlington (4%) The site comprises a greenfield site to the south of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. A large part of the west of the site is in Flood Zone 2 and Flood	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	214	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							Zone 3 and may require some flood mitigation measures. The site is currently accessed via an agricultural access along the northern boundary of the site. Current assessment determines that this site is unsuitable for development unless it is needed to deliver a southern link road. The site is potentially suitable for development subject to mitigation of impact on landscape and consideration of other identified constraints.							
M78	Land at Fosseway Farm	Moreton-in-Marsh	2.62	Mix	Commercial	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Airfield Safeguard Area - Little Rissington Site is partly within / contains: • Grade 3 Agricultural Land (31.29%) • Flood Zone 2 (2.11%) • Flood Zone 3 (32.26%) The site comprises a greenfield site to the south of Moreton-in-Marsh. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. A large part of the south of the site is in Flood Zone 2 and Flood Zone 3 and may require some flood mitigation measures. The site is currently accessed via a residential access road to the existing development on the	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable development typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable		11790

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							north of the site. There is a pending application on the site for the erection of a hotel (ref: 26/00874/FUL). The site is potentially suitable for development subject to consideration of impacts on the Cotswolds National Landscape, and other identified constraints.							
M79	Fire Service College (Site B)	Moreton-in-Marsh	2.38	Mix	Strategic site	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a partly greenfield site to the east of Moreton-in-Marsh. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. The site is potentially suitable for development subject to consideration of identified constraints.	Potentially available	Site is currently used by the Fire Service College	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	67	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M81A	Land north of Evenlode Road	Moreton-in-Marsh	33.65	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Airfield Safeguard Area - Oxford Kidlington Site is partly within / contains: • Airfield Safeguard Area - Little Rissington (41%) • Flood Zone 2 (1.82%) • Flood Zone 3 (11.15%) The site comprises a greenfield site to the southeast of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed as having 'High' sensitivity in the Special Landscape Area. Development of the site may result in the loss of best and most versatile agricultural land. A Public Right of Way runs through the site. There are some areas of Flood Zone 2 and Flood Zone 3 which may require flood risk mitigation. There is no existing access onto the site, though this could be created from Evenlode Road to the south. Further investigation is required to determine if Evenlode Road is suitable for intensification. The site is disconnected from the main settlement at Moreton-in-Marsh. The site is unsuitable for	Unavailable	Confirmed verbally with landowner in July 2025	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							development due to high landscape sensitivity.							
M81B	Land around Wells Folly	Moreton-in-Marsh	40.49	Mix	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Airfield Safeguard Area - Oxford Kidlington Site is partly within / contains: • Airfield Safeguard Area - Little Rissington (57%) • Flood Zone 2 (1.18%) • Flood Zone 3 (7.09%) • Deciduous woodland (7%) The site comprises a greenfield site to the southeast of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed as having 'High' sensitivity in the Special Landscape Area. Development of the site may result in the loss of best and most versatile agricultural land. A Public Right of Way runs through the site. There are some areas of Flood Zone 2 and Flood Zone 3 which may require flood risk	Unavailable	Confirmed verbally with landowner in July 2025	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							mitigation. The site is currently accessed from an agricultural access road on the eastern side of the site. This access is likely suitable for residential intensification. The site is disconnected from the main settlement at Moreton-in-Marsh. The site is unsuitable for development due to high landscape sensitivity and distance from the main settlement.							
M82	Land at Foxcote Court	Moreton-in-Marsh	13.54	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Little Rissington Airfield Safeguard Area • Oxford Kidlington Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area Site is partially within / contains: • Grade 3 Agricultural Land (52.34%) • Flood Zone 3 (0.85%) The site comprises a mainly greenfield site south of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is existing access onto the site from Evenlode Road. Further investigation is required to determine whether the access is	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	469	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							suitable for intensification. The site is potentially suitable for development subject to landscape mitigation, and consideration of the identified constraints.							
M83	Land at Coldicote Farm	Moreton-in-Marsh	18.27	Mix	Housing / employment	Potentially suitable	Site is wholly within / contains: • Little Rissington Airfield Safeguard Area • Oxford Kidlington Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area Site is partially within / contains: • Grade 3 Agricultural Land (54.38%) • Flood Zone 2 (1.51%) • Flood Zone 3 (10.12%) The site comprises a greenfield site south of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed as having 'High' sensitivity in the Special Landscape Area. A part of the site lies in Flood Zone 2 and Flood Zone 3 and may require flood risk mitigation. There is existing access onto the site from Evenlode Road. Further investigation is required to determine whether the access is suitable for intensification.	Available	Availability confirmed with landowner by email in July 2025	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	565	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							The site is potentially suitable for development subject to landscape mitigation, and consideration of the identified constraints.							
M84	Land at Heath End Farm	Moreton-in-Marsh	33.86	Mix	Housing	Unsuitable	Site is wholly within / contains: • Little Rissington Airfield Safeguard Area • Oxford Kidlington Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area Site is partially within / contains: • Grade 3 Agricultural Land (72.19%) • Flood Zone 2 (2.41%) • Flood Zone 3 (33.41%) • Deciduous woodland (7%) The site comprises a greenfield site south of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed as having 'High' sensitivity in the Special Landscape Area. A part of the site lies in Flood Zone 2 and Flood Zone 3 and may require flood risk mitigation. There is existing access onto the site from Evenlode Road. This is likely suitable for residential intensification, but further	Unavailable	Confirmed verbally with landowner in July 2025	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							investigation is required to confirm suitability. The site is significantly separated from the main settlement of Moreton-in-Marsh. The site is unsuitable for development due to landscape sensitivity and unsustainable location.							
M85	Land at Evenlode Mane House	Moreton-in-Marsh	5.21	Mix	Housing	Unsuitable	Site is wholly within / contains: • Little Rissington Airfield Safeguard Area • Oxford Kidlington Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 3 Agricultural Land Site is partially within / contains: • Flood Zone 3 (5.28%) • Deciduous woodland (30%) The site comprises a greenfield site southeast of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed as having 'High' sensitivity in the Special Landscape Area. There is existing access onto the site from Evenlode Road. This is likely suitable for residential intensification, but further investigation is required to confirm suitability. The site is significantly separated from the main settlement of Moreton-in-Marsh.	Potentially available	Unable to confirm availability.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							The site is unsuitable for development due to landscape sensitivity and unsustainable location.							
M86	Land at Four Shire Stone Farm	Moreton-in-Marsh	6.72	Mix	Housing	Unsuitable	Site is wholly within / contains: • Oxford Kidlington Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 3 Agricultural Land Site is partially within / contains: • Flood Zone 3 (27.13%) • Flood Zone 2 (3.24%) • Grade II Listed Building The site comprises a greenfield site southeast of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. There are areas of Flood Zone 2 and Flood Zone 3 on the site which would require flood mitigation measures. The site contains a Grade II Listed Building. Any heritage impacts would need to be mitigated. There is an existing access road along the southeastern edge of the site. This is likely suitable for residential intensification, but further investigation is required	Unavailable	Confirmed with landowner in October 2024	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							to confirm suitability. The site is significantly separated from the main settlement of Moreton-in-Marsh. The site is unsuitable for development due to landscape sensitivity and unsustainable location.							
M87	Land south of Ellis's Plantation	Moreton-in-Marsh	8.99	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Oxford Kidlington Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 3 Agricultural Land Site is partially within / contains: • Flood Zone 3 (10.88%) • Flood Zone 2 (1.15%) The site comprises a greenfield site to the east of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed to have 'High' sensitivity in the Special Landscape Area. There are areas of Flood Zone 2 and Flood Zone 3 on the site which would require flood mitigation measures. There is no existing access onto the site. Further investigation is required to determine whether a suitable access can be created from the A44. The site is significantly separated from the main settlement of Moreton-in-Marsh.	Unavailable	Confirmed with landowner in October 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							The site is unsuitable for development due to landscape sensitivity and unsustainable location.							
M89	Land south of Primrose Court Sewage Pumping Station	Moreton-in-Marsh	3.97	Mix	Employment	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Grade 2 Agricultural Land Site is partly within / contains: • Airfield Safeguard Area - Oxford Kidlington (46%) • Moreton-in-Marsh Surrounds Special Landscape Area (44%) • Grade 3 Agricultural Land (2.23%) The site comprises a brownfield site to the southeast of Moreton-in-Marsh consisting of sewage treatment works. The site is partly within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low to Medium' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. There is existing access onto the existing development on site. Further investigation is required to determine whether the access is suitable for intensification. The site is potentially suitable	Unavailable	Site confirmed unavailable by landowner in 2026	Potentially achievable	Site is a potentially viable development typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	138	19850

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							for employment development subject to suitable access and consideration of impact on Special Landscape Area.							

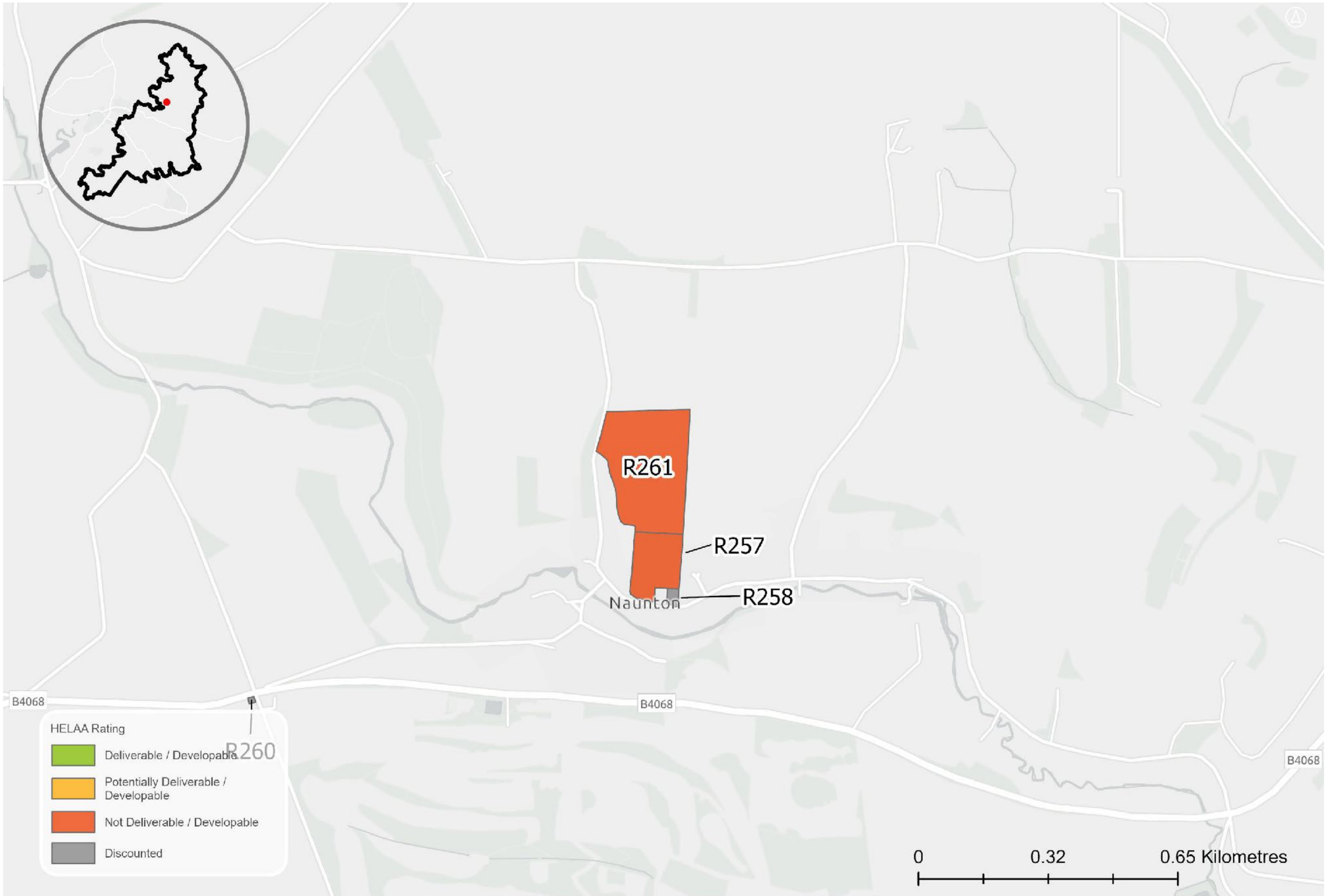
North of Bibury

A number of sites were assessed in this settlement but none were considered suitable to progress beyond the initial assessment stage. **Appendix 1** sets out all discounted sites.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000816979

Naunton

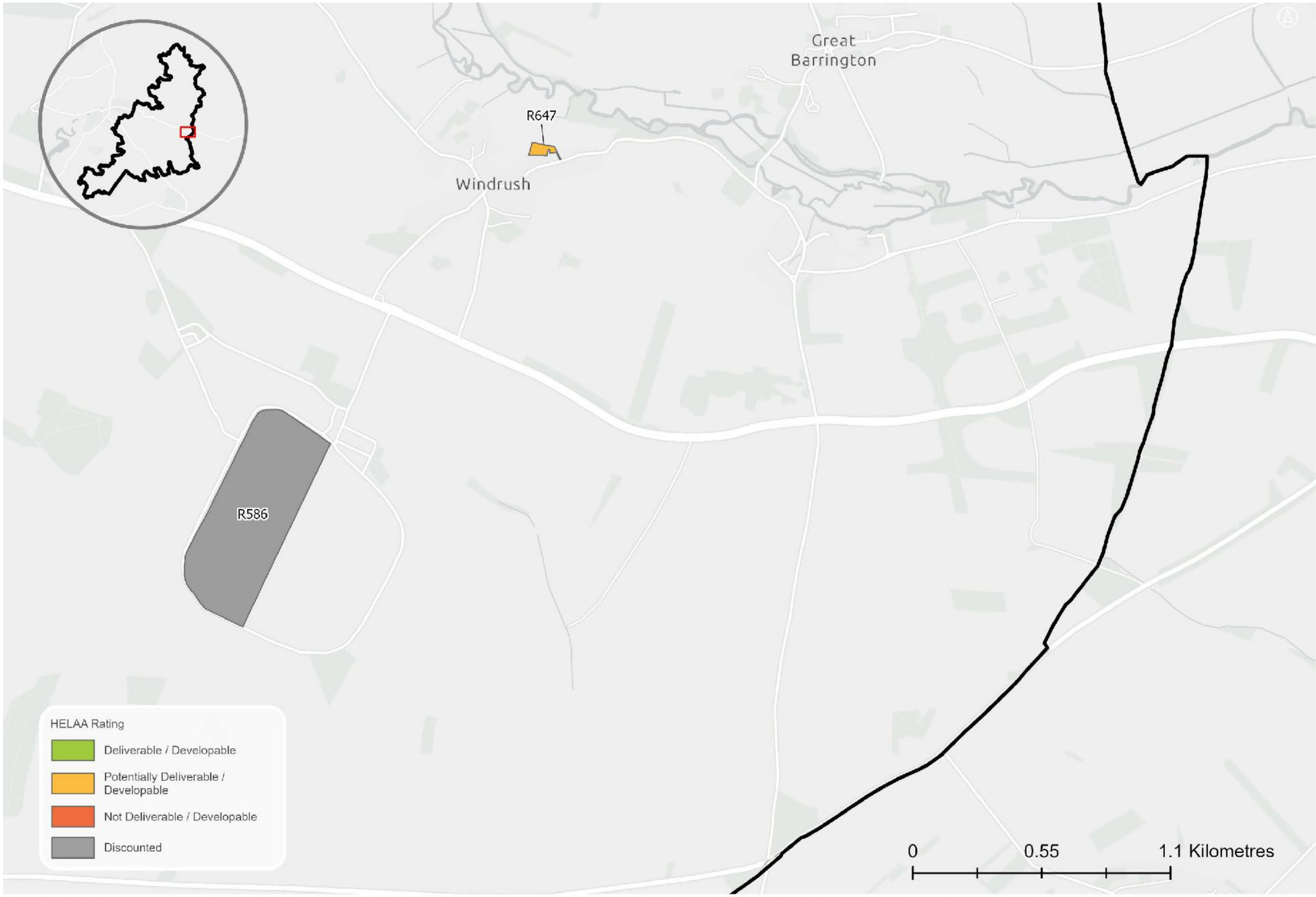


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R257	Land adjacent 'Huntsmans' (Site B)	Naunton	1.85	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Conservation Area (54.98%) The site is a greenfield site in the west of Naunton. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in the loss of best and most versatile agricultural land. Over half of the site lies in the Conservation Area, and any heritage impacts would need to be mitigated. The site is in active use as a playing field. There is an existing access road onto the site from the south. It is likely suitable for intensification. The site is unsuitable for development due to its active use as playing fields.	Potentially available	Site is submitted by landowner through Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R261	Land to the rear of Glebe Cottage (Site C)	Naunton	5.82	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the north of Naunton. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in the loss of best and most versatile agricultural land. The site is adjacent to the playing field. There is a small existing agricultural access onto the site from the northwest. Further investigation is required to determine if it is suitable for intensification as the access road is a narrow agricultural access. The site sits on a hill above Naunton and is prominent in the landscape. The site is removed from the main settlement of Naunton and is not in the most sustainable location. The site is unsuitable for development due to its sensitive location in the National Landscape, and lack of suitable access.	Potentially available	Site is submitted by landowner through Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

North-East of Aldsworth



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R647	Land Adjoining The Boundaries, Windrush	Windrush	0.46	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - BRIZE NORTON (100% Overlap) - Airfield Safeguard Area - LITTLE RISSINGTON (100% Overlap) - Airfield Safeguard Area - OXFORD KIDLINGTON (100% Overlap) - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding (100% Overlap) Site is partially within / contains: - Conservation Area (79.97%) The site comprises a mix of greenfield and previously developed land adjacent to the settlement of Windrush. It lies within a sensitive location in the Cotswolds National Landscape, with the majority of the site within the Windrush Conservation Area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting a mix of greenfield and brownfield development in a high price point area. Factors that may impact achievability including potential demolition or redevelopment of existing structure to create suitable access.	Potentially Deliverable / Developable	13	

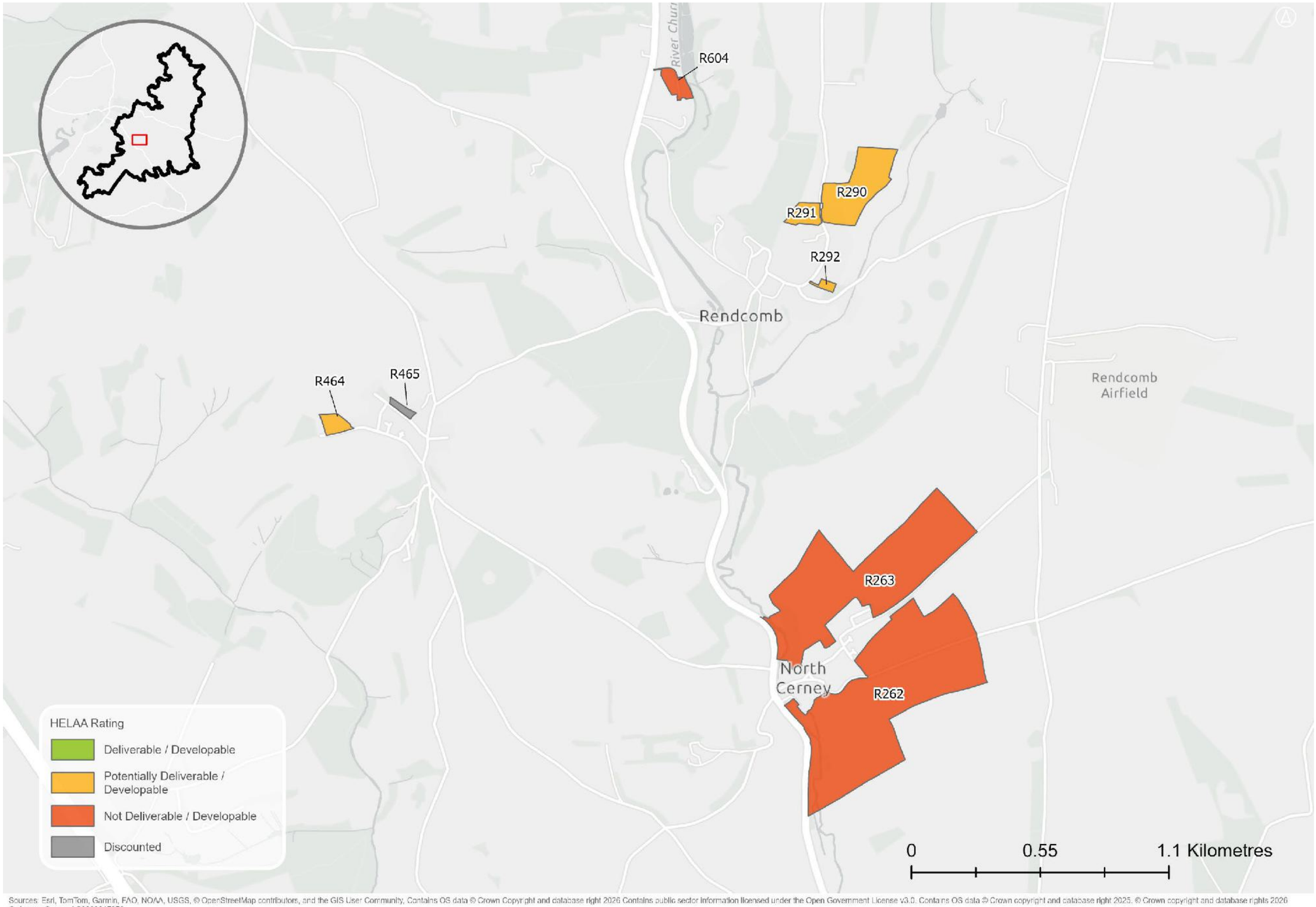
North-East of Northleach

A number of sites were assessed in this settlement but none were considered suitable to progress beyond the initial assessment stage. **Appendix 1** sets out all discounted sites.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

North Cerney



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R262	Land at North Cerney (South)	North Cerney	34.02	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (80.81%) • Airfield Safeguard Area - Kemble (63%) • Grade II Listed Building • Flood Zone 2 (2.23%) • Flood Zone 3 (3.79%) • Conservation Area (2.41%) • Traditional orchard (1%) The site comprises a large greenfield site to the south of North Cerney. The site is in a sensitive location within the Cotswolds National Landscape, and partly within the North Cerney Conservation Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site contains a Grade II Listed Building. Any heritage impacts would need to be mitigated. The site contains an area of traditional orchard in the west. There is also an area of Flood Zone 2 and Flood Zone 3 where some flood mitigation measures may be required. Development of the site may result in loss of best and most versatile agricultural land. The site is on a hill that is prominent above North Cerney. The site is accessible via Dark Lane which is likely suitable for intensification.	Potentially available	Site is submitted by landowner through Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development due to landscape sensitivity.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R263	Land at North Cerney (North)	North Cerney	25.21	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (78.22%) • Airfield Safeguard Area - Kemble (14%) • Flood Zone 2 (1.4%) • Flood Zone 3 (2.13%) • Deciduous woodland (2%) The site comprises a large greenfield site to the north of North Cerney. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site slopes upwards towards the east. The site is within the setting of the North Cerney Conservation Area. Any heritage impacts should be mitigated. There is some Flood Zone 2 and Flood Zone 3 in the west that may require some flood risk mitigation. Development of the site may result in loss of best and most versatile agricultural land. The site is unsuitable for development due to landscape sensitivity and topography of the site.	Potentially available	Site is submitted by landowner through Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

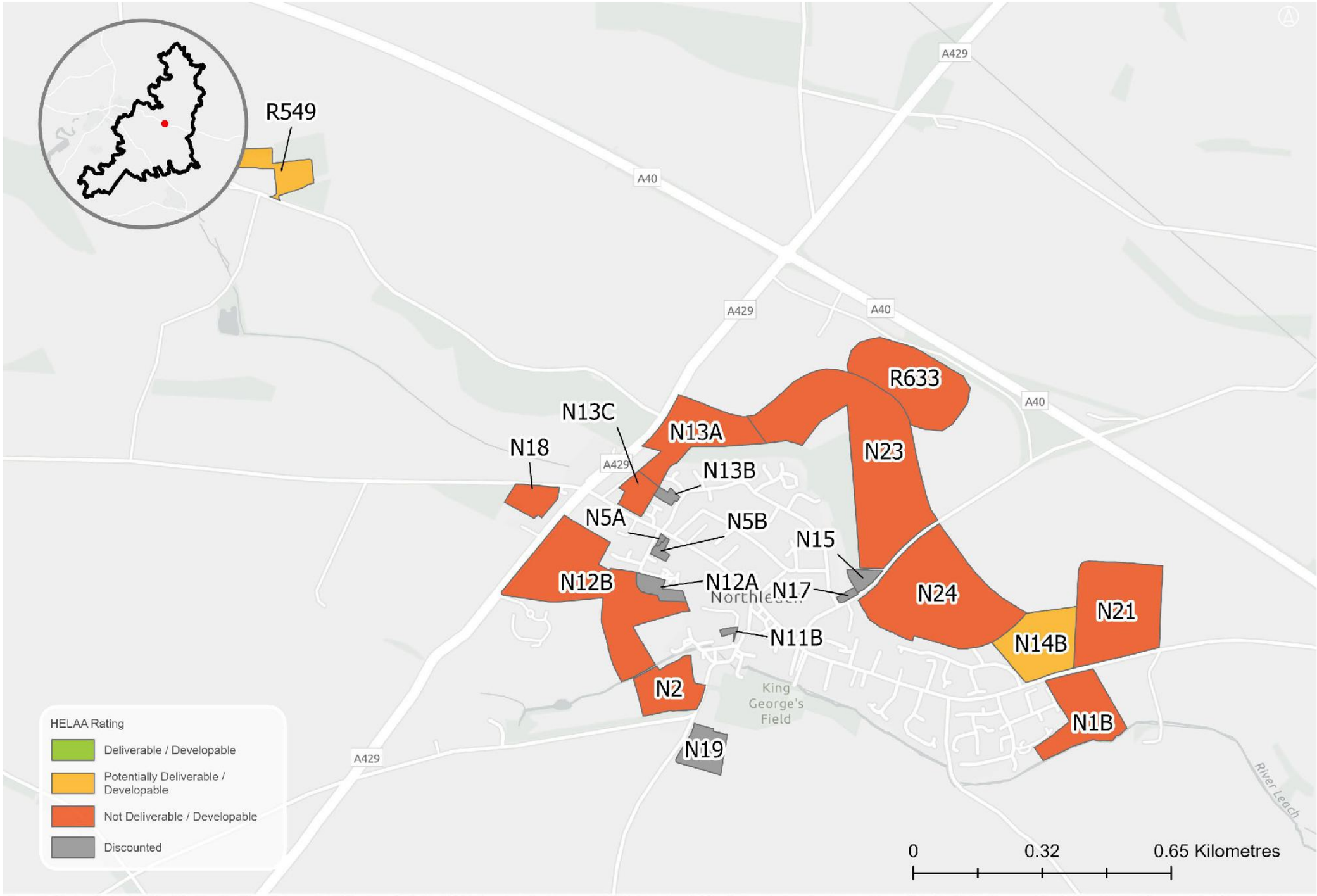
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R290	Land north of Rendcomb	Rendcomb	5.95	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - AONB (Cotswolds) - Flood Zone 1 - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding Site is partially within / contains: - Grade 3 Agricultural Land (50.32%) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site off a narrow track. Investigation may be required to determine whether suitable access can be created for residential development. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	163	
R291	Land north of Rendcomb	Rendcomb	1.14	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - AONB (Cotswolds) - Flood Zone 1 - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding - Grade 3 Agricultural Land The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site off a narrow track. Investigation may be required to determine whether suitable access can be	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	31	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							created for residential development. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R292	Land to rear of 'Holmby'	Rendcomb	0.30	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - AONB (Cotswolds) - Flood Zone 1 - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding Site is partially within / contains: - Grade 3 Agricultural Land (3.08%) - Conservation Area (11.11%) The site is a in a sensitive location within the Cotswolds National Landscape. The development of this site would be classed as infill development. The site is potentially suitable for development subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape, heritage considerations in the Conservation Area, and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	8	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R464	Land at Burcombe, Woodmancote 2	Woodmancote	0.84	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Airfield Safeguard Area - Kemble (1%) The site comprises greenfield adjacent to the settlement of Woodmancote. It lies within a sensitive location in the Cotswolds National Landscape. The site is prominent in the landscape with little natural screening. Development of the site may result in loss of best and most versatile agricultural land. There is existing access to the site via Burcombe Lane which is most likely suitable for residential intensification. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	23	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R604	Cliffordine House	Rendcomb	1.06	Mix	Housing	Unsuitable	Site is wholly within / contains: - AONB (Cotswolds) - Flood Zone 1 - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding Site is partially within / contains: - Grade 3 Agricultural Land (58.36%) - Flood Zone 2 (8.84%) - Flood Zone 3 (4.84%) The site is a in a sensitive location within the Cotswolds National Landscape. The site lies partly in Flood Zone 2 and Flood Zone 3 and would require some flood mitigation measures. The site is away from the main settlement of Rendcomb and would result in isolated development away from the main settlement. The site is unsuitable for development.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

Northleach



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000816979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N1B	Land off Bassett Road	Northleach	2.72	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: • Local Green Space (47%) • Flood Zone 2 (1.28%) • Flood Zone 3 (19.05%) The site comprises greenfield to the east of Northleach. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. Part of the site is a designated Local Green Space and should be protected. A Public Right of Way runs through the site. The southern part of the site lies in Flood Zone 2 and Flood Zone 3 which may require some flood mitigation. There is no existing vehicular access onto the site. A suitable access could most likely be created from E End. Further transport assessment is required to ensure this is suitable. The site is unsuitable for development due to its Local Green Space designation and landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N2	Land opposite Northleach C of E Primary School	Northleach	1.78	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (1.99%) • Flood Zone 2 (2.06%) • Flood Zone 3 (34.83%) The site comprises greenfield to the southwest of Northleach. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is adjacent to the Northleach Conservation Area and any heritage impacts would need to be mitigated. A Public Right of Way runs along the northern and eastern boundaries. The northern part of the site lies in Flood Zone 2 and Flood Zone 3 and significant flood risk mitigation is likely required. There is no existing vehicular access onto the site, and there may be issues creating this from Mill End due to a stone wall running along the length of the road. The site is unsuitable for development due to harmful impacts on National Landscape and Conservation Area.	Potentially available	Site is submitted by the landowner through Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N12B	Land to rear of Shepherds Way & West End	Northleach	6.63	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Grade 3 Agricultural Land The site comprises greenfield to the west of Northleach. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site lies adjacent to the Northleach Conservation Area, and is within the setting of Listed Buildings, including a Grade I Listed Building. Any heritage impacts would need to be mitigated. A Public Right of Way runs through the site. Development of the site may result in loss of best and most versatile agricultural land. The site is on a hill sloping up to the southwest making it prominent in the setting of the Conservation Area. There is no existing vehicular access onto the site, though this could likely be created from W end. Further transport assessment is required to ensure this is suitable. The site is unsuitable for development due to high landscape sensitivity and likely harmful impacts on the National Landscape and Conservation Area.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N13A	Land between A429 & West End	Northleach	2.98	Greenfield	Mixed use	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • Good quality semi improved grassland The site comprises greenfield to the north of Northleach. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. Two Public Rights of Way run through the northeast of the site. Development of the site may result in loss of best and most versatile agricultural land. The site is on a hill sloping up to the north making it prominent in the setting of the Conservation Area and in approaches into Northleach from the A429. There is no existing vehicular access onto the site, though this could likely be extended from Hammond Drive. Further transport assessment is required to ensure this is suitable. The site has a majority overlap with a priority habitat (good quality semi improved grassland). Development of the site would be detrimental to this habitat. The site is unsuitable for development due to majority overlap with priority habitat, high landscape sensitivity and likely harmful impacts on the National Landscape and Conservation Area.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N13C	Land adjoining the Old Coal Yard Industrial Site (Site A)	Northleach	0.68	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • Good quality semi improved grassland Site is partly within / contains: • Flood Zone 2 (14.46%) • Conservation Area (71.84%) The site comprises greenfield to the west of Northleach. It lies within a sensitive location in the Cotswolds National Landscape and within the Northleach Conservation Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is an area of Flood Zone 2 which may require some flood mitigation measures. An area TPO lies along the southern boundary of the site. Development of the site may result in loss of best and most versatile agricultural land. The site is on a gentle hill sloping up to the north making it prominent in the setting of the Conservation Area. There is a small existing agricultural access onto the site from W end. This is likely suitable for intensification subject to upgrades. Further transport assessment is required to ensure this is suitable. The site has a majority overlap with a priority habitat (good quality semi improved grassland). Development of the site would be detrimental to this habitat.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development due to majority overlap with priority habitat and likely harmful impacts on the National Landscape and Conservation Area.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N14B	Land adjoining East End & Nostle Road	Northleach	2.73	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield to the east of Northleach. It lies within a sensitive location in the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. The site is on a gentle hill sloping up to the north and it has a low level of existing screening. There is a small existing agricultural access onto the site from E end. This is likely suitable for intensification subject to upgrades. Further transport assessment is required to ensure this is suitable. There is a pending application for 50 dwellings on site (ref: 26/00613/OUT). The site is potentially suitable for development, subject to consideration of impacts on the National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	35	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N18	Land adjacent to Copse View	Northleach	0.80	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield to the west of Northleach on the other side of the A429 to the main settlement. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. The site is on a gentle hill sloping up to the south. There is a small existing agricultural access onto the site from the northeast. This is likely suitable for intensification subject to upgrades. Further transport assessment is required to ensure this is suitable. A previous application for up to 9 dwellings was refused (ref:16/04340/OUT) and an appeal was dismissed, mainly due to harmful impact on the National Landscape. The site is unsuitable for development due to landscape sensitivity and due to extension of development beyond the A429.	Potentially available	Site is submitted by the landowner through Call for Sites 2015. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N21	East of Northleach	Northleach	5.07	Greenfield		Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield to the east of Northleach. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. The site is on a gentle hill sloping up to the north and it has a low level of existing screening. There is no existing vehicular access onto the site, though this could potentially be created from E end. Further transport assessment is required to ensure this is suitable. Development of the site in isolation would result in isolated development separated from the main settlement. The site is unsuitable for development due to landscape sensitivity.	Unavailable	Site owned by the Farmington Trust and was submitted in its own right some time ago. Not included in the most recent Call for Sites submission of land available around Northleach.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

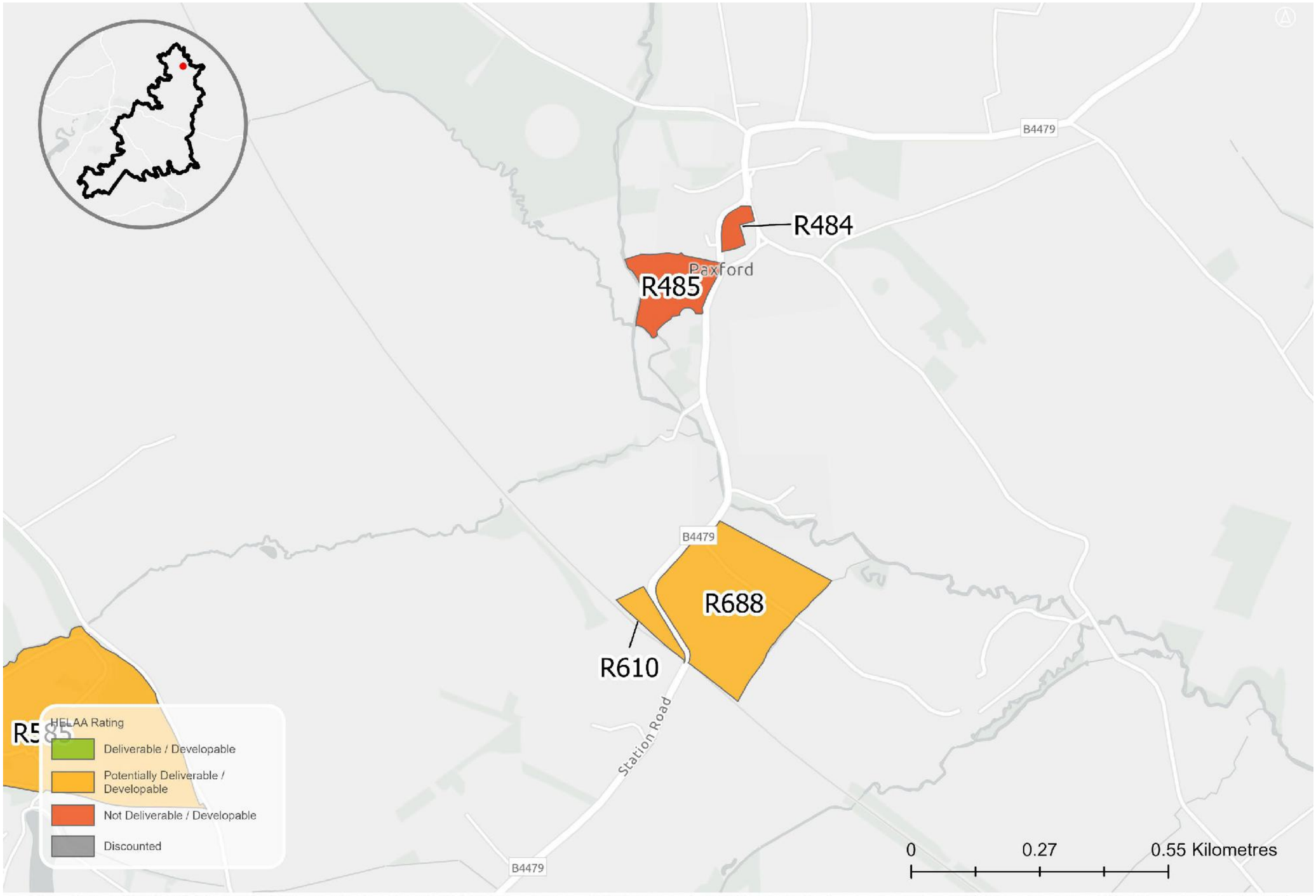
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N23	Land to East of Farmington Road	Northleach	9.86	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield to the north of Northleach. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. A Public Right of Way runs through the northwest part of the site. The site is on a gentle hill above Northleach. There is no existing vehicular access onto the site. It is unlikely that a suitable access could be created from Farmington Road given its width. Further transport assessment is required to determine whether a suitable access could be created. The site is unsuitable for development due to landscape sensitivity and lack of potentially suitable access.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N24	Land to East of Farmington Road	Northleach	7.17	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield to the northeast of Northleach. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. An area TPO lies at the southern edge of the site. There is no existing vehicular access onto the site. It is unlikely that a suitable access could be created from Farmington Road given its width. Further transport assessment is required to determine whether a suitable access could be created. The site is unsuitable for development due to landscape sensitivity and lack of potentially suitable access.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R549	Land at Hampnett Farm	Hampnett	1.13	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Conservation Area (0.65%) The site comprises brownfield associated with agricultural storage to the east of Hampnett. It lies within a sensitive location in the Cotswolds National Landscape. The site lies adjacent to the Hampnett Conservation Area, and it is within the setting of several Listed Buildings. Any heritage impacts would need to be mitigated. Dense vegetation provides natural screening to the site. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through the Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R633	Land adjacent to Folly Barn	Northleach	4.14	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield to the north of Northleach. It lies within a sensitive location in the Cotswolds National Landscape. Development of the site may result in the loss of best and most versatile agricultural land. There is no existing access onto the site, and creating a suitable access would require development of an adjacent site. Development of the site in isolation would be disconnected from the main settlement. The site is unsuitable for development due to lack of suitable access and distance from settlement.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Paxford

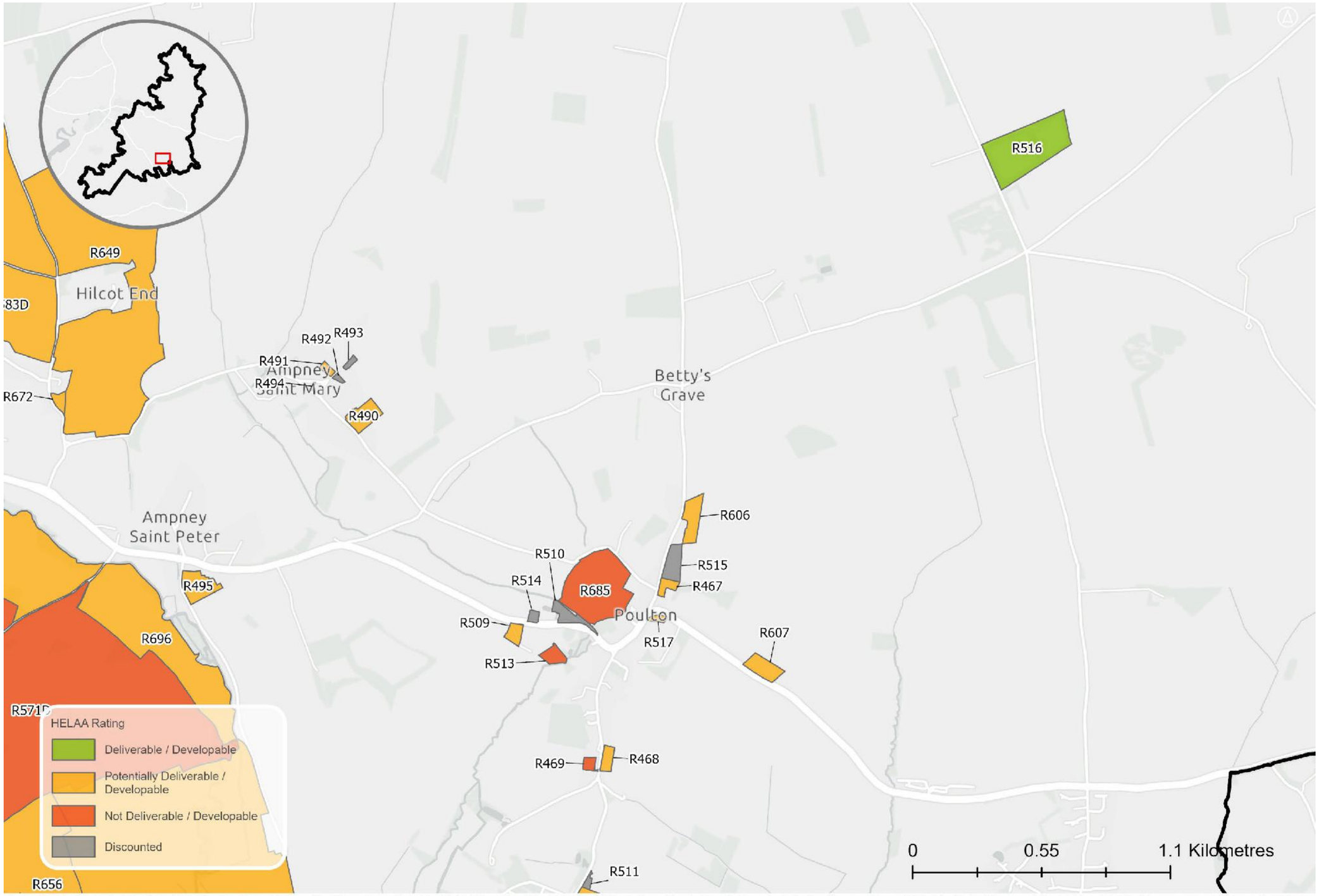


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2026. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R484	Land to the rear of Plum Tree House	Paxford	0.43	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Paxford Conservation Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Grade 2 Agricultural Land (9.88%) The site comprises mainly greenfield in the settlement of Paxford. It lies within a sensitive location in the Cotswolds National Landscape and the Paxford Conservation Area. It is also within the setting of a number of Listed Buildings. Any heritage impacts would need to be mitigated. The site is currently in use as a play space and forms an important green space in the centre of the settlement. The site is unsuitable for development due to harmful impacts on the National Landscape and the Conservation Area.	Potentially available	Site is submitted through Call for Sites 2015. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R485	Land north of the Round House	Paxford	2.19	–	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Paxford Conservation Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Flood Zone 3 (13.54%) • Flood Zone 2 (7.83%) • Grade II Listed Building The site comprises mainly greenfield to the southwest of Paxford. It lies within a sensitive location in the Cotswolds National Landscape and the Paxford Conservation Area. It is also contains a Grade II Listed Building, and is within the setting of other Listed Buildings. Any heritage impacts would need to be mitigated. The western and southern parts of the site are within Flood Zone 2 and Flood Zone 3 and may require flood risk mitigation. A Public Right of Way runs through the site. The site is prominent in approaches into the town. The site is unsuitable for development due to harmful impacts on the National Landscape and the Conservation Area.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

Poulton



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R467	Land at Bell Lane, GL7 5JF	Poulton	0.40	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield in the northeast of Poulton. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. It lies adjacent to the Poulton Conservation Area and any heritage impacts would need to be mitigated. An application for 4 dwellings was refused (ref:18/04323/OUT) and appeal was dismissed. It was refused on the grounds that development would erode the rural character of the area and due to harmful impacts on the Conservation Area. The site is potentially suitable for development, subject to consideration of the impacts on the Conservation Area and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	6	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R468	Land south of village & east of Cricklade Road	Poulton	0.49	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - South Cerney • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield in the south of Poulton. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is an existing agricultural access onto the site which is likely suitable for residential intensification. Development of the site may result in the loss of best and most versatile agricultural land. The site is potentially suitable for development, subject to suitable access and consideration of the other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	14	
R469	The Nurseries, The Butts, Cricklade Street	Poulton	0.28	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - South Cerney • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield in the south of Poulton. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is an existing access onto the site which is likely suitable for	Unavailable	Site was withdrawn in 2026	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	8	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							residential intensification. Development of the site may result in the loss of best and most versatile agricultural land. The site is potentially suitable for development, subject to suitable access and consideration of the other identified constraints.							
R490	Wises Farm	Ampney St Mary	1.21	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Fairford Airfield Safeguard Area - South Cerney Airfield Safeguard Area - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding (97%) Site is partially within / contains: - Conservation Area (1.43%) - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (3%) The site comprises agricultural development adjacent to the settlement of Ampney St Mary. The site is adjacent to the Ampney St Mary Conservation Area with a small area of overlap. Any heritage impacts would need to be mitigated. There is existing access onto the site from the road along the southwest which is suitable for some level of intensification.	Potentially available	Site is submitted through the Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	33	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development, subject to consideration of identified constraints.							
R491	Midsummer Cottage	Ampney St Mary	0.21	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Fairford Airfield Safeguard Area - South Cerney Airfield Safeguard Area - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises an open field development adjacent to the settlement of Ampney St Mary. The site is adjacent to the Ampney St Mary Conservation Area. Any heritage impacts would need to be mitigated. There is no existing access onto the site, but access could potentially be created from the south depending on further investigation. The site is potentially suitable for development, subject to suitable	Potentially available	Site is submitted through the Call for Sites 2009. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	6	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access and consideration of other identified constraints.							
R495	St Peters Field	Ampney St Peter	1.50	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Fairford Airfield Safeguard Area - Kemble Airfield Safeguard Area - South Cerney Airfield Safeguard Area - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield adjacent to the settlement of Ampney St Peter. The site lies adjacent to the Ampney St Peter Conservation Area and any heritage impacts would need to be mitigated. There is no existing access onto the site, but access could be created from the north or the west. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site is submitted through the Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	41	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R509	Ranbury Farmyard	Poulton	0.50	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - South Cerney • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield west of Poulton. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is adjacent to the Poulton Conservation Area. Any heritage impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing access onto the site which is likely suitable for residential intensification. The site is not adjacent to the main settlement, but it is within a cluster of development. The site is potentially suitable for development, subject to suitable access and consideration of the other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	12	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R513	Ranbury Paddock	Poulton	0.59	–	Housing / Commercial	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Airfield Safeguard Area - South Cerney (76%) • Flood Zone 2 (8.81%) • Flood Zone 3 (37.15%) The site comprises greenfield west of Poulton. The site is adjacent to the Poulton Conservation Area. Any heritage impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. A portion of the site lies in Flood Zone 2 and Flood Zone 3 and would require some flood risk mitigation. There is no existing vehicular access onto the site and there are no viable options where a suitable access could be created. The site is unsuitable for development due to lack of suitable access provision.	Potentially available	Site is submitted through the Call for Sites 2019. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R516	Welsh Way	Meysey Hampton	6.48	Brownfield	Mixed use	Suitable	Planning permission (ref: 24/00260/FUL) for change of use of former mushroom composting facility to provide Class B2 vehicle workshop	Available	Planning permission (ref: 24/00260/FUL) for change of use of former mushroom composting facility to provide Class B2 vehicle workshop and is not yet fully built out. The site is considered deliverable within 0-5 years.	Achievable	Planning permission (ref: 24/00260/FUL) for change of use of former mushroom composting facility to provide Class B2 vehicle workshop and is not yet fully built out. The site is considered deliverable within 0-5 years.	Deliverable / Developable	0	
R517	Land adjacent to 15 London Road, GL7 5JE	Poulton	0.19	–	Housing / community	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Poulton Conservation Area • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield in the centre of Poulton. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is within the Poulton Conservation Area. Any heritage impacts would need to be mitigated. The site is reasonably screened from the north. Development of the site may result in the loss of best and most versatile agricultural land. There is a small existing agricultural access onto the site which is likely to be suitable for intensification.	Potentially available	Site is submitted through the Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development, subject to consideration of impacts on the Conservation Area and other identified constraints.							
R606	Land west of Bell Lane	Poulton	1.23	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield to the north of Poulton. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing agricultural access to the site from the southwestern corner. Provided some upgrades, this access should be suitable for residential intensification. Trees along the western edge provide natural screening. There has been a pre-application enquiry on the site. The site is potentially suitable for development, subject to suitable	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	33	

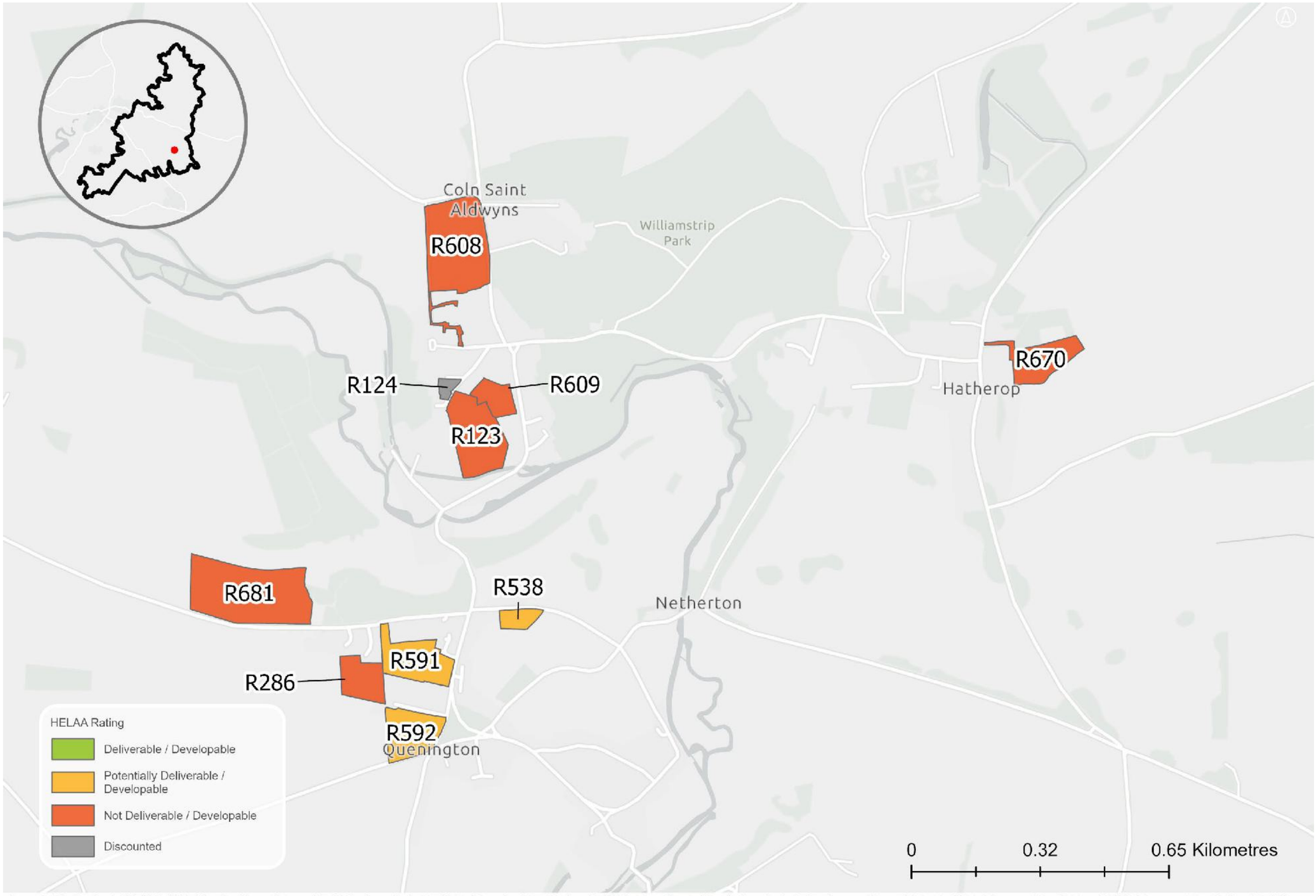
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access and consideration of identified constraints.							
R607	Land north of London Road	Poulton	1.06	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford The site comprises greenfield to the east of Poulton. Development of the site may result in the loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. There is an existing agricultural access to the site from the southwest. Provided some upgrades, this access should be suitable for residential intensification. Development of the site would extend ribbon development along the northern edge of London Road. The site is potentially suitable for development, subject to suitable access and consideration of identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	29	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R649	Land at Birch Farm	Ampney Crucis	55.75	Greenfield	Strategic extension of Ampney Crucis	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford Site is partially within / contains: - Airfield Safeguard Area - Kemble (42%) - Airfield Safeguard Area - South Cerney (69%) The site is greenfield adjacent to Ampney Crucis. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access to the site via the current land use. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Available	Confirmed as available by the landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	7	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R685	Land to the north of London Road	Poulton	6.73	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding Site is partly within / contains: • Flood Zone 2 (0.78%) • Flood Zone 3 (3.75%) The site comprises greenfield on the northwestern edge of Poulton. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is adjacent to the Poulton Conservation Area. It is prominent in views from and into the Conservation Area, and any development is likely to be harmful to its setting. Development of the site may result in the loss of best and most versatile agricultural land. Two Public Rights of Way run through the site. There is no existing access to the site, though an access could potentially be provided from Ashbrook Lane along the north of the site. Further investigation is required to determine whether a suitable access can be provided. Development of the site would not be in line with the current pattern of development. The site is unsuitable for development due to harmful impact on the setting of the Conservation Area and lack of suitable access.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R696	Land south of Ampney Crucis	Ampney Crucis	16.04			Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (0.52%) - Flood Zone 3 (3.13%) - Oil Pipeline Buffer - 100m (3%) The site is a greenfield site to the south of Ampney Crucis. Development of the site may result in loss of best and most versatile agricultural land. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is a small existing agricultural access to the site from the southeast. Further investigation is required to determine whether the access is suitable for intensification. Development of the site in isolation would be remote from any main settlement. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	254	

Quenington



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000816979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R123	Land adjacent the Vicarage (Site A)	Coln St. Aldwyn	2.24	–	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Conservation Area - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Clearwater Flooding) - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
R286	Land to the rear of Springfield, Coneygar Road	Quenington	1.07	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater - Special Landscape Area - Coln Valley north of Fairford Special Landscape Area - Airfield Safeguard Areas - BRIZE NORTON - Airfield Safeguard Areas - FAIRFORD The site is in a sensitive location in Special Landscape Area - Coln Valley north of Fairford Special Landscape Area. The site is adjacent to the settlement. There is no existing access onto the site and it is unclear how the site can be accessed and whether a connection can be made to the public highway. The site is located to the south of Painters Field, which is a cul-de-sac with a private vehicular access. There is no direct access to the public highway.	Potentially available	Site has not been confirmed as available	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R538	Land at Stonyfell, GL7 5DA	Quenington	0.46	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater - Special Landscape Area - Coln Valley north of Fairford Special Landscape Area - Airfield Safeguard Areas - BRIZE NORTON - Airfield Safeguard Areas - FAIRFORD The site is in a sensitive location in Special Landscape Area - Coln Valley north of Fairford Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. The site is adjacent to the settlement. There is existing access onto the site. Investigation may be required to determine whether suitable access can be created for residential development. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Special Landscape Area and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	10	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R591	Former Godwin Pumps factory, Springfield Road, GL7 5BX	Quenington	1.98	Brownfield	Housing / community	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater - Airfield Safeguard Areas - BRIZE NORTON - Airfield Safeguard Areas - FAIRFORD Site is partly within / contains: - Special Landscape Area - Coln Valley north of Fairford Special Landscape Area (1%) The site comprises a brownfield site to the north of Quenninton. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Low to Medium-Low' landscape sensitivity. The site is a fully developed employment site in active use. The site is adjacent to the settlement. There is existing access onto the site. The site is potentially suitable for redevelopment if the employment use is no longer used.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	47	

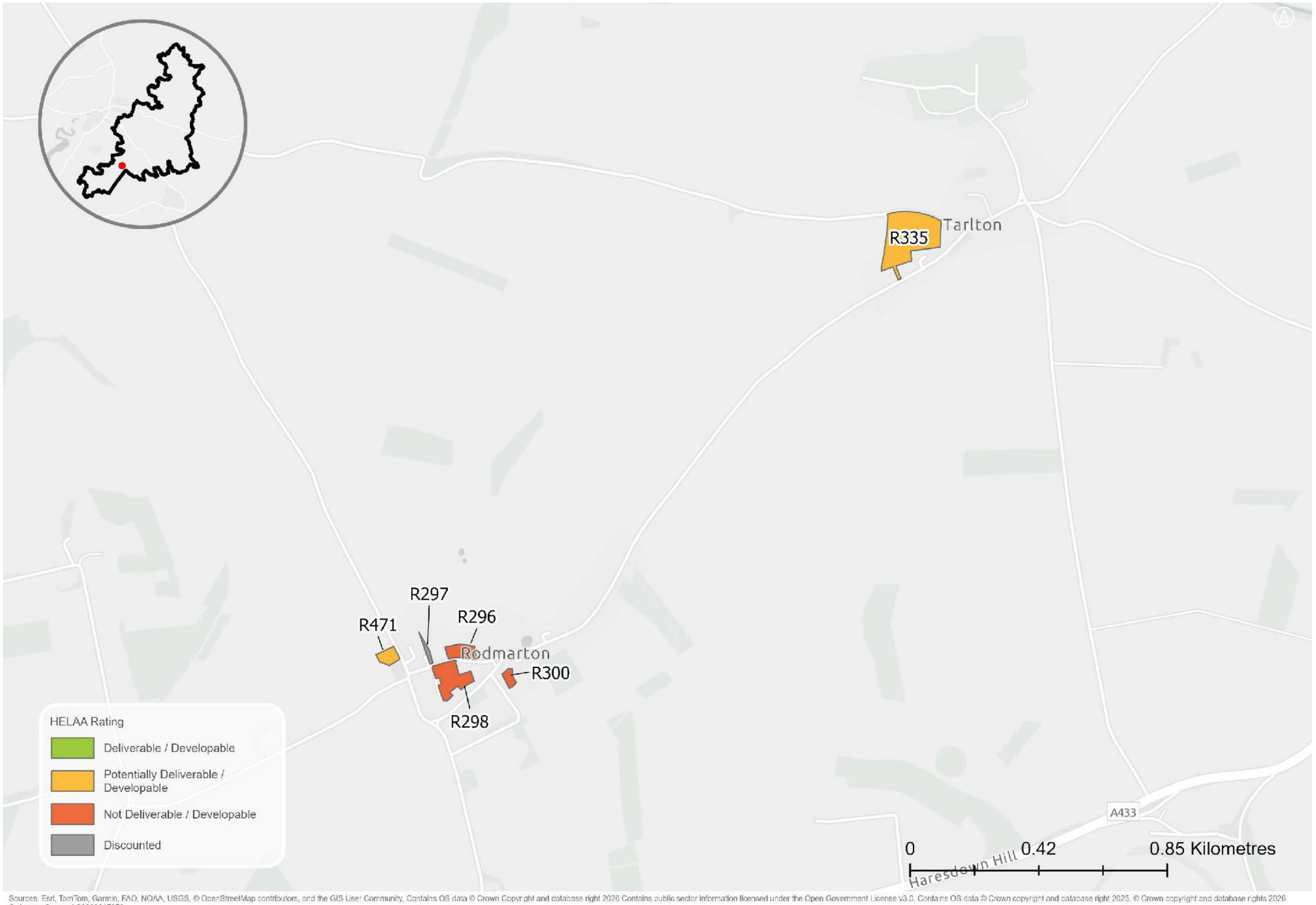
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R592	Land at Springfield Road	Quenington	1.50	Greenfield	Housing / community	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater - Airfield Safeguard Areas - BRIZE NORTON - Airfield Safeguard Areas - FAIRFORD Site is partly within / contains: - Special Landscape Area - Coln Valley north of Fairford Special Landscape Area (38%) The site is partially in a sensitive location in Special Landscape Area - Coln Valley north of Fairford Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is adjacent to the settlement. There is existing access onto the site. The site is potentially suitable for development subject to consideration of the significance of landscape impacts on the Special Landscape Area and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2021) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	35	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R608	Land at Salt Way	Coln St Aldwyns	3.63	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Clearwater Flooding) - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford Site is partly within / contains: - Conservation Area (5.57%) The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The site is unsuitable for development due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
R609	Land west of Main Street	Coln St Aldwyns	0.69	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Conservation Area - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Clearwater Flooding) - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The site is unsuitable for development due to high landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2022) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R670	Glebe Farm Yard	Hatherop	1.44	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Areas susceptible to Groundwater Flooding - Clearwater Site is partially within / contains: • Conservation Area (9.91%) The site comprises brownfield associated to agricultural development to the east of Hatherop. It lies within a sensitive location in the Cotswolds National Landscape and partly within the Hatherop Conservation Area. Any heritage impacts would need to be mitigated. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. There is existing access to the site via an access road from the northwest which is likely to be suitable for intensification. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R681	Land north of Coneygar Road	Quenington	4.17	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater - Cotswolds National Landscape - Airfield Safeguard Areas - FAIRFORD Site is partly within / contains: - Airfield Safeguard Areas - BRIZE NORTON The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is separated from the main settlement of Quenington. here is existing access onto the site off a narrow track. Investigation may be required to determine whether suitable access can be created for residential development. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Rodmarton



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R296	Land adjacent The Laines	Rodmarton	0.42	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater Flooding The site is a greenfield site to the north of Rodmarton. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in the loss of best and most versatile agricultural land. The site is within the setting of the Conservation Area, and of a number of Listed Buildings. Any heritage impacts would need to be mitigated. There is no existing vehicular access onto the site. Creating an access from the road along the south would require the demolition of part of a stone wall which would be detrimental to the setting of the Conservation Area. The site is unsuitable for development due to its sensitive location in the National Landscape, and harmful impacts on the Conservation Area.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

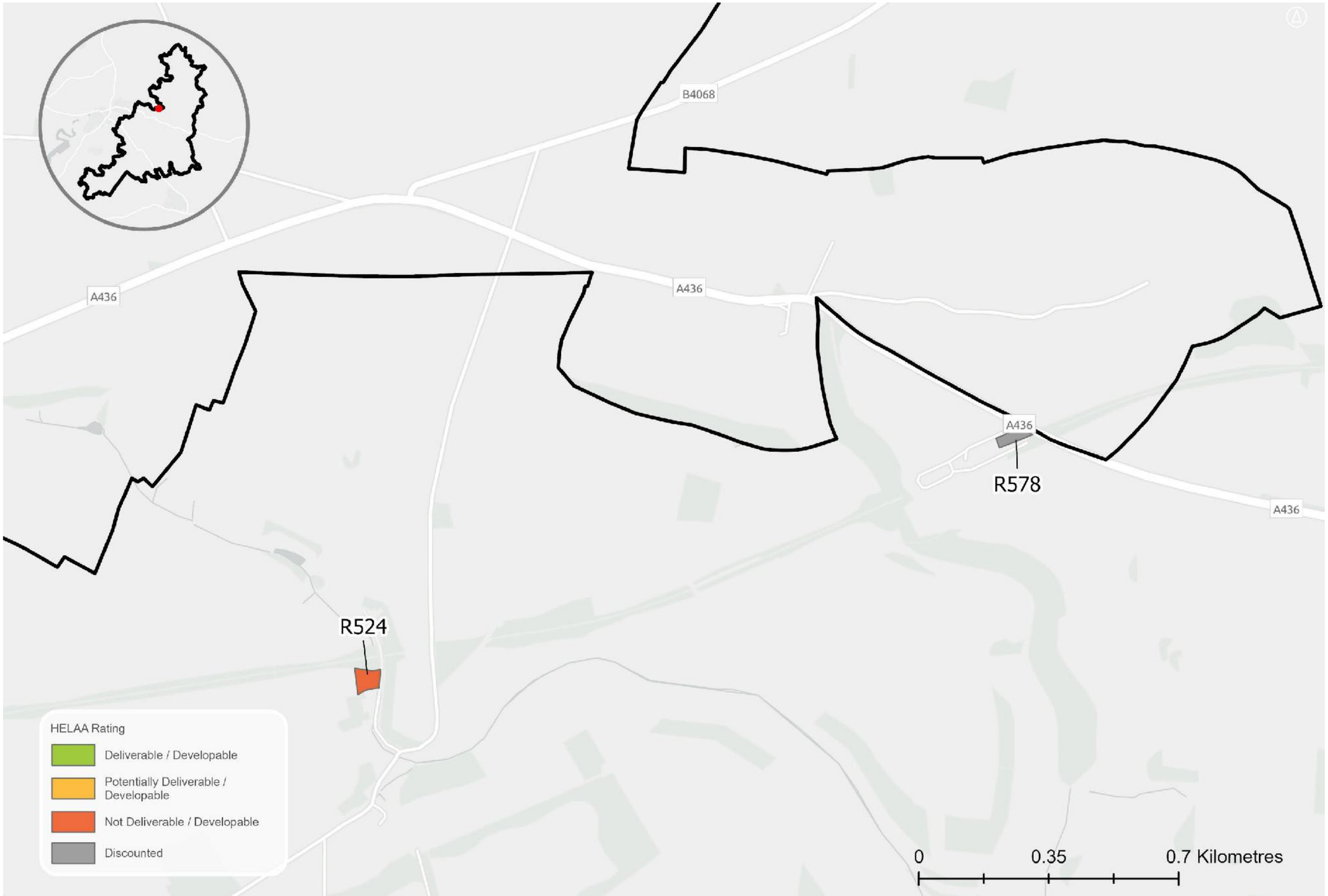
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R298	Land between the Manor Farm House and The Malt House	Rodmarton	0.95	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater Flooding The site is a greenfield site in the west of Rodmarton. The site is in a sensitive location within the Cotswolds National Landscape and within the Conservation Area. Development of the site may result in the loss of best and most versatile agricultural land. The site forms an important part of the Conservation Area, and is within the setting of a Listed Building. Any heritage impacts would need to be mitigated. There is no existing vehicular access onto the site, though this could potentially be created from the access road along the western boundary. The site is unsuitable for development due to its sensitive location in the National Landscape, and harmful impacts on the Conservation Area.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R300	St Peter's Close	Rodmarton	0.17	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater Flooding The site is a greenfield site to the south of Rodmarton. The site is in a sensitive location within the Cotswolds National Landscape and within the Conservation Area. Development of the site may result in the loss of best and most versatile agricultural land. The site forms an important part of the Conservation Area, and is within the setting of a Listed Building, and a Registered Park and Garden. Any heritage impacts would need to be mitigated. There is no existing vehicular access onto the site. Creation of a suitable access may be difficult due to the location of the site behind a private property. The site is unsuitable for development due to its sensitive location in the National Landscape, harmful impacts on the Conservation Area, and lack of suitable access.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R335	Land west of Tarlton	Rodmarton	2.64	Greenfield	Housing / community	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble Site is partly within / contains: - Conservation Area (2.13%) The site is a greenfield site to the north of Tarlton. The site is in a sensitive location within the Cotswolds National Landscape, and partly within the Conservation Area. The site is within the setting of the Conservation Area, and any heritage impacts should be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. The site is well screened by mature vegetation on the northern and western boundaries. There is a small existing agricultural access onto the site from the south. Further investigation is required to determine whether the access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site is submitted through Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	72	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R471	Water Tower	Rodmarton	0.29	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble The site is a partly greenfield site to the west of Rodmarton. It contains a historic water tower. The site is in a sensitive location within the Cotswolds National Landscape. The site is within the setting of the Conservation Area and any heritage impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. The site is relatively well screened from the west and south, but is open to the countryside to the north. There is a small existing agricultural access onto the site from the eastern boundary. Further investigation is required to determine whether the access is suitable for intensification subject to upgrades. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	8	

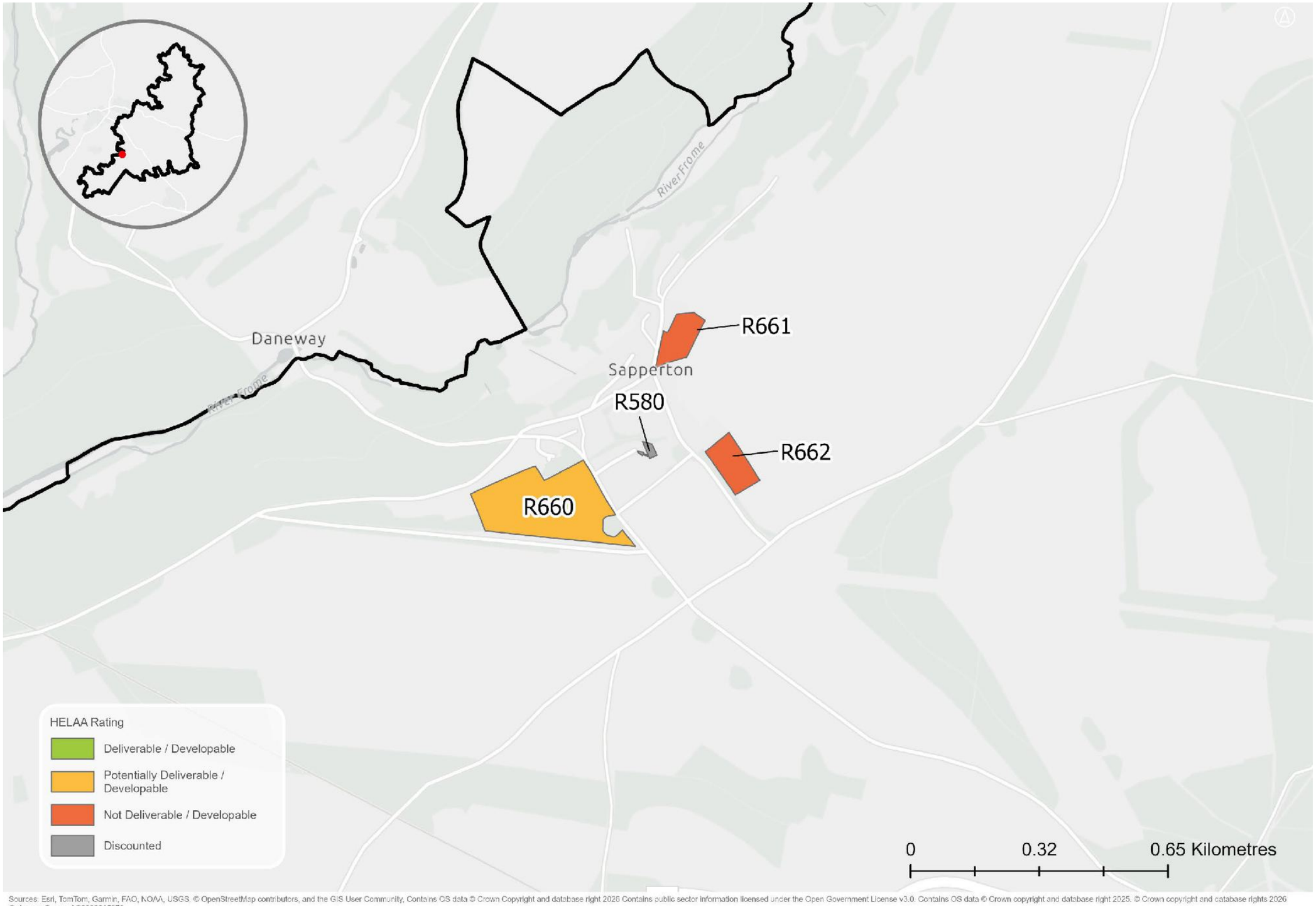
Salperton



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R524	Land adjacent to Yew Tree Cottage	Hazleton	0.35	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Salperton Conservation Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits The site comprises greenfield adjacent to the settlement of Salperton. It lies within a sensitive location in the Cotswolds National Landscape and the Salperton Conservation Area. It is also within the setting of several Listed Buildings. The site slopes heavily upwards towards the west and this is likely to decrease the developable area of the site. It is likely that any new development on this site would have a harmful impact on the Conservation Area. The site is unsuitable for development due to likely harmful impacts on the Conservation Area.	Potentially available	Site is submitted by the landowner through the Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Sapperton



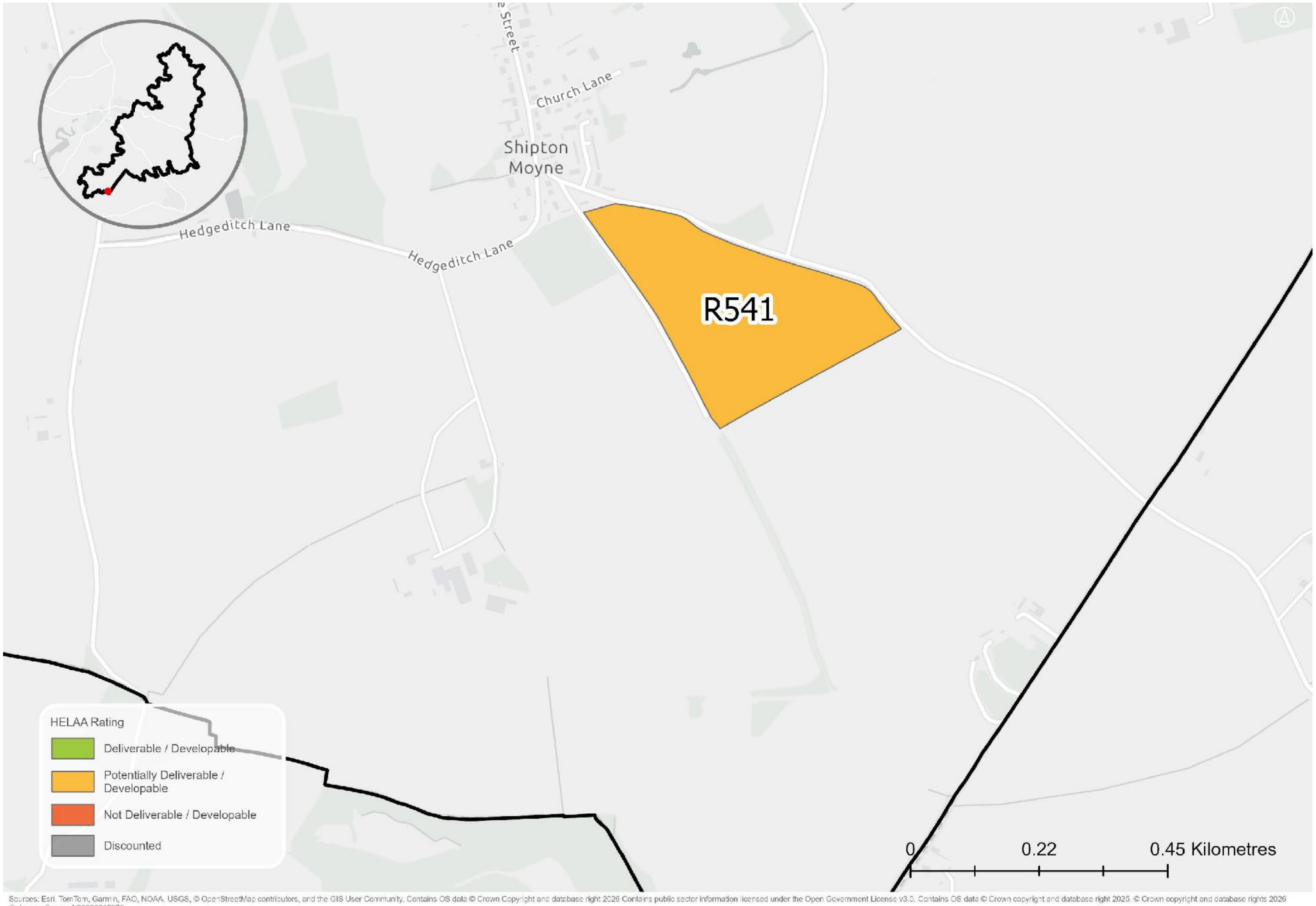
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R660	Land south of playing fields and west of the Glebe	Sapperton	5.19	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) • Kemble Airfield Safeguard Area Site is partially within / contains: • Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) • Areas susceptible to groundwater flooding (Clearwater Flooding) The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is an open field to the southwest of Sapperton. There is no existing access onto the site, though this could potentially be created from the road along the eastern boundary. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	142	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R661	Land at Beechanger Cottage	Sapperton	0.95	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Conservation Area • Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) • Kemble Airfield Safeguard Area The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is an open field to the northeast of Sapperton across from the church. The site is located entirely within a Conservation Area and any heritage impacts would need to be mitigated, including impacts on the setting of the Grade I listed St Kenelm's Church. There is no existing access onto the site, and creation of access would need to be investigated. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R662	Land at Glebe Barn Paddock	Sapperton	1.03	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Kemble Airfield Safeguard Area Site is partially within / contains: • Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is an open field to the southeast of Sapperton. Development of the site would extend linear development along the road leading southeast out of Sapperton. There is no existing access onto the site, and access would need to be created either from existing development to the northwest or off of the road along the southwestern boundary. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include a gas line buffer that may impact development costs.	Not Deliverable / Developable	0	

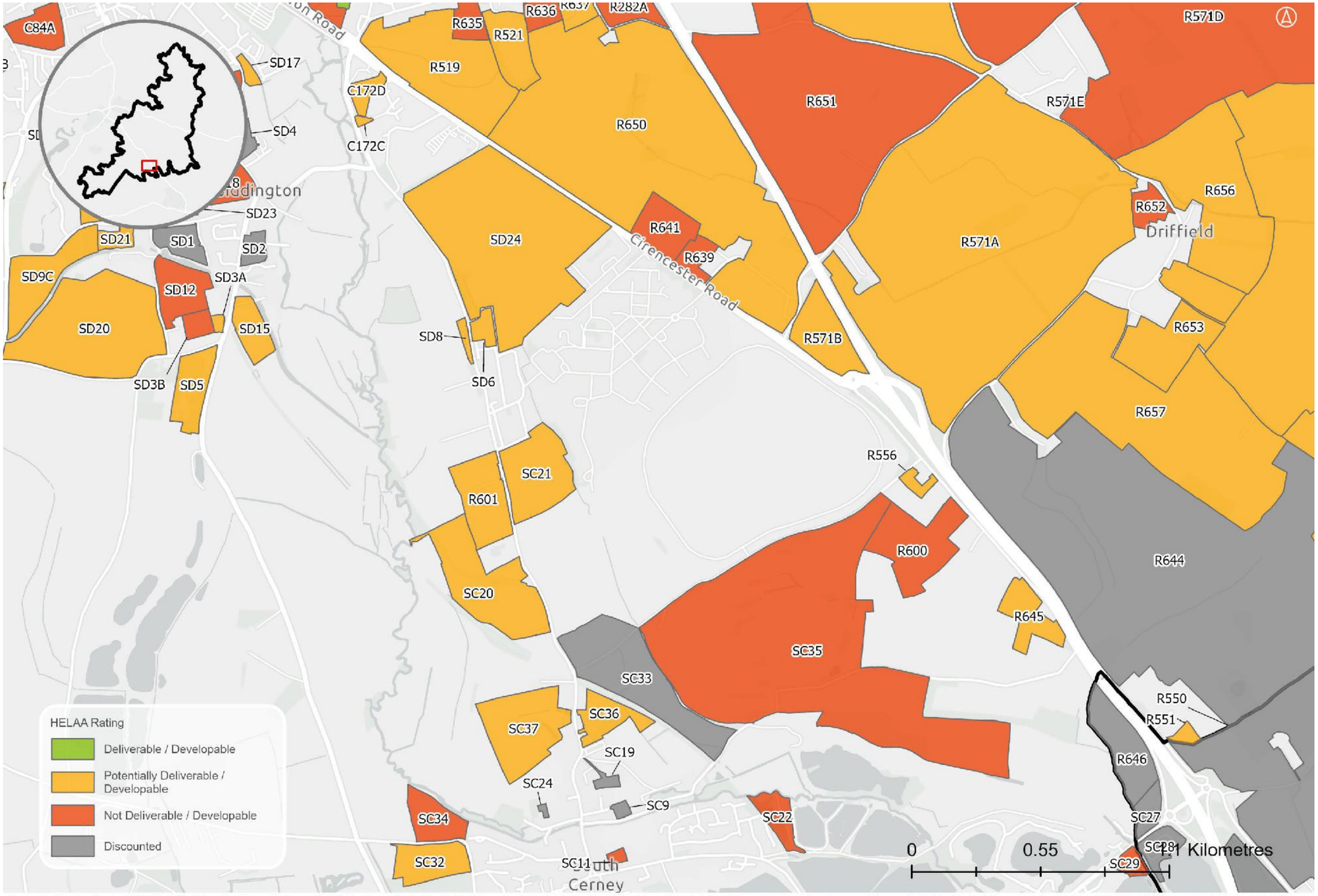
Shipton Moyne



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2026. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R541	Part of field south of Shipton Moyne, GL8 8PP	Shipton Moyne	10.06	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (38.78%) - Grade 3 Agricultural Land (61.22%) The site is a greenfield site to the south of Shipton Moyne. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. The site is well screened by dense vegetation on the eastern and western boundaries. There is a small existing agricultural access onto the site from the east. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	5	

Siddington



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R282A	Land enclosed by Witpit Lane, Dairy Lane and the A419 (By-Pass)	Preston	3.15	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Airfield Safeguard Area - FAIRFORD - Airfield Safeguard Area - KEMBLE - Airfield Safeguard Area - SOUTH CERNEY Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding (24% overlap) The site comprises a greenfield site to the northeast of Preston. There is existing access onto the existing development on site down a single lane track and it is unlikely to be suitable to support intensification. Further investigation is required to determine whether the access is suitable for intensification. The site is significantly separated from the main settlement of Preston and would result in isolated development. The site is unsuitable for development.	Available	Site submitted through Call for Sites 2020. Availability confirmed in July 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R519	Land south of Preston	Preston	18.43	Greenfield	Housing / employment	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Airfield Safeguard Area - FAIRFORD - Airfield Safeguard Area - KEMBLE - Airfield Safeguard Area - SOUTH CERNEY Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Flood Type - Superficial Deposits Flooding (95% overlap) - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding (5% overlap) This is a large greenfield site to the southwest of Preston. It is adjacent to the settlement. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. The site is currently accessed via the north. A development of this scale may require a secondary access, which does not currently exist. There may also be some infrastructure requirements related to the scale. Further investigation is required. The site is potentially suitable for development subject to suitable access and consideration of identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	506	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R551	Land SE of Cotswold Agricultural Centre	Driffield	0.72	Brownfield	Employment	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Gas Pipeline Buffer (Cirencester / Dukes Brake)(Ref:CD) (97%) There is existing access onto the site via internal roads within the industrial park. Investigation may be required to determine whether the access is suitable for employment intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Potentially available	Site is submitted through the Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable development typology constituting development of previously developed land in a high price point area. Factors that may impact achievability include utilities constraint.	Potentially Deliverable / Developable	0	3577.6395
R556	The Fosse	South Cerney	0.92	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Kemble • Airfield Safeguard Area - South Cerney • Gas Pipeline Buffer - Cirencester / Dukes Brake (100% overlap) The site comprises brownfield adjacent to South Cerney Airfield. It has access to a road network which connects to the A419. It lies within a sensitive location in the Cotswolds National Landscape and is situated within a gas pipeline buffer. The Cotswolds Conservation Area Map designates the site as part of the Cotswold Lakes. Access to the site is via a residential driveway	Potentially available	Site is submitted through the Call for Sites 2019. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	10	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							leading to Asefeso Manor, a private residence. The site is potentially suitable for development.							
R571A	Land west of Driffield	Driffield	111.26	Greenfield	New settlement	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Gas Pipeline Buffer (Cirencester / Dukes Brake)(Ref:CD) (5%) - Deciduous woodland (1%) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is existing multiple accesses onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2022) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	3022	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R571B	Rats Castle Plain	Driffield	6.35	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is existing multiple accesses onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Available	Availability confirmed with landowner by email in July 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	174	
R600	Land at Butts Farm	South Cerney	9.52	Mix	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Kemble • Airfield Safeguard Area - South Cerney Site is partially within / contains: • Gas Pipeline Buffer - Cirencester / Dukes Brake (42% overlap) The site is mixed brownfield and greenfield adjacent to South Cerney Airfield. It lies within a sensitive location in the Cotswolds National Landscape and is designated as part of the Cotswold Lakes in the Cotswolds Conservation Area Map. It is assessed in the Study of Land Surrounding Key Settlements	Potentially available	Site is submitted by the landowner through the Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							(2026) to have 'Medium-High' landscape sensitivity. Buildings on the site facilitate Butts Farm storage and a cafe. There is only one point of entry to site, leading to the main facilities. Given the size of the site, alternative entry points would be required to support further development. This may require the development of the adjacent site, SC35. The site is unsuitable due to landscape sensitivity.							
R601	Little Park Farm, Cirencester Road, GL7 6HU	South Cerney	6.89	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Kemble • Airfield Safeguard Area - South Cerney • Explosive Safeguard Area - OAIKC7FI04I00 (100% overlap) • Areas susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% overlap) The site is mixed brownfield and greenfield adjacent to South Cerney Airfield. It lies within a sensitive location in the Cotswolds National Landscape. The site is situated within an explosive safeguard area and airfield safeguard areas. Access to the site is via a narrow lane which may require improvement to support	Available	Site is submitted by the landowner through recent Call for Sites (2021) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	200	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							further development. The site is potentially suitable for development, subject to consultation with the Civil Aviation Authority and the Secretary of State for defence. It is subject to consideration significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R639	Land west of Ermin Farm buildings	Preston	1.92	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney The site comprises greenfield to the northeast of Siddington. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing agricultural access onto the site from the south. This is likely suitable for residential intensification. The site is not adjacent to a settlement, and therefore is not in the most sustainable location. The site is potentially suitable for development, subject to provision of a suitable access and consideration of other identified constraints.	Unavailable	The Council has been unable to confirm the availability of this site for development.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	53	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R641	Land opposite Duke of Gloucester Barracks	Preston	4.79	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney The site comprises greenfield to the northeast of Siddington. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing agricultural access onto the site from the south. This is likely suitable for residential intensification subject to some upgrades. The site is not adjacent to a settlement, and therefore is not in the most sustainable location. The site is potentially suitable for development, subject to provision of a suitable access and consideration of other identified constraints.	Unavailable	Confirmed by landowner by email in July 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	131	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R645	Fosse Farm	South Cerney	4.30	Greenfield	Strategic extension of Driffield	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (5%) The site is a greenfield site to the northeast of South Cerney. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. There is existing access to the site from the east that is likely suitable for intensification. In isolation, development at the site would be remote from any settlement. The site is potentially suitable for development, subject to consideration of the identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	118	
R650	Land south-west of Preston between Cirencester Road (A419) and A419(T)	Preston	81.88	Greenfield	Strategic extension of Preston	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (35%)	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	2197	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							- Deciduous woodland (2%) The site comprises greenfield to the southeast of Preston. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing agricultural access onto the site from the southeast. This is potentially suitable for residential intensification subject to some upgrades. Access could also be created from Cirencester Road. The site is not directly adjacent to a settlement, and would represent a significant new area of development in the countryside. The site is potentially suitable for development, subject to provision of a suitable access and consideration of other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R651	St Augustine Farm	Preston	63.77	Greenfield	N/A	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney Site is partly within / contains: - Grade II Listed Building The site comprises a large greenfield site to the southeast of Preston. Development of the site may result in the loss of best and most versatile agricultural land. The site contains a Grade II Listed Building. Any heritage impacts would need to be mitigated. There is existing access onto the site in the north as well as the southeast. Further investigation is required to determine whether either of these are suitable for intensification. The site is not directly adjacent to a settlement, and would represent a significant new area of development in the countryside. The site is potentially suitable for development, subject to provision of a suitable access and consideration of other identified constraints.	Unavailable	It has been confirmed this land is unavailable for development.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	1758	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R652	Land south-east of the old school	Driffield	2.17	Greenfield	N/A	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding - Conservation area There is a PRoW cutting through the middle of the site, may reduce developable area. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Unavailable	It has been confirmed this land is unavailable for development.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	59	
R653	Land east of the Old Post Office	Driffield	14.11	Greenfield	N/A	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding Site is partially within / contains: - Conservation area (14.21%) There is a PRoW cutting through the middle of the site, may reduce developable area. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Unavailable	It has been confirmed this land is unavailable for development.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	388	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R656	Land east of St Mary's Church	Driffield	25.70	Greenfield	Strategic extension of Driffield	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding Site is partially within / contains: - Listed building grade 2 (Wall of the walled garden) 1% - Deciduous woodland (3%) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High to High' landscape sensitivity. There is a PRoW cutting through the middle of the site, may reduce developable area. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	683	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R657	Land south of Driffield	Driffield	53.68	Mix	Strategic extension of Driffield	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) Site is partially within / contains: - Gas pipeline buffer - Cirencester / Dukes Brake (4%) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) (30%) - Deciduous woodland (1%) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High to High' landscape sensitivity. There is a PRoW cutting through the middle of the site, may reduce developable area. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	1460	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC20	Land west of Cirencester Road	South Cerney	13.05	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (2.68%) - Flood Zone 3 (6.7%) - Explosive Safeguard Area - OAIKC7FI04I00 (75%) - Gas Pipeline Buffer - Cirencester / Dukes Brake (Ref:CD) (88%) - Deciduous woodland (5%) The site is a greenfield site to the north of South Cerney. Development of the site may result in loss of best and most versatile agricultural land. Part of the site lies in Flood Zone 2 and Flood Zone 3 and may require some flood risk mitigation. There is existing access to the site from the east that is likely suitable for intensification. Development of the site in isolation would result in remote development from the main settlement of South Cerney. The site is potentially suitable for development, subject to consideration of the identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be additional costs associated with on site constraints that need to be considered.	Potentially Deliverable / Developable	305	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC21	Land east of Cirencester Road	South Cerney	8.77	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Explosive Safeguard Area - OAIKHRFI04I00 (22%) - Explosive Safeguard Area - OAIKC7FI04I00 (78%) The site is a greenfield site to the north of South Cerney. Development of the site may result in loss of best and most versatile agricultural land. Part of the site lies in Flood Zone 2 and Flood Zone 3 and may require some flood risk mitigation. There is existing access to the site from the east that is likely suitable for intensification. Development of the site in isolation would result in remote development from the main settlement of South Cerney. The site is potentially suitable for development, subject to consideration of the identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be additional costs associated with on site constraints that need to be considered.	Potentially Deliverable / Developable	241	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC22	Ash Moon	South Cerney	2.60	Mix	Housing	Unsuitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - SPA (Severn Estuary) (85.76%) - SSSI (Cotswold Water Park SSSI) (85.76%) - Grade 3 Agricultural Land (17.37%) - Flood Zone 2 (12.09%) - Flood Zone 3 (56.94%) - Deciduous woodland (14%) The site is a partly brownfield site to the east of South Cerney. The site lies mostly within a SSSI and SPA, and any environmental impacts would need to be carefully mitigated. A large part of the site lies in Flood Zone 2 and Flood Zone 3 and would require significant flood risk mitigation. There is existing private access to the site from the south that is likely suitable for intensification subject to further investigation. The site is unsuitable for development, due to impacts on SSSI and SPA, and significant flood risk..	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC36	Land at Berry Farm	South Cerney	3.59	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Explosive Safeguard Area - OAIKC7FI04I00 (4%) - Grade 2 Agricultural Land (85.62%) - Grade 3 Agricultural Land (14.38%) - Grade 2 Listed Building - Conservation Area (11.48%) - No main habitat but additional habitats present (63%) - Traditional orchard (11%) The site is a greenfield site to the north of South Cerney. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site lies partly within the Conservation Area and contains a Grade II Listed Building. Any heritage impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. There is existing access to the site from the west that is likely suitable for intensification. The site is potentially suitable for development, subject to consideration of the impacts on the Conservation Area, suitable	Potentially available	Site is submitted by the landowner through Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	10	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access and consideration of other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC37	Land adjoining Castle Gate, Silver Street	South Cerney	10.02	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Scheduled Monument (South Cerney castle) (9.47%) The site comprises a greenfield site to the north of South Cerney. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. It lies in a sensitive location adjacent to the Conservation Area, and contains the South Cerney castle Scheduled Monument in the southeast. Any heritage impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. Ther is existing access onto the site from Silver Street on the eastern boundary. This access is likely suitable for intensification subject to some upgrades. The site is potentially suitable for development subject to suitable access and consideration of the identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	275	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD3A	Former quarry north of Nursery View and east of Ashton Road	Siddington	0.36	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is no existing access onto the site, though this could potentially be created from Ashton Road. Investigation may be required to determine whether access can be created. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	25	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD3B	Field north of Nursery View and east of Ashton Road	Siddington	1.26	Greenfield	N/A	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land The site is adjacent to Siddington. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access to the site via the current land use. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	34	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD5	Land south of Siddington	Siddington	4.49	–	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land Site is partially within / contains: - Gas Pipeline Buffer - Cirencester / Dukes Brake (Ref:CD) (71% Overlap) - Deciduous woodland (53%) The site is adjacent to Siddington. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is no existing access onto the site, though this could potentially be created from Ashton Road. Investigation may be required to determine whether access can be created. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	58	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD6	Site opposite 'Oakleaze', South Cerney Road	Siddington	1.23	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land The site is adjacent to Siddington. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access onto the site from South Cerney Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	33	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD8	Oakleaze, South Cerney Road	Siddington	0.56	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land The site is adjacent to Siddington. This site is partially previously developed land and greenfield. The site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access to the site via the current land use from South Cerney Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2019. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	40	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD9A	Barton Farm – Part 1	Siddington	4.30	–	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - ALC Grade 2 Site is partially within / contains: - Gas Pipeline Buffer - Cirencester / Dukes Brake (Ref:CD) (71% Overlap) - Grade 3 Agricultural Land (5.92%) - Traditional orchard (5%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is partially previously developed land and partially a greenfield site. The site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access onto the site from Coach Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	112	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD9B	Barton Farm – Part 2	Siddington	4.62	–	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land Site is partially within / contains: - ALC Grade 2 (2.09%) - Deciduous woodland (2%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is partially previously developed land and partially a greenfield site. The Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access onto the site from Coach Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	124	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD10	The Old Rectory and adjoining fields	Cirencester	2.99	Greenfield/ Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Kemble • Airfield Safeguard Area - South Cerney Site is partly within / contains: • Grade 3 Agricultural Land (73.49%) • Grade 2 Agricultural Land (26.51%) • Grade 2 Listed Building • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding (41%) The site comprises a partly brownfield site consisting of the Old Rectory and adjoining fields. The site is located to the south of an existing industrial estate. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site contains a Grade II Listed Building. There is a narrow existing access onto the site from Coach Road. Further investigation is required to determine whether it is suitable for intensification. The site is disconnected from the main settlement at Cirencester by the industrial estate. It is not in the most sustainable location for housing development. The site is unsuitable for allocation due to unsustainable location, unsuitable access and other identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD11A	Land south of Spire View	Siddington	4.75	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land The site is adjacent to Siddington. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is a overhead 400KV power line which may reduce the developable area of the site. There is no existing access onto the site, though this could potentially be created from Siddington Road. Investigation may be required to determine whether access can be created. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Unavailable	Land not proposed for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	103	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD11B	Land west of St Peter's Church	Siddington	5.23	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land Site is partially within / contains: - Flood Zone 2 (2.35%) - Flood Zone 3 (3.87%) The site is adjacent to Siddington. This is a greenfield site and part of the site lies in flood Zone 2 and 3, so a sequential test and site-level exception test would need to be applied. The site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access onto the site from Siddington Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	75	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD12	Land south of future Thames and Severn Canal	Siddington	4.78	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land Site is partly within / contains: - Deciduous woodland (3%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access onto the site from Coach Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Unavailable	Land not proposed for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	127	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD14	Siddington C of E Primary School and field to north	Siddington	1.96	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - ALC Grade 2 Site is partially within / contains: - Grade 3 Agricultural Land (1.55%) - Deciduous woodland (2%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is in active use as a primary school site and is therefore unsuitable.	Unavailable	Unable to confirm availability. The southern part of the site had an application permitted in 2023. This is part of Siddington C of E school.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
SD15	Plummers Farm, east of Ashton Road	Siddington	3.17	–	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access onto the site from Ashton Road. Investigation may be required to determine whether the access is suitable for residential	Available	Site is submitted by the landowner through recent Call for Sites (2021) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	60	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
SD17	Land east of Siddington Road and west of Bluebell Drive	Siddington	0.63	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land Site is partially within / contains: - Flood Zone 2 (53.57%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. This is a greenfield site and part of the site lies partially within in flood Zone 2, so a sequential test and site-level exception test would need to be applied. The site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is no existing access onto the site, though this could potentially be created from Siddington Road. Investigation may be required to determine whether access can be	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							created. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
SD18	Land north of Park Road and west of Siddington Road	Siddington	3.66	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land Site is partially within / contains: - Flood Zone 2 (4.55%) - Flood Zone 3 (11.14%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a greenfield site and part of the site lies in flood Zone 2 and 3, so a sequential test and site-level exception test would need to be applied.. The site also lies within the Fairford,	Unavailable	Land not proposed for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	85	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Kemble and South Cerney Airfield Safeguard Area. There is existing access onto the site from Siddington Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
SD20	Land north of Clark's Lane and south of Old Canal	Siddington	21.66	Greenfield	New village / strategic extension	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney Site is partially within / contains: - Grade 3 Agricultural Land (45.06%) - ALC Grade 2 (54.94%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is a overhead 33KV power line which may reduce the	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	595	

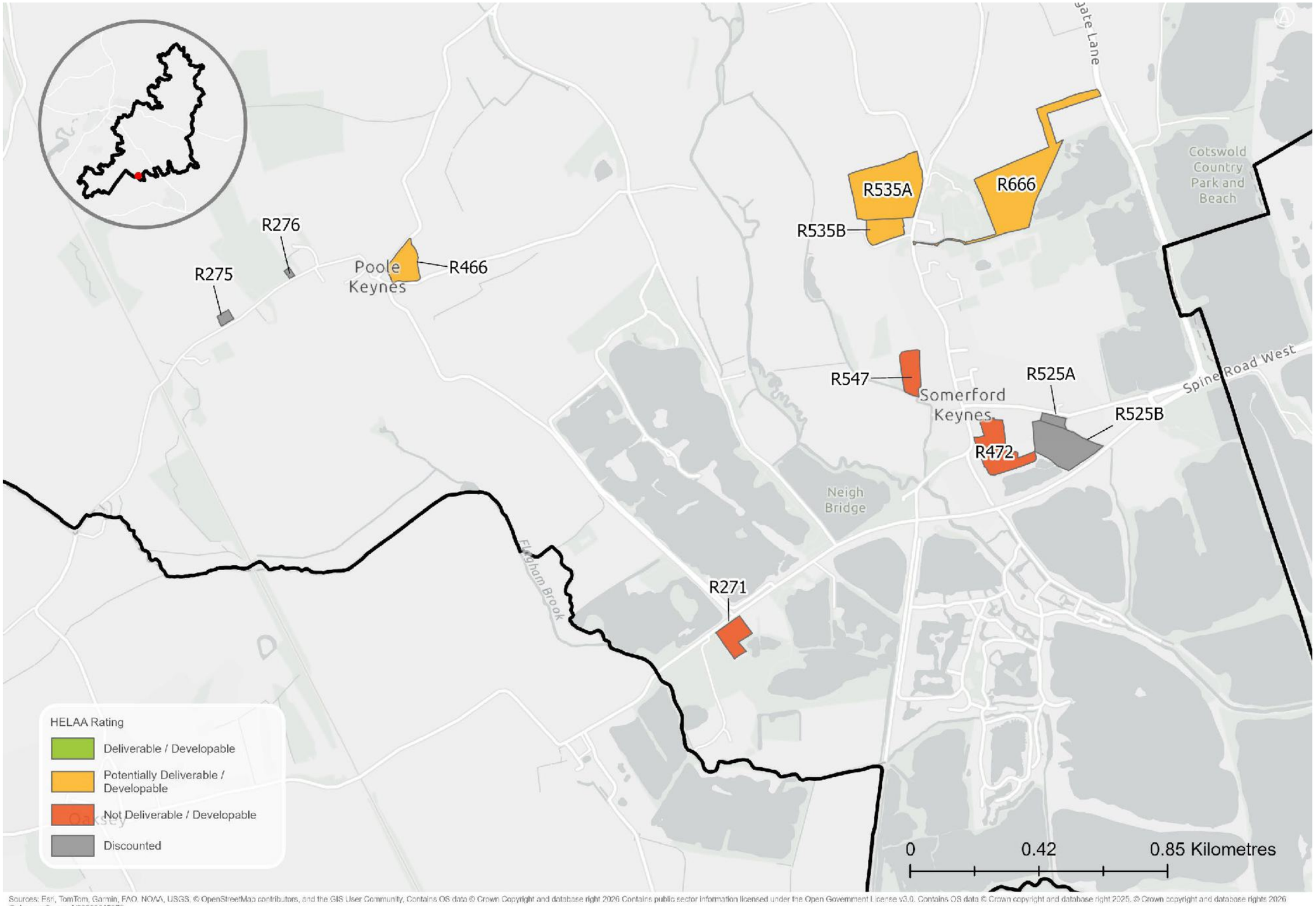
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							developable area of the site. There is existing access onto the site from Clark's Lane. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
SD21	Land adjacent to Barton Leaze, Upper Siddington	Siddington	1.22	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney Site is partially within / contains: - Grade 3 Agricultural Land (67.12%) - ALC Grade 2 (32.88%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	20	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							There is existing access onto the site from Park Way. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
SD22	Land adjoining The Old Rectory	Siddington	0.63	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land Site is partly within / contains: - Deciduous woodland (4%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is no existing access to the site via the current land use. An investigation may be required to determine whether access can be	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							created. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
SD23	Land between disused canal and disused railway line, north of Park Way	Siddington	5.68	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access onto the site from Siddington Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	100	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
SD24	Land between Cirencester Road and South Cerney Road	Siddington	42.00	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site comprises a greenfield site to the east of Siddington. Development of the site may result in loss of best and most versatile agricultural land. The site is opposite a Grade II Listed Building, and any heritage impact should be mitigated. A 33kV powerline crosses the site which may decrease developable area. There is a small existing agricultural access onto the site from Cirencester Road. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development subject to suitable access and consideration of the identified constraints.	Available	Site sent to the council by landowner via email	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	882	

Somerford Keynes



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R271	Goodman Brothers site	Poole Keynes	0.84	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Kemble • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Flood Zone 2 (52.91%) • Deciduous woodland (1%) The site comprises brownfield to the southeast of Pool Keynes. The site is disconnected from any nearby settlement. A large part of the site lies in Flood Zone 2 and may require flood risk mitigation. There is an existing access onto the site from Spine Road West which is likely suitable for intensification. The site is unsuitable for development given its unsustainable location.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
R466	Land east of Avenue Farm House	Poole Keynes	1.03	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Kemble • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield adjacent to the settlement of Pool Keynes. Development of the site may result in loss of best and most versatile agricultural land. The site is within the setting of some Listed Buildings and a Scheduled Monument. Any heritage impacts would need to be mitigated. There is an existing agricultural access onto the site from the northwest. It is likely suitable for residential intensification. The site is potentially suitable for development, subject to suitable access	Potentially available	Site is submitted through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	28	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							and consideration of other identified constraints.							
R472	Land between Spine Road West & Water Lane	Somerford Keynes	1.86	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Flood Zone 2 - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 3 (8.82%) The site is a greenfield site to the south of Somerford Keynes. The site lies entirely within Flood Zone 2 and partly in Flood Zone 3. Significant flood risk mitigation would be required. There is a small existing agricultural access onto the site from the western boundary. Further investigation is required to determine whether the access is suitable for intensification subject to upgrades. The site is unsuitable for development due to flood risk.	Potentially available	Site is submitted by the landowner through the Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

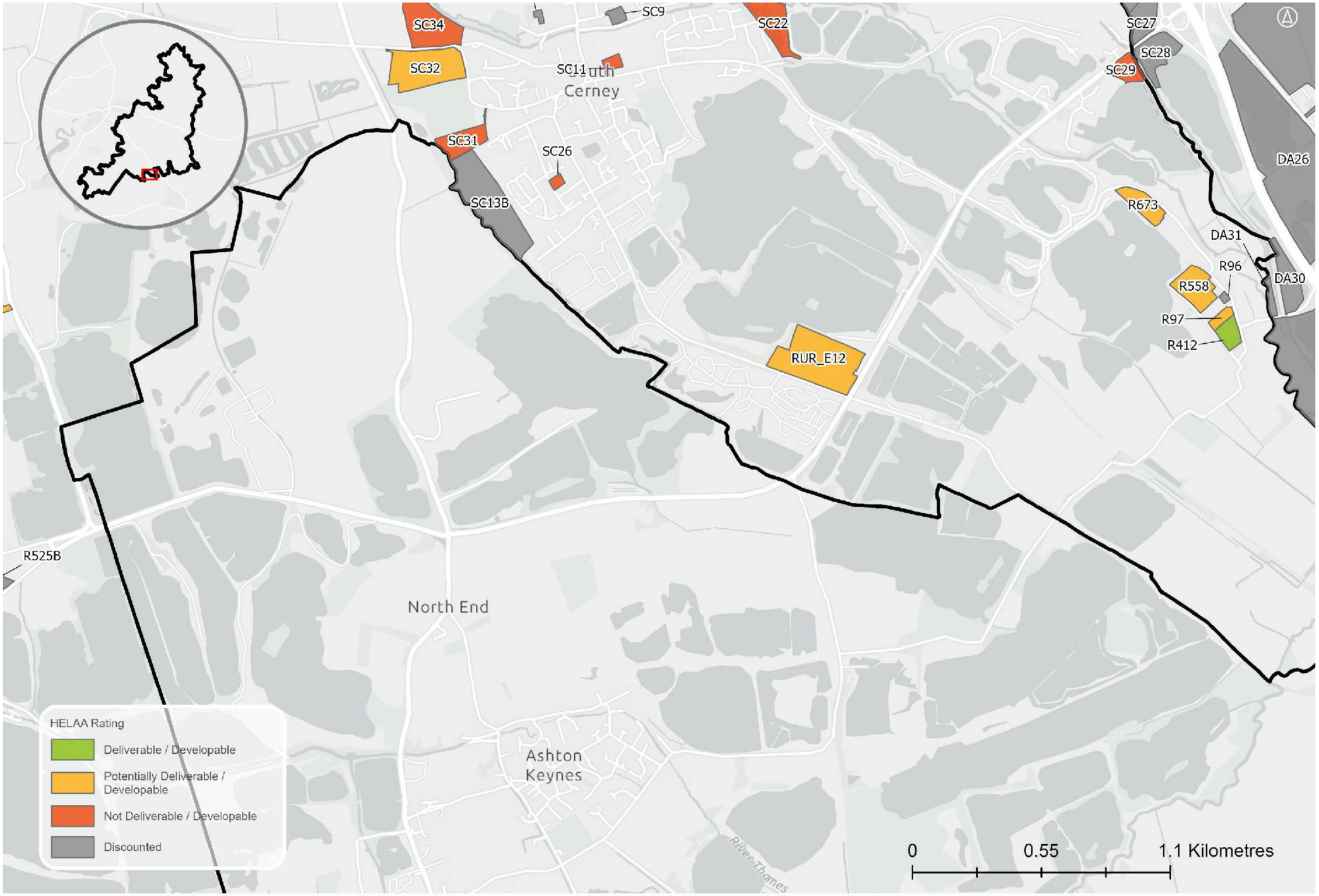
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R535A	School Field (North), Upper Mill Farm, GL7 6DX	Somerford Keynes	4.07	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Airfield Safeguard Area - South Cerney (39%) - Coastal and floodplain grazing marsh (87%) The site is a greenfield site to the north of Somerford Keynes. Development of the site may result in loss of best and most versatile agricultural land. The site is within the setting of the Conservation Area and any heritage impacts would need to be mitigated. The site is well screened by mature vegetation along the boundaries. There is an existing agricultural access onto the site from the northeast. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	13	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R535B	School Field (South), Upper Mill Farm, GL7 6DX	Somerford Keynes	0.85	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Coastal and floodplain grazing marsh (79%) The site is a greenfield site to the north of Somerford Keynes. Development of the site may result in loss of best and most versatile agricultural land. The site is within the setting of the Conservation Area and Listed Buildings, and any heritage impacts would need to be mitigated. The site is well screened by mature vegetation along the boundaries. There is an existing agricultural access onto the site from the southwest. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R547	Land to the west of Arlington Drive	Somerford Keynes	0.86	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (15.98%) - Flood Zone 3 (18.37%) - No main habitat but additional habitats present (98%) - Coastal and floodplain grazing marsh (2%) The site is a greenfield site to the west of Somerford Keynes. Development of the site may result in loss of best and most versatile agricultural land. The site is within the setting of the Conservation Area, and any heritage impacts would need to be mitigated. The southern part of the site lies in Flood Zone 2 and Flood Zone 3 and would require some flood mitigation measures. There is no existing access onto the site from public highways, but this could potentially be created from the southeast or northeast. Further investigation is required to determine whether a suitable access can be developed. The site has a majority overlap with priority habitat. Developent of the site would be detrimental to this habitat. The site is unsuitable for development due to majority overlap with priority habitat.	Potentially available	Site is submitted through the Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R666	Land east of Somerford Keynes	Somerford Keynes	5.39	Greenfield		Potentially suitable	Site is wholly within / contains: - Historic Landfills - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (42.69%) - Grade 3 Agricultural Land (57.31%) The site is a greenfield site to the northeast of Somerford Keynes. Development of the site may result in loss of best and most versatile agricultural land. The site entirely overlaps with a Historic Landfill. The site is adjacent to a SSSI, and any environmental impacts would need to be mitigated. There is existing access to the site along a narrow access track from the southwest. Further investigation is required to determine if the access is suitable for intensification. The site is potentially suitable for development, subject to consideration of the identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be increased costs associated with remediation from the Historic Landfill	Potentially Deliverable / Developable	147	

South Cerney



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000816979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R97	Land at 'Green Acre'	Cerney Wick	0.50	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield safeguard areas (Fairford, Kemble, South Cerney) Site is partially within / contains: - Grade 2 Agricultural Land (58.8%) - Grade 3 Agricultural Land (41.2%) The site is primarily in agricultural use with some residential uses. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2008. Availability has not been confirmed since.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	14	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R412	Cerney Wick Nursery	Cerney Wick	0.97	Greenfield	Housing	Suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% overlap) Site is partially within / contains: - Grade 2 Agricultural Land - Grade 3 Agricultural Land The site comprises greenfield adjacent to the settlement Cerney Wick in South Cerney. It lies within a sensitive location in the Cotswolds National Landscape. The Cotswolds Conservation Area Map designates the site as part of the Cotswold Lakes. It also lies within airfield safeguarded areas. The site has access to a road network which connects to the A419. The site has planning permission in principle for up to 6 dwellings (26/00072/PLP).	Available	The site has planning permission in principle for up to 6 dwellings (26/00072/PLP).	Achievable	The site has planning permission in principle for up to 6 dwellings (26/00072/PLP).	Deliverable / Developable	29	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R558	Hills land adj. to Cerney Wick Lane	Cerney Wick	2.25	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% overlap) Site is partially within / contains: - Grade 2 Agricultural Land - Grade 3 Agricultural Land The site is greenfield adjacent to the settlement Cerney Wick. It lies within a sensitive location in the Cotswolds National Landscape and is designated as part of the Cotswold Lakes in the Cotswolds Conservation Area Map. The site is situated along a road, however there is no direct access to the site and surrounding roads are narrow. Access to the site would need to be added and improvement to the surrounding road network may be required to support further development.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	12	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R673	Tien House, Cerney Wick lane, Cerney Wick	South Cerney	1.54	Mix		Potentially suitable	Site is wholly within / contains: • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Kemble • Airfield Safeguard Area - South Cerney • Areas susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% overlap) Site is partially within / contains: • Flood Zone 2 (47.81%) The site is mixed brownfield and greenfield adjacent to the settlement Cerney Wick. It lies within a sensitive location in the	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	24	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Cotswolds National Landscape and is designated as part of the Cotswold Lakes in the Cotswolds Conservation Area Map. Residential buildings are situated on the site. Access to the site is via a residential lane which may require improvements to support further development. The site is potentially suitable for development, subject to consultation with the Civil Aviation Authority, and consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
RUR_E12	Land north of Broadway Lane	South Cerney	6.79	–	Employment	Potentially suitable	Site is wholly within / contains: • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Kemble • Airfield Safeguard Area - South Cerney • Areas susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% overlap) Site is partially within / contains: • Grade 2 Agricultural Land (32.13%) • Flood Zone 2 (3.99%) • Flood Zone 3 (50.54%) • Coastal and floodplain grazing marsh (47%) The site is brownfield adjacent to the settlement of South Cerney, near a lake. It lies within a sensitive location in the Cotswolds National Landscape and is designated as part of the Cotswold Lakes in the Cotswolds Conservation Area Map. The site is a residential area facilitating holiday homes and access is via a lane which may require improvement to support development. It also contains an area designated as Flood Zone 3, however as there is an existing development on site	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable development typology constituting development of previously developed land in a high price point area. Factors that may impact achievability include presence of existing lodges on site.	Potentially Deliverable / Developable	61	33973.7555

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development, subject to consideration of the identified constraints.							
SC11	Land at Boxbush Farm	South Cerney	0.44	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Conservation Area - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (44.88%) - Grade 3 Agricultural Land (55.08%) The site is a greenfield site in the north of	Unavailable	Confirmed as unavailable by landowner in 2013. Availability not confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	14	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							South Cerney. The site is in a sensitive location within the South Cerney Conservation Area. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is existing access to the site from the south that is likely suitable for intensification. An application for the erection of 3 dwellings (ref: 25/01558/PLP) was refused due to harmful impact on the Conservation Area. The site is potentially suitable for development, subject to consideration of impact on Conservation Area and other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC26	Land at Berkeley Close	South Cerney	0.27	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (24.62%) - Grade 3 Agricultural Land (23.33%) The site is a brownfield site in the south of South Cerney. Development of the site may result in loss of best and most versatile agricultural land. There is existing access to the site from the west that is likely suitable for intensification subject to further investigation. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Unavailable	A 20 year lease was signed in 2014 on the site and the tenant has the option to renew at any point.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	8	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC29	Gateway Centre, Spine Road (Mixed Use)	South Cerney	1.19	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - SPA (Severn Estuary) (5.48%) - SSSI (Cotswold Water Park SSSI) (5.48%) - Grade 3 Agricultural Land (23.33%) - Flood Zone 2 (88.45%) The site is a brownfield site to the east of South Cerney. The site lies partly within a SPA and SSSI, and any environmental impacts would need to be mitigated carefully. A large portion of the site lies in Flood Zone 2 and would require significant flood risk mitigation. There is existing access to the site from the north. The site is remote from the main settlement of South Cerney. The site is unsuitable for development due to flood risk, environmental	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							impact on SPA and SSSI and unsustainable location.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC31	Land adjoining Walnut House	South Cerney	1.83	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (7.69%) - Flood Zone 3 (70.93%) - Conservation Area (3.69%) The site is a greenfield site to the west of South Cerney. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site lies partly within the Conservation Area, and any heritage impacts would need to be mitigated. A large portion of the site lies in Flood Zone 2 and Flood Zone 3. Significant flood risk mitigation would be required. There is a narrow existing access to the site from the northeast. Further investigation is required to determine whether	Potentially available	Site is submitted by the landowner through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							this is suitable for intensification. The site is unsuitable for development due to flood risk and heritage impacts.							

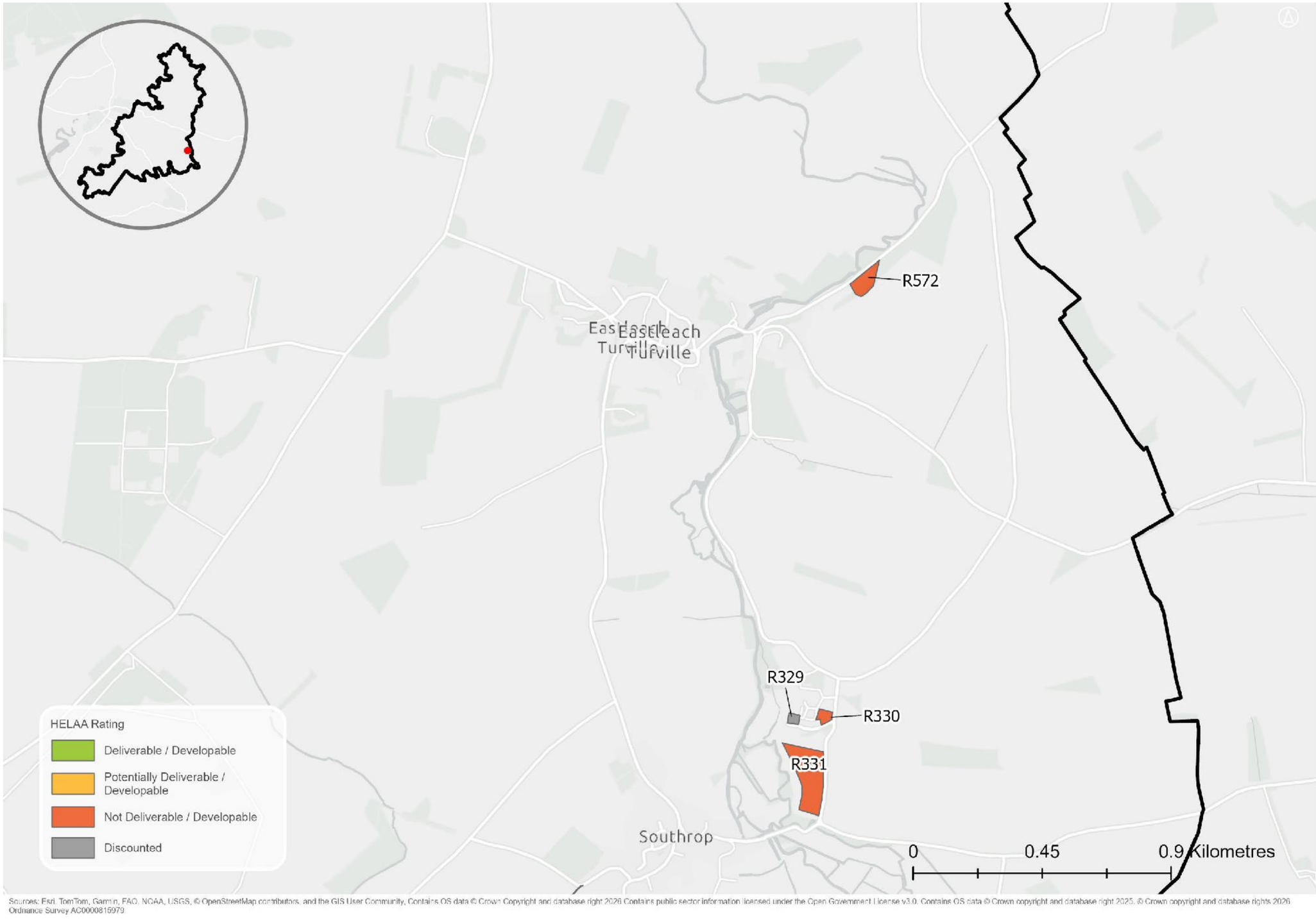
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC32	Land at Cross Roads Farm, High Street	South Cerney	4.69	Greenfield	Housing / community	Potentially suitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (12.3%) - Flood Zone 3 (38.04%) The site is a greenfield site to the west of South Cerney. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site lies in a sensitive location adjacent to the Conservation Area, and any heritage impacts would need to be mitigated. A significant portion of the site lies in Flood Zone 2 and Flood Zone 3. Significant flood risk mitigation would be required. There is no existing access to the site, but access could likely be created from the north or east.	Potentially available	Site is submitted by the landowner through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	69	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development subject to flood risk mitigation, suitable access and consideration of other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC34	Field between Upper Up and River Churn	South Cerney	3.82	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (17.66%) - Flood Zone 3 (74.95%) - Grade 2 Agricultural Land (77.86%) - Grade 3 Agricultural Land (22.14%) The site is a greenfield site to the northwest of South Cerney. Most of the site lies in Flood Zone 2 and Flood Zone 3. Significant flood risk mitigation would be required. Development of the site may result in the loss of best and most versatile agricultural land. There is a small existing access to the site from the southeastern corner of the site. Further investigation is required to determine if it is suitable for intensification due to its position on a bend. The site is unsuitable for	Potentially available	Site is submitted by the landowner through Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development due to significant flood risk across the site.							

Southrop



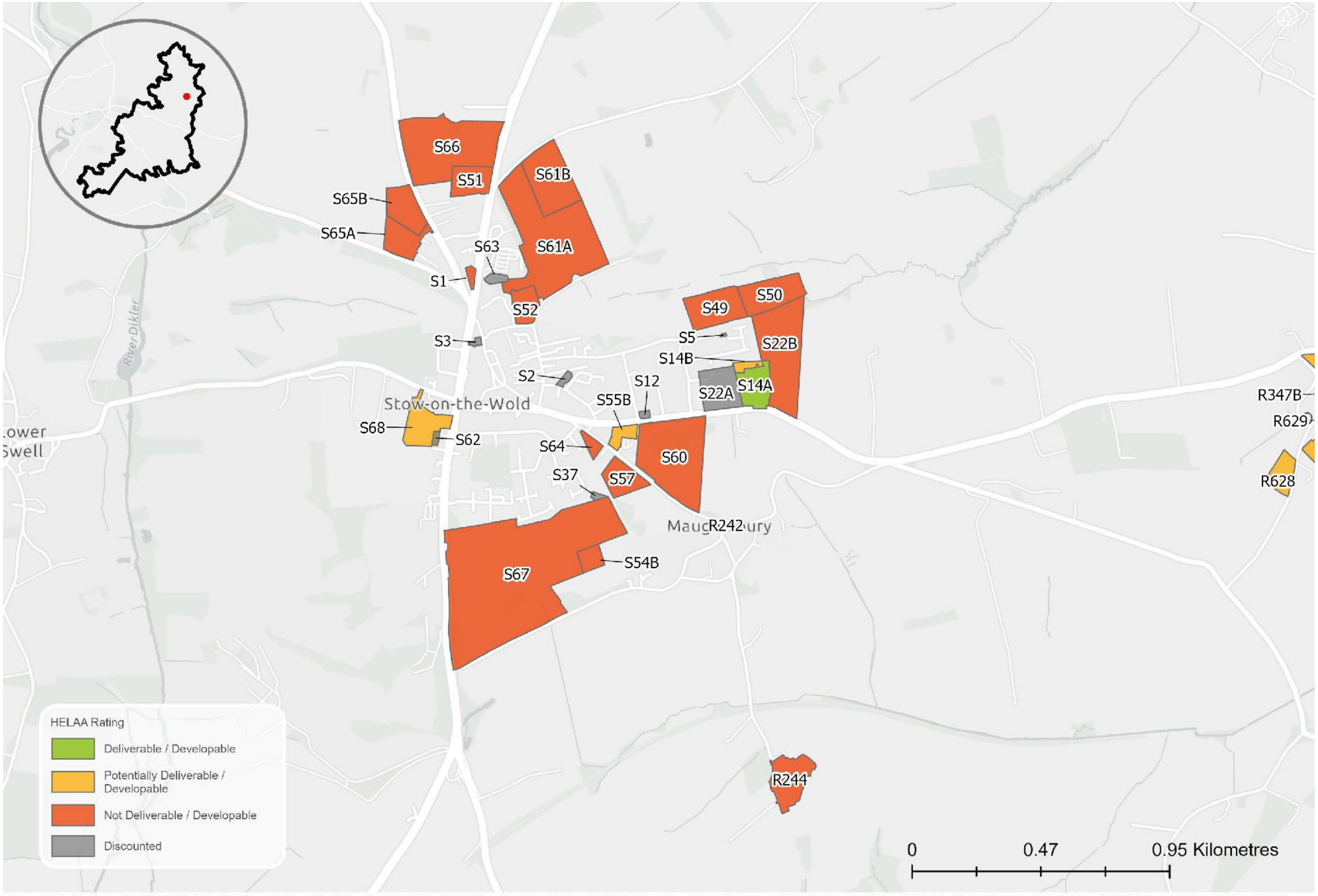
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government Licence v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R330	Site 2- Land at Fyfield	Eastleach	0.20	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Flood Zone 2 • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area -Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a brownfield site at Fyfield. The site is located in a sensitive location within the Cotswolds National Landscape. The site falls entirely within Flood Zone 2, and significant flood mitigation would be required. The site is not near any settlement and is not considered to be a sustainable location for development. The site is unsuitable for development due to flood risk and unsustainable location.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R331	Site 3- Land at Fyfield	Eastleach	2.06	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area -Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: • Coastal and floodplain grazing marsh (6%) The site comprises a greenfield site south of Fyfield. The site is located in a sensitive location within the Cotswolds National Landscape. The site has an open character and is prominent in approaches along the road on the eastern edge. There is a small existing agricultural access onto the site from the road along the eastern edge. Further investigation would be required to determine whether it is suitable for intensification. The site is remote and is not considered to be a sustainable location for development. The site is unsuitable for development due to landscape sensitivity and unsustainable location.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R572	Locombe Hill, GL7 3NH	Eastleach	0.57	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Brize Norton Airfield Safeguard Area • Fairford Airfield Safeguard Area • Oxford Kidlington Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield site to the east of Eastleach. There is Public Right of Way crossing the site. There is no vehicular access onto the site. Creating a suitable access would require significant removal of trees and shrubs. Further investigation is required to determine feasibility. The site is remote from any main settlement and is not in a sustainable location. The site is unsuitable for development due to unsustainable location and access issues.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Stow-on-the-Wold



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R244	Oxleaze Farm	Maugersbury	2.26	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield to the south of Maugersbury. It lies within a sensitive location in the Cotswolds National Landscape. The site lies remote from any main settlement and is not in a sustainable location for residential development. The site is accessed along a long agricultural track that is unlikely to be suitable for residential intensification, and there is no pedestrian access. The site is unsuitable for development, due to unsustainable location.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
S1	Former council houses opposite Tesco A429	Stow-on-the-Wold	0.20	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site within Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. Development of the site would require combining a number of back gardens. There is existing access to the site from Roman Road which is likely suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Unavailable	Former Urban Capacity site. The site comprises the rear gardens of 8 houses, none of which have been submitted as available for development.	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be increased costs associated with combining the sites.	Not Deliverable / Developable	8	
S14A	Land adjacent Griffin Court / Playing Field (Part 1)	Stow-on-the-Wold	1.68	Greenfield	Housing	Suitable	Planning permission (23/01513/FUL)	Available	Site has planning permission (23/01513/FUL) for residential development and is not yet fully built out. The site is considered deliverable	Achievable	Site has planning permission (23/01513/FUL) for residential development and is not yet fully built out. The site is considered deliverable	Deliverable / Developable	37	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
									within 0-5 years.		within 0-5 years.			
S14B	Land adjacent Griffin Court / Playing Field (Part 2)	Stow-on-the-Wold	0.29	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the east of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Low' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access to the site. Access would likely need to be provided through S14A to the south. S14A has planning permission for the development of 37 affordable dwellings. The site is potentially suitable	Available	Confirmed availability in February 2025	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	12	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							for development, subject to suitable access and consideration of other identified constraints.							
S22B	Land adjacent Griffin Court / Playing Field	Stow-on-the-Wold	5.44	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the east of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed as having 'Medium-High' landscape sensitivity. It is located on a hill that slopes down towards the east. Development of the site may result in loss of best and most versatile agricultural land.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							There is no existing access to the site. Access would likely need to be provided through S14A to the southwest. S14A has planning permission for the development of 37 affordable dwellings. The site is unsuitable for development due to landscape sensitivity.							
S49	Land north of Griffin Close	Stow-on-the-Wold	2.52	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the east of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed as having 'High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access to the site. Access would likely need to be provided through	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							adjacent sites to the east. The site is unsuitable for development due to high landscape sensitivity.							
S50	Land north-east of Griffin Close	Stow-on-the-Wold	2.41	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the east of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed as having 'High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access to the site. Access would likely need to be provided through adjacent sites to the south. The site is unsuitable for	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development due to high landscape sensitivity.							
S51	Land north of Stow and west of Fosse Way	Stow-on-the-Wold	1.52	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the north of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. There is a small existing agricultural access to the site from the east. The access is likely	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							suitable for intensification subject to upgrades. The site is unsuitable due to landscape sensitivity.							
S52	Land north of Well Lane	Stow-on-the-Wold	1.12	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (83%) The site is a greenfield site to the north of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed as having 'High' Landscape sensitivity. It is visible in long distance views. It also lies within the Conservation Area, and any heritage impacts would need to be mitigated. Development	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							of the site may result in loss of best and most versatile agricultural land. There is no existing vehicular access onto the site, though this could likely be provided from the southeastern boundary. The site is unsuitable for development due to high landscape sensitivity.							
S54B	Land further south of Stow and west of Fosse Way	Stow-on-the-Wold	0.68	–	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is a greenfield site to the west of Maugersbury. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed as having 'High' Landscape sensitivity. It is visible in long distance views. Development of the site may result in loss of best and most versatile agricultural land. There is no existing vehicular access onto the site. Access would likely need to be provided from	Available	Site is submitted by the landowner through recent Call for Sites (2022) and actively promoted for development (S54)	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							S67. The site is unsuitable for development due to high landscape sensitivity.							
S55B	Land adjoining Tall Trees, Oddington Road	Stow-on-the-Wold	0.57	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is a brownfield site to the east of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed as having 'Medium-Low' Landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. The site is adjacent to the Conservation Area and any heritage impacts would need to be mitigated. There is existing vehicular access onto the site from the north which is likely suitable for intensification. The site is potentially suitable for development, subject to	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							consideration of impacts on the National Landscape and other identified constraints.							
S57	Land adjacent to Stow Vets, Maugersbury Road	Stow-on-the-Wold	1.44	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is a greenfield site to the southeast of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed as having 'High' Landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. The site is in a prominent location within the Conservation Area and any heritage impacts would need to be mitigated. There is no existing vehicular access onto the site. Creation of access may be complicated by	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							the stone wall along the northeastern boundary. The site is unsuitable for development due to high landscape sensitivity.							
S60	Stow Fair Site	Stow-on-the-Wold	6.42	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is a greenfield site to the southeast of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. The site forms an important green wedge preventing the coalescence between Stow-on-the-Wold and	Potentially available	Site is submitted by the landowner through Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Maugersbury. The site is adjacent to the Conservation Area, and any heritage impacts would need to be mitigated. A planning application for erection of a primary health centre and 5 residential units (ref: 15/01809/FUL) was refused due to harmful impacts on the Conservation Area and National Landscape. There is an existing agricultural access onto the site from the south. Further investigation is required to determine whether this is suitable for intensification subject to upgrades. The site is unsuitable for development due to landscape sensitivity and harmful impacts on the Conservation Area.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
S61A	Land east of Roman Road	Stow-on-the-Wold	9.84	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Conservation Area (3.88%) - Deciduous woodland (8%) The site is a greenfield site to the north of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Principal and Non-Principal Settlements to have 'Medium-High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. The site is partly within the Conservation Area, and forms part of its setting. It also forms part of the setting of a Scheduled Monument. Any heritage impacts would need to be mitigated. There are area TPOs along the western boundary and in the southwest of the site. There is no existing access onto the site, though this could potentially be created from the southern boundary.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development due to harmful impacts on the National Landscape and heritage assets.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
S61B	Land south of Broadwell to Stow Road	Stow-on-the-Wold	3.51	Greenfield	See S61A	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the north of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Principal and Non-Principal Settlements to have 'Medium-High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. The site forms part of the rural setting of the Conservation Area as well as a Scheduled Monument. Any heritage impacts would need to be mitigated. There is no existing access onto the site, though this could potentially be created from the north or from the adjacent site S61A. The site is unsuitable for development due to harmful impacts on the National Landscape and heritage assets.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
S64	Car Park, Maugersbury Road	Stow-on-the-Wold	0.37	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is a brownfield site consisting of a car park in the east of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape and within the Conservation Area. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. Much of the site is covered by area TPOs. There is existing access to the site from the northeast which is likely suitable for intensification. The site is potentially suitable for development subject to consideration of impacts on National Landscape and Conservation Area, as well as other identified constraints.	Unavailable	Confirmed unavailable June 2026. This is a Cotswold District Council owned car park, which is required in the Council's Parking Strategy to remain in its current form.	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be viability issues with providing a suitable alternative car park.	Not Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
S65A	Land between Tewkesbury Road and Evesham Road	Stow-on-the-Wold	1.53	Mix		Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the northwest of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. There are a number of TPOs on the site. An application for the extension of a Retirement Community (ref: 24/00342/FUL) was withdrawn. There is existing access to the site from the northeast which is likely suitable for intensification. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2021) and actively promoted for development (S65)	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
S65B	Land between Tewkesbury Road and Evesham Road	Stow-on-the-Wold	1.76	Greenfield		Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the northwest of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. There are a number of TPOs along the site boundaries. There is an existing agricultural access onto the site from the east which is likely suitable for intensification subject to some upgrades. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2021) and actively promoted for development (S65)	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

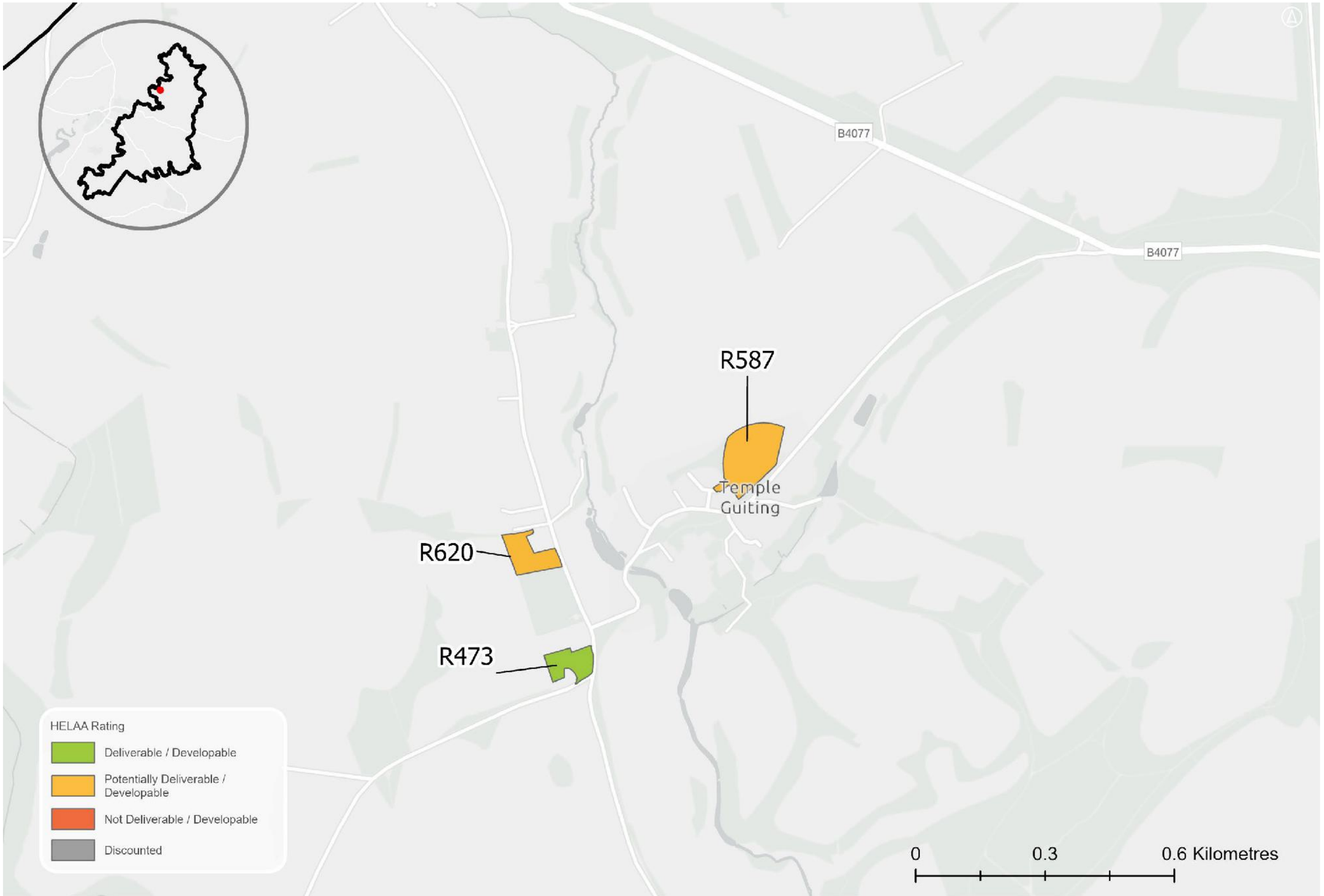
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
S66	Pipers Hill	Stow-on-the-Wold	7.00	Mix	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Airfield Safeguard Area - Oxford Kidlington (86%) The site is a greenfield site to the north of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed as having 'High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. A planning application for conversion of the existing barn to a single residential unit (ref: 25/00941/FUL) was refused on the grounds that it would be harmful to the National Landscape. There is an existing private access onto the site from the east. Further investigation is required to determine whether this access is suitable for intensification. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
S67	Land south of Stow and west of Fosse Way	Stow-on-the-Wold	22.42	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (40%) - Deciduous woodland (4%) The site is a greenfield site to the south of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. The site sits at the top of a hill within the National Landscape and is highly exposed to views from the south from a Public Right of Way and from the surrounding countryside. It is assessed as having 'High' landscape sensitivity. The site is adjacent to the Conservation Area and forms part of its rural setting. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There are a number of TPOs across the site. There is a small existing agricultural access onto the site from the northwest. Further investigation is required to determine whether this access is suitable for intensification.	Available	Formerly S54. Availability confirmed in 2024.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development due to landscape sensitivity.							
S68	The Hollies, Lower Swell Road, Stow-on-the-Wold, GL54 1LD	Stow-on-the-Wold	2.01		Housing	Potentially suitable	Site is wholly within / contains: -Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site falls within the setting of the conservation area, and there	Available	Pre-application submitted in May 2026	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	25	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							is a TPO area adjacent to the site access on the north of the site. The site is potentially suitable subject to mitigation of impact on National Landscape and consideration of other identified constraints.							

Temple Guiting



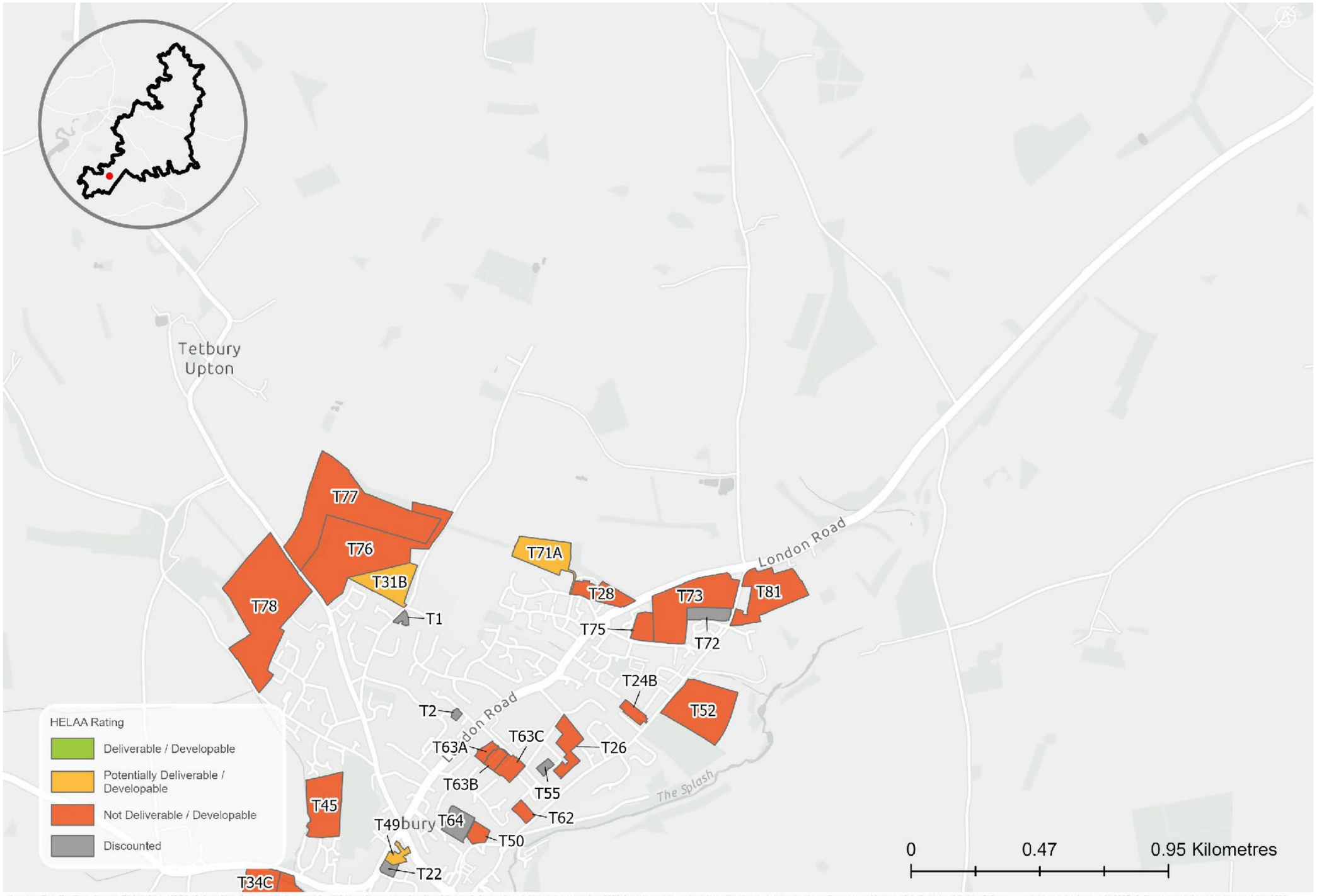
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R473	New Barn Farm	Temple Guiting	1.13	Greenfield	Housing	Suitable	The site has planning permission (25/01431/FUL) for the Conversion of a traditional barn to residential use and the erection of five new-build residential dwellings, the provision of landscaping, demolition of six existing agricultural barns and associated works.	Available	The site has planning permission (25/01431/FUL) for the Conversion of a traditional barn to residential use and the erection of five new-build residential dwellings, the provision of landscaping, demolition of six existing agricultural barns and associated works. It is not yet fully built out. The site is considered deliverable within 0-5 years.	Achievable	The site has planning permission (25/01431/FUL) for the Conversion of a traditional barn to residential use and the erection of five new-build residential dwellings, the provision of landscaping, demolition of six existing agricultural barns and associated works. It is not yet fully built out. The site is considered deliverable within 0-5 years.	Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R587	Land north of The Sherry	Temple Guiting	1.72	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land Site is partially within / contains: • Areas susceptible to Groundwater Flooding – Superficial Deposits Flooding (85% overlap) The site comprises greenfield land adjacent to the settlement of Temple Guiting. It lies within a sensitive location in the Cotswolds National Landscape and is adjacent to the Temple Guiting Conservation Area. Part of the site is currently in use as a playing field. Existing site boundaries are defined by hedgerows, which contribute to local character and may require ecological mitigation or partial removal to facilitate access, subject to further highways assessment. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	10	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R620	Land adjacent to Colman Cottages	Temple Guiting	0.78	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area – Little Rissington • Areas susceptible to Groundwater Flooding – Clearwater and Superficial Deposits Flooding The site comprises greenfield agricultural land located to the north of Temple Guiting, adjacent to the Temple Guiting Conservation Area. It lies within a sensitive rural location in the Cotswolds National Landscape. Access to the site is likely to be constrained, with potential reliance on routes via The Sherry that may require significant upgrading to support residential development. The site is also adjacent to trees protected by Tree Preservation Orders. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and the mitigation of identified technical and access constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that impact achievability include potential relocation of power lines.	Potentially Deliverable / Developable	15	

Tetbury A



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T24B	Former Matbro Site / land south-east of SIAC	Tetbury	0.41	Brownfield	Housing / employment	Unsuitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater) This is a existing employment site protected in the emerging local plan and therefore the site is unsuitable for residential development.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
T26	Gardens at Northleaze / Northfield Road	Tetbury	1.18	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater Flooding Site is partly within / contains: - Grade 2 Agricultural Land (8.4%) - No main habitat but additional habitats present (21%) The site comprises a partly greenfield site in the east of Tetbury. It lies in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. A number of TPOs cover part of the site. The northern part of the site has been granted planning permission in principle (ref: 26/01205/PLP). There is existing access onto the northern part of the site. Further investigation is required to determine whether this is suitable for intensification. The site is potentially suitable for	Unavailable	Former Urban Capacity Study site. Site in multiple ownership. Unable to confirm site availability	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be viability issues with combining individual back gardens.	Not Deliverable / Developable	32	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development subject to suitable access and consideration of the identified constraints.							
T28	Highfield Farmhouse	Tetbury	1.24	Brownfield / Greenfield	Housing	Unsuitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater) Site is partially within / contains: - Listed Building Grade 2 (Highfield Farmhouse) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. The western part of the site already has residential development. The central area contains a Listed Building. Eastern part is in the setting of the Listed Building and its approach from the London Road (A433) and would be unsuitable for further development.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T31B	West of Blind Lane	Tetbury	2.01	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is existing access to the site from Lowfield Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. There are several TPOs on the site boundary. There are potential transport issues to be investigated further. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	70	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T45	Land west of Tetbury (recreation ground), Sherwood Road	Tetbury	2.77	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater and Superficial deposits flooding) Site is partly within / contains: -Flood Zone 3 (2.11%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is existing access to the site from Sherwood Road. Investigation may be required to determine whether the access is suitable for residential intensification. The development may lead to the loss of best and most versatile agricultural land. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T49	Large garden adjacent to fire station, New Church Street	Tetbury	0.38	Brownfield	Housing / employment	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Listed Buildings The site comprises a brownfield site in Tetbury comprising a couple dwellings and a large garden. It lies in a sensitive location within the Cotswolds National Landscape and within the Tetbury Conservation Area. The site is also within the setting of a number of listed buildings, including a Grade I Listed Building. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is a TPO on the west of the site. There is an existing narrow access onto the site from the west. Further investigation is required to determine whether this is suitable for intensification. The site is potentially suitable for development subject to suitable access and consideration of the identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	16	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T50	Large garden at Chipping Croft	Tetbury	0.45	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater Flooding Site is partly within / contains: - Grade 2 Listed Buildings The site comprises a brownfield site in Tetbury comprising a couple dwellings and back gardens. It lies in a sensitive location within the Cotswolds National Landscape and within the Tetbury Conservation Area. The site contains 2 Listed Buildings, and is within the setting of others. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access onto the site. It may be difficult to create access without significant harm to the Conservation Area due to the presence of a stone wall along Chipping St. Further investigation is required to determine whether a suitable access could be provided. The site is potentially suitable for development subject to suitable access and consideration of the identified constraints.	Unavailable	Confirmed as unavailable by landowner in 2013. Availability not confirmed since.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	19	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T52	Land east of Cirencester Road	Tetbury	4.00	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater) Site is partly within / contains: -ALC Grade 2 (53.67%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is existing access to the site from Cirencester Road. Investigation may be required to determine whether the access is suitable for residential intensification. The development may lead to the loss of best and most versatile agricultural land. The site is unsuitable due to landscape sensitivity.	Potentially available	Site is submitted by the landowner through Call for Sites 2009. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
T62	Land adjacent to 28 Cirencester Road	Tetbury	0.35	Greenfield/ Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Conservation area - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) This site is unsuitable due to the site being within a conservation area, within the Cotswolds National Landscape, and has multiple TPOs. Although, the landscape sensitivity has not yet been assessed.	Unavailable	Former Urban Capacity Study site. Unable to confirm availability.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T63A	Priory Industrial Estate	Tetbury	0.31	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater) This is a existing employment site protected in the emerging local plan which is in active use. The site is unsuitable for residential development.	Unavailable	Established employment site in active use. Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
T63B	Priory Industrial Estate	Tetbury	0.39	Brownfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater) This is a existing employment site protected in the emerging local plan which is in active use. The site is unsuitable for residential development.	Unavailable	Established employment site in active use. Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
T63C	Priory Industrial Estate	Tetbury	0.65	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater) This is a existing employment site protected in the emerging local plan which is in active use. The site also have multiple TPOs. Therefore, the site is unsuitable for residential development.	Unavailable	Established employment site in active use. Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T71A	Land north-west of Highfield Cottage	Tetbury	2.15	Mix	Housing	Potentially suitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Superficial deposits flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is existing access to the site from Bath Road. Investigation may be required to determine whether the access is suitable for residential intensification. The development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	30	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T73	Pike Field	Tetbury	4.55	Greenfield	Employment	Potentially suitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Kemble Site is partially within / contains: - Areas susceptible to groundwater flooding - Flood Type (Clearwater) 31% - Areas susceptible to groundwater flooding - Flood Type (Superficial deposits flooding) 69% The site is a in a sensitive location within the Cotswolds National Landscape. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is existing access to the site from Quercus Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. There are also multiple TPOs on the site. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Unavailable	Recently developed as sports field	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	159	22745.969
T75	Timberpride, Quercus Road	Tetbury	0.74	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Superficial deposits flooding) This is a existing employment site protected in the emerging local plan which is in active use. The site	Potentially available	Site is submitted by the landowner through Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

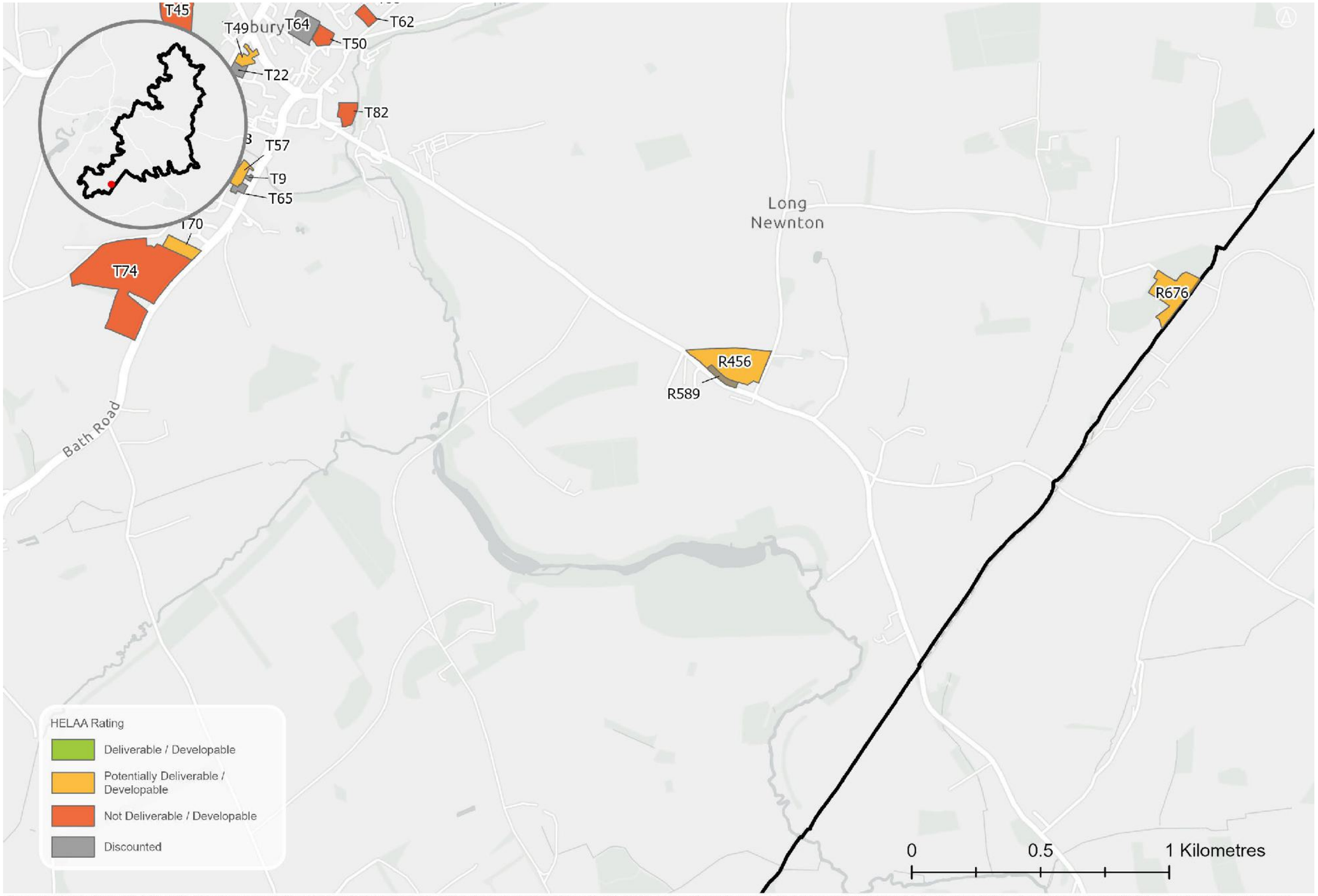
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							is unsuitable for residential development.							
T76	Land north-east of Hampton Street (adjacent settlement edge)	Tetbury	7.91	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater and Superficial deposits flooding) Site is partially within / contains: - Grade 3 Agricultural Land (1.76%) - Areas susceptible to groundwater flooding - Flood Type (Clearwater) 95% - Areas susceptible to groundwater flooding - Flood Type (Superficial deposits flooding) 5% The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is no existing access to the site from B4014. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							versatile agricultural land. There are multiple TPOs within the site, which may reduce the developable area. The site is unsuitable due to landscape sensitivity.							
T77	Land north-east of Hampton Street (north of settlement edge)	Tetbury	8.53	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Kemble Site is partially within / contains: - Areas susceptible to groundwater flooding - Flood Type (Clearwater) 99% - Areas susceptible to groundwater flooding - Flood Type (Superficial deposits flooding) 1% - Grade 3 Agricultural Land (1.76%) The site is unsuitable due to the site being within the Cotswold National Landscape and having a High landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T78	Land south-west of B4014 and north of Hampton Street Industrial Estate	Tetbury	9.20	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Airfield Safeguard Area - Kemble Site is partially within / contains: - Areas susceptible to groundwater flooding - Flood Type (Clearwater) 90% - Areas susceptible to groundwater flooding - Flood Type (Superficial deposits flooding) 10% - ALC Grade 2 (82.19%) - Grade 3 Agricultural Land (17.81%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is no existing access to the site from Chavenage Lane and the B4014. Investigation may be required to determine whether the access is suitable for residential intensification. The development may lead to the loss of best and most versatile agricultural land. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T81	Land east of Ilsom Cottage	Tetbury Upton	3.25	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater) Site is partly within / contains: - Deciduous woodland (7%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is existing access to the site from London Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Tetbury B



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R456	Field at Church Farm	Long Newnton	3.19	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Kemble The site comprises a flat greenfield site adjacent to Long Newnton. It lies within a sensitive location in the Cotswolds National Landscape. It is adjacent to the Long Newnton Conservation Area and any heritage impacts would need to be mitigated. A Public Right of Way runs along the northern boundary of the site. The site is accessed by a small agricultural access from the northeast. This is likely suitable for residential intensification. The site is prominent in approaches along the B4014. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	87	
R676	Boldridge Brake	Long Newnton	1.96	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Kemble The site comprises a brownfield site to the east of Long Newnton. The site is adjacent to a large solar farm. A Public Right of Way runs along the eastern boundary of the site. The site is accessed from an access road to the northwest. Further investigation is required to determine whether this is suitable for residential intensification. The site is not near any settlement and is not in a sustainable location for residential development. The site is potentially suitable for development, subject to suitable	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	53	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access and consideration of other identified constraints.							
T34	Land at Cutwell Farm (Site A)	Tetbury	4.55	Greenfield/ Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) Site is partly within / contains: - Flood Zone 2 (1.76%) - Flood Zone 3 (18.13%) - Conservation area (52.35%) - Local green space (Tetbury) (26%) The site is within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site contains large areas of Flood Zone 3. The site also contains a Conservation Area and any heritage impacts would need to be mitigated. The site is unsuitable due to landscape sensitivity.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T34C	Land adjacent Cutwell Farm (Site B)	Tetbury	1.62	–	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) The site is within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. It is not within or adjacent to Tetbury's Development Boundary. The site is also adjacent to Tetbury's Conservation Area and development would have a high impact on the Cotswolds National Landscape and the setting of Tetbury. The site is unsuitable due to landscape sensitivity.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
T34D	Land at Cutwell Farm (Site C)	Tetbury	6.74	Greenfield/ Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) Site is partly within / contains: - Conservation area (2.28%) The site is within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is in a raised location, partially within the Conservation Area, with high visual intrusion into the Cotswolds National Landscape and Tetbury's setting. High risk to ground water contamination. There is also no direct access to the site.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

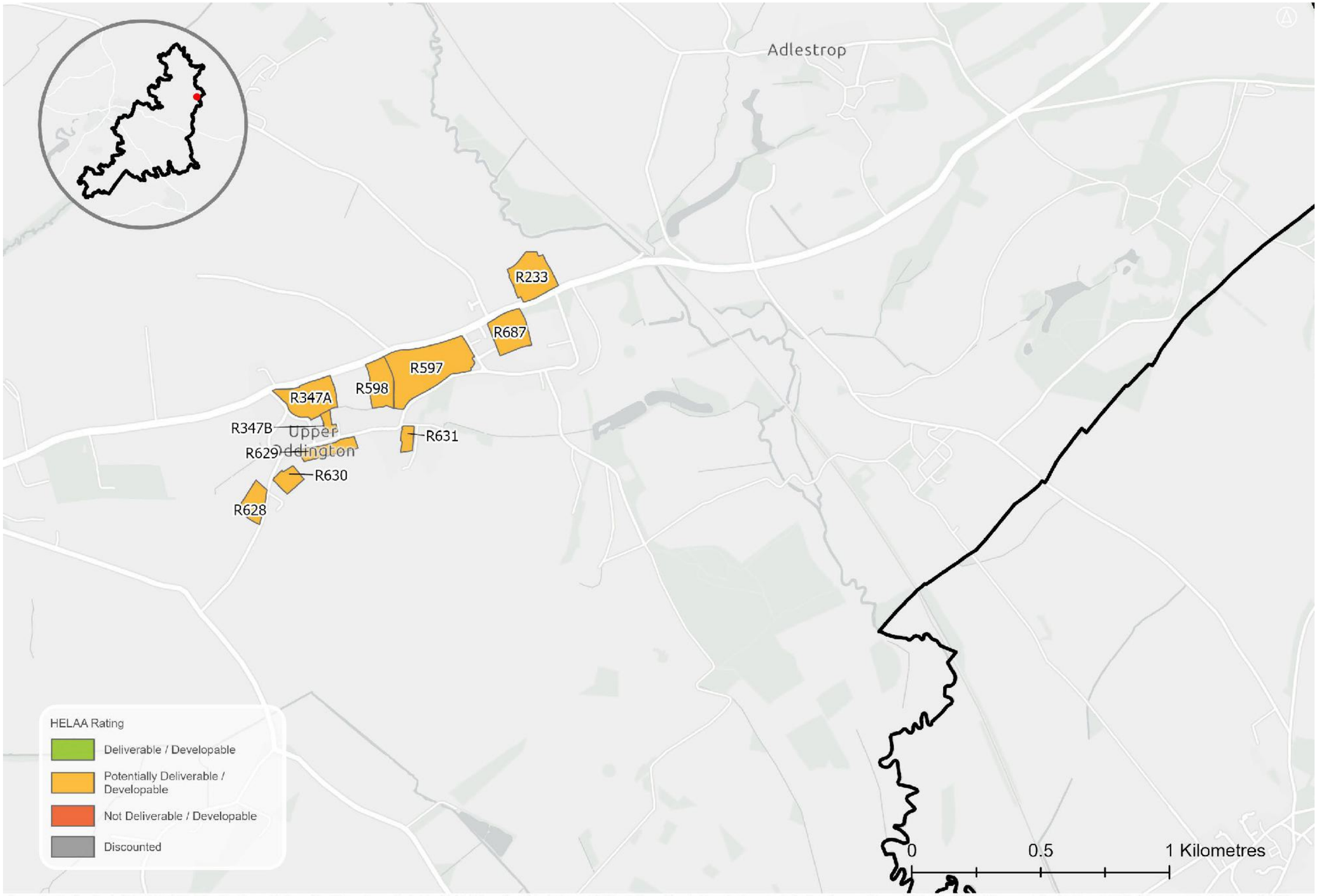
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable due to landscape sensitivity.							
T57	The Old Quarries, The Berrells – large garden	Tetbury	0.40		Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape The site is a partly brownfield site located in the south of Tetbury. The site is in a sensitive location within the Cotswolds National Landscape. It is also adjacent to the Conservation Area and forms part of its setting. Any heritage impacts would need to be mitigated. The site is heavily vegetated and development would require the removal of trees. There is existing access to the site from a private road from the east. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development subject to suitable access, and consideration of other identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	12	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T70	Land at Bath Road	Tetbury	0.66	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater and Superficial deposits flooding) The site is a in a sensitive location within the Cotswolds National Landscape. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is existing access to the site from Bath Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. There is a live application on the site (ref: 25/02572/FUL) for erection of 8 dwellings. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	10	
T74	Land off Long Furlong Lane	Tetbury	8.77	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater and Superficial deposits flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is existing access to the site from Bath Road and Longfurlong Lane. Investigation may be required to	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. There is a PRoW cutting through the centre of the site, which may reduce the developable area. The site is unsuitable due to landscape sensitivity.							
T80	Land at Cutwell Barn	Tetbury Upton	1.72	Mix	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater and Superficial deposits flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is no existing access to the site. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. There is a PRoW cutting through the centre of the site, which may reduce the developable area.	Available	Confirmed as available in 2024.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable due to landscape sensitivity.							
T82	Bamford House, 14 Silver Street	Tetbury	0.54	Mix	Housing / employment	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Conservation area - Areas susceptible to groundwater flooding - Flood Type (Clearwater) Site is partially within / contains: - Flood Zone 2 (4.92%) - Flood Zone 3 (12.81%) - Deciduous woodland (39%) This site is unsuitable due to the site being within a conservation area, within the Cotswolds National Landscape and is partially in flood zones 2 and 3. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

Upper Oddington



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R233	Land near Gable Ends and Pumping Station	Lower Oddington	2.42	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area Site is partly within / contains: • Flood Zone 2 (8.88%) • Flood Zone 3 (1.18%) The site comprises greenfield to the north of Lower Oddington. It lies within a sensitive location in the Moreton-in-Marsh Surrounds Special Landscape Area. The site is adjacent to the Oddington Conservation Area. Any heritage impacts would need to be mitigated. Part of the site lies in Flood Zone 2 and Flood Zone 3, and some flood mitigation measures would be required. The site is currently accessed from a small agricultural track from the southeast. This is likely suitable for residential intensification but further investigation	Potentially available	Site is submitted by landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	59	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							may be required. The site is potentially suitable for development, subject to landscape sensitivity assessment, suitable access provision, and consideration of other identified constraints.							
R347A	Land north Embrook Oddington	Oddington	2.49	Greenfield		Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Areas for Little Rissington and Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% Overlap) The site comprises greenfield adjacent to the settlement of Oddington. It lies within a sensitive location in	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	24	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							the Cotswolds National Landscape. There are multiple possible access points to the site. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and consultation with the civil aviation authority.							
R347B	Land north Embrook Oddington	Oddington	0.33	Greenfield		Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Areas for Little Rissington and Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% Overlap) The site comprises greenfield adjacent to the settlement of Oddington. It lies within a sensitive location in the Cotswolds National Landscape. Access to the site is via a narrow residential lane. The site is also within an airfield safeguard area. The site is potentially suitable for	Potentially available	Site is submitted through Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	9	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and consultation with the civil aviation authority.							
R597	Fotherop	Oddington	5.26	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Areas for Little Rissington and Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% Overlap) The site comprises greenfield adjacent to the settlement of Oddington. It lies within a sensitive location in the Cotswolds National Landscape and adjacent to the Moreton-in-Marsh Surrounds Special Landscape Area. The site is also within an airfield safeguard area. Access to the site from the A436 could be created, but would	Potentially available	Site is submitted by the landowner through the Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	30	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							require removal of some trees. Access could also be provided via the road on its southern boundary. The site is partially developed and appears to contain a large house and outbuildings, a pool and a tennis court. Discussion with this landowner would be required. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and consultation with the civil aviation authority.							
R598	Other Field	Oddington	1.63	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Areas for Little Rissington and Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% Overlap) Site is partially within: - Conservation Area (1.23%) The site comprises	Potentially available	Site is submitted by the landowner through the Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	44	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							greenfield adjacent to the settlement of Oddington. It lies within a sensitive location in the Cotswolds National Landscape. The site is also within an airfield safeguard area. Access to the site from the A436 could be created, but would require removal of some trees. Access could also be provided through the development of the adjacent site. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and consultation with the civil aviation authority.							
R628	Land to the south-west of Fox Furlong	Oddington	1.10	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Areas for Little Rissington and Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% Overlap) The site comprises greenfield adjacent to	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	30	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							the settlement of Oddington. It lies within a sensitive location in the Cotswolds National Landscape. Access to the site could be created from the road adjoining its North-West corner. The site is also within an airfield safeguard area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and consultation with the civil aviation authority.							
R629	Field parcel to the south-west of Banks Farm	Oddington	1.00	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Areas for Little Rissington and Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% Overlap) The site comprises greenfield adjacent to the settlement of Oddington. It lies within a sensitive location in the Cotswolds National Landscape, and may constitute an	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	25	

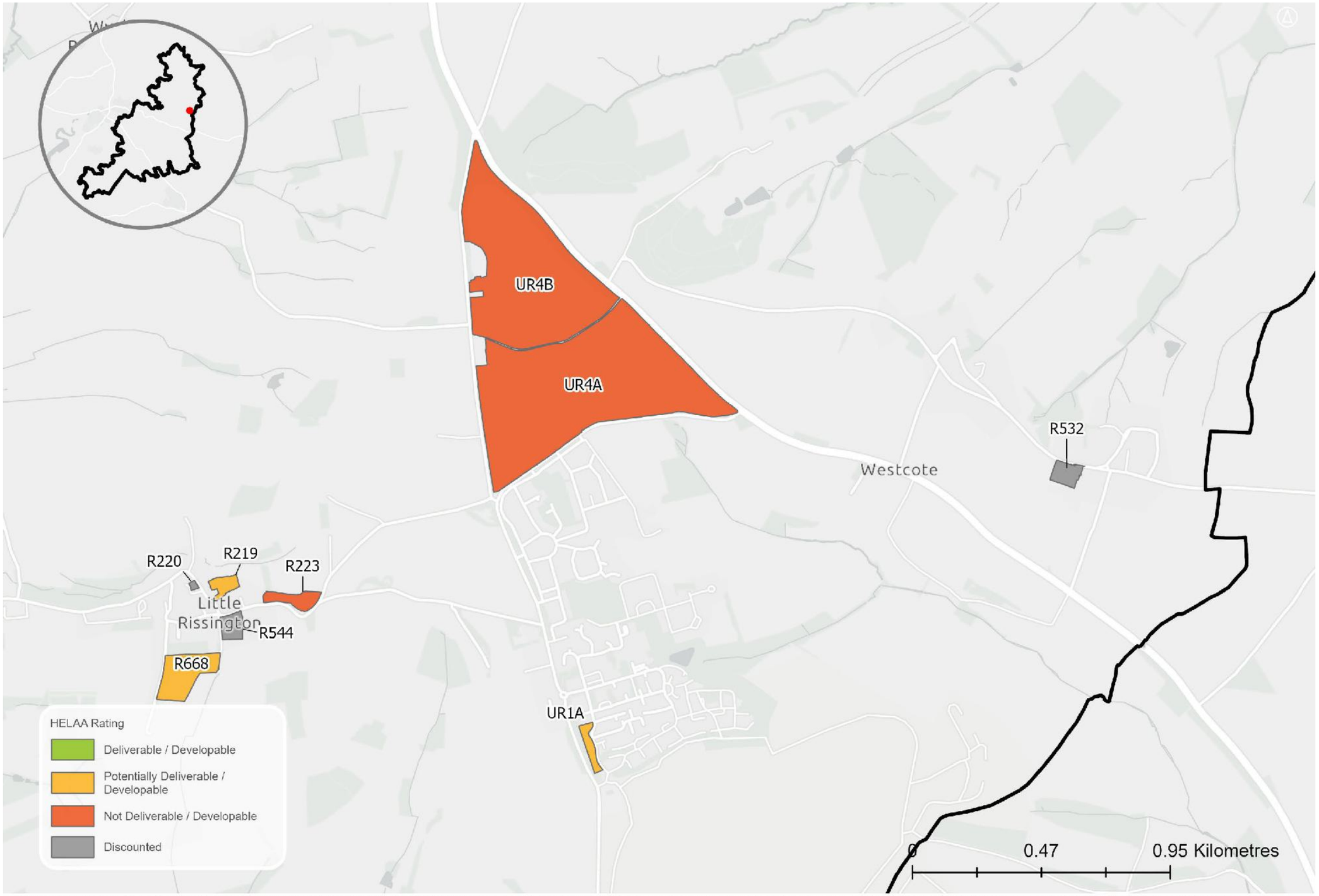
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							incongruous pattern of development for the village of Oddington. Access to the site could be created from the road adjacent to its Northern boundary. The site is also within an airfield safeguard area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and consultation with the civil aviation authority.							
R630	Field parcel north east of New Braecroft	Oddington	0.70	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Areas for Little Rissington and Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% Overlap) The site comprises greenfield adjacent to the settlement of Oddington. It lies within a sensitive location in the Cotswolds National Landscape. Access to the site could be created from the road adjoining	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	17	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							its North-West corner. The site is also within an airfield safeguard area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and consultation with the civil aviation authority.							
R631	Land to the East of Banks Farm	Oddington	0.46	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Areas for Little Rissington and Oxford Kidlington - Oddington Conservation Area - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% Overlap) The site comprises greenfield adjacent to the settlement of Oddington. It lies within a sensitive location in the Cotswolds National Landscape and the Oddington Conservation Area. The Oddington Conservation Area Character Map identifies Banks Farm as an area	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	13	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							of landscape value, forming part of the approach to the chapel house. The site is also within an airfield safeguard area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and Oddington Conservation Area and consultation with the civil aviation authority.							
R687	The Jockey Field, south of the A436	Oddington	1.99	Greenfield		Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Areas for Little Rissington and Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Flood Type - Superficial Deposits Flooding (100% Overlap) The site comprises greenfield adjacent to the settlement of Lower Oddington. It lies within a sensitive location in the Cotswolds National Landscape and adjacent to the Moreton-in-Marsh Surrounds Special Landscape Area.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	54	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Access to the site from the A436 could be created, but would require removal of some trees. The site is also within an airfield safeguard area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and consultation with the civil aviation authority.							

Upper Rissington / Little Rissington



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000816979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R219	Land at the Dairy Farm Yard	Upper Rissington	0.60	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Conservation Area (4.37%) The site is a brownfield site in the northeast of Little Rissington. The site is in a sensitive location within the Cotswolds National Landscape. It is also partly within the Conservation Area, and is part of the setting of the Conservation Area. Any heritage impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. The site was granted permission in principle for the re-development of the site to provide up to 5 dwellings (ref: 24/01694/PLP) The site is potentially suitable for development, subject to consideration of the identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R223	Land to the east of Little Rissington	Upper Rissington	0.93	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the east of Little Rissington. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in the loss of best and most versatile agricultural land. The site is on a hill sloping up to the east, making it unsuitable for residential development, and prominent in the National Landscape. There is no existing access onto the site, and it may be difficult to provide a suitable access given the topography of the site and adjacent road. The site is unsuitable for development due to topography and prominence in National Landscape.	Potentially available	Site is submitted by landowner through Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R668	Land South of allotments (Lane's Yard and land)	Little Rissington	2.60	Greenfield	Housing / employment	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield site adjacent to Little Rissington. It lies within a sensitive location in the Cotswolds National Landscape. Public Rights of Way run along the eastern and western boundaries of the site. The site is accessed by a small agricultural access from the northeast. Further investigation is required to determine whether this is suitable for residential intensification. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	71	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
UR1A	Land west of Delphin Way	Upper Rissington	0.56	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is a greenfield site to the west of Upper Rissington. The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. The site is part of a wider mixed-use scheme with extant employment permissions. There is a live planning application on the site (ref: 26/01045/FUL) for the development of 26 affordable dwellings. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2009. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	24	
UR4A	Wyck Beacon, Upper Rissington, GL54 2NE	Upper Rissington	31.12	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - OXFORD KIDLINGTON (100% Overlap) - Airfield Safeguard Area - LITTLE RISSINGTON (100% Overlap) Site is partially within / contains: - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding (3% Overlap) The site consists of large greenfield land adjacent to Upper Rissington. The site lies in a sensitive location within the Cotswolds National Landscape. The site is assessed in the	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is also adjacent the Wyke Beacon Barrow Scheduled Monument. Further heritage assessment is required. The site is unsuitable due to landscape sensitivity.							
UR4B	Wyck Beacon, Upper Rissington, GL54 2NE	Wyck Rissington	22.43	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - OXFORD KIDLINGTON (100% Overlap) - Airfield Safeguard Area - LITTLE RISSINGTON (100% Overlap) Site is partially within / contains: - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding (40% Overlap) - Deciduous woodland (15%) The site consists of large greenfield land adjacent to Site UR4A, which will form a significant extension to Upper Rissington if developed comprehensively. The site lies in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site also contains the Wyke Beacon Barrow Scheduled Monument. Further heritage assessment is required. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Upper Slaughter



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R357	Lower Farm	Upper Slaughter	0.34	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the west of Upper Slaughter. The site is in a sensitive location within the Cotswolds National Landscape, and within the Conservation Area. The site is within the setting of a number of Listed Buildings, including a Grade II* Listed Building. Any heritage impacts should be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. The site is on a gentle hill sloping up towards the north. There is a small existing agricultural access onto the site from the southwest corner. Further investigation is required to determine whether the access is suitable for intensification. The site is unsuitable for development, due to harmful impacts on the Conservation Area and National Landscape.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R474	Allotment Site	Upper Slaughter	0.41	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site consisting of allotments to the west of Upper Slaughter. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. There is no existing vehicular access onto the site, though this could potentially be created from the road along the northern boundary. Further investigation is required to determine whether a suitable access can be created. The site is unsuitable for development as it should remain in use as allotments.	Potentially available	Site is submitted by the landowner through the Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

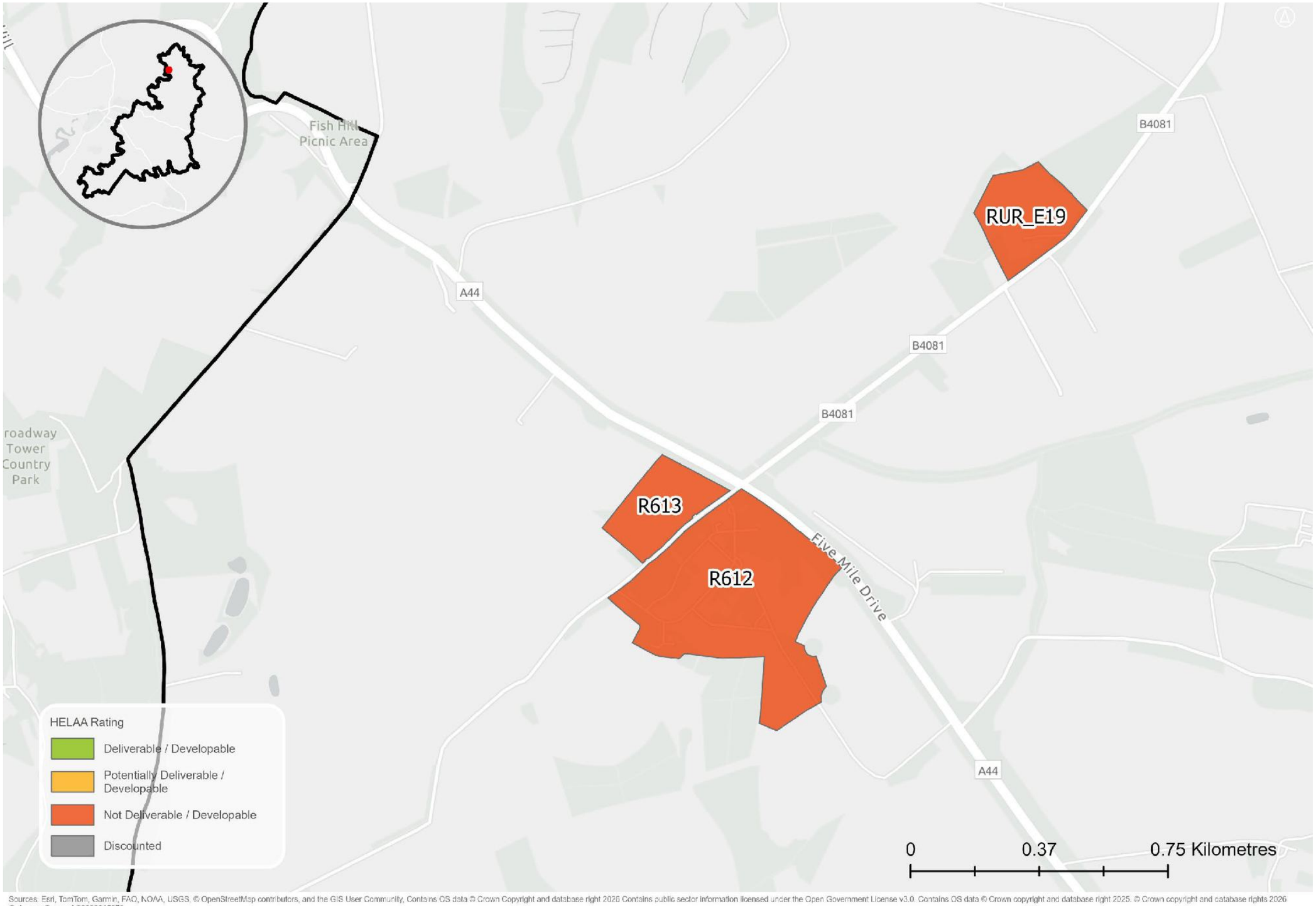
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R475	Blacksmiths Close	Upper Slaughter	0.29	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (11.21%) - Flood Zone 3 (24.23%) The site is a greenfield site to the east of Upper Slaughter. The site is in a sensitive location within the Cotswolds National Landscape and a Conservation Area. The site is also within the setting of a Scheduled Monument. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. The eastern part of the site lies in Flood Zone 2 and Flood Zone 3 and may require some flood mitigation measures. There is a small existing vehicular access onto the site from the northwest, though this may not be suitable for intensification. Further investigation is required to determine whether the access is suitable for intensification. The site is unsuitable for development due to flood risk, as well as likely harmful impacts on the National Landscape and Conservation Area.	Potentially available	Site is submitted by the landowner through the Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R476	Lower Farm Buildings	Upper Slaughter	0.34	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (4.09%) The site is a greenfield site in the north of Upper Slaughter. The site is in a sensitive location within the Cotswolds National Landscape and a Conservation Area. The site is also within the setting of some Listed Buildings. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is existing vehicular access onto the site from the south which is likely suitable for intensification. The site is unsuitable for development due to likely harmful impacts on the National Landscape and Conservation Area.	Potentially available	Site is submitted by the landowner through the Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R536	The Dingle Allotments	Upper Slaughter	0.39	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the northeast of Upper Slaughter. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. The site is within the setting of the Conservation Area, and any heritage impacts would need to be mitigated. There is a small existing agricultural access onto the site from the west. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site is submitted through the Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	12	
R671	Land Parcel Adjacent Church Furlong Copse Hill Road	Lower Slaughter	0.54	Greenfield		Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the north of Lower Slaughter. The site is in a sensitive location within the Cotswolds National Landscape. The site is adjacent to the Lower Slaughter Conservation Area and forms part of its rural setting. Any heritage impacts would need to be mitigated. The site is	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	13	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							accessed via an existing residential access road providing access to development to the south. It is likely suitable for residential intensification. The site is potentially suitable for industrial development subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							

West of Blockley

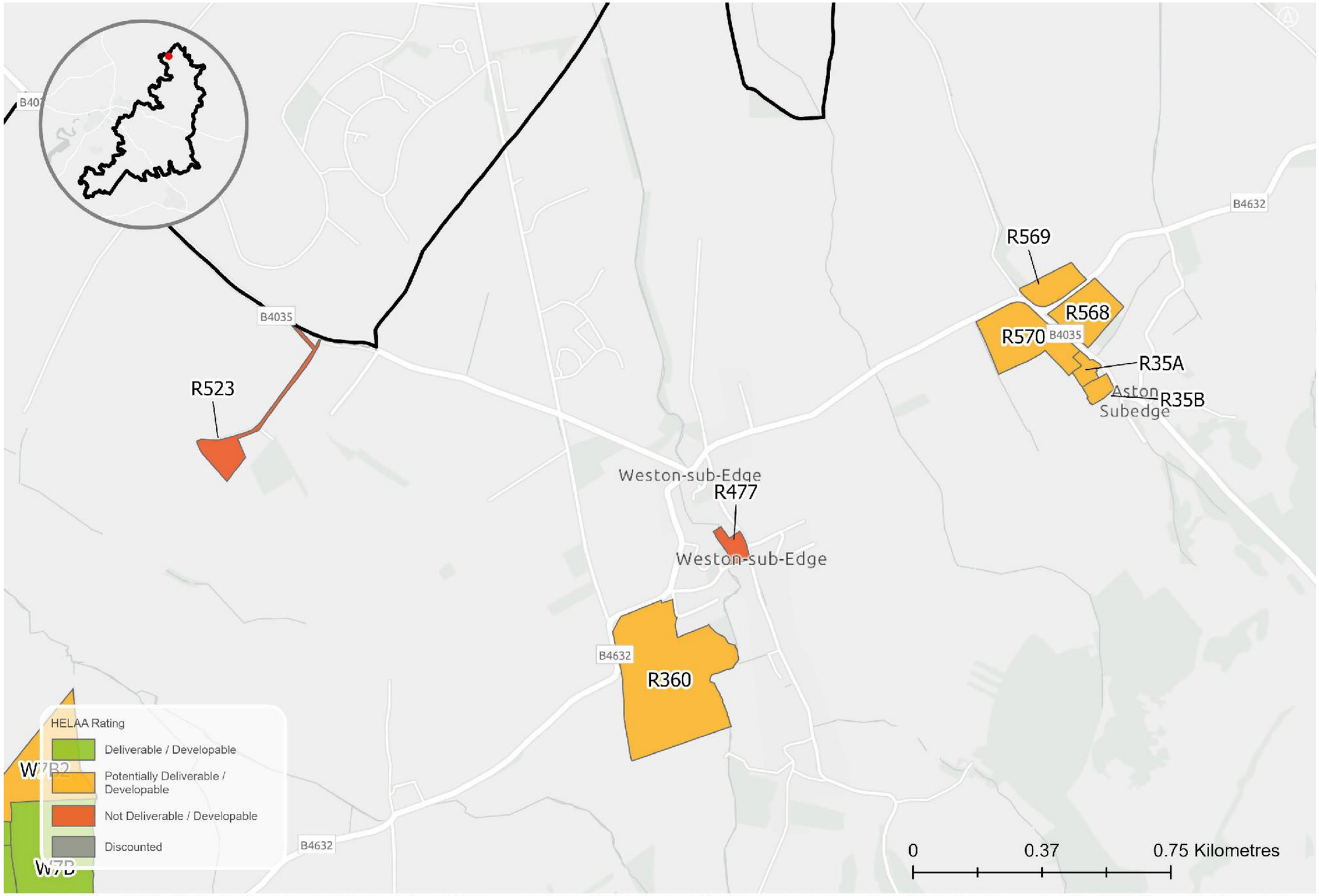


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R612	Fosseway – Old Gravel Pits	Chipping Campden	23.92	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Clearwater Flooding Site is partly within / contains: • Deciduous woodland (43%) • No main habitat but additional habitats present (6%) The site comprises a brownfield site including a number of industrial and warehousing buildings. It lies within a sensitive location in the Cotswolds National Landscape. There is existing access onto the site from the northeast. Further investigation would be required to determine whether it is suitable for intensification. The site is far from any settlement and is not in a sustainable location for development. The site is unsuitable for allocation due to unsustainable location.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. The site may require remediation, and the land could be contaminated which would result in increased costs.	Not Deliverable / Developable	0	
R613	Springhill Industrial Estate	Chipping Campden	5.45	Brownfield	Employment	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a brownfield site consisting of an industrial estate. It lies within a sensitive location in the Cotswolds National Landscape. The ground is likely to be contaminated. There is existing access onto the site from the road to the south. Further investigation would be required to determine whether it is suitable for intensification. The site is far from any settlement and is not in a	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. The site may require remediation, and the land could be contaminated which would result in increased costs.	Not Deliverable / Developable	0	27263.7005

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							sustainable location for development. The site is unsuitable for allocation due to unsustainable location.							
RURE_E19	Land at Westington Quarry	Chipping Campden	6.51	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land Site is partly within / contains: • Westington Hill North Quarry RIGS (8%) • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (45%) • Deciduous woodland (17%) The site comprises a brownfield site consisting of an industrial estate. It lies within a sensitive location in the Cotswolds National Landscape. The ground could potentially be contaminated. There is an area TPO running along the south of the site. There is existing access onto the site from the road to the south. Further investigation would be required to determine whether it is suitable for intensification. The site is far from any settlement and is not in a sustainable location for development. The site is unsuitable for allocation due to unsustainable location.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. The site may require remediation, and the land could be contaminated which would result in increased costs.	Not Deliverable / Developable	0	

Weston-sub-Edge



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R35A	Hiatts Farm (North)	Aston Subedge	0.48	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Grade 2 Listed Buildings - Conservation area (70.23%) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site from B4035. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	13	
R35B	Hiatts Farm (South)	Aston Subedge	0.46	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation area - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Grade 2 Listed Buildings The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site from B4035. Investigation may be required to determine whether the access is suitable for residential intensification.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	13	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R360	Land between Middle Farm and Ryknild Street	Weston Subedge	11.19	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land Site is partly within / contains: - Flood Zone 2 (5.48%) - Flood Zone 3 (24.36%) The site is a greenfield site to the southwest of Weston Subedge. The site is in a sensitive location within the Cotswolds National Landscape. The site is adjacent to a Scheduled Monument, and any heritage impacts would need to be mitigated. The site lies partly within Flood Zone 2 and Flood Zone 3, and some flood risk mitigation would be necessary. Development of the site may result in the loss of best and most versatile agricultural land. There is some natural screening from dense vegetation along the northern boundary. There is a small existing agricultural access onto the site from the western boundary. Further investigation is required to determine whether the access is suitable for	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	215	

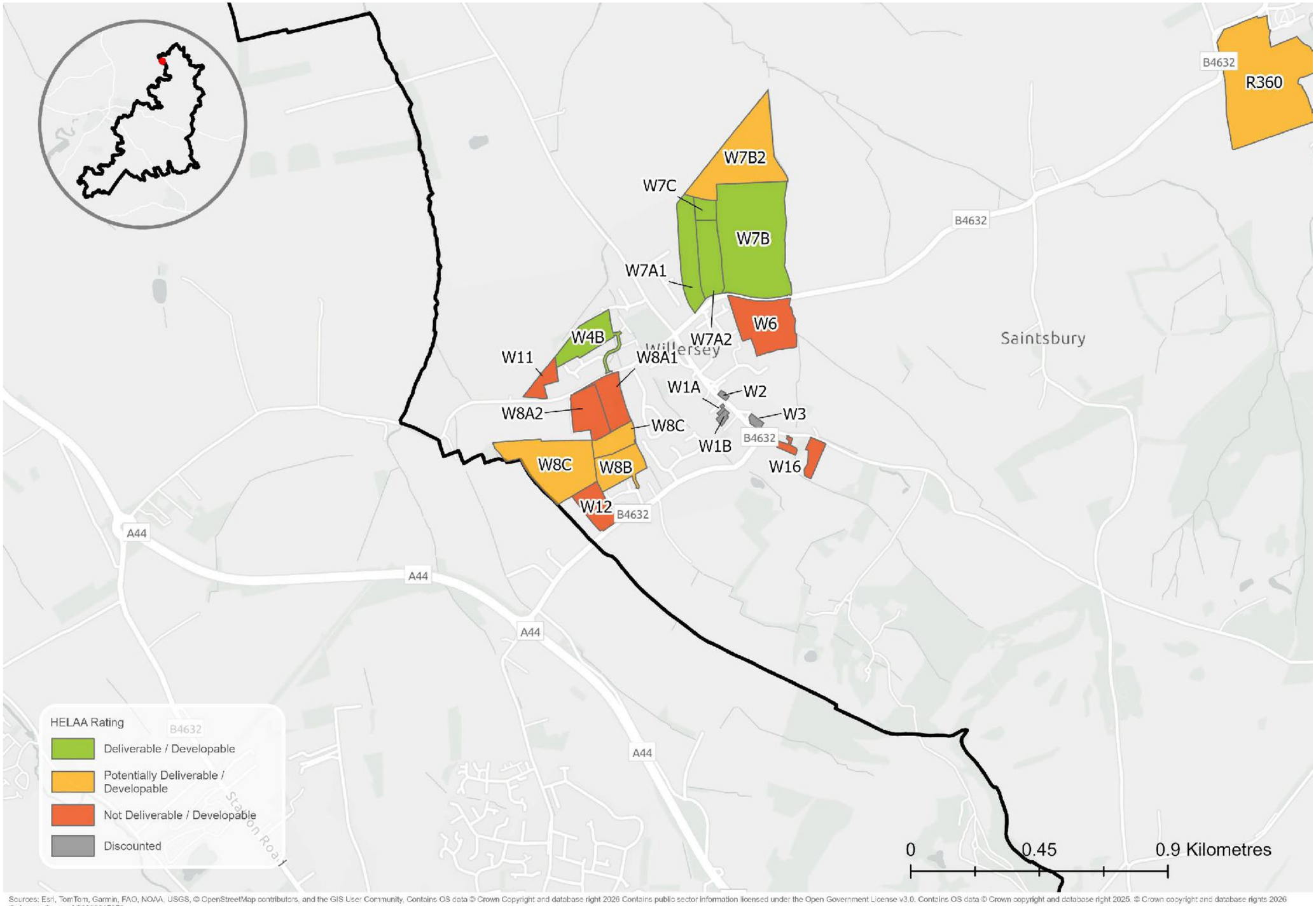
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							intensification subject to upgrades. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
R477	Land west of Dover's View	Weston Subedge	0.60	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area Site is partly within / contains: - Flood Zone 2 (0.87%) - Flood Zone 3 (6.32%) The site is a greenfield site in Weston Subedge. The site is in a sensitive location within the Cotswolds National Landscape and a Conservation Area. The site is also within the setting of some Listed Buildings. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is no existing vehicular access onto the site. Creation of access may require the demolition of part of a stone wall, which would be detrimental to the Conservation Area.	Potentially available	Site is submitted through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development due to lack of suitable access, and likely harmful impacts on the National Landscape and Conservation Area.							
R523	Pond House and Gardens, Lowerfields	Saintbury	1.50	–	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Gas Pipeline Buffer - 2 Feder Churchover / Wormington (3%) The site is a greenfield site in Weston Subedge. The site is in a sensitive location within the Cotswolds National Landscape and a Conservation Area. The site is also within the setting of some Listed Buildings. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is no existing vehicular access onto the site. Creation of access may require the demolition of part of a stone wall, which would be detrimental to the Conservation Area.	Potentially available	Site is submitted by the landowner through the Call for Sites 2016. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development due to lack of suitable access, and likely harmful impacts on the National Landscape and Conservation Area.							
R568	Field east of junction of B4632 and B4035	Weston Subedge	2.23	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the north of Aston Subedge. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. The site is within the setting of the Conservation Area and Listed Buildings. Any heritage impacts would need to be mitigated. There is a small existing agricultural access onto the site from the west. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	61	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R569	Field north of junction of B4632 and Poden Lane	Aston Subedge	1.28	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site is adjacent to the settlement and is primarily a agricultural site. There is existing access onto the site from Poden Lane. Investigation may be required to determine whether access can be created for residential development. The site is potentially suitable for development subject to suitable access and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	35	
R570	Field south of junction of B4632 and B4035	Aston Subedge	3.62	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The site is primarily in agricultural use with some residential uses. There is existing access onto the site from B4035. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	99	

Willersey



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
W4B	Land between Colin Lane and future Heritage Railway	Willersey	1.82	Greenfield	Housing	Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site comprises greenfield adjacent to the settlement of Willersey, outside the National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. The site is bordered by a heritage railway line which provides a defensible boundary to the north should the site is developed. The site is suitable for development subject to mitigation of the identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Deliverable / Developable	40	
W6	Field east of Willersey and south of B4632	Willersey	3.47	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is unsuitable due to landscape sensitivity.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
W7A1	Land north of B4632 and east of employment estate (Site A)	Willersey	2.42	Greenfield	Housing / employment	Suitable	The site has full planning permission (22/03534/FUL) for residential development and is not yet fully built out. The site is considered deliverable within 0-5 years.	Available	The site has full planning permission (22/03534/FUL) for residential development and is not yet	Achievable	The site has full planning permission (22/03534/FUL) for residential development and is not yet	Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
									fully built out. The site is considered deliverable within 0-5 years.		fully built out. The site is considered deliverable within 0-5 years.			
W7A2	Land north of B4632 and east of employment estate (Site B)	Willersey	2.00	Mix	Housing	Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site is a greenfield site to the north of Willersey. Development of the site may result in the loss of best and most versatile agricultural land. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. There is an application on this site and W7C (ref: 25/02687/FUL) for a residential development comprising 60 dwellings. The site has resolution to grant permission. The site is adjacent to an employment site, and is well screened from the south by dense vegetation along the road boundary. There is a small existing agricultural access from the south, which is likely suitable for intensification subject to upgrades. The site is suitable for development.	Available	Availability confirmed with landowner by email in 2024	Achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area. The site has resolution to grant permission.	Deliverable / Developable	49	
W7B	Land east of Willersey between B4632 and Gloucestershire Warwickshire Railway	Willersey	9.25	Greenfield	Housing / employment	Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site comprises a greenfield site to the north of Willersey. The site is adjacent	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively	Achievable	Site is a viable residential typology constituting greenfield development	Deliverable / Developable	254	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							to the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. The site has existing access from the southwest. The adjacent site has a pending application with the same access point. The site has permission for the development of 30 dwellings (ref: 25/02983/OUT). The site is suitable for development.		promoted for development		in a high price point area.			
W7B2	Land to the north of B4632	Willersey	5.51	Greenfield		Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site is a greenfield site to the north of Willersey. Development of the site may result in the loss of best and most versatile agricultural land. Developed in isolation, the site would be remote from any main settlement. There is no existing access to the site, though this could be provided through the W7A2 and W7C to the south. There is a pending application for residential development on W7A2. The site is potentially suitable for development subject to suitable access and consideration of other identified constraints.	Potentially available	Site last confirmed as available in 2020. Availability not confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	151	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
W7C	Land north of B4632 and east of employment estate (Site C)	Willersey	0.55	Greenfield	Housing	Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site is a greenfield site to the north of Willersey. Development of the site may result in the loss of best and most versatile agricultural land. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. There is an application on this site and W7A2 (ref: 25/02687/FUL) for a residential development comprising 60 dwellings. The site has resolution to grant permission. The site is adjacent to an employment site, and is well screened from the south by dense vegetation along the road boundary. There is a small existing agricultural access to W7A2, which is likely suitable for intensification subject to upgrades. The site is suitable for development.	Available	Availability confirmed with landowner by email in 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area. The site has resolution to grant permission.	Deliverable / Developable	13	
W8A1	Land to the south of Collin Lane	Willersey	1.51	Greenfield		Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land The site is a greenfield site to the west of Willersey. The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. An application for up to 71 dwellings (ref: 14/04854/OUT) was refused as it did not meet the exception for major development in the National Landscape. There is no existing access to the site, though this could likely be created from the northern boundary. The site is unsuitable due to landscape sensitivity.							
W8A2	Land to the south of Collin Lane	Willersey	1.79	Greenfield		Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land The site is a greenfield site to the west of Willersey. The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. An application for up to 71 dwellings (ref: 14/04854/OUT) was refused as it did not meet the exception for major	Available	Site last confirmed as available in 2022.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

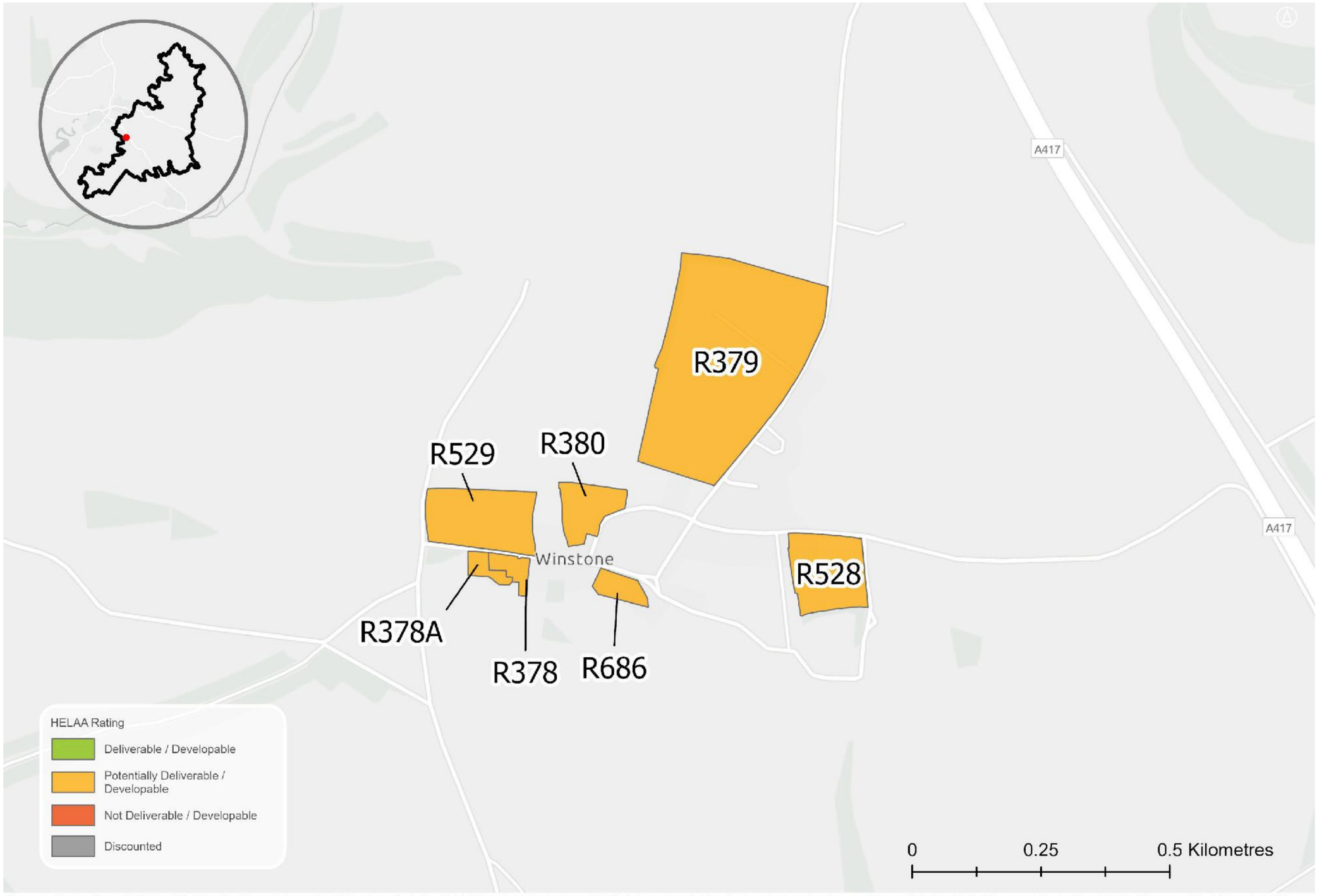
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development in the National Landscape. There is an existing agricultural access to the site from the northwest, which is likely suitable for intensification subject to some upgrades. The site is unsuitable due to landscape sensitivity.							
W8B	Land west of Field Close & north of B4632	Willersey	1.85	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land The site comprises greenfield adjacent to the settlement of Oddington. It lies within a sensitive location in the Cotswolds National Landscape. There is access to the site via a safeguarded road link to a recent development. The site has planning permission for 30 dwellings (ref: 25/02983/OUT) The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape.	Available	Site is submitted by the landowner through recent Call for Sties (2023) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	50	
W8C	Land south of Collin Lane	Willersey	4.92	–	Housing	Potentially suitable	National Landscape - High sensitivity Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land Site is partially in/contains:	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high	Potentially Deliverable / Developable	135	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							- Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (48% Overlap) The site comprises greenfield adjacent to the settlement of Oddington. It lies within a sensitive location in the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is no direct access to the site unless other parcels are developed first. The site is unsuitable due to landscape sensitivity.				price point area.			
W11	Land between substation and future railway line, Colin Lane	Willersey	0.72	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield adjacent to the settlement of Willersey, outside the National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is adjacent to a small electrical substation and crossed by existing energy infrastructure. The site does not currently have access to the road network and will need to be developed comprehensively with Site W4B.	Unavailable	Confirmed as unavailable	Potentially achievable	Site is a potentially viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include the presence of significant utilities infrastructure on-site, which will reduce the overall developable area.	Not Deliverable / Developable	17	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development subject to mitigation of the identified constraints.							
W12	North side of Broadway Road	Willersey	1.39	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Cotswolds National Landscape The site comprises greenfield adjacent to the settlement of Willersey. The site is within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. It is adjacent to a small electrical substation which would require buffering, making the developable area considerably smaller and less feasible. The site is unsuitable due to landscape sensitivity.	Potentially available	Site submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
W16	Land south of Campden Lane and east of Broadway Road	Willersey	0.77	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land Site is partly within / contains: - Conservation Area (17.01%) The site is a greenfield site to the southeast of Willersey. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. It is partly within the Conservation Area and the rest of the site forms part of the rural setting of the Conservation Area. It is also within the setting of Listed Buildings. The southeastern part of the site consists of traditional orchards. There is existing vehicular access to the western part of the site, which is likely suitable for intensification. The site is unsuitable for development due to landscape sensitivity and impact on heritage assets.	Available	Site is submitted by the landowner through recent Call for Sites (2023) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Winstone



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contains OS data © Crown Copyright and database right 2026 Contains public sector information licensed under the Open Government License v3.0. Contains OS data © Crown copyright and database right 2025. © Crown copyright and database rights 2026 Ordnance Survey AC0000815979

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R378	Land at Gaskills Farm House and Townsend Farm, Jackbarrow Road	Winstone	0.35	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Areas - KEMBLE The site consists of a mix of greenfield and brownfield land located at the edge of Winstone. The site lies in a sensitive location within the Cotswolds National Landscape and the Winstone Conservation Area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include cost associated with the potential demolition or conversion of existing structures.	Potentially Deliverable / Developable	10	
R378A	Land at Gaskills Farm House and Townsend Farm, Jackbarrow Road	Winstone	0.28	Mix	Mixed use	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Areas - KEMBLE Site is partially within / contains: - Gas Pipeline Buffer - 14 Feeder Wormington / Pucklechurch (26% Overlap) The site consists of a mix of greenfield and brownfield land located at the edge of Winstone. The site lies in a sensitive location within the Cotswolds National Landscape and the Winstone Conservation Area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include cost associated with the potential demolition or conversion of existing structures. Overall developable area may be reduced subject to further	Potentially Deliverable / Developable	8	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
											utilities investigation.			
R379	Land at Pike Road	Winstone	10.54	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater The site consists of greenfield land opposite but outside of the settlement of Winstone. The site lies in a sensitive location within the Cotswolds National Landscape. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	289	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R380	Land to the rear of Ivy Croft, Jackbarrow Road	Winstone	1.06	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area Site is partially within / contains: - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater (43% Overlap) The site consists greenfield land located in Winstone. The site lies in a sensitive location within the Cotswolds National Landscape and is adjacent to the Winstone Conservation Area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	29	
R528	Land adjacent to Manor Farm, Notch Road, GL7 7JU	Winstone	2.04	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater Site is partially within / contains: - Airfield Safeguard Area - KEMBLE (98% Overlap) - Gas Pipeline Buffer - 14 Feeder Wormington / Pucklechurch (53% Overlap) The site consists greenfield land located in Winstone. The site lies in a sensitive location within the Cotswolds National Landscape and is adjacent to the Winstone Conservation Area. The site is potentially suitable for development, subject to consideration of the significance of landscape	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	56	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							impacts on the Cotswolds National Landscape and other identified constraints.							
R529	Land opposite Townsend Yard, Jackbarrow Road, GL7 7JZ	Winstone	2.37	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area Site is partially within / contains: - Airfield Safeguard Area - KEMBLE (3% Overlap) - Gas Pipeline Buffer - 14 Feeder Wormington / Pucklechurch (53% Overlap) The site consists greenfield land located in Winstone. The site lies in a sensitive location within the Cotswolds National Landscape and is adjacent to the Winstone Conservation Area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Overall developable area may be reduced subject to further utilities investigation.	Potentially Deliverable / Developable	65	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R686	Little Field, Winstone	Winstone	0.46	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Areas - KEMBLE The site consists greenfield land located in Winstone. The site lies in a sensitive location within the Cotswolds National Landscape and is adjacent to the Winstone Conservation Area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	13	

Appendix 3: Schedule of Actions Required to Overcome Common Constraints

Constraint	Actions required to overcome constraints
Flood Zone 2 or 3a	The site will be required to undergo the Sequential Test and the Exception Test in line with paragraphs 172 to 179 of the NPPF.
Source Protection Zone	Consult with the Environment Agency to ensure that the proposed development will not cause any contamination to groundwater.
Waste water treatment facility buffer zone	The developer will need to consult the local sewerage undertaker (e.g. Thames Water, Severn Trent or Wessex Water) to establish whether the proposed development is affected by the Odour Consultation Zone of the sewage treatment facility.
Noise or odour issue	An odour or noise impact assessment may be required, which will require further investigation and could require an Odour or Noise Impact Assessment.
Potential wastewater treatment infrastructure capacity issues	Developers may be required to demonstrate that there is adequate sewerage infrastructure capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing sewerage infrastructure. Developers are advised to consult their local sewerage undertaker from the outset of their development designs.
Filled quarry or landfill buffer zone or any potential contamination issues	A 'Phase 1 Study' (desktop study and site reconnaissance) should be submitted with a planning application. Depending on the findings of the Phase 1 Study, there may be a need for a more intrusive 'Phase 2 Study'.
Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.	NPPF paragraph 187 states that Planning policies should enhance the natural environment " . . . including the economic and other benefits of the best and most versatile agricultural land . . .". Footnote 65 states "where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.". DEFRA provides information on land use classification. For some sites, detailed survey work

Constraint	Actions required to overcome constraints
	has been undertaken that marks out the exact areas of best and most versatile agricultural land. For sites in active or non-active agricultural use where a detailed survey of best and most versatile agricultural land has not been carried out, a ground survey will be required to establish whether the land is best and most versatile agricultural land.
Heritage assets and their setting including Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields, Conservation Areas and non-designated heritage assets.	Liaise with Cotswold District Council Natural, Built and Historic Environment Team and Gloucestershire County Council Heritage Gateway to determine the evidence/assessment required to inform key design principles and ensure the conservation (protection and enhancement) of affected heritage assets and their setting. There may also be a requirement to liaise with Historic England. Within Scheduled Monuments there is a presumption that development that further damages archaeological deposits would not be appropriate.
Archaeology issues	Assessment and evaluation may be required prior to the determination of any planning application (where this has not already been carried out), to include an assessment of the impact of the development on the significance of any heritage assets and their settings. Contact Gloucestershire County Council for details of their Historic Environment Record.
Habitats Regulations Assessment Screening	In line with the precautionary approach applied by the Habitats Regulations Assessment Screening Report, several settlements have been identified where development could have an impact on European designated wildlife sites. Until significant effects can be ruled out, any development within the following settlements must undergo Habitats Regulations Assessment Screening: Andoversford; Blockley; Cirencester; Fairford; Kemble; Lechlade-on-Thames; Mickleton; Siddington; South Cerney; Tetbury; and Willersey.
Ecology issues	Ecological assessment required
Consultation Zone for an Airport	Consult the Civil Aviation Authority at the earliest stage of the planning application process.

Constraint	Actions required to overcome constraints
Consultation Area for the Minerals Local Plan, the Gloucestershire Waste Local Plan and the emerging Minerals and Waste Development Scheme	Consult the Gloucestershire County Council Minerals and Waste Policy Team at the earliest stage of the planning application process.

Draft document for Council governance process July and August 2026

Heritage Impact Assessments

Cotswold Local Plan

July 2026

Cotswold District Council

Issue No.: 1
NGR: SP113 146

oxford archaeology

Client Name:	Cotswold District Council
Document Title:	Heritage Impact Assessmentsold Local Plan
Document Type:	Heritage Impact Assessments
Grid Reference:	SP113 146
Invoice Code:	OAGLHIA
OA Document File Location:	https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366701
OA Graphics File Location:	https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366701
Issue No.:	V.1
Date:	31 July 2026
Prepared by:	Charlotte Malone (Senior Project Manager); Cat Peters (Project Officer); Robin Webb (Project Officer)
Checked by:	Charlotte Malone (Senior Project Manager)
Edited by:	Ianto Wain (Head of Heritage Management Services)
Approved for Issue by:	Gerry Thacker (Head of Fieldwork)
Signature:	

Disclaimer:
This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Oxford Archaeology being obtained. Oxford Archaeology accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person/party using or relying on the document for such other purposes agrees and will by such use or reliance be taken to confirm their agreement to indemnify Oxford Archaeology for all loss or damage resulting therefrom. Oxford Archaeology accepts no responsibility or liability for this document to any party other than the person/party by whom it was commissioned.

Oxford office
Janus House
Osney Mead
Oxford
OX2 0ES

t. +44 (0)1865 980 700

Cambridge office
15 Trafalgar Way
Bar Hill
Cambridge
CB23 8SQ

t. +44 (0)1223 850 500

Lancaster office
Mill 3
Moor Lane Mills
Moor Lane
Lancaster
LA1 1QD

t. +44 (0)1524 880 250

E: info@oxfordarchaeology.com
W: oxfordarchaeology.com
Oxford Archaeology is a registered Charity: No. 285627

Heritage Impact Assessments

Cotswold Local Plan

Contents

SUMMARY 3
1 INTRODUCTION 4
1.1 Background 4
1.2 Scope of Work 4
2 POLICY AND GUIDANCE CONTEXT 6
2.2 Legislative context 6
2.3 National Planning Policy 7
2.4 Historic England Guidance 9
3 METHODOLOGY 10
3.1 Introduction 10
3.2 Step 1: Identification of affected heritage assets and assessment of potential for previously unidentified archaeological remains 10
3.3 Step 2: Understand what contribution the site (in its current form) makes to the significance of identified heritage assets 11
3.4 Step 3: Impact Assessment 12
3.5 Step 4: Maximising enhancement and avoiding harm 13
3.6 Conclusions and suitability 13
4 SUMMARY OF FINDINGS 15
5 STRATEGIC OVERVIEW 23
5.1 Strategic Heritage Context 23
5.2 Recurring Heritage Sensitivities 23
5.3 Cumulative Effects 24
5.4 Issues Potentially Relevant at Examination 24
5.5 Conclusion 25
APPENDIX A: BIBLIOGRAPHY 27
APPENDIX B: HERITAGE IMPACT ASSESSMENTS 28

SUMMARY

Oxford Archaeology was commissioned by Cotswold District Council to undertake Heritage Impact Assessments (HIAs) for 17 potential site allocations identified through the emerging Cotswold Local Plan process. The results of the HIAs will inform the site selection process and will form part of the Local Plan evidence base.

The assessments identified a varied pattern of heritage sensitivity across the district. The principal issues relate to the contribution made by undeveloped land to the rural setting of historic settlements, conservation areas, listed buildings and scheduled monuments, together with the potential loss of archaeological remains and historic landscape character. Many of the allocations are located on settlement edges where agricultural land contributes to historic settlement form, settlement separation and the appreciation of heritage assets.

Of the 17 sites assessed, five were assigned a high heritage constraint rating, eleven a moderate heritage constraint rating, and one a lower heritage constraint rating. Constraint ratings reflect the significance of affected heritage assets, the contribution made by the site to that significance, the likely scale of impact and the potential for reducing impacts through design or archaeological investigation.

The HIAs also considered the potential for cumulative effects arising from multiple allocations. Cumulative effects were identified in several locations, most notably around Preston and Cirencester, where allocations C164A and R519/650 have the potential to affect the setting of Preston Conservation Area, the scheduled Roman town of Corinium and intervening rural landscapes. Additional cumulative effects were identified at Stow-on-the-Wold.

1 INTRODUCTION

1.1 Background

1.1.1 Oxford Archaeology was commissioned by Cotswold District Council to undertake Heritage Impact Assessments (HIAs) for proposed site allocations identified through the emerging Local Plan process.

1.1.2 Cotswold District contains a highly sensitive historic environment with a dense concentration of designated and non-designated heritage assets, including historic landscapes and archaeological remains. Many of the potential site allocations are situated on the edge of existing settlements or within landscapes that contribute strongly to heritage significance.

1.1.3 National Planning Policy Framework (NPPF) sets out a requirement for Local Plans to:

- Identify and assess the significance of heritage assets likely to be affected;
- Consider impacts on significance through changes to setting and from cumulative change, resulting from neighbouring proposals
- Set out a positive strategy for the conservation and enjoyment of the historic environment.

1.1.4 The purpose of the HIAs provided within this document is to identify heritage constraints and opportunities associated with each potential allocation site to inform decisions on whether the site is suitable for allocation within the emerging Local Plan.

1.1.5 The HIAs will form part of the evidence base for the Local Plan and will demonstrate that the plan has properly considered any heritage impacts arising from the allocations and taken appropriate steps to remove or reduce these impacts. Where appropriate the assessments will also highlight opportunities for the development to be informed by and draw positively on, the historic environment to shape the character of places and identify opportunities for new development to enhance or better reveal the significance of heritage assets and their settings.

1.2 Scope of Work

1.2.1 A total of 17 potential site allocations have been considered as part of this assessment. These sites include a combination of large scale allocation sites and smaller scale allocations set within, or on the periphery of existing settlements.

1.2.2 A summary of the original allocations as initially consulted upon is set out in Table 1.2 below.

Table 1.2: Summary of potential allocation sites

Reference	Name	Parish	Allocation Type	Number of Dwellings	Employment Area (ha)
R538B/C/D	Strategic site north of Ampney Crucis	Ampney Crucis	Residential	660	-

Reference	Name	Parish	Allocation Type	Number of Dwellings	Employment Area (ha)
B56	Land off Mallard Crescent	Bourton-on-the-Water	Residential	53	-
C190	Strategic extension to the south of The Steadings	Cirencester	Mixed use	1,540	2.1ha
C164A	Strategic extension to the east of Kingshill Lane	Cirencester	Mixed use	612	0.6ha
DA5-DA32	Strategic extension to the north, east and south of Down Ampney	Down Ampney	Residential	2,050	-
R644/657/658	New settlement to the south of Driffield	Driffield	Mixed use	2,565	13.5ha
F20A	Land south-east of Fairford	Fairford	Residential	109	-
F53A	Land at Totterdown Hill, Horcott	Fairford	Residential	150	-
K12	Land south-west of Kemble	Kemble	Mixed use	1,400	1.0ha
L19	Land south of Butler's Court	Lechlade	Residential	9	-
MK2B/C	Land north-east of Mickleton	Mickleton	Residential	40	-
M19C	Dunstall Farm, Fosseway	Moreton-in-Marsh	Residential	360	-
R519/650	Strategic extension to the south of Preston	Preston	Mixed use	1,085	6.7ha
R592	Land at Springfield Road	Quenington	Residential	31	-
SD17	Land east of Siddington Road and west of Bluebell Drive	Siddington	Residential	5	-
S55B	Remainder of site at Tall Trees, Oddington Road	Stow-on-the-Wold	Residential	15	-
S68	The Hollies	Stow-on-the-Wold	Residential	25	-

1.2.3 A site specific HIA has been prepared for each of the potential allocation sites (Appendix B).

2 POLICY AND GUIDANCE CONTEXT

2.1.1 This section provides a brief summary of the legislation, national planning policy and guidance used to inform this assessment.

2.2 Legislative context

Ancient Monuments and Archaeological Areas Act 1979

2.2.1 The Ancient Monuments and Archaeological Areas Act (1979) specifies that an archaeological site or historic building of national importance can be designated as a scheduled monument and registered with the Department of Culture, Media and Sport (DCMS). Under the terms of the act, any development that could affect the scheduled monument is subject to the granting of scheduled monument consent. Historic England provides advice to DCMS regarding individual applications for scheduled monument consent and also offers advice on the management of scheduled monuments.

Planning (Listed Buildings and Conservation Areas) Act 1990

2.2.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides special controls in respect of listed buildings (buildings that are seen to be of special architectural or historic interest) and conservation areas (areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance).

2.2.3 Local authorities have a statutory duty under the provisions of sections 16, 66 (1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, when exercising any of their planning powers, to have 'special regard' to certain matters.

2.2.4 Section 66 (1) of the above act sets out the general duty of local planning authority in respect of exercising planning functions in respect of listed buildings:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural interest or historic interest which it possesses.'

2.2.5 When a local planning authority exercises planning functions in a conservation area, Section 72 (1) of the above act states:

'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

2.2.6 Section 74 of the 1990 act also specifically refers to the control of demolition in conservation areas.

Historic England Register of Parks and Gardens in England

2.2.7 The Register of Parks and Gardens of Special Historic Interest in England is maintained by Historic England (formerly English Heritage) and divides the site into three grades, similar to those used for listed buildings:

- Grade I: sites of exceptional interest;
- Grade II*: particularly important sites of more than special interest; and
- Grade II: sites of special interest warranting every effort to preserve them.

2.3 National Planning Policy

National Planning Policy Framework

2.3.1 The National Planning Policy Framework (NPPF) provides the overarching policy framework for assessing heritage impacts as part of the site allocation process. NPPF identifies protection and enhancement of the historic environment as a component of sustainable development (paragraph 8(c)), requires strategic policies to make sufficient provision for the conservation and enhancement of the historic environment (paragraph 20(d)), and requires Local Plan policies to be supported by relevant, proportionate and up-to-date evidence (paragraph 32).

2.3.2 NPPF also requires plans to be informed by sustainability appraisal and consideration of reasonable alternatives (paragraph 34), with these matters forming part of the test of whether a plan is justified and therefore sound (paragraph 36(b)).

2.3.3 Further relevant policies require development to respond positively to local character, history and landscape setting (paragraph 135(c)) and recognise the importance of preserving the setting and special character of historic towns (paragraph 143(d)).

2.3.4 Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's approach to conserving heritage assets in a manner appropriate to their significance and provides the policy basis for assessing potential effects on designated and non-designated heritage assets.

2.3.5 Paragraph 203 states:

'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment'

2.3.6 Paragraph 207 states:

'*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest,*

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

2.3.7 Paragraph 208 states:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'

2.3.8 Paragraph 212 states:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

2.3.9 Paragraph 213 states:

'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*

(non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets).'

2.3.10 Paragraph 214 states:

'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.'

2.3.11 Paragraph 215 states:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

2.3.12 Paragraph 216 states:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

2.3.13 Paragraph 218 states:

'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible

(Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository).

However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

2.3.14 Paragraph 219 states:

'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.'

2.3.15 Paragraph 220 states:

'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.'

2.4 Historic England Guidance

2.4.1 To ensure the assessment is comprehensive and carried out in line with best practice guidance the methodology has been prepared in accordance with key guidelines for assessing significance and managing change in historically sensitive places. Key guidelines include:

- Historic England's Good Practice Advice in Planning 1-3 (2015a, 2015b, 2017)
- Historic England's Advice Note 3 *The Historic Environment and Site Allocations in Local Plans* (2015c)
- Historic England's, *Conservation Principles* (2008)
- Historic England's Advice Note 12 *Statements of Heritage Significance* (2019)
- Planning Practice Guidance: Historic Environment – Published by Ministry of Housing, Communities & Local Government (updated 2019)

3 METHODOLOGY

3.1 Introduction

3.1.1 The methodology for the HIAs was developed in accordance with National Planning Policy Framework and Guidance (NPPF and PPG) and follows the staged approach outlined in:

- Historic England Advice Note 3 *The Historic Environment and Site Allocations in Local Plans*' (Historic England 2015)
- Historic England Good Practice in Planning Advice Note 1 (GPA 1) *The Historic Environment and Local Plans* (Historic England 2015).

3.1.2 The HIAs for the individual site allocations will focus on the identification and consideration of designated and non-designated heritage assets that may be affected by the proposed allocations, either directly or through changes to their setting. Consideration has also been given to historic landscape character, and relationships between heritage assets and their wider landscape context. The HIAs are not intended to replace application stage heritage statements or detailed archaeological desk-based assessments.

3.1.3 Archaeological considerations have been informed by a review of Gloucestershire Historic Environment Record data and comments provided by Gloucestershire County Archaeologist. Where known archaeological assets or areas of archaeological interest have been identified within an allocation site, these have been noted within the HIA and, where appropriate, recommendations have been made regarding the potential need for further archaeological assessment or investigation. The individual HIAs have not sought to provide a detailed assessment of archaeological potential or identify previously unrecorded archaeological remains through specialist techniques such as detailed aerial photographic analysis, LiDAR interpretation, geophysical survey or field investigation. Such matters would be addressed through site-specific assessment and investigation carried out as part of the planning application process.

3.2 Step 1: Identification of affected heritage assets and assessment of potential for previously unidentified archaeological remains

A desk-based review of the following sources was carried out to inform the HIAs:

- The National Heritage List for England for information on designated heritage assets

- The Gloucestershire Historic Environment Record (GHER) for non-designated heritage assets.
- Gloucestershire Historic Landscape Character Assessment (GHLCA).
- Relevant Conservation Area Appraisals. Management Plans and Neighbourhood Plan documents.
- Local list data as held by Cotswold District Council and Gloucestershire County Council.
- National and Local 'Heritage at Risk' data sets; and
- Historic Ordnance Survey (OS) maps as held by an online repository.
- Various online sources

3.2.1 These sources were collected for a 1km study area surrounding each of the proposed allocation sites.

3.2.2 This information was used to identify heritage assets within the site and its environs which could be affected by the proposed site allocation either directly or through changes to its setting, character or views.

Site Visits

3.2.3 Following the data collection stage of the project a rapid site visit was carried out to establish intervisibility between the site and heritage assets within the surrounding study area. This was carried out from public rights of way and publicly accessible areas. The visits were used to scope in/out heritage assets which may be affected by the allocation.

3.3 Step 2: Understand what contribution the site (in its current form) makes to the significance of identified heritage assets

3.3.1 The significance of known heritage assets which could be affected by the potential site allocations have been described in accordance with NPPF and Historic England Advice Note 12 *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England 2019).

3.3.2 The significance of heritage assets is defined in terms of their value to this and future generations as a result of their heritage interests. Heritage interest is derived from both the heritage asset itself and its setting. In accordance with NPPF this interest may be archaeological, architectural, artistic, or historic.

3.3.3 For each asset scoped into the assessment the HIAs have described the heritage interests of the asset and the contribution that the site makes to these interests (or the ability to appreciate these interests) using the information collected in Step 1.

3.3.4 Once the heritage interests of the asset have been identified it will be allocated an overall heritage rating using the criteria outlined in the table below:

Significance	Criteria (Significance)
Very High	World Heritage Sites and the individual attributes that convey their outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest
High	Scheduled monuments, listed buildings (Grade I, II*, II), conservation areas, registered parks and gardens (Grade I, II*, II), registered

	battlefields, protected wreck site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally listed buildings, landscapes or non-designated heritage assets of demonstrable regional importance due to their heritage interest
Low	Non-designated heritage assets or landscapes of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of limited heritage interest.
Unknown	The significance of the heritage asset cannot be ascertained from available evidence.

3.3.5 The setting of the heritage assets was assessed in accordance with Historic England's *The Setting of Heritage Assets* (2nd edition).

3.3.6 Elements of a heritage asset's setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. The criteria used to grade the contribution that an area makes to the setting and significance of a heritage asset is outlined in the table below:

Contribution	Criteria (Contribution)
High Positive	The area/allocation makes an important contribution to one (or more) of the key heritage interests of the heritage assets and accordingly makes a strong positive contribution to its significance.
Low Positive	The area/allocation makes a limited contribution to one (or more) of the key heritage interests of the heritage asset and accordingly makes a positive contribution to its significance
Neutral	The area/allocation in its current form makes no contribution to the understanding or appreciation of the heritage interests of a heritage asset
Negative	The area/allocation detracts from the understanding or appreciation of the heritage interests of a heritage asset

3.4 Step 3: Impact Assessment

3.4.1 An impact assessment has been produced for each of the proposed allocations. This describes:

i. The potential impact of the proposed allocation on the character, condition and setting of known designated heritage assets
ii. The potential impact of the proposed allocation on known non-designated heritage assets.
iii. The potential impact of the proposed allocation upon the historic landscape character of the site and its environs; and

3.4.2 The impact assessment identifies direct and indirect (setting impacts) arising from the scale and location of the development, settlement edge expansion and changes to the historic landscape character as well as effects on views on the approach into settlement (where such views contribute to heritage significance). It also identifies any cumulative effects resulting effects from other allocations.

3.4.3 The scale of the impact upon identified assets has been described as either: no harm; less than substantial harm, potential for substantial harm, or potential enhancement of significance.

3.5 Step 4: Maximising enhancement and avoiding harm

3.5.1 In accordance with Step 4 of Historic England Advice Note 3 The Historic Environment and Site allocations in Local Plans (Historic England 2015) the final stage of the HIAs is the identification of measures that will maximise enhancement and minimise the harm resulting from the allocation of the site. A suite of recommendations have been made for each allocation to remove or reduce the level of harm identified.

3.5.2 These measures include identification of parts of the allocation that should not be developed or should be put to a particular use (i.e. green infrastructure); areas where buffers or landscape treatments could be used to minimise harm or protect the setting and /or significance of assets; areas where height, density or layout should be subject to design controls and key views and spatial relationships between heritage assets that should be retained.

3.5.3 Where possible opportunities for heritage enhancements, heritage-led placemaking or to better reveal the significance of heritage assets have also been identified.

3.6 Conclusions and suitability

3.6.1 Each HIA contains a conclusion and suitability section which summarises the key heritage sensitivities and the nature and scale of likely impacts.

3.6.2 In line with NPPF, the overall effect of the proposed allocation (or the degree of harm caused by the allocation) has been assessed with reference to the significance of known heritage assets and the potential impacts resulting from the allocation. Based upon this assessment each site has been allocated a heritage constraint rating based upon the criteria provided in the table below.

Heritage Constraint Rating	Criteria
High	The allocation site contains known historic environment constraints that are of high or very high heritage significance. The presence of such assets would prevent a considerable proportion or all of the site from being developed.
Moderate	The site contains historic environment constraints that are of medium or low significance. The site is suitable for development subject to recommended mitigation or design controls.
Lower	The allocation site contains heritage assets of negligible significance. Or

	The allocation contains no heritage constraints

4 SUMMARY OF FINDINGS

4.1.1 A total of 17 potential allocation sites were assessed. Individual HIAs have been produced for each allocation and are provided in Appendix B. The results of the HIAs are summarised below.

Table 4.1: Summary of HIAs

Site	Name	Principal Sensitivities	Potential Impact	Recommendations to reduce harm and maximise enhancement	Heritage Constraint Rating
R538B/C/D (no longer proposed for allocation)	Strategic site north of Ampney Crucis	Ampney Crucis and Ampney St Mary Conservation Areas; listed buildings at Hilcote End and Dudley Farm; archaeology and historic landscape character.	Potential erosion of rural setting, settlement form and separation, with loss of archaeological remains and historic landscape character.	Reduce development scale and avoid the most sensitive eastern/south-eastern areas; retain green buffers, corridors, boundary planting and PROWs; use lower-density, locally responsive design; undertake archaeological evaluation and agree mitigation, with interpretation where appropriate.	High
B56	Land off Mallard Crescent	Archaeological remains	Loss of potential archaeological remains, areas of ridge and furrow and historic landscape character.	Undertake archaeological evaluation and agree mitigation, with interpretation where appropriate.	Lower
C190	Strategic extension to the south of The Steadings	Scheduled settlement south-east of Chesterton Farm; listed buildings at the Royal Agricultural	Potential truncation of the scheduled monument and associated remains, with adverse effects	Retain the Scheduled Monument as open space with appropriate landscape buffers; avoid sensitive site edges and focus development in less sensitive central areas; retain historic routes,	High

Site	Name	Principal Sensitivities	Potential Impact	Recommendations to reduce harm and maximise enhancement	Heritage Constraint Rating
		College, Chesterton Farm, Merrill Farm, Furzen Leaze Farm and Barton Farm; archaeology and historic landscape character.	on setting of scheduled monument and nearby listed buildings. Loss of archaeological remains and historic landscape character.	hedgerows and field boundaries; use locally responsive design; and undertake archaeological evaluation with agreed mitigation.	
C164A	Strategic extension to the east of Kingshill Lane	Preston Conservation Area; listed buildings at Preston and Norcote; scheduled Roman town of Corinium; archaeology and historic landscape character.	Potential erosion of rural setting and settlement separation, with cumulative effects on Preston Conservation Area. Loss of archaeological remains and historic landscape character.	Retain lower-density development and substantial green infrastructure along the southern, eastern and northern site edges; focus development within the less sensitive central and northern areas; retain and enhance existing planting, hedgerows, field boundaries and historic routes; preserve key views and separation between settlements; reflect historic landscape features within the layout; use locally responsive vernacular design and restricted building heights; prepare a sensitive masterplan in accordance with the Cotswold Design Code; and undertake archaeological survey, evaluation and agreed mitigation prior to development.	Moderate
DA5-DA32	Strategic extension to the north,	Scheduled and listed Village Cross; listed buildings in northern	Loss of historic estate land, rural setting, archaeological	Retain undeveloped margins and existing boundaries at sensitive site edges; set development back from key	Moderate

Site	Name	Principal Sensitivities	Potential Impact	Recommendations to reduce harm and maximise enhancement	Heritage Constraint Rating
	east and south of Down Ampney	part of Down Ampney; Listed Down Ampney House; archaeology and historic landscape character.	remains and historic landscape character.	roads and heritage assets; retain and enhance existing vegetation and field boundaries; minimise impacts through layout and design; preserve historic landscape features where possible; and undertake archaeological assessment, evaluation and agreed mitigation prior to development.	
R644/657/658	New settlement to the south of Driffield	Driffield Conservation Area; listed buildings at Fosse Farm; archaeology and historic landscape character.	Loss of rural setting, archaeological remains and historic landscape character.	Retain undeveloped buffers and existing boundaries around sensitive heritage assets; preserve rights of way within green corridors and maintain key views; retain existing vegetation and woodland screening; maintain areas of open land around heritage assets; undertake archaeological assessment, evaluation and agreed mitigation prior to development.	Moderate
F20A	Land south-east of Fairford	Fairford Conservation Area; adjacent listed buildings Moor Farmhouse and Morgan Hall; and archaeology.	Loss of rural character, views and setting of the conservation area and nearby listed buildings, with loss of archaeological remains and historic landscape character.	Retain the western part of the site as open space; focus low-density development within the less sensitive eastern area; retain existing boundary planting and key views; use locally responsive vernacular design and materials; limit building heights; and undertake archaeological evaluation with agreed mitigation prior to development.	High

Site	Name	Principal Sensitivities	Potential Impact	Recommendations to reduce harm and maximise enhancement	Heritage Constraint Rating
F53A	Land at Totterdown Hill, Horcott	Listed buildings in Horcott comprising Bailiffs Cottage, Horcott House and Horcott Farmhouse; and archaeology.	Loss of rural setting of listed buildings, increased settlement coalescence with RAF Fairford, and loss of archaeological remains and historic landscape character.	Retain the north-eastern part of the site as green space; set development back from the northern boundary; retain existing hedgerows, trees and field boundary alignments; restrict building heights and use locally responsive vernacular design; and undertake archaeological survey, evaluation and agreed mitigation prior to development.	Moderate
K12	Land south-west of Kemble	Kemble Conservation Area; listed buildings including Church of All Saints, Kemble House and Home Farm; archaeology and historic landscape character.	Loss of rural setting of the conservation area and listed buildings, with loss of archaeological remains and historic landscape character.	Retain and enhance boundary vegetation; provide an undeveloped north-eastern buffer covering the area recommended for conservation area inclusion and key views; and undertake archaeological assessment, evaluation and agreed mitigation prior to development.	Moderate
L19	Land south of Butler's Court	Lechlade-on-Thames Conservation Area; listed buildings at Butler's Court and Green Farm; scheduled multi-period settlement; and archaeology.	Loss of rural setting, historic approach views and wider setting of Butler's Court. Loss of archaeological remains and historic landscape character.	Retain a grassland buffer along the A417; utilise a loose, spacious settlement pattern in the layout; retain and enhance existing hedgerows and boundary planting; use locally responsive vernacular design, materials and building heights; and implement any required archaeological mitigation and recording.	Moderate

Site	Name	Principal Sensitivities	Potential Impact	Recommendations to reduce harm and maximise enhancement	Heritage Constraint Rating
MK2B/C	Land north-east of Mickleton	Scheduled Meon Hill; and archaeology.	Introduction of development into views from scheduled monument; loss of views of scheduled monument from within site; and loss of archaeological remains and historic landscape character.	Undertake targeted archaeological evaluation with agreed mitigation prior to development; retain and enhance existing boundary vegetation; preserve open green space alongside the existing trackway; retain views of Meon Hill from public rights of way; and use locally responsive vernacular design and materials.	Moderate
M19C	Dunstall Farm, Fosseway	Listed Church of St David and Batsford Park; archaeology and historic landscape character.	Limited change to view from Batsford Park; loss of view from PROW looking towards the Church of St David; loss of archaeological remains and historic landscape character.	Undertake targeted archaeological evaluation with agreed mitigation; retain and enhance boundary vegetation; and retain long-distance views of the Church of St David from historic public rights of way.	Moderate
R519/650	Strategic extension to the south of Preston	Preston Conservation Area; listed buildings within Preston Conservation Area; scheduled Roman town of Corinium; listed buildings at Siddington House and	Loss of rural setting and settlement separation. Loss of archaeological remains, potentially associated with Corinium, and historic landscape character.	Retain green space buffer along the north-western edge of the site; focus development within the less sensitive central and southern areas; reduce development density towards site edges; retain and enhance existing planting, hedgerows, field boundaries, parish boundaries and historic routes; preserve	Moderate

Site	Name	Principal Sensitivities	Potential Impact	Recommendations to reduce harm and maximise enhancement	Heritage Constraint Rating
		Forty Farm; archaeology and historic landscape character.		key views and settlement separation; reflect the alignment of Ermin Street within the layout; use locally responsive vernacular design and restricted building heights; design employment areas to reflect agricultural character; prepare a sensitive masterplan in accordance with the Cotswold Design Code; and undertake archaeological survey, evaluation and agreed mitigation prior to development.	
R592	Land at Springfield Road	Quenington Conservation Area and three listed buildings within the conservation area; and archaeology.	Loss of rural setting and erosion of plan form of Quenington Conservation Area and associated listed buildings; and loss of archaeological remains and historic landscape character.	Retain eastern/south-eastern green space; focus low-density development to the north and west; avoid estate-style layouts; retain mature trees and boundary planting; soften development edges; use locally responsive design and restricted heights; and undertake archaeological evaluation with agreed mitigation.	High
SD17	Land east of Siddington Road and west of Bluebell Drive	Listed Church of St Peter; Listed buildings and scheduled monument at Church Farm; and archaeology.	Erosion of part of the rural setting of the listed buildings and scheduled monument at Church Farm. Loss of archaeological	Retain the southern and western parts of the site as green space; focus development within the less sensitive northern and eastern areas; retain key views of the church and Church Farm; retain and enhance existing hedgerows, trees and boundary planting; use locally	Moderate

Site	Name	Principal Sensitivities	Potential Impact	Recommendations to reduce harm and maximise enhancement	Heritage Constraint Rating
			remains and historic landscape character.	responsive vernacular design and restricted building heights; and undertake archaeological evaluation with agreed mitigation prior to development.	
S55B	Remainder of site at Tall Trees, Oddington Road	Stow-on-the-Wold with Maugersbury Conservation Area; Listed Enoch's Tower; and archaeology.	Erosion of the rural setting of the conservation area and Enochs Tower. Loss of archaeological remains and historic landscape character. Cumulative impact on the rural setting of the conservation area with S68.	Undertake archaeological assessment, survey and evaluation with agreed mitigation prior to development; retain existing boundaries, vegetation and walling; set development back from Oddington Road and Maugersbury Road; retain an open green buffer along the north-eastern edge of the site; reduce development density at site margins; use locally responsive vernacular design in accordance with relevant design codes; and maintain the prominence and setting of Enoch's Tower.	High
S68	The Hollies	Stow-on-the-Wold and Maugersbury Conservation Area. Non-designated Swells Villa; and archaeology.	Erosion of open rural setting of the conservation area. Loss of settlement edge rural character of Swells Villa. Loss of archaeological remains and historic landscape character.	Undertake archaeological assessment, survey and evaluation with agreed mitigation prior to development; retain existing stone walls, boundary vegetation and planting; replace any demolished buildings with development of a similar scale and density; retain open space buffers along key frontages; set development back from sensitive boundaries; and use locally responsive	Moderate

Site	Name	Principal Sensitivities	Potential Impact	Recommendations to reduce harm and maximise enhancement	Heritage Constraint Rating
			Cumulative impact on the rural setting of the conservation area with S55B	vernacular design in accordance with relevant design codes.	

5 STRATEGIC OVERVIEW

5.1 Strategic Heritage Context

5.1.1 The HIAs for the proposed site allocations demonstrate that the proposed allocations interact with the historic environment in a range of ways. While some sites have limited heritage sensitivities, others have the potential to affect designated and non-designated heritage assets through changes to setting, direct impacts on archaeological remains, or alteration of historic landscape character.

5.1.2 The main issue to arise from the HIAs is that the undeveloped agricultural land surrounding many of the settlements in the district plays a role in preserving historic settlement form, and allows settlements to be appreciated as distinct rural communities. Many of the impacts identified within the HIAs, would arise from the loss of connection between the settlements and/or their rural setting and settlement coalescence. Where appropriate, policy wording, should seek to ensure that this connection is preserved within any new development.

5.1.3 Allocations with a 'high' heritage constraint level have the potential to cause harm to the setting of designated heritage assets (e.g. conservation areas, listed buildings, registered parks and gardens or scheduled monuments) and/or could result in direct impact upon these assets as is the case in C190. While allocations with 'moderate' heritage constraints level may also affect the setting of designated heritage assets, this effect is likely to be lesser and could be reduced or removed through appropriate mitigation measures. Allocations with 'lower' heritage constraint levels, such as B56, are unlikely to significantly change the setting of designated heritage assets but may require further archaeological evaluation and recording.

5.1.4 The scale of the allocation alone does not determine its heritage constraint level. Some larger allocations have been allocated a 'moderate' heritage constraint, where design mitigation could help to manage impacts (i.e. DA5-DA32, R644/657/658, K12, C164A, R519/650), while some smaller allocations are considered to have a 'high' heritage constraint because of their relationship with nearby heritage assets (F20A, R592, S55B).

5.2 Recurring Heritage Sensitivities

5.2.1 The HIAs have identified a number of recurring heritage sensitivities, resulting from loss of rural land. This is most apparent where proposed allocations contribute to the setting of historic settlements, conservation areas, listed buildings or scheduled monuments. This occurs mostly on settlement edges where new development can affect, views on the approach into settlements, historic plan form, and in areas where the relationship between built form and historically associated agricultural land remains legible.

5.2.2 A second recurring issue is the effect of larger allocations on historic landscape character. Large sites such as DA5–DA32, C164A, C190, R644/657/658, K12, R519/650, R538 and M19C have the potential to result in

loss of historic field boundaries and enclosure patterns and ridge and furrow earthworks and would result in the introduction of large areas of development into formerly agricultural landscapes. This would result in the loss of low/locally significant historic landscape character types. Across these sites, the HIAs emphasise the importance of, where possible, retaining undeveloped margins, existing field boundaries, green corridors, historic routes and using lower-density or locally responsive design at sensitive edges.

5.2.3 Archaeological sensitivity is present across many of the allocations, although it varies in degree. C190 is the most archaeologically sensitive site, containing a scheduled monument, while other allocations have the potential to contain assets which would contribute to the setting of nearby scheduled monuments (C164A, R519/650, L19). Common recommendations for managing archaeological sensitivity are preserving nationally significant remains such as scheduled monuments in situ and protecting significant settings or views using open space and buffers.

5.2.4 Other allocations such as DA5-DA32 are known to contain non-designated archaeological remains and/or have the potential to contain previously unidentified remains. The majority of the allocations will require early archaeological assessment and targeted evaluation, to be submitted alongside any planning application for the site. This information will be used to develop an appropriate archaeological mitigation strategy.

5.3 Cumulative Effects

5.3.1 The clearest cumulative effects arise around Preston and the southern edge of Cirencester. C164A and R519/650 would affect Preston Conservation Area and its rural setting from different directions, while also introducing change close to the scheduled Roman town of Corinium and nearby listed buildings. Individually, each allocation would affect settlement separation, rural setting and historic landscape character; together, they increase the risk of perceived coalescence between Preston and Cirencester. Green infrastructure, retained routes, boundary planting and green space buffers should be secured through allocation-specific policy wording.

5.3.2 A smaller-scale cumulative issue is evident at Stow-on-the-Wold, where S55B and S68 would both contribute to incremental change on the rural edge of Stow-on-the-Wold and Maugersbury Conservation Area. The principal concern is piecemeal erosion of settlement-edge character. Consistent requirements for setbacks, open buffers, retention of stone walls and planting, and locally responsive design would help manage these effects.

5.4 Issues Potentially Relevant at Examination

5.4.1 The principal issue likely to be relevant at Examination is whether the proposed mitigation measures are sufficient to reduce the heritage impacts of the allocations to an acceptable level. The Section 4 table demonstrates that ratings are based not only on development scale but on the significance of affected heritage assets, the contribution made by the site to that significance, the likely extent of harm, and the realistic scope for mitigation. Examination is therefore likely to focus on whether the identified design,

layout, landscape and archaeological measures are capable of avoiding or sufficiently reducing harm in practice, particularly for those allocations assessed as having a high heritage impact.

5.4.2 The approach taken to Ampney Crucis is likely to be relevant in this regard. As a result of the HIA findings, Ampney Crucis (R538B/C/D) is no longer proposed for allocation. This demonstrates that heritage considerations have directly informed the site selection process.

5.4.3 The high-rated allocations are likely to require the closest scrutiny. C190 raises particular issues because of the scheduled settlement south-east of Chesterton Farm and the need to avoid direct and indirect harm, which could be reduced through open-space retention, buffers and archaeological mitigation. At Quenington (R592), Fairford (F20A), and Stow (S55B) the close relationships between these allocations and the adjacent conservation areas and nearby listed buildings, raises questions as to whether the proposed mitigation measures would be sufficient to avoid substantial harm. While proposed landscape and design measures could reduce impacts, Examination may consider whether these effects can be fully mitigated.

5.4.4 The allocations around Preston and Cirencester (C164A and R519/650) while individually assessed as having a 'moderate' heritage constraint rating may present an issue as a result of their scale and their combined impact upon the Preston Conservation Area, historic settlement pattern and the rural setting of listed buildings. While mitigation for each site is proposed through landscape structure, retained open space, buffers and design controls, Examination may consider whether the cumulative impacts of both allocations on the setting of the conservation area can be satisfactorily mitigated.

5.4.5 A smaller cumulative issue arises at Stow-on-the-Wold, where S55B and S68 would contribute to incremental change on the rural edge of Stow-on-the-Wold and Maugersbury Conservation Area.

5.5 Conclusion

5.5.1 This report summarises the findings of 17 HIAs prepared for potential site allocations within the emerging Cotswold Local Plan. The sites assessed comprise a combination of large strategic residential and mixed-use allocations at Ampney Crucis, Cirencester, Down Ampney, Driffield, Kemble and Preston, together with a number of smaller residential allocations located on the edge of existing settlements including Bourton-on-the-Water, Fairford, Horcott, Lechlade, Mickleton, Moreton-in-Marsh, Quenington, Siddington and Stow-on-the-Wold.

5.5.2 The assessments demonstrate that heritage sensitivities are not evenly distributed across the proposed allocations. Key sensitivities across the allocations relate to the contribution made by undeveloped agricultural land to the setting of conservation areas, listed buildings and scheduled monuments; the preservation of historic settlement form and settlement separation; the retention of historic landscape character; and the presence of known or potential archaeological remains.

5.5.3 Of the 17 sites assessed, five allocations were assigned a high heritage constraint rating (R538B/C/D, C190, F20A, S55B and R592), eleven allocations were assigned a moderate heritage constraint rating, and one allocation (B56) was assigned a lower heritage constraint rating. Heritage constraint ratings are influenced by the significance of affected heritage assets, the contribution made by the site to that significance, the likely scale of impact and the potential for mitigation, rather than by development scale alone.

5.5.4 The assessments also identify cumulative effects arising from multiple allocations. Cumulative effects occur around Preston and the southern edge of Cirencester, where allocations C164A and R519/650 have the potential to affect Preston Conservation Area, the setting of the scheduled Roman town of Corinium, settlement separation and rural landscape character. Smaller-scale cumulative effects have been identified at Stow-on-the-Wold, where allocations S55B and S68 would contribute to incremental change along the settlement edge.

5.5.5 A number of the assessments identify opportunities for heritage-informed place-shaping. Across many of the allocations, recommendations have been made to draw upon the historic character of settlements through the use of locally distinctive layouts, building forms, materials and landscape features, helping new development respond positively to its historic context. The assessments also emphasise the retention of historic routes, field boundaries, vegetation and key views where these contribute to local character and sense of place. In some instances, additional opportunities have been identified, including the incorporation of archaeological interpretation within new development and, at C190, the retention of the scheduled monument within open space, helping to secure its long-term conservation as part of the wider development framework.

APPENDIX A: BIBLIOGRAPHY

Chartered Institute for Archaeologists (CIfA), 2020. Standard and guidance for historic environment desk-based assessment. Reading: Chartered Institute for Archaeologists.

Historic England, 2008. Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment. Swindon: Historic England.

Historic England, 2015a. Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans. Swindon: Historic England.

Historic England, 2015b. Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment. Swindon: Historic England.

Historic England, 2015c. Historic Environment Advice Note 3: The Historic Environment and Site Allocations in Local Plans. Swindon: Historic England.

Historic England, 2017. Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd ed.). Swindon: Historic England.

Historic England, 2019. Historic Environment Advice Note 12: Statements of Heritage Significance. Swindon: Historic England.

HM Government, 1979. Ancient Monuments and Archaeological Areas Act 1979. London: HMSO.

HM Government, 1990. Planning (Listed Buildings and Conservation Areas) Act 1990. London: HMSO.

Ministry of Housing, Communities and Local Government, 2019. Planning Practice Guidance: Historic Environment. London: MHCLG.

Ministry of Housing, Communities and Local Government, 2025. National Planning Policy Framework. London: MHCLG.

APPENDIX B: HERITAGE IMPACT ASSESSMENTS

Cambridge office

15 Trafalgar Way,
Bar Hill,
Cambridgeshire, CB23 8SQ

T: +44(0)1223 850500
E: info@oxfordarchaeology.com

Lancaster office

Mill 3,
Moor Lane,
Lancaster, LA1 1QD

T: +44(0)1524 541000
E: info@oxfordarchaeology.com

Oxford office

Janus House,
Osney Mead,
Oxford OX2 0ES

T: +44(0)1865 980700
E: info@oxfordarchaeology.com
W: http:\\oxfordarchaeology.com

Chief Executive Officer
Beth Brook, MBA, DipM, BSc (Hons)
Oxford Archaeology Ltd is a
Private Limited Company, No: 1618597
and a Registered Charity, No: 285627

Site Reference	B56
Settlement	Bourton-on-the-Water
Location	Land off Mallard Crescent
Proposed allocation use	Residential development
Number of dwellings	53

Brief description of site:

The site is situated towards the north-eastern extent of the village of Bourton-on-the-Water, to the north-west of Moor Lane, and north-east and south-east of modern residential development on Heron Close, Kingfisher Road and Mallard Crescent (Fig. S60.1). The site encompasses an area of rough pasture of approximately 1.84ha, at an elevation of approximately 236m aOD.

The site is not crossed by public rights of way, and not highly visible from publicly accessible areas. It comprises a parcel of land, which appears to be pastoral, recently used by horses, and there are caravans and sheds at the south-eastern extent, and a shed at the south-west. Mature trees and hedgerows surround the site, giving it an enclosed character, though modern residences populate the areas to the south-west and north-west within a wider industrial area. The site is divided in two by a west-south-west/east-north-east orientated electric fence.

Topographically, the site is relatively level. Views from the site across the wider landscape are restricted by mature vegetation bounding the site, though modern housing is visible to the north-west.

Significance of designated heritage assets in the site:

There are no designated heritage assets in the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

Within a 1km radius of the site are two scheduled monuments, 88 listed buildings and one conservation area (Fig. S56.2). All are considered of **high significance**. The majority of the listed buildings are located within Bourton-on-the-Water Conservation Area (CONARA/139) designed to conserve and enhance the older parts of the village. The nearest designated heritage asset to the site is Salmonsbury Camp, a scheduled Iron Age fortified enclosure, approximately 130m to the south-east (1017340). This extends to the south side of Moor Lane, which is lined on both sides by mature trees. This, combined with residential developments to the south-west of the site, and the mature trees and hedgerows bounding the site itself, means that no designated

heritage assets are visible from the site and thus there is minimal likelihood that the allocation of the site would impact these.

Significance of non-designated heritage assets in the site:

There are no known non-designated heritage assets mapped within the site (Figs. S56.4, S56.5 and S56.6), though the edges of a large swathe of late medieval or post medieval ridge and furrow are mapped at the south-western and north-eastern extents of the site (Fig. S56.5). Owing to their evidential value, assets attesting to late medieval or post-medieval activity, particularly relating to agriculture, would be considered of **low significance**.

Significance of non-designated heritage assets in the environs of the site:

The HER records a total of 132 non-designated heritage assets within a 1km radius of the site (Figs. S56.4, S56.5 and S56.6), as well as, and sometimes including, features identified from previous archaeological investigations (Fig. S56.7), and/or from the National Mapping Programme (Fig. S56.8).

In the immediate vicinity of the site, these include, as well as the scheduled Iron Age fortified enclosure to the south-west of the site (1017340/ 342/ 34769) where Bronze Age activity has also been encountered (40038), and which was also used in the Roman period (2204), evidence for Mesolithic activity (49107), a Middle Bronze Age cemetery (43031) and prehistoric features (52390) identified during archaeological investigations ahead of the residential development to the north-west of the site (Fig. S56.7). Known prehistoric and Roman activity is also known from the wider area (Fig. S56.4).

Medieval activity is also known from the immediate vicinity, evidencing agricultural arable land use (513434; Fig. S56.5), also identified by the National Mapping Programme (Fig. S56.8). Geophysical survey to the north and west of the site revealed three undated archaeological anomalies (43032, 43033, and 43034; Fig. S56.6), and an undated field system has been identified to the east of the site, west of Moor Farm (40009; Fig. S56.6).

Owing to their evidential value, assets dating from the prehistoric to medieval periods are generally considered to be of **medium significance**, while any deposits/materials dating to post-medieval activity, particularly agricultural and quarrying, would be of comparatively **low significance**. Where HER records include designated heritage assets such as listed buildings, registered parks and gardens, or scheduled monuments, they are considered to be of **high significance**.

A number of non-designated heritage assets with upstanding remains within a 1km radius of the site have been identified within the Bourton-on-the-Water Conservation Area Statement, including buildings of special character, buildings under article 4(2) direction and important hedgerows (Fig. S56.3). None of these have the potential to be affected by the allocation of the site, due to topography, mature boundaries, and neighbouring built landscape. This is also applicable to areas identified as having landscape value, important/notable viewpoints, and important approaches (Fig. S56.3). These would all be considered of **medium/low significance**.

Historic landscape character of the site (and significance):

The site lies entirely within the Cotswolds National Landscape (CNL), designated as an Area of Natural Beauty (AONB) in 1966, in recognition of its rich, diverse and high-quality landscape. It is the third largest protected landscape in England, after the Lake District National Park and the Yorkshire Dales National Park. This encompasses a wide variety of landscapes, each displaying distinctive patterns of landform, vegetation and landscape elements, as mapped by Landscape Characterisation assessments. The Cotswolds AONB Partnership includes the site within 'Character Area 17: Pastoral Lowland Vale' (Cotswolds AONB Partnership 2016). Key characteristics of this landscape type have been identified as:

- extensive pastoral vale defined by the farmed slopes, with flat or gently undulating landform fringed by distinctive shallow slopes;
- generally human-scale intimate landscape, but with intermittent open expansive character and expansive views in some areas;
- extensive drifty deposits mask underlying solid geology;
- productive and verdant landscape;
- network hedgerows of varying height and quality with intermittent hedgerow trees and occasional stone walls;
- areas of wetland meadow and limited areas of species rich grassland bordering river channels;
- limited woodland cover including ancient woodland; and
- sparse settlement pattern.

The Gloucestershire Historic Landscape Characterisation (HLC; Gloucestershire County Council 2013) includes the site within the mapped extent of A2m (Fig. S56.9). A2 is defined as 'less irregular enclosure partly reflecting former unenclosed cultivation patterns'. This type is interpreted as enclosure of former un-enclosed cultivation. Although this may have been undertaken by local arrangement and exchange, the internal cohesion of the morphology of this type would suggest that enclosure was undertaken in a less piecemeal way. In

some areas, the enclosure may be medieval or early post-medieval in date, and therefore may be amongst the earliest surviving boundaries within the landscape. Despite the potential early origins, later medieval and post medieval historic landscape character is common in the wider area, and so is considered to be of **low significance**.

Contribution of the site to the significance and setting of known heritage assets:

The site comprises an enclosed area of rough pasture, the only views from which are of the modern residential development to the north-west. Historically it would have formed part of the wider agricultural landscape north-east of Bourton-on-the-Water, north of Moor Lane. The wider area, with the closure of the railway line to the north-west, has been developed as part of an industrial park, with more recent residential development to the immediate north-west and south-west of the site, eroding the agricultural rural character. In its present form, the site provides a **neutral contribution** (i.e. the site provides no contribution to an understanding or appreciation of the heritage interests of known heritage assets), even to the scheduled monument of Salmonsbury Camp (1017340), with which it shares no visual or associative link.

Impact assessment:

The site has been identified as providing at best a neutral contribution to the significance of known designated heritage assets, largely due to surrounding development and mature vegetation, and thus the level of impact of a development within the site is anticipated to result in **no harm**.

Although no known archaeological features are mapped within the site, investigations in adjacent areas, combined with the high number of known heritage assets in the wider area, particularly of the prehistoric and Roman periods, suggests that the potential for sub-surface archaeological remains could be high. Development within the site would have a **permanent negative impact** on any surviving archaeological remains resulting in **substantial harm** to these heritage assets. Without appropriate investigation and mitigation measures, any development that disturbs archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The development of the allocation would change the historic landscape character of the site from less irregular enclosure to modern residential development, reducing the extent of this overall historic landscape type and further eroding the post-medieval rural character of the landscape to the north-east of Bourton-on-the-Water. Given the small size and scale of the site, its

enclosed nature, and its location at the edge of recently developed industrial and residential plots, this would have a slight negative impact upon a low significance historic landscape character within this area, resulting in an anticipated maximum level of harm of **less than substantial**.

Cumulative impacts deriving from the allocation of the site:

No cumulative impacts are anticipated, as there are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Recommendations for minimising harm and maximising enhancement:

Given the archaeological potential of the site, it is likely that geophysical survey and/or a programme of targeted archaeological evaluation trenching will be required. This would help to identify and understand the extent and character of any surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

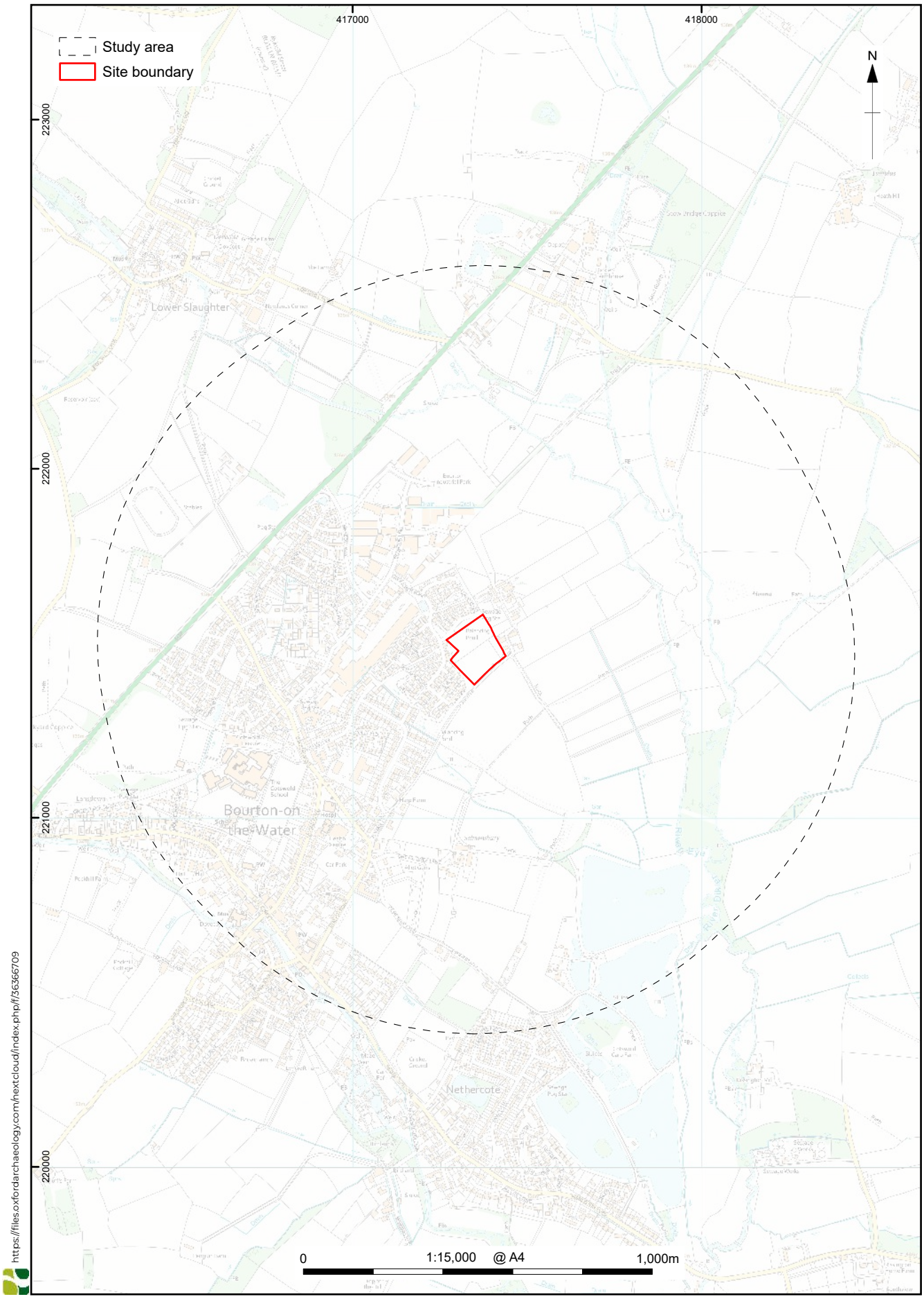
It is considered that the allocation of this site would result in no harm to the significance of known heritage assets in the wider area, with a maximum of less than substantial harm to historic landscape character. Given the small size of the site, and the low levels of anticipated harm, there are minimal opportunities to minimise such harm. No opportunities for heritage enhancement are readily identifiable.

Conclusions and suitability:

It has been assessed that the progression of this site as a site allocation, through to final development, could result in a level of harm, equivalent to no harm to the heritage significance of upstanding heritage assets, and a maximum anticipated level of less than substantial harm to historic landscape character.

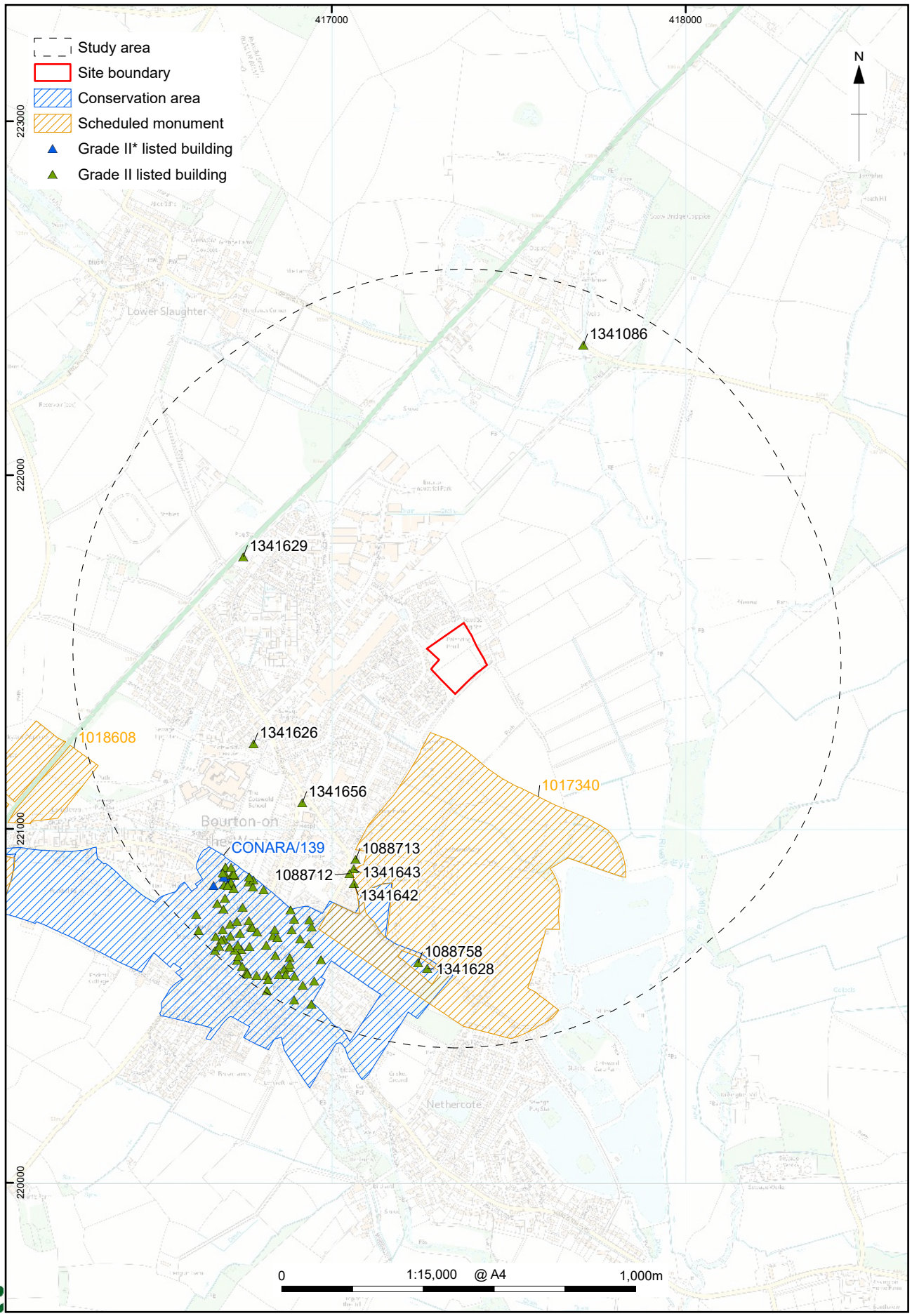
Heritage constraints rating: Lower

The site is considered to have a final heritage sensitivity score of **Lower** (i.e. contains no heritage constraints). This does not consider below ground impacts to sub-surface archaeological remains, which would require full consideration if the site is progressed.



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

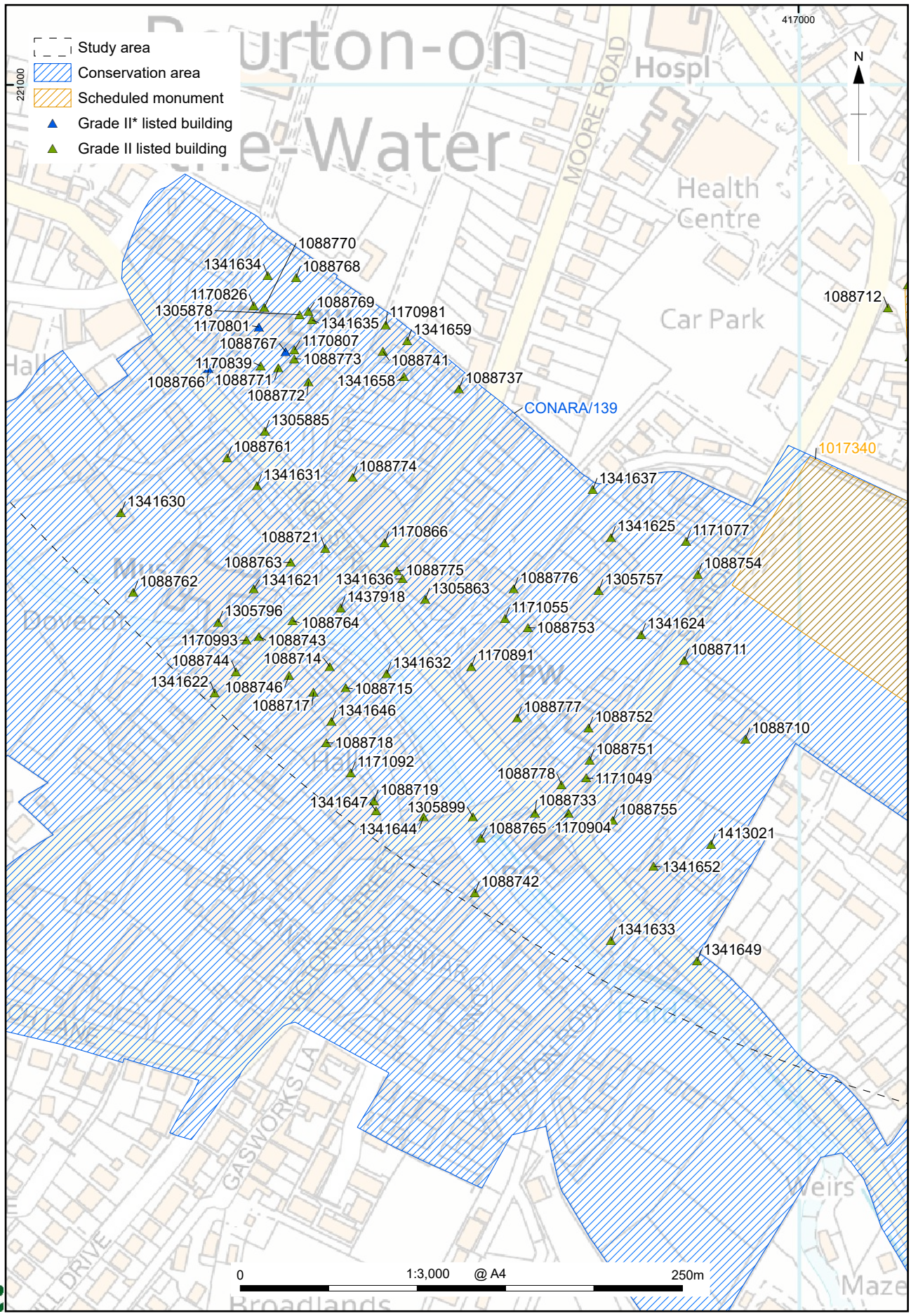
Figure B56.1: Site location



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

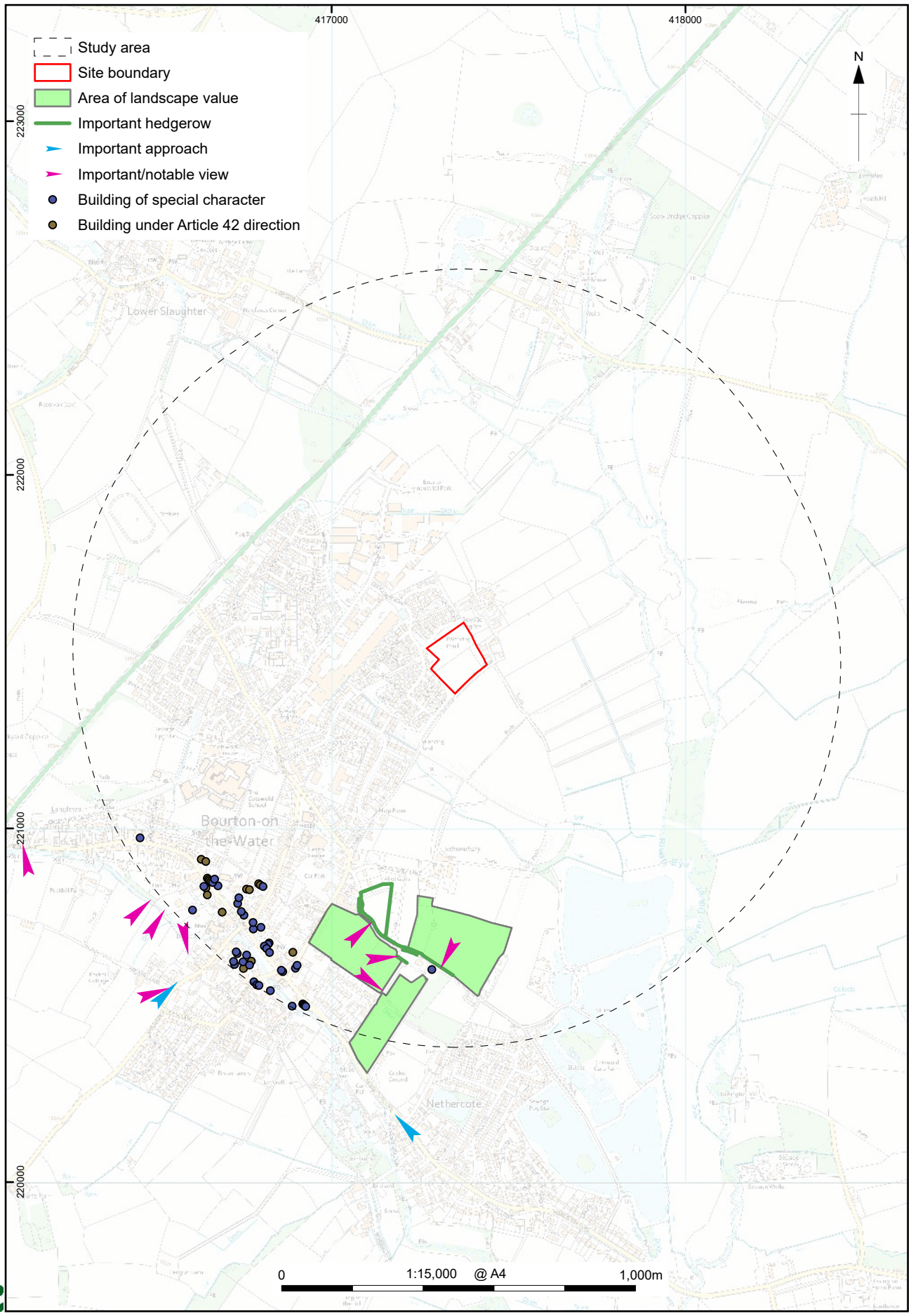
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure B56.2: Designated heritage assets within the study area



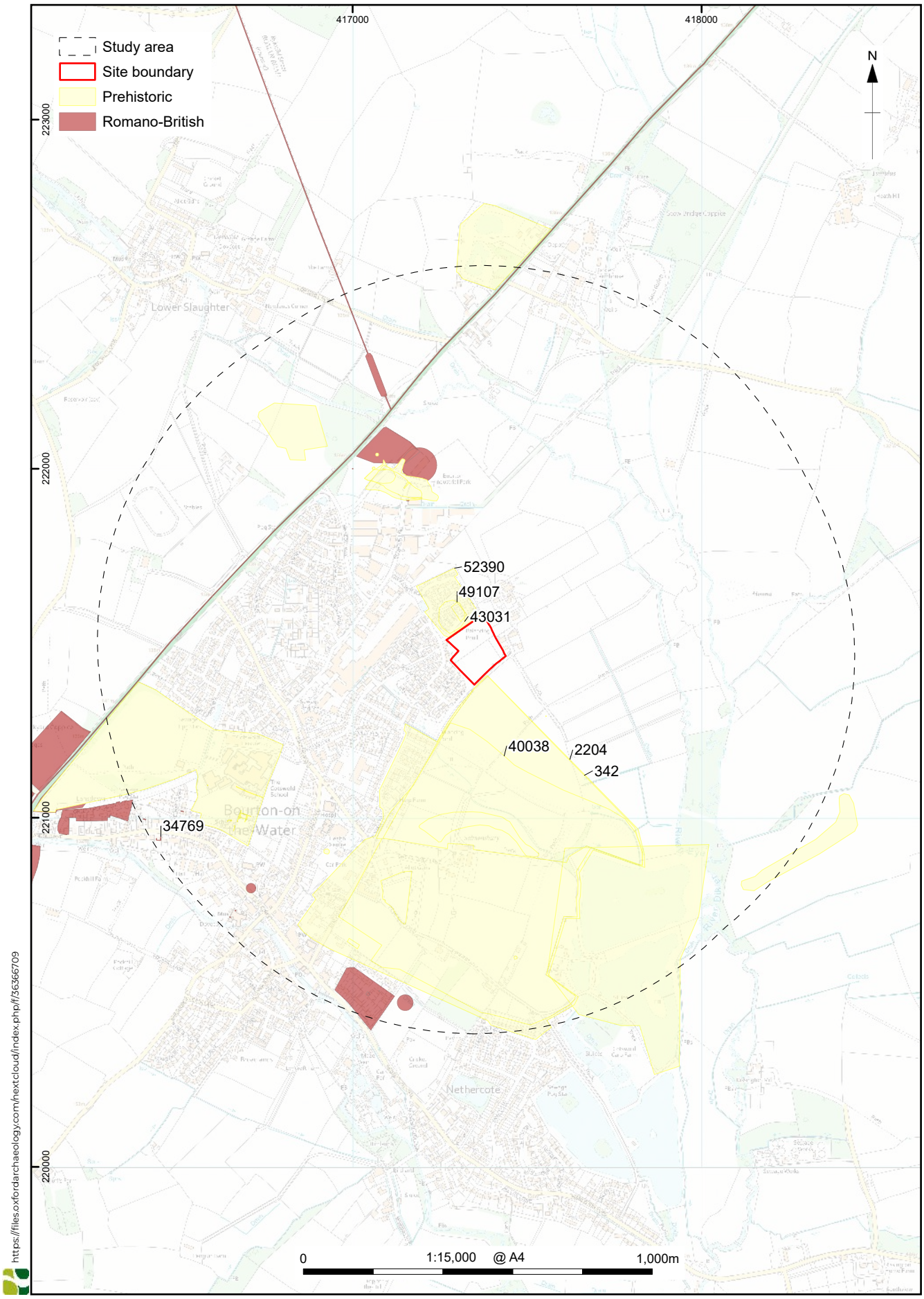
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure B56.2b: Detail of designated heritage assets within conservation area CONARA/139



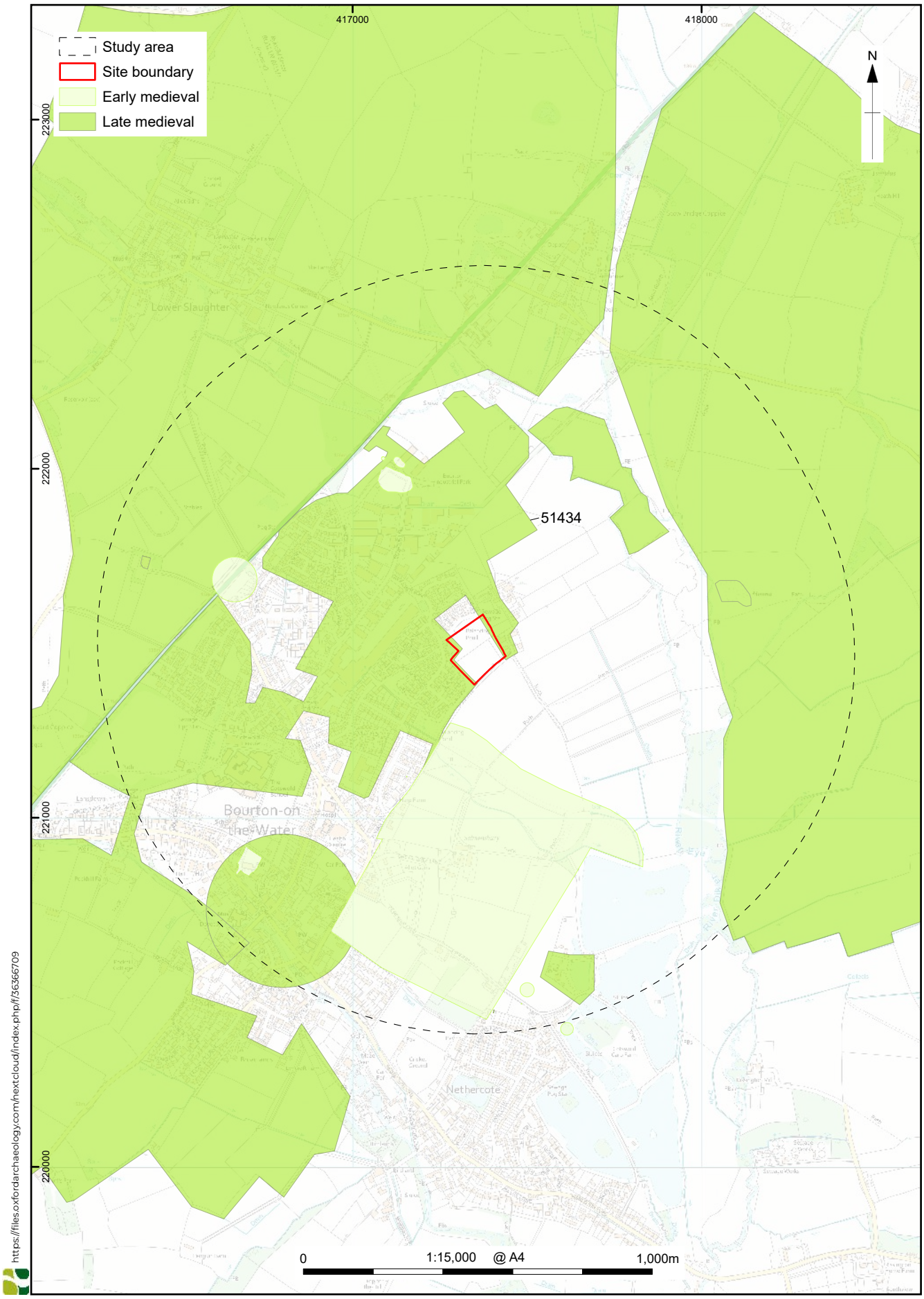
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure B56.3: Local heritage assets within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure B56.4: Prehistoric and Romano-British non-designated heritage assets within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure B56.5: Medieval non-designated heritage assets within the study area

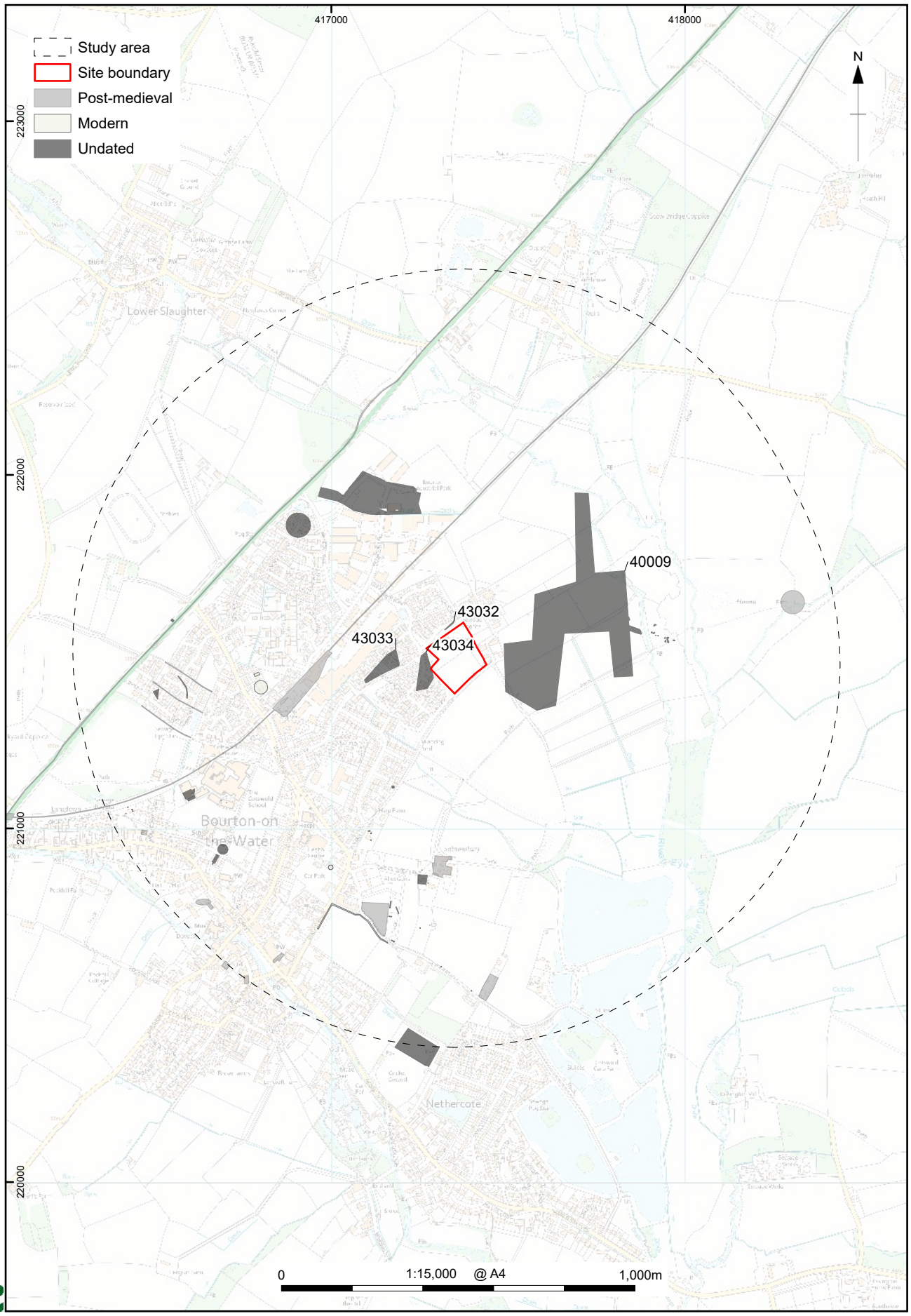


Figure B56.6: Post-medieval, modern and undated non-designated heritage assets within the study area

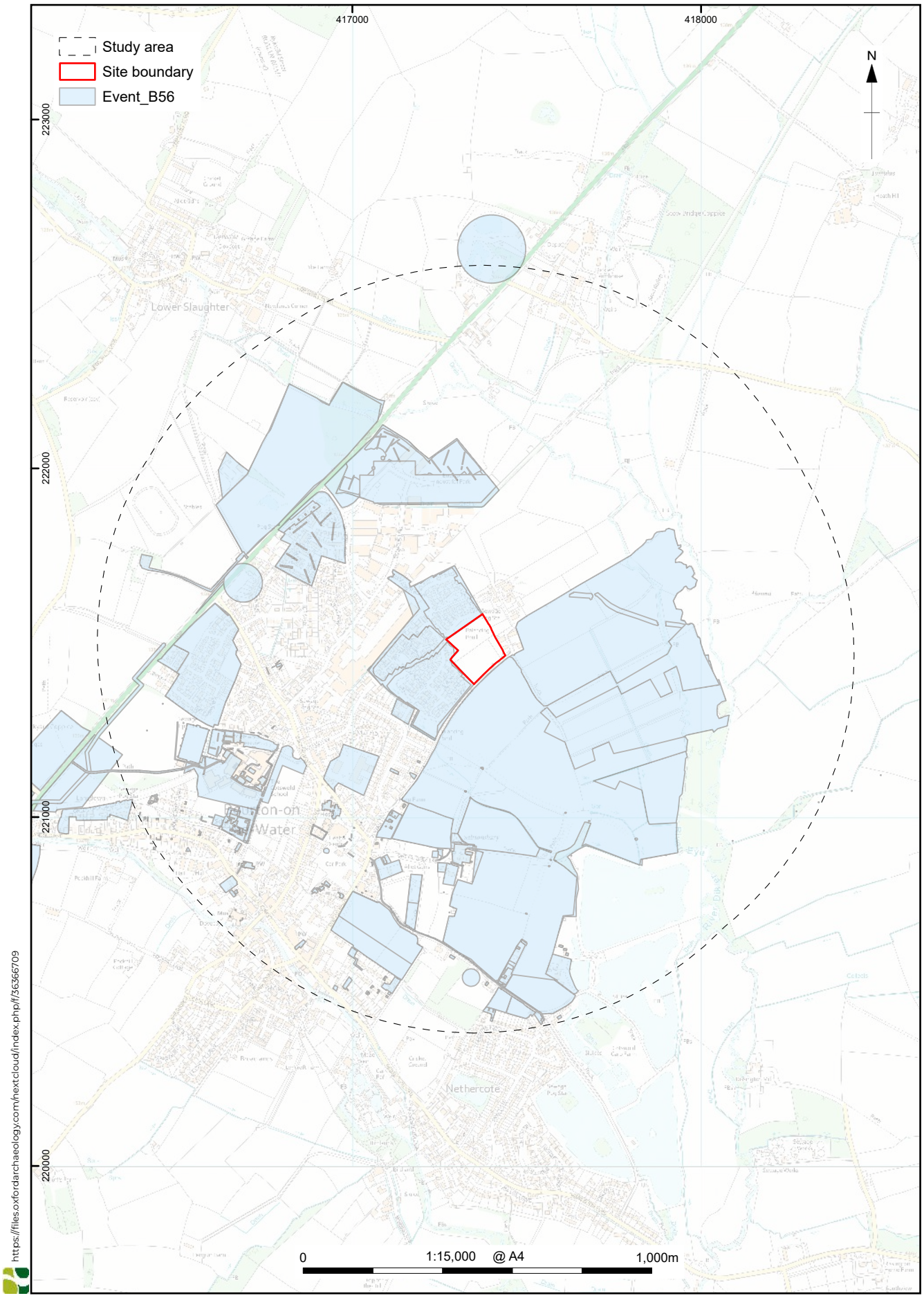
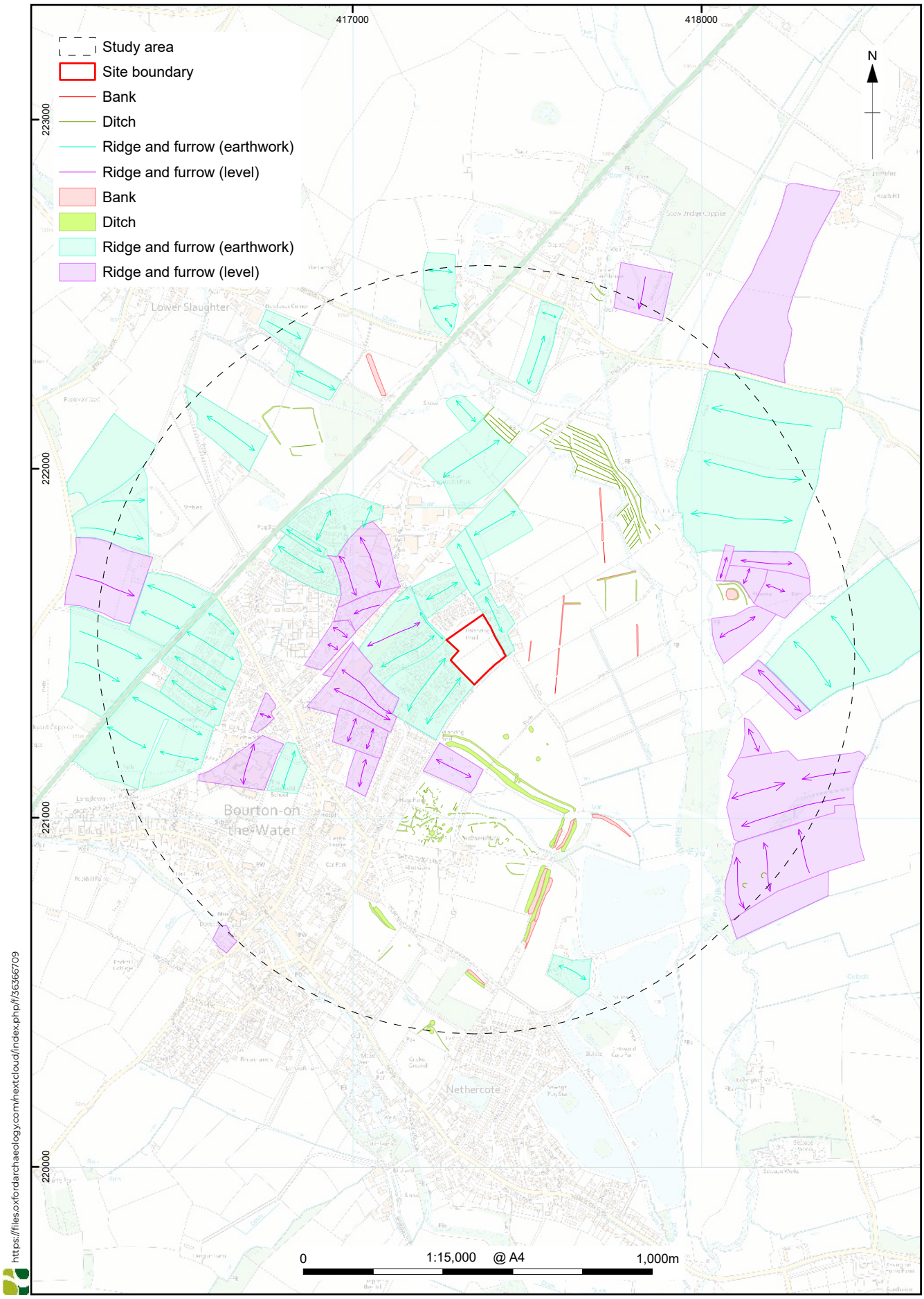


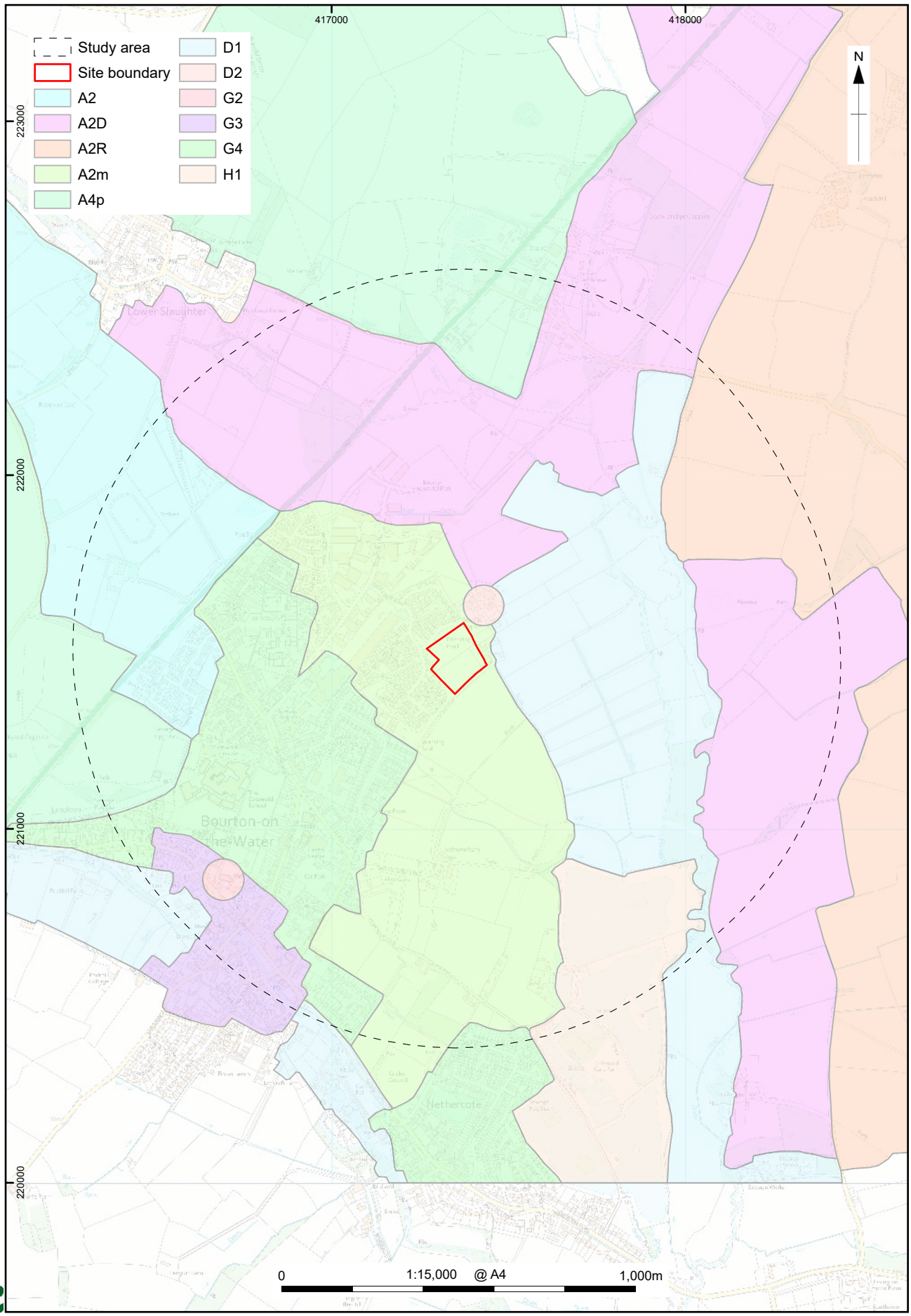
Figure B56.7: Archaeological events within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure B56.8: NMP data within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set]. York: Archaeology Data Service [distributor] https://doi.org/10.5284/1020235

Figure B56.9: Historic landscape characterisation of the study area

Site Reference	C164A
Town	Cirencester
Site Name	Strategic extension to the east of Kingshill Lane
Related policies	-
Proposed allocation use	Mixed use: residential development and employment area
Number of dwellings	612
Employment area	0.6ha

Brief description of site:

The site covers an area of *c*. 41.9ha between the A429 and A417, *c*. 300m from the eastern edge of Cirencester and *c*. 720m from its historic core. It is located on the western edge of the parish of Preston, *c*. 240m to the north of its eponymous village, and in the Cotswolds District of Gloucestershire (Fig. C164A.1).

The site comprises at least part of six agricultural fields that at the time the site was visited were not in cultivation and showed indications of being used for recreation (dog walking). It also incorporates corridors of woodland towards the north of the site, along the western boundary and along part of the eastern boundary. The site is bounded by roads to the north, east and west (London Road, the A417 and Kingshill Lane respectively), but by agricultural land to the south. Beyond, further agricultural land and small settlements lie to the north, east and south, while the modern edge of Cirencester lies to the west with schools and recreational facilities. Mature hedgerows form most of the boundaries within the site, with occasional ditches and post-and-wire fences also present alongside hedges in the centre of the site. The hedgerows were often over 2m high and included occasional mature trees. Evidence of modern disturbance associated with overhead lines was observed in the northern and eastern parts of the site, as well as along its southern boundary.

Topographically, Cirencester lies on the low-lying floodplain of the River Churn, with the river *c*. 140m to the south-west of the site. This lies within a shallow bowl that is surrounded by the Cotswold Hills to the north and west, while flatter land of the Upper Thames Valley lies to the south. The site sits within an undulating landscape, with the site itself rising gently from *c*. 112m aOD in the south to *c*. 117m aOD in the east and *c*. 123m aOD in the north. The River Churn lies *c*. 660m to the south-west of the site, and drains cross the centre.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

A number of designated heritage assets have been identified across the study area, comprising two conservation areas, two scheduled monuments and 24 listed buildings (Fig. C164A.2).

Conservation areas and their associated listed buildings

The Preston conservation area (CONARA/067) is situated *c.* 240m to the south of the site and covers the historical elements of the village. Preston is a small historic Cotswold village of loose linear form aligned on a single road. The historic settlement is centred on All Saints Church and made up of a collection of historic farmhouses and cottages. Despite some post 1950s infill development, the settlement retains its historic linear layout and open grain. The conservation area contains a number of listed buildings constructed from traditional local limestone which contribute to the classic Cotswold identity of the settlement. A defining feature of the village is the open countryside that surrounds it and is visible in gaps between the buildings which offer views out to the surrounding countryside and maintain a strong visual link between the settlement and its rural setting. No conservation appraisal has yet been produced for Preston. Analysis would suggest that the village principally derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, linear development along the main road, historic spaces, buildings and boundary treatments. Within the conservation area, the village of Preston includes nine listed buildings, including one of Grade II* status and eight of Grade II status, all of which form part of, and contribute to, its significance. These include the Grade II* Church of All Saints (1089268) as well as the Grade II listed:

- 1089227 - Group of five monuments in line to south of south porch in churchyard of Church of All Saints
- 1089228 - Letterbox Cottage and Pear Tree Cottage
- 1089229 - 90 And 91, Preston Village
- 1089230 - Village Farm Cottage Village Farm House
- 1153591 - Church Farmhouse
- 1153596 - Group of three monuments to south of west tower in churchyard of Church of All Saints
- 1341394 - Preston Place
- 1341395 - The Old Farmhouse

These listed buildings form part of the conservation area and contribute to its significance. The church (1089268) relates to historic settlement dating from

the 13th and 14th centuries, although it was restored during the 19th century, and is also associated with the 18th- and 19th-century tombs (1089227 and 1153596) and the 19th-century former vicarage (1341394). Beyond these, the farmhouses (1089230, 1153591 and 1341395) indicate the prominence of rural and agricultural buildings in the village and the surrounding area. The other listed buildings (1089228 and 1089229) relate to post-medieval settlement in the area. Due to their architectural, historic and group interest, the conservation area and associated listed buildings are considered to be of **high significance**. The site is separated from the conservation area by a band of agricultural land which sits outside of the allocation. The field boundaries in this area provide vegetation that screens much of the site in views from the conservation area. However, the topography of the area means that the northern and western edges of the conservation area share intervisibility with the western and southern parts of the site, while the south-east of the site is visible from the western entrance to the conservation area. Views from the site looking towards the conservation area take in the tower of All Saints Church (1089268) and Church Farm in the western part of the conservation area. The agricultural buildings surrounding the farmhouse (1153591) at Church Farm screen it in views from the site. There are also some glimpsed views of the Grade II listed No. 90 and 91, Preston Village (1089229) in the eastern part of the village, from within the site.

The Cirencester South conservation area (CONARA/144) is located *c.* 730m to the west of the site and covers the southern extent of the historical town, representing its 18th century and later expansion southwards, almost filling the entire area of low-lying and boggy common land and waste ground that had been defined by the walls and ramparts of the Roman town (*Corinium*). The conservation area incorporates three Grade II* and 29 Grade II listed buildings that contribute to its character and significance. Although there have been alterations and additions to many of the listed buildings, these retain and form part of their historical character within the conservation area. Within the study area, these listed buildings comprise five buildings of Grade II status that form part of its post-medieval development and links to the surrounding landscape, including the River Churn to the south-west of the site:

- 1205389 - Rose Cottage
- 1280751 - 10, City Bank Road
- 1280970 - The Old Mill House
- 1298663 - Cotswold Club and attached railings
- 1298699 - 12, City Bank Road

The conservation area appraisal identifies that its significance lies in its context of mostly 19th and 20th century development on relatively flat land with a mixture of residential, community and industrial uses. This includes the informal grid pattern of its layout, the form and character of the buildings, open spaces and mature trees that form a green backdrop enclosing and compartmentalising the area. Views within the Cirencester South conservation area are concentrated within its area but also include longer range views to its north-west. None of these incorporate views of the site. A number of issues face the conservation area as a result of demolition and redevelopment, including inadequate enclosure and the loss of boundary features; poorly maintained buildings; poorly proportioned and sited 20th century commercial buildings; visual clutter; and inadequate interpretation of the area's archaeology, architecture and history. Due to its architectural and historic interest, as well as the group value of the listed and historic buildings in this area, the conservation area and its associated listed buildings are considered to be of **high significance**. The presence of modern built development to the east of the conservation area (and west of the site), separates the conservation area from the rural landscape that would have facilitated an understanding of its development within its original context. In addition to this, the tall hedgerow on the western boundary of the site restricts intervisibility with the conservation area from the site's internal area. As such, the conservation area (and its listed buildings) is unlikely to be affected by the proposed allocation and have been scoped out from further assessment.

Scheduled monuments

To the west of the site, the scheduled monument of *Corinium* Roman town (1003426) lies *c.* 790m from the site at its closest point. The scheduled monument relates to some of the above- and below-ground remains associated with the Roman town that developed here from the 1st century AD and became the capital of the Cotswold region and second-largest town in Britain. While remains of the Roman town (400) were defined by its walls, associated remains, including cemeteries, extend to the north-east along the Fosse Way Roman road (6491), with further settlement, enclosures, a field system and finds (4773 and 4774) extending towards the south-western corner of the site. Remains within the area of the scheduled monument include those of the town (forum, basilica and residential districts), its walls and the amphitheatre. Due to its archaeological and historic interests, which relate to its ability to provide information about the Roman settlement, the scheduled monument is considered to be of **high significance**. The scheduled monument is separated from the site by modern development.

The scheduled monument of Tar Barrows (1003418) lies *c.* 820m to the north-west of the site, on the south-west facing slope of higher ground to the north-east of Cirencester. This monument relates to two areas of earthwork and the buried remains of prehistoric or Roman round barrows, with the southern area also including the buried remains of a Roman or earlier funerary and ritual site, including the possible presence of a temple or shrine that would have served the local population at *Corinium*. Surface scatters of 5th-9th century AD pottery have also been recovered from the area. Due to their archaeological and historical interest, the rarity of these features, their identified survival as both earthworks and as buried remains visible through geophysical survey, and their group value with other Roman monuments to the west, these remains are regarded as being of **high significance**. Post-medieval quarrying has resulted in some damage to both the earthworks and the area of buried remains. Despite the topography of the area, the scheduled monument is separated from the site by the intervening modern development and is unlikely to be affected by development within the proposed allocation and has been scoped out from further assessment.

Listed buildings

In addition to the listed buildings that lie within the conservation areas, a further 10 Grade II listed buildings are located within the study area, with these principally including associations with scattered isolated farmsteads and settlement within the wider agricultural landscape surrounding the site.

To the north-east of the site, these comprise the early 18th century Norcote House (1089267) as well as the late 18th/ early 19th century farmhouse (1089266) and barns (1089265 and 1304246) at Norcote. Due to their high levels of architectural and historic interest, these are considered to be of **high significance**. The current planting along the field boundaries and the intervening roads, as well as the intervening distance, means that there is some separation between these buildings and the site, and that there is no intervisibility between them.

The historic farmstead at Forty Farm lies *c.* 540m to the south-west of the site. The farmstead contains the 17th century Forty Farmhouse (1341396) and its associated barn (1089231). Originally, this farmstead would have been one of the discrete isolated farmsteads that characterised settlement in this part of the study area. Due to the architectural and historic interest of these buildings and their group value with one another, these buildings are considered to be of **high significance**. During the 20th century, the area to the immediate north of these buildings contained further agricultural buildings. The complex to the immediate north of these buildings saw minor adjustments during the 21st

century, and outline planning permission has now been granted for residential development further to the north. The intervening copse of trees (to the north-east of the buildings) prevent views from these listed buildings looking towards the site.

Further to the south, is the Grade II listed Preston Mill (1089264), which lies *c.* 820m from the site. The list entry relates to a 17th/ early 18th century millhouse and late 18th/ early 19th century mill. The mill sits over and was related to the mill waters of the River Churn. Due to its architectural and historic interest, this asset is considered to be of **high significance**. The listed building is separated from the site by the A419 (Cirencester Road) and existing development on the western edge of Preston. As such, it is unlikely to be affected by development within the proposed allocation and has been scoped out from further assessment.

A further Grade II listed building, Golden Farm Public House (1298727) lies *c.* 860m to the west of the site. This building is of late 17th century/ early 18th century date and comprises a building associated with the historic farmstead of Golden Farm. Due to its architectural and historic interest, this asset is considered to be of **high significance**. The intervening modern development separates this building from the agricultural land of the proposed allocation, and as such, it is unlikely to be affected by development within the site and has been scoped out from further assessment.

To the north of the site, Stow Lodge (1187419) comprises an early 19th century lodge that sat on the eastern edge of the woodland of Hare Bushes, with views historically focused to the east (away from the site). Woodland continues in the area to the south, which in addition to the A429, provides separation between this building and the site. To the south-west of Stow Lodge, is an 18th century milestone (1187417). The milestone relates to the 18th century turnpike road that continued the use of the line of the Fosse Way. Due to their architectural and historic interest, these assets are considered to be of **high significance**. They are separated from the site by distance, the A429, and existing planting and development. These assets are unlikely to be affected by development within the proposed allocation and have been scoped out from further assessment.

Significance of non-designated heritage assets in the site:

Several non-designated heritage assets have been recorded within or immediately adjacent to the site (Figs C164A.3-6):

- An area of possible Mesolithic settlement (12642) has been identified through fieldwalking in the north of the site. Geophysical survey and trial

trench evaluation within this area identified linear features and possible pits of Mesolithic, Neolithic, Bronze Age and Roman date, as well as Bronze Age flint, with further prehistoric finds and segmented ditches immediately to the east of the site. A further flint scatter (32901) is also located in the north of the site. Remains associated with these are considered to be of **low to medium significance** due to their archaeological and historical interest.

- The route of a Roman road (5963) may have extended along the alignment of Kingshill Lane on the western edge of the site. As a result of its archaeological and historic interest, as well as its connections to the wider Roman road network, remains associated with the road are considered to be of **medium significance**.
- The medieval or post-medieval agricultural landscape is also reflected through the presence of ridge and furrow cultivation (51241 and 51243) that has been identified through aerial photographs across the north-west and south-east of the site and extending into the surrounding landscape. Most of this has been plough levelled. Due to the fact that they form part of the wider pattern of historic agriculture within the area, these are considered to be of **low to medium significance**. By the post-medieval period, this agricultural landscape also included drainage ditches (33307) that extend into the south of the site. These are considered to be of **low significance** due to their historic interest.
- The alignment of the 18th century turnpike between Cirencester and Lechlade (3358) is preserved within the route of the A417 London Road which passes along northern edge of the site, and the former route of the 19th century Midland and South-Western Junction Railway (4944) passes through the northern part of the site. These are considered to be of **low significance** as a result of their historic interest.

Significance of non-designated heritage assets in the environs of the site:

The GHER records a further 182 non-designated heritage assets within the 1km study area (Figs C164A.3-6), dating from the Mesolithic period onwards. These include remains associated with a Bronze Age funerary landscape; prehistoric settlement and enclosures; the Roman town of *Corinium*; further Roman settlement, field systems, enclosures and cemeteries; and the routes of Akeman Street, Ermin Street and the Fosse Way Roman roads, whose alignments have continued to be used as routeways. They also include early and later medieval settlement; post-medieval settlement, quarrying, turnpikes and railways; further medieval and later agriculture; historical farmsteads; and a Civil War grave.

These indicate that the site lies within a landscape that is known for both its prehistoric and Roman activity, with historical scattered isolated farmsteads and settlement and wide areas of medieval and post-medieval agricultural practices, across the area. Owing to their archaeological interest, assets dating from the prehistoric to later medieval periods are generally considered to be of **low to medium significance**, while any deposits/ materials dating to the post-medieval agricultural use of the study area are of comparatively **low significance**. Where the GHER refers to designated heritage assets such as listed buildings, scheduled monuments these remains are considered to be of **high significance**.

Historic landscape character of the site (and significance):

The Preston Neighbourhood Plan identifies that most of the parish consists of undulating arable fields that are typical of the Cotswold landscape, with hedges and walls forming their boundaries and that incorporates copses that break-up the skyline. The arable nature of the land is recognised as helping to maintain the rural feel of the parish, something that is noticeable on the site with the area being quiet other than road noise and the occasional aircraft. The geographic separation created by the break in built development between Cirencester and Preston was also identified as something that needs to be retained as it helps to maintain the village's separation from Cirencester. The Landscape Character Assessment (LCA) associated with this identified that this landscape included uniformity in the defining features such as rectilinear woodland copses and hedgerows along field boundaries, and that while there is a historic road network across the area, the modern roads split the landscape into smaller parcels that can be experienced, with the site forming most of the area experienced alongside the Preston conservation area (CONARA/067).

The Historic Landscape Characterisation (HLC) for Gloucestershire, the Cotswolds Area of Outstanding Natural Beauty (AONB) and Wye Valley AONB describes the historic landscape character of the site as 'Less regular organised enclosure partly reflecting former unenclosed cultivation patterns (A4p; Fig. C164A.7). The 'p' suffix indicates that parliamentary enclosure was undertaken within the parish. This covered all of the site and extended across much of the eastern part of the study area, with further enclosed land (A2, A3, A3x and A4) comprising much of the surrounding area. This landscape extends to the east and partly reflects the former unenclosed cultivation pattern. This enclosure pattern includes boundaries of a later date (18th century or later) that now form a defining characteristic of the landscape, with the land remaining extensively ploughed since it was enclosed. Within the site, the agricultural character continues and includes evidence associated with the traces of earlier

cultivation through the evidence of ridge and furrow cultivation identified within the GHER (51241 and 51243). While to the south and east of the site, this landscape includes settlement with medieval or earlier origins (G2) and whose extents had been defined by the 19th century (G3), the modern extent of Cirencester (G4) has extended into the former agricultural land and sits only *c.* 350m to the west of the site, separated only by a single field now forming part of school grounds and used for recreation.

Within these, settlement at Preston to the south of the site includes elements of medieval or earlier origin (G2), with the extent of the historic core defined by the 19th century (G3), while surviving early woodland (C1?) forms the landscape associated with Stow Lodge (1187419) to the north, and the designed ornamental landscapes (F1) associated with Norcote House (1089267) lies to the north-east. Overall, the historic landscape character type within the site is considered to be of **low significance**.

Contribution of the site to the significance and setting of known heritage assets:

The surrounding agricultural landscape, of which the site is a part, forms the setting of the village of Preston and its conservation area (CONARA/067), helping its historic rural context to be understood. The landscape character assessment for the village highlights the importance of the connection between the settlement and surrounding agricultural landscape which is preserved by the open green space visible between gaps in the houses within the development. Additionally, the undeveloped rural landscape surrounding the village plays a role in preserving its historic linear form and retaining the settlement's separation from Cirencester. The site forms part of the agricultural land to the north of Preston but is separated from the village by a band of agricultural land. It comprises an open rural landscape that extends across raised ground, which is visible in views on the approach into the conservation area, with intermittent visibility between houses and through planting from within the conservation area. Historically the site would have been within the parish of Preston and would have been farmed by its inhabitants. The site is considered to make a **high positive contribution** to the setting of the conservation area, contributing to understanding of the village as a small agricultural community that was distinctly separate from Cirencester.

The site is also considered to contribute towards the setting of the listed buildings within the conservation area. The immediate setting of All Saints Church (1089268) includes the historic churchyard plot, as well as the monuments within the churchyard (1089227 and 1153596), which is defined by its wall and the surrounding settlement. The site forms part of the wider setting

of the church and the church tower is prominent in views looking across the site. A footpath extends north from the churchyard into the fields that separate the village from the site and connects to a farm track that extends into the southern part of the site. Views of the church from this footpath allow the church and surrounding settlement to be appreciated within their historic rural setting. While the site is not visible alongside the church in views from the footpath to the south of the site, it contributes to the more general rural and agricultural context while experiencing these views and make a **low positive contribution** to the setting of the church and conservation area. Views of the church and conservation area from elsewhere within the site are restricted by planting and therefore other parts of the site make a lesser contribution to this aspect of the setting of these assets.

The approach to, and principal façade of, Church Farmhouse (1153591) is orientated to the south (away from the site), and its immediate setting is principally defined by its farmstead plot, which was developed during the 20th and 21st centuries making the farmhouse less appreciable as a former farm building. The site forms part of the historic agricultural landscape which would historically have surrounded the farm. This landscape (of which the site forms part) makes a **low positive contribution** to the setting of Church Farmhouse although the scale of this contribution is reduced by the limited intervisibility between the farmhouse and the site.

The visibility of the church tower and 90 and 91, Preston Village (1089229) reinforces this rural association. Numbers 90 and 91 are partially visible in views from the site; views which look across the agricultural land that separates the site from the allocation and allows the buildings to be appreciated as part of a small rural village. This makes a **low positive** contribution to the setting of these assets.

While intervisibility with the other buildings within the conservation area (1089228, 1089230, 1341394 and 1341395) is more restricted due to the presence of trees and other buildings, its agricultural nature of the site contributes to their rural setting, especially of the farmhouse (1341395), helping them to be appreciated as part of a small rural village. As such, the site makes a **low positive** contribution to their setting.

The site forms part of the rural agricultural landscape that separates the discrete farmstead and settlement at Norcote from Cirencester to the west and Preston to the south. The planting and orientation of boundaries shown on historical maps suggest that the principal view from Norcote House (1089267) was to the south, and historically this view may have incorporated the eastern part of the site. However, the presence of high hedges in the area, as well as

the modern A417, blocks views of the site from Norcote within the modern landscape. The site and surrounding agricultural landscape cumulatively make a **low positive** contribution to the setting of the isolated settlement at Norcote, including its Grade II listed buildings (1089265, 1089266, 1089267 and 1304246) by preserving its rural character and separation from the surrounding settlements.

The site forms part of the wider agricultural landscape surrounding the historic farmstead at Forty Farm as historic farmland within the parish of Preston. There is currently no intervisibility between the site and the listed buildings associated with Forty Farm (1089231 and 1341396) and there is currently surviving agricultural land to the north, east and west of the farm (outside of the site) which allows these assets to be appreciated as a former farm building set within agricultural land. While the agricultural land within the site would have formed part of the wider agricultural landscape surrounding the site, there is currently no intervisibility between the farm buildings and this landscape. Due to the lack of intervisibility and distance between the site and the assets at Forty Farm the site is considered to make a **neutral contribution** to their setting.

The proposed allocation is separated from the scheduled remains of the Roman town of *Corinium* (1003426) by the intervening distance, modern development and planting and there is no intervisibility between these areas. However, as the GHER records evidence of Roman activity, including further settlement and field systems, connecting these two areas, the site is considered to have the potential to contain archaeological remains which may provide insight into the relationship between the town and its hinterland. This connection is reinforced by the Roman road adjacent to the site boundary which connects to three Roman roads that head into Cirencester. Any Roman remains found within the site could make a **low positive** contribution to the setting of the scheduled monument (1003426).

The Cirencester South conservation area (CONARA/144) and its associated listed buildings, as well as the scheduled monument of Tar Barrows (1003418), and the other listed buildings (1003418, 1187417, 1187419, 1298727) within the study area, do not share historic or visual connections with the site. The significance of these designated heritage assets derives from their architectural and historic interests and relationship with one another rather than from any visual, spatial or historical relationship with the site. As such, the site makes a **neutral** contribution to their setting.

Impact assessment:

Having identified the surrounding designated heritage assets and assessed the site and its context, this assessment concludes that the site makes a high positive contribution to the setting of Preston conservation area (CONARA/067) and a low positive contribution to the setting of listed buildings associated with the settlements at Preston and Norcote. The site contributes to the setting of these assets primarily by contributing to their distinct identities as separate rural communities. The site also has the potential to contain archaeological remains that could contribute to the setting of the scheduled Roman town (1003426).

The site forms part of the rural landscape to the north of Preston conservation area (CONARA/067). This incorporates the Grade II* listed building of the parish church (1089268) as well as the Grade II listed buildings (1089227, 1089228, 1089229, 1089230, 1153591, 1153596, 1341394 and 1341395) associated with the historic development of the village and its agricultural setting. Due to the scale and extent of the proposed allocation, and the intervisibility between the north of the conservation area and some of these listed buildings (1089268 and 1089229) within the site, it would be difficult for development not to impact the setting of these designated heritage assets. Although development within the site would extend the built edge of Cirencester further to the east, and erode some of the separation between Cirencester and Preston, agricultural land to the south of the site would retain some of this separation. As a result, development within the proposed allocation has the potential for **less than substantial harm** to the setting and significance of the conservation area and its associated listed buildings. However, the scale and extent of the proposed allocation would bring a large change to the historic character of the area to the north of the village. Although this impact could not be fully removed, the scale of the impact could be reduced through consideration of the historic landscape and settlement pattern within the layout, as well as the use of green space and the associated use of sensitive design within the built development.

The site forms part of the wider rural landscape outside the Roman town of *Corinium* (1003426), with the Roman road network providing connections between it and the town. As such, the site has the potential to contain extramural activity associated with the Roman town. Development within the site would remove any such remains, and without appropriate investigation and recording, this could result in **less than substantial harm** to the setting of the scheduled monument.

The site forms part of the rural landscape that allows the discrete isolated farmstead and settlement at Norcote, and its listed buildings (1089265,

1089266, 1089267 and 1304246), to be appreciated. Although development within the site would reduce this separation, its area is constrained by the modern road (A419) that already provides a constraint to the appreciation of the area, as identified in the LCA, and agricultural land would remain in the intervening area (outside the site). As a result, development within the site would have the potential to cause **less than substantial harm** to the setting of the discrete settlement at Norcote.

Although the site forms part of the agricultural landscape around the Grade II listed buildings at Forty Farm (1089231 and 1341396), redevelopment that has taken place in the area to the north, as well as the screening afforded by the intervening planting, separates them from the site. The rural setting of the farm would also be protected by the agricultural land which separates the site from Forty Farm (outside the site). Due to this separation and absence of intervisibility, development within the site would result in **no harm** to the setting of these Grade II listed buildings.

Development of the site would have **no harm** to the Cirencester South conservation area (CONARA/144) and its associated listed buildings (1205389, 1280751, 1280970, 1298663 and 1298699) as there are no direct historical associations between them and the site, modern development provides separation, and the surrounding rural landscape incorporates trees and hedges that preclude intervisibility. For similar reasons, the development of the proposed allocation would have **no harm** to the scheduled monument associated with Tar Barrows (1003418) or the other listed buildings within the study area (1003418, 1187417, 1187419 and 1298727).

Previous archaeological investigations within the site have been limited to a site assessment (EGC258) in the centre of the site and a geophysical survey and trial trench evaluation (EGC257) in the north. As well as the evidence that these produced finds and features associated with the Mesolithic, Neolithic, Bronze Age activity of the area (12642 and 32901), known remains also relate to medieval and later agricultural practices (33307, 51241 and 51243) are known in the north-west and south-east of the site, and the route of a Midland and South-Western Junction Railway (4944) across the north, as well as Roman (5963) and turnpike (3358) roads adjacent to the site. Given the extent of ground disturbance likely to arise, development within the site will almost certainly impact upon surviving below-ground archaeological assets through the truncation, removal and loss of archaeological legibility of the remains, as they will probably sit just below the subsoil and cut into the natural deposits. This has the potential for **substantial harm** to the archaeological resource, both within the site and the wider study area, and would be permanent. Without

appropriate mitigation measures, any development that disturbs the archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The HLC of the site comprises part of the enclosed fields of a much wider agricultural landscape. The site is currently enclosed land that is not under cultivation but may be in a fallow year. The hedgerows within and surrounding the site form part of the character of the landscape and screen parts of the site from the wider landscape and the buildings within. The site covers most of Area 4a identified in the LCA for the Preston Neighbourhood Plan. This identified that the rural landscape permeates into the village from the north, with intervisibility incorporating views south from public footpaths and views north (between vegetation) from the village. With the site comprising agricultural land that contributes to this character, development within the potential allocation has the potential to cause **less than substantial harm** to the low significance HLC type of the area and would lead to a change in the historic landscape character. Given the scale and extent of the proposed allocation, this harm would not be able to be fully mitigated against, but the scale of the impact could be reduced through the use of strategic green space and sensitive layout and design considerations.

Cumulative impacts deriving from the allocation of the site:

Due to the presence of a second large-scale proposed allocation to the south of Preston (R519/650), there is the potential for a cumulative impact on the separated and linear settlement character of the Preston conservation area (CONARA/067). Despite the proximity of both potential allocations to the conservation area, as well as the potential loss of rural land to both its north and south, due to the continued presence of some rural land between the conservation area and the two proposed allocations (outside the sites), as well as the trees and hedges in the intervening area, this cumulative impact has the potential for **less than substantial harm** to the significance of the conservation area.

Recommendations for minimising harm and maximising enhancement:

The proposed allocation extends to within 250m of the Preston conservation area and sits within the setting of Grade II* and Grade II listed buildings. It forms part of the agricultural landscape which permeates into the Preston conservation area and contributes positively to the rural character of these assets. It also helps to preserve the separation between areas of discrete and linear settlements and farmsteads that make up the historic settlement pattern

to the south and south-east of Cirencester. Development is therefore likely to cause heritage harm, which cannot be fully avoided given the scale of the allocation. However, the following measures should be used to reduce harm and maximise opportunities for enhancement.

Due to its proximity to the Preston conservation area to the south, as well as multiple listed buildings at Norcote to the north-east, the southern and north-eastern parts of the site are the most sensitive. An existing area of green land remains in the intervening area (outside the site), that would retain some separation between the site and Preston. A gradual reduction in density of buildings should be incorporated on the southern limit of the development, as well as along the eastern and northern site edges, in order to soften the transition between built development and the surrounding countryside in views from these directions. This should incorporate larger plots, open space and a softer settlement edge. This would help to maintain the rural setting of Preston and preserve some of the separation between settlements. Planting along London Road and the A417 to the north and north-east of the site should also be maintained and enhanced in order to maintain the planting that currently prevents views of the site from the listed buildings at Norcote. Building heights should also be restricted, especially in the north-east of the site in order to prevent development from becoming visible from Norcote.

The existing planting along the site boundaries should be retained in order to maintain screening between heritage assets further afield.

To reduce the impact of the allocation, development should respond to the differing sensitivities across the site with lower density development, landscape planting and field boundaries used to create a softer transition at the southern, eastern and northern edges. Where possible, areas of green infrastructure and planting, incorporating the retention of field boundaries, should be used to break up development and landscape buffers should be used to soften the edges of development. The alignment of development could reflect that of the Roman road to the west or the historic field boundaries in order to retain a historic connection. Building styles should reflect those of Preston and the surrounding farmsteads and pockets of settlement. Building heights should be restricted to respect the dominance of trees in the surrounding skyline and help preserve the rural character of views of the surrounding landscape and to preserve views from surrounding heritage assets. The use of local vernacular building designs and materials, including stone walls may help to retain some of the rural character. Where employment space is to be developed, its design, layout and materials should be agricultural in appearance and respect the local

vernacular. Where edges of built development are visible, native trees and hedges should be planted in order to soften their edges.

The Cotswold Design Code and a sensitively designed masterplan and development template should be used to ensure that development is built to a high standard, and that green infrastructure and suitable landscape provision is made across the site.

A heritage impact assessment (Orion 2026) has been carried out for the site. Considering the archaeological potential of the site and previous archaeological investigation within its area having been limited to geophysical survey and trial trench evaluation (EGC257) in the north of the site, it is recommended that a programme of geophysical survey and archaeological evaluation trenching is carried out across areas that have not yet seen investigation. This should be undertaken pre-determination of any planning application. This would help to understand the extent and character of the surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

Conclusions and suitability:

This assessment has identified that development within this potential allocation could result in **less than substantial harm** to the significance of a conservation area, scheduled monument, listed buildings and the historic settlement pattern of the area and without appropriate mitigation it could also result in **substantial harm** to archaeological remains within the site. Although it would not be possible to prevent development of the scale and extent proposed for this allocation from causing some level of harm, it may be possible to reduce the scale of its impact through appropriate design mitigation, including the use of sensitive, considerate design in the final development proposals.

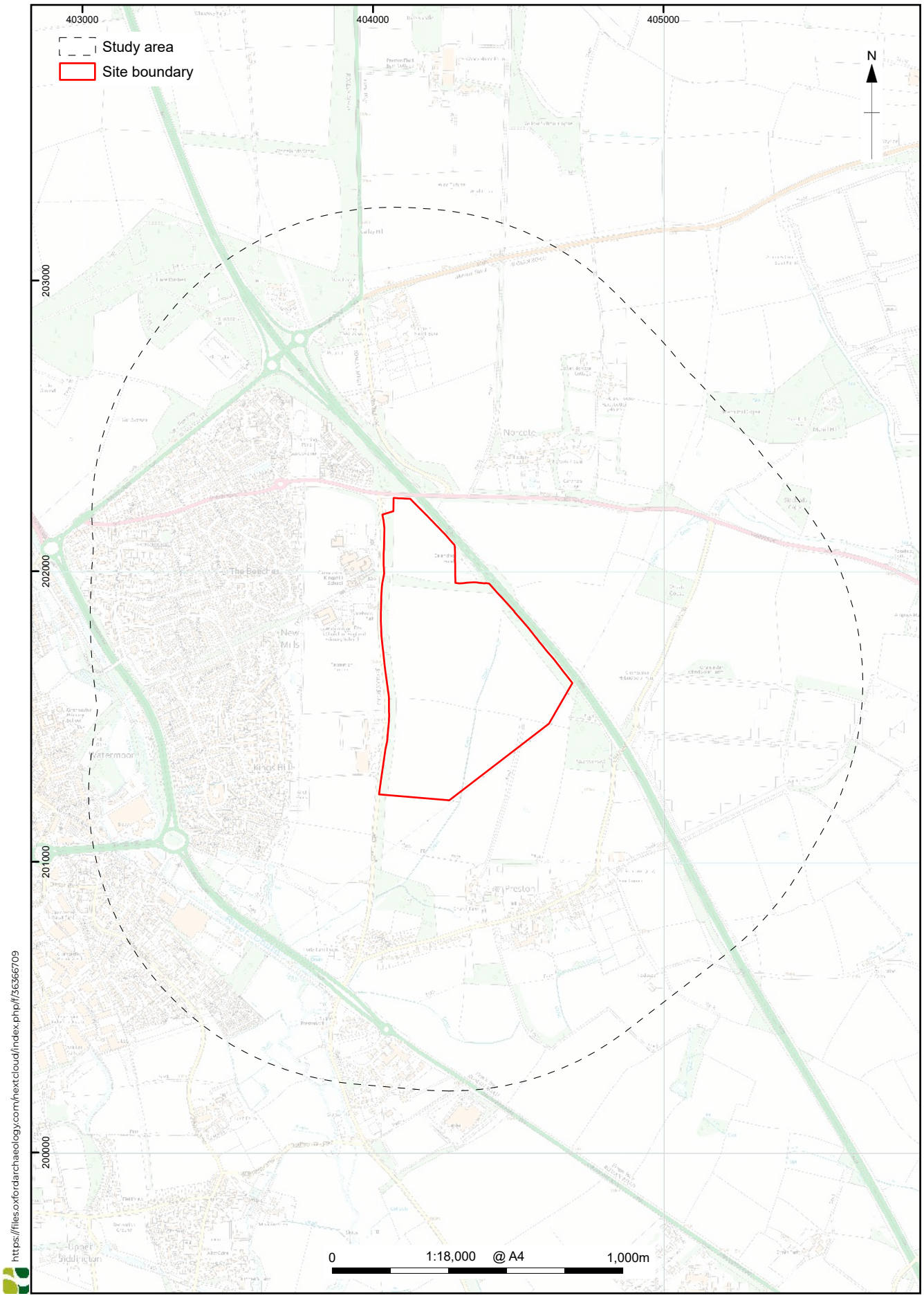
There is also the potential for cumulative harm to be caused by development within this proposed allocation in conjunction with one to the south of Preston.

Heritage Constraint Rating: Moderate

The site is considered to have an overall heritage constraint rating of Moderate (i.e. the site contains historic environment constraints but is suitable for development subject to recommended mitigation or design controls). The south and north-east of the site are the most sensitive to development. A reduction in potential harm could be achieved through design mitigation measures and a

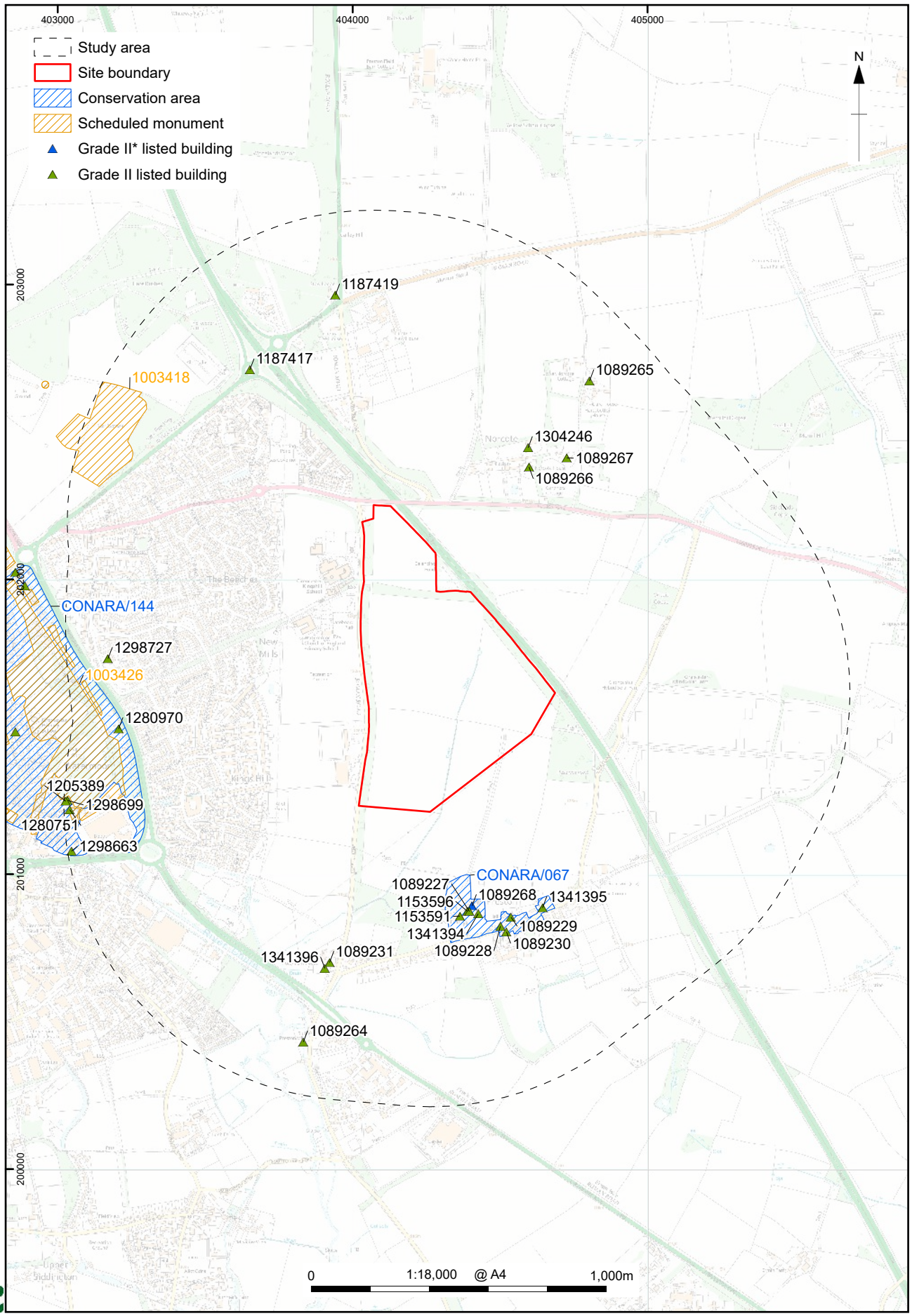
programme of archaeological investigation but would not entirely prevent it due to the proposed scale of the allocation.

It is considered that the proposed allocation is suitable for development subject to design and layout controls. Development should respond to the differing sensitivities across the site, with lower density development, landscape planting and the retention of existing field boundaries used to soften the transition between the allocation and the surrounding countryside, particularly towards Preston and along the southern edge of the site. This would help to reduce visual impacts and help to preserve the rural character of the area. However, given the scale and extent of the proposed allocation, it would not be possible to fully mitigate this harm.



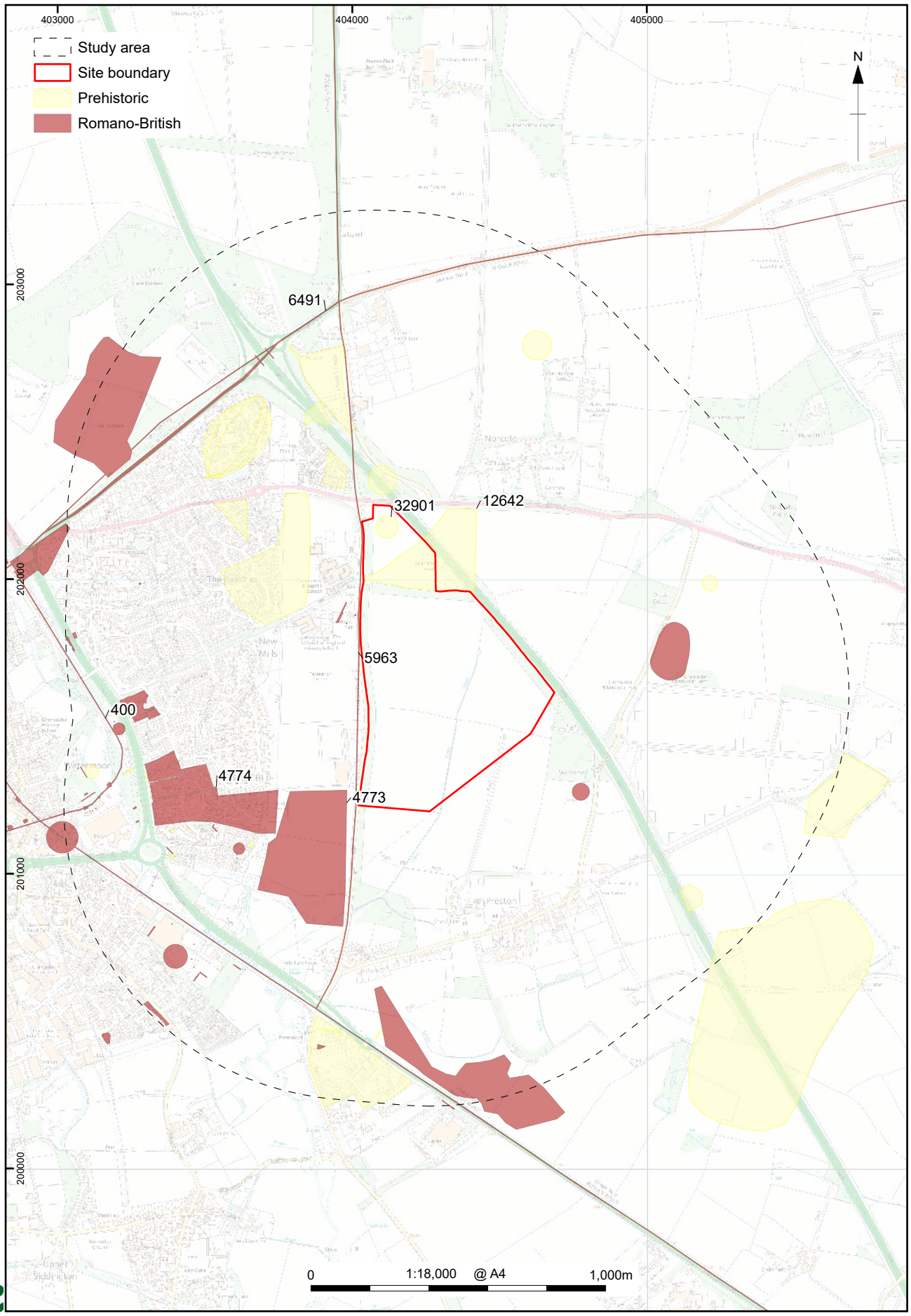
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure C164A.1: Site location



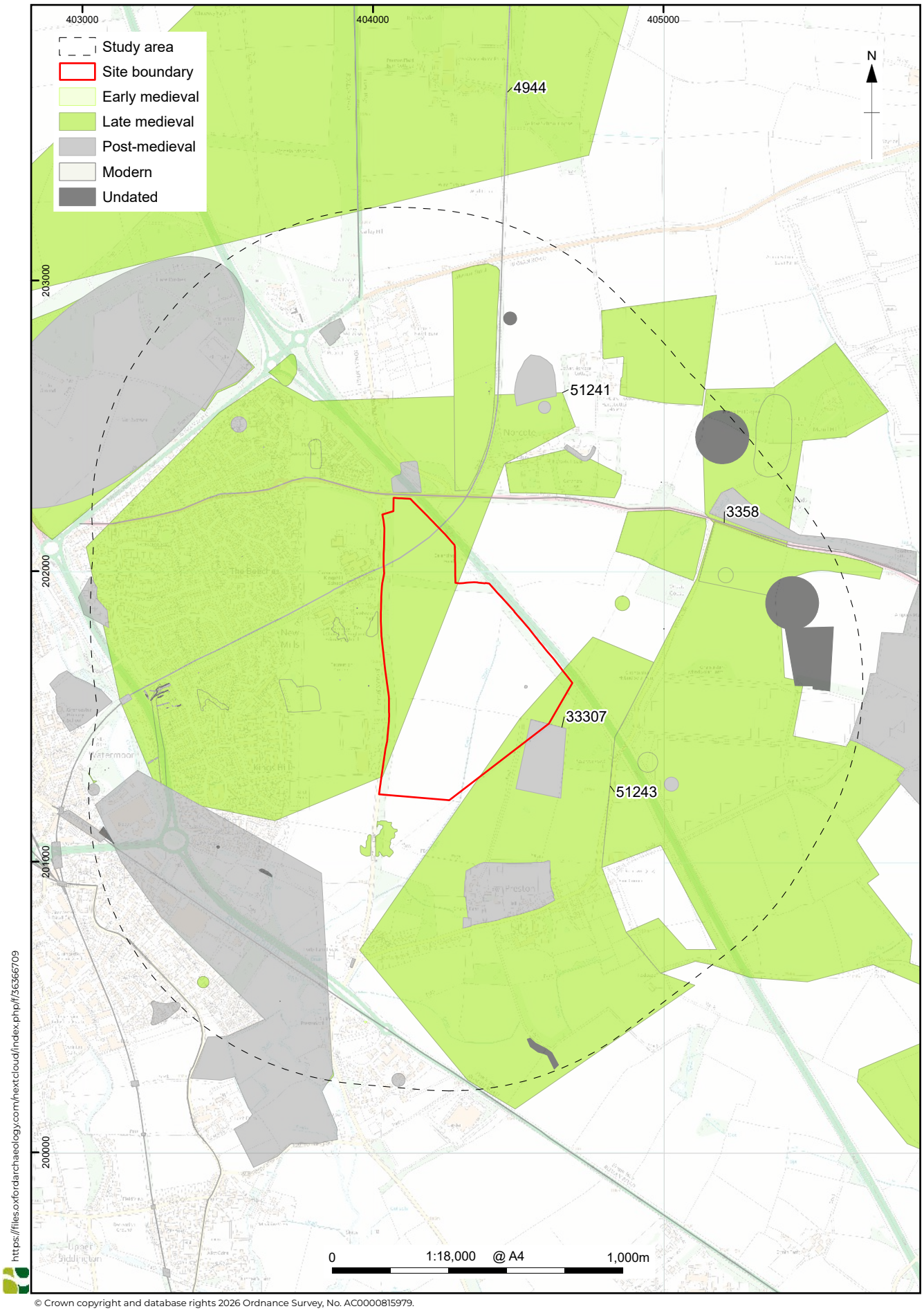
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure C164A.2: Designated heritage assets within the study area



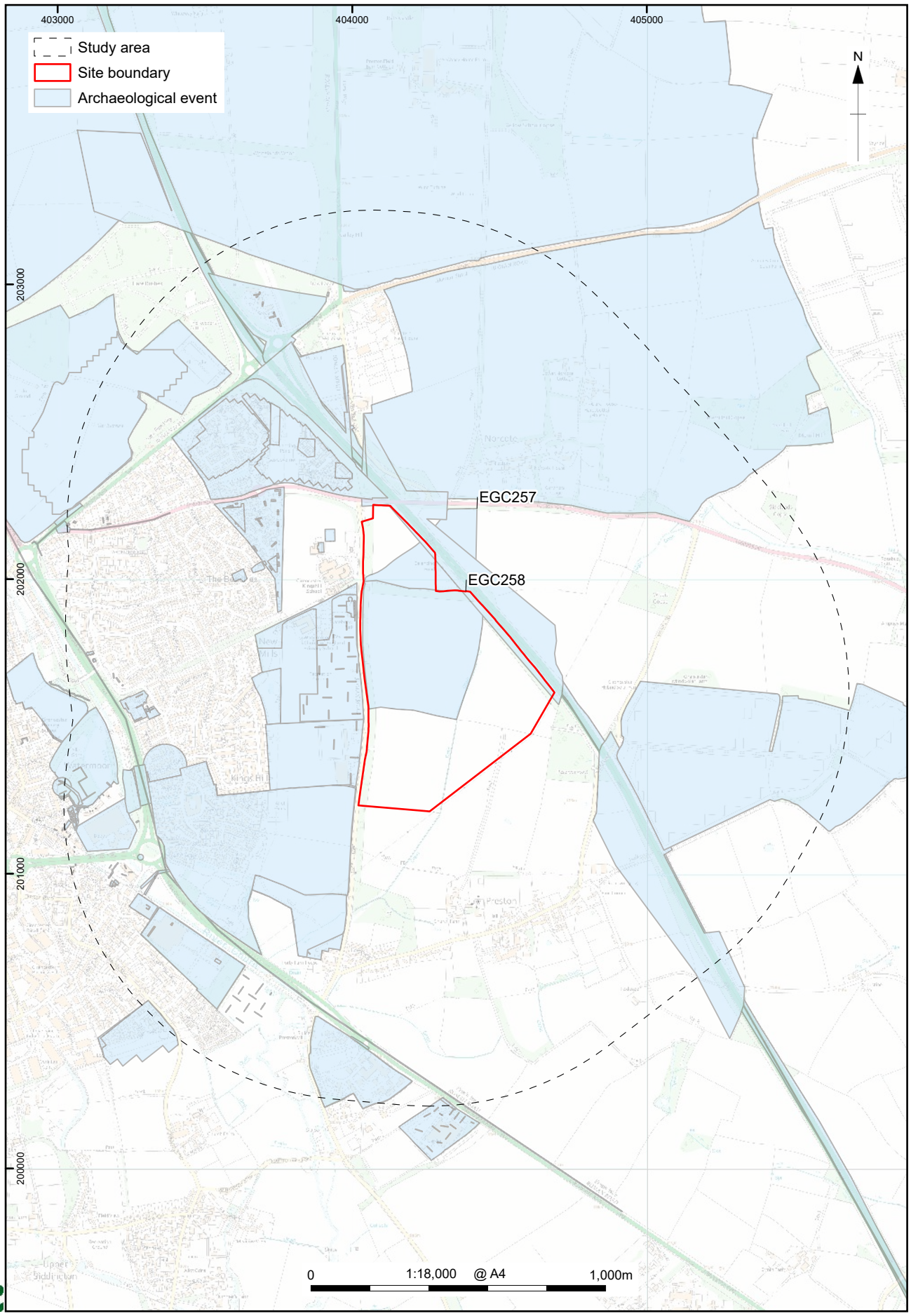
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure C164A.3: Prehistoric and Romano-British non-designated heritage assets within the study area



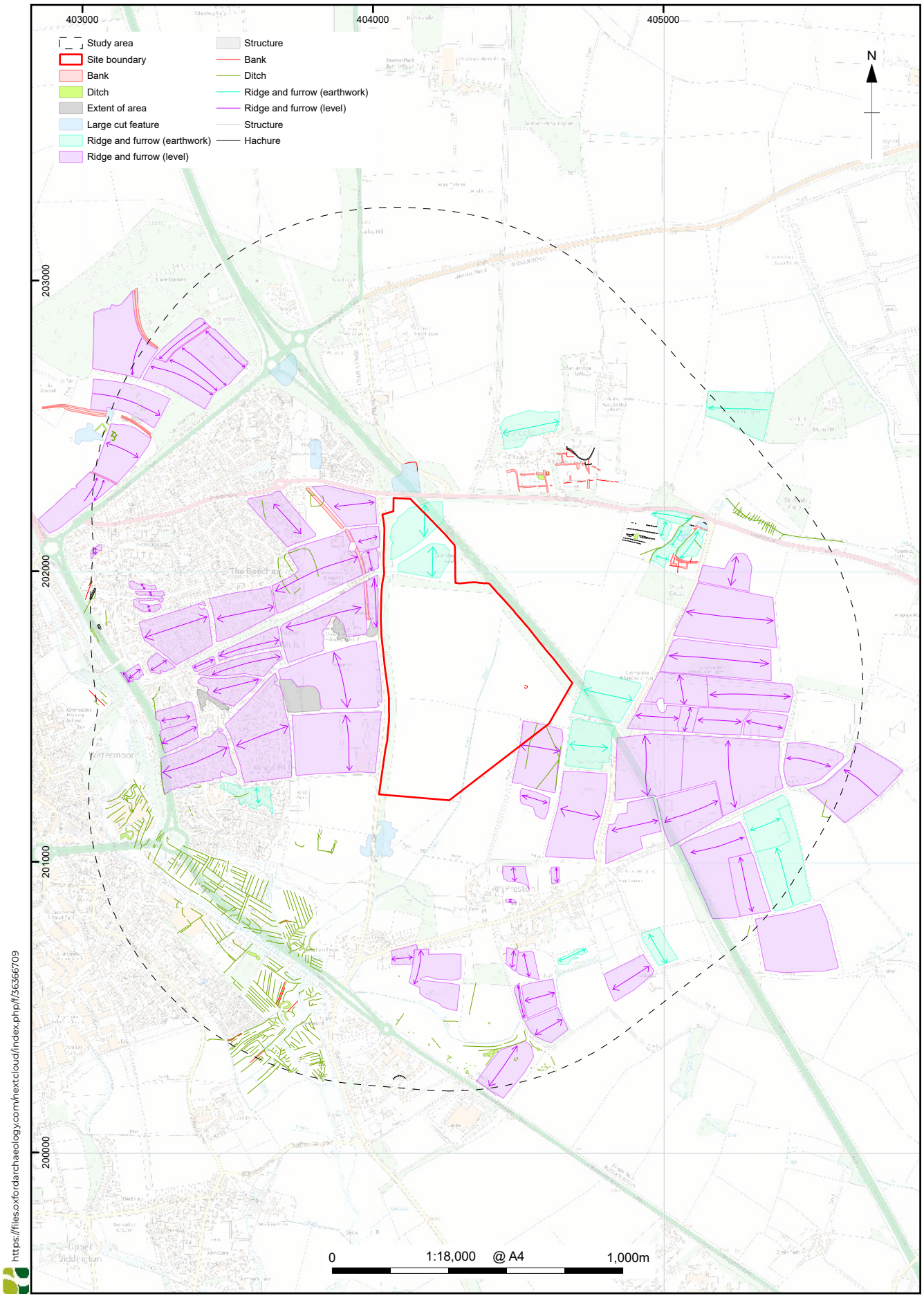
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure C164A.4: Medieval and later non-designated heritage assets within the study area



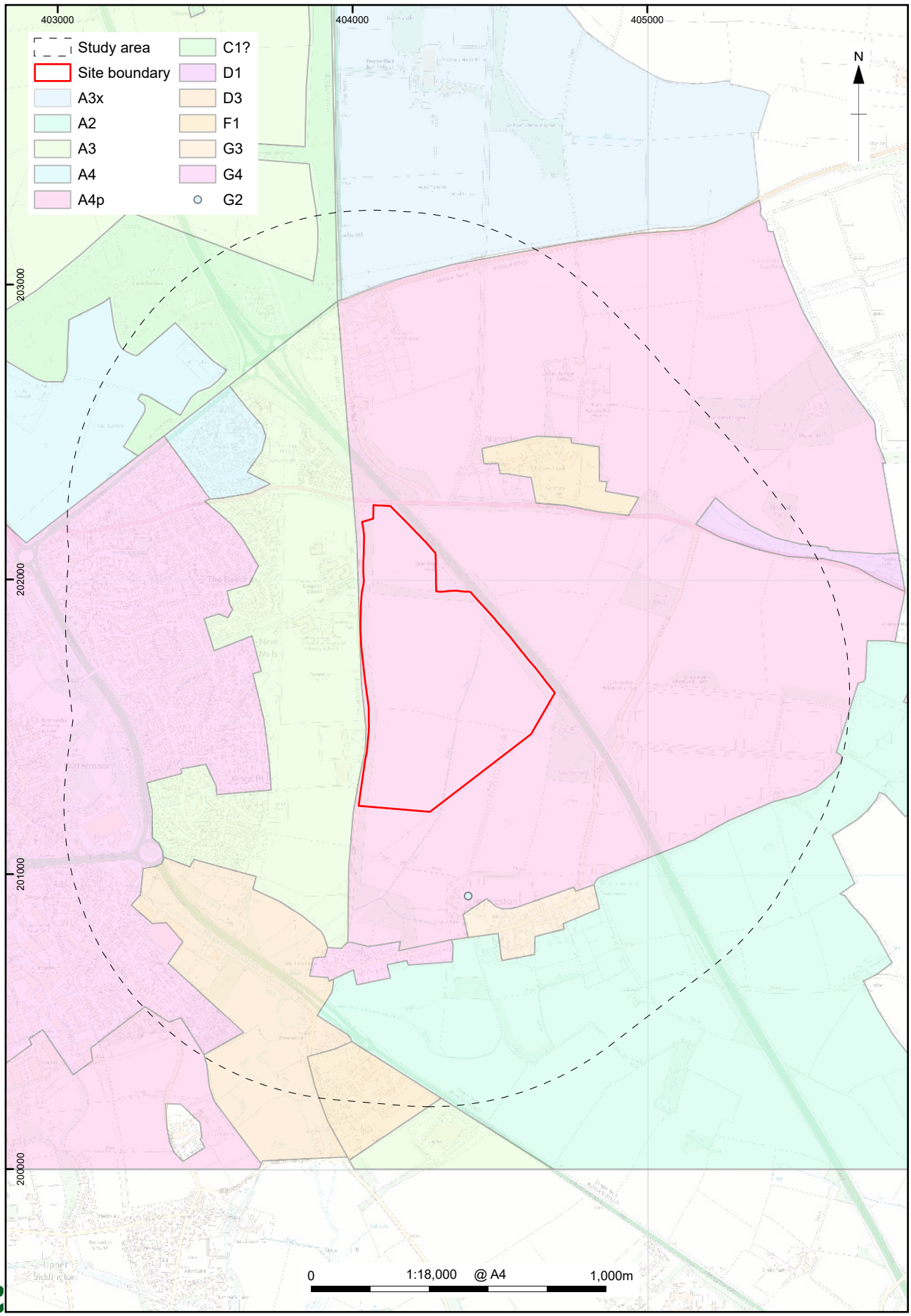
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure C164A.5: Archaeological events within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure C164A.6: NMP data within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set]. York: Archaeology Data Service [distributor] https://doi.org/10.5284/1020235

Figure C164A.7: Historic landscape characterisation of the study area

Site reference	C190
Settlement	Cirencester
Site name	Strategic extension to the south of The Steadings
Related policies	-
Proposed allocation use	Mixed use: residential development and employment area
Number of dwellings	1,540
Employment area	2.1ha

Brief description of site:

The site covers an irregularly shaped area of *c*. 116.6ha that lies *c*. 500m to the south-west of the edge of Cirencester, *c*. 1.2km from its historic core, and in the Cotswolds District of Gloucestershire (Fig. C190.1).

The site comprises 14 fields of agricultural land that are separated by a network of hedgerow boundaries and are currently under arable cultivation, other than two fields in the centre of the site (corresponding to the area of a scheduled monument) that are currently grazed, and the eastern field which is overgrown grass/meadow. The site extends to the A433, A429 and Spratsgate Lane, with hedgerows and woodland corridors forming its boundaries and further agricultural land and areas of woodland beyond. Tall hedgerows are present along most of the northern edge of the site, as well as along parts of its southern edge, the railway embankment to the south and south-east, and within the site. Drystone walls also form part of the northern and southern boundaries. The southern boundary of the site also partially follows the route of the former Cirencester Branchline, while a minor road and trackways cross the proposed allocation and are included within its area. The landscape around the site includes both arable fields and pasture.

Topographically, the site forms part of a gently undulating landscape that drops down to the Trent and Severn Canal to the east and south, but rises gently to the north. Within the site, this encompasses a low point of *c*. 111m aOD in the south, which rises to *c*. 118m aOD in the east, *c*. 120m aOD in the south-west and *c*. 128m aOD in the north-west.

Significance of designated heritage assets in the site:

A single designated heritage asset lies within, and extends to the north of, the site. This comprises the scheduled 'Settlement south-east of Chesterton Farm' (1003444; Fig. C190.2).The scheduled monument is on the heritage at risk register due to ongoing damage from arable ploughing. The register states that

it has as a medium vulnerability and that its condition is improving, presumably because it has been taken out of cultivation.

The scheduled area relates to the area of a Roman farmstead that may have had earlier (Iron Age) origins. It incorporates multiple multi-phase settlement enclosures, structures and field boundaries as well as a possible trackway. While the main enclosure was used throughout the life of the settlement, there were multiple phases of activity both within and around it. Finds recovered from the area suggest that there may have been a mosaic. The scheduled area has seen episodic ploughing since the medieval period. Originally identified through cropmarks, this has been subject to geophysical surveys (EGC4415 and EGC9099), with the off-site portion to the north also subject to limited archaeological trial trenching (EGC5796 and EGC5779) that corresponded with the geophysical survey. Within the site, the cropmarks and geophysical survey indicate that the remains relate to two distinct areas of settlement located on either side of a shallow valley (at *c.* 111m AOD), with the southern of these extending to the south of the scheduled area and the site. To the north (and outside the site), the identified remains represent an area of 'ladder' settlement.

Due to its archaeological and historic values, relating to its ability to yield information regarding Roman extra-mural settlement and agricultural activity, the scheduled monument is considered to be of **high significance**. However, there are no above-ground features surviving, limiting the ability to perceive or appreciate the value of the remains. The geophysical survey results suggest that remains associated with the scheduled monument extend to the north and south of the site, although there is potential for unidentified associated remains to extend to the east and west, within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

The scheduled 'Settlement south-east of Chesterton Farm' (Fig. C190.2 1003444) extends beyond the site boundary to the north. In addition, one registered park and garden and 16 listed buildings (Fig. C190.2) have been recorded within the study area.

Registered park and garden

The Grade I registered park and garden of Cirencester Park (1000432), although mostly outside the study area extends, at its closest point along its southern edge, to *c.* 820m to the north of the site. This comprises an extensive area of wooded park, first planted between 1714 and 1775, and also includes areas of parkland, pleasure grounds and a lake. The planting was begun by Allen, first Earl Bathurst, with the help of Alexander Pope, and was influenced

by Earl Bathurst's association with Stephen Switzer, and the lake forms one of the earliest irregular pieces of water in the history of English gardening. The park is associated with eight Grade II* and 11 Grade II listed buildings that include the park mansion, temples, an ice house and monuments/ piers that are concentrated although spread across its area are concentrated towards its eastern end, to the north of the site. The main approaches to the park lie to the east (north of the site), although there are minor entrances along its southern edge that include lodges. A 1.5-2m high drystone wall extends around most of the park, except for a short length of hedge. Avenues, or Rides, extend between viewpoints and divide the park, with the central axis extending east to west and several Rides extending into the wider landscape.

Due to the historic, architectural and artistic (aesthetic), interests associated with its layout design and development and its historical links to prominent figures, as well as its archaeological interest (potential to contain archaeological remains) Cirencester Park is considered to be of **high significance**. Due to its visual and physical separation from the site along with screening provided by the intervening vegetation, including mature hedgerows and trees, the setting of the registered park and garden is unlikely to be affected by the proposed allocation.

Listed buildings

Although the 16 Grade II listed buildings that lie within the study area generally lie towards the edge of Cirencester, to the north and east of the site, they also include buildings to the south.

The closest of these buildings comprise the 18th-19th-century farm complex (farmhouse, outbuilding, wall, barn and cattle stalls; 1187401 and 1298718) associated with Chesterton Farm which lie *c.* 180-200m to the north of the site. Due to their individual architectural and historic interest and their group value as a historic farm complex, these buildings are considered to be of **high significance**. These buildings are separated from the site by a single field, with the site mostly screened in views looking out from the farm by the hedgerow along the northern boundary of the site. There are occasional return views of the farm from the agricultural land within the central part of the site (the scheduled monument).

Also within the fields to the north of the site is the Grade II listed building of The Cranhams (1187449). This relates to a three-storey 19th-century house. Due to its architectural and historic interest, this is considered to be of **high significance**. The building is partially surrounded by trees, but shares

intervisibility with the grassland in the centre (the scheduled area) across a paddock to its south.

To the north-west of the site, and on the opposite side of the A433, is the Royal Agricultural College (1187418) and its 19th-century chapel (1298726). The college dates to 1846, with the college building, which incorporates a five-storey tower with views across the college grounds and into the wider landscape, linked to a 17th-century farmhouse and barn. The chapel was built shortly after the college for its students to prevent them monopolising pews in Cirencester Parish Church. Due to the architectural and historic interest of the buildings and their group value as part of the historic college complex, these assets are considered to be of **high significance**. The siting of the chapel, to the north of the college building, means that this does not share intervisibility with the site. However, although there is some separation of the college building from the site created by the intervening mature planting, the height of the tower means that this shares intervisibility with, and is prominent in views from, the western half of the site, as well as being visible above the trees from its eastern end and southern edge.

In addition to these, the 18th-century Farm Buildings at Smerrill Farm (1089279), *c*. 690m to the south of the site, comprises a complex of two adjoining barns and stable that has also previously been in use as a museum of farm implements and practices. Due to its architectural and historic interest, this is considered to be of **high significance**. Due to the topography of the area, as well as the intervening woodland, these buildings do not share intervisibility with the site.

A dispersed settlement, focused around Furzen Leaze Farm lies to the south of the site. The closest listed buildings from this settlement to the site are a pair of cottages that have been converted into a single cottage (1153845) *c*. 720m to the south of the site. To the east of these are the refronted mid/late 18th-century farmhouse (1089247) and late 18th/early 19th century barn and stable (1340984) associated with Furzen Leaze Farm. Due to their architectural, and historic interest and group value as a dispersed rural settlement these buildings are considered to be considered to be of **high significance**. Although the topography of the area means that these buildings sit higher than the site and would overlook it, the mature trees and hedges in their immediate environs screen them from sharing intervisibility with the site.

Another dispersed rural settlement characterised by buildings on both sides of the Thames and Severn Canal at Upper Siddington is located between *c*. 520m and 710m to the east of the site. To the north of the canal, and closer to the site, these comprise the well preserved mid/late 19th-century estate farmhouse

(1090075) associated with Barton Farm which sits adjacent to a mid-19th-century schoolhouse (1153896). An 18th century road bridge (1090036) spans the canal, with the late 17th century Upper Siddington House (1340989) to the south of the canal. Due to their architectural and historic interest and group value, these are considered to be of **high significance**. These buildings are separated from the site by the surrounding mature planting, and the bridge lies along a route that does not connect directly with the site.

Also to the east of the site is the mid 19th-century Grade II listed building of The Old Rectory (1379927) which lies *c*. 540m from the site and is now a house. Due to its architectural and historic interest, this is considered to be of **high significance**. This is surrounded by mature planting, and where views out from this looks towards the site, they are interrupted by the presence of modern housing with further trees beyond. As such, this is unlikely to be affected by development within the site.

Further afield, and within Cirencester, the 20th-century Former Oakley Hall School Memorial Chapel (1407024), *c*. 940m to the north of the site, was built as a war memorial for pupils at Oakley Hall School who had died during World War I and later during World War Two. Reportedly, this was the first place of worship to be begun and completed after World War I. Due to its architectural and historic interests, as well as its intactness and association with the school, who's building and grounds have been converted into housing, this is considered to be of **high significance**. Due to the intervening mature planting and buildings, as well as its significance away from the site, this is unlikely to be affected by the proposed allocation.

In addition to the buildings, these Grade II listed monuments include a mid-18th-century milestone (1187416) that sits adjacent to the A433 and marks the distances to Cirencester, Tetbury and Bath. Due to its historical interest this is considered to be of **high significance**. However, this does not share intervisibility with the site due to the surrounding planting, and it is directly associated with the turnpike road (48829), now A433. As such, it does not share a connection with the site, and as such is unlikely to be affected by development within the site.

Significance of non-designated heritage assets in the site:

Non-designated heritage assets (Figs C190.3-6) have been recorded within the site, including:

- The site of a possible Bronze Age barrow (2367) which lies on the parish boundary between Cirencester to the north and Kemble and Ewen to the south. This has not been investigated, but if remains survive, they are

likely to be of **medium significance** as they indicate part of a broader funerary landscape with further potentially associated remains identified outside the site.

- In addition to the scheduled area of settlement (1003444, 330) in the centre of the site, an area of Late Iron Age and Roman settlement (33210) has also been identified in the west of the site through cropmarks. It comprises areas of ditched enclosures, boundaries and pits, while surface finds of Roman pottery and tile have also been made from the area. These have not been investigated, and if remains survive, they are likely to be of **medium to high significance** due to their potential association with the designated remains to the east.
- The later medieval agricultural use of the area is also represented, with blocks of ridge and furrow cultivation (51375) evident in the east of the site and extending to its north-east. These relate to the open field system of the medieval deserted settlement of Upper Siddington (2117). Although these were formerly visible as earthworks on aerial photographs, they have since been plough-razed. If remains are present, they are likely to be of **low to medium significance** as they form part of the historical use and character of the area, including links to deserted settlement to the north-east of the site.

Significance of non-designated heritage assets in the environs of the site:

The GHER records a further 122 non-designated heritage assets within the 1km study area (Figs C190.3-6), including the presence of further remains associated with a Bronze Age funerary landscape, Iron Age and Romano-British settlement and enclosures, the route of the Fosse Way Roman road (later used for the post-medieval turnpike road) adjacent to the western boundary of the site, early and later medieval settlement, post-medieval settlement, turnpikes and railways, as well as further medieval and later ridge and furrow cultivation, historical farmsteads, post-medieval quarrying and industrial activity, and World War Two pillboxes.

These remains indicate that the site forms part of a well-utilised landscape incorporating settlement and associated activity from the Iron Age onwards, creating a general area of high archaeological potential, with the majority of these assets supplementing, and adding context to, those assets outlined above. Owing to their archaeological interest, assets dating from the prehistoric to later medieval periods are generally considered to be of **low to medium significance**, while any deposits/ materials dating to the post-medieval agricultural use of the study area are of comparatively **low significance**.

Where GHER records refer to designated heritage assets such as the scheduled monument, they are considered to be of **high significance**.

Historic landscape character of the site (and significance):

The Gloucestershire, Cotswolds Area of Outstanding Natural Beauty and Wye Valley Area of Outstanding Natural Beauty Historic Landscape Character Assessment (GHLC) describes the historic landscape character of the site as 'regular organised enclosure ignoring former unenclosed cultivation patterns' (A3; Fig. C190.7). This covers all of the site, with no parliamentary enclosure where the site was within Cirencester Parish (A3x). In the east, this overlay the area of ridge and furrow cultivation (37128) related to the later medieval open field system, while the loss of the earlier unenclosed system continued to the south-west and west. Boundaries associated with these fields are likely to be of a relatively late date (18th century or later), but form a defining characteristic of their landscape. In addition to the enclosed land of the site, and the hedges along field boundaries, areas of woodland have historically been adjacent to the site, including Swallow Copse, Chesterton Plantation and Ewen Copse to the south.

Where the agricultural landscape continues to the south and east of the site, the fields became enclosed through Parliamentary enclosure and at least partially reflect the earlier unenclosed field patterns to the south and east (A4p). Beyond these fields to the north are areas where the character of the Cirencester Park registered park and garden (1000432) has been lost through either its conversion into arable enclosures (F2) or where it has been used as a World War II military hospital (I1F). Further loss of the historic landscape is reflected in the extension of settlement beyond the limits as identified during the 19th century (G4).

The site covers land within three parishes: Cirencester in the centre, Siddington in the east, and Kemble and Ewen in the west. As such, parish boundaries cross the site, with the northern site boundary also partially following a parish boundary. Where hedgerows follow these boundaries, they are considered important.

The areas of enclosure within the site are representative of the rural landscape used for agriculture as it saw organised enclosure from the 18th century. This regular enclosure is considered to be of **low significance**.

Contribution of the site to the significance and setting of known heritage assets:

The site currently comprises agricultural land (arable and grazing) that incorporates three-quarters of the area of the scheduled monument (1003444). There are no upstanding (above-ground) features associated with the scheduled monument within the site or its surrounds. However, the alignment of the Roman Road, The Fosse Way is preserved in the modern road alignment to the north-west of the site. The current agricultural landscape within the site is post-medieval and modern and the field patterns do not fossilise or respect the earlier Roman landscape (fields are on a much larger scale than those identified through cropmarks and geophysical survey and do not share alignments with known features).

Cropmarks and geophysical survey indicate that archaeological remains survive within the site. Where the shallow valley extends across the area of the scheduled monument, it helps in the understanding of the separation between the areas of settlement. Due to the buried nature of the remains, their significance primarily relates to their archaeological interest. The scheduled part of the site contains archaeological remains of high significance. Outside this, the site makes a **low positive** contribution to the setting of the scheduled monument as the rural character of the site allows the scheduled monument to be appreciated as a rural settlement within a rural context. The presence of the Fosse Way, as a relic of the Roman landscape on the western boundary of the site, extends this connection across the site with its alignment visible as the hedge lining the A433.

The site forms part of the historical agricultural landscape in which the Royal Agricultural College was established. The college grounds replaced Port Farm, with the principal college building (1187418) incorporating the former farmhouse and barn to its rear. At the front, the college building's tower is prominent in views north from the west of the site, as well as above the treeline in views north-west across the site from the southern edge and in the east. To the rear of the college building, is a second Grade II listed building associated with the college, comprising the chapel (1298726) that was built for the use of the students. Additional, non-designated, buildings have subsequently been built to the north-west of these.

The historic grounds of the college (not including the site) form its immediate setting and are bounded by the A433 to the south and south-east, the A419 to the north and north-east, and a field boundary to the west. The site forms agricultural ground to the lies to the south-west of the college grounds and is separated from the college grounds by the A433.

The agricultural character of the site is visible in views approaching the college along the A433. These views take in the tower and the intervening farmland. In

general, the agricultural nature of the site makes a low positive contribution to the setting of the college, contributing to its rural character. Views of the tower looking which incorporate site and the surrounding agricultural landscape allow the college building to be appreciated within its rural setting. The agricultural landscape surrounding the Royal Agricultural College (1187418), which includes the site, makes a **low positive** contribution to the setting of the college allowing it to be appreciated as a former farm building that has continued to have agricultural associations.

The significance of the chapel is derived from its association to the college and its students. It is physically and visually separated from the site by the buildings of the college. The proposed allocation is therefore considered to make a **neutral** contribution to the significance of the chapel.

The site lies to the south of the two Grade II listed buildings at Chesterton Farm (1187401 and 1298718). The main approach to the buildings at Chesterton Farm historically lay to the east and potentially incorporated the track along the northern edge of the site. The significance of the buildings primarily relates to their built form and relationship with each other that allows them to be understood as part of a historic farmstead. This relationship allows the development and function of the historic farmstead to be understood. Given the proximity of the farm to the site and due to the presence of Chesterton Plantation on the opposite side of the site, it is likely that at least part of the site was historic agricultural land associated with Chesterton Farm. Views linking the agricultural landscape within the site to the farm reinforce this connection and allow the listed farm buildings to be appreciated within its original rural setting. As such, agricultural land immediately to the south of the listed buildings (which shares a visual connection with the farm buildings) makes a **high positive** contribution to the setting of the site, while the land that does not share intervisibility makes a **low positive** contribution as part of the wider rural setting of Chesterton Farm.

In contrast, the buildings associated with the other historic farms within the environs of the site – Smerrill Farm (1089279), Furzen Leaze Farm (1089247 and 1340984) and Barton Farm (1090075) – are separated from the site by the intervening distance and planting. The significance of the buildings primarily relates to their built form and relationship with their associated farms, which allows their development and function to be understood. As such, the continued agricultural use of the land, as well as the survival of the field boundaries from the time these farms were established, facilitates the continued understanding of these historical buildings within their original context. As such, the site makes a **low positive** contribution to their setting, and thereby their significance.

The site comprises agricultural (arable and grazing) land to the south of The Cranhams (1187449). The significance of this building primarily relates to its built form and its association with the garden and paddock in its immediate vicinity. Although the listed building is surrounded by mature planting, there is intervisibility with the site in the grazed fields towards the east. The paddock in the intervening area is also overlooked by the house, with the present field layout corresponding to that seen when the house was built. Although the fields do not historically relate to the house, they form part of its outlook. As such, the land within the site makes a **low positive** contribution to the setting and significance of the listed building.

The registered park and garden (1000432) as well as the other listed buildings within the study area (1090036, 1153845, 1153896, 1187416, 1340989, 1379927 and 1407024), do not share historic or visual connections with the site. The significance of these designated heritage assets derives from their aesthetic, architectural, historic, cultural and group interests rather than any from any visual, spatial or historical relationship with the site. As such, the site makes a **neutral** contribution to their setting.

Impact assessment:

Having identified the surrounding designated heritage assets and assessed the site and its context, this assessment concludes that the centre of the site (the area of the scheduled monument) makes a **high positive** contribution to the significance of the scheduled monument of Settlement south-east of Chesterton Farm (1003444) and the Grade II listed buildings at Chesterton Farm (1187401 and 1298718), with other parts of the site making a **low positive** contribution to these heritage assets. The site also makes a **low positive** contribution to the significance of a further six Grade II listed buildings in the environs of the site.

Development within the potential allocation would have the potential to cause both direct and indirect impacts on the scheduled monument (1003444) in the east of the site. Any ground disturbance within its area may cause truncation, removal or loss of archaeological legibility of the remains within its area, and these may sit just below the subsoil and cut into the natural deposits. The geophysical survey and cropmark evidence suggest that remains directly associated with the identified settlement areas lie within the site. As such, development has the potential for **substantial harm** to the archaeological resource, both within the site and the wider study area, and would be permanent. Ground works or development within the scheduled area is unlikely to be acceptable and would require Scheduled Monument Consent. Without appropriate mitigation measures, any development that disturbs the

archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

In addition to this, development to the east and west of the scheduled area would be likely to have an indirect impact on its setting. It would be likely to introduce built forms into views in these directions, where the rural aspect contributes to the rural setting of the settlements. Built form within these areas would result in the loss of the rural setting in these directions, although land to the south, and some to the north (outside the site) would remain rural in aspect. Built development in both directions, especially considering modern development being undertaken at The Steadings in the area to the north, would be especially harmful as this would create a more enclosed feel to the setting. Due to the scale of the proposed allocation, development (depending on its design and layout) within the site would have the potential to cause **less than substantial harm** to the setting of the scheduled monument and its connection with the wider rural landscape, including the visual presence of the route of the Fosse Way provided by the hedge along the A433.

The western part of the site forms part of the rural landscape visible in approaches to the grounds of the Royal Agricultural College and the main approach to its buildings. The tower of the principal college building also shares intervisibility with the site, including in views looking north-west across the western half of the site, along its southern edge and in the east. These views take in the rural and agricultural landscape, with the tower clearly visible in the background, and allow the building to be appreciated within its rural context. Development within the site would result in the loss of some of the agricultural land in the wider landscape that formed the original setting of college building (and earlier farm). As such development within the proposed allocation would have the potential for **less than substantial harm** to the setting of the college building (1187418) through the erosion of the wider agricultural landscape surrounding the college, particularly on the approach along the A433. However, this could be reduced through appropriate design mitigation.

Development within the site would result in a loss of agricultural land potentially associated with buildings at Chesterton Farm (1187401 and 1298718) and the introduction of housing (and employment space) into views south from the area of the farm. Development within this potential allocation would erode the wider rural setting of the farm. The agricultural land within the site, including the surviving presence of post-medieval boundaries, makes a high positive contribution to the listed buildings and farmstead area (especially with the possible connection of land within the site to the farm), allowing them to be appreciated within their original rural context. Development immediately to the

south of the farm, on the scale of the proposed allocation, would have the potential for **substantial harm** to the setting of the listed buildings. Beyond the area intervisibility, and given the sale of the proposed allocation, development would have the potential for **less than substantial harm** due to the erosion of the wider agricultural landscape surrounding the farm. This could be adequately prevented through the preservation of the land to the south of the farm as green space to preserve the rural setting.

Development within the site would also result in a loss of agricultural land that formed the original setting of listed buildings associated with other historic farms (1089247, 1089279, 1090075 and 1340984) within the environs of the site. Due to the absence of intervisibility between these and the site, the agricultural land within the site, including the surviving presence of post-medieval boundaries, makes a low positive contribution to the listed buildings and farmstead areas, allowing them to be appreciated within their original rural context. Development on the scale of the proposed allocation would reduce this rural context. However, as agricultural land would still form part of their surroundings, and this would not reduce the visibly associated land, this is perceived to have the potential for **less than substantial harm** to the setting of these listed buildings.

The site also forms agricultural land that forms part of the rural setting seen from the listed building of The Cranhams (1187449). The grazed part of the site can be seen in views across paddocks that form the setting of this building and makes a low positive contribution to its significance. Development within this part of the site would result in the loss of this part of the rural aspect and the introduction of built development in views in this direction. However, agricultural land would still be present in the surrounding area (outside the site). As a result, development in this part of the site would cause **less than substantial** harm to the setting of the listed building.

Development of the site would have **no harm** on the Cirencester Park registered park and garden (1000432) as there are no direct historical associations between it and the site, and the surrounding rural landscape incorporates trees and hedges that preclude intervisibility. For similar reasons, the development of the proposed allocation would have **no harm** on the other listed buildings of the area (1090036, 1153845, 1153896, 1187416, 1340989, 1379927 and 1407024).

Archaeological investigations within the site have been limited to a geophysical survey (EGC9099) that revealed the extent of the scheduled remains within the site, and a geophysical survey and watching brief (EGC8080 and EGC8567) associated with a foul water pipeline in the east of the site where evidence was

limited to three furrows. However, non-designated heritage assets, including low to high significance remains associated with a Bronze Age funerary landscape, Iron Age and Roman settlement and medieval and post-medieval agricultural activity, are known within its area. Given the extent of ground disturbance likely to arise, development within the site will almost certainly impact upon surviving below-ground archaeological assets through the truncation, removal and loss of archaeological legibility of the remains, as they will probably sit just below the subsoil and cut into the natural deposits. This has the potential for **substantial harm** to the archaeological resource, both within the site and the wider study area, and would be permanent. Without appropriate mitigation measures, any development that disturbs the archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The historic landscape characterisation of the site is made up of post-medieval enclosure which contains evidence of levelled ridge and furrow that predates the enclosures. The trees and hedges that form both the boundaries of the site and lie within it, allow the post-medieval enclosure pattern to be understood. Development within the site would result in the loss of this enclosure pattern and would result in **less than substantial harm** to this low significance historic landscape character type in this area due to its surviving presence in the wider area.

Cumulative impacts deriving from the allocation of the site:

No additional cumulative impacts are anticipated from other potential allocations considered at this stage. Although development within this site could cause less than substantial harm to the Grade II listed farmhouse at Barton Farm (1090075), which also lies within the study area for potential allocation SD17 to the east, SD17 is not expected to affect the farmhouse. Other large-scale allocations near Cirencester (C164A and R519/650) are located east of the town and are separated from this site by existing development, planting and intervening rural land outside the allocations. Similarly, the large-scale proposed allocation at Kemble (K12) is separated from this site by distance, built development and intervening rural land. These allocations also do not share heritage assets that could be harmed in combination with this site. As such, there are no known interacting heritage effects that would give rise to additional harm beyond the impacts identified for this site itself.

While the HIAs only consider cumulative effects arising from the proposed allocations, it is noted that the ongoing development of The Steadings to the immediate north of the site, when combined with the allocation, would have cumulative effects on the scheduled monument of Settlement south-east of

Chesterton Farm (1003444) within the site and to its north, as well as the listed buildings at Chesterton Farm (1187401 and 1298718) and The Cranhams (1187449) which lie in the area to the north of the site, within the area of The Steadings. Development of both sites would also lead to a reduction in the rural landscape visible from the Royal Agricultural College (1187418), as well as other farmsteads (1089279, 1089247, 1340984, 1090075) in the area. In addition to these, there would be a cumulative effect on the historic landscape character of the area, with both developments potentially extending the built edge of Cirencester up to 1500m to the south-east and leading to reduced separation to the dispersed farmsteads and settlement in this direction.

Recommendations for minimising harm and maximising enhancement:

The proposed allocation includes part of a scheduled monument on the Heritage at Risk Register and lies within the setting of several Grade II listed buildings. The site contributes to the rural character and separation of nearby historic farmsteads and to the preservation and understanding of Roman settlement remains. Development is therefore likely to cause heritage harm, which cannot be fully avoided given the scale of the allocation. However, the following measures should be used to reduce harm and maximise opportunities for enhancement.

Built development within the area of the scheduled monument should be avoided, with this area retained as green space**.** Any works or change of use within the scheduled area would require Scheduled Monument Consent. While the Heritage at Risk register noted that arable ploughing was still an issue in 2025, at the time of the site visit it was an area of long grass/ meadow. If the scheduled area has not already been removed from ploughing, it should be. The alignment of the Fosse Way could be incorporated into the layout of any development, maintaining links between the road and scheduled area. Interpretation boards should also be established (subject to Scheduled Monument Consent) that provide links to the wider Roman landscape, such as the Fosse Way, and that provide a better appreciation of the scheduled monument.

Appropriate landscape buffers should be provided around the scheduled monument, particularly to the west and east, to help preserve its rural context and reduce the effects of development at The Steadings to the north.

Built development should be avoided in the far east of the site where it would erode the rural setting of the scheduled monument; this area could form part of

the strategic green infrastructure. Built development should also be avoided along the western edge of the site where it could erode the rural feel of the approach to the Royal Agricultural College.

Development should be concentrated within the less sensitive central parts of the site, with large, visually continuous areas of built form to be avoided. Substantial green infrastructure, retained field boundaries and landscape planting should be used to break up development, maintain separation and reduce the perception of a continuous urban extension.

Given the presence of surrounding mature planting, and the expected continuation of grazing within the area of the scheduled monument, it may be possible to prevent new development within the site from becoming visible in views looking south from the historic Chesterton Farm area towards the site.

Existing boundary planting, important hedgerows and parish boundary alignments should be retained and used as structuring features within the layout.

Building heights, layouts, materials and detailing that are used should respond to the rural character of the area, nearby farmsteads and existing hedged boundaries.

The survival of areas of historical farmsteads within the area, such as Chesterton Farm to the north, Siddington Field Farm in the east (if developed) and North Furzen Leaze Farm on the southern edge of the site, provides an opportunity for the siting of areas of employment space. The design of any employment areas should reflect the scale, form and materials of local agricultural buildings, with native trees and hedgerows used to soften visible edges.

Historic access routes and footpath alignments should be retained as green corridors where possible, with potential to incorporate a heritage trail and interpretation around the scheduled monument and surrounding landscape.

In order to reduce harm to the historic landscape and settlement character if the area, large, visually continuous or monolithic areas of built form should be avoided where possible. Areas of substantial green infrastructure should be used to break up development and maintain a sense of separation through the retention of field boundaries, as well as the use of landscape buffers and planting to soften edges.

Considering the archaeological potential of the site, a heritage impact assessment (EDP 2026) has been undertaken for the site and limited archaeological investigations have been undertaken within its area, with these

limited to geophysical survey and a watching brief. Land to the immediate north of the site has seen archaeological evaluation and some areas of mitigation take place. It is recommended that a programme of geophysical survey and archaeological evaluation trenching should be undertaken across areas of the site that have not been investigated pre-determination of any planning application. This would help to tie the remains within the site into the results of those undertaken to the north, and help understand the extent and character of the surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them, including any further areas that have the potential for preservation *in situ*. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

Conclusions and suitability:

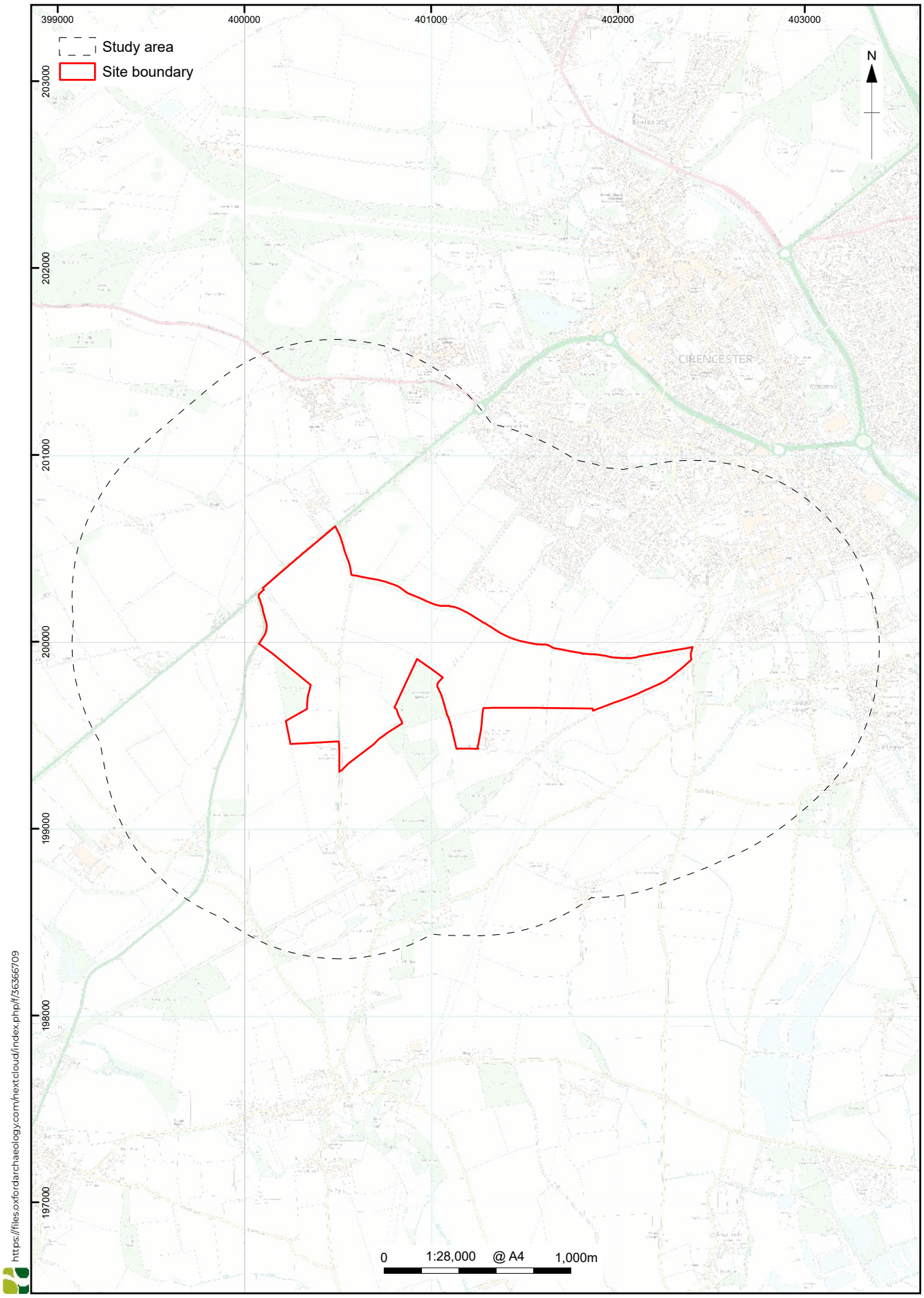
This assessment has identified that development within this potential allocation could result in **substantial harm** to a scheduled monument and listed buildings that share intervisibility with the site, as well as archaeological remains within the site. It could also cause **less than substantial harm** to the heritage significance of listed buildings in the surrounding area and the historic settlement pattern of the area. Although it would not be possible to prevent development of the scale and extent proposed for this allocation from causing this harm, it may be possible to reduce its impact through appropriate design mitigation. This would include avoiding built development in the east of the site and along its western edge, as well as the use of sensitive, considerate design in the final development proposals.

Heritage Constraint Rating: High

The site is considered to have an overall heritage constraint rating of High (i.e. the site contains historic environment constraints that would prevent part or all of the site from being developed). Development should be avoided in the east of the site and along its western edge in order to avoid impacts on the scheduled monument and surrounding listed buildings. A reduction in potential harm could be achieved through design mitigation measures and a programme of archaeological investigation, but would not entirely prevent it due to the proposed scale of the allocation.

Heritage constraints are likely to influence the scale of development that could be accommodated within this allocation, and there are parts of the site which may not be appropriate for development on heritage grounds. Subject to

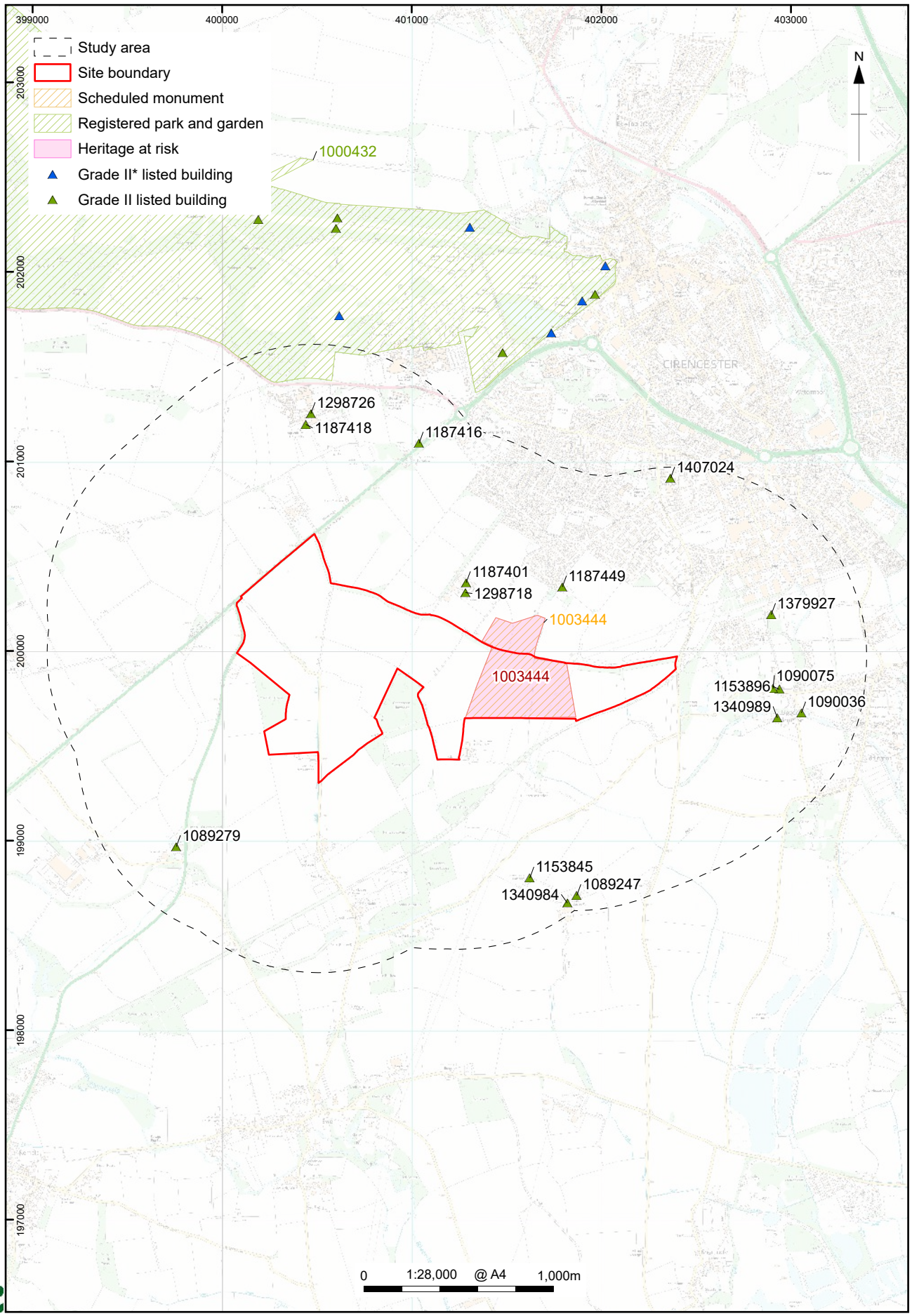
appropriate design and layout controls, parts of the site may be capable of accommodating development.



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

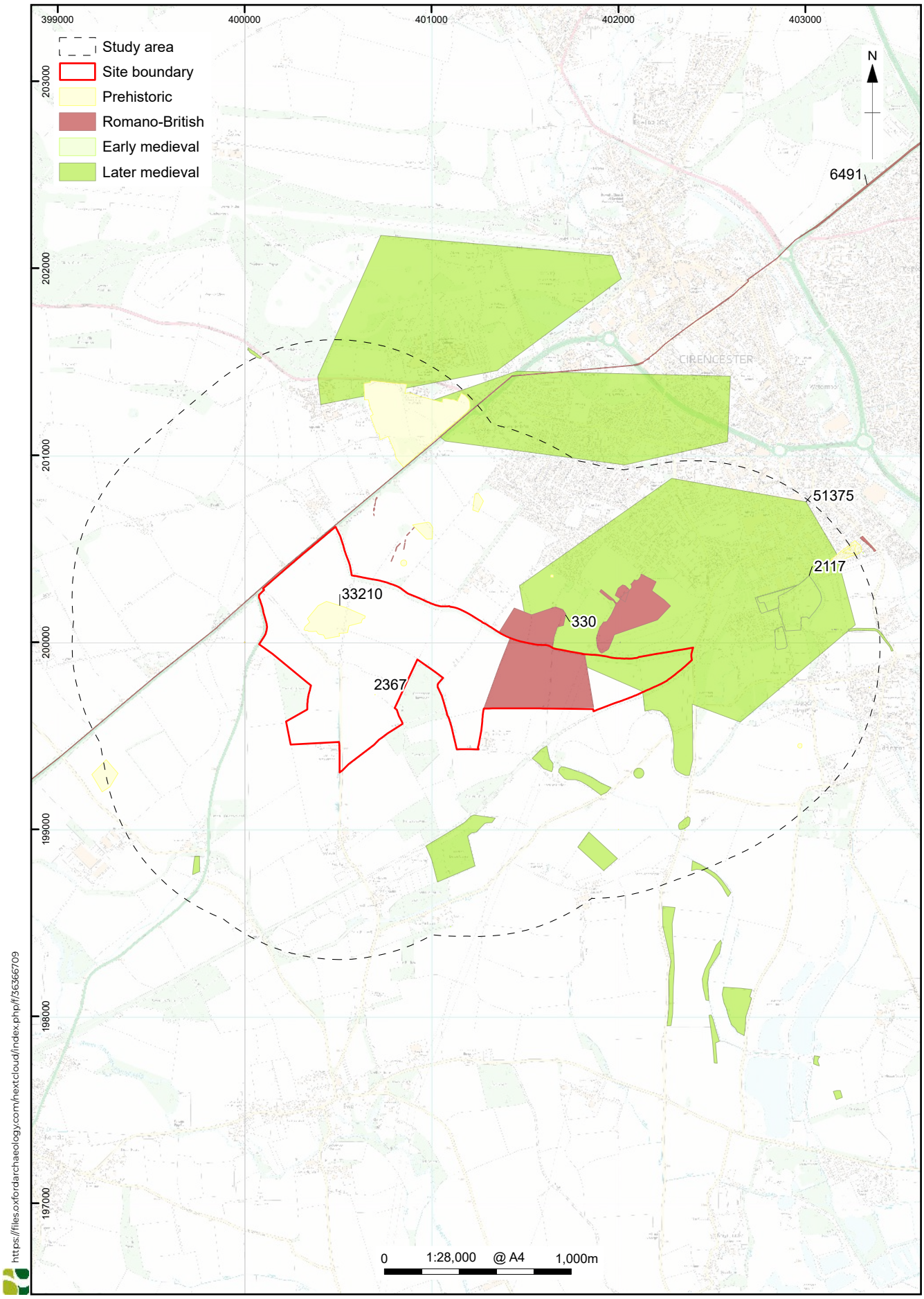
Figure C190.1: Site location



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

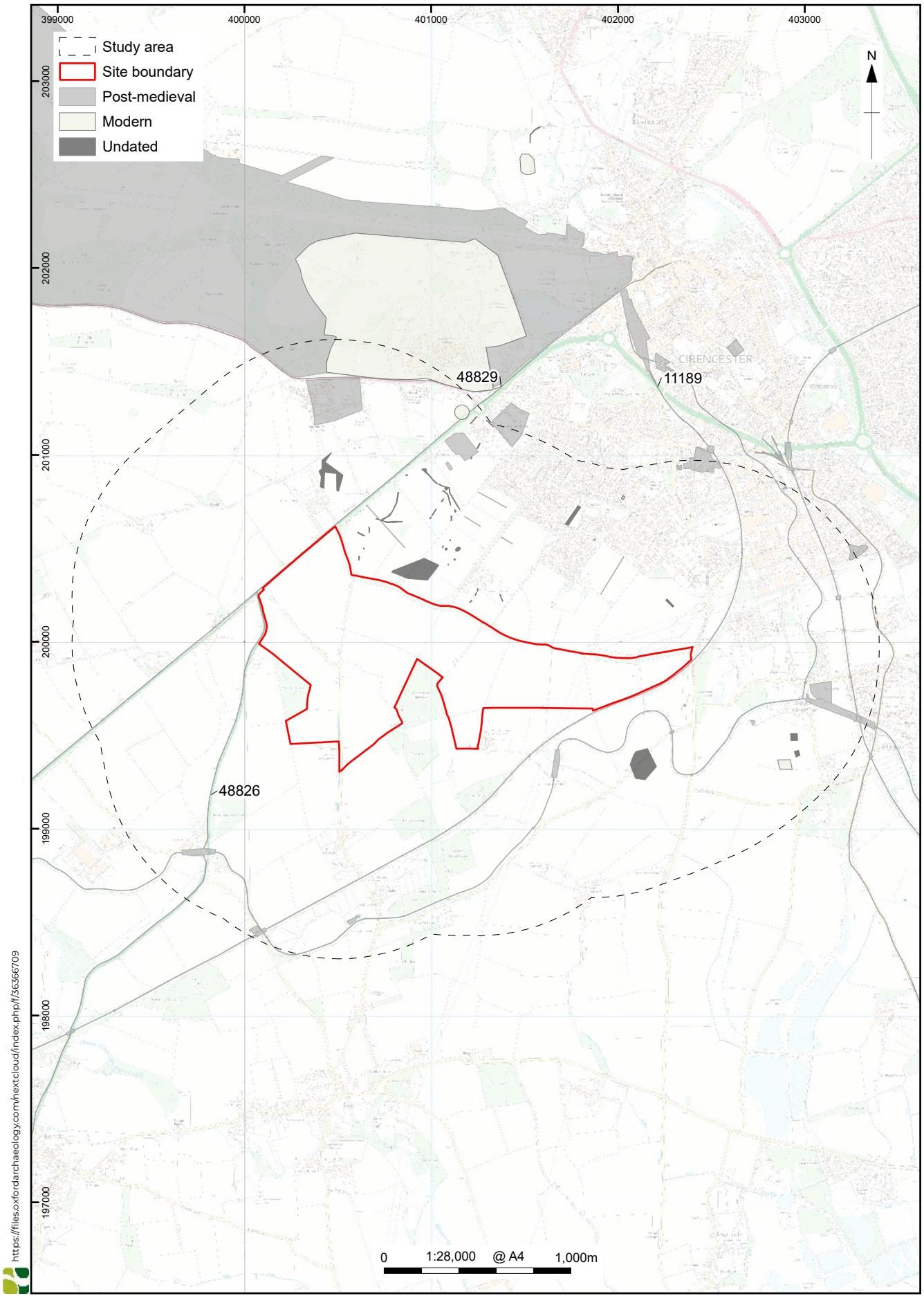
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure C190.2: Designated heritage assets within the study area



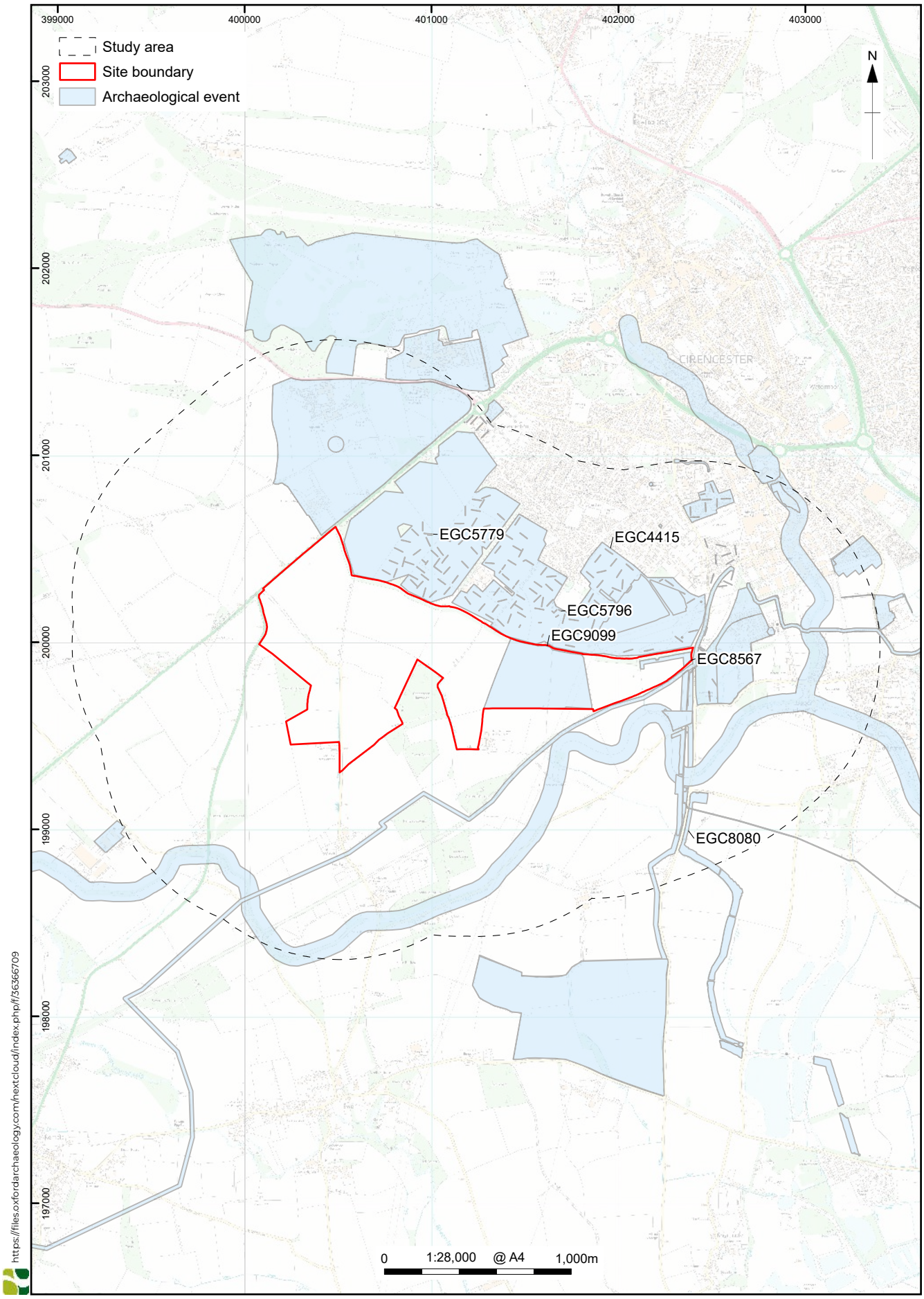
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure C190.3: Prehistoric to medieval non-designated heritage assets within the study area



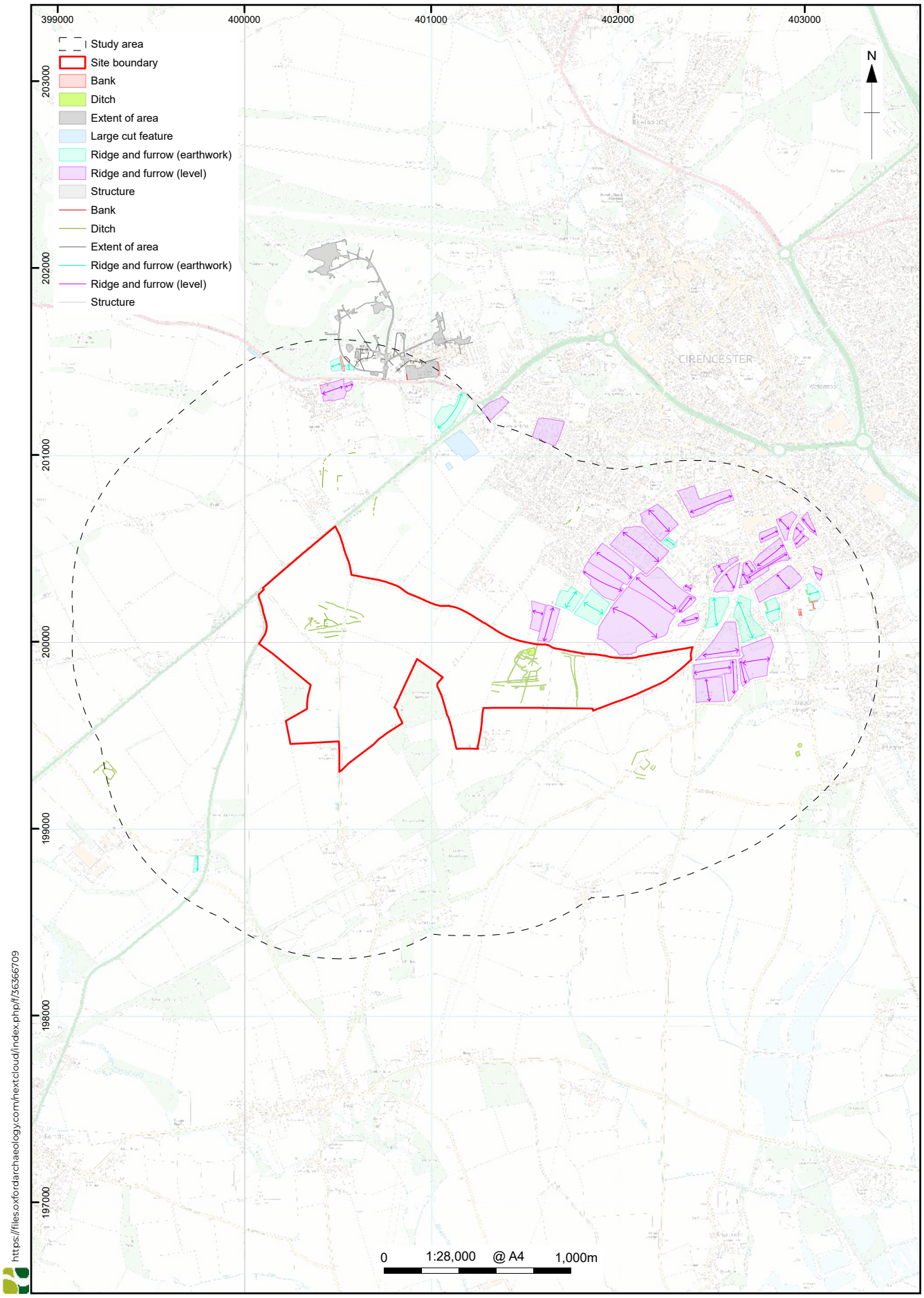
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure C190.4: Post-medieval, modern and undated non-designated heritage assets within the study area



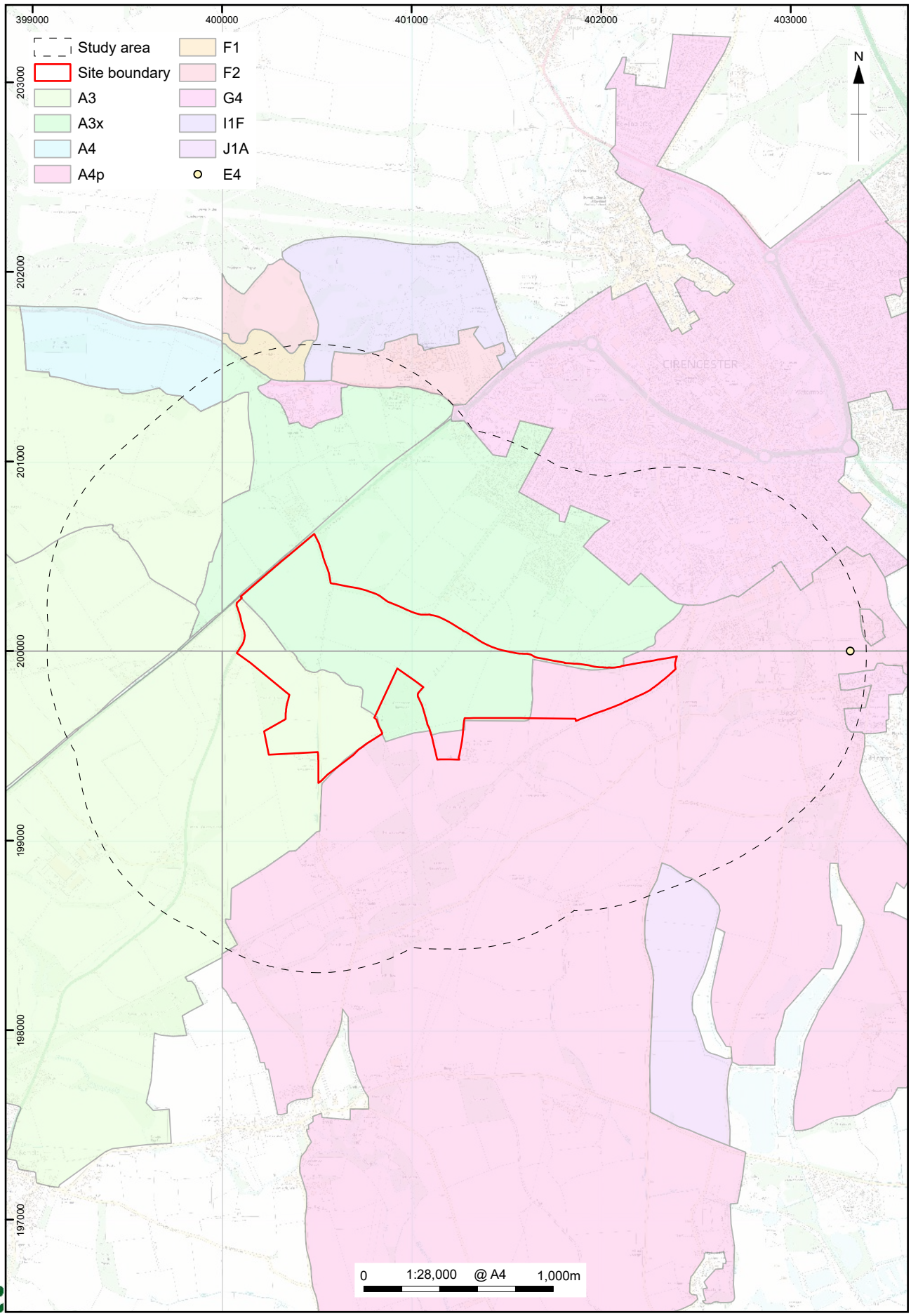
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure C190.5: Archaeological events within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure C190.6: NMP data within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set]. York: Archaeology Data Service [distributor] https://doi.org/10.5284/1020235

Figure C190.7: Historic landscape characterisation of the study area

Site Reference	DA5-DA32
Town	Down Ampney
Site Name	Strategic extension to the north, east and south of Down Ampney
Proposed allocation use	Residential development
Number of dwellings	2,050

Brief description of site:

The site covers an area of *c.* 133ha to the north-west, north, north-east, east and south-east of the village of Down Ampney, *c.* 8.5km south-east of the historic core of Cirencester. It encompasses agricultural fields, predominantly arable, in the immediate vicinity of the village (Fig. DA5-DA32.1).

The site predominantly comprises large arable fields, though some are meadow, and the small area to the immediate east of the village is pasture. The site is truncated by roads to the neighbouring villages of Poulton to the north, Meysey Hampton to the north-east, and Marton Meysey to the east. Where field boundaries are present within the site, these are hedgerows dotted with mature trees; hedgerows with mature trees also line the roads. Small blocks of woodland are present within the eastern part of the site, adjacent to roads.

The site sits within the Ampney Brook catchment and comprises a relatively level, flat landscape, with minor undulations and a slight rise northward, to the north of the village, with elevations of between approximately 85 and 90m aOD. The site lies within the designated boundary of Cotswold Water Park, although the closest lake within the water park is approximately 1.4km to the west of the site at the nearest point.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

A number of designated heritage assets have been identified within a 1km radius of the site, the majority being listed buildings, largely concentrated either within Down Ampney village or Down Ampney Conservation Area approximately 580m south-west of the present village centre, which is centred around the manor house and church (Fig. DA5-DA32.2). There are also two scheduled monuments within a 1km radius.

The furthest scheduled monument from the site is, Settlement at Bean Hay Copse (1003446), a probable prehistoric and/or Roman period settlement

identified from cropmarks visible on aerial photographs. Its significance is largely archaeological, based on its potential to retain well-preserved waterlogged deposits due to its location on an historic flood plain on the gravel beds of the Upper Thames. The scheduled monument is considered to be of **high significance**.

The second scheduled monument is much closer to the site, within the present village itself, and is the Village Cross (1015133). Wayside crosses are one of several types of Christian cross erected during the medieval period, most between the 9th and 15th centuries, and over 350 are known nationally, largely concentrated in the south-west of England. They contribute significantly to an understanding of medieval religious customs and sculptural traditions and to knowledge of medieval routeways and settlement patterns. Most wayside crosses which survive as earth-fast monuments, except those which are extremely damaged and removed from their original locations, are scheduled. The Down Ampney wayside cross, despite the shaft and head being later 19th century additions, survives well with many original 14th century elements intact. The structure itself is Grade II listed (1089939). The cross is situated within a small triangular green at the western extent of the village centre on the approach from the main road to the village from the A419 to the west. It is approximately 55m east of the western part of the site. The cross is considered to be of **high significance**.

In addition to the Village Cross, the other nine listed buildings within Down Ampney Village are all Grade II listed. As the present village essentially originated as a roadside agricultural settlement, it is not surprising that they are located along the main winding south-west/north-east road through it. The earliest of these buildings are 17th and 18th century cottages, located towards the north-eastern extent of the village (1304885 and 1152162), the remainder being of early-mid 19th century date, comprising three pairs of semi-detached estate cottages dotted through the village (1152171, 1089938 and 1152159), two larger, detached dwellings (1089937 and 1089936), one a former farmhouse, the former vicarage (1089934) and the primary school (1089935). Later infill structures have largely respected the original building line and are set back from the road. More modern development has occurred beyond this linear strip, to the north, and rear of the roadside buildings at Chestnut Court and Suffolk Place, and, currently under construction, at Overlord Way, within the eastern part of the village. This modern development, along with existing property boundaries and mature vegetation, and the intrinsic nature of the immediate setting of these listed buildings within their own grounds, significantly restrict intervisibility between these heritage assets and the site. Despite this, the three Grade II listed cottages at the eastern extent of the

village, Pear Tree Cottage (1152162), Cottage immediately south of Pear Tree Cottage (1089937) and Hampton Cottage (1304885), less surrounded by adjacent properties, have the potential to be affected by the site's allocation. These listed buildings within Down Ampney are considered to be of **high significance**.

Down Ampney Conservation Area (CONARA/118) incorporates the early settlement, centred around the manor house and church. No appraisal has yet been produced, but its significance is based on its historical and architectural interest, incorporating the earliest and most impressive buildings at Down Ampney, the church, first consecrated in 1265 (1089941) and the late 15th century manor house (1341033), replacing a predecessor dating to the 1300s, both Grade I listed, as well as on archaeological interest in relation to the location of the earlier village and associated sub-surface potential. The conservation area boundary extends eastwards to include Sycamore Walk, an avenue lined with sycamore trees which extends through 19th century managed parkland to the main manor gates, and is aligned broadly parallel to a concrete-surfaced lane, likely associated with the World War II airfield, which meets Oak Road to the east. Ampney Brook runs to the west of the conservation area. There are nine listed buildings within Down Ampney Conservation Area. The previously mentioned Grade I listed Church of All Saints (1089941) and Down Ampney House (1341033) with an additional seven Grade II listed buildings. These, with the exception of Home Farm (1304888), are associated with the two Grade I listed heritage assets and comprise gatepiers at Down Ampney House (1089940) and five sets of funerary monuments within the churchyard (1304899, 1152207, 1152212, 1089942 and 1341034). The conservation area and associated listed buildings are considered to be of **high significance**.

There are an additional two Grade II listed buildings at Castle Hill Farm (1304915 and 1341032), *c.* 690m east of the site. These are considered to be of **high significance**.

Distance, intervening topography, and mature vegetation suggests that there is a low possibility of intervisibility or other meaningful connection between the site and designated heritage assets beyond a 1km radius.

Significance of non-designated heritage assets in the site:

Several non-designated heritage assets have been recorded within the site (Figs. DA5-DA32.4-5), comprising:

- the site of a probable Bronze Age round barrow seen as cropmarks on aerial photographs (26806) identified within the north-western part of the site. This is not visible at surface level, so must have been plough

levelled. Sub surface remains of a former round barrow would likely be considered of at least **medium significance**;

- an Iron Age and Romano-British period settlement to the north-east of the village within the site (3055). Elements of this have also been mapped as part of Historic England's National Mapping Programme (Fig. DA5-DA32. 7). Sub surface remains of a former prehistoric and/or Roman settlement would likely be considered of at least **medium significance**;
- three areas of former gravel extraction pits, also identified from cropmarks on aerial photographs, and interpreted as of late medieval or later origin, all located within the northern half of the site (26859, 26733 and 26734). These have also been mapped as part of Historic England's National Mapping Programme (Fig. DA5-DA32. 7). These are considered of **low significance**;
- an area within the northern part of the site, which also encompasses the possible Bronze Age round barrow site, incorporates a complex of enclosures of uncertain origin (3025). A second area of undated enclosures has been identified towards the western extent of the site (3136) with a possible trackway and field boundary further west still (26801). These have also been mapped as part of Historic England's National Mapping Programme (Fig. DA5-DA32. 7). If these are proved to be evidence of former settlement activity of the medieval period or earlier, they would be considered of **medium significance**. If they evidence agricultural or extractive activity of the later medieval or later periods, they are more likely to be of **low significance**; and
- within the southern part of the site, a possible ditch and drainage ditch of unknown date identified from cropmarks from aerial photographs (26732). In addition, to the immediate east, a possible former building (3023), and, within its mapped extent, and perhaps associated with it, six blast shelters associated with Down Ampney World War II airfield, with a further four blast shelters to the north of the village, also within the site (52514). The south-eastern extent of the site has been identified as lying within the mapped extent of the former airfield itself (21116). If any of these undated features are proved to be evidence of former settlement activity of the medieval period or earlier, they may be considered of **medium significance**. If they evidence agricultural, or extraction activity of the later medieval or later periods, they are more likely to be of **low significance**. Any sub-surface remains of the World War II airfield, or contemporary, associated features, would also likely be considered of **low significance**.

Significance of non-designated heritage assets in the environs of the site:

As well as identifying three heritage assets to the south of the site, two beyond a 1km radius, and the third of which is included also in the HER dataset as a non-designated heritage asset (rectangular enclosure/ 2415) and which is discussed below, the neighbourhood plan identifies a landscape area and nine key views, with the potential to be affected by the allocation of the site (Fig. DA5-DA32.3). These key views relate to one of the defining characteristics of Down Ampney as a traditional Cotswold settlement in open countryside, where the households have easy access to footpaths. Four of these views, from within the western part of the village facing south-south-east and south-west will not be affected by the site's allocation. The others, the westernmost and the four easternmost, may be affected. The significance of these views does not appear to be based on their heritage (architectural, historic, archaeological or artistic) interests, so do not require further consideration in this assessment.

A further 61 non-designated heritage assets are mapped within a 1km radius of the site (Figs. DA5-DA32.4-5). These are similar in character and period to those evidenced within the site itself. They include twelve heritage assets evidencing probable prehistoric or Roman activity, comprising enclosures, settlements and field systems, several of which are also mapped by the National Mapping Project (Fig. DA5-DA32.7). A possible round barrow and a Roman coffin, and some findspots of the prehistoric period are also known within a 1km radius. Most are located to the east, south or west of the site (Fig. DA5-DA32.4). Several former gravel pits, typical of the Cotswold Water Park area, are also known from the wider area, and field boundaries and enclosures further demonstrate the continued importance of agriculture to the economy in the medieval and post medieval periods (Figs. DA5-DA32.4-5).

During World War II, Down Ampney airfield was established to the south of the village, and included blast shelters and military buildings, as well as the airfield itself, some elements if which extend to within the site boundary itself (Fig. DA5-DA32.5). There are also 27 undated heritage assets within a wider 1km radius of the site, including enclosures, trackways, boundaries etc (Fig. DA5-DA32.4).

Owing to their archaeological interest, assets dating from the prehistoric to later medieval periods are generally considered to be of **low to medium significance**, while any deposits/ materials dating to post-medieval agricultural use are of comparatively **low significance**. Where HER records include designated heritage assets such as listed buildings, or scheduled monuments, they are considered to be of **high significance**.

Historic landscape character of the site (and significance):

The site lies within the designated boundary of Cotswold Water Park. Cotswold Water Park was established in 1967, in recognition of the growing significance and opportunities presented by the many lakes created through the restoration of extensive areas of former gravel working within the Upper Thames Valley. The Cotswold Water Park landscape character assessment maps the site within Character Area Type 3: River Basin Clay Vale, and more specifically, Area 3B: Down Ampney and Meysey Clay Vale Lowland (LDA Design 2009). This comprises a low lying, predominantly flat floodplain landscape, dominated by arable agricultural fields, generally large in size. Hedgerows tend to be medium in height adjacent to roads, and low, well maintained and regularly trimmed when forming divisions between fields. Numerous copses are located in the vicinity of the village of Down Ampney, including Horseground Covert, Poplar Wood, Gally Leaze Copse, The Grove and Bean Hay Copse and all are associated with estate farmland. Coniferous linear copses prevail around the perimeter of the disused airfield, whilst elsewhere copses tend to be predominantly deciduous and more irregular in shape. Generally, this part of Cotswold Water Park has experienced much less gravel extraction, and the landscape character is more influenced by agricultural intensification than restoration to lakes.

According to the Gloucestershire Historic Landscape Characterisation (HLC; Gloucestershire County Council 2007) land within the site comprises several character area types. At the far south-western extent, the land is defined as type D3R, the rest of the western part being within type A3. The central northern section is within type A4P, and the remainder, the eastern and south-eastern elements, within character area type A3M (Fig. DA5-DA32.8).

Character type A relates to former unenclosed cultivation, now enclosed. A3 more specifically, is defined as regular organised enclosure ignoring former unenclosed cultivation patterns, and 'm' denotes rich, wet grassland. A4 is less regular organised enclosure partly reflecting former unenclosed cultivation patterns, and 'p' denotes the presence of parliamentary enclosure. These both originate from non-parliamentary large-scale organised enclosure during the 18th and 19th centuries. Character type D3 is defined as floated water meadow system. This character type, too, is of post medieval origin, probably dating from the 17th to 19th century.

These landscape character types are considered to be of **low significance**, as post medieval enclosure is a common character area within Gloucestershire.

Contribution of the site to the significance and setting of known heritage assets:

The distance of the site from the scheduled prehistoric and/or Roman settlement at Bean Hay Copse (1003446), as well as resulting lack of intervisibility and other known relationships, results in the site in its present form providing a **neutral contribution** to its significance, which derives predominantly from sub-surface archaeological potential and survivability.

The other scheduled monument with the potential to be affected by the allocation of the site, is the Village Cross, which is also Grade II listed, (1015133/1089939). Historic England's National Heritage List Entry states that the cross is thought to occupy its original, medieval location, although the triangular green in which it is presently situated post-dates the Tithe Map of 1843. The Tithe map also shows cottages to the west of the cross's location in 1843, showing that the built form of the village once extended westwards from its present limits, and west of the site's south-western boundary. The historic estate was modernised in the mid to late 19th century, which, in the vicinity of the cross, resulted in a realigned and straightened local stream (with some segments were culverted), creation of the triangular village green which surround the cross, and the loss of the buildings to the west of the village. From this date onwards the green and village cross marked the entrance to the village from the west. In addition, in 1878 the cross was restored, with the provision of a new cross shaft and head. The setting of the restored cross has changed little since the mid-late 19th century, when many of the listed buildings in the village date to.

The Village Cross's significance derives from its structural, historic and architectural components, rarity, and setting as a waymarker at the on the edge of the village (though the village itself is thought to have been relocated from its location at the church and manor house to the south following the Black Death). Despite more modern alterations in this part of the village, in the form of new dwellings to the immediate east, and a gas cabinet and Thames Water site to the west, the cross remains a key feature on entry to the village and is readily recognisable on the approach into the village from the agricultural hinterland. Views on the western approach into the village take in the agricultural land in the south-western part of the site, the triangular green and Village Cross, with the village beyond. These views allow the rural character of the approach, and the 19th century entrance to the village created as part of estate improvements, to be understood, as well as the function of the cross as a waymarker for the village. As a result, the visible agricultural landscape within

the site on the approach to the cross and village can be seen to make a **low positive** contribution to the setting of the cross.

The linear roadside village of Down Ampney contains nine additional Grade II listed buildings. Their significance derives primarily from their architectural and historic interest, although their rural setting also contributes to their significance by helping them to be understood as part of a historic estate village and agricultural landscape. The site currently makes up to a **low positive** contribution to the setting of these buildings by maintaining this agricultural context. This contribution is limited in places where existing buildings and vegetation reduce intervisibility between the site and the heritage assets.

Hampton Cottage (1304885) a late 17th century cottage, Pear Tree Cottage (1152162) an early 18th century cottage, and the 19th century cottage to the south of Pear Tree Cottage (1089937) are Grade II listed buildings situated at the eastern extent of the village. These buildings are less screened from the surrounding landscape than the other listed buildings within the village. While the rural setting of these assets has been eroded by modern residential development at Broadleaze, to the north-west, Overlord Way to the east and The Croft, at Rooktree Farm Court, to the east of these heritage assets, the site in its present form provides a swathe of agricultural land to the north, east and south, retaining elements of their rural setting, less screened than the remainder of the village. As a result, the site can be seen to make a **low positive** contribution to the setting of these three Grade II listed buildings.

The site forms part of the rural landscape to the north of Down Ampney Conservation Area (CONARA/118), which is situated, at its closest point, *c.* 255m to the south. The conservation area is centred on the manor house (1341033) and church (1089941) which are associated with the medieval village, before it was relocated to its present location. An additional seven Grade II listed buildings or structures are situated within the conservation area. Distance, intervening topography, woodland blocks at Scrubs Copse and to the south of the easternmost part of the site, modern dwellings to the south of the village core and mature vegetation alongside the road between the conservation area and Down Ampney, mean that there is no intervisibility between the conservation area, and its listed buildings, and the site. This is applicable, even to the spire of the Grade I listed All Saint's Church (1089941) which is well screened by mature trees within the landscape. Thus, the site provides a **neutral** contribution to the significance of the conservation area and six of the seven listed buildings within it. However, the site does have associations with the manor house, Down Ampney House (1341033), as it forms part of its historic agricultural estates. The current field layout largely

respects that shown on historic Ordnance Survey maps, and the tithe map, except the south-western extent. As a result, the site provides a **low positive** contribution to setting of the house, historically part of its functioning agricultural estate.

For the two Grade II listed buildings at Castle Hill Farm, located to the east of the site, distance, intervening topography, mature vegetation and modern farm buildings result in very limited intervisibility with the allocation. Although there are some distant views of the farm from the site, these are dominated by modern agricultural sheds, with the historic buildings visible only as glimpsed rooflines beyond. As these views do not make a meaningful contribution to the appreciation of the farm's significance, the site is considered to make a **neutral** contribution to the setting and significance of these heritage assets.

Impact assessment:

The site has been identified as providing a maximum of a low positive contribution to known designated heritage assets, in terms of its contribution to the setting of heritage assets of high significance, specifically the scheduled and Grade II listed Village Cross (1015133/1089939), the three Grade II listed cottages towards the eastern extent of the village (1304885, 1152162 and 1089937), and the Grade I listed Down Ampney House (1341033). This is due to its current character as undeveloped agricultural land associated with the estate. The introduction of modern built form will have an adverse impact on the setting of these heritage assets. Detailed designs of any proposed development are unknown but have the potential to result in an impact level of harm equivalent to **less than substantial**, through considered design, due to the erosion/removal of the rural setting of these heritage assets.

The allocation includes a possible Bronze Age round barrow in the north-western part of the site, within a wider area of enclosures, which although untested, have been postulated as of probable prehistoric or Roman origin. There are further areas of undated enclosures within the eastern part of the site and an Iron Age and Romano-British settlement within the north-eastern part of the site. Additional undated features are mapped within the southern part of the site, as is part of the World War II airfield and associated blast shelters. Historic gravel extraction pits also lie within the site. Development within the site would have a permanent negative impact on any surviving archaeological remains, resulting in **substantial** harm. Without appropriate investigation and mitigation measures, any development that disturbs archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The development of the allocation would change the historic landscape character of the site from post medieval enclosure to modern residential development, reducing the extent of these historic landscape types and eroding the post-medieval rural character of the landscape around Down Ampney. Given the size and scale of the site, this would have a negative impact on historic landscape character of the wider area, but as its significance is low, this would result in an overall level of **less than substantial harm**.

Cumulative impacts deriving from the allocation of the site:

No cumulative impacts are anticipated, as there are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Recommendations for minimising harm and maximising enhancement:

The allocation of the site has been identified as having the potential to result in a less than substantial level of harm in relation to setting impacts to a scheduled monument/Grade II listed Village Cross, three Grade II listed cottages and the Grade I listed Down Ampney House. Some level of harm is unavoidable, given the proximity of the site to these heritage assets, and the size and scale of the allocation, but mitigation measures could be implemented to aim to reduce such harm.

For the Village Cross, consideration could be given to leaving an undeveloped margin of land at the southern extent of the western extent of the site, north of Down Ampney Road, with the retention of extant boundaries. This would retain the agricultural, rural character on the approach to the village from the west, meaning that the cross would retain its present role, marking the western extent of the settlement.

For the three Grade II listed cottages in the east of the village, recent changes in the vicinity, including the modern residential development of Broadleaze to the north-west, Overlord Way to the east and The Croft, at Rooktree Farm Court, to the east, as well as tall vegetation forming property and field boundaries, have reduced intervisibility between these and the site. This is particularly applicable to those elements of the site to the south of these buildings. Development in these parcels of land will have minimal impact. However, the large field to the north of the listed buildings is partially visible, if only from the entrance gates to Pear Tree Cottage (1152162), and retains an open rural character setting. Similar to the western extent of the site, consideration could be given to setting any newly built form back from the road

to Meysey Hampton, as well as the retention of existing boundary vegetation and provision of any new access further north, from the road to Poulton. This would leave an undeveloped margin of land at the eastern extent of the village and retain an element of the present rural setting to the listed building. For the Grade I listed Down Ampney House (1341033) minimising harm through design is more difficult, due to no intervisibility, the identified harm being from loss of associated estate land, rather than noticeable changes to the physical setting of the structure itself. Consideration could be given to the preservation of field boundaries, where possible within any undeveloped areas of land, to help preserve elements of the layout of the former agricultural landscape within the allocation. This would also reduce harm, to some extent, to the anticipated level of less than substantial harm to historic landscape character, by helping to preserve the legibility of the present landscape. However, given the size and scale of the area to be affected, some impact to historic landscape character is unavoidable.

Given the known archaeological potential of the site, especially of the prehistoric and Roman periods evidenced within the site itself by the possible Bronze Age round barrow and Iron Age and Romano-British settlement, and further enclosures interpreted from cropmark features from aerial photographs, it is likely that a dedicated archaeological desk-based assessment that considers the archaeological potential of the site, and assesses the results of previous archaeological investigations in the area will be applicable. This would involve the examination of primary sources (historic maps and documents, aerial photographs, previous archaeological investigation reports and LiDAR) and a detailed walkover survey, all of which are beyond the scope of this present assessment. This could then be followed, as required, by geophysical survey and/or a programme of targeted archaeological evaluation trenching. This would help to understand the extent and character of surviving archaeological assets and inform a strategy to mitigate the impact of any subsequent development upon them. The results of any evaluation should inform design proposals for the allocation, particularly where archaeological remains of high or national significance are encountered and may require preservation in situ. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

No opportunities for heritage enhancement are readily identifiable.

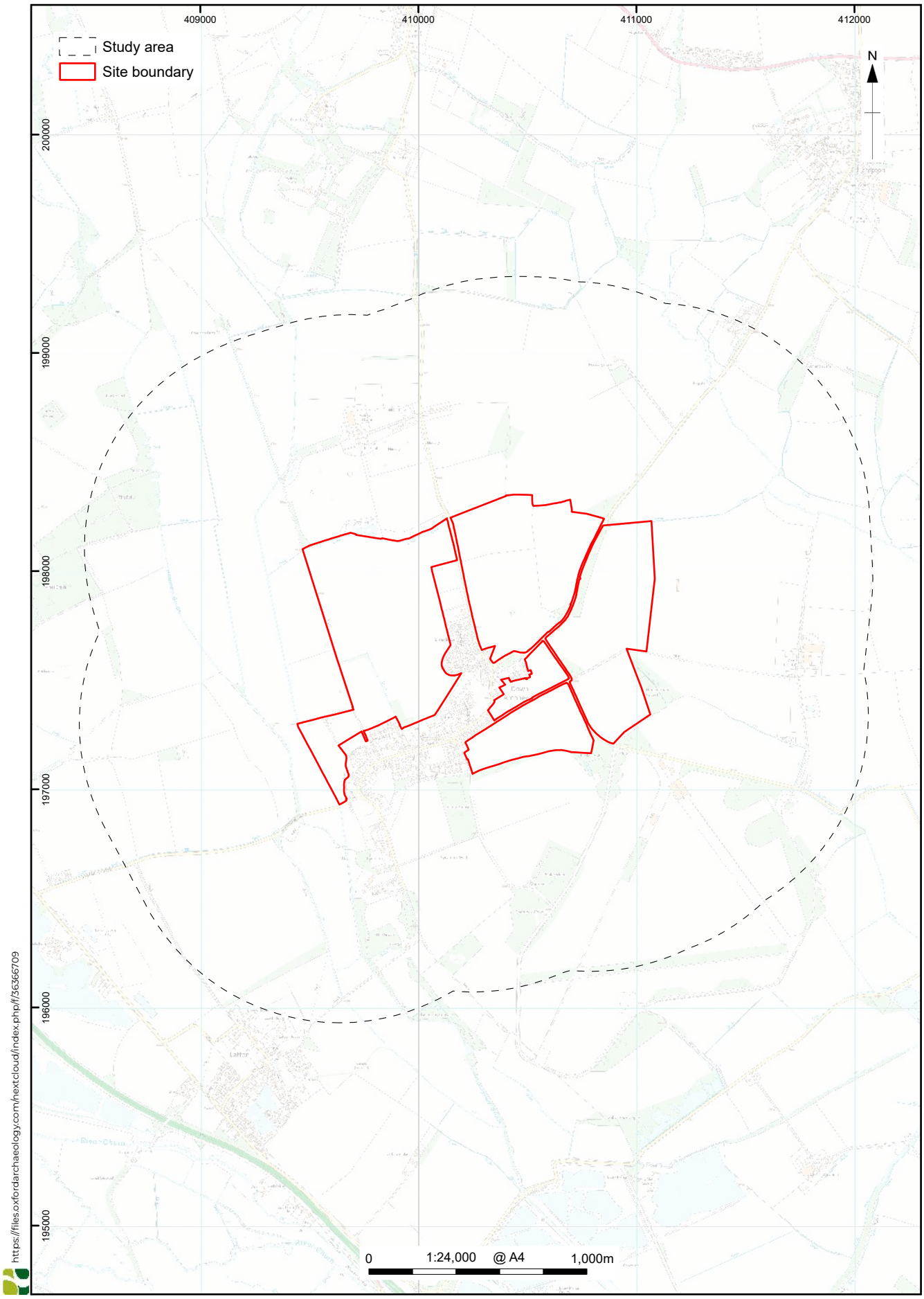
Conclusions and suitability:

It has been assessed that the progression of this site as a site allocation, through to final development, could result in a level of harm equivalent to less

than substantial harm to the heritage significance of a scheduled monument/Grade II listed Village Cross, three Grade II listed cottages, the Grade I listed Down Ampney House and historic landscape character. However, sensitive, considerate design of the final development proposals has the potential to reduce this.

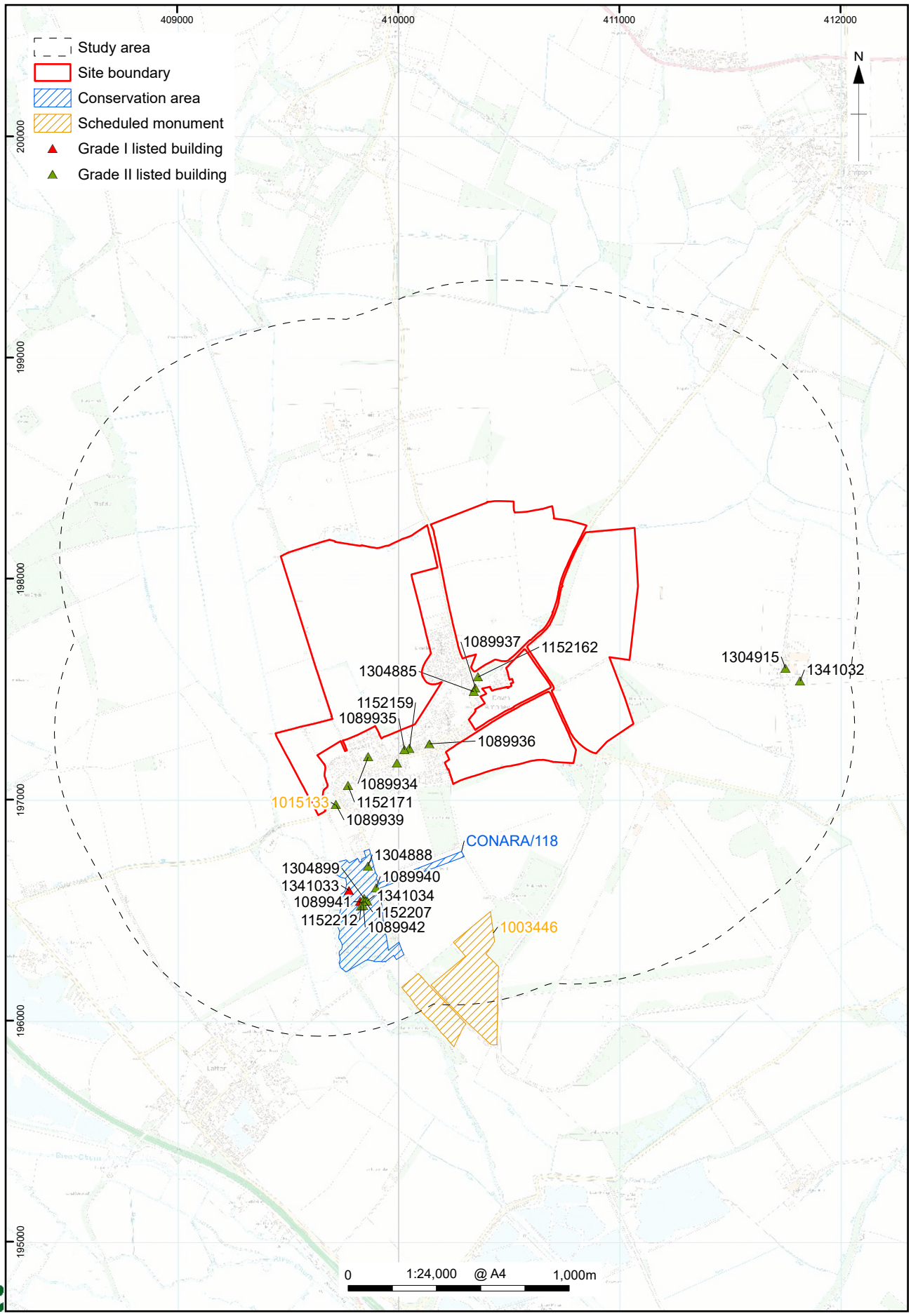
Heritage Constraint Rating: Moderate

The site is considered to have a final heritage sensitivity score of **Moderate** (i.e. suitable for development subject to recommended mitigation or design controls).



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

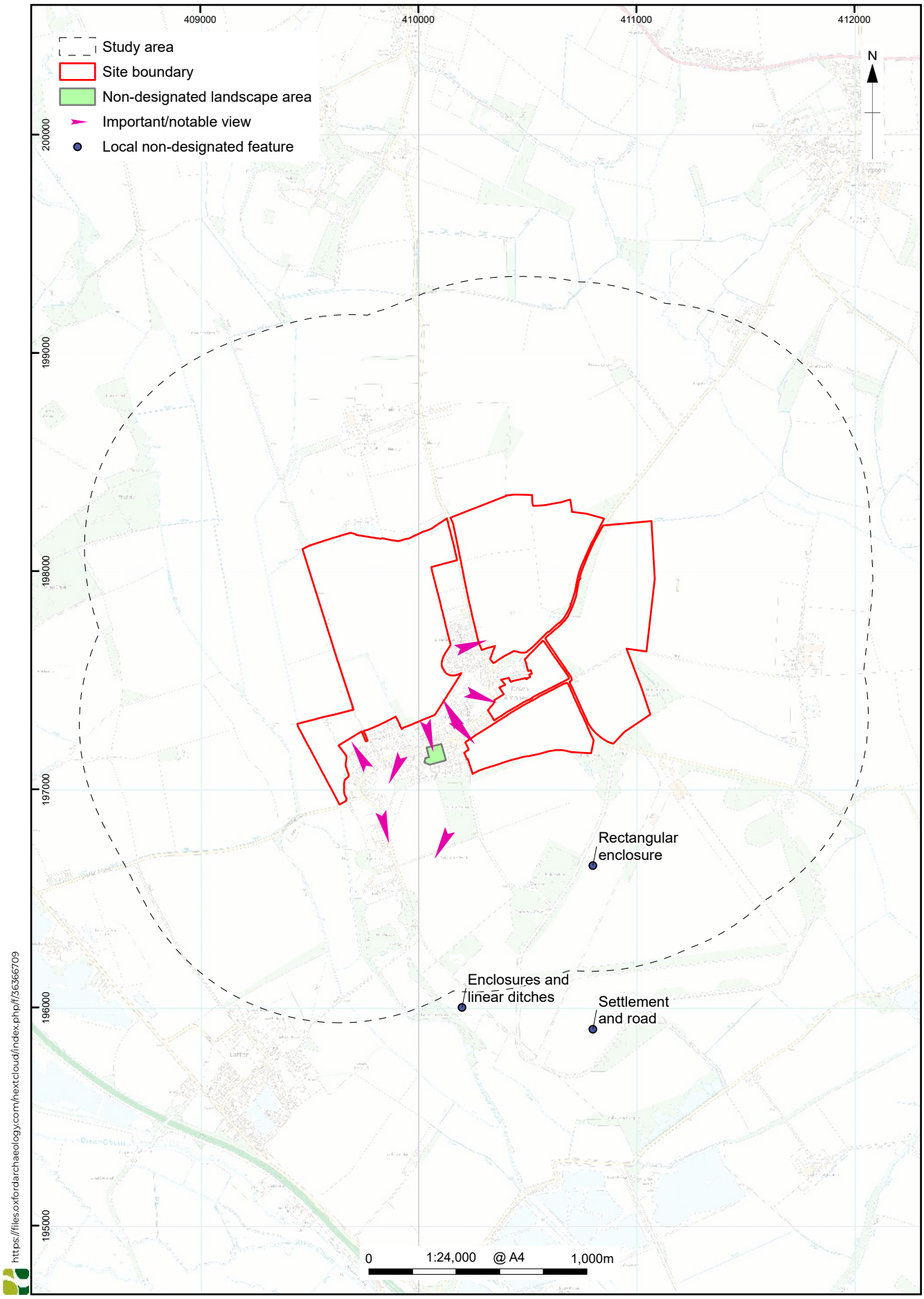
Figure DA5-DA32.1: Site location



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

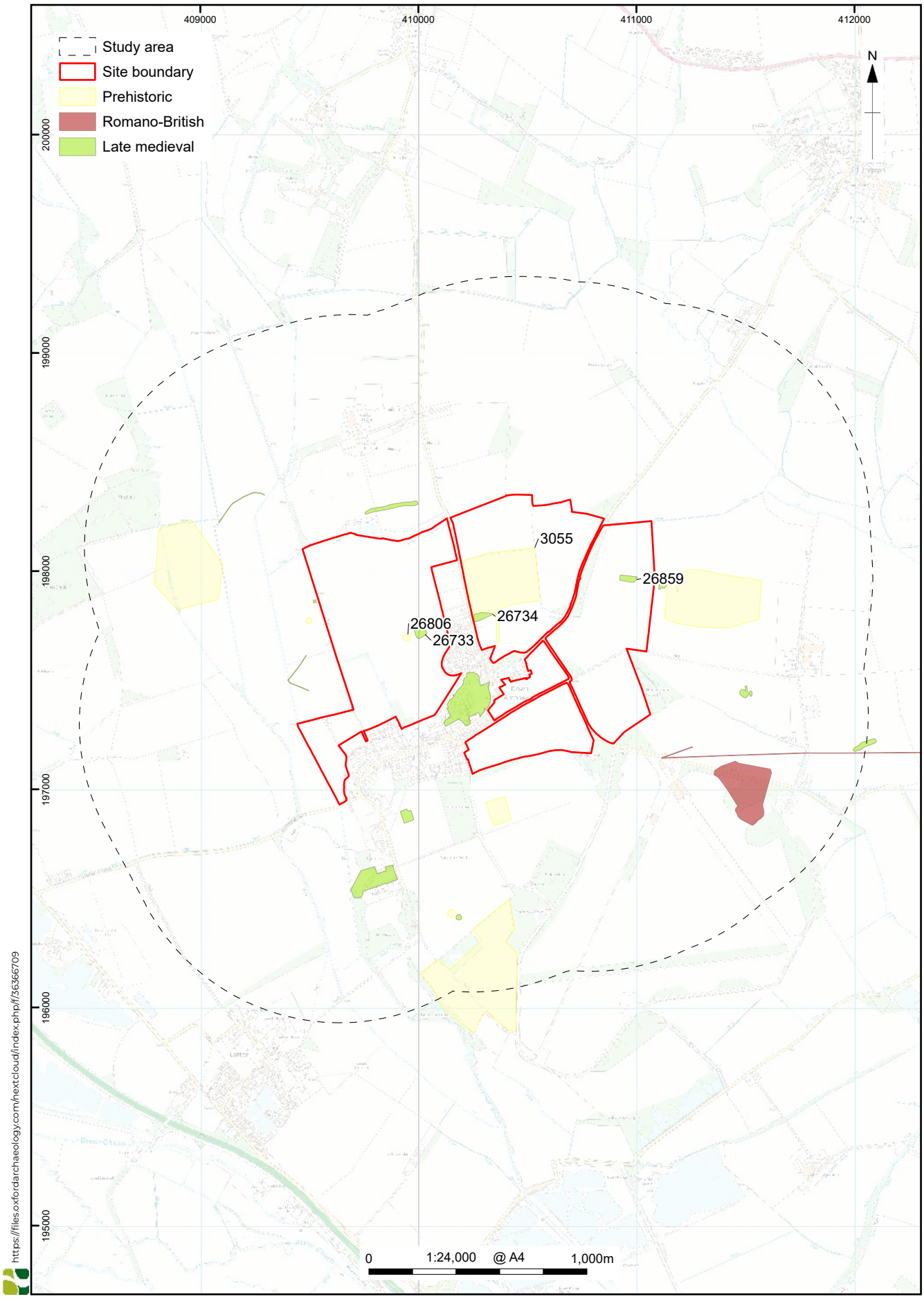
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure DA5-DA32.2: Designated heritage assets within the study area



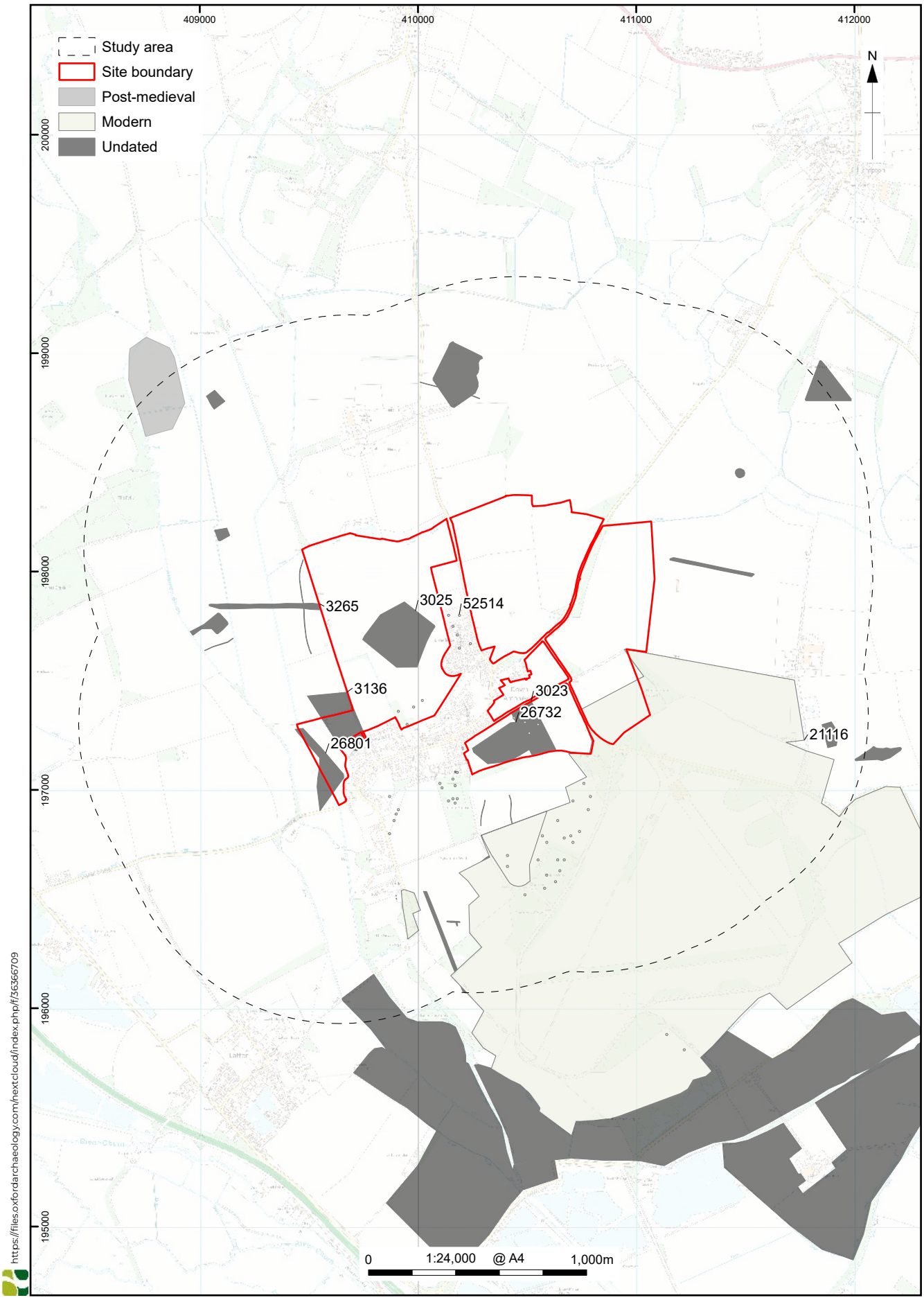
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure DA5-DA32.3: Local heritage assets within the study area



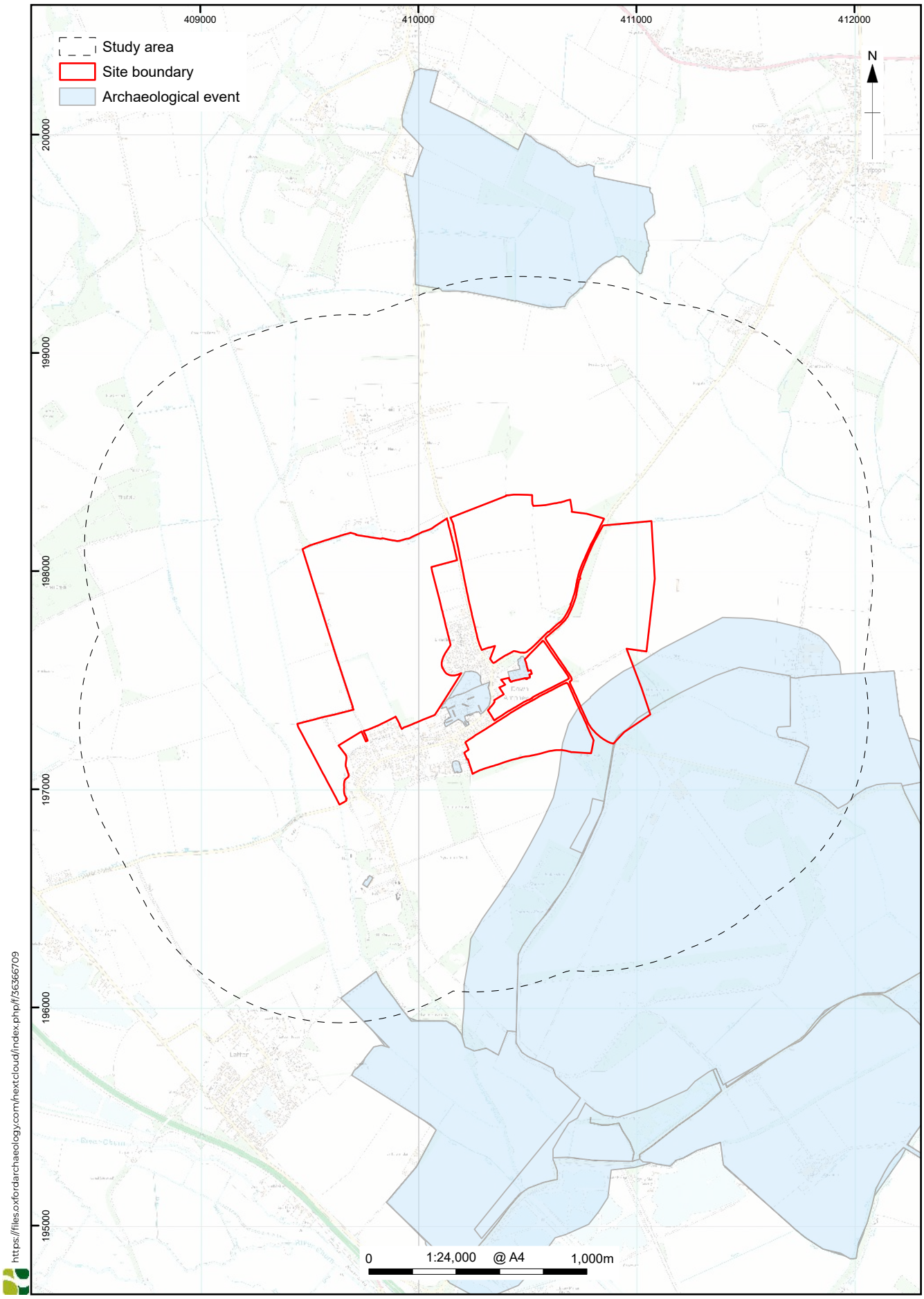
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure DA5-DA32.4: Prehistoric to medieval non-designated heritage assets within the study area



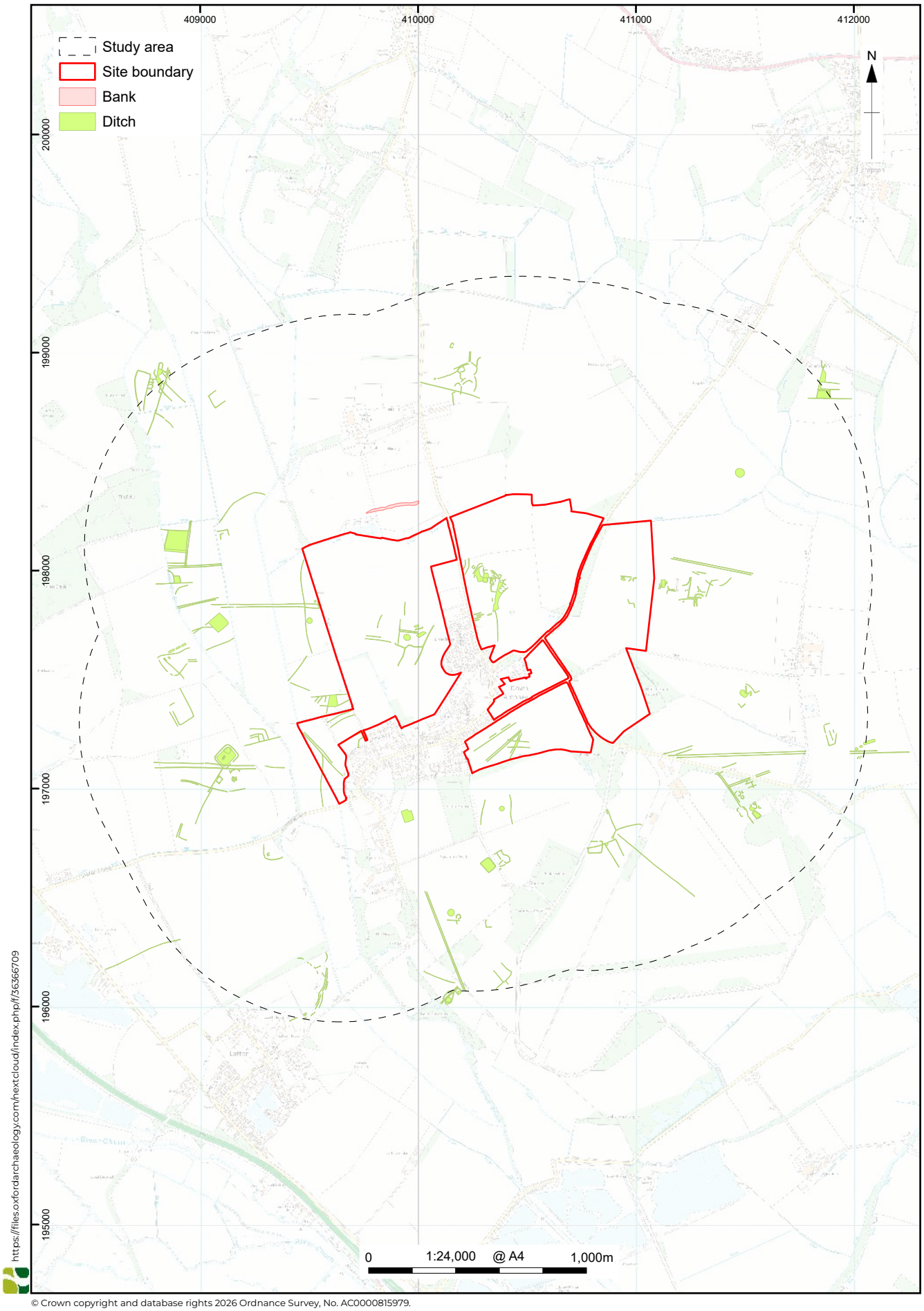
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure DA5-DA32.5: Post-medieval, modern and undated non-designated heritage assets within the study area



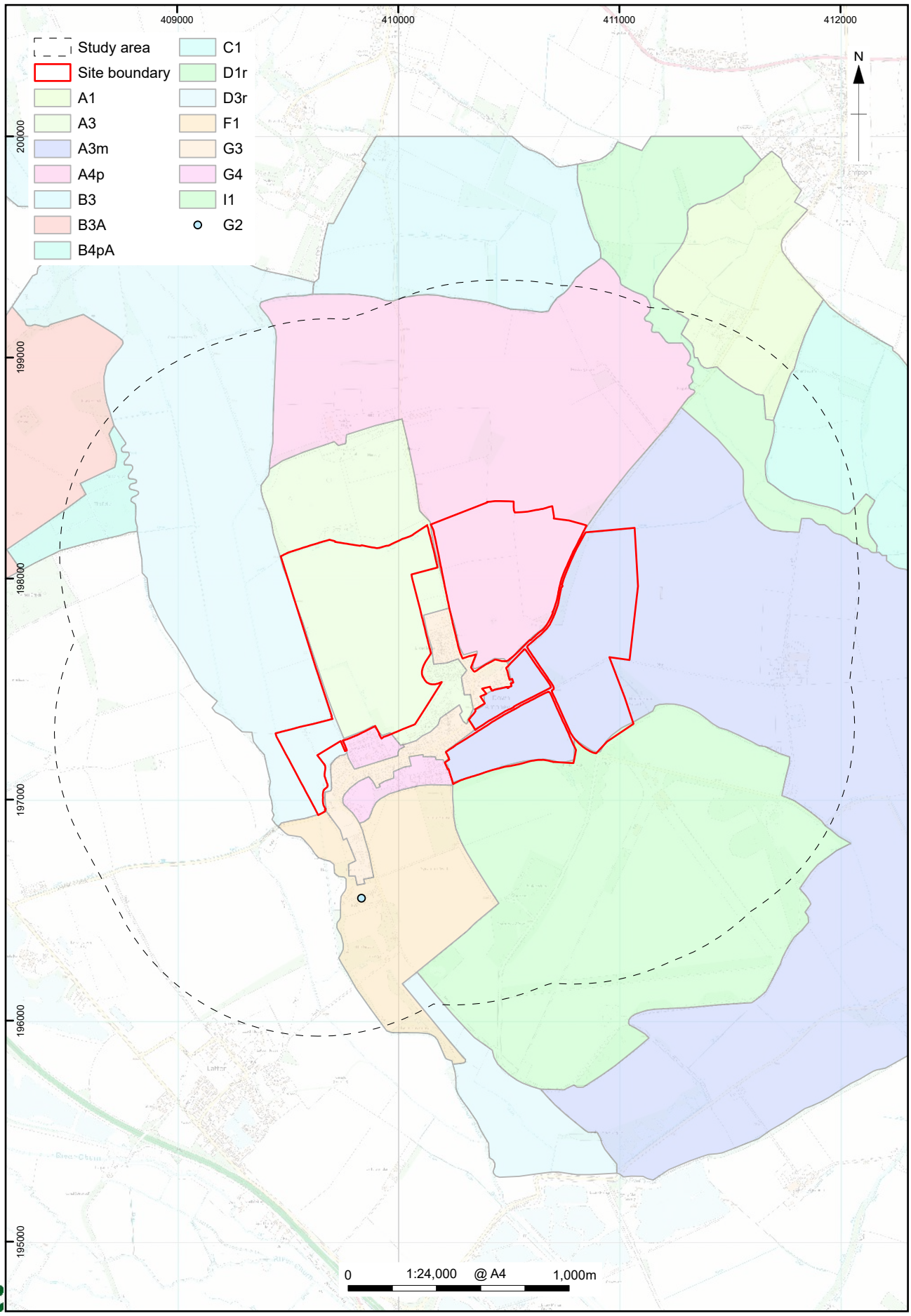
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure DA5-DA32.6: Archaeological events within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure DA5-DA32.7: NMP data within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set]. York: Archaeology Data Service [distributor] https://doi.org/10.5284/1020235

Figure DA5-DA32.8: Historic landscape characterisation of the study area

This page is intentionally left blank

Site Ref	F20A
Town	Fairford
Site Name	Land south-east of Fairford
Related policies	
Proposed allocation use	Residential development
Number of dwellings	109

Brief description of site:

The site is located immediately to the south-east of Fairford and covers c.5.75 hectares of agricultural land historically associated with Beaumoor Farm, which lies 50m to the west (Fig. F20A.1). The southern boundary of the site is not defined by any existing landscape features and passes through two agricultural fields. The remaining site boundaries follow existing field boundaries and are defined by hedgerows, with tracks and footpaths running along the northern and eastern boundaries of the site.

Fairford is situated within a broad, shallow valley associated with the River Coln. Land levels in the environs of the village generally rise in a north-westerly direction away from the river. The site itself lies on the south-eastern edge of Fairford on low-lying ground, ranging from approximately 85m AOD in the north-west to 82m AOD in the south-east, indicating a gentle fall towards the river. The settlement at East End and Morgan Hall Gardens, located to the west and north of the site respectively, occupies slightly higher ground, while the landscape to the east and south comprises lower-lying land associated with the floodplain of the Coln and the artificial lake to the east. Although the immediate environs of the site are characterised by low-relief topography, there are localised areas of higher ground in the wider landscape, notably at Horcott Hill to the south.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

Fairford Conservation Area lies immediately to the north and c.100m to the west of the site. There is no formal conservation area appraisal; however, its development and character are outlined in the Fairford Character and Design

Assessment (2022)[1], which forms part of the evidence base for the Fairford Neighbourhood Plan. The conservation area derives its significance primarily from its historic and architectural interest, reflecting its development as a medieval and post-medieval market town. Its historic interest is expressed through its layout, including the High Street, historic routeways and market area, as well as its relationship with the River Coln and the surrounding agricultural hinterland. Its architectural interest derives from the consistent use of locally quarried limestone, vernacular forms and materials, and a concentration of 15th- to 19th-century buildings, including the Grade I listed Church of St Mary (1089998), four Grade II* listed buildings (1090001, 1305142, 1089954 and 1341028) and 100 Grade II listed buildings. The conservation area also has archaeological interest, with potential for buried remains associated with medieval and post-medieval settlement, historic plots and routeways.

The site adjoins the south-eastern part of the conservation area, known as East End (Fig. F20A.2). This area developed as a small rural hamlet on the edge of Fairford and contains a range of 16th- to 18th-century historic buildings, including the 18th-century Moor Farm, originally Beaumoor Farm, which contains the Grade II listed Moor Farmhouse (1305211); the 18th-century Grade II listed East End House (1089996); and the 16th-century Grade II listed Morgan Hall (1089970) and its associated park. Other notable features highlighted in this area include the track passing along the northern boundary of the site, Fieldway, which may have originated as a prehistoric trackway and later connected the settlement to its surrounding fields (Fig. F20A.3).

The 1971 Policy Statement for the conservation area defines Fairford as a unique market town with open country penetrating to the centre. The permeable settlement edge, with corridors of green space and rural land that break up the line of development, is therefore also considered to contribute to the character of this part of the conservation area.

The conservation area has a high level of architectural and historic interest and accordingly is considered to be of **high significance**.

The majority of the listed buildings within the study area are separated from the site by surrounding development and are unlikely to be affected by the proposed allocation. Moor Farmhouse (1305211) and Morgan Hall (1089970)

[1] Evidence base: Fairford Character and Design Assessment, March 2020, revised September 2022: https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/fairford-neighbourhood-plan/

have been scoped into this assessment due to their proximity and historic relationship with the site.

The Grade II listed Moor Farmhouse (1305211) lies 115m to the west of the site. Moor Farmhouse originated in the early to mid-18th century as the farmhouse for Beaumoor Farm. It was later enlarged in the late 18th or early 19th century in response to evolving domestic and agricultural needs. The farmhouse is constructed in coursed rubble stone with a stone slate roof, in keeping with the local vernacular tradition, and it retains a number of key features such as gabled dormers, stone stacks and casement windows. Despite later alterations, including a 20th-century porch and extensions, the building preserves evidence of its original symmetrical plan and subsequent development, including its integration with an attached cottage range. The farmhouse has a high level of historic and architectural interest, derived from its surviving plan form, use of traditional materials and construction techniques, and incremental adaptation throughout the 18th and 19th centuries. The low-lying landscape to the south-east of the farmhouse, between the town and the river, including the site, was historically known as Beau Moor and appears to have been farmland associated with the farmhouse. As a result, it is considered to be of **high significance**.

The Grade II listed Morgan Hall lies c.180m to the north of the site. Morgan Hall originated in the late 16th century, when it was known as Bakers. It was later refaced and enlarged in the 18th century and, by at least the 19th century, was known as Fairford Lodge. The house has an E-shaped plan form and comprises two storeys plus an attic. It is constructed of local rubble stone, later rendered with roughcast finishes. Its significance arises primarily from the architectural and historic interest inherent in its built form, surviving historic fabric and architectural detailing. Its architectural interest arises from its phased development, rubble stone construction, stone slate roofs and mixture of casement and sash windows, which illustrate local vernacular traditions. The 18th-century alterations illustrate evolving architectural trends in the Georgian period. It has historic interest as a high-status dwelling that was reputed to have been a Cromwellian stronghold during the Civil War.

The hall is surrounded by gardens, which are separated from an area of parkland by a ha-ha. The gardens are shown on maps dating back to at least 1834 and included a walled garden. The garden wall and ha-ha fall within the curtilage of the listed building and contribute to its historic and architectural interest. Overall, Morgan Hall is considered to be of **high significance**.

Significance of non-designated heritage assets in the site:

Several non-designated heritage assets have been recorded within or immediately adjacent to the site:

- Fieldway (Fig. F20A.3), an early trackway shown on inclosure maps, may have prehistoric origins. The hedgerows on either side of the path are identified as a non-designated heritage asset in the evidence base for the neighbourhood plan. The trackway is considered to be of **medium significance** as a result of its archaeological and historic interest.
- Cropmark remains of a prehistoric or Roman settlement have been identified within the site (Figs. F20A.5 and F20A.8). These remains are indicative of surviving below-ground archaeological features and are considered to be of **medium significance** as a result of their archaeological interest.
- A disused segment of the East Gloucestershire and Witney Railway lies to the north-east of the site (Fig. F20A.6). The railway line is no longer extant, but its alignment is preserved by existing development and planting. It is considered to have **low significance** as a result of its historic interest.

Significance of non-designated heritage assets in the environs of the site:

The GHER records a further 73 non-designated heritage assets within the 1km study area (Figs. F20A.5-6). Owing to their archaeological interest, assets dating from the prehistoric to later medieval periods are generally considered to be of **local/low** or **medium significance**, while any deposits/materials dating to the post-medieval agricultural use of the study area are of comparatively **local/low significance**. Where GHER records refer to designated heritage assets such as listed buildings, registered parks and gardens, and scheduled monuments, they are considered to be of **high significance**.

Historic landscape character of the site (and significance):

The site forms part of the proposed River Coln Valued Landscape, which is defined in the Fairford Neighbourhood Plan. This area covers the site and the landscape to the south, which extends to the River Coln. The River Coln Valued Landscape aims to safeguard and enhance the riparian landscape to the south of Fairford and safeguard its ecological and wildlife value. While this is not a heritage designation, the description for the area notes that it contains a possible prehistoric or Roman settlement and that the fields within the site, Home Ground and Morgans Ground, contribute towards the rural setting of nearby listed buildings and Fieldway, which is an ancient trackway.

The Historic Landscape Characterisation (HLC) for Gloucestershire, The Cotswolds Area of Outstanding Natural Beauty (AONB) and the Wye Valley AONB describes the refined historic landscape character of the site as Type A3 x 'regular organised enclosure ignoring former open-cultivation patterns' (Fig. F20A.9). This type of enclosure is characterised by the organised enclosure of areas of former un-enclosed cultivation during the post-medieval period. The 'x' suffix indicates that the enclosure was not a result of parliamentary enclosure. This type of enclosure is considered to be of **local/low heritage significance**.

This area of regular organised enclosure lies to the west of an area of existing development (G4), which is made up of 18th-century farm buildings and later modern infill development. The landscape to the north (F1 - surviving post-medieval designed ornamental landscape) and south (D3r - floated watermeadow system), together with the surviving 18th-century farm buildings to the east, preserve the post-medieval rural character of East End and the landscape to the east of Fairford. Further to the north, this character has been eroded by modern development.

Contribution of the site to the significance and setting of known heritage assets:

The site comprises agricultural land located to the east and south of the Fairford Conservation Area. The adjacent part of the conservation area is characterised by the remains of a small agricultural hamlet, East End, which historically sat on the edge of the town.

The 1971 Policy Statement for the conservation area defines Fairford as a unique market town with open country penetrating to the centre. The Design and Character Assessment for the Neighbourhood Plan also notes the importance of the indented settlement edges and green spaces that permeate into the settlement. The agricultural land within the site contributes to the setting of the conservation area, by preserving the historic settlement edge and contributing to a corridor of green space that leads into the settlement between Morgan Hall and Moor Farm.

Views looking across the site towards the conservation area from the agricultural landscape to the south and east are dominated by trees, vegetation and fields, with partial views of buildings on the edge of the conservation area, including Moor Farmhouse. These views allow the conservation area to be appreciated within its original rural setting from the surrounding footpaths and former water meadows.

Overall, the site is considered to make a **high positive contribution** to the setting of the conservation area by allowing it to be appreciated as a rural settlement set within surrounding fields and watermeadows. The undeveloped character of the site helps to preserve the indented settlement edge in this area and contributes to a corridor of green space leading into the settlement from the east.

The rural character of the site is also considered to make a **low positive contribution** to the wider setting of the Grade II listed Morgan Hall. While there is no direct visibility between the listed building and the site due to planting along the southern edge of the park, the open and rural character of the site allows the origins of the listed building as a country house situated on the edge of Fairford to be better understood. To the north and east, this rural context has been eroded by modern development, and development within the site could result in the loss of this context.

As historic agricultural land associated with the Grade II listed Moor Farmhouse, the site is considered to make a **low positive contribution** to the setting of this listed building, allowing it to be appreciated as a former farm building set within surrounding farmland. This contribution is enhanced by partial views looking across the site from public rights of way, which take in the farmhouse and surrounding farmland.

The site and surviving agricultural land adjacent to the track make a high positive contribution to the setting of Fieldway, a non-designated ancient trackway shown on inclosure maps connecting the settlement to its surrounding fields. The agricultural character of the site allows the historic context and original function of the track to be better understood.

Impact assessment:

Having identified the surrounding designated heritage assets and assessed the site and its context, this assessment concludes that the site makes a **high positive contribution** to the setting and significance of the Fairford Conservation Area and a **low positive contribution** to the setting of two of the Grade II listed buildings in the environs of the site.

There are no designated heritage assets within the site. The allocation of the site would therefore not result in any direct impacts upon designated heritage assets. However, the site sits on the edge of the historic settlement of Fairford, within the rural setting of the Fairford Conservation Area and the Grade II listed buildings Moor Farmhouse and Morgan Hall.

Development within the site would expand the settlement beyond its current footprint and erode the corridor of green space that leads into Fairford between Morgan Hall and Moor Farm. Green space permeating into the settlement from the surrounding landscape is highlighted as a key characteristic of Fairford, and development would erode the green corridor leading into the settlement from the east, which would have a negative impact on this aspect of the conservation area's setting. Additionally, there are views from surrounding public rights of way looking across the site towards the conservation area, which allow the conservation area to be appreciated within its original rural context. These views preserve the connection between the settlement and the surrounding agricultural land and water meadows. Inappropriate development could result in the loss of these views and reduce the appreciation of this aspect of the conservation area's setting. Development of the allocation is likely to result in a level of impact of **less than substantial harm** upon the setting of the conservation area, with the potential for **substantial harm** should development proposals fail to respond to the setting and character of the neighbouring conservation area.

The rural open character of the site also positively contributes to the setting of the Grade II listed Morgan Hall. This listed building developed as a country house set within gardens and a surrounding park on the edge of Fairford. Modern development surrounding the park has already eroded the rural setting of the Hall to the north and east, leaving the agricultural land to the south, of which the site forms part, as the last remaining area of agricultural land surrounding the park. Development within this area would further reduce the rural character of the landscape surrounding the park, making its origins as a country house less appreciable. As there is no direct visibility between Morgan Hall and the site, the loss of the surrounding agricultural land would be considered to result in **less than substantial harm** to the setting of Morgan Hall.

The site forms part of the historic agricultural land associated with the Grade II listed Moor Farmhouse. While the farmhouse is no longer in agricultural use, its position on the edge of the settlement, overlooking the surrounding agricultural land, and the views looking back over the site towards the farmhouse from public rights of way allow it to be appreciated as a former farm building. Inappropriate development within the site would erode the rural character of the farmhouse in these views and could further separate the farmhouse from its historic rural context. As the landscape to the south-east, outside of the site, would still be retained, development within the site would likely result in **less than substantial harm** to the setting of this listed building.

The introduction of residential development into the site would also have a negative impact on the setting of the non-designated asset Fieldway, an ancient trackway which connected the settlement to its surrounding fields. The introduction of development and the loss of agricultural land from the site would make the original function of this feature less appreciable. The setting of this asset has already been eroded by the 19th-century railway line interrupting its original alignment and by areas of development to the north. The loss of agricultural land to the south would further erode the setting of this feature, resulting in **less than substantial harm** to this asset.

The development of the allocation would change the historic landscape character of the site from Type A3 x 'regular organised enclosure ignoring former open-cultivation patterns' to modern residential development, reducing the extent of this historic landscape type and eroding this post-medieval rural character of the landscape on the eastern edge of Fairford. This would have a negative impact upon local/low significance historic landscape character within this area resulting in **less than substantial harm**.

The allocation is situated within an area of cropmarks identified from aerial photographs, which are suggestive of a late prehistoric or Romano-British settlement. Development within the site would have a **permanent negative impact** on any surviving archaeological remains within the area resulting in **substantial harm** to these assets. Without appropriate investigation and mitigation measures, any development that disturbs archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

Cumulative impacts deriving from the allocation of the site:

No cumulative impacts are anticipated, as there are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Recommendations for minimising harm and maximising enhancement:

The allocation site is situated on the edge of the conservation area, in close proximity to the Grade II listed Morgan Hall and Moor Farmhouse. Its open and rural character contributes positively to the rural character of these assets and it forms part of a green corridor which connects the settlement at Fairford to its surrounding agricultural landscape. As a result, development within the site is likely to result in **less than substantial harm** to the setting of the surrounding listed buildings, and **substantial harm** to the archaeological

assets within the site. Impacts on the setting of the conservation area are likely to result in **less than substantial harm** to its setting, however this could rise to **substantial harm** if development proposals fail to respond appropriately to the character of this area.

Given that its contribution to the setting of these assets lies predominantly in its open and undeveloped character, it is unlikely that this harm could be completely prevented. However, design measures could reduce the impact of the allocation. The western part of the allocation is the most sensitive, due to its proximity to the conservation area and nearby listed buildings. Preserving the western part of the site as open, undeveloped land would help to maintain the agricultural character of this area and preserve some views looking north-west across the site towards the conservation area and Moor Farmhouse from the adjacent water meadows and surrounding public rights of way to the south. It would also preserve part of the arable landscape alongside Fieldway and Morgan Hall park. The existing planting along the site boundaries, particularly alongside Fieldway where it currently screens the site from the trackway and the parkland associated with Morgan Hall, should be retained.

To reduce the impacts of the allocation, new development should be located in the less sensitive eastern part of the site and should be low density, comprising mainly detached or semi-detached buildings that mirror the character of the settlement to the west. Building heights should be restricted to respect the low-level town skyline and help preserve views between the town and the surrounding landscape. The use of local vernacular materials and building designs, including limiting building heights and using stone walls along plot boundaries, may also help to retain some of the rural character and integrate built development into the conservation area.

Considering the archaeological potential of the site, and the absence of previous archaeological investigation within its area, it is recommended that an archaeological desk-based assessment and programme of archaeological evaluation trenching is undertaken across the site prior to determination of any planning application. This would help to understand the extent and character of the surviving archaeological assets and inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of the impact is understood, and a mitigation strategy has been agreed with the Gloucestershire Planning Archaeologist.

Conclusions and suitability:

The site makes a high positive contribution to the setting of the Fairford Conservation Area and a low positive contribution to the setting of the Grade II listed Moor Farmhouse (1305211) and Morgan Hall (1089970). It also makes a high positive contribution to the setting of the non-designated heritage asset known as Fieldway. This contribution largely derives from the open and rural character of the site, which allows the historic settlement edge, nearby listed buildings and Fieldway to be better understood within their rural context.

Due to the site's location immediately adjacent to the south-eastern edge of the Fairford Conservation Area, and its proximity to Moor Farmhouse, Morgan Hall and Fieldway, development within the site has the potential to cause **less than substantial harm** to the setting of these listed buildings and the conservation area, this could rise to **substantial harm** to the setting of the conservation area if final designs for the development are inappropriate. This harm would arise principally from the erosion of the rural and undeveloped character of the land, the partial loss of the green corridor that penetrates into the settlement from the east, and the weakening of the historic relationship between East End and the surrounding agricultural landscape.

These impacts are likely to be experienced through the introduction of development into views across the site towards the conservation area and Moor Farmhouse from the surrounding public rights of way and water meadows, and the further separation of Morgan Hall and Moor Farmhouse from elements of their historic rural surroundings. Development would also reduce the connection between Fieldway and the surrounding fields.

The changes resulting from development within the allocation would alter the historic landscape character of the site from regular organised post-medieval enclosure to modern residential development. This would adversely affect the surviving post-medieval agricultural character of the landscape on the eastern edge of Fairford.

With cropmark evidence indicating the presence of a probable late prehistoric or Romano-British settlement within the site, development also has the potential to permanently truncate or remove archaeological remains and result in the loss of their legibility.

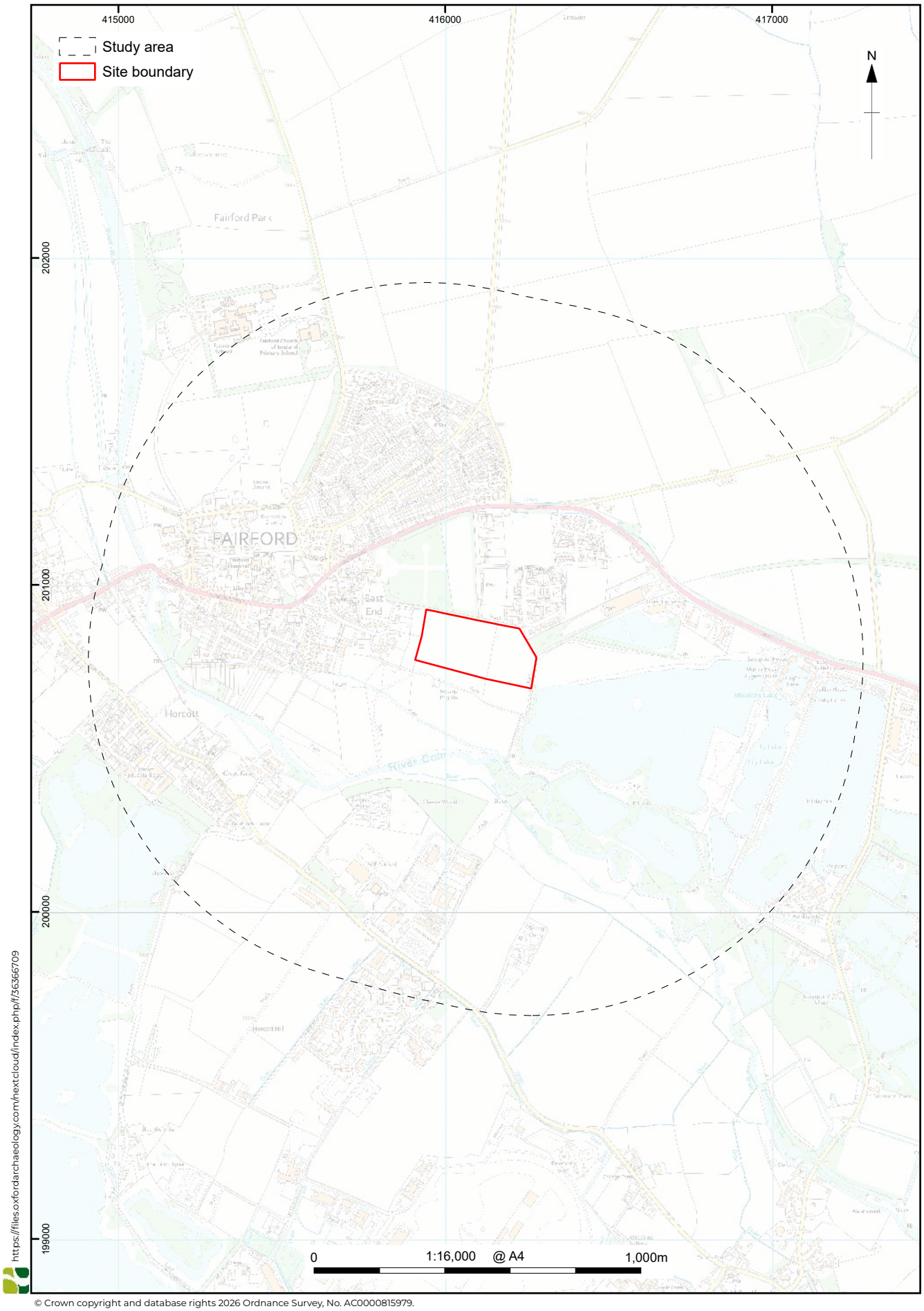
The site is considered to be sensitive to development, although careful design and layout mitigation could reduce the identified harm. Built development should be avoided in the most sensitive western part of the site, where the land makes its clearest contribution to the setting of the conservation area, Moor Farmhouse, Morgan Hall and Fieldway. This area should be retained as open green space to preserve the rural character of the historic settlement edge,

maintain views towards the conservation area and Moor Farmhouse, and provide a meaningful undeveloped buffer alongside Fieldway and Morgan Hall. Any development should be focused in the less sensitive parts of the site, be low density, and have restricted building heights that reflect the character and scale of buildings in the adjacent part of the conservation area. Building materials and boundary treatments should also reflect the local vernacular.

An archaeological desk-based assessment and programme of archaeological evaluation, including trial trenching, is likely to be required to support any planning application for the site. This would be used to establish the extent, character and significance of surviving archaeological remains before development proceeds.

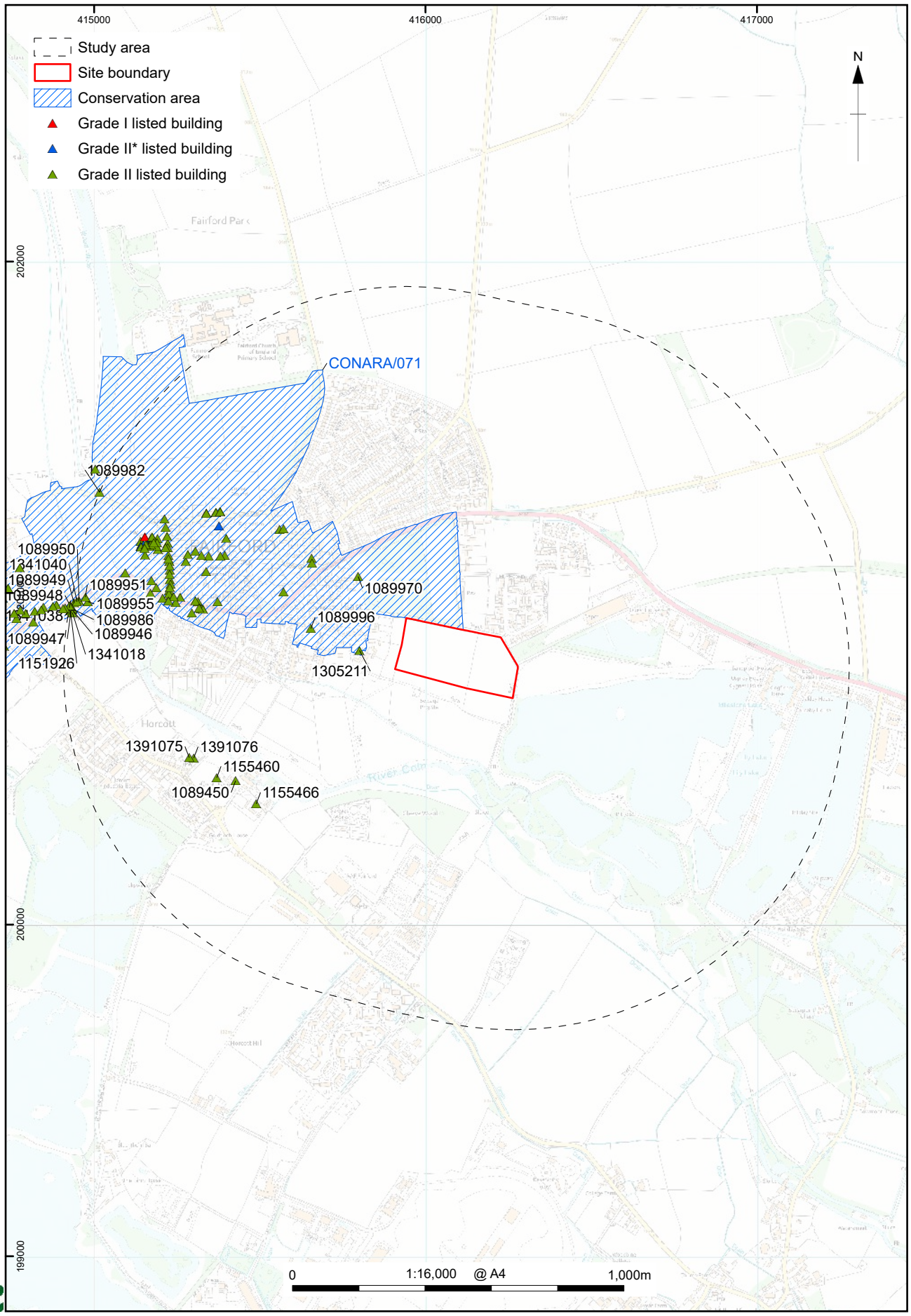
Heritage Constraint Rating: High

The site is considered to have an overall heritage constraint rating of **High** (i.e. The site contains historic environment constraints that would prevent part or the site from being developed). The recommended design controls would restrict development within the western part of the allocation.



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

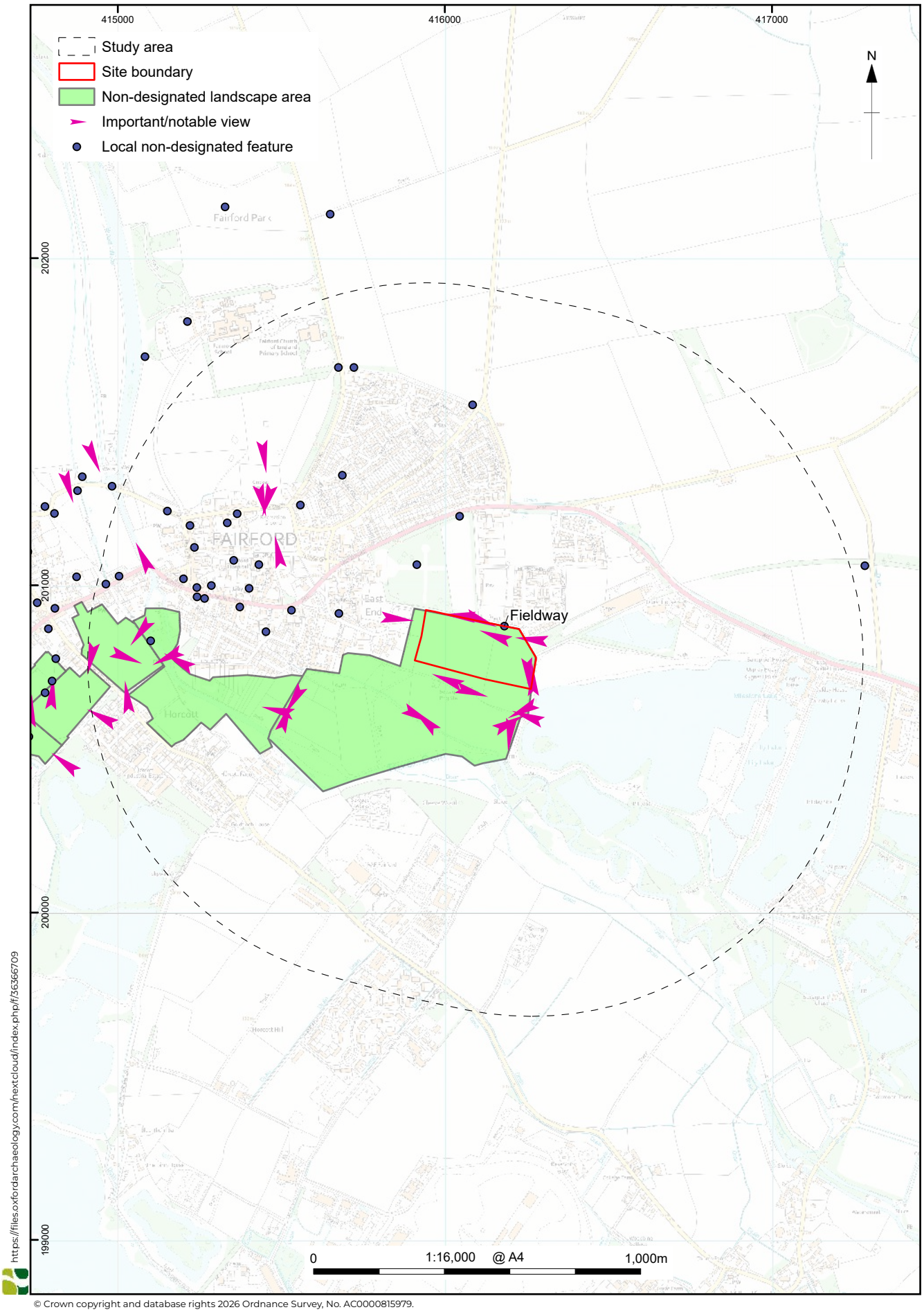
Figure F20A.1: Site location



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

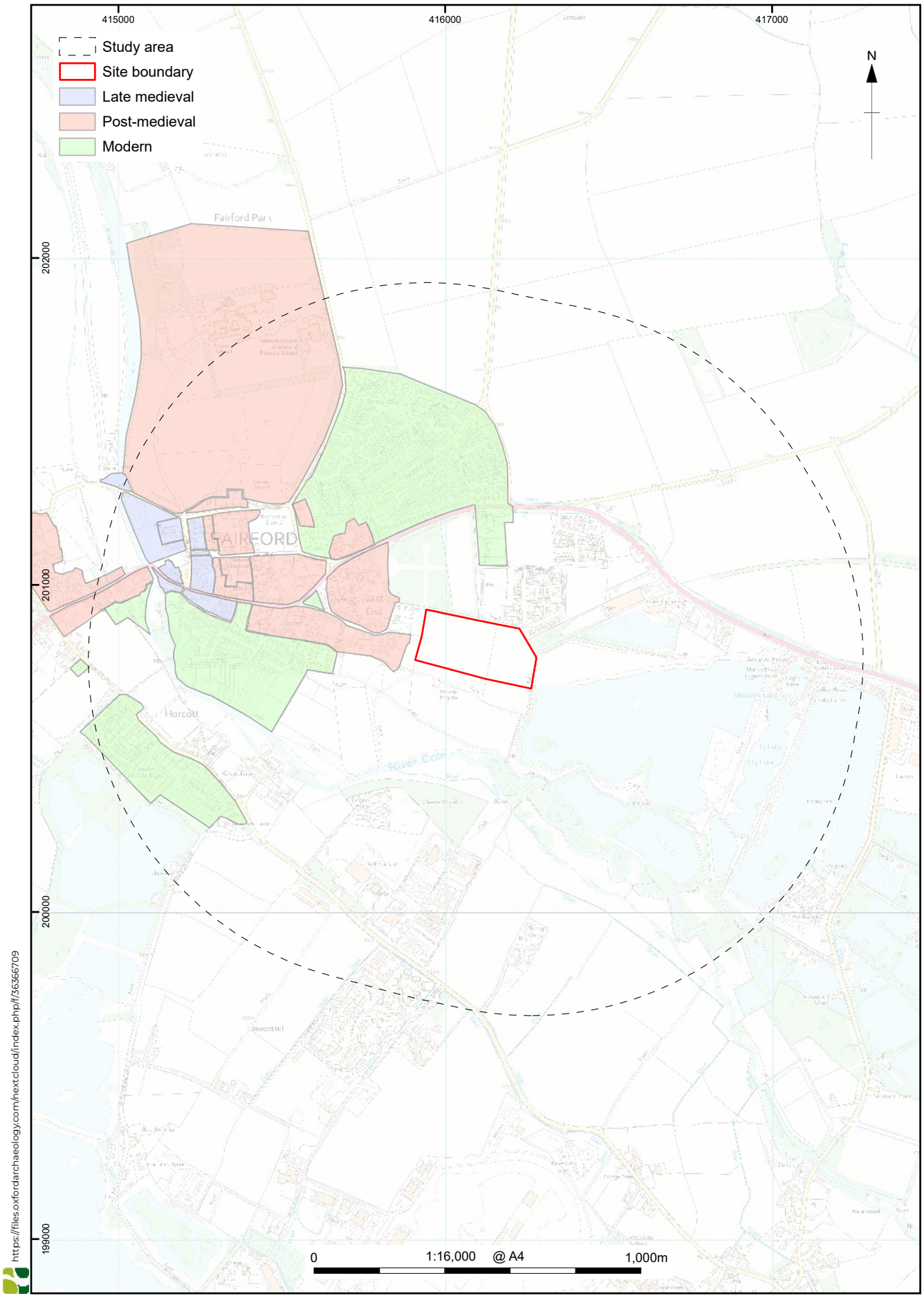
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure F20A.2: Designated heritage assets within the study area



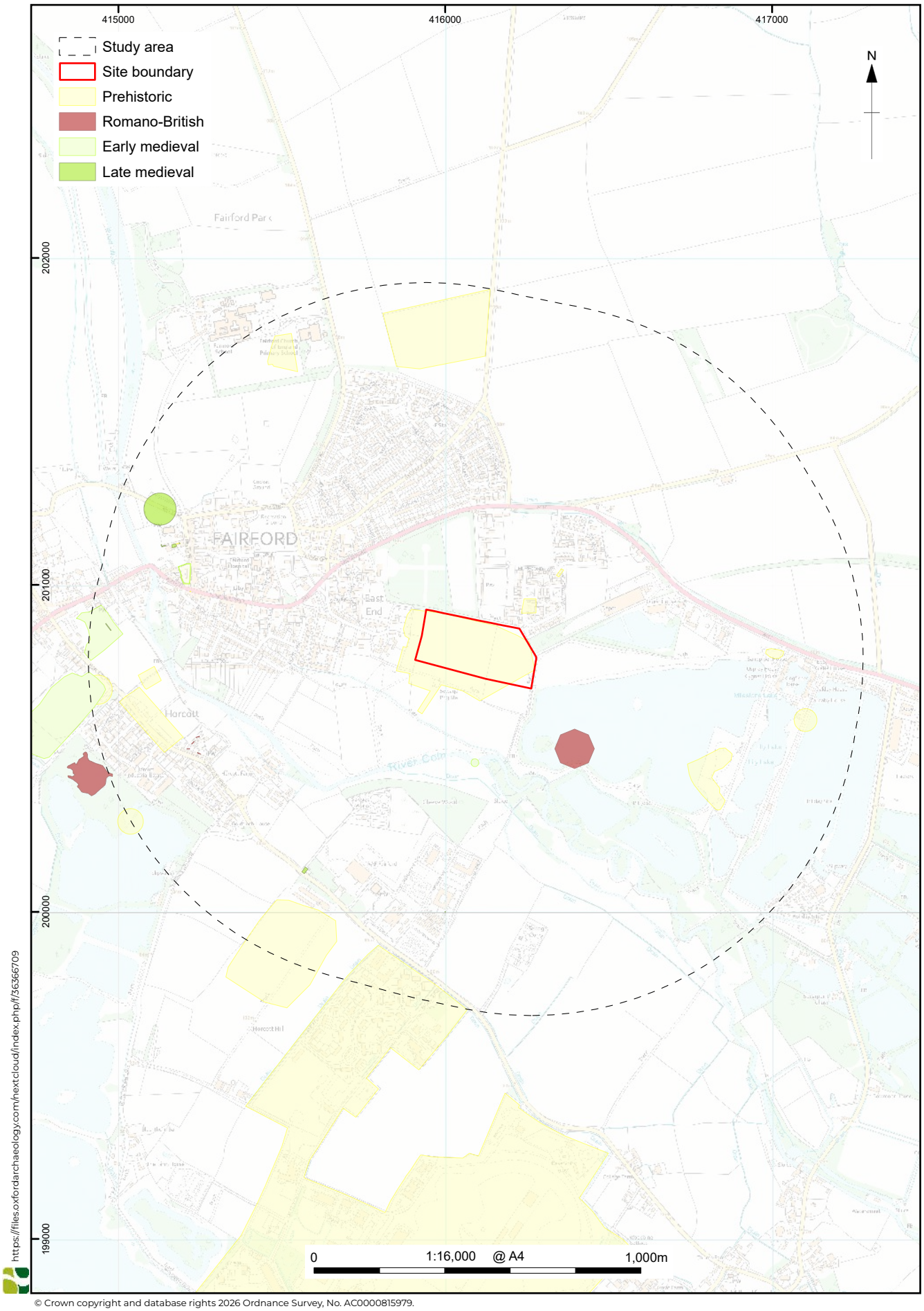
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure F20A.3: Local heritage assets within the study area



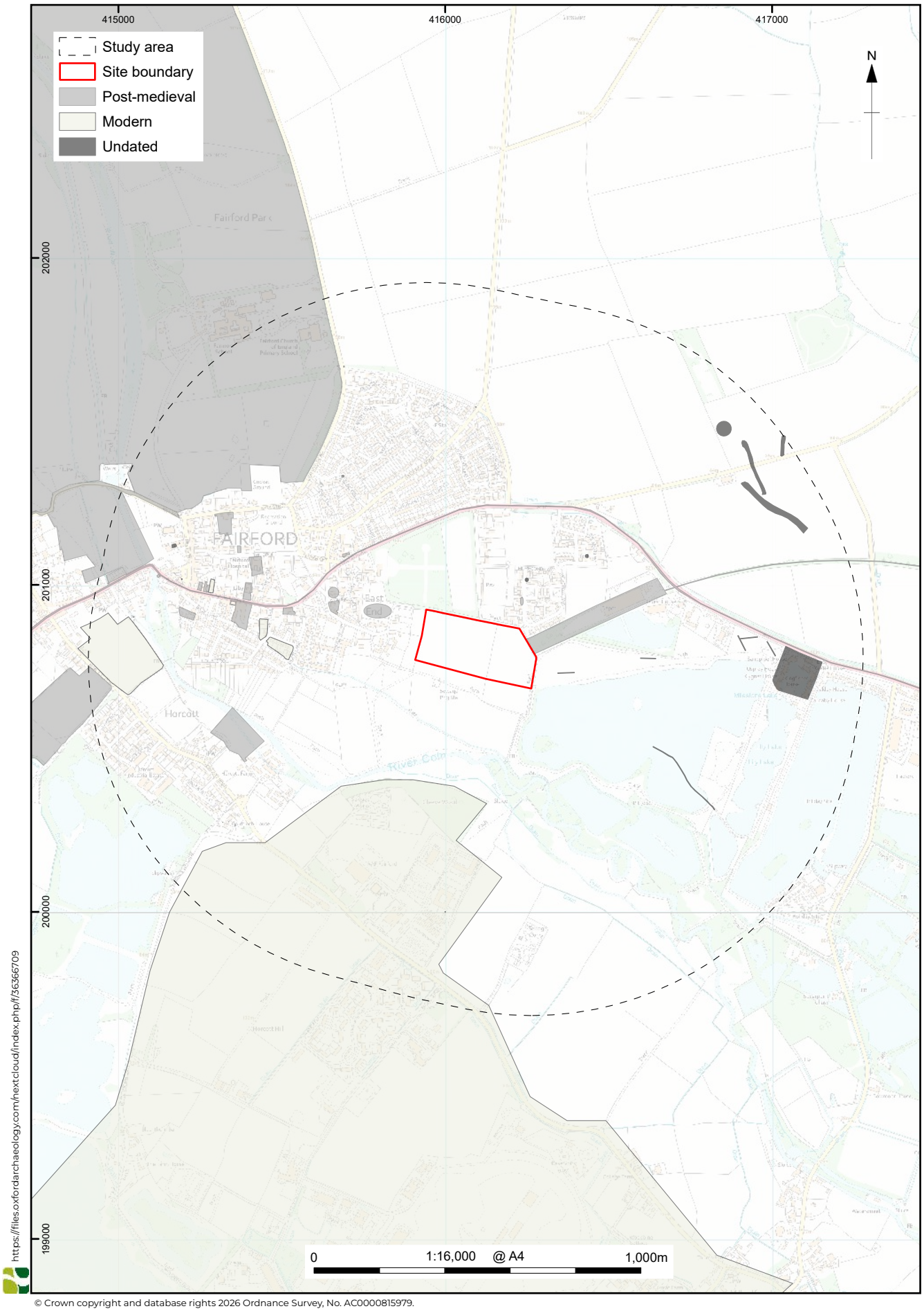
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure F20A.4: Historic development of the town



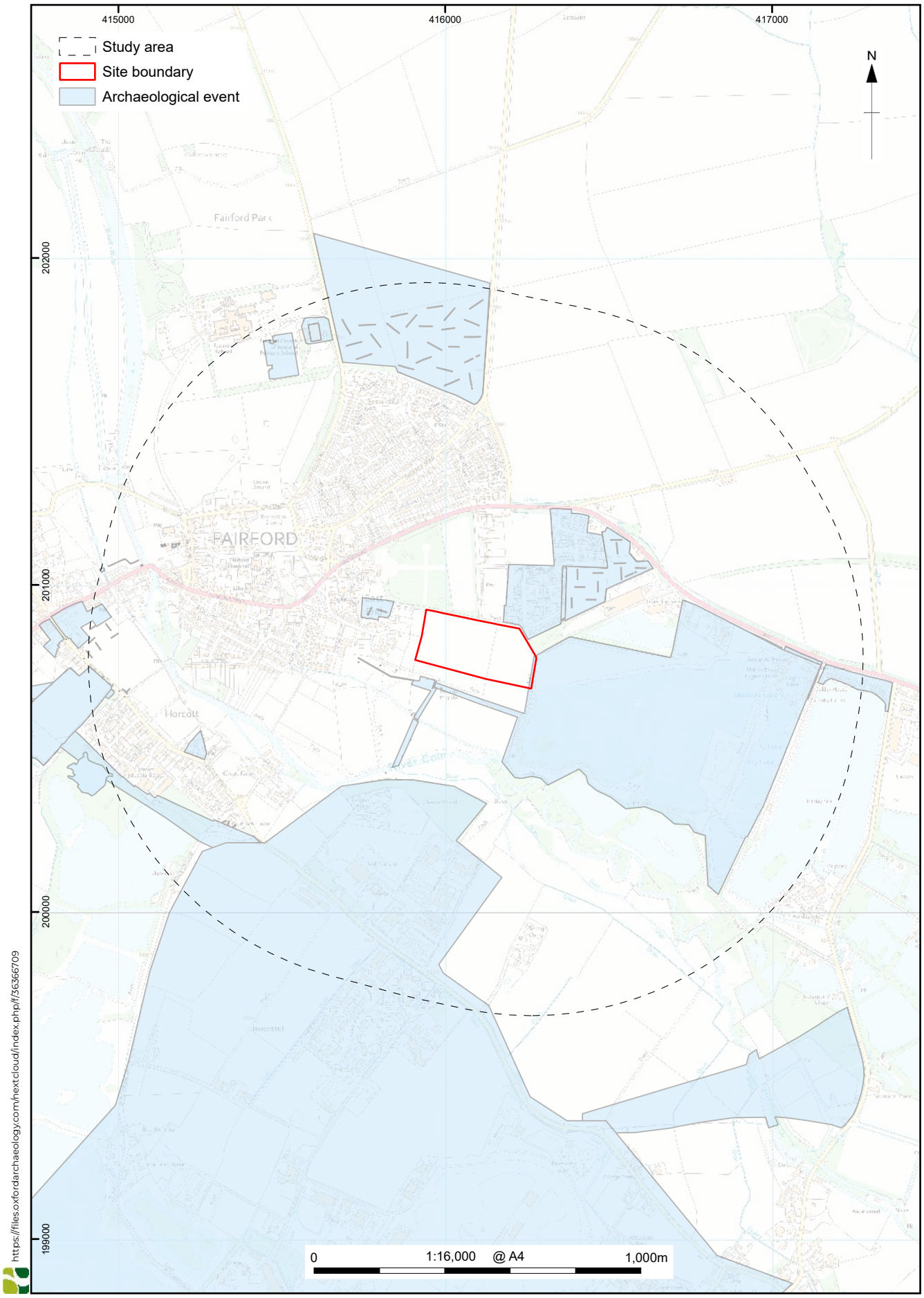
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure F20A.5: Prehistoric to medieval non-designated heritage assets within the study area



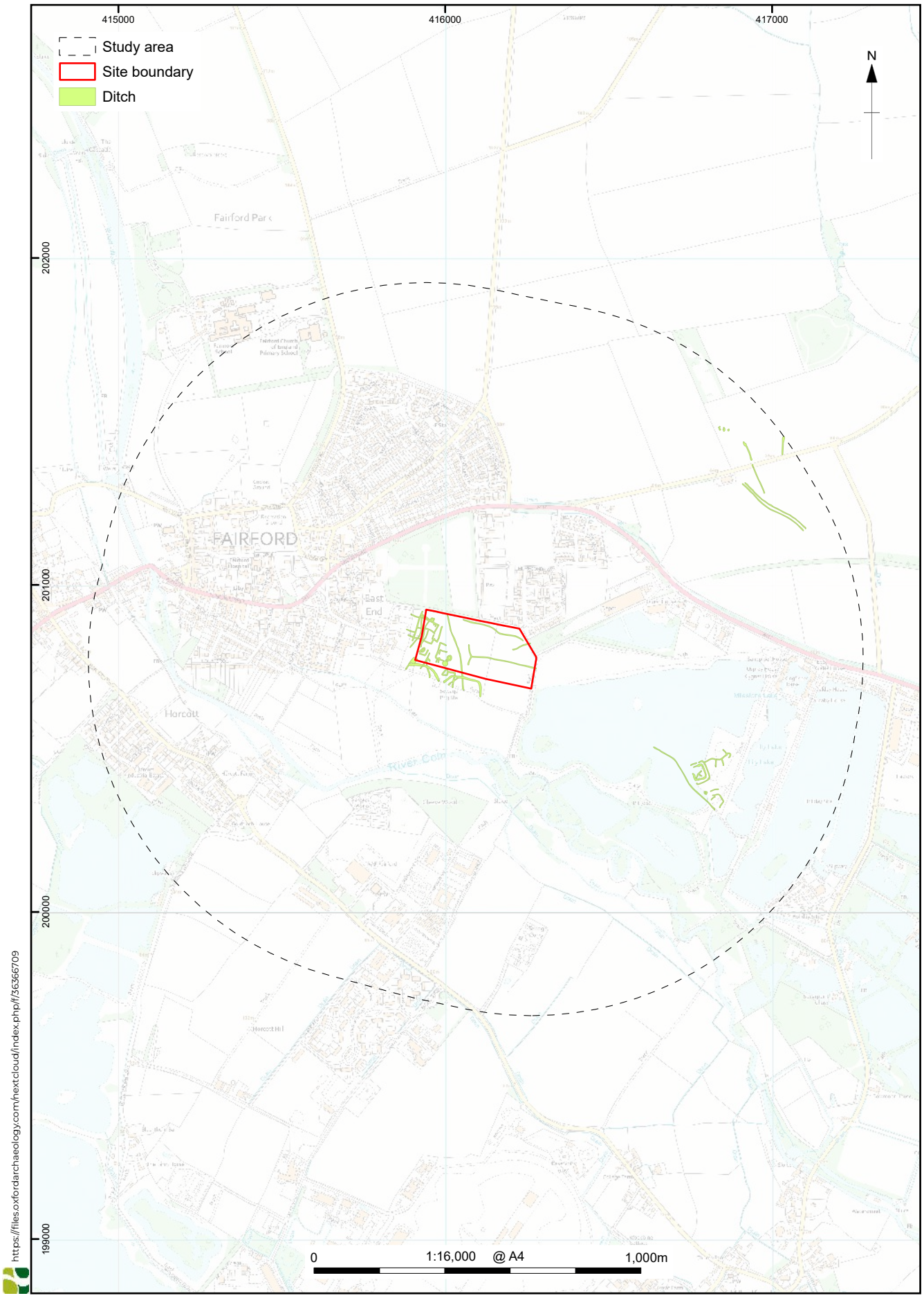
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure F20A.6: Post-medieval, modern and undated non-designated heritage assets within the study area



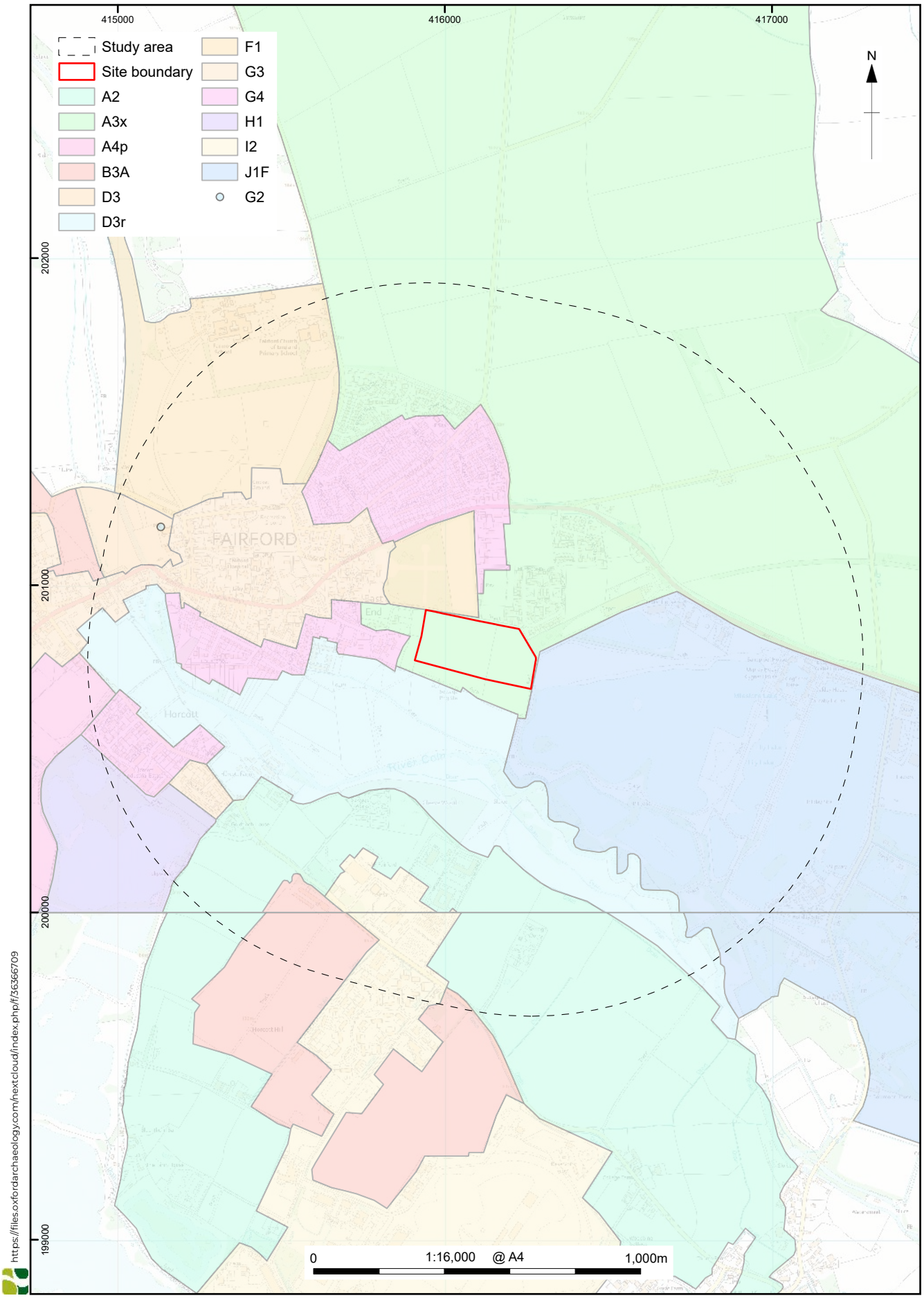
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure F20A.7: Archaeological events within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure F20A.8: NMP data within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set]. York: Archaeology Data Service [distributor] https://doi.org/10.5284/1020235

Figure F20A.9: Historic landscape characterisation of the study area

Site Ref	F53A
Town	Fairford
Site Name	Land at Totterdown Hill, Horcott
Related policies	
Proposed allocation use	Residential development
Number of dwellings	150

Brief description of site:

The site is located on the south-eastern edge of Horcott, 500m to the south of Fairford, and covers c.12.8 hectares of agricultural land. It is currently divided into three arable fields, with Horcott Road forming the northern site boundary, Totterdown Lane forming the western site boundary, and hedgerows defining the southern and eastern site boundaries (Fig.F53A.1).

Horcott lies within a broad, shallow valley associated with the River Coln. The hamlet occupies low-lying, relatively flat land that falls gently to the north in the direction of the river. The market town of Fairford is situated to the north of Horcott on the opposite bank of the river. The two settlements are separated by a stretch of river meadows and agricultural land. To the south-east of Horcott, the land rises in the direction of Horcott Hill, which at its peak reaches 104m aOD. The land level within the site rises from approximately 84–86m aOD along Totterdown Lane to between 92m and 100m aOD along the eastern site boundary, with the highest ground located in the north-eastern corner.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

Bailiffs Cottage at Horcott Farm (1155466) is the closest listed building to the site, lying 166m to the north (Fig. F53A.2). The cottage dates from the late 17th century and probably originated as the farmhouse for Horcott Farm. It is listed at Grade II due to its high level of historic and architectural interest. Its architectural interest is derived from its traditional Cotswold materials, including random coursed rubble stone walls and a slate roof; its vernacular design; and its surviving architectural features including an external stone chimney stack, stone stack end and stone mullioned windows with square hoodmoulds. Its historic interest is derived from its association with the agricultural development of Horcott Farm and the associated agricultural landscape. It provides evidence of the organisation and operation of the working farmstead from the late 17th century. It is considered to be of **high significance.**

Horcott Farmhouse (1089450), located c.190m to the north of the site, is also part of the Horcott Farm complex (Fig. F53A.2). The farmhouse was built in the 18th century, with some 19th-century alteration, probably as a replacement for Bailiffs Cottage (1155466). It is Grade II listed due to its high level of historic and architectural interest. Its architectural interest is derived from its use of traditional Cotswold materials, including coursed rubble stone and a slate roof, its surviving vernacular design and features including stone stacks and stone mullioned windows with hoodmoulds and Gothic tracery. Its historic interest is derived from its association with the development of Horcott Farm and the associated agricultural landscape. The farmhouse provides evidence for the organisation and operation of the working farmstead in the 18th and 19th centuries. It is considered to be of **high significance.**

Horcott House (1155460) is located c.200m to the north-west of the site, adjacent to Horcott Farm (Fig. F53A.2). The house was constructed in the late 18th or early 19th century. It is designated as a Grade II listed building as a result of its high level of architectural and historic interest. Its architectural interest arises from its vernacular design and distinctive detailing, which includes traditional rubble stone construction, slate stone roofing, dressed stone chimney stacks, coped gables with finials, and Gothic-style mullioned windows. Its historic interest arises from its association with the development of Horcott as a rural settlement. It is considered to be of **high significance.**

The Roman Catholic Church of St Thomas of Canterbury (1391075) and the Presbytery of the Church of St Thomas of Canterbury (1391076) are located 245m to the north-west of the site (Fig. F53A.2). The church was built in 1845, with the presbytery constructed in 1865 by Benjamin Bucknall. The buildings are listed at Grade II due to their high level of historic and architectural interest.

The significance of the church lies in its architectural interest as a well-presented Early English Gothic Revival church, with traditional coursed limestone construction, lancet windows, buttresses, a bellcote, gabled porch and simple single-cell plan form, as well as the survival of significant interior features. Its historic interest derives from its association with the 19th-century Roman Catholic community in Fairford and Horcott. Its relationship to the attached presbytery adds to this interest as part of the church complex. It is considered to be of **high significance.**

The attached presbytery has architectural interest derived from its High Victorian Gothic design and well-preserved internal features. Its historic interest stems from its functional and historic relationship with the adjacent church.

Together, the two buildings illustrate the organisation and function of the 19th-century church complex. It is considered to be of **high significance.**

Fairford Conservation Area lies c 650m to the north of the site. There is no formal conservation area appraisal; however, its development and character are outlined in the Fairford Character and Design Assessment (2022), which forms part of the evidence base for the Fairford Neighbourhood Plan (Fig. F53A.2). The conservation area derives its significance primarily from its historic and architectural interest, reflecting its development as a medieval and post-medieval market town. Its historic interest is expressed through its layout, including the High Street, historic routeways and market area, as well as its relationship with the River Coln and the surrounding agricultural hinterland. Its architectural interest derives from the consistent use of locally quarried limestone, vernacular forms and materials, and a concentration of 15th- to 19th-century buildings, including the Grade I listed Church of St Mary (1089998), four Grade II* listed buildings (1090001, 1305142, 1089954 and 1341028) and 100 Grade II listed buildings. The conservation area also has archaeological interest, with potential for buried remains associated with medieval and post-medieval settlement, historic plots and routeways.

The 1971 Policy Statement for the conservation area defines Fairford as a unique market town with open country penetrating to the centre. The permeable settlement edge, with corridors of green space and rural land that break up the line of development, is therefore also considered to contribute to the character of this part of the conservation area.

The conservation area has a high level of architectural and historic interest and accordingly is considered to be of **high significance**. The conservation area and listed buildings contained within it are separated from the site by existing modern development, agricultural land and meadows associated with Horcott Farm.

To the west of the site, on the far side of Horcott Lakes, there is a cluster of four Grade II listed buildings associated with Burdocks (1089980), a 20th-century country house built by Sir E. Guy Dawber (Fig. F53A.2). The associated listed buildings, including a lodge (1089981), pavilion (1305022), and gate piers and quadrant entrance wall to Burdocks (1305024), sit within the former grounds of the country house. These structures have architectural interest inherent in their individual built form and surviving architectural details. Their historic interest is derived from their ability to illustrate the development and layout of the early 20th-century estate and the formal setting of Burdocks. These listed buildings are considered to be of **high significance.**

To the south of Burdocks, and c.710m to the west of the site, there is a scheduled hengiform barrow with an associated ring ditch (1014394) (Fig. F53A.2). This monument provides a rare surviving example of a prehistoric burial ground within the Upper Thames Valley. The significance of the monument is derived from its archaeological interest, its potential to preserve archaeological evidence relating to Bronze Age burial practices and ceremonial activities, and its extant earthworks, which preserve its historic form within the modern landscape. These interests are enhanced by the relationship between the barrow and the contemporary ring ditch. Overall, this asset is considered to be of **high significance.**

Significance of non-designated heritage assets in the site:

The site is situated on the northern edge of Fairford Airfield (20964) as recorded by the GLHER (Fig. F53A.11). The airfield was constructed in 1943 and officially opened in 1944 to serve as a base for wartime bombing operations. The historic runways were situated away from the site within the modern airfield to the south. Housing, and administrative support facilities for the airfield are situated to the north-east of the site on the far side of Horcott Road. The site itself has the same field layout as shown on early Ordnance Survey maps that predate the airfield. The historic airfield is considered to be of **low/local significance**.

No other non-designated heritage assets have been recorded within the site. However, the GLHER does identify cropmarks of a prehistoric settlement (52012) immediately to the east of the site (Fig. F53A.8) and a scheduled hengiform barrow and ring ditch to the west (1014394) (Fig. F53A.2). These remains highlighting the potential for associated remains to be present within the site.

Significance of non-designated heritage assets in the environs of the site:

The GLHER records 107 non-designated heritage assets within the 1km study area (Figs. F53A.8 – F53A.11). Owing to their archaeological interest, assets dating from the prehistoric to later medieval periods are generally considered to be of **local/low** or **medium significance**, while any deposits/materials dating to the post-medieval agricultural use of the study area are of comparatively **local/low significance**. Where GLHER records refer to designated heritage assets such as listed buildings, registered parks and gardens, or scheduled monuments, they are considered to be of **high significance**.

Thirty-three non-designated heritage assets were identified within the evidence base for the Fairford Neighbourhood Plan (Fig. 53A.3). These assets are considered to be of **low/local or medium significance.**

Historic landscape character of the site (and significance):

The Historic Landscape Characterisation (HLC) for Gloucestershire, the Cotswolds Area of Outstanding Natural Beauty (AONB) and the Wye Valley AONB describes the historic landscape character of the site as Type A2 'Less irregular enclosure partly reflecting former unenclosed cultivation patterns' (Fig. 53A.5). This enclosure type is characterised by small fields with boundaries that may preserve elements of former open field divisions and is associated with the medieval or post-medieval enclosure of open land. Due to its more irregular form, this type of enclosure may have been undertaken by local arrangement. It is considered to be of **low/local heritage significance**.

The land to the east of the site is characterised as B3A 'Regular organised enclosure formed of unenclosed pasture'. This type of enclosure is likely to be the result of either parliamentary enclosure of open pasture or another form of organised 18th- or 19th-century enclosure. It is considered to be of **low/local heritage significance**.

To the west, the landscape is characterised as Types H1 and H2, which refer to disused and active industrial sites respectively. This area was subject to gravel extraction and is now in use as Horcott Lakes. This landscape type is considered to be of **negligible heritage significance.**

Contribution of the site to the significance and setting of known heritage assets:

The site comprises agricultural land situated to the south and south-east of the historic hamlet of Horcott. The hamlet was first documented in the 12th century at a minor crossing point of the River Coln known as Cutlers Ford, when it was associated with a mill likely located in close proximity to the mill race north of Horcott Farm. Horcott continued in use as a small agricultural settlement that expanded in the post-war period. The Grade II listed buildings located to the north and north-west of the site, including Bailiffs Cottage at Horcott Farm (1155466), Horcott Farmhouse (1089450), Horcott House (1155460), the Roman Catholic Church of St Thomas of Canterbury (1391075) and the Presbytery of the Church of St Thomas of Canterbury (1391076), are surviving elements of the post-medieval rural settlement.

The listed buildings are separated from the site by agricultural land to the north of Horcott Road and some modern development to the south of the road and

north-west of the site. The site is currently visually screened from Horcott House (1155460) and the listed buildings at Horcott Farm (1155466, 1089450) by tree and hedgerow planting alongside Horcott Road and along the northern boundary of the site. Without this planting, due to the topography of the site, there would likely be views of the agricultural land within the northern part of the site from these assets, particularly the higher ground in the north-eastern corner. The agricultural land within the site forms part of the post-medieval agricultural land associated with Horcott Farm and the historic agricultural hamlet of Horcott. The surviving post-medieval field boundaries and agricultural character of the site make a **low positive contribution** to the listed buildings at Horcott House and Horcott Farm, allowing them to be appreciated within their original rural setting. The site, particularly where it borders Horcott Road, along with the fields to the north and east, helps to preserve the separation between the historic hamlet and the later development associated with RAF Fairford (Horcott Hill). This separation helps preserve the understanding and appreciation of these listed buildings as part of a small agricultural settlement.

The site is separated from the Roman Catholic Church of St Thomas of Canterbury (1391075) and its associated presbytery (1391076) by modern development to the south of Horcott Road. There is no intervisibility between these assets and the site, and the setting of these assets is unlikely to be altered by the allocation of the site. The site is considered to make a **neutral contribution** to the setting of these assets.

The site is located over 500m to the south of the Fairford Conservation Area and is separated from it by river meadows and agricultural land, as well as the existing development at Horcott Farm and RAF Fairford. There does not appear to be any intervisibility between the site and the conservation area and the setting of the conservation area is unlikely to be significantly altered by the allocation. The site therefore makes a **neutral contribution** to the setting of this asset and the listed buildings contained within it.

During the early 20th century, when Burdocks (1089980) and its associated listed buildings were constructed, the site would have formed part of the agricultural landscape to the east of the house. The agricultural landscape surrounding the house and its ground allows it to be understood and appreciated as an early 20th century country house. Since the construction of the house, the site has been physically and visually separated from these listed buildings by Horcott Lakes and the preceding extraction activity. Due to this separation, the site no longer appreciably contributes to this aspect of the listed buildings' setting, and the allocation of the site is unlikely to affect the setting

of these assets. Accordingly, the site is considered to make a **neutral contribution** to the setting of these listed buildings.

Horcott Lakes similarly separate the scheduled 'Hengiform barrow and associated ring ditch south of Burdocks' (1014394) from the site, and there is currently no intervisibility between these two areas. There are also no known archaeological assets associated with the scheduled monument recorded within the site. Based on current information, the site makes a **neutral** contribution to the setting of this asset.

Impact assessment:

Having identified the surrounding designated heritage assets and assessed the site and its context, this assessment concludes that the site makes a **low positive contribution** to the setting and significance of the Grade II listed Bailiffs Cottage at Horcott Farm (1155466), Horcott House (1155460) and Horcott Farmhouse (1089450). This contribution derives from the site's role in preserving part of the assets' historic rural setting and maintaining their separation from nearby development associated with RAF Fairford. This rural setting and sense of separation allow the assets to be understood as part of a historic agricultural settlement. Development within the site, particularly along the northern boundary and in the north-east corner, would reduce the rural character of this setting and weaken the separation between the listed buildings and adjacent development. This would result in **less than substantial harm** to the setting of these assets.

The allocation of the site is unlikely to change the setting of the Fairford Conservation Area or any of the other listed buildings identified within the study area. It would therefore result in **no harm** to the setting of these assets.

The development of the allocation would change the historic landscape character of the site from 'A2: Less irregular enclosure partly reflecting former unenclosed cultivation patterns' to modern residential development, reducing the extent of this historic landscape type and eroding the post-medieval rural character of the landscape on the eastern edge of Horcott. This would have a negative impact upon locally significant historic landscape character within this area, resulting in **less than substantial harm**.

The site is currently undeveloped agricultural land situated between cropmarks indicative of a prehistoric settlement to the east and a scheduled hengiform barrow and associated ring ditch to the west. Archaeological information in the surrounding area has identified concentrations of prehistoric and Roman remains within the surrounding landscape. The site is thus considered to have the potential to contain similar remains. Development within the site would

have a **permanent negative impact** on any surviving archaeological remains within the site, resulting in **substantial harm** to any assets that may be present. Without appropriate investigation and mitigation measures, any development that disturbs archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

Cumulative impacts deriving from the allocation of the site:

No cumulative impacts are anticipated, as there are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Recommendations for minimising harm and maximising enhancement:

The allocation of the site has the potential to result in **less than substantial harm** to the setting of the Grade II listed buildings Bailiffs Cottage at Horcott Farm (1155466), Horcott Farmhouse (1089450) and Horcott House (1155460), by reducing their rural setting and making them less appreciable as part of a distinct agricultural settlement. It is likely that this harm could be reduced through good design, by preserving the more sensitive north-eastern part of the site as green space, setting development well back from the northern site boundary and, where possible, by maintaining the existing hedgerow and treeline along Horcott Road within the development.

Building heights should be restricted to respect the low-level town skyline, and the development should utilise local vernacular materials and building designs to help preserve the rural character of the area. This is particularly important along the northern edge of the development, where new housing, depending on its location, could become visible in views looking out from and towards the listed buildings.

The allocation of the site would result in **less than substantial harm** to the historic landscape of the area by replacing an area of low/locally significant enclosure with modern residential housing. Preservation of existing field boundaries within the site's green infrastructure provision, or where this is not possible preservation of their alignment within the layout of the proposed development, would help preserve the legibility of this field system within the new development and could offset some of this harm.

Considering the archaeological potential of the site, and the absence of previous archaeological investigation within its area, it is recommended that a programme of geophysical survey and archaeological evaluation trenching is

undertaken across the site prior to determination of any planning application. This would help to understand the extent and character of the surviving archaeological assets and inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of the impact is understood, and a mitigation strategy has been agreed with the Gloucestershire Planning Archaeologist.

Conclusions and suitability:

The site makes a **low positive contribution** to the setting and significance of the Grade II listed Bailiffs Cottage at Horcott Farm (1155466), Horcott House (1155460) and Horcott Farmhouse (1089450), principally through its rural character, surviving post-medieval field boundaries and role in maintaining separation between the historic hamlet and later development associated with RAF Fairford.

Residential development would therefore have the potential to cause **less than substantial harm** to these listed buildings by eroding the rural character of their wider setting and weakening the distinction between the historic agricultural settlement and more recent development. The north and north-eastern part of the site is the most sensitive area in this regard. The allocation would be unlikely to appreciably alter the setting of the Fairford Conservation Area, the Roman Catholic Church of St Thomas of Canterbury and its presbytery, the listed buildings associated with Burdocks, or the scheduled hengiform barrow south of Burdocks.

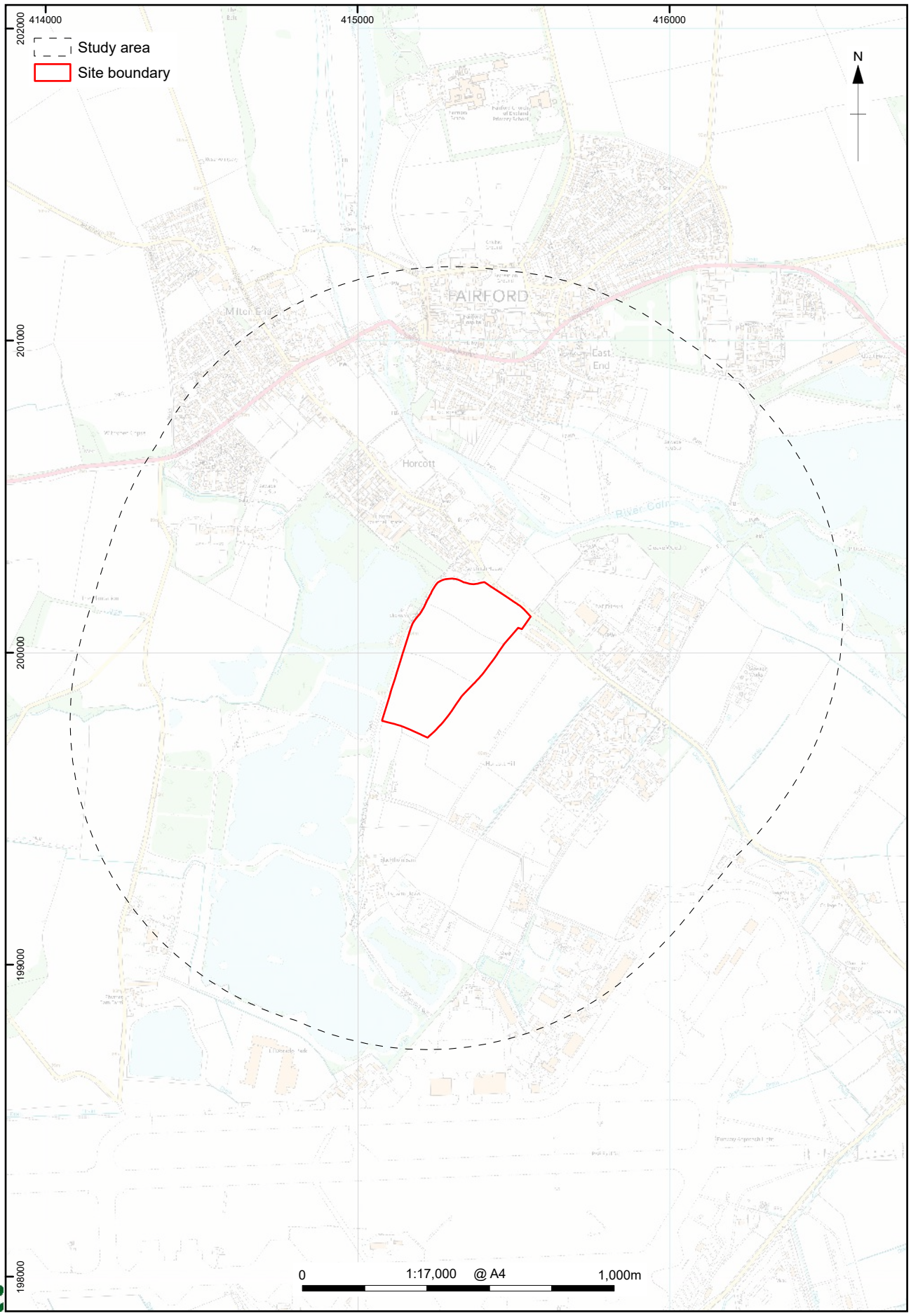
Development would result in **less than substantial harm** to the historic landscape of the area by replacing an area of low/locally significant post-medieval enclosure with modern residential development.

The site is considered sensitive to development, but the identified harm could be reduced through a careful layout that avoids or limits development in the north-eastern part of the site, retains and strengthens boundary planting along Horcott Road, preserves existing field boundaries where feasible, limits building heights, and uses low-density development, appropriate materials and building designs that are in keeping with the local vernacular.

Considering the archaeological potential of the site, it is recommended that an archaeological desk-based assessment and programme of archaeological evaluation, including geophysical survey and trial trenching should be undertaken to establish the extent, character and significance of any surviving archaeological remains and to inform an appropriate mitigation strategy in consultation with the Gloucestershire Planning Archaeologist.

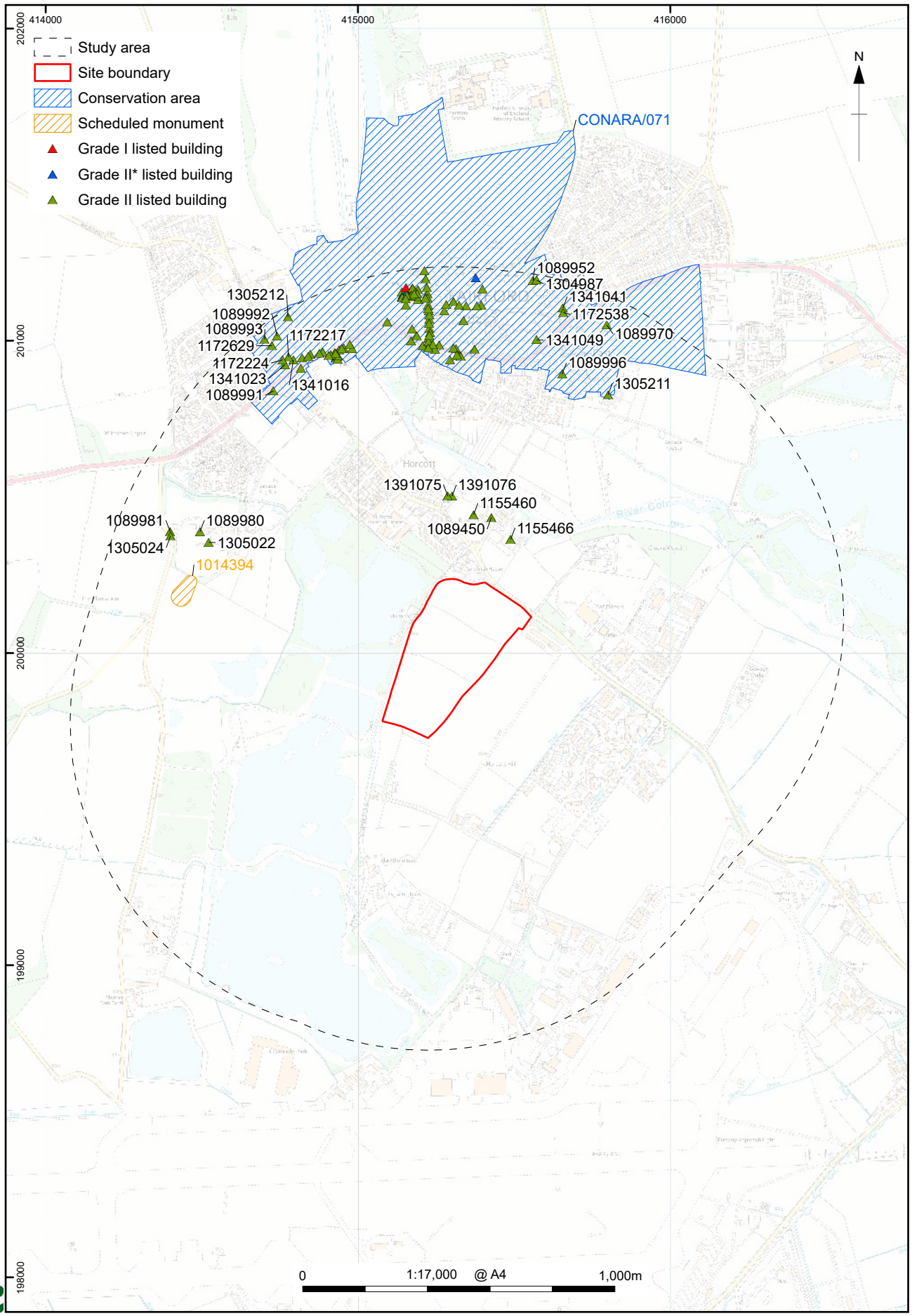
Heritage Constraint Rating: Moderate

The site contains historic environment constraints relating to the setting of nearby Grade II listed buildings, the survival and legibility of locally significant historic landscape character, and the potential presence of archaeological remains. The site could potentially be developed, subject to the recommended mitigation, design controls and archaeological investigation.



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

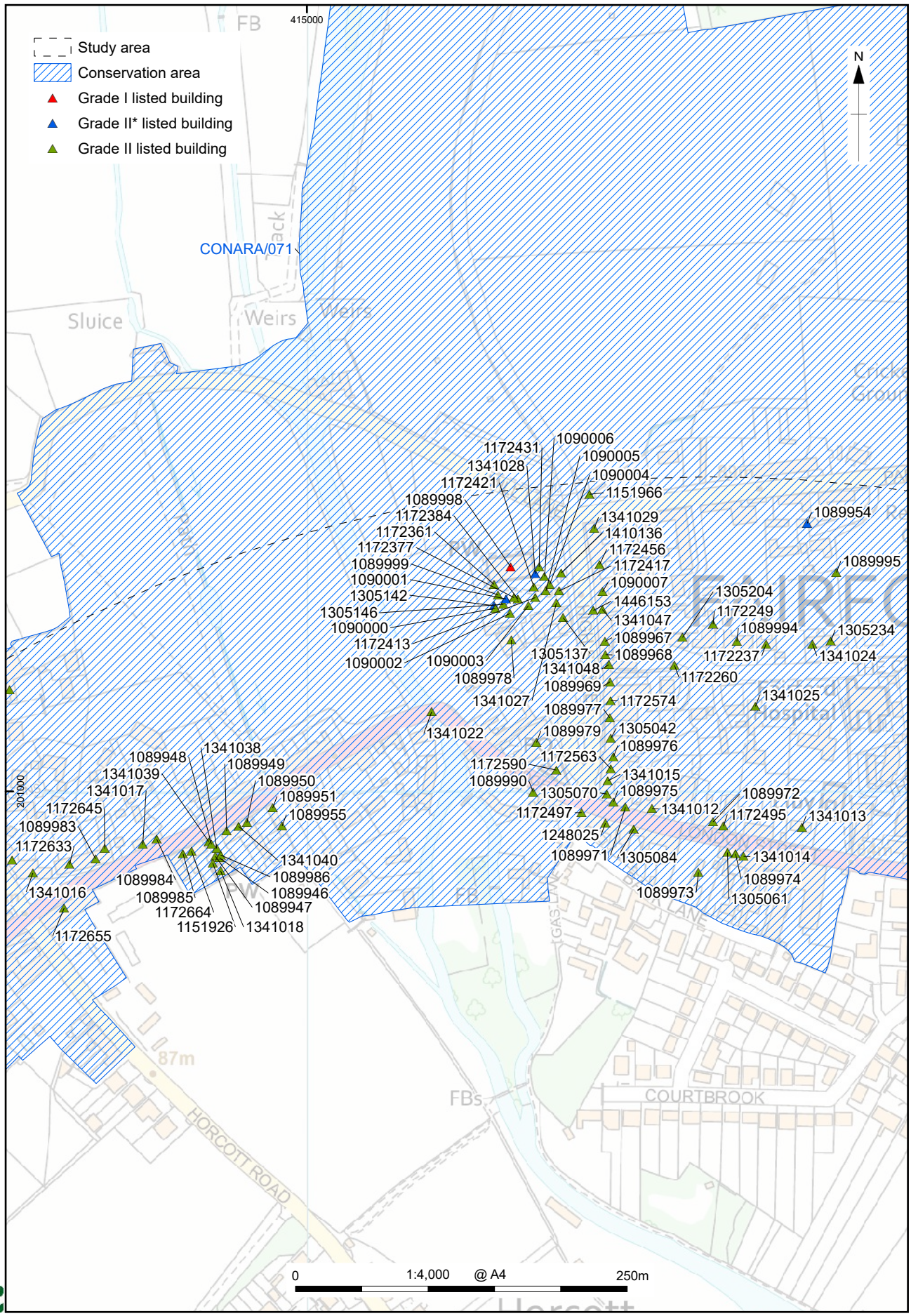
Figure F53A.1: Site location



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure F53A.2: Designated heritage assets within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure F53A.2b: Detail of designated heritage assets within conservation area CONARA/071

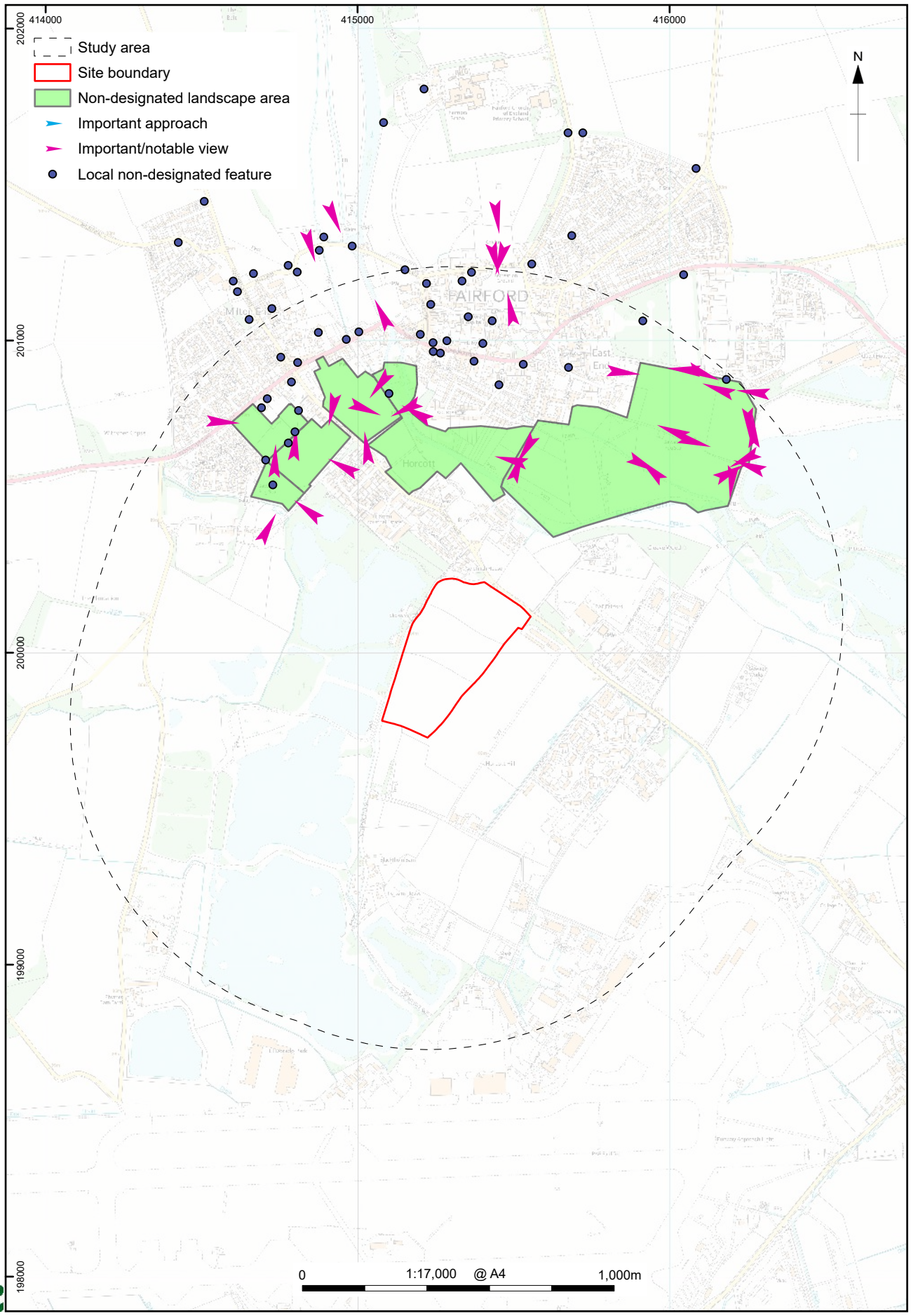
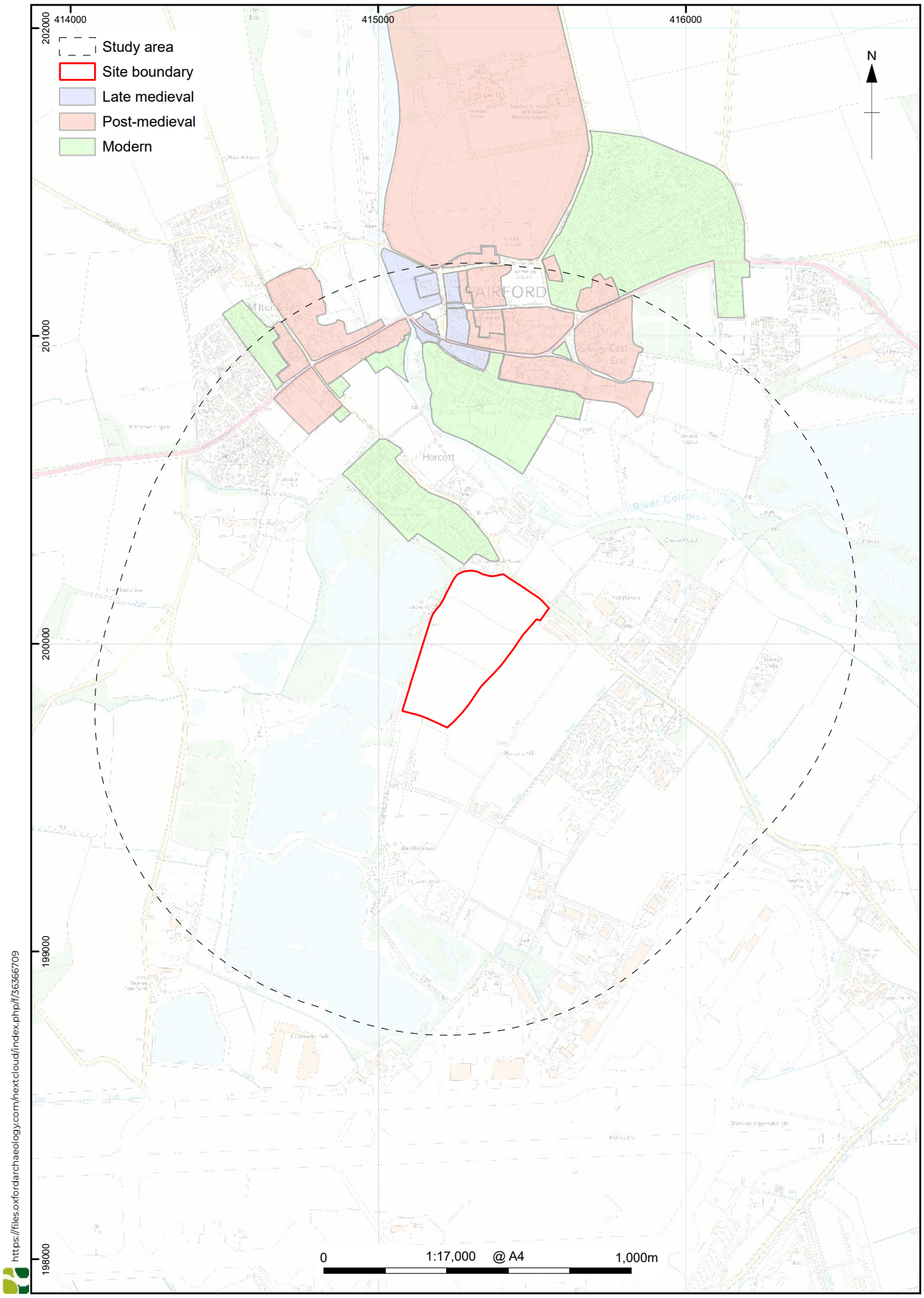
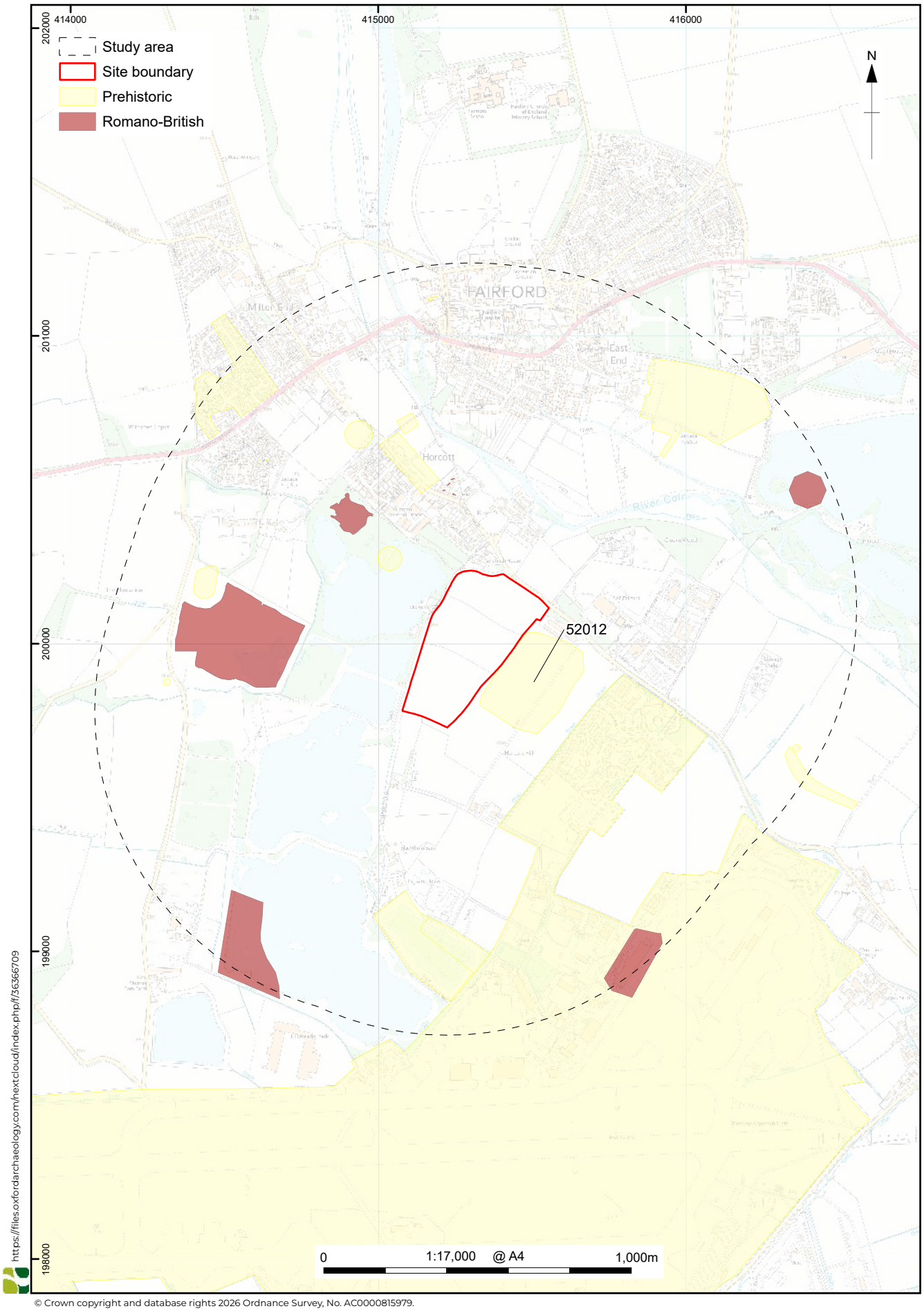


Figure F53A.3: Local heritage assets within the study area



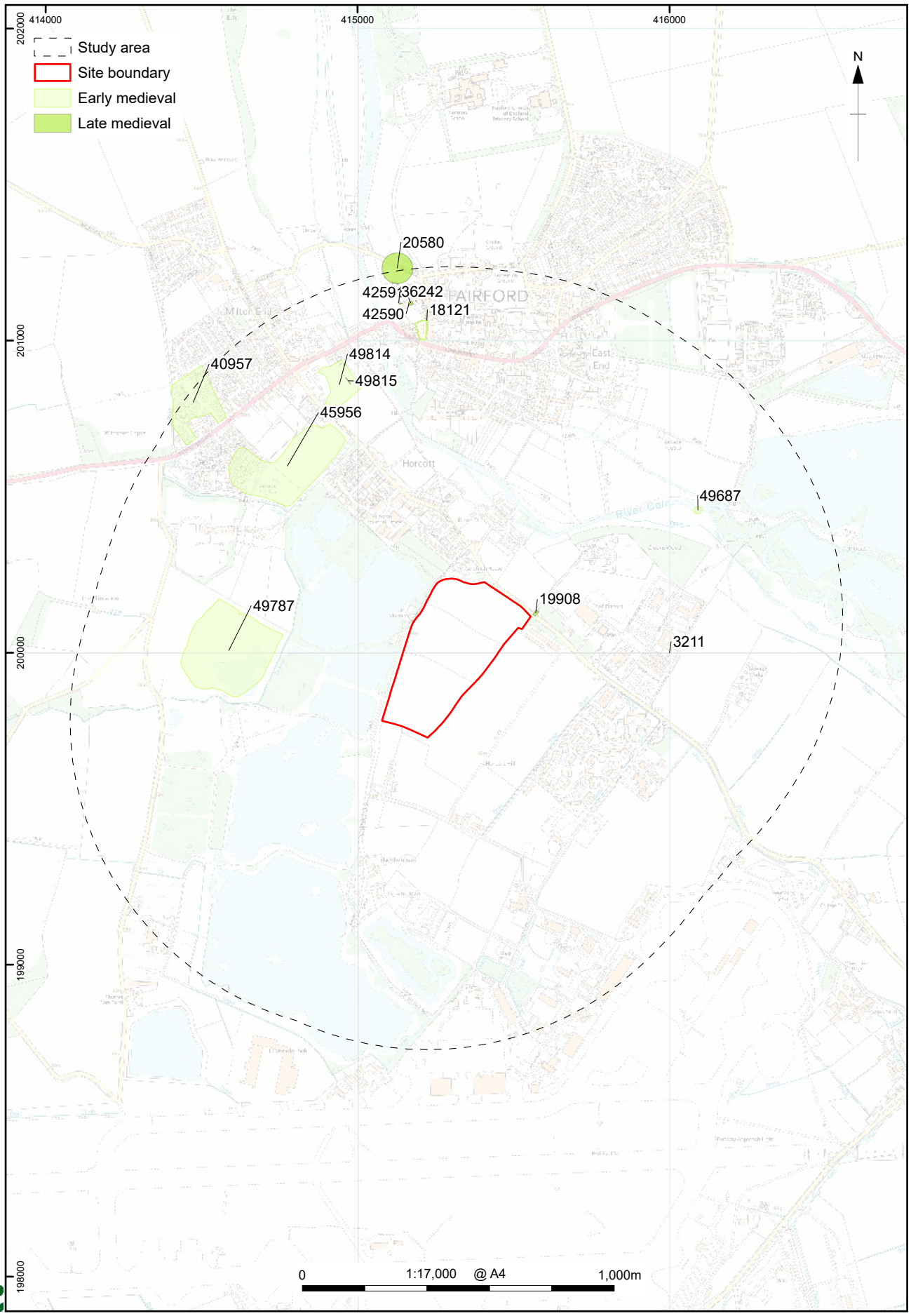
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure F53A.4: Historic development of the town



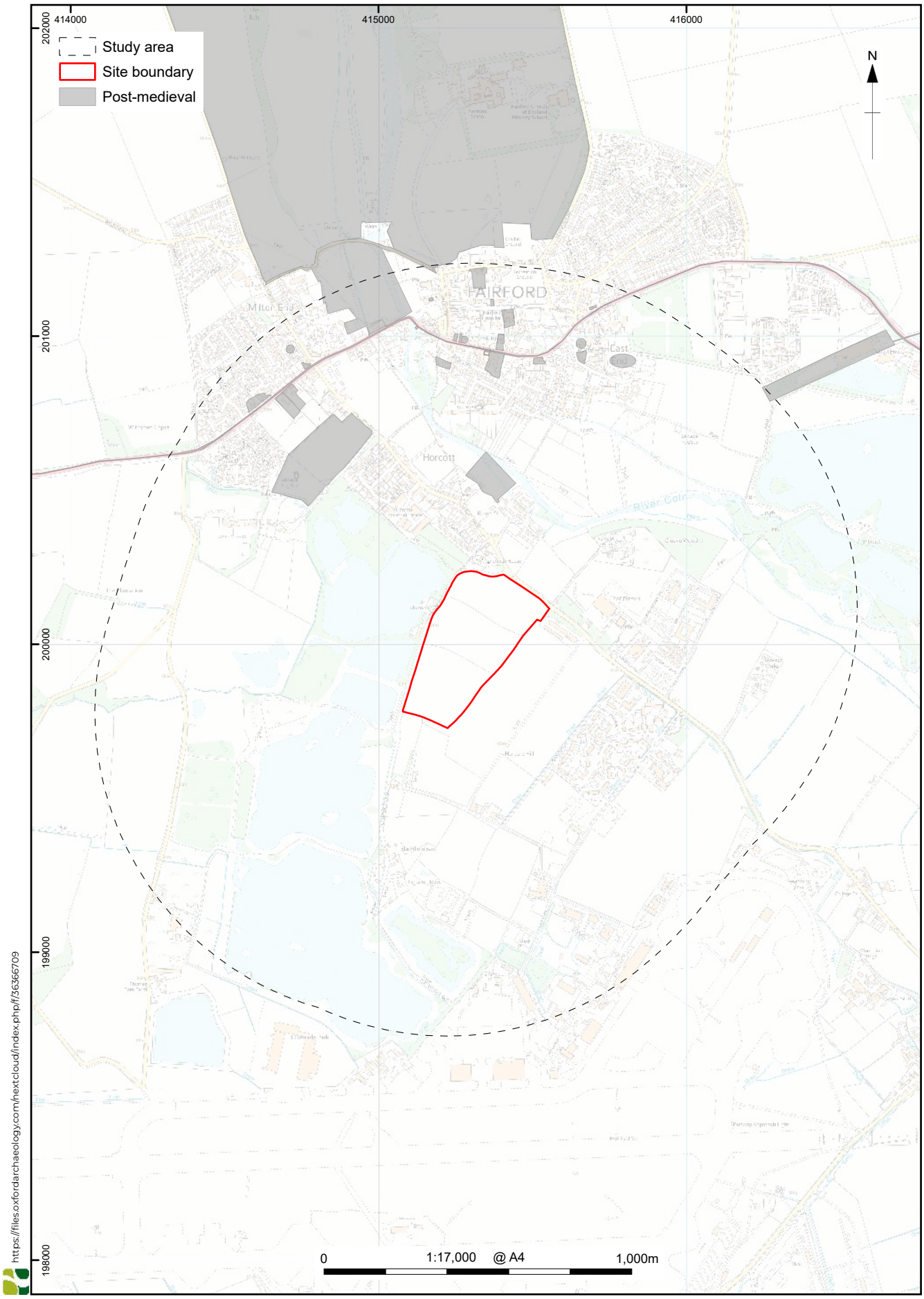
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure F53A.5: Prehistoric and Romano-British non-designated heritage assets within the study area



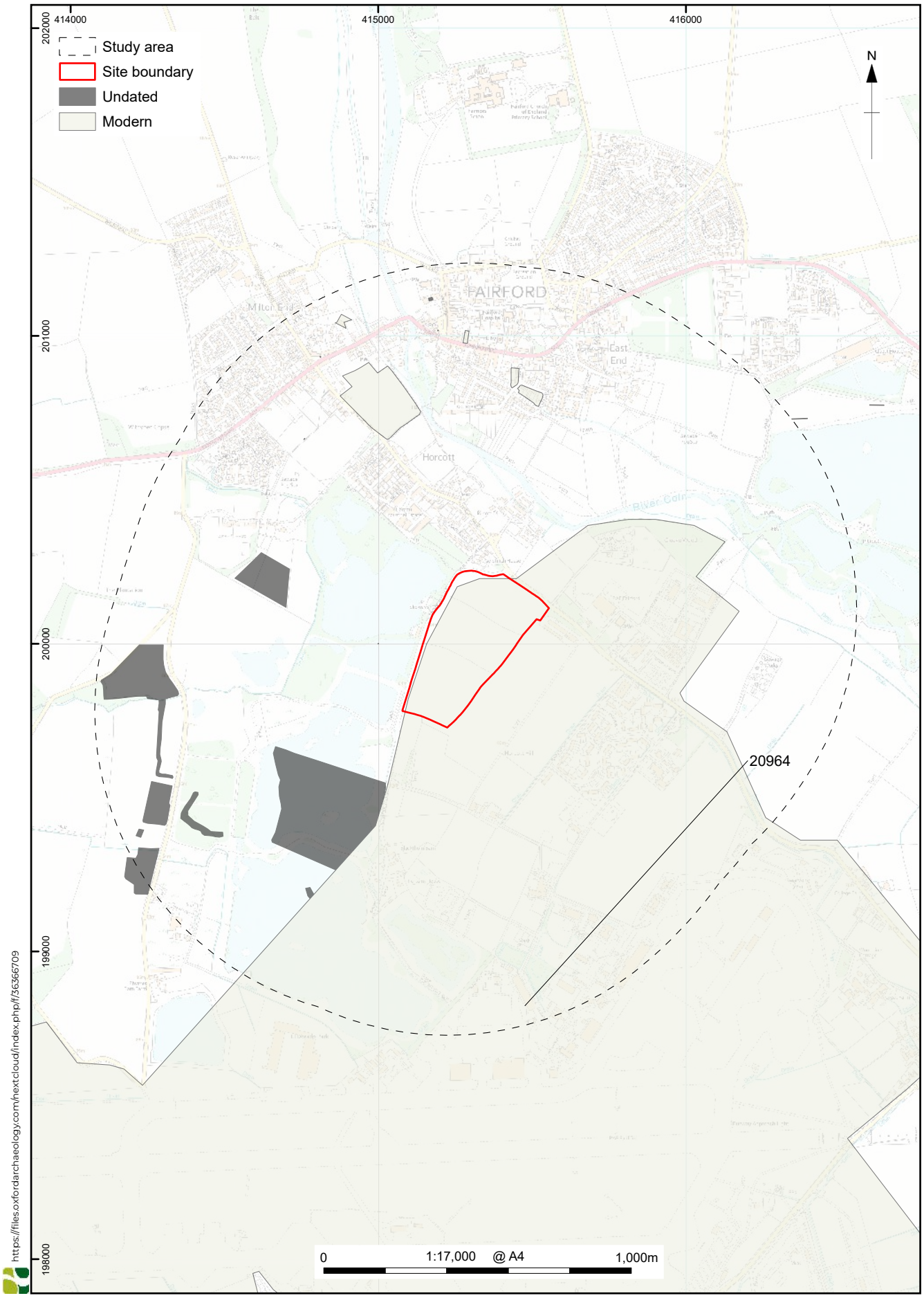
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure F53A.6: Medieval non-designated heritage assets within the study area



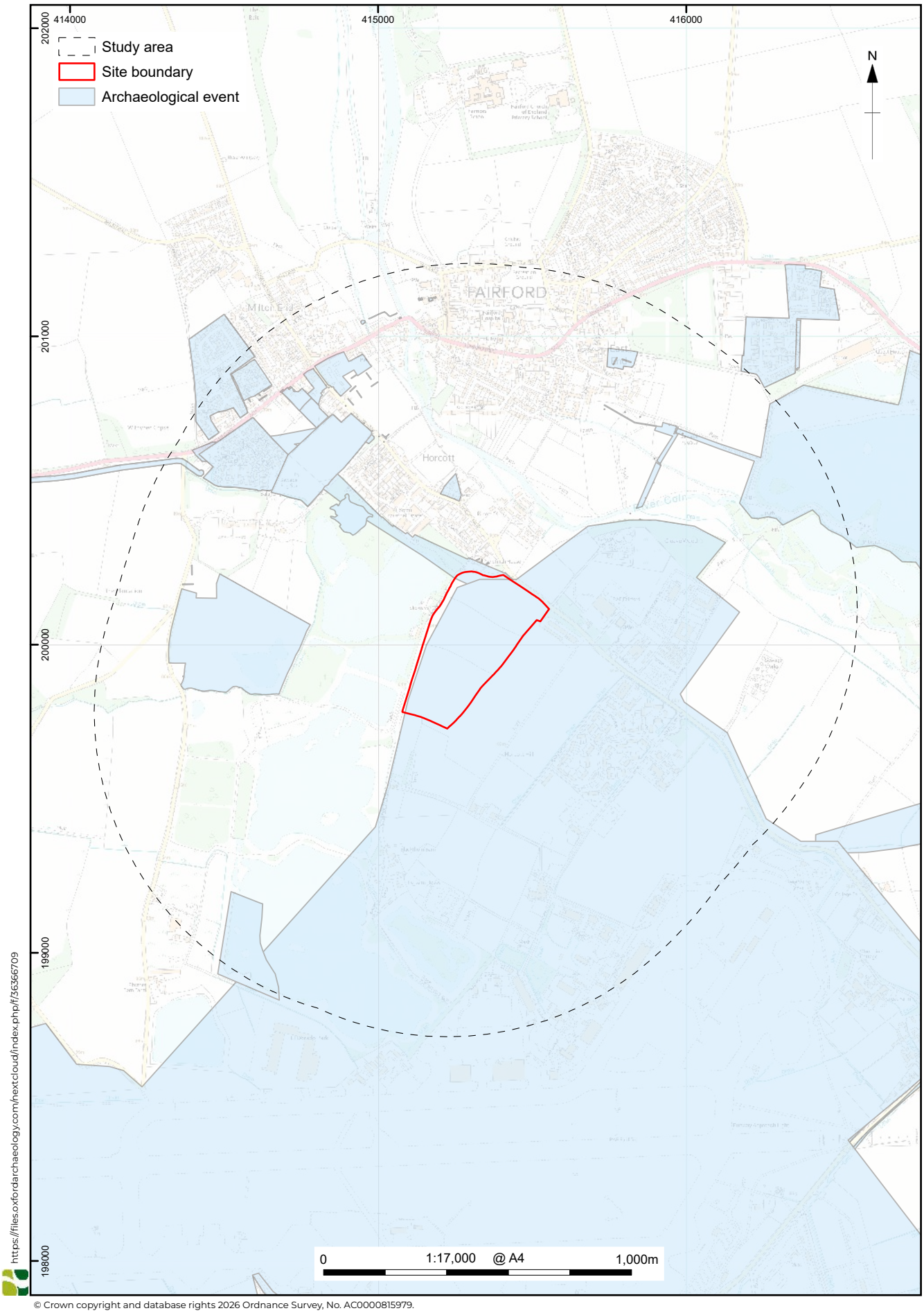
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure F53A.7: Post-medieval non-designated heritage assets within the study area



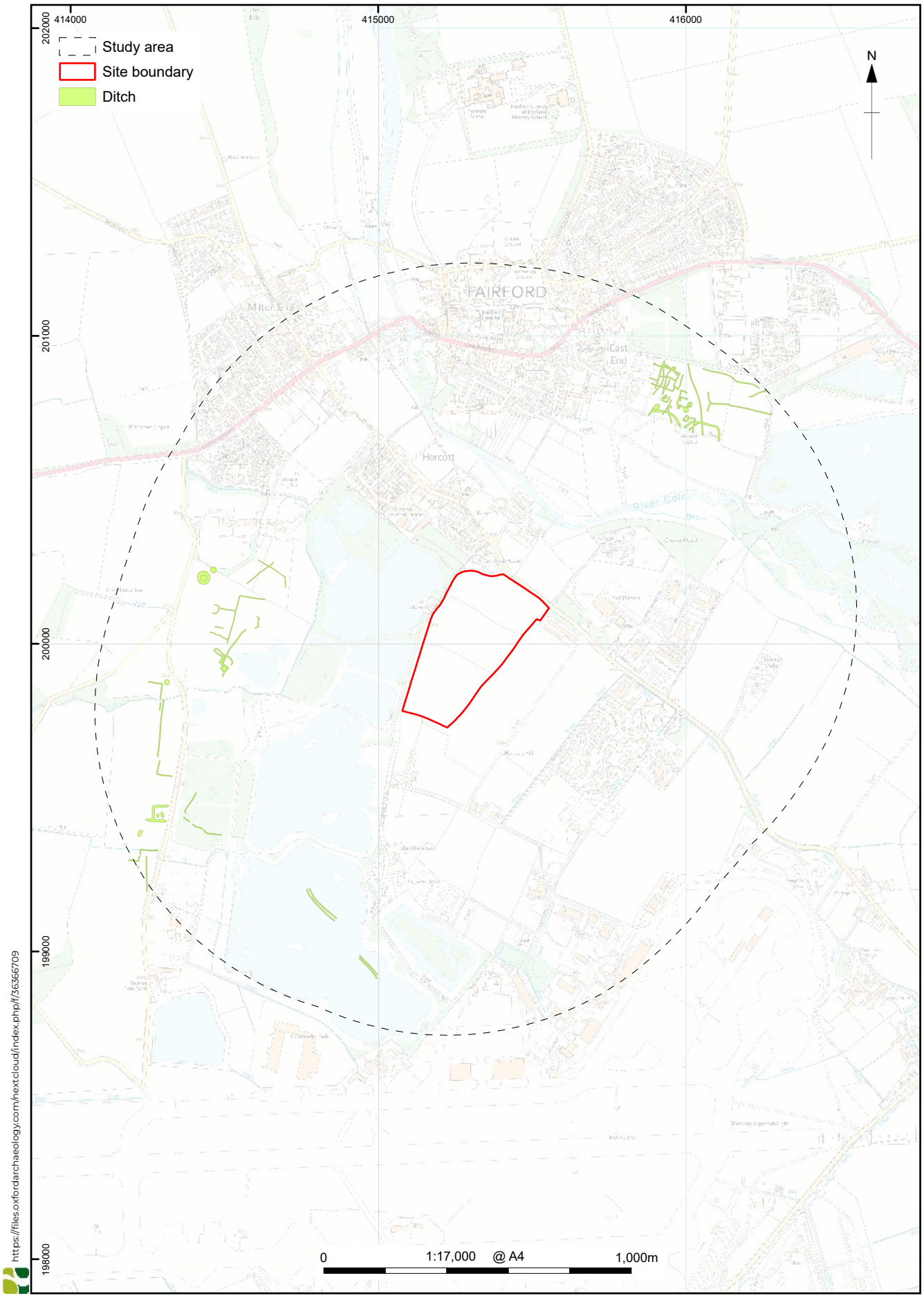
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure F53A.8: Modern and undated non-designated heritage assets within the study area



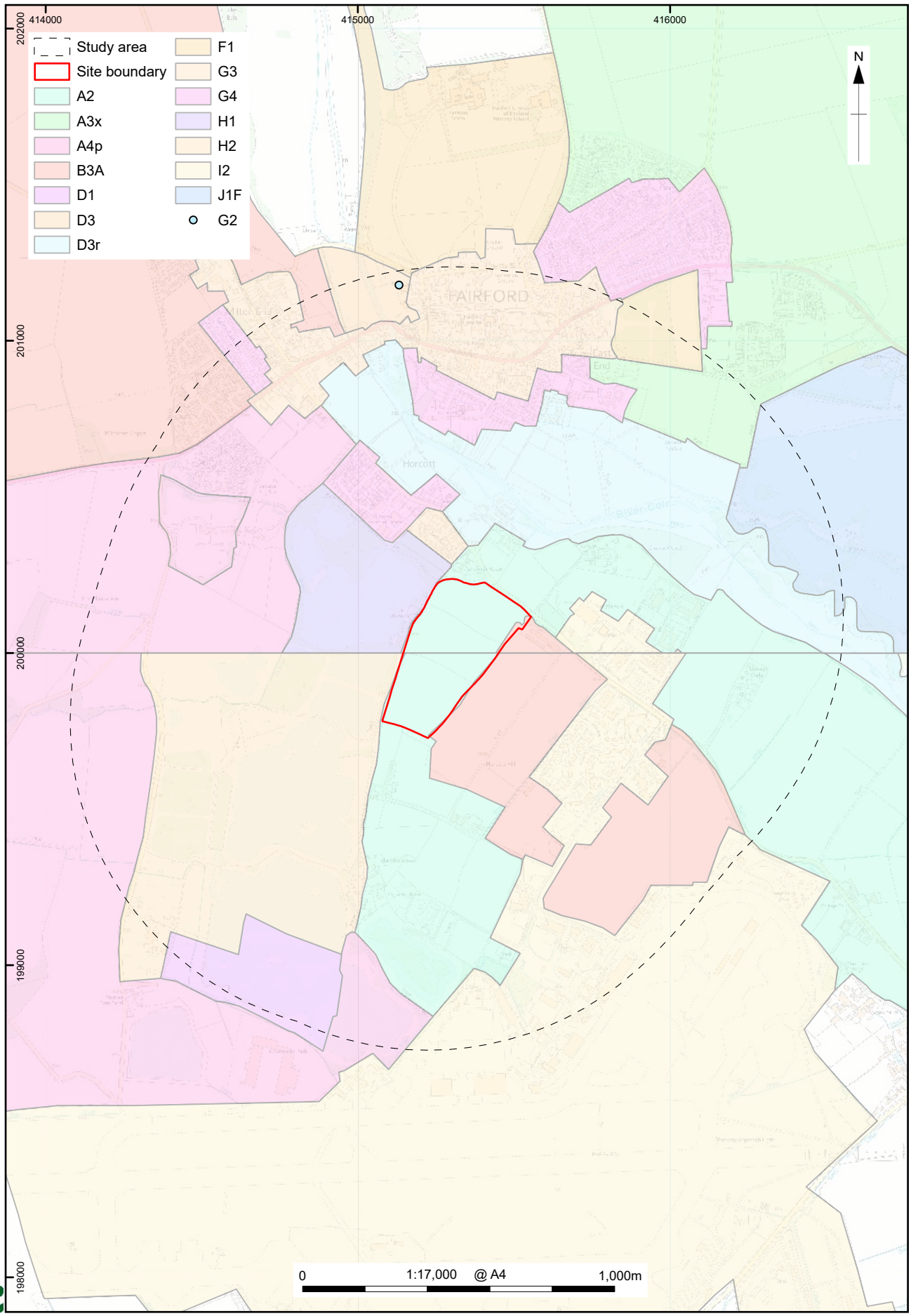
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure F53A.9: Archaeological events within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure F53A.10: NMP data within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set]. York: Archaeology Data Service [distributor] https://doi.org/10.5284/1020235

Figure F53A.11: Historic landscape characterisation of the study area

Site Reference	K12
Settlement	Kemble
Location	Land south-west of Kemble
Proposed allocation use	Mixed use
Number of dwellings	1,400
Employment (ha)	1.0

Brief description of site:

The site is situated to the south-west of Kemble, south of the A429 and west of the Great Western Railway line, with Kemble Tunnel to the immediate east of the north-eastern extent of the site (Fig. K12.1). It comprises an area of *c.* 65 hectares, the western parcels predominantly used for crop cultivation with two areas of plantation towards the western extent and the eastern parcels used as horse paddocks. Two residences, Clover Barn and Little Stalls are located within the site boundary, the latter accessed immediately from Old Vicarage Lane which takes an approximate north-east/south-west alignment across the south-eastern part of the site; Clover Barn accessed from a separate access track extending west from this. The site lies at an elevation of approximately 120m aOD.

The site comprises a broadly square parcel of land, indented at its south-western corner, bounded to the north by the A429, the east by the Great Western Railway line, the south by hedgerow field boundaries and an access track to Rendall's Barn, and the west by Kemble Solar Farm an associated access track, and hedgerow field boundaries to adjacent fields. A single public right of way, now an access track known as Old Vicarage Road, allows access across the south-eastern part of the site. Either side of this track, which is higher than the surrounding land by a maximum of 1.6m, the land is divided by electric fencing into paddocks for horses associated with the stables to the east of the site, and this extends as far south as the dwelling of Little Stalls. The remainder of the site is arable land, with two areas of plantation towards the western extent of the site, Highstubs Plantation to the north, and Beanfield Plantation to the south. Within the site, boundaries, except for electric fencing for horse paddocks, are formed by hawthorn-dominant hedgerows up to 2m in height.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

There are twenty listed buildings within a 1km radius of the site, all but two of which are situated within conservation areas (Fig. K12.2). The two which are not are both associated with an outlying farm, Clayfurlong; its Grade II listed mid-19th century farmhouse (1153295) and an 18th and 19th century barn (1341381), located either side of the A429, at a distance of approximately 745m north-east of the site. These would remain unaffected by the allocation of the site.

To the north of the site, at a minimum distance of 260m away, is Kemble Station Conservation Area (CONARA 113). Within this are three Grade II listed railway-related structures (1089288, 1304289 and 1429827; Fig. K12.2). These are separated from the site by the A429, and mature trees, particularly on its northern side and including a small, wooded area to the east of the junction with Station Road, prevent intervisibility. As a result, none of these heritage asses would be affected by the allocation of the site.

The remaining fifteen listed buildings are within Kemble Conservation Area (CONARA 099) and all are Grade II listed, except the Grade II* parish church (Fig. K12.2). They include 18th and 19th century agricultural-related buildings; five barns or former barns (1304288, 1341382, 1089248, 1153426 and 1153316) and a farmhouse (1089286), and cottages, the earliest being a possible late 16th century cottage with medieval origins (1153406), the remainder of 18th and 19th century origin (1341366, 1089249 and 1089280). At a grander scale, Kemble House (1089287) and its associated former coachhouse and lodge or garden house (1444307) are also within the conservation area, as is the Grade II* listed Anglican Church of All Saints (1089285), with tomb monument within its grounds (1304326) and First World War Memorial to the north-west (1429156). At its closest, the conservation area is approximately 40m to the east of the site. Kemble is a typical Cotswold agricultural settlement, evolving incrementally to adapt to altered agricultural use of the surrounding landscape. The majority of the buildings are of oolitic limestone construction, with limestone slate roofs, and the land boundaries are typically drystone walls also of limestone. Kemble differs from other Cotswold agricultural villages in that its surrounding landscape is relatively flat, resulting in the potential for wider views into and out of the historic core of the village. Mature trees and well-established hedgerows, within private gardens and populating ownership boundaries, provide an enclosed character which limits these views. As such, only the uppermost part of the tower and spire of the Grade II* listed Anglican Church of All Saints (1089285), and perhaps the

partial rooftop of the historic core of Home Farm behind the more modern stable and shed structures (1304288 and 1089286), are discernible against and through the mature trees, from within the far eastern part of the site. In winter months, elements of Kemble House (1089287) may also be visible. This is most evident from the public right of way, Old Vicarage Lane, which has also been identified as one of only two key viewpoints on the approach to the village in the conservation area appraisal. This cites the spire of All Saints Church as a key focal point. All Saints Church (1089285) is predominantly of Early English style, the earliest elements of which date to the 13th century. The spire rises to approximately 120 feet, although it was damaged by lightning in 1823 and was rebuilt as a result.

From this key viewpoint within the site, the landscape associated with Kemble House (1089287) is also referenced in the conservation area appraisal (Fig. K12.2). Kemble House (1089287) is situated approximately 15m to the south of All Saints Church (1089285); it was very common for the manor house and church to be closely sited in early medieval settlements, representing the concentration of power with the Lord of the Manor and the Church. In addition, another important element of this view is the line of the Great Western Railway, deliberately designed to be visually unobtrusive by the creation of Kemble Tunnel and gradient of the railway line into it. This was negotiated by Richard Gordon (1786-1864), owner of Kemble House (1089287), the historic seat of the Manor of Kemble following his marriage to the heir, and aimed to reduce the impact on his parkland estate. The negotiations also resulted in the requirement for the planting of shrubs and trees along the route of the line, as well as their subsequent maintenance. The presence of Kemble House, therefore, in views from this part of the site, can be seen as significant due to this historic association. Kemble's conservation area appraisal includes the recommendation for additional land to be considered for inclusion within the boundary, based on the pressure for development at the edge of the settlement. This includes two areas, the first being the former parkland of Kemble House, which includes land to the south-east of the village, east of Church Lane; this land is also included in the Kemble and Ewen Neighbourhood Plan as a non-designated heritage asset which should be considered in accordance with local policies and NPPF if it has the potential to be impacted by development (KE9/6; Fig. K12.3). The second area of land identified for consideration within the conservation area appraisal is to the west of the village, and includes Home Farm, land at Top Farm, recently redeveloped as a modern residential area, and land east of the railway lane, but also incorporating the north-eastern extent of the site itself. This land is also included in the Kemble and Ewen Neighbourhood Plan in the same way as the

historic parkland associated with Kemble House (KE9/7; Fig. K12.3). The justification for it to be considered for inclusion within the conservation area is largely based on:

- the association of the land with the Kemble House Estate, and 19th century owner, Richard Gordon, and the associated negotiation with the Cheltenham and Great Western Union Railway that his land should not be transected at ground level;
- the resulting designed traversal of the railway across the land incorporating tunnelling (the Kemble Tunnel) and planting to screen the impacts of the infrastructure visually, maintaining the rural setting of the village, including All Saints Church and Kemble House and its parkland estate;
- the identified viewpoint within this area, allowing a view of All Saints Church (1089285) from a public right of way, as well as partial and/or seasonal glimpses of Kemble House (1089287), and perhaps the roofs of the historic core of Home Farm behind modern stable and shed structures (1304288 and 1089286); and
- the erosion of the setting of the conservation area on the west side of the village, seen by the redevelopment at Top Farm, to the north-east of the site.

Kemble Conservation Area, All Saints Church, Kemble House and the historic core of Home Farm, all with the potential to be affected by the allocation of the site, are also all considered to be of **high significance**.

Significance of non-designated heritage assets in the site:

Two known non-designated heritage assets are mapped within the site itself (Fig. K12.4). One is a probable Iron Age to Roman rectilinear enclosure, identified from cropmarks (3061) to the east of Beanfield Plantation, within the south-western part of the site. A metal detector rally undertaken in 2025 across the southernmost three fields within the site, as well as a field beyond it, recovered a large number of Roman coins, a brooch, Iron Age coins and buckles, likely associated with this enclosure site. Roman-period settlement activity and cremations were encountered in the adjacent area to the east ahead of development (39957), and Roman burials were recovered to the north-east (13870). In addition Roman activity, as well as a ring ditch and other prehistoric features were revealed at the Solar Farm site to the immediate south-west of the site (25973). The second known heritage asset within the site is an area of medieval or post medieval ridge and furrow, identified from earthworks shown on aerial photographs taken in 1952 (53659), and also clearly shown on LiDAR imagery. No traces of either of these non-designated

heritage assets were noted in the June 2026 site visit to support this assessment. Any surviving sub-surface remains of the prehistoric and/or Roman period would likely be of **medium significance**, and that those relating to agricultural activity, of the late medieval or post medieval period, of **low significance**, based on evidential value.

Significance of non-designated heritage assets in the environs of the site:

The HER records an additional 39 non-designated heritage assets beyond the site boundary but within a 1km radius of the site (Figs. K12.4 and K12.5), some of which are known also from previous archaeological investigations (Fig. K12.6) and/or the National Mapping Programme (Fig. K12.7). As well as the prehistoric and Roman features from adjacent sites, cited above, additional evidence for prehistoric and Romano-British period activity has been identified in the wider area, largely to the north-east and south-west of the site, further demonstrating the potential for the survival of similar remains within the site itself. In addition, three early medieval cemeteries and a settlement, as well as an architectural fragment of the period, indicate the importance of the area in the early medieval period, and a possible later medieval settlement site has been identified to the south, at Kemble Wick. Discounting medieval and post medieval upstanding buildings, the vast majority of known activity within a 1km radius of the site relates to agricultural landuse. This takes the form of ridge and furrow, plough headlands, boundary features and trackways, as well as quarry sites, a lime kiln and railway infrastructure. Owing to their evidential value, assets dating from the prehistoric to early medieval periods are generally considered to be of **medium significance**, while any deposits/materials relating to agricultural activity of the later medieval period and any deposits/materials dating to the post-medieval activity, particularly agricultural and quarrying, would be of comparatively **low significance**. Where HER records include designated heritage assets such as listed buildings, registered parks and gardens, or scheduled monuments, they are considered to be of **high significance**.

Indirect, setting impacts to non-designated heritage assets with no upstanding remains are not currently a consideration in the planning process. Four non-designated heritage assets with upstanding remains within a 1km radius of the site have been identified within the conservation area appraisal as being of particular interest and/or the Kemble and Ewen Neighbourhood Plan as requiring specific consideration if they have the potential to be affected by future development (Fig. K12.3). These comprise:

- Kemble School (KE9/1), located approximately 430m to the east of the site;
- Kemble Village Hall (KE9/2), located approximately 409m to the east of the site;
- the former Primitive Methodist Chapel (48933; KE9/3), a corrugated iron structure erected in 1900, located approximately 672m to the east of the site; and
- the water pump and stone surround on Kemble village green (KE9/4), approximately 295m east of the site.

These would all be considered of **medium/low significance**. None of these are visible, or appreciable, from the site, and thus have no potential to be affected by the allocation of the site.

Historic landscape character of the site (and significance):

The site lies outside the Cotswolds National Landscape (CNL), designated as an Area of Natural Beauty (AONB), and lies approximately 1.1km to the south-east of it, at its nearest point.

The Gloucestershire Historic Landscape Characterisation (HLC; Gloucestershire County Council 2013) includes the site within the mapped extent of A2 'less irregular enclosure partly reflecting former unenclosed cultivation patterns' (Fig. K12.4). The Gloucestershire Landscape Character Assessment of 2006 (LDA Design 2006) includes the site within the Dip Slope Lowland character type, specifically TV 3A Kemble Dip Slope. This states that the character area retains a largely rural character, and beyond the largest settlement of Kemble, there is a pattern of scattered farmsteads and detached dwellings. Kemble contains both old stone dwellings and modern infill development, with the older historic core designated as a Conservation Area. Within the southern part of Kemble, stone buildings surround a village green and include the village church with its prominent spire that forms a local landmark. Kemble is located on the main line railway with a station at the north western edge of the village providing direct links to London. This has resulted in recent residential development within the village, reflecting its growing role as a commuter settlement. Key characteristics of the Kemble Dip Slope character type are defined as:

- broad area of gently sloping, undulating lowland with a predominantly south easterly fall;
- lowland landform gently dissected by infrequent small streams flowing towards the River Thames and its principal tributaries, and often inconspicuous within the landscape;

- well-managed productive landscape with a general predominance of medium to large scale arable fields and smaller scale improved pastures;
- seasonal variations in colour and texture associated with mixed arable farming;
- boundaries comprise a network of hedgerows of varying quality, together with stone walls and post and wire fencing;
- occasional woodland copses and shelterbelts, mainly geometric in form; and
- settlement pattern of intermittent linear and nucleated villages, hamlets and isolated farmsteads.

Historic landscape character types with post medieval period origins are well represented in the wider landscape, and so it is considered to be of **low significance**.

Contribution of the site to the significance and setting of known heritage assets:

The site comprises predominantly agricultural arable land in large fields interspersed by two small areas of plantation, the eastern extent parcelled into horse paddocks, and includes two small residences, and a north-east/south-west aligned access track, also public right of way, leading to these residences, ultimately leading to a third residence to the south-west of the site. To the north is the A429, to the east, a railway line, and to the south-west a Solar Farm. Agricultural land surrounds the remainder of the site.

The south-western extent of Kemble Conservation Area is approximately 40m to the east of the site, and this contains several listed buildings with some intervisibility with the site, the Grade II* listed Church of All Saints and the Grade II listed Kemble House a little to the south, as well as the Grade II listed farmhouse and barn associated with Home Farm. The specific characteristics defined by the conservation area relate to the special architectural and historic character of its built form. As such, no elements of the site itself contribute to this. However, the north-eastern part of the site in particular has been identified as retaining specific qualities important in the setting of the conservation area, through its association with the Kemble Estate and the design-implications of the Great Western Railway through the land to the immediate east of the site, and the historic public right of way/access track within the south-eastern part of the site and the key view of the village, conservation area, and four cited listed buildings from it. As such, it has been identified as a key landscape in the setting of the village, and been recommended for consideration for inclusion within the conservation area itself. Modern residential development to the east, at Top Farm, providing around fifty

new homes, has eroded this significance to some degree, and views are limited by mature vegetation. Thus, the site's contribution to the significance of Kemble Conservation Area is assessed to be **low positive** (i.e. the site provides some/a limited contribution to an understanding or appreciation of the heritage interests of the conservation area and a positive contribution to its significance). This is also applicable to the four identified listed buildings.

There are no shared historic or visual relationships between the site and other identified upstanding heritage assets, and thus it provides a **neutral** contribution to their heritage significance. The site's present contribution to landscape value has been reduced by residential development to the east, and a Solar Farm to the south-west, but its rural, agricultural character, easily comparable to historic nineteenth century Ordnance Survey mapping, results in its **low positive** contribution to landscape significance.

Impact assessment:

The site has been identified as providing a maximum of a low positive contribution to known designated heritage assets, in terms of its current character as agricultural land to the south-west of Kemble Conservation Area and its role in the setting of it, and four listed buildings, both visually and associatively. This is further evidenced by the recommendation that the north-eastern part of the site be considered for inclusion within the conservation area, though this has not been enacted. At a minimum, this is likely to result in an impact level of **less than substantial**.

The allocation includes an area of cropmarks identified from aerial photographs, interpreted as probable Iron Age to Roman enclosures, further corroborated by the discovery of Iron Age and Roman period metal finds across a wider area within the site during a metal detector rally. A small area of ridge and furrow has also been mapped at the eastern extent of the site, representing medieval, or post medieval, agricultural activity. Development within the site would have a **permanent negative impact** on any surviving archaeological remains resulting in **substantial harm** to these heritage assets. Without appropriate investigation and mitigation measures, any development that disturbs archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The development of the allocation would change the historic landscape character of the site from irregular enclosure to modern residential development, reducing the extent of these historic landscape types and eroding the post-medieval rural character of the landscape to the west of Kemble. Given the size and scale of the site, this would have a negative impact upon a large

area of land, but, given the significance of the historic landscape character is low, this would result in an overall level of **less than substantial harm**.

Cumulative impacts deriving from the allocation of the site:

No cumulative impacts are anticipated, as there are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Recommendations for minimising harm and maximising enhancement:

It is likely that a dedicated archaeological desk-based assessment that considers the archaeological potential of the site, and assesses the results of previous archaeological investigations in the area will be applicable for the site. This would involve the examination of primary sources (historic maps and documents, aerial photographs, previous archaeological investigation reports and LiDAR) and a detailed walkover survey, all of which are beyond the scope of this present assessment. This could then be followed, as required, by geophysical survey and/or a programme of targeted archaeological evaluation trenching, as has occurred for adjacent sites. It could be that, given the known archaeological potential of the site, from the cropmark evidence for Iron Age/Romano-British settlement, supported by metal detectorist finds, and the known ridge and furrow, the site can be immediately progressed to geophysical survey and trial trench evaluation, negating the requirement for an archaeological desk-based assessment. Either approach would help to understand the extent and character of surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

Due to the topography of the site and the proposed scale of the development, it would be difficult to prevent the allocation from having an impact upon the setting of Kemble Conservation Area and the listed buildings of All Saints Church, Kemble House, and the barn and farmhouse of Home Farm. This impact could equate to less than substantial harm, reduced, to a degree, through the retention and enhancement of existing boundary vegetation, and by incorporating less built-form into the north-eastern extent of the site, to retain a more open, green buffer space between the conservation area and the new development. This would aim to retain an understanding and appreciation of the rural setting of the village, preserved by deliberate railway infrastructure

designs in the 19th century. In addition, sensitive design, respecting the local architectural vernacular, conforming to the Cotswold Design Code would aid the minimisation of the impact of new structures on the wider area. The retention and enhancement of existing boundary vegetation would also help to preserve the legibility of the present landscape and aim to reduce the overall anticipated level of less than substantial harm resulting from the loss of historic landscape character to the west of Kemble.

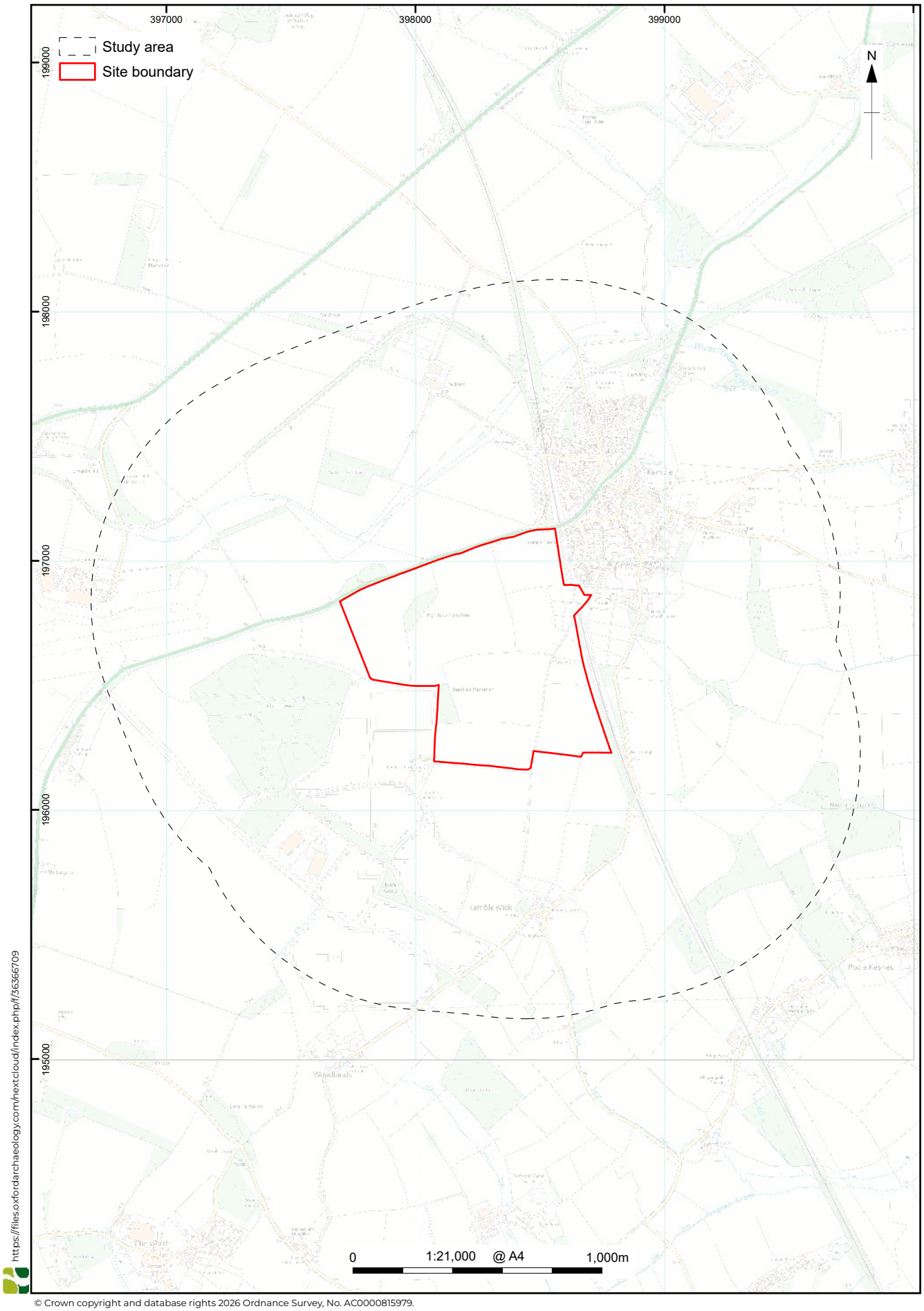
No opportunities for heritage enhancement are readily identifiable.

Conclusions and suitability:

It has been assessed that the progression of this site as a site allocation, through to final development, will result in a level of harm, equivalent to less than substantial harm, to the heritage significance of a conservation area and to historic landscape character, with considerate development design.

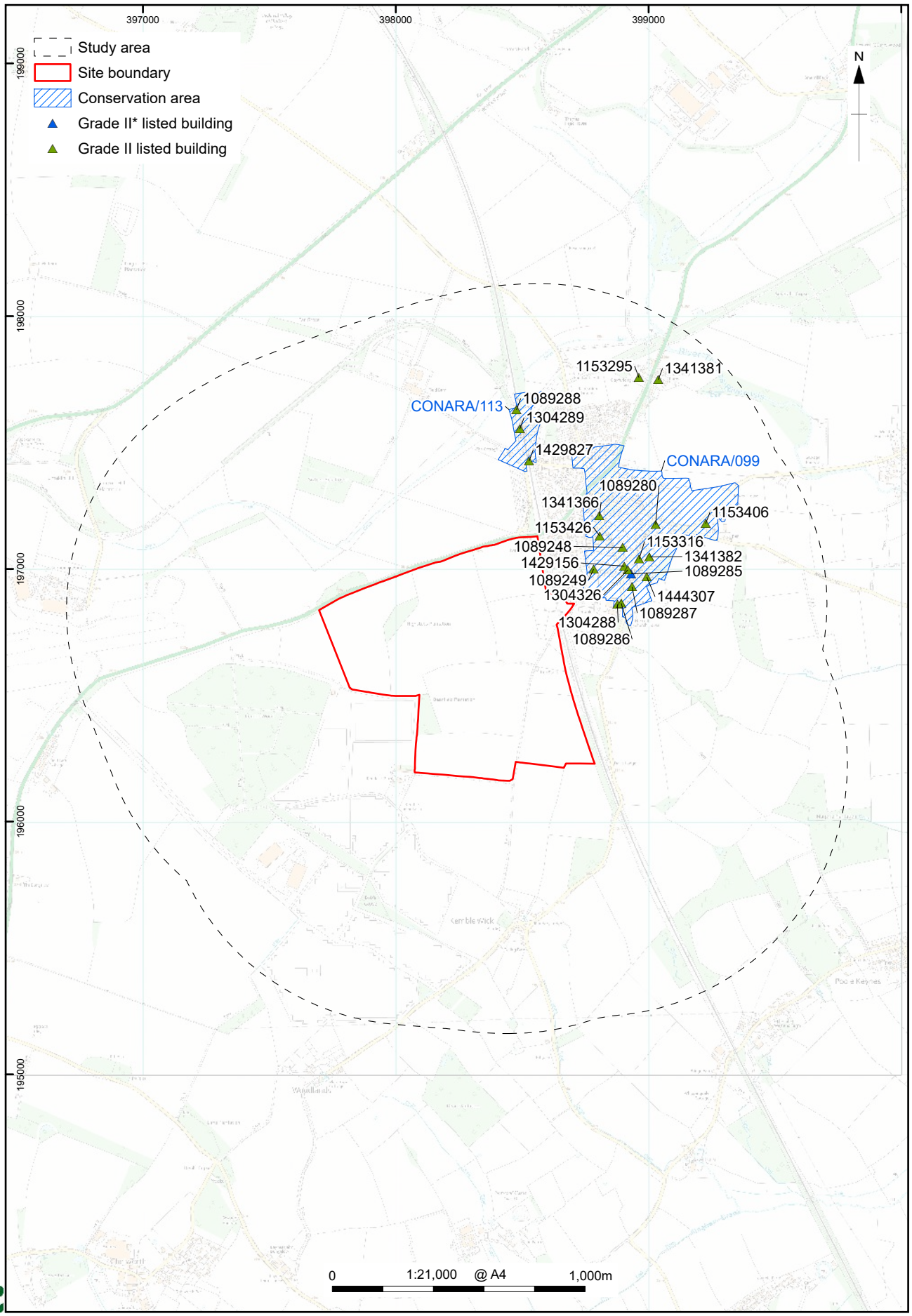
Heritage constraints rating: Moderate

The site is considered to have a final heritage sensitivity score of **Moderate** (i.e. suitable for development subject to recommended mitigation or design controls). Recommended design controls are for the retention and enhancement of existing boundary vegetation, and the consideration of less dense development within the north-eastern part of the site to allow a buffer to the conservation area. This does not consider below ground impacts to sub-surface archaeological remains, which would require full consideration if the site is progressed.



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

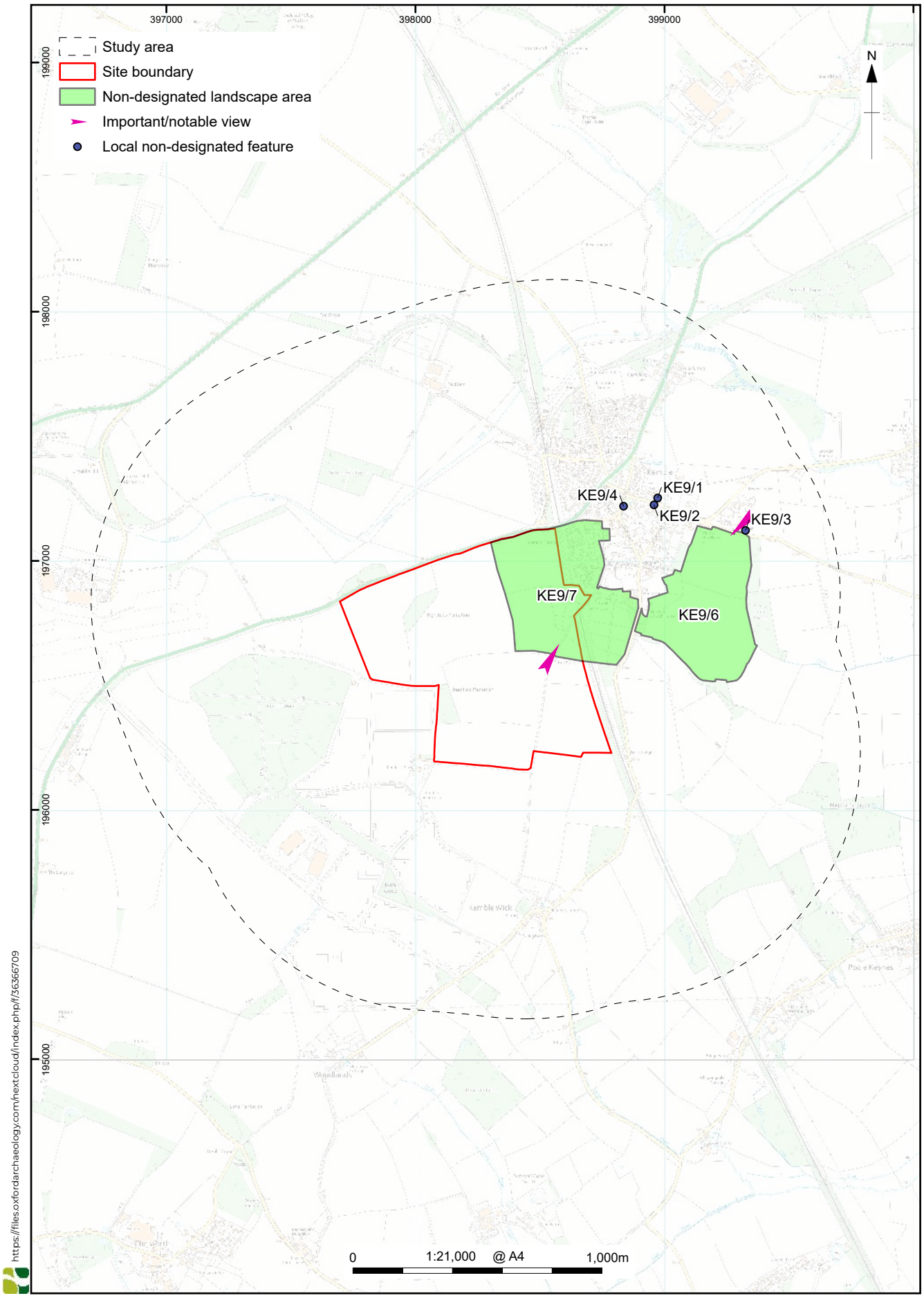
Figure K12.1: Site location



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

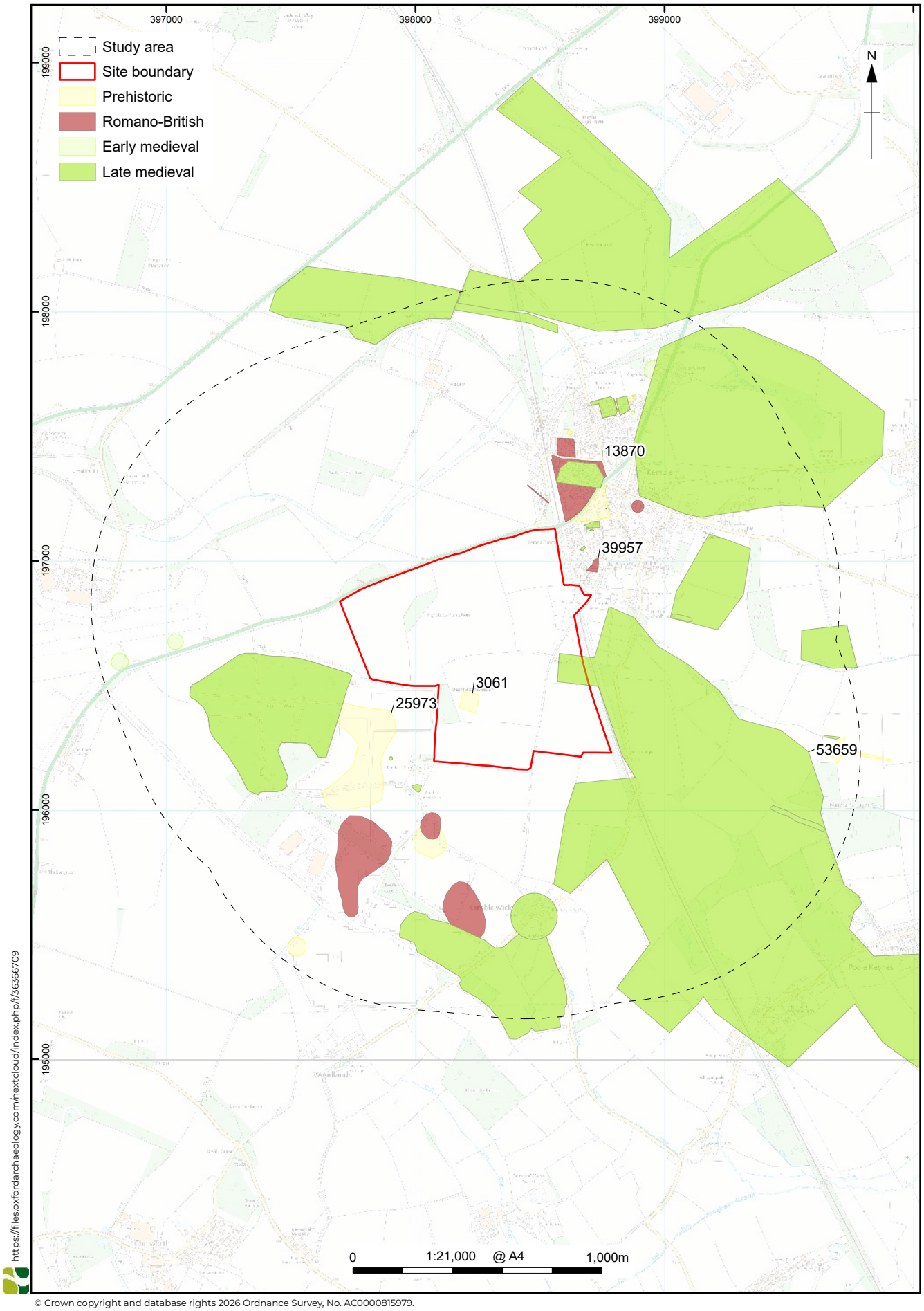
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure K12.2: Designated heritage assets within the study area



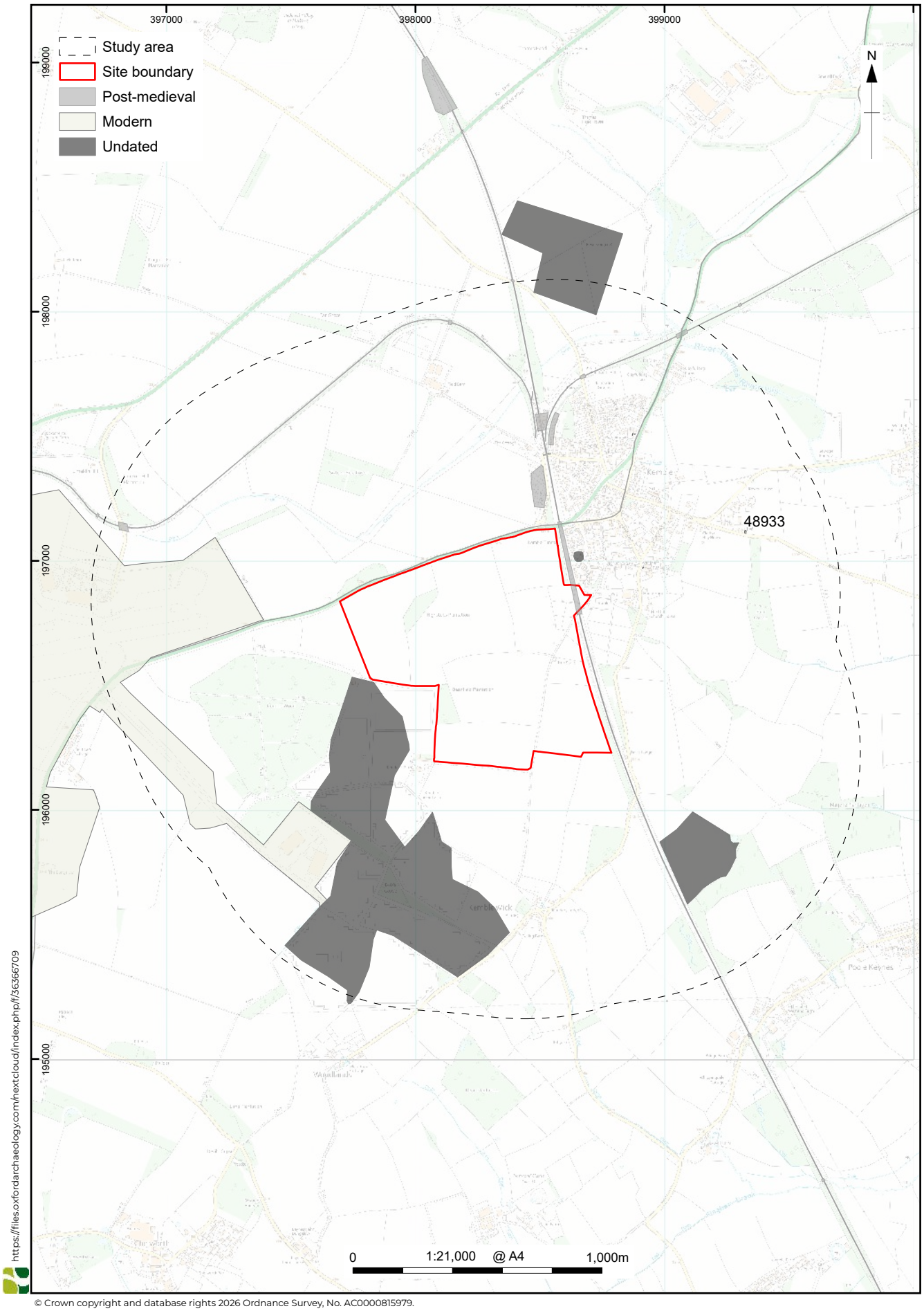
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure K12.3: Local heritage assets within the study area



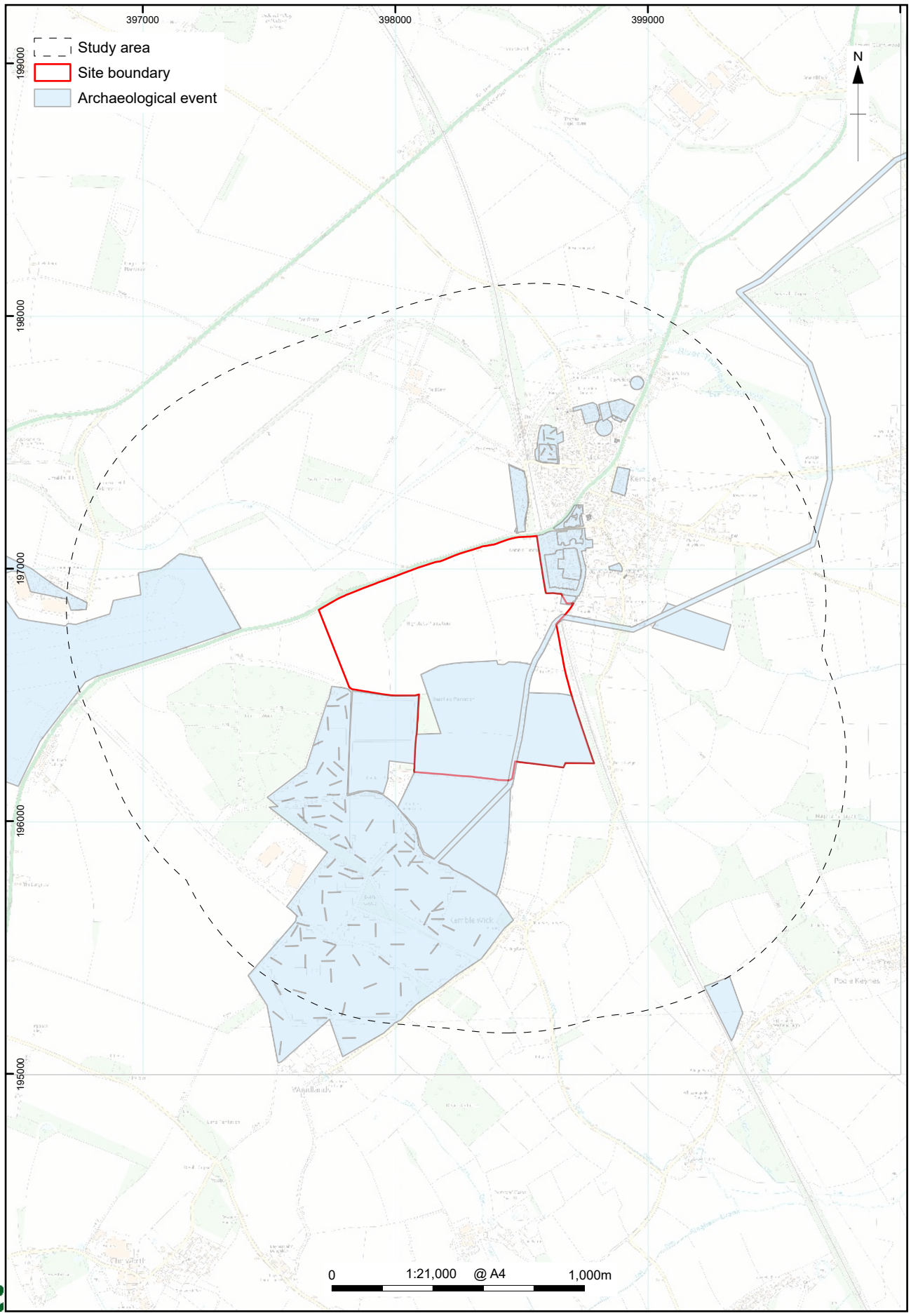
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure K12.4: Prehistoric to medieval non-designated heritage assets within the study area



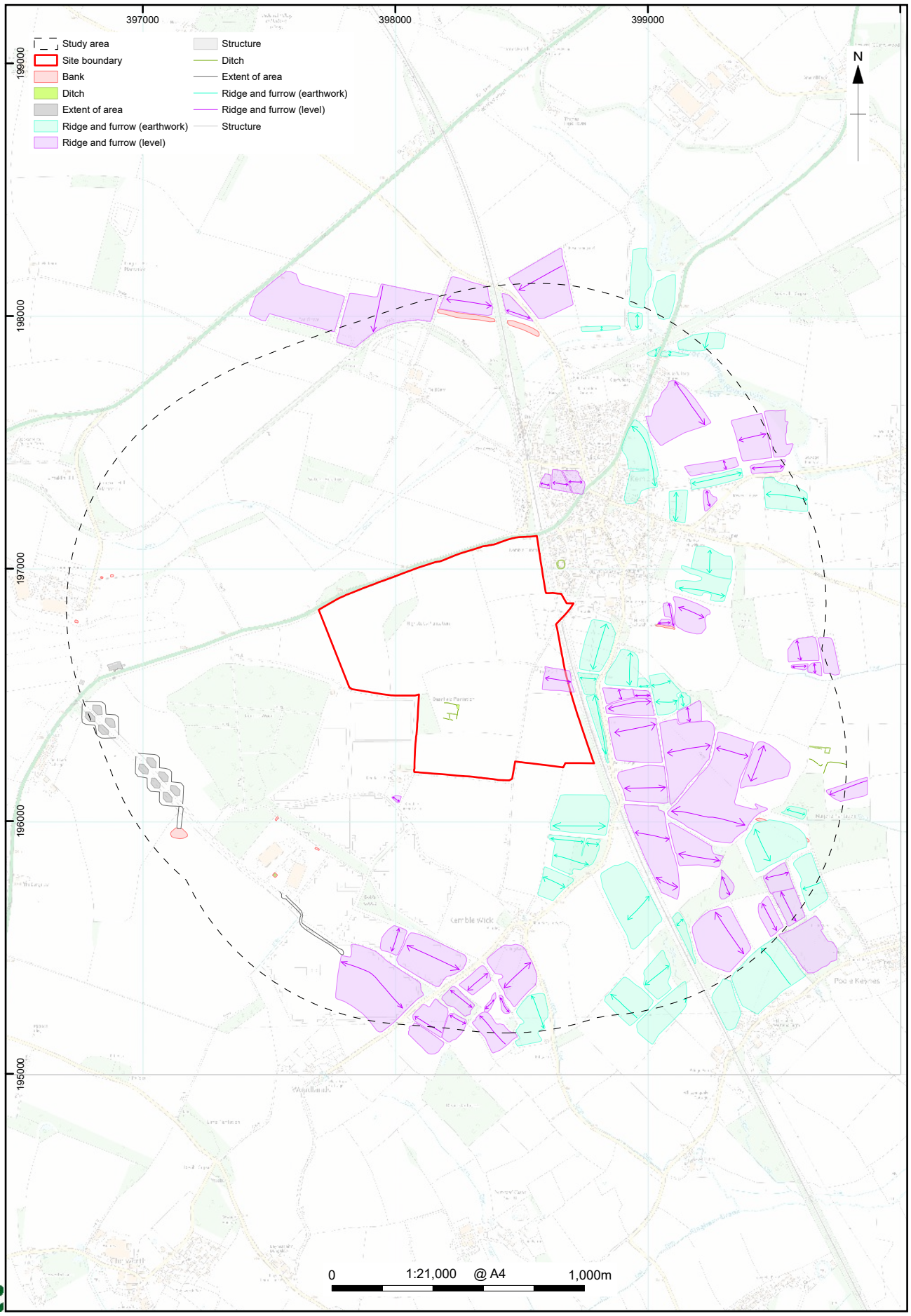
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure K12.5: Post-medieval, modern and undated non-designated heritage assets within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

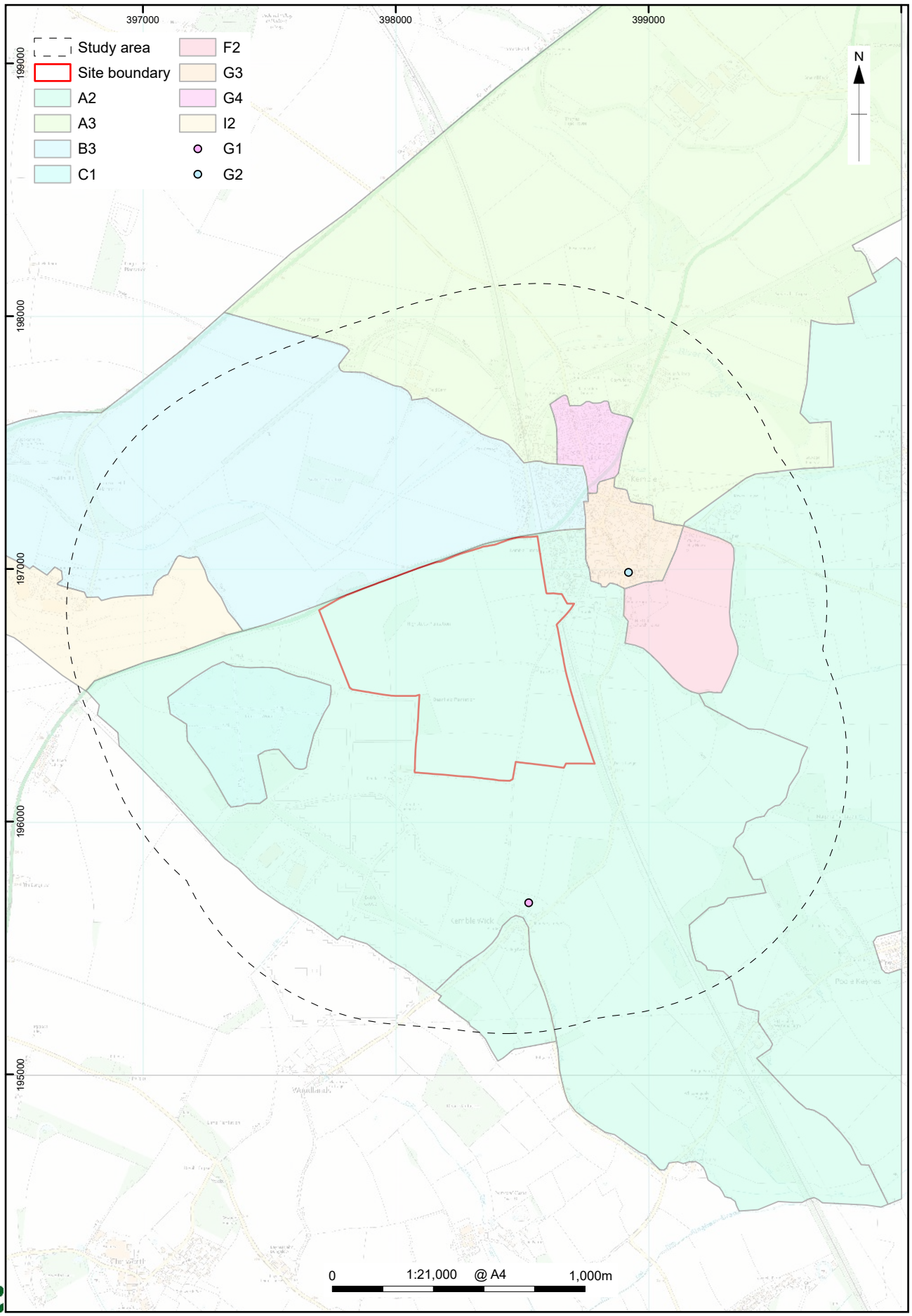
Figure K12.6: Archaeological events within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure K12.7: NMP data within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set]. York: Archaeology Data Service [distributor] https://doi.org/10.5284/1020235

Figure K12.8: Historic landscape characterisation of the study area

Site Ref	L19
Town	Lechlade
Site Name	Land south of Butler's Court
Related policies	
Proposed allocation use	Residential development
Number of dwellings	9

Brief description of site:

The site lies on the western edge of the historic market town of Lechlade-on-Thames and extends across approximately 0.95 hectares (Fig. L19.1). It occupies part of a single field, currently in use as grassland, bounded to the north and west by The Wern and to the south by the A417. Residential properties and gardens adjoin the site to the east, where part of the boundary also abuts the Lechlade-on-Thames Conservation Area (CONARA/130). The northern, western and southern boundaries are generally open or defined by intermittent hedgerows, allowing clear views across the site from the adjacent roads. Views to the east are dominated by hedgerows and garden vegetation, with the rooftops of the adjacent properties visible in places above this planting. A small watercourse follows the western and southern boundaries of the field.

The site is located within the Thames Valley, to the north of the River Coln and close to its confluence with the River Thames. It is low-lying, at approximately 75m aOD. From the site, the landscape rises gently to the north, and to the east in the direction of Lechlade, while to the south it continues as low-lying agricultural land forming part of the River Coln floodplain. To the north, the landscape comprises grassland and arable farmland.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

Conservation areas and associated designated heritage assets

The Lechlade Conservation Area adjoins part of the eastern boundary of the site (Fig. L19.2). The conservation area has been designated as a result of its high levels of historic and architectural interest. The conservation area contains the Grade I listed Church of St Lawrence (1155874) and seventy-two Grade II listed buildings. The closest of these to the site include:

- Butlers Court cottages (1303188): A pair of 17th century rubble stone cottages, with quoins and a stone slate roof. The building forms a long two storey range with mullion windows and stone stacks, with some later additions.
- Gazebo to the south-west of Butlers Cottage (1089436): An early 18th century square gazebo featuring roughcast walls with stone detailing and a pyramidal stone slate roof.

The listed buildings within the conservation area are considered to be of **high significance** as a result of the historic and architectural interest inherent in their built form and surviving historic fabric.

The conservation area also contains the scheduled Halfpenny Bridge (1003424) and the Grade II registered gardens associated with Church House (1000769).

The architectural interest of the conservation area arises from the high density of 15th–19th-century listed and non-listed historic buildings contained within the settlement and the consistent use of Cotswold vernacular styles and materials. Buildings within the conservation area are predominantly two to three storeys and constructed using local Cotswold limestone and slate tiles, with drystone walls being the dominant boundary treatment within the town. In addition to the domestic architecture, the conservation area includes the 15th-century Church of St Lawrence and two historic bridges, Halfpenny Bridge and St Johns Bridge, which act as key gateways into the town.

The historic interest of the conservation area lies in its plan form and property boundaries, which preserve the layout of the medieval market place and the medieval burgage plot pattern. The river crossings and the town's relationship to the Thames also contribute to its historic interest, highlighting its position at the highest navigable point of the Thames and illustrating its historic prominence as a river-trading hub. The surviving listed and historic buildings within the town illustrate its development from a medieval market town through to a Georgian coaching town and river port. The limited Victorian development within the town, which is largely confined to polite stone cottages and institutional buildings, reflects the declining prominence of river- and canal-based transportation in favour of the railway.

The approach to the conservation area from the west is defined by the historic linear hamlet of Downington. The character of this area is defined by large, widely spaced houses and cottages set back from the road. Views on the approach into the town are characterised by the transition from open countryside and rural pasture into the historic built environment.

Overall, the conservation area is considered to be of **high significance.** Due to its proximity to the site the conservation area has been scoped into this assessment.

Listed buildings outside of the conservation area

Outside of the conservation area the site lies in close proximity to the following Grade II listed buildings (Fig. L19.2):

- Butlers Court with gate piers and wall to the south-east (1341300): A large, detached 17th-century farmhouse, with 18th- and 19th-century additions. The house is constructed of rubble stone with a stone slate roof and prominent ashlar chimney stacks. It is complemented by an associated boundary wall and gate piers.
- Stable immediately behind Butlers Court to north-west (1341319): A former 18th century stable and granary constructed of coursed rubble stone with quoins and a stone slate roof. It has external stone steps leading to a loft level granary.
- Green Farmhouse (1341293): An early 18th-century L-shaped farmhouse built of coursed and dressed rubble stone with quoins, a stone slate roof and prominent stone end stacks.

These buildings are considered to have a high level of architectural and historic interest inherent in their built form and surviving historic fabric. They are therefore considered to be of **high significance.**

The remaining Grade II listed buildings within the study area include the 18th-century Trouthouse (1155630) and the 17th- or 18th-century Warrens Cross Farm House (1155631), which are located between 750 and 900m west of the site. These listed buildings, together with Claydon House (1089426), a Grade II listed 17th-century country house situated just outside the study area, form a small rural hamlet located on the A417 on the approach to Lechlade from the west. They are visually and physically separated from Lechlade by distance, agricultural land, intervening planting and the existing garden centre development. These assets are considered to be of **high significance** as a result of their high levels of historic and architectural interest.

Scheduled Monuments

The site lies to the south of a partially scheduled multi-period settlement, cemetery and ceremonial complex (designated area 1003434, Fig. L19.2; non-designated area 305, Fig. L19.7). This area contains a complex archaeological landscape visible primarily as cropmarks, comprising an extensive trackway system alongside settlement and funerary features. The scheduled area

contains ring ditches, probably the remains of barrows, late Neolithic to Bronze Age ceremonial features, later prehistoric and Roman field systems, and Iron Age to medieval settlement activity. The trackways connect to wider routeways and nearby farmsteads, including links from Roughsground Farm Villa. These remains have a high level of archaeological interest and are considered to be of **high significance**.

Significance of non-designated heritage assets in the site:

Several non-designated heritage assets have been recorded within the site:

- Iron Age settlement features identified during the 1995 Lechlade Bypass Evaluation (17039; Fig. L19.7);
- Prehistoric features identified during the evaluation and excavation at Butlers court (19961; Fig. L19.7); and
- Medieval field system (20464; Fig. L19.9).

These archaeological remains were uncovered by the geophysical survey and trial trenching that has been carried out within the site. The results of these investigations suggest that the site contains complex archaeology dating to the prehistoric and medieval periods. Due to their archaeological interest these Iron Age settlement remains are likely to be of **medium significance**, while below ground evidence for medieval agricultural activity is likely to be of **low/local significance**.

Significance of non-designated heritage assets in the environs of the site:

The GHER records a further 109 non-designated heritage assets within the 1km study area (Fig. L19.7-11). The site is located within a general area of high archaeological potential, with the majority of these assets supplementing, and adding context to, those assets outlined above. Owing to their archaeological interest, assets dating from the prehistoric to later medieval periods are generally considered to be of **medium significance**, while any deposits/materials dating to the post-medieval agricultural use of the study area are of comparatively **local/low significance**. Where GHER records refer to designated heritage assets such as listed buildings, registered parks and gardens, and scheduled monuments, they are considered to be of **high significance**.

Historic landscape character of the site (and significance):

The Historic Landscape Characterisation (HLC) for Gloucestershire, the Cotswolds Area of Outstanding Natural Beauty (AONB) and the Wye Valley AONB describe the site and the surrounding agricultural land as HLC Type 'A2:

less irregular enclosure partly reflecting former unenclosed cultivation patterns' (Fig. L19.4). This HLC type is interpreted as the enclosure of areas of former unenclosed cultivation by local arrangement. The enclosure pattern demonstrates small-scale semi-organised enclosure, rather than large-scale formal enclosure of the landscape. Enclosure of this type can be medieval or post-medieval in origin and is generally made up of smaller fields with irregular boundaries. Within the site, the post-medieval enclosure pattern has been altered by the construction of The Wern and the large roundabout to the south-west reducing its legibility within the allocation. Overall, this HLC type is considered to be of **low/local significance**.

Contribution of the site to the setting of known heritage assets:

The site makes a **low positive contribution** to the setting of the Lechlade-on-Thames Conservation Area as a landscape buffer that softens the visual impact of the denser modern housing at The Wern and maintains an open, verdant frontage to the water meadows to the south of the A417. The vegetation on the eastern boundary of the site contributes to the screening of the conservation area on the approach from the west, which keeps the settlement hidden until the last possible moment. This shielding and sudden reveal contribute positively to the character of the conservation area and the rural nature of its setting.

Listed buildings within the conservation area are visually separated from the site by existing development and intervening screening, and allocation of the site is unlikely to alter this relationship. The site therefore contributes to their setting in a similar way to its contribution to the setting of the conservation area, by helping to preserve the open rural edge of the settlement and by screening the settlement on the approach from the west. This makes a **low positive contribution** to the significance of the conservation area and, to a lesser extent, to the significance of listed buildings on the western edge of the settlement (1303188, 1089463).

The site does not contribute to the setting or significance of the scheduled Halfpenny Bridge (1003424) or the Grade II registered gardens associated with Church House (1000769), both of which lie within the conservation area and are experienced principally in relation to the historic core and river crossing rather than the western edge of the settlement.

Butlers Court (1341300) lies to the north-east of the site, separated from it by grassland and existing planting. As a 17th-century farmhouse located on the western edge of Lechlade, part of its significance is derived from its rural setting. As undeveloped land that may have historically been associated with

the farm, the site makes a **low positive contribution** to this aspect of the setting of Butlers Court, allowing it to be appreciated within its wider agricultural context. Partial views of the chimney stack and roofline of Butlers Court looking across the site reinforce this connection.

The site also forms part of the wider rural landscape surrounding the stable immediately behind Butlers Court to north-west (1341319). This landscape (of which the site forms a small part) makes a **low positive contribution** to the setting of this asset. The existing buildings at Butlers Court, and intervening distance and vegetation screen views between the site and this asset.

Green Farmhouse (1341293) is physically and visually separated from the site by intervening planting along the site boundaries and the A417, and there is no direct intervisibility between the asset and the site. However, as an early 18th century farmhouse located within the agricultural landscape on the western edge of Lechlade, part of its significance is derived from its rural setting, of which the site forms a very small part. This rural setting as a whole makes a **low positive contribution** to the setting of Green Farmhouse. The site is physically separated from this asset by distance, surrounding vegetation and the A417.

Trouthouse (1155630) and Warrens Cross Farm House (1155631) are located approximately 750–900m to the west of the site. These assets are visually and physically separated from the site by intervening agricultural land, planting and the existing garden centre development. The undeveloped agricultural land between these assets and Lechlade makes a low positive contribution to their setting, allowing them to be experienced as a small rural hamlet which is distinctly separate from Lechlade. The site lies on the edge of Lechlade and forms a very small part of this wider landscape. However, due to its size and position, it does not appreciably contribute to the experience of these assets as rural farm buildings, nor does it make a significant contribution to their separation from Lechlade. It is therefore considered to make a **neutral contribution** to their setting.

The non-designated archaeological remains, particularly those relating to the Iron Age settlement, make **a low positive contribution** to the setting of the scheduled multi-period settlement, cemetery and ceremonial complex (designated area 1003434; non-designated area 305) to the north, providing insight into the development and use of the wider prehistoric landscape surrounding the monument. The site is not currently visible from the scheduled monument due to existing boundary planting.

Impact assessment:

Having identified the surrounding designated heritage assets and assessed the site and its context, this assessment concludes that the site does not contain any overriding heritage constraints that would prevent its allocation. It does, however, sit within the setting of the Lechlade-on-Thames Conservation Area and several Grade II listed buildings (1303188, 1089463), situated on the western edge of the conservation area. Without suitable design mitigation, development within the allocation has the potential to adversely affect the setting of these assets. The scale of any impact would be dependent upon the detailed design, layout, scale and materials of the development.

These impacts would primarily arise from the introduction of new residential development into former agricultural land on the edge of Lechlade. This would extend the settlement beyond its existing limits and could, without suitable design mitigation, negatively affect elements of the conservation area's setting by introducing a harder suburban edge into the currently rural approach to the town from the west. This would result in **less than substantial harm** to the conservation area and to a lesser degree the listed buildings (1303188, 1089463) on its western edge. Recommendations to reduce the impact of any development upon the setting of the conservation area and the listed buildings within it are set out in the sections below.

The site makes a low positive contribution to Butlers Court (1341300) as part of its wider rural landscape and by preserving partial views of the listed building looking across the agricultural land within the site. These views allow Butlers Court to be appreciated as a former farm building. Without suitable design mitigation, development within the site could negatively affect the rural setting of this building, making it less appreciable as a historic farm building. This would result in **less than substantial harm** to this asset.

Additionally, the site forms a small part of the wider rural landscape of Green Farmhouse (1341293) and the stable immediately behind Butlers Court to the north-west (1341319). This wider landscape as a whole is considered to make a low positive contribution to the setting of these assets. Development within the site would result in the change of a small part of this landscape but would not be visible from these assets. Due to the small scale of the allocation and the lack of intervisibility, it is unlikely to affect the setting of these assets, resulting in **no harm** to them.

The site makes a neutral contribution to Trouthouse (1155630) and Warrens Cross Farm House (1155631). Development within the site would be unlikely to affect the setting of these assets and would result in **no harm** to them.

The development of the allocation would change the historic landscape character within the site from 'A2: less irregular enclosure partly reflecting former unenclosed cultivation patterns' to modern residential development. This would reduce the extent of this historic landscape character type on the western edge of Lechlade. The historic field pattern within the allocation has been altered by the creation of The Wern, lessening the legibility of this historic landscape type within the allocation. Despite these changes the site does retain its agricultural character and some of its original field boundaries. Development in the site would result in the loss of a small area of this this low/locally significant historic landscape character type, resulting in **less than substantial**.

The site has been subject to various phases of geophysical survey and evaluation which have identified surviving prehistoric and medieval remains. These are of archaeological interest and contribute to the setting of the nearby scheduled monument. Development within the site would cause **substantial harm** to any surviving archaeological remains within the site and, depending upon its height, could become visible in views looking out from the scheduled monument (1003434); which may result in **less than substantial harm** to the setting of this asset.

Cumulative impacts deriving from the allocation of the site:

No cumulative impacts are anticipated, as there are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Recommendations for minimising harm and maximising enhancement:

The site has previously been subject to geophysical survey and trial trenching. Any further archaeological mitigation that may be required would likely be secured as a condition of planning consent.

The following recommendations have been proposed to reduce the impact of the allocation upon the Lechlade Conservation Area and surrounding heritage assets.

Development should be set back from the A417 to retain a grassland buffer along the southern edge of the site. This buffer should incorporate generous verges and natural landscaping to preserve the rural and open character of the approach into Lechlade.

The layout should respond to the adjoining part of the Lechlade-on-Thames Conservation Area by reflecting its loose, linear and spacious settlement character. Buildings should be widely spaced and set within generous plots or grounds, avoiding a dense suburban arrangement. A loose courtyard arrangement, with a principal farmhouse-style building and ancillary structures, may be appropriate where this would reinforce the rural edge-of-settlement character and soften views towards Butlers Court (1341300).

Existing hedgerows and boundary vegetation, particularly along the eastern boundary, should be retained and strengthened to preserve the screened approach from the west and the sudden reveal of the historic settlement on the approach. Additional planting along the western edge of any development would also help to filter views of any new development from The Wern and the A417 on the approach into Lechlade.

The scale, form and materials of new development should be sympathetic to the conservation area, the rural setting of Butlers Court and the local vernacular. Traditional building forms and the use of Cotswold limestone, natural slate or other locally characteristic materials would help integrate development into this sensitive historic and landscape setting.

Building height should be in keeping with nearby development within the conservation area to prevent visual impacts upon the setting of the scheduled monument (1003434). Additionally, a programme of archaeological mitigation and recording may be required as a condition of any planning application to mitigate any archaeological effects.

Conclusions and suitability:

The key heritage sensitivities associated with the site relate to its position on the western edge of Lechlade, adjoining part of the Lechlade-on-Thames Conservation Area, and its location within the wider setting of a number of Grade II listed buildings, including Butlers Court (1341300), the stable immediately behind Butlers Court to the north-west (1341319) and Green Farmhouse (1341293). The site also contains known non-designated archaeological remains, including Iron Age settlement evidence and medieval field systems, and forms part of a wider archaeological landscape which may provide context for the scheduled multi-period settlement, cemetery and ceremonial complex to the north.

The site makes a low positive contribution to the setting of the conservation area and to listed buildings (1303188, 1089463) on the western edge of the conservation area by preserving an open, verdant edge to the settlement and contributing to the rural approach into Lechlade from the west. It also makes a

low positive contribution to the setting of Butlers Court and forms part of the wider rural landscape associated with the stable immediately behind Butlers Court and Green Farmhouse. The site makes a neutral contribution to the more distant listed buildings at Trouthouse (1155630) and Warrens Cross Farm House (1155631), which are separated from the site by distance, intervening land, planting and existing development.

Without suitable design mitigation, development within the allocation has the potential to result in **less than substantial harm** to the setting and significance of the Lechlade-on-Thames Conservation Area and listed buildings (1303188, 1089463) on the western edge of the conservation area. It could also result in **less than substantial harm** to the setting of Grade II listed Butlers Court (1341300) and, depending on building height and visibility, to the setting of the scheduled monument (1003434) to the north. Due to the scale and position of the allocation it would result in **no harm** to the setting of the other designated assets identified within the study area.

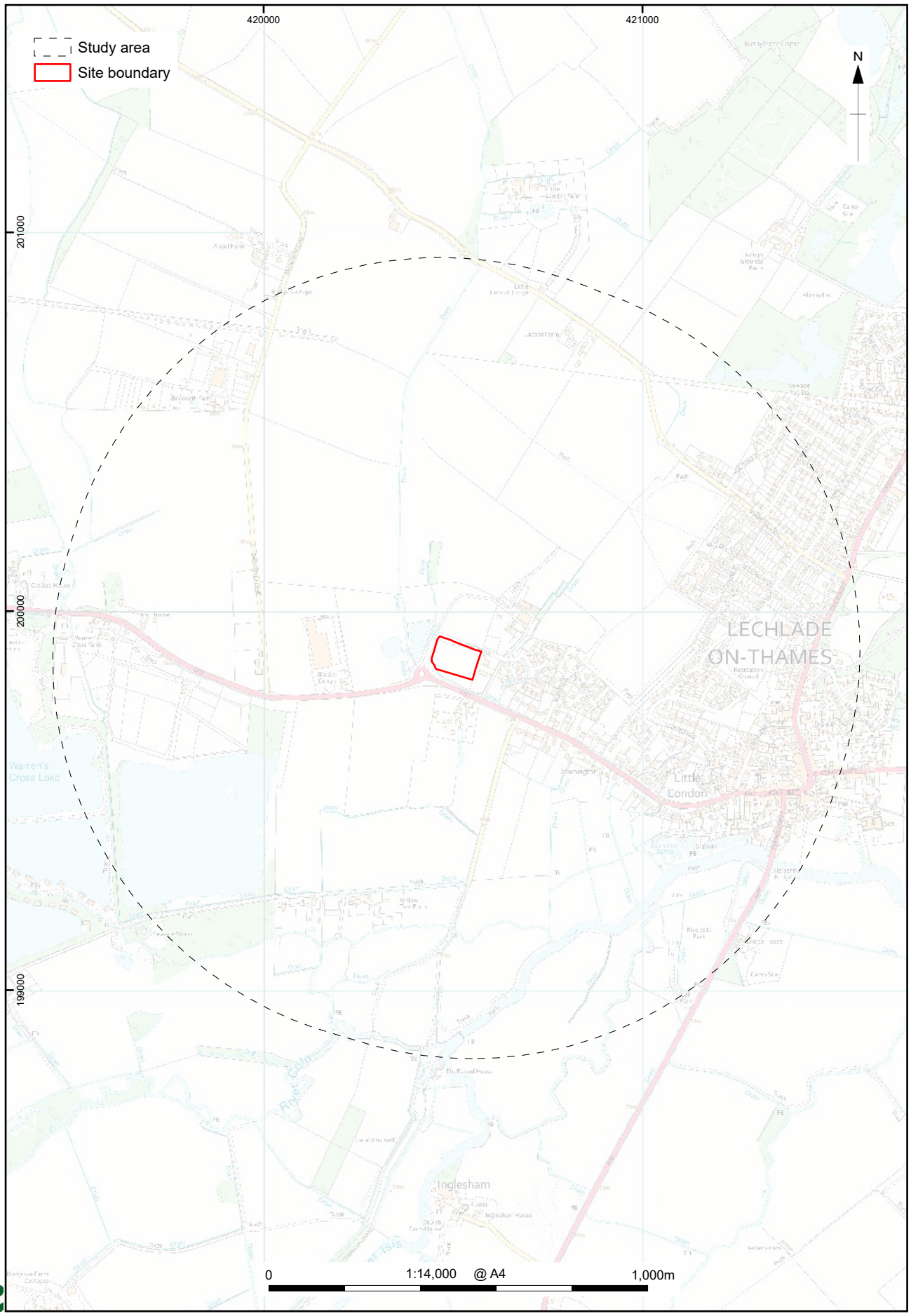
These impacts resulting from the allocation would primarily arise from the introduction of residential development into a parcel of undeveloped historic agricultural land. This has the potential to introduce a hard suburban edge into views of the conservation on the rural approach into to the town and could reduce the ability to appreciate Butlers Court as a historic former farm building within a wider rural landscape. Depending upon building height, the allocation could also introduce development into views looking south from the scheduled monument. The level of impact would depend on the detailed design, layout, scale, density, materials and landscape treatment of the development.

In addition, development within the site has the potential to result in **substantial harm** to any surviving archaeological remains within the site. However, this could be addressed through an appropriate programme of archaeological mitigation and recording secured through the planning process.

Subject to the incorporation of the design recommendations such as setting development back from the A417; retaining and strengthening of boundary vegetation; use of a widely spaced, traditional layout containing locally appropriate building forms; restriction of building height; and use of locally characteristic materials, the heritage effects of the allocation could be reduced. On this basis, the site is considered potentially suitable for allocation from a heritage perspective, provided that any future scheme is carefully designed to respond to the conservation area, the setting of nearby designated heritage assets and the known archaeological sensitivity of the site.

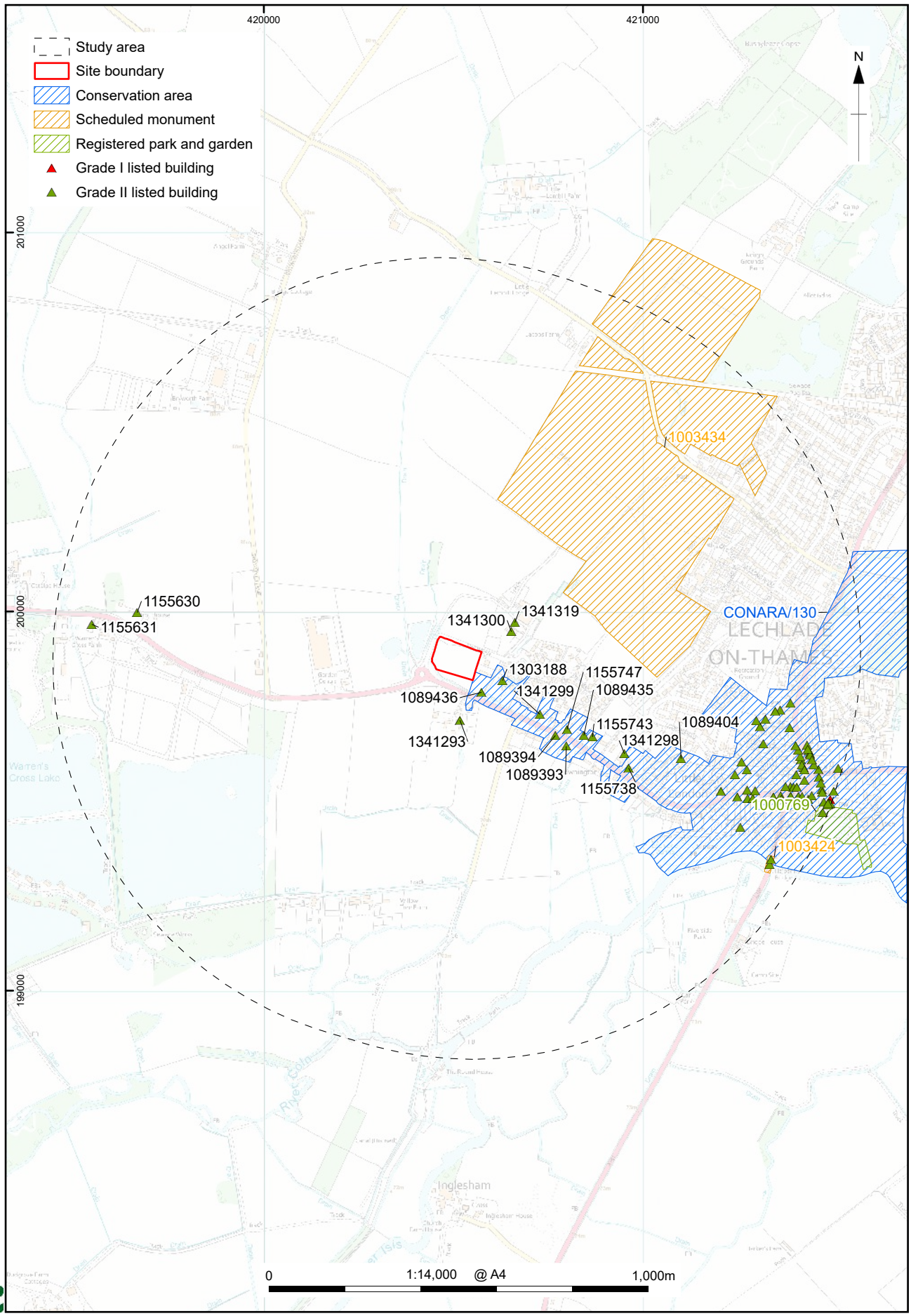
Heritage Constraint Rating: Moderate

The site is considered to have an overall heritage constraint rating of **Moderate** (i.e. suitable for development subject to recommended mitigation or design controls). This reflects the presence of high-significance designated heritage assets within and around the site's setting, the potential for less than substantial harm if development is not sensitively designed, and the known archaeological interest within the site. The allocation is not precluded on heritage grounds but would require robust design and archaeological mitigation to minimise harm.



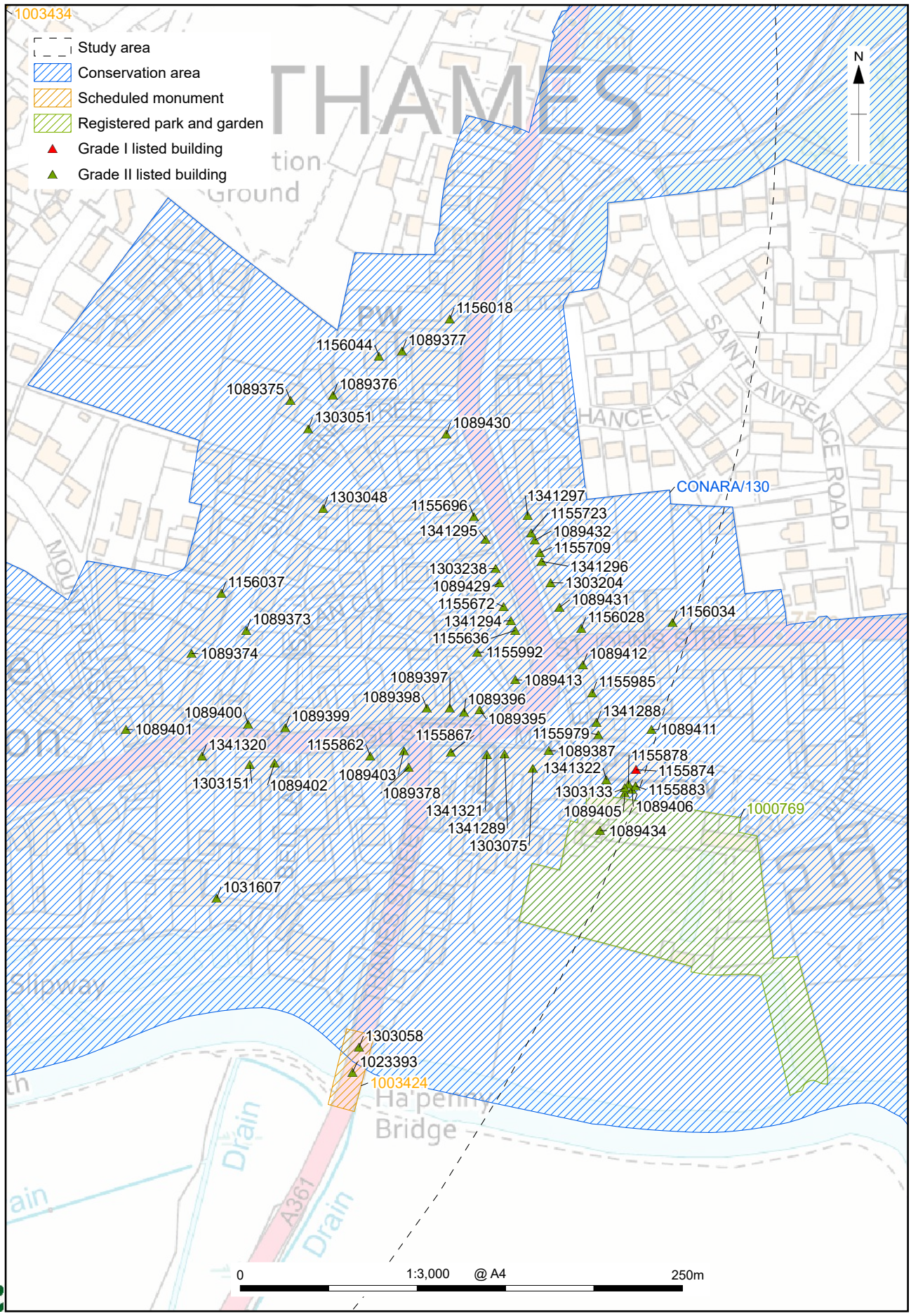
https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure L19.1: Site location



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

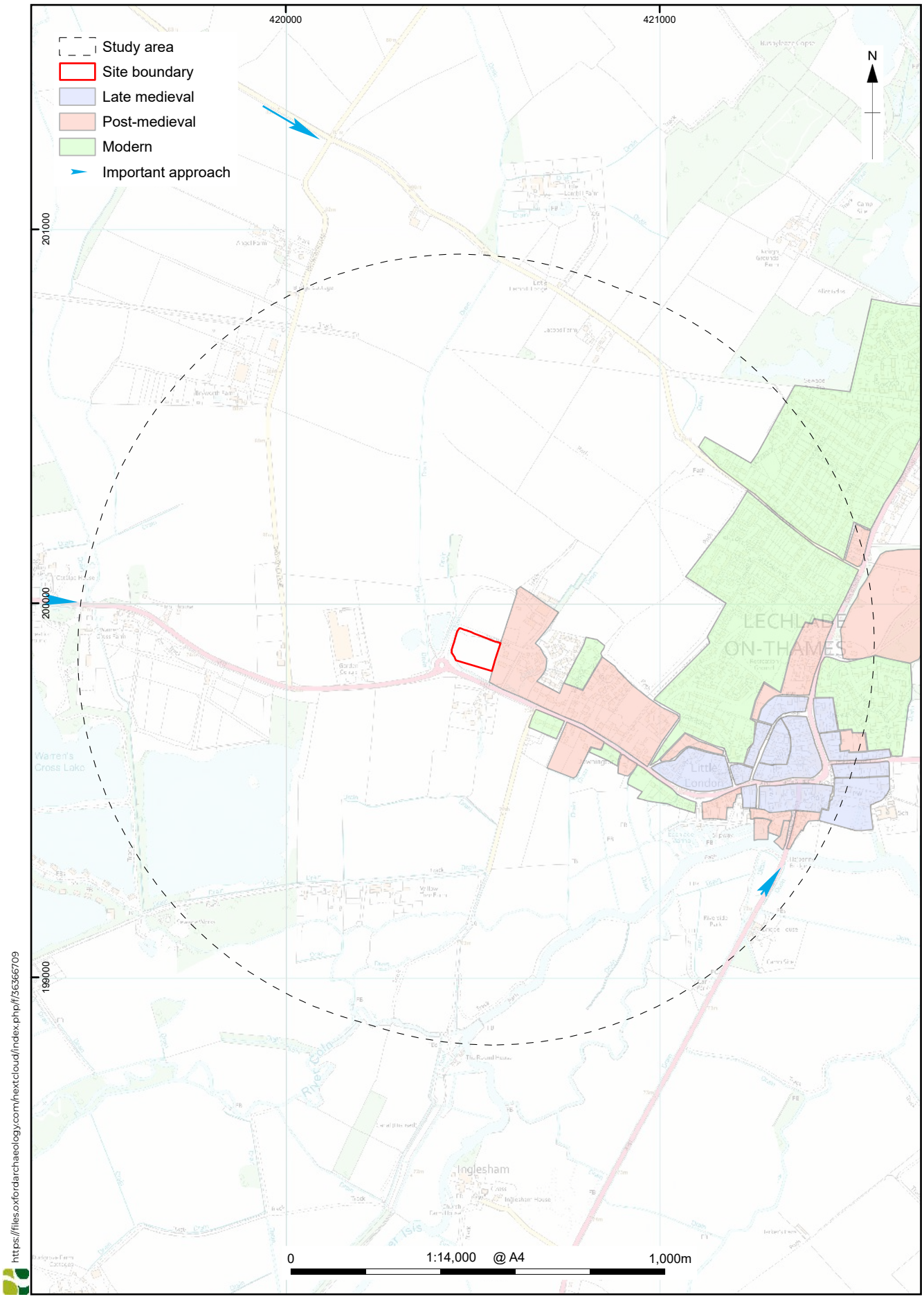
Figure L19.2: Designated heritage assets within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure L19C.2b: Detail of designated heritage assets within conservation area CONARA/130



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure L19.3: Historic development of the town

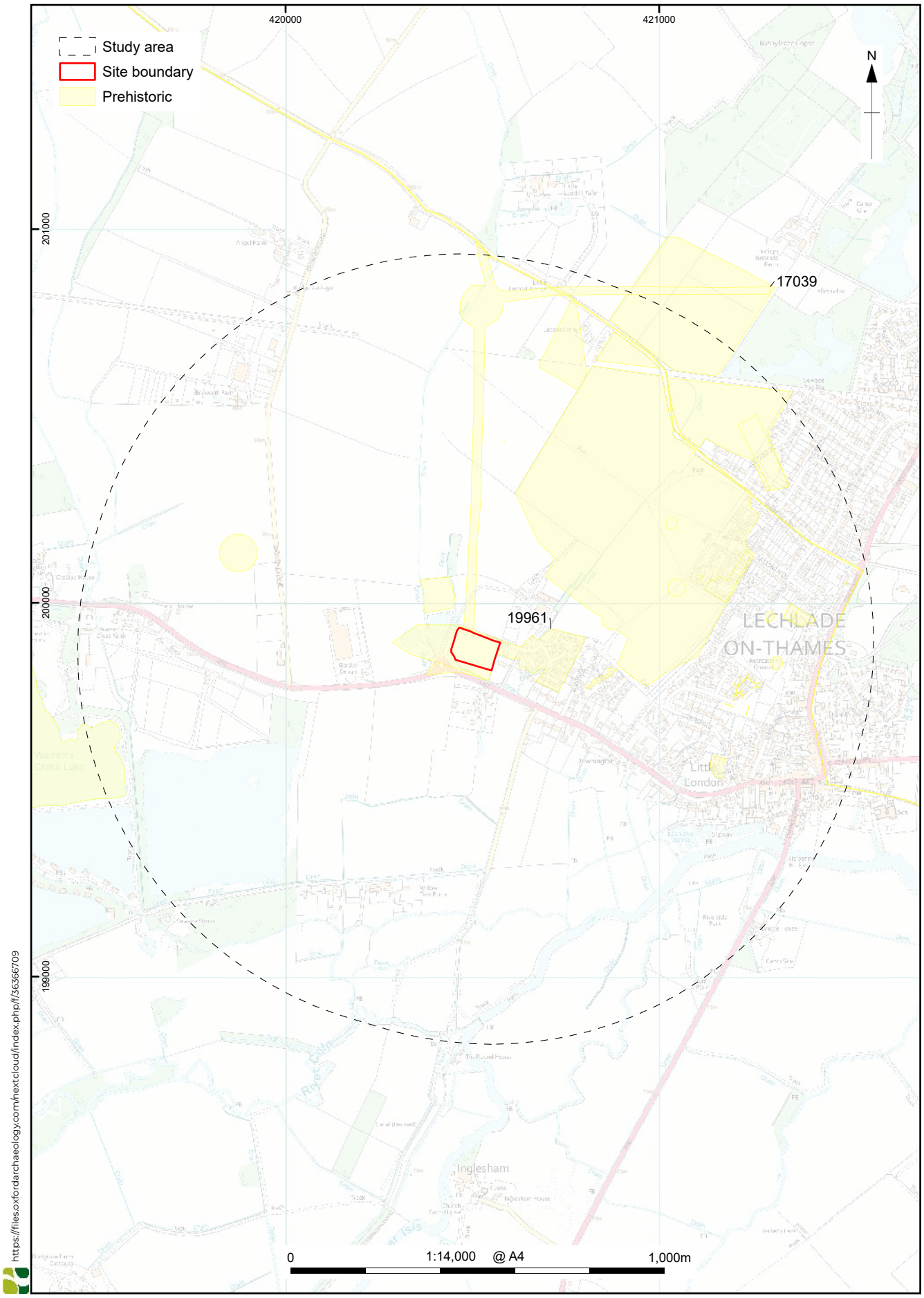


Figure L19.4: Prehistoric non-designated heritage assets within the study area

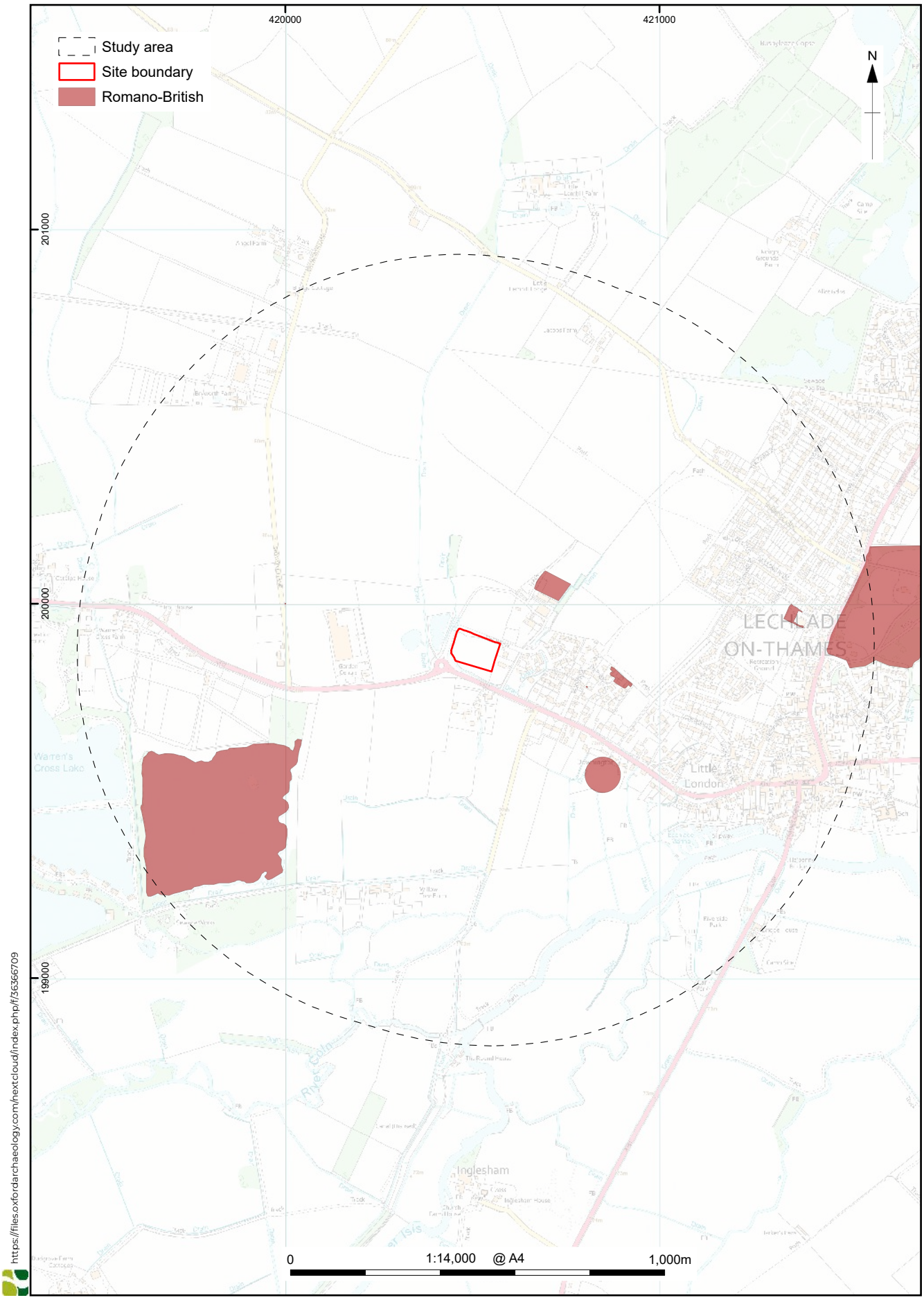
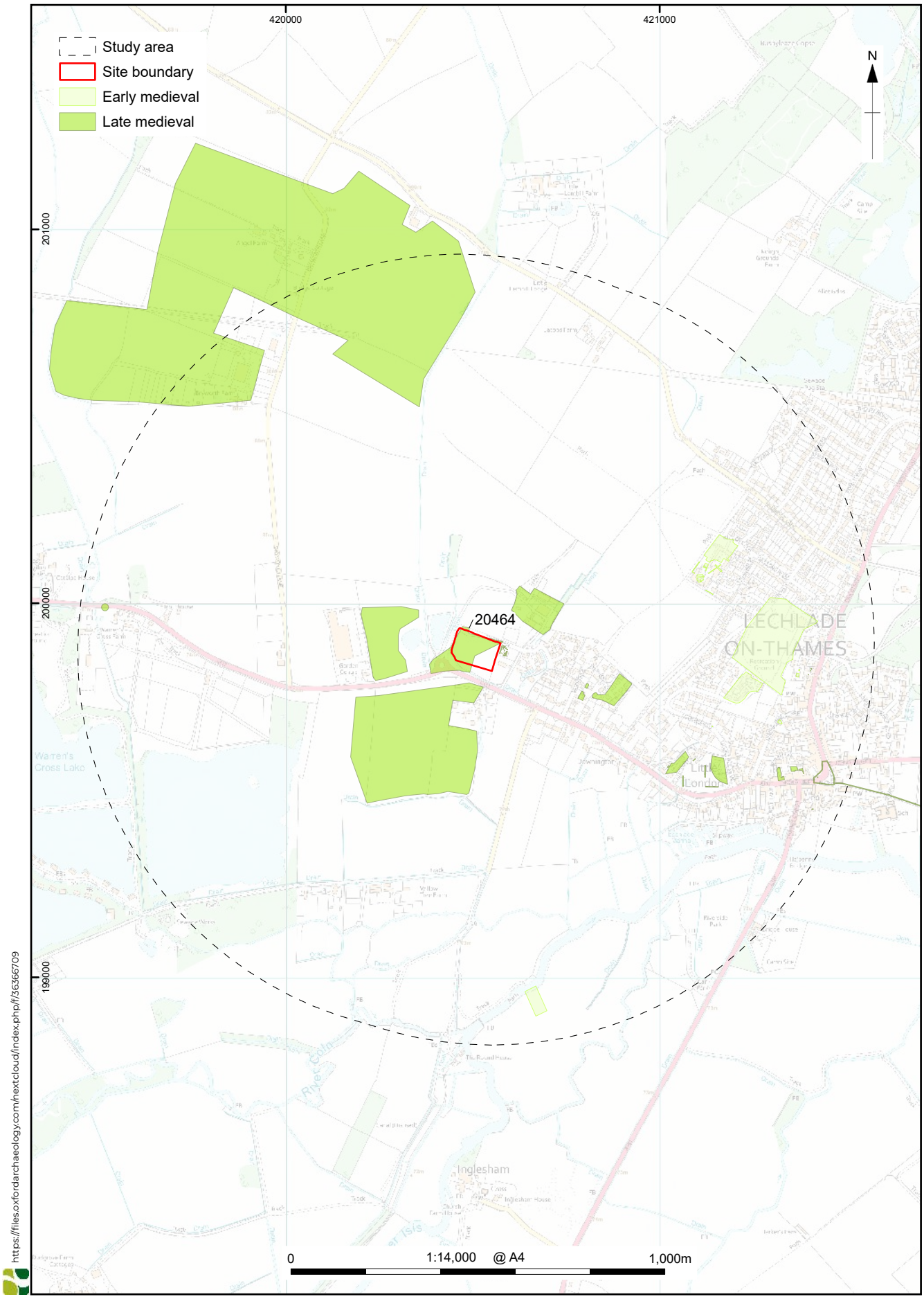


Figure L19.5: Romano-British non-designated heritage assets within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure L19.6: Medieval non-designated heritage assets within the study area

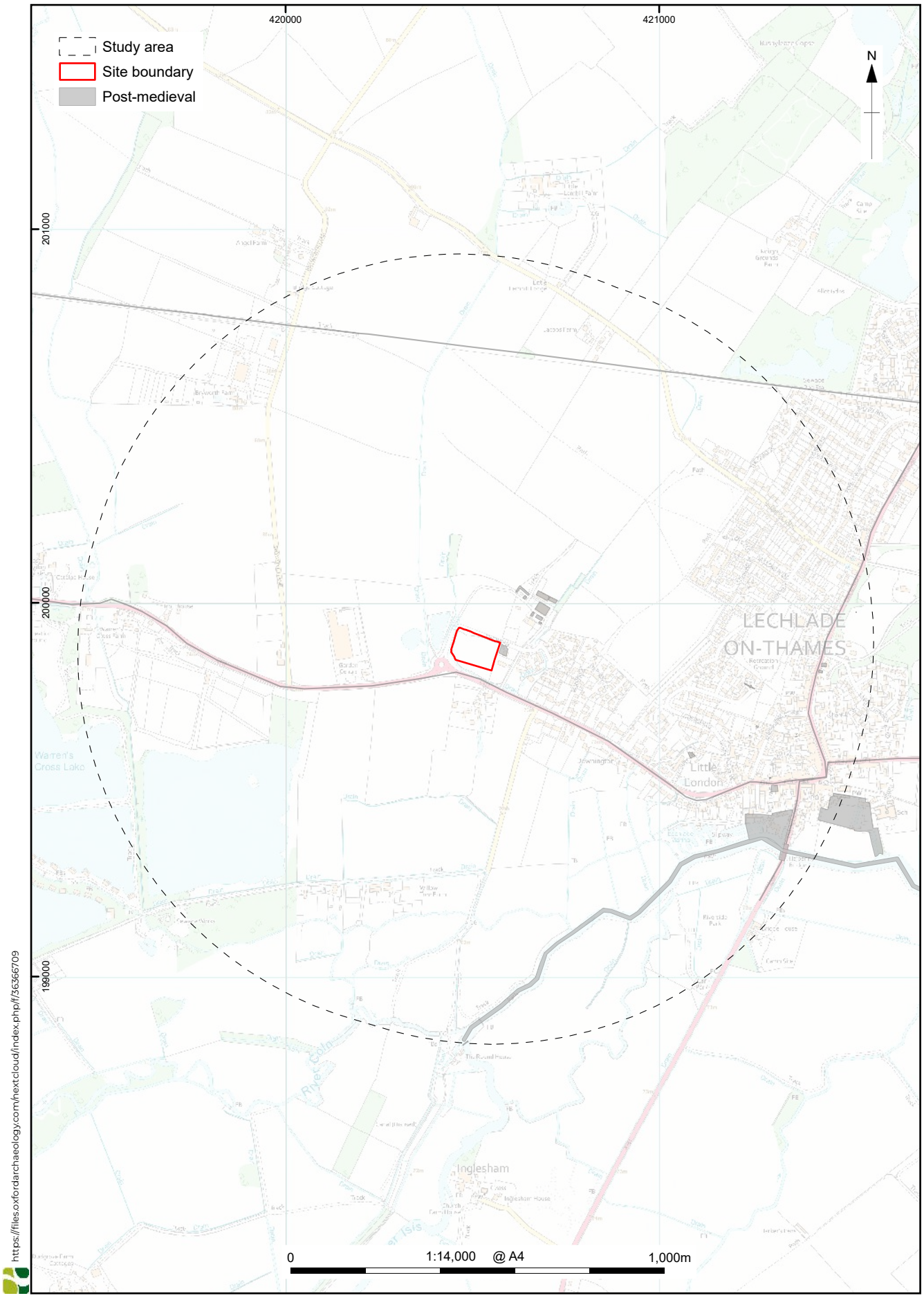
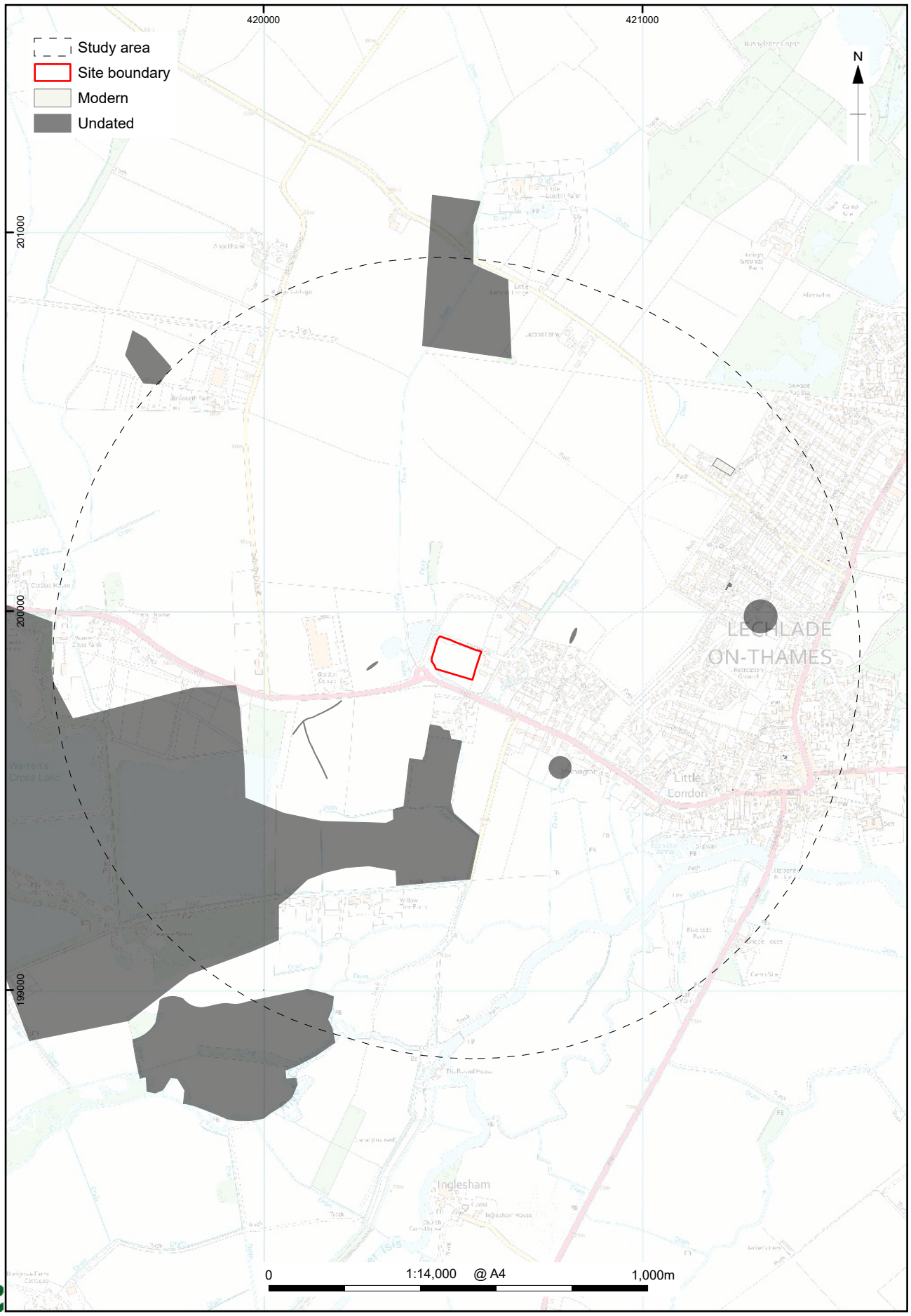
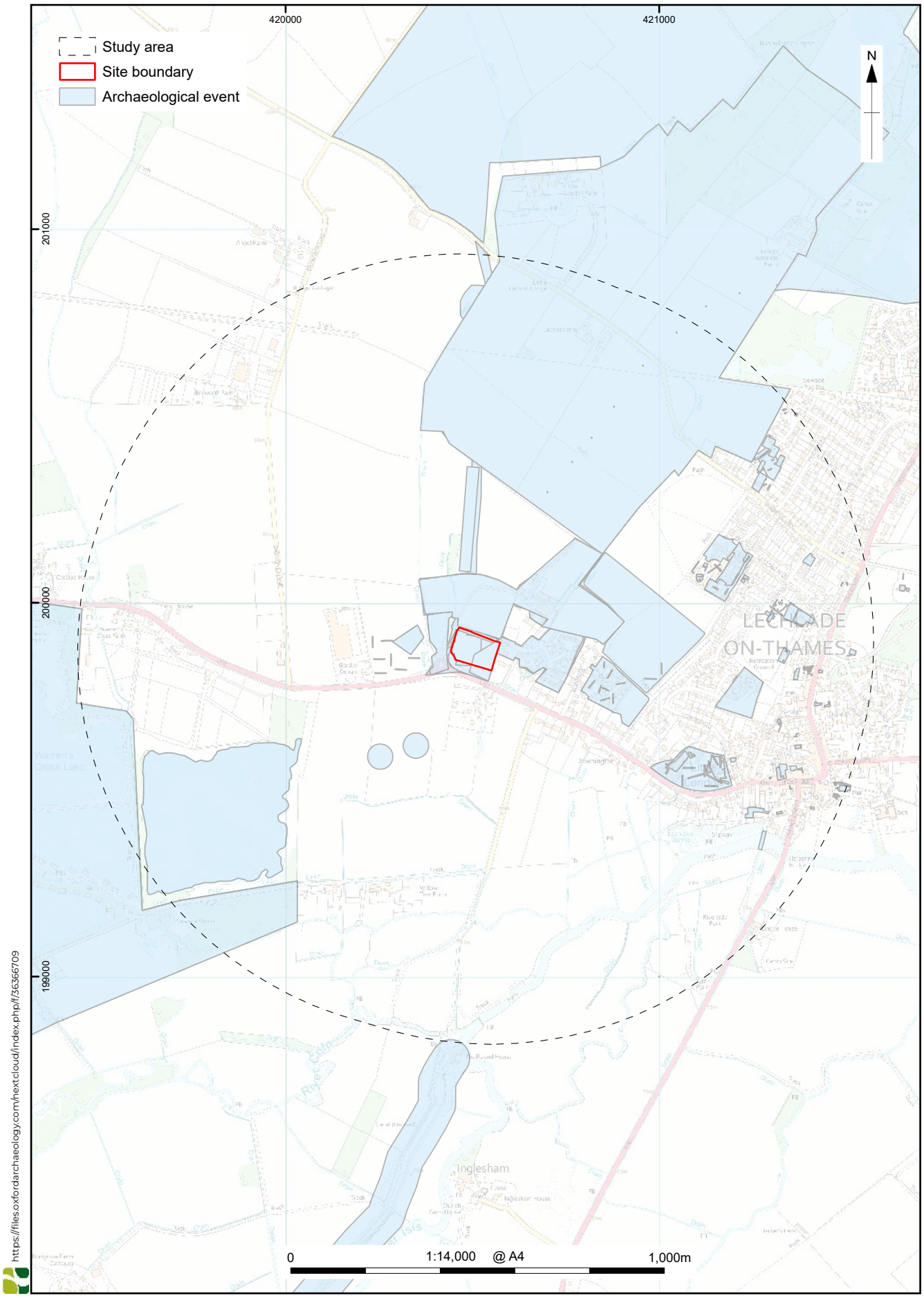


Figure L19.7: Post-medieval non-designated heritage assets within the study area



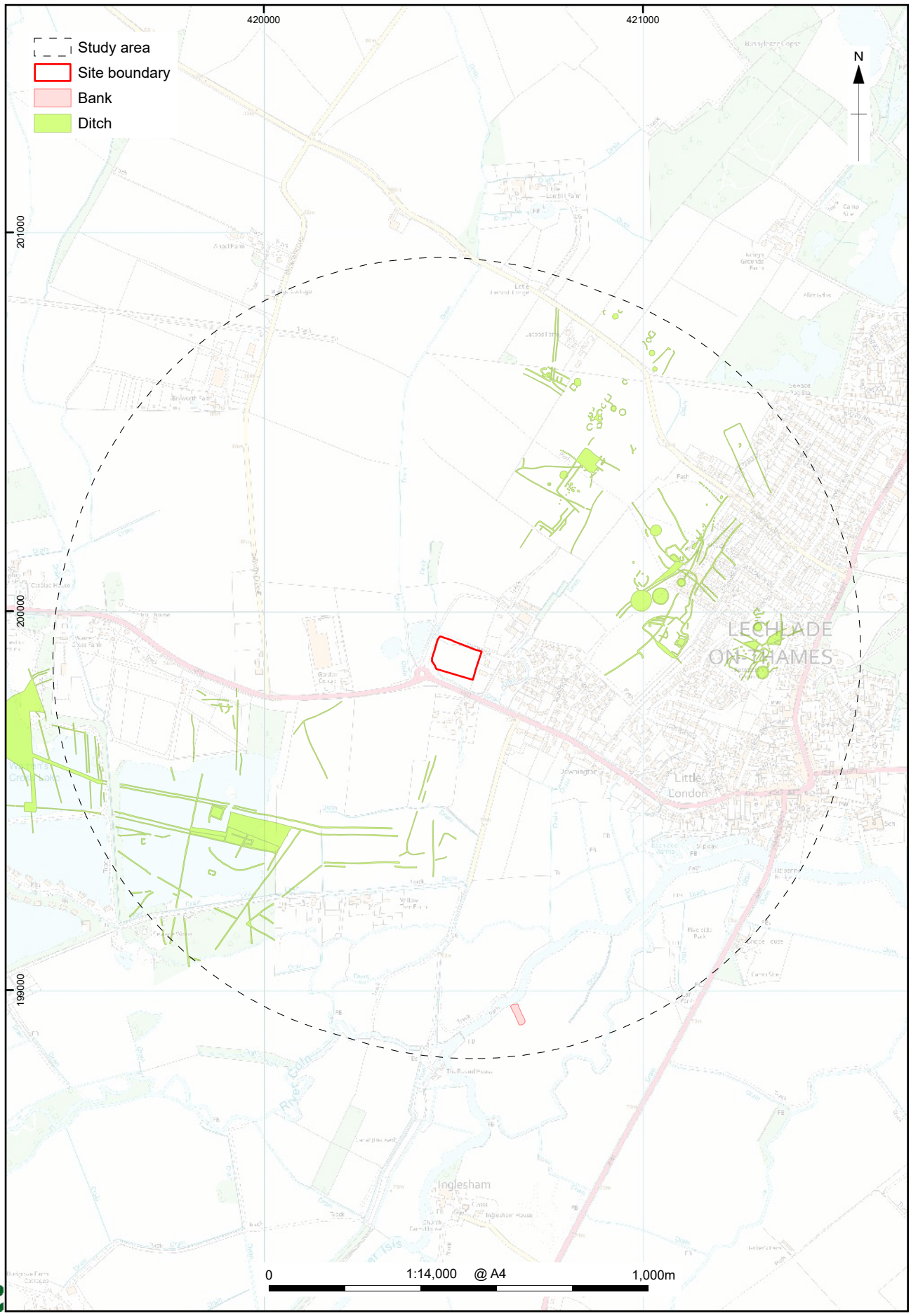
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure L19.8: Modern and undated non-designated heritage assets within the study area



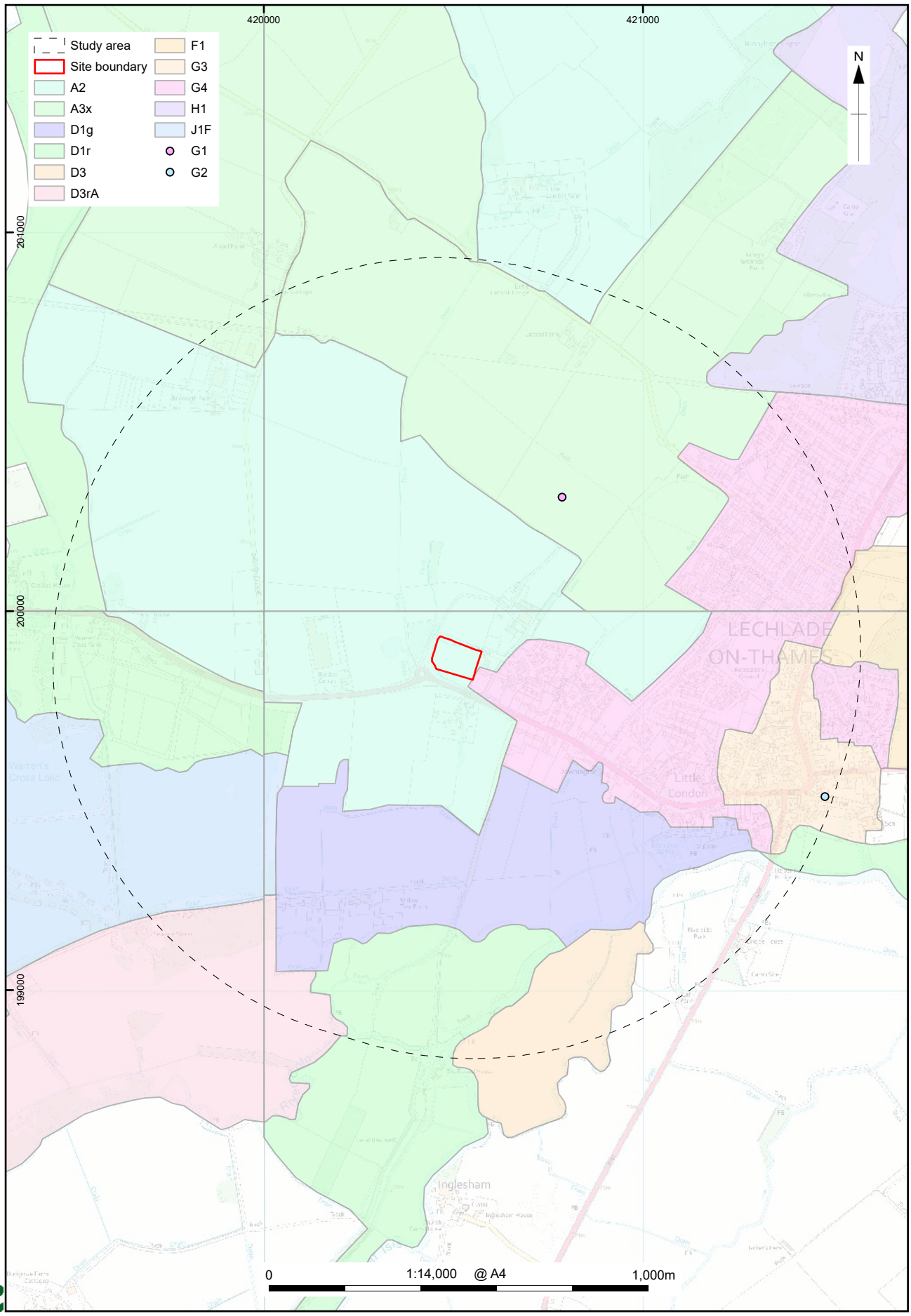
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure L19.9: Archaeological events within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure L19.10: NMP data within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set]. York: Archaeology Data Service [distributor] https://doi.org/10.5284/1020235

Figure L19.11: Historic landscape characterisation of the study area

This page is intentionally left blank

Site Reference	M19C
Settlement	Moreton-in-Marsh
Location	Dunstall Farm, Fosseway
Proposed allocation use	Residential
Number of dwellings	360

Brief description of site:

The site is situated to the south of Moreton-in-Marsh, to the immediate south of modern residential development, some of which is undergoing construction (Fig. M19C.1). It comprises an area of *c.* 27.5 hectares; four fields of arable agricultural land and one of pasture at the south-eastern extent, subdivided by mature hedgerows. A public right of way leads from Fosseway Avenue through the site. This has been temporarily diverted around the perimeter of the residential development being constructed immediately to the north-east of the site. The public right of way traverses the eastern part of the site on an approximate north to south orientation, passing an agricultural shed, after which it forks, continuing to the east as a farm access track, and to the south-east as a public right of way. The site lies at an average elevation of approximately 128m aOD, highest at its northern extent, and gradually sloping southwards.

To the north, the site is bounded by adjacent modern residential development. To the east, the site is bounded by the Great Western Railway. To the south, the site is bounded by a watercourse, with adjacent agricultural land, presumably associated with Frogmore Farm, to the south. To the west, the site is bounded by the A429, which respects the alignment of a Roman Road, the Fosse Way. The River Evenlode runs approximately 165m to the east of the site, roughly parallel with the railway line.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

There are 78 listed buildings, and one scheduled monument, within a 1km radius of the site, all but two of which are situated within Moreton-in-Marsh Conservation Area, which lies 114m to the north of the site. The two assets not within the conservation area include a Grade II listed former tollhouse (1341697), and the Grade II listed Wellington Inn (1171044), both located to the east of the conservation area on London Road, also to the north of the site (Fig. MK2B.2). The majority of the listed buildings within the conservation area

are Grade II listed buildings, except for two Grade II* listed buildings, the premises of Horne and Sons (1088654), a regional Palladian townhouse, and Lemington House and boundary wall and railings (1341717). Lemington House is of 17th century origin. These assets are separated from the site by distance and large areas of modern housing, which along with the mature hedgerows and trees along the northern boundary of the site, prevents views between the majority of these assets and the site.

The spire of the Grade II listed Church of St David (1088677) can be observed in views from the site looking north towards the town. This is partially visible between trees and above the modern rooftops from the public right of way at the far southern extent of the site – elsewhere the hedgerow to the west of the track/public right of way obscures this. The significance of the church is derived from its architectural interest as a Victorian Gothic Revival Church with surviving architectural detailing, layout and internal features; and its historic interest which relates to its association with the development of the 19th century town. The height of the tower and spire allow it to be appreciated from the landscape surrounding the town contributing to understanding of the church as an important local building.

In addition, from the far south-eastern extent of the site, views north-north-westward include the possible historic rooftops of Batsford Park, on elevated land, though with modern residential buildings and telegraph poles, as well as mature trees in the foreground. Batsford Park is a Grade II* listed building (1089576), within Batsford Park, which is a Grade II* registered park and garden (1000431) in which ten additional Grade II listed buildings and features are also located. The view permits a limited appreciation of Batsford Park's position in the wider landscape, but does not reveal the designed parkland, gardens or historic estate composition that underpin its significance. Consequently, its contribution to the asset's setting and the appreciation of its significance is limited

Batsford Park, the manor house (1089576), is situated approximately 2.75km from the site, and its principal elevation faces south-east, overlooking the landscape towards the River Evenlode. It derives its significance from its late 19th century design, by the prominent architects Sir Ernest George and Harold Peto; this is expressed through its Cotswold Elizabethan style, craftsmanship and high-quality detailing. Its significance is enhanced by its association with Lord Redesdale and as a notable country estate of the Victorian period, reflecting the social status and aspirations of its owners.

Batsford Park, the registered park and garden (1000431) derives significance from its historic development as a country estate, its 18th century landscaped

park, and the distinguished late 19th century arboretum and Japanese-inspired gardens created by A.B. Freeman-Mitford. Its designed landscapes, ornamental structures, specimen planting, surviving historic earthworks and the listed buildings contained within it collectively contribute to its historic, architectural and artistic interest.

All three of these designated heritage assets, the Grade II listed Church of St David (1088677), Batsford Park Grade II* listed building (1089576), and Batsford Park Grade II* registered park and garden (1000431) are considered of **high significance**.

Significance of non-designated heritage assets in the site:

Five known non-designated heritage assets are mapped as extending to within the site itself. One of these is part of a large swathe of Iron Age to Roman period rectilinear enclosures, field boundaries and trackways, visible as cropmarks to the southeast of Dunstall Farm (2742; Fig. M19C.5), included in the HER dataset and also mapped as part of the National Mapping Programme (Fig. M19C.9). A geophysical survey covering the northern extent of the allocation (EGC6474; Fig. M19C.8) revealed probable archaeological features within the eastern part of the site as well as ridge and furrow. Subsequent, associated trial trenching (EGC6651; Fig. M19C.8) along the perimeter of the geophysical survey area, including a linear stretch of trenching across the centre of the site, encountered a ring ditch which produced a single pottery sherd of Late Bronze Age to Middle Iron Age date, as well as part of an enclosure system. This would appear to match the cropmark evidence. No surface traces were identifiable during the June 2026 site visit to support this assessment.

Other known heritage assets within the site are areas of medieval ridge and furrow, visible as cropmarks from aerial photographs across the western (51483; Fig. M19C.6), and southern (51484; Fig. M19C.6) extents of the site, and a complex series of medieval to post medieval water meadows and drainage ditches, noted within the HER dataset to be visible as earthworks, at the eastern extent of the site (4006; Fig. M19C.6). These medieval features were also mapped as part of the National Mapping Programme (M19C.9). The final known non-designated heritage assets within the site are the mapped extent of 5-6 curvilinear enclosures of unknown date, towards the eastern extent of the site (38897; Fig. M19C.7) and the mapped extent of 17 curvilinear enclosures of unknown date, visible as cropmarks, covering a larger area, also within the eastern part of the site (38898; Fig. M19C.7), features also mapped by the National Mapping Programme (Fig. M19C.9). None of these heritage

assets were identifiable at surface level during the June 2026 site visit to support this assessment.

A former farm called Dunstall has also been recorded within the site, (the upstanding agricultural building within the northern extent of the site formed part of its main complex; Fig. M19C.7). Historic Ordnance Survey mapping shows that this was accessed by the present public right of way from the north, as well as a track from the west, which extended from the main road. This western track passed an additional range of agricultural outbuildings, which formed a broad c-shape plan (Fig. M19C.7). These buildings may have been associated with Dunstall, although the enclosure map suggests they were within a separate landholding in 1821.

Owing to their archaeological interest, assets dating from the prehistoric to later medieval periods, including the Iron Age to Roman features within the site, are generally considered to be of **medium significance**. This may also be applicable to features relating to medieval agricultural practices, dependent on survival and rarity levels. It is likely that sub-surface remains of the two former agricultural complexes identified towards the northern extent of the site are of **low significance**, the evidential potential of surviving sub surface remains likely restricted to confirmation of their extent as shown on 19th century mapping. There are multiple, upstanding surviving examples of agricultural buildings of this period within the wider landscape.

Significance of non-designated heritage assets in the environs of the site:

The HER records an additional 76 non-designated heritage assets beyond the site boundary but within a 1km radius of the site (Fig. M19C.5-7), some of which are known also from previous archaeological investigations (Fig. M19C.8) and/or the National Mapping Programme (Fig. M19C.9). Many share similar characteristics with the heritage assets within the site itself, including curvilinear enclosures of unknown date identified from cropmarks in aerial photographs, prehistoric to Roman period enclosures and possible settlements, also visible as cropmarks, and extensive evidence for medieval agricultural activity, in the form of ridge and furrow, enclosures and field boundaries, and drainage ditches and water meadows. Medieval activity is not surprising given the proximity of Moreton-in-Marsh (15387 and 15388; Fig. M19C.4), which has medieval origins, 550m to the north of the site, and the deserted medieval village of Coldicote (9671) approximately 250m to the east of the site (Fig. M19C.8).

Evidence for past activity of the prehistoric, Roman and medieval periods in a wider 1km radius not reflecting that known within the site includes a possible Bronze Age barrow (38910), a Romano-British farmstead (25518), the Roman Road of the Fosse(e) Way, between Exeter and Lincoln (6491), which is respected by the present A429 to the immediate west of the site (Fig. M19C.5), and a well (2726) and a spearhead find (7237) of the medieval period (Fig. M19C.6). Post medieval period activity is largely concentrated to the north of the site, representing the continued occupation and extension of settlement at Moreton-in-Marsh (Figs. M19C.3, M19C.4 and M19C.7). The road to the west of the site, in use since at least the Roman period, was upgraded to a turnpike in 1755 (2653), and the Oxford, Worcester and Wolverhampton Railway, subsequently part of the West Midland Railway and the GWR, was established to the immediate east of the site in the 19th century (26154880). Activity of the modern period is dominated by temporary installations associated with World War II, all mapped to the north of the site (Fig. M19C.7), and there are a number of undated features in the 1km study area (Fig. M19C.7).

Owing to their evidential value, assets dating from the prehistoric to later medieval periods are generally considered to be of **low** to **medium significance**, while any deposits/ materials dating to the post-medieval agricultural use of the study area are of comparatively **low significance**. Where HER records include designated heritage assets such as listed buildings, registered parks and gardens, or scheduled monuments, they are considered to be of **high significance**.

No Neighbourhood plan has yet been approved for Moreton-in-Marsh, but there is a draft version under consultation, which identifies a number of non-designated historic structures as requiring consideration in planning proposals within a 1km radius of the site. These predominantly lie within the historic core of Moreton-in-Marsh, and so are not visible from the site. The assets within the core of the town are unlikely to be affected by the allocation of the site. Two non-designated heritage assets are identified in the draft Neighbourhood Plan to the south of the main settlement. These include the cider press on Fosseway Avenue, approximately 250m north of the site (Fig. M19C.3). This is located on a grass verge, north of a pumping station and modern houses, and these, as well as those residences under construction to the north of the site, restrict intervisibility. The other is Coldicote Farm, which is situated *c.* 400m to the east of the site (Fig. M19C.3). This is also not visible from within the site, due to mature vegetation at the eastern boundary, and beyond. These assets are unlikely to be affected by the allocation of the site.

The draft neighbourhood plan identifies a potential 43 important views in the vicinity of Moreton-in-Marsh which should be preserved in future planning proposals. One of these, View 17, is from the public right of way within the eastern half of the site, north-north-westwards (Fig. M19C.3). The cited reason appears to be based on its rural character: '*as Moreton is approached from the south, along the route shared by the Diamond Way and Moreton 8, the open arable farmland, bordered by natural hedgerows, and an old corrugated barn in the corner of the field, there is little that indicates it is within 700m of entering Fosseway Avenue*'. There is some discrepancy between descriptions and mapped locations, but three others, two potentially at the southern extent of the site, and one towards the south-western extent, all facing north or north-east, include the note 'probably remove' so presumably are of less concern. There is, however, the potential for the allocation of this site to have an effect on at least one important view. This viewpoint does not appear to be significant based on heritage, or archaeological, value so does not require further consideration in this assessment.

Historic landscape character of the site (and significance):

The site lies just beyond the Cotswolds National Landscape (CNL), designated as an Area of Natural Beauty (AONB), the boundary of which is the watercourse approximately 220m to the north of the site and the western extent of the A429, just to the west of the site. This nearest part is mapped within Pastoral Lowland Vale characterisation area. The site also lies within the Moreton-in-Marsh Special Landscape Area (Fig. M19C.3). For areas within Cotswold District Council's remit, the Special Landscape Area (SLA) designation provides protection for locally significant and attractive landscapes that are of comparable quality to AONBs. These are identified as worthy of protection and enhancement, particularly through the planning process.

The Gloucestershire Historic Landscape Characterisation (HLC; Gloucestershire County Council 2013) maps the majority of the site within character type A2m 'less irregular enclosure partly reflecting former unenclosed cultivation patterns', which is interpreted as enclosure of former un-enclosed cultivation. The south central and south-western extents lie within character type D1r 'riverine pasture, probable meadows now largely enclosed', with the subtype 'r' representing the enclosure of straight 'doles' within meadows. This character area relates to enclosed land adjacent to major streams or rivers, typically thought to be medieval or post medieval in date, perhaps the earliest surviving boundaries within a landscape (Fig. M19C.10).

The Gloucestershire Landscape Character Assessment of 2006 (LDA Design 2006) includes the site within the Undulating Lowland Vale character type,

within VM2A: Upper Stour Hills and Valleys. The landscape is intensively farmed with both arable and pastoral land. A network of generally well-maintained hedgerows border the fields, although in areas poor maintenance regimes have resulted in reinforcing post and wire and post and rail fences. Medium scale regular shaped fields emphasise the broad undulating landscape, often creating a strong pattern throughout the landscape. Small pastures and contrasting wide floodplain pastures frequently align watercourses, with the valley bottoms also supporting a denser area of indigenous vegetation including scattered trees aligning watercourses. Hedgerow trees are frequent, with occasional field trees. Despite the limited settlement pattern evident today, the landscape type has a long history of settlement, in particular since improved farming techniques allowed more marginal land to become workable in the Romano-British and Saxon periods. This landscape character type is considered to be of **low significance**, based on its lack of rarity within the wider landscape.

Contribution of the site to the significance and setting of known heritage assets:

The site comprises four fields of arable agricultural land and one of pasture at the south-eastern extent, subdivided by mature hedgerows, and including a public right of way within its eastern half. Modern residential development borders the site to the north, with adjacent agricultural land to the south and, beyond the railway line, to the east. To the west is the A429, on the west side of which, in the vicinity of the site and to the north, are large amenity buildings associated with Moreton-in-Marsh (North Cotswold Hospital and a garden centre).

Almost all of the designated heritage assets and upstanding non-designated heritage assets within a 1km radius of the site are not visible from the site, and have no historical or other associations, and thus the site provides a **neutral** contribution to their heritage significance and setting. However, the spire of the Grade II Church of St David (1088677) is partially visible through mature vegetation and over the modern rooftops of the residential developments to the north of the site. The immediate setting of the church is defined by the associated churchyard (within which are four Grade II listed tombs) with boundary wall which surrounds it, and the historic buildings along Church Street to the south and east. The wider conservation area and historic buildings within it also make a positive contribution its setting allowing the church to be understood as a focal point for the historic town. The site forms part of the historic agricultural landscape that surrounded the town. Views of the spire along the historic approaches into the town, make a low positive contribution to the setting of the church allowing its prominence and role as a local landmark

to be appreciated. Views of spire from within the site are not located along any of these historic approaches and are framed by significant modern development. These views are considered to make a **low positive** contribution to the understanding or appreciation of the heritage interest of the church, because they are from a public right of way which is shown on historic Ordnance Survey mapping.

In addition, in longer views from the site, the rooftop of the Grade II* listed manor house of Batsford Park (1089576) is also just identifiable to the north-west, again through and around mature vegetation, from the south-eastern part of the site. The key component in the setting of the manor house is the surrounding Grade II* registered park and garden (1000431), a landscape deliberately designed to frame it. The location of these heritage assets, on the south-eastern slope of a hill, has resulted in the house being designed to face south-eastwards, to allow and appreciate wide, long-reaching views across the landscape towards the River Evenlode. These wider views looking across the Evenlode valley from the house/garden cumulatively make a low positivise contribution to its setting. The site sits within this landscape and may form a small part these views. However, adjacent development, both to the north-west in terms of the built form of large, detached structures including the North Cotswold Hospital and the garden centre, and more densely developed modern residences to the immediate north, have introduced modern built form into this part of the landscape view. The site therefore provides a maximum contribution of **low positive** to the setting of this heritage asset. Return views of the house and gardens from the site allow the topographic position of the house and garden to be understood but don't directly contribute to its heritage interests or ability to appreciate these interests. The return views therefore make a **neutral contribution** to the setting of this asset.

Impact assessment:

The site has been identified as providing a maximum contribution of low positive to known heritage assets. Its inclusion as a site allocation would result in indirect harm to the setting of the Grade II listed church and a Grade II* listed building within a Grade II*listed park and garden (Batsford Park) through the introduction of new built form into the agricultural landscape, from which the spire of the church is visible from a public right of way, and over which the Grade II* listed Batsford Park house overlooks. As it is likely to result in a small change to a panoramic landscape view, this would equate to a negligible change to setting. Adjacent development to the north of the site has eroded the significance of this part of the landscape area, and proves that it is not an outright barrier to development. At a maximum, it is anticipated that the site's

inclusion as an allocation site is likely to result in an overall impact level of **less than substantial harm**, and potentially, **no harm**.

The allocation includes a large area of cropmarks identified from aerial photographs, interpreted as resulting from Iron Age to Roman period activity. Geophysical survey and trial trench evaluation covering part of the site appear to corroborate this. Further curvilinear enclosures of unknown date, as well as areas of medieval to post medieval ridge and furrow and water meadows are also known within the site, as are two former, probable nineteenth century, farm complexes, at the northern extent of the site. Development within the site would have a **permanent negative impact** on any surviving archaeological remains resulting in **substantial harm** to these heritage assets. Without appropriate investigation and mitigation measures, any development that disturbs archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The development of the allocation would change the historic landscape character of the site from irregular enclosure and riverine pasture to modern residential development, reducing the extent of these historic landscape types and eroding the post-medieval rural character of the landscape to the south of Moreton-in-Marsh. Given the size and scale of the site, this would have a negative impact upon a large area of land, but, given the significance of the historic landscape character type is low, this would result in an overall level of **less than substantial harm**.

Cumulative impacts deriving from the allocation of the site:

No cumulative impacts are anticipated, as there are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Recommendations for minimising harm and maximising enhancement:

The northern part of the site has been subjected to geophysical survey and trial trench evaluation, confirming the high potential for archaeological remains of prehistoric to Roman periods, and of agricultural activity, including medieval field systems and ridge and furrow and the remains of former post medieval agricultural buildings, within the site. It seems highly likely, therefore, that a programme of targeted archaeological evaluation trenching, will be required. This would help to understand the extent and character of surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after

appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

For the Church of St David, the spire of which is visible to the north of the site from the public right of way within the site, it would be difficult to prevent the allocation from having some impact upon setting, but this would not result in significant visual change, and this could be reduced through the retention and enhancement of existing boundary vegetation and retention of a public right of way through the site.

Similarly, for Batsford Park, visible to the north-west from the site, it would be difficult to prevent the allocation from having some impact upon setting, but this would not result in significant visual change. The introduction of a small change to a panoramic landscape view is likely to result in a negligible change to setting which could be reduced, to a degree, through the retention and enhancement of existing boundary vegetation, and could result in an overall level of harm, of no harm.

The allocation of the site has been identified to result in **less than substantial harm** to the historic landscape of the area by replacing an area of low significant irregular enclosure and riverine pasture with modern residential development. Given the size and scale of the area to be affected, some impact is inevitable. Design considerations, such as the preservation of existing field boundaries within the site's green infrastructure provision, or, where this is not possible, preservation of their alignment within the development layout, would help to preserve the legibility of the present landscape and reduce the overall level of harm.

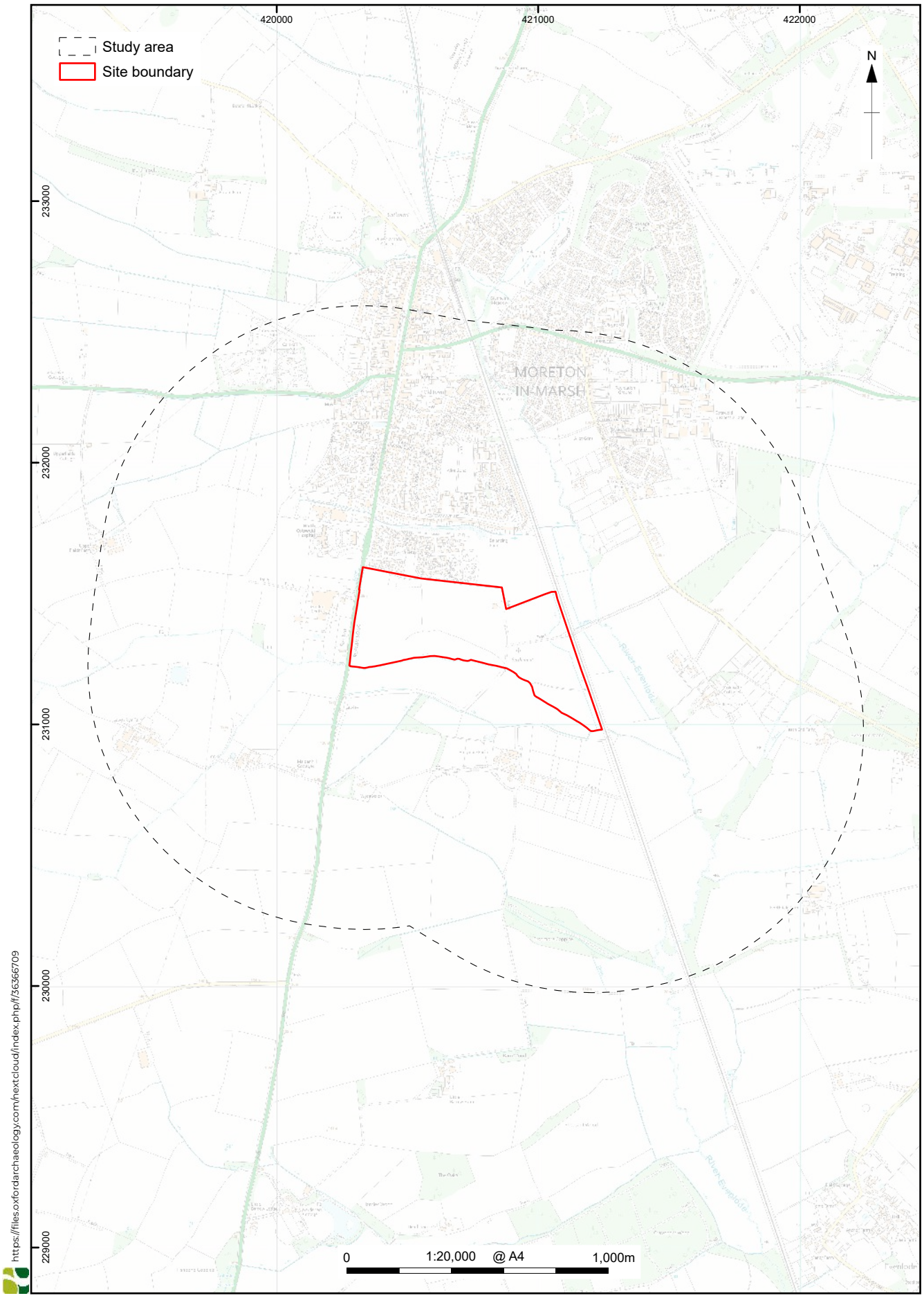
No opportunities for heritage enhancement are readily identifiable.

Conclusions and suitability:

It has been assessed that the progression of this site as a site allocation, through to final development, could result in a level of harm, equivalent to less than substantial harm to the heritage significance of a Grade II listed church, a Grade II* listed building within a Grade II*listed park and garden and on historic landscape character. The development of land to the north, also with intervisibility with the church spire, and within the wider setting of Batsford Park, indicates that this does not preclude development. However, the incorporation of sensitive, considerate design of the final development proposals should aim to minimise harm.

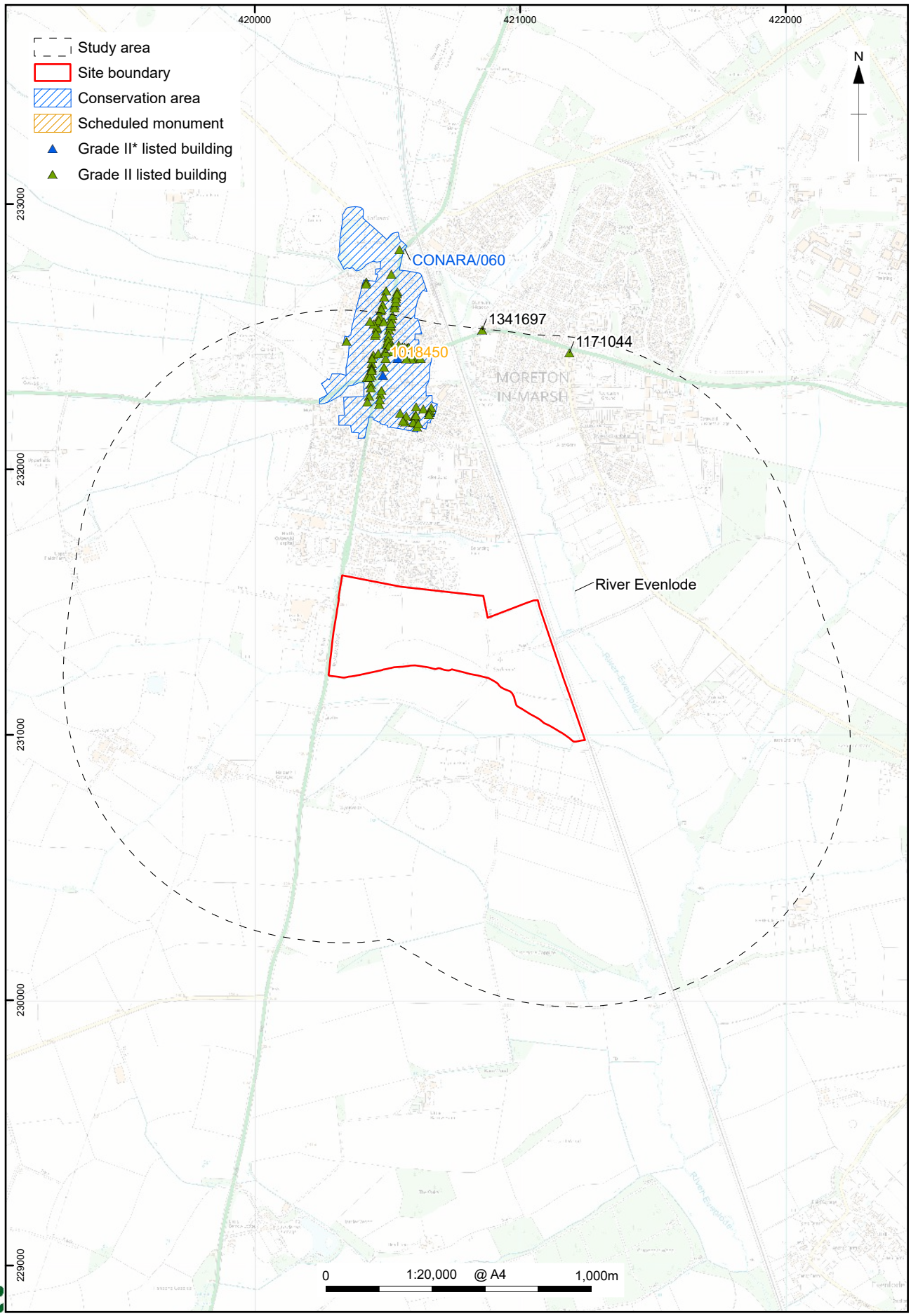
Heritage constraints rating: Moderate

These could result in a final heritage sensitivity score of **Moderate** (i.e. suitable for development subject to recommended mitigation or design controls). Recommended design controls are for the retention, and perhaps enhancement, of existing mature planting, and consideration of a gradual buffer zone at the southern extent of the site, to allow for the sensitive introduction of newly built form into the character of the special landscape area in which the allocation lies. This does not consider below ground impacts to sub-surface archaeological remains, which would require full consideration if the site is progressed.



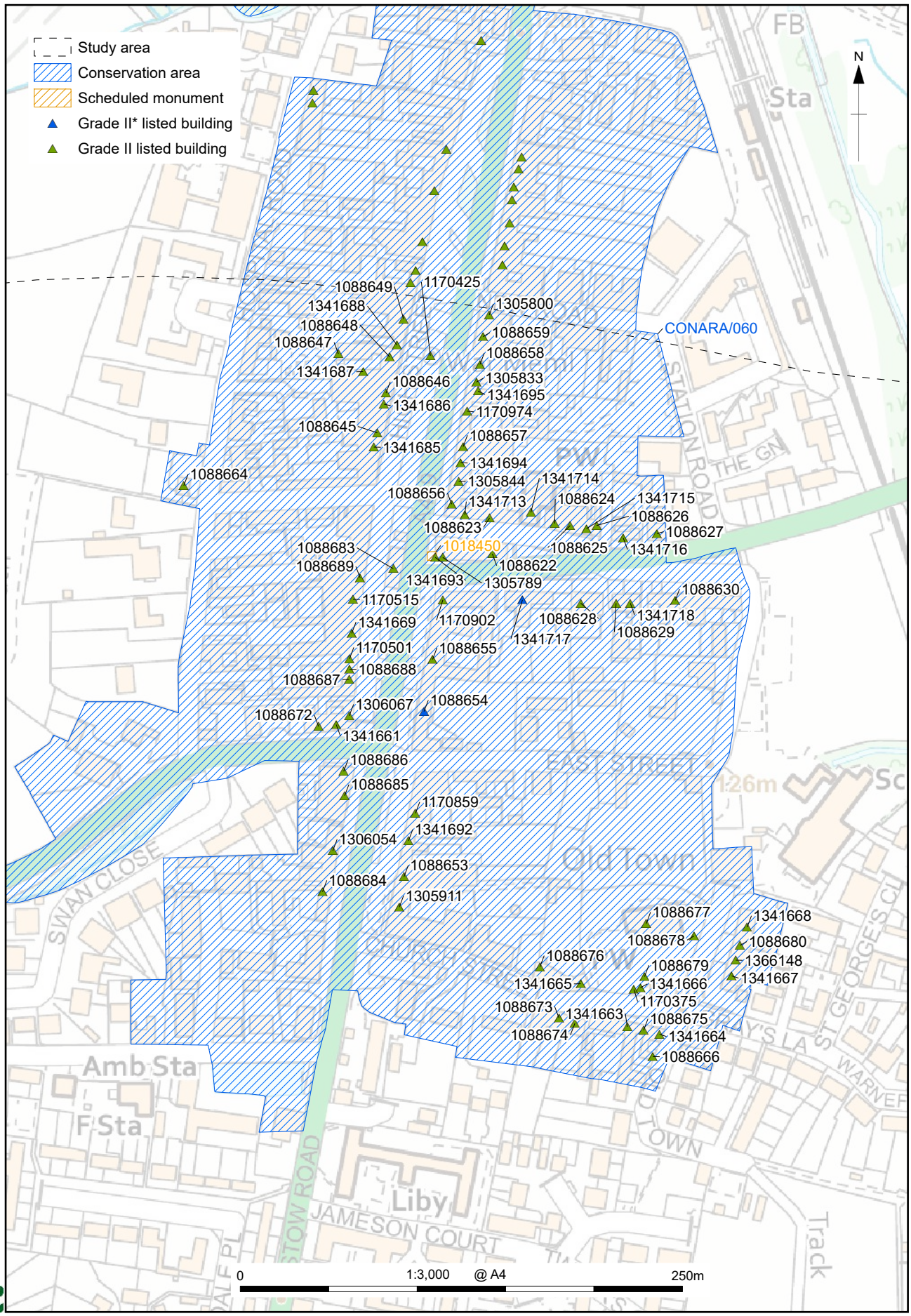
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure M19C.1: Site location



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure M19C.2: Designated heritage assets within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure M19C.2b: Detail of designated heritage assets within conservation area CONARA/060

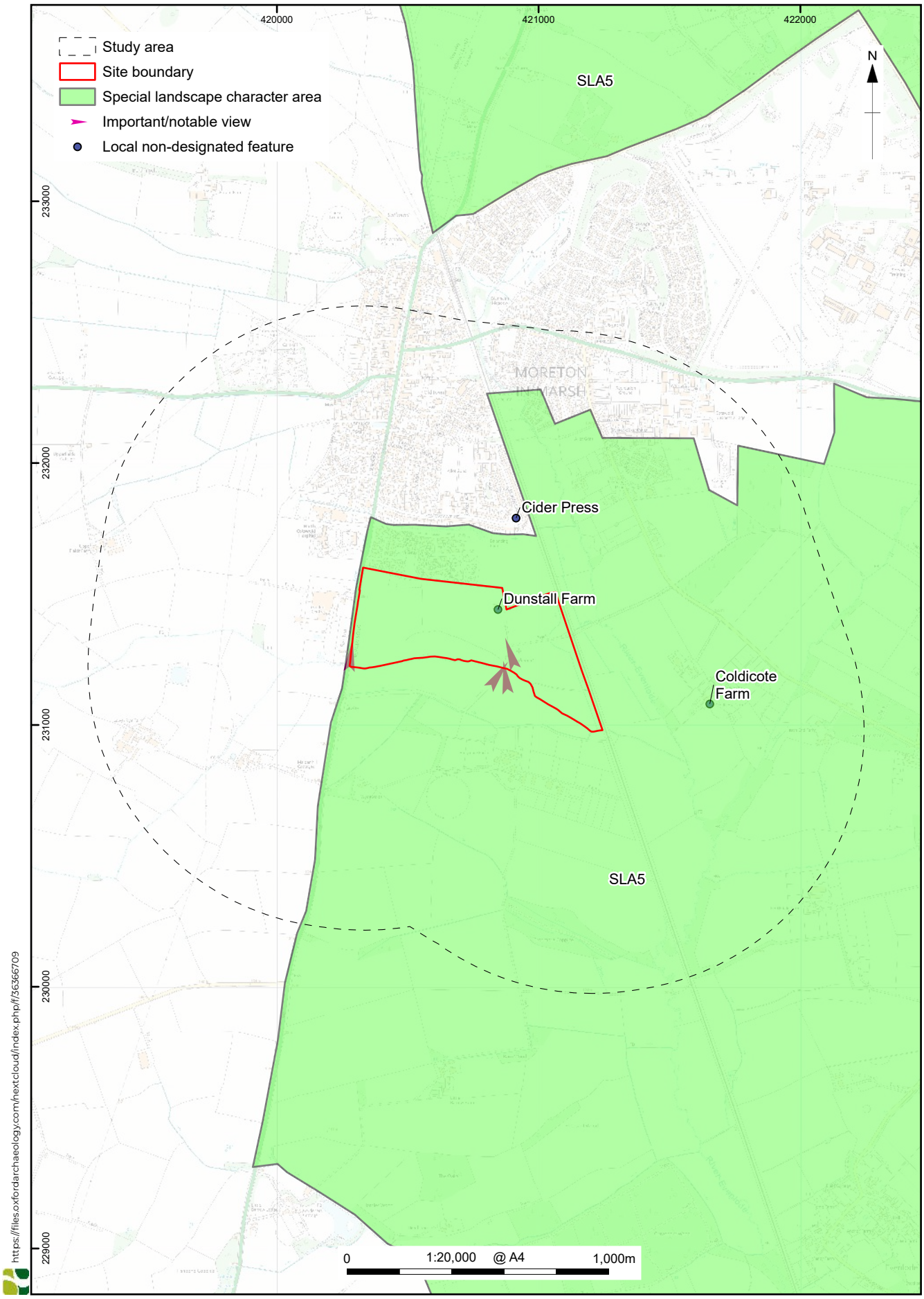
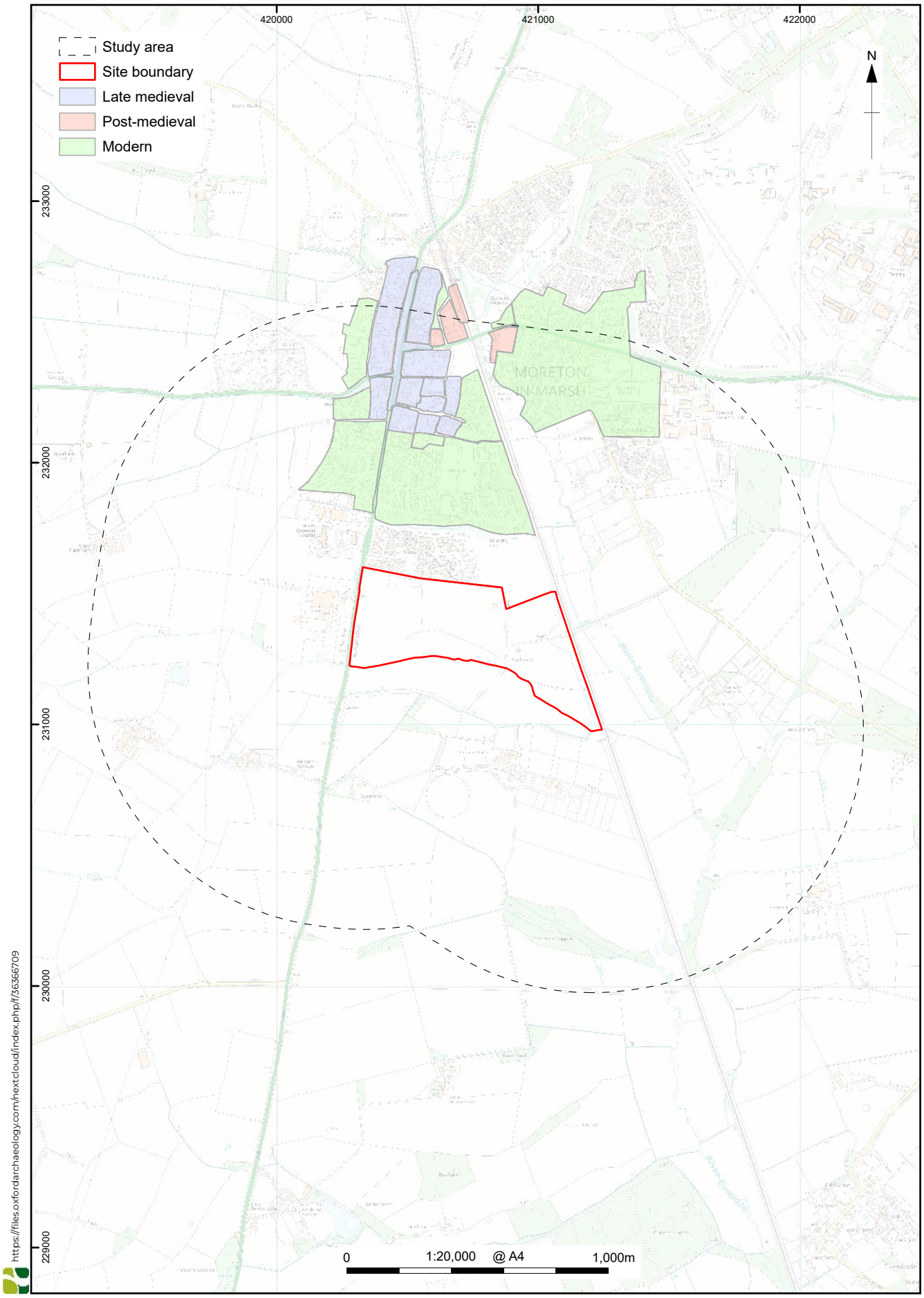


Figure M19C.3: Local heritage assets within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure M19C.4: Historic development of the town

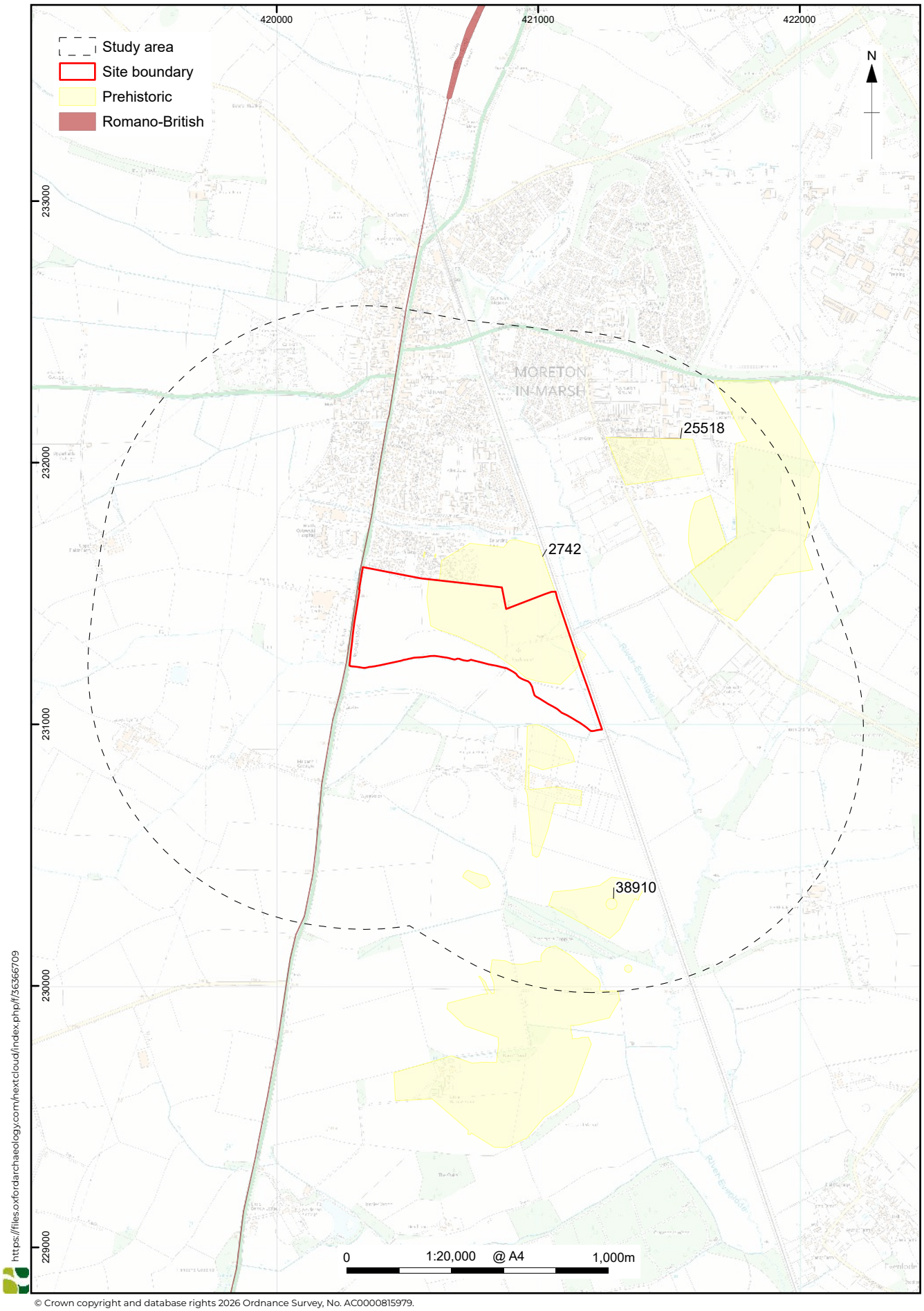
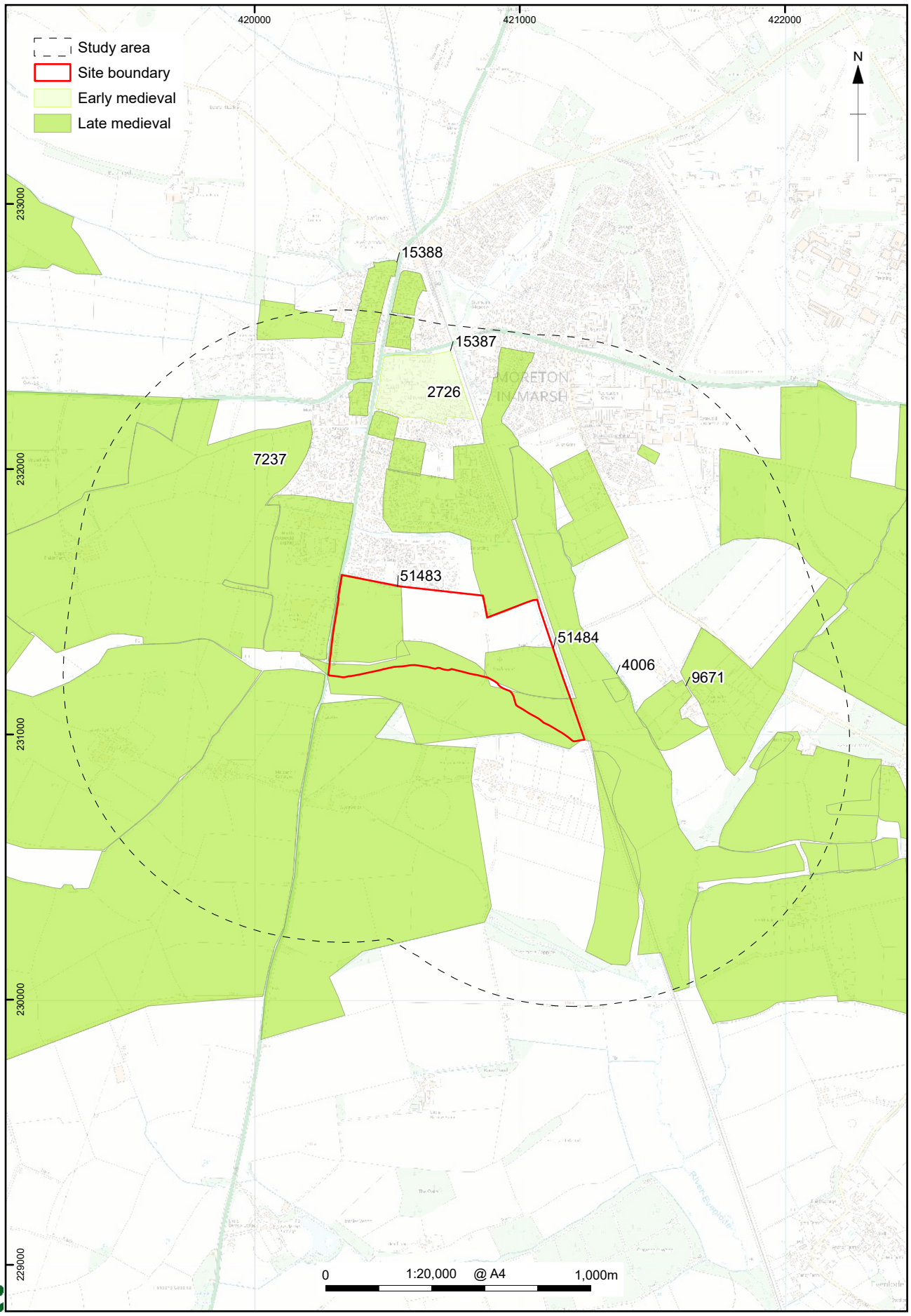
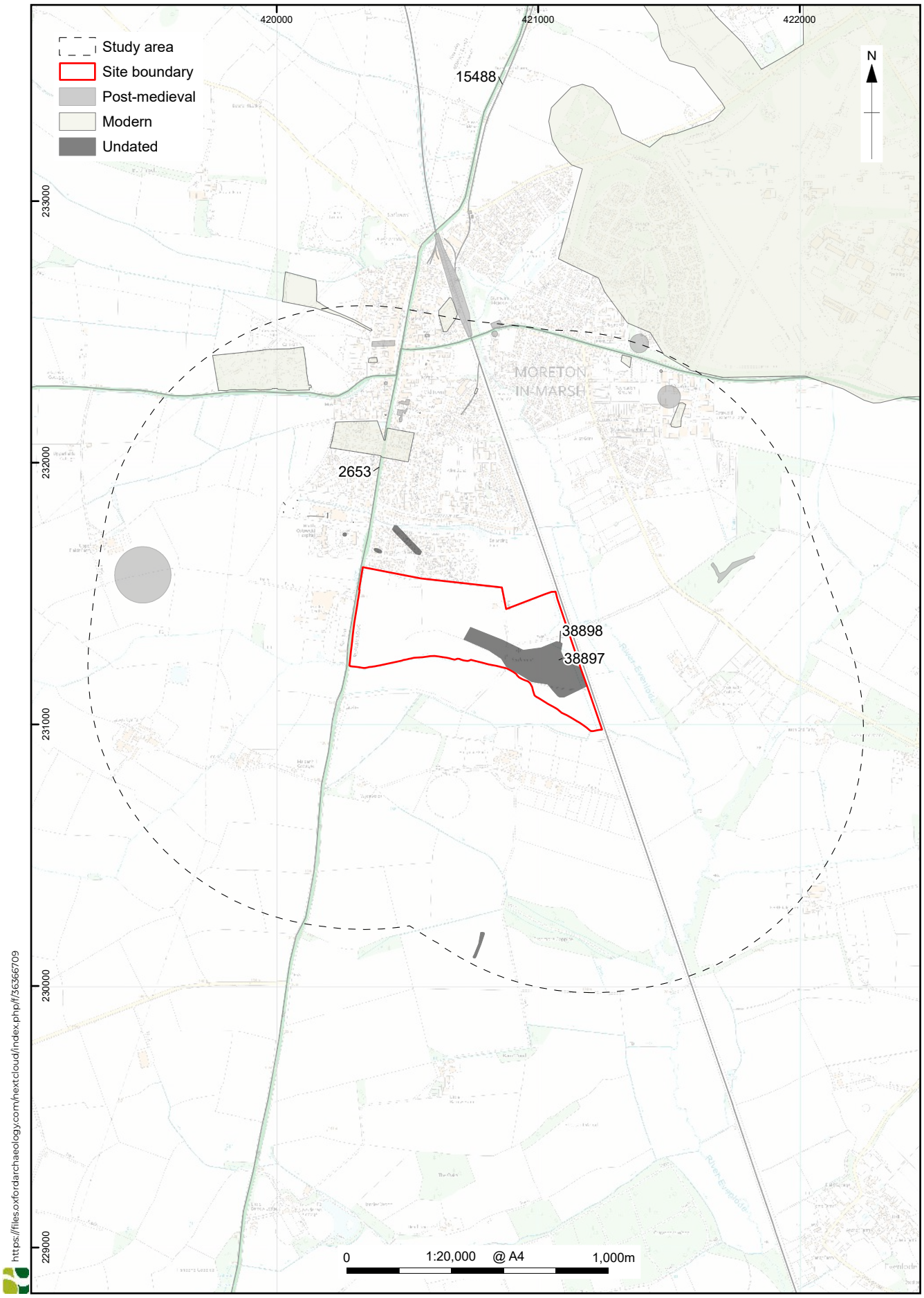


Figure M19C.5: Prehistoric and Romano-British non-designated heritage assets within the study area



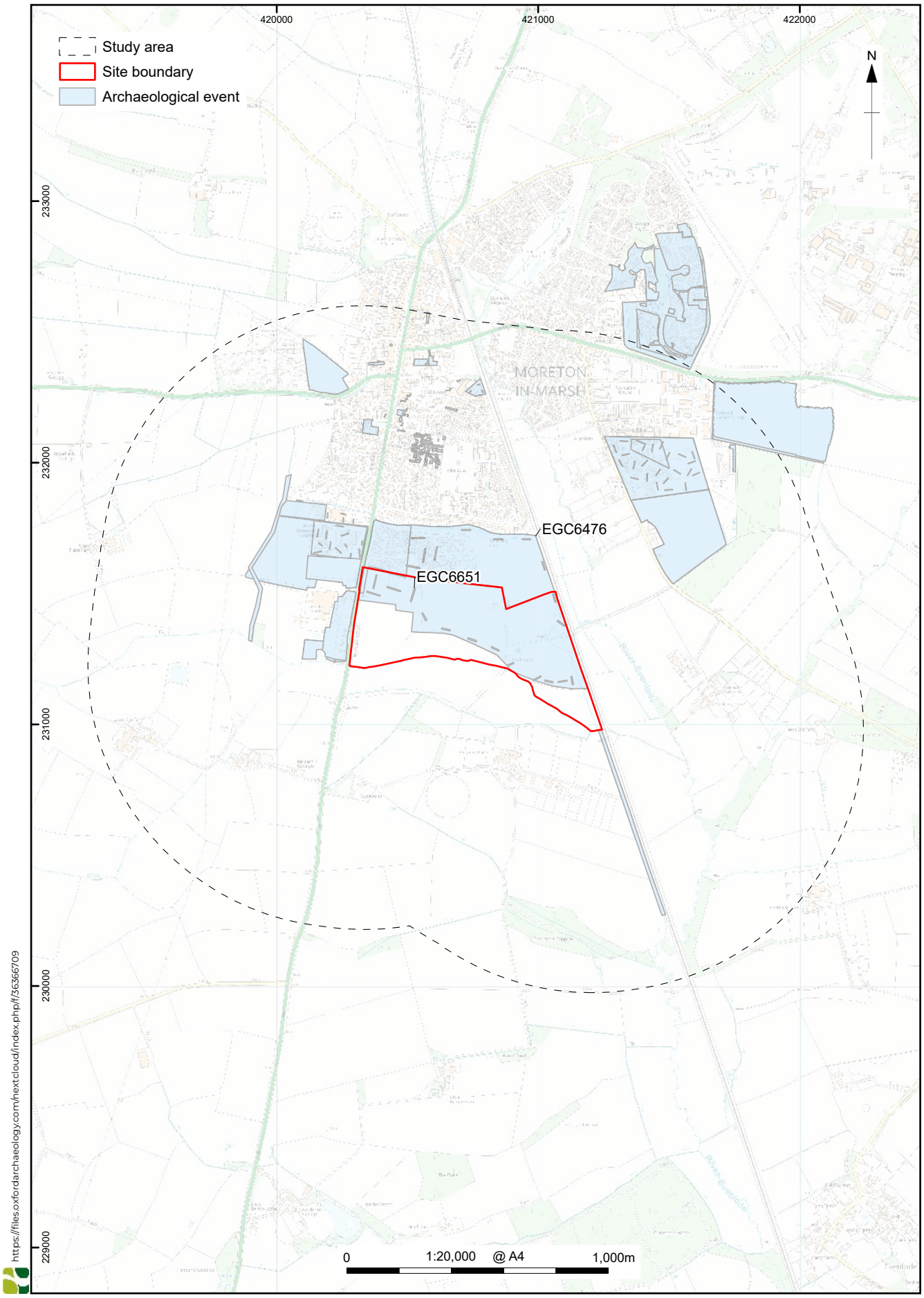
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure M19C.6: Medieval non-designated heritage assets within the study area



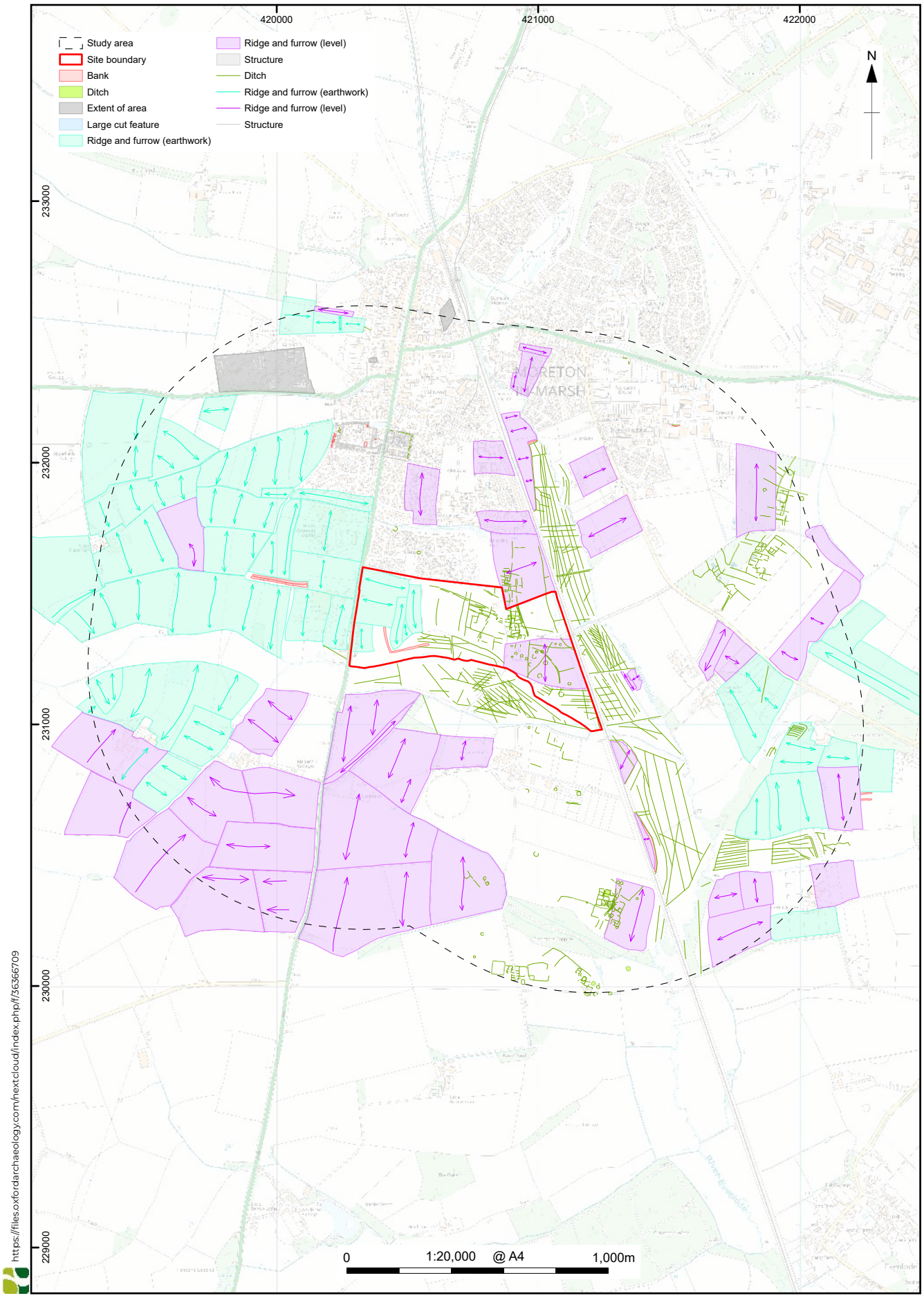
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure M19C.7: Post-medieval, modern and undated non-designated heritage assets within the study area



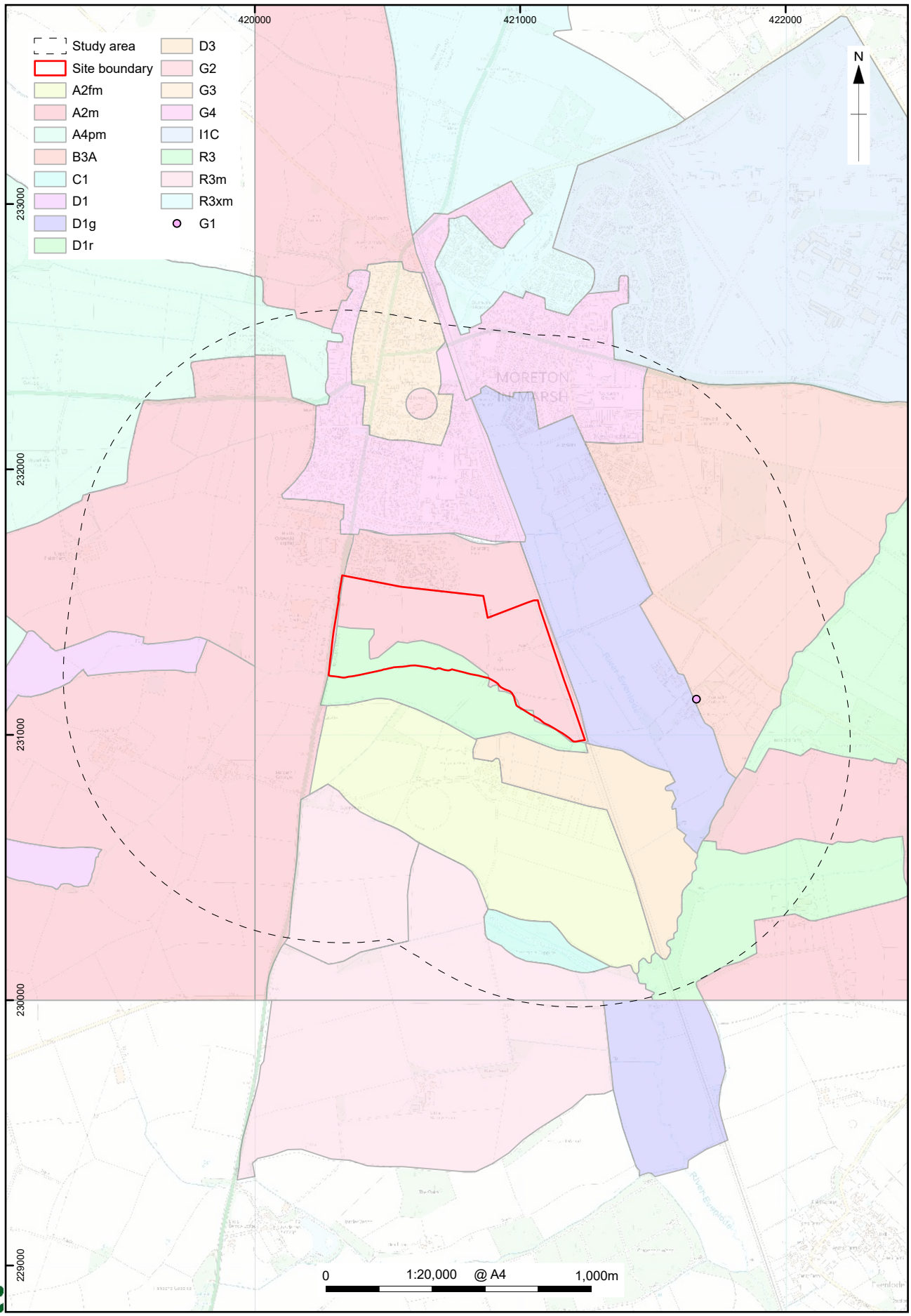
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure M19C.8: Archaeological events within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure M19C.9: NMP data within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set]. York: Archaeology Data Service [distributor] https://doi.org/10.5284/1020235

Figure M19C.10: Historic landscape characterisation of the study area

Site Reference	MK2B/C
Settlement	Mickleton
Location	Land north-east of Mickleton
Proposed allocation use	Residential
Number of dwellings	40

Brief description of site:

The site is situated to the north-east of Mickleton, to the immediate east and north of modern residential developments (Fig. MK2B/C.1). It comprises an area of *c.* 5.3 hectares, of arable agricultural land, subdivided across the centre by the west-south-west to east-north-east alignment of Canada Lane, which extends from the residential development to the west, to access large agricultural sheds to the east. The site lies at an elevation of approximately 80m aOD.

The site is bounded by farm access tracks along its north-western, and part of its north-eastern, boundaries with agricultural land beyond. To the south-west and south-east, it is bordered by modern residential developments, while along the southern boundary and remaining part of the north-eastern boundary it is bordered by agricultural fields. The trackway crossing the site (an extension of Canada Lane) is lined on either side by avenues of trees, which are protected by a tree preservation order (TPO25/00005). This trackway is also a public right of way, and forms part of the Heart of England Way. The remains of a mature hedgerow runs parallel to the track across the field to the north, and a small copse of trees and vegetation, potentially disguising rubble, is situated at the north-eastern extent of the site. A second pile of rubble is present towards the eastern extent of the mature hedgerow within the northern part of the site. Otherwise, the land within the site is arable, and is relatively flat and level, although the wider landscape is rolling, and there are longer views to the north and east.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

There are 35 listed buildings within a 1km radius of the site, 34 of these are situated within Mickleton Conservation Area, which, at its nearest point to the site, lies 114m to the south of the access route (Fig. MK2B.2). No conservation area appraisal has yet been produced for Mickleton but the significance of the conservation area can be seen to arise from the historic and architectural

interest inherent in its compact, linear settlement form, rural character, and the concentration of historic and listed buildings within its well-preserved historic core. The majority of the listed buildings within the conservation area are Grade II listed and date to between the 16th and 19th centuries, illustrating the post-medieval development of the village. The Church of St Lawrence (1305720) is Grade I listed and has medieval origins, although it was extended multiple times between the 13th and 17th centuries and was subject to major restoration in the Victorian period. Both the conservation area and the listed buildings contained within it are considered to be of **high significance.**

One Grade II listed building is situated to the south of the site, outside the conservation area. This asset is Mickleton Wood Farmhouse (1088521) which dates to the 18th or early 19th century. The farmhouse has architectural interest arising from its Flemish bond brick construction with limestone detailing, including rusticated quoins, sash windows with stone lintels and a pedimented central bay. It also has historic interest arising from its age and well-preserved character as a rural farmhouse. It is considered to be of **high significance**.

A registered park and garden, Kiftsgate Court is also present (1000456) approximately 780m to the south of the site. Kiftsgate Court is a Grade II registered late 19th and early 20th century garden laid out around a country house on the crest of the Cotswold escarpment. The gardens comprise a series of distinctive formal compartments, including the Four Squares, Rose Border and White Garden, set within a wider framework of lawns, terraces, woodland planting and ornamental borders. The design evolved principally during the 1920s and 1930s under Heather Muir, with influences from nearby Hidcote Manor, and is renowned for its rich horticultural interest and plantsmanship. Beyond the formal gardens, the site extends into a small pastoral park focused on a wooded combe and scattered specimen trees. The escarpment-edge location affords extensive outward views across Mickleton and the Vale of Evesham, with particularly notable panoramas from the terrace, garden walks and lower lawns towards Bredon Hill and the Malvern Hills.

Due to modern housing developments to the south and south-west of the site, either side of Granbrook Lane, as well as the more recent development to the immediate west of the site, along Furrow Way which is proposed as the access route into the site, north of Canada Lane, none of these heritage assets are visible from the site itself. Even from the western extent of Furrow Way, dense hedgerows either side of Stratford Road, and vegetation and mature trees at the property boundaries to the north of the village, mean that there is also no intervisibility. As a result, these listed buildings and the conservation area are unlikely to be affected by the allocation of the site.

Beyond a 1km radius, considered of particular significance to the site given the local topography, is the multivallate hillfort on Meon Hill, a scheduled monument (1011372). This heritage asset is also included on Historic England's Heritage at Risk Register. It is situated on a natural hill, 1.3km to the north-east of the site, and is a particularly rare example of a multivallate hillfort in this part of the country, and only around 50 examples are known nationally. Previous archaeological investigations have revealed a large hoard of currency bars, demonstrating the high status and importance of the site in the Iron Age as well as evidencing early endeavours in the standardisation of currency, and an Anglo-Saxon inhumation burial, complete with shield boss, spearhead and ferrule, indicative of the continued importance of the monument across multiple generations. As a scheduled monument of national importance, the multivallate hillfort on Meon Hill is considered of **high significance**.

Significance of non-designated heritage assets in the site:

Three known non-designated heritage assets are mapped within the site itself, when also considering the access route. These include part of a large swathe of late medieval to post medieval ridge and furrow, identifiable through earthworks and cropmarks (51156), included in the HER dataset (Fig. MK2B/C.3), though not mapped as part of the National Mapping Programme (Fig. MK2B/C.5). No traces are visible within the site on LiDAR imagery or were identifiable in the June 2026 site visit.

The other known non-designated heritage assets are mapped to the west of the main site, traversed by the access route, and comprise a multi-phased Iron Age to Romano-British settlement (46381) and a large pit containing Mesolithic or Neolithic worked flint (53455). These were both revealed during archaeological work undertaken ahead of the residential development through which Furrow Way runs, and thus no longer survive at this location. It is possible that associated archaeological remains extend to within the site, however, no upstanding remains are visible within the site on LiDAR imagery or were identifiable in the June 2026 site visit.

Owing to their archaeological interest, assets dating from the prehistoric to later medieval periods, applicable to settlement remains, are generally considered to be of **medium significance**, and those relating to past agricultural activity of the medieval or post medieval periods, likely applicable to the mapped area of ridge and furrow, are considered to be of **low significance**.

Significance of non-designated heritage assets in the environs of the site:

The HER records an additional seven non-designated heritage assets beyond the site boundary but within a 1km radius of the site (Fig. MK2B/C.3), some of which are known also from previous archaeological investigations (Fig. MK2B/C.4) and/or the National Mapping Programme (Fig. MK2B/C.5). Some share similar characteristics with the heritage assets within the site itself, cited above. These include an additional multi-period settlement site of the prehistoric, Romano-British and medieval periods revealed by an archaeological investigation approximately 960m to the south-west of the site (MGC128658), and further evidence for agricultural arable activity in the later medieval or post medieval period across a large swathe of land to the immediate south-east of the site (51161). They also represent medieval activity in the historic core of Mickleton itself, in the form of ditches (26895 and 30477). Post medieval activity is represented by the discovery of walls at St Lawrence's Church (30476) and the known route of the 1818 Chipping Campden and Clifford turnpike road (48833), which is respected by the present Stafford Road to the west of the site and from which the access route begins, and an associated toll point (2789), to the south-west of the site.

Owing to their evidential value, assets dating from the prehistoric to later medieval periods are generally considered to be of **low** to **medium significance**, while any deposits/ materials dating to the post-medieval agricultural use of the study area are of comparatively **low significance**. Where HER records include designated heritage assets such as listed buildings, registered parks and gardens, or scheduled monuments, they are considered to be of **high significance**.

There are no non-designated heritage assets with upstanding remains within a 1km radius of the site with the potential to be affected by the allocation of the site. No Neighbourhood plan has yet been produced for Mickleton, which may identify such structures, although it is likely they will not be visible from the site.

Historic landscape character of the site (and significance):

The site lies just beyond the Cotswolds National Landscape (CNL), designated as an Area of Natural Beauty (AONB), the boundary of which is Gran Brook approximately 190m to the east of the site.

The Gloucestershire Historic Landscape Characterisation (HLC; Gloucestershire County Council 2013) maps the central part of the site within character type G4 'existing settlement - present extent', which defines settlement beyond areas

settled in the 19th century and includes areas of land interpreted as an integral part of the settlement (i.e. either side of the extension of Canada Lane). The north-western and south-eastern extents of the site lie within character type A6m 'regular fields partly echoing former open field boundaries', assumed to represent a form of parliamentary enclosure (Fig. MK2B.6).

The Gloucestershire Landscape Character Assessment of 2006 (LDA Design 2006) includes the site within the Unwooded Vale character type, within VE 1C: Mickleton Vale Fringe. This states that the character area retains areas of remnant ridge and furrow, indicating that pastoral land use has been dominant since the time the open fields were enclosed. While the majority of the field boundaries are defined by low, well maintained and regularly trimmed hedgerows, a number are gappy and reinforced with post and wire fences. Prominent hedgerow trees scattered along hedgerow boundary lines also punctuate the landscape. Mickleton is the largest settlement within the landscape, likely to have been a linear village that has since expanded, with old stone, rendered and red brick properties adjacent to the main road and newer stone properties evident as infill development. Beyond the main settled areas are a number of scattered farmsteads and dwellings.

Based on lack of rarity, time depth, and distinctiveness, this landscape character type is considered to be of **low significance**.

Contribution of the site to the significance and setting of known heritage assets:

The site comprises two small areas of agricultural arable land either side of a central track, which extends from the west through modern residential developments, eastwards to agricultural outbuildings beyond the eastern extent of the site. Modern residential development bound the site to the south-east and south-west, with adjacent agricultural land to the north-west and north-east.

For all but one of the designated heritage assets and all upstanding non-designated heritage assets within a 1km radius of the site, none are visible from the site, and thus the site provides a **neutral** contribution to their heritage significance.

The one designated heritage asset which is visible from the site is the scheduled monument of the multivallate hillfort on Meon Hill (1011372). The hillfort is also included on Historic England's Heritage at Risk Register, though this appears to be as a result of direct impacts, rather than indirect, setting impacts. The site forms a small part of the wider landscape surrounding the multivallate hillfort on Meon Hill and is visible from the monument, while the

monument is also readily visible from within the site. These reciprocal views, together with many others across the surrounding countryside, contribute to an appreciation of the hillfort's prominent topographic position and help to illustrate why this location was selected for occupation and defence. However, the site represents only a limited part of this wider setting. Views towards the hillfort from within the site form part of a much broader range of viewpoints from which its elevated position can be understood and appreciated, and do not make a unique contribution to that understanding. Equally, views outward from the monument encompass a large expanse of surrounding landscape, of which the site forms only a small component. In these views, the site is experienced in the context of the existing settlement edge of Mickleton and adjacent modern development. The site therefore is not considered to make a particularly important contribution to the setting or significance of the multivallate hillfort on Meon Hill. Overall it is considered to provide, at most, a **low positive** contribution to the setting of this asset.

Impact assessment:

Development of the site would introduce new built form into views from the scheduled multivallate hillfort on Meon Hill and could partially interrupt existing views of the hillfort from within the site and along the public right of way. However, the site forms only a small part of the wider landscape surrounding the monument and represents a limited component of its setting. Views to and from the hillfort would remain available from many other locations across the surrounding countryside, continuing to allow appreciation of its prominent topographic position and the reasons for its siting. Equally, in views from the monument, the development would comprise only a small change within a broad landscape context and would be experienced alongside the existing settlement edge of Mickleton and adjacent modern development. As a result, the effect on the setting and significance of the multivallate hillfort is likely to be no more than negligible and would, at most, result in a very low level of **less than substantial harm**.

The allocation includes an area of ridge and furrow mapped across much of the site, though not identified by the NMP. Prehistoric activity has also been revealed by archaeological investigations immediately adjacent to the site. Development within the site would have a **permanent negative impact** on any surviving archaeological remains resulting in **substantial harm** to these heritage assets. Without appropriate investigation and mitigation measures, any development that disturbs archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The development of the allocation would change the present historic landscape character of the site to modern residential development, reducing the extent of three elements of historic landscape type represented within the site, and eroding the post-medieval rural character of the landscape to the north-east of Mickleton. This would have a negative impact upon low-significance historic landscape character within this area, however, give the small size and scale of the site, and low significance of the historic landscape character area type, this would result in a maximum overall level of **less than substantial harm**.

Cumulative impacts deriving from the allocation of the site:

No cumulative impacts are anticipated, as there are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Recommendations for minimising harm and maximising enhancement:

A desk-based assessment and geophysical survey of the site were undertaken in 2025. These concluded that there was a high potential for archaeological remains of prehistoric to Roman periods. It seems highly likely, therefore, that a programme of targeted archaeological evaluation trenching, will be required. This would help to understand the extent and character of surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

Due to the topography of the site in relation to Meon's Hill to the north-east, the allocation will result in a small degree of change to the setting of the scheduled multivallate hillfort. This impact is likely to be negligible and would at most result in a very low level of less than substantial harm. Measures to reduce this harm could include the retention and enhancement of existing boundary vegetation to soften the development edge, and the preservation of open, undeveloped, green space either side of the existing trackway to allow a continued appreciation of Meon's Hill from the site from the public right of way. In addition to sensitive design, respecting the local architectural vernacular and conforming to the Cotswold Design Code, could help to integrate the development with the existing settlement at Mickleton. These would also help to minimise levels of harm to historic landscape character, by allowing legibility of the historic layout of the site.

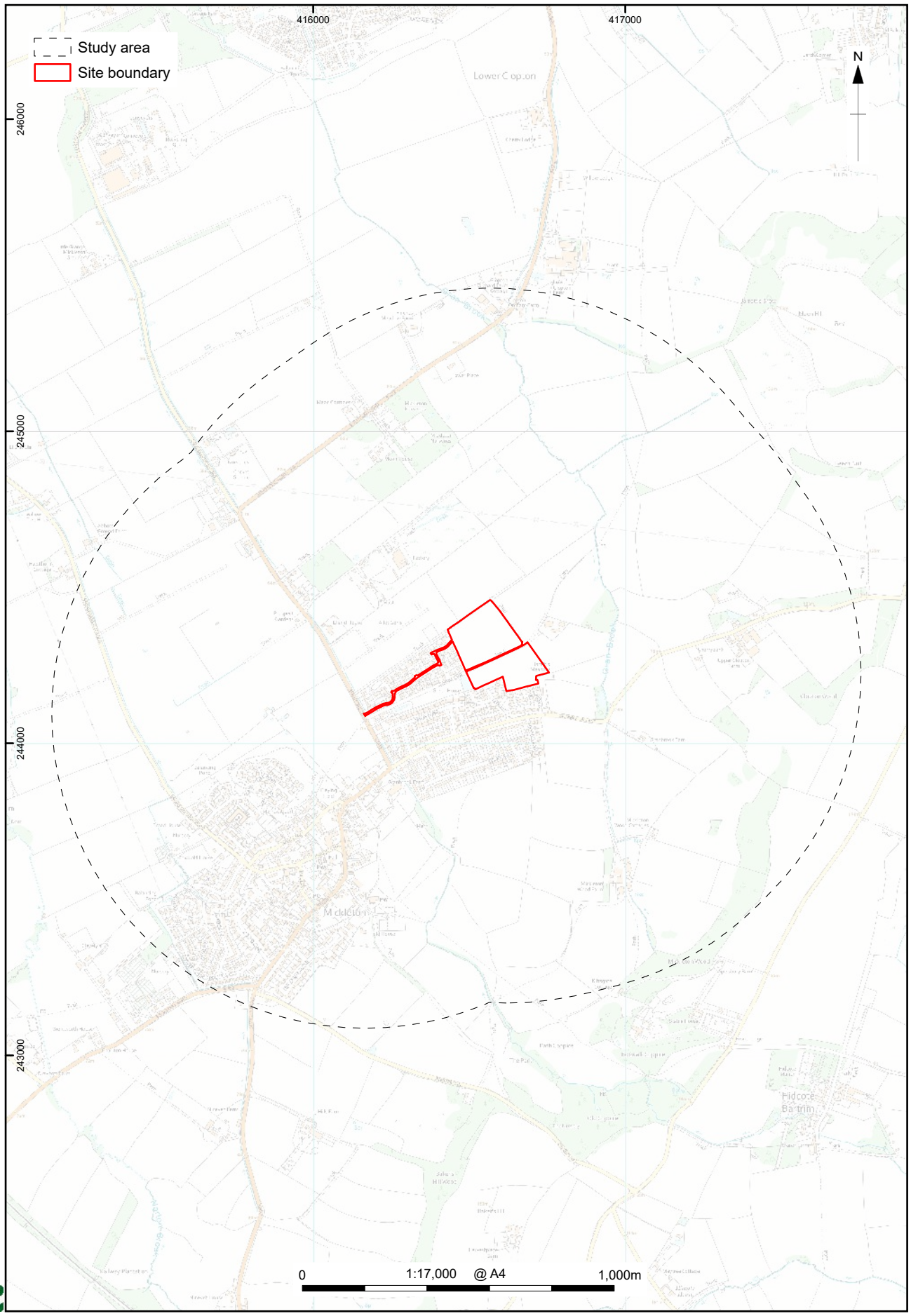
No opportunities for heritage enhancement are readily identifiable.

Conclusions and suitability:

It has been assessed that the progression of this site as a site allocation through to final development could result in a level of harm equivalent to less than substantial harm to the heritage significance of a scheduled monument, and on historic landscape character. However, sensitive, considerate design of the final development proposals have the potential to minimise this.

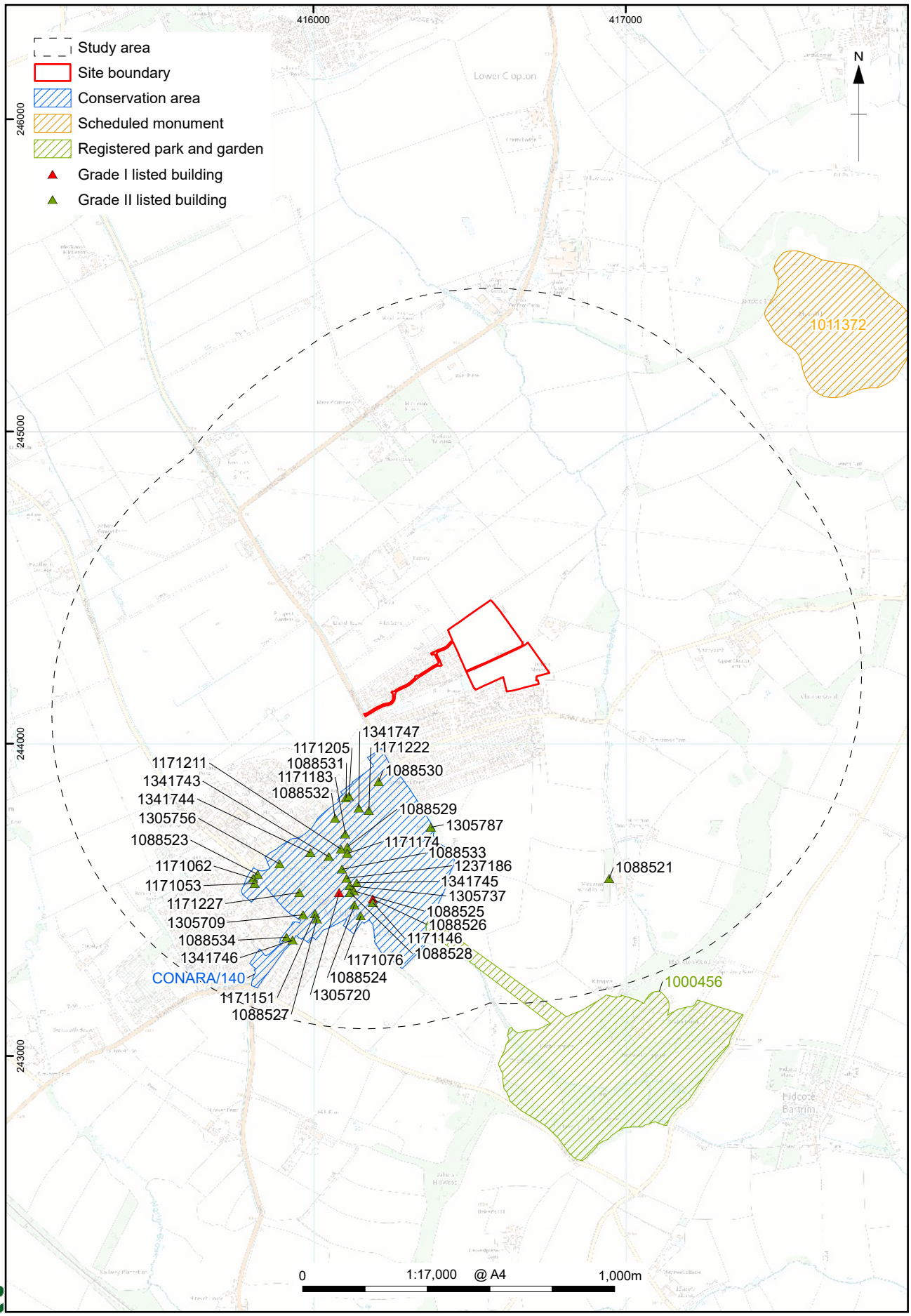
Heritage constraints rating: Moderate

The site is considered to have a final heritage sensitivity score of **Moderate** (i.e. suitable for development subject to recommended mitigation or design controls).



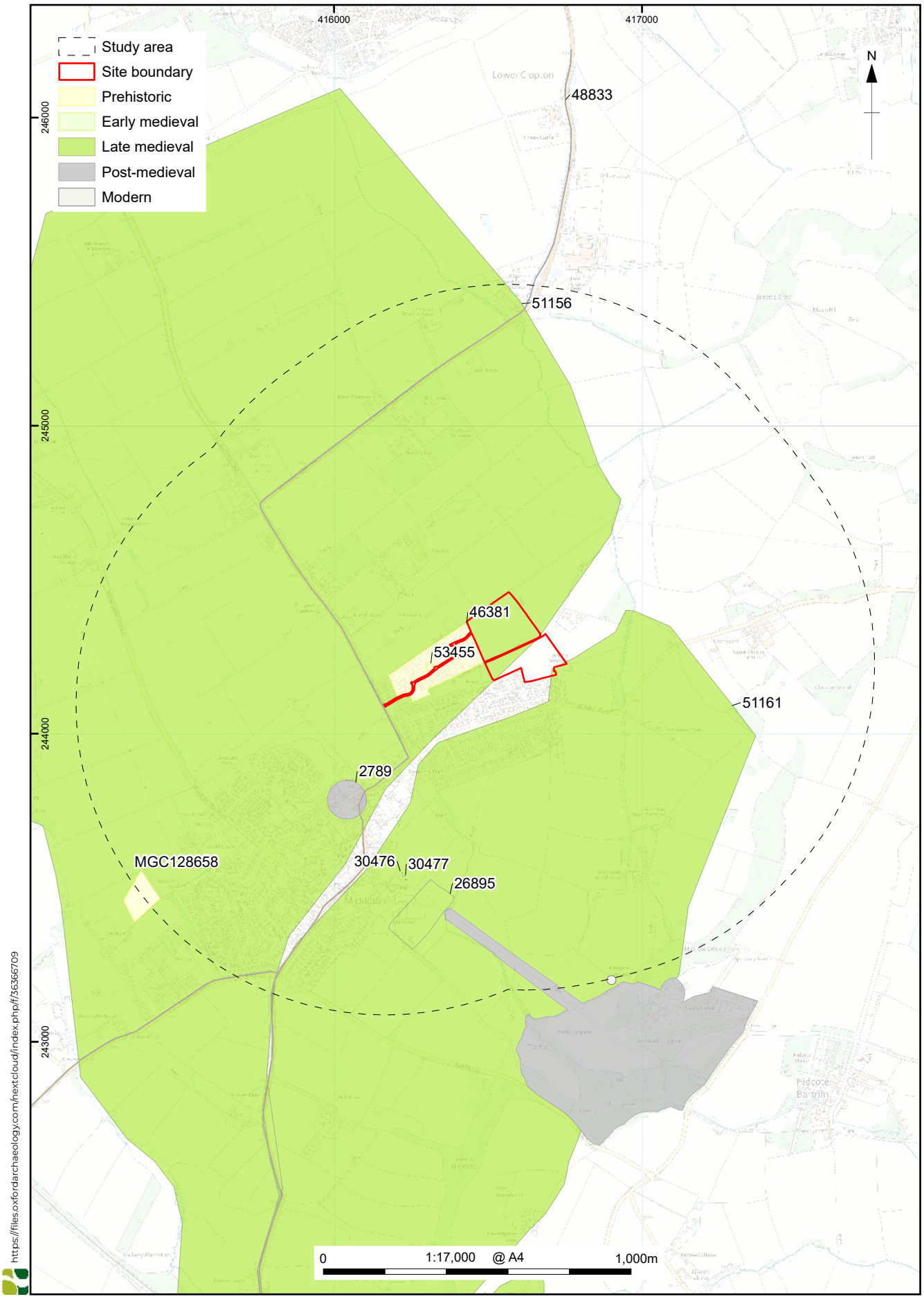
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure MK2B/C.1: Site location



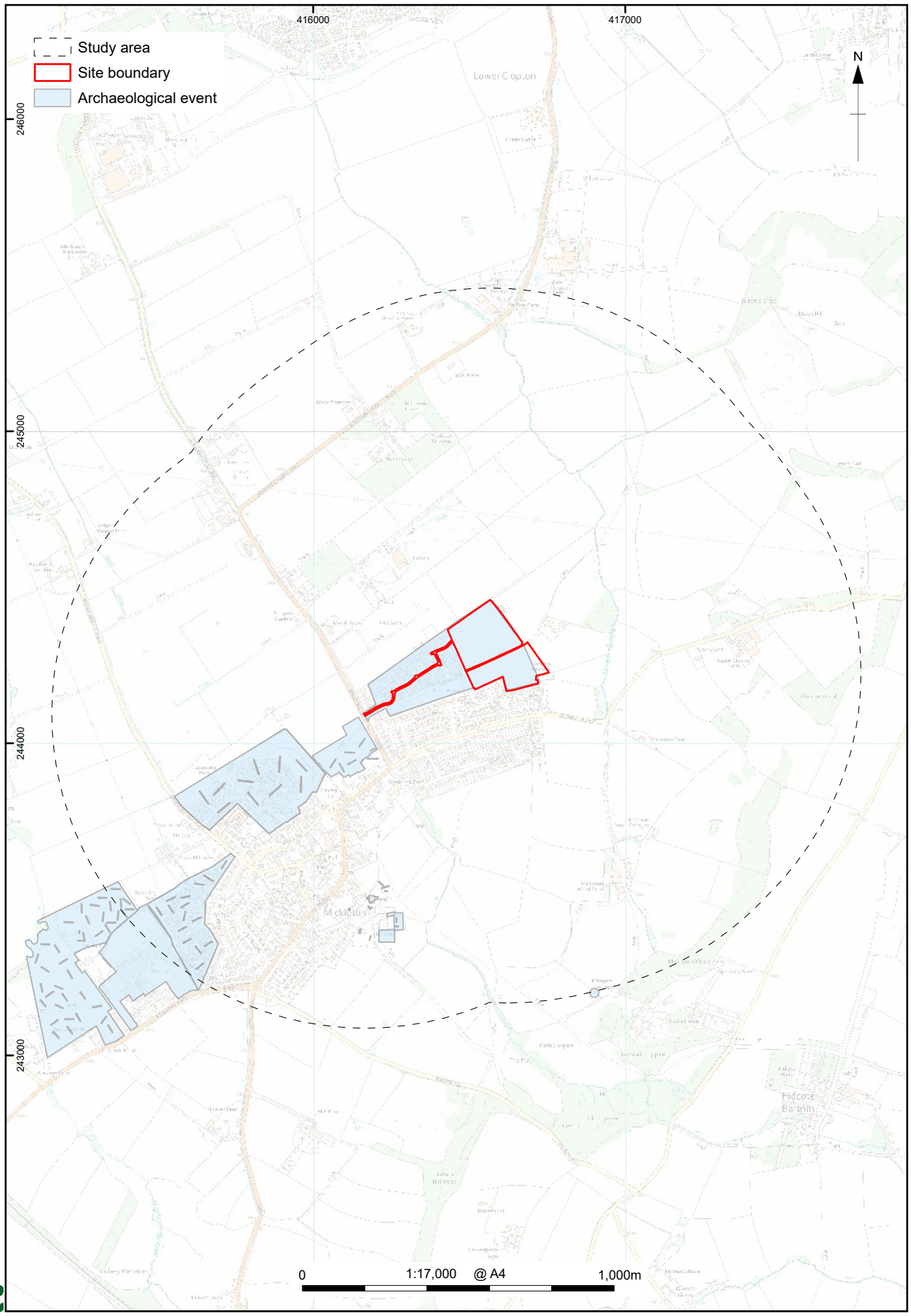
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure MK2B/C.2: Designated heritage assets within the study area



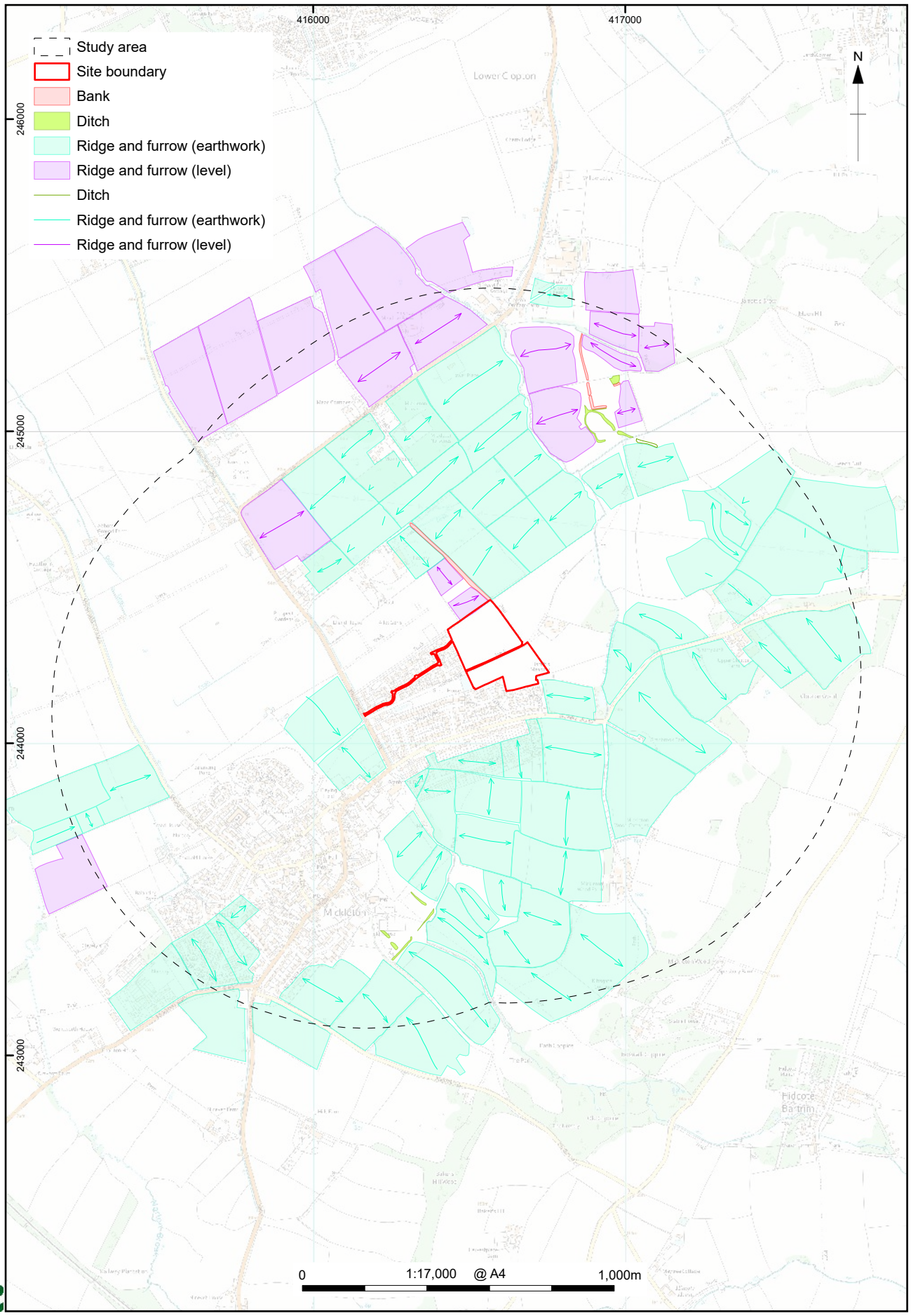
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure MK2B/C.3: Non-designated heritage assets within the study area



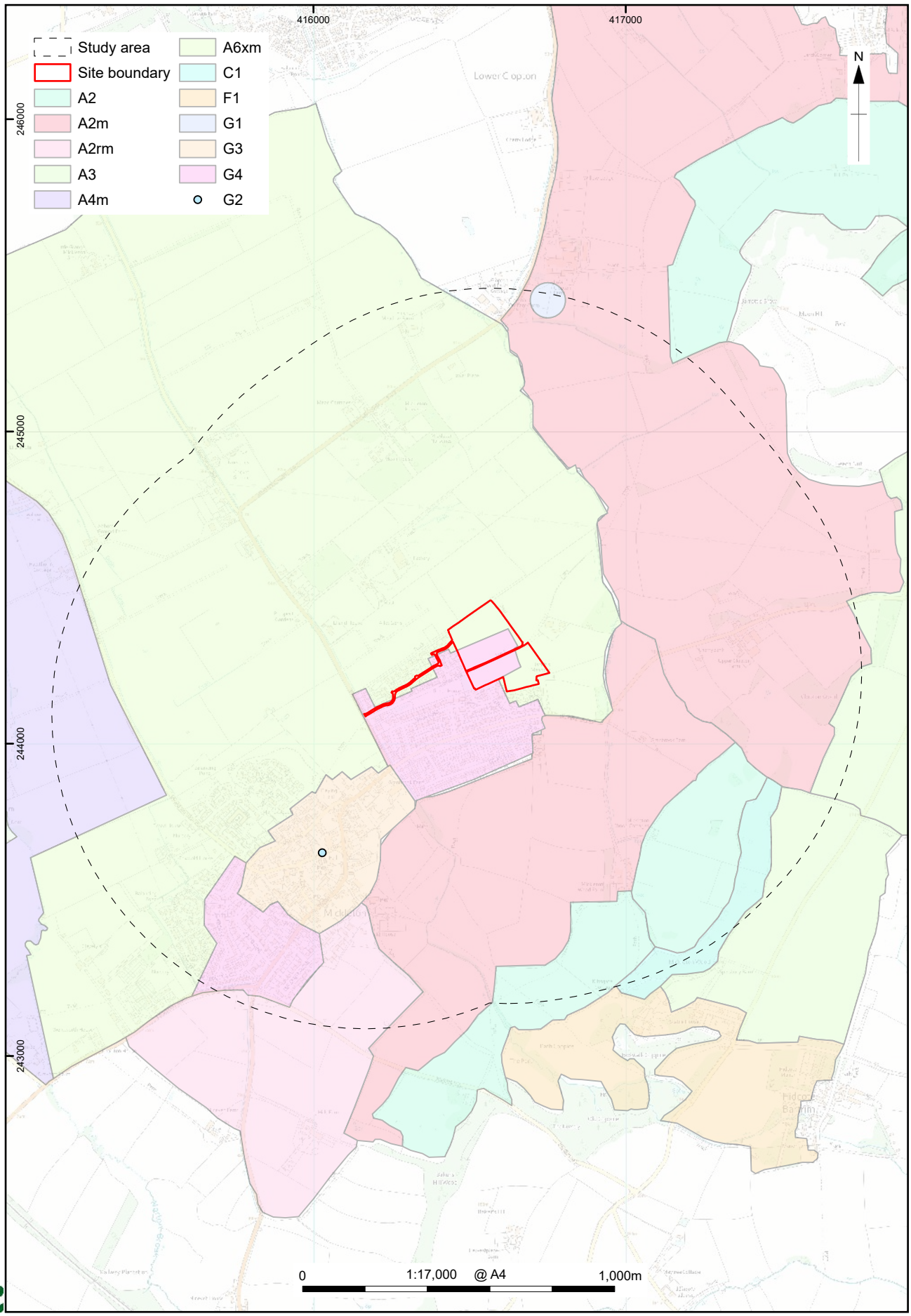
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure MK2B/C.4: Archaeological events within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure MK2B/C.5: NMP data within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set]. York: Archaeology Data Service [distributor] https://doi.org/10.5284/1020235

Figure MK2B/C.6: Historic landscape characterisation within the study area

Site Reference	R519/650
Town	Preston
Site Name	Strategic extension to the south of Preston
Related policies	-
Proposed allocation use	Mixed use: residential development and employment area
Number of dwellings	1,085
Employment area	6.7ha

Brief description of site:

The site covers an area of *c.* 100.3ha between the A417 and A419, *c.* 320m from the southern edge of Cirencester and *c.* 830m from its historic core. It is located within the agricultural fields extending to the south of the village of Preston and extends to the southern boundaries of the parish, adjacent to Siddington and South Cerney (to the south-west) and Driffield (to the south-east), in the Cotswolds District of Gloucestershire (Fig. R519/650.1).

The site comprises agricultural fields and dispersed areas of woodland, with ponds and a stream within some of the woodland, and a springhead in the east. The site is bounded to the north by fields/ paddocks and gardens that form the southern edge of the village of Preston and by roads to the east (A417), west (A419) and south (unnamed). The historic farmstead of Ermin Farm also sits adjacent to the western edge of the site. Beyond these, the site is largely surrounded by further agricultural land. Boundaries within the site comprise hedges.

The site sits within an undulating landscape, with the site itself, rising gently from *c.* 106m aOD in the north-west to *c.* 111m aOD in the south-east and *c.* 119m aOD in the north-east. The River Churn lies *c.* 90m to the west of the site at its closest point and drains cross parts of the site.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

A number of designated heritage assets have been identified across the study area, comprising two conservation areas, two scheduled monuments and 23 listed buildings (Fig. R519/650.2).

Conservation areas and their associated listed buildings

The Preston Conservation Area (CONARA/067) is situated *c*. 60m to the north of the site and covers the historical elements of the village. Preston is a small historic Cotswold village of loose linear form aligned on a single road. The historic settlement is centred on All Saints Church and made up of a collection of historic farmhouses and cottages. Despite some post 1950s infill development, the settlement retains its historic linear layout and open grain. The conservation area contains a number of listed buildings constructed from traditional local limestone which contribute to the classic Cotswold identity of the settlement. A defining feature of the village is the open countryside that surrounds it and is visible in gaps between the buildings which offer views out to the surrounding countryside and maintain a strong visual link between the settlement and its rural setting. No conservation appraisal has yet been produced for Preston. Analysis would suggest that the village principally derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, linear development along the main road, historic spaces, buildings and boundary treatments. Within the conservation area, the village of Preston includes nine listed buildings, including one of Grade II* status and eight of Grade II status, all of which form part of, and contribute to, its significance. These include the Grade II* Church of All Saints (1089268) as well as the Grade II listed:

- 1089227 - Group of five monuments in line to south of south porch in churchyard of Church of All Saints
- 1089228 - Letterbox Cottage and Pear Tree Cottage
- 1089229 - 90 And 91, Preston Village
- 1089230 - Village Farm Cottage Village Farm House
- 1153591 - Church Farmhouse
- 1153596 - Group of three monuments to south of west tower in churchyard of Church of All Saints
- 1341394 - Preston Place
- 1341395 - The Old Farmhouse

These listed buildings form part of the conservation area and contribute to its significance. The church (1089268) relates to historic settlement dating from the 13th and 14th centuries, although it was restored during the 19th century, and is also associated with the 18th- and 19th-century tombs (1089227 and 1153596) and the 19th-century former vicarage (1341394). Beyond these, the farmhouses (1089230, 1153591 and 1341395) indicate the prominence of rural and agricultural buildings in the village and the surrounding area. The other listed buildings (1089228 and 1089229) relate to post-medieval settlement in

the area. Due to their architectural, historic and group interest, the conservation area and associated listed buildings are considered to be of **high significance**. The site is separated from the conservation area by a field, allotment gardens, tree belts, an area of woodland, and a line of modern residential development and modern farm buildings. These provide some visual separation between the conservation area and the site, except for where the parapet of the church (1089268) is visible above the modern buildings and trees in views from the south-western edge of the site.

The Cirencester South conservation area (CONARA/144) is located *c.* 820m to the north-west of the site and covers the southern extent of the historical town, representing its 18th century and later expansion southwards, almost filling the entire area of low-lying and boggy common land and waste ground that had been defined by the walls and ramparts of the Roman town (*Corinium*). The conservation area incorporates three Grade II* and 29 Grade II listed buildings that contribute to its character and significance. Although there have been alterations and additions to many of the listed buildings, these retain and form part of their historical character within the conservation area. Within the study area, these listed buildings comprise only the 18th century former public house of the Cotswold Club and attached railings (1298663), which forms part of its post-medieval development and the historical route into Cirencester. The conservation area appraisal identifies that its significance lies in its context of mostly 19th and 20th century development on relatively flat land with a mixture of residential, community and industrial uses. This includes the informal grid pattern of its layout, the form and character of the buildings, open spaces and mature trees that form a green backdrop enclosing and compartmentalising the area. Views within the Cirencester South conservation area are concentrated within its area but also include longer range views to its north-west. None of these incorporate views of the site. A number of issues face the conservation area as a result of demolition and redevelopment, including inadequate enclosure and the loss of boundary features; poorly maintained buildings; poorly proportioned and sited 20th century commercial buildings; visual clutter; and inadequate interpretation of the area's archaeology, architecture and history. Due to the architectural and historic interest of these assets, as well as their group value, the conservation area and its associated listed buildings are considered to be of **high significance**. Modern built development to the south-east of the conservation area (and north-west of the site), separates the conservation area from the surrounding rural landscape. This development along with the settlement at Preston, and the agricultural land to the north-west separates the site from the conservation area and blocks any views between the conservation area and the site. The conservation area (and its

listed buildings) is unlikely to be affected by the proposed allocation and has been scoped out from further assessment.

Scheduled monuments

To the north-west of the site, the scheduled monument of *Corinium* Roman town (1003426) lies *c*. 950m from the site at its closest point. The scheduled monument relates to some of the above- and below-ground remains associated with the Roman town that developed here from the 1st century AD and became the capital of the Cotswold region and second-largest town in Britain. While remains of the Roman town were defined by its walls, associated remains, including the Ermin Street Roman road (7542) and an unnamed Roman road (5963) extend past the north-west corner of the site. Remains within the area of the scheduled monument include those of the town (forum, basilica and residential districts), its walls and the amphitheatre. Due to its archaeological and historic interests, which relate to its ability to provide information about the Roman settlement, the scheduled monument is considered to be of **high significance**. The site is separated from the scheduled moment by modern development on the edge of Cirencester.

To the west, the scheduled Tithe Barn (1003445) lies *c*. 650m from the site. This monument comprises a 13th century tithe barn. This structure, and the adjoining smaller 18th century barn to its west are of Grade II* listed status (1090073). The larger barn is the earlier of the two barns, with the wagon entrance suggesting it originally covered a larger area, including the site of the later, smaller barn. The remains of the scheduled Tithe barn date to the 13th century and together with the neighbouring Grade II* listed Church of St Peter (1340986 – discussed below) they help to illustrate the layout and function of the medieval settlement as well as the logistical framework of tithe collections. Due to the archaeological, architectural, historic and group interest of the scheduled barn and adjoining later barn, this is considered to be of **high significance**. The tithe barn is separated from the site by the surrounding vegetation, as well as the intervening modern development. As such, it is unlikely to be affected by development within the proposed allocation.

Listed buildings

In addition to the listed buildings that lie within the conservation areas, a further two Grade II* and 11 Grade II listed buildings are located within the study area. For the most part these relate to small rural settlements and scattered isolated farmsteads.

The Grade I listed Church of St John the Baptist (1206356) is located *c*. 2.2km to the north-west of the site. This asset is partially visible from the north-west

part of the site. This is the largest parish church within Gloucestershire and dates to the 12th century with later medieval and post-medieval alterations and additions. Due to its architectural and historic interests, the church is considered to be of **high significance**. Although the church is also separated from the site by the intervening distance, modern development and planting, there is limited visibility of the tower from the north-west of the site where it is visible behind the modern development on the edge of Cirencester. The Neighbourhood Plan for Preston also notes that there are views of the church tower from the south-east approach to the town through the parish of Preston, incorporating part of the site, although this was not identified during the site visit, possibly due to the trees along the side of the road. Due to the separation of the church from the site, and the very limited intervisibility between the asset and the site it is unlikely to be affected by development within the site.

The historical isolated settlement at Church Farm lies *c.* 570m to the west of the site. The settlement includes the scheduled tithe barn (1003445) which is discussed in the section above; two Grade II* listed buildings comprising the Church of St Peter (1340986) and barns (1090073) and four Grade II listed structures:

- The mid-19th-century Siddington Manor (1340988);
- The mid-17th-century Church Farmhouse (1340987);
- A late 18th-century-animal shelter that has been converted into stables and garage (1090074); and
- A group of four 18th-19th century tombs within the churchyard (1090072).

The Church of St Peter (1340986) had Norman foundations and was extended and restored during the 15th and 19th centuries respectively, with the tower (visible from the site) built during its restoration. The larger of the Grade II* listed barns (1090073), although being of 13th century date and post-dating the foundation of the church, is associated with the medieval tithe system which was focused on the church and its central role in the village.

The Grade II* and Grade II listed buildings at Church Farm are considered to be of **high significance** as a result of their inherent architectural and a historic interest, and also because of their group value illustrating the evolution and development of the historic rural settlement at Church Farm.

The site is separated from Church Farm by an area of intervening modern development. Due to the surrounding development and vegetation, intervisibility with this settlement area is restricted to the upper part of the church spire, which is visible from the public right of way in the north-west of

the site, above the intervening trees and seen in conjunction with modern development, streetlights and electricity pylons. As such, and with the tithe barn in the neighbouring parish to the site, settlement at Church Farm is unlikely to be affected by development within the site and has been scoped out from further assessment.

To the south-west of the site, Siddington House (1340985) is a late 19th-century country house whose grounds extend to the opposite side of the A419 which bounds the site. The original setting of the house included its immediate gardens, its historic driveway and forecourt to the north-east and elements of the wider landscaped grounds (including a ha-ha and former parkland) and the associated service complex to its. These grounds are constrained to the immediate west of the current A419, and modern development in the immediate vicinity include a garden centre on its eastern edge and residential development within the grounds to its west. Due to its high architectural and historic interest, this listed building is considered to be of **high significance**. Although the listed building does not have a visual connection with the village to the north, the driveway entrance to the grounds does.

Preston Mill (1089264) occupies a low-lying position on the River Churn, *c.* 160m to the west of the site and comprises a 17th-/ early 18th-century millhouse and late 18th-/ early 19th-century mill. The mill sits over, and was related to, the mill waters of the River Churn. Due to its architectural and historic interest, this is considered to be of **high significance**. The mill and millhouse are separated from the site by the surrounding built form and vegetation and are unlikely to be affected by development within the proposed allocation.

The Grade II listed building of Roberts House (1304080) is located *c.* 750m to the west of the site, on the northern edge of settlement at Siddington. This relates to the late 16th-/ early 17th-century house that was associated with the Quaker John Roberts during the 17th century. Due to its architectural and historic interest, this is considered to be of **high significance**. However, this building is separated from the site by the intervening vegetation and modern development, and as such, is unlikely to be affected by development within the proposed allocation.

To the north of the site, the 17th-century Forty Farmhouse (1341396) and its associated barn (1089231), lie within 60m of the site and relate to the historical farmstead at Forty Farm. Originally, this farmstead would have been one of the discrete isolated farmsteads that characterised settlement in this part of the study area. Due to the architectural and historic interest of these buildings and their group value with one another, these buildings are considered to be of

high significance. During the 20th century, the area to the immediate north of these buildings contained further agricultural buildings. The complex to the immediate north of these buildings saw minor adjustments during the 21st century, and outline planning permission has now been granted for residential development further to the north.. The northern part of the site is visible from these assets across the low hedge and gate.

The Grade II listed building of the Round House (1090069) lies *c*. 575m to the south-west of the site. This comprises an 18th-century round tower that is recorded as having been a windmill or possibly a folly. It is shown on the 1828 one-inch OS map as a windmill, and it was historically located within an enclosure linked to a farmstead (Worm's Farm) by a trackway.. This asset has been converted into a house with much of the living space below ground. Due to its architectural and historic interest, this is considered to be of **high significance**. Despite the distance, it shares intervisibility with the site through gaps in the intervening vegetation.

A single listed building lies to the east of the proposed allocation, the late 18th-century barn associated with St Augustine Farm (1153530), *c*. 450m from the site. Due to its architectural and historic interest, this is considered to be of **high significance**. It is separated from the site by the modern A417, while the landscaping and planting along the edges of the trunk road preclude intervisibility.

Significance of non-designated heritage assets in the site:

Several non-designated heritage assets have been recorded within or immediately adjacent to the site (Figs R519/650.3-7):

- The site of a possible Bronze Age dispersed barrow cemetery (including a low mound) (3068) has been identified extending north-east from the site. Although these were identified as cropmarks and earthworks, any mounds have subsequently been plough levelled. Cropmarks in this area also indicate the presence of a possible Bronze Age settlement enclosure. Where these have been investigated along the line of the road to the north of the site (EGC8354), evidence included ring-ditches, a cremation burial and a possible funeral pyre. A further ring-ditch, possibly associated with a round barrow, with adjoining enclosures and pit (2126) has been identified in the west of the site. As a result of their archaeological and historic interest, if such remains survive within the site, are considered to be of **medium significance**. Further prehistoric evidence includes Iron Age enclosures and ditches (22349 and 22354) that indicated short-lived occupation along the north-east edge of, and in

the south-east of, the site, field boundaries of prehistoric or later date (4776 and 34544) along the western edge, and a scatter of flint (32903) recovered from towards the south-east. Such remains, if present, are likely to be of **low to medium significance**.

- Roman evidence includes the route of Ermin Street Roman road (7542) along the western boundary of the site, with its route now utilised by the A419. Alongside this, an area of extractive pits (34542) may date to the Roman period or later. Two Roman cremations, alongside associated ditches and pits (49659) have also been identified in the centre of the site. As a result of their archaeological and historic interest, as well as the connection of the road to the wider Roman road network, these remains are considered to be of **medium significance**.
- The medieval and/ or post-medieval agricultural landscape is reflected through the presence of ridge and furrow cultivation (25932, 51240 and 51243) that has been identified in the east and west of the site and extends into the surrounding landscape. Although much of the ridge and furrow cultivation was initially identified as earthworks in aerial photographs, it has subsequently been plough levelled. Due to the fact that they form part of the wider pattern of historic agriculture within the area, these are considered to be of **low to medium significance**. In addition to these, later medieval or post-medieval field boundaries or possible water courses (34543) have also been identified in the west of the site. These are considered to be of **low significance** due to their historic interest.
- As well as the use of the course of the Roman road as a turnpike road (48823), three post-medieval fishponds (9830) have been identified in the centre of the site. These may be associated with the Preston manorial complex (9828) which was formerly located within the settlement of Preston to the north (in the area later occupied by Preston and then Church Farm), and as such are considered to be of **low to medium significance**. The farmstead of Ermin Farm, marked on the first edition Ordnance Survey map of the area, is located adjacent to the boundary of the site. The site forms part of the agricultural land surrounding the farm. The south-eastern end of the site also lies within an area of post-medieval quarrying (9840). If associated remains are present within the site, they are likely to be of **low significance**.
- Undated cropmarks of ditches and pits (3017 and 4243) have also been identified towards the north and in the south-east of the site. If associated remains are present within the site, they are likely to be of **low significance**.

Significance of non-designated heritage assets in the environs of the site:

The GHER records a further 141 non-designated heritage assets within the 1km study area (Figs R519/650.3-7), dating to the Mesolithic period onwards. These include the presence of remains associated with a Bronze Age funerary landscape, prehistoric settlement and enclosures; Roman field systems, enclosures and cemeteries; and medieval and post-medieval settlement; as well as further medieval and later agriculture, historical farmsteads and South Cerney airfield (21120) which includes built structures (B hangers, the station control tower, support and ancillary buildings and air raid shelters) that are of historic interest. Overall, these indicate that the site lies within a landscape that is known for both its prehistoric and Roman activity, with historical scattered isolated farmsteads and settlement and wide areas of medieval and post-medieval agricultural practices, across the area. Owing to their archaeological interest, assets dating from the prehistoric to later medieval periods are generally considered to be of **low to medium significance**, while any deposits/ materials dating to the post-medieval agricultural use of the study area are of comparatively **low significance**. Where the GHER refers to designated heritage assets such as listed buildings, scheduled monuments these remains are considered to be of **high significance**.

Historic landscape character of the site (and significance):

The site is located in the southern end of the parish of Preston, bounded to the west by its parish boundary with Siddington and South-Cerney, and the south by its boundary with Driffield. It is also crossed by historic footpaths that continue in use as public rights of way (PRoW).

The Preston Neighbourhood Plan identifies that most of the parish consists of undulating arable fields that are typical of the Cotswold landscape, with hedges and walls forming their boundaries and that incorporates copses that break-up the skyline. The arable nature of the land is recognised as helping to maintain the rural feel of the parish, something that is noticeable on the site with the area being quiet other than road noise and the occasional aircraft. The village of Preston was also identified as being separated from other settlement in the area, something that the local population felt needs to be retained. The Landscape Character Assessment (LCA) associated with the neighbourhood plan identified that this landscape included uniformity in the defining features such as rectilinear woodland copses and hedgerows along field boundaries, and that while there is a historic road network across the area, the modern roads split the landscape into smaller parcels that can be experienced, with the site forming most of the area experienced to the south of the Preston. This includes

views looking across the site of the A417, with the rural landscape beyond altered by the former airfield site and modern development. Views towards the north-west from within the north-west of the site, however, potentially incorporate the tower of the Church of St John the Baptist (1206356), although these were not visible during the site visit. The South Cerney Neighbourhood Plan also identified an important view that looks across the former airfield (21120) with the A417 along its eastern edge. However, the trees lining the road prevent the site being visible within this.

The Historic Landscape Characterisation (HLC) for Gloucestershire, the Cotswolds Area of Outstanding Natural Beauty (AONB) and Wye Valley AONB describes the historic landscape character of the site as 'less irregular enclosure partly reflecting former unenclosed cultivation patterns' (A2; Fig. R519/650.8). This covered all of the site and extended to the east, with further enclosed land (A3, A4p) to the north and east, as well as large modern fields derived from the former enclosure (N1) to the east. The northern part of this is incorporates the historic and modern settlement extents of Preston (G3 and G4), while D3 provides a buffer to the modern extent of Cirencester. To the west, the landscape is more variable and incorporates further enclosed land (A2m, A3), riverine pasture (D1r), woodland (C1) a designed ornamental post-medieval landscape (F1) and the former airfield (I2). Within the site, the historic enclosure partially reflects the earlier cultivation seen through the ridge and furrow evidence of the wider landscape and within the site (25932, 51240 and 51243).

These areas of enclosure are representative of rural landscapes used for agriculture which began to be enclosed from the 16th century in a piecemeal fashion but that became more regularly enclosed during the 18th century. However, the boundaries within the site may date to the medieval or early post-medieval period and be amongst the earliest surviving boundaries within the landscape. Within this landscape, the site sits within an area of discrete farmsteads, including Ermin Farm, Forty Farm, Preston Farm, St Augustine Farm and Village Farm. As a result, the historic landscape character within the site is considered to be of **low significance**, with the site forming part of the agricultural land that separates these farmsteads.

Contribution of the site to the significance and setting of known heritage assets:

The agricultural landscape surrounding Preston, of which the site forms part, forms the rural setting of the conservation area (CONARA/067). This setting allows the village to be understood as a small rural community. The landscape character assessment for the village highlights the importance of the connection

between the settlement and the surrounding agricultural landscape which is preserved by the open green space visible in gaps between the houses within the settlement. Additionally, the undeveloped rural landscape surrounding the village plays a role in preserving its historic linear form and retaining its separation from surrounding settlements. The site forms part of the agricultural land to the south of Preston. It comprises an open rural landscape, field boundaries and pockets of woodland. Views looking across the site towards the conservation area allow the conservation area to be appreciated within its original rural setting, allowing it to be understood as a distinct rural community.

The PRoWs that cross the site are historic routes that connected to the settlement core. Intervisibility with the conservation area from the PRoW within the site is limited to the top of the Grade II* listed church tower (1089268), which can be seen rising above the intervening modern dwellings. Additionally, the rural landscape within the site can be seen in glimpses between trees on the western approach to the conservation area. As a result, the site makes a **low positive** contribution to the setting of the conservation area, contributing to understanding of the village as a small agricultural community with surrounding dispersed farmsteads. The intervisibility between the site and conservation area, although limited, reinforces the rural association.

The site is also considered to contribute towards the setting of the listed buildings within the conservation area. The immediate setting of All Saints Church (1089268) includes the historic churchyard plot, as well as the monuments within the churchyard (1089227 and 1153596), which is defined by its wall and the surrounding settlement. The site forms part of the wider setting of the church and the church parapet can be seen rising above the intervening modern dwellings in views towards the conservation area from the PRoW within the site. As such, it makes a **low positive** contribution to the setting of the church.

While intervisibility with the other buildings within the conservation area (1089228, 1089229, 1089230, 1153591, 1341394 and 1341395) is more restricted due to the presence of trees and other buildings, the agricultural nature of the site contributes to their rural setting, especially of the farmhouses (1153591 and 1341395), helping them to be appreciated as part of a small rural village. As such, the site makes a **low positive** contribution to their setting.

The proposed allocation is separated from the scheduled remains of the Roman town of *Corinium* (1003426) by the intervening distance, modern development and planting and there is no intervisibility between these areas. However, as the GHER records evidence of potential Roman activity (34542) within the site, and Ermin Street Roman road (7542) connects the two along the boundary of

the site, the site is considered to have the potential to contain archaeological remains which may provide insight into the relationship between the town and its hinterland. Any Roman remains found within the site could make a **low positive** contribution to the setting of the scheduled monument (1003426).

The site lies outside the historical grounds associated with Siddington House (1340985), with the significance of the listed building primarily associated with the house itself and its historic grounds. Historically these grounds were surrounded by agricultural land which would have contributed to the wider setting of Siddington House allowing it to be appreciated as a Country House. Modern development to the east and west has eroded this wider setting. The landscape to the north-east (within the site), while separated from the house by the turnpike road (48823), has been retained as agricultural land which is visible when leaving the estate grounds along its north-east driveway. Views here extend across the site to Preston and its conservation area (CONARA/067). These views allow the house and grounds to be understood within a wider rural landscape, allowing the house to be understood as a country house. However, this has been further eroded with the continued evolution of the road corridor for the A419. As a result, the site makes a **low positive** contribution to the wider setting and understanding of the landscape associated with the origins and development of the estate in its original context as a country house.

The site forms part of the wider agricultural landscape surrounding the historic farmstead at Forty Farm which contains two listed buildings (1089231 and 1341396). The farm and its listed buildings are visible from along the PRoWs in the northern part of the site and land within the site can be seen in the backdrop of views of the former farm from the PRoW to its north (between Kingshill Lane and Bennet Walk). These views allow the listed buildings to be appreciated as former farm buildings set within agricultural land. The position and orientation of the farmhouse (1341396) within its complex means that principal views out do not look towards the site. However, due to the proximity of the site to the historic farmstead, the agricultural land of the site may have been functionally associated with the farm. The visible rural character of the land within the site allows the function of former farm buildings to be understood. As such, the northern part of the site makes a **low positive** contribution to the setting and significance of these Grade II listed buildings.

The site forms part of the wider rural agricultural landscape that surrounds the former windmill of the Round House (1090069) and the former windmill tower can be seen from within the site. However, there is separation between the former windmill and the site, including the modern road with its infrastructure

and disturbance. As such, the site makes a **neutral** contribution to the setting of the tower.

The site is separated from the barn associated with St Augustine Farm (1153530) by the agricultural landscape surrounding the farm. Additionally, the modern A417 and its associated treeline cuts across the landscape on the eastern edge of the site visually separating the agricultural landscape within the site from the farm. The road and its associated infrastructure provide a break in context between the agricultural land within the site and the agricultural land surrounding the farm. As such, the site makes a **neutral** contribution to the setting of the barn.

The Cirencester South conservation area (CONARA/144) and its associated listed buildings, as well as the scheduled monument of Tithe Barn (1003445), and the other listed buildings (1089264, 1090072, 1090073, 1090074, 1304080, 1340986, 1340987, 1340988) within the study area, do not share historic or visual connections with the site. The significance of these designated heritage assets derives from their architectural, historic, artistic, and archaeological interests rather than any from any visual, spatial or historical relationship with the site. As such, the site makes a **neutral** contribution to their setting.

In addition to these, the non-designated site of South Cerney airfield (21120) and its associated buildings sits on the opposite side of Cirencester Road to the south of the site. These are of historic interest in relation to the airfield itself and are mostly screened from the site by the intervening planting on both sides of the road. As such, the site makes a **neutral** contribution to their setting.

Impact assessment:

Having identified the surrounding designated heritage assets and assessed the site and its context, this assessment concludes that the site makes a **low positive** contribution to the setting of Preston conservation area (CONARA/067) and the listed buildings within its area (1089227, 1089228, 1089229, 1089230, 1089268, 1153591, 1153596, 1341394 and 1341395) and a further three Grade II listed buildings associated with discrete isolated farmsteads and settlement within the agricultural landscape (1089231, 1340985 and 1341396). The site also has the potential to contain archaeological remains that could contribute to the setting of the scheduled Roman town (1003426).

Although visually separated by an intervening field parcel and pocket of woodland (outside the site), development within the proposed allocation would bring an extensive area of new built form into the landscape to the south of the Preston conservation area (CONARA/067) and its associated listed buildings (1089227, 1089228, 1089229, 1089230, 1089268, 1153591, 1153596, 1341394

and 1341395) with only a limited area of rural space separating the new development from the conservation area. This setting has already been partially eroded with the road corridors for the A417 and A419 to the east and west of the village, as well as existing development to the south of the A419. Although with an intervening area of built development, the closest part of the site extends to within 100m of the conservation area. Development within the site would bring modern development closer to the southern part of the conservation area and would make the plan form of the village less appreciable. It would also erode the village's connection with the remaining rural landscape to the south, making it less appreciable as a small rural settlement. The loss of views of the historic core of the village set within a surrounding agricultural landscape as observed from surrounding PRoWs that cross the site, and when glimpsed through gaps in the vegetation associated with modern development when approaching the conservation area from the west, would also reduce the ability to appreciate this aspect of the conservation area's setting. Due to the surviving presence of green fields (outside the site) between the site and the conservation area and the erosion to the wider setting caused by the road corridors and existing development, the further introduction of large-scale built development into the surviving agricultural landscape to the south of the conservation area, and the associated loss of the separation of the historic village from other settlement along the route of the A419 to the south, would result in **less than substantial harm** to the setting of the conservation area. However, the scale and extent of the proposed allocation would bring a large change to the historic character of the area to the south of the village. Although this impact could not be fully removed, the scale of the impact could be reduced through consideration of the historic landscape and settlement pattern within the layout and use of green space, within any development and the associated use of sensitive design within the built development.

The site forms part of the wider rural landscape outside the Roman town of *Corinium* (1003426), with Ermin Street Roman road (7542) providing a connection between it and the town. As such, the site has the potential to contain archaeological remains that would contribute to our understanding of the relationship between the town and its hinterland. These remains contribute positively to the setting of the scheduled monument. Without appropriate investigation and mitigation, development within the site would result in the loss of such remains, and could result in **less than substantial harm** to setting of the scheduled monument.

The agricultural character of the parts of the site in the immediate environs of Siddington House (1340985) allow the house to be understood as a country house. Development within the site would further erode the remaining rural

aspect of the house's setting by further surrounding it with development. This would result in **less than substantial harm** to the setting of the listed building. The site also forms part of the agricultural landscape surrounding the listed buildings (1089231 and 1341396) at Forty Farm and allows them to be understood within their original agricultural setting. Development within the site would result in a loss of the rural nature of the neighbouring fields (some of which may have been associated with the farm) and would remove the remaining isolated character of the listed buildings. This would result in **less than substantial harm** to the setting of these Grade II listed buildings.

The site also forms part of the rural landscape that surrounds a former windmill (1090069), with the intervening area (outside the site) including agricultural land. Although there is intervisibilty between the windmill and the site, the tower has been converted into a residential property and there is some separation provided by the modern road. However, development within the site would bring modern built development into views from the tower, eroding the rural agricultural landscape. Due to the separation of the tower from the site and its more direct connection to land to the south of the A419, this would have **no harm** on the setting of the tower.

Development of the site would have **no harm** on the Cirencester South conservation area (CONARA/144) and its associated listed buildings (1205389, 1280751, 1280970, 1298663 and 1298699) as there are no direct historical associations between them and the site, modern development provides separation, and the surrounding rural landscape incorporates trees and hedges that preclude intervisibility. For similar reasons, the development of the proposed allocation would have **no harm** on the scheduled monument associated with the tithe barn (1003445), and the other listed buildings (1089264, 1090072, 1090073, 1090074, 1153530, 1304080, 1340986, 1340987, 1340988) within the study area.

The site sits to the north of South Cerney airfield (21120), which includes standing remains. The primary interest of these is their historic fabric and association with World War II. There is limited intervisibility between the airfield and the site, and the airfield is separated from the site by the A417 and the trees lining the road. As such, development within the site has the potential to cause **no harm** to the non-designated heritage asset.

Although not yet recorded within the GHER, a geophysical survey has reportedly been undertaken across the southern two-thirds of the site (Magnitude Surveys 2026). This detected anomalies relating to Bronze Age funerary activity and Iron Age to Roman settlement activity, as well as agricultural activity. This confirms the presence of features identified within the

GHER. Given the extent of ground disturbance likely to arise, development within the site will almost certainly impact upon surviving below-ground archaeological assets through the truncation, removal and loss of archaeological legibility of the remains, as they will probably sit just below the subsoil and cut into the natural deposits. This has the potential for **substantial harm** to the archaeological resource, both within the site and the wider study area, and would be permanent. Without appropriate mitigation measures, any development that disturbs the archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The HLC describes the character of the site as former unenclosed cultivation – now enclosed fields, which form part of a wider agricultural landscape. The hedgerows within and surrounding the site contribute to its character preserving the earlier enclosure pattern. The site covers most of Area 4b identified in the LCA for the Preston Neighbourhood Plan. This identified that although the land to the south of the village contributes to the rural perception of the village, some of this has been lost by development to the south of the A419, with the road forming a visible edge to the existing built development. The Preston Neighbourhood Plan identified that development within the area of the site would be difficult to incorporate within the agricultural landscape without negatively affecting its openness and the setting of the village and its footpaths. Development within the potential allocation has the potential to cause **less than substantial harm** to the low significance HLC type within the site and could also lead to a change in the historic landscape character. Given the scale and extent of the proposed allocation, this harm would not be able to be fully mitigated against, but the scale of the impact could be reduced through the use of strategic green space and sensitive layout and design considerations.

Cumulative impacts deriving from the allocation of the site:

Due to the presence of a second large-scale proposed allocation to the north of Preston (C164A), there is the potential for a cumulative impact on the separated and linear settlement character of the Preston conservation area (CONARA/067). Despite the proximity of both potential allocations to the conservation area, as well as the potential loss of rural land to both its north and south, due to the continued presence of some rural land between the conservation area and the two proposed allocations (outside the sites), as well as the trees and hedges in the intervening area, this cumulative impact has the potential for **less than substantial harm** to the significance of the conservation area.

Recommendations for minimising harm and maximising enhancement:

The proposed allocation is located within 60m of the Preston conservation area and within the setting of Grade II* and Grade II listed buildings. Its agricultural nature contributes positively to the rural character of these assets and forms part of the separation between areas of discrete and linear settlements and farmsteads that make up the historic settlement pattern to the south and south-east of Cirencester. Development is therefore likely to cause heritage harm, which cannot be fully avoided given the scale of the allocation. However, the following measures could be used to reduce harm and maximise opportunities for enhancement.

Due to its proximity to the Preston conservation area and multiple listed buildings, including a historic farmstead with views across the site and views towards the parish church in Cirencester, the north and north-west of the site are the most sensitive. Due to views from Forty Farm across the north-western corner of the site, a buffer of green space should be maintained along the north-western edge of the site, in the area to the south of Forty Farm, to retain the rural setting in this direction. There should be a general reduction in the density of built development towards its edges, incorporating larger plots, open spaces and a softer settlement edge in order to help maintain the rural setting of Preston. The Cotswold Design Code and a sensitively designed masterplan and development template should be used to ensure that development is built to a high standard, and that green infrastructure and suitable landscape provision is made towards the north and north-west of the site.

Development should be concentrated within the less sensitive central and southern parts of the site, with large, visually continuous areas of built form to be avoided. Substantial green infrastructure, retained field boundaries and landscape planting should be used to break up development, maintain separation and reduce the perception of a continuous urban extension. These should be utilised to help maintain views from the conservation area towards the surrounding rural landscape, as well as between the grounds of Siddington House and Preston.

The existing planting along the site boundaries, especially in the north and west, should also be retained as they help to maintain screening between heritage assets further afield and contribute to the character of the area.

Existing boundary planting, important hedgerows and parish boundary alignments should be retained and used as structuring features within the layout. The alignment of Ermin Street Roman road could also be used to inform the design layout and maintain a historic connection to the Roman setting.

Building heights, layouts, materials and detailing that are used should respond to the rural character of the area, nearby farmsteads and existing hedged boundaries.

The southern part of the allocation is likely to be the most appropriate location for employment development. This area is already influenced by the presence of Cerney Airfield (21120) to the south-west and Ermin Farm to the south, both of which include larger-scale agricultural and industrial buildings into the landscape. The presence of these existing developed areas provides an opportunity to accommodate employment uses while limiting their effects on the more sensitive assets to the north and north-west of the allocation. The design of any employment development should reflect the scale, form and materials of local agricultural buildings, particularly in the vicinity of Ermin Farm, which is a historic albeit not designated farmstead helping to reinforce the area's established rural character. Native trees and hedgerows should also be incorporated to soften built edges and assist with integration into the wider landscape.

Historic access routes and footpath alignments should be retained as green corridors where possible.

Considering the archaeological potential of the site, it is recommended that geophysical survey and a programme of archaeological evaluation trenching should be carried out within parts of the allocation that have not previously been investigated. These should be undertaken pre-determination of any planning application. This would help to understand the extent and character of the surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

Conclusions and suitability:

This assessment has identified that development within this potential allocation could result in **less than substantial harm** to the heritage significance of Preston conservation area, listed buildings and a scheduled monument in the surrounding area, as well as the historic settlement pattern of the area. Without appropriate mitigation, it could also result in **substantial harm** to archaeological remains within the site. Although it would not be possible to prevent development of the scale and extent proposed for this allocation from causing some level of harm, it may be possible to reduce the scale of its impact

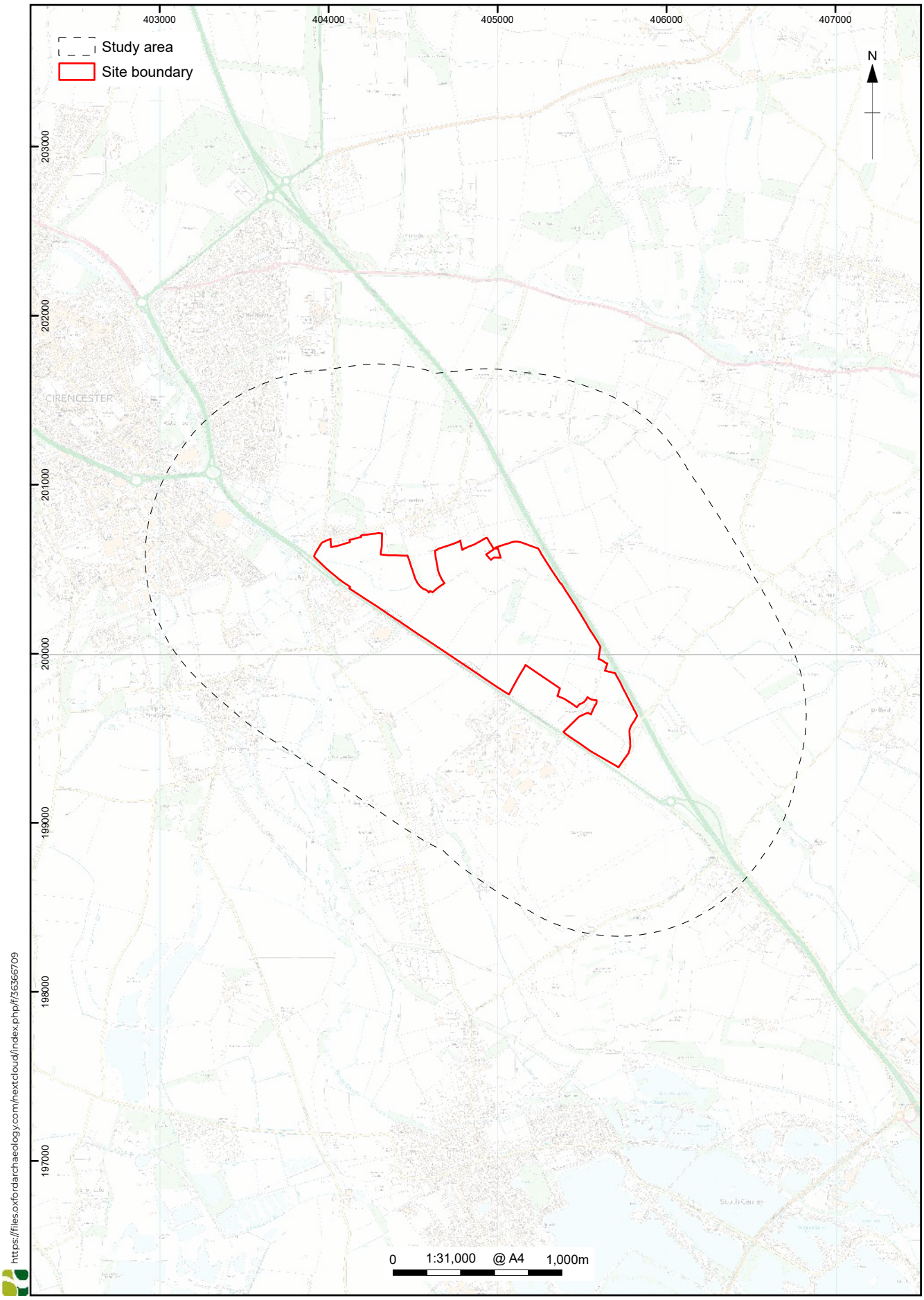
through appropriate design mitigation. This would include the use of sensitive, considerate design in the final development proposals.

There is also the potential for a cumulative substantial harm to be caused by development within this proposed allocation in conjunction with one to the north of Preston.

Heritage Constraint Rating: Moderate

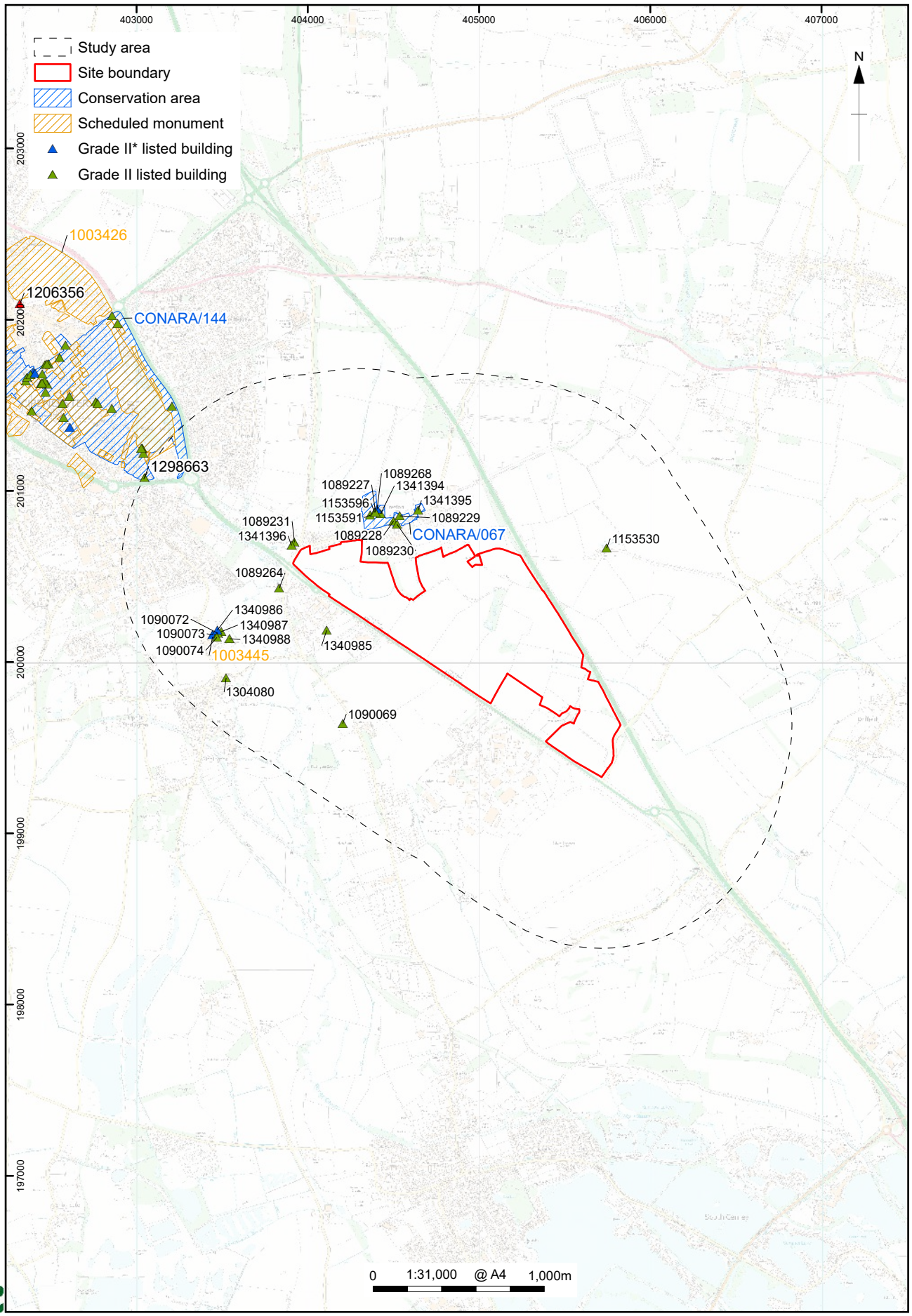
The site is considered to have an overall heritage constraint rating of Moderate (i.e. the site contains historic environment constraints but is suitable for development subject to recommended mitigation or design controls). The north and north-west of the site are the most sensitive to development. A reduction in potential harm could be achieved through design mitigation measures and a programme of archaeological investigation, but would not entirely prevent it due to the proposed scale of the allocation.

It is considered that the proposed allocation is suitable for development subject to design and layout controls. A buffer of green space should be retained along the north-western edge of the site. A gradual reduction in the density of built development, incorporating the use of green space and planting, should be utilised towards the edges of the site in order to make development less visually incongruous. Employment space should be focused in the south of the site.



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

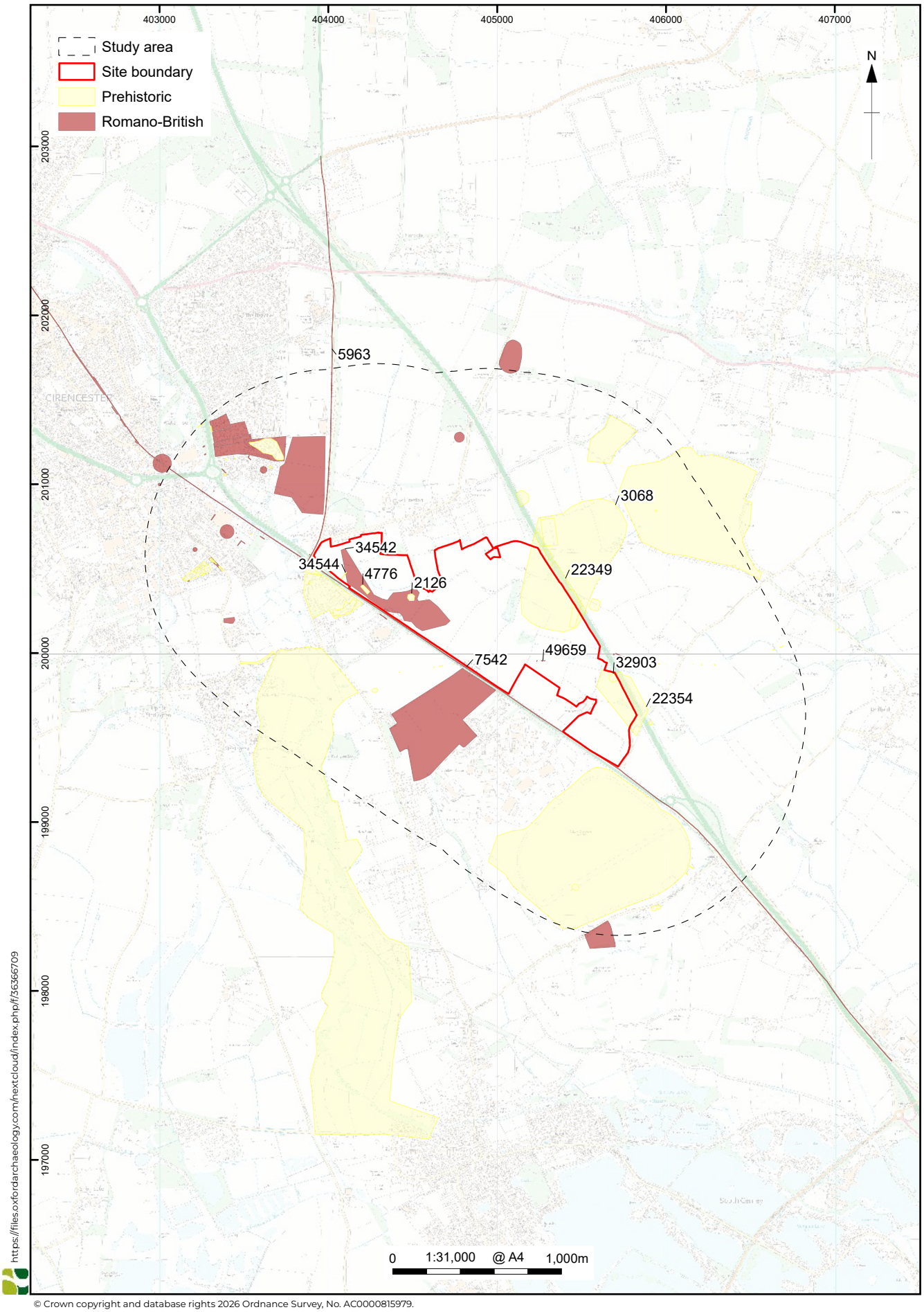
Figure R519/650.1: Site location



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure R519/650.2: Designated heritage assets within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure R519/650.3: Prehistoric and Romano-British non-designated heritage assets within the study area

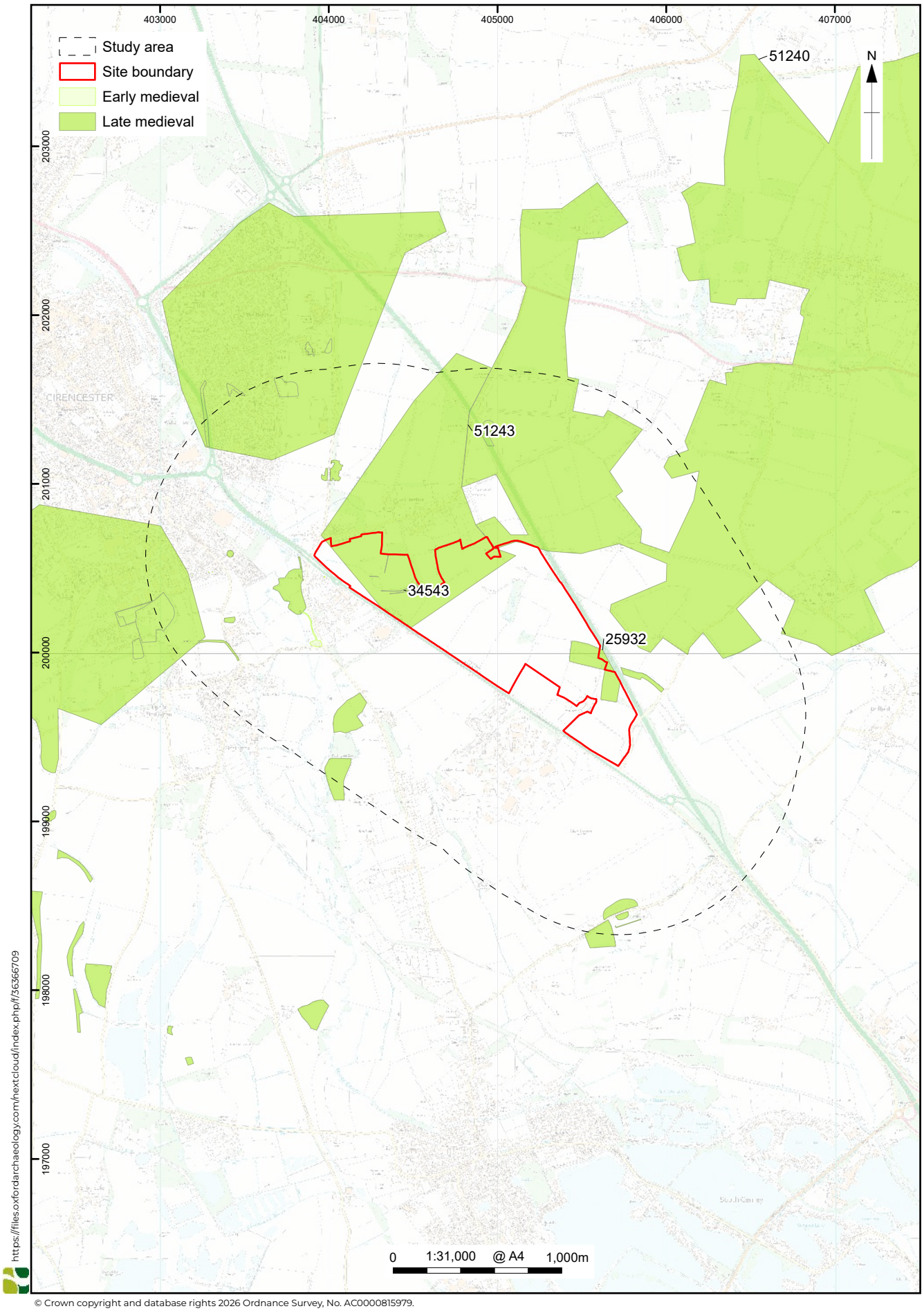
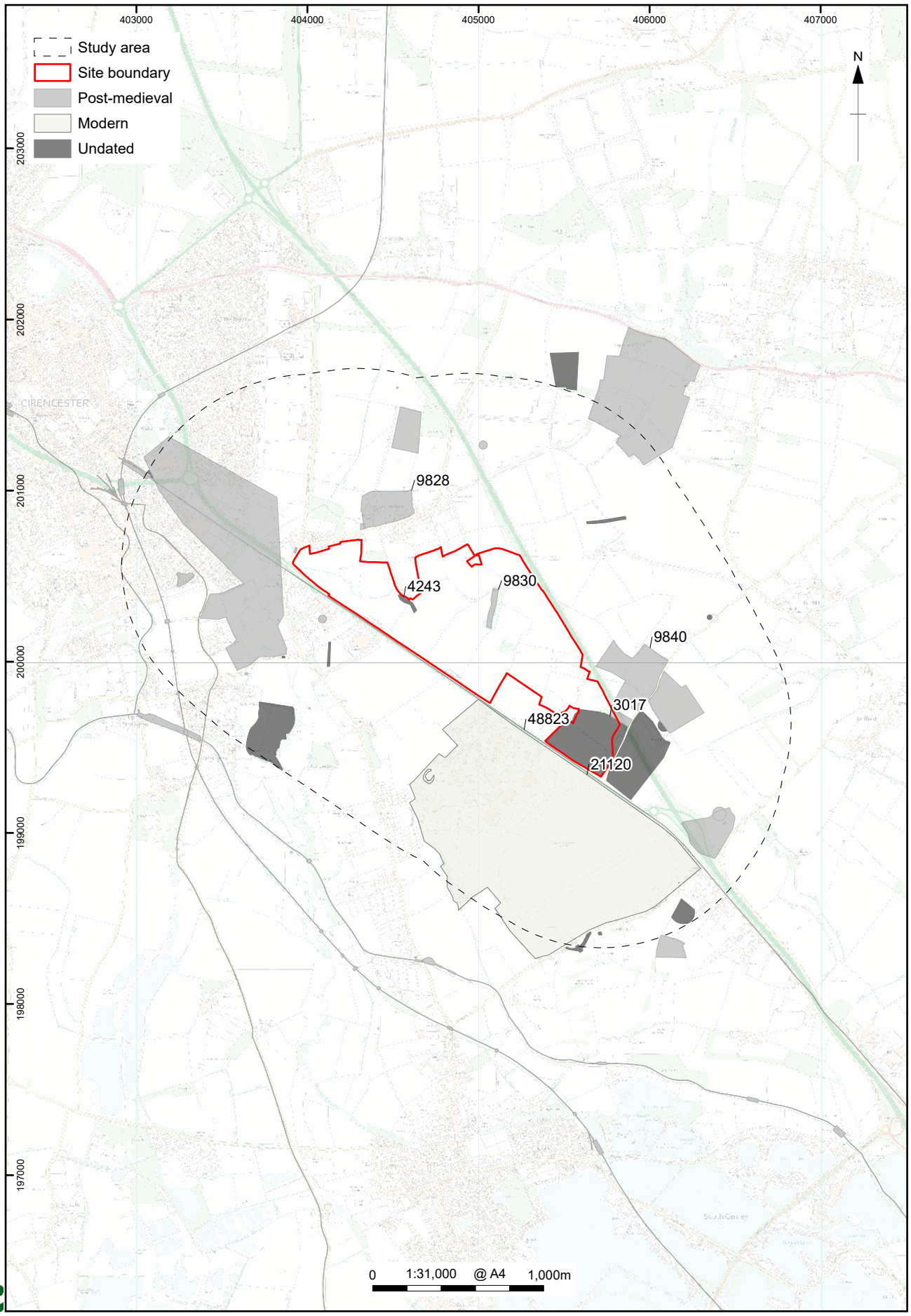


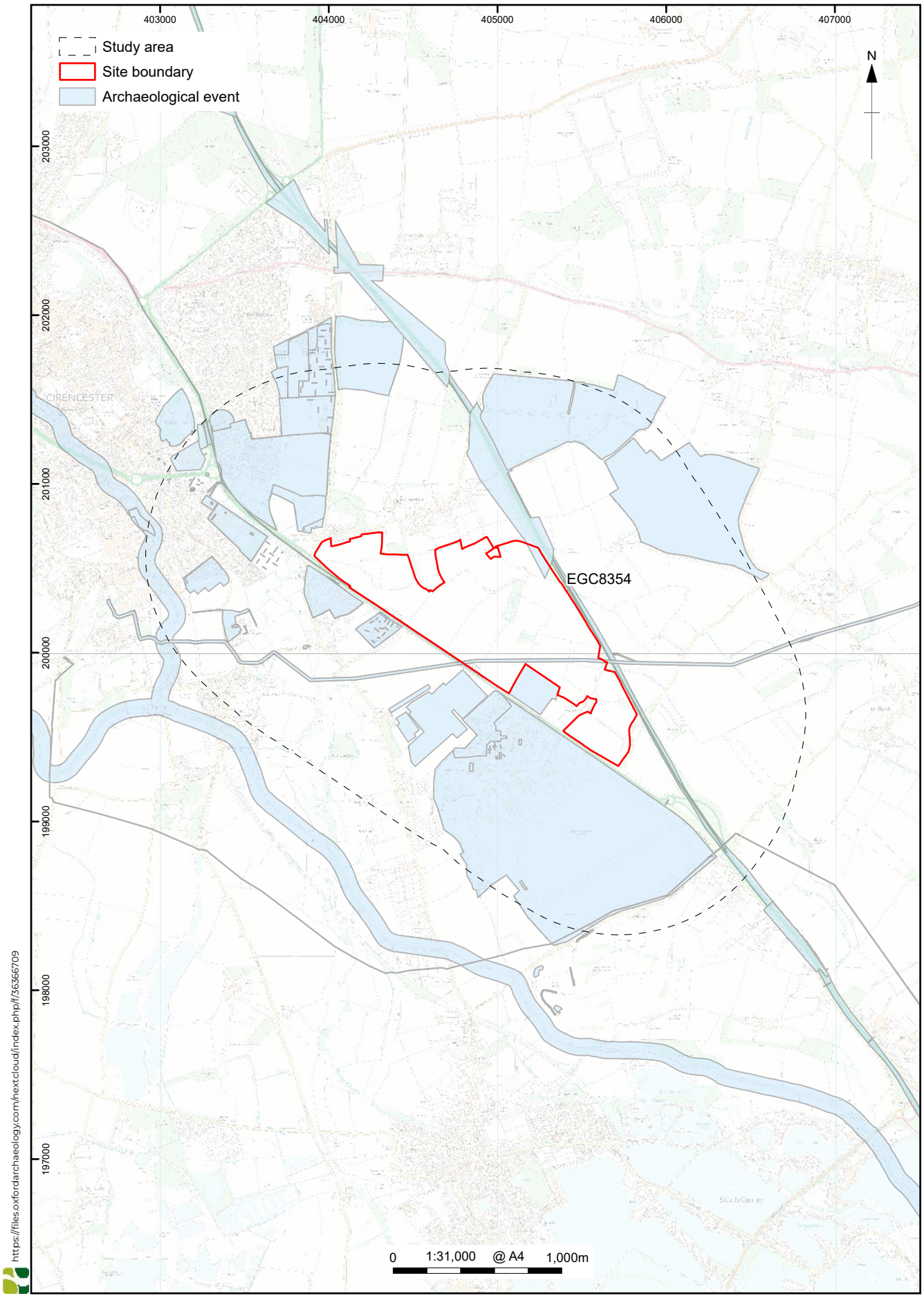
Figure R519/650.4: Medieval non-designated heritage assets within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

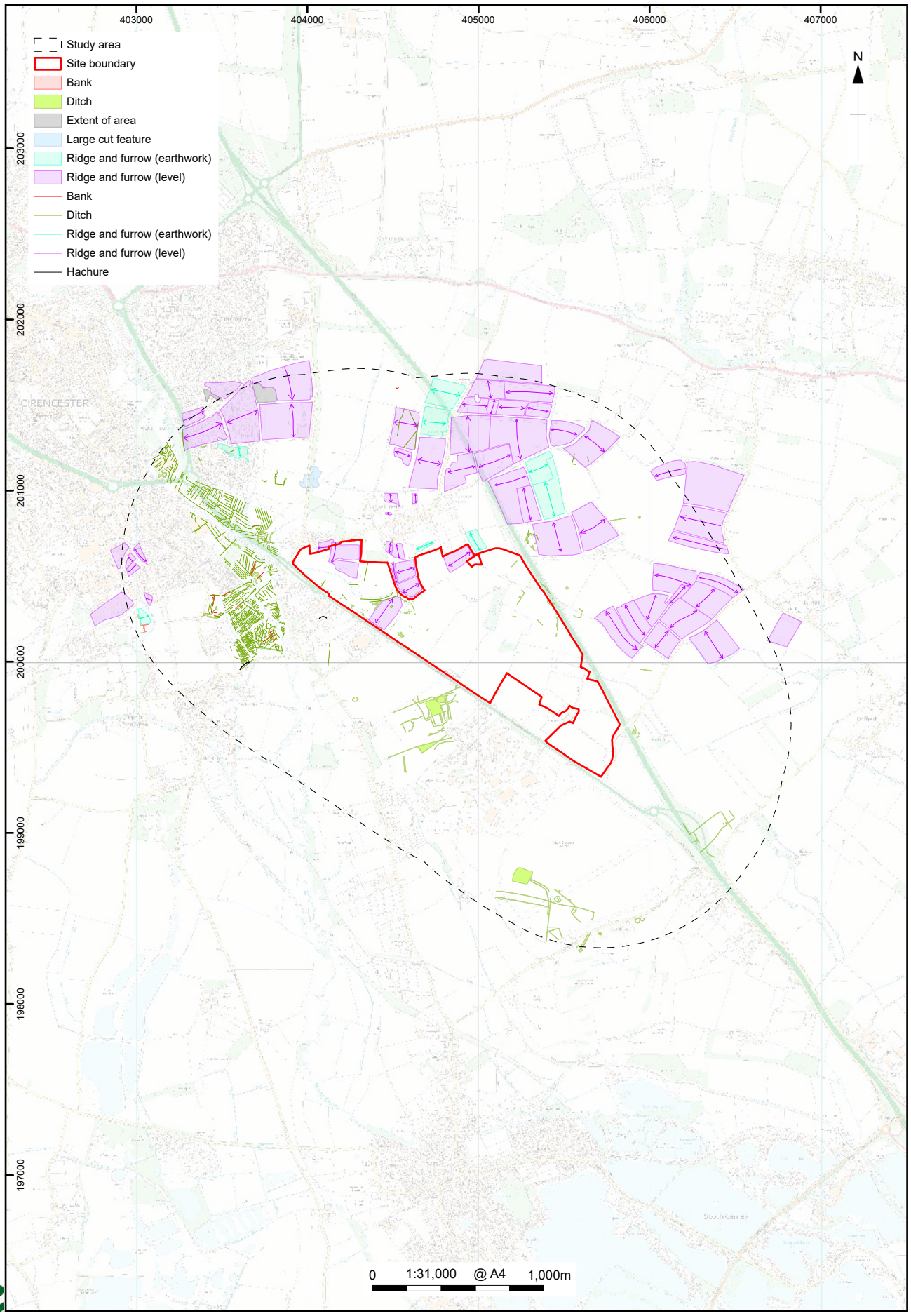
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure R519/650.5: Post-medieval, modern and undated non-designated heritage assets within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

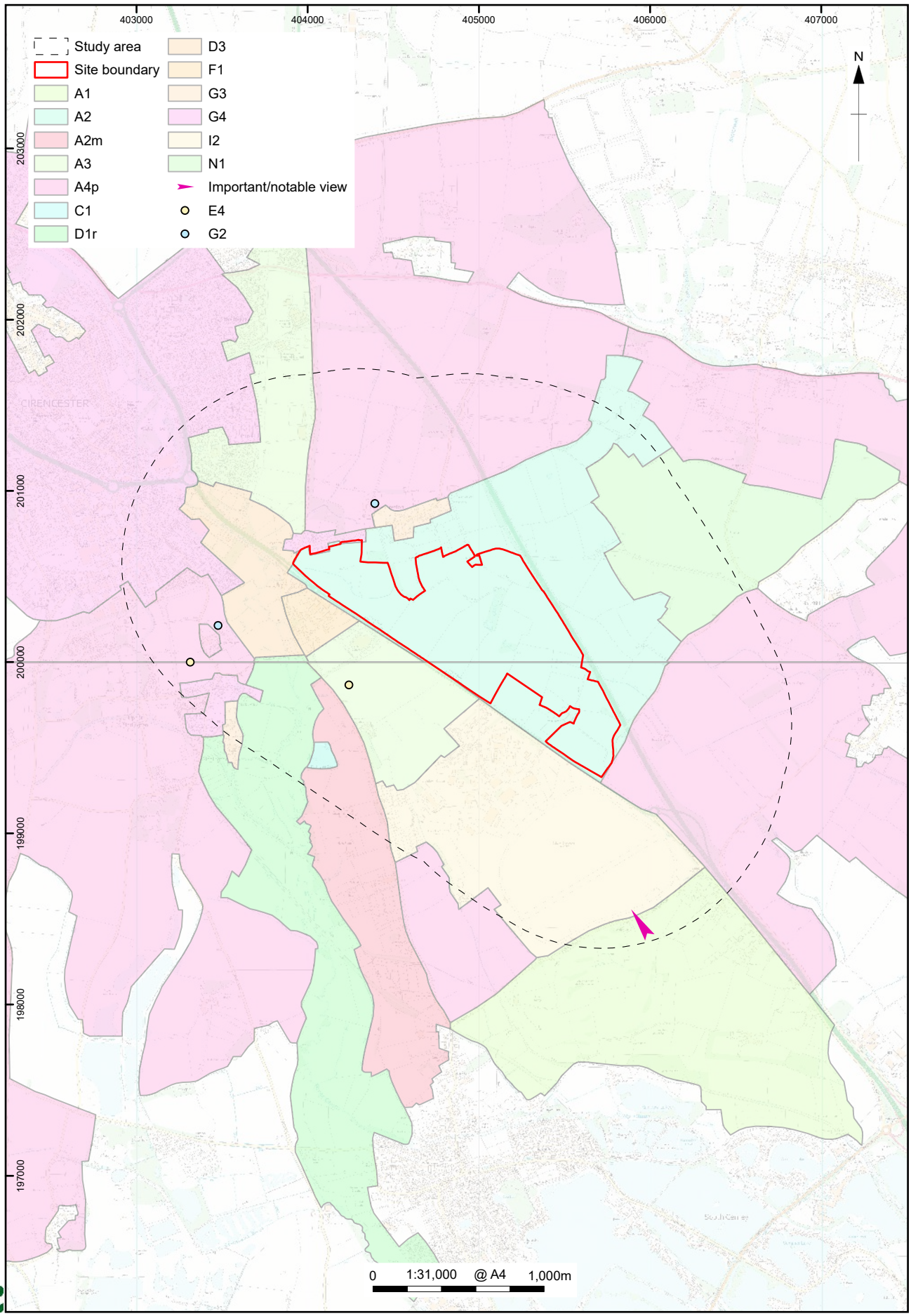
Figure R519/650.6: Archaeological events within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure R519/650.7: NMP data within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set]. York: Archaeology Data Service [distributor] https://doi.org/10.5284/1020235

Figure R519/650.8: Historic landscape characterisation within the study area

Site reference	R583B/C/D
Settlement	Ampney Crucis
Site name	Strategic Site North of Ampney Crucis
Related policies	-
Proposed allocation use	Residential development
Number of dwellings	660

Brief description of site:

The site covers an area of *c.* 34.7ha on the northern edge of Ampney Crucis, *c.* 3km to the east of the town of Cirencester and in the Cotswolds District of Gloucestershire (Fig. R583B/C/D.1).

The main body of the site covers three meadow fields with grass in the south-west and with a corridor extending across a further three fields and along part of Holder's Farm Road Lane to the B4425 to the north-west. This lane, as well as Gassons Lane, forms the northern boundary of the site. The eastern and western boundaries are defined by Batch Lane and Riding Lane respectively, while trees and hedges associated with properties and fields of Ampney Crucis form the southern boundary. Two roads (Allotment Lane and Butchers Arms Lane) cross the site and are excluded from its area. While the village lies beyond the southern boundary of the site, agricultural land and woodland extend to the north, east and west.

Topographically, the site lies on a ridge of higher ground between watercourses to the east (unnamed), west (Winterwell) and south (Ampney Brook). The site itself is formed of gently undulating land that rises from *c.* 118m aOD in the south-east to *c.* 128m aOD in the north-west of its principal area, and then drops to *c.* 112m aOD where it meets the B4425. Beyond this the land drops down to *c.* 108m aOD at the Winterwell stream, *c.* 101m aOD at the unnamed stream and *c.* 101m aOD at Ampney Brook.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

Designated heritage assets (Fig. R583B/C/D.2 and Fig. R583B/C/D.3), comprising three conservation areas, four scheduled monuments and 67 listed buildings are concentrated to the south and east of the site.

Conservation areas and associated listed buildings

The site extends to the northern edge of the Ampney Crucis conservation area (CONARA/111). This is formed of three discrete areas concentrated on the principal road through the village, and extending along Ampney Brook to the west. Settlement within the conservation area primarily comprises roadside buildings with no areas of block development. There are banks and trees along the roadsides, including adjacent to the site, which allow for views from the conservation area across the agricultural land formed by the site. This area incorporates two Grade I and 37 Grade II listed buildings related to the Anglo-Saxon foundation of the church and village and its medieval and post-medieval growth, as well as the historical farmsteads, mill cottages, parkland and water management buildings that formed part of its setting. Although there have been alterations and additions to many of the listed buildings, these retain and form part of their historical character within the conservation area. Listed buildings within the Ampney Crucis conservation area (CONARA/111) include the Grade I listed:

- 1090016 - Cross in churchyard of Church of the Holy Rood, which is also a scheduled monument (1014416)
- 1172051 - Church of the Holy Rood

The Grade II listed buildings comprise:

- 1089987 - Trinity Cottage
- 1089988 - Cotswold Cottage
- 1090013 - Gatepiers and gates at Ampney Park and adjoining curved wall
- 1090014 - Birch Farmhouse
- 1090015 - Barn and stables at Birch Farm
- 1090017 - Cherington/ Timpany Monument, about 8 metres east-north-east of cross in churchyard of Church of the Holy Rood
- 1090018 - Ampney Park
- 1090019 - The Old Vicarage
- 1090020 - Roadside cross north of church path, which is also a scheduled monument (1014411)
- 1090021 - Wychelm
- 1090022 - The Old House
- 1090023 - The Paddock
- 1090024 - Cobbler Cottage
- 1090025 - 37 and 38, Ampney Crucis Village
- 1090026 - Pumphouse on Ampney Brook
- 1090028 - Former smithy adjoining the Old Post Office

- 1172077 - Stratton Monument, about 4 metres south-west of south-west tower buttress in churchyard of Church of the Holy Rood
- 1172083 – King/ Radaway Monument, about 4 metres south east of south porch in churchyard of Church of the Holy Rood
- 1172089 - Smith Monument, about 6 metres east south east of cross in the churchyard of Church of the Holy Rood
- 1172099 - Garden Cottage, Ampney Park
- 1172132 - 8, Ampney Crucis Village
- 1172124 - Barn immediately to north-west of Wychelm
- 1172144 - 14 and 15, Ampney Crucis Village
- 1172146 - Ridge Cottage
- 1172155 - 36, Ampney Crucis Village
- 1172166 - Stone Gables
- 1172179 - Mill Cottage
- 1305297 - The Lodge, Ampney Park
- 1305298 - 9, Ampney Crucis Village
- 1340998 - Leech, Flux and Herbert Monuments, about 3 to 5 metres south of south-east tower buttress in churchyard of Church of the Holy Rood
- 1340999 - The Coach House
- 1341376 - Waterton Farm House
- 1340997 - Road bridge over Ampney Brook
- 1341000 - 29, Ampney Crucis Village
- 1341001 - Dudley Farm House
- 1341019 - The Old School House
- 1411036 - War Memorial

No conservation area appraisal has yet been produced for Ampney Crucis. Analysis would suggest that the village principally derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, historic spaces, buildings and boundary treatments. Due to their high levels of aesthetic (architectural), historic and group value, the conservation area and its associated listed buildings are considered to be of **high significance**. Due to the site abutting the edge of the conservation area, and the intermittent nature of trees and hedges along some of its northern boundary, there are views from the edges of the conservation area into, and across, the site, as well as occasional glimpses of the edges of the site when travelling along the roads near the northern edge of the conservation area. Within this, the banks, trees and hedges on the site boundary form part of this surrounding character. Although buildings within and alongside the conservation reduce intervisibility between the site and listed buildings towards

the south of its area, five of the listed buildings (1090024, 1172146, 1341000, 1341001 and 1341019) in the north of its area have higher levels of intervisibility, with the rural nature of the site forming part of their wider backdrop.

The Ampney St Mary Conservation Area (CONARA/026) lies *c*. 850m to the east of the site. This covers the historical core of the village. Although no listed buildings within the study area are within its area, it does include 13 Grade II listed buildings to the east of the study area. No conservation area appraisal has yet been produced for Ampney St Mary. Analysis would suggest that it principally derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, historic spaces, buildings and boundary treatments. Due to their high levels of aesthetic (architectural), historic and group value, the conservation area and its associated listed buildings are considered to be of **high significance**. Although the conservation area is mostly separated from the site by the intervening distance and planting, due to the topography of the area, there are long-range views that incorporate the planting on the eastern edge of the proposed allocation from the conservation area. However, the buildings and planting within the village prevent intervisibility between the site and the listed buildings.

The Ampney St Peter conservation area (CONARA/131) lies *c*. 700m to the south-east of the site. This covers the historic core of the village, and within the study area includes 15 listed buildings that provide evidence of its Late Anglo-Saxon origins, medieval occupation, post-medieval and early modern growth and development and its agricultural setting. A further six listed buildings within the conservation area lie outside the study area. These contribute to the significance of the conservation area. Although there have been alterations and additions to many of the listed buildings, these retain and form part of their historical character within the conservation area. These listed buildings within the study area include one of Grade II* status:

- 1089929 - Church of St Peter

and 14 of Grade II status:

- 1089926 - Radnor House
- 1089927 - 14, Ampney St Peter Village
- 1089928 - Can Court Cottage
- 1089930 - Group of six Taylor Monuments about 6 metres south of blocked south door in churchyard of Church of St Peter
- 1089957 - Can Court
- 1089966 - Westside Cottage

- 1151992 - Barn and adjoining stable immediately east of Can Court
- 1152057 - Cleeve House
- 1152063 - The Hope
- 1341064 - The Old Pack Horse Inn
- 1341065 - 18, Ampney St Peter Village
- 1341066 - Iveson Cottage
- 1341067 - Cross in churchyard of Church of St Peter, which is also a scheduled monument (1014412)
- 1341068 - Iveson Manor

The conservation area principally derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, historic spaces, buildings and boundary treatments. Due to their high levels of aesthetic (architectural), historic and group value, the conservation area and its associated listed buildings are considered to be of **high significance**. Due to the distance, topography and screening provided by the intervening vegetation, including mature hedgerows and trees, the conservation area and listed buildings within it are unlikely to be affected by the proposed allocation.

Scheduled monuments (Fig. R583B/C/D.3)

To the south and south-east of the site, the scheduled monuments of three crosses (1014411, 1014416 and 1014412) and the socket of a cross (1014413) form a group of standing features related to medieval religious processions or occasions, preaching, public proclamation and penance, or to mark boundaries between parishes, property, or settlements. These are associated with the villages of Ampney Crucis and Ampney St Peter, with the churchyard cross in Holy Rood churchyard (1014416) thought to have given the parish its name. Due to their high historic, cultural and group value, these are considered to be of **high significance**. These are separated from the site by the intervening distance, built development and mature planting, including tall hedgerows. As such, they are unlikely to be affected by the proposed allocation.

Listed buildings

In addition to the listed buildings within the conservation areas, a further 13 listed buildings are within the study area. To the east of the site, three Grade II listed buildings form a small cluster *c.* 230m from the site. These comprise two mid-17th-century cottages that have been converted into a single house (Hilcot House; 1090027), a small detached late 17th/early 18th-century cottage (The Shepherd's Cottage; 1341002) and a large, detached 17th-century cottage that was altered during the 19th/early 20th century (Little Oak; 1172177). Due to

their high aesthetic (architectural) and historic value, forming part of a small, isolated cluster of settlement (Hilcot End), these are considered to be of **high significance**. Although the intervening trees and hedges provide some screening between the buildings and the site, there remains some intervisibility between them, especially along the unnamed road extending towards the site.

Dudley Barn (1172044), *c.* 100m to the south-east of the site, is a late 18th-century barn that has been converted into a house. The farm site on which it was originally built (Dudley Farm) is now occupied by housing. Due to its high aesthetic (architectural) and historic value, this is considered to be of **high significance**. Although the surrounding buildings and planting limit intervisibilty between the listed building and the site, there is some intervisibility between the boundary of the historic farm (respected by the residential area) and the eastern edge of the site.

To the north of the site, the Grade II listed late 18th/early 19th-century Barn at Ampneyfield (1340993) lies *c.* 400m from the site and forms part of the Ampneyfield historical farmstead. Due to its high aesthetic (architectural) and historic value, this is considered to be of **high significance**. This is separated from the site by the intervening mature trees and hedgerows, and is unlikely to be affected by the proposed allocation. Although the site forms part of the wider rural setting of this listed building, there is intervening land that maintains this character.

To the south of the site, four listed buildings form a grouping close to Ampney Brook. These comprise the restored 12th- and 13th-century Grade I listed Church of St Mary (1089958) as well as three groupings of tombs of Grade II status to its south:

- 1089960 - Sherred Monument, about 4 metres south of east end of chancel in churchyard of Church of St Mary;
- 1152005 - Group Of Seven Monuments Mostly To Howse And Wise, about 1 to 7 metres south of south-east nave window in churchyard of Church of St Mary; and
- 1089959 - Digger Monument, about 6 metres south of south porch in churchyard of Church of St Mary.

Due to the high aesthetic (architectural) and historic value of the church, and the high historic and group value of the tombs, these are considered to be of **high significance**. However, the church is separated from the site by the intervening distance and planting, with the tombs behind this. As such, they are unlikely to be affected by the proposed allocation. Although the site forms part

of the wider rural setting of these listed buildings, there is intervening land that maintains this character.

To the west of these, a further four Grade II listed buildings relate to the post-medieval agricultural and rural landscape of the area:

- 1089271 - Barn at Waterton Barn Cottage
- 1089270 - Barn at Harnhill Mill
- 1341020 - Ampney Brook House
- 1089269 - Harnhill Mill House attached to Harnhill Mill

Due to their high aesthetic (architectural) and historic value, these are considered to be of **high significance**. However, due to the intervening planting and development, there is no intervisibility between these buildings and the site. Although the site forms part of the wider rural setting of these listed buildings, there is intervening land that maintains this character.

Significance of non-designated heritage assets in the site:

Non-designated heritage assets (Figs R583B/C/D.4-6) have been recorded within the site, including:

- Roman buildings and a scatter of pottery (**13999**) have been identified within an area that has seen deep ploughing, although the assemblage includes unabraded material. Cropmarks have also been identified extending to the north-west of these (**2025**) and these are crossed by the corridor extending to the B4425. These, and surface finds also recovered from the area, may indicate further settlement in this direction. This corridor of the site also crosses the archaeological and visible remains of Akeman Street Roman road (**4508**) which connects Cirencester (*Corinium*) to the west with St Albans (*Verulamium*) to the east. Where this has been investigated, the roadway has been identified both *in situ* and in a disturbed state. These have not been investigated within the site and form part of the wider Roman settlement of the area. Such remains, if present, are likely to be of **low to medium significance**.
- The site covers a contiguous area of medieval and/or post-medieval ridge and furrow cultivation that is visible as earthworks, levelled earthworks and cropmarks on the aerial photography of the area (**51240** and **51242**), including the earthwork of a plough headland (**37870**) which forms part of a wider grouping of drainage ditch, field boundary and plough headland earthworks within the study area and extends onto the boundary of the site. Where ridge and furrow cultivation has been identified within the site, this comprises levelled

remains. These form part of the historical use and character of the area, with associated remains extending across the surrounding fields. If remains are present, they are likely to be of **low to medium significance**.

- The north-western extent of the site, where it covers the B4425, incorporates the route of Dancy's Fancy Turnpike, the 1753 turnpike road that connected Cirencester to Burford (**41788**). This lies along the route of the B4425 and remains are likely to have been disturbed or truncated by the modern road. Any surviving remains are likely to be of **low significance**.
- A number of post-medieval stone stiles are located on boundaries within the area. This includes one within (**11919**), and three adjacent to (**15179**, **15181** and **16643**), the site. These comprise stone slabs indicating routeways around the village, form part of the historical character of the area and are of **low significance**.

Significance of non-designated heritage assets in the environs of the site:

The GHER records a further 13 non-designated heritage assets within the 1km study area (Figs R583B/C/D.4-6), including the presence of earthworks and cropmarks associated with shrunken settlement adjacent to the southern and eastern boundaries of the site, as well as further evidence of ridge and furrow cultivation. The site is spread over a general area of high archaeological potential, with the majority of these assets supplementing, and adding context to, those assets outlined above. Owing to their evidential value, assets dating from the prehistoric to later medieval periods are generally considered to be of **low to medium significance**, while any deposits/ materials dating to the post-medieval agricultural use of the study area are of comparatively **low significance**.

Historic landscape character of the site (and significance):

The Gloucestershire, Cotswolds Area of Outstanding Natural Beauty and Wye Valley Area of Outstanding Natural Beauty Historic Landscape Character Assessment (GHLC) describes the historic landscape character of the site as 'former unenclosed cultivation – now enclosed' (Fig. R583B/C/D.7). Across most of the site, this comprised the gradual enclosure of the land by local arrangement from the 16th century (A5). Within this, and incorporating the presence of ridge and furrow cultivation, the boundaries reflect the former unenclosed cultivation patterns. While the boundaries within this area may be of medieval or early post-medieval origin (and amongst the earliest surviving

boundaries within the landscape), the presence of larger fields may indicate the modification of the landscape through the removal of some boundaries.

However, where the site extends as a corridor to the north-west, this enclosure comprised less regular organised enclosure, still reflecting the former unenclosed cultivation patterns, but without the regularisation of larger fields (A4p). Boundaries within this part of the site are likely to be of a relatively late date (18th century or later), but now form part of the defining character of the landscape.

At its north-western extent, this comprised the enclosure of former unenclosed land by local arrangement and exchange, but that was not entirely piecemeal (A2). These may be of medieval or early post-medieval date, with the fields including some of the earliest surviving boundaries within the landscape.

These areas of enclosure are representative of rural landscapes used for agriculture which began to be enclosed from the 16th century in a piecemeal fashion but that became more regularly enclosed during the 18th century. The semi-regular and regular enclosure is considered to be of **low significance**.

Contribution of the site to the significance and setting of known heritage assets:

The site comprises meadow located to the north of the Ampney Crucis conservation area (CONARA/111) and its listed buildings. The site is situated on the rise that extends northwards from the conservation area and overlooks its area. Views towards the conservation area from the north, although not along the primary approaches to the village, incorporate the site, especially the banks and vegetation forming its roadside boundaries. The significance of the buildings primarily relates to their built form and relationship with one another, which allows the development of the village to be understood. Although partially screened by the surrounding trees and hedgerows, the topography of the area means that views northwards from the conservation area, and some of the listed buildings (1090024, 1172146, 1341000, 1341001 and 1341019), incorporate the site. However, the meadow nature of the site forms part of the agricultural setting in which the village, conservation area (and its listed buildings) developed and are understood. In addition, some of the buildings within the conservation area were also originally related to agricultural activity (1090014, 1090015, 1172124, 1341376 and 1341001), and as such have a more direct relationship with the agricultural land of the parish. As a result of this, and its proximity to the conservation area, this landscape makes a **high positive** contribution to the setting of the conservation area.

The site makes a **high positive** contribution to the setting and significance of some of the Grade II listed buildings in the north of the conservation area (1090024, 1172146, 1341000, 1341001 and 1341019), which at least partly overlook it, as its present character as meadow and hedgerows preserves the rural backdrop from these buildings and maintain their historic relationship with the countryside. This allows them to be understood within their original rural setting.

The site makes a **low positive** contribution to the setting of the other listed buildings within the conservation area, because although there is not intervisibility between them and the site, it forms part of the wider rural, agricultural setting of the historic village of which these are a part.

The site comprises meadow located to the west of the Ampney St Mary conservation area (CONARA/026) and its listed buildings. The undulating topography of the area means that although the distance of *c.* 850m between the site and the conservation area includes mature trees and hedgerows, the area of the proposed allocation, or is bounding vegetation, is intermittently visible in long-range views, although the listed buildings do not share this intervisibility. This land lies outside the historic parish associated with the village, and as such forms part of the wider setting, rather than utilised land, associated with it. As such, the rural nature of the site makes a **low positive** contribution to the setting of the conservation area, while the separation created by the intervening distance and planting means that the site makes a **neutral** contribution to the setting of its listed buildings.

The cluster of Grade II listed buildings at Hilcot End (1090027, 1341002 and 1172177) form a small group of 17th- to 18th-century cottages to the east of the site on land that is slightly lower (and overlooked) by the site. Although these are mostly screened from the site by the surrounding trees and hedgerows, there is some intervisibility between the buildings and the agricultural landscape to their west. The significance of these buildings primarily relates to their built form and relationship with one another, which allows the development of settlement in the area to be understood. These buildings post-date the shrunken settlement of the area, and as such the open space between Hilcot End and Ampney Crucis forms part of their separation and the character of the area. Despite the limited intervisibility between the site and these buildings, the site in its current form makes a **high positive** contribution to the setting of the isolated settlement by helping to maintain its separation from the larger village to its south-west.

The Grade II listed building of Dudley Barn (1172044) originally formed part of Dudley Farm. Although the area of this farm (including the barn) has been

converted into a residential area during the late 20th century, it has retained the historical boundary associated with the farmstead. The significance of the barn primarily relates to its built form and relationship with its former farm, which allows the development and function of the historic farmstead to be understood. Although there has been some boundary loss within the area of the site since the barn was established, the surviving boundaries correspond with historical boundaries in use at the same time as the barn. Intervisibility between this and the barn is restricted by the surrounding trees and hedgerows, as well as residential buildings. However, there are still some views from the boundaries of the historic farmstead area across the east of the site, allowing the site to form part of the visible rural landscape surrounding the former farm. As such, the landscape makes a **low positive** contribution to the setting of the barn by allowing it to be understood within its original rural setting.

The other conservation area, scheduled monuments and listed buildings within the study area do not share historic or visual connections with the site. The significance of these designated heritage assets derives from their architectural and historic interest rather than any from any visual, spatial or historical relationship with the site. As such, the site makes a **neutral** contribution to their setting.

Impact assessment:

Having identified the surrounding designated heritage assets and assessed the site and its context, this assessment concludes that the site makes a **high positive** contribution to the setting and significance of the Ampney Crucis Conservation Area (CONARA/111) and the Grade II listed buildings in the north of the conservation area (1090024, 1172146, 1341000, 1341001 and 1341019), and a **low positive** contribution to that of the other listed buildings within the conservation area. The site also makes a **high positive** contribution to the setting and significance of the cluster of Grade II listed buildings forming part of the isolated settlement at Hilcot End (1090027, 1341002 and 1172177), and a **low positive** contribution to that of Ampney St Mary Conservation Area (CONARA/026) and its listed buildings, as well as the Grade II listed building of Dudley Barn (1172044).

Development within the site would result in the loss of agricultural land and the introduction of housing into views north from the Ampney Crucis conservation area (CONARA/111) as well as the listed buildings within its area. These views are exclusively of the rural and agricultural landscape in this direction, and include (and are partially interrupted by) the presence of trees and hedgerows on the northern edge of the conservation area and within the site. The rural of

the site makes a high positive contribution to the setting of the conservation area and a low to high contribution to the setting of its buildings, allowing them to be appreciated within their original rural context. Development within the proposed allocation would, at a minimum, reduce this rural context and would extend the settlement edge in this direction beyond the conservation area. This includes the potential to coalesce Ampney Crucis with the isolated settlement at Hilcot End. Due to the extent of the proposed allocation across most of the northern edge of the conservation area, and its scale of 660 dwellings, this would have the potential for **substantial harm** to the setting of the conservation area and the listed buildings in the north of the conservation area. It would also result in less than substantial harm to the listed buildings in the south of its area where there is less intervisibility. Given the topography of the area, it would not be possible to prevent new development within the site from becoming visible in views looking north from the conservation area across the site, and the roadside character of the settlement would not be able to be maintained. Although the main approaches to the village (and the conservation area) are not from the direction of the site, development within it would also alter views looking towards the conservation area from the north, including the lanes that form the boundaries of the site.

The area of the site is partially visible in long-range views from the Ampney St Mary conservation area (CONARA/026). At present, views in this direction are of the rural and agricultural landscape with intermittent buildings visible. Due to the intervening distance, planting and continuing rural and agricultural land, this would have the potential for **less than substantial harm** to the setting of the conservation area, and **no harm** for the listed buildings within its area. However, given the extent of the proposed allocation, the distance between the conservation area and the site, the topography of the area and the presence of treelines within the intervening area, it may be possible to fully avoid new development from becoming visible within these long-range views.

The site comprises agricultural land that forms part of the separation between a small area of settlement (Hilcot End) that incorporates three Grade II listed buildings (1090027, 1341002 and 1172177) and Ampney Crucis. The site also forms part of the rural and agricultural landscape that surrounds this area of settlement, part of which could be lost through development within the site. Although intervisibility between this isolated settlement and Ampney Crucis is limited by the surrounding trees and hedgerows, development in the east of the site may be evident along Riding Lane. These views, and coalescence between Hilcot End and Ampney Crucis, would have the potential for **substantial harm** to the setting of these buildings. Given the scale of the proposed development, and the constraints likely to be imposed by the presence of the Ampney Crucis

conservation area, it may not be possible to prevent the coalescence of these settlement areas, or new development from becoming visible in views looking west from the listed buildings.

Development within the site would result in a loss of agricultural land and an increase in visibility of housing in views north-west from the area of the historic farmstead (Dudley Farm) associated with the Grade II listed building of Dudley Barn (1172044). Views to the north and north-west currently comprise the rural landscape, including agricultural land, trees and hedgerows, and small areas of residential buildings. Development within this potential allocation would reduce this rural setting. Although the farmstead (including the barn) has been converted into a residential area, the meadow within the site, along with the retained boundary of the farmstead, makes a high positive contribution to the listed building and farmstead area, allowing it to be appreciated within its original rural context. Development within the allocation would reduce this rural context to a degree. However, as the barn now resides within a residential setting, and there would still be some surviving farmland (outside of the site) separating the potential allocation from Dudley Farm, this would have the potential for **less than substantial harm** to the setting of the listed building. Given the proximity of the site to the barn, it would not be possible to prevent new development along the eastern edge of the site from becoming visible in views looking north-west from the historic farm area towards the site.

Development of the site would have **no harm** on the Ampney St Peter conservation area (CONARA/131) and its associated listed buildings as there are no direct historical associations between them and the site, and the surrounding rural landscape incorporates trees and hedges that preclude intervisibility. For similar reasons, the development of the proposed allocation would have **no harm** on the listed building of the Barn at Ampneyfield (1340993) to the north of the site; the listed buildings to the south of the Ampney Crucis conservation area (1089269, 1089270, 1089271, 1089958, 1089959, 1089960, 1152005 and 1341020); and the scheduled monuments to the south (1014411, 1014412, 10414413 and 1014416).

No previous archaeological investigations have been undertaken within the site, although a trial trench evaluation (EGC159) adjacent to the B4425 and the north-west corridor of the site did not identify any finds or features of archaeological significance. However, non-designated heritage assets, including low to medium significance remains associated with Roman settlement and medieval and/ or post-medieval agricultural activity, are known within its area. Given the extent of ground disturbance likely to arise, development within the site will almost certainly impact upon surviving below-ground archaeological

assets through the truncation, removal and loss of archaeological legibility of the remains, as they will probably sit just below the subsoil and cut into the natural deposits.in addition, where Stiles are present within and adjacent to the site (11919, 15179, 15181 and 16643), development may result in damage to the stonework that forms them or the loss of routeways associated with them. This has the potential for **substantial harm** to the archaeological resource, both within the site and the wider study area, and would be permanent. Without appropriate mitigation measures, any development that disturbs the archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The historic landscape characterisation of the site comprises enclosed land that at least partially reflects its earlier cultivation. This includes evidence of levelled ridge and furrow cultivation across most of the site, with much of the surrounding landscape also including this form. The meadow nature of the land within the site also forms part of the rural setting of the surrounding roadside settlement, allowing them to be appreciated within their original rural and agricultural contexts. The trees and hedges that form both the boundaries of the site and within it, also form part of this wider context, including fostering the enclosed nature of the area. As well as extending the settlement edge of Ampney Crucis northwards and bringing coalescence between areas of settlement, development within the potential allocation would remove this character. Although the potential impact of this on the historic landscape character would be for **less than substantial harm**, this would result in a large change to a locally significant landscape that forms part of the setting of the adjacent conservation area. Given the roadside and isolated nature of the surrounding settlements, it would not be possible to prevent development of this scale from disrupting this character.

Cumulative impacts deriving from the allocation of the site:

Due to the separation between the potential Ampney Crucis allocation and other proposed allocations **no cumulative impacts** are anticipated. There are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Recommendations for minimising harm and maximising enhancement:

Due to the topography of the site and the proposed extent and scale of the development, it would be difficult to prevent the allocation from having an impact upon the setting of the Ampney Crucis conservation area (CONARA/111)

and its listed buildings. Due to the loss of the rural and agricultural setting, as well as the extension of the settlement edge beyond that of the conservation area, the loss of the roadside settlement pattern of the area, and degree of coalescence between Ampney Crucis and Hilcot End, this impact has the potential to cause substantial harm. This impact could be reduced through a substantial reduction in the scale and extent of development. It could also be reduced on a smaller scale through the avoidance of large blocks of development, as well as the use of green corridors, structural greenspace and planting, to maintain outward views towards the rural landscape, especially from those listed buildings from which the area of the site is visible (1090024, 1172146, 1341000, 1341001 and 1341019). These would help to mitigate by design some of the negative setting impacts of the proposed allocation upon these assets. In order to reduce coalescence between Ampney Crucis and Hilcot End, development in the east and south-east of the site should be avoided. Building density should also be kept to a minimum, with dwellings within the conservation area mostly comprising detached or semi-detached buildings. As well as these, the use of the existing settlement pattern and field layouts could be utilised to inform the layout of the development, helping to place new development within its existing context. The use of local vernacular materials and building designs (including limiting the heights of buildings to no more than those within the conservation area) may also help to retain some of the rural character. Impacts upon the conservation area could also be reduced through traffic considerations, including minimising through traffic in the village and limiting construction access onto the site to the north-west corridor in order to reduce the impact of traffic (including pollution, noise and vibration). This would be especially important for the listed bridge (1340997) in the south-west of the conservation area. Although these may provide some mitigation against the removal of the rural and agricultural setting, the proposed allocation (at its current extent and scale) would still have a negative impact.

With development within the site potentially becoming visible in long-range views from the Ampney St Mary conservation area (CONARA/026), built development within the eastern edge of the site should be avoided in order to reduce its potential visibility. The existing planting along this edge of the site should also be retained, maintained and enhanced in order to consolidate the rural setting in views in this direction from the conservation area. Corridors of green space should also be utilised to break up areas of development and maintain an image of rural settlement consistent with the neighbouring village. Building materials and forms should also be kept to the local vernacular, with roof treatments likely to be especially important in this regard for long-range views.

The proximity of the site to Ampney Crucis and Hilcot End means that in order to limit any coalescence between the two settlements, development in the east and south-east of the site should be avoided. This would help to maintain the separated settlement character of this area and its listed buildings (1090027, 1341002 and 1172177). Further support for this separation could be made through the retention, maintenance and enhancement of the planting along the eastern boundary of the site.

As with Hilcot End, development should be avoided in the east of the site in order to help retain the rural setting associated with Dudley Barn (1172044) and the historic farm area (Dudley Farm) to the south-east of the site.

Considering the archaeological potential of the site, and the absence of previous archaeological investigation within its area, it is recommended that a programme of archaeological evaluation trenching is undertaken across the site pre-determination of any planning application. This would help to understand the extent and character of the surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

The site also contains remains associated with Roman settlement (13999 and 2025) and Akeman Street Roman road (4508), as well as medieval and/ or post-medieval agricultural activity (37870, 51240 and 51242). The alignment of the road, or the historical field patterns, could be preserved within the layout of the development to deliver heritage benefits and enhance public understanding of the site's archaeological interest. The preservation of the historic semi-regular enclosure pattern in boundary treatments and green infrastructure, and potentially within the pattern of the proposed development, could also help the development better relate to its historic landscape context. Where the historical stiles are located within (11919), and adjacent to (15179, 15181 and 16643), the site, these (and associated paths) could be retained as part of public rights of way and a heritage trail that outlines the history of the village and retains connections to former routes around the village. The stones forming these could also be conserved to enhance their significance.

Archaeological evidence identified within the site could also be utilised amongst house, street or neighbourhood naming within the development. This would help to enhance the significance of the non-designated resource, tying the development into its past.

The historic landscape character of the area is one of enclosed fields that retain traces of earlier cultivation practices. Settlement within this area is one of roadside and isolated settlement with trees and hedges along boundaries. Development on the scale of the proposed allocation, and its location on the edge of Ampney Crucis would alter this pattern and bring a degree of coalescence between Ampney Crucis and Hilcot End (and its associated listed buildings).. This impact could be reduced through a reduction in the scale and extent of development. It could also be reduced on a smaller scale through the retention, maintenance and enhancement of the existing planting along boundaries both within and on the edges of the site. As well as this, the existing settlement pattern could also be utilised to inform the layout of the development, former boundaries could be integrated into plot boundaries or routeways, and green spaces could be utilised to help break-up large blocks of development.

Conclusions and suitability:

The site provides a high positive contribution to the setting of a number of designated heritage assets within the study area. These include the Ampney Crucis conservation area (CONARA/111) and the listed buildings within the north of its area (1090024, 1172146, 1341000, 1341001 and 1341019), as well as the listed buildings within the isolated settlement at Hilcot End (1090027, 1341002 and 1172177). The site also provides a low positive contribution to the setting of the Ampney St Mary conservation area (CONARA/026), the remaining listed buildings within the Ampney Crucis conservation area, and the listed building (1172044) and historic farm area of Dudley Farm. This significance largely derives from the contribution that land within the site makes to the historic landscape character of the area, with the rural and agricultural nature of the land within the site allowing these heritage assets to be better understood, but also the separation that it provides between Ampney Crucis and Hilcot End.

Due to the location of the proposed allocation, the topography of the local area and the scale of the proposed allocation, development within the site has the potential to cause substantial harm to a number of designated heritage assets. These comprise the Ampney Crucis conservation area (CONARA/111), settlement and the listed buildings within the north of its area (1090024, 1172146, 1341000, 1341001 and 1341019), as well as the listed buildings at Hilcot End (1090027, 1341002 and 1172177), archaeological remains within the site, and the historic landscape character of the area. As well as these, development within the proposed allocation has the potential to cause less that substantial harm to other designated heritage assets, including the Ampney St

Mary conservation area (CONARA/026), the remaining listed buildings within the Ampney Crucis Conservation Area, and the listed building (1172044) and historic farm at Dudley Farm.

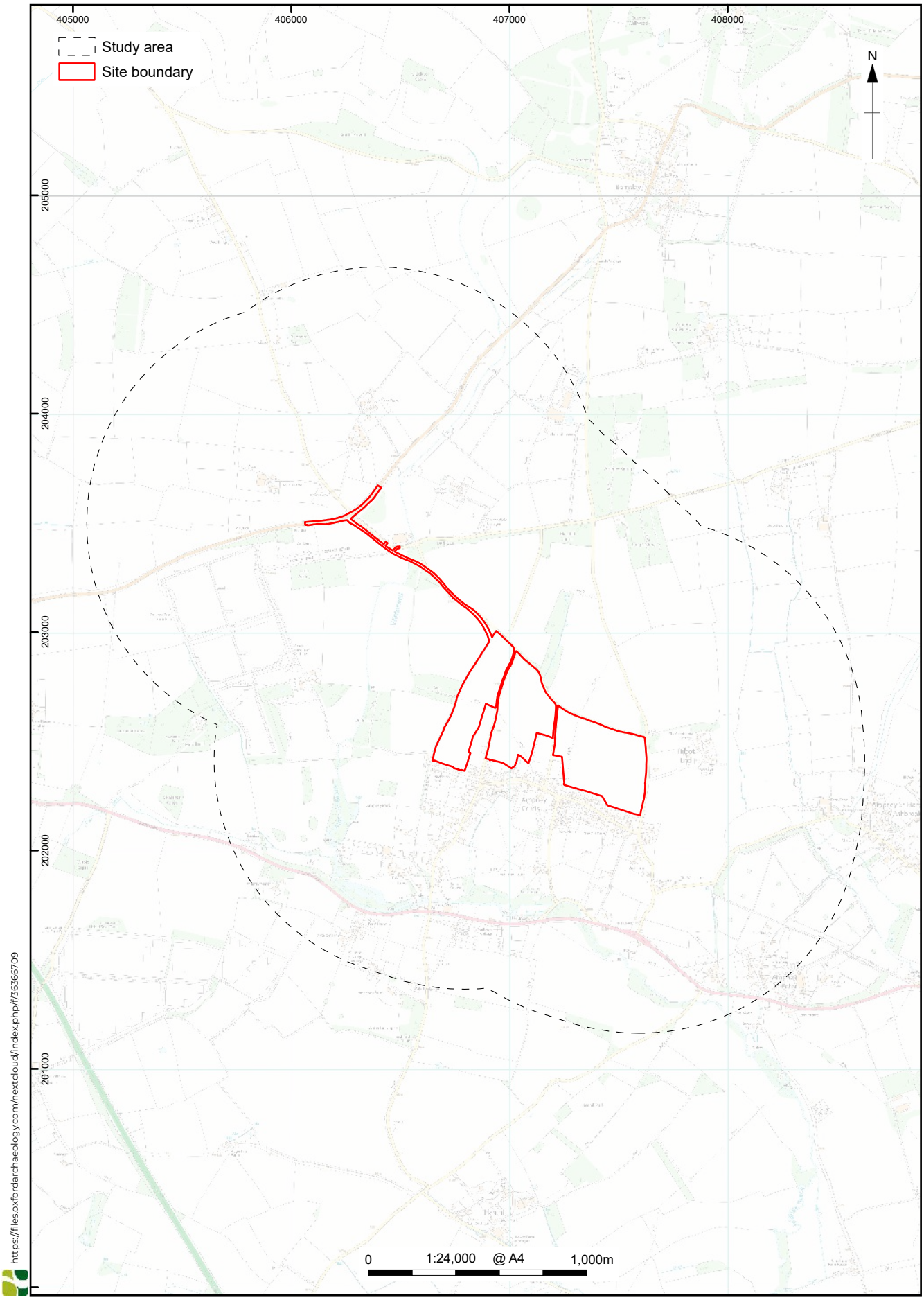
These impacts are likely to be through the loss of the rural land (including surviving traces of its historic nature), as well as the roadside settlement character, that forms the historic landscape characterisation of the area and the setting to the north of the Ampney Crucis conservation area (CONARA/111) and its listed buildings, and provides some of the separation between Ampney Crucis and Hilcot End (and its listed buildings; 1090027, 1341002 and 1172177). Development on the scale of that proposed would also extend the village beyond the conservation area in this direction and be unlikely to be able to maintain the current roadside settlement pattern. On a lesser scale, development within the site would potentially be visible in long-range views from the Ampney St Mary conservation area (CONARA/026), disrupting its rural setting, while development on the eastern edge of the site also has the potential to alter the character of land to the north-west of the historic Dudley Farm and its listed barn (1172044), reducing the potential to understand their former uses within their original context.

With no previous archaeological work having been undertaken within the site, and known assets including those associated with Roman settlement and medieval and/ or post-medieval agriculture, development within the site is likely to permanently truncate and/ or remove archaeological remains and result in the loss of their legibility.

Heritage Constraint Rating: High

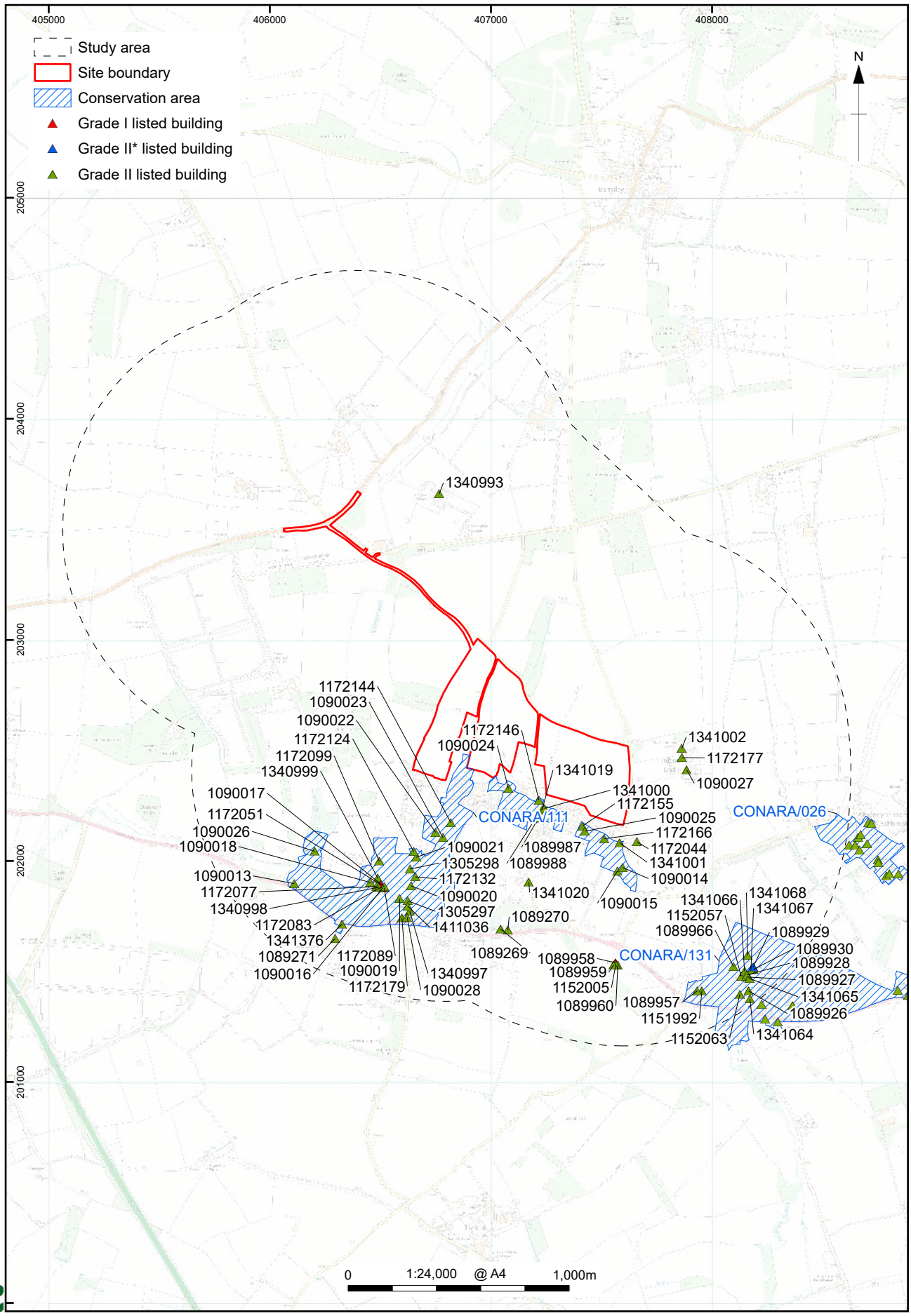
The site is considered to have an overall heritage constraint rating of High (i.e. the site contains historic environment constraints that would prevent part or all of the site from being developed). Built development of the proposed extent and scale should be avoided within the proposed allocation, but a limited reduction in potential harm could be achieved through design mitigation measures and a programme of archaeological investigation.

Heritage constraints are likely to influence the scale of development that could be accommodated within this allocation, and there are parts of the site which may not be appropriate for development on heritage grounds. Subject to appropriate design and layout controls, parts of the site may be capable of accommodating development; however, this is unlikely to be at the scale currently proposed.



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

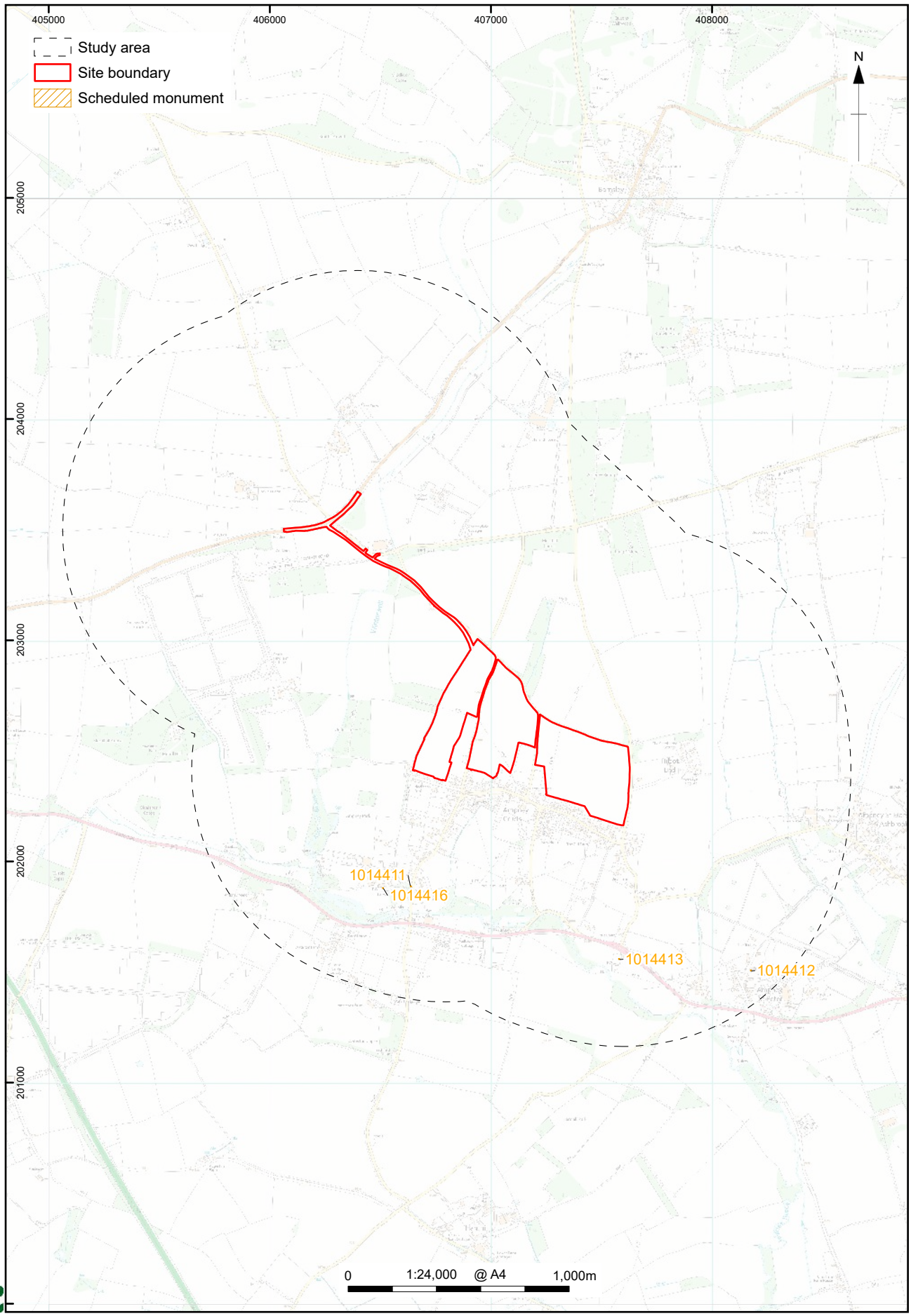
Figure R583B/C/D.1: Site location



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

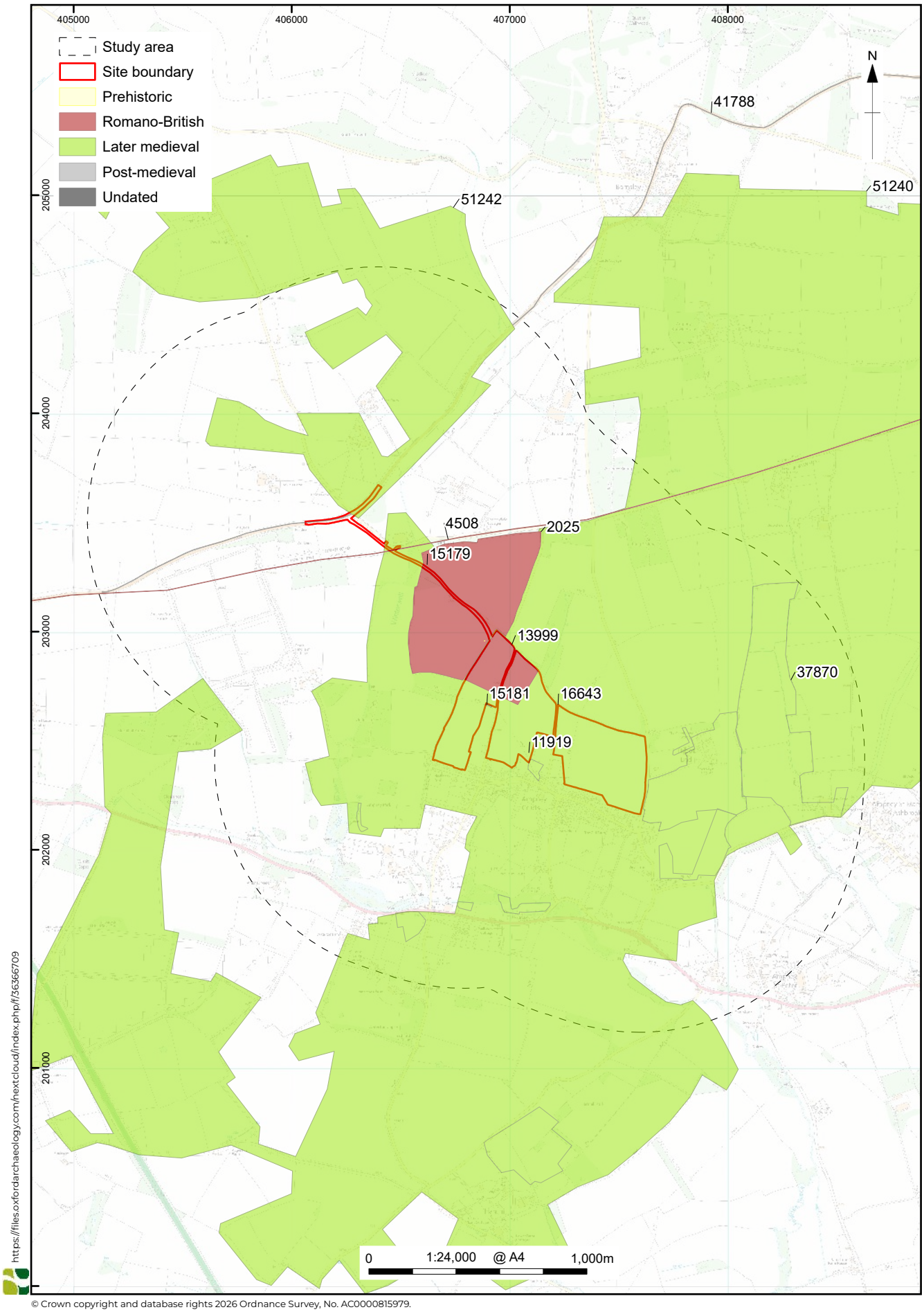
Figure R583B/C/D.2: Designated heritage assets within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

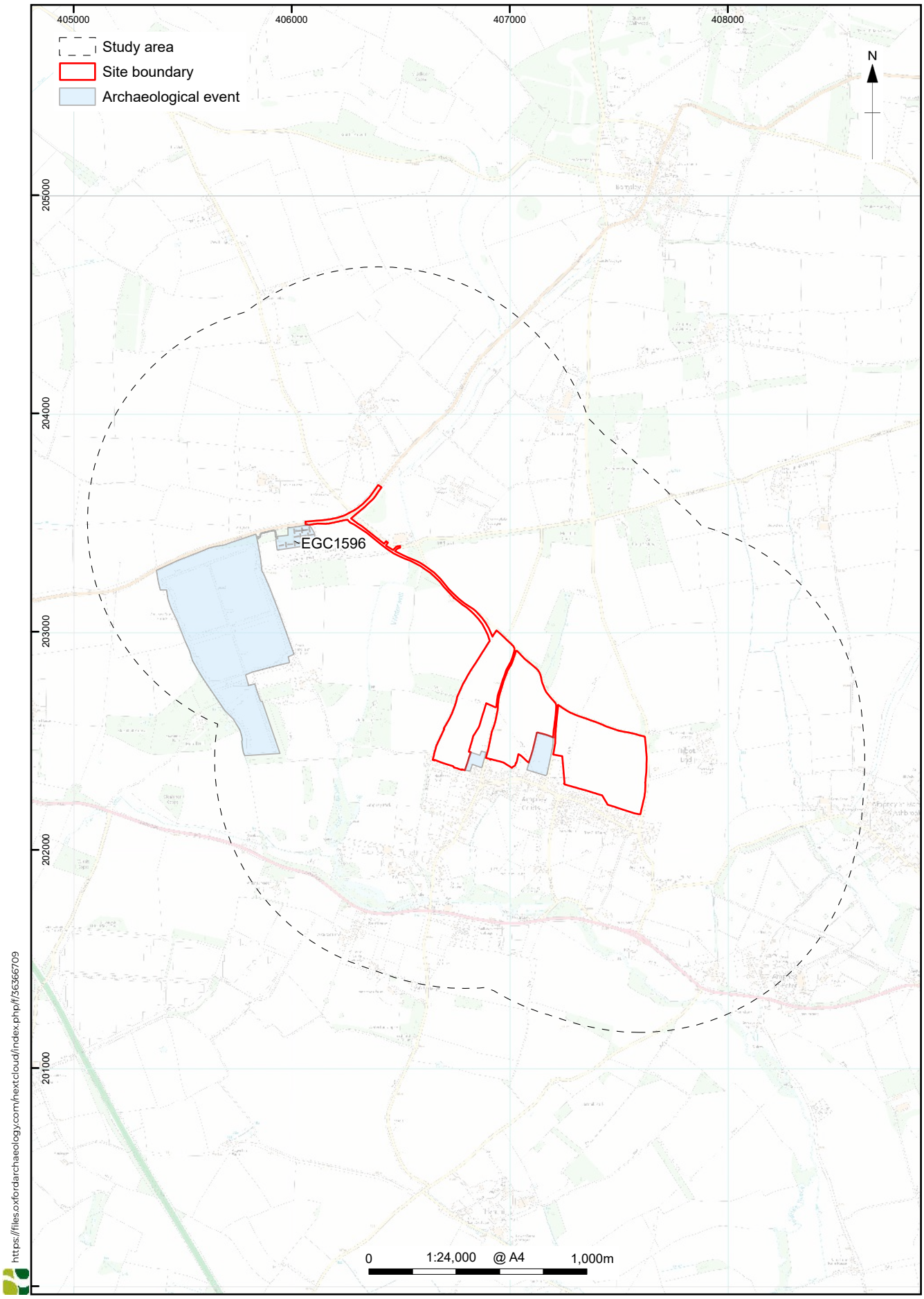
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from NOLINK>http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure R583B/C/D.3: Scheduled monuments within the study area



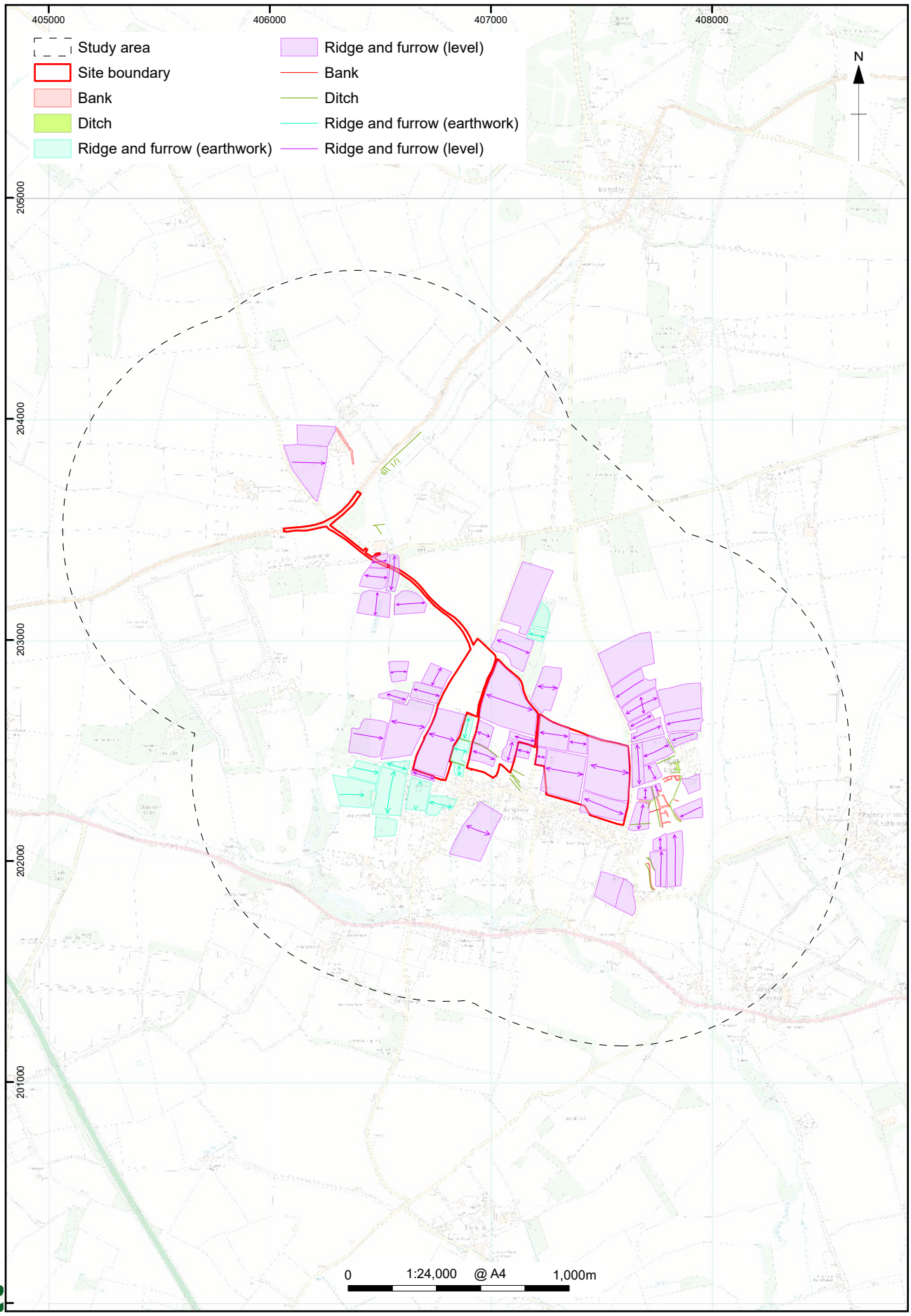
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure R583B/C/D.4: Non-designated heritage assets within the study area



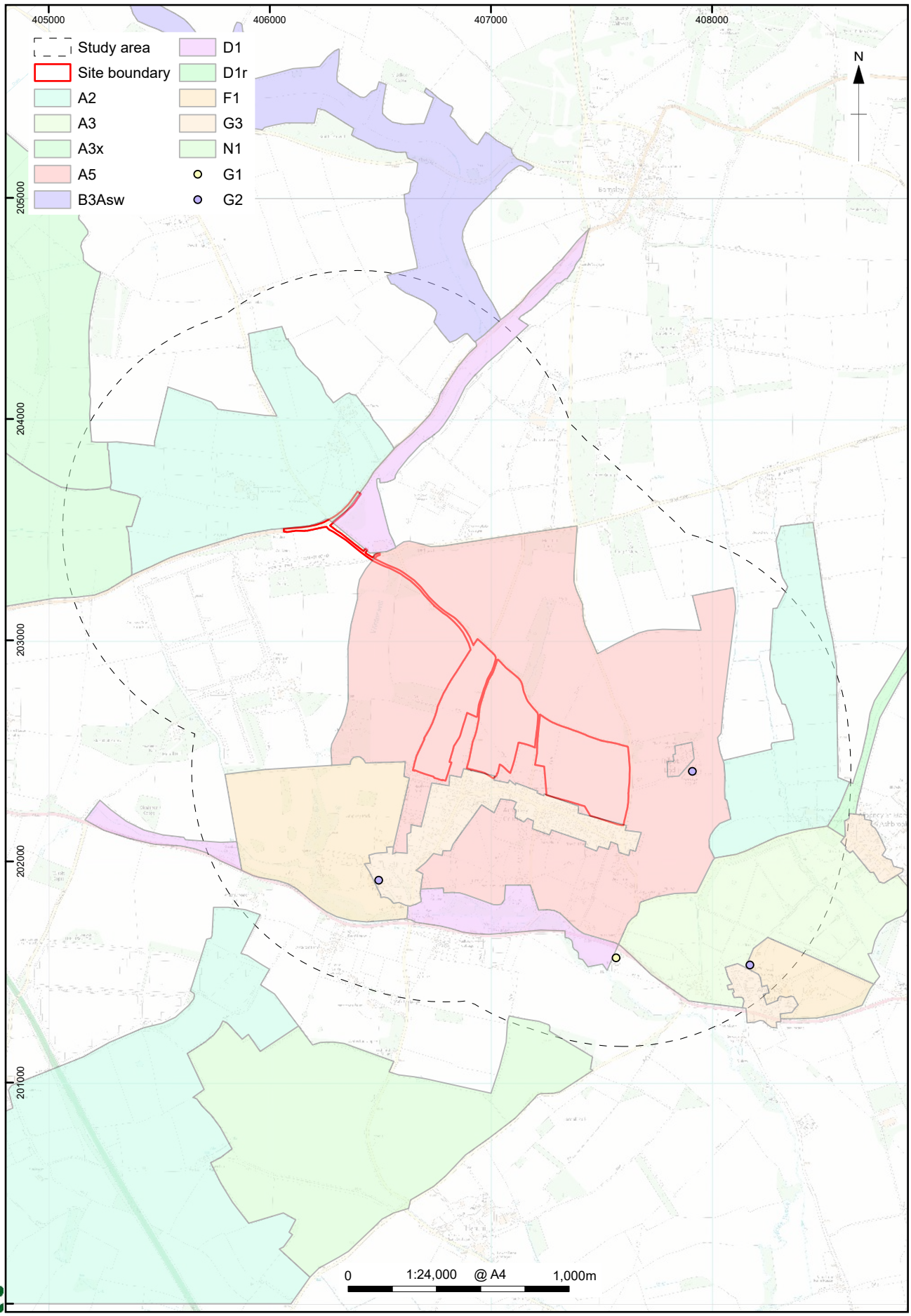
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure R583B/C/D.5: Archaeological events within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure R583B/C/D.6: NMP data within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set]. York: Archaeology Data Service [distributor] https://doi.org/10.5284/1020235

Figure R583B/C/D.7: Historic landscape characterisation within the study area

Site reference	R592
Settlement	Quenington
Site name	Land at Springfield Road
Related policies	-
Proposed allocation use	Residential development
Number of dwellings	31

Brief description of site:

The site covers an area of *c*. 1.5ha on the western edge of Quenington, *c*. 11km to the north-east of the town of Cirencester and in the Cotswolds District of Gloucestershire.

The site covers a single grass field bounded by hedgerows with roadways beyond to the east and south, and by post-and-rail fencing and trees with residential properties and fields beyond to the north and west. While the village lies beyond the eastern and northern boundaries of the site, this is surrounded by a mixture of agricultural land, grassland and pockets of woodland.

Topographically, the site lies within a rolling, hilly landscape which drops down towards the valley of the River Coln to the east and north, but rises to the west. The site is formed of relatively flat land that rises from *c*. 120m aOD in the south-east to *c*. 123m aOD in the north-east and south-west, and *c*. 125m aOD in the north-west.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

Designated heritage assets (Fig. R592.2), comprising three conservation areas, one registered park and garden and 50 listed buildings are concentrated to the east and north of the site.

Conservation areas and associated listed buildings

The site extends to the western edge of the Quenington conservation area (CONARA/104). This comprises a large area that incorporates the historical part of the village, as well as the western part of the registered park and garden of Hatherop Castle (1000767) and surrounding meadows and woodland. Settlement within the conservation area primarily comprises the nucleated historic settlement to the east of the village green. The core of this lies on the lower ground towards the River Coln, over 400m to the south-east of the site,

with the presence of historic buildings, including listed buildings, extending north-west towards the site. Boundaries within this area include drystone walls, hedges and trees with buildings both fronting and set back from the roads. This area incorporates three Grade I and 19 Grade II listed buildings related to the foundation of the Church of St Swithin (1341036) as St Mary's prior to AD 1100, the medieval Preceptory of the Knights Hospitaller, and the post-medieval growth of the settlement, as well as the utilisation of the surrounding landscape (including farmhouses, barns and mills). Although there have been alterations and additions to many of the listed buildings, these retain and form part of their historical character within the conservation area.

Listed buildings within the Quenington conservation area (CONARA/104) comprise the Grade I listed:

- 1089944 - Knights Hospitallers gateway at Knights Gate
- 1153047 - Dovecote at Knights Gate
- 1341036 - Church of St Swithin

And the Grade II listed:

- 1089447 - 43-44 Netherton
- 1089905 - 9, The Green
- 1089906 - Cross Cottage
- 1089907 - Grove House
- 1089908 - Stone stile and attached wall about 5.5m long, adjoining on east of wall of Quenington House
- 1089910 - Yew Tree Cottage
- 1089943 - Barn at Court Farm late 18th or early 19th, largely unaltered barn retaining most of its original fabric
- 1089945 - Two Thomas monuments, about 15 metres south of nave in churchyard of Church of St Swithin
- 1153062 - Quenington Court
- 1153078 - King and Randall monuments, about 6 metres south west of south door in churchyard of Church of St Swithin
- 1153118 - The Long House
- 1304467 - The Old Rectory
- 1341035 - The Little House
- 1341037 - Knights Mill
- 1341053 - 8, The Green
- 1341054 - 10, The Green
- 1341055 - Quenington House
- 1341056 - Barn at Mawley House Cottage
- 1341057 - Mawley Farm House

No conservation area appraisal has been produced for Quenington. Analysis would suggest that it principally derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, historic spaces, buildings and boundary treatments. Due to their high levels of aesthetic (architectural) and historic value, and in some cases cultural and group value, the conservation area and its associated listed buildings are considered to be of **high significance**. The site abuts the edge of the conservation area, and the open nature of the conservation area boundary at this point means that there are clear views from this part of the conservation area of, and into the site, including across the green and between mature trees from the four westernmost listed buildings within its area (1089905, 1089906, 1341053 and 1341054). These buildings relate to late 17th- to mid-19th-century cottages and houses on the edge of the village green. The topography of the area, as well as the intervening buildings and planting, mean that most of the listed buildings within it do not share intervisibility with the site.

The Coln St Aldwyn Conservation Area (CONARA/087) lies *c.* 280m to the north of the site. This covers the historical core of the village and extends across the valley of the River Coln, adjoining the Quenington conservation area (CONARA/104) on its south-eastern edge. Within the study area, its area incorporates 29 listed buildings that form part of its medieval origins, post-medieval growth and development and its agricultural setting (farmhouses, barns and mills), as well as buildings associated with the malting industry. These contribute to the significance of the conservation area. Although there have been alterations and additions to many of the listed buildings, these retain and form part of their historical character within the conservation area. These listed buildings include one of Grade II* status:

- 1089209 - Church of St John the Baptist

and 28 of Grade II status:

- 1078806 - 44, Bibury Road
- 1089206 - Icehouse approximately 20 metres north of Coln Manor
- 1089207 - Manor Farmhouse and east wing
- 1089208 - Former coach house adjoining and to north of Manor Farmhouse and east wing
- 1089210 - John Smith monument in the churchyard approximately 10 metres south east of chancel to Church of St John the Baptist
- 1089211 - Group of 5 monuments in the churchyard approximately 6 metres south of chancel to Church of St John the Baptist
- 1089212 - Group of 4 monuments in the churchyard approximately 15 metres south of tower to Church of St John the Baptist

- 1089213 - Post Office
- 1089214 - Malt House
- 1089215 – Rosmundi, 8-14 Main Street
- 1089216 - 57, 58 and 59, Main Street
- 1156159 - Protector House
- 1156310 - The Stores
- 1156328 - Maltings and warehouse adjoining and to north of Malt House
- 1156363 – Waterside
- 1263614 - Group of 2 monuments in the churchyard approximately 8 metres south west of porch to Church of St John the Baptist
- 1302890 - 25 and 26, Hatherop Road
- 1302896 - The Mill
- 1302934 - 22, The Green
- 1302968 - Group of 3 monuments in the churchyard approximately 6 metres south west of porch to Church of St John the Baptist
- 1302997 - Coln Manor
- 1341385 - Gateway to Coln Manor in churchyard wall approximately 7 metres north east of north transept to Church of St John the Baptist
- 1341386 - Group of 3 monuments in the churchyard approximately 7 metres south east of tower to Church of St John the Baptist
- 1341387 - Ann Hooper monument in the churchyard approximately 20 metres south west of Church of St John the Baptist
- 1341388 - 29, Hatherop Road
- 1341389 - The New Inn
- 1341421 - Dovecote approximately 50 metres north of Coln Manor
- 1341422 - Vicarage and 2 adjoining archways

No conservation appraisal has been produced for Coln St Aldwyn. Analysis would suggest that it principally derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, historic spaces, buildings and boundary treatments. Due to their high levels of aesthetic (architectural), historic and group value, the conservation area and its associated listed buildings are considered to be of **high significance**. Due to the distance, topography and screening provided by the intervening buildings and vegetation, including mature hedgerows and trees, the conservation area and listed buildings within it are unlikely to be affected by the proposed allocation.

The Hatherop Conservation Area (CONARA/096) lies *c.* 650m to the north-east of the site, and adjoins the Coln St Aldwyn (CONARA/087) and Quenington (CONARA/104) conservation areas to its west and south respectively. This covers the historical core of the village, as well as the central part of the

registered park and garden of Hatherop Castle (1000767) and surrounding meadows and woodland. Although none of the listed buildings within the conservation area lie within the study area, one Grade II* and 17 Grade II listed buildings to the north-east of the study area form part of, and contribute to, the character of the conservation area. No conservation area appraisal has been produced for Hatherop. Analysis would suggest that it principally derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, historic spaces, buildings and boundary treatments. Due to their high levels of aesthetic (architectural), historic and group value, the conservation area and its associated listed buildings are considered to be of **high significance**. Due to the distance, topography and screening provided by the intervening buildings and vegetation, including mature hedgerows and trees, the conservation area and listed buildings within it are unlikely to be affected by the proposed allocation.

Registered park and garden

To the north-east of the site, the Grade II registered park and garden of Hatherop Castle (1000767) covers a swathe of the grassland and woodland between the villages of Coln St Aldwyn, Hatherop and Quenington. This sits partially within the conservation areas of Hatherop (CONARA/096) and Quenington (CONARA/104), and at its closest point lies *c.* 330m to the north of the site. It relates to the 16th or 17th century park and 19th century formal garden beside Hatherop Castle, and is bounded by coursed-stone walls (up to 1.5m high) with occasional sections of wrought-iron railings. This is associated with the Grade II listed building of Hatherop Castle and the historic manor of Hatherop which lie on its northern edge. Due to its high historic and group value, this is considered to be of **high significance**. Although the topography of the area means that some of the north-eastern part of this landscape is on marginally higher ground, most of the park and garden is on lower ground spanning both sides of the River Coln. Where views have been identified north-west from Netherton Copse (towards the centre of its area), these have been towards the village of Coln St Aldwyn which lies to the north of the site, and do not incorporate the site. It is separated from the site by the intervening distance, built development and mature planting, and as such, it is unlikely to be affected by the proposed allocation.

Significance of non-designated heritage assets in the site:

There are no known non-designated heritage assets within the site.

Significance of non-designated heritage assets in the environs of the site:

The GHER records 31 non-designated heritage assets within the 1km study area (Figs R592.3-5). The closest of these relates to an undated cropmark complex covering over 8ha of the fields to the south-west and west of the site, and extending to *c.* 65m from the site. This area includes cropmarks associated with a probable Bronze Age barrow (overlooking the river valley to the east), as well as a field system, enclosures, ditches and pits. Beyond this, evidence is concentrated along the river valley and the historic cores of the surrounding settlements. Due to the proximity of the cropmarks, the site is within a general area of high archaeological potential. Owing to their evidential value, assets dating from the prehistoric to later medieval periods are generally considered to be of **low to medium significance**, while any deposits/ materials dating to the post-medieval agricultural use of the study area are of comparatively **low significance**. Where the GHER refers to designated heritage assets such as listed buildings and scheduled monuments, these remains are considered to be of **high significance**.

Historic landscape character of the site (and significance):

The Gloucestershire, Cotswolds Area of Outstanding Natural Beauty and Wye Valley Area of Outstanding Natural Beauty Historic Landscape Character Assessment (GHLC) describes the historic landscape character of the site (and the land to its west and south) as 'open common land used as long-term pasture - now mainly enclosed' (B3A; Fig. R592.6). This saw the regular enclosure of pasture during the 18th or 19th century and forms part of the large-scale reorganisation of the landscape that is a defining character of the landscape. Adjacent to the north and east of the site, settlement has extended beyond, and does not conform to its mapped 19th century character (G4). Beyond these, the landscape character includes areas of further unenclosed land that has become enclosed (A2, A3, A3x and B4p) and riverine pasture utilised as meadow (D1, D3 and D3r), as well as the designed landscape of the registered park and garden (1000767; F1) to the north-east, settlement with medieval origins (G2) in the core of Quenington, and settlement within extents that had been established by the 19th century (G3) to the east and north.

The enclosed nature of this area is representative of rural landscapes used for agriculture which began to be enclosed from the 18th century, and is considered to be of **low heritage significance**.

Contribution of the site to the significance and setting of known heritage assets:

The site comprises grassland located to the west of the Quenington conservation area (CONARA/104) and its listed buildings. Where this extends

towards the site, it has an open edge from the village green and is only separated from the site by a minor road (Fairford Road). The eastern boundary of the site is also formed of a low hedge, meaning that there is visibility into it from within the conservation area. Views of the conservation area in the approaches along Fairford Road (from both the north and south) incorporate the site, including the hedgerows along its southern and eastern edges, with the trees and houses along the northern and western edges forming part of the backdrop.. The village green forms part of the western edge of the conservation area, with the surrounding landscape to the west and south-west (including the area of the site) largely open and incorporating trees and hedges. The presence of modern development to the north and south-east of the site means that the site now forms part of the last rural view from the green. Currently, these views allow the conservation area and green to be appreciated within their rural setting, and the site plays a role in connecting Quenington to the surrounding agricultural landscape.

The significance of the buildings within the conservation area primarily relates to their built form and relationship with one another, which allows the development of the village to be understood. Although partially screened by the surrounding buildings, trees and hedgerows, the topography of the area, as well as the open western boundary of the conservation area, means that views west from the conservation area, and some of the listed buildings (1089905, 1089906, 1341053 and 1341054), incorporate the site. As such, the rural nature of the site, especially the trees and hedgerows on its boundaries, forms part of the setting in which the village, conservation area (and its listed buildings) developed and are understood. As a result of this, and its proximity to the conservation area, this landscape makes a **high positive** contribution to the setting of the conservation area.

The site makes a **low positive** contribution to the setting and significance of some of the Grade II listed buildings in the west of the conservation area (1089905, 1089906, 1341053 and 1341054), which at least partly overlook it, as its present character of grassland and hedgerows preserves the rural, agricultural outlook from these buildings across the village green and maintain their historic relationship with the countryside. This allows them to be understood within their original rural setting.

The site makes a **low positive** contribution to the setting of the other listed buildings within the conservation area, because although there is not intervisibility between them and the site, it forms part of the wider rural setting of the historic village and conservation area of which they are a part.

The other conservation areas (and their associated listed buildings) and the registered park and garden within the study area do not share historic or visual connections with the site. The significance of these designated heritage assets derives from their architectural and historic interest rather than any from any visual, spatial or historical relationship with the site. As such, the site makes a **neutral** contribution to their setting.

Impact assessment:

Having identified the surrounding designated heritage assets and assessed the site and its context, this assessment concludes that the site makes a high positive contribution to the setting and significance of the Quenington conservation area and a low positive contribution to the setting of the listed buildings within its area.

The site forms part of the rural landscape to the west and south of the Quenington conservation area (CONARA/104) and part of the last remaining rural aspect from the village green in the west of this. Development within the site has the potential to further enclose the green within built development, result in the loss of an area of enclosed grassland on the edge of the village, and would result in the introduction of housing into views south-west from the village green and this part of the conservation area. These houses would interrupt views of the trees on the western edge of the site from both the conservation area and the westernmost of its listed buildings (1089905, 1089906, 1341053 and 1341054). The rural character of the site, and the inclusion of these trees within views from the conservation area, makes a high positive contribution to the setting of the conservation area and a low to high contribution to the setting of its buildings, allowing them to be appreciated within their original rural context. Development within the proposed allocation would, at a minimum, reduce this rural context and would fully enclose this part of the conservation area within built development. Although built development already exists outside the conservation area in this direction, development within the site would extend this southwards and link towards development to the south-east, enclosing this part of the conservation area within built development. Due to this enclosure of this part of the conservation area and the village green, this would have the potential for **substantial harm** to the setting of the conservation area. Given the proximity of the site to the conservation area and the open nature of the village green, it may not be possible to prevent new development across the whole site from becoming visible in views looking west from the village green, or the creation of a more feel to the village green. Due to the limited intervisibility of the westernmost buildings within the conservation area (1089905, 1089906, 1341053 and

1341054), development within the site would have the potential for **less than substantial harm** to their setting and significance.

Development of the site would result in **no harm** to the Coln St Aldwyn and Hatherop Conservation Areas (CONARA/087 and CONARA/096 respectively) and their associated listed buildings as there are no direct historical associations between them and the site, and the surrounding rural landscape incorporates trees and hedges that preclude intervisibility. For similar reasons, the development of the proposed allocation would result in **no harm** to the registered park and garden of Hatherop Castle (1000767) to the north-east of the site.

No previous archaeological investigations have been undertaken within the site, although a large complex (covering over 8ha) of cropmarks lies adjacent to Fairford Road and extends to *c*. 65m south and west of the site. This includes the site of a probable Bronze Age round barrow, as well as undated rectilinear enclosures of probable Iron Age or Roman date. Given the extent of ground disturbance likely to arise, development within the site will almost certainly impact upon surviving below-ground archaeological assets through the truncation, removal and loss of archaeological legibility of the remains, as they will probably sit just below the subsoil and cut into the natural deposits. This has the potential for **substantial harm** to the archaeological resource, both within the site and the wider study area, and would be permanent. Without appropriate mitigation measures, any development that disturbs the archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The historic landscape characterisation of the site comprises former pasture that has been enclosed. The site is currently grassland that links back to this former use, with the planting along its boundaries forming part of its enclosed nature. The rural character that this provides forms part of the setting of the surrounding settlements, allowing them to be appreciated within their original rural context. Although the site forms a smaller enclosed pocket of this, it sits on the edge of an extensive area of this character that borders Quenington to the south-west. Given the site's presence on the edge of this landscape, adjacent to residential buildings, development within the proposed allocation has the potential for **less than substantial harm** to the historic landscape character of the area.

Cumulative impacts deriving from the allocation of the site:

No cumulative impacts are anticipated, as there are no known interacting heritage effects arising from this allocation in combination with other schemes

or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Recommendations for minimising harm and maximising enhancement:

The proposed allocation sits adjacent to the Quenington Conservation Area and within the setting of Grade II listed buildings. It forms part of the visible rural landscape on the edge of the conservation area. With modern development surrounding this part of the conservation area on its other sides, the site forms the remaining rural aspect and contributes positively to its rural character, as well as that of associated listed buildings in its west. As a result, development within the site would lead to **substantial harm** to the Quenington conservation area and archaeological assets within the site. It could also result in **less than substantial harm** to listed buildings within the conservation area and to the historic landscape character of the area.

Given that the site's contribution to these assets is predominantly through its rural, undeveloped character and the rural aspect that it provides to the west of the conservation area, it is unlikely that harm could be completely prevented by design measures. However, design measures could be put in place to reduce the impact of the allocation. Due to its location on the edge of the Quenington Conservation Area, adjacent to the village green, and the visibility of the site in views of the approach into the conservation area from the south, the east and south-east of the site are the most sensitive. Built development in these areas should be avoided. This would help to reduce the feeling that the village green is being overlooked from this direction and help prevent the full enclosure of its area. Preserving the eastern and south-eastern parts of the site as open, undeveloped land would help retain the rural character beyond the settlement edge and preserve some views out from, and along the approach to, the conservation area. The existing planting along the boundaries of the site should also be retained, particularly in the south-east corner and along the eastern edge where they form part of the view into the conservation area and currently provides partial screening of the site.

To reduce the impact of the allocation, new development should be concentrated in the less sensitive north and west of the site and should be low density, comprising mainly detached or semi-detached buildings that mirror the character of settlement to the east. Block development, especially of an estate nature, should be avoided and green space utilised to mirror the settlement pattern on the edge of the village green. The siting of buildings within the site should also consider the position of mature trees in views across the village green from within the conservation area in order to provide additional screening

to built development. Building styles should reflect those of Quenington conservation area. Building heights should be restricted to help preserve the rural character of views of the surrounding landscape from the conservation area and buildings in its west. The use of local vernacular building designs and materials, including stone walls may help to retain some of the rural character and integrate built development into the conservation area. Where edges of built development are visible, native trees and hedges should be planted in order to soften their edges.

Considering the archaeological potential of the site and that no archaeological investigation has been undertaken within its area, it is recommended that a programme of archaeological evaluation trenching is carried out across the site. This should be undertaken pre-determination of any planning application. This would help to understand the extent and character of the surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

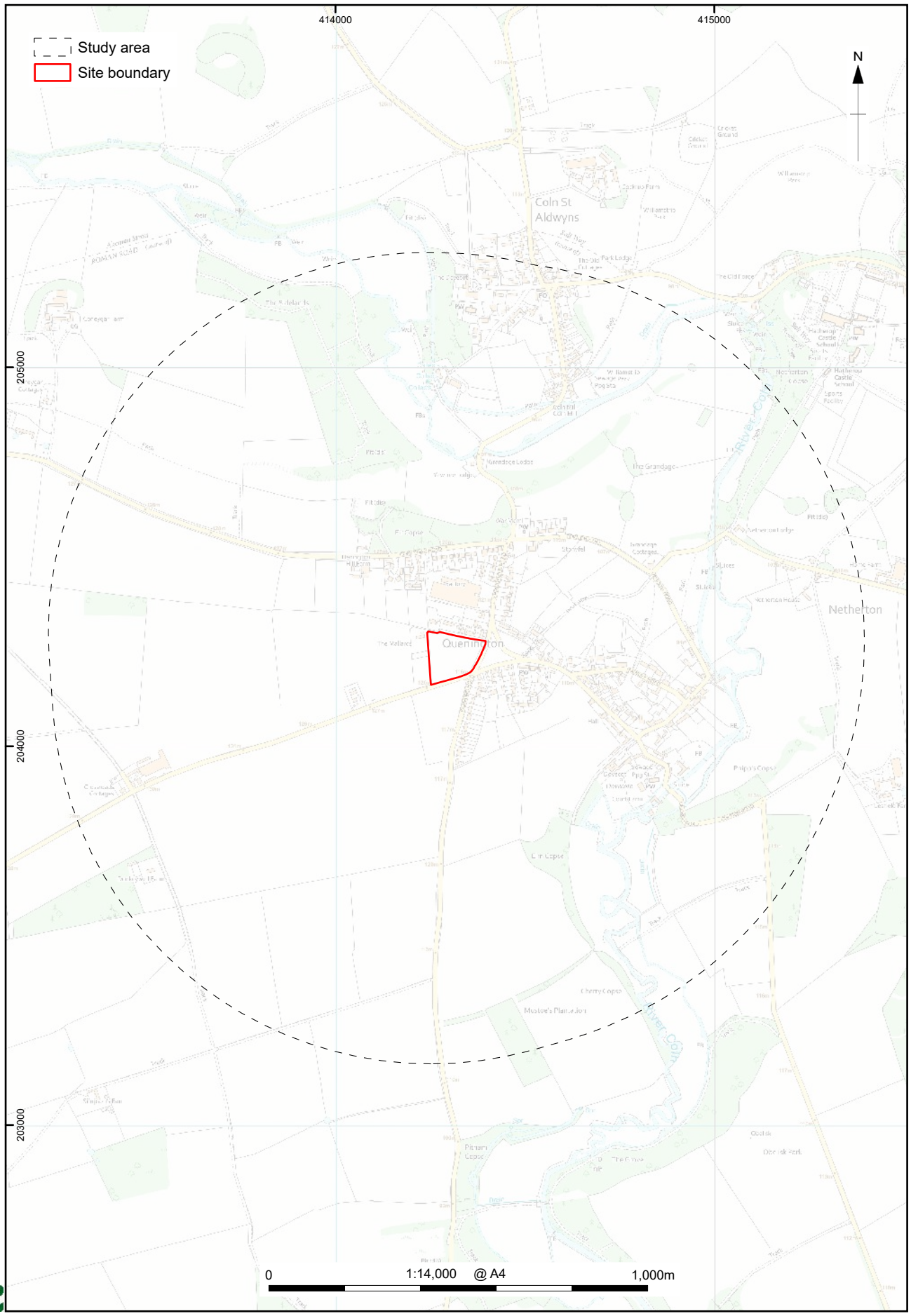
Conclusions and suitability:

This assessment has identified that development within this potential allocation could result in **substantial harm** to the setting of the conservation area and to archaeological remains within the site. It could also cause **less than substantial harm** to the heritage significance of listed buildings within the conservation area and to the historic settlement pattern of the area. It would not be possible to prevent development from causing this harm due to its proximity to the conservation area and the loss of part of the limited remaining rural land on its edge. However, it may be possible to reduce its impact through avoiding built development in the north of the site as well as the use of sensitive, considerate design of the final development proposals.

Heritage Constraint Rating: High

The site is considered to have an overall heritage constraint rating of High (i.e. the site contains historic environment constraints that would prevent part or all of the site from being developed). Built development should be avoided in the east and south-east of the site in order to avoid the enclosure of this part of the Quenington conservation area. A reduction in potential harm could be achieved through design mitigation measures and a programme of archaeological investigation.

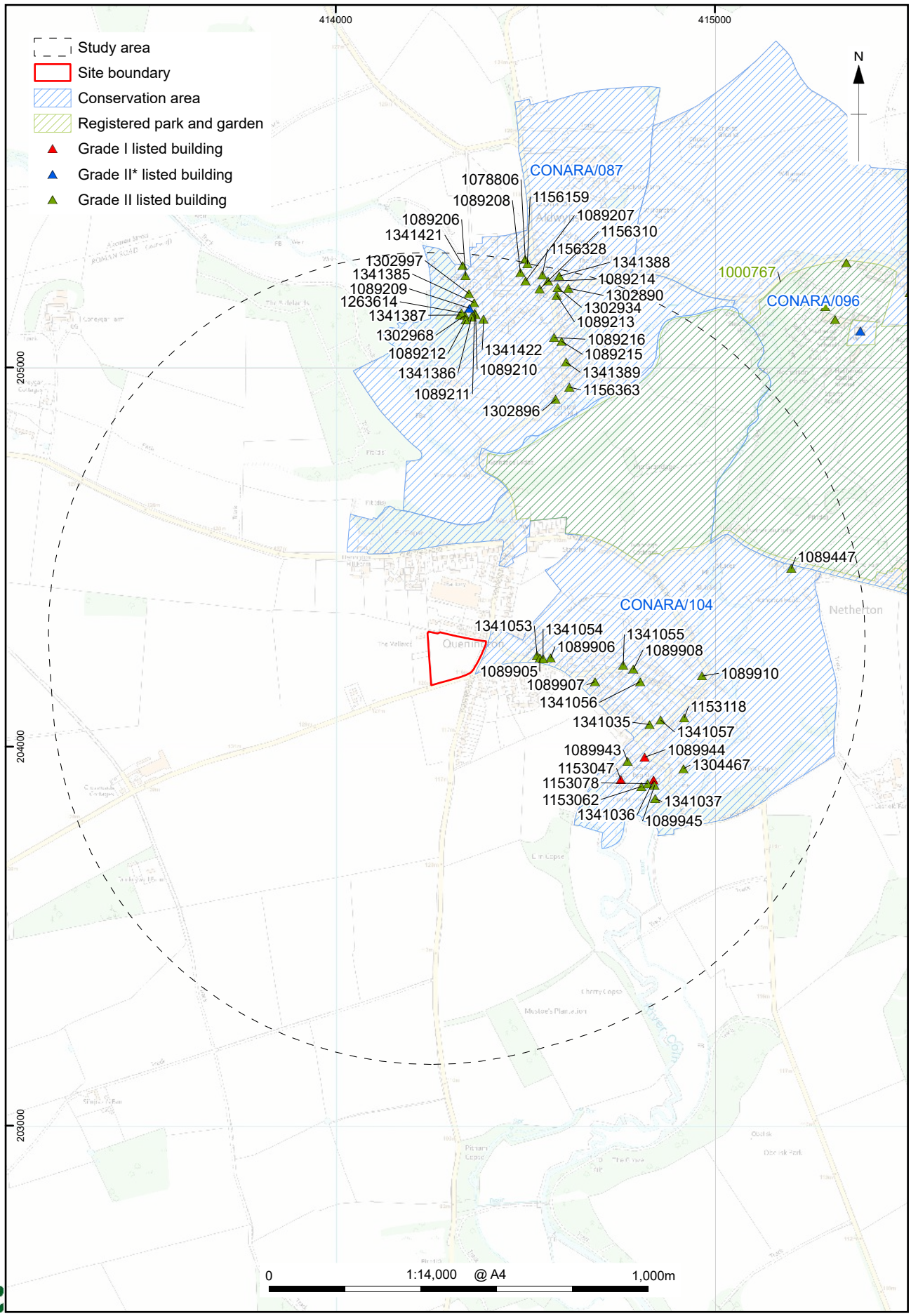
It is considered that the proposed allocation is partially suitable for development due to heritage constraints, subject to design and layout controls. Built development should be concentrated to the north, adjacent to existing modern development, while the east and south-east could be incorporated as strategic green space that with the retention of existing planting allows views from the conservation area into the wider landscape and retains the rural character of the approach to the conservation area.



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

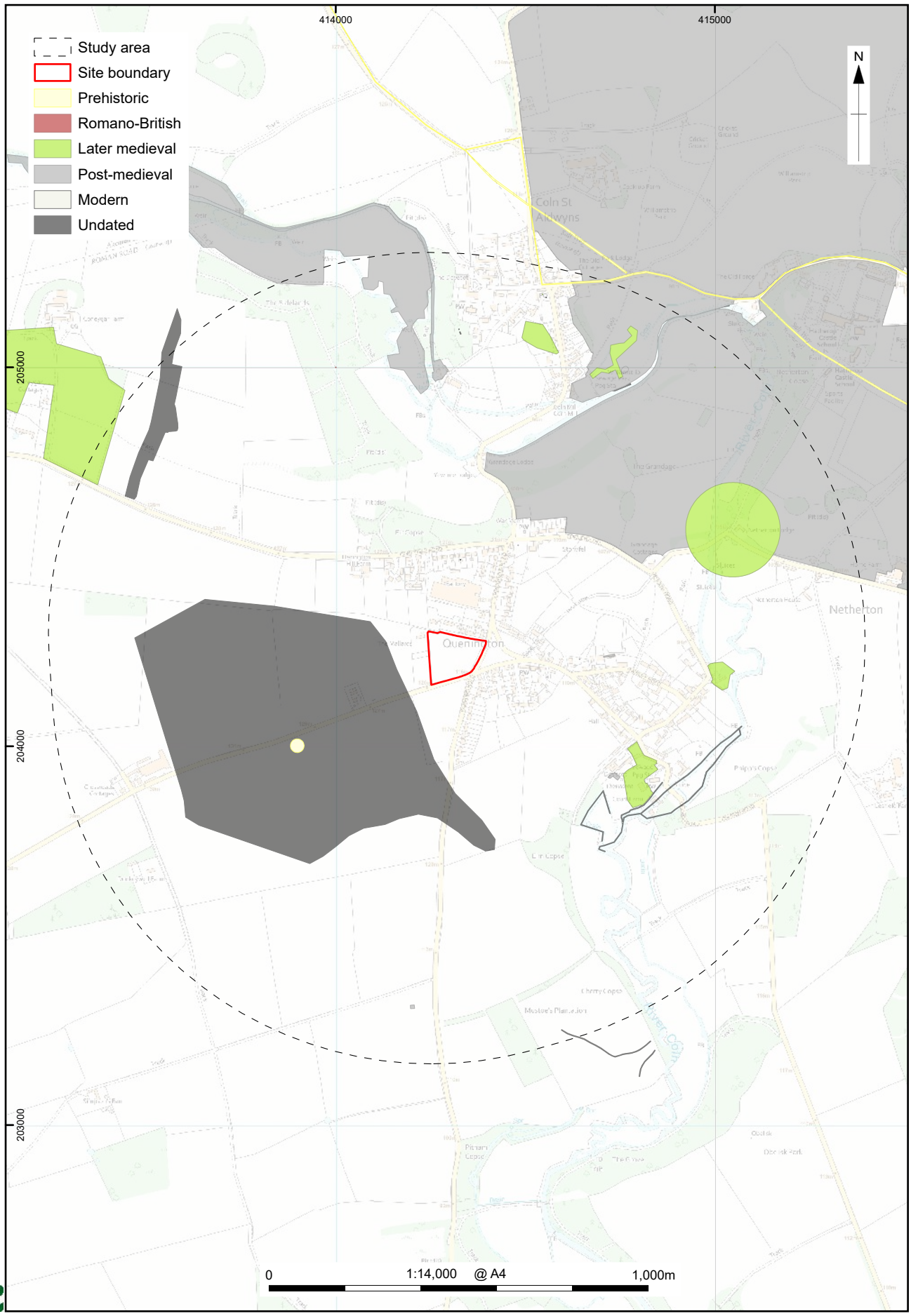
Figure R592.1: Site location



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

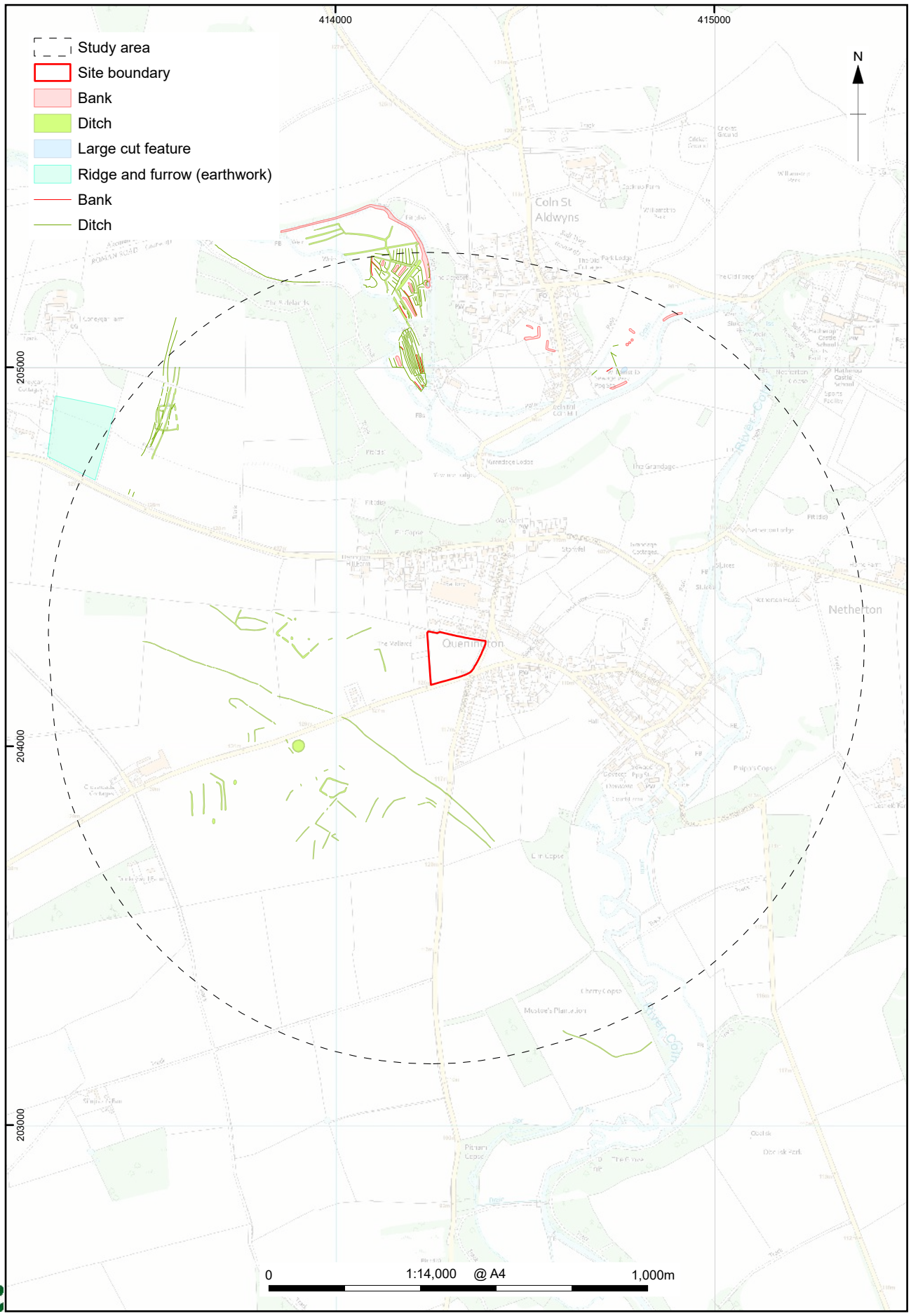
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure R592.2: Designated heritage assets within the study area



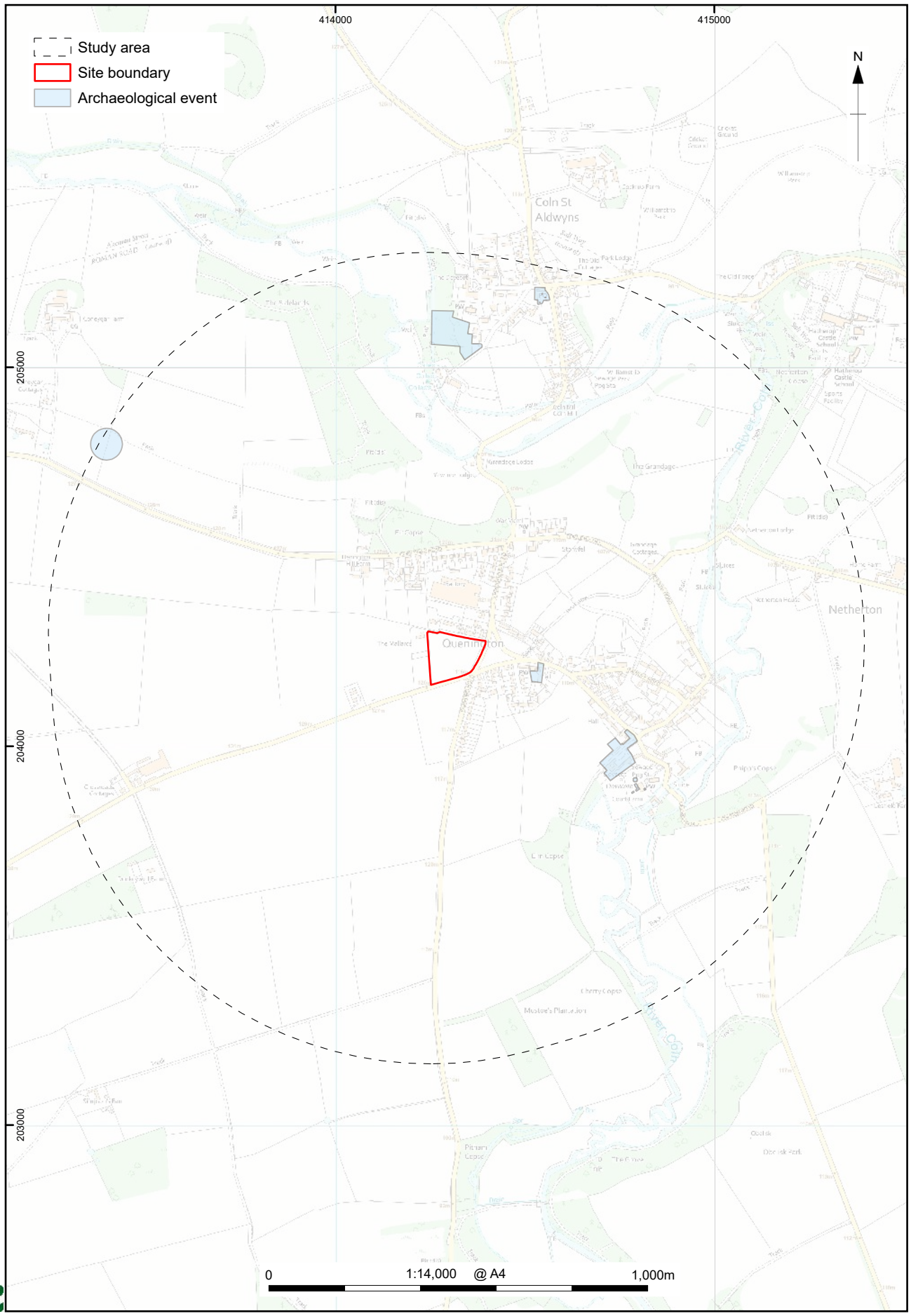
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure R592.3: Non-designated heritage assets within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

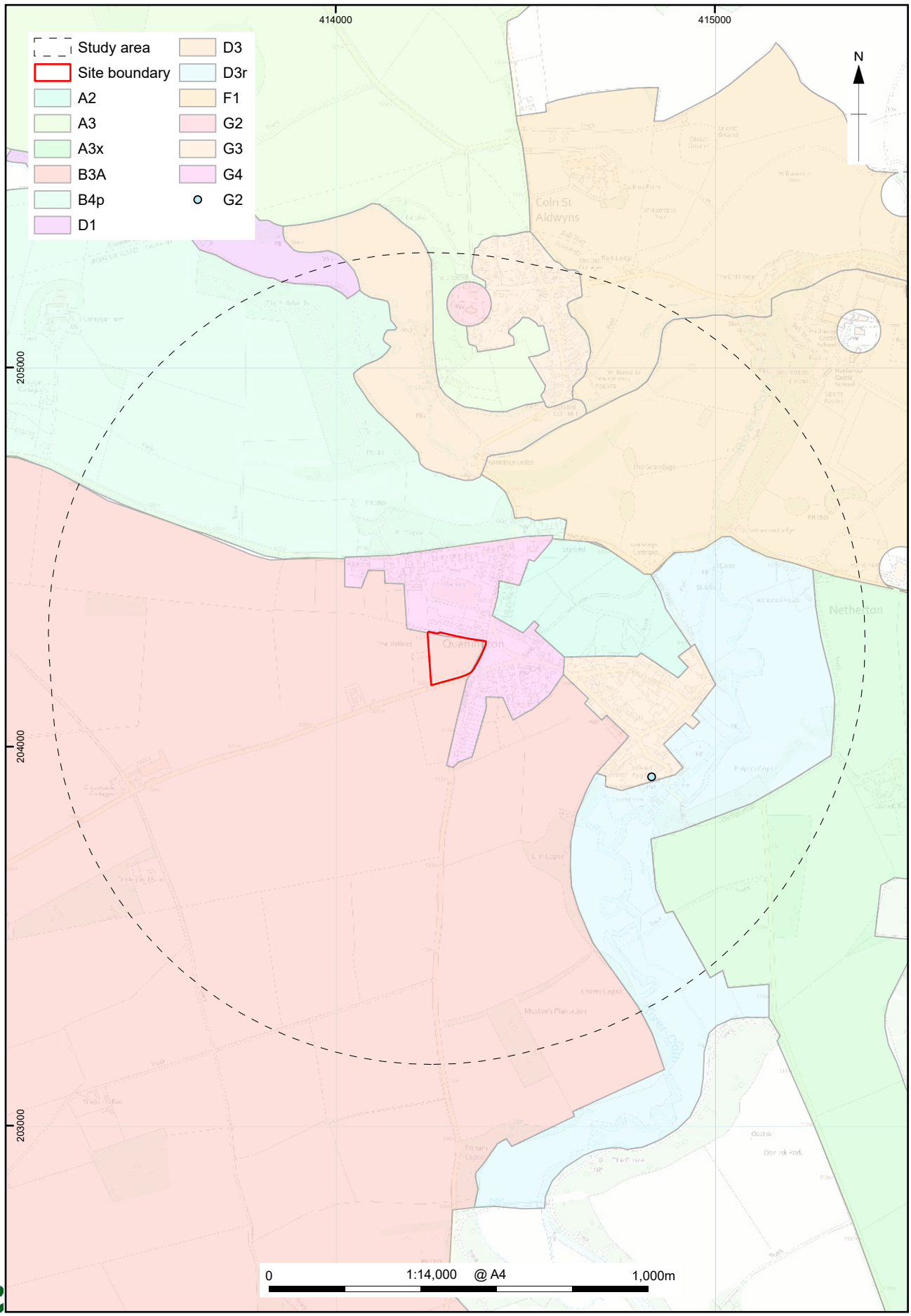
Figure R592.4: NMP data within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure R592.5: Archaeological events within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set]. York: Archaeology Data Service [distributor] https://doi.org/10.5284/1020235

Figure R592.6: Historic landscape characterisation within the study area

Site Reference	R644/657/658
Town	Driffield
Site Name	New settlement to the south of Driffield
Proposed allocation use	Mixed use: residential development and employment area
Number of dwellings	2,565
Employment area	13.5ha

Brief description of site:

The site covers an area of *c.* 199.4ha to the north-east of the A419 and south of Driffield, *c.* 5.2km south-east of the historic core of Cirencester. It encompasses agricultural fields extending to the south-west of Lamb Copse and north of Fosse Farm (Fig. R644/657/658.1).

The site comprises large arable fields served by drainage ditches and traversed by access tracks and two north-east/south-west orientated public rights of way, interspersed with small blocks of woodland, one containing a large pond. The site is bounded to the north-east by field boundaries and an access track from Driffield to Lamb Copse farm, to the south-east by field boundaries (which also form the boundary between the counties of Gloucestershire and Wiltshire), to the south-west by the boundary of Cotswold Agricultural Centre and the unnamed road to Driffield adjacent to the A419, and the north-west, by the same road to Driffield and the property of Shepherd's Cottage. Boundaries within the site comprise hedgerows with occasional mature trees.

The site sits within a relatively level, flat landscape at 102m aOD within the Ampney Brook catchment. The closest lake within Cotswold Water Park is approximately 500m to the south of the site at the nearest point, although the site itself lies within the designated boundary of the water park.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

A number of designated heritage assets have been identified within a 1km radius of the site, the majority being listed buildings within two conservation areas to the north of the site (Fig. R644/657/658.2). Distance, intervening topography, the screening effects of existing built environment and mature vegetation, suggests that there is a low possibility of intervisibility or other meaningful connection between the site and designated heritage assets beyond a 1km radius.

Conservation areas and associated listed buildings

Harnhill conservation area (CONARA/017) is situated *c*. 740m to the north of the site and encompasses the historical elements of the hamlet. An earlier shrunken medieval settlement has also been identified, which once extended to the south-east and west of the present settlement (9678). No Conservation Area appraisal has currently been produced but it derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, including key historic buildings, open green spaces and boundaries which give an enclosed character to the hamlet, exacerbated by the lack of a through-road. Seven listed buildings are situated within the conservation area, including the Grade II* listed Church of All Michael (1153265) which has Norman origins (though the earliest element of the extant structure date to the 13th or 14th century), and two Grade II listed monuments within its churchyard (1089277). The associated Grade II listed Old Rectory has 17th century origins (1304349), and the Grade II listed Manor House, late 16th century origins (1153284) though its associated Grade II listed stables (1089278) and dovecot (1341380) were constructed in the 18th century. The remaining listed building is Lower Farmhouse, to the south-west of the others, originally two cottages, built in the late 17th and early 18th centuries (1304380). Due to their aesthetic (architectural), historic and group interest, the conservation area and associated listed building are considered to be of **high significance**. However, there is no intervisibility or other associations between the site and the conservation area, or its listed buildings, meaning that they are unlikely to be affected by the site's allocation.

Driffield conservation area (CONARA/013) is closer to the site, located *c*. 85m to the north at its closest point. A total of eight listed buildings are situated within, or very close to, the boundary of the conservation area, which encompasses most of the agricultural village. No appraisal has yet been produced, but Driffield is essentially a linear settlement, which has extended along the roadside. The village's earliest elements are to the north, where the Grade II* listed Church of St Mary (NHLE 1341377), with Norman foundations, and former manor house, a non-designated heritage asset which survives as earthworks (2381), are situated. Extending south from this, either side of the road, are the remaining seven listed buildings, all Grade II listed, which comprise a former row of late 17th or early 18th century cottages, since merged into two (1153253), Driffield Manor, a late 17th century large detached house (1089276) and associated early 19th century barn (1153258), an 18th century wall of a walled garden associated with a 20th century house (1089274), a late 17th century farmhouse (1341379), and an early to mid 18th century farmhouse (1341378) with associated, contemporary dovecot

(1089275). Although there have been alterations and additions to many of these listed buildings, these retain historic character and form part of the aesthetic of the conservation area, demonstrating the development of the village based on its agricultural economy. Due to the aesthetic (architectural), historic and group value, the conservation area and its associated listed buildings are considered to be of **high significance**.

Listed buildings

In addition to the listed buildings associated with the two conservation areas, an additional three Grade II listed structures are located within 1km of the site. One is Charlham Bridge (1090035) which carries a farm track over a stream, and is approximately 990m north-east of the site. As a Grade II listed structure, this is considered of **high significance**, though there is no intervisibility or other associations between the site and the bridge meaning that it is unlikely to be affected by the site's allocation.

The remaining two Grade II listed buildings are much closer to the site, approximately 45m from the south-western boundary, and comprise Fosse Farmhouse (1089272) and associated barn (1089273). The farmhouse dates to the early to mid 17th century, and the barn, located to the north-east of the farmhouse, likely dates to the 18th century. The farmhouse is parallel to the road to the south-west, but its rear cross-wing with 20th century extension means the main entrance presently is to the north-west, facing towards the site. The cart entry to the barn faces the road, and the historic location of the farmyard was to the north-east, east and south-east of the farmhouse, confirmed by historic mapping. It is possible that the original farmhouse entrance may have fronted the farmyard, although the 1inch scale Ordnance Survey map of 1828 (originally surveyed 1808-1816; Sheet XXXIV) shows that a lane once extended from the road past the north-west of the farmstead, continuing north-eastwards to meet the present access lane to Lamb Close, adjacent to the north-east boundary of the site. The location of this historic route, as well as the fashion of facing farmhouses away from the noise, dirt and smells of farmyards in the 18th and early 19th centuries, might suggest that the earlier entrance was also to the north-west. Both the farmhouse and barn are considered of **high significance**, predominantly deriving from their historic and architectural values, as their key setting within an historic farmyard has been eroded by large, modern agricultural sheds. In addition, the farmhouse's outlook, to the north-west, has been altered by the loss of the historic lane, and from the addition of Fosse Farm Bungalows to the north-west in the mid 20th century. A corridor of woodland adjacent to the road was also present to the north-west on 19th century maps. The proximity of these listed buildings to the

site boundary means that these assets are likely to be affected by the site's allocation.

Significance of non-designated heritage assets in the site:

Several non-designated heritage assets have been recorded within the site (Figs. R644/655/658.3-4), comprising:

- the site of a possible Bronze Age round barrow seen as cropmarks on aerial photographs (26812) has been identified within the northern part of the site. This is not visible at surface level, so must have been plough levelled. Sub surface remains of a former round barrow would likely be considered of at least **medium significance**;
- prehistoric activity within the site has also been suggested by the discovery of a flint scatter at the south-western extent of the site during a programme of fieldwalking as part of the A419/A416 Cirencester and Stratton bypass in 1990 (32904). Findspots themselves are of **negligible significance** as they no longer survive at that location, though a scatter could be indicative of archaeological potential in the immediate vicinity;
- an area within the northern part of the site, which also encompasses the possible Bronze Age round barrow site, includes a complex of enclosures and linear ditches of uncertain origin (2391). These were identified as cropmarks from aerial photographs during English Heritage's Thames Valley National Mapping Project in 1993 and interpreted to be of probable prehistoric or Roman origin. They have also been mapped in more detail by the National Mapping Programme Project (Fig. R644/655/658.6). No traces are visible at surface level, but remains could survive sub-surface. If these are proved to be a former settlement of the medieval period or earlier, they may be considered of **medium significance**. If they evidence agricultural activity of the later medieval or later periods, they are more likely to be of **low significance**; and
- four sherds of post medieval pottery, one sherd of uncertain date and two fragments of ceramic tile were recovered from within the site, during works associated with the Esso Midline Pipeline in 1985 (EGC4546; Fig. R644/655/658.5), from a location mapped within the eastern corner of the site (9000). Discarded rubbish from the post medieval period found without context are essentially findspots, and in this case do not inform on historic land use beyond the known agricultural land use. As such, they are considered of **negligible significance**.

Significance of non-designated heritage assets in the environs of the site:

A further 106 non-designated heritage assets are mapped within a 1km radius of the site (Figs. R644/655/658.3-7). These are similar in character and period to those evidenced within the site itself, and include 63 heritage assets of probable prehistoric or Roman activity, evidenced by cropmarks indicative of enclosures and field systems visible in aerial photographs, some also excavated archaeologically during pipeline works or, close to the south-western boundary of the site, ahead of the A417/A419 bypass (52070; R644/655/658.5). Most are located to the south-west and north-east of the site (Fig. R644/655/658.3). A Roman coffin is mapped as having been found 250m to the east of the south-eastern extent of the site (2387) and the route of Ermin Street Roman road is largely respected by the current unnamed road to Driffield, parallel to the south-west boundary of the site (7542).

Apart from the aforementioned shrunken medieval settlement at Harnhill (9678) and former manor house at Driffield (2381), with the remains of cross sockets found in the vicinity of both (2012 and 2380) evidencing settlements to the north-west and north of the site, medieval activity in a wider 1km radius is predominantly agricultural. This has largely been identified from aerial photographs, and includes areas of ridge and furrow and associated field boundaries.

Post medieval activity generally reflects agricultural improvements of the period, and includes water meadows, ditches, drainage systems, field boundaries and a barn, although a number of quarries are also evidenced, along with features evidencing improved transport and communication links of the period including the Thames and Severn canal (3900), approximately 480m to the south-west of the site, with associated infrastructure (milestones and bridges), and the Cirencester to Cricklake Turnpike, which utilised the former Roman road to the immediate south-west of the site (48823). Evidence of the modern period relates to World War II activity focused at South Cerney airfield located approximately 140m west of the western corner of the site at its nearest point (21120 and 15060)

Overall, these indicate that the site lies within a landscape that is known for prehistoric and Roman activity, with larger agricultural settlements established during the medieval period, based on agriculture, one of which shrank, and one of which grew in the post medieval period. Wide areas of medieval and post-medieval agricultural practices are evidenced across the area. Owing to their evidential value, assets dating from the prehistoric to later medieval periods are generally considered to be of **low to medium significance**, while any

deposits/ materials dating to the post-medieval agricultural use of the study area are of comparatively **low significance**. Where HER records include designated heritage assets such as listed buildings, registered parks and gardens, or scheduled monuments, they are considered to be of **high significance**.

Historic landscape character of the site (and significance):

The site lies within the designated boundary of Cotswold Water Park. Cotswold Water Park was established in 1967, in recognition of the growing significance and opportunities presented by the many lakes that had been created through the restoration of the extensive areas of former gravel working within the Upper Thames Valley. The Cotswold Water Park landscape character assessment maps the site within Character Area Type 2: Cornbrash Limestone Lowlands, and more specifically, Area 2B: Driffield Lowlands (LDA Design 2009). This comprises a very gently undulating and open, expansive landscape, allowing distant views, interrupted by localised elevated areas of land and intermittent blocks of woodland. A number of watercourses and ditches drain the area, which generally comprises large to medium arable fields, predominantly regular in shape. Hedgerows are the dominant boundaries to fields and roads, and scattered mature trees within these punctuate the landscape. The influence of settlement is very limited on the landscape character, with only distant views to settlement edges from the wider landscape, dotted by occasional isolated farms and dwellings. The A417 and A419 introduce noise and lighting into an otherwise rural landscape.

According to the Gloucestershire Historic Landscape Characterisation (HLC; Gloucestershire County Council 2007) land within the site comprises several character area types. At the western, north-western and northern extent, the land is defined as type A4P, towards the western extent, type D1, across the south-eastern extent, type B3A, and across the centre and part of the north-eastern extent, type A3 (Figure R644/655/658.7).

Character type A relates to former unenclosed cultivation, now enclosed, and A4 more specifically, less regular organised enclosure partly reflecting former unenclosed cultivation patterns. This originates from non-parliamentary large-scale organised enclosure during the 18th and 19th centuries.

Character type D1 is defined as Riverine pasture – probably meadows – now largely enclosed. This relates to enclosed areas of level ground adjacent to major streams or rivers, within former meadows. Most of these areas were probably enclosed as part of the large-scale landscape reorganisations which took place during the 18th and 19th centuries.

Character type B3 is regular organised enclosure of former unenclosed pasture, characterised by generally large regular fields with straight boundaries, with some less regular boundaries included where they respect pre-existing boundaries, such as parish boundaries, as is the case for the south-eastern extent of the site. This character type also originates in the 18th and 19th centuries.

Character type A3 is defined as regular organised enclosure ignoring former open-cultivation patterns. This character type, too, is of post medieval origin.

These landscape character types are considered to be of **low significance**, as post medieval enclosure is a common character area within Gloucestershire.

Contribution of the site to the significance and setting of known heritage assets:

The site forms part of the rural landscape surrounding Driffield conservation area (CONARA/013), and is situated, at its closest point, *c.* 85m to the south. The earliest part of the village is to the north, furthest away from the site. The village gradually extended southwards, either side of the road, and now incorporates modern infill dwellings, as well as modern buildings at the southern extent, between the conservation area and the site. Probably as a result of the roadside nature of the settlement, no designed views or longer views are evident from the conservation area that relate it to the wider, agricultural landscape, the majority of the buildings front the road itself. This has resulted in an enclosed character to the village, reinforced by dense mature vegetation boundaries and, in places, high stone walls.

The presence of modern infill buildings within the conservation area, and extending south from it (to the north of the site), partially separates the conservation area from the rural landscape to the south, reducing an understanding of the village as a rural, agricultural settlement sited to exploit a level, fertile landscape and evolving with the development of agricultural processes in the 17th and 18th centuries. In addition to this, the mature tall hedgerow, interspersed by mature trees, which lines the north-east side of the lane to Lamb Copse to the north of the site restricts intervisibility between the conservation area and the site. Public rights of way which traverse the north-western half of the site on a north-east/south-west orientation respect footpaths shown on 19th century Ordnance Survey maps, and thus preserve views of, as well as access points to, the landscape as experienced historically. However, the field layout has been much altered since 1801, the date of the enclosure map and after the majority of the listed buildings were constructed.

As such, presently, the site can be seen to make a **low positive** contribution to the setting of the conservation area.

Regarding the individual listed buildings associated with Driffield conservation area, only the dovecot to the south, north of the site, has potential intervisibility, and although the site once lay within the Driffield Estate, there are presently no clear associations with specific buildings. As a result the site provides a **neutral** contribution to these listed buildings. This is also applicable to other designated heritage assets with no visual or other associations with the site, including Harnhill conservation area (CONARA/017) and associated listed buildings, and Charlham Bridge (1090035). For the dovecot itself, intervisibility is limited by mature vegetation lining the lane to Lamb Copse, and although it is much closer to the site, it is assessed that the site also provides a **neutral** contribution to the dovecot (1089275).

The origins of the farmstead comprising the listed buildings of Fosse Farmhouse (1089272) and associated barn (1089273), located 45m to the south of the site boundary, lie in the early to mid 17th century as a roadside farm, occupying a position at the junction of the main turnpike road (the old A419) and a former lane which extended north-eastwards across the site, leading eventually to Driffield and agricultural land to the east of it and on to Charlam and the Ampneys. The Kempsford and Driffield inclosure map of 1801 shows only two buildings at the farm, presumably the two listed buildings. It also shows the field pattern within the site comprising small narrow fields perpendicular to the former lane and abutting a watercourse, and extending north-westwards towards the south-western boundary of the site, following a watercourse, with larger more regular fields beyond. 19th century Ordnance Survey mapping shows a narrow band of woodland adjacent to the old A419, an orchard, and Hook Corner, a large block of woodland with a large pond, to the north-west of the farmhouse, as well as several additional structures within the farmyard to the south-east. Presently, the lane to the north-west of the farmhouse no longer survives, and Fosse Farm Bungalows occupy land to the north-west, constructed in the mid 20th century. These changes have altered the wider setting of the farmstead. A narrow band of woodland parallel to the road does survive. Within the immediate setting, in the yard, a number of modern, large agricultural sheds have been added to the north-east. This can be seen to have eroded the small historic character of Fosse Farm and its setting. The modern structures and surrounding mature vegetation effectively screen the site from the farm, but the site still provides a wider rural setting to the farm, contributing to an understanding of its character. The site is therefore considered to provide a **low positive** contribution to the setting of these listed buildings.

No non-designated upstanding heritage assets have been identified with the potential to be affected by the site's allocation.

Impact assessment:

The site has been identified as providing a maximum of a low positive contribution to known designated heritage assets, in terms of its contribution to the setting of heritage assets of high significance (a conservation area and two Grade II listed buildings). This is due to its current character as undeveloped agricultural land. The introduction of modern built form will have an adverse impact on the setting of these heritage assets. Detailed designs of any proposed development are unknown, but have the potential to result in an impact level of harm equivalent to **less than substantial**. This is based on the scale and size of the site in comparison to the conservation area, and the removal of the agricultural setting of a farmstead which includes listed buildings, combined with the fact that the site makes only a low positive contribution to their setting.

The site comprises elements of four historic landscape character types, all originating in the 18th or 19th century and of low significance, elements of which are still identifiable within the present landscape, despite more modern insertions, such as Lamb Close farmstead, field amalgamation and the loss of an historic lane. The site is also traversed by public rights of way which follow historic footpaths. Although the allocation will result in a change in character, from enclosed agricultural land to modern developed land, across a large area, due to the size and scale of the allocation, the low significance of the character area results in an overall level of harm of **less than substantial**.

The allocation includes a possible Bronze Age round barrow within a wider area of enclosures and ditches, which although untested, have been postulated as of probable prehistoric or Roman origin. Evidence from the wider area further demonstrates the archaeological potential of this area. Development within the site would have a permanent negative impact on any surviving archaeological remains, resulting in **substantial** harm. Without appropriate investigation and mitigation measures, any development that disturbs archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

Cumulative impacts deriving from the allocation of the site:

No cumulative impacts are anticipated, as there are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Recommendations for minimising harm and maximising enhancement:

The allocation of the site has been identified as having the potential to result in a less than substantial level of harm in relation to setting impacts to a conservation area and two Grade II listed buildings, and a less than substantial level of harm to historic landscape character. Some level of harm is unavoidable, given the proximity of the site to these heritage assets, and the size and scale of the allocation, but mitigation measures could be implemented to aim to reduce such harm.

For the conservation area to the north of the site, consideration could be given to leaving an undeveloped margin of land at the north-eastern extent of the site, adjacent to the access lane to Lamb Copse, which, combined with the retention of extant boundaries, would retain a level of separation between the linear roadside settlement of Driffield and the new development, preserving an element of its origins as an agricultural settlement surrounded by farmed land. If the existing rights of way through the site are preserved, within a green corridor of undeveloped land, this character, and the preservation of historic access with views from these, may still be appreciated to a certain extent, despite the scale of the development. This, combined with the preservation of field boundaries, where possible within any undeveloped areas of land, to help preserve elements of the layout of the former agricultural landscape within the allocation would reduce the anticipated level of less than substantial harm to historic landscape character.

For the two Grade II buildings at Fosse Farm to the south of the site, changes in its immediate vicinity, including the dualling of the A419 to the south-west, and commercial development to the south-east, alongside the post medieval and modern changes discussed above, have already considerably altered the setting of the original small roadside farm, established at a road junction. If existing vegetation is maintained, including the margin of woodland adjacent to the road, and if an area of open, undeveloped land to the north-east of the woodland is maintained, setting impacts could be reduced.

If this allocation is progressed, a full heritage impact assessment is likely to be required, to fully review detailed design proposals and their impacts.

Given the known archaeological potential of the site, especially of the prehistoric and Roman periods evidenced within the site itself by the possible Bronze Age round barrow and possible settlement interpreted from cropmark features from aerial photographs, and by known heritage assets in a wider area, it is likely that a dedicated archaeological desk-based assessment that

considers the archaeological potential of the site, and assesses the results of previous archaeological investigations in the area will be applicable. This would involve the examination of primary sources (historic maps and documents, aerial photographs, previous archaeological investigation reports and LiDAR) and a detailed walkover survey, all of which are beyond the scope of this present assessment. This could then be followed, as required, by geophysical survey and/or a programme of targeted archaeological evaluation trenching. This would help to understand the extent and character of surviving archaeological assets and inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

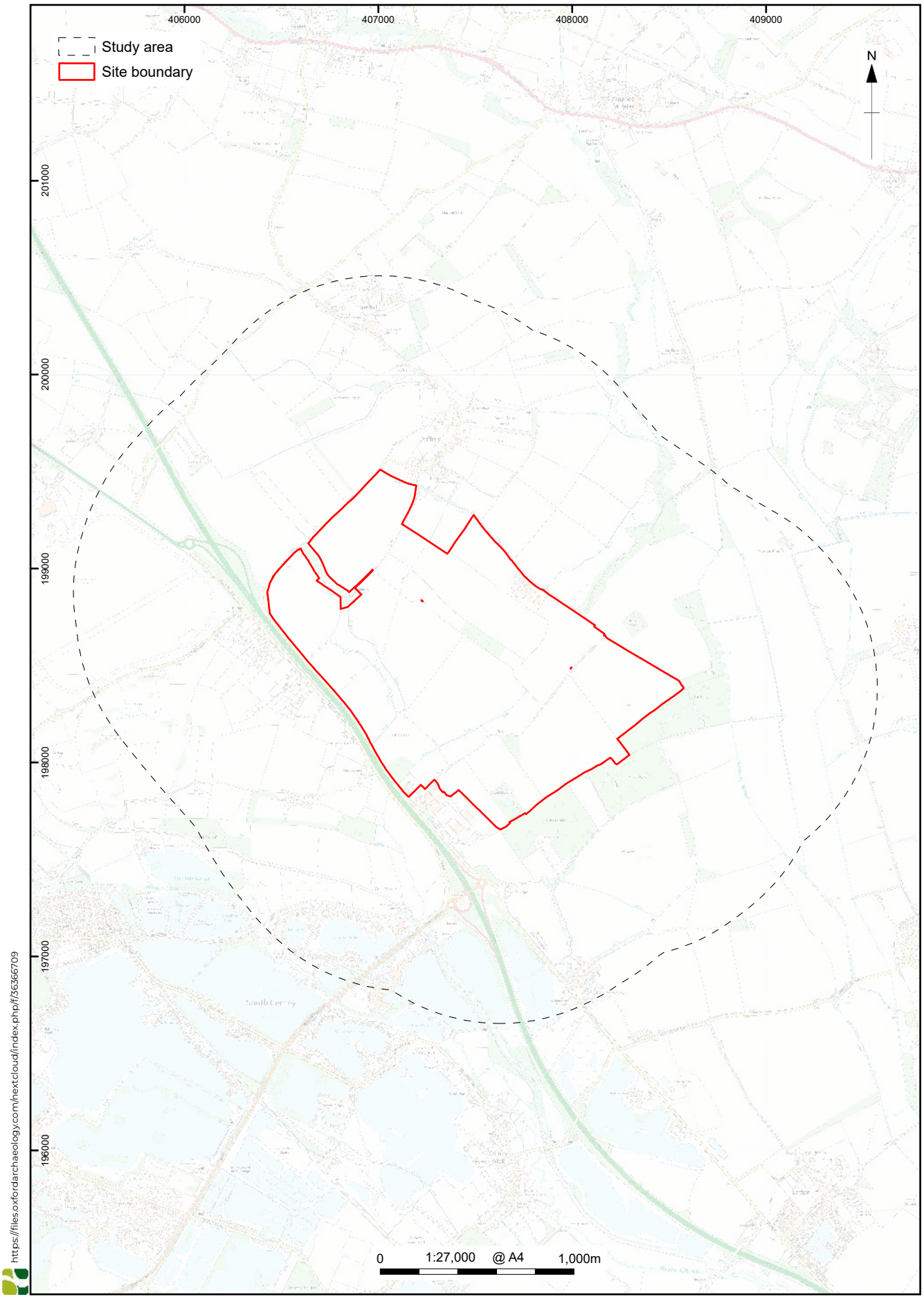
No opportunities for heritage enhancement are readily identifiable.

Conclusions and suitability:

It has been assessed that the progression of this site as a site allocation, through to final development, could result in a level of harm equivalent to substantial harm to the heritage significance of a conservation area and two Grade II listed buildings, as well as less than substantial harm to historic landscape character. However, sensitive, considerate design of the final development proposals have the potential to reduce this.

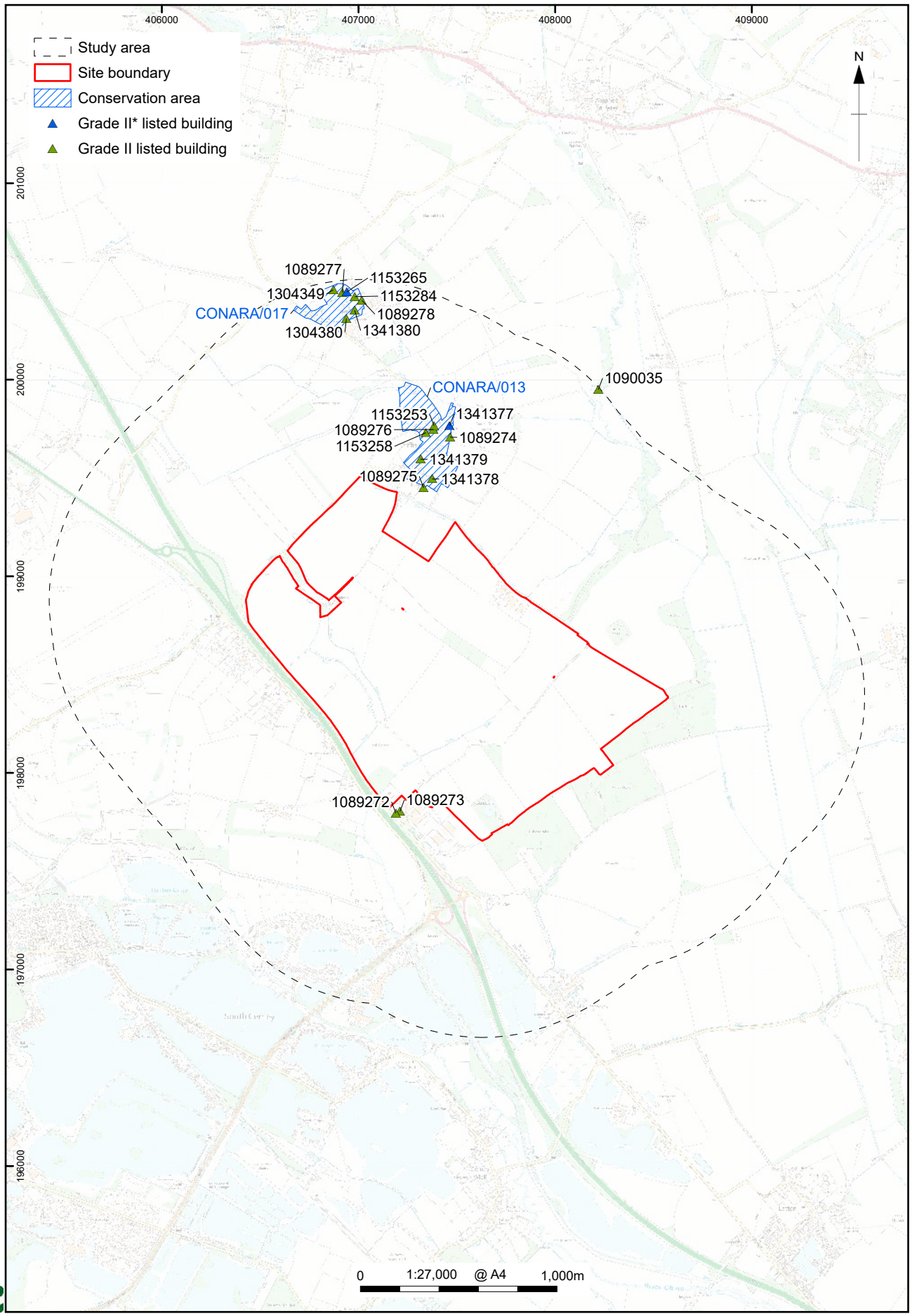
Heritage Constraint Rating: Moderate

The site is considered to have a final heritage sensitivity score of **Moderate** (i.e. suitable for development subject to recommended mitigation or design controls). This does not consider below ground impacts to sub-surface archaeological remains, which would require full consideration if the site is progressed.



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

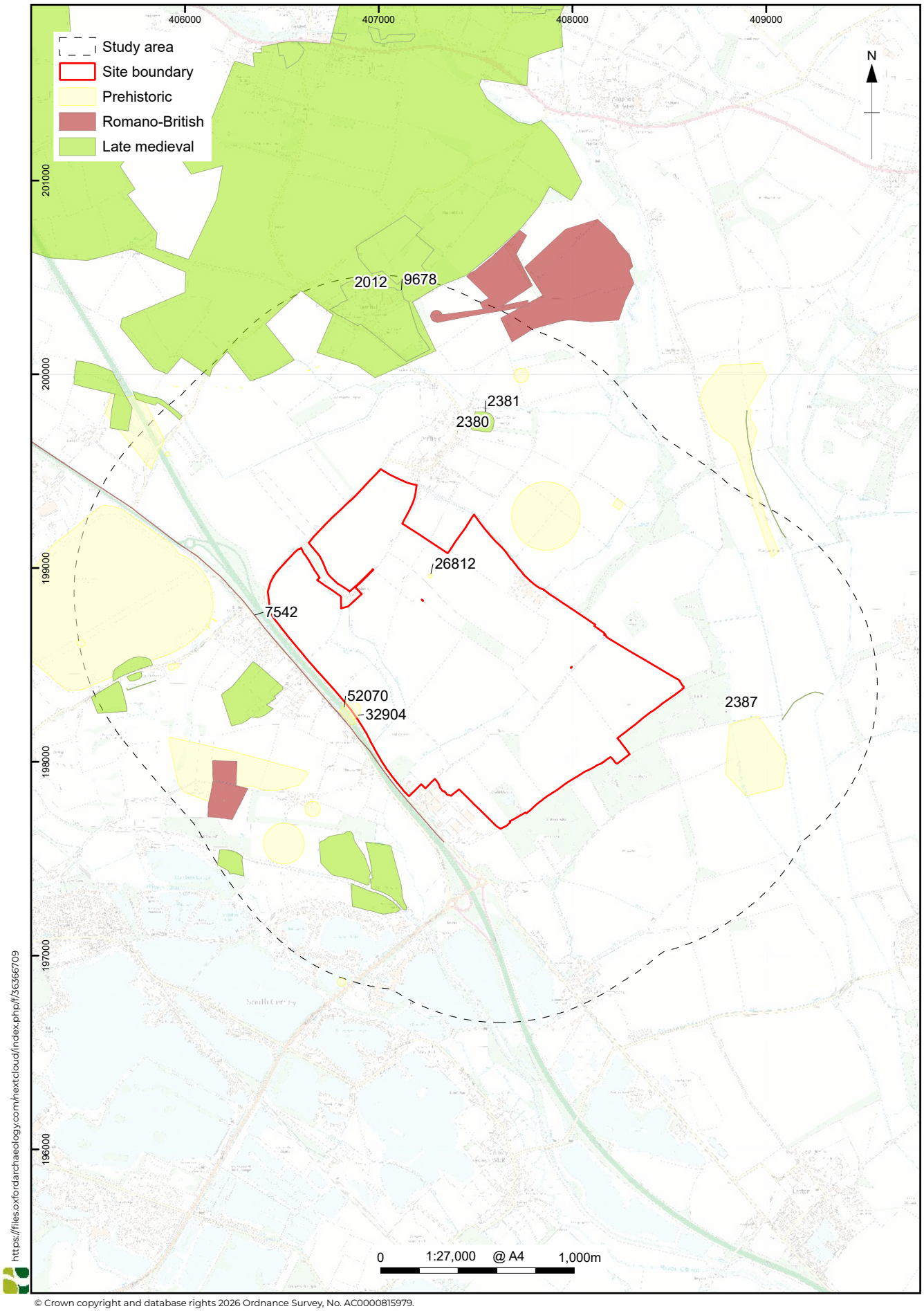
Figure R644/657/658.1: Site location



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure R644/657/658.2: Designated heritage assets within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure R644/657/658.3: Prehistoric to medieval non-designated heritage assets within the study area

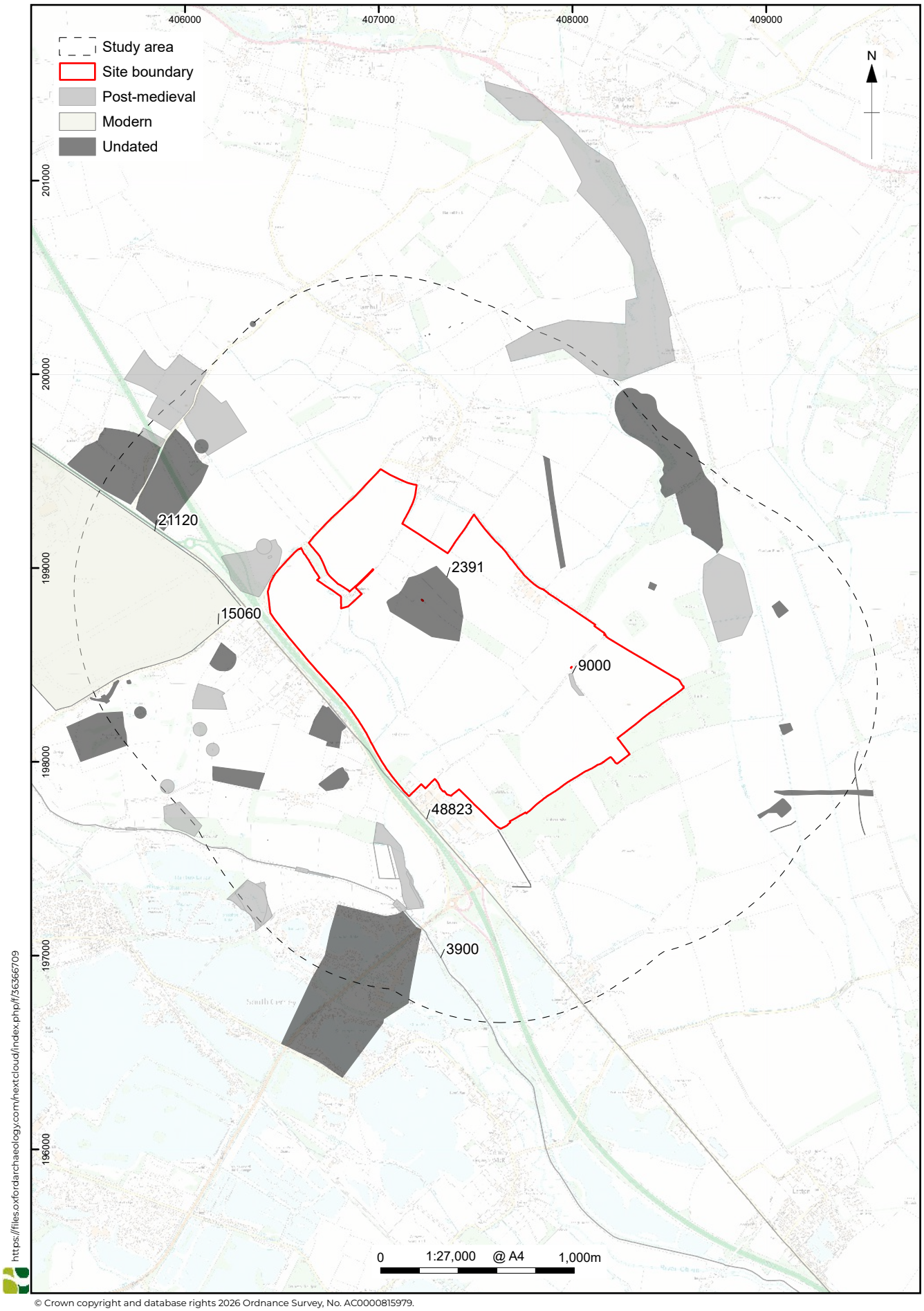
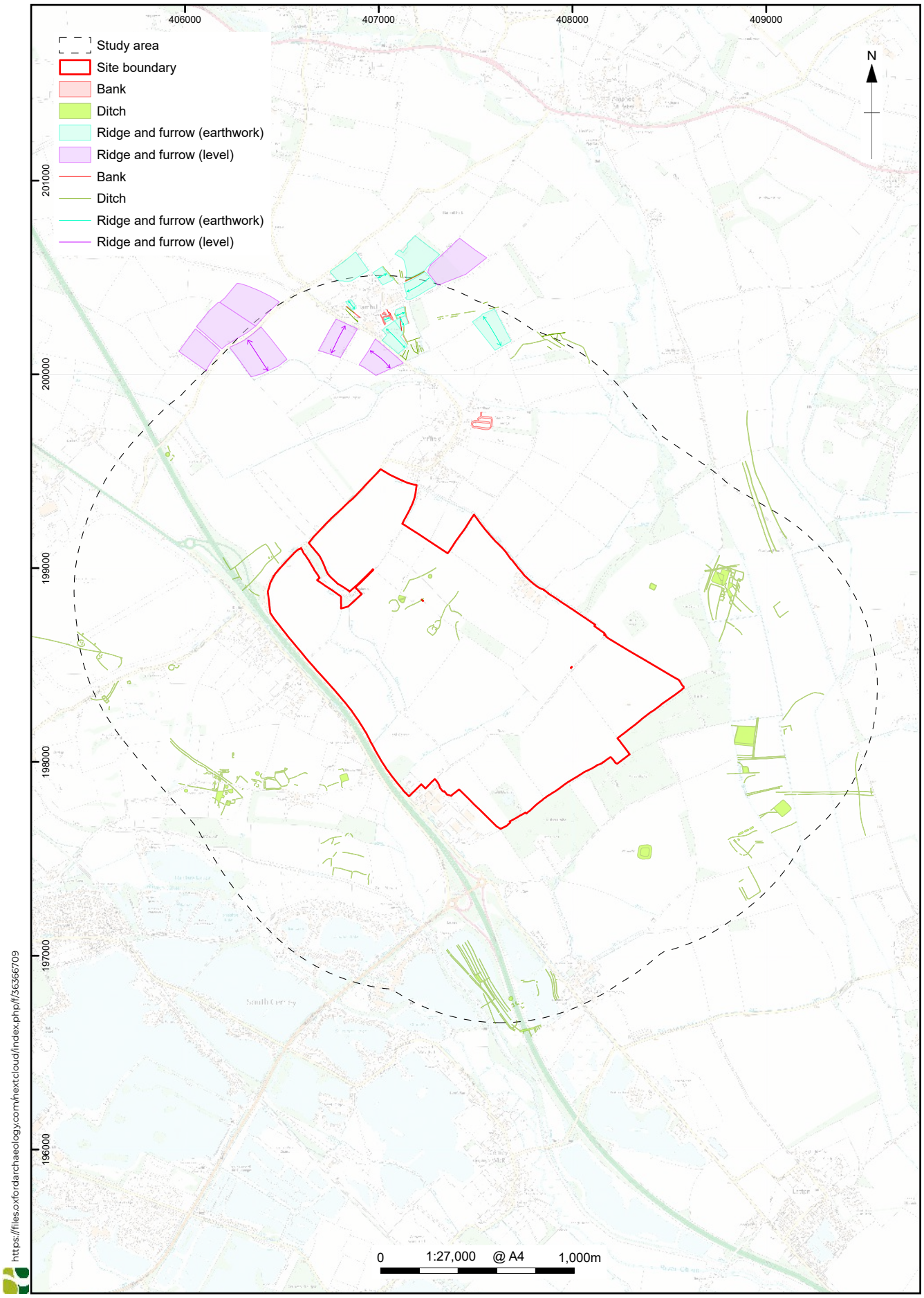
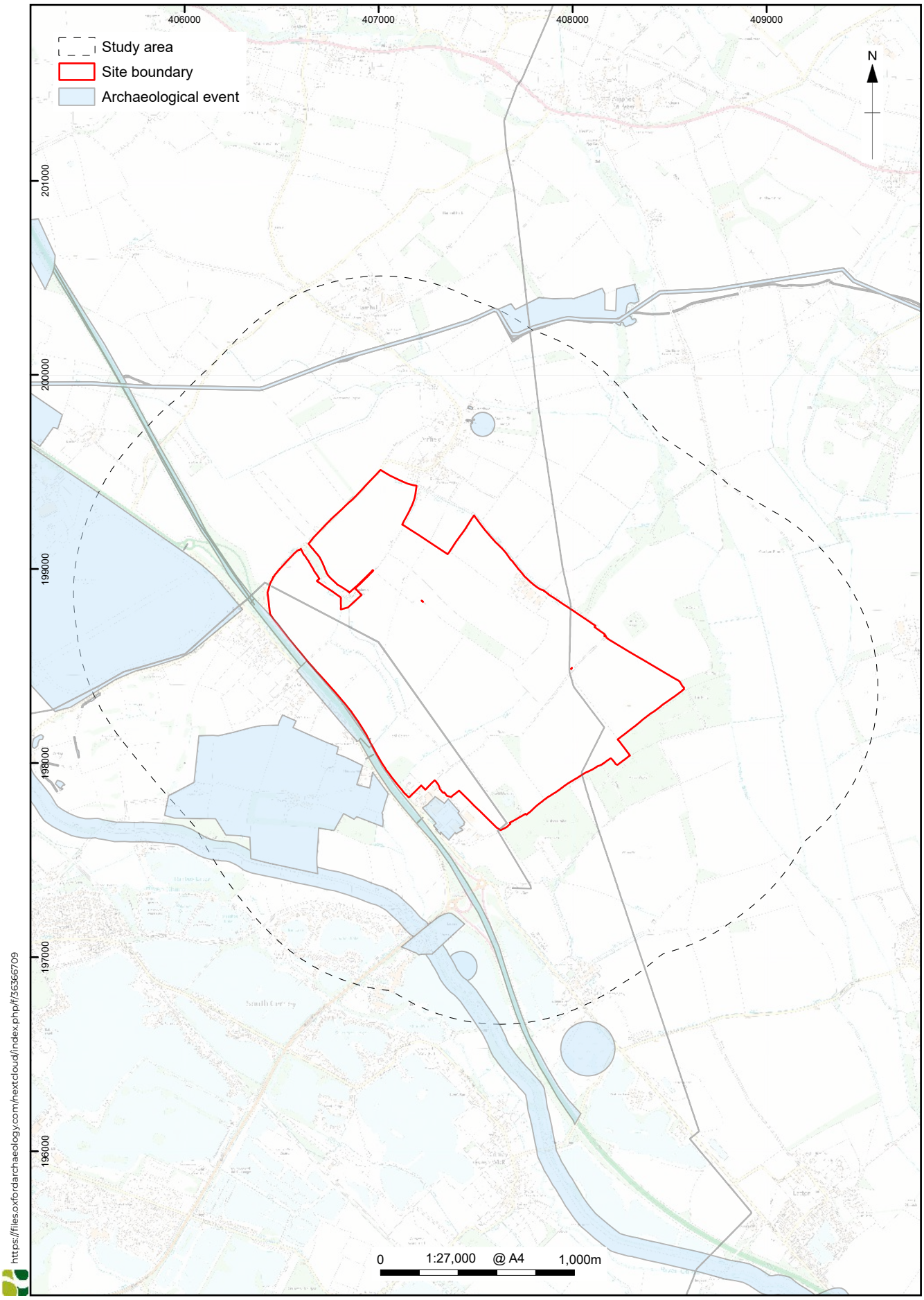


Figure R644/657/658.4: Post-medieval, modern and undated non-designated heritage asstes within the study area



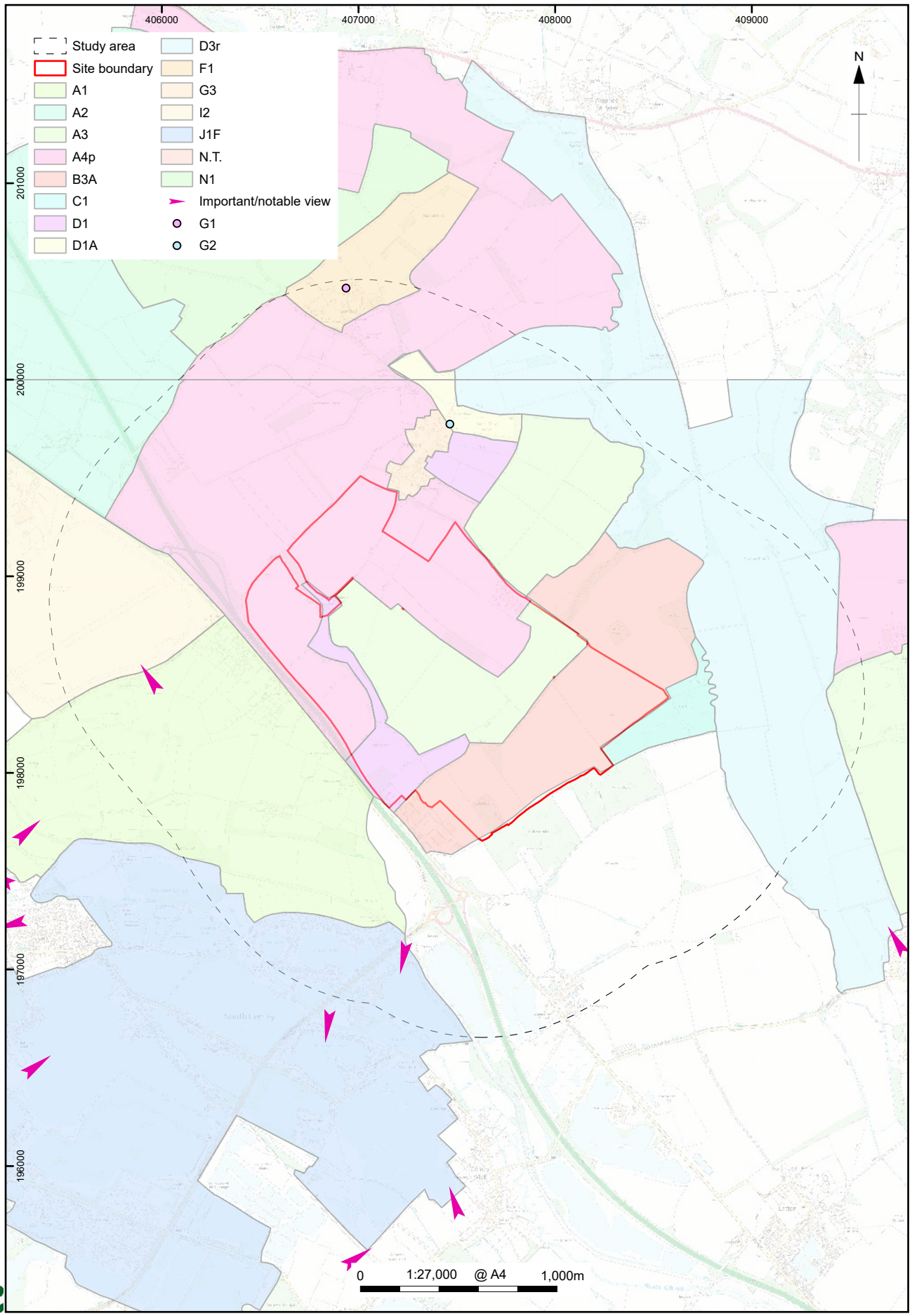
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure R644/657/658.5: NMP data within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure R644/657/658.6: Archaeological events within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set]. York: Archaeology Data Service [distributor] https://doi.org/10.5284/1020235

Figure R644/657/658.7: Historic landscape characterisation within the study area

Site Reference	S55B
Settlement	Stow-on-the-Wold
Location	Remainder of site at Tall Trees, Oddington Road
Proposed allocation use	Residential development
Number of dwellings	15

Brief description of site:

The site is situated to the north-east of Maugersbury Road and south-west of Oddington Road and covers an area of *c.* 0.7 hectares, to the north-west of a new Doctors Surgery and east of Tall Trees House (Fig. 5S55B.1). It lies towards the eastern extent of the market town of Stow-on-the-Wold, at an elevation of approximately 198m aOD.

The site comprises a broadly L-shaped parcel of land, partly agricultural, partly domestic garden and partly wasteland resulting from construction activity associated with the adjacent Doctors Surgery. Oddington Road defines the north-eastern boundary of the site, while the western boundary is defined by the boundary fence of the adjacent residence, Tall Trees, and the south-western boundary is defined by Maugersbury Road. To the south-east is the newly constructed Doctors Surgery, and, north of this, defining the eastern boundary at the north-eastern extent of the site, is a north/south aligned public right of way, lined on each side by mature trees.

Topographically, the site is situated on land which slopes down from the main settlement of Stow-on-the-Wold to the west, eastwards. Views from the site across the wider landscape are possible eastwards, where the land continues to drop, although the mature trees lining the public right of way, and Doctors Surgery, severely impede these.

The site is included as Site No. 4: Remainder of Land at Tall Trees Site, Oddington Road, within the Stow-on-the-Wold Neighbourhood Plan, currently under consideration.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

The Grade II listed Enoch's Tower (Fig. S55B.2; 1341616) is situated *c.* 20m to the north of the site. It is a four-storey rubblestone tower with a datestone of 1848, attributed to Richard Enoch (1771-1856), who is purported to have commissioned the structure to house his private museum collection. Its

significance is derived from its general age, form and character, being legible as a 19th century castellated tower. Overall, the asset is considered to be of **high significance**. Its principal significance derives from its physical fabric, and specifically its earliest fabric, coursed rubblestone masonry with ashlar quoining incorporating high-quality tracery and mullion windows, and trefoil openings, resulting in architectural, as well as historic, interest. The tower is a prominent local landmark. Its principal elevation is located on the east side, where more windows are positioned. This may have been to take advantage of the natural topography and wider, longer views, and mark one of the principal approaches into the market town. When constructed, it was the easternmost structure within the town. It can be seen to have associative value with houses comprising Enoch's Row, to the north-west (all buildings in this row are non-designated except the south-westernmost, the Grade II listed Mount Pleasant (Nos 1 and 2; 1088807), and The Counting House (1088808; Grade II listed), to the north, especially if the latter was Richard Enoch's residence.

The former board school, to the east of Enoch's Tower, is also a Grade II listed building (Fig. S55B.2; 1375685), and is situated *c.* 35m to the north-east of the site. It dates from 1896-7 and is of stone construction, in Domestic Revival style, designed by the renowned late Arts and Crafts architect, Sir Guy Dawber. Its significance has been assessed to principally be embodied in its physical fabric, from which it derives most of its special architectural and historic interest, with setting making a lesser contribution to this significance. When constructed, this building extended the built form of Stow-on-the-Wold, beyond Enoch's Tower (1341616) which had previously defined the eastern edge of the village. At the time of its construction the school would have been surrounded by agricultural land to the north (albeit allotment gardens), east, south and south-west. In addition to its general style and overall form the school derives its architectural interest from individual details, including its large stone mullion and transom windows, Dutch gable with ball finial on its southern elevation and decorative stone piers and wrought ironwork of its schoolyard boundary. It also retains historic value through its associations with the architect, and communal value from its continued use as a school building. Overall, the asset is considered to be of **high significance**.

The aforementioned, The Counting House, is a Grade II listed residential villa, located to the north of Enoch's Tower, and situated *c.* 63m to the north of the site (Fig. S55B.2; 1088808). As noted above, it may have been the residence of Richard Enoch, and therefore associated with Enoch's Tower to the south. Its significance largely derives from its general age and appearance, as a probable early-mid 19th century villa, with architectural interest demonstrated by its overall style and form and notable key features including neo-Gothic surrounds.

It may also have associative value with houses comprising Enoch's Row, to the south-west (all buildings in this row are non-designated except the south-westernmost, the Grade II listed Mount Pleasant (Nos 1 and 2; 1088807)), and Enoch's Tower, to the south (1341616; Grade II listed), especially if it is confirmed that it was Richard Enoch's residence, or was commissioned by him. Overall, the asset is considered to be of **high significance**.

There are 115 additional listed buildings and a registered park and garden within Stow-on-the-Wold, to the west of the site, none of which are visible from within the site due to topography, built form, and vegetation and trees, and thus with no potential to be affected by the allocation of the site. This is applicable even to three Grade II structures within 70m of the site, all of **high significance**, which comprise:

- Mount Pleasant (Nos 1 and 2; 1088807);
- Tollgate (1170724); and
- K6 telephone kiosk (1396445).

The majority of these listed buildings, in addition to a concentration to the south of the site, which includes an additional eleven within the historic core of Maugersbury, lie within Stow-on-the-Wold with Maugersbury Conservation Area (CONARA/050). Although no appraisal for this has yet been produced, it is defined by the special architectural and historic character of the built environment within the area's extent, its essence characterised by the Market Square, located *c.* 430m west-north-west of the site.

The architectural interest of the conservation area arises from its surviving 17th to 19th century buildings, its dense historic street grain, and its well-preserved medieval market-town layout, characterised by a network of streets, narrow lanes, and enclosed yards radiating from the Market Square. A strong sense of coherence is created through the widespread use of honey-coloured Cotswold limestone, traditional stone-tiled roofs and Cotswold stone boundary walls. The historic interest of the area derives from its development at the strategic junction of important routeways including the Roman Fosse Way, the Jurassic Way, and the ancient Salt Way and its well-preserved medieval market layout. The final battle of the first English Civil War in 1646 culminated in the market square adding to the historic interest of this area.

The boundary of the Conservation Area is formed by the north-western, western and south-western extent of the site (Fig. S55B.2). The Conservation Area is considered to be of **high significance**.

Significance of non-designated heritage assets in the site:

There are no known specific non-designated heritage assets mapped within the site itself, although the site is mapped within a wider non-designated landscape area within the Town Development Map (Fig. S55B.3).

Significance of non-designated heritage assets in the environs of the site:

The HER records a total of 70 non-designated heritage assets within a 1km radius of the site (Figs. S55B.4-7), as well as, and sometimes including, features identified from previous archaeological investigations (Fig. S55B.8), and/or from the National Mapping Programme (Fig. S55B.9). These are generally concentrated to the north-west, west and south-west of the site, correlating with the historic core of the settlement of Stow-on-the-Wold, at an elevated position in the wider landscape. However, some relate to use of the wider landscape to the east, in the form of ridge and furrow, representing medieval agricultural activity associated with the settlement. Owing to their evidential value, assets dating from the prehistoric to later medieval periods are generally considered to be of **medium significance** (a total of 26 heritage assets), while any deposits/materials dating to the post-medieval activity, particularly agricultural and quarrying, would be of comparatively **low significance**. Where HER records include designated heritage assets such as listed buildings, registered parks and gardens, or scheduled monuments, they are considered to be of **high significance**. The nearest known non-designated heritage assets to the site are:

- A World War II temporary military camp which utilised the grounds of Maugersbury Manor (39953), mapped to the south of Maugersbury Road, approximately 15m to the south-west of the site;
- The prehistoric enclosure of Stow Camp (239), *c.* 90m to the north-west of the site, the northern extent of which is scheduled (1017341), at a minimum of 280m north of the site, but the majority of which lies beneath the present market town; and
- A nursery shown on 19th century Ordnance Survey mapping (MGC133090) *c.* 95m to the north-west of the site.

Non-designated heritage assets with upstanding remains within a 1km radius of the site comprise (Fig. S55B.3):

- Maugersbury Manor garden (27393), a post medieval landscaped garden, approximately 15m to the south-west of the site. The north-western extent of the garden is now occupied by Maugersbury Road car

park and Stow Veterinary Surgeons, and from the site, no elements of landscaped garden features are visible;
- The Bell Inn (identified in the Neighbourhood Development Plan 2024, 48), a 19th century inn, located approximately 105m to the west of the site;
- The Old School House (identified in the Neighbourhood Development Plan 2024, 48), constructed as part of a former girls' school in 1901, approximately 142m west-north-west of the site;
- The former Wesleyan Methodist Chapel (0597), built in 1814 of red brick, with east facing Cotswold stone frontage, converted to apartments, approximately 330m west-north-west of the site;
- Our Lady & St Kenelm Roman Catholic Church (20599), dedicated in 1918, but originally built *c.* 1836 as a school, 342m west of the site;
- The building at the corner of Market Square and Church Street (identified in the Neighbourhood Development Plan 2024, 47), 471m west-north-west of the site;
- Stow-on-the-Wold Almshouses (48730), dating to the mid 18th century, though almshouses are first recorded at this location in 1594, 542m west-north-west of the site;
- Fosseway Farm Cottage (54171); 610m north-west of the site;
- Talbot Cottage (identified in the Neighbourhood Development Plan 2024, 47), 615m north-west of the site; and
- Fern Bank (identified in the Neighbourhood Development Plan 2024, 46), 635m north-west of the site.

These would all be considered of **medium/low significance**. None of these are visible, or appreciable, from the site, and thus have no potential to be affected by the allocation of the site.

Historic landscape character of the site (and significance):

The site lies entirely within the Cotswolds National Landscape (CNL), designated as an Area of Natural Beauty (AONB) in 1966, in recognition of its rich, diverse and high-quality landscape. It is the third largest protected landscape in England, after the Lake District National Park and the Yorkshire Dales National Park. This encompasses a wide variety of landscapes, each displaying distinctive patterns of landform, vegetation and landscape elements, as mapped by Landscape Characterisation assessments. The Cotswolds AONB Partnership included the site within 'Character Area 15A: Vale of Bourton Farmed Slopes' (Cotswolds AONB Partnership 2016). Key characteristics of this landscape type have been identified as:

- transitional landscape between the High Wold and the Pastoral Lowland Vale;
- smooth gentle landform with gentler landform on lower slopes, and sense of exposure on some upper slopes;
- landform has a consistent north-south orientation following the lines of the Evenlode and Windrush;
- small, often geometric, broadleaf and coniferous woodlands and tree belts along watercourses draining the slopes;
- large deciduous and mixed woodlands bordering parkland, integrated by strong hedgerow network;
- limited ancient woodlands and species rich grasslands;
- numerous historic parkland landscapes;
- productive arable and pasture farmland with a strong pattern of hedgerows;
- small stone built villages and hamlets on slopes above the Pastoral Lowland Vale;
- areas of ridge and furrow on lower slopes; and
- scrub encroachment on some steeper slopes.

The Gloucestershire Historic Landscape Characterisation (HLC; Gloucestershire County Council 2013) includes the site within the mapped extent of A2 'less irregular enclosure partly reflecting former unenclosed cultivation patterns'. It further segregates it within suffix 'r', defined as 'enclosure patterns more regular than the norm' (Fig. S55B.10). Some areas of this type are known to be Parliamentary in origin, i.e. formally organised following the Parliamentary Enclosure Act between 1770 and 1820, though others may be medieval or early post medieval in date, and therefore may be amongst the earliest surviving boundaries within a landscape. This landscape character type is considered to be of **low significance**, as post medieval enclosure is a common character area within the AONB.

As noted above, the site is also mapped within a wider non-designated landscape area within the Town Development Map (Fig. S55B.3), although this has been encroached upon by neighbouring development to the west and south-east of the site. It is likely to be considered of **low significance**.

Contribution of the site to the significance and setting of known heritage assets:

The site comprises mixed open land (part garden, part edge of construction area and part agricultural) at the eastern extent of Stow-on-the-Wold with Maugersbury Conservation Area, situated between two of the main routes into Stow-on-the-Wold. To the north is Oddington Road, a key route accessing the

wider landscape and other settlements to the east, and to the south is Maugersbury Road, which accesses Maugersbury Village approximately 450m to the south. Although no conservation area appraisal yet exists, the Conservation Area appears to be characterised by the special architectural and historic character of its built form. The Design Code for Stow-on-the-Wold identifies that the St Edward's Road area, to the north of the site, is especially exposed in the landscape from public vantage points near and at the entrance to the town from the A436, and from the wider area to the south-east. This indicates that the south-eastern fringes of the town are vulnerable to wider landscape impacts, as a result of greater visibility based on natural topography, and that this could impact the appreciation of Stow as a hilltop settlement. The roads on this side of Stow are laid against the contour lines, which accentuates this. As such, the site itself can be seen to contribute a little to the significance of the conservation areas as an open space between two of these roads, allowing an appreciation of the town in its agricultural setting. This is despite recent erosion, from mid 20th century residential development north of Oddington Road extending eastwards, and, more recently, the insertion of a car park and veterinary surgery to the south of Maugersbury Road. In addition, erosion has occurred from the construction of residences to the east of the Bell Inn, immediately west of the site, and from the new Doctors' Surgery to the immediate south-east of the site between Maugerbury Road and Oddington Road. Thus, the rural landscape to the south of Oddington Road/A336 as a whole makes **a low positive** contribution to the rural setting of the village on the approach along Oddington Road, and although this has been eroded by housing development to the north, to the south it has been retained. The site forms a very small part of this landscape.

This erosion of the rural setting has also impacted the setting of the Grade II listed Enoch's Tower (Fig. S55B.2; 1341616), although the preservation of open land within the site can be seen to contribute to its setting by the retention of some undeveloped land to its immediate south. It is the eastern side of the Tower, however, which makes most contribution to its setting, based on the number of windows facing that direction, and, to a lesser extent, the northern and north-western sides, based on potential associations with Enoch's Row (all non-designated except the south-westernmost Grade II listed Mount Pleasant (Nos 1 and 2; 1088807)), and The Counting House (1088808). As these have been more eroded, the retention of open land to the south, within the site, elevates its role in providing an understanding of the previous rural setting of the tower. Overall, the site's contribution to the significance of Enoch's Tower is assessed to be a maximum of **high positive** (i.e. the site provides an important contribution to one or more of the key heritage interests of Enoch's

Tower and thus makes a strong positive contribution to its significance). As the site is not visible from either Mount Pleasant or The Counting House, it provides a **neutral** contribution to their significance.

The expanse of settlement eastwards along the north side of Oddington Road has affected the setting of the Grade II listed former board school (Fig. S55B.2; 1375685). The site itself contributes little to the present setting of the former school, as it is largely obscured from view by mature trees lining the public right of way to the east and at the north-eastern boundary of the site. As a result, the site provides a **neutral** contribution to the significance of the former board school.

There are no shared historic or visual relationships between the site and other identified upstanding heritage assets, and thus it provides a **neutral** contribution to their heritage significance. The site does, however, lie within an AONB, although its present contribution to landscape value has been much reduced by surrounding modern development, resulting in its **neutral** contribution to landscape significance. Land further east, east of the Doctors' Surgery and the public right of way, and south, retaining the open character between the two settlements of Stow-on-the-Wold and Maugersbury more readily contribute to wider landscape character, and allow for wider, longer views over the gently falling landscape to the east. Preserving the historic separation between these two settlements is also important.

Impact assessment:

The site has been identified as providing a maximum of a high positive contribution to known designated heritage assets, in terms of its current character as undeveloped land to the south of a Grade II listed building, and low positive in relation to its contribution to the setting of a conservation area. The introduction of modern built form into this site will therefore have an adverse impact on the setting of these heritage assets. Although the final detailed designs of any development are unknown, this is likely to result in an impact level of **less than substantial harm** for the conservation area. For Enoch's Tower, a Grade II listed building of high significance for which the site makes a high positive contribution to significance, this could equate to **substantial harm**.

In terms of other designated heritage assets and non-designated heritage assets, the site at present provides a neutral contribution to their significance, largely due to surrounding development, and thus the level of impact of a development within the site is anticipated to result in **less than substantial harm**.

The site does not include any known non-designated heritage assets, and so the potential for surviving archaeological remains, and therefore resulting impacts, are presently unknown.

The development of the allocation would change the historic landscape character of the site from less irregular enclosure partly reflecting former unenclosed cultivation patterns to modern residential development, reducing the extent of this historic landscape types and eroding the post-medieval rural character of the landscape to the east of Stow-on-the-Wold. Given the relatively small size and scale of the site, this would have a negative impact upon low significance historic landscape character within this area, resulting a maximum level of harm of **less than substantial harm**.

Cumulative impacts deriving from the allocation of the site:

A second site is being considered for allocation at Stow-on-the-Wold (S60), on the west side of the settlement, approximately 590m west of the site. Although this is distinctly separate from the present site, both sites have the potential to erode the rural setting of the conservation area. The allocation of both sites would therefore have a minor cumulative impact on this aspect of the conservation areas setting. It is anticipated that the cumulative impact of both allocations would equate to a **less than substantial harm** to this aspect of the conservation area's setting.

Recommendations for minimising harm and maximising enhancement:

It is likely that a dedicated archaeological desk-based assessment that considers the archaeological potential of the site, and assesses the results of previous archaeological investigations in the area will be applicable for the site. This would involve the examination of primary sources (historic maps and documents, aerial photographs, previous archaeological investigation reports and LiDAR) and a detailed walkover survey, all of which are beyond the scope of this present assessment. This could then be followed, as required, by geophysical survey and/or a programme of targeted archaeological evaluation trenching, as occurred at the adjacent site to the east. This would help to understand the extent and character of the surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

Due to the location of the site in relation to the conservation area, and the appreciation of the hilltop setting of Stow from the east and south-east, from

the approaches from Oddington Road to the immediate north and Maugersbury Road to the immediate south, it would be difficult to prevent the allocation from having some level of impact. This could be minimised through the retention of existing grass verges and boundaries, and through the setting back of development from the two main roads, to maintain a predominantly rural approach, or, at least, to gradually introduce built form into the approaches through less dense development at the margins, to filter views on the approach to the conservation area.

Due to the topography of the site and the proposed scale of the development, it would also be difficult to prevent the allocation from having an impact upon the setting of the Grade II listed Enoch's Tower to the north (Fig. S55B.2; 1341616). Insensitive development could result in the encircling of the tower, reducing its role as a landscape marker at the edge of the settlement. This impact could equate to substantial harm, though such harm could be reduced, to a degree, through the retention and enhancement of boundary vegetation and walling, and by setting the new built form back from the north-eastern extent of the site, leaving an open green space as a buffer zone along the Oddington Road frontage. In addition, sensitive design, respecting the local architectural vernacular, conforming to the Stow-on-the-Wold and the Swells Design Code and the Cotswold Design Code would aid the minimisation of the impact of new structures on the adjacent conservation area, as well as on Enoch's Tower. These would also help to minimise levels of harm to historic landscape character, by allowing legibility of the historic layout of the site.

No opportunities for heritage enhancement are readily identifiable.

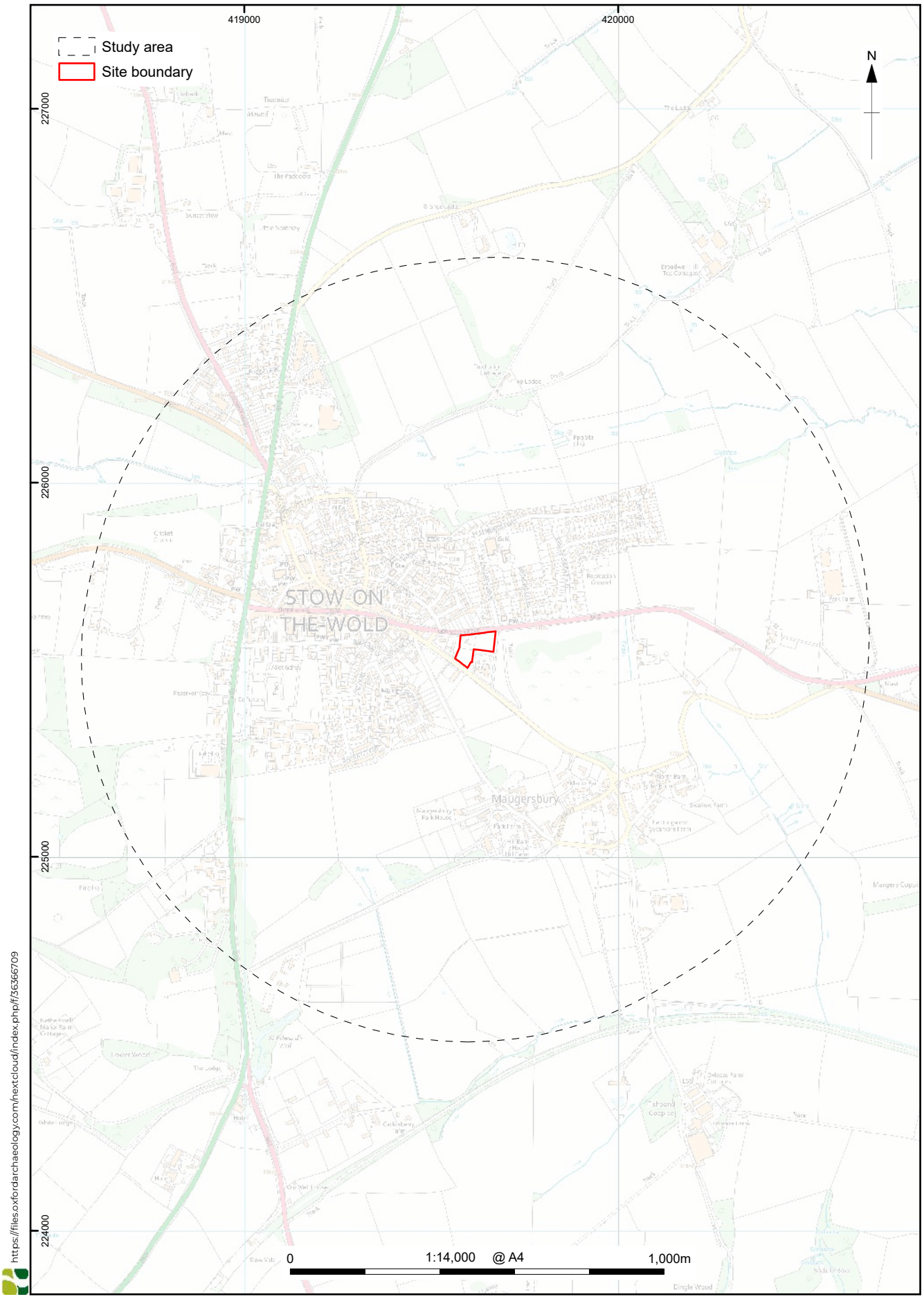
Conclusions and suitability:

It has been assessed that the progression of this site as a site allocation, through to final development, could result in a level of harm, equivalent to substantial harm to the heritage significance of a Grade II listed building, and have more minor impacts to a conservation area, historic landscape character and an AONB. However, sensitive, considerate design of the final development proposals have the potential to minimise this.

Heritage constraints rating: High

The site is considered to have a final heritage sensitivity score of **high**, based on its high positive contribution to a heritage asset of high significance, which might mean that the north-eastern part of the allocation cannot be developed.

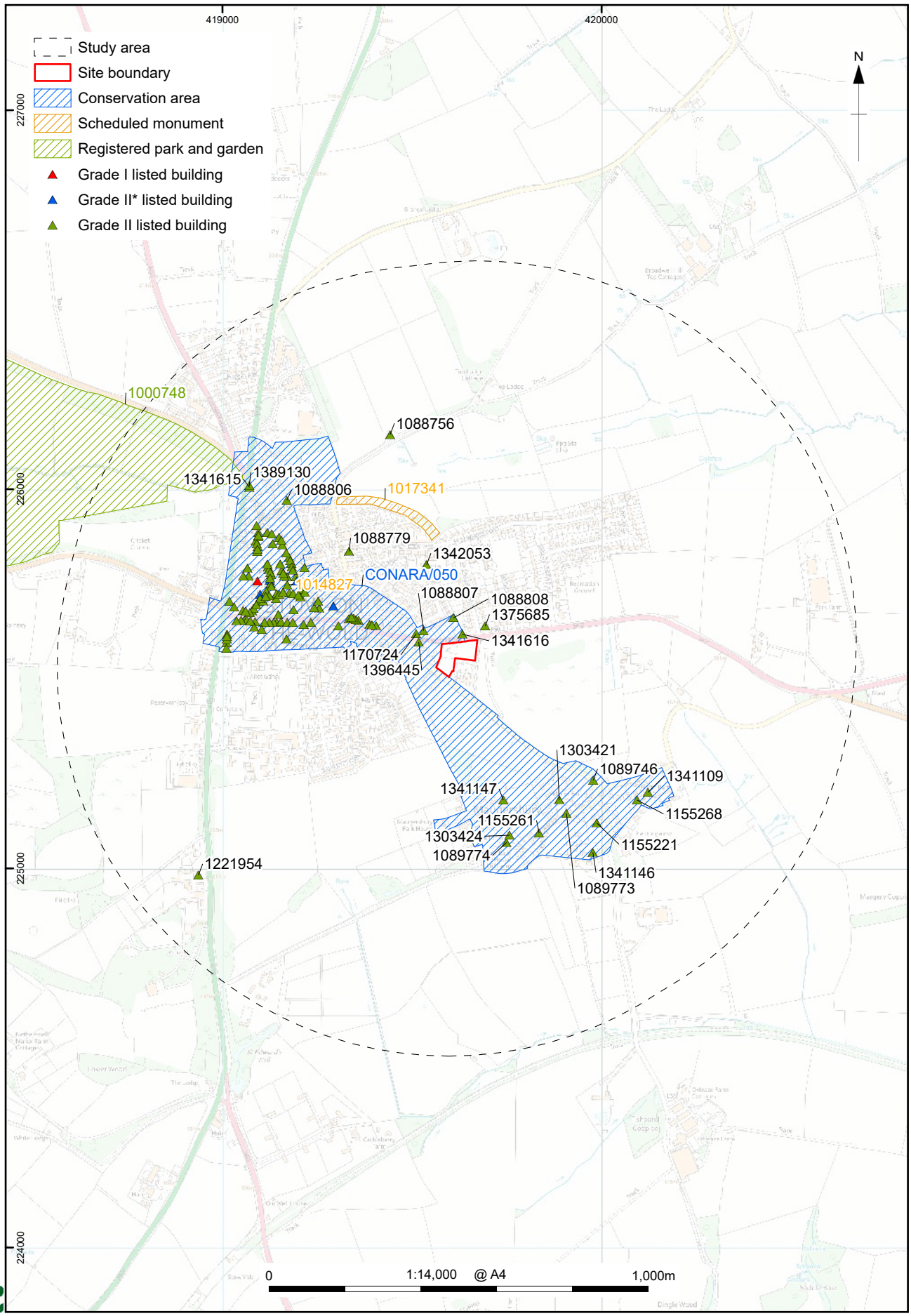
This does not consider below ground impacts to sub-surface archaeological remains, which would require full consideration if the site is progressed.



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

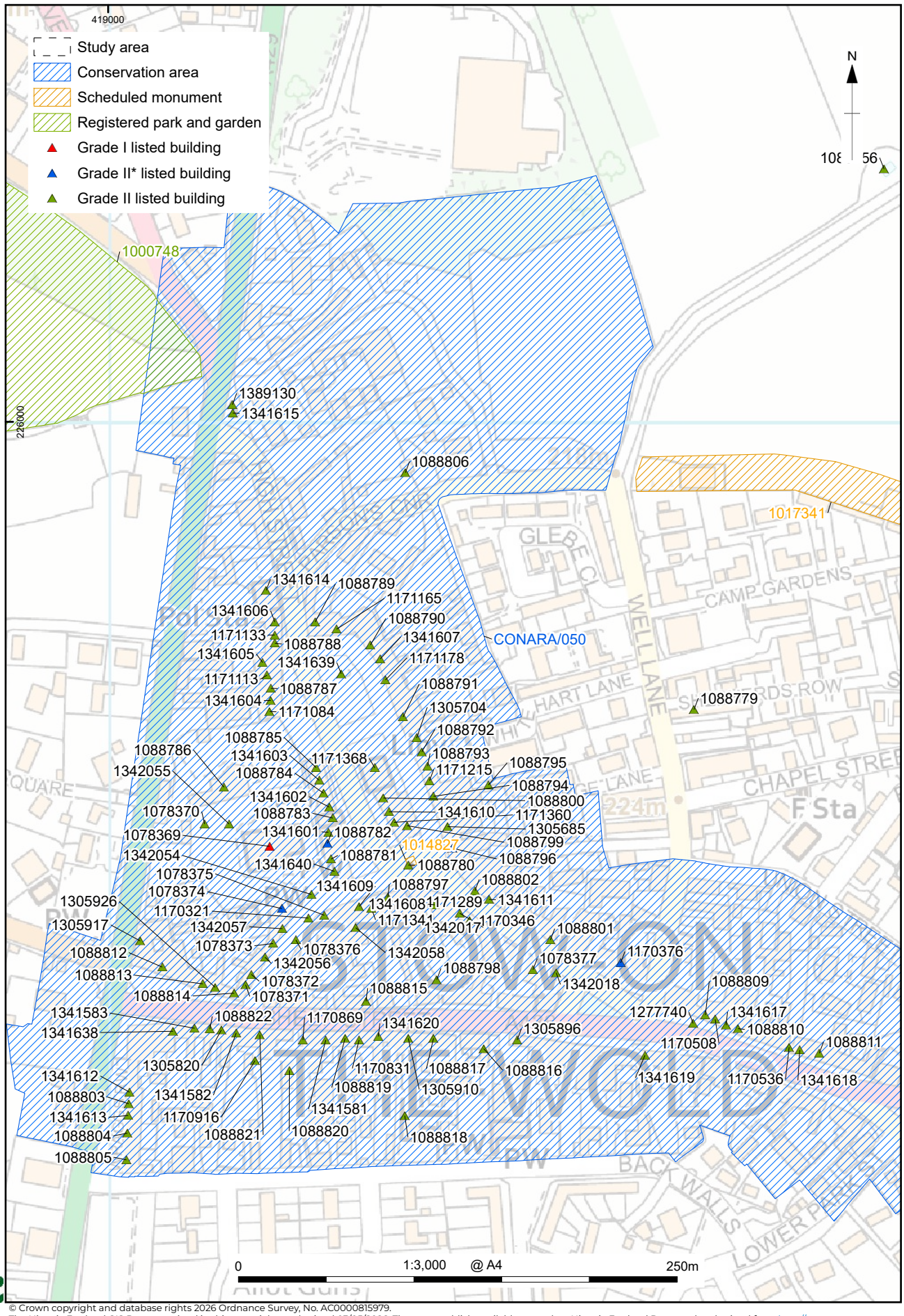
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure S55B.1: Site location



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

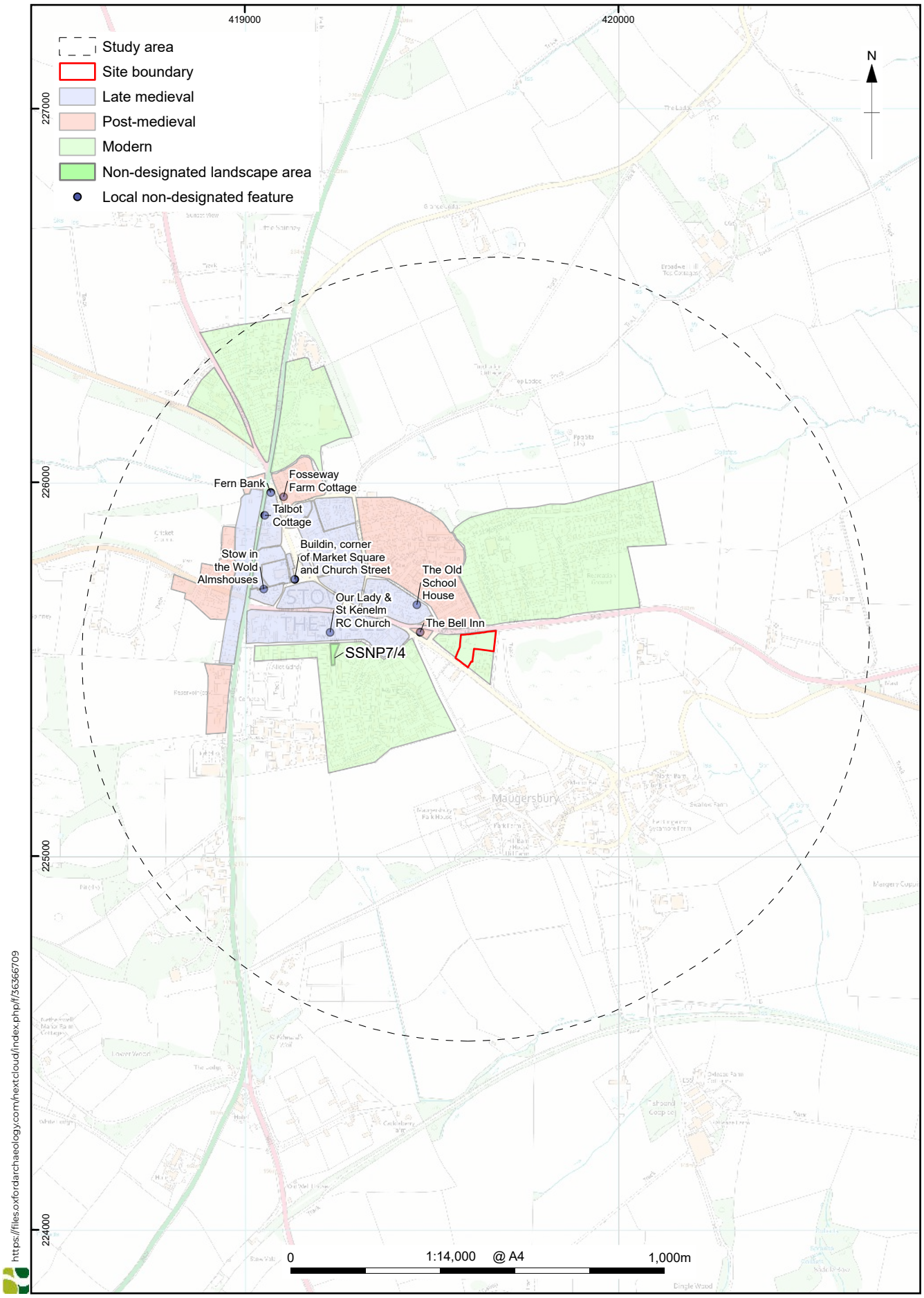
Figure S55B.2: Designated heritage assets within the study area



<NOLINK<NOLINK>https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709</NOLINK>

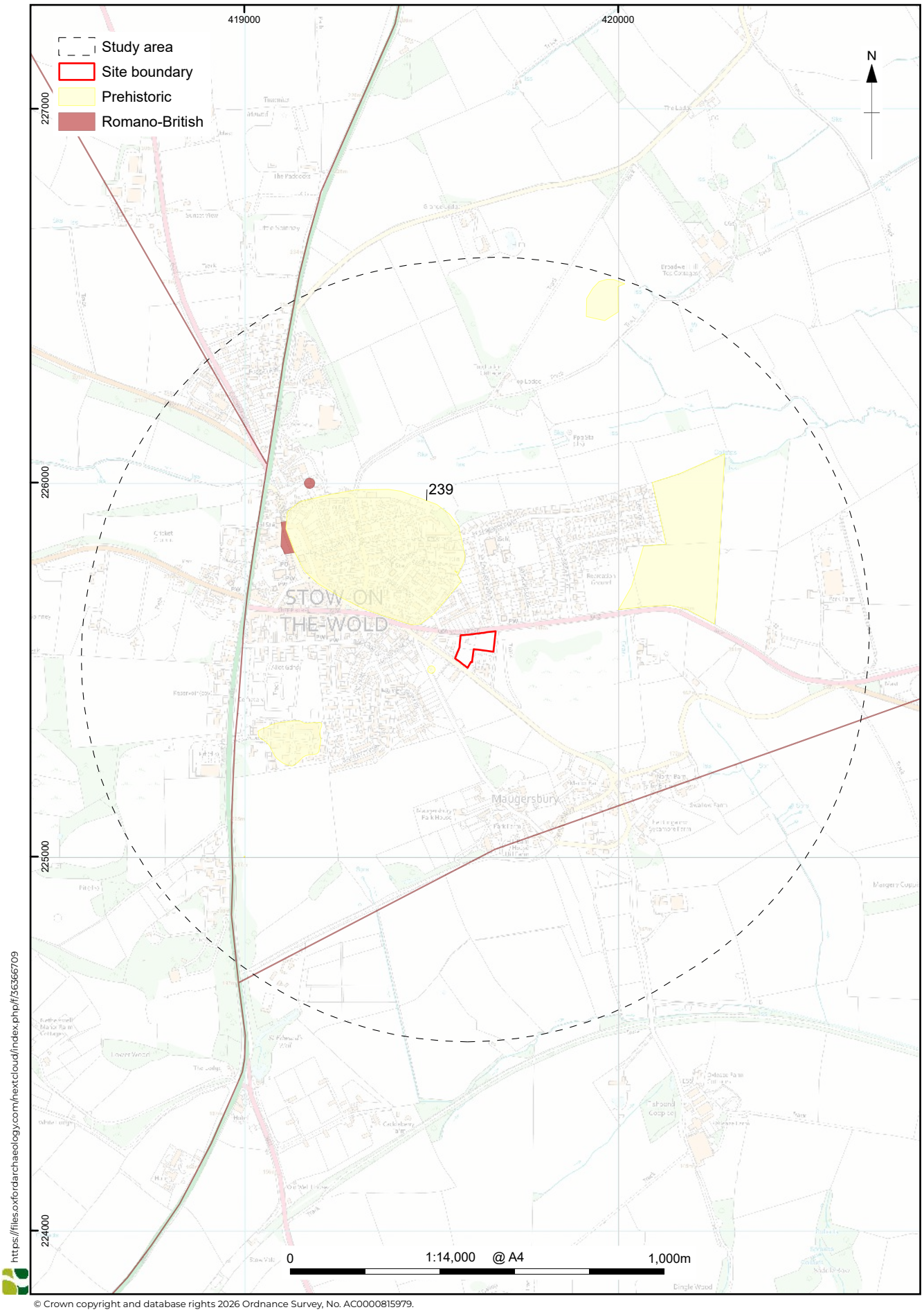
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure S55B.2b: Detail of designated heritage assets within conservation area CONARA/050



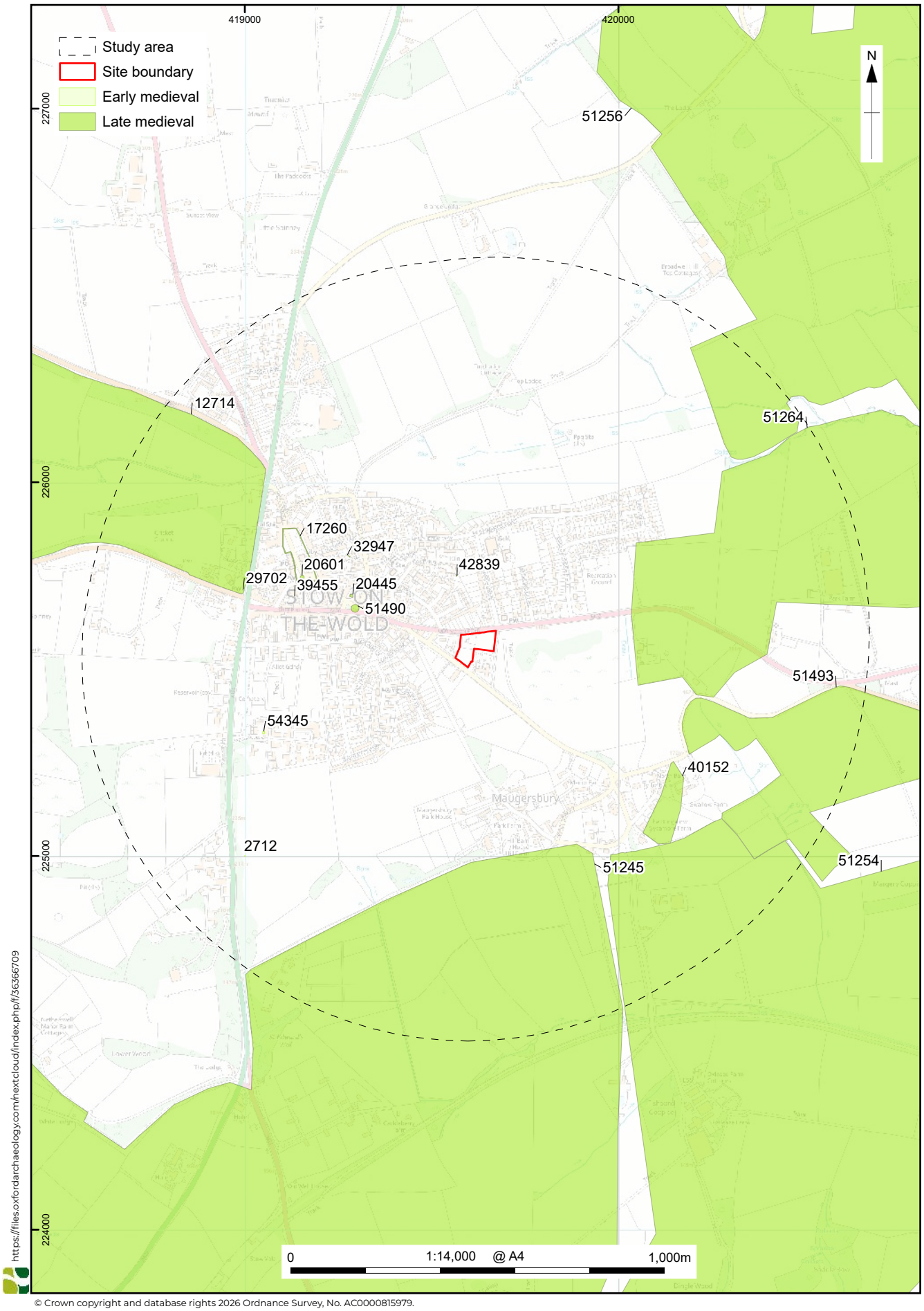
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure S55B.3: Historic development of the town



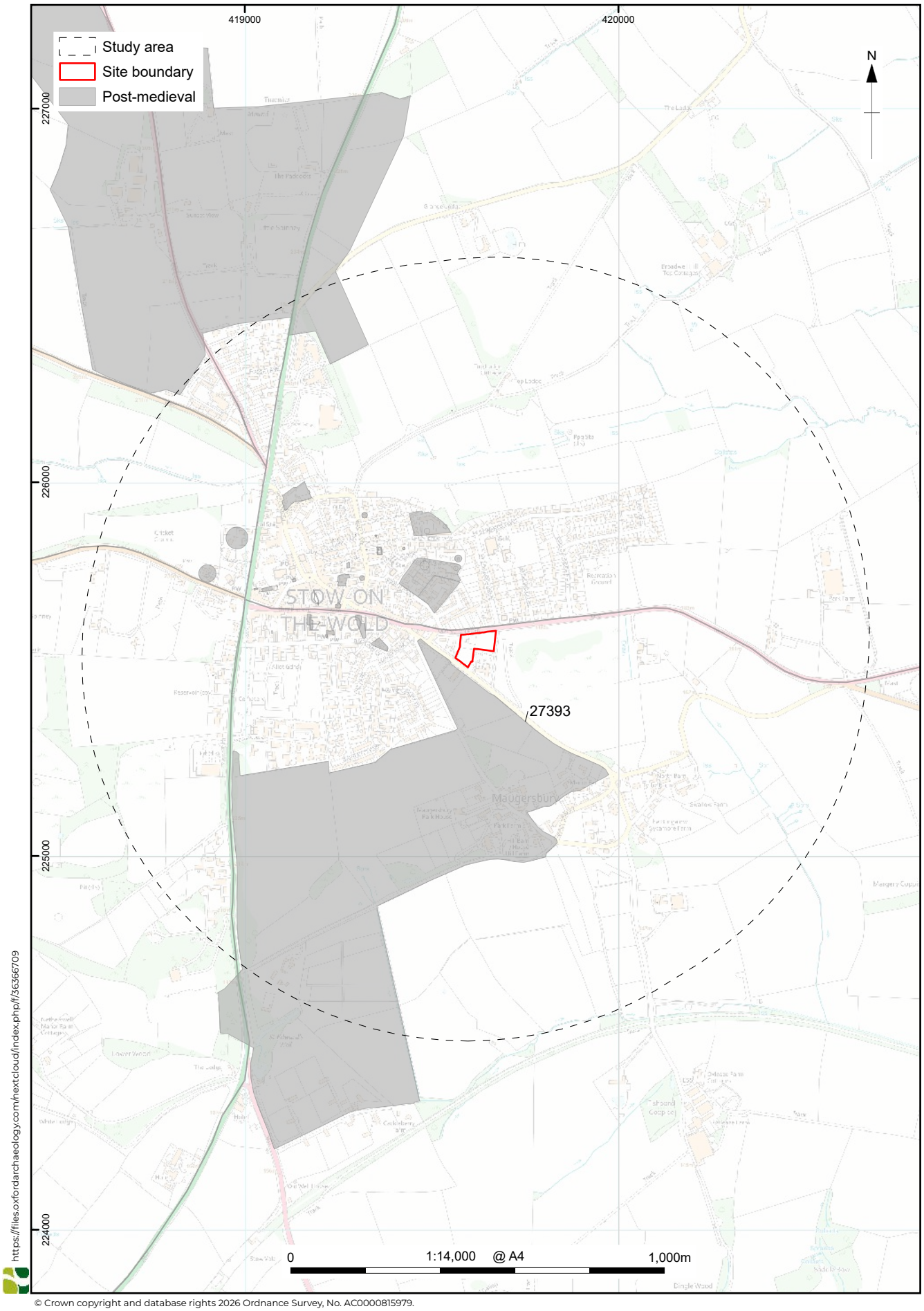
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure S55B.4: Prehistoric and Romano-British non-designated heritage assets within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure S55B.5: Medieval non-designated heritage assets within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure S55B.6: Post-medieval non-designated heritage assets within the study area

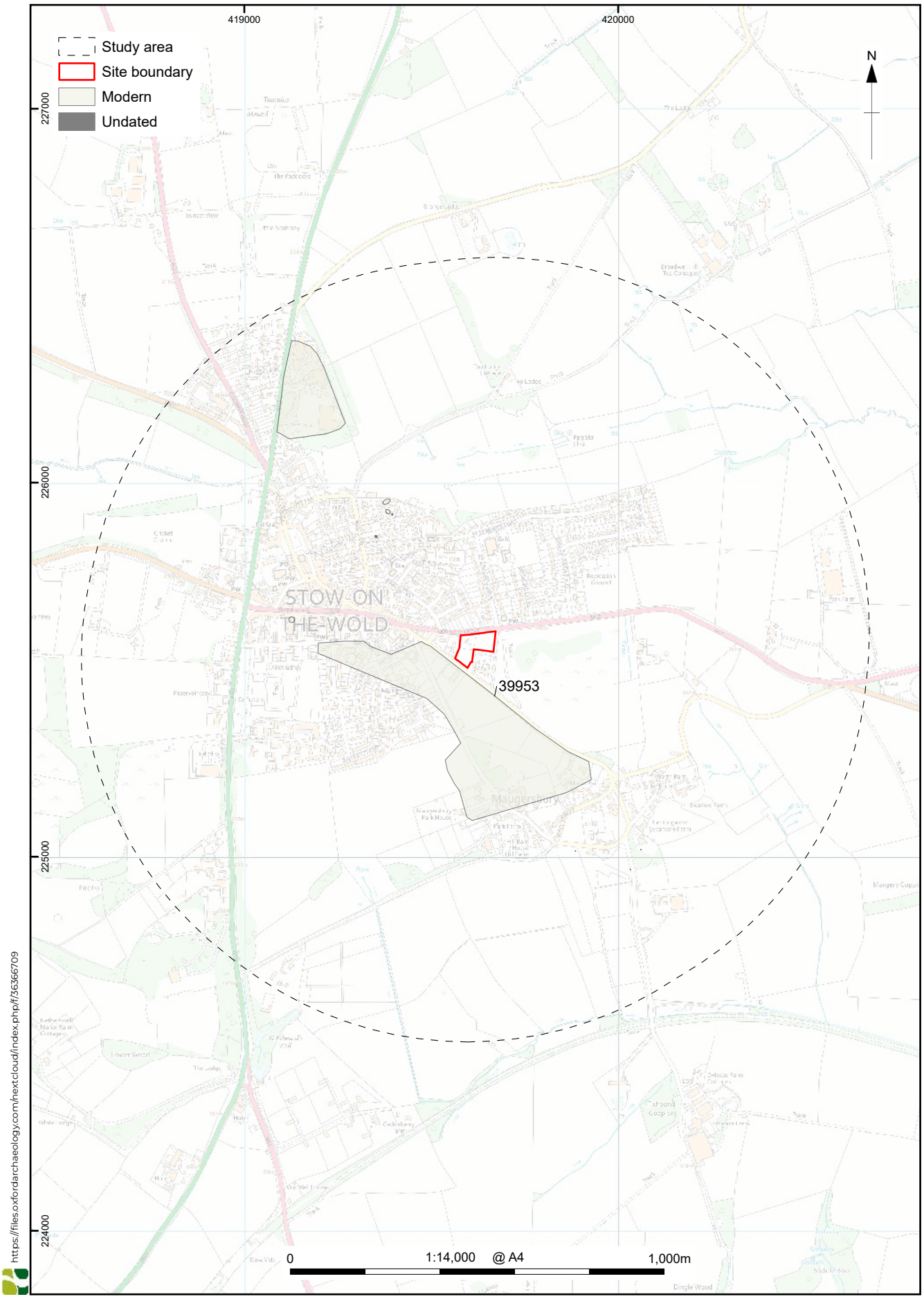
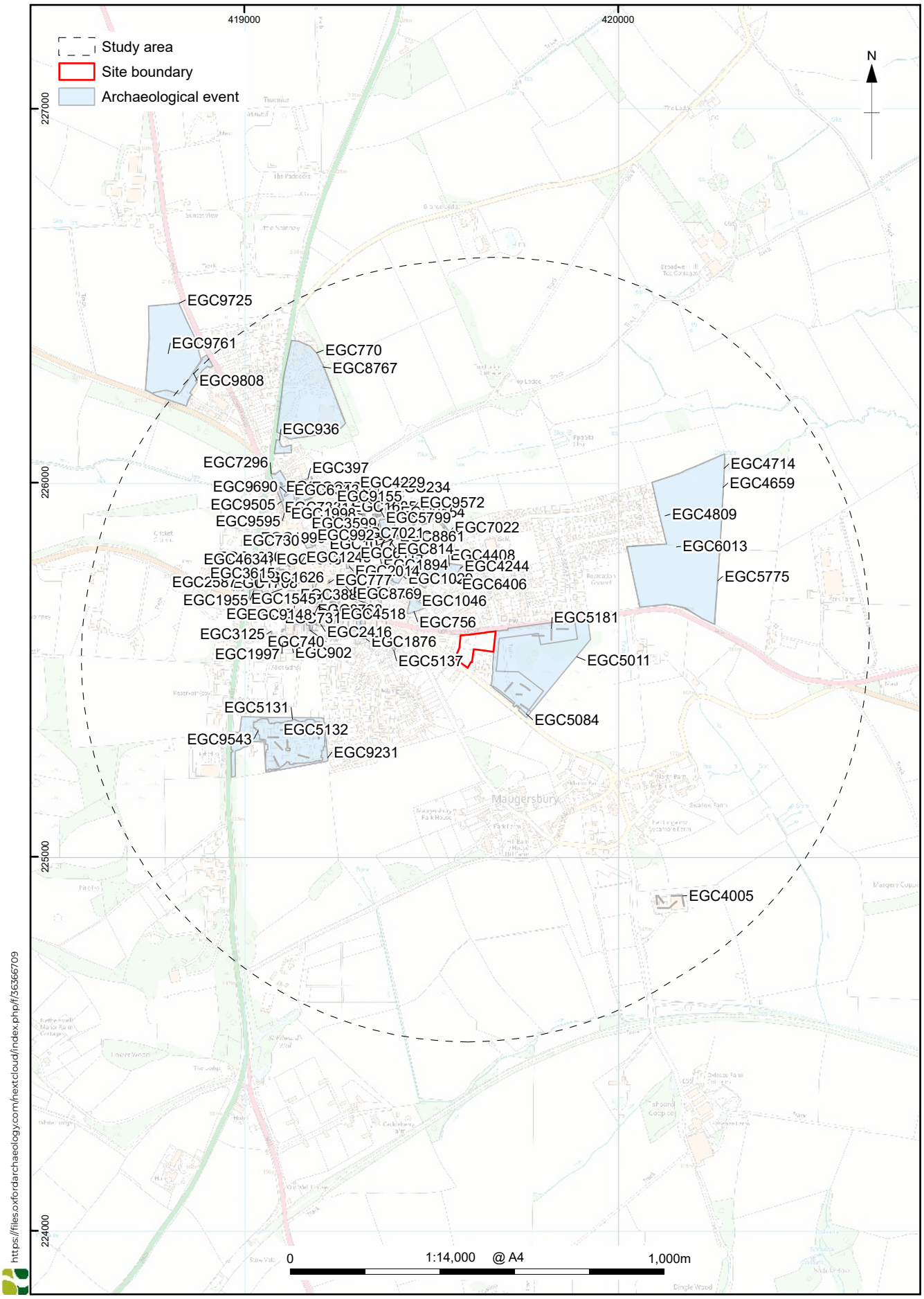
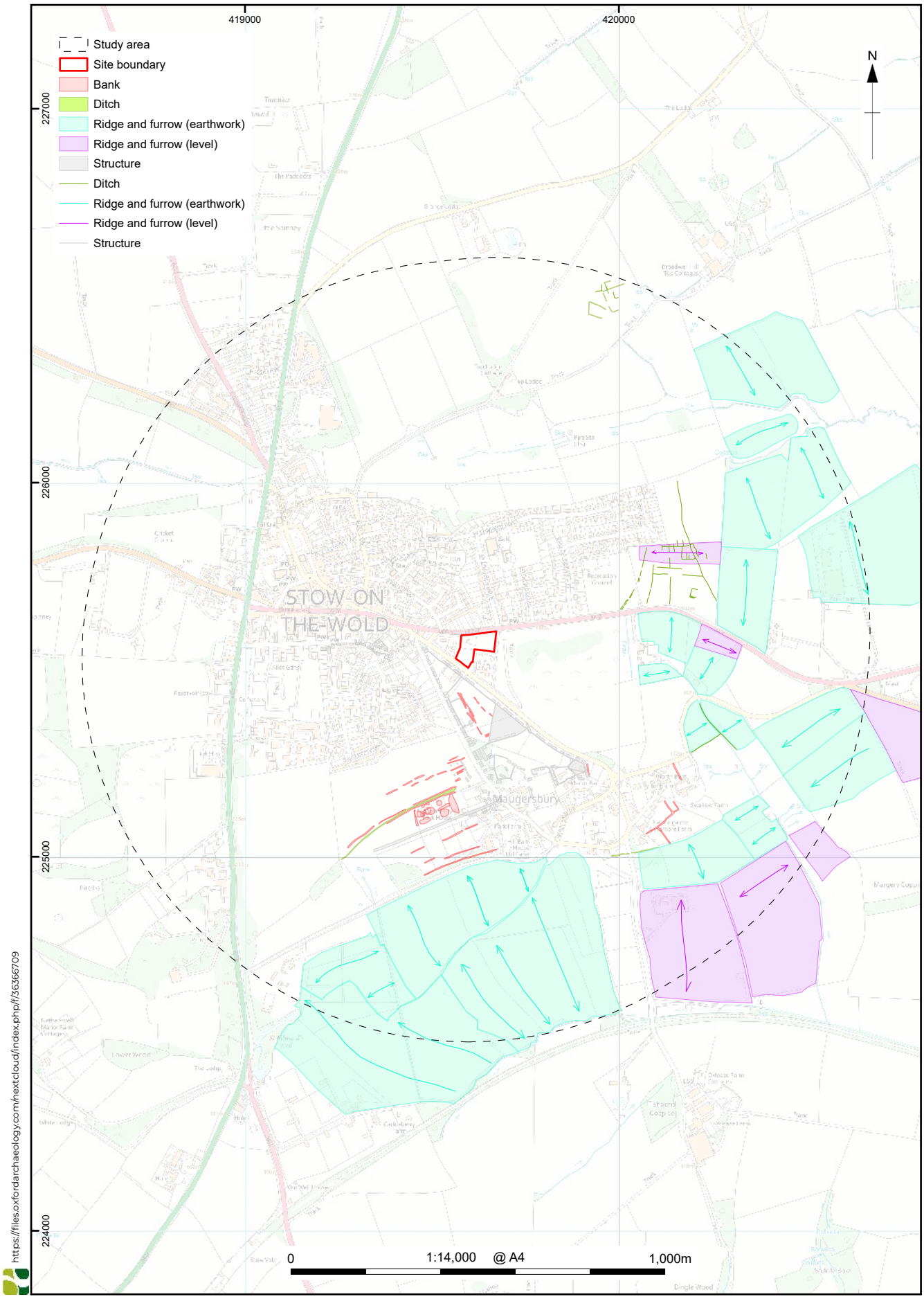


Figure S55B.7: Modern and undated non-designated heritage assets within the study area



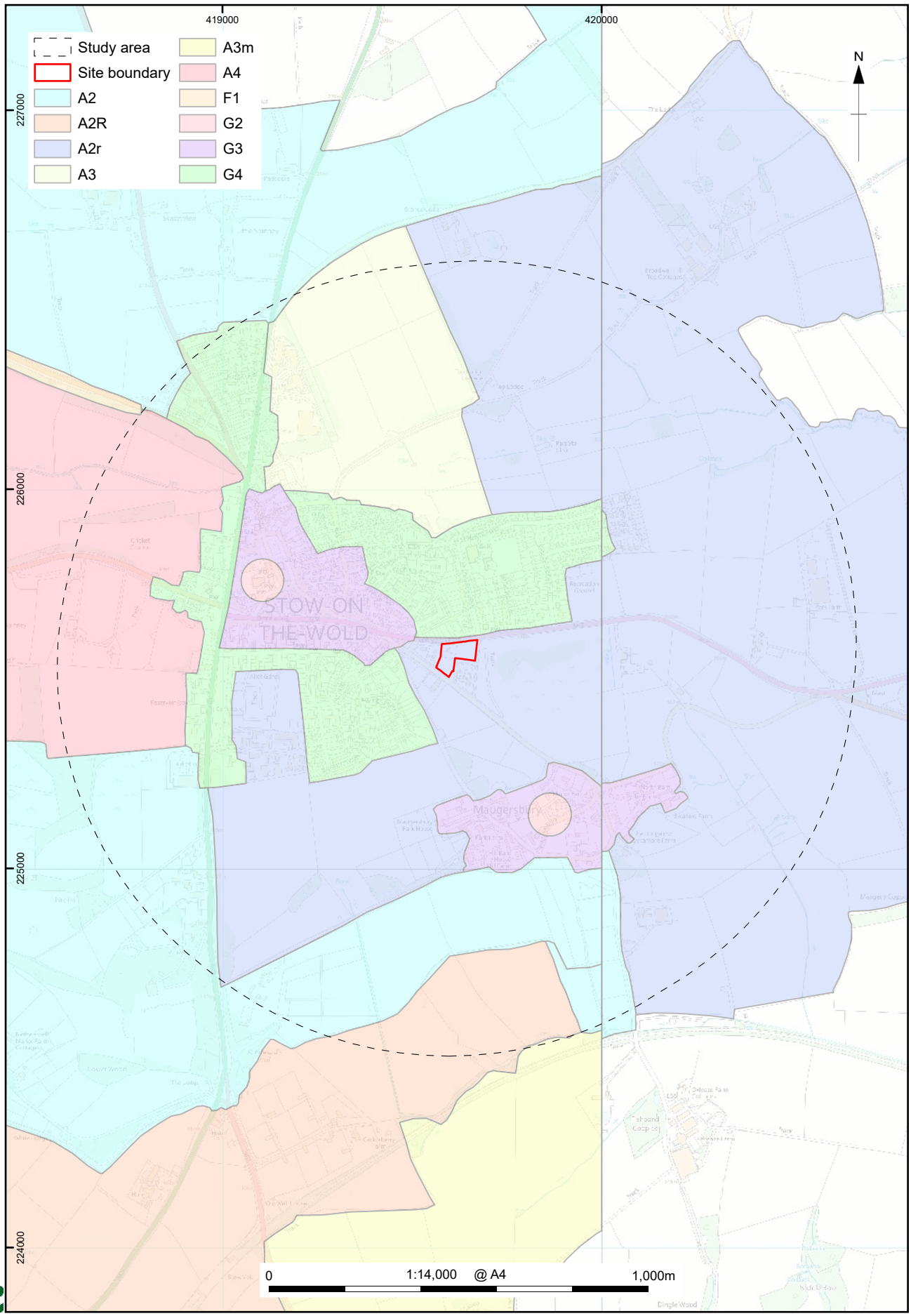
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure S55B.8: Archaeological events within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure S55B.9: NMP data within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set]. York: Archaeology Data Service [distributor] https://doi.org/10.5284/1020235

Figure S55B.10: Historic landscape characterisation within the study area

Site Reference	S68
Settlement	Stow-on-the-Wold
Location	The Hollies
Proposed allocation use	Residential development
Number of dwellings	25

Brief description of site:

The site is situated to the west of the A429 and south of the B4068 and covers an area of *c.* 1.95 hectares (Fig. S68.1). It lies towards at the western extent of the market town of Stow-on-the-Wold, at an elevation of approximately 236m aOD.

The site is not traversed by public rights of way, and not highly visible from publicly accessible areas. It comprises a parcel of land, which appears to be pastoral, though ungrazed. Drystone walls define the western and southern boundaries of the site, with largely agricultural land beyond. The northern boundary is defined by boundaries of neighbouring properties comprising a BT telecommunication building with a datestone of 1968, a new residential development at Aubrey Mews and Caristow House, a probable former farmhouse. Adjacent to the eastern boundary is Majestic Wine, an alcohol warehouse, a BP petrol station and a Marks & Spencer convenience shop, all fronting the A429. Modern housing and a Plymouth Brethren Hall occupy road-fronting plots further south.

Topographically, the site is situated on land which gently slopes down from the main settlement of Stow-on-the-Wold to the east, westwards. Views from the site across the wider landscape are possible westwards, where the land continues to drop.

Significance of designated heritage assets in the site:

The far eastern extent of the site lies within Stow-on-the-Wold with Maugersbury Conservation Area (CONARA/050). Although no appraisal for this has yet been produced, the history and character of the town is described within the Stow on the Wold and The Swells Design Code1. the architectural interest of the conservation area arises from its surviving seventeenth to nineteenth century buildings, its dense historic street grain, and its well-preserved medieval market-town layout, characterised by a network of streets, narrow lanes, and enclosed yards radiating from the Market Square. A strong sense of coherence is created through the widespread use of honey-coloured

[1] Stow On The Wold & The Swells Desing Code, September 2023: https://meetings.cotswold.gov.uk/documents/s8944/A2%20-%20Design%20Code.pdf [accessed 10-7-26].

Cotswold limestone, traditional stone-tiled roofs and Cotswold stone boundary walls. The historic interest of the area derives from its development at the strategic junction of important routeways including the Roman Fosse Way, the Jurassic Way, and the ancient Salt Way and its well-preserved medieval market layout. The final battle of the first English Civil War in 1646 culminated in the market square adding to the historic interest of this area. The part of the site that falls within the Conservation Area is occupied by a structure, which appears to be modern in character (Fig. S68.2). As a modern building, this is considered to provide a neutral contribution to the special architectural and historic interests of the conservation area. The Conservation Area is considered to be of **high significance**.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

Within a 1km radius of the site are three scheduled monuments, and one Grade II* registered park and garden, the nearest of these being the Market Cross in Market Square, *c.* 220m to the east of the site (1014827; Fig. S68.2). All are considered of **high significance**. As the site is surrounded on its north and east sides by adjacent structures, none of these are visible from the site.

Also within a 1km radius of the site, are 129 listed buildings, 119 of which are situated within Stow-on-the-Wold with Maugersbury Conservation Area (Fig. S68.2). The nearest to the site are five Grade II listed buildings comprising Wraggs Row, set back from the east side of the A429 by a grass verge. These comprise, north to south, two 17th century one and a half storey gabled cottages (1341612, 1088803), one 18th century two storey cottage (1241613), a short terrace of what was originally three or four 18th century cottages (now two dwellings, 1088804) and two 19th century two storey cottages (1088805). At present, these are anticipated to have no, or very minimal, intervisibility with the site, because of the upstanding buildings fronting the west side of the A429, but dependent on final designs, including access, and the treatment of the extant building within the site, The Hollies, this could change. Grade II buildings are considered of **high significance**. None of the other designated heritage assets are anticipated to be affected by the allocation of the site.

Significance of non-designated heritage assets in the site:

There are no known specific non-designated heritage assets mapped within the site itself, although the eastern extent of the site, the part occupied by a building, does lie within the mapped extent of the late medieval developed area, and the far north-western extent, within the post medieval developed area, of Stow-on-the-Wold, as defined in the Town Development Map (Fig.

S68.3). The areas within the site are considered of **low significance**, as largely undeveloped areas not contributing to the town's development.

Historic Ordnance Survey mapping illustrates an old quarry, and also a row of narrow buildings, presumably agricultural outbuildings, within the site boundary in the late 19th century. Owing to their historic interest, attesting to post-medieval activity, particularly for agriculture and quarrying, they would be considered of **low significance**.

Significance of non-designated heritage assets in the environs of the site:

The HER records a total of 28 non-designated heritage assets within a 1km radius of the site (Figs. S68.4), as well as, and sometimes including, features identified from previous archaeological investigations (Fig. S68.5), and/or from the National Mapping Programme (Fig. S68.6). These are generally concentrated to the north-east, east and south-east of the site, correlating with the historic core of the settlement of Stow-on-the-Wold, and its evolution from the medieval period. However, prehistoric settlement activity is also known, approximately 200m to the north-east of the site (239) and 220m to the south-east of the site (47319) and the Roman road, Fosse Way is followed approximately by the present A429 to the immediate east of the site (6491). An early medieval inhumation burial has been excavated c. 220m to the south-east of the site (54345), and, to the north, the gardens and parkland of Abbotswood (12714), established in the 13th century, once extended to within 15m of the site. In the post medieval period, the roads to the north and east of the site were upgraded to turnpikes (2653), and three quarrying sites, presumably to provide stone for the development of the village, are known within a 120m radius of the site (6940, 17889 and 17890), one associated with a limekiln (6940). Owing to their archaeological interest, assets dating from the prehistoric to medieval periods are generally considered to be of **medium significance** (a total of 11 heritage assets), while any deposits/materials dating to the post-medieval activity, particularly agricultural and quarrying, would be of comparatively **low significance**. Where HER records refer to designated heritage assets such as listed buildings, registered parks and gardens, or scheduled monuments, they are considered to be of **high significance**.

A number of non-designated heritage assets with upstanding remains within a 1km radius of the site, have been identified from the HER dataset, and also the Neighbourhood Plan, but only one of these has the potential to be affected by the allocation of the site, due to topography, and the neighbouring built landscape. This is the former Swell Villas, now known as Hillside and West

Deyne, on Lower Swell Road, situated approximately 30m from the north-western extent of the site. The Stow-on-the-Wold and The Swells Neighbourhood Plan includes these as a pair of Victorian cottages. Although access to within the site was not possible during the June 2026 site visit to support this assessment, it is anticipated that the western and southern extents of these buildings would be visible from within the site.

These would all be considered of **medium/low significance**. Only Swell Villas are visible, or appreciable, from the site; the other non-designated heritage assets have no potential to be affected by the allocation of the site.

Historic landscape character of the site (and significance):

The site lies entirely within the Cotswolds National Landscape (CNL), designated as an Area of Natural Beauty (AONB) in 1966, in recognition of its rich, diverse and high-quality landscape. It is the third largest protected landscape in England, after the Lake District National Park and the Yorkshire Dales National Park. This encompasses a wide variety of landscapes, each displaying distinctive patterns of landform, vegetation and landscape elements, as mapped by Landscape Characterisation assessments. The Cotswolds AONB Partnership includes the site within 'Character Area 15A: Vale of Moreton Farmed Slopes' (Cotswolds AONB Partnership 2016). Key characteristics of this landscape type have been identified as:

- transitional landscape;
- smooth gentle landform on lower slopes, and sense of exposure on some upper slopes;
- landform has a consistent north-south orientation following the lines of the Evenlode and Windrush;
- small, often geometric, broadleaf and coniferous woodlands and tree belts along watercourses draining the slopes;
- large deciduous and mixed woodlands bordering parkland, integrated by strong hedgerow network;
- limited ancient woodlands and species rich grasslands;
- numerous historic parklands;
- productive arable and pasture farmland;
- strong pattern of hedgerows;
- small stone built villages and hamlets;
- areas of ridge and furrow on lower slopes; and
- scrub encroachment on some steeper slopes.

The Gloucestershire Historic Landscape Characterisation (HLC; Gloucestershire County Council 2013) includes the majority of the site within the mapped extent

of A4, with the far northern and eastern extents within G4 (Fig. S68.7). A4 is defined as 'less regular organised enclosure partly reflecting former unenclosed cultivation patterns'. Most of the fields in this type have been extensively ploughed since enclosure, though there is some retention of earlier activity in some areas. G4 is defined as 'existing settlement, present extent', and relates to areas beyond the 19th century extent, and reflects the built-up character of the road fronting parts of the site. The A4 landscape character type is considered to be of **low significance**, as post medieval enclosure is not a rare character type, and the modern built-up character type at the northern and eastern extents of the site are likely considered of less significance, **negligible significance**.

Contribution of the site to the significance and setting of known heritage assets:

The eastern part of the site falls within the Stow-on-the-Wold with Maugersbury Conservation Area and contains a modern building. The remainder of the site lies outside the conservation area and is predominantly open grassland.

The modern building in the eastern part of the site is not considered to be of historic or architectural interest and makes a neutral contribution to the significance of the conservation area. This part of the site was likely included within the conservation area because it historically formed part of the gardens associated with the 19th century Crestow House, which marked the edge of the 19th century settlement. The old stone wall defining the eastern boundary of the site was likely associated with these gardens and makes a positive contribution to the significance of this part of the conservation area. Owing to the buildings along the south side of the B4068 and their property boundaries, the site is not readily appreciable in views on the approach into the conservation area from the west.

Fosse Way, immediately east of the site, is identified in the Stow-on-the-Wold and The Swells Design Code as a location from which westward views are important to the appreciation of Stow and its setting as a hilltop settlement. However, this relationship is not evident across the site itself. The modern house and surrounding planting in the eastern part of the site restrict views from Fosse Way towards the remainder of the site. At present, the agricultural land forming the rest of the site cannot be seen from publicly accessible parts of the conservation area. There may, however, be limited views from the rear of the modern building into the site, filtered through the existing mature tree planting.

The built character of the land immediately north and east of the site, which fronts the main roads, has resulted in limited and restricted intervisibility between much of the site and the conservation area. While the retention of open, rural land across much of the site contributes to the rural setting to the west of the conservation area, this land is largely invisible from within it. The open character of the agricultural land within the site, along with the agricultural landscape to the west of the site plays a role in maintaining the separation between the settlements of Stow and Lower Swell, allowing them to be appreciated as distinct settlements.

Overall, open rural character of the part of the site outside the conservation area makes a **low positive** contribution to the significance of the Stow-on-the-Wold with Maugersbury Conservation Area as a result of its open undeveloped character.

The former Swell Villas, representing the 19th development of Stow-on-the-Wold, were constructed to the south of the former turnpike road, Lower Swell Road, to the north of the site. It first appears in the census return of 1871, as a single household headed by a General Practitioner, so was likely built as a grand residence, occupying a plot on the outskirts of the settlement. Presently, the complex comprises a two-story symmetrical house set back from the road, and facing east, with attached buildings to the north, the roadside façade comprising former cart entrances or stabling with small windows above, the western extent perhaps comprising a separate, west facing residence. Although it is unlikely that the site formed part of the same landholding, alterations within the northern extent of the site will change the setting of, and view from, the structure/s, by eroding an appreciation of the villa as a Victorian villa style residence designed as a rural retreat for a relatively wealthy doctor at the edge of the settlement. At present, this part of the site comprises a relatively narrow band of open land and entrance drive to Crestow House, but it can be seen to provide a **low positive** contribution to the setting of Swell Villas, and therefore its heritage significance.

There are no shared historic or visual relationships between the site and other identified upstanding heritage assets, and thus it provides a **neutral** contribution to their heritage significance.

Impact assessment:

The site has been identified as providing a maximum of a low positive contribution to known designated heritage assets, in terms of its current character as undeveloped land to the west of the conservation area and to the east of a non-designated heritage asset identified in the Neighbourhood Plan.

In relation to direct impacts on the conservation area resulting from changes to the eastern part of the site which lies within it, although the modern building provides only a neutral contribution to its significance, the existing stone wall defining the eastern boundary of the site makes a positive contribution to this part of the conservation area. The inclusion of modern built form into this part of the site is likely to have an adverse impact on the conservation area, likely to result in a level of harm equivalent to at least **less than substantial**.

For the indirect impacts on the conservation area, the remainder of the site comprises open land, predominantly agricultural in nature, at a similar elevation to the hilltop settlement of Stow and includes a gentle decline in gradient westwards, providing a contribution to significance through the preservation of the distinction between it and Lower Swell to the west. The introduction of modern built form will therefore have an adverse impact on the conservation area. This is likely to result in a level of harm equivalent to **less than substantial**.

For the non-designated heritage asset to the north-west of the site, formerly Swell Villas, the northern extent of the site is immediately overlooked by it. At present, this part of the site comprises a relatively narrow band of open land and entrance drive to Crestow House. Further east, the south side of Lower Swell Road is completely developed, the BT communication structure of 1968 to the immediate east, then modern dwellings of Aubrey Row. 19th century mapping shows that this aspect of Swell Villas would have been open, up to Cresswell House. Thus some erosion of its setting in this direction has already occurred. The introduction of new modern built form into the site will have a further adverse impact on the setting of this building. This is likely to result in a level harm equivalent to **less than substantial**.

In terms of other designated heritage assets and non-designated heritage assets, the site at present provides a neutral contribution to their significance, largely due to surrounding development, and thus the level of impact of a development within the site is anticipated to result in **no harm**.

The allocation includes a former quarry and a row of probable agricultural outbuildings, known from nineteenth century mapping, but not included in the HER dataset. Development within the site would have a **permanent negative impact** on any surviving archaeological remains resulting in **substantial harm** to these heritage assets. Without appropriate investigation and mitigation measures, any development that disturbs archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The development of the allocation would change the historic landscape character of the site from less regular organised enclosure to modern residential development, reducing the extent of this historic landscape type and eroding the post-medieval rural character of the landscape on the western edge of Stow-on-the-Wold. Given the small size and scale of the site, this would have a slight negative impact upon a low significance historic landscape character within the area, resulting in an anticipated maximum level of harm of **less than substantial**.

Cumulative impacts deriving from the allocation of the site:

A second site is being considered for allocation at Stow-on-the-Wold (S58B), on the east side of the settlement, approximately 590m east of the site. Although this is distinctly separate from the present site, both sites have the potential to erode the rural setting of the conservation. The allocation of both sites would therefore have a minor cumulative impact on this aspect of the conservation areas setting. It is anticipated that the cumulative impact of both allocations would equate to a **less than substantial harm** to this aspect of the conservation area's setting.

Recommendations for minimising harm and maximising enhancement:

It is likely that a dedicated archaeological desk-based assessment that considers the archaeological potential of the site and assesses the results of previous archaeological investigations in the area will be applicable for the site. This would involve the examination of primary sources (historic maps and documents, aerial photographs, previous archaeological investigation reports and LiDAR) and a detailed walkover survey, all of which are beyond the scope of this present assessment. This could then be followed, as required, by geophysical survey and/or a programme of targeted archaeological evaluation trenching. This would help to understand the extent and character of the surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

Due to the topography of the site and the proposed scale of the development, it would be difficult to prevent the allocation from having an impact upon the conservation area and the setting of the non-designated Swells Villa. However, this impact is likely to be less than substantial.

For the conservation area, careful consideration should be given to the density and scale of any new development within the eastern part of the site, which lies within the conservation area to minimise harm. Recommended mitigation measures include the retention of the existing stone wall boundary. In addition, if the existing modern building is to be demolished, it should be replaced by development of a similar scale and density, and the planting presently associated with the structure should be retained. This would remain in keeping with the grain of settlement in this part of the conservation area, and screen any new development, as well as preserving the existing leafy green view over the wall into this part of the site.

The remainder of the site has been identified as contributing to the significance of the conservation area through its retention of undeveloped, agricultural land, which preserves a distinction between the settlements of Stow and Lower Swell to the west. Although the introduction of new, built form into this site cannot be minimised, except through no development, there are would still be undeveloped land further west which allows at least 1km of open, agricultural land that would continue to preserve the distinction between the two settlements. In addition, sensitive design, respecting the local architectural vernacular, conforming to the Stow-on-the-Wold and the Swells Design Code and the Cotswold Design Code would aid the minimisation of the impact of new structures on the character of the conservation area.

For Swells Villa such harm could be reduced, to a degree, through the retention and enhancement of boundary vegetation and walling, and by setting the new built form back from the northern extent of the site, leaving an open green space as a buffer zone along the Lower Swell Road frontage over which the villa faces. This may not be warranted, given that Swells Villa is non-designated. The retention of existing boundary vegetation and walling would also ensure that elements of the historic landscape character are retained, and remain legible within the development, reducing harm.

Opportunities for heritage enhancement could potentially be achieved through the removal of the existing modern structure within the eastern part of the site, the area within the conservation area, and consideration of more sensitive and considered building/s or treatment of this part of the site.

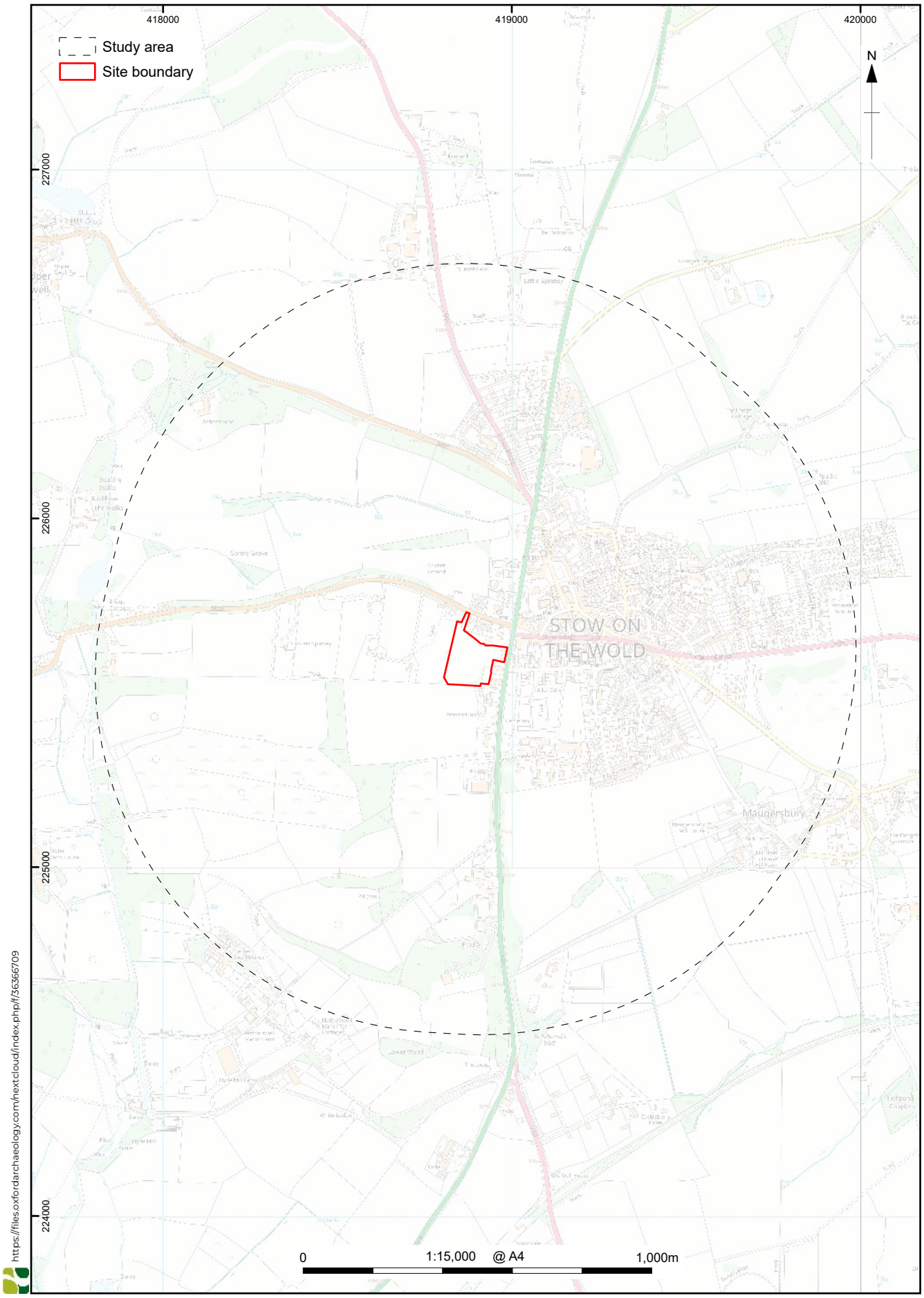
Conclusions and suitability:

It has been assessed that the progression of this site as a site allocation, through to final development, could result in a level of harm, equivalent to less than substantial harm to the heritage significance of a conservation area, a non-designated building and historic landscape character. However, sensitive,

considerate design of the final development proposals have the potential to reduce this.

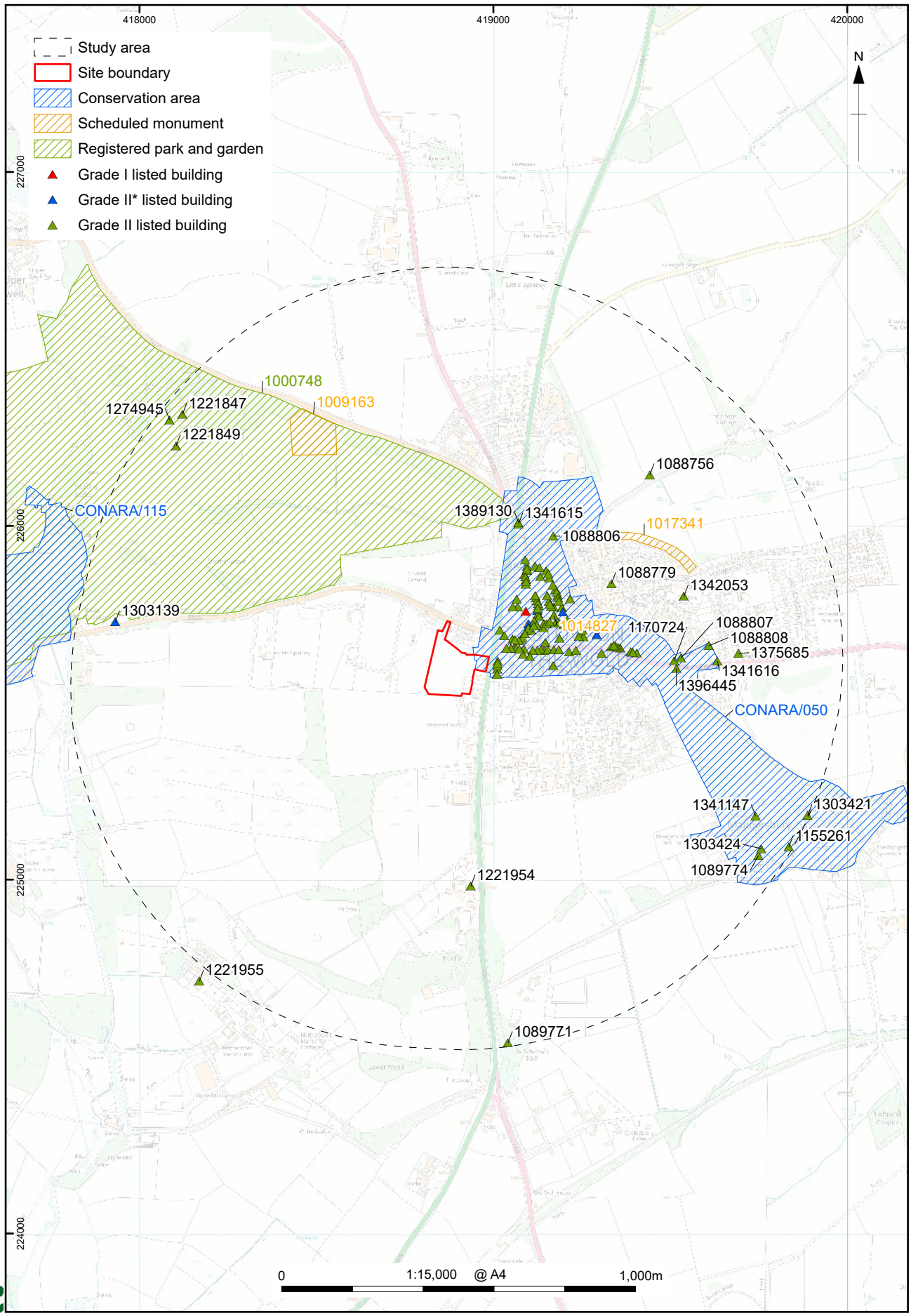
Heritage constraints rating: Moderate

The site is considered to have a final heritage sensitivity score of **Moderate** (i.e. suitable for development subject to recommended mitigation or design controls). Recommended mitigation considerations include the retention of the northern extent of the site as open, undeveloped land. This does not consider below ground impacts to sub-surface archaeological remains, which would require full consideration if the site is progressed.



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

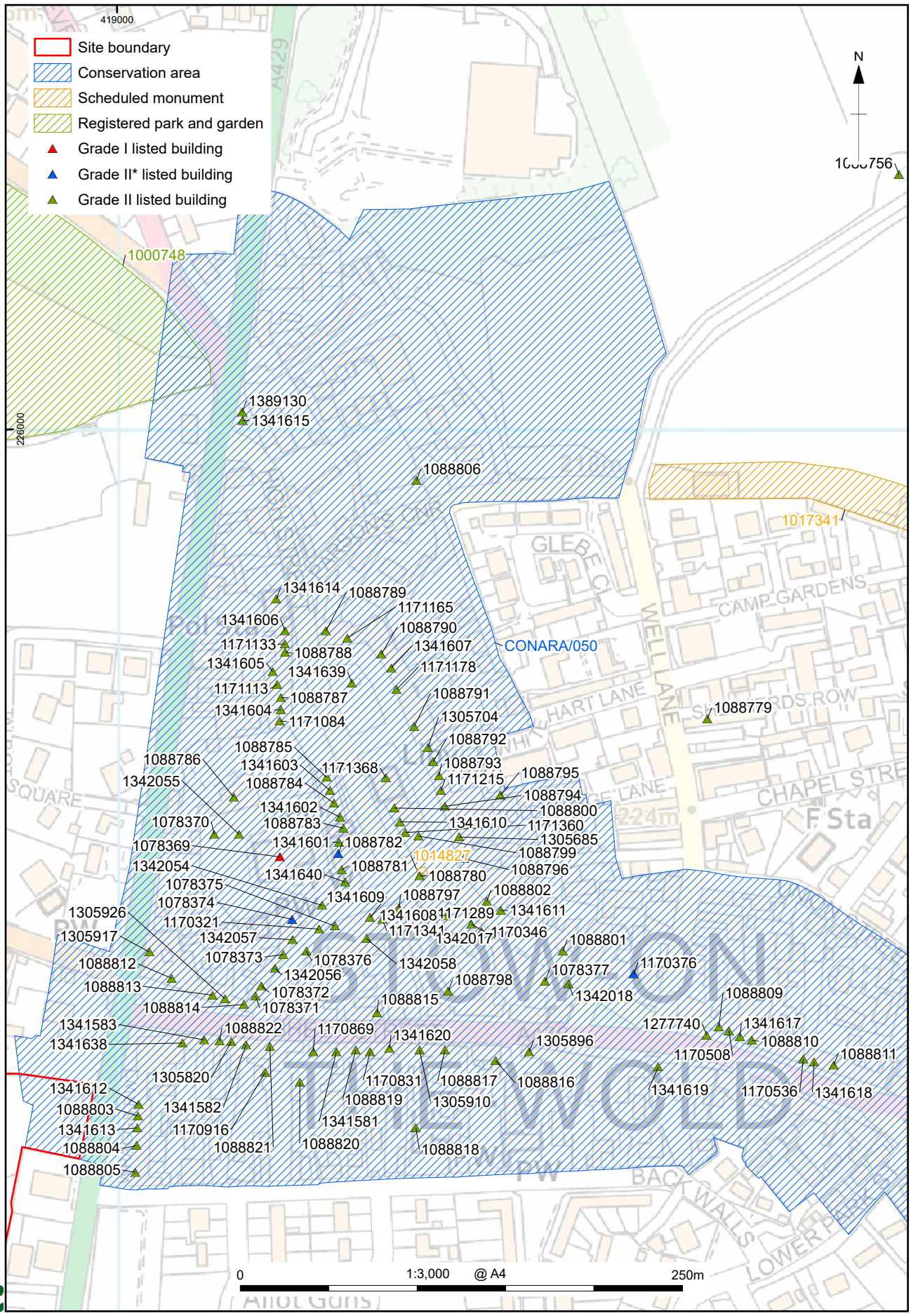
Figure S68.1: Site location



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

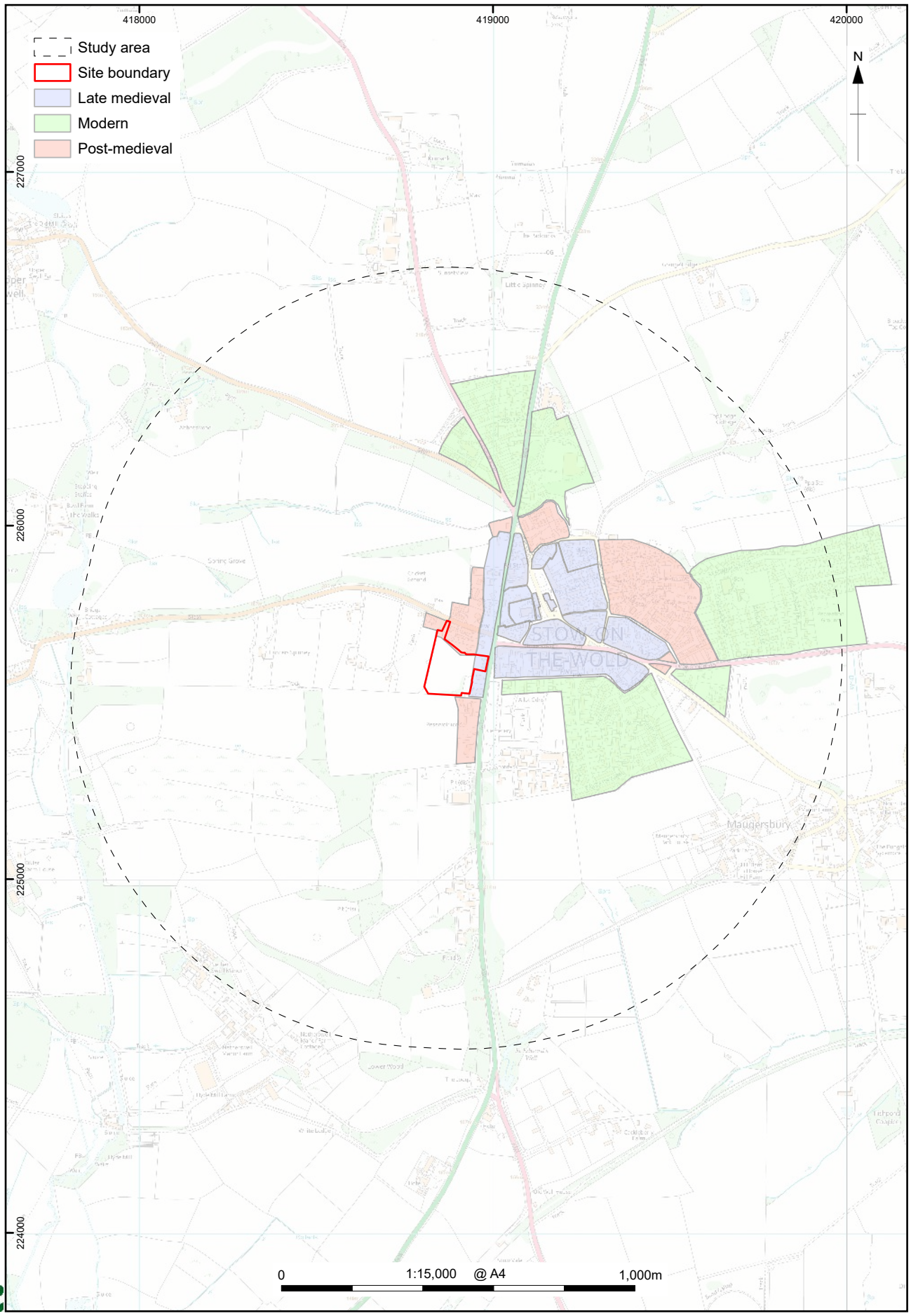
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure S68.2: Designated heritage assets within the study area



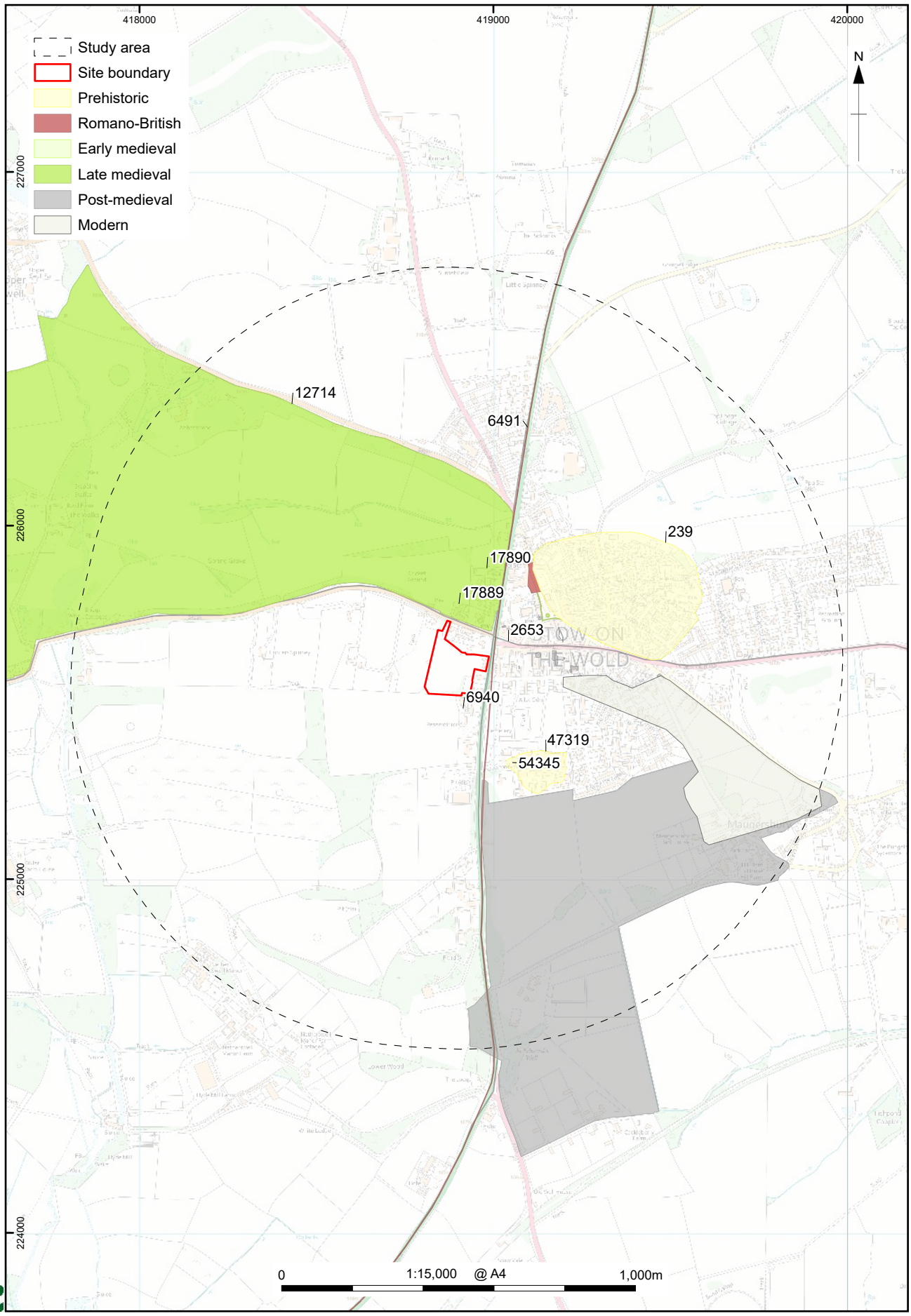
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure S68.2b: Detail of designated heritage assets within conservation area CONARA/050



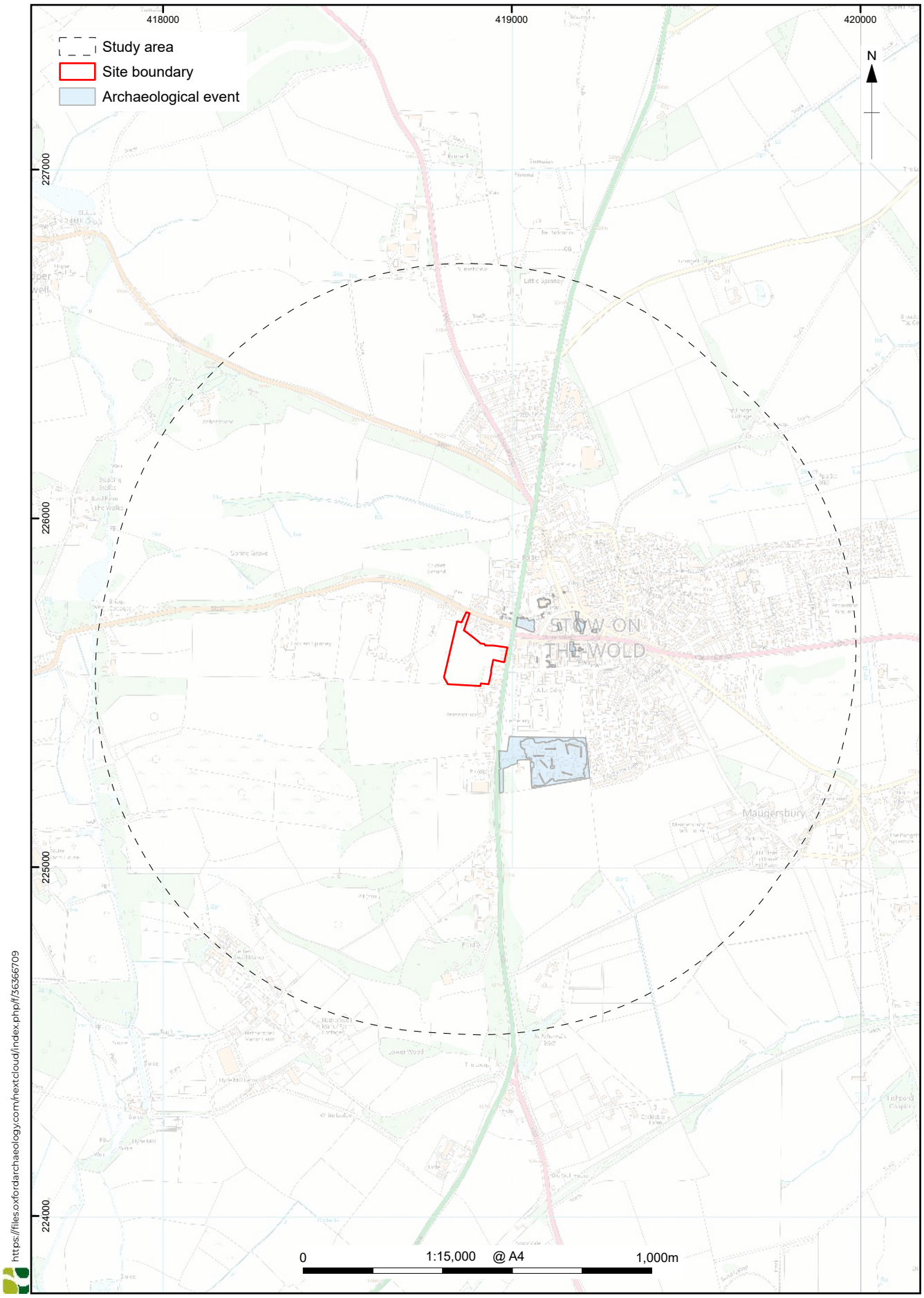
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure S68.3: Historic development of the town



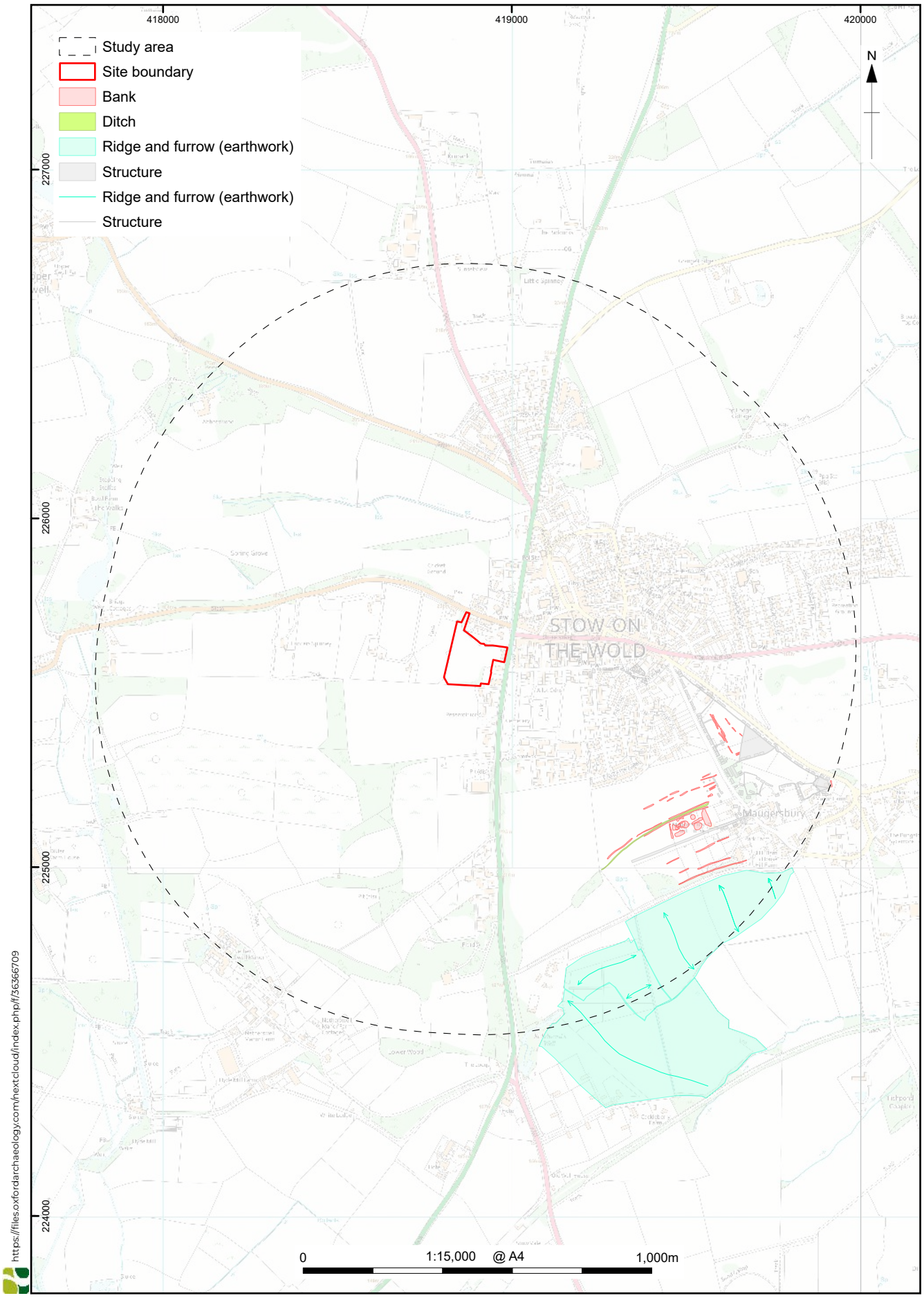
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure S68.4: Non-designated heritage assets within the study area



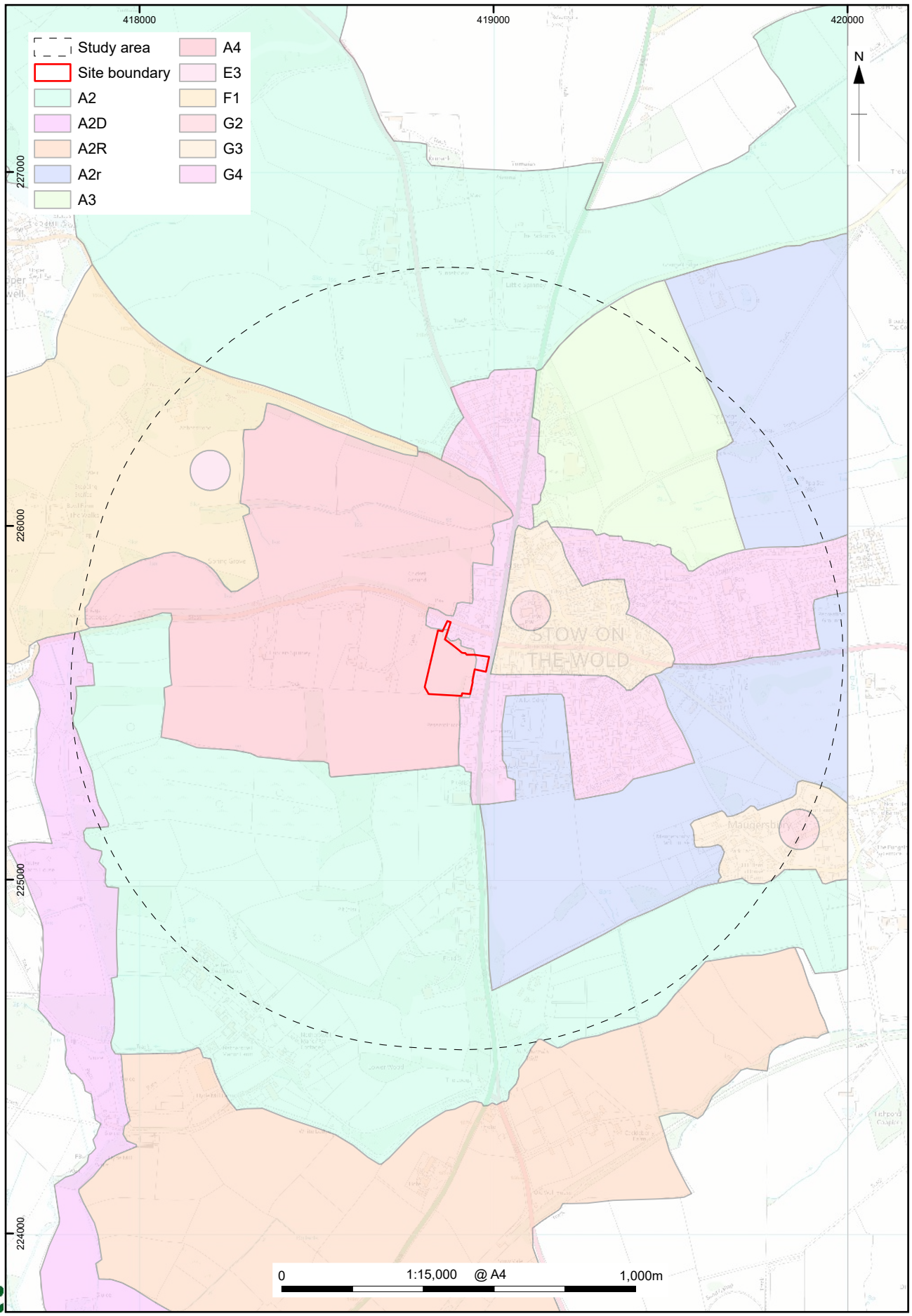
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure S68.5: Archaeological events within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure S68.6: NMP data within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set]. York: Archaeology Data Service [distributor] https://doi.org/10.5284/1020235

Figure S68.7: Historic landscape characterisation within the study area

Site Reference	SD17
Town	Siddington
Site Name	Land east of Siddington Road and west of Bluebell Drive
Related policies	-
Proposed allocation use	Residential development
Number of dwellings	5

Brief description of site:

The site covers an area of *c.* 0.63ha on the south-eastern edge of Cirencester. It lies in the north of the parish, and *c.* 460m to the north of the village, of Siddington, in the Cotswolds District of Gloucestershire (Fig. SD17.1).

The site comprises the northern end of a single rough pasture field utilised for grazing horses. To the east lie single storey chalet homes with individual post-and-rail fences and vegetation forming the boundary of the site, while modern housing and development lies to the north and north-west. While the western boundary comprises a combination of mature hedgerows and timber fencing (north) and a low drystone wall (south) that front Siddington Road and its associated footpath (with agricultural land beyond), the southern boundary comprises timber fencing and mature trees with further pasture and agricultural land beyond. Manhole covers, following a north-west to south-east alignment and indicative of below-ground services, are located towards the western extent of the site, while a pylon is located in the east.

Topographically, Cirencester lies on the low lying floodplain of the River Churn, with the river *c.* 170m to the east of the site. This lies within a shallow bowl that is surrounded by the Cotswold Hills to the north and west, while flatter land of the Upper Thames Valley lies to the south. While the ground rises to the west of the site, the site itself covers largely level land that rises from *c.* 101m aOD in the south-west to *c.* 103m aOD in the south-east and *c.* 105m aOD in the north. In the south of the site is a large pond or depression, and an unnamed watercourse or drain extends to the east and south from the south-east corner of the site.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

A number of designated heritage assets have been identified across the study area, comprising two conservation areas, two scheduled monuments and 25 listed buildings (Fig. SD17.2).

Conservation areas and their associated listed buildings

The Cirencester South conservation area (CONARA/144) is located *c.* 630m to the north of the site and covers the southern extent of the historical town, representing its 18th century and later expansion southwards, almost filling the entire area of low-lying and boggy common land and waste ground that had been defined by the walls and ramparts of the Roman town (*Corinium*). Within the study area, the conservation area incorporates three Grade II* and 29 Grade II listed buildings that contribute to its character and significance. Although there have been alterations and additions to many of the listed buildings, these retain and form part of their historical character within the conservation area. Within the study area, these listed buildings comprise five listed buildings of Grade II status that form part of its post-medieval development and links to the surrounding landscape:

- 1298663 - Cotswold Club and attached railings
- 1280970 - The Old Mill House
- 1298699 - 12, City Bank Road
- 1280751 - 10, City Bank Road
- 1205389 - Rose Cottage

The conservation area appraisal identifies that its significance lies in its context of mostly 19th and 20th century development on relatively flat land with a mixture of residential, community and industrial uses. This includes the informal grid pattern of its layout, the form and character of the buildings, open spaces and mature trees that form a green backdrop enclosing and compartmentalising the area. Views within the Cirencester South conservation area are concentrated within its area, but also include longer range views to its north-west. None of these incorporate views of the site. A number of issues face the conservation area as a result of demolition and redevelopment, including inadequate enclosure and the loss of boundary features; poorly maintained buildings; poorly proportioned and sited 20th century commercial buildings; visual clutter; and inadequate interpretation of the area's archaeology, architecture and history. Due to the aesthetic (architectural), historic and group value, the conservation area and its associated listed buildings are considered to be of **high significance**. The built-up character of the area adjacent to the north of the site, as well as the mature planting, limits visibility to the north, restricting intervisibility between the conservation area and the site and

meaning that the conservation area and its listed buildings are unlikely to be affected by the proposed allocation.

Preston conservation area (CONARA/067) is situated *c*. 925m to the north-east of the site and covers the historical elements of the village. Although only a single listed building within the conservation area lies within the study area (the Grade II listed 19th century Church Farmhouse; 1153591), one Grade II* and a further seven Grade II listed buildings lie within the conservation area and contribute to its significance. Although no conservation appraisal has yet been produced for Preston, the conservation area principally derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, historic spaces, buildings and boundary treatments. Due to their aesthetic (architectural) and historic interest, the conservation area and listed building are considered to be of **high significance**. The mature trees beyond the residential chalet houses limit intervisibility between the conservation area and the site. As such, the conservation area and associated listed buildings are unlikely to be affected by development within the proposed allocation.

Scheduled monuments

To the north of the site, the scheduled monument of *Corinium* Roman town (1003426) lies *c*. 725m from the site at its closest point and extends northwards. This relates to some of the above- and below-ground remains associated with the Roman town that developed here from the 1st century AD and became the capital of the Cotswold region and second-largest town in Britain. Remains associated with the Roman town (400), defined by its walls, extend beyond the scheduled monument, closer to, but still *c*. 760m from, the site. Remains within the area of the scheduled monument include those of the town (forum, basilica and residential districts), its walls and the amphitheatre. Due to is archaeological and historic values, relating to its ability to yield information regarding Roman settlement, the scheduled monument is considered to be of **high significance**. Although this includes above-ground remains, there is no intervisibility with the site due to the surrounding built development and planting, and identified associated evidence has been concentrated towards Ermin Street Roman road (7542), on the opposite side of the River Churn. As such the Roman town is unlikely to be affected by the development within the proposed allocation.

To the south-west, the scheduled monument of the Tithe Barn (1003445) lies *c*. 215m from the site. This relates to the original location of a tithe barn, with the larger, and earlier, of two barns that are of Grade II* listed status (1090073) relating to this barn. The location of the wagon entrance on this barn indicates

that the original barn extended over the area of the smaller barn as well. The earlier, scheduled barn, dates to the 13th century and has associations with the neighbouring Grade II* listed church (1340986) through the logistical framework of tithe collections. Due to its aesthetic (architectural), historic and group value, this is considered to be of **high significance**. Due to the surrounding trees and hedgerows, the tithe barn does not share intervisibility with the site.

Listed buildings

In addition to the listed buildings that lie within the conservation areas, a further two Grade II* and 17 Grade II listed buildings are located within the study area.

Within the modern extent of Cirencester, the Grade II listed 19th-century house and offices of Bridge End House (1204970) lie *c.* 210m to the south of the conservation area (*c.* 770m to the north-west of the site), with the mid-19th-century Old Rectory (1379927) a further *c.* 790m to the south (*c.* 565m to the south-west of the site), just beyond the southern extent of the town. Due to their high aesthetic (architectural) and historic value, these are considered to be of **high significance**. However, due to the intervening planting and development, there is no intervisibility between these buildings and the site, and they are unlikely to be affected by the proposed allocation.

To the south of the site, the listed buildings comprise a cluster of buildings in the locale of the scheduled tithe barn (1003445), *c.* 200m from the site at Church Farm. These include the Grade II* listed Church of St Peter (1340986) and barns (1090073), as well as the Grade II listed mid-19th-century Siddington Manor (1340988), mid-17th-century Church Farmhouse (1340987), late 18th-century-animal shelter that has been converted into stables and garage (1090074) and group of four 18th-19th century tombs within the churchyard (1090072). The church had Norman foundations and was extended and restored during the 15th and 19th centuries respectively, with the tower (visible from the site) built during its restoration. The only one of the group of buildings related to the earlier life of the church is the larger of the two barns (1090073), which post-dates its original foundation (being of 13th century date), but relates to its historical use. Due to the aesthetic (architectural), historic, cultural and group value of these buildings, they are considered to be of **high significance**. Due to the surrounding vegetation, intervisibility with this group of listed buildings is limited to the church, although the site can be seen from the churchyard.

To the south-east of the site, a further two listed buildings frame a cluster of buildings on the eastern side of the River Churn. These comprise the late 17th/early 18th-century millhouse and late 18th/early 19th-century Preston Mill (1089264) associated with the River Churn below the mill, and the late 19th-century Siddington House (1340985). Although the site forms a small part of the wider rural character of the area, the grounds associated with Siddington House lay to the east of the River Churn, *c*. 650m to the south-east of the site. Due to their aesthetic (architectural) and historic value, these are considered to be of **high significance**. However, they are separated from the site by the intervening buildings and planting, and are unlikely to be affected by the proposed allocation.

To the east of the site, the agricultural nature of the area between Preston and Siddington is represented by the Grade II listed buildings of the 17th-century Forty Farmhouse (1341396) and its associated barn (1089231). Due to their aesthetic (architectural), historic and group value, these are considered to be of **high significance**. As well as having been historically separated from the site by the River Churn and the continued use of the Ermin Street Roman road (7542), these buildings lie in the neighbouring parish of Preston, suggesting that the focus of their landscape was away from the site. They are separated from the site by the intervening buildings, planting and presence of the trunk (A419) road, and they are unlikely to be affected by the proposed allocation.

Further afield, three buildings to the south of the site relate to expanded settlement at Siddington. These comprise the late 19th-century detached house of Siddington Hall (1090070) which has been divided into flats, the early/mid-19th-century Greyhound Inn (1090071) and late 16th/early 17th-century detached Roberts House (1304080). Due to their aesthetic (architectural) and historic value, these are considered to be of **high significance**. Siddington Hall (1090070) has historically been located towards the south of the dispersed settlement at Siddington, and although the site forms part of the broader rural aspect within the wider area, the house itself has historically had farmsteads and buildings, as well as the Thames and Severn Canal and Midland and South-Western Junction Railway, within its more immediate vicinity. These are separated from the site by the surrounding mature planting and intervening buildings, and are unlikely to be affected by development within the site.

Over 770m to the south-west of the site, a group of four Grade II listed buildings form part of the settlement on both sides of the Thames and Severn Canal at Upper Siddington. To the north of the canal, these comprise the well preserved mid/late 19th century estate farmhouse (1090075) associated with Barton Farm which sits adjacent to a mid-19th-century schoolhouse (1153896).

An 18th century road bridge (1090036) spans the canal, with the late 17th century Upper Siddington House (1340989) to the south of the canal. Due to their aesthetic (architectural), historic and group value, these are considered to be of **high significance**. Historically, while the farmhouse and schoolhouse (1090075 and 1153896) have been separated from the area of the site by the Midland and South-Western Junction Railway, Upper Siddington House (1340989) and the road bridge (1090036) predate that railway. These are separated from the site by the intervening distance, as well as the surrounding mature planting and intervening buildings, and are unlikely to be affected by development within the site.

Significance of non-designated heritage assets in the site:

A single non-designated heritage asset has been recorded within the area of the proposed allocation. This relates to the edge of 18th-century water meadows (Figs SD17.3-9; 28686), with evidence of this comprising an earthwork bank and ditch visible in aerial imagery almost on the southern edge of the site. This area of water meadow earthworks extends along the floodplain of the River Churn to the south and east of the site. These have not been investigated within the site, but form part of the edge of the landscape along the river valley. Such remains, if present, are likely to be of **low significance**.

Significance of non-designated heritage assets in the environs of the site:

The GHER records a further 213 non-designated heritage assets within the 1km study area (Figs SD17.3-9), dating to the Mesolithic period onwards. These include the presence of remains associated with a Bronze Age funerary landscape, Iron Age settlement and enclosures, the Roman town of *Corinium*, farmsteads and cemeteries, the route of the Ermin Street Roman road, later used for the post-medieval turnpike road, early and later medieval settlement, post-medieval settlement, turnpikes and railways, as well as further medieval and later meadows and cultivation, historical farmsteads, and World War II defences.

The closest evidence outside the site relates to Mesolithic finds recovered from the area directly to the west of Siddington Lane, and Roman finds recovered from later features identified during work ahead of the development that extends to *c.* 15m from the north-west corner of the site (EGC6582). Overall, the presence of the site on lower ground within the floodplain indicates that although it lies in an area of high archaeological potential, the site itself may have been less attractive for occupation. Owing to their evidential value, assets dating from the prehistoric to later medieval periods are generally considered to

be of **low to medium significance**, while any deposits/ materials dating to the post-medieval agricultural use of the study area are of comparatively **low significance**.

Historic landscape character of the site (and significance):

The Historic Landscape Characterisation (HLC) for Gloucestershire, the Cotswolds Area of Outstanding Natural Beauty (AONB) and Wye Valley AONB describes the historic landscape character of the site as 'former unenclosed cultivation – now enclosed' (A4p; Fig. SD17.10). The 'p' suffix indicates that parliamentary enclosure was undertaken within the parish. This covered all of the site and partly reflects the former unenclosed cultivation pattern which extends across most of the landscape to the south-west of the site. The northern and eastern edges of the site, however, comprise the boundary of this with the modern extent of settlement (G4), which extends across much of the area to the north. The boundaries within this landscape are of a relatively late date (18th century or later), but form a defining element in the character of the landscape.

Beyond this to the south, the historic landscape character includes riverine pasture that has now been enclosed (D1r), while to the east, beyond the modern chalets that border the site, this landscape comprises a floated water meadow system (D3; 28686) with further enclosed land (A2) and a post-medieval designed ornamental landscape (F1) beyond. To the east and west of the modern settlement extents to the north of the site, the historic character of the fields includes further enclosed land (A3, A3x and A4p).

The historic character of settlement in this area, to the south of the town of Cirencester, was of a dispersed pattern and associated with Siddington. Historically this was a loose collection of farms, but has since seen infill development and expansion. The parish boundary for Siddington formerly ran along the eastern boundary of the site, but has since been moved to the east.

The enclosed nature of this area is representative of rural landscapes used for agriculture which began to be enclosed from the 18th century, and is considered to be of **low heritage significance**.

Contribution of the site to the significance and setting of known heritage assets:

The site sits on the edge of the rural landscape that surrounds settlement at Church Farm. Although additional farm buildings are in the immediate environs of the scheduled monument and listed buildings, the continued presence of surrounding rural land, including paddocks within the site and the intervening

area, allows their historical context as part of dispersed settlement and farms to be understood. However, while the surrounding planting means that visibility of the site from these listed buildings is limited to glimpses of the site from the churchyard, the Grade II* listed church (1340986) is visible in southwards views, both across the site and along Siddington Road, where they incorporate the hedge along the site boundary. As such, the rural nature of the site contributes to southward views that incorporate the church spire by helping to preserve its rural context, and the site makes a **low positive** contribution to the setting of the church. With regard to the other buildings in this group, including the scheduled and Grade II* listed tithe barn (1003445, 1090073), Grade II listed manor and farm buildings (1340988, 1340987 and 1090074) and Grade II listed tombs (1090072), the association between them is historical and associative. They provide historical context for the development of the church, representing the interrelationship between the church and elites, the organisation of medieval estates and the rural manorial system, as well as the role made by the church in the logistical framework for the implementation of tithes. This collection of tithes provides an additional relationship between the site and the church and tithe barn as the site lies within the historic parish of Siddington. As such, with agricultural land surviving in the intervening area (outside the site), the site makes a **low positive** contribution to the setting and significance of these buildings in helping them to be understood within their original context.

The conservation areas (CONARA/067 and CONARA/144) and their associated listed buildings as well as the scheduled monument relating to the Roman town (1003426), and the other listed buildings (1089264, 1090036, 1090070, 1090071, 1090075, 1153896, 1204970, 1304080, 1340985, 1340989 and 1379927) within the study area, do not share historic or visual connections with the site. The significance of these designated heritage assets derives from their aesthetic, architectural, historic, cultural and group interests rather than any from any visual, spatial or historical relationship with the site. As such, the site makes a **neutral** contribution to their setting.

Impact assessment:

Having identified the surrounding designated heritage assets and assessed the site and its context, this assessment concludes that the site makes a low positive contribution to the setting of the cluster of buildings at Church Farm to its south.

The site forms part of the edge of the rural landscape to the north of the settlement at Church Farm. This incorporates the scheduled monument (1003445) and listed buildings associated with the church, farm and manor

(1090072, 1090073, 1090074, 1340986, 1340987 and 1340988). Development within the site is of a small scale (five dwellings), and its location will not result in the modern settlement edge getting closer to this cluster of buildings. At present, the church is visible from across the site, and the site is occasionally visible from the churchyard. Although it would bring additional buildings into views towards the church, these views are already framed by the modern buildings to the east and north, and these views are from modern, not associated, buildings. In addition to this, pasture fields remain in the intervening area (outside the site). As a result, development within the proposed allocation has the potential for **less than substantial harm** to the setting and significance of the scheduled monument and listed buildings at Church Farm.

Development of the site would have **no harm** on the Cirencester South and Preston conservation areas (CONARA/067 and CONARA/144 respectively) and their associated listed buildings (1153591, 1298663, 1280970, 1298699, 1280751 and 1205389) as there are no direct historical associations between them and the site, and the surrounding rural landscape incorporates trees and hedges that preclude intervisibility. For similar reasons, the development of the proposed allocation would have **no harm** on the scheduled monument associated with the Roman town (1003426) or the other listed buildings within the study area (1089264, 1090036, 1090070, 1090071, 1090075, 1153896, 1204970, 1304080, 1340985, 1340989 and 1379927).

No previous archaeological investigations have been undertaken within the site. However, earthworks associated with the former water meadows (28686) have been identified on the southern edge of the site, and finds of Mesolithic and Roman material have been recovered to the west. Given the extent of ground disturbance likely to arise, development within the site will almost certainly impact upon surviving below-ground archaeological assets through the truncation, removal and loss of archaeological legibility of the remains, as they will probably sit just below the subsoil and cut into the natural deposits. This has the potential for **substantial harm** to the archaeological resource, both within the site and the wider study area, and would be permanent. Without appropriate mitigation measures, any development that disturbs the archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The historic landscape characterisation of the site comprises enclosed cultivated land on the edge of water meadows. The site is currently a rough grass meadow that links to the meadows to the south. However, while mature vegetation separates the site from these, the hedge along its western boundary

links to its enclosed nature. Although the site forms a smaller enclosed pocket of this, it sits on the edge of an extensive area of this character that borders the modern extent of Cirencester to the north and east. Although the parish boundary has moved, the boundary of the potential allocation respects its former alignment. The modern extent of Cirencester does not follow a smooth edge, and the site sits within one of its indents, and as such does not extend the settlement boundary outwards to any significant extent. Given the site's presence on the edge of this landscape, adjacent to residential buildings, development within the proposed allocation has the potential for **less than substantial harm** to the historic landscape character of the area.

Cumulative impacts deriving from the allocation of the site:

Although the Cirencester South (CONARA/144) and Preston (CONARA/067) conservation areas, as well as the scheduled Roman town (1003426) and most of the listed buildings within the study area for this site lie within the study areas of neighbouring potential allocations (C164A, C190 and R519/650), the small scale of this allocation, its separation from the setting of most of these designated heritage assets, as well as the separation of the other potential allocations from the setting of heritage assets impacted by this site (1003445, 1090072, 1090073, 1090074, 1340986, 1340987 and 1340988), means that **no cumulative impacts** are anticipated. There are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Recommendations for minimising harm and maximising enhancement:

The proposed allocation is located on the edge of settlement with views towards discrete settlement at Church Farm to the south. Its character as a small, enclosed fields on the edge of a larger area of enclosure, as well as the framing that this provides towards views of the settlement cluster at Church Farm, contributes positively to the rural character of these assets and forms part of the separation between Cirencester and Church Farm. As a result, development within the site would lead to less than substantial harm to the listed buildings at Church Farm and substantial harm to archaeological assets within the site.

Given that the site's contribution to these assets is predominantly through its rural, undeveloped character on the edge of Cirencester and its presence in views southwards of the Grade II* listed church, it is unlikely that harm could be completely prevented. Due to their location of the site in an inset area of the

settlement edge, development within its area is likely to lead to some infill of this. With the proximity of Church Farm and visibility of the church, the southern and western parts of the site are the most sensitive and built development should be avoided in these areas. However, design measures could be put in place to reduce the impact of the allocation. As a result, built development should be concentrated along either the northern or eastern edges in order to limit the extension of the settlement edge. Where views of the church are possible from the roadside to the west of the site, these should be retained in order to prevent the erosion of the rural setting. Preserving these as gardens or strategic green space would help to maintain views of the church on the route out of Cirencester and some of the rural character in these views. The existing planting along the site boundaries should also be retained as it helps to maintain screening to the church.

To reduce the impact of the allocation, new development should be concentrated in the less sensitive east and north of the site. New development should comprise mainly detached or semi-detached buildings that mirror the character of the settlement to the north, east and west. Building heights should be restricted to respect the low-level town skyline and help preserve views between the town and the surrounding landscape. The use of local vernacular materials and building designs, including limiting building heights and using stone walls along plot boundaries, may also help to retain some of the rural character and integrate built development into the settlement edge. The rural character could also be retained through the retention, maintenance and enhancement of the existing hedgerows and trees that form part of the boundaries of the site.

Considering the archaeological potential of the site, and the absence of previous archaeological investigation within its area, and that a heritage impact assessment (EDP 2026) has been undertaken for the site, it is recommended that a programme of archaeological evaluation trenching is carried out across the site pre-determination of any planning application. This would help to understand the extent and character of the surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

Conclusions and suitability:

This assessment has identified that development within this potential allocation could result in less than substantial harm to the setting and significance of a scheduled monument and listed buildings, as well as substantial harm to

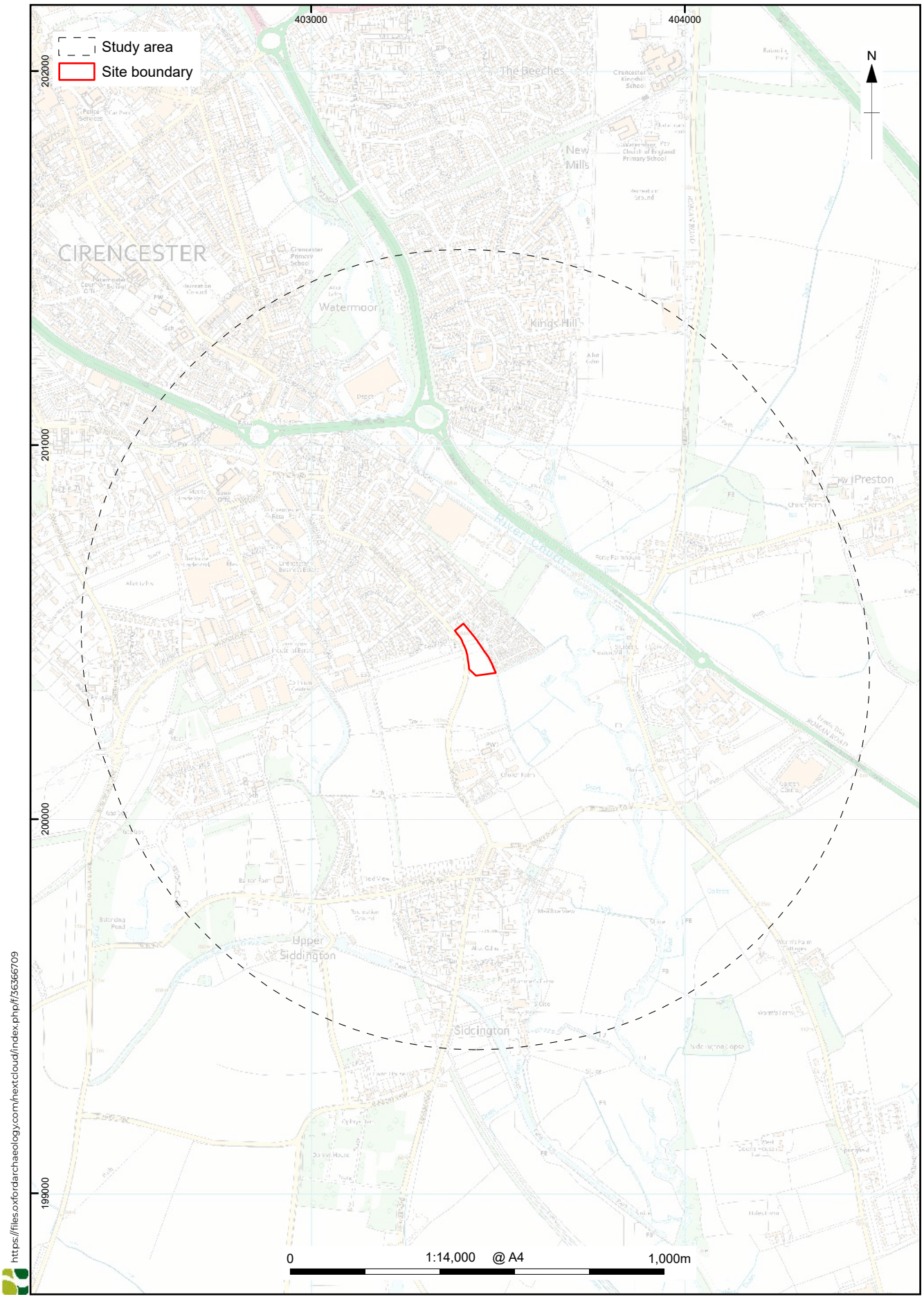
archaeological remains within the site, although this effect is likely to be capable of mitigation through a programme of further archaeological works.

It may be possible to reduce the potential setting effect through avoiding built development in the south or west of the site as well as the use of sensitive, considerate design of the final development proposals.

Heritage Constraint Rating: Moderate

The site is considered to have an overall heritage constraint rating of Moderate (i.e. the site contains historic environment constraints but is suitable for development subject to recommended mitigation or design controls). Built development should be kept to either the northern or eastern edge of the site in order to minimise the extension of settlement and the 'infill' of the settlement edge. This would also help to prevent the feel of coalescence towards the Church Farm area to the south. A reduction in potential harm could be achieved through design mitigation measures and a programme of archaeological investigation.

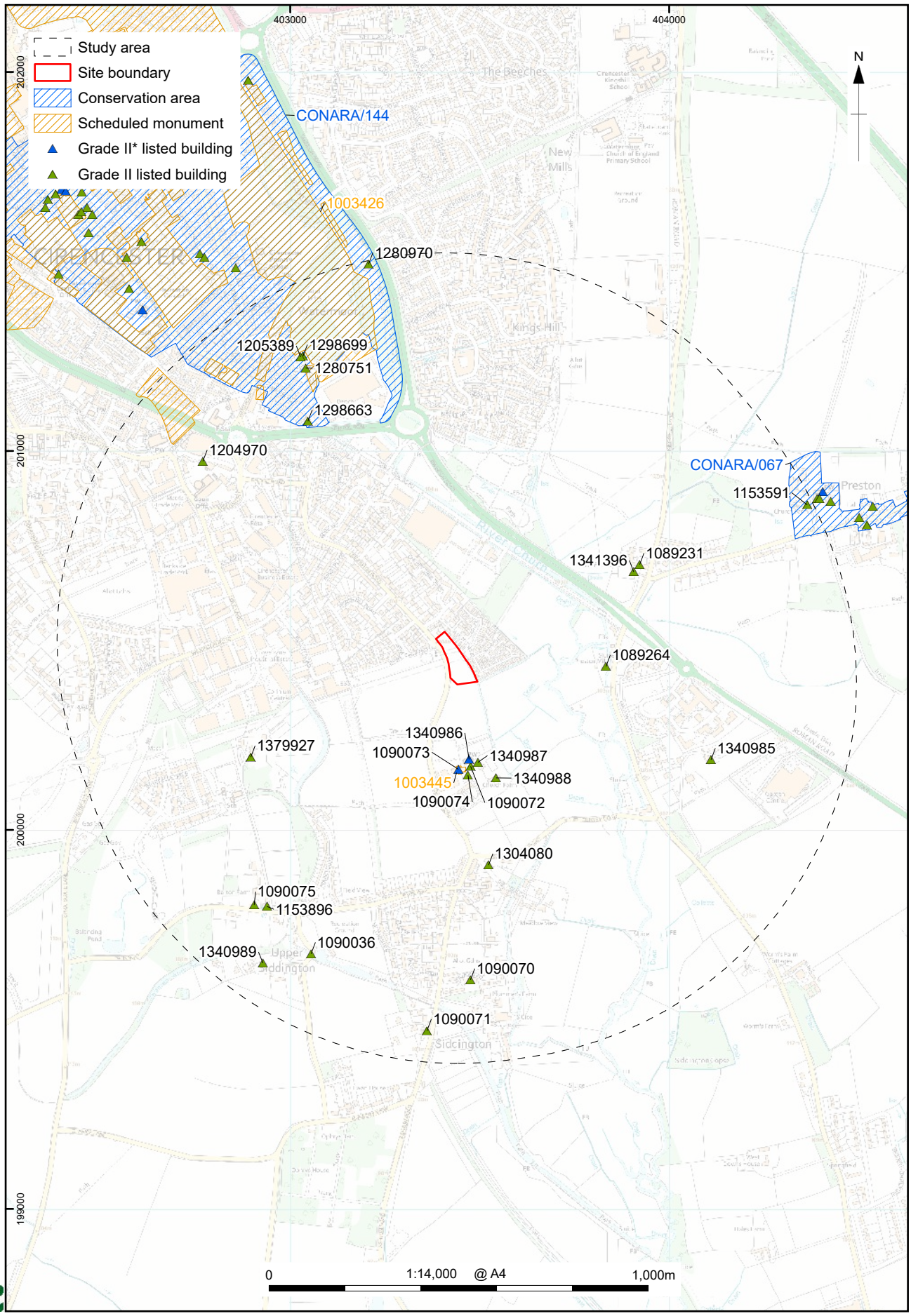
It is considered that the proposed allocation is suitable for development, subject to design and layout controls. Built development should be concentrated to the north or east of the site, adjacent to existing modern development, in order to limit the extension of the settlement edge. The south and west of the site could be incorporated as strategic green space that, with the retention of existing planting, allows the continued rural feel of views towards the church from along the roadside.



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure SD17.1: Site location



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from http://www.HistoricEngland.org.uk. Contains public sector information licensed under the Open Government Licence v3.0

Figure SD17.2: Designated heritage assets within the study area

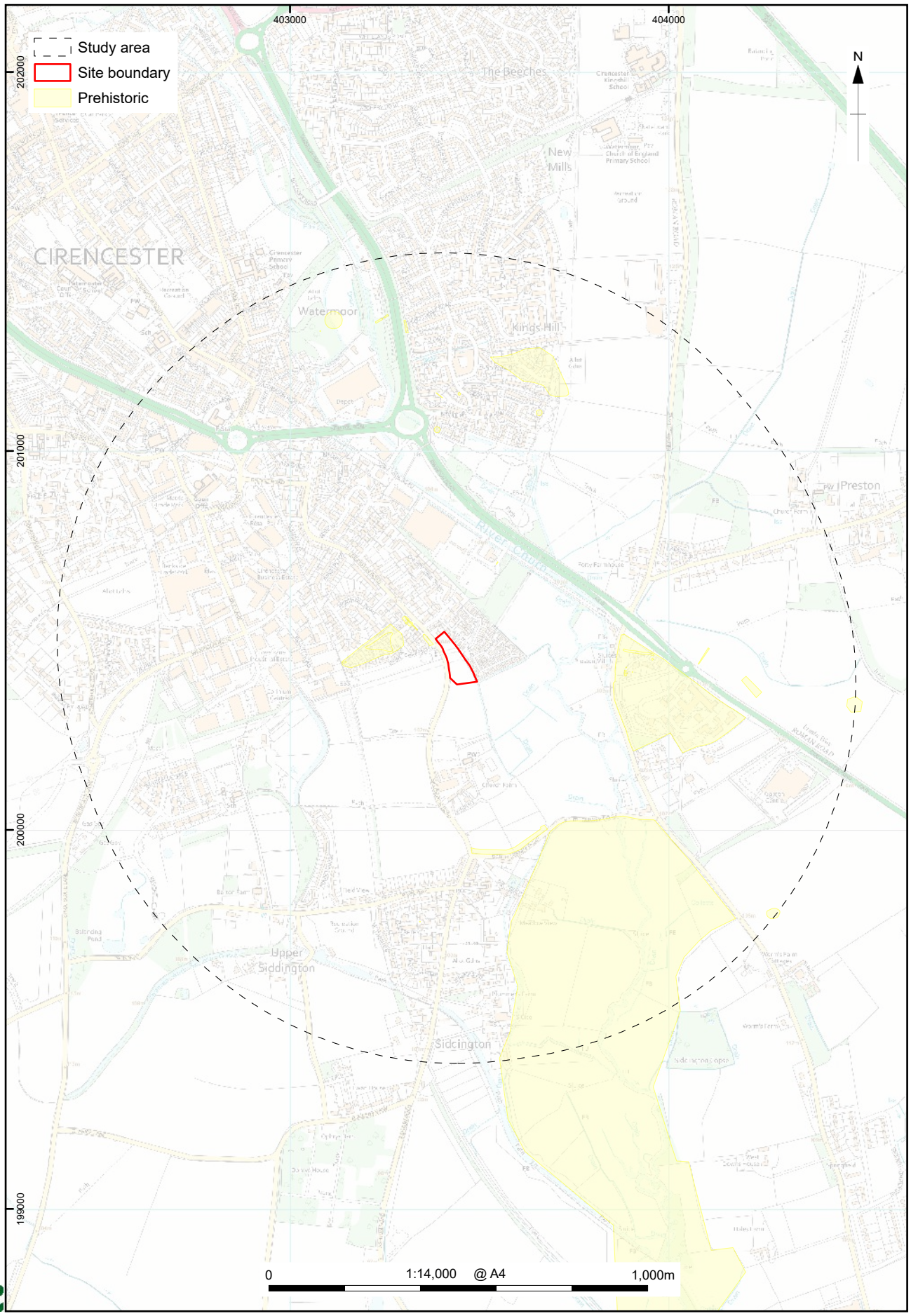
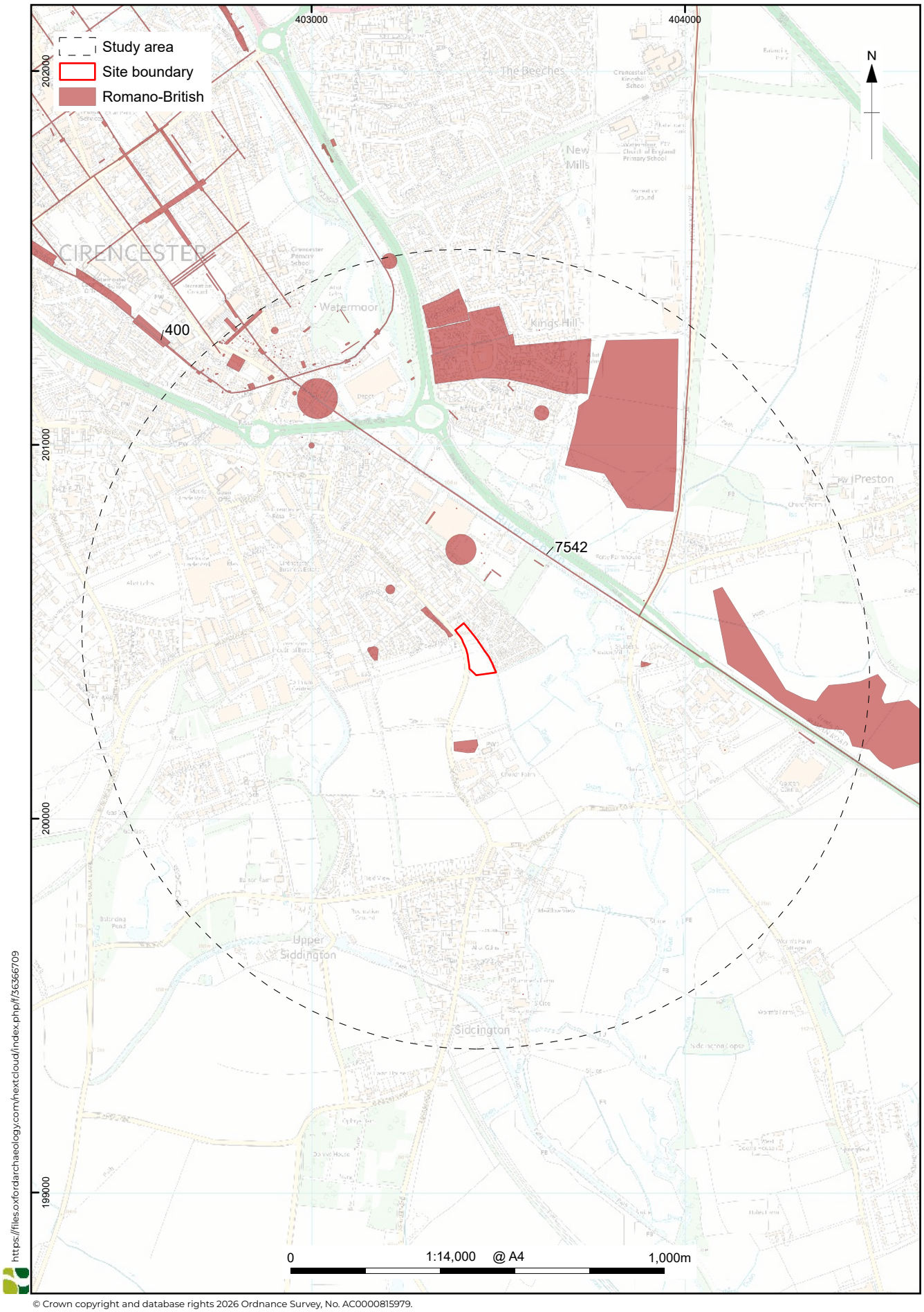
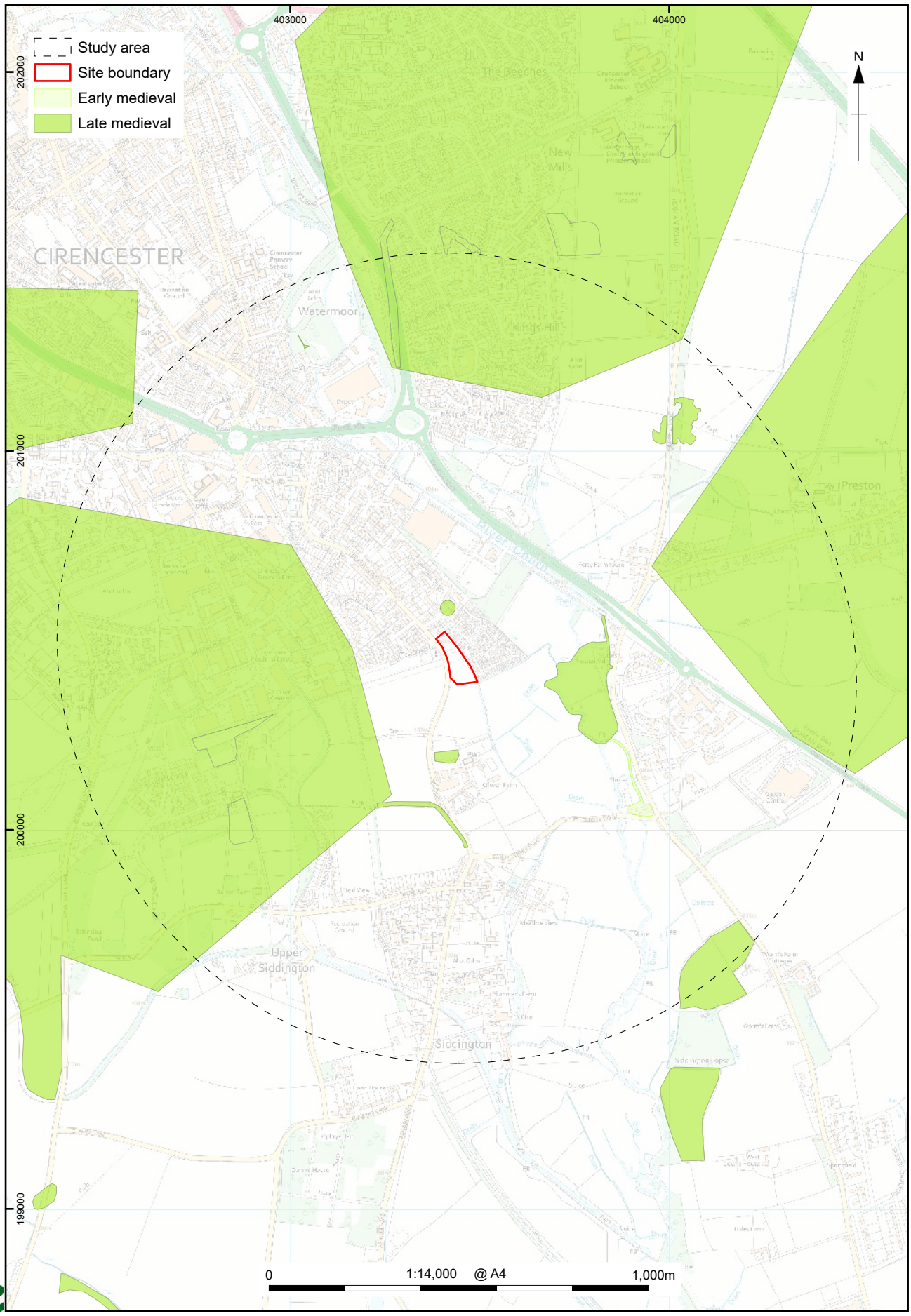


Figure SD17.3: Prehistoric non-designated heritage assets within the study area



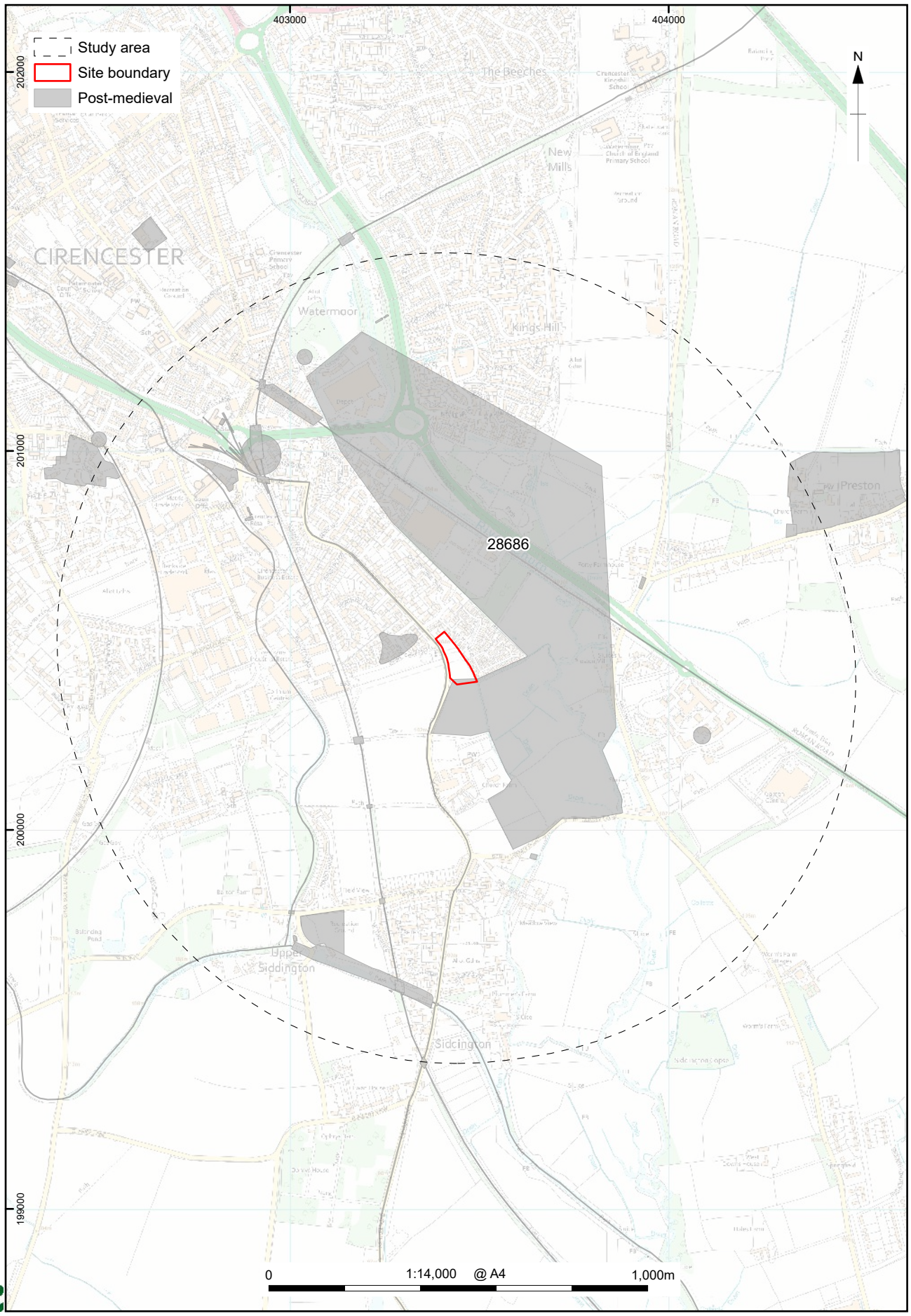
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure SD17.4: Romano-British non-designated heritage assets within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

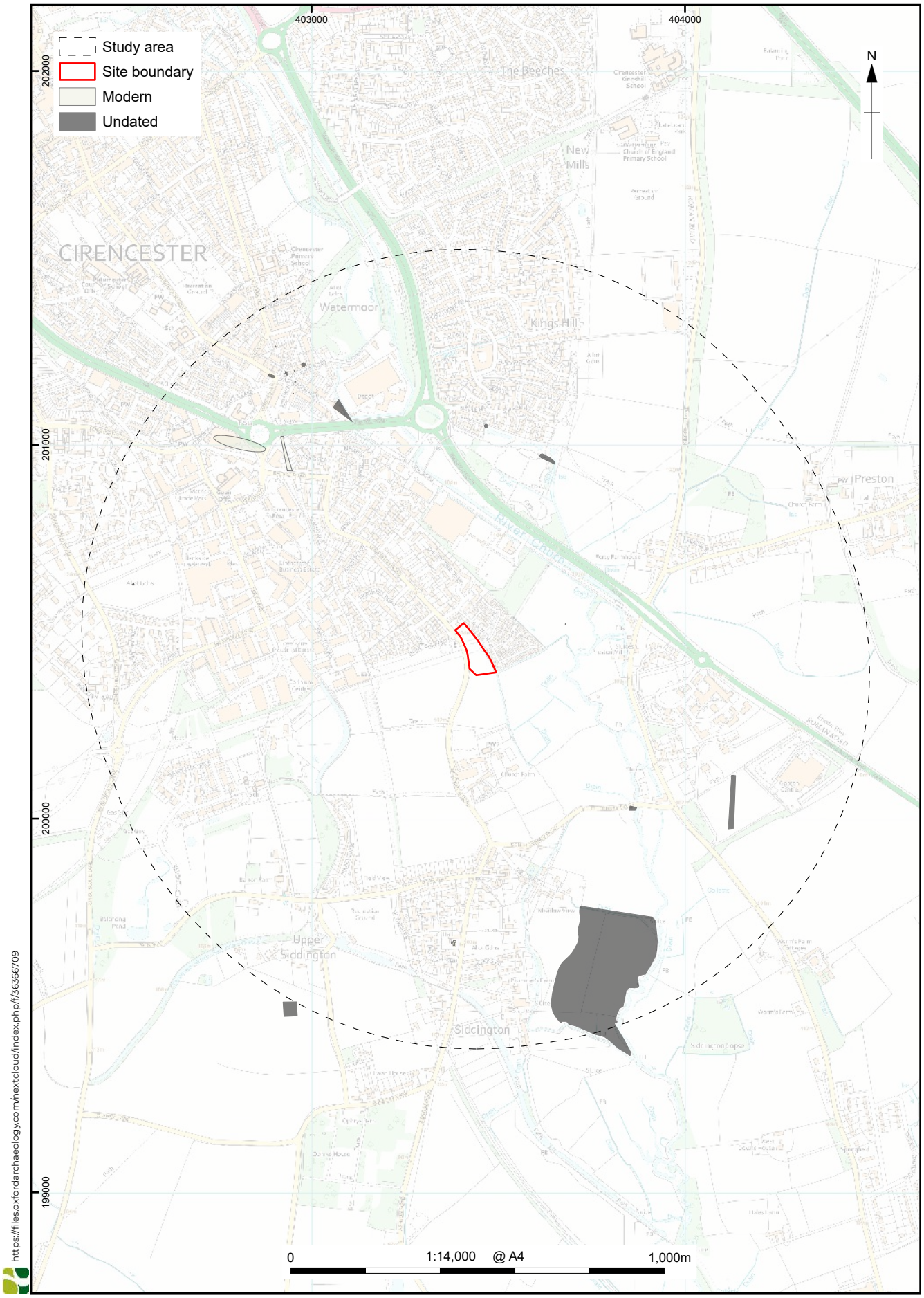
Figure SD17.5: Medieval non-designated heritage assets within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

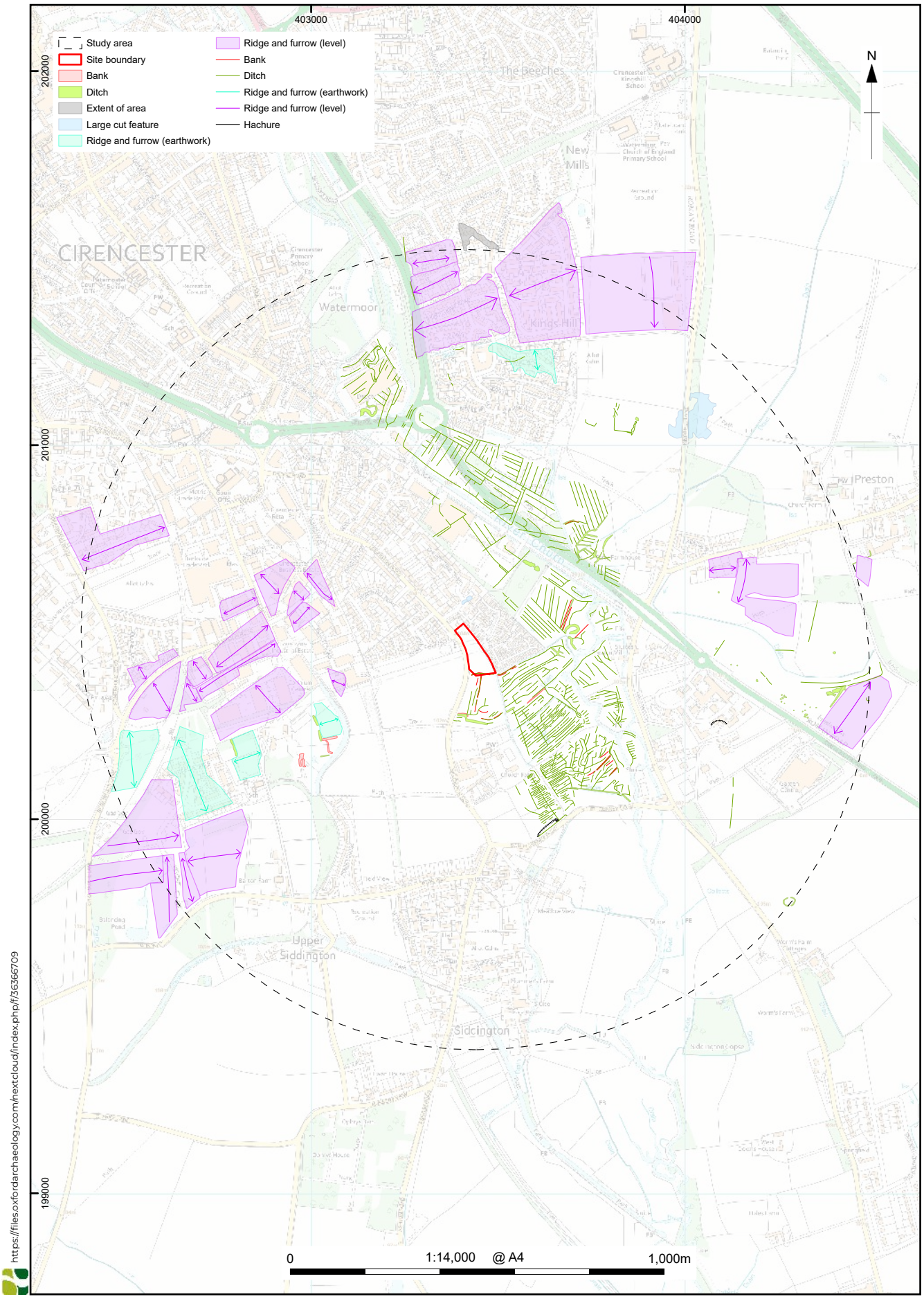
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure SD17.6: Post-medieval non-designated heritage assets within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

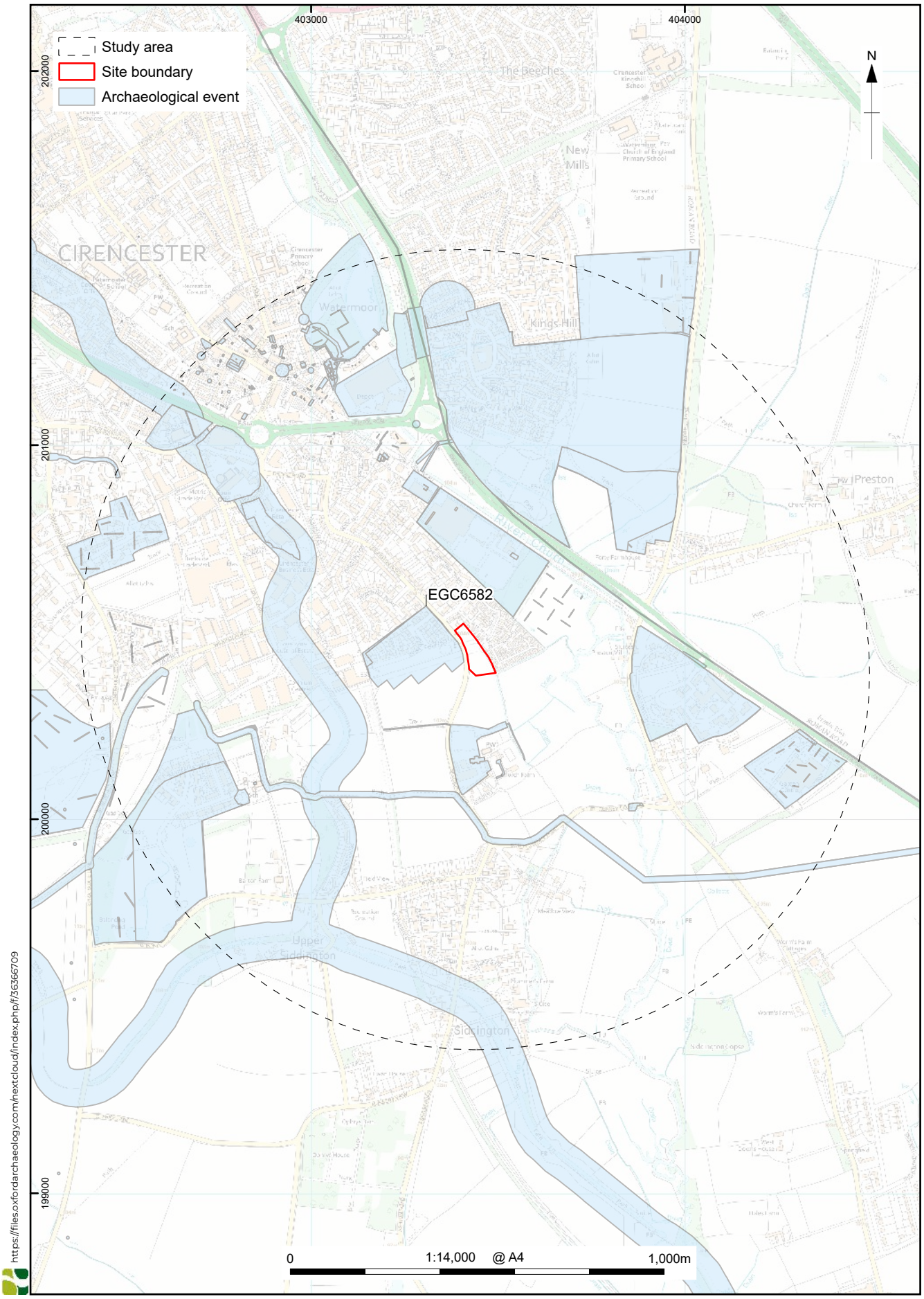
Figure SD17.7: Modern and undated non-designated heritage assets within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

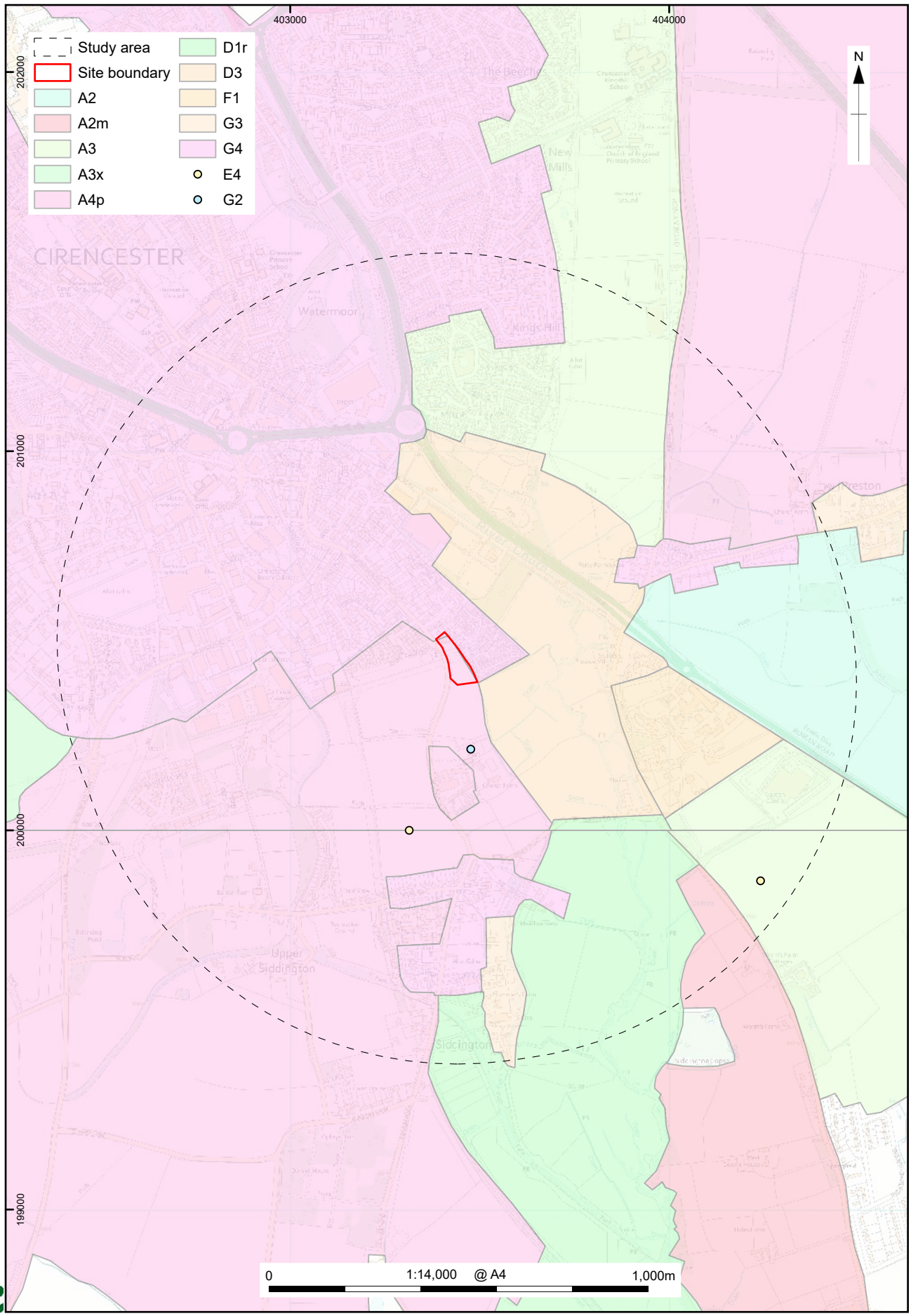
© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure SD17.8: NMP data within the study area



© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.

Figure SD17.9: Archaeological events within the study area



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36366709

© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.
Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set]. York: Archaeology Data Service [distributor] https://doi.org/10.5284/1020235

Figure SD17.10: Historic landscape characterisation within the study area

This page is intentionally left blank

Draft document for Council governance process July and August 2026

Landscape Assessment of land surrounding settlements in Cotswold District

July 2026

COTSWOLD
District Council

Contents

PART 1 1

1. Introduction 1

2. Method and Criteria for Site Evaluation 2

Approach and status of guidance **2**

Desk study of landscape, settlements and sites **3**

Site survey and bringing the assessment together **3**

Development types **5**

Factors contributing to sensitivity **5**

Design criteria for development **7**

3. Landscape Context 10

Settlements **11**

Relationship between settlements and the landscape **12**

4. Summary of Findings and Conclusions 14

PART 2 26

5. Settlements and Site Sensitivities 26

PART 1

1. Introduction

1.1 Planscape Consultants Ltd. (Planscape) were appointed by Cotswold District Council in June 2025 to undertake landscape appraisals of new sites from the Council's Housing and Economic Land Availability Assessment Update.

1.2 In addition, Planscape were appointed to review and, where necessary, update the landscape appraisals of sites from the following documents to bring these up-to-date:

i. Study Of Land Surrounding Key Settlements (White Consultants, Oct 2014)

ii. Study Of Land Surrounding Key Settlements Additional Sites (White Consultants, Oct 2014)

iii. Study Of Land Surrounding Key Settlements Additional Sites 2 (White Consultants, Oct 2014)

iv. Study Of Land Surrounding Key Settlements Additional Sites (White Consultants, Nov 2015)

v. Strategic Housing and Economic Land Availability Assessment (CDC, May 2021).

1.3 In so doing, the landscape appraisals can take account of the impact of any physical change since the previous assessments, any revised assessments, policies and up-to-date guidance.

1.4 The study forms part of the evidence base that informs the Local Plan Update. The sites assessed in this report are those being more broadly assessed by Cotswold District Council for their potential as development allocations in the Council's Local Plan Update. The sites surround Principal and Non-Principal Settlements in the Council's emerging Local Plan development strategy.

1.5 The method reflects current guidance, in particular, Guidance: Landscape and seascape character assessments (2014), Natural England and Department for Environment, Food and Rural Affairs, An approach to landscape sensitivity assessment (2019), Natural England and Guidelines for Landscape and Visual Impact Assessment (GLVIA) Edition 3, April 2013.

1.6 The report is divided into two parts. Part 1 provides the method (2.0), landscape context (3.0) and a brief summary of findings (4.0). Part 2 is divided

into Principal Settlements and Non-Principal Settlements, where there is an evaluation of each settlement before Stage 1 and Stage 2 site assessments are provided.

2. Method and Criteria for Site Evaluation

Approach and status of guidance

2.1 The criteria used for identifying suitable sites in the original 2000 study still hold good for the most part. However, as the brief now requires the assessment of already defined sites it is considered more appropriate to make a judgement on the sensitivity of sites to a given form of development. This approach is in line with current guidance and has been used by the practice for many years in a variety of locations in England and Wales. The original 2000 study criteria are therefore incorporated into this sensitivity assessment as factors which make a site more or less sensitive, or as key design considerations.

2.2 Natural England/Countryside Agency guidance is pertinent to strategic level studies such as this but is dated, with expected reviews being delayed for a variety of reasons at the time of preparation of this report. Practice has moved on through experience and testing although many of the key principles remain. The 2013 GLVIA is relevant as, whilst it is intended for use in the preparation and review of landscape and visual impact assessments relating to specific developments, its definition of sensitivity and how it is arrived at has to be taken into account. This study therefore seeks to be consistent with it, and relevant and applicable to development management as well as to strategic site allocation. It is noted that Natural England have not sponsored the GLVIA, which is prepared by the Landscape Institute, and so it does not necessarily supersede Topic Paper 6.

2.3 Sensitivity is taken to mean the sensitivity of the landscape to a given type of change, namely residential or economic development. The judgement is arrived at by combining value with susceptibility to change. The criteria informing these are discussed in the following paragraphs. This study is a technical exercise and the report uses several technical terms for precision and as a means for reaching conclusions. These terms are defined in the Glossary in Appendix 1.

2.4 **Figure 1** shows a summary of the process undertaken which is then explained in the text.

Desk study of landscape, settlements and sites

2.5 The national landscape character assessment is being upgraded by Natural England with useful additional information including opportunities, ecosystem services information and key facts. This has been completed for the Cotswolds and Severn and Avon Vales but is still underway for the Upper Thames Clay Vales. This provides the broad context for the study. The landscape character assessments (LCAs) for the Cotswolds National Landscape (2002), Gloucestershire covering the Vales (2006) and the Cotswold Water Park (2009) have also been carried out since the last assessment and these inform the updated study. The County Historic Landscape Character Study spatial information was collected in 1997-99 and 2000-2 and is fed into the assessment. The landscape designations of the Cotswolds National Landscape, and the district's SLAs based in part on the White Consultants' study dated 2001, are taken into account. Up to date ecological and historic designations such as scheduled monuments, Conservation Areas and listed buildings are also reviewed. Changes in the extent of the built form since 2000 and sites with planning permission, but as yet unbuilt, are noted. All the above information informs the updating of the overview section on and the assessment of each settlement in its landscape context. It also influences preliminary judgments on site sensitivity and thus suitability.

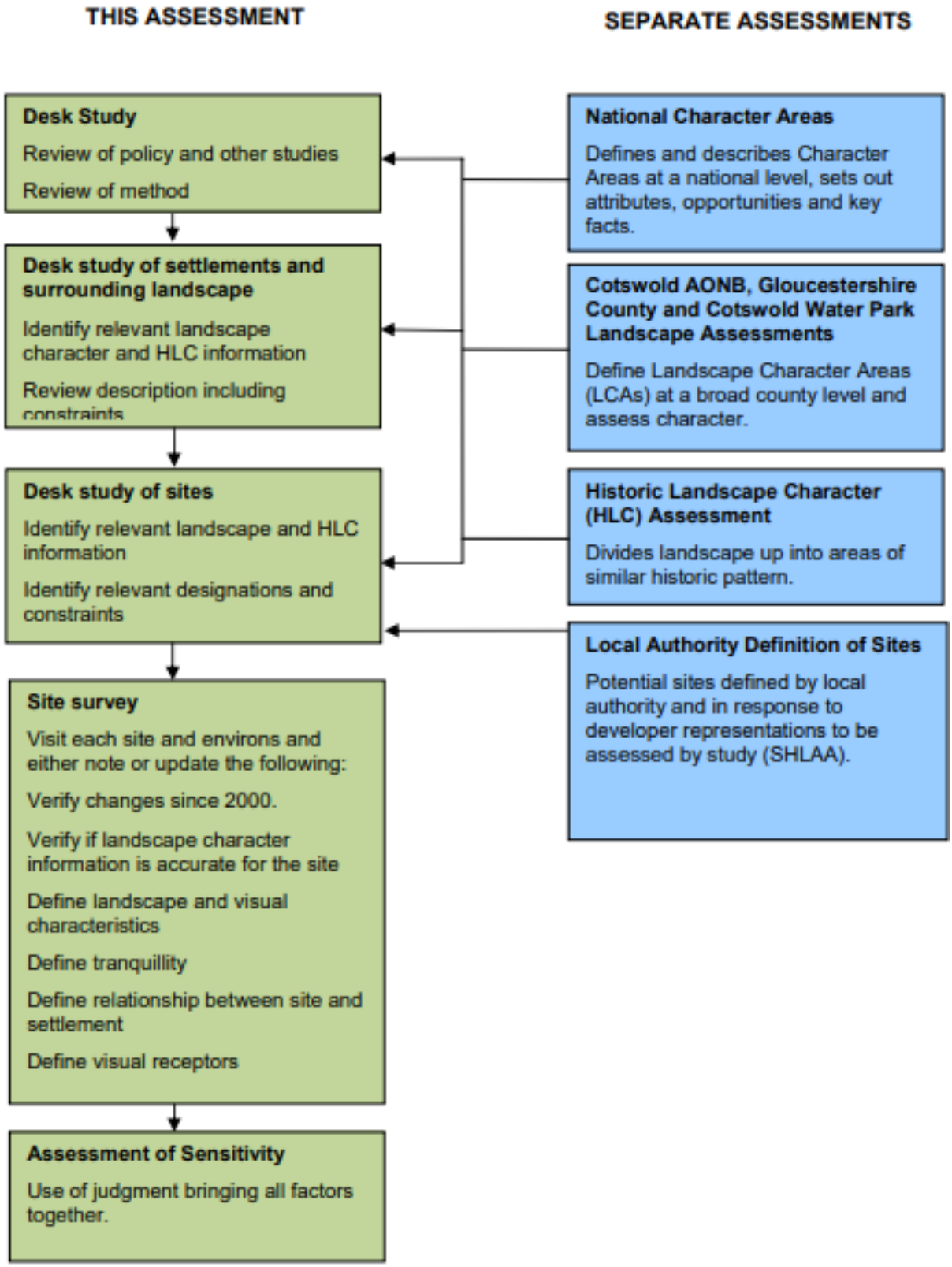
Site survey and bringing the assessment together

2.6 The site survey is carried out by two experienced landscape sensitivity assessors. The desk study information is verified for the settlement and its surrounding landscape as a whole. The areas of constraint and the potential for improvement of the settlement edge and for overall mitigation are identified.

2.7 Each site is assessed within the settlement/landscape context. Relevant factors on the susceptibility and value of sites listed below are noted. Because of the size of some sites there may be variations in both characteristics and sensitivity within them.

2.8 Bringing all the information together, the site is described in a summary description, and then an assessment is made of its overall sensitivity to the defined type of development. This study not only looks at the 'least worse' options but at sites which have the potential for improving the appearance or function of a settlement.

Figure 1: Summary of Study Method



Development types

2.9 Residential development is taken to mean housing development up to two storeys high i.e. up to 8m to ridge, and at a scale suitable for site allocation in the Local Plan. The use class is C3.

2.10 Economic development is taken to mean medium scale business, commercial or hotel development or specialised housing accommodation on a larger block format. The depth of office buildings would typically be expected to be around 15-20m and industrial/ warehouse uses a maximum of around 35m. Heights may exceed 8m with office blocks up to 3 storeys high and industrial units up to 12m to ridge. The offices or commercial premises will be considered as of a similar grain and character to that which has recently been developed on the northern edge of Bourton–on-the–Water or on the London Road, Tetbury. The use classes included are EG(i), B2, B8 and C1. The developments would be expected to be at a scale suitable for site allocation in the Local Plan.

2.11 The sensitivity to small scale employment/economic built form where the floor plan and height is similar to housing and with low key environmental impact such as noise, dust etc and very limited signage/storage etc within the B1 use class could, in some cases, be considered in the same way as housing capacity at the local planning authority's discretion. An example may be small scale craft units or offices mixed in the residential uses at a very fine grain. It will be a matter of judgement depending on the character and location of the proposals and the site.

2.12 The assessment on sensitivity assumes that development on any sites where development may be deemed appropriate would be designed to a high standard in line with current design guidelines, including the Cotswold Design Code, and the design criteria set out in this document.

Factors contributing to sensitivity

2.13 Sensitivity is derived from an appraisal of its susceptibility to a type of development and its value in line with GLVIA.

2.14 The factors underpinning the susceptibility of a site to development include:

- Landscape pattern, use and origin
- Characteristics of the site including on site features
- Function of the site

- Water
- Skyline
- Key views
- Intervisibility
- Noise sources
- Tranquillity
- Functional relationship of the area with surroundings and the built-up area
- Visual relationship of area with surroundings and the built-up area
- Reliance on adjacent areas based on function or visual characteristics
- The nature of the settlement edge
- Visual receptors- numbers and sensitivity
- Consideration of the effect of development at a scale suitable for a site allocation and with mitigation to a good standard.

2.15 The factors underpinning the landscape value of the site include:

- Designations in and around the site for landscape eg national[1] or local, cultural heritage ie historic or archaeological, or for biodiversity.
- Factors as per the TGN 02-21: Assessing landscape value outside national designations;
  - Natural Heritage
  - Cultural Heritage
  - Landscape Condition
  - Associations
  - Distinctiveness
  - Recreational
  - Perceptual (Scenic)
  - Perceptual (Wildness and tranquility)
  - Functional

2.16 Higher value sites may have national or local landscape or related designations, scenic value, rarity of character or features, strong sense of place, good condition, cultural importance, use for tourism or of community or recreation interest.

[1] Cotswolds National Landscape Special Qualities

2.17 The sets of factors are combined and judgements are made. These are not based on a mathematical adding up. Some factors will be more important than others in different sites. For instance, the function of an area in separating settlements may be considered very important and make it susceptible and therefore sensitive to development even if it is of limited inherent landscape value. A justification is given as to why it is considered that an area has a particular sensitivity.

2.18 The calibration of the sensitivity is given on a five point scale in order to reflect the range of situations (see Table 1). These are equated to a 'traffic light' system in assessing the suitability of sites for allocation in the Local Plan in terms of landscape and visual considerations.

Design criteria for development

2.19 Any development carried out in the Cotswolds must ensure that the relationship between it and the settlement and the surrounding landscape is positive and demonstrates or reflects some of the essential qualities and local characteristics of the Cotswolds.

2.20 All developments should not only satisfy the locational criteria already discussed but also the following design criteria. This is essential as no settlements in the Cotswolds (or anywhere else) will benefit from poorly considered new development, however well hidden. In reality, there are very few sites which are hidden.

2.21 In sensitive sites, specific design guidance in the form of a development or design brief may be necessary. Generally, the guidance available in the 'Cotswold Design Code' supplementary planning guidance with national guidance should be followed. In all cases the following general attributes are considered highly desirable.

All development:

- Built form responds to landform, drainage and climate.
- Important trees and areas of vegetation are retained and further substantial planting added by new development.
- Other landscape features such as landmarks, ponds and stone walls are retained to respect the distinctive character of the site.
- The distinctive relationship between pre-20C settlement, watercourse, floodplain and valley side is respected.

- The relatively small scale historical incremental development of settlements is reflected in the scale and grain of new development.
- The historic form of settlements is respected whether linear, clustered around a green, square or other historic core, randomly settled or relocated over time.
- Distinctive elements around settlements such as historic routes (eg Roman roads), 18th century enclosure, water meadows, historic parks and estates and prehistoric monuments are respected and retained.
- Important views through to churches and significant buildings eg manor houses are maintained and the settings for these parts of settlement protected and enhanced.
- Respects the setting of designated and non-designated heritage assets.
- Contributes positively to green infrastructure.
- Development addresses issues of environmental health including noise, pollution and contamination through appropriate measures.

Residential development:

- The local built vernacular is reflected (but not necessarily copied) in new development.
- A clear hierarchy and variety of built form is achieved.
- Locally quarried oolitic limestone is used as building material in important and sensitive locations.
- Colours complementary to local stone and materials are used.
- New built form enhances (and improves) the existing settlement and setting and provides visual delight.
- Development accommodates fine grain mixed use and flexibility of use of built form over time when appropriate.

Economic development:

- Buildings are located to fit into and be in scale with landform.
- Development is generally well screened from public view with significant landform and planting unless the built form is particularly appropriate, contributes to the public realm and is sensitively designed to a high specification.
- Outdoor storage areas and parking are located away from public view, screened by buildings where possible and by significant landform and vegetation.

Table 1: Site Sensitivity Calibration

Level	Definition	LDP site suitability
Low	Landscape and/or visual characteristics of the site/zone are robust or degraded and/or its values are low and the zone can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.	Green
Medium-Low	Landscape and/or visual characteristics of the site/zone are resilient to change and/or its values are medium/low or low and the zone can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.	Green
Medium	Landscape and/or visual characteristics of the site/zone are susceptible to change and/or its values are medium/low through to high/medium and/or the zone may have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.	Amber
High-Medium	Landscape and/or visual characteristics of the site/zone are vulnerable to change and/or its values are medium through to high and the zone can accommodate the relevant type of development only in defined limited situations without significant character change or adverse effects. Thresholds for significant change are low.	Red
High	Landscape and/or visual characteristics of the site/zone are very vulnerable to change and/or its values are high or high/medium and the zone is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.	Red

3. Landscape Context

Landscape Planning Framework

3.1 Natural England provides the national framework to the landscape assessment dividing England into National Character Areas (NCAs). Those relevant to the study are the Cotswolds (NCA 107), the Upper Thames Clay Vales (NCA 108) and the Severn and Avon Vales (NCA 106). The majority of the settlements under consideration fall into the Cotswolds area with Down Ampney, Fairford, Lechlade, Siddington, and South Cerney falling into the Upper Thames area and Willersey and Mickleton into the Severn Vale.

3.2 The Cotswolds National Landscape, shown in Figure 1, covers a slightly different area to the Cotswolds NCA. In the north, Mickleton in the Vale of Evesham is excluded, and to the south, Cirencester, Kemble, Down Ampney, Fairford, Lechlade, Siddington, and South Cerney are excluded from the National Landscape area. The broad landscape context for the study is set out below.

The Cotswolds

3.3 The Cotswolds are an upland landscape formed by an outcrop of oolitic limestone stretching from around Bath in the south west to Banbury to the north east. They are characterised by a dramatic scarp slope rising above the lowlands of the Severn and Avon Vales to the west and a dip slope falling to the south east which forms a plateau landscape incised by rivers many of which ultimately feed the Thames.

3.4 The key elements of the landscape are:

- Dramatic Oolitic limestone scarp rising above adjacent lowlands with outliers.
- Dip slope landscape of rolling, open high wold dipping gently to the south east, dissected by river valleys.
- Extensive arable farmland often enclosed by 18th century dry stone walls and large blocks of woodland (usually beech but some mixed and coniferous plantations) on the high wold and dip slope.
- Permanent and improved pasture and oak/ash woodlands on steep slopes and river valleys with valley bottom meadows with hedges.
- Evidence of long settlement by man with prehistoric features, Roman roads and settlements, deserted medieval villages, grand houses with parkland and Second World War airfields apparent.

- Villages, usually located in the valleys, on springlines, and built primarily of the local stone and many buildings in the Cotswold vernacular give a particular sense of unity with the landscape.

3.5 The boundaries of the National Landscape do not necessarily reflect the absolute edge of the influence of the Oolitic limestone or in the patterns of topography or land cover. Often they are on convenient boundary lines such as roads within an overall area of transition from one landscape type to another. Characteristics of the Cotswolds therefore are apparent in the areas discussed below.

Upper Thames Clay Vale

3.6 The key characteristics of this area are:

- Low lying and rolling clay vale
- Extensive terraces of river gravel
- Largest marl lake system in the UK- Cotswold Water Park
- Mixed and pastoral farming
- Small and scattered woodlands and willow pollards on floodplains.
- Predominantly regular field pattern with hawthorn and blackthorn hedges.
- Field ponds and wetland habitats in places.
- Nucleated settlements on rising ground some with stone and some brick.

Severn and Avon Vales

3.7 The key characteristics of this area are:

- Low lying and rolling vale of clay and river terrace gravels rising to adjacent scarp slopes.
- Pastoral farming on floodplains and steeper slopes and arable farming and market gardening on better land.
- Sparsely distributed woodland but hedgerow trees, parkland trees and traditional orchards in places.
- Predominantly regular field pattern with hawthorn and blackthorn hedges to the east and smaller irregular fields to the west.
- Nucleated settlements on rising ground some with stone and some brick.

Settlements

3.8 The quality of the settlements and farm buildings in the Cotswolds are primarily a product of late medieval craftsman builders working for rich burghers and landowners. Their work is characterised by the use of stone from local quarries so that often whole original settlement cores are built from the same material. This stone, an oolitic limestone, has certain qualities which allow it to be easily worked when quarried and then hardens when exposed to weathering. This allows subtle ornament, even coursing and longevity. The unevenness and thickness of the roofing stone necessitates steep roof pitches. These qualities influenced the medieval Cotswold vernacular which has been copied by subsequent generations of builders to the present day.

3.9 The distance of the Cotswolds from London and being relatively untouched by industrialisation during the 19th and early 20th centuries have meant that many settlements are comparatively unchanged and maintain their original qualities. There are now 144 conservation areas within the district which is a reflection of the area's superb built heritage.

3.10 The pattern of the settlements vary depending on their origins. Stow-on-the-Wold originated from a bronze age hillfort whose fortifications are still followed by the existing north eastern town edge. Cirencester was originally the second largest settlement in Roman Britain and the lozenge shape of its walls are still recognisable in the layout of the town. Several settlements were planned linear medieval towns centred on the village market place, each house having long burgage plots to the rear. Examples include Chipping Campden, Fairford and Northleach. Often the church, manor house and other important focal buildings are at one end of the modern settlement or, in the case of Siddington, slightly separated from the rest of the village. One of the glories of the Cotswolds are the great wool churches, built on the profits of the trade in the late medieval era when the wolds were predominantly used for sheep walks.

3.11 Other settlements have grown up more recently without a positive focus, such as Andoversford, which has a former livestock market in its centre, a disused railway and a significant commercial area.

Relationship between settlements and the landscape

3.12 Many of the settlements under consideration are located predominantly on valley sides or bottoms. Indeed, some of the best views of the Cotswold scene are from the higher ground down onto the stone villages in the valleys. The settlements are often dominated by a wool church and manor house which are set amongst trees and viewed across fields which penetrate into the village.

A variety of building forms including cottages and farm buildings give variety, structure and an openness to the village edge. This pattern breaks down where there are large blocks of peripheral 20th century housing estates which give, at best, a homogenous and bland edge to the settlement, and at worst are unsightly. Often the materials used on standard house types such as reconstituted stone, rather than local stone or render, give an impression of cheap pastiche rather than reflecting the vernacular. Poor boundary treatments including fences can also detract. There is room for improvement on the edges of several settlements.

3.13 Employment areas similarly are often a detractor. Large scale steel clad structures, sometimes in inappropriate colours such as bright blue, are often found on the approaches to larger settlements and some have minimal landscape screening.

4. Summary of Findings and Conclusions

4.1 Overall, the study has found that there is potential for housing around most of the settlements assessed. Some of the sites are considered only suitable for partial development and some need substantial mitigation or are more suited to development in the longer term. There are sites which are considered sensitive and unsuitable for housing and there are areas of constraint around some settlements.

4.2 The landscape sensitivities of each individual site are set out in **Tables 2A and 2B**.

4.3 It is recommended that these findings are taken into consideration in the preparation of the Local Development Plan and the allocation of sites for housing and economic development.

Table 2A: Sites landscape sensitivity (strategic sites)

Settlement		Site Ref	Sensitivity
Strategic Sites and New Settlements			
1	Ampney Crucis	R583A, B, C and D, and R599A and B	High
2	Ampney Crucis	R649	High
3	Ampney Crucis	R583	High
4	Ampney St Mary	R693 / R694	High
5	Baunton and Daglingworth	C184	Medium-High
6	Chipping Campden: Land north-east of Chipping Campden	CC68 / CC69 / CC73 / CC74 / CC76	High
7	Chipping Campden: Land east of Catbrook	CC79	High
8	Cirencester: Steadings southern extension	C190	Medium
9	Down Ampney: Land surrounding Down Ampney	DA5 / DA17A / DA20A / DA21 / DA22A / DA32	See individual site assessments
10	Driffield; Land west of Driffield	R571A / R571C / R571D	Medium-High
11	Driffield	R644, R645, R646	Medium-High
12	Driffield	R656, R657, R658	Medium-High to High
13	Driffield	R689, R690	High

	Settlement	Site Ref	Sensitivity
14	Driffield	R691	Medium-High
15	Driffield	R692	High
16	Fairford: Land north-east of Fairford	F57A, F57B, F57C	Medium-High
17	Kemble: Land south-west of Kemble	K9 / K12 / K13A, K13B, K15	Medium-High to High
18	Kemble: Cotswold Airport	K7	Medium-High
19	Mickleton: Land west of Mickleton	MK12A / MK13 / MK18 / MK19 / MK20A	See Individual Assessments
20	Mickleton: Land north of Mickleton	MK1AB, MK3, MK16, MK17, MK21, MK22, MK23	See Individual Assessments
21	Moreton-in-Marsh: Land north of Moreton-in-Marsh	M31, M88B, M88A	See Individual Assessments
22	Moreton-in-Marsh: Fire Service College	M72 / M79 / ME6	Medium to Medium-High
23	Moreton-in-Marsh: Land south of Moreton-in-Marsh	M9 / M9A / M9B / M9D / M9C / M12B / M19C / M70 / M71A / M71B / M76 / M77 / M82	See Individual Assessments
24	North Cerney: Land north and south of North Cerney	R262 / R263	High
25	Preston: Land to the east of Kingshill Lane	C164A	Medium
26	Preston: Land to the south of Preston	R519, R650	Medium to Medium-High
27	Siddington: Land south-west of Siddington	SD20	Medium-High
28	Sapperton: Aston Down Airfield	RURE20A / RURE20B / R428	Medium-High
29	South Cerney: Land north-east of South Cerney	SC33 / SC35 / R600	Medium-High
30	Upper Rissington: Land north of Upper Rissington	UR4A / UR4B	High

Table 2B: Sites landscape sensitivity (non-strategic housing sites)

	Settlement	Site Ref	Sensitivity
31	Andoversford	A2	Medium
32	Andoversford	A3A	Medium-High
33	Andoversford	A3B	Medium
34	Andoversford	A4	Medium-High
35	Andoversford	A5	High
36	Andoversford	A9A	High
37	Andoversford	A10A	High
38	Andoversford	A13	High
39	Avening	R430 / R489	High
40	Avening	R648	High
41	Bibury	R55	Medium-High
42	Bibury	R411	High
43	Bibury	R573	High
44	Bibury	R574	High
45	Bibury	R575	High
46	Bibury	R677	Medium
47	Blockley	BK3	High
48	Blockley	BK6A	Medium-High
49	Blockley	BK7	High
50	Blockley	BK7B	Medium-High
51	Blockley	BK8A	Low-Medium
52	Blockley	BK8B	Low-Medium
53	Blockley	BK11	Medium
54	Blockley	BK14A	Low
55	Blockley	BK14B	High-Medium
56	Blockley	BK15	Medium-High
57	Blockley	BK16	Medium-High
58	Blockley	BK17 / BK22	High
59	Blockley	BK18	High
60	Blockley	BK19	High
61	Blockley	BK20	Medium-High
62	Blockley	BK23	High
63	Blockley	BK24	High
64	Bledington	R499	Medium-High

	Settlement	Site Ref	Sensitivity
65	Bledington	R616	High
66	Bourton-on-the-Hill	R82	High
67	Bourton-on-the-Hill	R82A	Medium-High
68	Bourton-on-the-Hill	R83	Medium-Low
69	Bourton-on-the-Water	B15A / B15B	High
70	Bourton-on-the-Water	B52	High
71	Bourton-on-the-Water	B54	Medium-High
72	Bourton-on-the-Water	B56	Low-Medium
73	Bourton-on-the-Water	B57	Medium
74	Broadwell	R87	Medium-High
75	Broadwell	R88	High
76	Broadwell	R654	Medium-High
77	Broadwell	R665	Medium-Low
78	Broadwell	R675	Medium-High
79	Broadwell	R682	Medium
80	Chedworth	R98	Medium-High
81	Chedworth	R505	High
82	Chedworth	R534	High
83	Chipping Campden	CC10A	Medium-Low
84	Chipping Campden	CC29B	Medium
85	Chipping Campden	CC46A / CC46B	Medium-High
86	Chipping Campden	CC47A	High
87	Chipping Campden	CC49	Medium
88	Chipping Campden	CC50	Medium-High
89	Chipping Campden	CC52	Medium-High
90	Chipping Campden	CC55	Medium to Medium-High
91	Chipping Campden	CC56A / CC56B / CC63	High
92	Chipping Campden	CC59	Low
93	Chipping Campden	CC62	Medium
94	Chipping Campden	CC65	High
95	Chipping Campden	CC66A	High
96	Chipping Campden	CC66B	Medium
97	Chipping Campden	CC67	Medium-High
98	Chipping Campden	CC68	High

	Settlement	Site Ref	Sensitivity
99	Chipping Campden	CC70	Medium-High
100	Chipping Campden	CC71	Medium-High
101	Chipping Campden	CC72	High
102	Chipping Campden	CC75	Medium
103	Chipping Campden	CC77	Medium-High
104	Chipping Campden	CC78	Medium-High
105	Chipping Campden	CC80	Medium-High
106	Chipping Campden	CC81	Medium-High
107	Cirencester	C42	Medium-High
108	Cirencester	C71	Medium
109	Cirencester	C81B	Medium
110	Cirencester	C111	Medium-High
111	Cirencester	C119	Medium
112	Cirencester	C132	Medium-High
113	Cirencester	C168	Medium
114	Cirencester	C170	Medium-High
115	Cirencester	C178	Medium
116	Cirencester	C190	Medium-High
117	Cirencester	R519	Medium
118	Coln St Aldwyns, Hatherop, Quenington	R123	High
119	Coln St Aldwyns, Hatherop, Quenington	R538	Medium-Low
120	Coln St Aldwyns, Hatherop, Quenington	R591	Low to Medium-Low
121	Coln St Aldwyns, Hatherop, Quenington	R592	Medium
122	Coln St Aldwyns, Hatherop, Quenington	R608	High
123	Coln St Aldwyns, Hatherop, Quenington	R609	High
124	Coln St Aldwyns, Hatherop, Quenington	R670	Medium to Medium-High
125	Coln St Aldwyns, Hatherop, Quenington	R681	High
126	Didmarton	R436	Medium-Low
127	Didmarton	R437	Medium-High
128	Didmarton	R439	Medium-High

	Settlement	Site Ref	Sensitivity
129	Didmarton	R440	Medium-High
130	Didmarton	R441	Medium-High
131	Down Ampney	DA4	Medium
132	Down Ampney	DA4A	Medium-High
133	Down Ampney	DA5	Medium-High to high
134	Down Ampney	DA12	High
135	Down Ampney	DA13	Medium-High
136	Down Ampney	DA16	Medium-High
137	Down Ampney	DA16A	Medium-High
138	Down Ampney	DA17A	Medium-High
139	Down Ampney	DA20A	Medium
140	Down Ampney	DA21	Medium to Medium-High
141	Down Ampney	DA22A	Medium to Medium-High
142	Down Ampney	DA32	Medium to Medium-High
143	Fairford	F15 / F41	Low-Medium
144	Fairford	F20A	Medium-High
145	Fairford	F24	Medium
146	Fairford	F36B	Medium
147	Fairford	F39A	Medium
148	Fairford	F39B	Medium-Low
149	Fairford	F39C	Medium-Low
150	Fairford	F44	Medium
151	Fairford	F50	Medium-High
152	Fairford	F52	Medium
1	Fairford	F53A	Medium-High
153	Fairford	F53B	Medium
154	Fairford	F56	Medium
155	Kemble	K1A / K1C	Medium-High
156	Kemble	K3	Medium-High
157	Kemble	K4	Medium-High
158	Kemble	K6A / K6B	Medium-High
159	Kemble	K7A / K7B	Medium

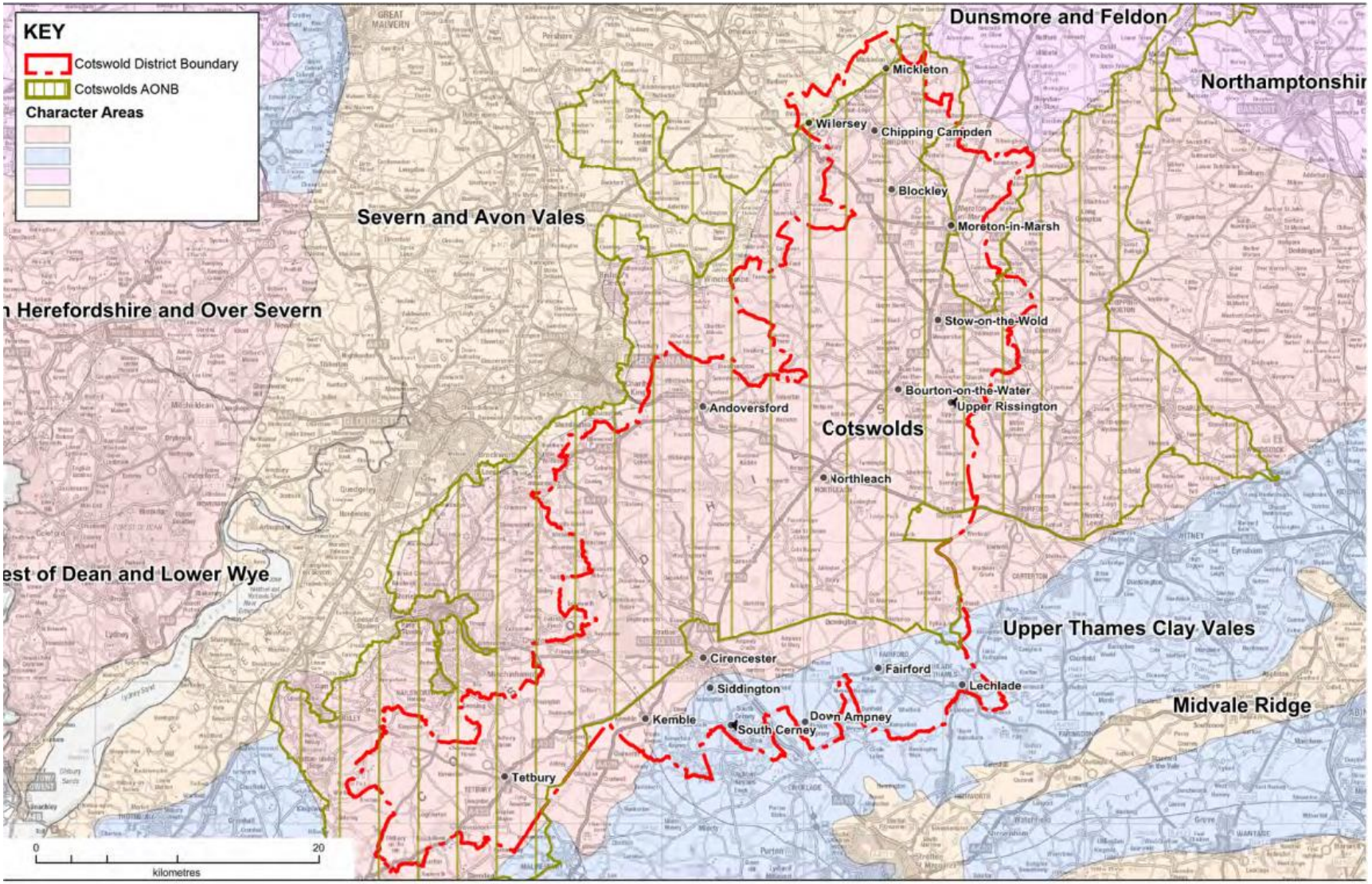
	Settlement	Site Ref	Sensitivity
160	Kemble	K9	See strategic site assessment
161	Kemble	K12	See strategic site assessment
162	Kemble	K13A	See strategic site assessment
163	Kemble	K13B	See strategic site assessment
164	Kemble	K15	Medium
165	Kempsford	R202/A	Medium-High to High
166	Kempsford	R203/A/B/C	Medium -Low to Medium
167	Kempsford	R204	High
168	Lechlade-on-Thames	L13	Medium-High and High
169	Lechlade-on-Thames	L14	Medium
170	Lechlade-on-Thames	L16A	Medium
171	Lechlade-on-Thames	L19	Medium-Low
172	Lechlade-on-Thames	L32	Medium
173	Lechlade-on-Thames	L33	Medium
174	Lechlade-on-Thames	L34	High
175	Lechlade-on-Thames	L35A	High
176	Lechlade-on-Thames	L35B	High
177	Lechlade-on-Thames	L40	Medium-High
178	Lechlade-on-Thames	L41	Medium-High
179	Lechlade-on-Thames	L42	Medium
180	Lechlade-on-Thames	L43	Medium-High
181	Longborough	R229C	High
182	Longborough	R457	Medium-High
183	Longborough	R577	Medium-Low
184	Mickleton	MK1AB / MK1C	Medium-High
185	Mickleton	MK2B / MK2C	Medium
186	Mickleton	MK3	Medium-High
187	Mickleton	MK5	Medium-High
188	Mickleton	MK7	Medium
189	Mickleton	MK11A, MK11B, MK11C	Medium

	Settlement	Site Ref	Sensitivity
190	Mickleton	MK12A	Medium-Low
191	Mickleton	MK13	Medium-Low to Medium
192	Mickleton	MK14	High
193	Mickleton	MK15	Medium-Low
194	Mickleton	MK16	Medium
195	Mickleton	MK17	Medium-High
196	Mickleton	MK18	Medium-Low
197	Mickleton	MK19	Medium-High
198	Mickleton	MK20B	Medium-Low
199	Mickleton	MK21	Medium-High
200	Mickleton	MK22	Medium
201	Mickleton	MK23	Medium-High
202	Moreton-in-Marsh	M9 / M9A / M9B / M9C / M9D	Medium
203	Moreton-in-Marsh	M11	Medium
204	Moreton-in-Marsh	M12B	Medium-Low
205	Moreton-in-Marsh	M13	Medium-High
206	Moreton-in-Marsh	M19C	Medium-High
207	Moreton-in-Marsh	M28B	Medium
208	Moreton-in-Marsh	M31	Medium to Medium-High
209	Moreton-in-Marsh	M62	Medium-High
210	Moreton-in-Marsh	M70	Medium
211	Moreton-in-Marsh	M71B	Medium-High
212	Moreton-in-Marsh	M74	Medium to Medium-High
213	Moreton-in-Marsh	M76	Medium-High
214	Moreton-in-Marsh	M77	High
215	Moreton-in-Marsh	M78	Medium
216	Moreton-in-Marsh	M80	High
217	Moreton-in-Marsh	M81A	High
218	Moreton-in-Marsh	M81B	High
219	Moreton-in-Marsh	M82 / M83	High
220	Moreton-in-Marsh	M84 / M85	High
221	Moreton-in-Marsh	M87	High

	Settlement	Site Ref	Sensitivity
222	Moreton-in-Marsh	M88A / M88B / M88C	Medium-High
223	Moreton-in-Marsh	M89	Medium-Low to Medium
224	Northleach	N1B	Medium-High
225	Northleach	N2	High
226	Northleach	N12A	High
227	Northleach	N12B	High
228	Northleach	N13A	High
229	Northleach	N13C	Medium
230	Northleach	N14A	High
231	Northleach	N14B	Medium to Medium-High
232	Northleach	N18	High
233	Northleach	N19	Medium
234	Northleach	N21	High
235	Northleach	N22	High
236	Northleach	N23	High
237	Northleach	N24	High
238	Poulton	R467	Medium-Low
239	Poulton	R468	Medium
240	Poulton	R469	Medium
241	Poulton	R509	Medium
242	Poulton	R517	Medium
243	Poulton	R606	Medium-High
244	Poulton	R607	Medium-Low
245	Poulton	R685	High
246	Preston	R550	Medium-High
247	Preston	R678	High
248	Preston	R679	Medium-High
249	Preston	R680	Medium-High
250	Sapperton	R660	Medium-High
251	Sapperton	R661	High
252	Sapperton	R662	Medium-High
253	Siddington	SD3	Medium
254	Siddington	SD3A	Medium-Low

	Settlement	Site Ref	Sensitivity
255	Siddington	SD9A	Medium-High
256	Siddington	SD9B	Medium-High
257	Siddington	SD9C	Medium-High
258	Siddington	SD10	Medium-High
259	Siddington	SD11	Medium to Medium-High
260	Siddington	SD12	Medium-High
261	Siddington	SD14	Medium-High
262	Siddington	SD15	Medium-High
263	Siddington	SD17	Medium
264	Siddington	SD18	Medium-High
265	Siddington	SD19	Medium-High
266	Siddington	SD20	Medium-High
267	Siddington	SD21	Medium-High
268	Siddington	SD22	Medium-High
269	Siddington	SD23	Medium to Medium-High
270	South Cerney	SC31	Medium
271	South Cerney	SC32	Medium-High
272	South Cerney	SC36	Medium-High
273	South Cerney	SC37	High
274	Stow-on-the-Wold	S14B	Low
275	Stow-on-the-Wold	S22B	Medium-High
276	Stow-on-the-Wold	S49	High
277	Stow-on-the-Wold	S50	High
278	Stow-on-the-Wold	S51	Medium-High
279	Stow-on-the-Wold	S52	High
280	Stow-on-the-Wold	S55B	Medium-Low
281	Stow-on-the-Wold	S57	High
282	Stow-on-the-Wold	S60	High
283	Stow-on-the-Wold	S61A / S61B	Medium-High
284	Stow-on-the-Wold	S65A / S65B	Medium-High
285	Stow-on-the-Wold	S66	High
286	Stow-on-the-Wold	S67 / S54B	High
287	Stow-on-the-Wold	S68	Medium
288	Tetbury	T28	Medium-Low

	Settlement	Site Ref	Sensitivity
289	Tetbury	T31B	Medium
290	Tetbury	T34 / T34C / T34D	High
291	Tetbury	T45	High
292	Tetbury	T52	Medium-High
293	Tetbury	T71A	Medium
294	Tetbury	T74	High
295	Tetbury	T76	Medium-High
296	Tetbury	T77	High
297	Tetbury	T78	High
298	Tetbury	T80	Medium-High
299	Tetbury	T81	Medium-High
300	Tetbury	T82	Medium-High
301	Upper Rissington	UR1A	Medium-Low
302	Willersey	W4B	Medium-Low
303	Willersey	W6	High
304	Willersey	W7A2 / W7C	Medium-Low
305	Willersey	W7B	Medium-High
306	Willersey	W8A1	Medium-High
307	Willersey	W8A2	Medium-High
308	Willersey	W8C	Medium-High
309	Willersey	W11	Medium
310	Willersey	W12	High
311	Willersey	W16	High



Location of settlements and National Character Areas

PART 2

5. Settlements and Site Sensitivities

5.1 The context of each settlement and sensitivity of each site is set out in the following pages. Below, an explanation of the purpose of each section is set out. The definition of specific terms can be found in the Glossary in Appendix 1.

SETTLEMENT

5.2 This section sets out the description of the history of each settlement, its character and the landscape around it and the relationship between the two. Key areas of constraint are set out. All this acts as a context for the assessment of individual sites.

SITE

5.3 The assessment of each site is concise, picking out the main characteristics and factors which influence sensitivity.

Site Description

5.4 This section summarises the description of the site and its context drawing from desk study and site visits.

Site Sensitivity Summary

5.5 This section summarises the landscape sensitivity of the site for development. The method used to arrive at this judgement is explained in the method section. Where some parts of a site are less sensitive than other parts, and able to accommodate development, this is explained. For example, a medium sensitivity site is unlikely to be able to accommodate development throughout without significant character change.

Landscape context

5.6 The relevant national character area, landscape character type and landscape character area are noted. The Historic Landscape Character description covering the site is also set out. Landscape Designations

5.7 Landscape designations are listed in this section and comments made as to the specific features. Designations can indicate that the area is sensitive. Biodiversity Designations

5.8 Nature conservation designations are listed in this section and comments made as to the specific features. Designations can indicate that the area is sensitive. Where 'none' is stated this means that no national designations are present. However, this does not mean that there is no nature conservation value as no detailed assessment has been made.

Historic Designations

5.9 Historic conservation designations are listed in this section and comments made as to the specific features. Designations can indicate that the area is sensitive. Where 'none' is stated this means that no designations are present. However, this does not mean that there is no historical conservation value as no detailed assessment has been made.

Other constraints

5.10 Other factors such as the presence of Flood Zone 3 and public rights of way (PROW) are noted. The former can act as a very serious constraint whilst PROWs indicate the presence of sensitive receptors who may have views of the site or use it for recreational enjoyment and visual amenity.

This page is intentionally left blank

Draft document for Council governance process July and August 2026

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 01 – Ampney Crucis

COTSWOLD
District Council

Settlement character

1.1 Ampney Crucis is a small linear village located approximately 5km east of Cirencester on the A417 within the upper Thames catchment. The village has developed around a historic crossing point of the River Ampney and retains a strong rural character defined by its traditional limestone buildings, mature vegetation and relationship with the surrounding agricultural landscape.

1.2 The historic core is centred on the Church of the Holy Rood and Manor Farm, with development extending predominantly along the A417 and associated lanes. The settlement pattern reflects its agricultural origins, comprising historic farmsteads, cottages and later infill development that remains generally well-integrated within the village framework.

1.3 The village retains a compact form with clear physical boundaries created by the River Ampney, mature trees, hedgerows and surrounding farmland. These features reinforce the settlement's distinct identity and maintain a strong sense of transition between the built form and open countryside.

Landscape character

1.4 The Ampney Crucis lies within the Cotswolds National Character Area 107 and the Dip-Slope Lowland Landscape Character Type, specifically Landscape Character Area TV3B: The Ampneys, within the Cotswolds National Landscape.

1.5 The Ampneys are characterised by a gently undulating lowland landscape formed by the shallow valleys of the River Ampney and its tributaries. The landscape comprises a mosaic of permanent pasture and arable farmland enclosed by mature hedgerows, limestone walls and scattered woodland, with frequent tree cover associated with watercourses and historic parkland.

1.6 The village occupies a particularly attractive position within the River Ampney valley where mature riparian vegetation, hedgerows and trees create a well-treed rural landscape that contrasts with the more open surrounding farmland. Historic limestone buildings, the church, traditional farmsteads and the network of watercourses combine to create a distinctive settled valley landscape with a strong sense of place.

Relationship of the settlement with the surrounding landscape

1.7 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village has a strong relationship with the River Ampney, with the watercourse and associated pasture forming the historic focus around which the settlement has developed. Mature riparian trees, stone bridges and waterside vegetation contribute significantly to the village's distinctive character.
- The historic core, centred on the Church of the Holy Rood and traditional limestone buildings, is closely integrated with the surrounding agricultural landscape, creating a strong sense of place and local distinctiveness.
- Mature hedgerows, trees, limestone walls and traditional field boundaries provide a well-defined landscape framework which integrates the village into the surrounding countryside and reinforces the transition between settlement and farmland.
- The gently undulating Dip-Slope Lowland landscape provides an attractive rural setting to the village. Open pasture, arable fields and scattered tree cover maintain a strong agricultural character and contribute to the scenic quality of the settlement.
- The River Ampney corridor and surrounding meadows provide an important green corridor through the settlement, contributing to biodiversity, tranquillity and the rural character of the village.

Negative

- The A417 introduces traffic movement, highway infrastructure and associated noise which locally detract from the otherwise tranquil and rural character of the village.
- Some modern development on the settlement edges is less reflective of the traditional settlement pattern and historic built character.
- Localised domestic boundary treatments and suburban planting have introduced limited urbanising influences at the edge of the village.

Landscape sensitivity considerations

1.8 Ampney Crucis has a strong relationship with the River Ampney and the surrounding Dip-Slope Lowland landscape. The combination of the river corridor, mature vegetation and surrounding agricultural land forms an essential component of the village's character and setting.

1.9 The River Ampney corridor and adjoining pasture are particularly sensitive as they provide the visual and physical focus of the settlement, contributing significantly to landscape character, biodiversity and tranquillity. Development

within or adjacent to this corridor would erode the intimate rural character of the valley landscape.

1.10 Land closely associated with the Conservation Area, the Church of the Holy Rood and the historic core is also highly sensitive due to the contribution these areas make to the significance, character and appearance of the village.

1.11 The surrounding agricultural landscape, characterised by gently undulating fields enclosed by hedgerows and limestone walls, plays an important role in maintaining the compact form of the settlement and its clear distinction from the surrounding countryside. Development extending into these areas would weaken the rural setting and diminish the character of the Dip-Slope Lowland landscape.

1.12 Areas closely related to the existing settlement may have limited capacity to accommodate carefully designed development where this can be achieved without harming the setting of heritage assets, the River Ampney corridor or the visual relationship between the village and the surrounding landscape.

Constraints to be taken into account

1.13 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape covering the village and surrounding landscape.
- Ampney Crucis Conservation Area.
- Listed buildings and their settings, including the Church of the Holy Rood.
- The River Ampney corridor and associated floodplain.

Areas where development is not suitable

1.14 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Land closely associated with the River Ampney, floodplain, meadows and historic river corridor.
- Areas immediately adjacent to the historic core where development would adversely affect the character, appearance and setting of the Conservation Area and listed buildings.

- Open agricultural land that contributes to the rural setting of the village and the visual appreciation of the settlement within the Dip-Slope Lowland landscape.

Areas for environmental improvement

1.15 The following environmental improvements are suggested:

- Enhancement and long-term management of the River Ampney corridor and associated riparian habitats.
- Reinforcement of native hedgerows, mature trees and characteristic limestone walls around the settlement.
- Restoration of traditional field boundaries where opportunities arise.
- Conservation and enhancement of important views into and out of the village.
- Additional native tree planting where this would strengthen settlement edges, improve biodiversity and reinforce the transition between the village and surrounding countryside without affecting important open views.

Figure A1: Context and Landscape Character Types and Areas

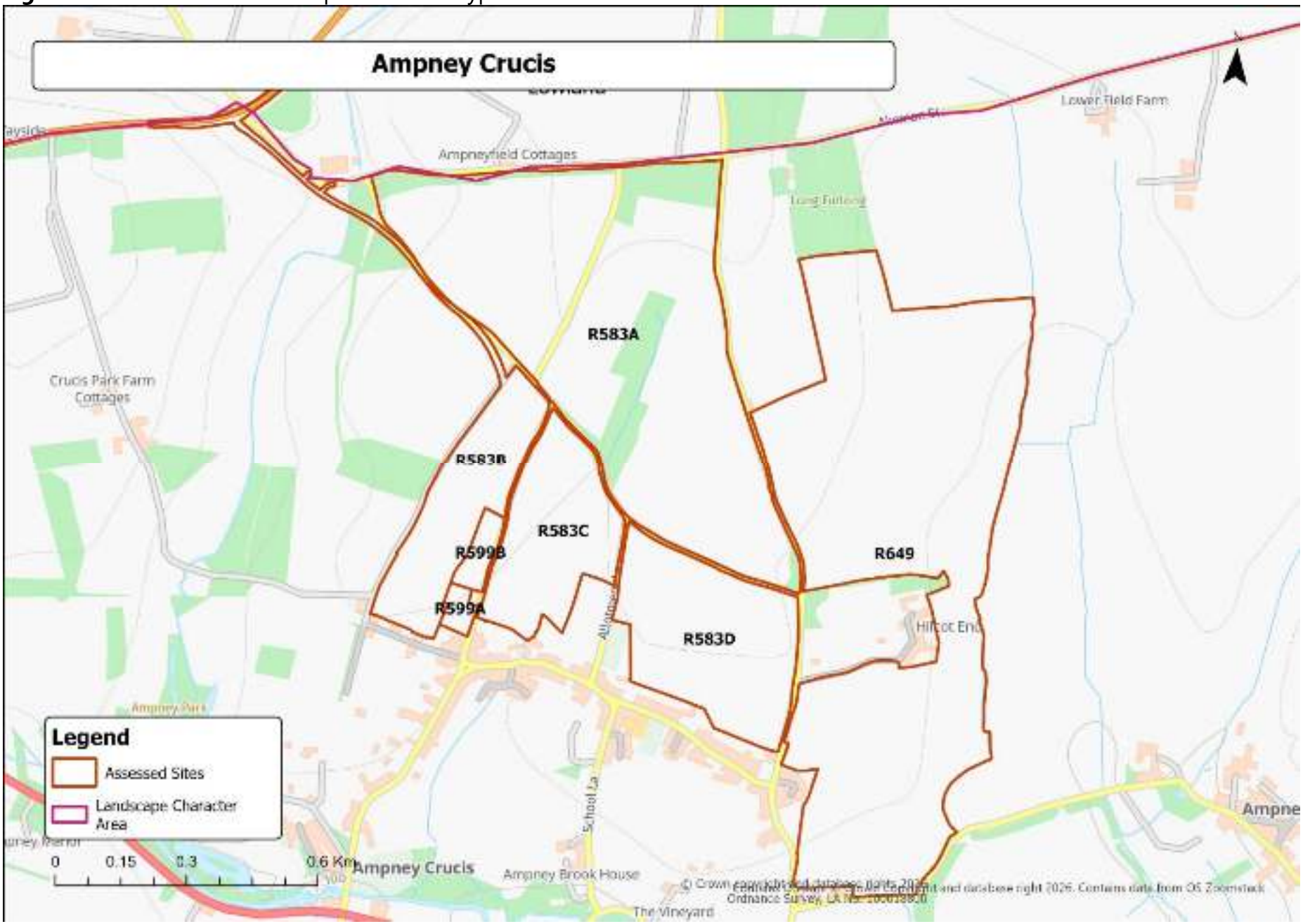
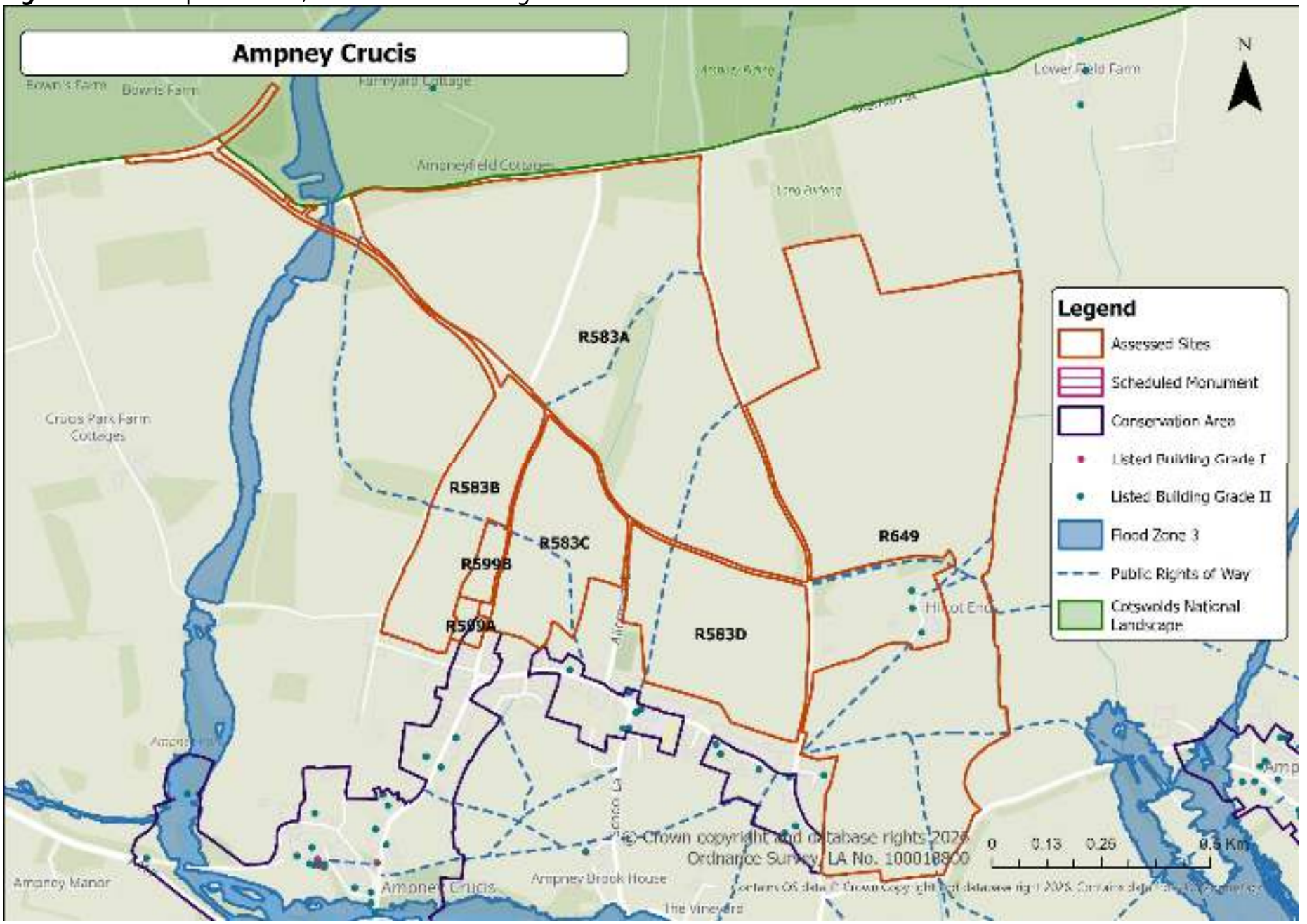


Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: R583A, B, C and D, and R599A and B	**Settlement:** Ampney Crucis

Description:

The combined parcels comprise a large-scale area of agricultural land located to the north of the linear settlement of Ampney Crucis. The fields are undulating defined by hedgerows and sections of dry-stone walls, reinforcing the traditional rural character of this part of the Ampneys landscape.

The parcels lie immediately north of and within the setting of the Ampney Crucis Conservation Area and associated listed buildings, including Cobbler Cottage (Grade II) and Ridge Cottage (Grade II). The land forms the open rural backdrop to the northern edge of the settlement and is visible from residential properties and the recreation ground along the southern boundary.

PRoW Footpath 5 and PRoW Footpath 7 cross the site, providing public access through the parcels and contributing to recreational sensitivity. The site is relatively open across its extent, with limited internal vegetation beyond field boundaries. Woodland blocks are present in the surrounding landscape but do not provide strong containment across the parcels. The land does not lie within Flood Zones 2 or 3.

The site lies within the Dip-Slope Lowland Landscape Character Type, more locally the TV3B The Ampneys Landscape Character Area, which is characterised by gently undulating farmland, historic enclosure patterns, and linear villages set within open valley landscapes.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The combined R583 parcels are assessed as High sensitivity due to their scale, rising landform, heritage setting, and recreational value. The site forms the immediate rural backdrop to the northern edge of Ampney Crucis and contributes significantly to the setting of the Conservation Area and listed buildings including Cobbler Cottage and Ridge Cottage.

The upward slope increases visibility from the village and recreation ground, while PRoWs crossing the site heighten sensitivity. Development would extend the settlement northwards in a manner that does not reflect its established linear form and would erode the strong visual and spatial relationship between the village and its surrounding countryside.

Although visibility beyond the local area may be limited, the site sits within the setting of the CNL, and the combination of scale, openness, heritage context, and public access

supports a judgement of High landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	A5 Former unenclosed cultivation now enclosed.
Constraints/Designations: Landscape: Adjacent and within the setting of the CNL Historic: Ampney Crucis Conservation Area to the south, Cobbler Cottage Grade II (List Entry: 1090024) and Ridge Cottage Grade II (List Entry: 1172146). Biodiversity: Hedgerows and surrounding woodland blocks provide ecological connectivity Other (floodplain, PRoWS): PRoW Footpaths 5 and 7 cross the site. Outside Flood Zones 2 and 3.	

Site Reference: R583	**Settlement:** Ampney Crucis

Description:

The site lies to the north of Ampney Crucis, extending across several irregular arable fields separated by mature hedgerows and a block of woodland. The landform gently falls southwards towards the Ampney Brook valley and the village edge, forming part of the transition between the higher ground of the Dip Slope Lowland and the valley floor.

Ampney Crucis is a linear settlement of strong historic character, with the Conservation Area and several listed buildings located immediately to the south. The village lies along the shallow valley floor, while the site occupies open higher ground to the north. PRoW Footpaths 3, 5 and 6 cross the site, providing connections between the village and the surrounding countryside.

The site is predominantly open and rural in character, with filtered views from the footpaths and surrounding lanes. The gently undulating landform and intact hedgerow pattern reflect the typical qualities of the Dip Slope Lowland Landscape Character Type. Despite some local enclosure from hedgerow vegetation and the woodland block, the overall scale and openness of the land contribute to a strong sense of rurality and tranquillity.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The site forms part of the open, rural setting to Ampney Crucis and contributes to the settlement's separation from the surrounding countryside. Its large scale, open character and location on rising ground north of the village increase susceptibility to change.
Development would be incongruous with the established linear settlement form and would introduce built form into a visually and perceptually sensitive part of the Cotswold landscape. The intact field pattern, presence of PRoWs, and proximity to heritage assets further reinforce high sensitivity

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip Slope Lowland
Landscape Character Area:	LCA TV3B – The Ampneys
Historic Landscape Character:	Former unenclosed cultivation – now enclosed Irregular enclosure reflecting former unenclosed cultivation patterns; regularised as large fields

Constraints/Designations:
Landscape: Adjacent and within the setting of the CNL
Historic: Ampney Crucis Conservation Area and multiple listed buildings to the south
Biodiversity: Woodland block within site; hedgerow network of ecological value
Other (floodplain, PRoWS): Not located in Flood Zone 2 or 3. PRoWs Ampney Crucis Footpaths 3, 5 and 6 cross the site

Site Reference: R649	**Settlement:** Ampney Crucis

Description:

The site lies to the east of Ampney Crucis and comprises large-scale arable fields that wrap around Hilcot End and associated listed buildings; Hilcot End House (Grade II) along with two further listed buildings in close proximity. It sits within the Dip-Slope Lowland Landscape Character Type, more locally the TV3B The Ampneys Landscape Character Area. The fields are generally flat across much of their extent but fall away to the west and north, allowing wider views across the surrounding landscape.

To the south-east the site also adjoins Dudley Barn, Dudley Farm, a Grade II listed building, and the Ampney Crucis Conservation Area. Tree cover is concentrated around Hilcot End, its access, and along some field boundaries, creating partial enclosure in these areas. However, the site becomes more open towards the eastern road frontage, particularly near the southern boundary, increasing its exposure.

Public access is a key feature of the site. PRoW Footpaths 15 and 23 cross the parcels, providing direct recreational routes through the landscape and increasing visual and experiential sensitivity. The site lies outside Flood Zones 2 and 3.

The historic landscape character reflects former unenclosed cultivation that has since been enclosed into irregular patterns, later regularised into larger fields. This historic enclosure pattern remains legible in the landscape and contributes to its time-depth and rural identity.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The site is assessed as High sensitivity due to its large scale, historic associations, open character, and strong relationship to designated heritage assets. The parcels form part of the eastern rural setting of Ampney Crucis and contribute to the setting of the Conservation Area and listed buildings including Hilcot End House and Dudley Barn.

The falling landform increases visual exposure from both within the village and from PRoWs crossing the site. Development would extend the settlement eastwards into open countryside in a manner that does not reflect the established linear pattern of Ampney Crucis and would diminish the strong rural backdrop that currently defines this edge of the village.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	A5 Former unenclosed cultivation now enclosed.

Constraints/Designations:
Landscape: Within the setting of the Cotswold National Landscape
Historic: Ampney Crucis Conservation Area, Hilcot End House Grade II, Dudley Barn Grade II and other nearby listed buildings
Biodiversity: Hedgerows and surrounding woodland blocks provide ecological connectivity
Other (floodplain, PRoWS): PRoW Footpaths 15 and 23 cross the site. Outside Flood Zones 2 and 3.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 02 – Ampney St Mary

COTSWOLD
District Council

Settlement character

1.1 Ampney St Mary is a small rural village located approximately 5km east of Cirencester within the upper Thames catchment. The settlement lies on the banks of the River Ampney and forms one of a series of historic villages collectively known as The Ampneys, occupying a gently undulating agricultural landscape in the southern Cotswolds.

1.2 The village is centred on the Church of St Mary, parts of which date from the 12th century, together with a collection of traditional limestone cottages, farmhouses and converted agricultural buildings. The settlement has developed incrementally along quiet village lanes and around the river crossing, creating a compact and cohesive historic form that reflects its agricultural origins.

1.3 The historic relationship between the village, the River Ampney and the surrounding farmland remains clearly evident and contributes significantly to local distinctiveness. Mature trees, limestone walls, hedgerows and the river corridor provide an attractive green framework throughout the settlement and reinforce its intimate rural character.

Landscape character

1.4 The Ampney St Mary lies within the Dip-Slope Lowland Landscape Character Type, specifically Landscape Character Area TV3B: The Ampneys.

1.5 The landscape is characterised by gently undulating lowland farmland dissected by the shallow valley of the River Ampney. A mosaic of permanent pasture and arable fields is enclosed by mature hedgerows, limestone walls and scattered woodland, with tree cover concentrated along watercourses, around farmsteads and within small estate landscapes.

1.6 The River Ampney and its associated meadows form a defining landscape feature, creating a more intimate and well-treed environment than the surrounding agricultural land. Riparian vegetation, mature hedgerows and traditional field boundaries contribute to a strong sense of place and reinforce the historic relationship between the village and its surrounding landscape.

1.7 The wider landscape retains a predominantly rural and agricultural character, with sparse settlement, locally distinctive limestone buildings and an intact pattern of historic fields contributing to the scenic quality and tranquillity of The Ampneys.

Relationship of the settlement with the surrounding landscape

1.8 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village has a strong relationship with the River Ampney and its associated pasture, with the watercourse forming an important landscape feature around which the historic settlement has developed.
- The compact historic core, centred on the Church of St Mary and traditional limestone buildings, is closely integrated with the surrounding agricultural landscape and contributes significantly to the village's rural character and sense of place.
- Mature hedgerows, riparian trees, limestone walls and traditional field boundaries provide a strong landscape framework which integrates the settlement into the surrounding countryside and softens the transition between built form and open farmland.
- The gently undulating Dip-Slope Lowland landscape provides an attractive rural setting, with a mixture of pasture and arable farmland maintaining the distinctive agricultural character of the village.

1.9

Negative

- The B4696 introduces traffic movement and associated highway infrastructure which locally detracts from the otherwise quiet rural character of the village.
- In places, domestic boundary treatments and ornamental planting have introduced limited suburban influences at the settlement edge.

Landscape sensitivity considerations

1.10 Ampney St Mary exhibits landscape sensitivity due to its strong relationship with the River Ampney and the surrounding Dip-Slope Lowland landscape. The combination of the river corridor, mature vegetation and surrounding agricultural land forms an essential component of the village's character and setting.

1.11 The River Ampney corridor and associated pasture are particularly sensitive as they provide the visual and physical focus of the settlement and contribute significantly to landscape character, biodiversity and tranquillity. Development within or adjacent to this corridor would erode the intimate rural character of the village.

1.12 Land closely associated with the Conservation Area, the Church of St Mary and the historic core is also highly sensitive due to the contribution these areas make to the significance, character and appearance of the settlement.

1.13 The surrounding agricultural landscape, characterised by gently undulating fields enclosed by mature hedgerows and limestone walls, plays an important role in maintaining the compact form of the village and its clear distinction from the surrounding countryside. Development extending into these areas would weaken the rural setting and diminish the characteristic landscape of The Ampneys.

1.14 Areas closely related to the existing settlement framework may have limited capacity to accommodate carefully designed development where this can be achieved without harming the setting of heritage assets, the River Ampney corridor or the visual relationship between the village and the surrounding landscape.

Constraints to be taken into account

1.15 The constraints are shown on Figure A2 and are summarised below:

- Ampney St Peter and Ampney Crucis Conservation Areas.
- Listed buildings and their settings, including the Church of St Mary.
- The River Ampney corridor and associated floodplain.

Areas where development is not suitable

1.16 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Land closely associated with the River Ampney, floodplain, meadows and historic river corridor.
- Areas immediately adjacent to the historic core where development would adversely affect the character, appearance and setting of the Conservation Area and listed buildings.

Areas for environmental improvement

1.17 The following environmental improvements are suggested:

- Enhancement and long-term management of the River Ampney corridor and associated riparian habitats.

- Reinforcement of native hedgerows, mature trees and characteristic limestone walls around the settlement.
- Restoration of traditional field boundaries where opportunities arise.

Figure A1: Context and Landscape Character Types and Areas

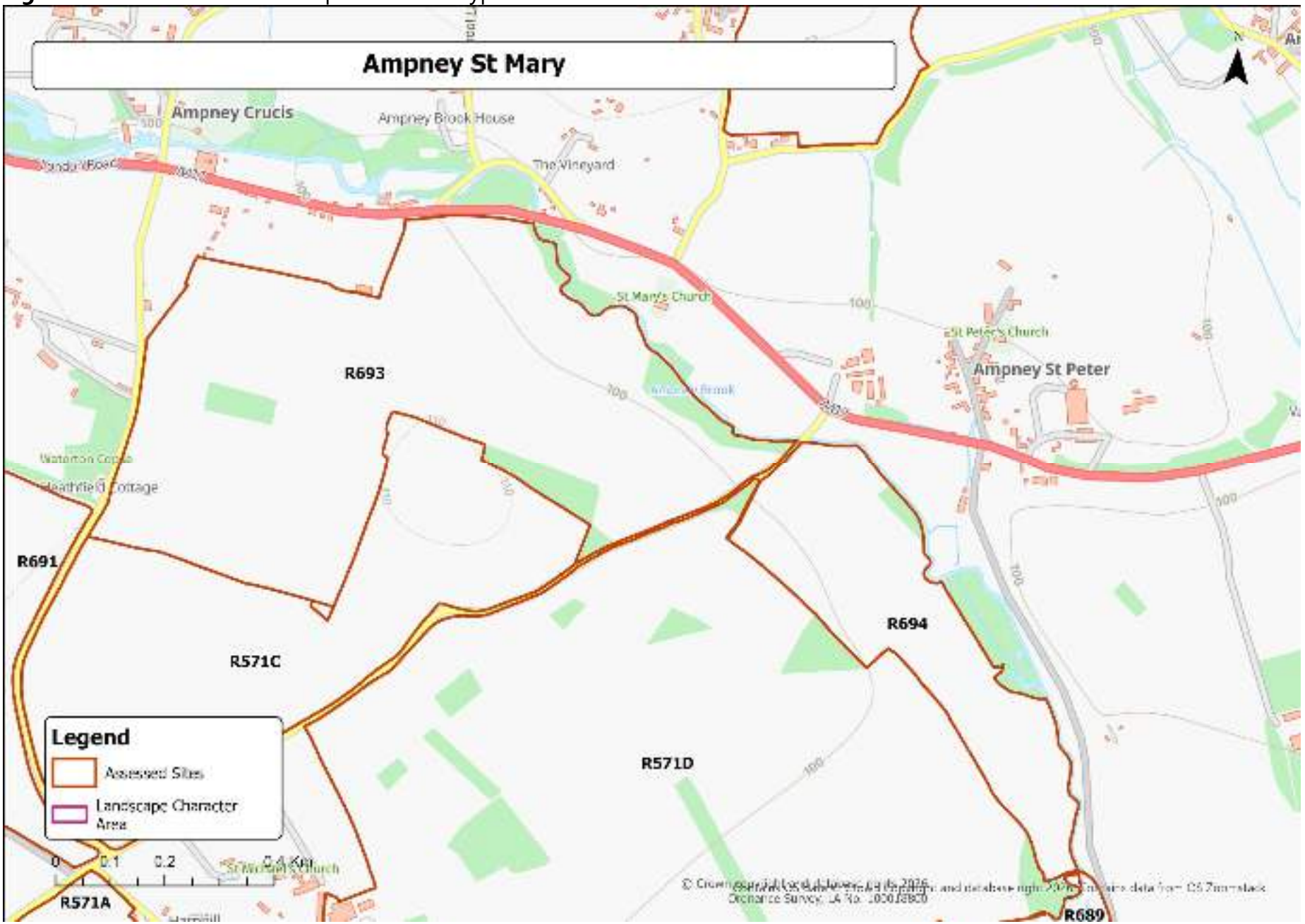
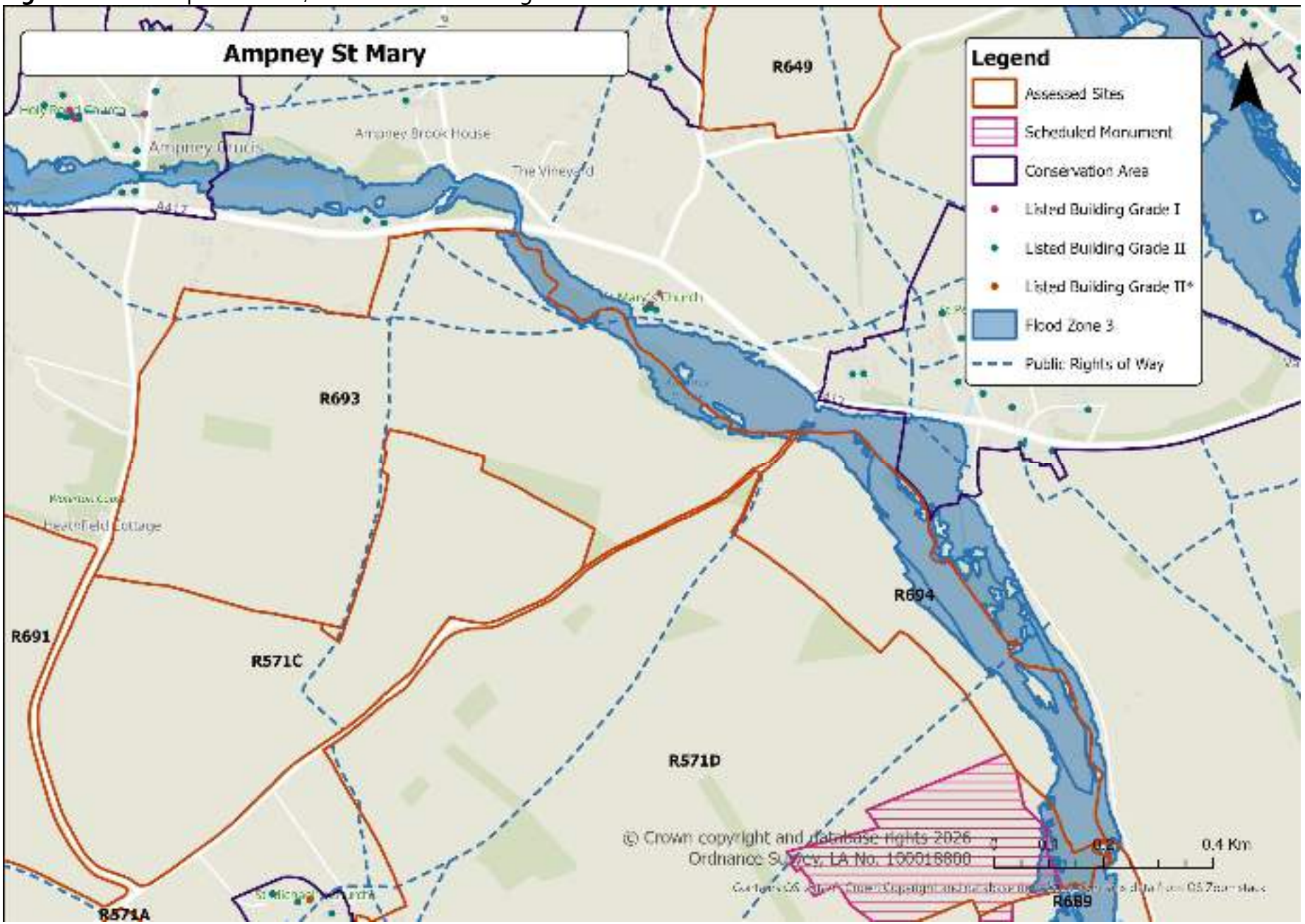


Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: R693 & R694	**Settlement:** Ampney St Mary
Description: The combined parcels comprise a collection of arable fields located south of the A417 and the Ampney Brook, within the Dip-Slope Lowland Landscape Character Type and more locally the TV3B The Ampneys Landscape Character Area. The land occupies a valley slope position, rising to the south-west from the brook corridor and valley floor. Field boundaries are defined by hedgerows, with additional tree cover associated with woodland blocks and tree belts along the Ampney Brook. The north-eastern edge of the site lies within Flood Zones 2 and 3, reflecting its relationship with the brook corridor. The parcels are physically and perceptually disconnected from the main settlement and are experienced as open countryside. The site lies within the setting of the Ampney Crucis and Ampney St Peter Conservation Areas and contributes to the wider historic landscape context of the Ampney valley. It is also within the setting of designated heritage assets including the Grade I Church of St Mary and associated Grade II monuments within the churchyard. Public access is a defining characteristic. Multiple PRoWs cross the site, including Driffield Footpaths 3 and 6, which provide elevated views across the valley and enable appreciation of the open countryside and the settlements situated on the valley floor. The historic landscape character varies across the site. The eastern portion reflects former unenclosed cultivation now enclosed under Parliamentary award, with organised enclosure patterns. The western portion includes riverine pasture, historically associated with meadow systems and more regularised enclosure.	
Evaluation:	**HIGH SENSITIVITY**
Justification: R693 and R694 are assessed as High sensitivity due to their valley slope location, strong green infrastructure structure, heritage associations, and extensive public access. The site forms part of the open countryside separating and framing the Ampney settlements and contributes to the setting of the Conservation Areas and the Grade I Church of St Mary. The rising landform and open character increase visibility from both PRoWs and surrounding areas, while the brook corridor and woodland blocks reinforce ecological and landscape value. Development would introduce built form into an area currently perceived as open countryside, disrupting the clear distinction between settlement on the valley floor and the surrounding slopes.	

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	Eastern parcels: A4p Former unenclosed cultivation now enclosed. Western parcels: D3r Riverine pasture.
Constraints/Designations: Landscape: None Historic: Within the setting of Ampney Crucis and Ampney St Peter Conservation Areas. Setting of Grade I Church of St Mary ((List Entry: 1089958) and associated Grade II monuments. Biodiversity: Woodland blocks and tree belts along Ampney Brook. Other (floodplain, PRoWS): PRoWs including Driffield Footpaths 3 and 6 cross the site. North-eastern edge within Flood Zones 2 and 3.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 03 – Andoversford

COTSWOLD
District Council

Settlement character

1.1 Andoversford is a large village located adjacent to the A40, 8km from Cheltenham, on a crossroads with the A436. It is a working village which grew from a small nucleus on Gloucester Road during the 19th Century with the coming of the railways. It was at a junction of railway lines to Banbury, Swindon and Cheltenham. These were closed in the 1960's but the railway embankments remain, one protecting the settlement from the busy A40 road which now bypasses the village.

1.2 The pattern of the village is primarily linear on Station Road and Gloucester Road [see Figure A1]. However, there has been some block housing development around Hunter Way to the north and post war housing at Templefields which is separated from the village to the west. The overall character of the village is not typical of the Cotswolds with many houses being brick and slate. In addition, there is a large industrial estate which dominates the south eastern approaches to the village. This, with the prominent agricultural engineers premises, emphasise the working nature of the village. The village does not have an identifiable centre- the pub, post office and village shop are all located at some distance from each other. There is also no conservation area.

Landscape character

1.3 Andoversford lies in the Cotswolds National Character Area 107. It is located in the Cotswolds National Landscape 'High Wold' character type in the Cotswold High Wold Plateau LCA.

1.4 The village is located on the River Coln which flows south east through the Cotswold oolitic limestone dipslope to ultimately join the Thames. There is also a short tributary valley running north west which provides a pass over the watershed between the dipslope and scarp slope of the Cotswolds 1km away. From this the River Chelt flows to the west down to the Severn. The village is therefore relatively high at around 170m AOD but is surrounded by the higher ground of gently sloping valley sides. Most prominent is the hill to the north on the opposite side of the valley which rises to 260m AOD and from which clear views of the settlement are possible from minor roads [see Figure A4 and photos].

1.5 The greater part of the village sits on the valley bottom tightly bound by the old railway embankment to the north and east but parts creep up the valley side terminating in Templefields, which reaches 185m AOD and which is therefore more exposed to views from the north and east. The outlying

dwellings in Clock House Square are apparent in views from the south east at the A40/A436 junction.

1.6 The character of the landscape is pasture on the lower slopes and hedgerows with trees and arable agriculture on the better drained higher land. The landscape tends to be more open with fencing around larger fields to the east. The agricultural grade is Grade 3. Estate parkland lies at Sandywell Park to the north west. Deserted medieval villages lie within 1 km both to the north and south. Fingers of trees line the watercourses, and more substantial belts are associated with the dismantled railways.

1.7 Closer into the village the floodplain pastures of the watercourse provides public access and acts as a limit to development parallel to Station Road [see Figure A1 and photo]. The lower valley continues southwards past Owdeswell Manor with its formal tree lined avenue and horse pastures. The wooded railway embankment and A40 provide a major barrier to the village to the east and completely sever the relationship of the village to the rural landscape beyond.

1.8 The village is generally well screened from most road approaches. From the south, an industrial unit can be seen as the focus of a vista for around 600m on the A40. This is an unfortunate introduction to the settlement. From the main road other units can be seen and, to the north, filtered views of recent housing on former railway land are now possible. No views are possible from the A436 to the east but from the west the road passes by housing, school and the former core of the settlement. Hedgerows and trees limit wide views from this road.

Relationship of settlement with the surrounding landscape

1.9 The settlement has the following key relationships with the surrounding landscape:

Positive:

- The bulk of the settlement sits down in the valley and is not widely visible.
- The railway embankment screens most of the village from the landscape to the east.
- The floodplains of the watercourses penetrate the settlement and provide a green setting and access.

Negative:

- The industrial estate to the south of the village is unsightly and easily viewed from the A40. It also borders the river closely.

- The Templefields Estate is visible up the valley side from the west and from the hill to the north east.
- The new housing extending the settlement north is visible from the A40.

Landscape sensitivity considerations

1.10 The landscape is pleasant and generally in good condition with the surrounding countryside exhibiting characteristics typical of the National Landscape 'High Wold' character area. The valleys form a gently rolling countryside with hedgerows rather than stone walls. They are affected in terms of tranquillity by the A40 and the industrial area of Andoversford.

1.11 Long views are generally limited with the exception of the view of the settlement from the hill to the north [west of Syreford]. Development would have the most impact from here where it is located on the upper slopes adjacent to Templefields.

Constraints to be taken into account

1.12 The constraints are shown on Figure A2 and are summarised below:

- National Landscape covering all of village and surrounding landscape
- SAM to the east of A40
- The floodplains of the watercourses
- PROWs Areas where development is not suitable

1.13 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Within the railway embankment or east of the A40
- North or south of the settlement
- Higher up the valley sides by Templefields is sensitive.

Suggested environmental improvements

1.14 The following environmental improvements are suggested:

- Screening the industrial estate from the A40, particularly the unit furthest south.
- Additional planting/landform related to the railway embankment by the A40.

Figure A1: Context and Landscape Character Types and Areas

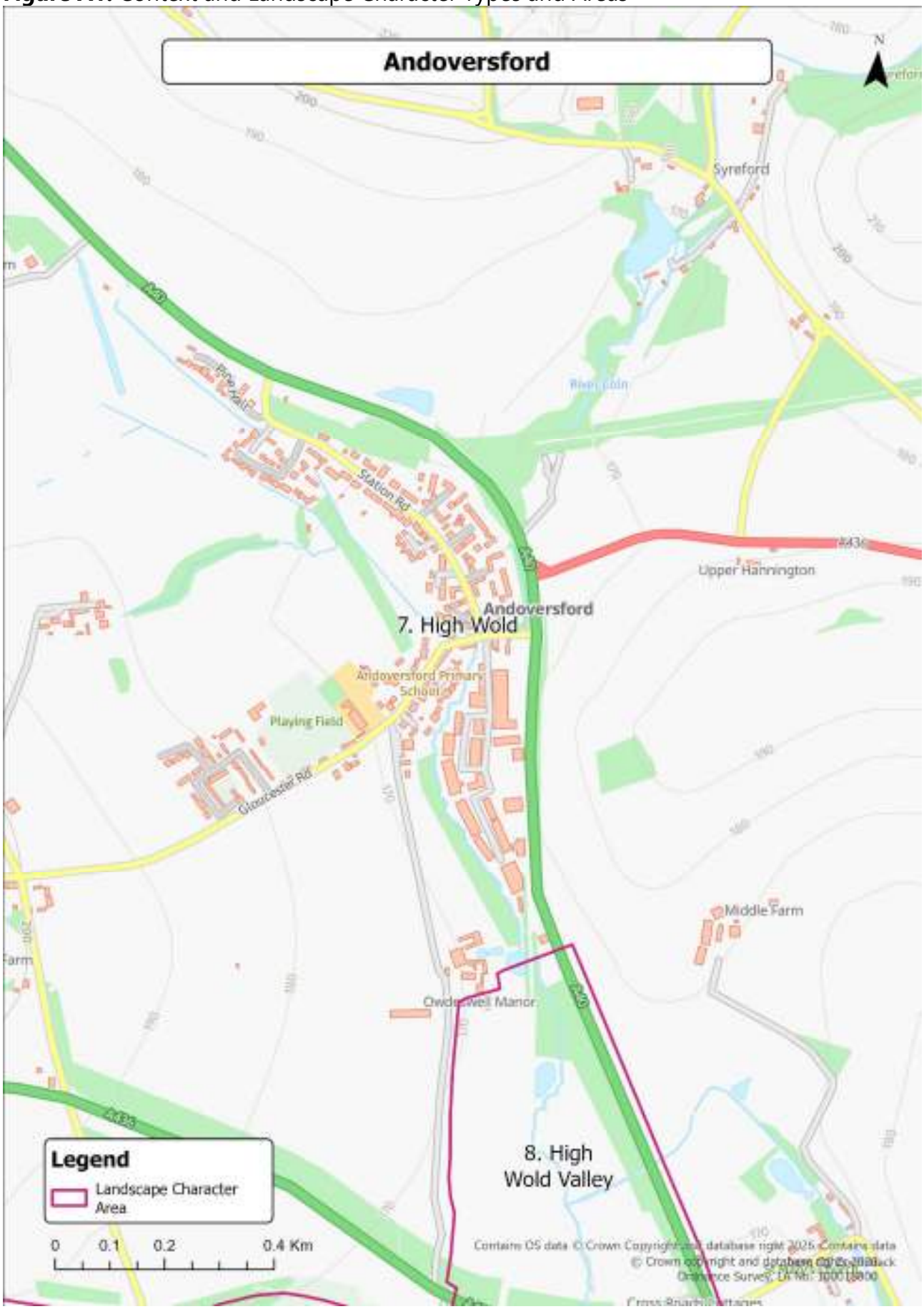
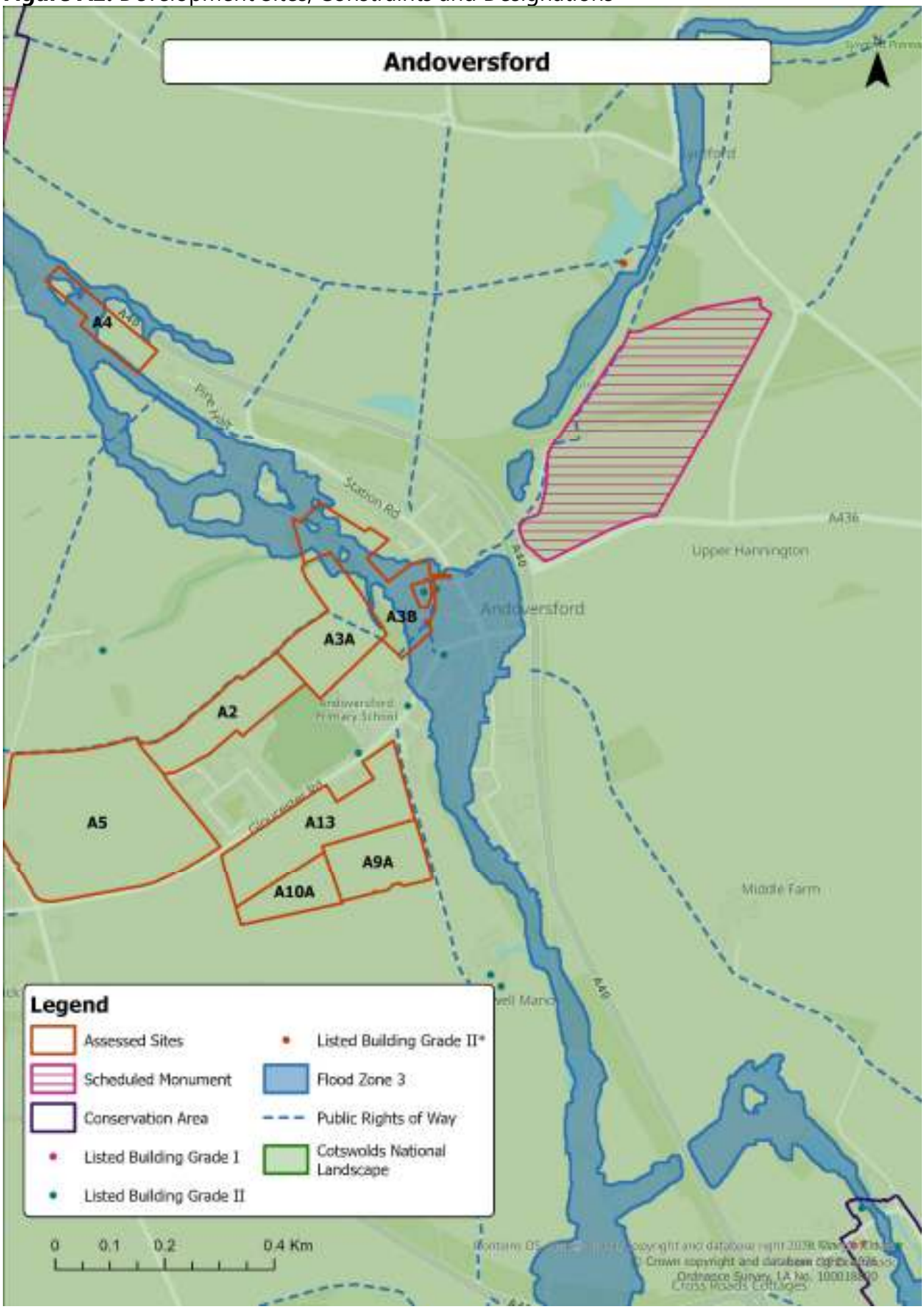


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.15 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	A2	A3A	A3B	A4	A5	A9A	A10A	A13
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)								
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground								
	Falls within clear views from public vantage points (roads, PROWs, hills)								
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form								
	Introduce a significant area of built form into a rural or visually sensitive landscape.								
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development								
	Risks coalescence or erosion of settlement separation								
	Sites to be discounted								

Stage 2 Assessments

Site Reference: A2	**Settlement:** Andoversford
Description: The site comprises of two improved pastures on the valley side sloping north with a small spur rising slightly to the north-west helping to enclose the area in this direction. An outgrown hedge lies on the north-western boundary while outgrown hedges with mature trees lie on the eastern, western and shared boundaries. To the south, the 20th Century housing at Templefields and Crossfields looks over the western field across the access road or behind properties. The Community Centre, Playing Fields and play area back onto the fields further east. The site's fields provide a rural context for the recreation area allowing filtered views out to the countryside beyond, albeit unsightly shipping containers, a garage and sheds lie on the boundary. Long views are possible to the current housing edge which is of limited merit from the north/north-east. Views from the west up the slope are filtered by intervening hedgerows and trees. The site has limited tranquillity due to its location adjacent to housing albeit in a rural location.	
Landscape Sensitivity:	
Evaluation:	**Overall Rating:** Medium
Justification: The site has some susceptibility to change through housing development as it is on a valley side in open countryside. Development would also enclose views from the recreation area/playing fields. However, the site is moderately enclosed by its site boundaries and by topography and intermediate hedges and trees. There is also an opportunity to provide a more positive edge to the settlement than the existing housing. It would be important for the hedges and trees on the boundaries to be retained to soften any built form and these should be located in public areas rather than private gardens.	
Landscape Context	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type 7: High Wold
Landscape Character Area:	Landscape Character Area 7C: Cotswolds High Wold Plateau
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Listed buildings at Ossage to the north west and The Mount on Gloucester Road to the south. Historic mapping highlights that development has encroached upon the historic field pattern of parcels A2 and A11B. Biodiversity: Hedgerows and trees on site boundaries Other (floodplain, PRoWS): A Public Right of Way (Andoversford Footpath 4) runs across the northern boundary. Further Public Rights of Way are present within the local area.	

Site Reference: A3A	**Settlement:** Andoversford
Description: The site comprises of an improved pasture with ridge and furrow on the lower valley side sloping north. Outgrown hedges lie on the north-eastern, north-western and south-eastern boundaries while an outgrown hedge with mature trees lies on the south western boundary. To the south-east, there is the primary school and its grounds with a small stand of trees which help to integrate and screen the school building. There are small plots and paddocks backing onto the properties on Gloucester Road. To the north-east, the site abuts the enclosed and intimate valley floor with its stream and wet pasture which is an attractive part of the village. The site provides a rural context for the school allowing filtered views out to the countryside beyond. The site has limited views in and out. A Public Right of Way runs along its boundaries as well as over the stream to the east. The site has some tranquillity due to its rural location albeit next to the settlement.	
Evaluation:	**Overall Rating:** High / Medium
Justification: The site has some susceptibility to change through housing development as it is on a valley side in open countryside adjacent to the attractive valley floor to the east with ridge and furrow. Development would also enclose any potential views from the school. However, the site is well enclosed by its site boundary hedges and by topography and surrounding hedges and trees. If development were permitted it would be important for the hedges and trees on the boundaries to be retained to soften any built form and these should be located in public areas rather than private gardens. The setting to the valley floor to the north is particularly important to the character of the village' The land to the west of the footpath (Andoversford Footpath 4) that divides the parcel may have some scope for development given its location out of the identified flood zone. It also shares the characteristics of the neighbouring A2 parcel. This would place the west of the parcel within the **Medium** landscape sensitivity category.	
Landscape Context	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type 7: High Wold
Landscape Character Area:	Landscape Character Area 7C: Cotswolds High Wold Plateau
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Listed buildings to the east, west and south Biodiversity: None Other (floodplain, PRoWS): A Public Right of Way (Andoversford Footpath 4) runs across the north-western part of A3A, before crossing south-eastwards through A3A. Further Public Rights of Way are present within the local area.	

Site Reference: A3B	**Settlement:** Andoversford
Description: The parcel comprises two improved pasture fields that straddle a former railway embankment. The embankment is vegetated with mature trees and hedgerows that create a prominent landscape feature within the local area. The field to the west of the embankment is smaller than the one to the east and is likely in equestrian use. Stables and/or field shelters are present within the field, and it is bound by hedgerow and trees to the south, east and west. Residential development off Hunter's Way bounds the field to the north. The field to the east of the embankment is used for grazing and is bisected by a minor watercourse. Mature vegetation upon the embankment bounds the western edge of the field. The boundaries to the north, south and east abut existing residential development along Station Road, Gloucester Road and Waterside Close. The boundary treatment to these orientations varies and includes fencing, vegetation and open boundaries. At the centre of the eastern field domestic curtilage encroaches into the pastoral field from the 21st Century redevelopment of the Cattle Market off Station Road. The parcel's location positions it within an enclosed and intimate valley with the watercourse and wet pasture forming an attractive part of the settlement edge. The neighbouring settlement edge enjoys a rural outlook across the parcel and context to its setting. A Public Right of Way is present within the south east of the parcel. The parcel has some tranquillity due to its rural location. However, this is influenced by its settlement edge location.	
Evaluation:	**Overall Rating:** Medium
Justification: The parcel has some susceptibility to change through housing development due to its position on the undeveloped valley floor with the elevated former railway embankment present along its western boundary. This prominent feature divides the parcel from the wider rural context and filters and screens views beyond it. Development within the parcel would further enclose the open character of the parcel and the private views of local residents on the northern and eastern edge of the parcel. The adjoining settlement edge has varying boundary treatments that offer little in the way of characteristic enclosure. Since the construction of the residential development at the former cattle market, domestic gardens have encroached into the pastoral field at the centre of the parcel. A watercourse bisects the parcel and hydrology within this flood meadow is a major factor. Development within the parcel is unlikely to be achieved due to its presence within a 3b flood zone. Green and Blue Infrastructure enhancement could be achieved within the parcel through flood tolerant planting and green Sustainable Urban Drainage initiatives. This would also have the benefit of softening and creating a more characteristic settlement edge than currently exists. Public access and enjoyment could be increased by extending the Public Right of Way provision within the parcel. The parcel's proximity to the Andoversford settlement edge, the weak transition from the settlement to the parcel and the encroachment of gardens into the parcel are considered to be detractors to the parcel's sensitivity. In contrast to these detractors, the parcel forms an important green space on the edge of the settlement. The railway embankment creates an important Green Infrastructure resource and visual buffer. The watercourse and flood meadow also play an important role within the local Green and Blue Infrastructure services. Public access is provided within the site, which enhances its community role. Given these	

varying factors the parcel is considered to have **Medium** landscape sensitivity. Hydrology is likely to restrict any opportunity for development within the parcel.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type 7: High Wold
Landscape Character Area:	Landscape Character Area 7C: Cotswolds High Wold Plateau
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Listed buildings to the east Biodiversity: None Other (floodplain, PRoWS): A Public Right of Way (Andoversford Footpath 4) runs through the southern part of the site before entering Andoversford. Further Public Rights of Way are present within the local area.	

Site Reference: A4	**Settlement:** Andoversford
Description: The site comprises of a disused railway embankment extending north-west from the settlement running alongside the busy A40 to the north. There is rough grass on the top of the embankment and an outgrown hedge with trees to the north-east and patchy trees and hawthorn scrub to the south-west. Recent housing development has occurred to the south-east on the embankment and is partially screened and filtered from the A40 by pines and other vegetation in summer, less so in winter. There are views from the rising ground to the north-east down towards the settlement and site. To the south-west there is a distinctive floodplain/valley floor with fishponds which is buffered from the A40 by the embankment, and a public footpath linking the settlement with the countryside. The site lies within the Cotswolds National Landscape.	
Evaluation:	**Overall Rating:** High / Medium
Justification: The site has susceptibility to housing as it is raised above the general ground level and would be highly visible to users of the A40, PROW users to the south-west and north-east. It would be a clear and prominent extension in the built form and exacerbate the noticeable extension to the south-east which at least has an apparent visual logic of coinciding with the line of pines. The existing vegetation on the site would not sufficiently mitigate the effect of houses which would break the local skyline, and further planting mitigation would take a long time to establish. The value of the site is that it lies within the National Landscape and complements and buffers the historic features to the south west. Development on the site is highly undesirable.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type 7: High Wold
Landscape Character Area:	Landscape Character Area 7C: Cotswolds High Wold Plateau
Historic Landscape Character:	Historic Landscape Type D1 - Riverine pasture, probably meadows now largely enclosed
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: None Biodiversity: None Other (floodplain, PRoWS): Public Rights of Way are present within the local area but not on site.	

Site Reference: A5[1]	**Settlement:** Andoversford
Description: The parcel comprises two improved pasture fields that occupy elevated landform to the south west of the Andoversford settlement. This landform slopes from the high point in the west to the lower ground in the east. The fields are bound and divided by mature hedgerow and trees. Some parts of this vegetative provision are weaker than other parts. A modern agricultural barn and yard are present within the west of the parcel. Beyond the boundaries is generally a continuation of the rural field network. Isolated residential development punctuates this agricultural context. The exception to this is the eastern boundary that abuts the 20th century development off Templefields which forms the settlement edge and development boundary of Andoversford. No Public Rights of Way are present within the parcel although one is present beyond the northern boundary hedgerow. The parcel generally enjoys a good level of tranquillity due to its rural location. Detractors to this include the settlement edge to the east and Gloucester Road to the south.	
Evaluation:	**Overall Rating:** High
Justification: The parcel has susceptibility to change through housing development due to its position on a valley side in open countryside. Development would represent encroachment into the characteristically rural landscape around the Andoversford settlement and form a prominent addition to local views. The vegetated field boundaries form an important landscape feature within the site and filter views across the agricultural landscape. The parcel's location on elevated landform makes it more prominent in views from Andoversford and Public Right of Way in the vicinity. Given the prominent position of the parcel, its susceptibility to change and its location within the Cotswolds National Landscape, the parcel is considered to have **High** landscape sensitivity.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type 7: High Wold
Landscape Character Area:	Landscape Character Area 7C: Cotswolds High Wold Plateau
Historic Landscape Character:	Historic Landscape Type A4 - Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Listed building to the north Biodiversity: Other (floodplain, PRoWS): A Public Right of Way (Andoversford Footpath 4) runs across the northern boundary. Further Public Rights of Way are present within the local area.	

[1] Site was previously assessed in the Cotswold District Strategic Housing and Economic Land Availability Assessment (2021) and, despite being discounted at Stage 1, the Stage 2 LSA is provided here again for completeness

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 04 – Avening

COTSWOLD
District Council

Settlement character

1.1 Avening is a small village in a wooded valley, 5.5km north from Tetbury located on the A46 road which connects Bath and Cheltenham. It is the largest village in the south of the District with a population of over 1,000.

1.2 The medieval village grew around the landmark Norman Church of the Holy Cross Church consecrated in 1080 by Queen Matilda. Avening's character was shaped in the 17th century, with the expansion of cloth mills and cottage industries. The cloth industry influenced the growth of the village well into the 19th century.

Landscape character

1.3 The settlement is within the Cotswolds National Character Area 107. Avening lies within the Cotswold National Landscape specifically forming part of the Stroud Valley Landscape Character Area.

1.4 The village is set within a steep-sided, wooded, and relatively broad valley, with the surrounding uplands transitioning into a more open and gently undulating landscape. While open, sloping meadows dominate the hillsides around the village, these are occasionally punctuated by clusters of trees and small copses. Traditional hedgerows and dry-stone walls line the lanes, farm tracks, and historic bridleways, adding to the area's rural character.

1.5 Approaching Avening reveals a variety of scenic perspectives shaped by its valley setting. From Tetbury Hill, the descent unveils scattered stone cottages and sweeping views of the village nestled within the valley. The route from Nailsworth is gentler, following a densely wooded valley floor that opens up just before reaching the village, offering a more enclosed and intimate approach. Meanwhile, the descent from Hampton Hill provides panoramic views of the southern hillside, where buildings appear more organically placed and blend seamlessly into the surrounding landscape.

Relationship of the settlement with the surrounding landscape

1.6 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village is strongly influenced by its location within a steep-sided valley, creating a distinctive and attractive landscape setting that is characteristic of the Cotswold Settled Valleys landscape.

- Woodland on the valley sides provides a strong sense of enclosure and forms an important backdrop to the settlement, helping to integrate built development into the wider landscape.

- The historic core, centred on the Church of the Holy Cross, occupies a visually prominent position within the valley and contributes significantly to local distinctiveness and sense of place.

- Open pastures, hedgerows, dry stone walls and small copses on the valley sides provide an attractive rural setting and reinforce the village's relationship with the surrounding countryside.

- The varied approaches into the village allow appreciation of the settlement's historic form and dramatic topographical setting.

Negative

- Some modern development on the settlement edge has introduced suburban characteristics that are less reflective of the traditional village character.
- Expansion onto the valley sides has the potential to erode the wooded backdrop that contributes significantly to the village setting.
- The A46 corridor introduces traffic movement, highway infrastructure and associated visual clutter which can detract from the rural character of parts of the settlement.
- Incremental domestication of rural edges through garden extensions, ornamental planting and suburban boundary treatments has locally weakened the transition between settlement and countryside.

Landscape sensitivity considerations

1.7 Avening is highly sensitive to change due to its location within a steep-sided valley landscape, its strong historic character and its position within the Cotswolds National Landscape.

1.8 The surrounding valley sides are particularly sensitive as they provide the essential landscape setting to the village and create the characteristic sense of enclosure associated with the Settled Valleys landscape type. Development on these slopes would be highly visible and could detract from the wooded and pastoral backdrop that defines the settlement.

1.9 The village is also sensitive to development that would contribute to the coalescence of built form along the valley floor or result in the erosion of the distinct settlement pattern that has evolved in response to the valley landform.

1.10 Land associated with the historic core, the Church of the Holy Cross, the Conservation Area and numerous listed buildings is particularly sensitive due to its contribution to the character, appearance and significance of the settlement.

1.11 The wooded valley sides, mature trees, hedgerows and areas of pasture surrounding the village form an important component of local character and should be conserved. Whilst some opportunities may exist for limited development closely related to the existing built framework, such development should avoid prominent slopes, protect important views and conserve the distinctive valley setting.

Constraints to be taken into account

1.12 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape.
- Avening Conservation Area.
- Listed buildings and their settings, including the Church of the Holy Cross.
- Steep valley sides and prominent slopes surrounding the settlement.
- Mature woodland and trees

Areas where development is not suitable

1.13 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Prominent valley sides and upper slopes which form the essential landscape setting of the settlement. Land that would result in the loss of the wooded backdrop to the village or interrupt important views across the valley.

- Areas immediately adjoining the historic core where development would adversely affect the character or appearance of the Conservation Area and heritage assets.

- Open pastoral land that contributes to the rural setting and distinct identity of the settlement.

- Areas containing important woodland, mature trees, hedgerows or historic landscape features.

- Development that would contribute to the visual coalescence of built form along the valley floor or compromise the distinctive linear settlement pattern.

Areas for environmental improvement

- Conservation and management of woodland on the valley sides.

- Reinforcement of native hedgerows and hedgerow trees surrounding the settlement.

- Restoration and maintenance of traditional dry stone walls and historic field boundaries.

- Enhancement of biodiversity within woodland, grassland and hedgerow habitats.

Figure A1: Context and Landscape Character Types and Areas

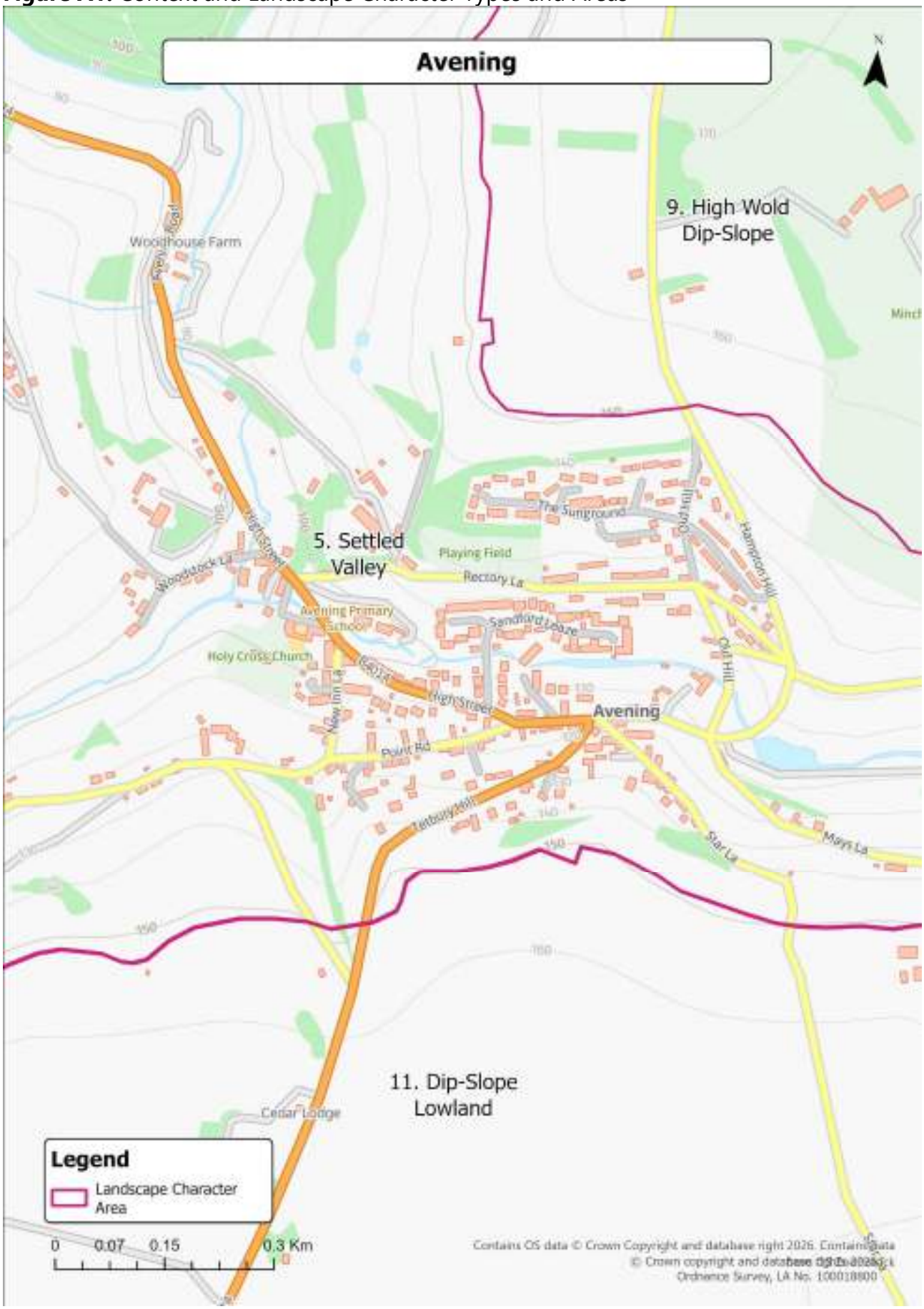
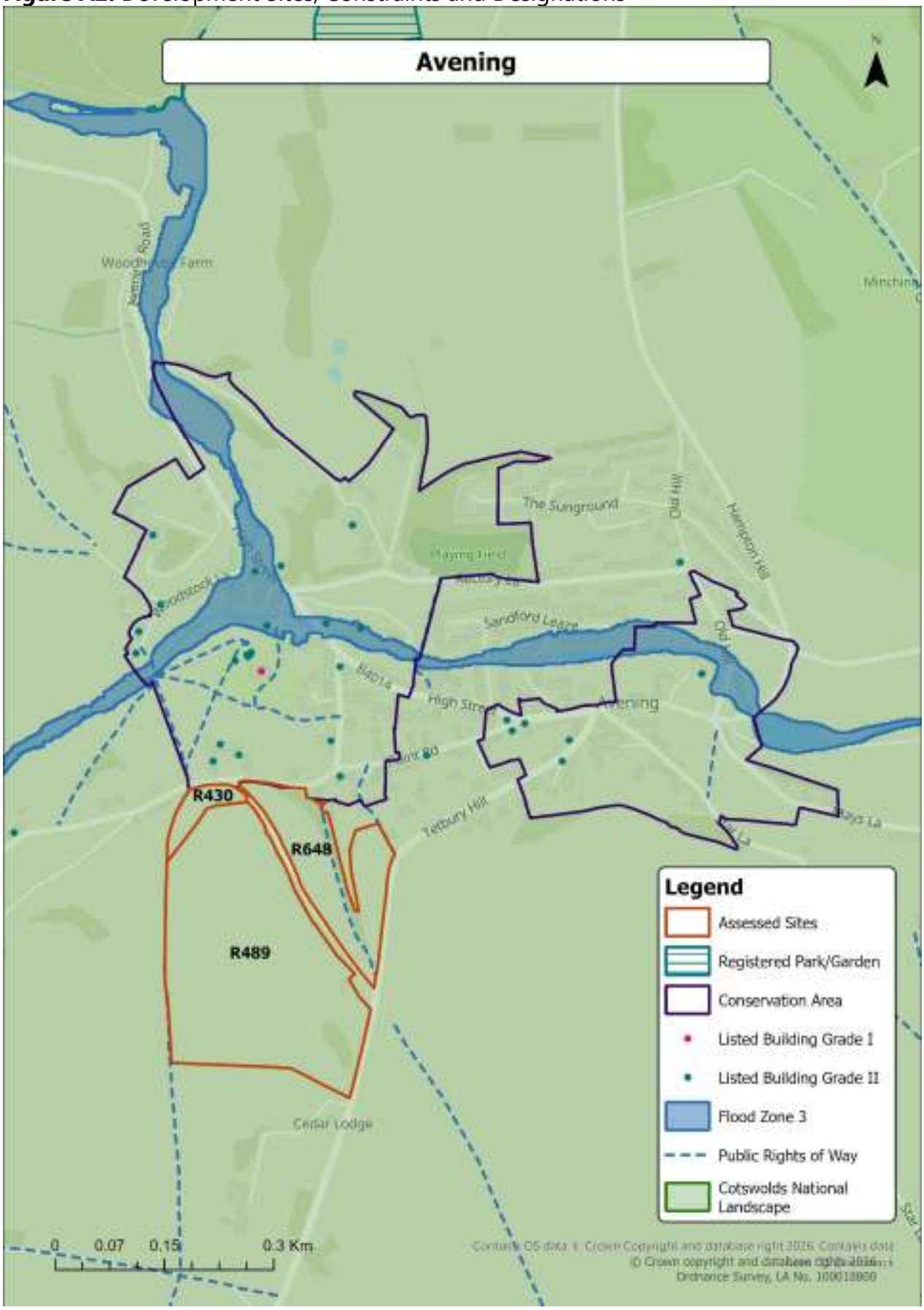


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R430 / R489	R648
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)		
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground		
	Falls within clear views from public vantage points (roads, PROWs, hills)		
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form		
	Introduce a significant area of built form into a rural or visually sensitive landscape.		
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development		
	Risks coalescence or erosion of settlement separation		
	Sites to be discounted		

Stage 2 Assessments

Site Reference: R648	**Settlement:** Avening
Description: Site R648 is located beyond the southern edge of Avening and comprises a steeply sloping grassland field that falls northwards towards the settlement. The site occupies a prominent valley-side position and forms part of the wider landscape setting of the village and the Avening Valley beyond. The site contains a combination of grassland, mature boundary hedgerows, scattered trees and a tree belt, all of which contribute positively to landscape structure and biodiversity value. Whilst vegetation provides some containment in local views, the elevated and sloping nature of the site results in wider visual connections across the surrounding landscape. Open views are available towards the north-west across the Avening Valley, where wooded valley slopes form a distinctive landscape backdrop. The site therefore contributes to the wider appreciation of the valley landscape and forms part of the rural setting of the settlement. The site adjoins the Avening Conservation Area along its northern boundary and contributes directly to its rural setting. It is also associated with the setting of Rodways Cottage and Rodways Place (List Entry: 1341588) and Church Farmhouse (List Entry: 1305221), both of which derive part of their significance from their relationship with the surrounding rural landscape. PRoW Footpaths 18 and 19 run through the site, providing direct public access and extensive opportunities for views across the site and surrounding landscape. The site therefore has a strong recreational and experiential function as part of the local PRoW network. Historically, the site lies within Historic Landscape Character Type B3x – Open common land used as long-term pasture, now mainly enclosed, characterised by regular organised enclosure of former unenclosed pasture without Parliamentary enclosure.	
Evaluation:	**HIGH SENSITIVITY**
Justification: The site occupies a highly sensitive valley-side position on the southern edge of Avening and forms an important component of the landscape setting of both the village and the wider Avening Valley. The steeply sloping landform, open views across the valley and strong relationship with surrounding woodland and pastoral landscapes contribute significantly to landscape character and scenic quality.	

The site displays many of the key characteristics of the Settled Valley landscape, including steep valley slopes, pastoral land use, strong vegetation structure and visual association with wooded valley sides. The Cotswolds National Landscape guidance identifies such valley sides as particularly sensitive to development due to their visibility and importance as the rural backdrop to settlements.

Development of the site would extend built form beyond the established settlement edge onto a prominent and visually exposed valley slope. This would appear incongruous in relation to the existing settlement pattern and would erode the strong distinction between the village and surrounding countryside.

The presence of PRoW Footpaths 18 and 19 substantially increases sensitivity. Users experience direct views across the site and wider valley landscape, and development would alter the character and visual amenity of these routes. The site therefore has both visual and recreational importance within the local landscape.

The grassland habitat, mature trees, tree belt and hedgerow network also contribute positively to biodiversity value and reinforce the wooded character associated with the valley landscape. Together these features contribute to several of the recognised special qualities of the Cotswolds National Landscape, including scenic quality, tranquillity, distinctive landform, historic settlement pattern and the strong relationship between settlements and their surrounding countryside.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Settled Valley LCT
Landscape Character Area:	LCA 5A Nailsworth
Historic Landscape Character:	B3x – Open common land used as long-term pasture, now mainly enclosed

Constraints/Designations:
Landscape: Located within the Cotswolds National Landscape
Historic: Adjoins Avening Conservation Area. Within the setting of Rodways Cottage and Rodways Place (List Entry: 1341588) and Church Farmhouse (List Entry: 1305221)
Biodiversity: Grassland habitat, mature trees, tree belt and boundary hedgerows with associated habitat value
Other (floodplain, PRoW): Outside Flood Zones 2 and 3. PRoW Footpaths 18 and 19 run through the site.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 05 – Baunton and Daglingworth

COTSWOLD
District Council

Settlement character

1.1 Baunton and Daglingworth are two closely related villages located immediately north of Cirencester within the upper Churn Valley. Although remaining physically separate, both settlements share a close historic and visual relationship through the River Churn corridor, the surrounding agricultural landscape and their position within the Cotswolds National Landscape.

1.2 Baunton is a compact village situated on the eastern side of the River Churn. The settlement is focused around St Andrew's Church and a collection of traditional limestone cottages and farmsteads which have evolved in response to the river corridor and adjacent farmland. Mature trees, stone walls and riparian vegetation contribute significantly to the village's rural character.

1.3 Daglingworth occupies a more elevated position to the north-west, extending along the valley side and centred on the Church of the Holy Rood. The village retains a predominantly linear form, with traditional limestone buildings, historic farmsteads and narrow lanes reflecting its agricultural origins and relationship with the surrounding landform.

1.4 Despite their differing forms, both villages retain a strong relationship with the River Churn, surrounding farmland and the distinctive valley landscape. Mature trees, hedgerows, dry stone walls and historic field patterns provide an attractive landscape framework that reinforces their individual identities whilst maintaining their connection to the wider Churn Valley.

Landscape character

1.5 The Baunton and Daglingworth lie within the Cotswolds National Character Area 107 and occupy a transitional position between the High Wold Dip-Slope and the High Wold Valley Landscape Character Types.

1.6 The High Wold Dip-Slope forms a gently rolling agricultural landscape characterised by arable farmland, pasture, hedgerows, woodland blocks and occasional long-distance views. The landscape retains a sparse settlement pattern and a strong rural character.

1.7 The High Wold Valley landscape is characterised by the deeply incised River Churn valley, with steep valley sides, mature woodland, riparian vegetation and enclosed pastoral landscapes creating an intimate and secluded setting. The

combination of open dip-slope farmland and enclosed valley landscapes contributes significantly to the distinctive character of both settlements.

Relationship of the settlement with the surrounding landscape

1.8 The settlement has the following key relationships with the surrounding landscape:

Positive

- Both villages have a strong relationship with the River Churn and its associated valley landscape, with the watercourse forming an important influence on their historic development and landscape setting.
- Mature trees, woodland, hedgerows, dry stone walls and riparian vegetation provide a strong landscape framework that integrates the settlements into the surrounding countryside.
- The historic cores, churches and traditional limestone buildings contribute significantly to local distinctiveness and reinforce the historic relationship between the settlements and the surrounding agricultural landscape.
- The surrounding valley sides and gently rising dip slopes provide an attractive rural setting whilst maintaining the separate identities of Baunton and Daglingworth.
- The transition between the open agricultural dip slope and the more enclosed valley landscape creates a varied and attractive sequence of views into and out of both villages.

Negative

- The proximity of Cirencester introduces development pressure on the southern edge of Baunton, with the potential for gradual erosion of the distinction between the village and the urban edge.
- Some modern development on the edges of the villages is less well integrated with the traditional settlement pattern and landscape character.
- Localised highway infrastructure and traffic can detract from the otherwise tranquil and rural character of the settlements.

Landscape sensitivity considerations

1.9 Baunton and Daglingworth exhibit high landscape sensitivity due to the quality of their historic and landscape settings within the River Churn valley

and the adjoining High Wold Dip-Slope. The strong relationship between the settlements, the river corridor and the surrounding agricultural landscape forms an essential component of their character.

1.10 The valley sides surrounding the River Churn are particularly sensitive as they provide the visual and physical setting to both villages and allow views along and across the valley. Development on elevated land or upper valley slopes would be visually prominent and could erode the intimate and secluded character of the valley landscape.

1.11 Land closely associated with the Conservation Areas, the River Churn corridor and the historic cores of the villages is also highly sensitive due to the contribution these areas make to the significance, character and appearance of the settlements.

1.12 The adjoining High Wold Dip-Slope is sensitive to development because of its open, gently rolling character, extensive intervisibility and strong rural qualities. Development extending onto prominent slopes could interrupt important views and alter the relationship between the settlements and the wider landscape.

1.13 Limited opportunities may exist for carefully designed development closely related to the existing built form where proposals conserve the landscape setting, retain the integrity of the River Churn corridor and respect the characteristic landscape structure of the valley and dip slope.

Constraints to be taken into account

1.14 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape covering both villages and the surrounding landscape.
- Baunton and Daglingworth Conservation Areas.
- Listed buildings and their settings, including the Churches of St Andrew and the Holy Rood.
- The River Churn corridor and associated floodplain.

Areas where development is not suitable

1.15 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

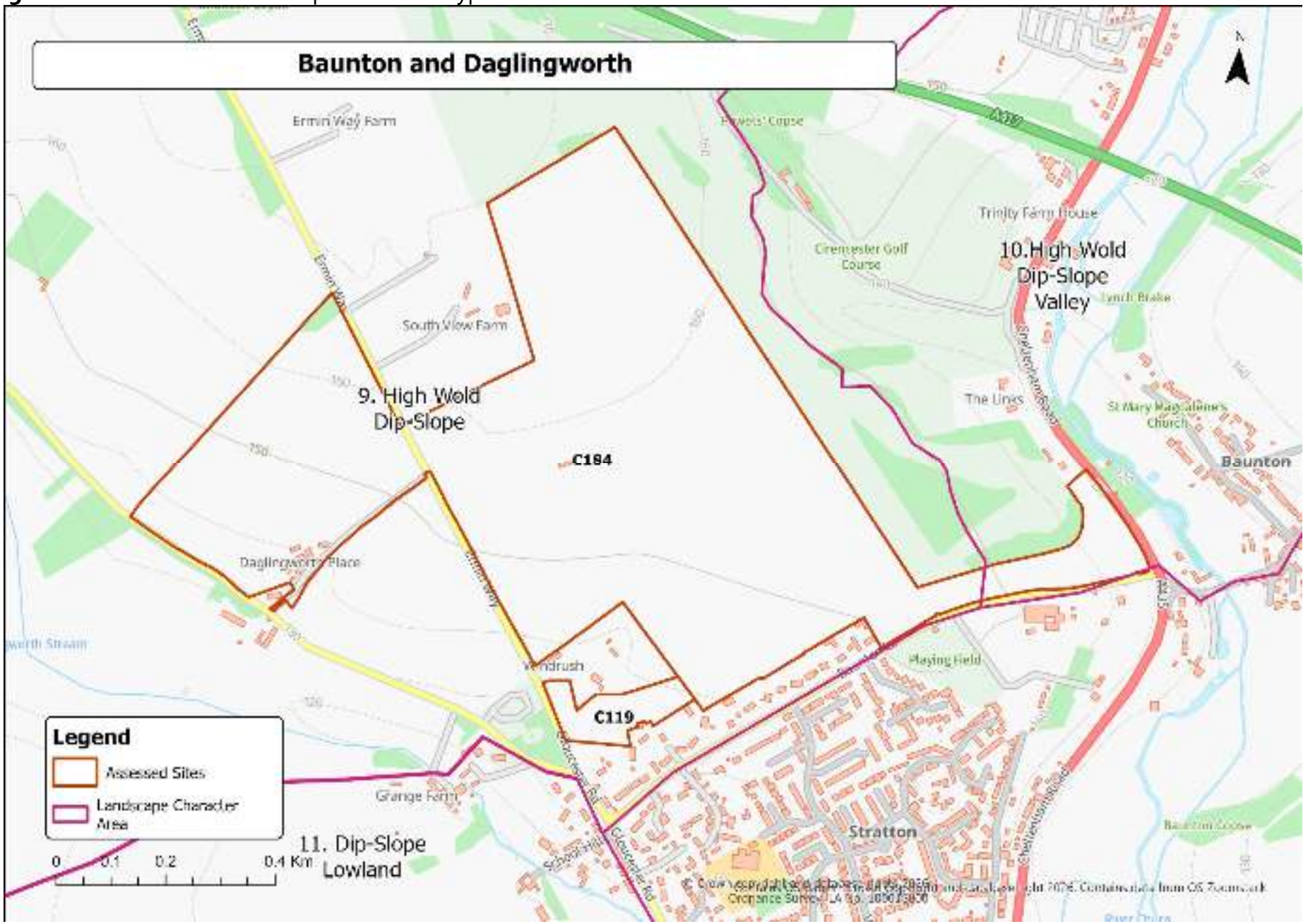
- Valley sides surrounding the River Churn which form the essential landscape setting to the settlements and contribute to views into and out of the Conservation Areas.
- Land closely associated with the River Churn, floodplain and historic river corridor.
- Areas immediately adjacent to the historic cores where development would adversely affect the character, appearance and setting of the Conservation Areas and listed buildings.
- Prominent land on the High Wold Dip-Slope that contributes to the wider setting of the settlements and the visual appreciation of the Churn Valley.
- Open countryside that maintains the separate identities of Baunton and Daglingworth and their relationship with the surrounding agricultural landscape.

Areas for environmental improvement

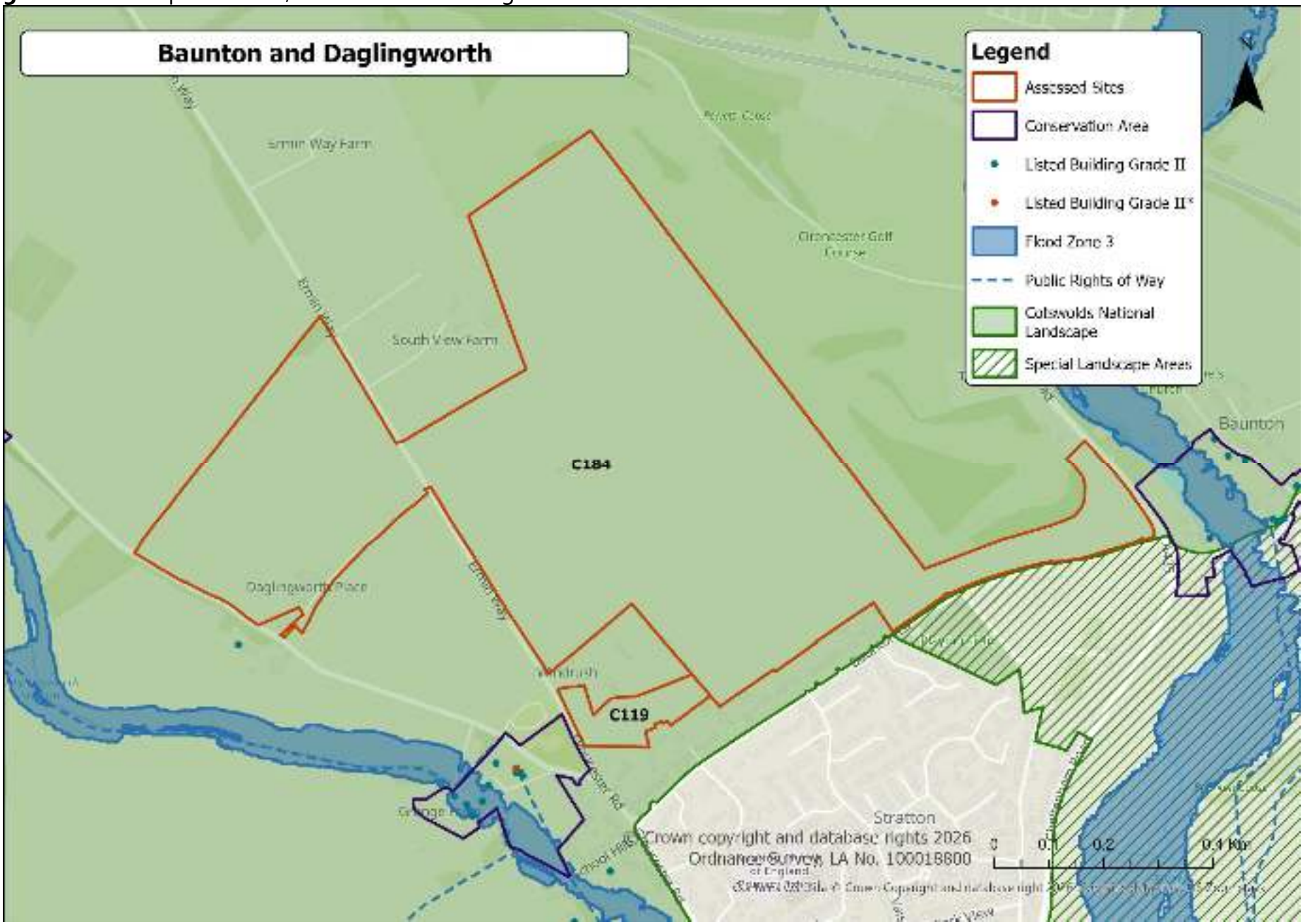
1.16 The following environmental improvements are suggested:

- Enhancement and management of the River Churn corridor and associated riparian habitats.
- Conservation and management of mature trees, woodland and hedgerow networks throughout the valley.
- Reinforcement of traditional dry stone walls and historic field boundaries.
- Additional native tree and hedgerow planting where this would strengthen settlement edges and habitat connectivity without affecting important views.
- Conservation of important views across the Churn Valley and surrounding dip-slope landscape.

Figure A1: Context and Landscape Character Types and Areas



gure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: C184	**Settlement:** Baunton and Daglingworth
Description: The site lies to the north of Stratton and south of Baunton, within the Cotswolds National Landscape. It comprises rolling arable farmland forming part of the plateau between Stratton and the upper reaches of the Churn Valley. The site is located beyond the North Cirencester Special Landscape Area and the Stratton Conservation Area, which contains a number of listed buildings. The landscape is characterised by large open arable fields, with a strong hedgerow boundary to the Gloucester Road but fragmented and intermittent hedgerows internally, interspersed with occasional mature trees. Coniferous planting defines the curtilage of an isolated dwelling on the northern boundary. The landform rises gently before falling westwards from the road, with long, open views towards the wider countryside. The wooded horizon to the south-east, combined with distant pylons, forms a characteristic backdrop to views across this part of the High Wold Dip-Slope. There is no public access within the site, although it provides visual amenity for nearby residents and travellers along Gloucester Road. The Cirencester Golf Club lies to the north-east. The site's relationship with the edge of Stratton makes it visually and perceptually connected to the settlement, though it remains part of the open rural setting forming the transition between Stratton and the wider plateau landscape.	
Evaluation:	**HIGH SENSITIVITY**
Justification: The site occupies an elevated and visually exposed position within the Cotswolds National Landscape, forming part of the High Wold Dip-Slope. Development would extend built form northwards and up the slope from Stratton into the open plateau, appearing incongruous with the established settlement pattern. The large scale of the fields and limited structural vegetation increase susceptibility to change, while the openness and visibility of the site make it sensitive to new built form. The site contributes to several of the special qualities of the Cotswolds National Landscape, notably the open and elevated character of the High Wold landscapes, the long and unbroken rural views, and the sense of tranquillity and natural beauty associated with the gently rolling limestone farmland around Cirencester. These qualities would be diminished by the introduction of large-scale development, which would disrupt the rural skyline, weaken the distinction between Stratton and the wider countryside, and detract from the perception of a coherent, undeveloped plateau landscape.	

Although there is some containment from roadside vegetation and the edge of existing development to the south, the overall character, scale, and exposure of the site give rise to high landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	High Wold Dip-Slope
Landscape Character Area:	LCA 9D – Cotswolds High Wold Dip-Slope
Historic Landscape Character:	Arable fields with hedgerow/tree boundaries, forming part of the agricultural fringe of Stratton
Constraints/Designations: **Landscape**: Within the Cotswolds National Landscape; adjacent to North Cirencester Special Landscape Area **Historic**: Stratton Conservation Area and associated listed buildings to the south **Biodiversity**: Hedgerows and scattered trees provide some ecological value Other (floodplain, PRoWS): No PRoWs within site; outside Flood Zones 2 and 3	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 06 – Bibury

COTSWOLD
District Council

Settlement character

1.1 Bibury is a small village nestled either side of the valley of the River Coln, 12km north east from Cirencester with the main road through the village being the Cirencester to Burford Road B4425. It's the most well-known village in the district.

1.2 Over time, Bibury Proper and Arlington have gradually merged to form the unified settlement now known as Bibury. The close-knit arrangement of cottages and the linear development along the River Coln have physically and visually unified the two areas, creating a cohesive village character within the Coln Valley.

1.3 The older of the two settlements, Bibury, has development clustered around the Parish Church of St Mary and The Square. William Morris advertised Bibury in the 1870s calling it 'surely the most beautiful village in England'.

Landscape character

1.4 The settlement is within the Cotswolds National Character Area 107. Bibury lies within the Cotswolds National Landscape with the settlement encompassing the distinctive oolitic limestone landscape of the Cotswolds, which stretches from Dorset to Lincolnshire.

1.5 The settlement's landscape setting is discrete and secluded with a gentle undulating and open plateau dissected by the valley of the River Coln. Roads are enclosed by high retaining walls, buildings and banks with overhanging large tree canopies.

Relationship of the settlement with the surrounding landscape

1.6 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village has a strong relationship with the River Coln, with the watercourse forming the defining feature around which the historic settlement has developed. The river corridor, associated water meadows, stone bridges and mature vegetation create a highly distinctive and picturesque landscape setting.
- The close-knit arrangement of traditional limestone cottages, walls and buildings, particularly around Arlington Row, The Square and St Mary's Church, is strongly integrated with the valley landscape and contributes to the exceptional scenic quality and sense of place of the settlement.

- The enclosing valley sides and gently rising surrounding landform provide an intimate and secluded setting to the village, with views generally contained within the valley corridor. Mature trees, hedgerows and vegetation reinforce this enclosed character and soften the transition between built form and countryside.
- The historic relationship between Bibury Proper and Arlington remains legible through the linear settlement pattern following the valley floor and river corridor.

Negative

- The B4425 corridor introduces traffic movement, signage and parked vehicles into the historic village core, which can detract from the otherwise tranquil and rural character of the settlement.
- Some modern development and associated domestic features on the edges of the village appear less well integrated with the traditional built form and landscape character of the settlement.
- In places, the pressure associated with tourism, parking and highway infrastructure introduces urbanising influences which can erode the intimate rural character of the valley landscape.

Landscape sensitivity considerations

1.7 Bibury is highly sensitive to change due to the exceptional quality of its historic and landscape setting within the River Coln valley and the Cotswolds National Landscape. The strong relationship between the settlement, the river corridor and the enclosing valley sides forms an essential component of the village's character and scenic value.

1.8 The valley sides surrounding the settlement are particularly sensitive as they provide the visual and physical setting to the village and allow views across and along the valley. Development on elevated land or upper valley slopes would be visually prominent and would risk eroding the contained and secluded character of the settlement.

1.9 Land closely associated with the Conservation Area, the river corridor and the historic core of the village is also highly sensitive due to the contribution these areas make to the significance, character and appearance of Bibury.

1.10 Areas of flatter land at the edge of the existing settlement framework may have slightly greater capacity to accommodate limited change where this can

be achieved without harming the rural character of the valley, the setting of heritage assets or the visual relationship between the settlement and surrounding landscape.

Constraints to be taken into account

1.11 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape covering the village and surrounding landscape
- Bibury Conservation Area
- Listed buildings and their settings, including Arlington Row and the Church of St Mary
- The River Coln corridor and associated floodplain areas
- Important mature trees, vegetation and river corridor landscape features
- Sensitive valley slopes and elevated land surrounding the settlement
- The strong historic relationship between the village and surrounding agricultural landscape

Areas where development is not suitable

1.12 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Valley slopes surrounding the settlement which form the essential landscape setting to the village and contribute to views into and out of the Conservation Area.
- Land closely associated with the River Coln, water meadows and historic river corridor.
- Areas immediately adjacent to the historic core of Bibury where development would adversely affect the character, appearance and setting of the Conservation Area and listed buildings.
- Open areas which contribute to the separation, rural setting and visual appreciation of the settlement within the valley landscape.

Areas for environmental improvement

1.13 The following environmental improvements are suggested:

- Enhancement and management of riverside vegetation and mature tree cover along the River Coln corridor.

- Reduction and rationalisation of visually intrusive highway features, signage and parking areas within the historic village core where practicable.
- Reinforcement of traditional limestone boundary walls, native hedgerows and characteristic landscape features at settlement edges.
- Additional tree planting and landscape enhancement along approaches to the village where this would strengthen the transition between settlement and countryside whilst respecting important views and the open character of the valley.

Figure A1: Context and Landscape Character Types and Areas

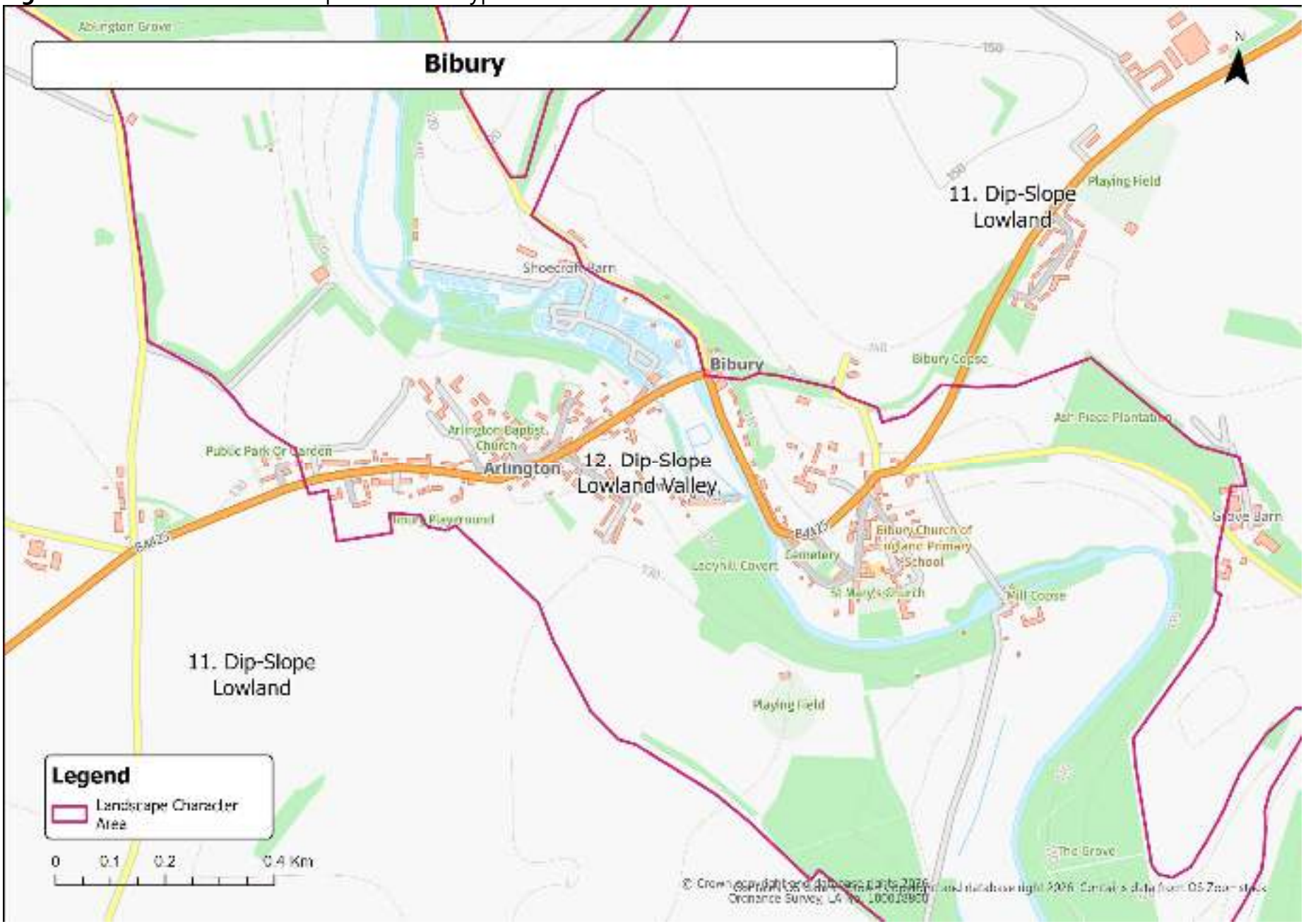
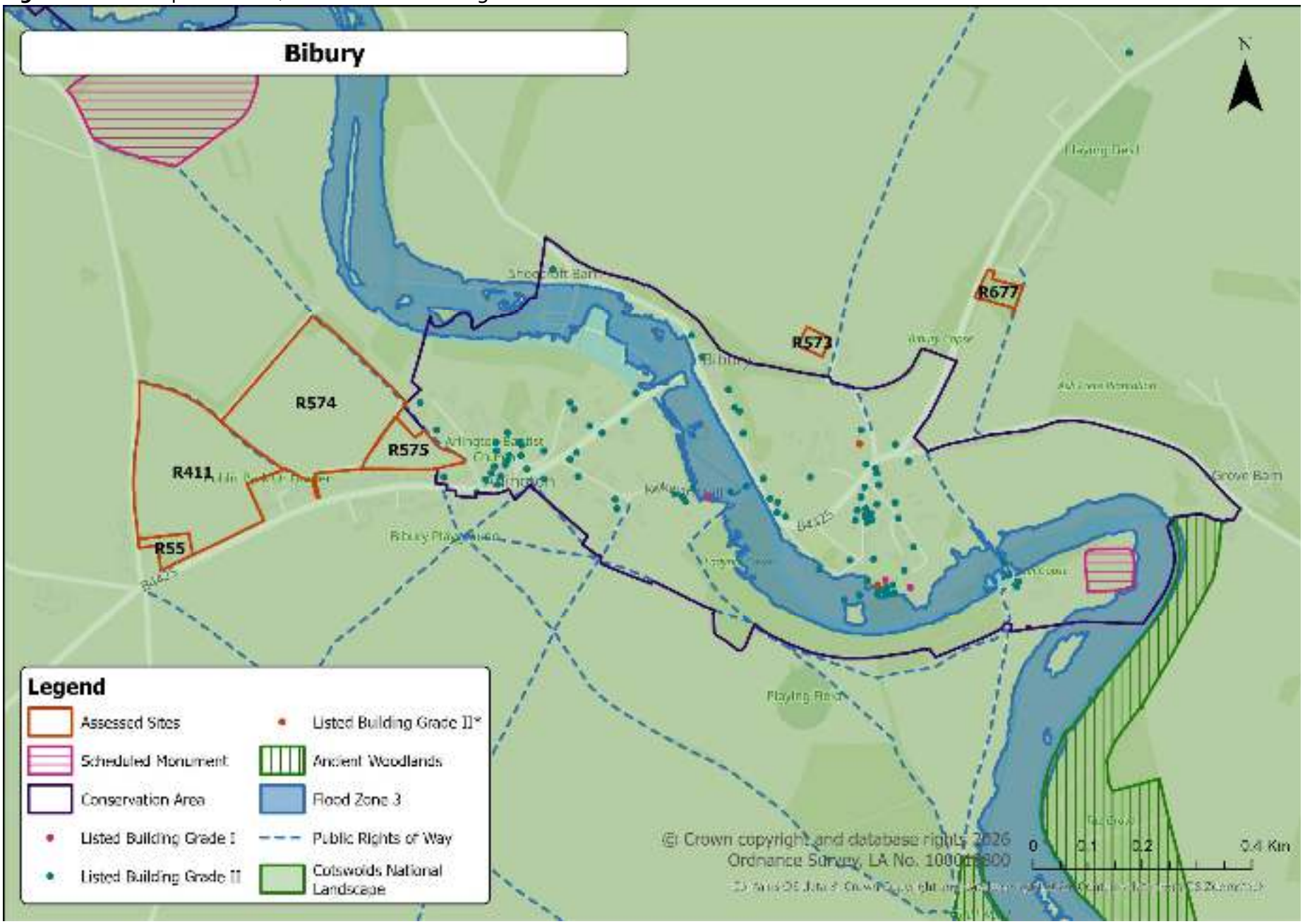


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R55	R411	R573	R574	R575	R674	R677
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)							
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground							
	Falls within clear views from public vantage points (roads, PROWs, hills)							
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form							
	Introduce a significant area of built form into a rural or visually sensitive landscape.							
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development							
	Risks coalescence or erosion of settlement separation							
	Sites to be discounted							

Stage 2 Assessments

Site Reference: R55	**Settlement:** Bibury
Description: The site lies beyond the main settlement boundary of Bibury, positioned at Arlington Pike, adjacent to a short row of existing residential properties. It comprises a heavily vegetated parcel with dense mixed tree and shrub cover (both deciduous and evergreen) that largely encloses the single dwelling within. The site appears as a wooded pocket within the rural landscape, contrasting with the more open fields and lanes that characterise the approach to Bibury. Vegetation strongly limits visibility, although the presence of nearby dwellings to the west and along the lane introduces a semi-developed context. The site lies within the Cotswolds National Landscape, where wooded enclosures, vernacular architecture, and the interplay between settlement and landscape pattern form part of its special qualities of scenic beauty, time-depth, and rural tranquillity.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: Although relatively small and contained, the site's strong vegetated character and position opposite a modest residential cluster make it particularly sensitive to change. Development would represent a noticeable intensification of built form in a peripheral rural location, eroding the wooded fringe and further suburbanising the approach to Bibury. The site contributes positively to the natural and wooded character of the Cotswolds National Landscape, supporting its special qualities of tranquillity, enclosure, and settlement containment within a scenic valley setting. While its historic associations are limited, the site's naturalistic qualities and role in reinforcing Bibury's landscape setting increase its susceptibility to change. Overall sensitivity is judged Medium-High, reflecting the balance between visual containment by vegetation and the potential erosion of character that contributes to the Cotswolds National Landscape's special qualities.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Small enclosed plots and woodland on the edge of historic rural lanes beyond the Bibury Conservation Area.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Bibury Conservation Area lies within the main settlement; listed buildings concentrated in core village, not immediately adjoining.
Biodiversity: No designation, though dense vegetation provides potential habitat for bats, birds, and other species.
Other (floodplain, PRoWS): Local lanes afford filtered views; nearest PRoWs connect into the Coln Valley around Bibury but do not cross the site.

Site Reference: R677	**Settlement:** Bibury

Description:

The site is located to the east of the B4425 and south of Aldsworth Road, forming a contained parcel of land on the edge of a small residential cul-de-sac to the north-east of Bibury. It is enclosed by semi-mature trees along its boundaries, with additional trees scattered within the site, giving it a wooded and enclosed character. Evidence suggests the site may have historically been allotments, with signs of recent tree clearance altering its enclosure.

The land slopes gently eastwards and is closely associated with the adjacent residential area to the north, while remaining physically separated from the main village core and the Bibury Conservation Area. PRoW Footpath 22 runs along the eastern boundary, providing recreational access and filtered views into the site through boundary vegetation. The site lies within the Dip-Slope Lowland Landscape Character Type and forms part of the wider rural setting to the settlement edge.

The site falls within the Cotswolds National Landscape, where the wooded field pattern, gently sloping limestone dip-slopes, and tranquil rural character are identified as key special qualities.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

R677 is assessed as having Medium sensitivity, reflecting the balance between its strong natural enclosure and its relationship with existing development. The site's wooded character, boundary trees, and association with PRoW Footpath 22 contribute to local landscape quality and to the special qualities of the Cotswolds National Landscape, particularly tranquillity, wooded field patterns, and rural settlement edges.

While the site is visually contained and closely linked to the adjacent cul-de-sac, it remains detached from the main settlement and plays a role in maintaining separation between built form and the wider countryside. Development would risk eroding this wooded fringe character and incrementally extending development eastwards. Taken together, the site's natural character, recreational sensitivity, and settlement-edge role support an overall judgement of Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	A3 - Former unenclosed cultivation - now enclosed

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Separated from Bibury Conservation Area, no listed buildings nearby
Biodiversity: Semi-mature trees and potential former woodland habitat
Other (floodplain, PRoWS): PRoW Footpath 22 along eastern boundary. No flood zone constraints

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 07 – Bledington

COTSWOLD
District Council

Settlement character

1.1 Bledington is a small rural village located approximately 6km south-east of Stow-on-the-Wold. The settlement has a compact but irregular form, reflecting its historic evolution around a network of rural lanes and the Bledington Brook.

1.2 The village is characterised by its historic core, comprising traditional Cotswold limestone cottages, farmsteads and vernacular buildings interspersed with more recent residential development. The Grade I listed Church of St Leonard, village green and Bledington Brook form the focal point of the settlement and contribute significantly to its distinct rural character and sense of place.

1.3 Much of Bledington is designated as a Conservation Area. Mature trees, hedgerows, Bledington Brook and surrounding pasture provide a strong landscape framework that integrates the settlement into the wider countryside. The compact form of the village and its well-defined edges maintain a clear distinction between the built environment and the surrounding agricultural landscape, contributing to the scenic quality of the Cotswolds National Landscape.

Landscape character

1.4 Bledington lies within the Cotswolds National Landscape, the Pastoral Lowland Vale Landscape Character Type, and Landscape Character Area 17B: Vale of Moreton. The landscape is characterised by a gently undulating lowland vale with a predominantly pastoral character, providing an important transition between the higher Cotswold landscape and the surrounding lowlands.

1.5 The Vale of Moreton comprises a mosaic of permanent pasture, improved grassland and smaller areas of arable cultivation enclosed by a well-maintained network of native hedgerows with frequent mature hedgerow trees. Bledington Brook and its tributaries form a distinctive corridor of riparian vegetation, whilst scattered woodland copses, tree belts and mature field trees contribute to a well-wooded landscape structure. The rolling landform and extensive vegetation create a relatively intimate landscape, with occasional longer views across the vale.

1.6 Bledington is closely integrated with this landscape. The settlement is contained by Bledington Brook, mature vegetation, hedgerows and surrounding pasture, which provide a strong landscape framework and reinforce the transition between the village and the wider countryside. The historic relationship between the settlement, watercourse and agricultural

landscape remains readily apparent and makes an important contribution to the character, scenic quality and natural beauty of the Cotswolds National Landscape.

Relationship of the settlement with the surrounding landscape

1.7 The settlement has the following key relationships with the surrounding landscape:

Positive:

- Bledington Brook, its associated trees and open spaces form an attractive landscape corridor through the centre of the village and contribute significantly to its character.
- The surrounding pasture and gently undulating vale provide an attractive rural setting and reinforce the village's compact form.
- Mature hedgerows, hedgerow trees and woodland belts integrate the settlement into the surrounding landscape and soften views of the built form.
- The Conservation Area and historic core have a strong relationship with the surrounding agricultural landscape, contributing positively to the scenic quality of the Cotswolds National Landscape.
- The village retains a clear distinction from neighbouring settlements, with the surrounding farmland maintaining its individual identity.

Negative:

- Modern suburban boundary treatments and ornamental planting have introduced localised urbanising influences around parts of the settlement edge.
- Agricultural buildings and associated infrastructure on the edge of the village are locally prominent in views from the surrounding countryside.

Landscape sensitivity considerations

1.8 The pastoral landscape surrounding Bledington forms an essential part of the village's setting and contributes significantly to the scenic quality and natural beauty of the Cotswolds National Landscape. The brook corridor, mature vegetation and surrounding pasture create a strong landscape framework that defines the settlement and reinforces its rural character.

1.9 The Conservation Area, the setting of the Grade I listed Church of St Leonard and the landscape associated with Bledington Brook are particularly sensitive to change. Open pasture surrounding the settlement also plays an important

role in maintaining the village's compact form and separation from neighbouring settlements. Development extending into these areas would be likely to erode the rural setting of the village and weaken its relationship with the surrounding landscape. Opportunities for development are therefore likely to be limited to areas well related to the existing built form that can be accommodated without adversely affecting the landscape framework, important views or the character of the National Landscape.

Constraints to be taken into account

1.10 The constraints are shown on Figure B2 and are summarised below:

- National Landscape covering all of village and surrounding landscape
- Bledington Conservation Area.
- Listed buildings and their settings, including the Grade I listed Church of St Leonard.
- Bledington Brook

Areas where development is not suitable

1.11 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Areas adjoining the Conservation Area where development would adversely affect its rural setting and historic character.
- Land associated with Bledington Brook and its floodplain.
- Prominent areas on the settlement edge that would extend development into the wider pastoral landscape and adversely affect the character of the Cotswolds National Landscape.

Suggested environmental improvements

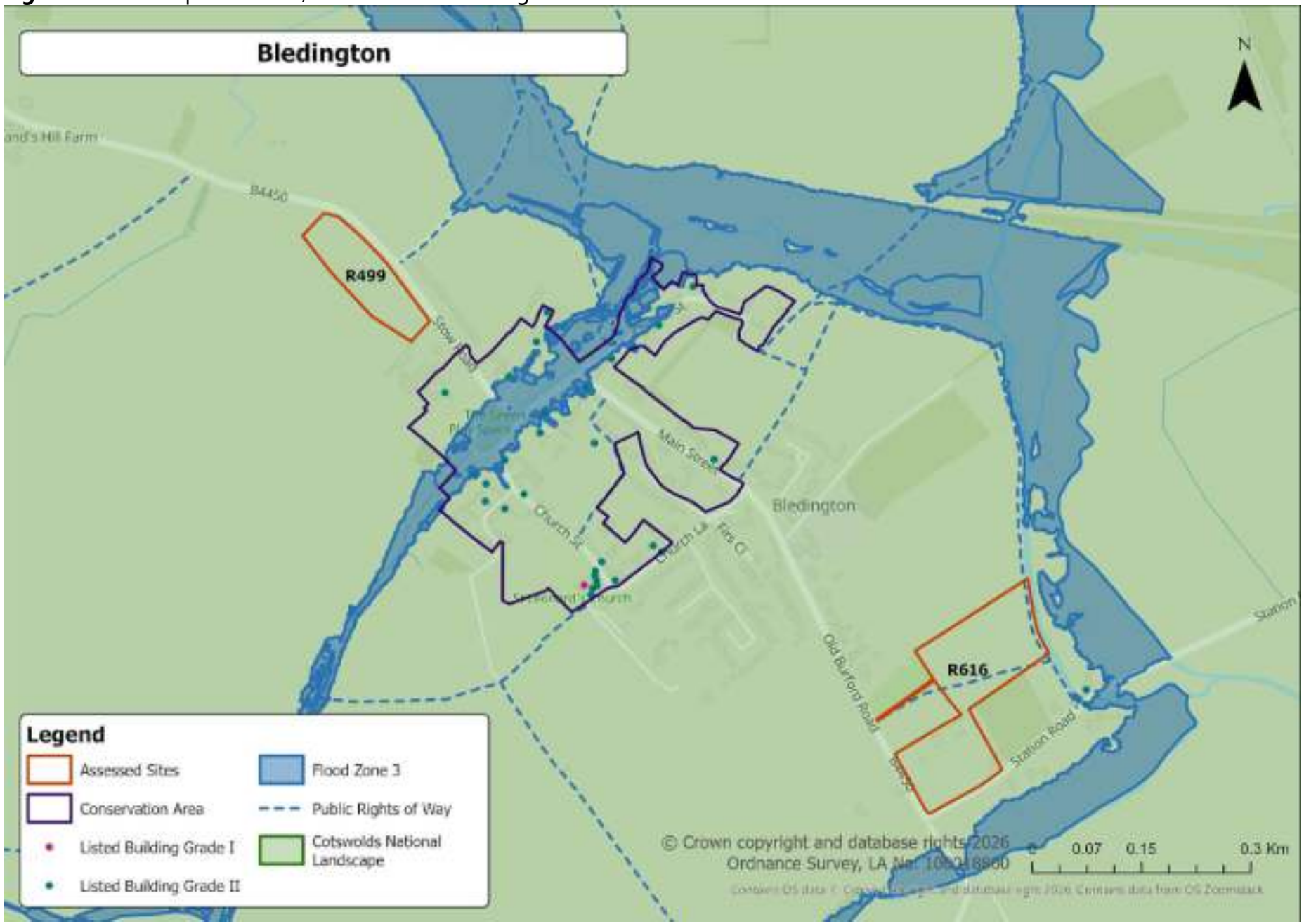
1.12 The following environmental improvements are suggested:

- Reinforcement and restoration of native hedgerows and hedgerow trees around the settlement.
- Enhancement of the Bledington Brook corridor through habitat creation and improved riparian management.
- Conservation and management of mature trees that contribute to the setting of the village.
- Replacement of inappropriate suburban boundary treatments with locally distinctive walls, hedgerows or estate boundaries where opportunities arise.

Figure B1: Context and Landscape Character Types and Areas



Figure B2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.13 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	B499	B616
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)		
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground		
	Falls within clear views from public vantage points (roads, PROWs, hills)		
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form		
	Introduce a significant area of built form into a rural or visually sensitive landscape.		
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development		
	Risks coalescence or erosion of settlement separation		
	Sites to be discounted		

Stage 2 Assessments

Site Reference: R499	**Settlement:** Bledington
Description: The site lies on the southern side of the B4450 on the approach to Bledington. It comprises generally flat pastoral land, contained by mature hedgerows and trees, particularly along the roadside, which provide strong screening and limit visibility into the parcel. As a result, the site is not readily visible from public roads, with views restricted to filtered glimpses through vegetation. Opposite the site, on the far side of the B4450, a Byway Open to All Traffic (BOAT 27) leads north-east, forming part of the local rights of way network. The site contributes to the rural setting of the settlement edge, reinforcing the transition between the village and the surrounding countryside. It lies within the Cotswolds National Landscape, where enclosed fields, hedgerows, and the intimate relationship between settlement and farmland form part of its special qualities.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The site is judged to be of medium–high sensitivity due to its contribution to the rural setting of Bledington and the presence of surviving ridge and furrow, which reflect historic agricultural land use and increase historic landscape value. Mature, vegetated boundaries reinforce the village edge and provide visual and ecological benefits, while the flat landform and enclosure limit wider visibility, resulting in mainly localised effects. Development would diminish the site's role as a buffer between the village and open countryside.. Overall, the combination of historic features, rural character, and the sites edge of settlement location increases sensitivity within the Cotswolds National Landscape.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	17B Vale of Moreton
Historic Landscape Character:	Pastoral enclosures with mature hedgerows forming a traditional settlement fringe.
Constraints/Designations:	
Landscape: Cotswolds National Landscape	
Historic: No direct designations within site; Bledington Conservation Area lies within the main village core to the north-east.	
Biodiversity: Priority Habitat: Traditional Orchard. Also, mature hedgerows and trees provide potential habitat for bats, birds, and other species.	
Other (floodplain, PRoWS): BOAT 27 runs north-east from the opposite side of the B4450, affording occasional filtered views; site itself has no public access.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 08 – Blockley

COTSWOLD
District Council

Settlement character

1.1 Blockley is a large village lying at the mouth of a narrow valley 4km south of Chipping Campden. It lies on the B4479 1.5km north of the main A44 (see Figure B1).

1.2 The village was built primarily in the 18th and 19th centuries when it was a centre for silk mills which were reliant on the pure waters from the Blockley Brook which rises to the south in the Dovedale Plantation. The original core of the village is around and west of the church of St Peter and St Paul. Historical expansion occurred in three areas:

- South down the tightly packed High Street which terminates towards Dovedale End in the rapidly narrowing valley below Dovedale Plantation.
- North to the 'village green' of Churchill Gardens, St George's Terrace and along Park Road with its distinctive terrace and linear form
- Around Blockley Brook including the mills and houses on Lower Road, School Lane and Station Road.

1.3 The resultant built heritage is significant, as recognised by a large conservation area designation and the number of listed buildings (see Figure B2). Cotswold stone is used in most buildings.

1.4 20th century expansion includes a public housing estate on Springfield north of Station Road and minor ribbon development up the western valley side on Greenway Road. Unfortunately, this development does not enhance the character of the village as a whole. Sheaf House Farm provides a rather degraded introduction to the Draycott Road end of the village.

1.5 The village pattern is distinctive and constrained by topography. The High Street is a cul de sac and its related buildings occupy one side of the Blockley Brook valley. The other side remains as pasture, woodland and extensions to gardens. As the valley broadens to the north, the village also expands but the majority of development remains to the west of the brook.

1.6 In terms of circulation, Churchill Gardens is probably the most busy area and forms an important focal open space functioning as a village green.

1.7 The Park Road terraces are a surprising linear extension to the village halfway up the valley side but they have a pleasing integrity which discourages further addition or alteration to their setting.

1.8 The Council have prepared a Conservation Area statement which describes the village in detail.

Landscape character

1.9 Blockley lies in the Cotswolds National Character Area, 107. The majority of the village is set within the Pastoral Lowland Vale landscape type and its Landscape Character Area, the 'Vale of Moreton'. However, the rising slopes to the south, west and east are within the Farmed Slopes landscape type and the Vale of Moreton Farmed Slopes LCA.

1.10 The topography appears typical of the character of the area with small narrow deeply incised valleys [around 150m AOD] between the broad plateau tops of the Cotswolds limestone dip slope which reach around 250m AOD. The valley has an enclosed, intimate character with woodland on steep slopes and a narrow watercourse to the south but broadens out to the north towards the boulder clay vale around Paxford. The upper valley sides are convex and consist of open mixed arable and pastoral farming, well-trimmed hedges and blocks and strips of woodland. Skyline beech trees lie on the crest of Batsford Hill. Pasture with hedges about the village. The land is all Grade 3 agricultural land.

1.11 Long views are possible across the valley and to the north, but it is only as one nears the village and the slope steepens that the village itself is visible from the valley sides. Possibly the best view of the village is from the B4479 where it meets Donkey Lane to the south. Here, the church and manor house are seen with surrounding honey coloured stone housing and trees nestling into the valley side – an exemplary Cotswold view.

1.12 The steep eastern valley side is visible in glimpses from the High Street and forms a valuable setting to the settlement and is rightly included in the conservation area. However, the gently sloping valley sides further east and north also provide an important setting to the conservation area for views both in and out. Equally, the fields on both sides of Park Road form an important setting for the stone terraces.

Relationship of the settlement with the surrounding landscape

1.13 The settlement has the following key relationships with the surrounding landscape:

Positive:

- Both the steep lower and gentle upper valley sides around the Conservation Area form a superb setting for the picturesque village.
- Very little development is located on the eastern side of Blockley Brook which has a special relationship with the mill and related buildings [now converted] along it.
- The central space of Churchill Gardens is a distinctive and valuable space within an otherwise constrained village.

Negative:

- The Springfield estate has a homogenous, monotonous suburban edge which does not complement the village or landscape.
- The minor ribbon development up the western valley side on Greenway Road does not enhance the character of the village as a whole and pushes the settlement out into the wider 'farmed slopes' landscape.
- Sheaf House Farm's environs provide a slightly detractive introduction to the settlement from the north east.

Landscape sensitivity considerations

1.14 The landscape is typical of a constrained valley in the folds of the hill slopes in the National Landscape and provides a positive backcloth around the village.

1.15 Cross valley views are possible on the upper valley sides which makes development here unsuitable. Areas adjacent to the Conservation Area are also very sensitive. Areas within the built framework of the village itself and at lower levels to the north adjacent to the less sensitive parts of the village have a greater potential for development.

Constraints to be taken into account

1.16 The constraints are shown on Figure B2 and are summarised below:

- National Landscape covering all of village and surrounding landscape
- Conservation Area
- Listed buildings and their settings
- The floodplain of the brook

Areas where development is not suitable

1.17 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Valley slopes adjacent to the Conservation Area both above and below which act as an essential setting to the village.
- Churchill Gardens which is an essential element in the village pattern and character

Suggested environmental improvements

1.18 The following environmental improvements are suggested:

- Screening tree planting adjacent to Springfield housing estate [which may be in conflict with the use of the area as allotments].
- Avenue tree planting along Station Road.

Figure B1: Context and Landscape Character Types and Areas

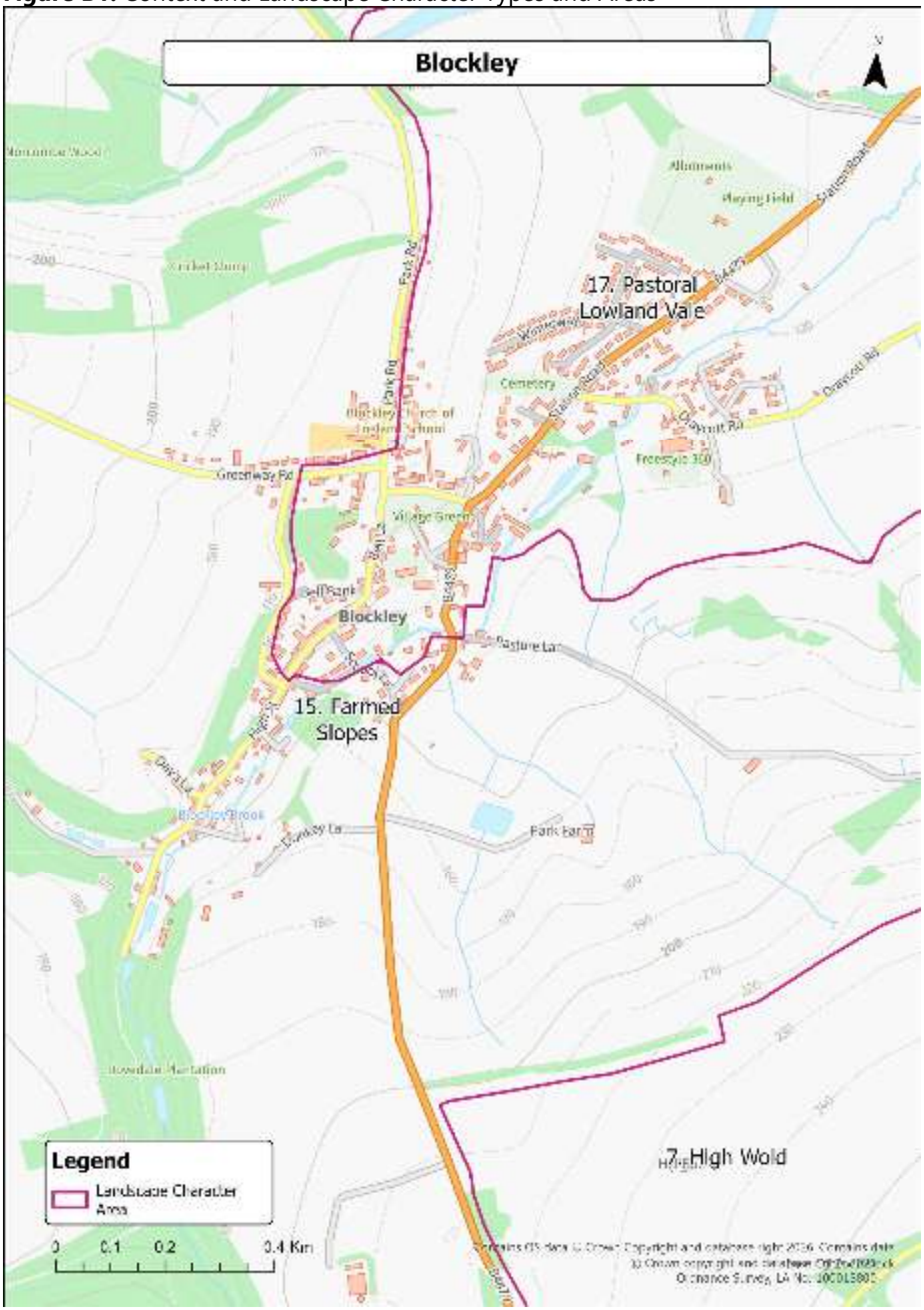
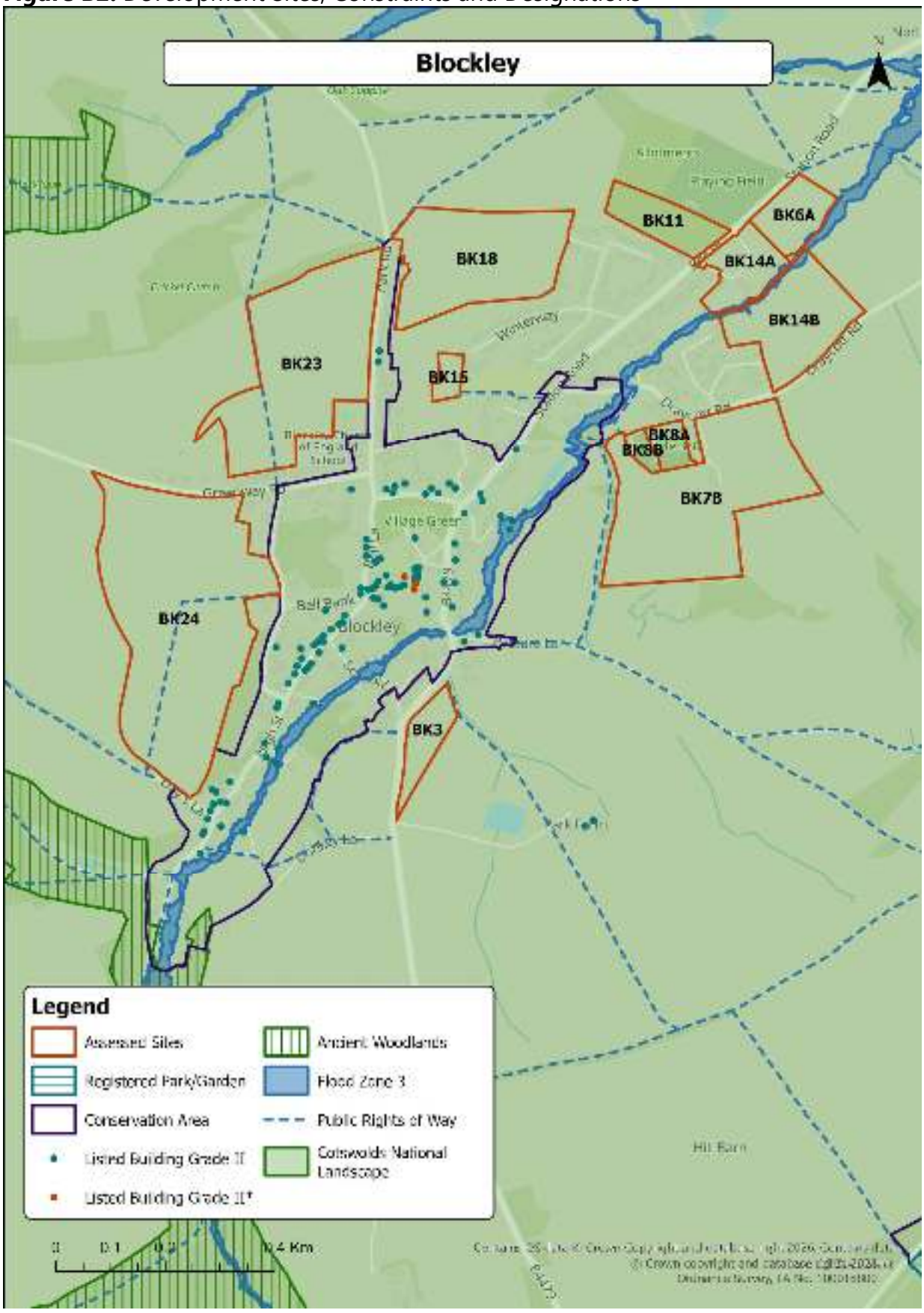


Figure B2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.19 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	BK3	BK6A	BK6C	BK7	BK7B	BK8A	BK8B	BK11	BK14A	BK14B	BK15	BK16	BK17/22	BK18	BK19	BK20	BK23	BK24
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)																		
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground																		
	Falls within clear views from public vantage points (roads, PROWs, hills)																		
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form																		
	Introduce a significant area of built form into a rural or visually sensitive landscape.																		
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development																		
	Risks coalescence or erosion of settlement separation																		
	Sites to be discounted																		

Stage 2 Assessments

Site Reference: BK3	**Settlement:** Blockley
Description: The site is located on the south-eastern edge of Blockley, positioned to the east of the B4479 and School Lane. It forms part of a larger arable field that is generally flat with a gentle rise south towards a small woodland block on the southern boundary. The western boundary is defined by vegetation along the roadside, with existing dwellings beyond, while the northern boundary is adjoined by the Heart of England Way, a long-distance path providing a clear recreational interface. The eastern edge is bordered by an unmanaged grass verge and derelict built structure, providing a visibly open boundary that reinforces the transition between the settlement and wider countryside. The parcel is well contained on its western side but more open to the east, with mature but ageing trees and hedgerows contributing to enclosure and structure. The site lies within the Cotswolds National Landscape, where elevated farmland, hedged fields, and well-defined settlement edges form part of its special qualities of scenic beauty and rural tranquillity.	
Evaluation:	**HIGH SENSITIVITY**
Justification: The site has elevated sensitivity due to its transitional location and its visibility from the Heart of England Way, which runs directly along the northern boundary. Development would consolidate the settlement edge but extend built form eastwards into open countryside, diminishing the rural setting and recreational experience along this nationally recognised trail. Although the landform is gently sloping and not visually prominent, the scale of the field and its openness to the east increase susceptibility to change. The mature boundary vegetation provides some containment, but this would not prevent development from altering the character of the settlement edge or the visual approach to Blockley. The site forms part of the Cotswolds National Landscape, contributing to its special qualities of tranquillity, scenic quality and settlement containment. On balance, the site is judged to have High sensitivity, reflecting its role in the rural setting of Blockley.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	Blockley Vale / Cotswold High Wold Fringe
Historic Landscape Character:	Traditional arable fields with hedgerow/tree boundaries, forming part of the agricultural fringe of Blockley.
Constraints/Designations:	

Landscape: Cotswolds National Landscape
Historic: No direct designations within the site; Blockley Conservation Area and listed buildings are concentrated in the village core.
Biodiversity: Mature boundary vegetation supports habitat value, though the arable field itself is of limited interest.
Other (floodplain, PRoWS): Heart of England Way runs along the northern boundary, providing high recreational and perceptual sensitivity.

Site Reference: BK6A	**Settlement:** Blockley

Description:

The site lies on the northern edge of Blockley, accessed from Station Road and opposite the Blockley Sports and Social Club. It comprises an open pastoral field.

The western boundary adjoins Station Road and is defined by a mature hedgerow, with residential properties to the south-west providing a degree of settlement context.
To the south-east, Blockley Brook and its riparian vegetation form a natural edge, beyond which valley slopes rise to the south, creating open views to the hillside and a strong sense of topographic enclosure.

The site lies within the Cotswolds National Landscape, where valley landforms, pasture, hedgerows, and riparian features contribute to the special qualities of scenic beauty, settlement containment, and the close relationship between villages and their landscape setting.

Landscape Sensitivity:	
Evaluation:	**MEDIUM/HIGH SENSITIVITY**

Justification:

BK6A is judged to have Medium-High sensitivity due to its role in defining the northern edge and approach to Blockley, and its contribution to the valley setting identified in the local character area. The site includes pastoral land characteristic of the Blockley Vale landscape, framed by hedgerows and riparian vegetation associated with Blockley Brook, which strengthen local natural character and habitat connectivity.

The site is visible from Station Road and the public right of way along the eastern boundary, making it perceptible to both residents and recreational users. Wider views towards the rising valley slopes to the south reinforce the area's scenic rural quality and sense of enclosure.
Development here would extend built form northwards, reducing openness and weakening the distinct transition between settlement and countryside.

Within the Cotswolds National Landscape, the site exemplifies special qualities of tranquillity, topographic variation and village containment within pastoral valleys.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	V15A Vale of Bourton Farmed Slopes LCA
Historic Landscape Character:	Enclosed pastoral fields with riparian influence, forming part of the long-established settlement fringe of Blockley.

Constraints/Designations:

Landscape: Cotswolds National Landscape
Historic: No direct designations within the site; Blockley Conservation Area and listed buildings are concentrated in the village core.
Biodiversity: Hedgerows and proximity to Blockley Brook provide habitat and ecological connectivity.
Other (floodplain, PRoWS): Blockley Brook lies to the south-east.

Site Reference: BK7B	**Settlement:** Blockley

Description:

The site lies to the south of Draycott Road on the south eastern edge of Blockley, within the Pastoral Lowland Vale LCT and more locally the Vale of Moreton LCA (17B). It comprises a series of pastoral fields that rise southwards from the valley floor towards woodland and tree belts on higher ground. The site wraps around an existing agricultural and commercial unit complex, which introduces a degree of built influence within the site, though the surrounding land retains a strong rural character.

The northern boundary is influenced by recent residential development, which sits on flat land on the vale floor. In contrast, the site occupies sloping land that forms part of the transitional landscape between the vale and the rising farmed slopes beyond. Boundaries are generally strong and well defined by hedgerows, tree belts, and occasional semi-mature trees within the fields, contributing to enclosure and landscape structure.

PRoW Footpath 71 runs beyond the western boundary, offering recreational access and views across the site. Although the site does not lie within the Blockley Conservation Area, its elevated position means development could be visible from within parts of the village and could influence the wider setting of Blockley. The site lies within the Cotswolds National Landscape, where the sloping pastoral landform, strong hedgerow pattern, and wooded horizon contribute to special qualities relating to scenic beauty, rural tranquillity, and settlement containment.

The landscape reflects historic enclosure patterns, with evidence of former unenclosed cultivation now enclosed by less regular field boundaries, which partly retain the legibility of earlier agricultural use.

Landscape Sensitivity:	
Evaluation:	**MEDIUM/HIGH SENSITIVITY**

Justification:

BK7B is assessed as having Medium-High sensitivity, reflecting its elevated position on the rising southern slopes of Blockley, its large scale, and its role in forming a clear transition between the settlement and the wider countryside. Although recent residential development to the north introduces a degree of residential influence, that development occupies land on the vale floor, whereas this site extends up the slope in a manner that would be more visually prominent and less consistent with the established settlement pattern.

The site's pastoral character, historic enclosure patterns, strong vegetated boundaries, and location within the Cotswolds National Landscape contribute positively to local landscape character and special qualities, including scenic rural views and a clear settlement edge. Visibility from PRoW Footpath 71 and potential intervisibility with higher ground further increase susceptibility.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	17B Vale of Moreton
Historic Landscape Character:	A2 Former unenclosed cultivation – now enclosed
Constraints/Designations:	
Landscape: Cotswolds National Landscape Historic: Not within the Blockley Conservation Area, though development on rising ground may affect its wider setting Biodiversity: Pastoral fields with strong hedgerows, woodland belts to the south, and scattered semi-mature trees providing habitat value. Other (floodplain, PRoWS): Not located within Flood Zones 2 or 3. PRoW Footpath 71 runs beyond the western boundary.	

Site Reference: BK8	**Settlement:** Blockley

Description:

This site consists of an area including part of the Sheaf House Farm complex containing several large scale farm buildings, a yard and a fenced off part of a pasture field to the south. It lies on the lower valley slopes on the south eastern edge of the settlement with a sub-station and further sheds on its eastern boundary which tend to screen views from further east, along Draycott Road. A PROW beyond the western boundary of the adjoining field is screened by vegetation, as is the watercourse, so there are very limited views in from the Conservation Area, PROW and Listed Buildings further to the south west on the far side of the watercourse. The southern boundary of the adjoining pasture field is densely vegetated and there are no long views in this direction or to the south east.

Landscape Sensitivity:	
Evaluation:	**MEDIUM/LOW SENSITIVITY**

Justification:

The susceptibility of this site lies in its location on the south eastern edge of the settlement adjacent to farmland, its function as part of Sheaf House Farm and the relative proximity of the Conservation Area and Listed Buildings. However, these are well screened. Its value is indicated by its inclusion in the Cotswolds National Landscape.

Development here would be seen as a minor intensification of adjacent housing and would not be visible in the wider landscape. It should be carefully designed to enhance the approach to the settlement from the east, in particular as this site occupies a prime location on a bend in the road and is in full view when approaching the settlement from this side.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	Vale of Moreton LCA
Historic Landscape Character:	Existing settlement - extent by mid 19th century

Constraints/Designations:

Landscape: Cotswolds National Landscape
Historic: Conservation Area to the west
Biodiversity: none
Other (floodplain, PROWs): none

Site Reference: BK8A	**Settlement:** Blockley

Description: The 0.55ha site lies on the lower valley slopes on the south-eastern edge of Blockley. It comprises part of the Sheaf House Farm complex and contains several large farm buildings, a yard and a fenced off part of a pasture field to the south. BK8A is allocated for residential development in the adopted Local Plan. The parcel is located to the east of the Blockley settlement and is adjacent to Draycott Road which is located to the north.

The most significant change in recent years has been the adjacent 26 dwelling development located on the northern side of Draycott Road (refs: 15/01020/OUT and 18/02587/REM). This scheme has introduced new-build residential development at the eastern approach into Blockley from Draycott Road, albeit this scheme has a traditional design that is sympathetic to its rural location.

Evaluation:	**MEDIUM/LOW SENSITIVITY**

Justification:

The landscape sensitivity given to the parcel as a whole and as part of its inclusion within the 'Study of land surrounding Key Settlements in Cotswold District Update' (Cotswold District Council and White Consultants, October 2014) report was Medium/Low. The justification provided for this rating is **reproduced below (White 2014: BK_8)** and is still considered to be an appropriate assessment of the parcel's landscape sensitivity.

Landscape Context:

National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 17
Landscape Character Area:	Landscape Character Area: 17B Vale of Moreton
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: No listed buildings present within or near the parcels. Not within the Conservation Area.

Biodiversity: the site is not covered by a formal nature conservation designation. However, BK8A is in a Great Crested Newt amber and red zone. The site is also within a B-line.

Walkover Survey reports dated January 2020 and June 2020 were prepared by All Ecology Ltd for two planning applications (refs: 19/03585/FUL and 20/02431/FUL respectively), which included part of BK8A and the land to the south. Although further survey work would be required for the full extent of the current assessment sites, these surveys are indicative of the types of biodiversity that may be present.

The surveys identify some potential for protected and priority species and makes recommendations for precautionary working methods that will avoid impacts to bats, dormouse, badgers/hedgehogs, reptiles, nesting birds and great crested newts.

The car park and grassed area to the south of BK8A are not expected to contain high levels of biodiversity. However, the farm buildings and a dwelling within the north of the site may accommodate bat roosts or nesting birds. The conifer hedge running along the eastern boundary of the site may also provide habitat for nesting birds, although it could be improved with a hedgerow incorporating a variety of native species.

Other (floodplain, PRoWS): No PRoW present within the parcels. There are PRoW present to the west of the BK8 parcels (BLOCKLEY FOOTPATH 42 and 71).

Site Reference: BK8B	**Settlement:** Blockley
Description: The site lies on the lower valley slopes on the south-eastern edge of Blockley. BK8B comprises part of the Sheaf House Farm complex and contains several large farm buildings, a yard and a fenced off part of a pasture field to the south. The western part of the site is largely a grassed area. There is no defined boundary to the south of BK8B. The most significant change in recent years has been the adjacent 26 dwelling development located on the northern side of Draycott Road (refs: 15/01020/OUT and 18/02587/REM). This scheme has introduced new-build residential development at the eastern approach into Blockley from Draycott Road, albeit this scheme has a traditional design that is sympathetic to its rural location. This parcel is located to the west of BK8A and is characterised by former pastoral farmland repurposed as an outdoor activity space and fitness area. This current use has not been formalised within a planning application. To the north and west of the parcel are paddocks with the settlement beyond. The eastern boundary is enclosed by existing agricultural built form within the Sheafhouse Farm complex. To the south is an open pastoral landscape that continues to woodland on rising landform. The area to the south of the parcel is used as a private recreational use. A PRoW beyond the western boundary of the adjoining field is screened by vegetation, there are limited views in from the Conservation Area, PRoW and Listed Buildings further to the south west on the far side of the watercourse. The southern boundary of the adjoining pasture field is densely vegetated and there are no long distance views from this direction or from the south-east.	
Evaluation:	**MEDIUM/LOW SENSITIVITY**
Justification: Given the parcel's proximity and relationship with the neighbouring parcel (BK8A) the justification provided within the 'Study of land surrounding Key Settlements in Cotswold District Update' (Cotswold District Council and White Consultants, October 2014) report (**see below**) is considered to be relevant and pertinent to this parcel. With this in mind the parcel is also considered to have **Medium/Low** landscape sensitivity.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 17
Landscape Character Area:	Landscape Character Area: 17B Vale of Moreton
Historic Landscape Character:	-
Constraints/Designations: **Landscape**: Cotswolds National Landscape **Historic**: No listed buildings present within or near the parcels. Not within the Conservation Area. **Biodiversity**: the site is not covered by a formal nature conservation designation. However, the woodland to the west of BK8B is Priority Habitat (deciduous woodland). The site is also in a Great Crested Newt amber and red zone. All three sites are also within a B-line.	

The cut grassed areas and new buildings associated with the gym are not expected to contain significant levels of biodiversity. However, the watercourse to the west is likely to have higher biodiversity value and the extent to which the site links with this and opportunities for ecological enhancement require further investigation.

Other (floodplain, PRoWS): No PRoW present within the parcels. There are PRoW present to the west of the BK8 parcels (Blockley Footpath 42 and 71).

Site Reference: BK11	**Settlement:** Blockley
Description: This site lies towards the north eastern edge of the settlement and consists of extensive, well used and well-maintained allotments with sheds on gently sloping lower valley sides. It lies adjacent to the village sports ground and pavilion to the east, separated by a fence with occasional shrubs, thereby being relatively open. It is also open to view from Station Road (B4479 eastern approaches) with a low hedge and fence but is not visible from Park Road further up the slopes to the west. It is overlooked by houses on Springfield to the south west, while the house and grounds of The Limes to the south are well screened by trees and hedges.	
Evaluation:	**HIGH SENSITIVITY**
Justification: This site is susceptible to housing development because of its current land use which is of major community benefit and its visibility from the B4479 approaches. The site also forms the approach to allotments which lie to the north of the site.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	LCT 17 Pastoral Lowland Vale
Landscape Character Area:	Vale of Moreton LCA
Historic Landscape Character:	Less irregular enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: Cotswolds National Landscape Historic: None Biodiversity: Hedgerows and trees on site boundaries Other (floodplain/PROWS): Community access	

Site Reference: BK14A	**Settlement:** Blockley
Description: The site is located on the north-eastern approach into Blockley. It includes two houses (The Limes and Brook Barn) and their grounds. Both The Limes and Brook Barn would be retained within any development proposal. It is understood that the garden area to the south of The Limes would also be retained and the main area of proposed development would be the land between the two dwellings. Station Road (B4479) forms the north-western boundary. The site is separated from the road by mature Lime trees and a hedge. There is residential development adjacent to the south-western boundary; a tree-lined brook running along the south-eastern boundary, with fields beyond; the current Blockley allotment site, the sports pitches and social club to the north-west; and open countryside in all other directions. BK14A is allocated in the adopted Local Plan for residential development. Several planning permissions have already been granted for 2 dwellings (ref: 18/00612/FUL); 1 dwelling (ref: 16/03027/FUL); and 1 further dwelling (ref: 16/05066/OUT). However, the two permissions for single dwellings have lapsed and the owner has indicated that the cost of archaeological investigations have temporarily halted the scheme until a viable solution can be found.	
Evaluation:	**LOW SENSITIVITY**
Justification: The landscape sensitivity given to the parcel as part of the 'Study of land surrounding Key Settlements in Cotswold District: Update (Additional Sites)' (Cotswold District Council and White Consultants, October 2014) report was **Medium/Low** (**see below**). Since this assessment there have been several permitted planning applications within the parcel. This has removed the remaining undeveloped context and reinforced the residential character within the parcel. This is likely to have the effect of reducing the landscape sensitivity to **Low**. As highlighted previously the north eastern edge should be sympathetically designed and a green corridor along the southern boundary implemented/enhanced	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	LCT 17: Pastoral Lowland Vale
Landscape Character Area:	LCA 17C: Vale of Moreton
Historic Landscape Character:	-
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No listed buildings present along this section of Station Road. Not within the Conservation Area. Biodiversity: Neither BK11 nor BK14A contain any formal wildlife designations. However, both sites are located within a B-line. Both sites are also within a Great Crested Newt (GCN) amber zone with the south-western part of BK14A being in a GCN red zone. There are also patches of priority habitat (deciduous woodland) to the north of BK11 and to the south of BK14A upstream of Blockley Brook. Furthermore, the tree-lined Blockley Brook extends to the southern side of BK14A and is an important link within the green infrastructure network.	

A Preliminary Ecological Appraisal (PEA)[1] has been undertaken on The Limes site and has been used to support several permitted dwellings on the site. The PEA is now over five years old and may need to be refreshed, but its findings are indicative of the likely ecological issues on BK14A. The PEA found that all ecological issues on the site could be mitigated and important ecological features, such as the Lime Trees on Station Road could be retained.
Potential ways to achieve biodiversity net gain on this site might include the planting of native, species-rich hedgerows, orchard trees, flowering lawn and ponds, as well as the installation of integrated bird and bat boxes into the new dwellings.

[1] Preliminary Ecological Appraisal of The Limes (Cotswold Wildlife Surveys, 23 February 2016)

Other (floodplain, PRoWS): No PRoW present within the parcels. A number of PRoW are present to the north. An area of Flood Zone (3b) is present along the south-eastern boundary of parcel BK14A. TPOs are in place on a number of trees within the north of parcel BK14A.

Site Reference: BK14B **Settlement:** Blockley

Description:

This site consists of a grass paddock and part of an arable field on the gently sloping valley floor on the south eastern edge of the settlement, possibly associated with Sheaf House Farm. The boundary to Draycott Road to the south is hedged. A partial hedge separates the western and eastern parts but there is no defined field boundary further east. Houses on Station Road are intervisible with the site through ornamental planting and riparian vegetation. The northern edge bounds Blockley Brook and is within the floodplain. There are views from Draycott Road which is a quiet approach to the settlement but also obliquely across the valley from the A4479. The site is quiet and moderately tranquil.

Evaluation: **Medium/High Sensitivity**

Justification:

The susceptibility of the site lies in its location within the wider farmed valley landscape east of the settlement, open to view from the A4479 and from Draycott Road and partly within the Flood Zone. Its value is indicated by its NATIONAL LANDSCAPE designation. Any development of the arable field would be likely to constitute a prominent extension of the built form eastwards which would take years to soften and mitigate.

Landscape Context

National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	17B – Vale of Moreton
Historic Landscape Character:	Less irregular enclosure partly reflecting former unenclosed cultivation patterns

Constraints/Designations

Landscape: within the Cotswolds National Landscape
Historic: none
Biodiversity: none
Other (floodplain, PROWs): Flood Zone

Site Reference: BK15	**Settlement:** Blockley

Description:

The site is a small parcel of land located between housing on Park Road and Winterway, on the eastern side of Blockley. To the east lies Blockley Church Cemetery, with Public Footpath 41 running along its boundary, providing recreational access and filtered views into the site. The plot includes some built structures and is enclosed by shrubs and trees, including a mix of ornamental and native species, which give it a well-defined, semi-natural edge.

The landform is gently sloping, sitting lower than the land to the west but slightly higher than residential properties to the east, creating a stepped topographic relationship between the different built forms. The site has no public access and functions as a small pastoral enclosure framed by vegetation, though it is highly visible from neighbouring dwellings and from the adjacent cemetery.

The site lies within the Cotswolds National Landscape, where enclosed village edges, mature trees, and green spaces between buildings contribute to the special qualities of scenic beauty, settlement containment, and rural tranquillity.

Evaluation:	**MEDIUM/HIGH SENSITIVITY**

Justification:

BK15 is a small but sensitive parcel due to its location between existing residential areas, its proximity to the Blockley Conservation Area, and the presence of Footpath 41 and the church cemetery along its eastern boundary. The sloping landform, stepping between the upper and lower parts of the settlement, increases susceptibility to visual change, while the enclosing vegetation and mix of native and ornamental planting contribute positively to the site's local landscape character.

Development here would be perceived as eroding a green buffer between existing dwellings and diminishing the site's rural contribution to the settlement's character. Although it is not widely visible in the wider landscape, the site is highly sensitive to private views from adjacent dwellings and the cemetery, and to recreational views from Footpath 41.

Within the Cotswolds National Landscape, the site supports special qualities of enclosure, settlement distinctiveness, and tranquillity through its role as a small green space integrated within the historic village structure. On balance, the site is judged to have Medium-High sensitivity, reflecting its settlement setting, visual sensitivity, and relationship to both the Conservation Area and the CNL's valued qualities.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	17B – Vale of Moreton

Historic Landscape Character:	Small enclosed pastoral fields forming part of the settlement's historic fringe; adjacent to the Blockley Conservation Area.
Constraints/Designations:	
Landscape: Cotswolds National Landscape	
Historic: Blockley Conservation Area and Listed Buildings on Park Road to the west and the settlement core to the south.	
Biodiversity: Ornamental and native trees offer some localised habitat and landscape value.	
Other (floodplain, PRoWS): Footpath 41 runs towards the eastern boundary, providing indirect public access and views.	

Site Reference: BK16	**Settlement:** Blockley
Description: The site lies on the lower valley slopes on the south-eastern edge of Blockley and is part of an arable field with no defined boundary to the south. The site is neighboured by a Thames Water de-nitrification plant and further sheds between BK8A and BK16. There is residential development to the north and open countryside in all other directions. The site has no recent relevant planning history.	
Evaluation:	**Overall Rating: Medium/High**
Justification: The parcel has susceptibility to change through housing development due to its position within a section of an undeveloped arable field that continues and rises to the south. Residential development has been introduced to the north of Draycott Road (ref: 18/02587/REM) and Sheafhouse Farm to the west is allocated for residential development, which gives some residential built context to the local landscape. Development to the south of the road would appear as ribbon development along the south side of Draycott Road. This would entirely enclose this section of the road and give it an urban appearance. The development would represent encroachment into the characteristic open agricultural landscape that is present around the Blockley settlement. The landform to the south of the parcel rises sharply, development encroaching upon it could be a detractor to the special qualities of the National landscape in this location. The division of the field that the parcel is located within would represent a change from the historic field pattern. The vegetated field boundary to the east forms an important landscape feature within the parcel and would filter views on the approach from the east. The parcel is located on relatively flat land with a gentle slope that rises significantly beyond the southern boundary. PRoW provision is limited within the local vicinity and this limits public views of the parcel. Given the settlement edge location and the parcel's position beyond a defensible settlement edge that ventures into the characteristically rural Cotswolds NATIONAL LANDSCAPE landscape, the parcel is considered to have **Medium/High** landscape sensitivity	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 17
Landscape Character Area:	Landscape Character Area: 17B Vale of Moreton
Historic Landscape Character:	-
Constraints/Designations: **Landscape**: Cotswolds National Landscape **Historic**: No listed buildings present within or near the parcel. Not within the Conservation Area. **Biodiversity**: the majority of this site is a cultivated field, which is not expected to contain high levels of biodiversity although may be habitat for ground nesting birds. The main features of ecological interest are the hedge along the northern and eastern boundaries, the latter of which particularly so as it contains a greater variety of native species and trees and has been allowed to naturalise. **Other (floodplain, PRoWS)**: No PRoW present within the parcel.	

Site Reference: BK20	**Settlement:** Blockley

Description:

The site lies on the western edge of Blockley, immediately to the west of Backends Lane, which also marks the boundary of the Blockley Conservation Area. It forms part of a larger undulating arable field within the Vale of Bourton Farmed Slopes Landscape Character Area (LCA), characterised by rolling farmland, hedgerow field boundaries, and transitional settlement edges.

The site is bounded to the south by Public Footpath 59, which leads westwards into open countryside before turning south, providing clear views across the site. To the north, south, and east, it is enclosed by low-density residential properties, while the western edge remains open to the wider rural landscape. Views are available from adjoining gardens, Backends Lane, and Footpath 59. The parcel plays an important role in the rural setting of the Conservation Area, forming part of the transitional landscape between the village and the wider slopes of the Vale of Bourton.

The site lies within the Cotswolds National Landscape, where undulating farmland, and strong settlement–countryside relationships form part of its special qualities of scenic beauty, rural tranquillity, and historic continuity.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

BK20 is assessed as Medium-High sensitivity due to its location on the western edge of Blockley and its relationship with the Blockley Conservation Area. The undulating landform and open western aspect contribute to the settlement's rural setting, reflecting the characteristic pattern of the Vale of Bourton Farmed Slopes, where farmland and hedgerows frame the approach to the village.

The site is visible from Footpath 59, Backends Lane, and nearby dwellings, meaning development would be experienced by both public and private receptors. Although its natural character is partly reduced by current arable use, the parcel nonetheless maintains the open rural transition that defines the Conservation Area's setting.

Within the Cotswolds National Landscape, the site supports key special qualities including settlement containment and rural tranquillity. Development would disrupt the visual relationship between the village and the wider slopes, diminishing the perception of an open western edge.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	15A Vale of Bourton Farmed Slopes LCA

Historic Landscape Character:	Within the setting of the Blockley Conservation Area
Constraints/Designations:	
Landscape: Cotswolds National Landscape	
Historic: Within the setting of the Blockley Conservation Area, contributing to its rural edge and landscape context.	
Biodiversity: Limited ecological interest due to arable use, though boundaries provide some localised habitat.	
Other (floodplain, PRoWS): Footpath 59 along the southern boundary, providing high visual and recreational sensitivity.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 09 – Bourton-on-the-Hill

COTSWOLD
District Council

Settlement character

1.1 Bourton-on-the-Hill is a small village located on the A44, 3km west of Moreton-in-Marsh. The settlement is located on a steep hill overlooking the town of Moreton-in-Marsh.

1.2 The village is linearly arranged along the main road with stone cottages and historic buildings following the contours of the hillside. The Church of St Lawrence, dating from the 12th century, is positioned on higher ground within the heart of the settlement.

Landscape character

1.3 The settlement is within the Cotswolds National Character Area 107. Bourton-on-the-Hill is classified within the Escarpment and High Wold landscape types.

1.4 The village is set within a steeply sloping terrain, with modest sized fields enclosed by dry-stone walls and linear woodland belts. The topography reduces the risk of seasonal flooding and also supports the soil for grazing and estate woodland over intensive arable farming.

Relationship of the settlement with the surrounding landscape

1.5 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village occupies a prominent position on the Farmed Slopes overlooking the Vale of Moreton, creating a distinctive and memorable landscape setting.
- The elevated location affords extensive views across the surrounding countryside and contributes significantly to the village's identity and sense of place.
- The historic linear form of the settlement follows the contours of the hillside and responds well to the underlying landform.
- The Church of St Lawrence forms a prominent landmark within both the village and wider landscape.
- Dry stone walls, hedgerows, woodland belts and pasture fields provide a strong landscape framework which integrates the settlement into the surrounding countryside.
- Bourton House and its nationally important gardens form a distinctive historic landscape feature on the western side of the village, contributing

to local character, heritage significance and the transition between the settlement and surrounding countryside.

Negative

- The elevated and exposed position of the settlement increases the visibility of development from the surrounding lowlands.
- Some modern development on the settlement edge is less reflective of the traditional form and character of the village.
- Expansion beyond the established settlement edge could interrupt the characteristic pattern of agricultural fields and landscape features surrounding the village.
- The A44 corridor introduces traffic movement and associated infrastructure which can detract from the rural character of parts of the settlement.

Landscape sensitivity considerations

1.6 Bourton-on-the-Hill is highly sensitive to change due to its elevated position on the Farmed Slopes and its strong visual relationship with the surrounding landscape.

1.7 The Farmed Slopes form a transitional landscape between the open High Wold and the more intimate and verdant lowland vales. The elevated and sloping landform makes the landscape highly visible and particularly sensitive to development that would introduce built elements into the agricultural landscape or interrupt the characteristic patchwork of fields enclosed by hedgerows and walls.

1.8 The village itself is highly visible from parts of the surrounding vale and benefits from extensive outward views. Development on exposed edges or prominent slopes would have the potential to alter the character of the settlement and affect its relationship with the wider landscape.

1.9 The setting of Bourton House and Gardens, St Lawrence Church, the Conservation Area and numerous listed buildings contributes significantly to the historic and visual character of the village. Land which forms part of, or contributes to, the wider setting of these heritage assets is particularly sensitive to change.

1.10 The network of dry stone walls, hedgerows, woodland belts and mature trees forms an important component of landscape character and should be conserved and enhanced. Woodland features are particularly important in providing visual structure and framing views across the slopes.

1.11 Whilst limited opportunities may exist for carefully designed development closely related to the existing settlement pattern, development should avoid prominent slopes, protect important views and conserve the rural character of the Farmed Slopes landscape.

Constraints to be taken into account

1.12 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape.
- Bourton-on-the-Hill Conservation Area.
- Listed buildings and their settings, including the Church of St Lawrence.
- Bourton House and Gardens and their wider landscape setting.

Areas where development is not suitable

1.13 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Prominent upper slopes and exposed land which contribute to the wider setting of the settlement.
- Land that forms the skyline in views from the surrounding lowlands.
- Areas immediately adjoining the historic core where development would adversely affect the character and appearance of the Conservation Area or the setting of heritage assets.
- Land which contributes to the setting of Bourton House and Gardens or forms part of the historic landscape framework associated with the estate.
- Open agricultural land that contributes to the village's rural setting and distinctive hilltop character.

Areas for environmental improvement

- Conservation and restoration of traditional dry stone walls.
- Reinforcement of native hedgerow networks and hedgerow trees.
- Management and enhancement of existing woodland belts and copses.

- Conservation and enhancement of the historic landscape setting of Bourton House and Gardens, including associated trees, boundary features and important views.
- Conservation of important views to and from the village.
- Replacement planting of mature trees lost through age or disease.

Figure A1: Context and Landscape Character Types and Areas

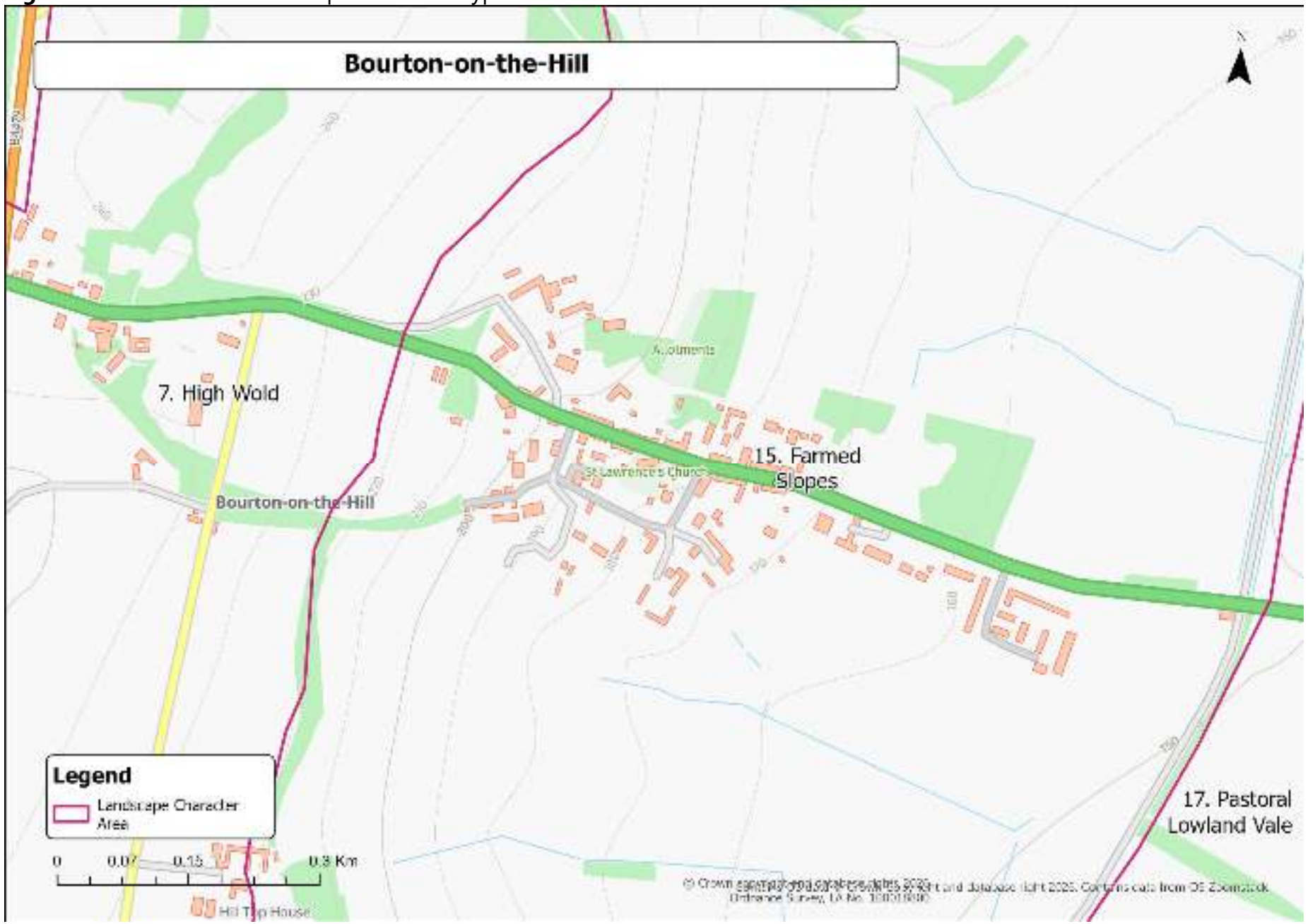
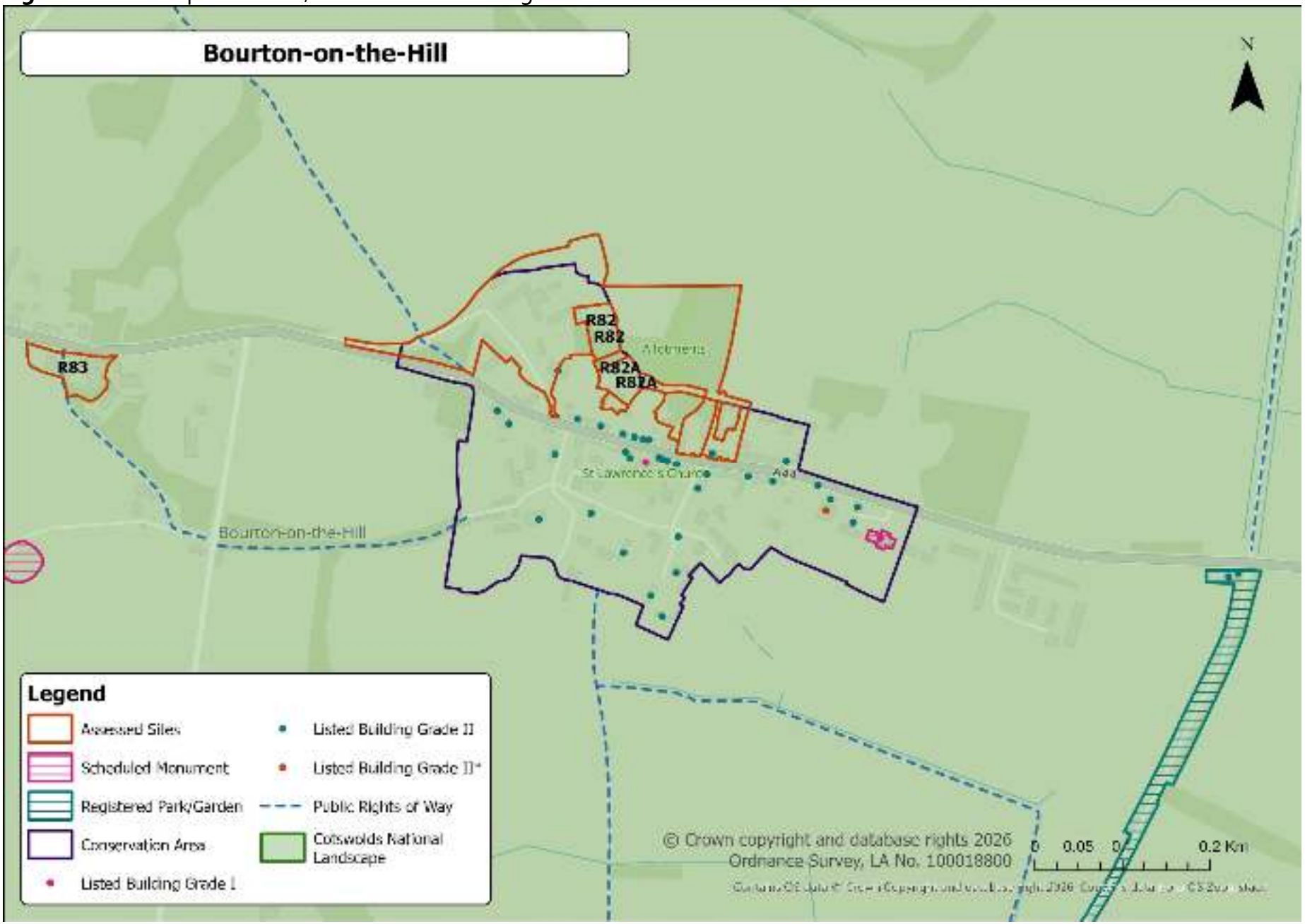


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R82	R82A	R83
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)			
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground			
	Falls within clear views from public vantage points (roads, PROWs, hills)			
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form			
	Introduce a significant area of built form into a rural or visually sensitive landscape.			
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development			
	Risks coalescence or erosion of settlement separation			

Sites to be discounted			

Stage 2 Assessments

Site Reference: R82A	**Settlement:** Bourton-on-the-Hill
Description: The site comprises a series of four parcels located to the north of the A44, beyond existing residential properties within the Bourton-on-the-Hill Conservation Area. Many of the adjacent dwellings are listed, including Garden Cottage (Grade II) and Sundial Cottage (Grade II). Access to the parcels would be gained from side lanes between these properties, reflecting the fine-grained historic structure of the settlement. The parcels are partly enclosed by mature tree and shrub boundaries, comprising a mix of native, evergreen, and ornamental species that provide visual containment and limit visibility from some directions. Within the site are old barn structures, which contribute to its semi-rural, working character. To the north lie allotments, while to the north-east is Batsford Park, an important historic designed landscape. Bridleway 6 runs to the west, though the site is not clearly visible from it due to intervening vegetation. From within the parcels there are filtered eastward views across the Cotswolds National Landscape, reinforcing the site's rural and historic setting. The site lies within the Farmed Slopes Landscape Character Type (LCT) and more locally the Vale of Moreton Farmed Slopes Landscape Character Area (LCA 15B), characterised by rolling slopes, hedgerow networks, woodland copses, and open rural character.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: R82A is assessed as having Medium-High sensitivity due to its location within the Bourton-on-the-Hill Conservation Area, its close proximity to multiple listed buildings, and its contribution to the historic and visual setting of the village edge. Although the parcels are relatively contained by vegetation and surrounding built form, the site's heritage context, rural character, and role in defining the northern edge of the settlement elevate its sensitivity. Development would alter the pattern and grain of the historic village edge, affecting the spatial character and visual integrity of the Conservation Area. The eastward views across the Cotswolds National Landscape emphasise the site's contribution to the special qualities of scenic beauty, time-depth, and settlement containment that define this part of the CNL.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	15B – Vale of Moreton Farmed Slopes

Historic Landscape Character:	Agricultural enclosures forming part of the northern edge of the Conservation Area, adjacent to listed properties and near Batsford Park.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Within the Bourton-on-the-Hill Conservation Area; adjacent to several Grade II Listed Buildings Biodiversity: Tree belts and allotments provide localised habitat value. Other (floodplain, PRoWS): Bridleway 6 to the west, though the site is largely screened; allotments to the north.	

Site Reference: R83	**Settlement:** Bourton-on-the-Hill

Description:

The site lies south of the A44, on the southern edge of built development and is physically disconnected from the main body of Bourton-on-the-Hill. It currently accommodates a service station with hardstanding and associated paraphernalia, together with a single residential dwelling. To the south and west, the site adjoins open agricultural land, with the land rising further south, forming part of the surrounding high plateau landscape. The southern portion of the site is screened by conifers, which soften localised views towards the adjoining farmland.

Public Footpath 5 runs south from the A44 through the site and along its south-western boundary, providing local access and close-range views. Beyond this, the site is perceived primarily as an isolated commercial plot within a predominantly rural setting. It is well removed from the Conservation Area and listed buildings within the historic core of Bourton-on-the-Hill.

The site lies within the High Wold Landscape Character Type (LCT), more specifically the Cotswolds High Wold Plateau Landscape Character Area (LCA 7C), which is characterised by elevated and expansive farmland, wide horizons, and a predominantly open, rural character. It also falls within the Cotswolds National Landscape, valued for its scenic openness, sense of scale, and rural tranquillity.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:

R83 is assessed as having Medium-Low sensitivity, reflecting the site's existing commercial use, engineered features, and visual containment. The service station infrastructure and dwelling have already altered the site's rural character, reducing its perceptual and visual sensitivity. Although it sits within a high-value landscape context, the Cotswolds High Wold Plateau, the extent of existing development means its contribution to the wider landscape character is limited.

The land's rising form to the south and conifer screening help reduce visibility, while Public Footpath 5 introduces some localised recreational sensitivity. Development or change within the site would have limited additional impact, given the baseline condition and the presence of built form.

While the site lies within the Cotswolds National Landscape, its urbanised character, screening, and small scale mean it makes only a modest contribution to the area's special qualities of openness, rural tranquillity, and scenic unity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	High Wold LCT
Landscape Character Area:	LCA 7C Cotswolds High Wold Plateau

Historic Landscape Character:	Modified roadside land, physically detached from Bourton-on-the-Hill's historic core.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: - Biodiversity: Conifer screening and boundary vegetation provide some limited habitat value. Other (floodplain, PRoWS): PRoW Footpath 5 runs through the site and along the south-western boundary.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 10 – Bourton-on-the-Water

COTSWOLD
District Council

Settlement character

1.1 Bourton-on-the-Water is located alongside the A429 Fosse Way 27km to the north of Cirencester. The village lies in a wide flat vale formed by the Rivers Eye, Dikler and Windrush shown by Figure BW1. It is flanked to south and west by hills from which it can be viewed nestling in the vale.

1.2 Bourton-on-the-Water was a notable fort in the Iron Age. It later became an important Roman settlement and a bridging point of the Fosse Way over the Windrush. In 1862 the railway arrived. Today the village is one of the most important tourist destinations in the Cotswolds.

1.3 The main feature of the village is the High Street. This is defined by flanking historic buildings and the Windrush which flows picturesquely through it, crossed by numerous bridges. The historic form of the village relates closely to topography. Most buildings are located in the valleys in a linear pattern. Viewed from the surrounding higher ground the village is visually 'broken up' by vegetation associated with watercourses and water bodies. However, the village has expanded from the historic core east onto the floodplain towards Rissington and also to the north where there are a number of large housing estates and an industrial estate. These developments have introduced a more 'block-like' urban form that runs counter to the established linearity of the settlement.

Landscape character

1.4 The village lies within National Landscape Character area 107, Cotswolds and within the National Landscape Pastoral Lowland Vale landscape type and Vale of Bourton LCA. The valley to the west becomes a High Wold Valley landscape type- Upper Windrush Valley LCA. The slopes to the north west and south are within the Farmed Slopes landscape type.

1.5 The geology of the area is Lias limestone with clays. To the south west of the village are steep slopes with small rectangular fields running down to the valley floor. Hedges have numerous trees and are gappy and outgrown in parts. Farms are located at the edge of the village in places providing an important link with the agricultural hinterland. These slopes and the adjacent valley floor are visually prominent when entering the village from the Fosse Way. There are excellent views of Bourton-on-the-Water from these slopes in particular from Clapton-on-the-Hill.

1.6 To the south and the east of the village is the broad flat floodplain of the Windrush and Dikler Rivers. This is characterised by the meadows and water

bodies associated with sand and gravel extraction. The vegetation is noticeably more riparian in character than found on the slopes surrounding the village. North east of the village are larger arable fields associated with some high grade agricultural land. Hedges within this area are generally lower and more managed with fewer trees.

1.7 One of the most important landscape features is 'Salmonsbury Camp' which is located just to the west of the village centre. The camp is a Scheduled Monument. It has a mix of parkland and farmland character due to the large 'stand-alone' mature trees, hedgerow trees and outgrown hedges.

1.8 To the north west of the village is a ridge which lies between the Windrush and Upper Slaughter. This ridge is the backdrop to the village when viewed from Clapton-on-the-Hill. It consists of pasture with relatively large fields with walls and some hedges.

Relationship of the settlement with the surrounding landscape

1.9 The settlement has the following key relationships with the surrounding landscape:

Positive

- The linearity of the village and its close relationship with the valley topography.
- The close proximity of village and countryside.
- The riparian vegetation and other trees within the village which combine with the village's linearity to visually break it up when viewed from higher ground.
- Views to the surrounding landscape from the village.
- The visual focus of the church.

Negative

- Large scale development that does not relate to topography and is not visually broken up by tree planting.
- Poor visual relationship between the village and the Fosse Way in parts.

Landscape sensitivity considerations

1.10 The landscape surrounding the settlement is within the Cotswolds National Landscape and has consequently been judged to be of national importance.

1.11 The potential for the landscape to accommodate development is severely constrained by the slopes that surround the village, the floodplain and Salmonsbury Camp. Most of the small scale landscape around the western and southern edges of the settlement would be adversely affected by development, and any such development would be likely to be highly prominent. The larger scale agricultural landscape to the north east of the village has greater capacity to accept development in terms of its intrinsic landscape character. However, development has already expanded in this direction, and further development may add to the creation of a large visual block of development which will be prominent. Much of the land in this area is also Grade 2 agricultural land.

Constraints to be taken into account

- The constraints are shown on Figure BW2 and are summarised below:
- National Landscape designation of the village and surrounding landscape
- Conservation Area
- Scheduled Monument (Salmonsbury)
- SSSI designation of some waterbodies
- Floodplain
- The Heart of England Way, Monarch's Way, Oxfordshire Way, Windrush Way and Diamond Way

1.12 An area of Grade 2 Agricultural Land also lies to the north east of the village.

Areas where development is not suitable

1.13 Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Salmonsbury Camp due to its SAM status and its landscape character.
- The slopes to the north west and south west of the village including the playing fields/meadows south of Station Road and east of the Fosse. These areas are essential to the setting of the village.
- The floodplain due to the landscape character of the meadows and the practical constraints imposed by flooding.

Suggested environmental improvements

1.14 The following environmental improvements are suggested:

- A429 Fosse Way Industrial estate requires further substantial planting to mitigate impact from road and the north and to reduce visibility from higher vantage points.

Figure BotW1: Context and Landscape Character Types and Areas

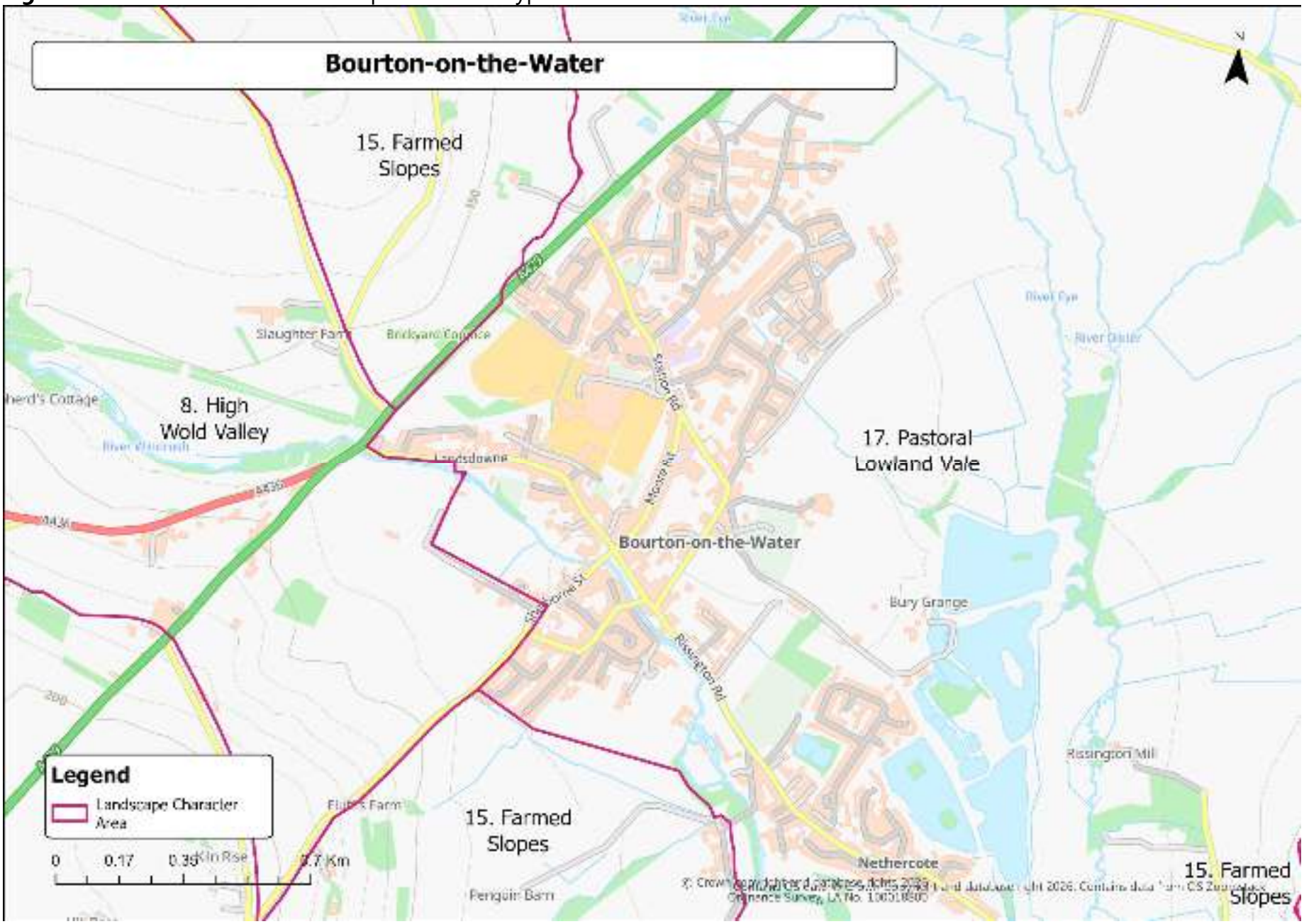
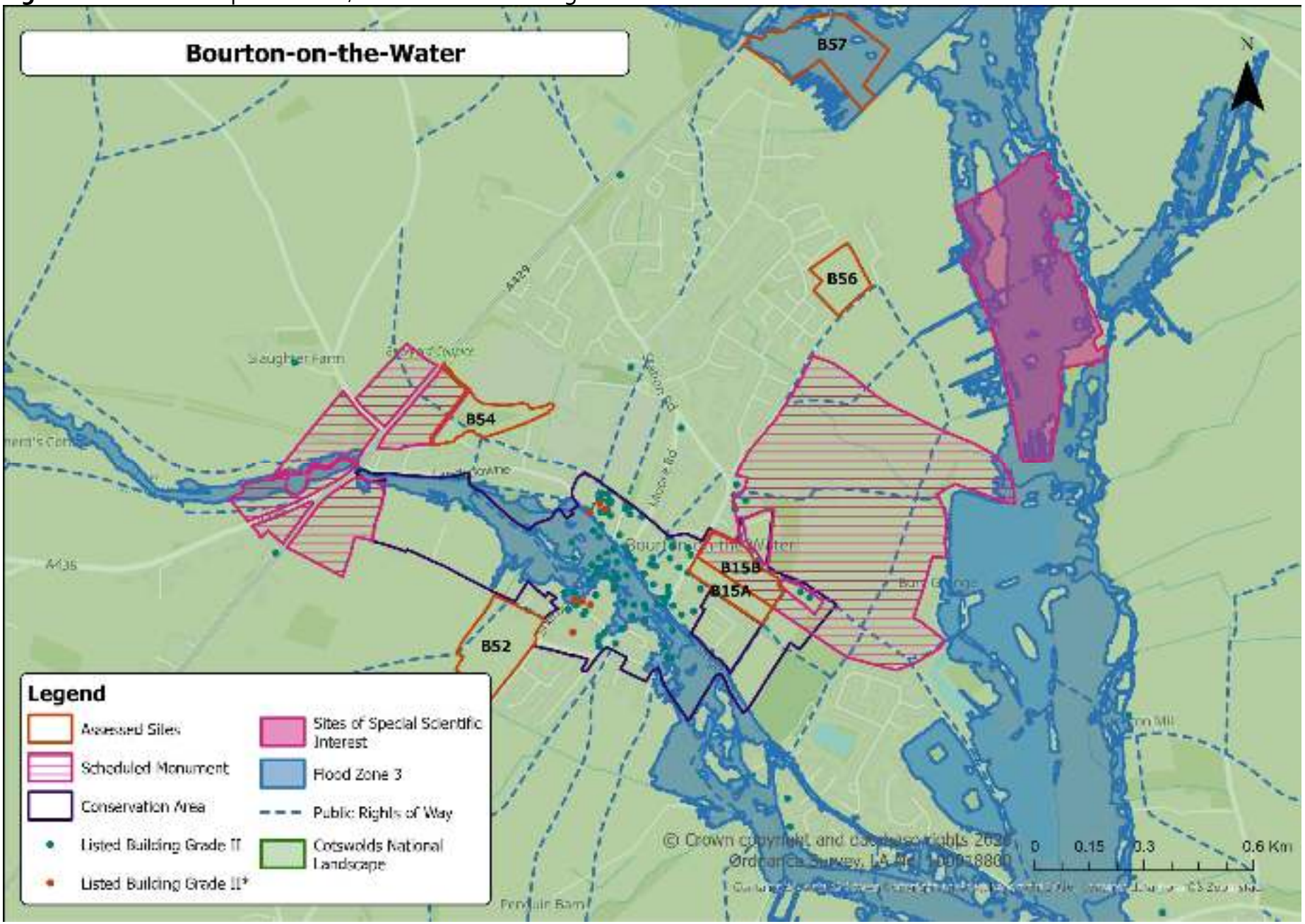


Figure BotW2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	B15A/ B15B	B52	B54	B56	B57
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)					
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground					
	Falls within clear views from public vantage points (roads, PROWs, hills)					
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form					
	Introduce a significant area of built form into a rural or visually sensitive landscape.					
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development					
	Risks coalescence or erosion of settlement separation					
	Sites to be discounted					

Stage 2 Assessments

Site Reference: B54	**Settlement:** Bourton-on-the-Water
Description: The site is located north of Green Lake Close to the east of the A429 and south-west of The Cotswold School and its playing fields. It comprises two contrasting elements: a woodland copse and an area of grassland. The southern boundary is defined by an embankment, formerly part of the historic railway route, which forms part of the site and separates the site from adjacent residential dwellings. A key feature is PRoW Footpath 2 (the Monarch's Way), which runs south-east to north-west through the site, providing a well-used recreational route and contributing to the site's public accessibility. The site is open to the north adjoining the school and playing fields, while residential development to the south provides urban context. Despite this, the site retains a semi-natural, green character due to its vegetation cover, woodland enclosure, and open grassland. The site lies within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Bourton Landscape Character Area (LCA 17A), characterised by low-lying pastoral farmland, scattered woodland, and settled rural valleys. It also lies within the Cotswolds National Landscape, where wooded river corridors, open pastures, and accessible green spaces are integral to its special qualities.	
Evaluation:	**MEDIUM/HIGH SENSITIVITY**
Justification: B54 is judged to have Medium-High sensitivity due to the presence of the Monarch's Way (Public Footpath 2), its mix of woodland and open grassland, and its role as a semi-natural green buffer between residential areas and the school grounds. Although the site is partly influenced by surrounding development, its woodland copse, historic railway embankment, and visible green space contribute strongly to both its natural and historic qualities. The site provides a distinct sense of separation between built areas, and its recreational and visual value contributes to the Cotswolds National Landscape's special qualities. Development would result in the loss of an important green corridor and would diminish the experience of users of the Monarch's Way, reducing the site's contribution to the rural character and amenity value of this part of Bourton-on-the-Water.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17A Vale of Bourton
Historic Landscape Character:	Former railway embankment forming part of the transitional settlement fringe.
Constraints/Designations:	

Landscape: Cotswolds National Landscape
Historic: Former railway embankment provides time-depth, but no direct heritage assets on site.
Biodiversity: Woodland copse and grassland provide habitat diversity.
Other (floodplain, PRoWS): Public Footpath 2 (Monarch's Way) runs south-east to north-west through the site, creating high recreational sensitivity.

Site Reference: B56	**Settlement:** Bourton-on-the-Water

Description:

The parcel is located within the north east of the Bourton-on-the-Water settlement and is comprised of a pastoral field bound by hedgerow and trees. Subdivision of the field has been implemented with post and wire fencing to delineate areas for livestock rearing.

The field is bound by hedges and trees. To the north-west and south-west, the site is bound by recently completed homes; to the south-east by open countryside; and to the north-east by Moors Farm. Subdivision of the field has been implemented with post and wire fencing to delineate areas for livestock rearing.

Beyond the northern and western boundaries is existing 21st Century residential development within the Bourton-on-the-Water development boundary. To the eastern boundary is the Moors Farm complex with further fields beyond. Beyond the southern boundary is a continuation of the characteristic pastoral field network present around Bourton.

No Public Rights of Way (PRoW) are present within the parcel but one is adjacent to the southern boundary along an east/west axis. This footpath connects to further footpaths to the south east of the site. Views from these footpaths are filtered by intervening vegetation that is characteristic as a field boundary in the area. Views from within the settlement are generally screened by intervening built form and vegetation. This generally limits the visual envelope to southerly and easterly orientations.

Evaluation:	**Medium/Low Sensitivity**

Justification: The parcel has some susceptibility to change through housing development given its undeveloped character and legibility as a continuation of the pastoral field network present around the settlement. The adjacent residential development on two sides of the parcel provides a built context to the neighbouring landscape. In combination with the existing farm complex to the east the parcel is enclosed on three sides by built form. Its redevelopment for residential use would be unlikely to be seen as a protrusion into this nationally valued National Landscape. Given this level of containment and the existing context that the parcel is located within, the landscape sensitivity of the parcel is considered to be **Low/Medium**. There is also the opportunity to deliver Green Infrastructure enhancement within the parcel. Access from the parcel to the public footpath network could be provided and increased planting would soften the settlement edge and aid in the assimilation of the development into the landscape.

Landscape Context	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 17
Landscape Character Area:	Landscape Character Area: 17A Vale of Bourton
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Cotswolds National Landscape
Historic: No listed buildings within the parcel or vicinity. No Conservation Area in the vicinity of the parcel. The site is located 130m to the north of a Scheduled Monument (Iron Age fortified enclosure known as Salmonsbury Camp). The site has some level of screening from the Scheduled Monument provided by the trees, which run along the south-eastern boundary. However, further specialist assessment is needed to understand whether the development of this site will affect the setting of the Scheduled Monument.
Biodiversity: The site is located within the Cotswolds Valleys Nature Improvement Area. It is also located adjacent to Priority Habitat land (coastal and floodplain grazing marsh). The site is also located within a Site of Special Scientific Interest (SSSI) Impact Zone for residential development of 50 or more houses outside existing settlements/urban areas.

A Gloucestershire Wildlife Trust Nature Reserve is located 250 meters to the east. This is a SSSI. This reserve is already under pressure from too many people. Earlier developments in the area provided some mitigation contributions towards the reserve. This proposal would have to provide alternative natural greenspace or work up a mitigation programme for the reserve.

The main part of the site is grazed improved grassland. The balancing pond may support Great Crested Newts and other species. The site survey was undertaken in the month of January, which is sub-optimal for ecological assessment. The site is adjacent to priority habitat grassland.

The boundaries are of significantly more interest. The south-eastern boundary has a tall hedge with a drainage ditch running along its course. The north-western boundary has the recently installed SuDS of the adjacent housing development, as well as young native species planting. The south-western and south-eastern boundaries also have tall hedges, which link into the surrounding hedgerow network. These all have the potential to be habitat and breeding grounds for protected species (Mistle Thrush were observed on the site visit).

The pre-existing access into the site mean the site could be developed without having to remove any hedgerows. The surrounding hedgerows could also be retained within a well-designed scheme. The development of this site would be required to deliver biodiversity net gains.

Other (floodplain, PRoWS): No PRoW within the parcel. Bourton-on-the-Water Restricted Byway 9 is present along the south-eastern boundary. Further PRoW are present within the local area.

Site Reference: B57	**Settlement: Bourton-on-the-Water**

Description: The 3.34 ha site is located to the north of Bourton-on-the-Water, to the east of the A429 Fosse Way and to the north of Bourton Industrial Estate. It forms part of two larger fields used for arable farming – there is no defined northern boundary.

A planning permission for an extension to Bourton Industrial Estate is under construction to the south-west (ref: 18/04764/REM). The A429 Fosse Way is located to the west with a tree plantation and farmland beyond. A brook is located to the north with farmland beyond. The disused track bed of the former Cheltenham to Kingham railway line abuts the eastern boundary with farmland beyond.

Beyond the northern and eastern boundaries is a continuation of the characteristic pastoral landscape that surrounds Bourton-on-the-Water. To the south is the industrial estate and the main body of the settlement. To the west is the A429 with further fields beyond. The north of Bourton is generally defined by 20th and 21st century residential and industrial development.

No Public Rights of Way (PRoW) are present within the parcel but they are present within the local landscape to the north and west. Views from these footpaths are filtered by varying levels of intervening vegetation. Views from the settlement are generally screened by intervening built form.

Evaluation:	**Overall Rating: Medium**

Justification:
The parcel has some susceptibility to change through industrial development due to its settlement edge location and position within the undeveloped agricultural surroundings of Bourton-on-the-Water. The neighbouring industrial development provides some built context to the local landscape, while the A429 provides some impact to perceptual qualities. No public access is provided to the parcel and views towards from vantage points are filtered and screened by intervening features. The landscape sensitivity of the parcel is considered to be **Medium**. This is due to the undeveloped and open nature of the parcel, which is characteristic of the farmland around the settlement. The parcel is located within the nationally valued Cotswolds National Landscape but the presence of adjacent industrial development and perceptual detractors in the vicinity has been considered.

Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 17
Landscape Character Area:	Landscape Character Area: 17A Vale of Bourton
Historic Landscape Character:	-

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: No listed buildings within the parcel or vicinity. No Conservation Area near the parcel.

Biodiversity: The River Eye Local Wildlife Site forms part of the north-western boundary. The river is a wildlife corridor where otters are present. The river corridor received enhancements as part of the industrial estate extension.

The entire site is also identified as Priority Habitat (coastal and floodplain grazing marsh) and is completely within the Cotswold Valleys Nature Improvement Area. Furthermore, the site is within a Site of Scientific Interest (SSSI) Risk Zone, where large developments may have an impact on an SSSI. There are links between the site and the SSSI provided by the River Eye.

An Ecological Assessment report was completed by FPCR for the industrial estate extension. This drew on surveys undertaken in 2014 but its results are indicative of the types of wildlife, which may be present. This report found Great Crested Newts to be present. B57 was identified as an area for improvement to help mitigate against the impacts of the industrial estate extension and is to receive mitigation measures for that development. Part of B57 was also identified as an area where grassland would be enhanced. A badger sett was found in the north-east corner of the industrial estate extension application site and provisions were made to protect the badgers – B57 will be part of the foraging area for the badgers.

The trees and hedgerows which surround the site may provide further habitat for protected species, such as nesting birds and bats. There is also an uncultivated patch of grassland to the north of the site, which may be of ecological interest.

The development of this site is likely to impact on biodiversity through additional lighting, pollution and disturbance. Furthermore, the floodplain grazing marsh is a functional habitat, which cannot be recreated or mitigation measures provided to counteract the harm.

The trees within the site are restricted to the boundaries, albeit the site's northern boundary has no trees. The trees are mainly located within outgrown hedgerows.

An Ash tree is located in the south-east corner, which is protected by a Tree Preservation Order. The trees within the river corridor to the north-east have particular value as part of a wildlife corridor. The trees that follow the course of the former railway line to the east have a similar function.

Other (floodplain, PRoW): No PRoW within the parcel. Parcel within Flood Zone 2 and 3B. However, a detailed flood risk assessment (BWB, September 2016) was undertaken as part of the approved planning application for the extension to Bourton Industrial Estate (ref: 18/04764/REM). This demonstrates that the area within B57 has low flood risk.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 11 – Broadwell

COTSWOLD
District Council

Settlement character

1.1 Broadwell is a small village located 2.5km north of Stow-on-the-Wold on the A429 which runs from Cirencester to Stow-on-the-Wold. The settlement is located just off the Fosse Way nestled near the River Evenlode.

1.2 The village is centred around one of the most expansive open spaces in the Cotswolds. The Church of St Paul dating from the 12th century stands prominently at the upper end of the village near the spring. A gentle stream of the River Evenlode flows through crossed by a shallow ford and flanked by Cotswold stone cottages.

Landscape character

1.3 The settlement is within the Cotswolds National Character Area 107. Broadwell is classified within the High Wold Dip-Slope and Settled Farmlands landscape types. These landscape types reflect Broadwell's position within a gently undulating rural setting.

1.4 The village is set within a sloping terrain, with modest sized fields enclosed by dry-stone walls and hedgerows. Along the watercourses the area is interspersed with woodland blocks and riparian vegetation.

Relationship of the settlement with the surrounding landscape

1.5 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village has a strong relationship with the River Evenlode and associated watercourse which forms the focus of the settlement and contributes significantly to its character.
- The expansive village green, ford, stream and surrounding limestone buildings create one of the most distinctive and attractive village centres within the Cotswolds.
- The historic core is well integrated into the surrounding landscape, with the Church of St Paul forming an important landmark within both the settlement and wider countryside.

Negative

- Some modern development on the settlement edge is less closely related to the historic village form and character.

- The A429 corridor introduces traffic movement and associated infrastructure which can detract from the otherwise tranquil rural character of the settlement.
- Incremental domestication of village edges through ornamental planting, suburban boundary treatments and garden extensions has locally weakened the transition between settlement and countryside.

Landscape sensitivity considerations

1.6 Broadwell exhibits generally high landscape sensitivity due to the strong relationship between the settlement, the River Evenlode, the extensive village green and the surrounding agricultural landscape.

1.7 The village occupies a transitional position between the High Wold Dip-Slope and the lower lying pastoral landscapes of the Evenlode Valley. The surrounding countryside is characterised by a network of hedgerows, modest field sizes, pasture land and limited woodland cover which collectively contribute to a strongly rural character.

1.8 The village green, stream corridor and associated open spaces are particularly sensitive to change as they form the defining elements of the settlement's character and contribute significantly to its landscape setting.

1.9 The limited woodland cover, sparse settlement pattern and visibility from surrounding higher ground increase the sensitivity of the wider landscape to development. Development on exposed settlement edges has the potential to affect the village's relationship with the surrounding countryside and alter important views.

1.10 The setting of St Paul's Church, the Conservation Area and numerous listed buildings is also highly sensitive due to the contribution these assets make to the historic character and visual identity of the settlement.

1.11 Whilst limited opportunities may exist for carefully designed development closely related to the existing built framework, development should avoid open land associated with the village green, stream corridor and visually sensitive settlement edges.

Constraints to be taken into account

1.12 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape.

- Broadwell Conservation Area.
- Listed buildings and their settings, including St Paul's Church.
- The River Evenlode corridor, associated stream and ford.
- The extensive village green and associated open spaces.

Areas where development is not suitable

1.13 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Land associated with the village green, stream corridor and ford which form the defining landscape features of the settlement.
- Areas immediately adjoining the historic core where development would adversely affect the character and appearance of the Conservation Area or the setting of heritage assets.
- Open land that contributes significantly to the rural setting of the village and the appreciation of its historic form.
- Prominent settlement edges and visually exposed land visible from surrounding higher ground.

Areas for environmental improvement

- Conservation and enhancement of the River Evenlode corridor, associated stream and riparian habitats.
- Management and replacement of mature riverside and hedgerow trees.
- Reinforcement of native hedgerow networks and traditional field boundaries. Conservation and restoration of traditional dry stone walls.
- Enhancement of biodiversity through improved habitat connectivity between grassland, hedgerows and riparian habitats.
- Conservation of the village green and associated open spaces as key landscape features.

Figure A1: Context and Landscape Character Types and Areas

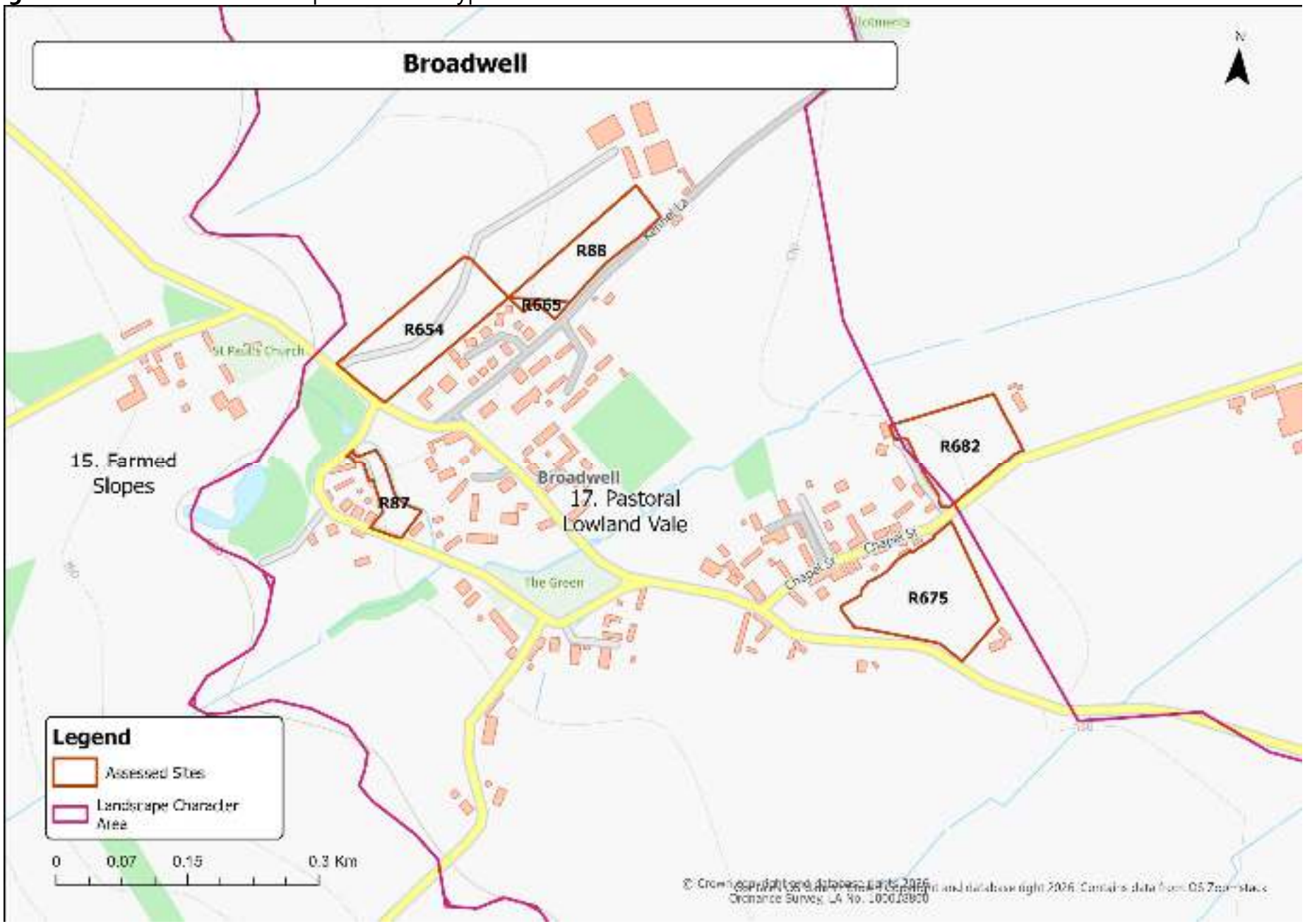
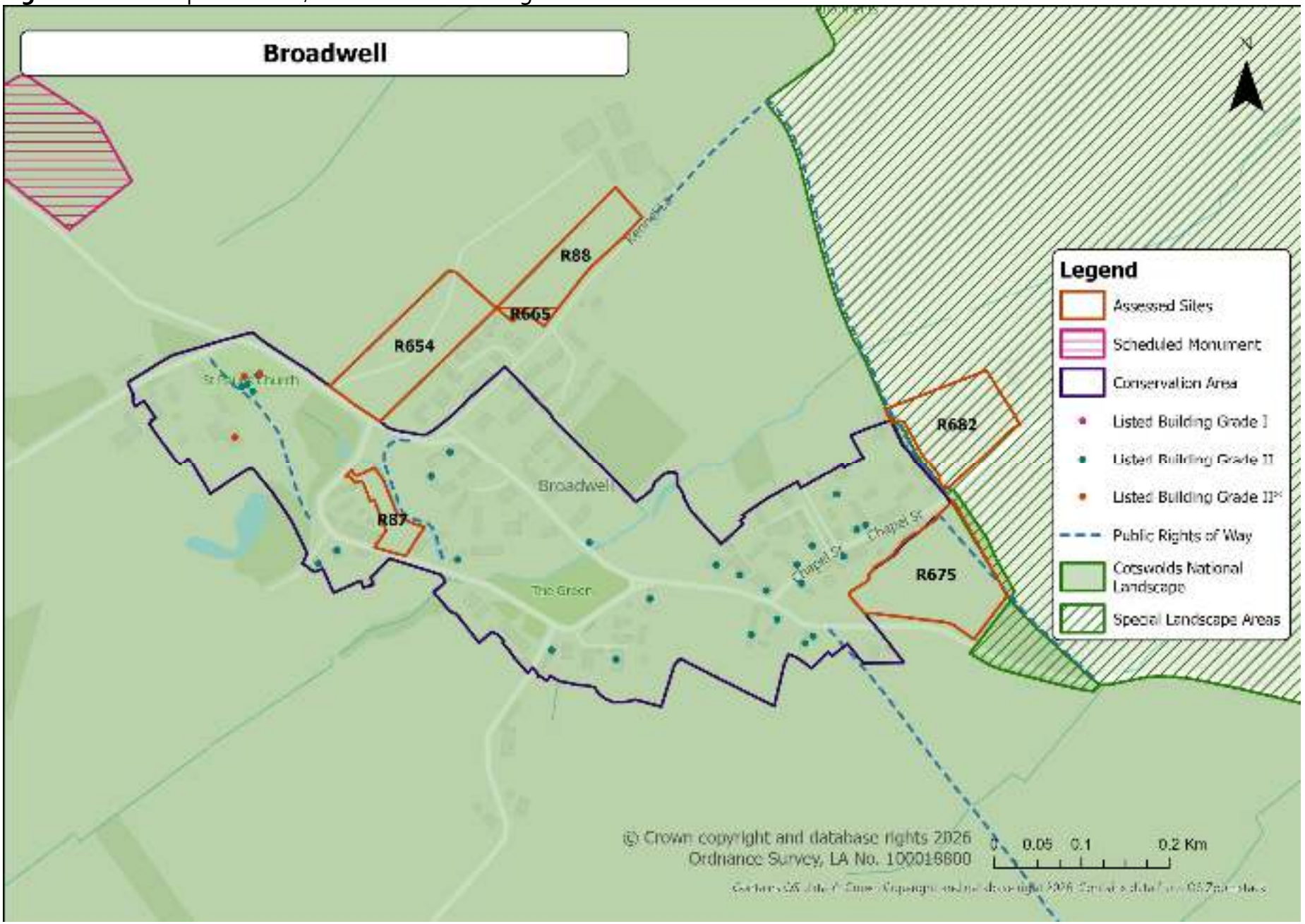


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R87	R88	R654	R665	R675
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)					
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground					
	Falls within clear views from public vantage points (roads, PROWs, hills)					
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form					
	Introduce a significant area of built form into a rural or visually sensitive landscape.					
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development					
	Risks coalescence or erosion of settlement separation					

Sites to be discounted					

Stage 2 Assessments

Site Reference: R87	**Settlement:** Broadwell
Description: The site lies on an unnamed road off Kennel Lane, north-west of the Fox Inn, positioned between Brookside Cottage to the east and Whispers to the west. It comprises grassland that sits slightly elevated compared to the adjoining spring and footpath corridor, though broadly aligned with surrounding dwellings. Public Footpath 9 runs immediately outside the site along the eastern and northern boundaries, following the course of a spring. Here, the landform steps down into a lower, enclosed corridor lined with a strong tree belt and sections of retained stone wall. The footpath is enclosed and tranquil, with filtered views of the site likely in winter months when vegetation is thinner. The south-western boundary is formed by a vegetated lane, providing partial screening but also open to private views from nearby dwellings. The site lies within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Bourton Landscape Character Area (LCA 17A), characterised by settled pastoral valleys, hedgerows, and meadowland around historic village cores. It also lies within the Cotswolds National Landscape, where enclosed valley pastures, vernacular village settings, and tranquil, well-vegetated lanes contribute to the area's special qualities of rural beauty and settlement containment.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: R87 is assessed as having Medium-High sensitivity, principally due to its location within the Broadwell Conservation Area, its proximity to multiple listed buildings, and its relationship to PRoW Footpath 9 along the spring corridor. The grassland, mature boundary vegetation, and stone walling contribute to the site's natural and historic character, while the enclosed, peaceful quality of the adjoining footpath adds perceptual sensitivity. Although the site aligns with existing dwellings and is partly enclosed, reducing wider visibility, its heritage context and experiential qualities increase susceptibility to change. Development would likely be perceived as infill, but would diminish openness and alter the rural, verdant character that defines this part of Broadwell.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17A Vale of Bourton

Historic Landscape Character:	Grassland meadow and enclosure within Conservation Area, adjacent to listed buildings and traditional stone-built dwellings.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Within the Broadwell Conservation Area; adjacent to The Gables (Grade II), with Red Hills Farm (Grade II) and Lenthalls (Grade II) nearby. Biodiversity: Grassland, tree belts and riparian vegetation offer habitat diversity. Other (floodplain, PRoWS): Footpath 9 runs along eastern and northern boundaries, following the spring corridor.	

Site Reference: R654	**Settlement:** Broadwell

Description:

The site forms part of a rolling agricultural landscape on the edge of Broadwell, rising gently to the north-west. It is bounded to the south-west by Donnington Lane, where a drystone wall and mature trees define the roadside edge. An access lane serving agricultural buildings runs through the site, introducing a functional rural feature and dividing the land into parcels further defined by a hedgerow.

The site adjoins the Broadwell Conservation Area to the south-west and lies close to a number of listed buildings, including the Church of St Paul (Grade II)*, which is visible from within the site and forms a prominent landmark in views across the landscape. To the south-east, the site is overlooked by private residential properties along The Leasows, introducing localised private visual sensitivity. Small pylons also cross the site, adding a minor visual detractor.

The land is pastoral and rises away from the settlement, with strong boundary features and scattered trees contributing to a structured but open rural character. Although the site is not crossed by PRoWs, the site is visible from Donnington Lane and, its elevated position and proximity to the Conservation Area mean it plays an important role in the setting of Broadwell and its historic core. The site lies within the Pastoral Lowland Vale LCT, more locally the Vale of Moreton LCA (17B), and within the Cotswolds National Landscape, where gently rolling landform, historic settlement settings, and rural tranquillity are key special qualities.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

R654 is assessed as having Medium-High sensitivity, reflecting its rising landform, scale, and strong relationship with the historic core of Broadwell. The site forms part of the agricultural setting of the village and contributes to views towards and from the Church of St Paul and the adjoining Conservation Area. Development on this land would be more prominent than nearby modern development due to its elevation and extent.

While the site shares some characteristics with adjacent modern settlement edges, its proximity to designated heritage assets increase susceptibility to change. The pastoral character, legibility of historic enclosure patterns, and contribution to the wider rural setting within the Cotswolds National Landscape further elevate sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	17B – Vale of Moreton
Historic Landscape Character:	A2M Former unenclosed cultivation now enclosed.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Adjoins the Broadwell Conservation Area. Close proximity to listed buildings including the Church of St Paul (Grade II*) 1089777.
Biodiversity: Pastoral grassland with hedgerows and mature trees providing habitat value
Other (floodplain, PRoWS): Not located within Flood Zones 2 or 3. No PRoWs cross the site

Site Reference: R665	**Settlement:** Broadwell

Description:

The site is a very small parcel of land located at the northern end of Kennel Lane, on the northern edge of Broadwell. It comprises a small group of unmanaged trees and shrubs, forming a lightly vegetated area within an otherwise semi-urban setting. The site is bordered by residential properties to the south and east, which overlook the land and establish a clear relationship with the existing street structure.

An area of hardstanding lies adjacent, reinforcing the site's association with the developed edge of the settlement. To the north, open agricultural land, although the site itself reads as part of the settlement fringe rather than the wider countryside.

The site is not adjacent to the Broadwell Conservation Area. It is not located within Flood Zones 2 or 3 and is not crossed by any PRoWs. The site lies within the Pastoral Lowland Vale LCT, more locally the Vale of Moreton LCA (17B), and within the Cotswolds National Landscape.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:

R665 is assessed as having Medium-Low sensitivity, reflecting its small scale, semi-urban character, and close integration with existing residential development. Although the site contains trees and shrubs that provide some ecological value, this is limited in extent and does not form part of a wider or distinctive landscape feature.

The site does not contribute to the setting of the Conservation Area or to key views within the Cotswolds National Landscape. Development would be experienced as minor infill within the existing settlement edge, rather than an extension into open countryside.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	17B – Vale of Moreton
Historic Landscape Character:	G4 Towns, villages and hamlets. Existing settlement extent with limited historic landscape legibility.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Not within or adjacent to the Broadwell Conservation Area. No listed buildings nearby
Biodiversity: Small area of unmanaged trees and shrubs providing some habitat value
Other (floodplain, PRoWS): Not located within Flood Zones 2 or 3. No PRoWs within or adjoining the site.

Site Reference: R675	**Settlement:** Broadwell

Description:

Site R675 comprises an arable field located between Chapel Street and Broadwell Road on the western edge of Broadwell. The site occupies a relatively flat parcel of agricultural land that forms part of the rural landscape surrounding the village.

The western boundary is arbitrary in nature, extending through the wider field parcel. PRoW Footpath 6 runs immediately beyond this boundary, accompanied by a small electricity pylon route. Existing residential properties fronting Chapel Street define the northern and north-eastern boundaries, whilst the southern boundary is characterised by fragmented hedgerow, shrubs and scattered trees that provide partial enclosure.

Although the site is influenced by adjoining residential development, it retains a clear agricultural character and contributes to the open rural landscape surrounding Broadwell. The site is visible from adjacent residential properties, Chapel Street, Broadwell Road and PRoW Footpath 6, where it forms part of the immediate countryside setting experienced by users of the public right of way.

The site adjoins the Broadwell Conservation Area along its western and north-western boundaries and contributes directly to the setting of Tally Ho House (List Entry: 1089786) and The Old Bakery (List Entry: 1303636). The open agricultural character of the site forms part of the rural setting in which these heritage assets are experienced.

The site lies within the Cotswolds National Landscape, within National Character Area 107 – Cotswolds, the Pastoral Lowland Vale Landscape Character Type and Landscape Character Area 17B Vale of Moreton. Historically, the site lies within Historic Landscape Character Type A2m – Former unenclosed cultivation now enclosed, characterised by less irregular enclosure patterns partly reflecting former unenclosed cultivation patterns within an area of rich wet grassland.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the agricultural landscape on the western edge of Broadwell and contributes positively to the rural setting of the village within the Cotswolds National Landscape. Although adjoining existing residential development, the site retains a distinct agricultural character and continues the pattern of open farmland beyond the settlement edge.

The relatively flat landform limits long-distance prominence. However, the site is readily visible from surrounding residential properties, Chapel Street, Broadwell Road and PRoW Footpath 6. Development would therefore be experienced by a range of visual receptors and would alter the open agricultural character currently experienced from these locations.

Historic character is an important consideration. The site adjoins the Broadwell Conservation Area and forms part of the rural setting of Tally Ho House and The Old Bakery. The undeveloped agricultural land contributes to the appreciation of these heritage assets by maintaining their historic relationship with the surrounding countryside.

Whilst existing residential development provides some visual association with the settlement, development would nevertheless extend built form into the agricultural landscape and reduce the distinction between the village edge and surrounding countryside. The fragmented vegetation along the southern boundary provides only partial containment, meaning built development would remain apparent in local views.

The site contributes to several of the recognised special qualities of the Cotswolds National Landscape, including its pastoral agricultural landscape, historic field pattern, traditional settlement form and the strong relationship between villages and their surrounding countryside.

Overall, whilst the site is relatively contained by adjacent development and vegetation, its contribution to the setting of the Conservation Area and listed buildings, visibility from the adjoining PRoW and surrounding roads, and its role as part of the open agricultural landscape result in an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	17B Vale of Moreton
Historic Landscape Character:	A2m – Former unenclosed cultivation – now enclosed

Constraints/Designations:
Landscape: Located within the Cotswolds National Landscape and adjacent to the Moreton-in-Marsh Surrounds Special Landscape Area
Historic: Adjoins Broadwell Conservation Area. Within the setting of Tally Ho House (List Entry: 1089786) and The Old Bakery (List Entry: 1303636)
Biodiversity: Fragmented hedgerows, shrubs and scattered trees along the southern boundary
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 6 runs immediately beyond the western boundary. Small electricity pylon route follows the western field edge.

Site Reference: R682	**Settlement:** Broadwell

Description:

Site R682 is located on the north-eastern edge of Broadwell and comprises a relatively flat pastoral field immediately beyond the existing settlement boundary. The site is enclosed by a combination of traditional boundary features including timber post and rail fencing along the western boundary, post and rail fencing with shrubs and mature trees along Chapel Street to the south, and a mature hedgerow defining the eastern boundary. A single residential property lies immediately east of the site and overlooks the field.

The western boundary adjoins the access track serving existing residential properties, with PRoW Bridleway 4 running immediately beyond this boundary. Existing dwellings along the access track have direct views across the site. The northern boundary is arbitrary in nature, extending through the wider field parcel.

The site is relatively well contained by existing vegetation and surrounding built form. Whilst it lies beyond the defined settlement boundary, existing residential development to both the west and east provides a degree of visual association with the village and reduces the perception of the site as an isolated extension into the countryside.

Views of the site are generally localised and are primarily experienced from Chapel Street, neighbouring residential properties and users of PRoW Bridleway 4. Wider visibility is limited by the relatively flat landform and strong boundary vegetation.

The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area and adjoins the Cotswolds National Landscape along its western boundary. It also adjoins the Broadwell Conservation Area to the west, where the open pastoral landscape contributes to the rural setting of the historic settlement.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site forms part of the pastoral landscape on the north-eastern edge of Broadwell and contributes to the transition between the village and the surrounding countryside. Although located outside the existing settlement boundary, the site is closely associated with existing residential development to both the west and east, which reduces the perception of the site as an isolated or detached parcel of countryside.

The relatively flat landform and strong boundary vegetation provide a good degree of containment, limiting wider visibility and reducing the prominence of the site within the surrounding landscape. Public views are generally confined to Chapel Street, neighbouring residential properties and users of PRoW Bridleway 4 immediately adjacent to the western boundary.

The site nevertheless contributes to the rural setting of the adjoining Broadwell Conservation Area and forms part of the landscape context to the adjacent Cotswolds National Landscape. Development would alter the existing relationship between the settlement edge and surrounding pastoral landscape and would introduce built form into an area that currently retains an open rural character.

The site also contributes to the character of the Moreton-in-Marsh Surrounds Special Landscape Area through its pastoral land use and established hedgerow boundaries. However, unlike more visually exposed or elevated sites, the contained nature of the field and its close relationship with the existing settlement limit the extent of landscape effects.

Overall, whilst development would extend the settlement edge and result in the loss of a pastoral field, the relatively enclosed character of the site, limited public visibility and close association with existing built form mean that landscape effects would be relatively localised. Consequently, the site is considered to have Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Clay Vale
Landscape Character Area:	17B Vale of Moreton
Historic Landscape Character:	
Constraints/Designations:	
Landscape: Adjoins the Cotswolds National Landscape and located in the Moreton-in-Marsh Surrounds Special Landscape Area	
Historic: Adjoins Broadwell Conservation Area along the western boundary	
Biodiversity: Pastoral grassland with mature hedgerows, shrubs and trees forming strong boundary features	
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Bridleway 4 runs immediately beyond the western boundary.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 12 - Chedworth

COTSWOLD
District Council

Settlement character

1.1 Chedworth is a historic village located approximately 13km north of Cirencester within the upper reaches of the River Coln catchment. The settlement occupies a sheltered position within a network of valleys and dry valleys characteristic of the central Cotswolds.

1.2 The village is notable for its dispersed form, comprising a number of historic clusters including the areas around St Andrew's Church, the Manor House, the former school and the valley-side lanes that connect them. This fragmented settlement pattern reflects the influence of topography and the historic evolution of the village within the valley landscape.

1.3 Chedworth possesses a rich historic environment, including numerous listed buildings and the nearby Roman Villa, one of the most important surviving Roman sites in Britain. The historic relationship between the village, the Roman Villa, the surrounding farmland and the valley landscape remains readily apparent and contributes strongly to local distinctiveness.

1.4 The village retains a predominantly rural character, with traditional limestone buildings, stone boundary walls, mature trees and a network of narrow lanes combining to create a strong sense of place.

Landscape character

1.5 The settlement lies within the Cotswolds National Character Area 107 and the Cotswolds National Landscape.

1.6 The village occupies land within the High Wold Dip-Slope Valley landscape character type, specifically the Middle Coln Valley, whilst the surrounding elevated landforms are associated with the High Wold Plateau landscape. The resulting landscape is characterised by a combination of intimate pastoral valleys and elevated open farmland.

1.7 The valley landscape comprises well-defined concave valley landforms, pastoral fields, woodland belts, mature trees and sheltered valley bottoms containing historic settlements and watercourses. These landscapes are generally enclosed, intimate and visually contained.

1.8 The surrounding High Wold Plateau forms a broad elevated landscape characterised by large arable fields, dry stone walls, sparse settlement, extensive views and a strong sense of tranquillity. The elevated plateau

provides an important visual backdrop to the village and contributes significantly to its rural setting.

Relationship of the settlement with the surrounding landscape

1.9 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village is closely integrated with the valley landform, occupying sheltered locations amongst folds in the landscape which create a strong sense of enclosure and containment.

- The surrounding valley sides, woodland belts and mature vegetation provide an attractive and distinctive setting to the settlement and help integrate built form into the wider landscape.

- The dispersed historic settlement pattern reflects the topography and contributes positively to the village's rural character.

- The surrounding High Wold Plateau provides an important undeveloped backdrop to the settlement and allows appreciation of the village within its wider landscape context.

- The Roman Villa, historic field patterns, stone walls and traditional agricultural landscape create strong visual and cultural connections between the settlement and surrounding countryside.

Negative

- Some modern development lacks the organic relationship with the landscape that characterises the historic parts of the village.

- Highway infrastructure, parked vehicles and associated domestic features can locally detract from the rural and historic character of the settlement.

- In places, incremental domestication of rural edges through garden extensions, ornamental planting and suburban boundary treatments has weakened the transition between village and countryside.

Landscape sensitivity considerations

1.10 Chedworth is highly sensitive to change due to the strong relationship between the settlement, the valley landform, the surrounding High Wold landscape and its exceptional historic environment.

1.11 The valley sides surrounding the village are particularly sensitive as they form the immediate setting of the settlement and contribute to views into and out of the village. Development on these slopes would be prominent and could erode the intimate and secluded character of the valley landscape.

1.12 The surrounding High Wold Plateau is also highly sensitive due to its elevated and open character, extensive intervisibility and strong sense of tranquillity. Development on the plateau edges would have the potential to affect the wider setting of the village and be visible across a broad area.

1.13 Land associated with the Roman Villa, St Andrew's Church, the Conservation Area and other heritage assets is particularly sensitive due to the contribution these areas make to the significance and character of the settlement.

1.14 The rural approaches to the village, the network of narrow lanes and the undeveloped valley landscape are important components of local character and are sensitive to suburbanising influences.

1.15 Limited opportunities may exist for small-scale development closely related to the existing built framework of the village where proposals can be accommodated without harming the landscape setting, historic character or wider National Landscape.

Constraints to be taken into account

1.16 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape.
- Chedworth Conservation Area.
- Listed buildings and their settings.
- Scheduled Monument and setting of Chedworth Roman Villa.
- Floodplain and watercourse corridors.

Areas where development is not suitable

1.17 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Valley sides which form the immediate landscape setting of the settlement.
- Prominent elevated land associated with the High Wold Plateau.
- Land closely associated with the Roman Villa and its setting.
- Areas immediately adjoining the historic core of the village where development would adversely affect the character or appearance of the Conservation Area.
- Floodplain areas and undeveloped valley bottom landscapes.
- Areas containing important woodland, species-rich grassland or historic landscape features.

Areas for environmental improvement

1.18 The following environmental improvements are suggested:

- Conservation and restoration of traditional dry stone walls and historic field boundaries.
- Management and enhancement of woodland edges, hedgerows and mature trees.
- Conservation and interpretation of the Roman Villa setting and associated historic landscape features.
- Enhancement of riparian habitats and watercourse corridors.
- Conservation of dark skies through sensitive lighting management.

Figure A1: Context and Landscape Character Types and Areas

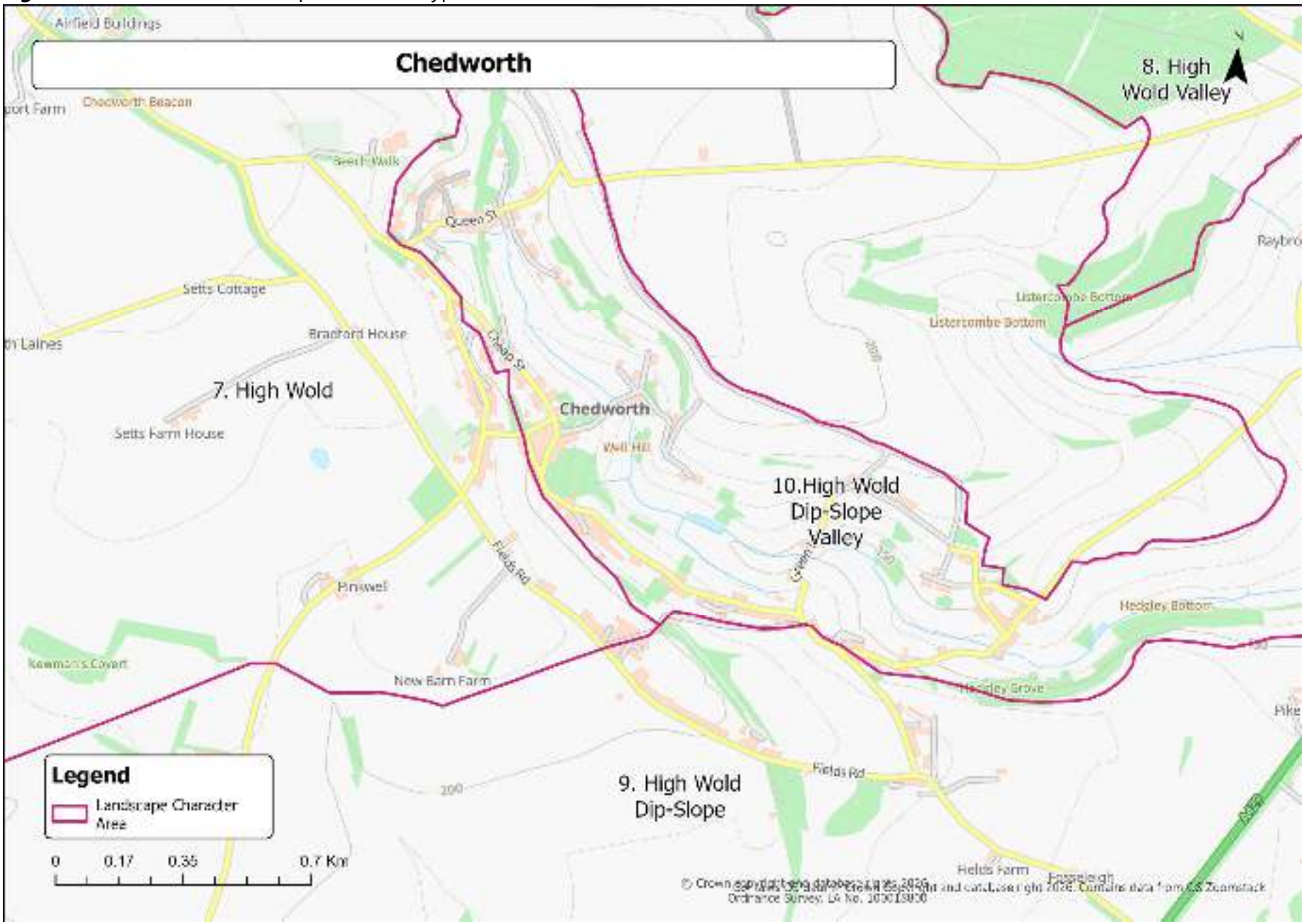
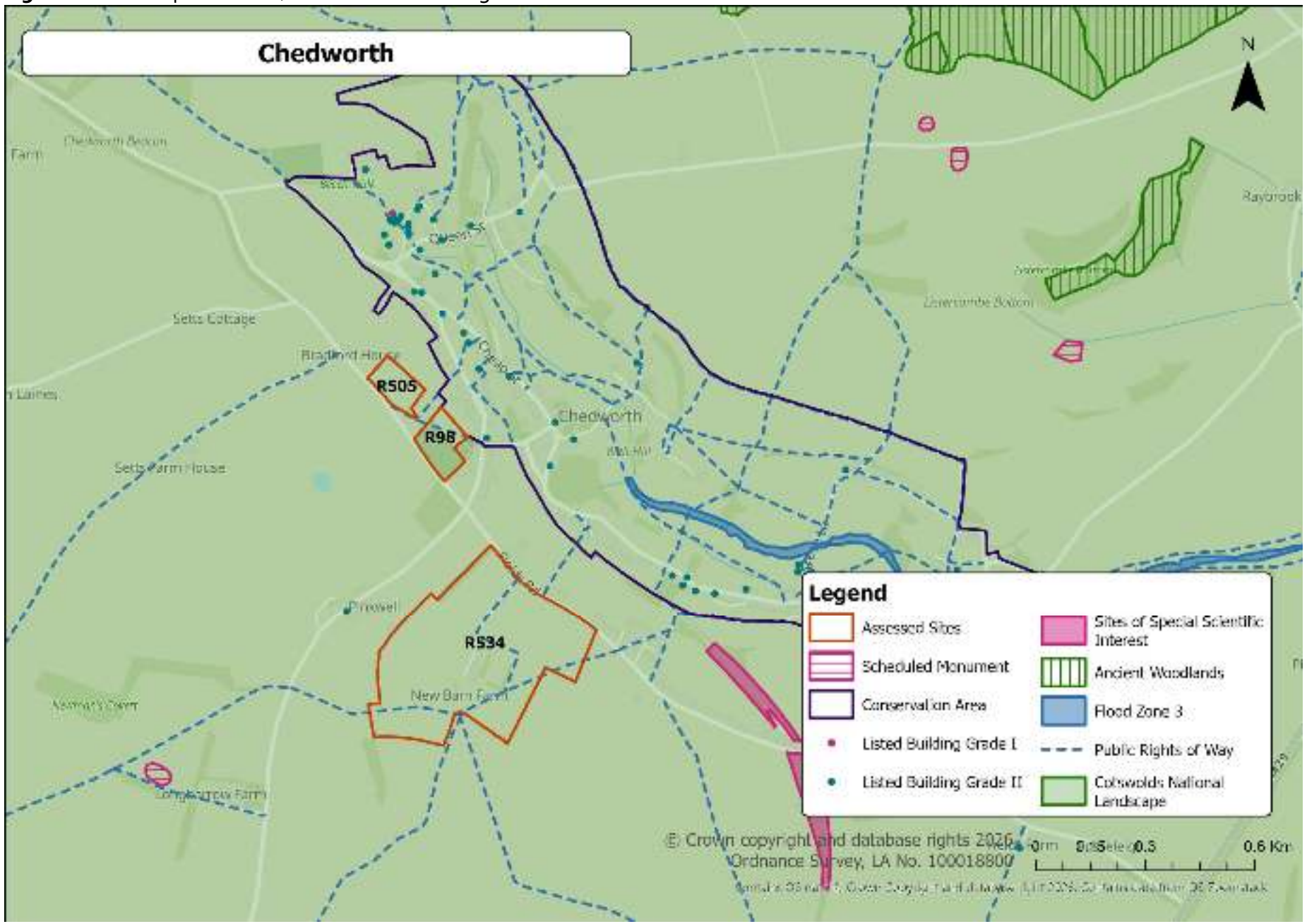


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R98	R505	R534
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)			
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground			
	Falls within clear views from public vantage points (roads, PROWs, hills)			
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form			
	Introduce a significant area of built form into a rural or visually sensitive landscape.			
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development			
	Risks coalescence or erosion of settlement separation			

Sites to be discounted			

Stage 2 Assessments

Site Reference: R98	**Settlement:** Chedworth
Description: Site R98 comprises part of the existing playing fields located on the northern edge of Chedworth, immediately north of the Village Hall. The site is bordered by Fields Road to the west, residential properties to the east, and agricultural land to the north and west. The site itself is open in character and currently accommodates recreational uses, including football goal posts, with tennis courts located adjacent to the site. The western boundary along Fields Road is relatively open, defined by a post and rail fence with occasional standalone trees and shrubs. Beyond this boundary, the landscape transitions into pastoral farmland. In contrast, the eastern boundary adjoining existing residential development is more vegetated and provides a greater degree of enclosure and screening. The northern boundary is defined by a hedgerow with intermittent trees separating the site from adjoining agricultural fields. The site is located adjacent to, but outside, the Chedworth Conservation Area and therefore contributes to its wider rural setting. PRoW Footpath 68 crosses the northern corner of the site, providing local recreational access and opportunities for views across the site and surrounding countryside. Although the site is physically associated with the settlement edge and existing recreational uses, it forms part of the open transition between the village and surrounding countryside. Development of the site would extend built form further onto the periphery of the village in a manner that would appear somewhat incongruous with the existing settlement pattern and erode the rural transition into the wider landscape. The site lies within the Cotswolds National Landscape, within the High Wold Landscape Character Type and Landscape Character Area 7C Cotswolds High Wold Plateau. The site is also identified within Historic Landscape Character Area A2r – Former unenclosed cultivation now enclosed, characterised by less irregular enclosure patterns partly reflecting former unenclosed cultivation patterns.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The site occupies an open and transitional position on the northern edge of Chedworth and forms part of the rural setting of the village within the Cotswolds National Landscape. Although influenced by existing recreational uses and adjacent	

residential development, the site retains an open and semi-rural character that contributes positively to the settlement edge and wider landscape setting.

The western and northern boundaries maintain a strong visual and spatial relationship with the surrounding pastoral farmland, reinforcing the sense of openness and transition into the wider countryside. Whilst vegetation along the eastern boundary provides some enclosure in relation to adjacent residential properties, the site overall remains closely connected to the wider landscape character of the High Wold Plateau.

Development of the site would extend built form further northwards onto the edge of the village and introduce a more suburban form into an area currently characterised by openness and recreational land use. This would erode the relatively gradual transition between settlement and countryside and appear somewhat incongruous with the existing settlement pattern.

The site contributes to a number of the recognised special qualities of the Cotswolds National Landscape, including its open rural character, tranquil qualities and the relationship between settlements and the surrounding agricultural landscape. Development would introduce increased urbanising influence into this sensitive edge-of-settlement location and reduce the legibility of the existing rural transition.

Whilst the site is not wholly undeveloped in character due to its recreational use and proximity to the village, the combination of its contribution to settlement setting, recreational function, historic landscape context, visual relationship with the wider countryside and location within the nationally designated landscape results in an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold
Landscape Character Area:	7C Cotswolds High Wold Plateau
Historic Landscape Character:	A2r – Former unenclosed cultivation now enclosed.
Constraints/Designations:	
Landscape: Located within the Cotswolds National Landscape	
Historic: Adjacent to Chedworth Conservation Area	
Biodiversity: Hedgerows and trees along the site boundaries	
Other (floodplain, PRoWS): Outside of Flood Zones 2 and 3. PRoW Footpath 68 crosses the northern corner of the site.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 13 – Chipping Campden

COTSWOLD
District Council

Settlement character

1.1 Chipping Campden is the main Market Town in the far north of Cotswold District. It is located where the B4081 joins the B4035 Evesham to Shipston-on-Stour road as shown by Figure CC1. Stratford-upon-Avon lies 16km to the north. The town has a population approaching 2000. It is one of the clearest surviving examples of the linear medieval town.

1.2 Chipping Campden lies in a broad hollow with higher ground on three sides. Only to the east does the land fall away along the valley of Cam Brook. The town is frequently referred to as the 'Jewel of the Cotswolds'. The small original village on the site increased in size and importance following the granting of a Market Charter by Henry II in 1180. Today it is characterised by the long wide high street with long 'burgage plots' to the rear and back lanes known as Back Ends and Calf Lane. The historic core has some fine buildings that reflects its historic importance as a trading centre. The church is regarded as one of the finest in England.

1.3 The town has been expanded a significant amount by modern development. This is mainly located to the south and west of the town centre, although there is some linear development along the approach road from the north. More recent development has also occurred north of Station Road. Over time the 'Back Ends' have also been developed so that in places they have lost some of their historic form and character.

Landscape Character

1.4 The town lies in National Landscape Character Area 107, Cotswolds. The settlement itself lies in the Pastoral Lowland Vale landscape type, in the Vale of Moreton LCA. To the west and south, it is fringed by the Farmed Slopes type- the Vale of Moreton LCA. This area includes The Hoo and other hillsides.

1.5 The landscape immediately around Chipping Campden consists of a number of incised valleys and the floodplain of Cam Brook. To the north west is 'The Hoo' which is the hill backdrop to the town when approaching along the B4081. The Hoo is an outlier of the High Wold to the north west of the town. It has steep slopes with small pastures with gappy and outgrown hedges and fences. There is ridge and furrow in a number of fields which contribute to the character. There are also old orchards on some of the slopes.

1.6 To the north west of the town directly north of the school is a less distinctive low ridge. This consists of larger fields in both arable and pasture use. Closer to the town are allotments. The urban form of the town respects the form of this low ridge by wrapping around its southern edge. Therefore, the town is

not apparent from the north, and the ridge is an important part of the backdrop to the town when approaching from the south.

1.7 The Cam Brook valley on the eastern edge of the town is characterised by flat floodplain with prominent blocks of poplars, other riparian trees, low hedges and fences. From the valley there are important views to the church and village edge from a distance. Closer to the commercial development in the valley floor near the former station is apparent set within trees. Further into the centre, Coney Gree to the north of the Cam Brook is a very unusual, elevated area with distinctive topography related to ancient ruins. Like the valley, Coney Gree has a strong visual link to the church and contributes to its setting.

1.8 To the south of the town the landscape consists of larger fields of arable land with a less intimate scale than the landscape that surrounds the north western edge of the town. There is also a green open gap between the settlement and Broad Campden to the south.

Relationship of the Settlement with the Landscape

1.9 The settlement has the following key relationships with the surrounding landscape:

Positive

- The linear urban form relates very strongly to the valley sides and generally does not intrude onto the 'top' land. When viewed from a distance the town is seen nestling in the landscape.
- The church and tower is the central focal feature and main landmark.
- Because of the generally linear urban form there is a direct visual linkage between the town and the agricultural land surrounding it. This is most evident around the Hoo and the Cam Brook valley.
- The Coney Gree and part of the Cam Brook Valley together constitute the essential landscape setting for the church.

Negative

- In-fill development, although limited when compared with other Cotswold settlements, has reduced the linear nature of the town and the key relationship with topography is being obscured to some extent.

Landscape sensitivity considerations

1.10 The area is within the Cotswolds National Landscape which has been judged to be of National landscape importance. The relationship between town and landscape is one of the most important in the Cotswolds.

1.11 The ability of the landscape surrounding the settlement to accommodate further development is limited because the valley sides and ridge tops are visually exposed. Large scale development would compromise the linear character of the town.

1.12 The floodplain has generally been kept clear of development in the past and large scale development along it would compromise the landscape setting of the town.

Constraints to be taken into account

1.13 The constraints are shown on Figure CC2 and are summarised below:

- National Landscape designation covering all of the surrounding landscape and the town.
- The Coney Gree is a Scheduled Monument
- Conservation Area
- Numerous footpaths south of the Coney Gree
- The Heart of England Way, Monarch's Way and Diamond Way

1.14 The valley floor to the east of the town is also constrained by a 100m buffer around the sewage works.

Areas where development is not suitable

1.15 Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are:

- The valley floor of the Cam and the Coney Gree to the south of the church. This area is fundamental to the character and setting of the town.
- View corridors and vistas to the church and tower.
- The steep slopes on the north west edge of the town which importantly provide the town's landscape backdrop.
- The low ridge directly to the north of the school which is also important to the setting of the town and helps accentuate the linear form of the village.

- Landscape to the south between Chipping Campden and Broad Campden.
- Rising ground to the east.

Suggested environmental improvements

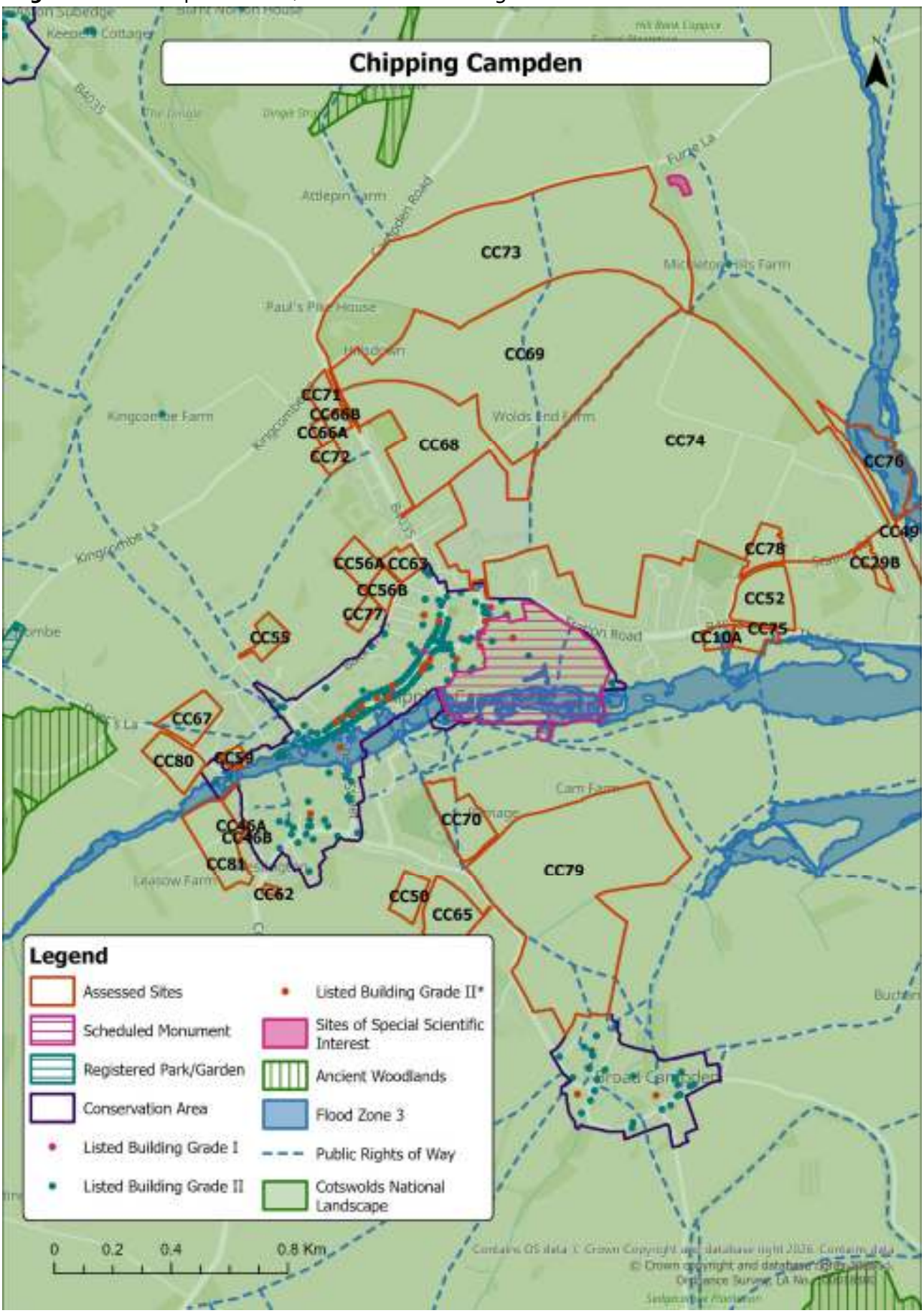
1.16 The following areas may benefit from environmental improvements:

- The employment site at the old station would benefit from landscape infrastructure planting and screening on the approach from the town especially to the south east.

Figure A1: Context and Landscape Character Types and Areas



Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	CC10A	CC29B	CC46A/CC4	CC47A	CC49	CC50	CC52	CC53	CC55	CC56/63	CC59	CC62	CC65	CC66A	CC66B	CC67	CC68	CC70	CC71	CC72	CC75	CC77	CC78	CC79	CC80	CC81
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)																										
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground																										
	Falls within clear views from public vantage points (roads, PROWs, hills)																										
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form																										
	Introduce a significant area of built form into a rural or visually sensitive landscape.																										
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development																										
	Risks coalescence or erosion of settlement separation																										
Sites to be discounted																											
Stage 2 below			✓			✓		✓	✓			✓			✓	✓		✓										

Stage 2 Assessments

Site Reference: CC10A	**Settlement:** Chipping Campden

Description:

The site lies at the far eastern edge of Chipping Campden, within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA). The parcel is bounded to the north-west and west by residential dwellings along the B4035 and Fereby Close, which afford private views across the site. To the north, the B4035 is contained by a strong tree belt, while to the south, vegetation associated with the River Cam screens much of the site from longer-distance views. The River Cam itself lies just beyond the southern boundary, with PRoW Footpath 19 following its course further south.

The landform falls gently towards the south, with the eastern part of the site located within Flood Zones 2 and 3. Public visibility is generally limited due to the tree belt and southern riparian vegetation, though private views are available from adjacent dwellings. The site sits beyond the Chipping Campden Conservation Area and Campden House, formal gardens and associated Scheduled Monument, and there are no listed buildings within the immediate vicinity, resulting in low heritage sensitivity.

The site lies within the Cotswolds National Landscape, which in this locality is characterised by lowland pasture, riparian corridors, and vegetated settlement edges that contribute to its special qualities of scenic beauty, rural tranquillity and settlement containment.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:

CC10A is judged to have Medium-Low sensitivity due to its limited public visibility, modest topography, and peripheral location relative to Chipping Campden's historic core. The strong tree belt to the north and riparian vegetation along the River Cam to the south provide substantial visual and ecological containment, reducing susceptibility to change.

Heritage sensitivity is low, as the site lies outside the Conservation Area and away from designated assets. Some sensitivity arises from its role in defining the eastern settlement edge, private residential views, and the presence of Flood Zones 2 and 3 in the eastern section.

Within the Cotswolds National Landscape, the site contributes reasonably to special qualities of rural enclosure and settlement containment. However, overall, it is considered less sensitive than more open or historic parts of the settlement fringe, supporting a judgement of Medium-Low sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17B Vale of Moreton
Historic Landscape Character:	Pastoral floodplain enclosure with limited heritage associations.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Beyond the Chipping Campden Conservation Area, Campden House and gardens Scheduled Monument; no listed buildings in immediate vicinity.
Biodiversity: Grassland, riparian vegetation and tree belts provide habitat connectivity.
Other (floodplain, PRoWS): Eastern part of site lies within Flood Zones 2 and 3; Footpath 19 runs south of the Cam, outside the site boundary.

Site Reference: CC29B	**Settlement: Chipping Campden**

Description: The 0.67 ha site is located to the east of Chipping Campden and would be an extension to Campden Business Park (aka Battle Brook Industrial Estate). There is already an access into the site from the industrial estate.

The site is an irregularly shaped fallow field, which has gently sloping topography that falls towards the south-east. It is surrounded by Battle Campden Business Park to the east; Station Road to the north with open countryside beyond; a residential property (Orchard Leigh) and its grounds to the west; and a fruit plantation to the south.

The parcel is located to the east of the Chipping Campden settlement and is comprised of a small grass covered field. The parcel is bound by a combination of fencing, hedgerow and trees. The parcel is allocated for employment use within the local plan.

Beyond the northern boundary of the parcel is Station Road with agricultural fields beyond. This agricultural character is also present to the south although scattered dwellings are also present.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The parcel is allocated within the Local Plan for employment use, and this use would be in keeping with the neighbouring context. The multiple built forms to the east screen the parcel from the wider rural landscape. Further employment development is unlikely to give rise to significant landscape change due to this existing context. Due to the neighbouring context and position of the parcel within the Cotswolds National Landscape it is considered to have **Medium** landscape sensitivity to change.

Green Infrastructure improvements could be delivered through additional boundary planting to soften and assimilate built form within the parcel.

Landscape Context:

National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT: 17
Landscape Character Area:	LCA 17B Vale of Moreton
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: No listed buildings within the parcel or vicinity. No Conservation Area near the parcel.

Biodiversity: The field is improved grassland, which has become fallow. This is unlikely to have significant biodiversity, although a detailed survey is required to confirm this.

The field is surrounded by semi-mature trees along the north-eastern, south-western and northern boundaries, mostly Birch, Beech, Spruce and Willow, Sycamore and Horse Chestnut. The northern boundary contains more species diversity and is deeper than the other boundaries. The trees overhang substantially into the site and take up a reasonable amount of the available land. It is expected that the site can accommodate a development if biodiversity net gain measures are incorporated.

Other (floodplain, PRoW): No PRoW within the parcel. Chipping Campden Footpath 57 is located a short distance to the south east of the parcel. Further PRoW are present within the local area.

Site Reference: CC46A/46B	**Settlement:** Chipping Campden
Description: The site is located on the western edge of Chipping Campden, accessed via the road to Leasow Farm off Blind Lane. It lies within the Farmed Slopes Landscape Character Type (LCT) and more locally the Vale of Moreton Farmed Slopes Landscape Character Area (LCA 15B). The parcel adjoins the Chipping Campden Conservation Area, with residential properties to the south and east, including George Barn, which lies within the Conservation Area boundary. The land is currently used as garden space, containing shrubs, trees, and domestic paraphernalia, giving it a distinctly backland and domestic character rather than open farmland. The site sits slightly higher than adjoining development to the east, increasing its visibility from nearby residential dwellings. To the west, the land remains open, allowing views across the surrounding farmed slopes, while the eastern boundary along Blind Lane presents a quiet residential frontage. There are no PRoWs crossing or adjoining the site, though private views are available from surrounding dwellings. The site lies within the Cotswolds National Landscape, which in this locality is characterised by rolling farmed slopes, intimate settlement edges, and the visual interplay between villages and open countryside. These features contribute to the area's special qualities of scenic beauty, settlement containment and historic rural character.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: CC46A/46B is judged to have Medium sensitivity, reflecting its location adjacent to the Conservation Area, proximity to historic properties such as George Barn, and its position on the western settlement edge of Chipping Campden. Although the site is currently garden space with a domestic use, it sits slightly elevated relative to neighbouring dwellings, making it perceptible to local residential receptors. The absence of PRoWs limits public visibility, but the open western boundary and its position on the edge of the farmed slopes mean the site retains some sensitivity in views from the west. The parcel contributes modestly to the setting of the Conservation Area and to the transition between the built edge and the wider landscape, supporting the settlement's rural containment. Within the Cotswolds National Landscape, the site forms part of the interface between village and countryside. However, its small scale and modified domestic use reduce susceptibility to development.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT

Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	Backland garden space adjoining the historic settlement edge and Conservation Area.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Adjacent to the Chipping Campden Conservation Area Biodiversity: Garden vegetation and shrubs provide limited habitat interest. Other (floodplain, PRoWS): No PRoWs or flood zones within or adjoining the site.	

Site Reference: CC49	Settlement: Chipping Campden

Description: The 0.42 ha site is located to the east of Chipping Campden and is accessed from the north via Station Road. The northern half of the site is in active use by Campden and Chorley Food Research Association, which comprises several two and three storey buildings and surrounding surface level car parks. Campden BRI has grown from a small experimental station for the preservation of fruit and vegetables around the turn of the 20th Century to become one of the District's largest employers.

The parcel is located to the east of the Chipping Campden settlement and comprises a research facility made up of a number of buildings and parking areas. This is set within green open space bound by hedgerow and trees on the boundaries. Vegetation also crosses the parcel and highlights a historic field pattern. An agricultural field is also present within the south of the parcel. A watercourse crosses the parcel along a north/south axis, much of the south of the parcel is identified as being within a Flood Zone (3B). The historic field pattern within the parcel has been altered over time.

Beyond the northern, eastern and southern boundaries is a characteristic hedgerow bound field pattern. Watercourses cross several of these fields and flow to the low ground within the south of the parcel, which occupies a local shallow valley. To the west of the parcel is the railway line with a number of light industrial units beyond. Beyond these industrial units is a patchwork of low density dwellings before this meets with the Chipping Campden settlement edge.

There is a Public Right of Way (PRoW) present within the south of the parcel (Chipping Campden Footpath 57) that crosses along an east/west axis. Views of development and activity within the parcel are achieved from this public vantage. Filtered views from other footpaths in the local area are also achieved.

The site is disconnected from the town but is close to other employment uses, which have grown around and on top of the former Chipping Campden railway station. Chipping Campden Business Park is located to the west and there is a car showroom to the south-west, both of which are on the opposite side of the modern-day North Cotswolds railway line. The B4035 runs along the southern boundary. There is open countryside in all other directions.

Evaluation:	MEDIUM-HIGH

Justification:

Built form exists within the parcel already - further development within the north is unlikely to give rise to significant landscape change due to this existing context. The land within the south of the parcel has susceptibility due to its undeveloped rural character and position within the Flood Zone. Due to this varied character within the parcel and location within the Cotswolds National Landscape it is considered to have **Medium-High** landscape sensitivity,

Green Infrastructure improvements could be delivered through additional boundary planting to soften and assimilate built form within the parcel. Flood resistant planting

and SuDs provision along the watercourse within the north and east of the parcel could provide improved water management and biodiversity gain through habitat creation. Providing seating and/or activities within the space would provide benefit to workers at the facility. The public footpath should be retained along its historic course and managed as an important resource. The south of the parcel should retain its undeveloped rural context	
Landscape Context:	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT 17 Pastoral Lowland Vale
Landscape Character Area:	17B Vale of Moreton
Historic Landscape Character:	-
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No listed buildings within the parcel or vicinity. No Conservation Area in the vicinity of the parcel Biodiversity: The site is not within or adjacent to an area covered by a formal nature conservation designation. However, it is located 490m to the west of the Cotswold Scarp Nature Improvement Area. The site is also modelled to be within a B-line. Furthermore, a substantial part of the site is modelled to be within a Great Crested Newt Amber Zone. Other (floodplain, PRoW): PRoW Chipping Campden Footpath 57 is present within the south of the parcel. Further PRoW are present within the local area.	

Site Reference: CC50	**Settlement:** Chipping Campden

Description:

The site lies beyond the southern settlement boundary of Chipping Campden, to the south of Catbrook Road, positioned behind residential properties and the Community Fire and Rescue Centre. It is located within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA 17B).

The land is arable with individual small mature trees within the field. The site retains visible evidence of ridge and furrow, which provides historic time-depth and heritage value. The western boundary is arbitrary, not following the traditional enclosure pattern, and development here would fail to respect the historic field structure. The landform rises southwards, meaning any built form would extend development up the slope and break away from the compact settlement pattern, projecting into open countryside.

The site lies beyond the Chipping Campden Conservation Area, with no PRoWs or flood zones within or immediately adjoining the parcel. Visibility is largely localised, limited to views from Catbrook Road and nearby residential dwellings, although the elevated slope would make any development noticeable as a departure from the existing village form.

The site falls within the Cotswolds National Landscape, which in this area is characterised by gently rolling pastoral land, historic field systems, and compact hill-edge settlements.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
CC50 is assessed as having Medium-High sensitivity, primarily due to its historic landscape value, the presence of ridge and furrow, and its relationship to the compact settlement form of Chipping Campden. The site's rising topography would make any development visually intrusive, projecting the built edge up the hillside and disrupting the town's well-defined containment identified in the Vale of Moreton LCA.

The arbitrary western boundary would further erode the historic enclosure pattern, increasing susceptibility to change. Although natural character is limited by arable use and there is no public access or recreational sensitivity, the site's time-depth, historic field structure, and prominent position justify a Medium-High overall sensitivity.

As part of the Cotswolds National Landscape, the site contributes to the special qualities of heritage character and distinctive settlements that define this part of Chipping Campden's setting.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17B Vale of Moreton

Historic Landscape Character:	Arable land with visible ridge and furrow
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Beyond the Chipping Campden Conservation Area. However, ridge and furrow and historic enclosure pattern provide heritage time-depth. Biodiversity: Limited ecological interest beyond boundary features. Other (floodplain, PRoWS): No PRoWs within or adjacent to the site.	

Site Reference: CC52	**Settlement: Chipping Campden (White 2014)**
Description: The site comprises a small-medium sized arable field in the open countryside to the east of Station Road on the A4035 'The Cam'. A low rounded hill rises behind it to the north. An outgrown hedge lies on its eastern boundary beyond which are orchards and a few rural dwellings in well-spaced plots and smallholdings. A low cut hedge lies on its southern and western boundaries, where there are some maturing trees. To the west is the bowling green and the start of estates and ribbon development leading into Campden. On the south side of The Cam are outgrown hedges and trees and smallholdings/nurseries. As the site is low lying, there are no wide views although the site is highly visible from the A4035, which also reduces its tranquillity. It lies within the Cotswold National Landscape.	
Evaluation	**MEDIUM-HIGH SENSITIVITY**
Justification: The site has susceptibility to change through housing as it is in open countryside, contributes to the local rural character allowing views to the adjacent hill and any development would significantly extend the settlement east in the form of ribbon development. There is also no vegetated northern boundary. The rural dwellings to the east are no justification for extending the settlement in this location as they are very well spaced, separated by paddocks in some instances and are surrounded by mature vegetation and trees. They do not comprise a coherent settlement character. The site also lies within the Cotswold National Landscape.	
Landscape Context	
National Character Area	NCA 107: Cotswolds
Landscape Character Type	LCT 17 Pastoral Lowland Vale
Landscape Character Area	Vale of Moreton
Historic Landscape Character	A4p - Former unenclosed cultivation – now enclosed
Constraints/Designations Landscape: Within Cotswolds National Landscape Historic: none Biodiversity: none Other (floodplain, PROWs): PROWs lie to the south	

Site Reference: CC55	**Settlement: Chipping Campden**

Description:

Site C55 is located off Hoo Lane on the northern edge of Chipping Campden. The site lies to the east of Hoo Lane and comprises a sloping parcel of land situated between two existing residential properties, forming an area of backland beyond the established frontage development along the lane.

The site rises towards the north-east and is characterised by a mixture of grassland, woodland blocks, mature hedgerows and shrubs, creating an attractive, semi-parkland character that contributes positively to the rural setting of the settlement edge. The established vegetation provides a reasonable degree of enclosure, particularly in local views from Hoo Lane, although the rising landform creates the potential for the site to be visible in wider views from the surrounding landscape.

Hoo Lane is characterised by relatively low-density residential development, with dwellings generally set within spacious plots. Although the site is enclosed on three sides by existing residential curtilages, it retains a distinct undeveloped character and forms part of the transition between the settlement and the surrounding countryside.

PRoW Bridleway 4 commences adjacent to the site where it meets Hoo Lane before continuing northwards into the open countryside. Users of the bridleway experience the site as part of the rural setting to the settlement and the transition into the wider landscape.

The site lies beyond the setting of the Chipping Campden Conservation Area and nearby listed buildings. It is located outside Flood Zones 2 and 3.

The site lies within the Cotswolds National Landscape, within National Character Area 107 – Cotswolds, the Farmed Slopes Landscape Character Type and Landscape Character Area 15B Vale of Moreton Farmed Slopes. Historically, the site lies within Historic Landscape Character Type A2r – Former unenclosed cultivation now enclosed, characterised by less irregular enclosure patterns partly reflecting former unenclosed cultivation patterns, with enclosure pattens more regular than the norm.

Evaluation	**MEDIUM TO MEDIUM-HIGH SENSITIVITY**

Justification:

The site occupies a transitional position on the northern edge of Chipping Campden within the Cotswolds National Landscape. Whilst associated with existing residential development along Hoo Lane, it retains an undeveloped character and forms part of the rising countryside beyond the established settlement edge.

The western part of the site is more closely related to the existing built form, occupying backland between existing dwellings and benefiting from substantial enclosure provided by mature hedgerows, woodland and garden vegetation. Visibility

from the surrounding area is generally limited and development in this part of the site would be experienced largely in the context of the existing settlement. Consequently, the western part of the site is considered to have Medium landscape sensitivity.

Sensitivity increases towards the eastern part of the site where the land rises away from Hoo Lane and becomes more strongly associated with the wider countryside. The elevated landform increases the potential for visibility in wider views, whilst the woodland blocks, mature hedgerows and semi-parkland character make a positive contribution to local landscape character and the scenic qualities of the Cotswolds National Landscape. Development in this area would extend built form beyond the established development corridor and appear increasingly incongruous within the surrounding landscape

Although the site lies beyond the setting of the Conservation Area and nearby listed buildings, development would nevertheless erode the transition between the settlement and surrounding countryside. The presence of PRoW Bridleway 4 immediately adjacent to the western boundary also increases the sensitivity of the site, as users experience the site at the point where the route leaves the village and enters the open countryside.

Overall, the western part of the site has a stronger relationship with the existing settlement and is relatively contained, resulting in a Medium landscape sensitivity. This increases eastwards to Medium-High landscape sensitivity where the site becomes more visually prominent, more closely associated with the wider rural landscape and makes a greater contribution to the landscape character and special qualities of the Cotswolds National Landscape.

Landscape Context	
National Character Area	NCA 107: Cotswolds
Landscape Character Type	LCT Farmed Slopes
Landscape Character Area	15B Vale of Moreton Farmed Slopes
Historic Landscape Character	A2r – Former unenclosed cultivation now enclosed

Constraints/Designations

Landscape: Within Cotswolds National Landscape

Historic: Beyond the setting of the Chipping Campden Conservation Area and nearby listed buildings

Biodiversity: Woodland blocks, mature hedgerows, shrubs and scattered trees contributing to a semi-parkland character

Other (floodplain, PROWs): Outside Flood Zones 2 and 3. PRoW Bridleway 4 commences adjacent to the site along Hoo Lane.

Site Reference: CC59	**Settlement: Chipping Campden**

Description: The 0.42 ha site is located to the west of Chipping Campden, on the northern side of Park Road. The majority of the site is managed as a grassed garden area with a chicken run and a small stable.

The site is surrounded by residential development to the south and west. To the east is a mixture of residential development, a BT telephone exchange and day nursery. A 30 dwelling development is now also under construction on the Leasows directly to the north (ref: 18/04995/REM).

PRoW Chipping Campden Footpath 13 passes alongside the northern boundary and provides filtered views into the parcel. The south of the parcel is located within the Chipping Campden Conservation Area.

Evaluation:	**LOW SENSITIVITY**

Justification:
Given the surrounding developed context there is likely to be a limited impact on the special qualities of the Cotswolds National Landscape and the landscape in general. Given the recent permission for housing to the north the baseline context of the parcel has been altered. The development of the parcel would be seen within the context of the neighbouring structures present on all sides. Neighbouring development also limits the parcels visual envelope. Given the existing landscape and visual context, the parcel is considered to have **Low** landscape sensitivity, but it is noted that access and conservation issues are present.

Landscape Context:

National Character Area:	NCA
Landscape Character Type:	LCT 17 Pastoral Lowland Vale
Landscape Character Area:	17B Vale of Moreton
Historic Landscape Character:	-

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: No listed buildings within the parcel, some are located a short distance to the east and west. Chipping Campden Conservation Area is present within the south of the parcel
Biodiversity: The site is predominantly maintained as a grassed area, which is unlikely to have significant ecological value. There are no buildings within the site that might accommodate bat roosts. There are also no ponds within or near the site.

The surrounding trees and hedgerows are likely to provide habitat for a range of species, including nesting birds. It would be possible to incorporate these features within a well-designed development proposal. Biodiversity net gain measures would need to be incorporated into a development proposal
Other (floodplain, PRoW): No PRoW within the parcel. But Chipping Campden Footpath 13 is located along northern boundary of the parcel. Further PRoW are present within the local area

Site Reference: CC62	**Settlement:** Chipping Campden

Description:

The site is located on the south-western edge of Chipping Campden, to the east of the B4081/Conduit Hill. It comprises an existing residential property with garden and associated domestic paraphernalia, giving it a modified and partly developed character.

The site lies within the Farmed Slopes Landscape Character Type (LCT) and more locally the Vale of Moreton Farmed Slopes Landscape Character Area (LCA 15B), with the Pastoral Lowland Vale LCT extending beyond the northern boundary. To the north, the site adjoins existing residential development, while to the south, land rises across open pastoral fields forming the rural backdrop to the settlement. The roadside boundary to the west is strongly vegetated, limiting visibility from the B4081, although the site is visible from its access point.

There are no PRoWs crossing the site or within the immediate surrounding landscape, and it lies outside the Chipping Campden Conservation Area, which is focused around the historic settlement core to the north. The nearest listed building, Leysgarth (Grade II), is located approximately 150 metres to the north-east.

The site lies within the Cotswolds National Landscape, which in this area is characterised by rolling farmed slopes, enclosed settlement edges, and the interplay between historic built form and the surrounding pastoral landscape.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:

CC62 is assessed as having Medium-Low sensitivity due to its partly developed residential character, limited visibility, and lack of public access. Although the landform rises to the south and the site sits within the Vale of Moreton Farmed Slopes LCA, its contribution to local landscape character is reduced by existing housing and domestic influence.

Historic sensitivity is limited, given its separation from the Conservation Area and listed buildings, and the absence of PRoWs or recreational receptors further lowers susceptibility. The strong roadside vegetation provides visual containment, ensuring that the site does not play a significant role in defining the settlement's rural edge.

As part of the Cotswolds National Landscape, the site makes only a limited contribution to special qualities of tranquillity and settlement containment, given its modified and residential character. Overall, it is less sensitive than more open or undeveloped parts of the settlement fringe.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	Modified residential edge with garden enclosure adjoining pastoral farmland.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Outside the Chipping Campden Conservation Area; nearest listed building is Leysgarth (Grade II) c.150m north-east. Biodiversity: Roadside vegetation and garden planting provide some biodiversity interest. Other (floodplain, PRoWS): No PRoWs or floodplains within or near the site.	

Site Reference: CC66A	**Settlement:** Chipping Campden

Description: The site is located at the northern edge of Chipping Campden, to the east of Aston Road (B4035). It predominantly comprises of several agricultural buildings associated with the smallholding are located in the south-western corner of the site, while a chicken coop, orchard and grassed area are located in the north western part of the site.

The site rises to the west and is bound by housing to the south-east; agricultural land to the south west, west and north; and a smallholding (Hillside Nursery) to the north-west.

The parcel is partially screened by trees and other vegetation to the north, with the western boundary defined by a post and rail fence that has subdivided it from the wider field. The southern boundary is generally comprised of agricultural built form and domestic curtilage these features are interspersed with vegetation.

Public vantage points are limited due to the level of public access to the parcel and intervening built and vegetative features.

Evaluation:	**HIGH SENSITIVITY**

Justification: The agricultural buildings are characteristic of this rural location, their replacement with new housing development would not be. New housing within this parcel would erode the rural approach into the town along Aston Road and appear as ribbon development encroaching into the landscape around the settlement. When viewed from the public footpath to the south development would also appear as encroachment into the landscape to the west.

The site sits on higher ground than the land to the east. The topography continues to rise to the west of the existing buildings, making the sites position more prominent.

Due to the parcels location on elevated landform on the northern edge of the settlement, it is considered that development would encroach upon the rural landscape. This would be to the detriment of the special qualities of the Cotswolds National Landscape. Due to this, the parcel is considered to have High landscape sensitivity.

Landscape Context:

National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT 15 Farmed Slopes
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: No listed buildings present within or adjacent to the parcel. Not within the Conservation Area.

Biodiversity: The field is grazed pasture and is surrounded by trees to the east and a hedgerow to the north, which are likely to have ecological value. It would be possible

to incorporate the majority of these features within a development proposal on this site, although part of the frontage hedge may need to be removed to enable access from Aston Road. The farm buildings may also provide habitat for roosting bats, nesting Swallows, and Barn Owls.
Other (floodplain, PRoW): No PRoW present within the parcel. Nearest footpath is beyond neighbouring development to the south (CHIPPING CAMPDEN FOOTPATH 5).

Site Reference: CC66B	**Settlement:** Chipping Campden

Description: The site is located at the northern edge of Chipping Campden, to the east of Aston Road (B4035). It predominantly comprises a reasonably small square shaped field that forms part of a smallholding.

The site is flat and has a narrow established access track running along the south-eastern boundary, providing access from Aston Road.

The site is bordered by Aston Road to the east, several agricultural buildings associated with the smallholding to the west, housing to the south-east; agricultural land to the south west, west and north; and a smallholding (Hillside Nursery) to the north-west.

The parcel is partially screened by trees and other vegetation to the north and east, this filters views from Aston Road.

Public vantage points are limited due to the level of public access to the parcel and intervening built and vegetative features.

Evaluation:	**MEDIUM SENSITIVITY**

Justification: The parcel contributes to the rural approach along Aston Road. Whilst development would extend built form beyond the existing settlement edge and introduce a degree of ribbon development along the road corridor, the site is relatively flat and benefits from a reasonable degree of enclosure from existing vegetation and surrounding development.

Public visibility is generally limited, with views largely confined to users of Aston Road and the immediate local area. As a result, development would not be widely experienced within the surrounding landscape and would have a more localised influence on landscape character than more exposed edge-of-settlement sites.

Although development would diminish the rural character of this approach to the settlement, the site's contained nature, relatively limited visibility and close association with the existing built form reduce its overall sensitivity. Consequently, the parcel is considered to have **Medium landscape sensitivity**.

Landscape Context:	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT: 15 Farmed Slopes
Landscape Character Area:	LCA: 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	-

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: No listed buildings present within or adjacent to the parcel. Not within the Conservation Area.

Biodiversity: The field is grazed pasture and is surrounded by trees to the east and a hedgerow to the north, which are likely to have ecological value. It would be possible to incorporate the majority of these features within a development proposal on this site, although part of the frontage hedge may need to be removed to enable access from Aston Road. The farm buildings may also provide habitat for roosting bats, nesting Swallows, and Barn Owls.
Other (floodplain, PRoW): No PRoW present within the parcel. Nearest footpath is beyond neighbouring development to the south (CHIPPING CAMPDEN FOOTPATH 5).

Site Reference: CC67	**Settlement:** Chipping Campden

Description:

The site lies on the north-western edge of Chipping Campden, north of Olimpick Drive, with a recent residential development immediately to the south. To the west, the site adjoins Dyers Lane, where a strong tree belt largely screens views from the road. To the east, it borders existing dwellings off Littleworth, while to the north and west, the land opens onto arable farmland and the wider valley slopes.

The site is currently in arable use and forms part of the valley slopes that rise to the north, which play an important role in defining the northern containment of Chipping Campden. This topography contributes to the settlement's distinct structural relationship with the surrounding landscape. The site is traversed by PRoW Footpath 1 (HCC1), linking the settlement to the countryside, while the Cotswold Way (Bridleway 4) and PRoW Footpath 3 run to the north-east, offering elevated views across the slopes towards the settlement edge.

The site lies beyond the Chipping Campden Conservation Area, and there are no listed buildings nearby. It sits within the Farmed Slopes Landscape Character Type (LCT) and the Vale of Moreton Farmed Slopes Landscape Character Area (LCA 15B), characterised by rolling farmland, hedgerows, and prominent valley slopes.

The site also lies within the Cotswolds National Landscape, where the pattern of compact hill-edge settlements and open farmland contributes to its special qualities of scenic beauty and rural tranquillity.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
CC67 is assessed as having Medium-High sensitivity, primarily due to its sloping topography forming part of the valley side that defines Chipping Campden's northern structure. Development would extend built form up the slope beyond the settlement edge established by Olimpick Drive, creating the perception of encroachment into open countryside and diminishing the clarity of the valley containment.

While the site's natural and historic value is relatively limited, being arable and located away from designated heritage assets, its form, visibility, and landscape role increase susceptibility. The site is visually prominent from local PRoWs, including Footpath 1 (HCC1), Footpath 3, and the Cotswold Way, all of which offer views across the valley slopes towards the settlement edge.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes

Historic Landscape Character:	Arable farmland forming part of the valley slopes around Chipping Campden.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Beyond the Conservation Area; no listed buildings in close proximity. Biodiversity: Limited habitat within the arable field; tree belts along east and west site boundaries provide biodiversity value. Other (floodplain, PRoWS): Footpath 1 (HCC1) crosses the site; Footpath 3 and the Cotswold Way (Bridleway 4) to the north-east offer further views.	

Site Reference: CC68	**Settlement:** Chipping Campden

Description: The 13.3 ha site is located at the north-eastern edge of Chipping Campden, to the east of Aston Road (B4035). It incorporates several fields used for arable and pastoral farming. The western part of the site is largely flat but the eastern part of the site sits on the crest of a hill and the topography falls away to the east.

It generally comprises a series of arable fields bound by hedgerows, trees and wire/rail fencing of varying density and quality.

The western boundary is partly bound by Aston Road to the east. There is also housing and The Bratches allotment gardens, which are adjacent to part of the eastern and southern boundaries. The site has no defined northern boundary, and the site boundary cuts across an existing field. The extensive grounds of a residential property (known as Hillsdown) and further agricultural land are located further to the north. The south-eastern boundary abuts Chipping Campden School. Open countryside extends from the eastern boundary.

Evaluation:	**HIGH SENSITIVITY**

Justification:

There are significant landscape concerns regarding further development. This is based on the parcel's location on elevated ground within the rural and valued National Landscape. The proposal would be a further large extension of the settlement and would not accord with the historic field pattern. The introduction of trees belts may help to filter views of new development from the wider landscape. However, the introduction of trees in itself would change the character of this open part of the National Landscape. The site is also sensitive in that it occupies a prominent location on the approach into Chipping Campden from the long-distance footpaths known as the Monarch's Way and The Heart of England Way. It is also part of the rural setting of Chipping Campden on the approach to the town from Aston Road. Due to this, development is considered to have a **High** landscape sensitivity to change.

Landscape Context:

National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 17
Landscape Character Area:	Landscape Character Area: 17B Vale of Moreton
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: No listed buildings present within or near the parcel. Not within the Conservation Area

Biodiversity: An ecological appraisal was provided to support the planning permission for 76 dwellings. This confirmed that Skylarks, a priority red list species, were breeding on the site. In that particular case, Skylark compensation was possible within the landholding of the applicant to compensate for the loss of habitat. However, further development would require a greater take-up of land and further loss of habitat. This would require further specialist expertise to assess the extent of this issue.

The extant planning permission for 76 dwellings also required the removal of a section of hedgerow to accommodate a new road through the site. This required compensatory hedgerow planting. There are further hedgerows that divide the field boundaries if the site were to be extended. These hedgerows would ideally need to be retained within the design of any new development.

The site is not located within an area covered by a formal nature conservation designation. However, part of the proposed site is modelled to be within a Great Crested Newt (GCN) Red and Amber Zone, where the likelihood of GCNs is being present is higher. Further surveys would be required to understand this issue. The site is also located close to several patches of Priority Habitat to the north and west – these are 'Deciduous Woodland' and 'Traditional Orchard' habitats. There is potential to help improve the green infrastructure connectivity between these patches through the development of this site.

Other (floodplain, PRoW): No PRoW are present within parcel. Adjacent to the eastern boundary of the parcel is Chipping Campden Footpath 7 and 9. These are also identified within the long distance footpaths known as The Monarch's Way and The Heart of England Way.

Site Reference: CC70	**Settlement:** Chipping Campden

Description:

The site lies to the east of George Lane (Restricted Byway 22), with access from Catbrook, on the southern edge of Chipping Campden. To the west, the site adjoins existing recreational land, including playfields, tennis courts, and a playground, while to the east, it is bounded by a farmstead and pastoral fields extending into the open countryside.

The land comprises gently undulating pastoral grassland enclosed by vegetated boundaries, with clear north-easterly views towards the Church of St James (Grade I listed) a landmark feature within the Chipping Campden Conservation Area. The Campden House, its formal gardens, and associated medieval cultivation earthworks (Scheduled Monument) lie approximately 350 metres away, contributing to the site's rich historic setting.

Public Footpath 18 crosses the site on a north-east to south-west alignment, while another PRoW runs along the western boundary on George Lane, creating frequent public views and high levels of recreational activity.

The site lies within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA 17B), characterised by low-lying pastoral farmland, hedgerows, scattered trees, and historic village settings. It also forms part of the Cotswolds National Landscape, where settlement edges framed by pasture and open rural valleys contribute to the area's special qualities.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
CC70 is assessed as having Medium-High sensitivity, reflecting its heritage context, recreational access, and role in defining the southern settlement edge of Chipping Campden. The site comprises typical pastoral land within the Vale of Moreton LCA (17B), forming part of the open vale that defines the town's southern approach. Its visual connection to the Grade I listed Church of St James and the Campden House Scheduled Monument heightens sensitivity, as these landmarks contribute strongly to the historic and scenic identity of the area.

Although bounded by recreation grounds to the west and vegetation along George Lane, development would extend the settlement southwards into the open vale, weakening the compact settlement form and altering the relationship between village and surrounding countryside.

As part of the Cotswolds National Landscape, the site contributes to special qualities of heritage setting, settlement containment and tranquillity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT

Landscape Character Area:	LCA 17B Vale of Moreton
Historic Landscape Character:	Pastoral fields forming part of the setting of Chipping Campden Conservation Area and nearby designated heritage assets.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: In the setting of the Chipping Campden Conservation Area, Church of St James (Grade I), and the Campden House Scheduled Monument (c. 350m north east), with other listed buildings nearby. Biodiversity: Pastoral grassland and boundary vegetation provide habitat value. Other (floodplain, PRoWS): Footpath 18 crosses the site. PRoW Footpath 23 follows the western boundary along George Lane. Located outside Flood zone 2 and 3.	

Site Reference: CC71	**Settlement:** Chipping Campden
Description: The site is located beyond the northern edge of Chipping Campden, at the junction of Kingscombe Lane and the B4035. It is enclosed by a dense vegetated boundary, which restricts wider visibility from the surrounding landscape. To the south lie small pastoral fields leading to the existing residential edge along the B4035/Aston Road, while to the west sits an isolated residential property (Hillside Nursery). To the north, the land opens into undeveloped countryside beyond Kingscombe Lane. There are no PRoWs within or adjoining the site, and it is not located within Flood Zones 2 or 3. However, the site is detached from the main settlement, and development here would introduce built form into open countryside, breaking the established compact edge that defines the town's northern boundary. The site lies within the Farmed Slopes Landscape Character Type (LCT) and more locally the Vale of Moreton Farmed Slopes Landscape Character Area (LCA 15B), characterised by rolling slopes, pastoral fields, and hedgerow boundaries surrounding historic settlements. It also lies within the Cotswolds National Landscape, where compact hill-edge villages and rural tranquillity contribute to the area's special qualities of scenic beauty, settlement containment, and rural character.	
Landscape Sensitivity:	
Physical character (inc. topography and scale)	Pastoral land of small scale consistent with local farmland; topography is not strongly pronounced but contributes to the settlement fringe.
Natural Character	Pastoral use with strong vegetated boundaries provides good natural character and ecological value compared with more developed settlement edges.
Historic landscape character	No direct associations with designated heritage assets, though it contributes to the historic rural setting north of Chipping Campden.
Form, density, identity and setting of existing settlement/development	Separated from the main village, development would represent encroachment into the countryside and a departure from the settlement form.
Views and visual character including skylines	Dense vegetation provides screening. No skylines are affected.
Access and recreation	No PRoWs cross or adjoin the site; recreational sensitivity is low.
Perceptual and experiential qualities	Currently experienced as part of the rural setting north of the settlement, with strong enclosure and separation reinforcing a sense of countryside.
Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification: CC71 is assessed as having Medium-High sensitivity. Although the site is well enclosed by vegetation, which currently restricts public visibility and contributes to a strong natural structure, its location beyond the northern settlement edge means development would appear as a distinct encroachment into open countryside, eroding the compact settlement form and the clear rural setting of Chipping Campden. While the site has limited heritage sensitivity and no recreational access, it nonetheless contributes to the perceptual qualities of separation and tranquillity that define the northern approach to the town. As part of the Cotswolds National Landscape, the site reinforces the special qualities of settlement containment, rural tranquillity and scenic value.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	Pastoral enclosure contributing to the rural setting of Chipping Campden.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No designated assets within or immediately adjoining the site; contributes to wider rural setting. Biodiversity: Strong boundary vegetation provides ecological value. Other (floodplain, PRoWS): No PRoWs cross or adjoin the site; not within Flood Zones 2 or 3.	

Site Reference: CC75	**Settlement:** Chipping Campden
Description: The site lies beyond the eastern edge of Chipping Campden, on land south of The Cams, within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA 17B). It occupies a position east of the settlement, beyond existing housing along the B4035 and Fereby Close. The parcel comprises a mix of grassland and partly brownfield land, including a barn-type building and areas of associated storage and paraphernalia, reflecting an existing rural or semi-commercial use. The site boundaries are defined by trees, providing a sense of enclosure and containment, and the landform is relatively flat. There are no PRoWs crossing or adjoining the site, and it lies within Flood Zones 2. The Chipping Campden Conservation Area, Campden House Scheduled Monument, and nearby listed buildings are located further to the west, beyond the existing residential edge. The site forms part of the Cotswolds National Landscape, which in this area is characterised by lowland pasture, tree belts, and small-scale rural land parcels associated with compact hill-edge settlements.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: CC75 is assessed as having Medium sensitivity, reflecting its disconnected position beyond the eastern settlement edge and its partly brownfield, modified character. While natural and historic sensitivities are limited, the site's physical separation from the built form increases susceptibility to change, as development would extend built form further into open countryside. The site is not widely visible, with views largely contained by vegetation and landform, and it lacks strong heritage associations. However, it plays an important role in maintaining the open rural setting east of Chipping Campden, helping to preserve settlement containment and the transition to the wider pastoral valley landscape.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17B Vale of Moreton
Historic Landscape Character:	Modified enclosure with existing rural and brownfield influences forming part of the settlement's wider edge.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Outside the Chipping Campden Conservation Area and Campden House Scheduled Monument; no listed buildings nearby.
Biodiversity: Strong boundary vegetation provides ecological value.
Other (floodplain, PRoWS): No PRoWs cross or adjoin the site; Located within Flood Zones 2.

Site Reference: CC77	**Settlement:** Chipping Campden

Description:

The site is located adjacent to and directly connected with the small residential cul-de-sac known as The Stables, off Back Ends, on the north-western side of Chipping Campden. It comprises an area of steeply sloping pastoral grassland, rising sharply away from the existing cul-de-sac and forming part of the open hillside beyond the settlement edge.

The site is bounded on both sides by strong tree belts, which are protected by Tree Preservation Order 06/00084/TPO, providing a degree of enclosure while reinforcing the wooded slope character. Despite this containment, the land rises to a noticeably higher elevation than existing development, meaning any extension would project built form up the slope and into more exposed countryside.

Back Ends lies within the Chipping Campden Conservation Area with the Listed Woodbine Cottages located to the south of Back Ends. Development would therefore sit above and behind this historic part of the village, reducing the sense of a green and rising landscape backdrop to the Conservation Area when viewed from within it.

The site is not crossed by any PRoWs and is not located within Flood Zones 2 or 3. It lies within the Farmed Slopes LCT, and more locally the Vale of Moreton Farmed Slopes LCA (15B). The site also lies within the Cotswolds National Landscape, where sloping pastoral land, wooded valley sides, and clear settlement containment are key special qualities.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

CC77 is assessed as having Medium-High sensitivity, reflecting its steeply sloping landform, elevated position, and strong relationship with the historic core of Chipping Campden. Although the site is physically connected to an existing cul-de-sac, development would extend built form up the slope, contrasting with the established settlement pattern and increasing visual prominence.

The site forms part of the landscape backdrop to the Conservation Area, and development would reduce the sense of rising open land behind historic streets and listed buildings, including Woodbine Cottages. The presence of TPO-protected tree belts and the site's location within the Cotswolds National Landscape further increase sensitivity, as the sloping pastoral land and wooded margins contribute to special qualities of scenic beauty, settlement containment, and historic setting.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes
Landscape Character Area:	LCA 15B – Vale of Moreton Farmed Slopes
Historic Landscape Character:	A2r Former unenclosed cultivation now enclosed.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Within the setting of the Chipping Campden Conservation Area. Listed buildings nearby including Woodbine Cottages (Grade II) Listed Entry 1224250
Biodiversity: Tree belts subject to Tree Preservation Order (06/00084/TPO) providing ecological value
Other (floodplain, PRoWS): Not located within Flood Zones 2 or 3. No PRoWs crossing or adjoining the site

Site Reference: CC78	**Settlement:** Chipping Campden

Description:

The site is located on land north of Station Road, to the east of Chipping Campden, and is physically disconnected from the main settlement. It comprises a mixed parcel of pastoral fields and areas of domestic garden and storage space adjacent to the road, with trees and shrubs contributing to a semi-managed appearance along the settlement fringe.

The land sits on higher ground relative to land to the south-west, giving the site a more elevated position in relation to the existing settlement. The western boundary is defined by a mature hedgerow and trees, while the Station Road frontage is also contained by hedgerow vegetation. To the north and west lie existing agricultural buildings and associated land, although the site remains open to the wider rural landscape to the north, reinforcing its countryside context.

Although there are no PRoWs crossing or adjoining the site, the site is visible in local views and contributes to the rural approach to Chipping Campden from the east. The site is not located within Flood Zones 2 or 3, and there are no Conservation Area boundaries or listed buildings in close proximity.

The site lies within the Pastoral Lowland Vale LCT, and more locally the Vale of Moreton LCA (17B). It also lies within the Cotswolds National Landscape, where gently sloping pastoral land, hedgerow patterns, and the sense of settlement containment and rural separation influence the special qualities.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

CC78 is assessed as having Medium-High sensitivity, reflecting the balance between its moderate natural character and elevated, detached position relative to Chipping Campden. While the site includes areas of domestic use and storage that reduce overall landscape integrity, its pastoral fields, hedgerows, and trees contribute to the rural character typical of the Vale of Moreton.

The site's separation from the main settlement and its position on higher ground mean that development would extend built form further into the countryside, reducing settlement containment. However, the absence of nearby heritage assets, lack of PRoWs, and limited wider visibility reduce overall susceptibility.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	LCA 17B – Vale of Moreton
Historic Landscape Character:	A4P Former unenclosed cultivation now enclosed.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Historic setting of the settlement
Biodiversity: Pastoral land with hedgerows, trees, and shrubs providing habitat value
Other (floodplain, PRoWS): None known

Site Reference: CC80	**Settlement:** Chipping Campden

Description:

The site lies to the south-west of Dyers Lane, on land that is physically separated from the main built extent of Chipping Campden. It comprises a parcel of land that is relatively flat, although it sits on slightly higher ground relative to Dyers Lane, reinforcing its sense of elevation and separation from the settlement.

The eastern boundary along Dyers Lane is defined by a dense belt of mature mixed-species trees, providing strong containment and visual screening. The southern boundary is similarly enclosed by mature trees, contributing to a strong sense of enclosure and tranquillity. In contrast, the south-western boundary is more open and arbitrary, with an access serving a nearby residential property, but also directly associated with open countryside beyond.

The site has a notably quiet and secluded character, with strong vegetated boundaries limiting visibility from surrounding roads and development. Despite this containment, the site reads clearly as a countryside parcel, detached from the settlement edge rather than forming a natural extension of it.

The site lies within the Farmed Slopes LCT, and more locally the Vale of Moreton Farmed Slopes LCA (15B). The Chipping Campden Conservation Area lies to the south-east, although strong intervening vegetation means the site is largely visually separated from it. The site is not crossed by PRoWs and is outside Flood Zones 2 and 3. It also lies within the Cotswolds National Landscape, where wooded slopes, settlement containment, and tranquillity are inherent to the key special qualities.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

CC80 is assessed as having Medium-High sensitivity, reflecting its clear separation from the settlement, tranquil character, and strong association with open countryside rather than the built edge of Chipping Campden. Although the site is well contained by mature tree belts, this enclosure reinforces its rural character rather than reducing sensitivity.

Development would introduce built form onto land that currently reads as countryside, extending the settlement in a manner that is incongruous with the established settlement pattern. The site's elevated position, open south-western boundary, and relationship to the Farmed Slopes landscape increase visual and perceptual sensitivity.

Within the Cotswolds National Landscape, the site contributes to special qualities associated with tranquillity, wooded slopes, and settlement containment. The loss of these qualities through development would be notable.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes
Landscape Character Area:	LCA 15B – Vale of Moreton Farmed Slopes
Historic Landscape Character:	A2r Former unenclosed cultivation now enclosed.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Conservation Area lies to the south-east, though the site is visually separated by strong vegetation
Biodiversity: Mature tree belts and mixed-species woodland edges provide habitat value
Other (floodplain, PRoWS): Not located within Flood Zones 2 or 3. No PRoWs crossing or adjoining the site

Site Reference: CC81	**Settlement:** Chipping Campden

Description:

The site is located west of the Chipping Campden Conservation Area, accessed off Blind Lane and lying east of Leasow Farm. It occupies land positioned behind the established settlement edge, forming part of the western settlement hinterland rather than a contained infill parcel. The site is connected to the settlement but remains clearly influenced by surrounding countryside.

The landform is gently sloping, falling northwards towards a wooded valley. A strong tree belt along the southern boundary provides enclosure and screens views from adjoining land, while the western boundary is open and arbitrary, lacking a defensible landscape feature and allowing visual and physical connection with open countryside beyond.

The site comprises pastoral land, with potential ridge and furrow evident within the southern field, indicating historic agricultural use and time-depth. The parcel is visible from Blind Lane, where it is experienced as part of the rural edge of the settlement, and is also visible from sections of Conduit Hill, increasing visual sensitivity.

There are no PRoWs crossing or adjoining the site, and it lies outside Flood Zones 2 and 3. The site falls within the Farmed Slopes LCT, more locally the Vale of Moreton Farmed Slopes LCA (15B). It also lies within the Cotswolds National Landscape, where sloping farmland, wooded valleys, and settlement containment are inherent to its special qualities.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

CC81 is assessed as Medium-High sensitivity, reflecting its scale, sloping landform, historic landscape features, and its role in defining the western rural setting of Chipping Campden. Although connected to the settlement, the site reads as a backland countryside parcel, and development would represent a substantial extension beyond the established settlement form.

The presence of potential ridge and furrow, visibility from Blind Lane and Conduit Hill increase both visual and historic sensitivity. The arbitrary western boundary further reduces capacity for development, as built form would appear exposed and poorly integrated with the surrounding landscape.

Within the Cotswolds National Landscape, the site contributes to special qualities associated with sloping farmland, wooded valleys, and the clear distinction between settlement and countryside. Development would erode these qualities and diminish the legibility of the settlement edge.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes

Landscape Character Area:	LCA 15B – Vale of Moreton Farmed Slopes
Historic Landscape Character:	A2r Former unenclosed cultivation now enclosed.
Constraints/Designations:	
Landscape: Cotswolds National Landscape	
Historic: Lies west of the Chipping Campden Conservation Area. Potential ridge and furrow.	
Biodiversity: Mature tree belts and mixed-species woodland edges provide habitat value	
Other (floodplain, PRoWS): Not located within Flood Zones 2 or 3. No PRoWs crossing or adjoining the site	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 14 – Cirencester

COTSWOLD
District Council

Settlement character

1.1 Cirencester is the largest town in the District with a population of around 20,000. It is located roughly halfway between Swindon and the M4, 15 miles to the south east, and Gloucester, Cheltenham and M5 to the north west.

1.2 The town is at the crossing points of around 13 roads. The most important originated in Roman times when the town was the second largest settlement in Britain. They are characteristic features of the Cotswold landscape. They include:

- The Fosse Way which runs along the length of the Cotswolds linking other key settlements such as Moreton-in-Marsh, Stow-on-the-Wold, Bourton-on-the-Water and Northleach.
- Ermin Way which forms the line for the Gloucester to Swindon Road.
- Akeman Street which runs north east to Bicester
- The Whiteway, an old saltway running to Droitwich, runs due north following the high, open ground of the Cotswolds.

1.3 These roads form a structure which has defined the development of Cirencester – the character of each segment often contrasting significantly with adjacent areas.

1.4 During the late 18th century, a canal spur from Siddington linked the town with the Thames and Severn Canal. In the 19th century, two railways were built linking the town, through two separate lines and stations, to Swindon, Gloucester and Cheltenham– one via Kemble. All these lines of communication are now defunct but evidence of their routes is still visible in embankments and belts of vegetation. The town is now reliant solely on roads and the dualled A417[T], bypassing the town to the north, provides the main access route.

1.5 Cirencester lies at the edge of the Cotswolds hill country in a hollow formed by the confluence of the River Churn and the Daglingworth Stream as they run south to join the Thames. The majority of the Cotswolds were cleared in the Bronze Age and the area became a productive, relatively well settled agricultural area. An Iron Age settlement was located a little to the east of the current town centre. Evidence of prehistoric settlement is at Tar Barrow, west of Fosse Way as it leaves the town northwards. Partly because of the prosperity of the area, the site was chosen by the Romans as a major military base. Cirencester's origin was as two military forts and town [Corinium] built in the 1st century. The lozenge shape of the walled town is still evident, most

apparent on the northern boundary of Abbey Grounds. The street grid is still followed by some modern roads. The amphitheatre was located outside the walls. The earthwork remains are still visible, separated from the town by the dualled ring road.

1.6 After a long decline the importance of the town was revived by the wool trade. By Domesday, the town was a gathering place for the woolsacks of Cotswold fleeces, as it continued to be for the next seven to eight centuries. The medieval town, with its narrow streets was concentrated in the northern corner of the old Roman town.

1.7 The growth of the town was constrained to the east and west by the Abbey Estate and by Cirencester Park respectively. The Abbey estate was originally run by monks. An abbey, matching those at Winchester and York, once stood on a site north of the current church. The estate was acquired by the Masters family on the dissolution of the monasteries. The Abbey Grounds, once the preserve of monks, is now a valuable and well used public park. The agricultural land to the north east of the park is still part of the Abbey Estate.

1.8 The Earl of Bathurst's manor of Cirencester Park lies a stone's throw from the town streets but is isolated by the magnificent semi-circular yew hedge and stone walls. The magnificent formal park was designed by the poet, Alexander Pope, in the 18th century. It occupies a wedge of land which runs four miles to Sapperton to the west along the spine of the Broad Ride. Much of this walled land is wooded, with formal views, vistas and the first follies to be built in Britain. The Bathurst Estate owns much of the surrounding land south and west of Cirencester.

1.9 The town expanded south with the Market Place being added in the 17th century. The great wool church of St John the Baptist dominates this focal space of the town. Its tower can be seen from several of the town's road approaches.

1.10 The superb heritage of the town is reflected in its extensive conservation area status. Almost all open spaces within the town, including Cirencester Park are scheduled ancient monuments.

1.11 The town expanded further south in the 19th century filling the envelope of the old Roman town on the low ground south of the River Churn and into Chesterton. 20th century development has expanded predominantly southwards forming the suburbs of Chesterton and Watermoor. Industrial development has focussed on the Love Lane area, not surprisingly in a wedge

between the old railways and incorporating the defunct canal corridor. Two other wedges of development have occurred, both on the rising dipslope: Bowling Green, which lies to the west of Whiteway and The Beeches and Kingshill south of Fosse Way.

1.12 The ring road separates the newer development from the older town, roughly following the outer edge of the Roman town.

1.13 The villages of Preston, Baunton and Siddington all lie close to Stratton and Cirencester, separated from the town by a few fields. These all have their distinct and separate identities. Siddington is discussed separately.

Landscape character

1.14 Cirencester is located on the edge of the Cotswolds National Character Area 107, bordering the area of the Upper Thames Clay Vales [108] to south east. The settlement lies within the Dip Slope Lowland LCT which is cut only by the Churn Valley which separates the town from Stratton and is classified as a Dip Slope Lowland valley. The Cotswolds LCA defines the area to the west of the town, north of Fosse Way, as the South and Mid Cotswolds Lowlands LCA. To the north east and east, from Bowling Green to Preston, the area is within the Ampneys LCA. To the south the landscape lies within the Kemble Dipslope LCA. The western outskirts around Cirencester Park are in the National Landscape.

1.15 The town lies on the edge of the dipslope in the Churn valley in a transition between this and the Thames Valley area. Fingers of oolitic limestone thrust south either side of the Churn beneath Stratton and the Whiteway ridge and also east of the Beeches. The alluvium of the valley floor is flanked by Forest Marble/Kellaway Clays and sands which form the bulk of the underlying geology. An outcrop of Cornbrash [a crumbly limestone] lies under part of Cirencester Park and provides the basis for rising land to the south towards South Cerney and west of Siddington.

1.16 Most of the older settlement lies at around 110m AOD just above the Churn valley bottom. The land rises most significantly to the north and west [140mAOD] and gently to the south [120mAOD] [see Figure C2]. The Churn is joined by the Daglingworth Stream in the northern environs of the old town.

1.17 The landscape surrounding the town is best described in the segments defined by the approach roads starting to the west and running clockwise round the town:

Royal Agricultural College and Cirencester Park

1.18 This area lies within the Cotswolds National Landscape, the Fosse Way forming the boundary directly to the south. The college grounds are well established and form a very pleasant spacious setting to the elegant 19th century Cotswold stone College Buildings. Mature trees, including an imposing lime avenue off the Fosse, enclose pasture and playing fields. This provides a positive approach to the town. Whereas open views into the grounds are possible from the Fosse, the Stroud Road has a more enclosed feel. The walls and beech woods of Cirencester Park provides enclosure broken only by the school grounds. The northern boundary of the formal park is enclosed by a mature woodland belt of mixed deciduous and evergreen trees which form a varied skyline on the gentle ridge above the Daglingworth Stream valley to the north east.

1.19 Commercial development has been permitted in the far eastern corner of the College around the A419/A429 junction. This will modify the parkland character of the approaches, increasing the intensity of development in the area.

1.20 The Park is a nationally valuable landscape and is sensitive to development in its environs. The openness of the college grounds to views from the south and their parkland character make development in the southern part of this area also highly undesirable in terms of landscape impact. However, there may be limited opportunities to the north east where there is more enclosure, close to permitted development and the school/college to the north.

Cirencester Park to Ermin Way

1.21 This area is within the Cotswolds National Landscape west of the Daglingworth Stream and SLA to the east. It lies partly within the floodplain of the stream and is crossed by tranquil watercourses canalised to feed mill buildings with accompanying footpaths. It is primarily pasture on the outskirts of town with allotments, overgrown areas and parkland knitted into the old town fabric. Field boundaries are hedges, some overgrown, with mature field trees which give the appearance of parkland. Filtered views are possible across the area from Ermin Way towards the backcloth of the trees of Cirencester Park. A fine lime avenue lines part of the western side of the main road. This approach is elegant and directly feeds visually into the old town centre, Gloucester Road being a continuation of the Roman road. The petrol garage here has been refurbished to try to complement the quality of the area although standard signage is still apparent.

1.22 The character and qualities of this area are very sensitive on both sides of the Daglingworth Stream. The area acts as an important setting and approach to the town and its characteristics and lack of screening make development highly undesirable. The relationship between green spaces, water and built form closer into the town are also special.

Ermin Way [west] to Whiteway including the River Churn Valley

1.23 The Churn valley has a flat floodplain crossed by a number of watercourses. These are the natural course of the river and channels constructed to feed the mills at Stratton, now converted to housing, and drain the low lying Grade 4 pasture. Field boundaries are discontinuous hawthorn hedges. This area is bounded by allotments with a strong hedge boundary and then the Bowling Green housing estate on rising ground towards the Whiteway ridge road. This forms a mixed skyline of roofs and trees when viewed from Ermin Way. On the gentle limestone ridge top, Grade 3 arable fields stretch northwards either side of the Whiteway. The tranquillity of this area is now slightly affected by the noise of the bypass in a cutting to the east. An area of uneven pasture lies north and east of the now developed Bowling Green Farm. This seems once to have been a shallow quarry. Fine views over the valley towards Stratton are possible from the public footpath. With the exception of housing and allotments, the area is an SLA.

1.24 The valley forms an essential and distinct buffer between Stratton and Cirencester [and is only 300m wide at one point]. It is also primarily floodplain. As such, no development is acceptable here. The gentle ridge running north from the housing estate is exposed to views from Stratton and Baunton and development on the upper slopes also would be unacceptable.

The Whiteway to Fosse Way [north]

1.25 This distinctive green wedge forms part of the Abbey Estate and also includes the Rugby and Cricket Grounds. It is an extension visually of the Abbey Grounds which have their focus in the Church of St John the Baptist. Indeed, views of the church are possible across the rugby ground and orchard from the Whiteway as it falls gently towards the town. The rugby pitches are carved out of the hillside with extensive earthworks to make them level. The Whiteway is fronted by pleasant detached and semi-detached houses with established gardens. The Rugby clubhouse at the bottom of the hill is a minor detractor. The sports grounds are separated from the arable estate land by a belt of tall evergreen and deciduous trees. These are thin above the shrub layer.

1.26 The estate land is arable grade 3 land and has few hedges and allows open views north east from the ring road [Grove Lane] towards the enclosing

woodland of Hare Bushes. This effectively separates the area from the bypass which cuts through it. Beyond the bypass the land continues to rise gently into the open undulating ridge landscape of the National Landscape.

1.27 Tar Barrow, a prehistoric mound is located in the field by Fosse Way. Timber enclosures have been constructed to protect small copses which have been planted recently. The character of this landscape is one of old parkland which will be enhanced as the copses mature. Though the fields are separated by trees and the ring road from the Abbey Grounds there is still a strong visual link.

1.28 The area provides a distinctive green wedge of parkland character which rightly forms part of the SLA. It penetrates the built form of the suburbs and makes a link between the town and its Cotswold plateau hinterland. It allows views into the centre of town including the church.

Fosse Way [north] to Ermin Way [east]

1.29 South of Fosse Way housing occupies land as it rises up east from the valley towards the dipslope giving way to fields and a school before the bypass cuts through the landscape at around 125mAOD. Beyond lies the open undulating landscape of the southern fringes of the Cotswold area, just outside the National Landscape southern boundary defined by Akeman Street. The land falls sharply away southwards to the floodplain of the River Churn and Ermin Way. Recent development now forms a strong edge to the settlement retaining the floodplain meadows. The village of Preston lies to the east on rising land and Ermin Way gradually climbs onto the level high ground of Cornbrash towards the Duke of Gloucester Barracks. An isolated new industrial development lies on the road south of Siddington Farm. A power line crosses the area from north to south effectively defining the edge of housing development. Only the school lies to the east of this line.

1.30 The Fosse Way is the major road into Cirencester from the north providing a link from the A417[T]. The road junction and associated development and the power line have a visual and noise impact on this area which give it the character of urban fringe on both sides of the main road. This will improve as roadside planting becomes established. To the east of the bypass a garage and rationalisation of Cherrytree Lane around the bypass give a rather unsightly edge to the settlement although the landscape further east is unspoilt.

1.31 An evergreen tree belt along Kingshill Lane, a Roman road, effectively encloses the school and recreation development to the south from views from the

countryside to the east. This is broken before reaching the lower edge of the housing below Preston. However, a plantation of poplars provide a positive setting to the village which is separated from Kingshill by 600m. Recent housing development south of the older 20c housing appears to have been constructed to a high standard and provides a striking edge to the town which will be softened by tree planting within it and along the floodplain.

1.32 The fields on the valley side are arable with neat low hedges and fences while those on the valley floor are pasture. Both of these are prominent from and abut the road corridor. The land is Grade 3 agricultural classification. The area is affected visually by development around Tesco's and caravan park to the south west which reinforce its urban fringe character.

1.33 The southern part of the area is overlooked by Preston, part of which is a conservation area. The environs of its church has clear views across the outskirts of the town to the Church of St John the Baptist.

1.34 Cherrytree Lane and Kingshill Lane form the effective edge to the urban fringe landscape of this side of Cirencester. However, the area is sensitive to development. No development is acceptable north east of the bypass as it should be the absolute boundary for development in itself and development would urbanise the junction too much. Also development along Kingshill Lane would mean unacceptable encroachment on the village of Preston. The floodplain of the River Churn is also unacceptable for development. A green corridor needs to be retained alongside Ermin Way. Further south and towards South Cerney, further development would be completely unacceptable along Ermin Way as this impinges directly on open countryside and would reduce the green separation between Cirencester and the Barracks.

Ermin Way to the Somerford Keynes Road

1.35 West of Ermin Way the River Churn and its enclosed alluvial floodplain of permanent pasture, hedgerows and trees runs south past the village of Siddington. The low lying area is crossed by watercourses and drains and standing water lies in places. At its closest point the village lies only 250m away from the housing estates on the southern side of Cirencester.

1.36 The land then rises to the west about 10m on a gentle ridge of Cornbrash before falling again towards the Somerford Keynes Road. The top of the ridge is arable Grade 2 agricultural land while the rest is Grade 3. The industrial edge of Cirencester lies on this ridge. The waste transfer station is intrusive when viewed from Siddington. Newer units, with immature plant screening are visible from the Somerford Keynes Road to the south. An old Rectory and

school lie in the narrow gap between the estate and village, set in trees. They only partly offset the visual impact of the power lines which again define the edge of development. The lines of the defunct railway embankments and canal provide additional vegetative cover restricting views to an extent.

1.37 West of Siddington, the landscape becomes gently undulating on the clays and sands with no distinct pattern of valleys and ridges. Farming is predominantly arable with some larger fields on the better quality land with low, well maintained hedges and occasional hedgerow trees. Fairly long views are possible from slightly higher points in the landscape. A gas pipeline seems to have resulted in some removal of vegetation and replanting with extensive belts of woodland which are gaining maturity at present and are beginning to contribute to the enclosure of the landscape. As Somerford Road enters the outskirts there is a constrained green corridor consisting of two fields and allotments. This area is pleasant and provides a gap between the expensive housing with mature gardens to the west and the industrial area which is highly apparent with little mitigation. The electricity sub-station at Wilkinson Road is a detractor.

1.38 The gap between the southern edge of Cirencester and Siddington is small around and east of the Rectory. Development here would be unacceptable as it would effectively link the two settlements. The fields surrounding Siddington Manor and church on both sides of Siddington Road are important to Siddington's character and setting and to maintain separation between the settlement and Cirencester. Somerford Keynes Road to Fosse Way [south]

1.39 West of Somerford Road the landscape continues as gently undulating on the clays and sands with no distinct pattern of valleys and ridges. Farming is predominantly arable with some larger fields on the better quality Grade 2 agricultural land with low, well maintained hedges and occasional hedgerow trees. Elsewhere the land is grade 3. Fairly long views are possible from slightly higher points in the landscape and the current edge of housing can be seen from these points and through gaps in hedgerows. The power lines, now in a double row are very apparent in the eastern part of the area as they veer southwards. The land has hitherto been relatively open for around 1km south of the current edge of the town. A series of substantial mature woodland blocks including Chesterton Plantation and Swallow and Ewen Copses lie beyond this point and effectively block views from further south. However, a series of new woodland belts 20m wide have been established and are beginning to screen views to the housing edge and Chesterton Farm from the A429 Fosse Way. Due to their width and species composition the screening is not complete and would be more limited in winter.

1.40 The housing itself is, in the main, standard house types and provides a relatively uniform, dense and monotonous edge to the town, slightly mitigated by garden vegetation. and adjacent overgrown hawthorn hedgerows. The easternmost housing edge has larger houses in larger gardens and there is a listed building at Cranhams in a large garden which helps to articulate the edge. To the west of the housing, there is a cemetery which abuts the farmland with a partly tree lined main axis path orientated with views across it over a low cut hedge.

1.41 The approach to the town along the Fosse Way from the south is important. The agricultural land on either side, in particular the College land, make this a pleasant road. It is historically significant and its Roman origins are essential to the character of Cirencester and the Cotswolds as a whole. There is also a large scheduled monument (Romano-British settlement) south of Cranhams.

1.42 The gentle topography and establishing mature trees and strong hedgerows mean that the potential to accommodate development is increasing but some areas have more sensitivity than others such as the Fosse Way approach, historical features and cemetery. Relationship of the settlement with the surrounding landscape

1.43 The settlement has the following key relationships with the surrounding landscape:

Positive:

- Cirencester Park is a particularly special formal landscape at a grand scale linking into the town centre. The park and its setting should be protected.
- Royal Agricultural College is a pleasant parkland landscape which has a balance between built form and green space which should be substantially retained.
- The Abbey Estate land and area east of Bowling Green form a pleasant parkland landscape wedge linking visually into the Abbey Grounds in the heart of Cirencester. This area should be retained and conserved.
- The valley of the River Churn and its floodplain and the Daglingworth Stream form an essential green corridor through parts of the town and separate it from adjacent settlement.
- The tower of St John the Baptist Church is a distinctive landmark and can be seen from a few approaches. These views should be retained.

- The Roman roads play a particularly important role in structuring the town's pattern. The land around them should be treated with particular care.

Negative:

- The power lines forming the east and south east limit of development are a large detractor.
- The bypass makes a large impact on the landscape and tranquillity and on the area around its junction with Fosse Way although planting is beginning to mitigate this.
- The housing estate of Siddington Road and newer estates in Chesterton present a relatively monotonous and unsympathetic edge to the town to the south and east.
- The industrial estate to the south of town provides a poor edge although this is beginning to be mitigated.
- The isolated industrial development on the Ermin Way towards South Cerney is an incongruous feature in open countryside. Further in on this road, the retail development impinges on the landscape quality of the valley floor.

Landscape sensitivity considerations

1.44 Generally, the landscape north of Fosse Way is of higher value than to the south. This is evidenced by the designations of National Landscape, SLA and historic parkland. The Churn Valley is also of value.

1.45 Intervisibility is generally higher to the south and to the west either side of Cirencester Park because of the gentle topography and lack of screening trees. This is changing to an extent south of Chesterton. Development would be visible on the valley sides of the River Churn to the north and south. Generally, screening belts of trees limit views into the town from the higher countryside to east although this is less marked around Preston.

Constraints to be taken into account

1.46 The constraints are shown on Figure C2 and are summarised below:

- National Landscape
- SLA
- Conservation Area
- Listed buildings and their settings

- SAM's
- Monarch's Way
- Grade 2 agricultural land to the south of the town
- The floodplain of the watercourses

Areas where development is not suitable

1.47 Areas where development is not suitable have been discussed in the descriptions of the landscape surrounding the town. In summary, they include, in accordance with the criteria set out in Section 2.0 the following:

- Cirencester Park and setting
- Royal Agricultural College (majority)
- Churn and Daglingworth valley floodplains
- Rugby Club
- Abbey Estate area north east of Abbey Grounds
- East of the bypass
- Areas close to Siddington, Preston and Stratton which separate the villages from Cirencester

Figure A1: Context and Landscape Character Types and Areas (Cirencester North)

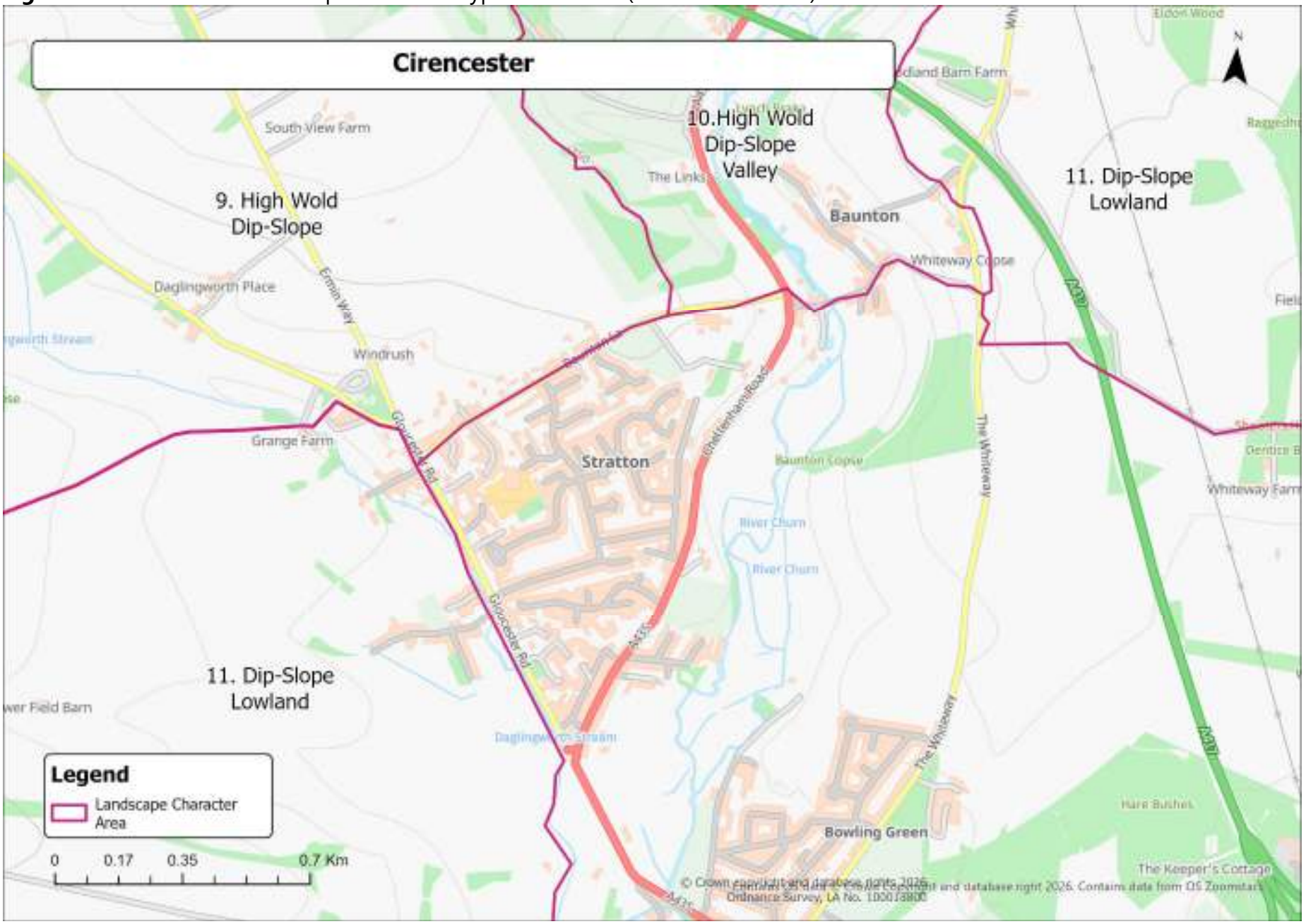


Figure A2: Context and Landscape Character Types and Areas (Cirencester East)

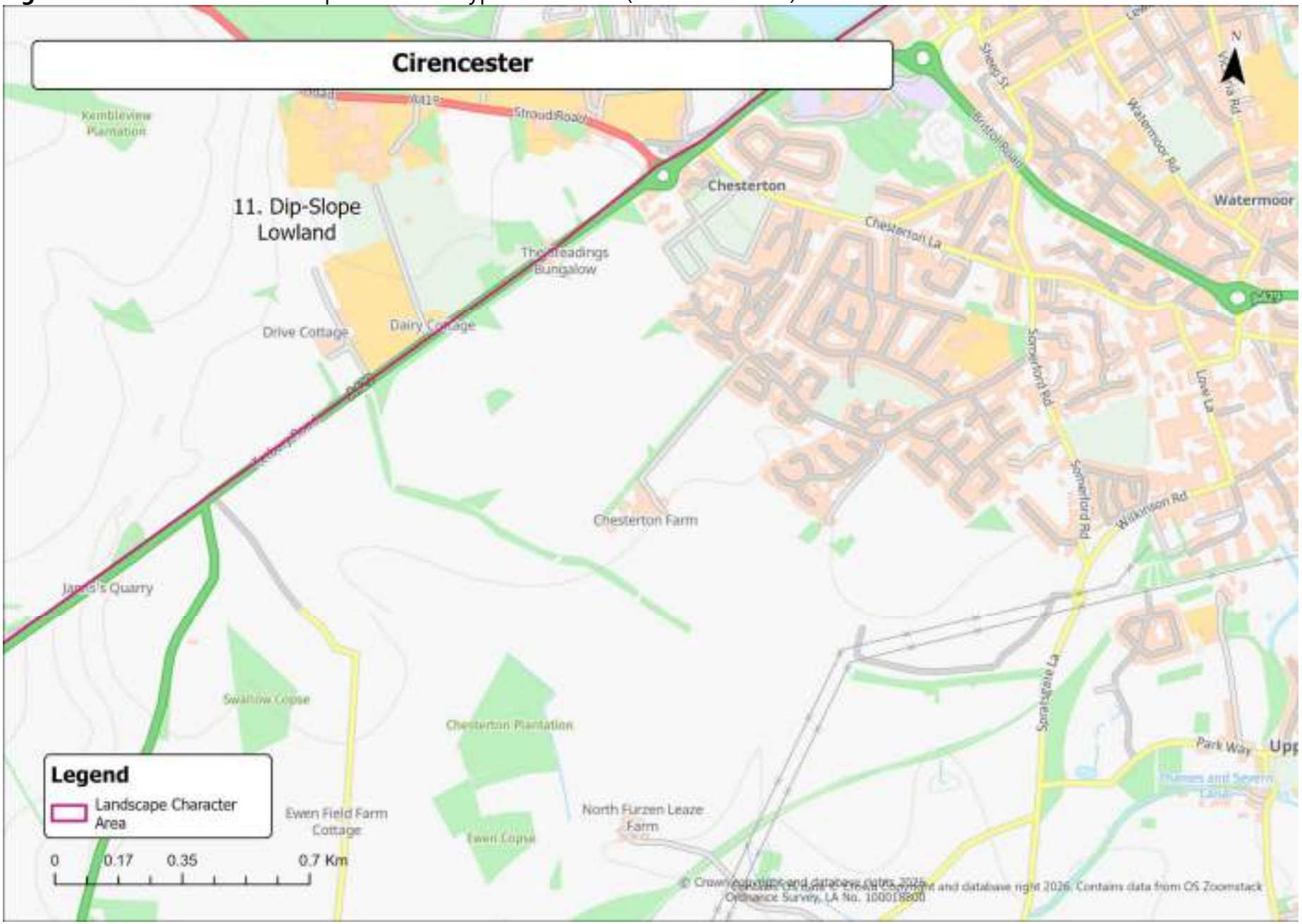


Figure A3: Context and Landscape Character Types and Areas (Cirencester West)

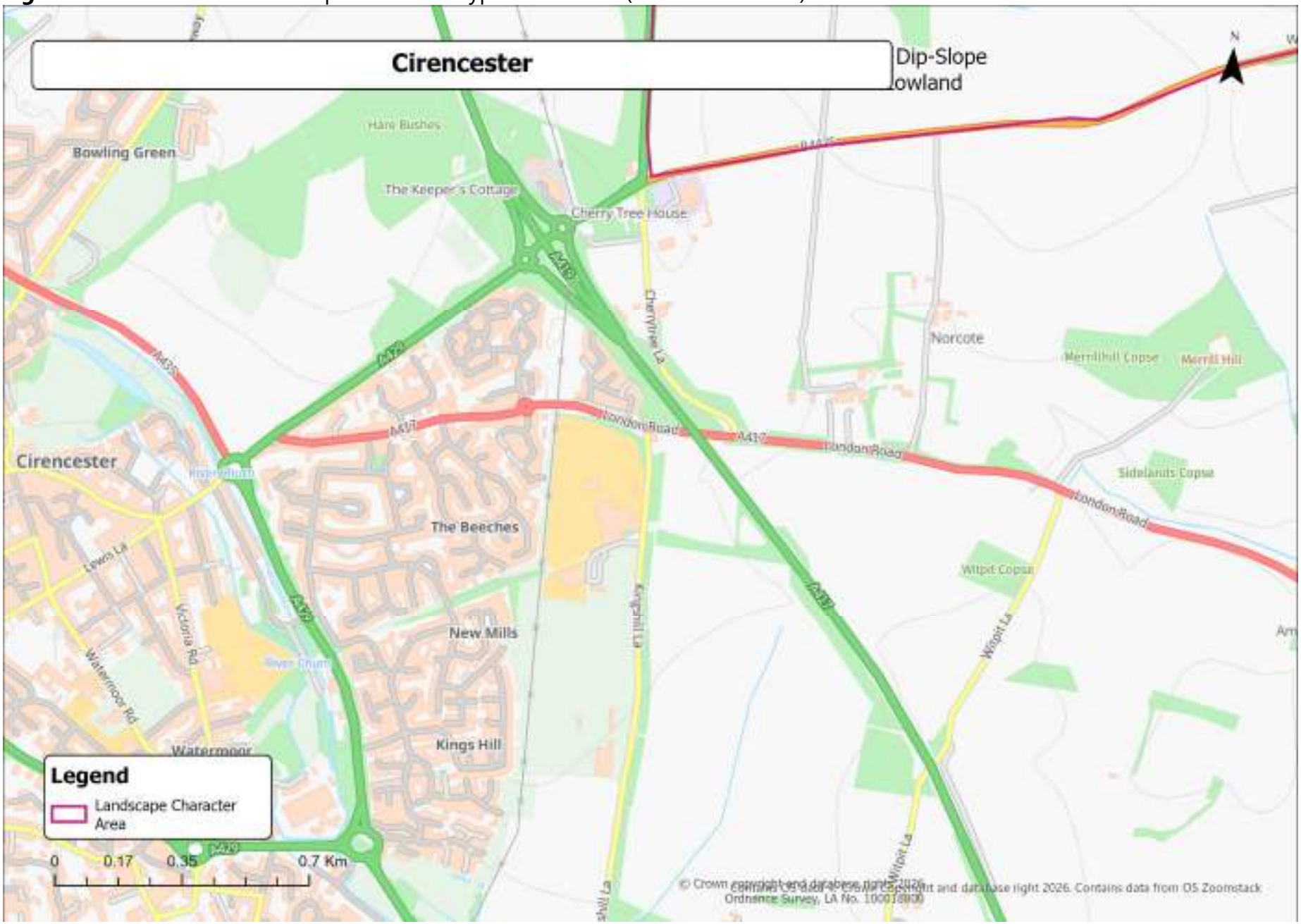


Figure A4: Development Sites, Constraints and Designations (Cirencester North)

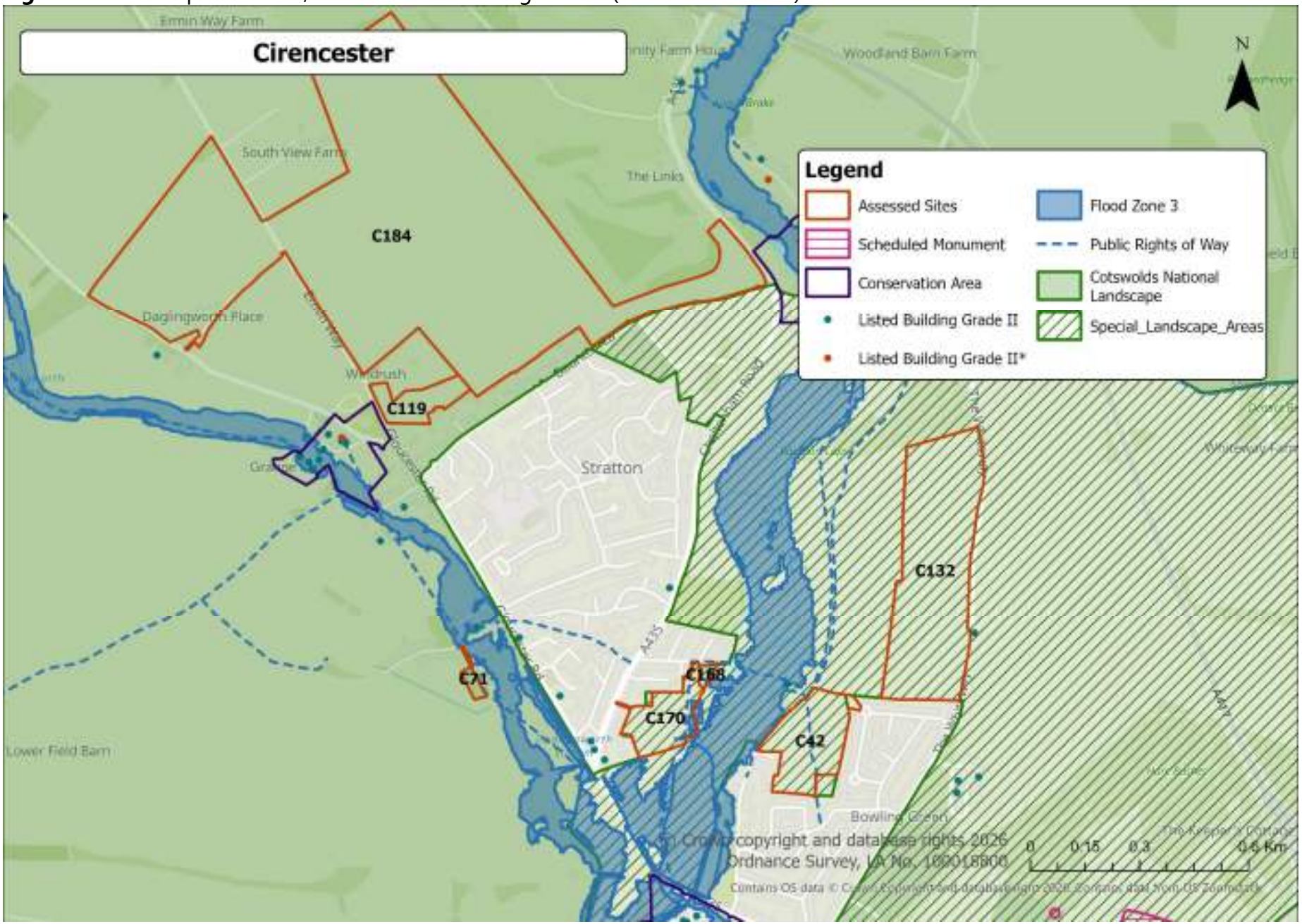


Figure A5: Development Sites, Constraints and Designations (Cirencester East)

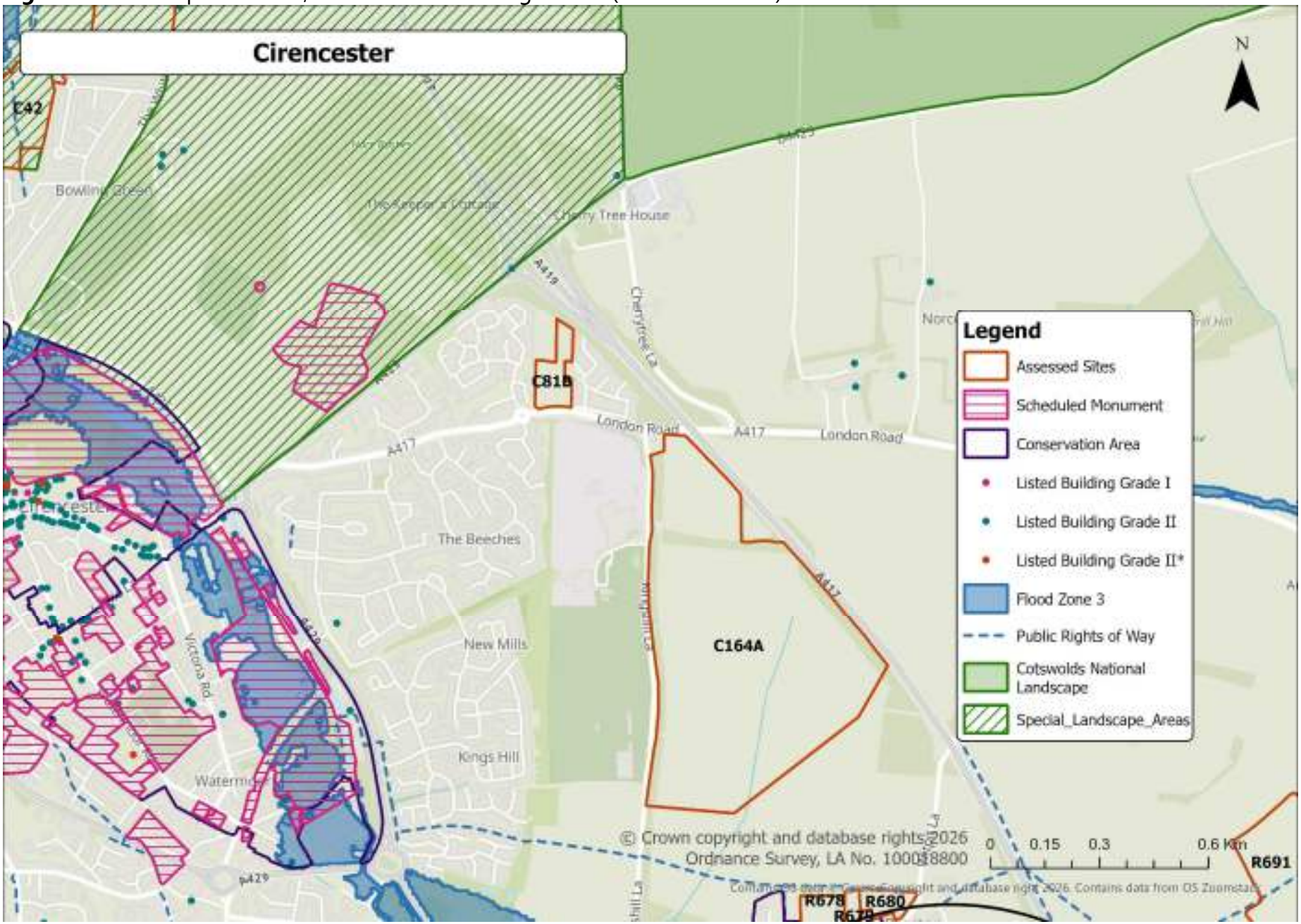
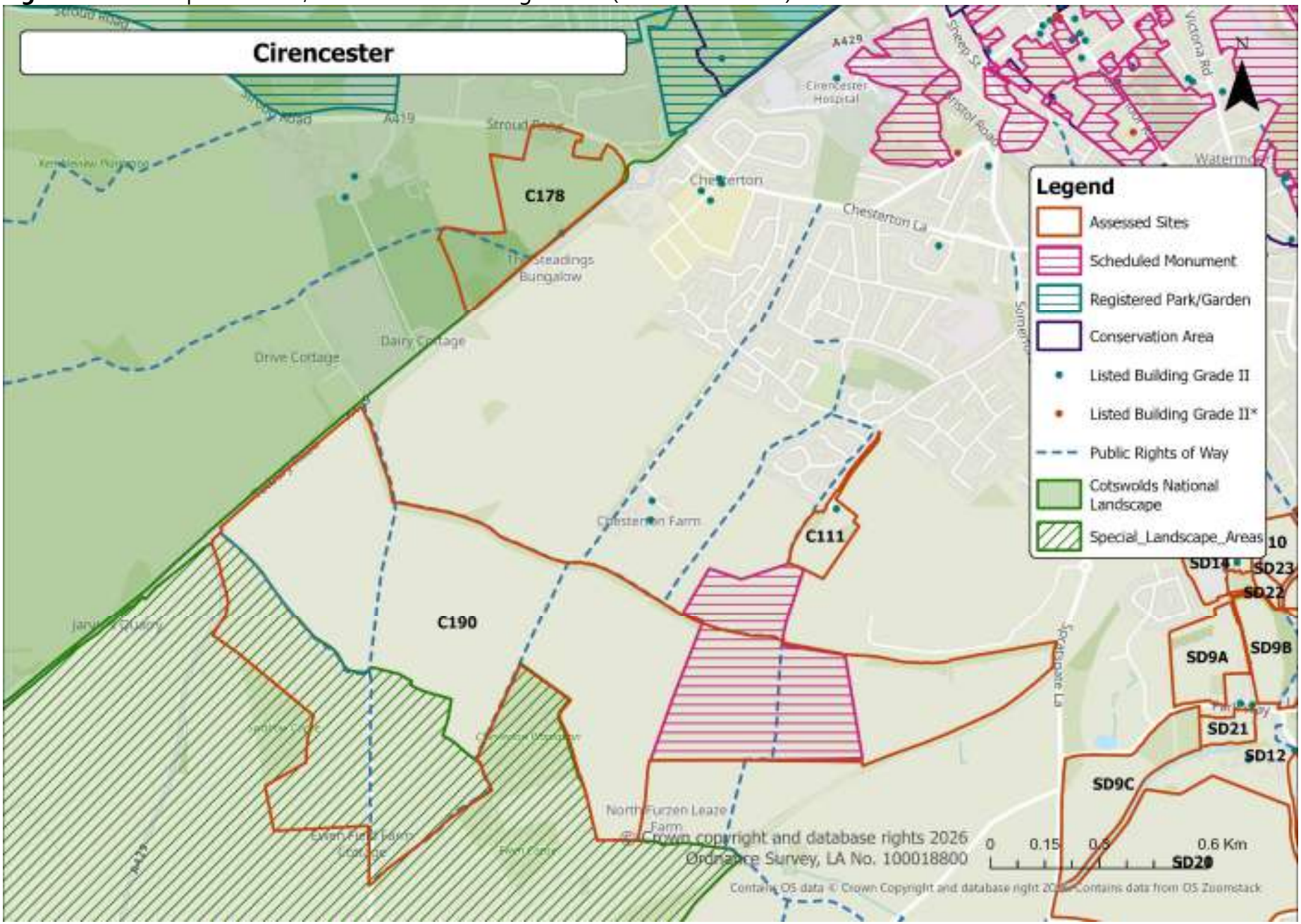


Figure A6: Development Sites, Constraints and Designations (Cirencester West)



Stage 1 Assessments

1.1 The following sites within the National Landscape were reviewed and not discounted at Stage 1 of the assessment.

Criteria Category	Indicator	C71	C178
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)		
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground		
	Falls within clear views from public vantage points (roads, PROWs, hills)		
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form		
	Introduce a significant area of built form into a rural or visually sensitive landscape.		
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development		
	Risks coalescence or erosion of settlement separation		

Sites to be discounted		
Stage 2 below		

Stage 2 Assessments

Site Reference: C42 **Settlement:** Cirencester **(White 2014)**	
Description The site comprises of two fields/enclosures which lie on the convex steeply sloping sides of the Churn Valley above the floodplain which lies to the north west. The southern part of the site is highly uneven with small scale hillocks and dips which suggest possible former use as a quarry. The fields are used for improved pasture and are crossed by a PROW which links the settlement to the wider landscape to the north and west. The fields also appear to be well used for informal recreation such as dog walking. The north and western boundaries are hedges and the boundaries to the south and west are housing with some garden vegetation which helps to soften the edge to an extent. There are views to the site from the valley floodplain from PROWs including the Monarch's Way which runs along its western boundary, from which it forms the local skyline. There are also oblique views from the A417. There are attractive views out from the site to the north and west. Woodland at a lower level helps screen the site in some closer views from the north west. The site lies in a Special Landscape Area and there is a listed building at Lower Bowling Green Farm to the north west.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The site has susceptibility to change as it forms part of the sloping valley sides of the River Churn visible from Monarch's Way and in views from other public footpaths across the attractive valley floor. The site lies in an SLA and contributes to the character of the valley. It is well used by the local community. Adjacent dwellings on the upper slopes are screened to an extent by landform in some views although are apparent from the A417.	
Landscape Context	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Urban
Landscape Character Area:	-
Historic Landscape Character:	Floated water meadow system. (This is considered inaccurate as the site is on a slope adjacent to the floodplain).
Constraints/Designations: Landscape: North Cirencester Special Landscape Area Historic: Biodiversity: Other (floodplain, PROWs): Monarch's Way lies adjacent and a PROW crosses the site.	

Site Reference: C71 **Settlement:** Cirencester	
Description: The site lies to the west of Donside, off Barn Way, on the northern edge of Stratton, to the north of Cirencester. It falls within the Dip-Slope Lowland Landscape Character Type (LCT) and more locally the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A). The parcel is heavily vegetated, comprising a mix of scrub, young trees, and regenerating woodland, which collectively contribute to the green structure and visual containment of the settlement edge. To the north and east, the site adjoins existing residential dwellings, while to the south, it transitions into the wider settlement area. To the west, vegetation forms a strong, well-defined boundary, separating the site from open arable land. Public Footpath 6 (Donside) runs immediately east of the site, continuing north–south between residential areas and farmland, offering intermittent filtered views of the site's vegetated edge. The Stratton House Hotel (Grade II listed) lies to the north, but is visually separated by intervening housing and mature vegetation, limiting any direct influence. The site forms a continuation of the existing street scene, and development here would not appear incongruous within the settlement pattern. The site lies outside Flood Zones 2 and 3. The site also forms part of the Cotswolds National Landscape, which in this area is characterised by lowland farmland, wooded settlement edges, and the interplay between built form and landscape.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: C71 is assessed as having Medium sensitivity, reflecting its strong natural character and relationship to Public Footpath 6, balanced against its enclosed form and close association with existing housing. The dense vegetation provides ecological, visual, and green infrastructure value, but its integration with the settlement pattern means that future development would not necessarily appear incongruous. Historic and perceptual sensitivities are limited, as the site is well contained and largely screened from the Grade II Stratton House Hotel. While the site contributes to the green character of Stratton's western edge, it sits within an urbanising context and functions more as a contained vegetated pocket than as part of the wider rural landscape.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Vegetated settlement edge, formerly part of agricultural enclosure, now providing visual containment and green infrastructure value.
Constraints/Designations:	

Landscape: Cotswolds National Landscape
Historic: Within the wider setting of Stratton House Hotel (Grade II), though influence is limited.
Biodiversity: Dense scrub and tree cover provide strong habitat and green infrastructure connectivity.
Other (floodplain, PRoWS): Public Footpath 6 runs immediately east of the site. Not within Flood Zones 2 or 3.

Site Reference: C81B	**Settlement:** Cirencester
Description: The site forms part of a linear green space situated between two modern residential developments on the northern edge of Cirencester. It is not publicly accessible beyond a surfaced path that runs east–west through the centre, linking the adjoining housing areas, but it provides an important area of green space within the settlement. The land comprises unmanaged meadow grassland with patches of scrub and rough vegetation, interspersed with occasional mounding and small trees. Pylons run north–south through the centre of the site, introducing a noticeable vertical and utilitarian element to views. A balancing pond is located at the northern end, surrounded by young trees and grassland. A mature tree belt defines the northern boundary, offering visual containment and screening from the adjacent road corridor. The landform is gently sloping to the west with minor undulations. Views are contained by surrounding development, though the open character allows the space to be visible from nearby residential properties, providing a green outlook for residents. Traffic noise from surrounding roads and the proximity of built form influences the overall perceptual quality.	
Evaluation:	**MEDIUM-LOW SENSITIVITY**
Justification: The site performs a localised green infrastructure role within the built-up area of Cirencester, providing a visual and physical break between residential neighbourhoods and supporting an active travel connection. Although the space contributes positively to local amenity and green character, it is strongly influenced by surrounding housing, pylons and road noise, which reduce its naturalness and perceptual quality. The absence of notable topographic or historic features limited public access, and the enclosed context all contribute to a lower degree of landscape susceptibility. Nonetheless, the site provides a valuable green outlook for residents and forms part of the settlement's green framework, so its complete loss or substantial alteration would have a noticeable local effect. Overall, the site is assessed as having medium-low landscape sensitivity to change.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	Former unenclosed cultivation
Constraints/Designations:	
Landscape: None Historic: None Biodiversity: Balancing pond, scrub and young tree planting provide locally valuable habitat	

Other (floodplain, PRoWS): Not located in Flood Zone 2 or 3. No designated PRoWs; shared cycle and footpath runs east–west through the site

Site Reference: C111 **Settlement:** Cirencester **(White 2014)**	
Description A small parcel of parkland associated with the Listed Building The Cranhams (Grade II, 19th C) consisting of meadow (possibly with ridge and furrow) surrounded by outgrown hedges and trees and with a pond in its north west corner. A PROW follows the western and part of the southern site boundary but views in and out are limited by vegetation. It is set on gently rolling land, abutting a Scheduled Monument to the south, with recent housing development to the north-west and open arable farmland to east and west. There is thus a close but uneasy relationship with recent housing development, which reduces the tranquillity of the site, as does general traffic noise from Cirencester.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: This site is susceptible to development because of its distinct character from surrounding arable land and its enclosed relatively tranquillity. Its value is in its relationship to a Listed Building, of which it forms the (former) parkland, and possible ridge and furrow. It also abuts a Scheduled Monument (although there is no surface evidence of this).	
Landscape Context	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip Slope Lowland LCT
Landscape Character Area:	Kemble Dipslope LCA
Historic Landscape Character:	Regular organised enclosure ignoring former unenclosed cultivation patterns
Constraints/Designations Landscape: none Historic: association with Listed Building (The Cranhams) Biodiversity: well-treed boundaries around grassland Other (floodplain, PROWs): PROW to south and west	

Site Reference: C119	**Settlement:** Cirencester
Description: The site lies on the northern edge of Stratton, between existing residential properties and Gloucester Road, opposite Stratton Cemetery and the Stratton Conservation Area. It forms part of the Cotswolds National Landscape and is characterised by its gently undulating landform that rises eastwards towards the open plateau. The land comprises pastoral agricultural fields with areas of grazing and paddocks or ménage. Mature hedgerows define the northern and southern boundaries, and a strong line of mature trees, including several large horse chestnuts, runs along the roadside, providing visual containment and contributing to local character. The western boundary is more open, allowing views towards the adjoining countryside. Overhead pylons cross the site and introduce a vertical, utilitarian feature that slightly detracts from the rural character. The landform rises gently to the east and is visible from Gloucester Road, though filtered by the boundary trees. There are no PRoWs within or adjoining the site. The area retains a rural quality despite its proximity to existing housing and the urban edge of Cirencester.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The site occupies a transitional position on the northern edge of Stratton where the built form meets the open countryside of the Cotswolds National Landscape. Its pastoral use, mature tree cover and hedgerows contribute positively to the setting of the Stratton Conservation Area and the approach from Gloucester Road. The mature trees along the road form a clear visual boundary and provide seasonal containment, while the open western edge maintains a sense of connection with the wider rural landscape. Although the site is not highly prominent in longer views due to the screening effect of vegetation, it forms part of the rural approach to Stratton where the landscape character reflects several of the special qualities of the Cotswolds National Landscape. These include its pastoral qualities, the strong sense of rural structure, and the scenic continuity of tree-lined approaches to settlements. The site's partial containment and proximity to existing development reduce susceptibility to change in visual terms, but its contribution to settlement setting, rural character and the approach to Stratton support a judgement of medium landscape sensitivity overall.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	High Wold Dip-Slope
Landscape Character Area:	LCA 9D Cotswolds High Wold Dip Slope
Historic Landscape Character:	Historically pastoral with irregular enclosure

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Adjacent to Stratton Conservation Area and Listed Building
Biodiversity: Mature hedgerows and trees provide local habitat and visual enclosure
Other (floodplain, PRoWS): No PRoWs. Outside Flood Zones 2 and 3

Site Reference: C132	**Settlement:** Cirencester
Description: The site lies to the west of The Whiteway and north of existing residential development on the northern edge of Cirencester. It forms part of the transitional landscape between the urban edge and the open countryside and is located within the North Cirencester Special Landscape Area. A Grade II listed milestone (Milestone at NGR SP 027 034) stands adjacent to the eastern boundary along The Whiteway. The land comprises a single, gently rolling arable field contained by a strong hedgerow along The Whiteway and more fragmented hedgerows to the north and west. The landscape falls within the Dip-Slope Lowland Valley Landscape Character Type and Lower Churn Valley Landscape Character Area (TV4A). The landform is undulating, falling towards the the River Churn corridor to the west, with views north over open farmland and west towards a wooded horizon. Rooflines of existing development to the south are visible across the site. The site has no public access and no PRoWs within or adjacent to its boundaries, although Footpath 11 and Bridleway 11 run along the River Churn further west but are not visible. The character of the land is strongly rural, with its open aspect contrasting with the residential edge to the south.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The site forms part of the open rural setting to the northern edge of Cirencester within the North Cirencester Special Landscape Area, where the landscape shares continuity with the Lower Churn Valley and Dip-Slope Lowland character types described in the county assessment. Its rolling arable land, strong hedgerow boundary to The Whiteway, and visual relationship with the surrounding countryside contribute positively to the setting and approach to the town. Development of the site would extend built form in an uncharacteristic direction, breaking the existing pattern of containment and introducing a more urban character to an area that currently provides a clear visual transition between Cirencester and the wider rural landscape. The prominence of the site in views from The Whiteway and its contribution to the undeveloped northern skyline increase sensitivity to change. While there are few ecological or recreational sensitivities, the site's role in maintaining the open, rural character of the Special Landscape Area, its contribution to settlement setting, and the presence of the listed milestone along the boundary support a judgement of medium-high landscape sensitivity overall.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland Valley
Landscape Character Area:	LCA TV4A Lower Churn Valley
Historic Landscape Character:	Former unenclosed cultivation now enclosed; regular organised enclosure ignoring former unenclosed cultivation patterns

Constraints/Designations:
Landscape: North Cirencester Special Landscape Area
Historic: Grade II listed milestone on The Whiteway boundary
Biodiversity: Hedgerow boundaries and intermittent trees offer some habitat value
Other (floodplain, PRoWS): Located outside Flood Zone 2 and 3. No PRoWs within or adjoining the site. Footpath 11 and Bridleway 11 run along the River Churn to the west.

Site Reference: C168	**Settlement:** Cirencester

Description:
This parcel is located on the south eastern edge of Stratton in an undeveloped area of land that separates the settlements of Cirencester and Stratton.

The site is relatively flat and comprises a small parcel of unkempt land, which is bound by a dry stone wall, trees and vegetation. It adjoins existing development to the north and west and the open countryside to the south and east. The River Churn is adjacent to the eastern boundary and the site is partially within the functional floodplain (Flood Zone 3b).

Beyond the northern and western boundaries is the residential built form of Stratton. To the south and east is a continuation of the agricultural field down to the River Churn. The topography of the site is generally quite flat with a gentle sloping character.

A Public Right of Way (PRoW) crosses the parcel along a north/south axis (Cirencester Footpath 8). Further PRoW are present within the local landscape including a section of the Monarch's Way which is located a short distance to the east of the parcel.

This parcel has been the subject of numerous refused planning applications for residential development. A planning inquiry (APP/F1610/W/17/3179661) was also dismissed. It is noted that the parcel has been cleared in the last couple of years. This lessened the overgrown characteristic, the boundary vegetation was retained as are the characteristic dry stone walls which are in varying conditions.

Evaluation:	**MEDIUM SENSITIVITY**

Justification: The encroachment of the settlement edge into this pleasant rural gap would be harmful to the local landscape character and the SLA. The parcel is considered to provide an attractive rural setting to the built edge of Stratton which strengthens the rural character. Development of the parcel would have an urbanising impact on the landscape character and views from local public vantage points. The PRoW within the parcel would need to be accommodated within any proposal and provides views across the parcel. Any development would materially change the experience of footpath users on this stretch.

Landscape Context:

National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	Urban
Landscape Character Area:	-
Historic Landscape Character:	-

Constraints/Designations:
Landscape: Not within the Cotswolds National Landscape. The built settlement of Stratton is not situated within any designated landscape area, but the parcels are located within the North Cirencester Special Landscape Area (SLA). The character of the parcels is consistent with the identified character and qualities of the SLA.
Historic: No listed buildings are present within the parcels. A few listed structures are present within the local area. The parcels are not located within a Conservation Area.

Biodiversity: The site is identified as Priority Habitat (coastal and floodplain grazing marsh). The eastern part of the site is also within the Cotswold Valleys Nature Improvement Area. The River Churn runs adjacent to the eastern boundary of both sites and the River Churn Key Wildlife Site extends into the eastern boundary. The site is also located within a Great Crested Newt Red Zone.
The planning applications on C168 identified a number of protected species within or close to the site, including grass snakes, slow worms, otters, nesting birds, foraging bats, badgers, common toads and hedgehogs.
Other (floodplain, PRoW): Cirencester Footpath 8 crosses both parcels along a north/south axis. Further PRoW are present within the local area including the promoted Monarch's Way long distance footpath to the east.

Site Reference: C170	**Settlement:** Cirencester
Description: Parcel C170 lies on the southern edge of Cirencester, positioned on the valley floor just outside the flood zones associated with the River Churn. The site comprises pastoral fields and forms part of the wider Lower Churn Valley landscape. The River Churn runs along the eastern side of the parcel, where trees and shrubs associated with the corridor provide a level of enclosure and ecological connectivity. The site adjoins existing residential development to the north and west, including properties along Cheltenham Road and The Pyghtell, creating a clear urban edge on these sides. Open views are available from Gloucester Road across the site and surrounding pastoral fields, although these are filtered in places by vegetation and are experienced in conjunction with existing residential development. The parcel forms part of the green corridor between Stratton and the main Cirencester settlement, contributing to the physical and perceptual separation of these areas. PRoW Footpath 8 runs through the site, increasing recreational sensitivity and providing public views across the valley floor landscape. The site falls within the Dip-Slope Lowland Valley Landscape Character Type, more locally the TV4A Lower Churn Valley Landscape Character Area, characterised by flat to gently undulating valley floor pasture, riparian vegetation, and a strong relationship between settlement edges and river corridors. The site also lies within the North Cirencester Special Landscape Area.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: Parcel C170 is assessed as Medium sensitivity, reflecting its valley floor location within the North Cirencester Special Landscape Area, its relationship to the River Churn corridor, and its role in maintaining green separation between Stratton and the main Cirencester settlement. The site contributes to the open character of the Lower Churn Valley and forms part of the wider landscape framework that prevents coalescence of settlement areas. While development would extend the settlement edge southwards, the site is already closely associated with existing residential areas to the north and west and is experienced in conjunction with built form from Gloucester Road. This moderates its overall susceptibility compared with more isolated or elevated parcels. Natural character and recreational sensitivity is heightened due to the riparian corridor and PRoW Footpath 8 crossing the site. However, the relatively flat landform, the filtering provided by riverside vegetation reduce wider visual prominence.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip Slope Lowland Valley
Landscape Character Area:	TV4A Lower Churn Valley
Historic Landscape Character:	A3 Former unenclosed cultivation now enclosed.
Constraints/Designations: Landscape: Not within the Cotswolds National Landscape. The built settlement of Stratton is not situated within any designated landscape area, but the parcels are located within the North Cirencester Special Landscape Area (SLA).	

Historic: No listed buildings are present within the parcels. A few listed structures are present within the local area. The parcels are not located within a Conservation Area.

Biodiversity: River Churn corridor with associated trees and shrubs

Other (floodplain, PRoWS): PRoW Footpath 8 crosses the site. Eastern edge falls within flood Zones 2 and 3

Site Reference: C178	**Settlement:** Cirencester
Description: The 10.09 ha site, known locally as the 'Triangle Site', is located at the southern entrance into Cirencester on land with flat topography. It is located to the east of the RAU and is principally in agricultural use with some trees and hedgerows crossing the site. There is an all-weather sports pitch within the south-west of the site. The southern part of the site also includes a small group of dwellings (Steadings Cottages). The northern part of the site also contains several dwellings (Trent Lodge, Bartonbury Lodge, and Further Barton Lodge). The site is located approximately 1.1km from Cirencester town centre. It is bound by Stroud Road to the north, Tetbury Road to the south and the roundabout which forms the junction of these two road is located next to the north-eastern boundary. To the west is the existing RAU Campus, its tree lined entrance from Tetbury Road, and its sports facilities. The boundaries of the site consist of mature hedgerow and trees along the north, east and southern boundaries. With the exception of a belt of trees/woodland, the western boundary is currently open with the RAU buildings beyond. There is a range of public vantage points within and around the parcel that provide views, these include footpaths, pavements and roads. Cirencester Footpath 31 crosses the south west of the parcel and also forms part of the promoted Monarch's Way walking route.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The parcel's original susceptibility to development was derived from its undeveloped context and position within the Cotswolds National Landscape. The undeveloped baseline context has been altered by the numerous permissions within the parcel and the developing context to the south relating to the Chesterton scheme. The permitted context extends the edge of the settlement into the National Landscape and neighbouring landscape and ties the parcel to the built context of Cirencester. Any development will be an intensification of the existing loose/low density development pattern currently present. The landscape sensitivity of the parcel is considered to be Medium. This assessment has considered the parcel's existing character and position within the National Landscape against the permitted context both within and adjoining the parcel. There is an opportunity to create and enhance robust Green Infrastructure corridors within and around the parcel. This would also help to soften the edges of any development, which could represent an improvement on the existing settlement edge. The integrity and context of the Monarch's Way would need to be maintained as it passes through the parcel.	
Landscape Context	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	Dip Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	-
Constraints/Designations:	

Landscape: Cotswolds National Landscape

Historic: No listed buildings within the parcel but some are present to the east and west. Not within a Conservation Area.

Biodiversity: The site is not located within an area with a formal natural conservation designation. However, the northern part of the site is modelled to be within a Great Crested Newt Red Zone and the southern part of the site is modelled to be within a Great Crested Newt Amber Zone. The northern part of the site incorporates two areas of Priority Habitat (deciduous woodland).

Previous planning applications have highlighted various biodiversity concerns, including badgers, great crested newts, bats, trees, woodland and hedgerows. It is known that great crested newts are present in ponds within approximately 250 metres of the site. Lesser horseshoe bats have recently been recorded in close proximity to the site and several trees with roost potential have been identified in previous surveys within the site. The development of this site could also cause lighting issues and habitat loss for bat species.

Other (floodplain, PRoWS): PRoW present within the parcel (Cirencester Footpath 31). This footpath also forms part of the Monarch's Way.

Site Reference: C190	**Settlement:** Cirencester

Description:

The sites lie to the south of Cirencester, beyond the approved and currently under construction 'The Steadings' urban extension. Together, they form an extensive area of gently undulating farmland that continues the dip-slope landscape beyond the planned settlement edge. The south-western section of the site falls within the Kemble and Ewen Special Landscape Area, increasing sensitivity and forming part of the wider transition between the settlement and the open rural countryside.

The land comprises large-scale arable fields enclosed by intermittent hedgerows and tree belts, including a strong belt of mature trees along the northern boundary protected under a Tree Preservation Order and Chesterton Plantation to the south. Hedgerows elsewhere are more fragmented, with occasional mature trees providing local enclosure and visual interest. PRoW Footpaths 27 and 28 cross the sites on a north–south alignment, Byway 2 runs through the site connecting to the A433/A429 to the north west and Bridleway 26 runs just beyond the northern boundary. Collectively, these PRoWs provide a valued connection between the surrounding landscape and the site.

Part of the site to the east is Settlement SE of Chesterton Farm Scheduled Monument (List Entry Number: 1003444), with the site also sitting within the wider setting of Chesterton Farmhouse Listed building (Grade: II List Entry Number: 1187401) which falls within the existing Steadings development area.

The landform is gently undulating, falling northwards towards The Steadings and rising slightly to the south. The area is representative of the Dip-Slope Lowland Landscape Character Type, within the Kemble Dip Slope Landscape Character Area (TV3A).

Landscape Sensitivity:	**Landscape Sensitivity:**
Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The sites form part of the open farmland immediately south of The Steadings urban extension and contribute to the wider rural setting of Cirencester. The landscape maintains the characteristic features of the Dip-Slope Lowland (Kemble Dip Slope, TV3A), including gently rolling arable land, large-scale field patterns, and a simple, open structure. Mature tree belts, hedgerows, and PRoWs crossing the land add visual structure and amenity value, while the southern boundary's relationship with the Kemble and Ewen Special Landscape Area reinforces its landscape importance.

Although the approved development to the north will reduce some susceptibility by creating a new urban edge, further expansion southwards would represent a large-scale extension of built form into the open countryside. This would weaken the defined edge established by The Steadings, diminish the undeveloped character of this part ofthe

Special Landscape Area, and erode the transitional qualities of this part of the dip-slope landscape. The combination of rural character, visual exposure, the scheduled monument, mature tree structure, and recreational sensitivity associated with multiple PRoWs results in an overall assessment of medium-high landscape sensitivity.

Landscape Context:	**Landscape Context:**
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip Slope Lowland
Landscape Character Area:	LCA TV3B – The Ampneys
Historic Landscape Character:	West: A3x - Former unenclosed cultivation – now enclosed Regular organised enclosure ignoring former unenclosed cultivation patterns East: A4p - Former unenclosed cultivation – now enclosed Less regular organised enclosure partly reflecting former unenclosed cultivation patterns

Constraints/Designations:
Landscape: South-western section of the site falls within the Kemble and Ewen Special Landscape Area
Historic: Settlement SE of Chesterton Farm Scheduled Monument (List Entry Number: 1003444)
Biodiversity: Boundary hedgerows and tree belts, including TPO-protected trees along the northern edge, provide ecological and visual value
Other (floodplain, PRoWS): PRoW Footpaths 27 and 28 and Byway 2 cross the site; Bridleway 26 runs beyond the northern boundary; outside Flood Zones 2 and 3.

Site Reference: R519	**Settlement:** Cirencester

Description:

R519 comprises a small to medium-sized parcel of agricultural land located between Cirencester Road (A419) and a woodland block with associated tree belt to the east, part of which is identified as Priority Habitat Deciduous Woodland. Residential development associated with Preston lies to the north of the site. The land is relatively flat and subdivided by hedgerows and a ditch line that separates the fields.

Views across the site are available from the A419, typically experienced with the wooded eastern boundary forming a backdrop. The parcel is influenced by surrounding infrastructure and development, including existing commercial and residential uses to the south of the A419. These elements introduce movement, noise and a degree of urban influence into the surrounding landscape.

PRoWs cross the site offering open views across the fields. Private residential receptors along the northern boundary also have views across the land. The site lies outside Flood Zones 2 and 3.

The parcel lies within the Dip Slope Lowland Landscape Character Type, specifically TV1B The Ampneys Landscape Character Area. The historic landscape character is identified as A2 – Former unenclosed cultivation now enclosed, with less irregular enclosure patterns partly reflecting former cultivation structure.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

R519 occupies a relatively contained parcel of agricultural land influenced by the presence of the A419 and nearby development to the south of Cirencester Road. While development would be incongruous with the existing settlement pattern, the wider landscape context has already been affected by surrounding infrastructure and urbanising influences.

The site remains visible from the A419 and nearby PRoWs, which increases visual and recreational sensitivity. However, the strong woodland boundary to the east limits wider views and reduces the site's prominence within the broader landscape.

Overall, the combination of moderate natural value, public visibility and proximity to infrastructure, balanced against the site's relatively simple physical character and containment, supports an overall judgement of Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: None
Historic: Preston Conservation Area and associated listed buildings lie beyond the north-eastern boundary, though the site has limited direct relationship with these assets.
Biodiversity: Priority Habitat Deciduous Woodland located beyond the eastern boundary.
Other (floodplain, PRoWS): No Flood Zones 2 or 3. PRoW BPR 7 crosses the site east–west. PRoW BPR 9 runs close to the southern boundary of the site.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 15 – Coln St. Aldwyns/ Hatherop/ Quenington

COTSWOLD
District Council

Settlement character

1.1 Three closely linked small villages nestled in the Coln Valley are Coln St Aldwyns located 4km from Hatherop and 2.2km from Quenington.

1.2 Coln St Aldwyns is characterised by its clustered layout of stone cottages and narrow lanes, anchored by the Church of St John the Baptist located in the southern edge of the villages, and was built in the 12th century and extensively restored in the 19th century.

1.3 Hatherop presents a more linear form with estate cottages and traditional buildings aligned along quiet lanes. The Church of St Nicholas was rebuilt in the 19th century and is a focal point of the village. Hatherop Castle a 17th century country house now operating as a preparatory school governs the northern end of the settlement.

1.4 Quenington village is centred around a village green and the River Coln. The Church of St Swithin dates from the 11th century features two rare Norman doorways with intricate carvings. The built form remains closely integrated with the surrounding landscape.

Landscape character

1.5 All three villages are within the Cotswolds National Character Area 107. Coln St Aldwyns, Hatherop and Quenington are classified within the Dip-Slope and River Valley landscape types.

1.6 The villages are nestled in the gently undulating terrain of the Coln Valley. The surrounding countryside is defined by small to medium sized fields, enclosed by dry-stone walls and hedgerows. Williamstrip Estate located in Coln St Aldwyns adds a formal, landscape quality to the setting.

Relationship of the settlement with the surrounding landscape

1.7 The settlements have the following key relationships with the surrounding landscape:

Positive

- All three villages display a strong relationship with the River Coln and the wider valley landscape, with their form and character closely influenced by the valley landform and associated watercourses.

- The villages remain well integrated within the surrounding countryside through a network of mature trees, hedgerows, dry stone walls, pasture and riparian vegetation.

- The valley sides, river corridor and surrounding agricultural land provide an attractive and distinctive setting which contributes significantly to local character and sense of place.

- Historic buildings, churches, bridges, estate cottages and traditional stone walls contribute positively to the landscape and reinforce the strong historic relationship between the settlements and their surroundings.

- The Williamstrip Estate forms an important component of the landscape setting of Coln St Aldwyns, providing mature parkland trees, estate woodland and designed landscape features which contribute to local distinctiveness.

Negative

- The introduction of suburban boundary treatments, domestic planting and associated infrastructure has resulted in some localised erosion of rural character.
- The close relationship between the settlements, the River Coln and the surrounding valley landscape means that even relatively small-scale changes can have a disproportionate influence on the character and appearance of the wider landscape.

Landscape sensitivity considerations

1.8 Coln St Aldwyns, Hatherop and Quenington exhibit generally high landscape sensitivity due to their location within the Coln Valley and the strong relationship between the settlements, the river corridor and the surrounding agricultural landscape.

1.9 The River Coln and associated floodplain, meadows, watercourses and riparian vegetation form key components of local character and are particularly sensitive to change. Development which adversely affects these features could diminish the distinctive valley character and setting of the settlements.

1.10 The surrounding Dip-Slope and River Valley landscapes comprise a mosaic of pasture, arable farmland, woodland, parkland, hedgerows and dry stone walls. These features contribute significantly to landscape character and provide an attractive rural setting to the settlements.

1.11 The historic cores of the villages, together with their churches, estate buildings, bridges and traditional stone cottages, are closely related to the surrounding landscape and contribute substantially to local distinctiveness. Land that contributes to the setting of these heritage assets is particularly sensitive.

1.12 The undeveloped countryside between and surrounding the settlements plays an important role in maintaining their separate identities and preventing the perception of coalescence within the valley.

1.13 Whilst limited opportunities may exist for carefully designed development closely related to the existing built form, proposals should avoid visually prominent locations, protect the valley landscape and conserve the strong relationship between the settlements and the surrounding countryside.

Constraints to be taken into account

1.14 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape.
- Conservation Areas within Coln St Aldwyns, Hatherop and Quenington.
- Listed buildings and their settings, including the Churches of St John the Baptist, St Nicholas and St Swithin.
- The River Coln and associated floodplain landscapes.
- Williamstrip Estate and its associated parkland and landscape setting.
- Public Rights of Way and recreational routes.

Areas where development is not suitable

1.15 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Land within the River Coln floodplain and areas closely associated with the river corridor.

- Areas which contribute significantly to the setting of the villages and the wider Coln Valley landscape.

- Land that contributes to the setting of listed buildings, churches, Williamstrip Estate and other heritage assets.

- Open countryside that maintains the separation and distinct identity of the three settlements.

- Prominent valley-side locations and visually exposed settlement edges

Areas for environmental improvement

1.16 The following environmental improvements are suggested:

- Conservation and enhancement of the River Coln corridor and associated riparian habitats.
- Restoration and reinforcement of hedgerow networks, dry stone walls and traditional field boundaries.
- Conservation and management of mature trees, woodland and estate planting. Enhancement of biodiversity through improved habitat connectivity between woodland, grassland and river habitats.
- Protection and enhancement of important views and the wider landscape setting of the settlements.
- Conservation of historic landscape features associated with Williamstrip Estate and the wider valley landscape.

Figure A1: Context and Landscape Character Types and Areas

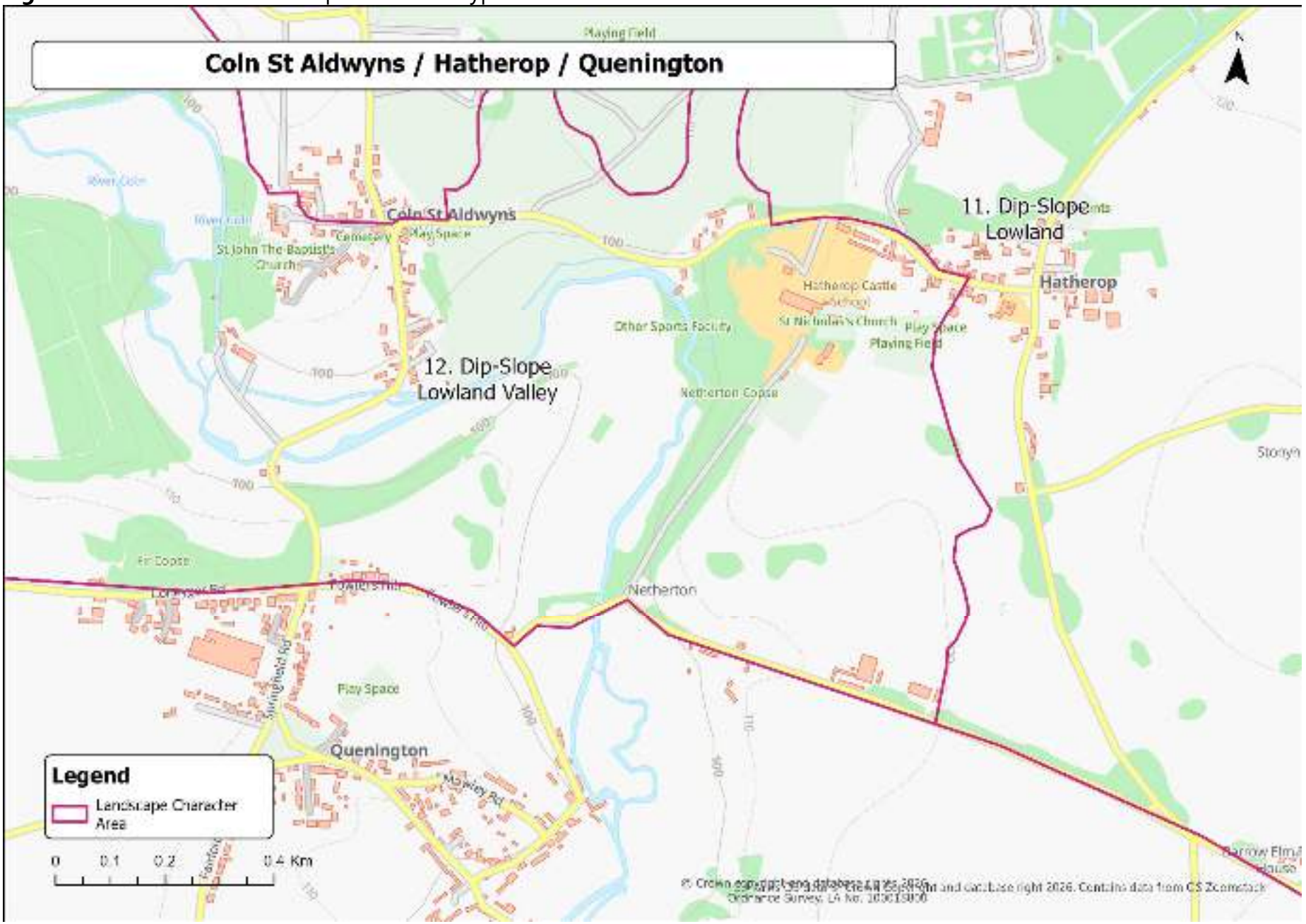
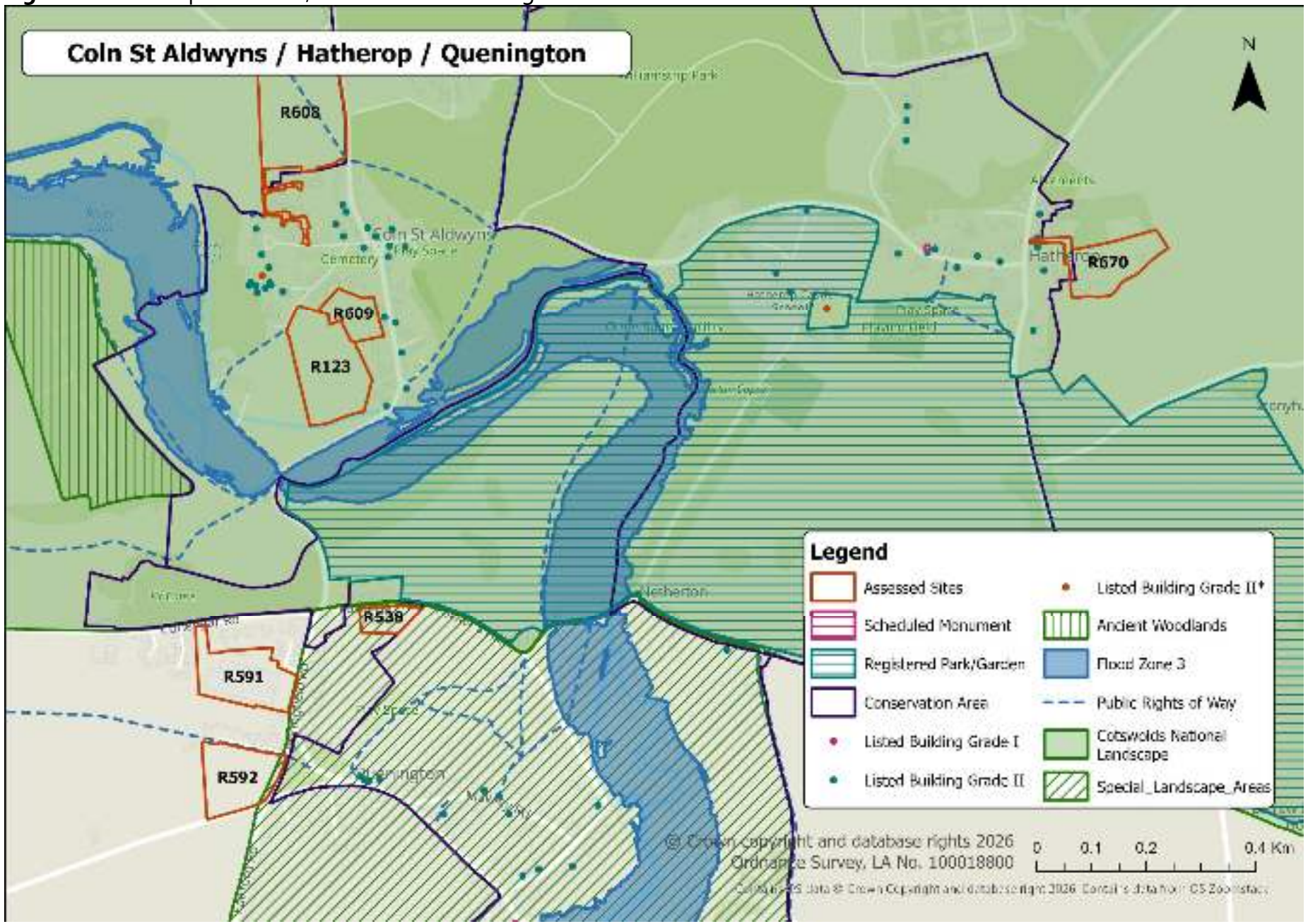


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R123	R538	R591	R592	R608	R609	R670	R681
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)								
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground								
	Falls within clear views from public vantage points (roads, PROWs, hills)								
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form								
	Introduce a significant area of built form into a rural or visually sensitive landscape.								
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development								
	Risks coalescence or erosion of settlement separation								

Sites to be discounted								

Stage 2 Assessments

Site Reference: R538	**Settlement:** Coln St Aldwyns, Hatherop, Quenington

Description:

Site R538 is located on the north-eastern edge of Quenington, to the south of Fowlers Hill. The site comprises an existing residential property together with its associated garden, occupying a contained plot on the settlement edge.

The site is ornamental in character and is enclosed by mature hedgerows and trees along its boundaries, creating a well-contained landscape with limited intervisibility from the surrounding area. Visibility into the site is largely confined to the existing access, with the mature vegetation providing effective screening from the wider landscape.

The site lies opposite a row of terraced properties and forms part of the established pattern along Fowlers Hill. Although positioned on the north-eastern edge of the village, the site is closely associated with the existing built form and does not display the characteristics of an open agricultural or undeveloped edge-of-settlement landscape.

The site lies beyond the boundary of the Cotswolds National Landscape, although land immediately to the north falls within the designated landscape. Consequently, the site forms part of the wider setting of the National Landscape rather than lying within it. The site also lies within the Coln Valley north of Fairford Special Landscape Area.

The site lies within National Character Area 107 – Cotswolds, within the Dip Slope Lowland Valley Landscape Character Type and TV4B Lower Coln Valley Landscape Character Area. Historically, the site lies within Historic Landscape Character Type A2 – Former unenclosed cultivation now enclosed, characterised by less irregular enclosure patterns partly reflecting former unenclosed cultivation patterns.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:

The site comprises an existing residential curtilage on the north-eastern edge of Quenington and is strongly associated with the established settlement pattern along Fowlers Hill. The existing dwelling, ornamental garden character and mature boundary vegetation distinguish the site from the surrounding agricultural landscape and reduce its sensitivity to change when compared with undeveloped edge-of-settlement sites.

The site benefits from a high degree of enclosure provided by mature hedgerows and trees, with visibility generally limited to the existing access. Wider views are effectively screened by the established vegetation, resulting in relatively limited visual influence on the surrounding landscape.

Although the site lies within the setting of the Cotswolds National Landscape and the Coln Valley north of Fairford Special Landscape Area, its enclosed residential character means it makes a relatively limited contribution to the wider landscape qualities of these designations. Similarly, whilst land immediately to the north-east and west falls within the Quenington Conservation Area, the site itself forms part of the existing residential edge and has a limited contribution to the wider historic setting.

There are no nearby PRoWs or significant public viewpoints that increase recreational or visual sensitivity, with public views largely confined to the immediate road corridor.

Overall, due to its established residential use, contained character, limited visibility and small scale, the site is considered to have Medium-Low landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip Slope Lowland Valley
Landscape Character Area:	TV4B Lower Coln Valley
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed

Constraints/Designations:

Landscape: Located within the Coln Valley north of Fairford Special Landscape Area and within the setting of the Cotswolds National Landscape

Historic: Land to the north, east and west lies within the Quenington Conservation Area

Biodiversity: Mature hedgerows and trees enclosing the residential plot

Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs within the immediate surrounding area.

Site Reference: R591	**Settlement:** Coln St Aldwyns, Hatherop, Quenington

Description:

R591 is located within the settlement of Quenington and comprises a predominantly developed site currently occupied by an industrial unit and associated areas of hardstanding. The site has vehicular access from Springfield Road to the east and Coneygar Road to the north.

The parcel is enclosed on all sides by residential development and reads as part of the built-up area of the village. The majority of the site has an urbanised character associated with the existing industrial use and hardstanding. A small section of the site to the south comprises an area of grassland that appears more closely associated with the adjoining residential properties.

Vegetation along the boundaries represents the most notable landscape feature of the site. Mixed species trees occur along parts of the boundaries, including a number of TPO trees associated with the access onto Coneygar Road. A mature single-species hedgerow defines the Springfield Road boundary.

While the site itself lies outside designated landscapes, the land to the east falls within the Coln Valley North of Fairford Special Landscape Area, and land to the north of Coneygar Road lies within the Quenington Conservation Area, with part of this area also located within the Cotswolds National Landscape. As a result, the site lies within the wider setting of these designations.

The site lies outside Flood Zones 2 and 3 and there is no public access through the parcel. The surrounding context and existing built development mean the site has an established urbanised character.

The parcel falls within the Dip Slope Lowland Valley Landscape Character Type and the TV4B Lower Coln Valley Landscape Character Area. The historic landscape character is identified as G4 – Towns, villages and hamlets (existing settlement extent).

Evaluation:	**LOW TO MEDIUM-LOW SENSITIVITY**

Justification:

R591 is a largely developed site within the built-up area of Quenington and currently accommodates an industrial unit and associated hardstanding. As a result, the parcel already has an urbanised character and makes a limited contribution to the wider landscape structure or rural setting of the village.

The primary landscape value within the site relates to the boundary vegetation, including mature trees and hedgerows, some of which are subject to Tree Preservation Orders. These features provide local landscape structure and contribute to visual containment.

The small grassland area to the south of the site has a slightly higher sensitivity due to its association with adjacent residential properties and its green character. However, the wider parcel remains strongly influenced by its existing built form and surrounding residential context.

On balance, the site is considered to have Low to Medium–Low landscape sensitivity, with the industrial portion of the site representing Low sensitivity and the smaller grassland area to the south representing Medium–Low sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip Slope Lowland Valley
Landscape Character Area:	TV4B Lower Coln Valley
Historic Landscape Character:	G4 – Towns, villages and hamlets

Constraints/Designations:

Landscape: Land to the east within the Coln Valley North of Fairford Special Landscape Area. Site lies within the wider setting of the Cotswolds National Landscape to the north.
Historic: Land to the north of Coneygar Road lies within the Quenington Conservation Area.
Biodiversity: Boundary trees and hedgerows including TPO trees at the Coneygar Road access
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs cross the site.

Site Reference: R592	**Settlement:** Coln St Aldwyns, Hatherop, Quenington

Description:

R592 is located to the west of Springfield Road and the village green on the south-western edge of Quenington. The site comprises a pastoral field enclosed by hedgerows and hedgerow trees, forming part of the agricultural landscape at the edge of the village.

Residential development lies to the north along a small lane accessed from Springfield Road, which also forms part of PRoW Footpath 13. The site sits adjacent to the semi-urban edge of the settlement and has a functional relationship with the village, particularly with the open space associated with the green. Development of the parcel would extend the settlement into a currently undeveloped field; however, the core village structure centred around the green would remain legible.

The land slopes gently southwards, meaning that any development would be more readily perceived from the south, particularly in winter months when vegetation cover is reduced. Some residential development within the village is already visible in these wider views, indicating that the settlement edge is already perceptible within the surrounding landscape.

The site lies beyond the western boundary of the Special Landscape Area and outside the Quenington Conservation Area. It is also located outside Flood Zones 2 and 3. There is no public access through the site itself.

The parcel falls within the Dip Slope Lowland Valley Landscape Character Type and the TV4B Lower Coln Valley Landscape Character Area. The historic landscape character is identified as B3A – Open common land used as long-term pasture, now mainly enclosed, reflecting organised enclosure of former unenclosed pasture derived from historic agricultural landscapes.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

R592 forms part of the pastoral landscape on the south-western edge of Quenington and contributes to the transition between the village and the surrounding countryside. While the parcel is currently undeveloped and contributes to the open character of this edge of the settlement, it sits adjacent to existing residential development and maintains a clear relationship with the village.

The gentle southward slope means development could be visible from the surrounding landscape, particularly in winter months. However, some existing development within the village is already perceptible in these wider views, meaning that the presence of built form in this part of the landscape is not entirely absent.

The site lies outside key landscape and heritage designations and does not contain strong internal landscape features beyond its boundary vegetation. As a result, while the parcel contributes to the rural setting of Quenington, the landscape is not highly sensitive to change.

On this basis, the site's relationship with the settlement edge, moderate landscape features and limited public access support an overall judgement of Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip Slope Lowland Valley
Landscape Character Area:	TV4B Lower Coln Valley
Historic Landscape Character:	B3A – Open common land used as long-term pasture, now mainly enclosed.

Constraints/Designations:
Landscape: Within the setting of the Special Landscape Area.
Historic: Within the setting of the Quenington Conservation Area.
Biodiversity: Hedgerows and hedgerow trees on field boundaries.
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 13 runs along the lane to the north of the site.

Site Reference: R670	**Settlement:** Coln St Aldwyns, Hatherop, Quenington

Description:

The site is located on the eastern edge of Hatherop, positioned immediately adjacent to and accessed through the Hatherop Conservation Area. It comprises two distinct parts. The western portion contains agricultural buildings and associated hardstanding, giving it a previously developed and utilitarian character. The eastern portion transitions into woodland and scrub, forming a softer and more natural landscape component that connects with wider countryside beyond.

Access to the site is from within the Conservation Area, via an entrance located between listed buildings, including the Barn at Glebe Farm (Grade II, Entry 1089443). The site is largely set back from the street, meaning it is not readily visible from within the village core, with only the access point evident from the public realm. However, the agricultural buildings and parts of the site are visible from the local lane to the south east, where the land opens out, indicating that any future development would likely also be perceptible from these routes.

The site adjoins Deciduous Woodland Priority Habitat to the north, reinforcing its relationship with semi-natural landscape elements. The landform is gently sloping and transitional, moving from the village edge into open countryside. There are no PRoWs crossing or adjoining the site, and it lies outside Flood Zones 2 and 3.

The site lies within the Cotswolds National Landscape, Dip-Slope Lowland LCT, more locally the South and Mid Cotswolds Lowlands LCA (11A).

Evaluation:	**MEDIUM TO MEDIUM-HIGH SENSITIVITY**

Parcel R670 is assessed as Medium to Medium-High sensitivity, reflecting the contrast across the site between the more modified western brownfield area and the more sensitive eastern woodland and scrub. While the western section has a functional agricultural character and limited visibility from the village, the site as a whole is closely associated with the setting of the Conservation Area and is accessed between Grade II listed buildings, which increases historic sensitivity.

Visibility from a local lane to the south-east, combined with the gently rising landform, means that development would likely be perceptible in the wider landscape, particularly if it extended into the eastern portion of the site. This eastern area also contributes more strongly to natural and perceptual qualities, with proximity to Priority Habitat woodland and a clearer relationship to open countryside.

Within the Cotswolds National Landscape, the site contributes to special qualities associated with historic village edges and the transition from built envelope to wooded and agricultural landscapes. Development confined to the western brownfield area may be less sensitive, but expansion eastwards would increase landscape impacts. Taken together, these factors support an overall judgement of Medium to Medium-High sensitivity, with

sensitivity clearly increasing from west to east.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	LCA 11A – South and Mid Cotswolds Lowlands
Historic Landscape Character:	A4p Former unenclosed cultivation now enclosed.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Adjacent to Hatherop Conservation Area. Access between listed buildings including Barn at Glebe Farm (Grade II) and 24 and 25, Hatherop Village (Grade II). Biodiversity: Deciduous Woodland Priority Habitat to the north Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 16 - Didmarton

COTSWOLD
District Council

Settlement character

1.1 Didmarton is a small historic village located approximately 6km north-west of Tetbury and close to the Gloucestershire and Wiltshire boundary. The settlement occupies a gently elevated position within the South and Mid Cotswolds Lowlands and is surrounded by a predominantly agricultural landscape of arable fields, pasture and estate land.

1.2 The village is centred around the Church of St Andrew and a collection of traditional limestone buildings which reflect its long agricultural history. Development is generally concentrated along the village lanes and around a series of interconnected spaces, creating a compact and cohesive settlement pattern.

1.3 The historic relationship between the village, the surrounding farmland and the nearby Badminton Estate remains evident and contributes significantly to local distinctiveness. Mature trees, estate planting, hedgerows and traditional field boundaries provide an attractive landscape framework around the settlement.

1.4 Whilst some modern development has occurred within the village, Didmarton retains a strongly rural character with a clear distinction between the built form and the surrounding countryside.

Landscape character

1.5 Didmarton lies within the Cotswolds National Character Area 107: Cotswolds and falls within the Dip-Slope Lowland Landscape Character Type, specifically Landscape Character Area 11A: South and Mid Cotswolds Lowlands.

1.6 This landscape is characterised by a gently rolling and undulating lowland landscape lying below the High Wold. The area comprises a mosaic of arable farmland, pasture, hedgerows, mature trees, estate planting, and occasional woodland blocks. Settlement is generally dispersed and interspersed with farmsteads and small villages.

1.7 The landscape possesses a relatively open character, although mature hedgerows, woodland belts and estate planting provide enclosure in places. Long-distance views are often available across the undulating countryside, whilst the agricultural land use contributes strongly to the area's rural character.

1.8 The historic landscape character is defined by former unenclosed cultivation that has subsequently been enclosed, creating a distinctive pattern of agricultural fields bounded by hedgerows and other traditional landscape features. This contributes to the area's time-depth and historic character.

Relationship of the settlement with the surrounding landscape

1.9 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village maintains a strong relationship with the surrounding agricultural landscape and estate farmland.
- Mature trees, hedgerows, woodland belts and estate planting provide a well-developed landscape framework which integrates the settlement into the surrounding countryside.
- The historic core forms an attractive focal point within the wider landscape and contributes significantly to local distinctiveness.
- The surrounding agricultural landscape provides an important rural setting and helps maintain separation from neighbouring settlements.
- The influence of the Badminton Estate contributes positively to landscape character through mature trees, historic land management and estate features.

Negative

- Modern edge-of-settlement development has locally weakened the transition between village and countryside.
- Some settlement edges are visually exposed due to the flat and open nature of the surrounding landscape.
- The introduction of suburban boundary treatments, domestic planting and associated infrastructure has resulted in some localised erosion of rural character.

Landscape sensitivity considerations

1.10 Didmarton exhibits generally high landscape sensitivity due to its location within the South and Mid Cotswolds Lowlands and the strong relationship between the settlement, its agricultural setting and surrounding estate landscape.

1.11 The gently rolling and relatively open nature of the landscape means that development on exposed settlement edges can be visible across the wider countryside and has the potential to affect the rural character of the area. The village's historic core, church, mature trees and surrounding farmland form key components of local character and are particularly sensitive to change.

1.12 Areas of agricultural land surrounding the village are highly sensitive due to their contribution to the setting of the settlement, historic field patterns and the wider character of the Dip-Slope Lowland landscape. Development within these areas could adversely affect the relationship between the village and its rural surroundings.

1.13 The undeveloped countryside surrounding Didmarton plays an important role in maintaining the settlement's rural character, preserving views and preventing the erosion of its distinct identity.

1.14 Limited opportunities may exist for small-scale development where proposals are well related to the existing built form, avoid visually prominent locations and retain the characteristic landscape structure of the area.

Constraints to be taken into account

1.15 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape.
- Didmarton Conservation Area.
- St Andrew's Church and other listed buildings.
- Historic field patterns associated with former unenclosed cultivation.
- Public Rights of Way and recreational routes

Areas where development is not suitable

1.16 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Areas which would adversely affect the setting of heritage assets, including the Conservation Area, St Andrew's Church and listed buildings.
- Prominent settlement edges and visually exposed locations.
- Land that contributes to important views into, out of or across the settlement.
- Areas which would erode the historic relationship between the village and surrounding estate landscape.

Areas for environmental improvement

1.17 The following environmental improvements are suggested:

- Restoration and reinforcement of hedgerow networks and traditional field boundaries.
- Conservation and management of mature trees, estate planting, and woodland belts.
- Strengthening of landscape structure along settlement edges through native planting.
- Conservation of historic landscape features and traditional boundary treatments.
- Enhancement of biodiversity through improved habitat connectivity between woodland, hedgerows and farmland habitats.

Figure A1: Context and Landscape Character Types and Area

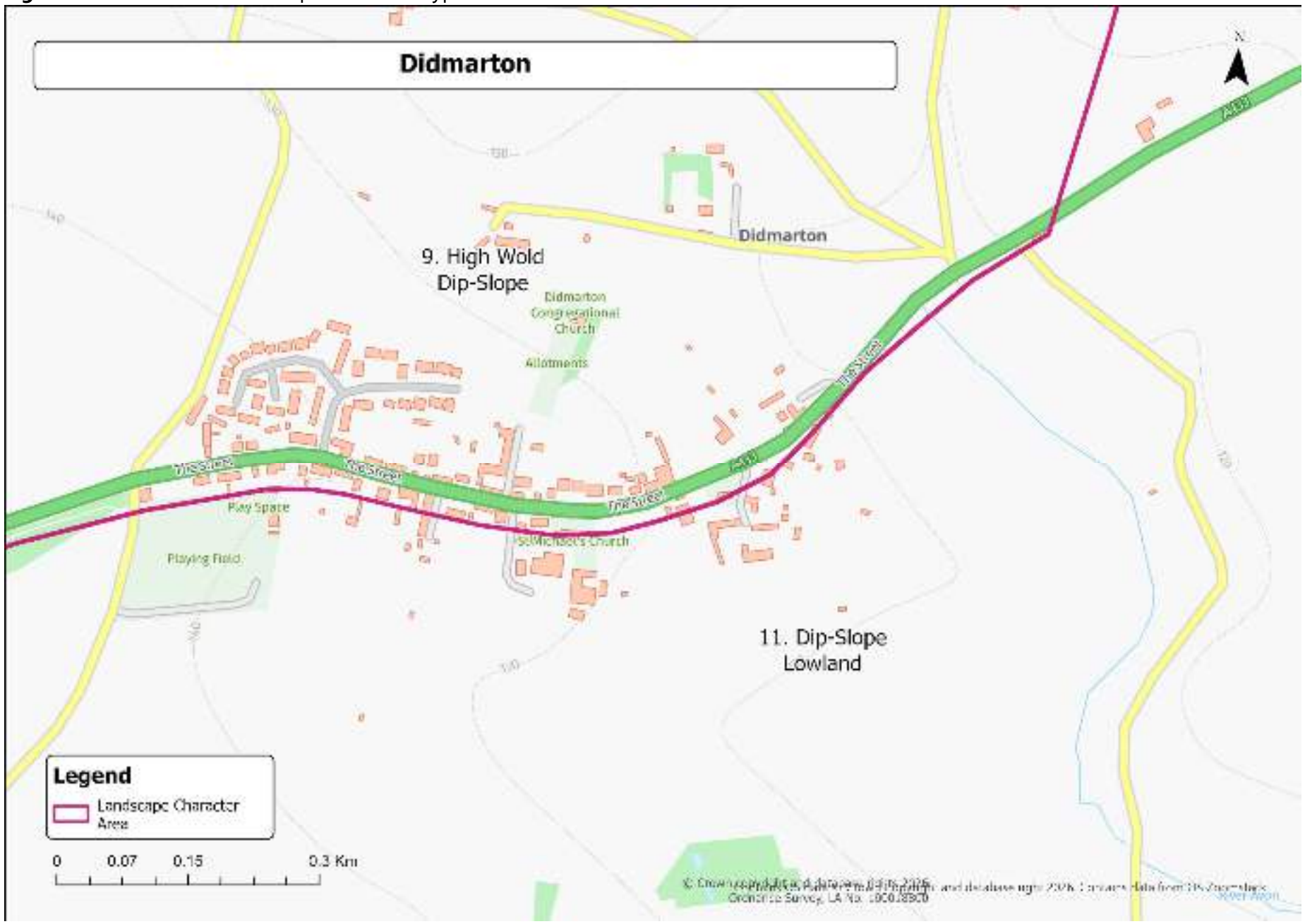
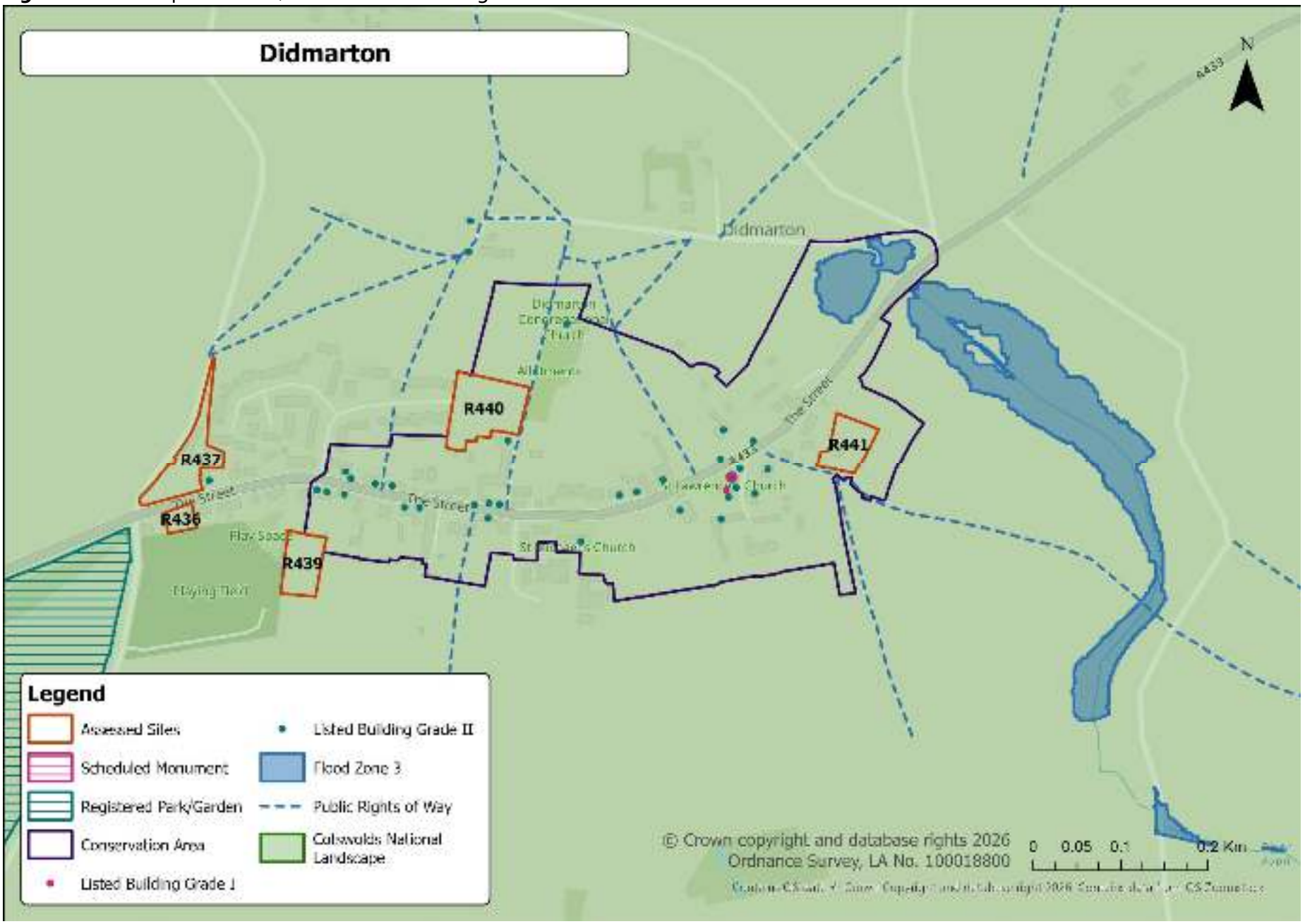


Figure A2: Development Sites, Constraints and Designation



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R436	R437	R439	R440	R441
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)					
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground					
	Falls within clear views from public vantage points (roads, PROWs, hills)					
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form					
	Introduce a significant area of built form into a rural or visually sensitive landscape.					
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development					
	Risks coalescence or erosion of settlement separation					

Sites to be discounted					

Stage 2 Assessments

Site Reference: R436	**Settlement:** Didmarton
Description: Site R436 comprises a small-scale parcel of land located along The Street (A433) within Didmarton. The site forms part of garden land situated between two existing residential dwellings and is enclosed to the north and south by traditional stone walls which contribute to the local character along the roadside frontage. The site is relatively contained in character and forms part of the existing ribbon pattern of development extending along The Street. A row of trees through the centre of the site increases the level of vegetation cover and contributes positively to the local landscape structure and visual amenity. To the south of the site lies an area of recreation ground, from which there are open views towards the site. The site is not located close to the Conservation Area. However, it lies within the setting of Townend Farmhouse (List Entry: 1341149), and one of the Badminton Estate Lodges, therefore has some relationship with the historic built environment and surrounding rural village context. The site lies within the Cotswolds National Landscape, within the High Wold Dip-Slope Landscape Character Type and Landscape Character Area 9D Cotswolds High Wold Dip-Slope. It is also located within Historic Landscape Character Type A2 – Former unenclosed cultivation now enclosed, characterised by less irregular enclosure patterns partly reflecting former unenclosed cultivation patterns.	
Evaluation:	**MEDIUM-LOW SENSITIVITY**
Justification: The site comprises a relatively small and contained parcel of garden land situated within the existing built form of Didmarton along The Street. Its position between existing residential dwellings and relationship with the established ribbon pattern of development means that development in this location would not appear substantially detached or incongruous in settlement terms. The site is enclosed by traditional stone walls which contribute positively to local character and reflect the vernacular qualities associated with the Cotswolds National Landscape. The row of trees through the centre of the site also provides additional vegetation structure and contributes to local visual amenity and settlement character. Whilst visibility of the site is possible from the adjacent recreation ground and roadside corridor, views are relatively localised in extent and experienced within the context of the existing village edge and surrounding built form. The site does not occupy a visually	

prominent or exposed landscape position within the wider landscape. Overall, whilst the site retains some landscape and visual sensitivity due to its location within the nationally designated landscape and contribution of traditional boundary features, its contained nature, association with the existing settlement pattern and relatively localised visibility result in an overall judgement of Medium-Low landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold Dip-Slope
Landscape Character Area:	9D Cotswolds High Wold Dip-Slope
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Located within the Cotswolds National Landscape
Historic: Within the setting of Townend Farmhouse (Grade II Listed Building, List Entry: 1341149)
Biodiversity: Row of trees through the centre of the site

Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs cross the site.

Site Reference: R437	**Settlement:** Didmarton

Description:

Site R437 is located on the western edge of Didmarton at the junction of The Street (A433) and the lane leading north towards Oldbury-on-the-Hill. The site occupies an edge-of-settlement position and comprises a mixture of existing barns, gravelled areas and managed grassland associated with the existing built form and settlement edge.

The north-western boundary is defined by a traditional stone wall together with mature trees protected by Tree Preservation Order Reference 06/00026/TPO, including both individual trees and tree groups. These trees form a prominent and important landscape feature at the settlement edge and contribute significantly to local character and visual amenity. Beyond the site to the north-west are open countryside views across the surrounding rural landscape.

The south-eastern boundary adjoins existing residential development, whilst the northern edge of the site is more open in character, comprising a grass verge with no strongly defined boundary treatment to the adjoining lane. This lane connects directly to Restricted Byway 18 and PRoW Footpath 19, increasing the recreational relationship between the site and wider countryside access network.

The site lies within the Cotswolds National Landscape, within the High Wold Dip-Slope Landscape Character Type and Landscape Character Area 9D Cotswolds High Wold Dip-Slope. Historically, the site lies within Historic Landscape Character Type G3 – Towns, villages and hamlets, reflecting the historic extent of settlement established by the mid-19th century.

The site lies outside Flood Zones 2 and 3 and is located within the setting of Townend Farmhouse (List Entry: 1341149).

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site occupies a sensitive edge-of-settlement location on the western approach into Didmarton where the village transitions into the surrounding open countryside. Whilst the site contains existing barns and areas of hardstanding, it nevertheless retains a relatively open and semi-rural character due to the presence of mature vegetation, open western aspect and relationship with the wider rural landscape.

The mature trees protected by Tree Preservation Order 06/00026/TPO are a particularly important feature of the site and contribute strongly to local distinctiveness, landscape structure and the verdant character associated with the Cotswolds National Landscape. These features also contribute positively to the rural entrance into the village and wider visual amenity.

Although the site is visually associated with the existing settlement edge and adjacent residential development, the open relationship with countryside to the west and north-west

increases sensitivity in both landscape and visual terms. Development has the potential to extend urbanising influence further into the rural edge of the settlement and alter the existing transition between village and countryside.

The site also contributes to the agricultural setting of Townend Farmhouse and forms part of the historic settlement edge associated with the established historic core of the village and the link to the open countryside. The presence of traditional stone walls and mature vegetation reinforces this historic rural village character.

Visibility from surrounding roads, neighbouring residential properties and the adjacent PRoW network further increases sensitivity, particularly given the openness of the western edge and views from the surrounding countryside.

Overall, whilst the site has some association with the existing settlement and contains existing built form, the combination of mature protected vegetation, edge-of-settlement location, contribution to historic village character and visual relationship with the wider countryside results in an overall judgement of Medium-High landscape sensitivity

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold Dip-Slope
Landscape Character Area:	9D Cotswolds High Wold Dip-Slope
Historic Landscape Character:	G3 – Towns, villages and hamlets

Constraints/Designations:
Landscape: Located within the Cotswolds National Landscape
Historic: Within the setting of Townend Farmhouse (Grade II Listed Building, List Entry: 1341149)
Biodiversity: Mature trees protected by Tree Preservation Order Reference 06/00026/TPO.

Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. Adjacent Lane connects to Restricted Byway 18 and PRoW Footpath 19.

Site Reference: R439	**Settlement:** Didmarton

Description:

Site R439 comprises part of a pastoral grassland field located to the south of The Street (A433) on the southern edge of Didmarton, beyond the existing ribbon of residential development. The site occupies a slightly undulating landscape position and forms part of the wider pastoral countryside surrounding the village.

The northern boundary fronts onto an access road and existing residential property rear gardens, with a post and rail fence providing limited enclosure. A hedgerow defines the western boundaries, whilst the eastern and southern boundaries are arbitrary, forming part of a larger field.

The site retains a strong relationship with the surrounding countryside and allows views towards adjoining pastoral fields and the wider rural landscape. Public views into the site are relatively limited, with visibility primarily experienced from the adjacent playing fields to the west.

Although the site adjoins existing development to the north, development in this location would extend built form beyond the established ribbon pattern along The Street and encroach into the surrounding pastoral landscape in a manner that would appear somewhat incongruous with the existing settlement form and edge character.

The site adjoins the Didmarton Conservation Area and a number of Listed Buildings (Grade II Listed 47, The Street (Entry 1089705) and 43 and 45, The Street (Entry 1264786) along its northern boundary and therefore contributes to the immediate setting of the historic settlement edge and surrounding rural landscape context.

The site lies within the Cotswolds National Landscape, within the Dip-Slope Lowland Landscape Character Type and Landscape Character Area 11A South and Mid Cotswolds Lowlands. Historically, the site lies within Historic Landscape Character Type A2 – Former unenclosed cultivation now enclosed, characterised by less irregular enclosure patterns partly reflecting former unenclosed cultivation patterns.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the pastoral landscape on the southern edge of Didmarton and contributes positively to the rural setting of the village within the Cotswolds National Landscape. Although physically adjacent to existing residential development, the site remains visually and spatially associated with the wider countryside beyond the established ribbon pattern of development along The Street.

The slightly undulating landform, pastoral character and strong boundary features contribute positively to local distinctiveness and reinforce the rural edge character of this part of the settlement.

Whilst the site is not highly prominent in wider public views, development would nevertheless alter the existing relationship between the village and surrounding countryside and appear somewhat incongruous with the established linear settlement pattern.

The site also contributes to the setting of the adjoining Didmarton Conservation Area, where the open pastoral edge and transition into countryside form part of the historic rural context of the settlement and the setting of the Listed Buildings.

The site contributes to several of the recognised special qualities of the Cotswolds National Landscape, including its rural tranquillity, pastoral character and the strong relationship between historic settlements and the surrounding agricultural landscape.

Overall, whilst the site has some containment and relatively limited wider public visibility, the combination of its contribution to settlement setting, relationship with the Conservation Area, pastoral landscape character and location within the nationally designated landscape results in an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Located within the Cotswolds National Landscape
Historic: Adjoins Didmarton Conservation Area along the northern boundary
Biodiversity: Hedgerow on western boundary.
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWS on site.

Site Reference: R440	**Settlement:** Didmarton

Description:

Site R440 comprises a grassland parcel located on the northern edge of Didmarton, positioned east of St Arilds Road and west of an allotment site. The site occupies a relatively elevated position consistent with the existing settlement, before the land falls away northwards towards a tree-lined boundary and wider countryside containing scattered farmsteads and small agricultural and residential groupings.

The site is enclosed by existing residential development along the western boundary and to the south. Allotments define the eastern boundary, whilst the northern edge is currently arbitrary in character, extending into the remainder of the wider field parcel beyond.

The site lies within the Didmarton Conservation Area and has a strong relationship with the surrounding historic settlement pattern. It also adjoins the setting of Grade II Listed 19 Chapel Walk (List Entry: 1153274) immediately to the south, Grade II Listed Didmarton Congregational Church (List Entry: 1089731) to the north-east of the site and Grade II Listed Highfields (List Entry: 1341164) to the north west.

PRoW Footpath 23 adjoins the eastern edge of the site, running between the site and the allotments. Further north-west, PRoW Footpaths 19 and 20 cross the adjoining field and allow views towards the site and settlement edge.

The site lies within the Cotswolds National Landscape, within the High Wold Dip-Slope Landscape Character Type and Landscape Character Area 9D Cotswolds High Wold Dip-Slope. Historically, the southern half of the site lies within Historic Landscape Character Type G3 – Towns, villages and hamlets, reflecting the historic settlement extent by the mid-19th century, whilst the northern half lies within Historic Landscape Character Type A2 – Former unenclosed cultivation now enclosed.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site occupies a sensitive position on the northern edge of Didmarton where the existing settlement transitions into the surrounding rural landscape. Although the site is closely associated with adjacent residential development and existing settlement form, it nevertheless contributes positively to the open character and historic setting of the village edge within the Cotswolds National Landscape.

Historic character and setting are particularly important considerations in relation to this site. The site lies within the Didmarton Conservation Area and forms part of the setting of both Chapel Walk and Didmarton Congregational Church. The site also reflects the transition between the historic settlement core and the surrounding agricultural landscape through the differing Historic Landscape Character designations across the site.

The elevated position of the site means that it forms part of the visible northern edge of the village, particularly in views from adjoining PRoWs and the surrounding countryside to the north-west. Whilst development would generally be viewed in the context of the existing settlement, it would nevertheless extend built form further into the open edge landscape and alter the current relationship between the village and countryside.

The arbitrary northern boundary further highlights the open relationship between the site and the wider field parcel beyond. Although the site is visually contained to some extent by adjacent development and allotments, the wider landscape remains perceptible due to the falling landform northwards and views towards the surrounding pastoral countryside.

The site contributes to several of the recognised special qualities of the Cotswolds National Landscape, including the historic settlement pattern, rural tranquillity, relationship between villages and the surrounding agricultural landscape, and the presence of traditional historic built form within a rural landscape setting.

Whilst the site is visually and physically associated with the settlement, the importance of its historic character and setting, relationship with designated heritage assets, visible settlement edge role and association with the adjacent PRoW network result in an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold
Landscape Character Area:	9D Cotswolds High Wold Dip-Slope
Historic Landscape Character:	Southern half: G3 – Towns, villages and hamlets. Northern half: A2 – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Located within the Cotswolds National Landscape
Historic: Located in the Didmarton Conservation Area and is within the setting of Chapel Walk (List Entry: 1153274) and located near Didmarton Congregational Church (List Entry: 1089731)
Biodiversity: Grassland habitat
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 23 adjoins the eastern boundary. PRoW Footpaths 19 and 20 within the adjoining field to the north-west experience views towards the site.

Site Reference: R441	**Settlement:** Didmarton

Description:

Site R441 is located on the eastern edge of Didmarton and comprises a derelict barn-type structure together with associated garden land. The site is relatively unmanaged in character, comprising rough grassland with mature shrubs and trees along its boundaries which contribute positively to local vegetation structure and enclosure.

The site occupies a slightly elevated position above the A433 on the eastern approach into the village and therefore forms part of the visible settlement edge when approaching Didmarton from the east. The elevated position increases the site's visual presence within the local landscape and contributes to its relationship with the surrounding countryside and village setting.

The site lies within the Didmarton Conservation Area and forms part of the historic edge character of the settlement. The Summerhouse and The Old Laundry immediately west of the site are also protected through the Didmarton Article 4 Direction (considered Non-Designated Heritage Assets), further reflecting the historic and architectural sensitivity of this part of the village.

PRoW Footpath 28 lies adjacent to the southern boundary of the site, connecting the village with the wider countryside to the south-east. This route provides recreational access and allows views towards the site from users travelling between the village and surrounding rural landscape.

The site lies within the Cotswolds National Landscape, within the Dip-Slope Lowland Landscape Character Type and Landscape Character Area 11A South and Mid Cotswolds Lowlands. Historically, the site lies within Historic Landscape Character Type A2 – Former unenclosed cultivation now enclosed.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site occupies a visually and historically sensitive position on the eastern edge of Didmarton within the Cotswolds National Landscape and the Didmarton Conservation Area. Although the site contains an existing derelict barn-type structure and is associated with the settlement edge, it nevertheless contributes positively to the rural and historic character of the village approach.

The elevated position of the site above the A433 increases its prominence within views approaching the village from the east. Development would therefore influence the character of the settlement edge and introduce additional built form into views currently characterised by a more vegetated and transitional rural edge condition.

Whilst the site has some relationship with the existing settlement and contains existing built development, the development of the site would be incongruous to the ribbon

pattern of village development. Nonetheless, the extent of potential effects would be influenced by the amount and form of development proposed on site.

The site contributes to several of the recognised special qualities of the Cotswolds National Landscape, including the relationship between historic settlements and the surrounding countryside, rural tranquillity, vegetation structure and the scenic qualities of the village edge and approach routes.

Overall, due to the site's elevated and visible position, relationship with the Conservation Area and PRoW network, contribution to the historic settlement edge and sensitivity of the eastern village approach, the site is considered to have Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Located within the Cotswolds National Landscape
Historic: Located in the Didmarton Conservation Area and adjacent property to the west protected through the Didmarton Article 4 Direction
Biodiversity: Mature shrubs and trees along the site boundaries
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 28 runs along the southern boundary of the site.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 17 – Down Ampney

COTSWOLD
District Council

Settlement character

1.1 Down Ampney lies in the broad vale of the Thames 1.5km east of the A419 Cirencester to Swindon Road. A manor and village has been located at Down Ampney for 900 years. It was relocated from its original position in 1349 following an outbreak of the 'plague'. Most of the village lies within a large commercially run agricultural estate.

1.2 The key characteristic of the village is its linearity and close connection with the agricultural landscape that surrounds it. It has visually permeable edges.

1.3 The village consists of three parts. In the north is the modern Broadleaze Estate which is a visually prominent block of housing that is poorly integrated with the rest of the village. The middle section consists predominantly of 19th Century estate cottages with some modern infill development which to the south has retained green spaces articulating the settlement form. To the south of the village is the Conservation Area which contains the Church of All Saints and Down Ampney House.

Landscape character

1.4 The settlement is located within the 108, 'Upper Thames Clay Vales National Character Area. At the county level it is within the River Basin Lowland landscape type and the Down Ampney LCA.

1.5 Most of the landscape surrounding the village is gently undulating with little height variation. Land use is predominantly intensive agricultural land with medium-sized or large regular fields with mixed hawthorn and blackthorn hedges. However, to the south of the village is an area of parkland surrounding the Church of All Saints and Down Ampney House.

Relationship of the settlement with the surrounding landscape

1.6 A 'Village Design Statement' was prepared by the residents of Down Ampney in 1995 in conjunction with Cotswold District Council. This analyses the character of the village and provides guidance to all interested parties when considering planning applications. All subsequent development in the village has essentially followed the allocated areas of which none now remain undeveloped.

1.7 The settlement has the following key relationships with the surrounding landscape:

Positive

- The linearity of the development pattern and the immediate relationship between the village and the agricultural land surrounding it.

Negative

- 'Planned' development in blocks such as Broadleaze.
- In-fill development that detracts from the way that the agricultural land integrates with the village.

Landscape sensitivity considerations

1.8 The landscape surrounding the village is generally large scale, relatively open agricultural land and strongly defines the rural character of the area. However it does not have any national or local landscape designation. The parkland to the south is a feature within the area, and its scale and character has considerable value locally.

1.9 The agricultural landscape has potential to accommodate development. However, any such development would be damaging to the essential character of the village as described below in more detail.

Constraints to be taken into account

1.10 The constraints are shown on Figure D2 and are summarised below:

- Conservation Area
- Listed buildings and structures

Areas where development is not suitable

1.11 The linearity of Down Ampney and its relationship with the surrounding agricultural land with green gaps and spaces running into the main street is sensitive to development. Any development should retain these gaps and the linear character.

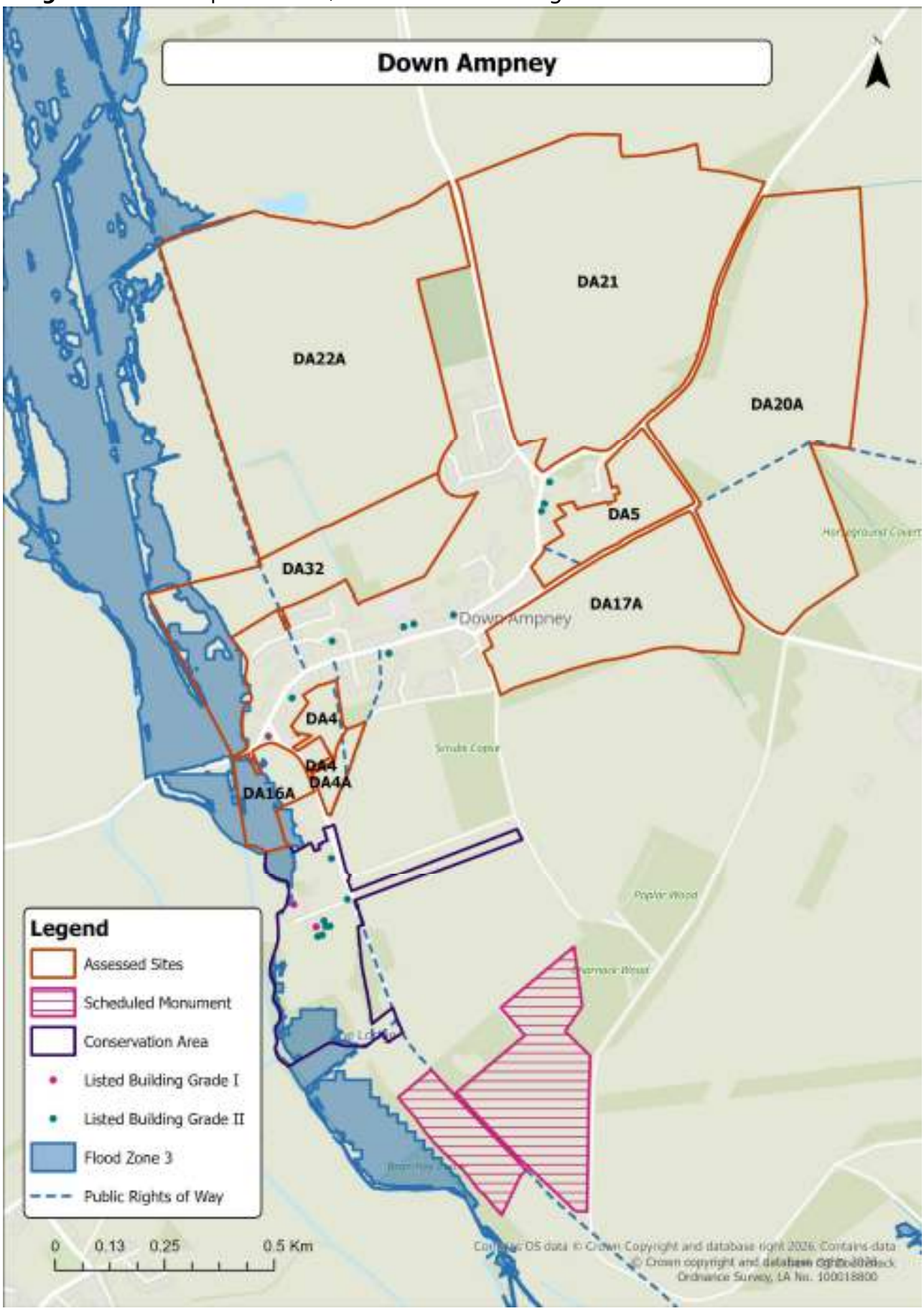
Areas for environmental improvement

1.12 There is potential to improve the integration of the Broadleaze estate with the surrounding landscape through the provision of planting both to the east and the west of the development. This planting should not seek to totally screen the estate but should seek to visually 'break-up' its harsh edge.

Figure A1: Context and Landscape Character Types and Areas



Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: DA4	**Settlement:** Down Ampney

Description:

The site lies on the southern edge of Down Ampney, to the rear of residential properties along Charlham Way. It comprises a small area of maintained grassland, forming part of the transition between the built edge and the open countryside. The land is relatively flat and is enclosed to the north and west by boundary vegetation associated with the adjoining dwellings.

The southern boundary is defined by a newly planted hedgerow along the access road, which currently provides little visual screening. The site remains open to views across adjacent fields to the south and is visible from surrounding residential properties. A line of mature sycamore trees along the eastern edge of the site, protected under a Tree Preservation Order, provides a distinctive feature and a degree of enclosure.

The site is crossed by PRoW Footpath 3, which runs along the eastern edge, connecting the village with the wider countryside to the south. Two dwellings on the northern edge of the site (51 and 52 Down Ampney Village) are Grade II listed buildings, contributing to the local historic setting.

The site lies within the Cotswold Water Park, within the River Basin Clay Vale Landscape Character Type (LCA 3B: Down Ampney and Meysey Clay Vale Farmland). It is described as a gently undulating and low-lying agricultural landscape defined by pastoral and arable fields, mature hedgerows and tree belts, and a generally open and settled character associated with the historic villages of the area.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site forms part of the open edge to the southern side of Down Ampney and contributes to the transition between the village and the surrounding countryside. Its small scale, flat landform, and close association with existing dwellings mean it is visually and physically contained, though open views southwards connect it with the wider farmland of the River Basin Lowland landscape.

While the existing settlement edge and amenity character lower susceptibility in part, the site contributes to the setting of two Grade II listed dwellings and includes mature trees that provide visual structure and local distinctiveness. The presence of PRoW Footpath 3 along the eastern boundary increases sensitivity, as this route provides a valued connection to the countryside and allows clear public views across the site.

Development would erode the current sense of openness at the settlement edge and diminish the green visual separation between the built form and the adjacent farmland. On balance, the site is assessed as having medium landscape sensitivity, reflecting its contained character but also its role in settlement setting, visual amenity, and local recreational value.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1B – Down Ampney (Gloucestershire LCA) 3B – Down Ampney and Meysey Clay Vale Farmland (Cotswold Water Park LCA)
Historic Landscape Character:	G4 – Towns, Villages and Hamlets
Constraints/Designations: Landscape: Within the Cotswold Water Park Historic: Two Grade II listed dwellings (51 and 52 Down Ampney Village) on the northern edge Biodiversity: Mature trees on the eastern edge protected under Tree Preservation Order Other (floodplain, PRoWS): PRoW Footpath 3 runs along the eastern boundary. Site lies outside Flood Zones 2 and 3	

Site Reference: DA4A	**Settlement:** Down Ampney

Description:

The site lies on the southern edge of Down Ampney, forming part of the gently undulating farmland between the village and the surrounding open countryside. The land is relatively flat with a slight southerly fall and is currently, in part, used for flower production, though it is unclear whether this use is domestic or commercial. The land has an open and semi-managed appearance with boundary vegetation varying in character and density.

To the north, the site adjoins residential properties, while to the south it opens onto adjoining agricultural fields, though bordered by a post and wire fence. A narrow lane defines the western boundary, and mature hedgerows and occasional trees provide partial containment. PRoW Footpaths 3 and 4 cross through the site and run along its southern boundary, providing public access and connecting the village with the wider rural landscape. These routes create strong visual and recreational connections between the settlement and the countryside.

The site lies within Cotswold Water Park, as part of the River Basin Clay Vale Landscape Character Type (LCA 3B – Down Ampney and Meysey Clay Vale Farmland). The landscape here is typical of this character type, comprising gently undulating farmland with mixed field boundaries, open views, and a settled rural character associated with the historic pattern of Cotswold Water Park villages.

Historically, the land is identified as F1 – Post-medieval designed ornamental landscape (Surviving post-medieval designed ornamental landscape), though few visible features remain to indicate this former character.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site occupies a transitional position between the built edge of Down Ampney and the wider countryside. Its open and level form, combined with the presence of PRoW Footpaths 3 and 4, gives the land an accessible and visually sensitive character. The open southern boundary provides views across adjoining farmland, contributing to the perception of rural openness around the settlement.

Although the site's use for flower cultivation and its proximity to residential development reduce susceptibility in part, it still plays an important role in maintaining the rural edge and visual connection between the village and its countryside setting. The PRoWs are particularly influential, creating frequent viewpoints across the land and strengthening recreational and perceptual sensitivity.

The site's location within the River Basin Lowland reinforces these qualities, as this character type is defined by its open rural structure, and mixed field pattern. The

overall combination of visual openness, and rural context results in an assessment of medium-high landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1B – Down Ampney (Gloucestershire LCA) 3B – Down Ampney and Meysey Clay Vale Farmland (Cotswold Water Park LCA)
Historic Landscape Character:	F1 – Post-medieval designed ornamental landscape
Constraints/Designations: Landscape: Within the Cotswold Water Park Historic: Down Ampney Conservation Area beyond the southern boundary Biodiversity: Mature trees to the north east protected under Tree Preservation Order Other (floodplain, PRoWS): PRoW Footpath 3 and 4 run through and along the southern boundary. Site lies outside Flood Zones 2 and 3	

Site Reference: DA5	Settlement: Down Ampney

Description:

The site comprises a single parcel of flat pastoral farmland located on the eastern edge of Down Ampney. It forms a larger pastoral field associated with Rooktree Farm and is enclosed by a network of rural roads and hedgerows. The western part of the site has a stronger relationship with the settlement, being bordered by existing housing and several listed buildings, whilst the eastern part relates more strongly to the surrounding agricultural landscape and open countryside.

The site is characterised by improved pasture divided by mature hedgerow boundaries, with a strong hedge and ditch defining the southern edge. The farm buildings and farmhouse at Rooktree Farm influence the character of the western part of the site, whilst the eastern area is experienced as part of the wider pattern of mixed pastoral and arable farmland typical of the area. The site forms one of the remaining undeveloped gaps on the eastern side of the village and contributes to the transition between the built form of Down Ampney and the surrounding rural landscape. The area is generally tranquil with limited traffic movement and low levels of disturbance.

Evaluation:	MEDIUM TO MEDIUM-HIGH SENSITIVITY

Justification:

The site exhibits a moderate to moderately high susceptibility to residential development. The western part of the site is closely associated with the settlement edge and is influenced by adjacent built form, reducing sensitivity when compared with more open countryside locations. However, the site performs an important role in maintaining one of the remaining open gaps within the settlement form and contributes positively to the rural approach and gateway character of Down Ampney.

The pastoral character of the site, together with its role in providing a transition between the village and the wider agricultural landscape, contributes to its sensitivity.

Development would extend built form into currently undeveloped countryside and would erode the openness and rural character currently experienced on the eastern edge of the settlement. The eastern part of the site is particularly sensitive due to its stronger association with the wider countryside and reduced relationship with the existing settlement.

The site also contributes to the setting of several adjacent listed buildings and contains features of potential ecological interest, including pasture, mature hedgerows and a pond. A PRoW crosses the south-western part of the site, increasing opportunities for public appreciation of the landscape and sensitivity to change.

Whilst the site does not lie within a nationally designated landscape, it falls within the wider Upper Thames Valley landscape and the Cotswold Water Park Nature Improvement Area. The landscape is generally well contained by boundary vegetation, although

development would nevertheless alter the character of this currently open pastoral field and diminish its contribution to settlement setting and local distinctiveness.	
Landscape Context:	
National Character Area:	National Character Area 108: Upper Thames Clay Vales
Landscape Character Type:	Landscape Character Type: River Basin Lowland
Landscape Character Area:	Landscape Character Area: TV1B: Down Ampney
Historic Landscape Character:	Existing settlement extent by the mid-19th century adjoining pastoral farmland associated with the historic agricultural landscape.
Constraints/Designations: Landscape: none Historic: The site also contributes to the setting of several adjacent listed buildings Biodiversity: The site is located within the Cotswold Water Park Nature Improvement Area. It is also located within the Cotswold Water Park Nature Recovery Plan area, as well as being within a Great Crested Newt Amber Zone. There are various trees and hedgerows within the site which have strong potential to provide foraging and roosting habitat for bats. The pastoral farmland appears to be improved grassland. This is likely to have low wildlife conservation value, although a survey is required to confirm this. Other (floodplain, PRoWS): PRoW BDA/8/1 crosses the south-western part of the site.	

Site Reference: DA12	**Settlement: Down Ampney**
Description: The 3.19 ha site is located at the eastern extent of Down Ampney and forms part of a larger field used for arable farming. It has no defined boundary to the east. A tall hedge defines the boundary to the north and west with housing opposite. There is a wooded area to the south with open countryside beyond. A dwelling is present to the north-west boundary of the field. Beyond the northern and western boundaries are roads with dwellings within Down Ampney beyond. The field the parcel is located within forms an important part of the characteristic rural landscape around the settlement	
Evaluation:	**Overall Rating: High**
Justification: Development would represent encroachment into the characteristically rural landscape around the Down Ampney settlement and form a prominent addition. The vegetated field boundaries form an important landscape feature on three sides of the parcel and filter views between the settlement and the wider agricultural landscape. The parcel boundary does not follow any historic boundary. Development would create a linear edge to the settlement completely changing the current settlement's indented character, which the Village Design Statement sought to reinforce as a pragmatic approach to accommodating development. The parcel is considered to have **High** landscape sensitivity due to the above factors.	
Landscape Context:	
National Character Area:	National Character Area 108: Upper Thames Clay Vales
Landscape Character Type:	Landscape Character Type: River Basin Lowland
Landscape Character Area:	Landscape Character Area: TV1B: Down Ampney
Historic Landscape Character:	-
Constraints/Designations: **Landscape**: Not in Cotswolds National Landscape **Historic**: No **Biodiversity**: The site is located within the Cotswold Water Park Nature Improvement Area. It is also located within the Cotswold Water Park Nature Recovery Plan area, and the western parts of the site is within a Great Crested Newt Red and Amber Zones. The southern part of the site is within a Site of Special Scientific Interest (SSSI) Risk Zone, where applications of 50 or more dwellings may negatively impact a SSSI, which would require further investigation. The southern boundary is also located next to Priority Habitat (deciduous woodland) and there is a large area of similar priority habitat further to the south-west. The site comprises ploughed arable farmland, which is likely to have low wildlife conservation potential, although a survey is required to confirm this. There is well-established hedgerow along the eastern and northern boundaries, which also contain several standalone trees and are likely to provide a wildlife corridor and may provide	

habitat for protected species. The northern boundary also has a ditch, which further adds to its ecological interest.

The southern boundary has a stream running along its length, which provides another wildlife corridor.
Other (floodplain, PRoW): No

Site Reference: DA13	**Settlement: Down Ampney**
Description: The 3.18 ha site is located to the north-eastern of Down Ampney on land with flat topography. It forms part of a larger field, which is used for arable farming. The site has no defined north-eastern boundary, and the extent of the field continues northwards and eastwards. Poulton Road defines the western boundary with housing opposite. The site boundary doglegs around three dwellings in the south-west corner. Down Ampney football and social club is located opposite the north-western corner with the football pitch further to the north-west. Another rural road forms the southern boundary with a disused farm complex further to the south.	
Evaluation:	**MEDIUM- HIGH SENSITIVITY**
Justification: Development would represent encroachment into the characteristically rural landscape around the Down Ampney settlement and form a prominent addition to local views. The vegetated field boundaries form an important landscape feature on two sides of the parcel and filter views between the settlement and the wider agricultural landscape. The parcel has an uncharacteristic boundary that does not follow any historic boundary. This would create a discordant and uncharacteristic addition to the local landscape. The parcel is considered to have **Medium-High** landscape sensitivity due to the above factors.	
Landscape Context:	
National Character Area:	National Character Area 108: Upper Thames Clay Vales
Landscape Character Type:	Landscape Character Type: River Basin Lowland
Landscape Character Area:	Landscape Character Area: TV1B: Down Ampney
Historic Landscape Character:	-
Constraints/Designations: Landscape: not within the Cotswolds National Landscape Historic: No Biodiversity: The site is located within the Cotswold Water Park Nature Improvement Area. It is also located within the Cotswold Water Park Nature Recovery Plan area, and it is within a Great Crested Newt Amber Zone. The site comprises ploughed arable farmland, which is likely to have low wildlife conservation potential, although a survey is required to confirm this. There is well-established hedgerows with ditches along the western and southern boundaries, which also contain several standalone Ash trees and are likely to provide a wildlife corridor and may provide habitat for protected species. Other (floodplain, PRoW): No	

Site Reference: DA16	**Settlement:** Down Ampney

Description:

The site lies on the western edge of Down Ampney, between the lane to the east and open countryside to the west. It forms part of the rural fringe to the village, comprising gently sloping pastoral land that falls westwards towards the floodplain. The field is enclosed by a stone wall and a row of trees along the eastern boundary, providing a strong visual edge to the adjacent lane and settlement approach. A hedgerow and occasional small trees define the western boundary, while livestock fencing and paraphernalia within the field reflect its current agricultural use.

The site lies within the Cotswold Water Park, falling within the River Basin Clay Vale Landscape Character Type (LCA 3B – Down Ampney and Meysey Clay Vale Farmland). The landscape is described as low-lying and gently undulating, defined by mixed arable and pastoral fields enclosed by hedgerows and stone walls, with scattered trees and a rural, settled character.

Beyond the northern boundary lies the Scheduled Monument (List Entry 1015133) and Grade II listed Cross on Green at West End (List Entry 1089939). These features reinforce the historic depth and visual importance of this edge of the village.

Although there is no public access within the site, it is visible from the adjoining lane to the east and from Charlham Way to the north. The site is enclosed but not hidden, contributing to the visual setting of the settlement and the rural character of this part of Down Ampney.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site occupies a visually prominent and historically sensitive position on the western edge of Down Ampney, forming part of the transition between the built settlement and the open countryside. Its pastoral land use, mature boundary trees and stone wall frontage contribute positively to the village's rural character and to the setting of nearby heritage assets, including the Scheduled Monument and Grade II listed Cross on Green at West End.

Development of the site would consolidate existing ribbon housing and link with properties to the south associated with the Down Ampney Conservation Area, eroding the spatial and visual separation that currently defines the edge of the settlement. The vegetation along the eastern boundary of the site plays an important role in maintaining the integrity of the village's historic setting.

The combination of pastoral character and historic associations, together with the site's contribution to settlement setting and amenity value, results in an assessment of medium-high landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1B – Down Ampney (Gloucestershire LCA) 3B – Down Ampney and Meysey Clay Vale Farmland (Cotswold Water Park LCA)
Historic Landscape Character:	G3 – Towns, villages and hamlets
Constraints/Designations: Landscape: Within the Cotswold Water Park Historic: Scheduled Monument (List Entry 1015133) and Grade II listed Cross on Green at West End (List Entry 1089939) beyond the northern boundary Biodiversity: Boundary trees and hedgerows contribute to local ecological value Other (floodplain, PRoWS): No PRoWs within site; Flood Zones 2 and 3 beyond the western boundary	

Site Reference: DA16A	**Settlement:** Down Ampney

Description:

The site lies on the western edge of Down Ampney, between the lane to the east and open countryside to the west. It forms part of the rural fringe to the village, comprising gently sloping pastoral land that falls westwards towards the floodplain. The field is enclosed by a stone wall and a row of trees along the eastern boundary, providing a strong visual edge to the adjacent lane and settlement approach. A hedgerow defines the western boundary, while livestock fencing and paraphernalia within the field reflect its current pastoral land use.

The site lies within the Cotswold Water Park, falling within the River Basin Clay Vale Landscape Character Type (LCA 3B – Down Ampney and Meysey Clay Vale Farmland). The landscape is described as low-lying and gently undulating, defined by mixed arable and pastoral fields enclosed by hedgerows and stone walls, with scattered trees and a rural, settled character.

Beyond the northern boundary lies the Scheduled Monument (List Entry 1015133) and Grade II listed Cross on Green at West End (List Entry 1089939), whilst the Conservation Area borders the southern boundary. These features reinforce the historic depth and visual importance of this edge of the village.

Although there is no public access within the site, it is visible from the adjoining lane to the east and from Charlham Way to the north. The site is enclosed but not hidden, contributing to the visual setting of the settlement and the rural character of this part of Down Ampney. The western section of the site also falls within Flood Zone 2 and 3.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site occupies a visually prominent and historically sensitive position on the western edge of Down Ampney, forming part of the transition between the built settlement and the open countryside. Its pastoral land use, mature boundary trees and stone wall frontage contribute positively to the village's rural character and to the setting of nearby heritage assets, including the Scheduled Monument and Grade II listed Cross on Green at West End.

Development of the site would consolidate existing ribbon housing and link with properties to the south associated with the Down Ampney Conservation Area, eroding the spatial and visual separation that currently defines the edge of the settlement. The vegetation along the eastern boundary of the site plays an important role in maintaining the integrity of the village's historic setting.

The combination of pastoral character and historic associations, together with the site's contribution to settlement setting and amenity value, results in an assessment of medium-high landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1B – Down Ampney
Historic Landscape Character:	G3 – Towns, villages and hamlets
Constraints/Designations: Landscape: Within the Cotswold Water Park Historic: Scheduled Monument (List Entry 1015133) and Grade II listed Cross on Green at West End (List Entry 1089939) beyond the northern boundary. Conservation Area to the south. Biodiversity: Boundary trees and hedgerows contribute to local ecological value Other (floodplain, PRoWS): No PRoWs within site; Flood Zones 2 and 3 fall within the site.	

Site Reference: DA17A	Settlement: Down Ampney

Description:

DA17A is located to the south-east of Down Ampney, positioned east of Oak Road and south of a local lane. The site comprises a single arable field that is relatively flat, gently falling towards the south where it adjoins a ditch line. The parcel is enclosed by a hedgerow boundary along the road edges, with a woodland corridor and a small woodland parcel known as Little Hook located immediately to the south.

The site lies within the Cotswold Water Park landscape and forms part of the wider agricultural setting surrounding Down Ampney. There are no listed buildings or Conservation Areas in close proximity to the parcel. Visibility of the site is generally limited to the adjoining lanes and some residential receptors at the north-west corner. Wider views may be possible from the open landscape to the east, with filtered views available through vegetation to the south.

The parcel adjoins the settlement edge but is relatively large in comparison to the scale of the village. Development would extend the built form eastwards in a manner that would not closely reflect the existing settlement pattern. The site lies outside Flood Zones 2 and 3 and no PRoWs cross the land.

The site falls within the River Basin Lowland Landscape Character Type, specifically T1B Down Ampney Landscape Character Area within the Upper Thames Valley. The historic landscape character is identified as A3m – Former unenclosed cultivation now enclosed, reflecting regular organised enclosure patterns established within an area historically associated with rich wet grassland.

Evaluation:	MEDIUM SENSITIVITY

Justification:

DA17A forms part of the agricultural landscape on the south-eastern edge of Down Ampney. While the site adjoins the settlement, its scale and open character mean that development would represent a notable extension of the village into the surrounding countryside. The site remains visually connected to the wider rural landscape, particularly from the east, where open views across the field are available.

Natural and historic sensitivities are moderate, with hedgerows, a ditch corridor and nearby woodland features contributing some landscape structure. However, the site's relatively simple physical character and limited public access limit overall susceptibility.

Taken together, the balance between the site's role as part of the rural edge landscape and its proximity to existing development supports an overall judgement of Medium landscape sensitivity.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1B Down Ampney
Historic Landscape Character:	A3m – Former unenclosed cultivation, now enclosed
Constraints/Designations: Landscape: Within the Cotswold Water Park Historic: No Conservation Areas or listed buildings within the immediate setting. Biodiversity: Woodland corridor and small woodland parcel (Little Hook) adjoining the southern boundary. Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. No PRoWs cross the site.	

Site Reference: DA20A	Settlement: Down Ampney

Description:

DA20A is located to the east of Down Ampney and comprises three arable field parcels. The site is bounded by local lanes along the north-western, western and southern edges, with a ditch line defining the northern boundary. The eastern boundary is partly arbitrary in form. The fields are subdivided by hedgerows and hedgerow trees, although some of these boundaries have become fragmented or have been lost over time.

The parcel is influenced by a number of woodland blocks that contribute to the wider landscape structure. Priority Habitat Deciduous Woodland lies to the north-west, while additional woodland blocks are located along the western and south-eastern boundaries, including Horseground Covert, which is partly identified as Priority Habitat woodland.

The site lies within the Cotswold Water Park landscape and is relatively large in scale. If developed independently, the parcel would be disconnected from the existing settlement and would extend built form into the countryside in a manner that would appear incongruous with the established settlement pattern of Down Ampney.

PRoW Footpath 9 runs east–west through the site, providing access through the landscape and connecting users to the wider countryside. While there are no Conservation Areas in close proximity, the site lies within the wider setting of the former Horse Engine House and Adjoining Stable at Castle Hill Farm (Grade II, List Entry 1304915) and Castle Hill Farm (Grade II, List Entry 1341032), located approximately 700 metres to the east.

The site lies within the River Basin Lowland Landscape Character Type, specifically TV1B Down Ampney Landscape Character Area. The historic landscape character is identified as A3m – Former unenclosed cultivation now enclosed, reflecting regular organised enclosure patterns within an area historically associated with rich wet grassland.

Evaluation:	MEDIUM-HIGH SENSITIVITY

Justification:

DA20A occupies a large parcel of agricultural land to the east of Down Ampney that is clearly perceived as open countryside. Although enclosed in places by woodland and hedgerows, the scale of the parcel and its separation from the existing settlement mean that development would represent a significant extension of built form into the surrounding rural landscape.

The site benefits from a strong network of woodland blocks, including Priority Habitat Deciduous Woodland, which contributes to ecological value and landscape

character. The presence of PRoW Footpath 9 increases public visibility and recreational appreciation of the landscape, reinforcing its sensitivity.

While heritage assets lie some distance away, the site forms part of the wider rural setting of Castle Hill Farm and its associated listed structures. Taken together, the site's scale, recreational value, woodland context and separation from the settlement support an overall judgement of Medium–High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1B Down Ampney
Historic Landscape Character:	A3m – Former unenclosed cultivation, now enclosed

Constraints/Designations:
Landscape: Within the Cotswold Water Park
Historic: Within the wider setting of Former Horse Engine House and Adjoining Stable at Castle Hill Farm (Grade II, List Entry 1304915) and Castle Hill Farm (Grade II, List Entry 1341032)
Biodiversity: Mature hedgerows and hedgerow trees, Priority Habitat Deciduous Woodland to the north-west. Horseground Covert woodland block partly identified as Priority Habitat to the south east.
Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. PRoW Footpath 9 runs east–west through the site.

Site Reference: DA21	Settlement: Down Ampney

Description:

DA21 is located to the north-west of Down Ampney and comprises an arable field that gently rises towards the north. The site is defined by mature hedgerow boundaries with hedgerow trees, including along the western boundary adjoining residential development and along the southern boundary adjacent to a local lane. A small group of trees is located within the centre of the site, providing a landscape feature within the otherwise open field.

The parcel lies within the Cotswold Water Park landscape and forms part of the rural setting of the village. While development would extend beyond the existing settlement boundary, the site relates visually and spatially to existing residential development and the football ground to the west. In this respect, development would broadly align with the pattern of ribbon development associated with the settlement.

Pear Tree Cottage (Grade II Listed, List Entry 1152162) lies beyond the southern boundary. While within the wider setting of this heritage asset, the relationship is moderated by the intervening lane and boundary vegetation. The site lies outside Flood Zones 2 and 3 and no PRoWs cross the parcel.

The site lies within the River Basin Lowland Landscape Character Type, specifically T1B Down Ampney Landscape Character Area within the Upper Thames Valley. The historic landscape character is identified as A4p – Former unenclosed cultivation now enclosed, reflecting less regular organised enclosure patterns partly derived from former unenclosed cultivation and Parliamentary enclosure within the parish.

Evaluation:	MEDIUM SENSITIVITY

Justification:

DA21 forms part of the agricultural landscape on the north-western edge of Down Ampney. While development would extend beyond the existing settlement boundary, the site is closely associated with existing residential development and recreational land to the west, reflecting the existing pattern of ribbon-style development along this edge of the village.

The site retains moderate landscape structure through mature hedgerows and a small tree group, though it does not contain particularly distinctive natural or historic features. Visibility is generally limited to local receptors, and the site is not widely prominent in the surrounding landscape.

Although the parcel lies within the wider setting of Pear Tree Cottage (Grade II), the intervening lane and boundary vegetation moderate potential effects on its setting. Overall, the balance between moderate landscape characteristics and the site's

relationship with existing development supports an overall judgement of Medium landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1B Down Ampney
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Within the Cotswold Water Park Historic: Pear Tree Cottage (Grade II, List Entry 1152162) located beyond the southern boundary. Biodiversity: Mature hedgerows and hedgerow trees, with a small tree group within the site. Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. No PRoWs cross the site.	

Site Reference: DA22A	Settlement: Down Ampney

Description:

DA22A is located to the north of Down Ampney to the west of Broadleaze, adjoining the football grounds and existing residential development. The site comprises a large arable field bounded by hedgerows, with a fragmented hedgerow running north–south through the parcel. A smaller area of arable land lies in the south-west corner of the site, separated from the main field by a tree and shrub corridor associated with a ditch line.

The southern boundary of the site is relatively open and adjoins pastoral fields on the edge of the settlement. The parcel is visually connected to the village edge but forms part of the wider agricultural landscape surrounding Down Ampney. While the site is physically connected to the settlement, development would introduce built form at a scale and configuration that would not closely align with the existing settlement pattern.

There are no PRoWs crossing the site and public visibility is limited to surrounding lanes and private residential receptors along the adjacent development. The site lies outside Flood Zones 2 and 3 and is not located close to any Conservation Areas. Listed buildings are located further within the village and the site is beyond their immediate setting.

The site lies within the Cotswold Water Park. In terms of landscape character, the site lies within the River Basin Lowland Landscape Character Type, specifically TV1B Down Ampney Landscape Character Area. The historic landscape character is identified as A3 – Former unenclosed cultivation now enclosed, reflecting regular organised enclosure patterns established following former unenclosed cultivation.

Evaluation:	MEDIUM TO MEDIUM-HIGH SENSITIVITY

Justification:

DA22A forms part of the agricultural landscape on the western edge of Down Ampney. Although the parcel adjoins existing development and recreational land, its scale and open character mean that development would extend the settlement in a manner that would appear incongruous with the existing pattern and density of the village.

The site retains a rural character and contributes to the perception of the countryside edge. Visibility is generally limited to nearby residential properties and local lanes, which moderates the scale of potential visual effects. However, the parcel's size and relationship with the surrounding agricultural landscape increase its susceptibility to change.

On balance, the combination of moderate landscape characteristics, limited public access and the site's relationship to the settlement edge supports an overall

judgement of Medium to Medium–High landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1B Down Ampney
Historic Landscape Character:	A3 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Within the Cotswold Water Park Historic: No Conservation Areas or listed buildings within the immediate setting of the site. Biodiversity: Mature hedgerows and hedgerow trees on site boundaries, with a ditch corridor and associated vegetation separating the south-western field parcel. Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. No PRoWs cross the site.	

Site Reference: DA32	Settlement: Down Ampney

Description:

DA32 is located along the northern and north-western edge of Down Ampney and comprises a series of agricultural fields that abut existing residential development and the village hall on the northern side of the settlement. Some residential properties face directly onto the site, while others are side-on or rear boundaries. The parcel forms part of the immediate rural setting to the village and provides an open outlook from several properties within the settlement.

The site is relatively flat and defined in many places by strong hedgerow boundaries with mature trees, which in parts provide a vegetated backdrop to the north. Small pylons are located within part of the site. A small section of the parcel lies to the north of Down Ampney Road and contributes to the western green gateway into and out of the village along this route.

The parcel lies within the River Basin Lowland Landscape Character Type and the TV1B Down Ampney Landscape Character Area. The eastern fields are characterised by A3 historic landscape character, representing former unenclosed cultivation that has since been enclosed through regular organised field patterns. The western section of the parcel reflects D3r historic landscape character, associated with riverine pasture and historic watermeadow systems, with enclosure patterns more regular than typically found in such landscapes.

Although the site is not within or directly adjacent to the Conservation Area, it sits within the wider setting of several listed buildings within the village, including Down Ampney Church of England Controlled School (Grade II, List Entry 1089935) and 16 and 17 Down Ampney Village (Grade II, List Entry 1152159).

Down Ampney Bridleway 1 runs north–south through part of the site, providing a recreational route that connects the settlement with the wider countryside to the north. The western field of the parcel falls within Flood Zones 2 and 3.

Evaluation:	MEDIUM TO MEDIUM-HIGH SENSITIVITY

Justification:

DA32 forms part of the agricultural landscape that defines the northern edge of Down Ampney. The fields provide an open rural outlook from parts of the village and contribute to the perception of the settlement edge, particularly where the site forms part of the green gateway along Down Ampney Road.

Development would extend the settlement northwards and increase its overall scale. However, the parcel broadly follows the existing linear form of the village and therefore would not be entirely incongruous with the established settlement pattern. The presence of existing development along the southern boundary and the partial enclosure provided by hedgerows and trees moderate the potential landscape effects.

Historic landscape features, including areas associated with former riverine pasture and water-meadow systems, increase sensitivity locally, particularly in the western fields where the fields form part of the floodplain.

On balance, the combination of moderate landscape character, the site's relationship with the existing settlement edge and the presence of some historic and visual sensitivities results in an overall judgement of Medium to Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1B Down Ampney
Historic Landscape Character:	Western fields – D3r Riverine pasture, Eastern fields – A3 Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Within the Cotswold Water Park
Historic: Within the wider setting of several listed buildings including Down Ampney Church of England Controlled School (Grade II, List Entry 1089935) and 16 and 17 Down Ampney Village (Grade II, List Entry 1152159).
Biodiversity: Hedgerows and mature trees forming field boundaries across the parcel.
Other (floodplain, PRoWS): Down Ampney Bridleway 1 crosses part of the site.
The western field lies within Flood Zones 2 and 3.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 18 – Driffield

COTSWOLD
District Council

Settlement character

1.1 Driffield is a small rural village located approximately 5km south-east of Cirencester within the Upper Thames Valley. The settlement retains a compact linear form, extending principally along the village street, and remains closely associated with the surrounding agricultural landscape.

1.2 The historic core is focused around the Grade II* listed Church of St Mary and a number of traditional buildings constructed from locally distinctive stone, reflecting the village's agricultural origins. More recent residential development has occurred along the main street and on its fringes, although the settlement has retained its predominantly rural character and modest scale.

1.3 The village is designated as a Conservation Area, with its historic buildings, mature vegetation and informal rural character contributing to a strong sense of place. Development remains relatively limited, and the settlement continues to be clearly defined by the surrounding farmland, maintaining a distinct separation from neighbouring villages.

Landscape character

1.4 Driffield lies within National Character Area 108: Upper Thames Clay Vales and the Cornbrash Lowlands Landscape Character Type, specifically Landscape Character Area TV2B: Driffield Lowlands. The character area forms a broad transition between the higher Cotswold dip slope to the north and the Thames floodplain to the south.

1.5 The surrounding landscape is characterised by a gently undulating, open and predominantly agricultural landscape, comprising medium to large arable fields interspersed with smaller pasture fields associated with settlements and watercourses. Low hedgerows scattered mature hedgerow trees and occasional woodland copses provide the principal landscape structure, whilst the subdued landform allows relatively extensive views across the wider countryside.

Relationship of the settlement with the surrounding landscape

1.6 The settlement has the following key relationships with the surrounding landscape:

Positive

- The compact linear form of the village is clearly defined within the surrounding agricultural landscape.

- Open farmland provides an attractive rural setting and reinforces the village's agricultural origins.
- Mature trees, hedgerows and gardens soften the settlement edge and assist in integrating the village into the surrounding countryside.
- The historic core centred on the Church of St Mary provides a distinctive landmark and contributes to local identity.
- The generally undeveloped landscape surrounding the village maintains its separation from neighbouring settlements and preserves its rural character.
- Woodland copses and hedgerow trees provide landscape structure and contribute to the character of the wider Driffield Lowlands.

Negative

- The openness of the surrounding landscape means that development on the settlement edge can be readily perceived from surrounding roads and Public Rights of Way.
- Modern development has locally altered the traditional linear form and architectural character of parts of the village.
- Traffic associated with the nearby A417 influences tranquillity within parts of the wider landscape.

Landscape sensitivity considerations

1.7 Driffield derives much of its character from its relationship with the surrounding open agricultural landscape. The village remains relatively compact and visually distinct, with its rural setting making an important contribution to local character and sense of place.

1.8 The historic core, Conservation Area and the setting of the Grade II* listed Church of St Mary are particularly sensitive to change. Development that alters their rural setting or erodes the simple linear settlement pattern could adversely affect the historic character of the village.

1.9 The open nature of the Driffield Lowlands means that development extending beyond the existing settlement edge has the potential to be visually prominent. Careful consideration should therefore be given to the relationship between new development, the existing built form and the surrounding agricultural landscape.

1.10 Existing hedgerows, mature trees, woodland copses and watercourses provide the principal landscape framework around the settlement and should be

retained and reinforced wherever possible. These features contribute to landscape character, biodiversity and the integration of development into the wider landscape.

Constraints to be taken into account

1.11 The constraints are shown on Figure A2 and are summarised below:

- Driffield Conservation Area.
- Grade II* listed Church of St Mary and the setting of listed buildings.
- Public Rights of Way

Areas where development is not suitable

1.12 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Land that would adversely affect the character or setting of the Conservation Area or listed buildings.
- Open agricultural land that contributes strongly to the rural setting and separate identity of the village.
- Visually exposed locations where development would extend prominently into the surrounding open landscape.
- Areas where development would interrupt the established linear form of the settlement or erode the transition between the village and the countryside.

Areas for environmental improvement

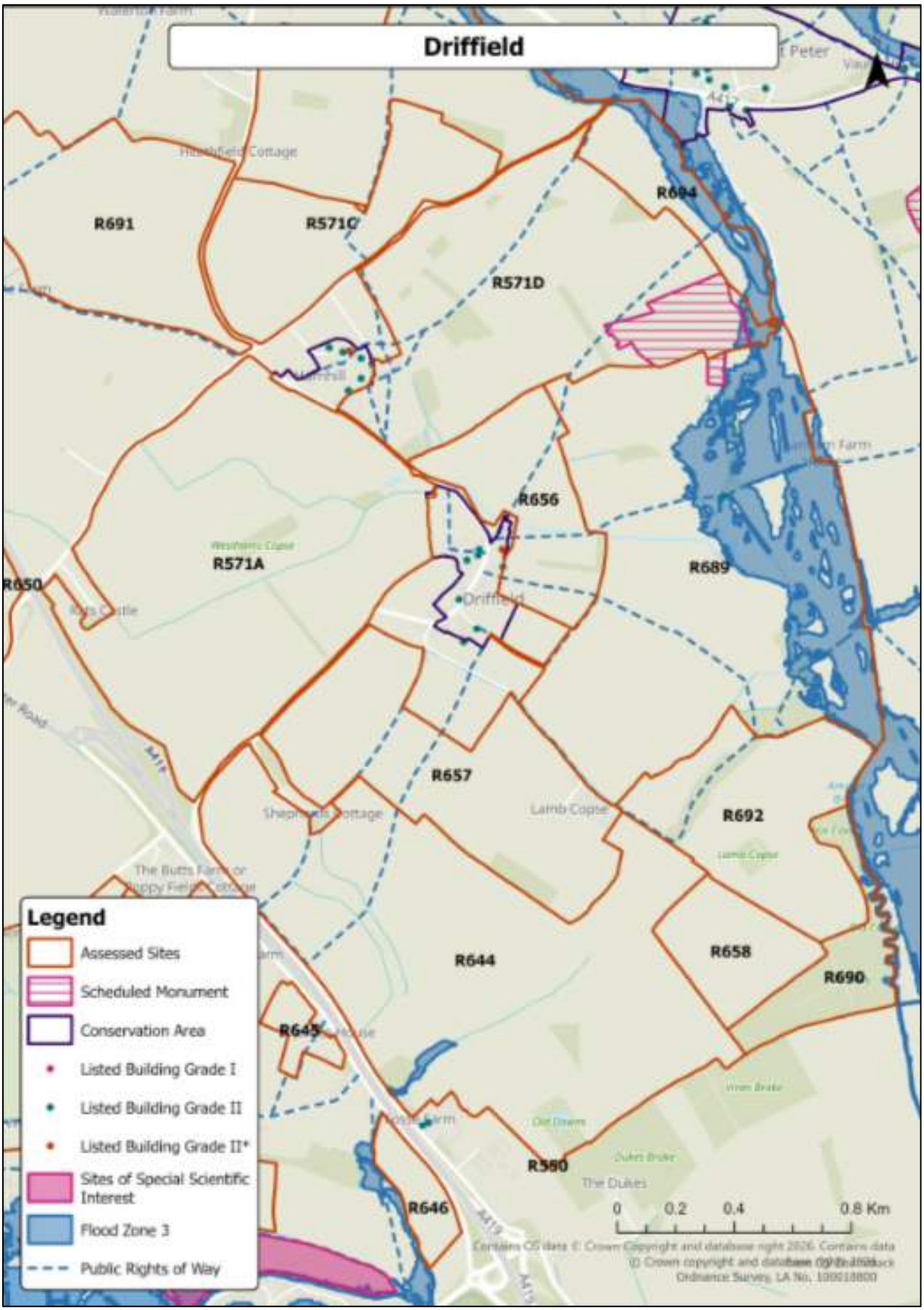
1.13 The following environmental improvements are suggested:

- Reinforce and restore native hedgerows and hedgerow trees around the settlement.
- Enhance woodland copses and strengthen habitat connectivity through native tree planting where appropriate.
- Conserve and enhance watercourses and associated riparian habitats.
- Strengthen the landscape framework along settlement edges using locally appropriate native planting.
  Conserve important views towards the historic core and Church of St Mary.
- Encourage the use of locally distinctive materials and landscape features in any future development to reinforce the village's rural character.

Figure A1: Context and Landscape Character Types and Areas



Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: R571A / R571C / R571D	**Settlement:** Driffield

Description:

The sites form a large tract of open countryside extending to the north-west and north-east of Driffield and to the north of Harnhill. The landscape comprises a varied pattern of arable and pastoral fields of differing size and enclosure, with hedgerows, scattered trees, and small woodland blocks contributing to a well-structured and diverse rural character. The area lies within the Cornbrash Lowlands Landscape Character Type and the Driffield Lowlands Landscape Character Area (TV2B).

The landform is gently undulating, with subtle changes in elevation providing filtered and open views across the wider farmland. Hedgerows vary in condition and height, with strong, well-maintained boundaries in places and more fragmented sections elsewhere. Woodland copses and shelterbelts, intersperse the landscape and provide intermittent visual containment. The overall field pattern and land use reflect a transition between the smaller-scale enclosure around the villages and the more open agricultural landscape beyond.

The sites lie outside of Flood Zones 2 and 3 and occupy an area of countryside that forms the wider setting to both Driffield Conservation Area and Harnhill Conservation Area, as well as their associated listed buildings. These settlements retain strong historic and visual relationships with the surrounding farmland, which plays an important role in defining their rural character and separation.

There are numerous PRoWs within the local area connecting Driffield and Harnhill with the wider countryside, providing a well-used network of routes that afford intermittent views across the sites. The combination of open agricultural land, tree cover, and local undulations creates a tranquil and visually coherent rural setting.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The sites comprise an extensive tract of farmland that plays an important role in defining the rural setting and separation of Driffield and Harnhill. Their open, gently undulating topography and combination of arable and pastoral land uses are characteristic of the Cornbrash Lowlands (LCA TV2B – Driffield Lowlands), which is described as a broad, productive, and settled agricultural landscape defined by a strong field pattern, mixed hedgerows, and small woodland blocks.

Development across this area would result in large-scale encroachment into the open countryside, disrupting the rural setting of both villages and diminishing their legibility within the wider landscape. The sites are visually and perceptually connected to both settlements and provide an important rural backdrop that contributes to their Conservation Area settings and the appreciation of associated listed buildings.

While parts of the landscape benefit from local enclosure by vegetation, the overall openness and visual continuity between the two settlements heighten sensitivity. The rural tranquillity,

sense of scale, and the role of this landscape in maintaining separation and rural context together support a judgement of medium-high landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowland
Landscape Character Area:	TV2B – Driffield Lowlands
Historic Landscape Character:	A4p Former unenclosed cultivation – now enclosed N1 – Large Modern Fields
Constraints/Designations:	
Landscape: None identified	
Historic: Within the setting of Driffield and Harnhill Conservation Areas and associated listed buildings. 'Roman villa and earlier settlement remains 1120m east of Harnhill Manor' Scheduled Monument (List Entry Number: 1021448) located in north east corner of R571D.	
Biodiversity: Lies beyond Driffield and Harnhill Conservation Areas and associated listed buildings	
Other (floodplain, PRoWS): Many PRoWs cross the site. Outside Flood zones 2 and 3.	

Site Reference: R644, R645, R646	**Settlement:** Driffield

Description:

The combined parcels lie to the south of Driffield and are positioned on both sides of the A417 corridor. The site is physically separated from the village and does not adjoin the built form of Driffield or any other main settlement. R645 and R646 sit alongside existing low-density development fronting Cirencester Road and comprise agricultural fields enclosed by hedgerows and vegetation, giving them a degree of containment in places. R644 is larger in scale and comprises several expansive arable fields with more open character.

The land is low-lying and relatively flat, forming part of the Cornbrash Lowlands Landscape Character Type and more locally the TVB Driffield Lowlands Landscape Character Area. Hedgerows subdivide R644, and small woodland blocks are present, including areas of Priority Habitat Deciduous Woodland, particularly towards the southern boundary. Despite this vegetation structure, the parcel retains an overall open character with localised enclosure. R645 and R646 are smaller arable fields that are visually separate from R644 to the north.

The site lies within the Cotswold Water Park (CWP) landscape, though the site does not present the key characteristics of the CWP. It is not closely associated with the Driffield Conservation Area and does not directly affect the setting of designated heritage assets. The parcels lie outside Flood Zones 2 and 3.

Public access is present, with Driffield PRoW Footpaths 8 and 9 crossing the north-western section of R644 parcel, Byway 16 bordering the north-eastern boundary, PRoW Footpaths 17 and 18 crossing R645 and PRoW 19 bordering the western boundary of R646. Open views are available across the parcels and surrounding lowland fields, although noise from the A417 is perceptible and influences the experiential character.

The historic landscape character comprises a combination of former unenclosed cultivation now enclosed under Parliamentary award and areas of planned enclosure and lowland pasture, with regularised field patterns evident.

Evaluation:	**MEDIUM-HIGH SENSITIVTY**

Justification:

R644 is assessed as Medium–High sensitivity due to its larger scale, open character, and more detached position within the rural lowland landscape. Development here would introduce substantial built form into open countryside and alter the perceived separation between agricultural land and the A417 corridor.

R645 and R646 are assessed as Medium sensitivity. These parcels are smaller and more closely associated with existing development along Cirencester Road. While development would extend built form into agricultural land, it would be perceived in the context of the existing roadside corridor and would not represent the same degree of countryside encroachment as R644.

Taken together, the combined parcels are therefore assessed as Medium–High landscape sensitivity.

Landscape Context:	**Landscape Context:**

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TVB Driffield Lowlands
Historic Landscape Character:	A1 - Former unenclosed cultivation – now enclosed A4p - Former unenclosed cultivation now enclosed under Parliamentary award
Constraints/Designations:	
Landscape: Cotswold Water Park	
Historic: None	
Biodiversity: Priority Habitat Deciduous Woodland blocks and hedgerow network	
Other (floodplain, PRoWS): PRoW Footpaths 8 and 9 cross the site. Outside Flood Zones 2 and 3	

Site Reference: R656, R657, R658	**Settlement:** Driffield

Description:

The parcels comprise a series of arable fields positioned to the north-east (R656) and south (R657 and R658) of Driffield, within the Cornbrash Lowlands landscape. The landform is gently undulating, with R656 rising towards the south-west and forming an elevated rural backdrop to the village. Mature hedgerows subdivide the fields, with small woodland blocks and areas of Priority Habitat Deciduous Woodland contributing to enclosure in places, though overall the landscape remains open with expansive views.

R656 lies immediately north-east of Driffield, adjoining the Conservation Area and forming part of the village's rural setting. It displays a high degree of tranquillity and strong countryside character, with open views from the settlement edge across undulating farmland. R657 lies to the south of Driffield and connects physically to the settlement, though it is large in scale and visually open. R658 is located separately from the main village cluster and would introduce a smaller but isolated parcel of development into open countryside.

The parcels are well used recreationally, with multiple PRoW crossing the sites, including Footpaths 14 and 15 through R656, and Footpaths 8 and 9 together with a Restricted Byway 16 adjoining the north-eastern boundary of R657. These routes provide increase sensitivity and user experience of the open lowland character. The parcels are outside Flood Zones and are partly influenced by the wider landscape context of the Cotswold Water Park.

Evaluation:	**MEDIUM-HIGH TO HIGH SENSITIVTY**

Justification:

The parcels occupy sensitive positions within the rural setting of Driffield, particularly R656, which adjoins the Conservation Area and forms rising land that defines the north-eastern backdrop to the village and the setting of the Grade II* Church of St Mary. The combination of open arable character, mature hedgerow structure, woodland blocks, and strong public access via multiple PRoW results in elevated physical, historic, and experiential sensitivity.

R657 and R658, while less directly related to heritage assets, remain large in scale and visually open, with R658 introducing a detached parcel of development into countryside. The scale of development relative to the modest size of Driffield would materially alter the village's form and erode its distinct rural containment.

Overall, R656 is assessed as High sensitivity, reflecting its heritage context and contribution to eh setting of Driffield. R657 and R658 are assessed as Medium–High sensitivity, given their scale, location and relative simplicity.

Landscape Context:	**Landscape Context:**
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TVB Driffield Lowlands
Historic Landscape Character:	B3A – Open common land used as long-term pasture, now mainly enclosed A4p – Former unenclosed cultivation now enclosed D1A – Riverine pasture, probably used as meadows;
Constraints/Designations:	

Landscape: Cotswold Water Park
Historic: Adjoins the Driffield Conservation Area and lies close to listed buildings including the Church of St Mary (Grade II*, List Entry 1341377).
Biodiversity: Priority Habitat Deciduous Woodland blocks and hedgerow network
Other (floodplain, PRoWS): PRoW including Footpaths 14 and 15 (R656) and Footpaths 8 and 9 plus a Restricted Byway (R657/R658). Outside Flood Zones 2 and 3

Site Reference: R689 and R690	**Settlement:** Driffield

Description:

R689 and R690 comprise a mixture of arable fields, mature hedgerows, tree belts, and woodland blocks located within the Cornbrash Lowlands landscape south of Driffield. The parcels are physically and perceptually separated from the settlement and read clearly as open countryside within the wider Cotswold Water Park setting.

R689 consists primarily of gently sloping arable land falling towards the Ampney Brook, which forms a defining landscape feature. The brook corridor introduces riparian vegetation, floodplain character, and ecological value, reinforced by the presence of Flood Zones 2 and 3 along its eastern extent. Charlham Bridge is a notable historic structure within R689, contributing cultural value and reinforcing the traditional crossing point within the valley landscape.

R690 comprises Priority Habitat Deciduous Woodland known as The Folly and Fox Covert, forming a substantial woodland block associated with the brook corridor. This woodland provides strong enclosure locally and contributes significantly to the natural character and biodiversity of the area.

PRoW Footpath 15 runs through R689, offering direct recreational access and views across the brook corridor, woodland edges, and open fields. The landscape is low-lying to gently undulating, with a strong rural character and limited visual association with built development.

Evaluation:	**HIGH SENSITIVTY**

Justification:

R689 and R690 occupy a sensitive position within the rural river corridor landscape south of Driffield. The presence of Ampney Brook, associated floodplain, Priority Habitat woodland, and Charlham Bridge collectively create a landscape of strong natural, historic, and recreational value. The parcels are physically and visually disconnected from the settlement and read as open countryside within the Cotswold Water Park.

Development would introduce built form into a currently undeveloped river corridor, altering the setting of the listed bridge and affecting recreational users of PRoWs. The combination of floodplain sensitivity, woodland habitat, heritage interest, and strong perceptual qualities supports an overall judgement of High landscape sensitivity.

Landscape Context:	**Landscape Context:**
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TVB Driffield Lowlands
Historic Landscape Character:	A3 – Former unenclosed cultivation now enclosed B3A – Open common land used as long-term pasture, now mainly enclosed C1 – Surviving early woodland.

Constraints/Designations:
Landscape: Cotswold Water Park
Historic: Charlham Bridge (Grade II Listed, List Entry 1090035) located within R689.
Biodiversity: R690 comprises Priority Habitat Deciduous Woodland known as The Folly and Fox Covert.

Other (floodplain, PRoWS): PRoW Footpath 15 crosses R689. Flood Zones 2 and 3 extend through the eastern side of the parcels along the Ampney Brook corridor.

Site Reference: R691	**Settlement:** Driffield

Description:

R691 comprises a single large agricultural field located approximately 150 metres north-west of the Harnhill Conservation Area. The parcel is relatively flat, with the southern part of the site sitting slightly higher than the surrounding lanes, creating subtle elevation change at the site edges. The field is enclosed by hedgerows, which provide landscape structure, but otherwise contains limited distinctive natural features.

The western boundary sits within the setting of Barn to East of St Augustine Farm (Grade II Listed), introducing heritage sensitivity to this edge of the parcel. The site is physically and visually disconnected from the main settlement and reads clearly as open countryside. Its scale is comparatively large in relation to Harnhill and would not reflect the compact historic settlement pattern.

PRoW Footpath 10 lies within the north-western section of the site and PRoW Bridleway 18 outside the site to the south-west, providing recreational receptors with views across the wider rural landscape. The site lies outside Flood Zones 2 and 3.

The parcel is located within the Dip Slope Lowland Landscape Character Type, more specifically TV3B The Ampneys LCA. Historic Landscape Character is identified as Large modern fields created from former organised enclosure, resulting in regular field patterns that reflect modern agricultural rationalisation.

Evaluation:	**MEDIUM-HIGH SENSITIVTY**

Justification:

R691 forms part of the open countryside north-west of Harnhill and is physically separated from the settlement. Although the field itself is relatively simple in structure, its scale, openness, and disconnection from the built form increase susceptibility to change. Development would extend the settlement pattern into a currently undeveloped rural parcel and alter the setting of the nearby listed barn.

The presence of PRoWs, open views, and the site's relationship to the Conservation Area setting elevate sensitivity beyond that suggested by field characteristics alone. On balance, the combination of settlement separation, heritage context, visibility, and rural perceptual qualities supports an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	**Landscape Context:**
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	N1 – Large modern fields created from former organised enclosure.

Constraints/Designations:
Landscape: None
Historic: Setting of Barn to East of St Augustine Farm (Grade II Listed). Approximately 150m from Harnhill Conservation Area.
Biodiversity: Boundary hedgerows provide ecological connectivity.

Other (floodplain, PRoWS): PRoW Footpath 10 crosses the site and PRoW Bridleway 18 beyond the south-western boundary. Site lies outside Flood Zones 2 and 3.

Site Reference: R692	**Settlement:** Driffield

Description:

R692 is located to the south-east of Driffield and is accessed via an agricultural lane. The parcel is physically and perceptually disconnected from the settlement and reads clearly as open countryside within the Cotswold Water Park landscape.

The site is relatively flat and comprises a mixture of agricultural land and Priority Habitat Deciduous Woodland blocks, including Lamb Copse. These woodland areas introduce strong natural structure and ecological value within an otherwise open landscape. The eastern edge of the site falls within Flood Zones 2 and 3, associated with Ampney Brook.

Driffield Restricted Byway 16 runs through the woodland along the north-western edge of the site, increasing recreational sensitivity and providing experiential appreciation of the woodland and surrounding countryside. The site is not located within or adjacent to a Conservation Area and there are no listed buildings in close proximity.

The parcel lies within the Cornbrash Lowlands Landscape Character Type, specifically the TVB Driffield Lowlands Landscape Character Area. Historic Landscape Character is identified as Open common land used as long-term pasture, now mainly enclosed, with regular organised enclosure derived from former unenclosed pasture.

Evaluation:	**HIGH SENSITIVTY**

Justification:

R692 occupies a detached and clearly rural position within the Cotswold Water Park landscape south-east of Driffield. Although relatively flat and partly contained by woodland, the site is physically separate from the settlement and would represent a notable incursion of built form into open countryside.

The presence of Priority Habitat woodland, including Lamb Copse, together with floodplain areas and the Restricted Byway 16, elevates natural and recreational sensitivity. While heritage value is limited and the landform is not visually prominent at a wider scale, the combination of ecological interest, settlement separation, and strong perceptual qualities of tranquillity supports an overall judgement of High landscape sensitivity.

Landscape Context:	**Landscape Context:**
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TVB Driffield Lowlands
Historic Landscape Character:	B3A – Open common land used as long-term pasture, now mainly enclosed.
Constraints/Designations:	
Landscape: Cotswold Water Park	
Historic: None identified.	
Biodiversity: Priority Habitat Deciduous Woodland and hedgerows	
Other (floodplain, PRoWS): Flood Zones 2 and 3 on eastern edge. Driffield Restricted Byway 16 runs along the north-western woodland edge.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 19 – Fairford

COTSWOLD
District Council

Settlement character

1.1 Fairford is a historic market town 14 km to the south east of Cirencester on the A417 to Lechlade. It's location is shown in Figure F1. The River Coln runs east-west through the town, entering it from the north. Fairford was an early crossing point of the Coln on routes from Cirencester to London. The bridge was built, and market rights were granted, in the Twelfth Century. Many of the finest buildings of the town date from the 15th Century.

1.2 The centre of Fairford is based around the triangular shaped market place and the High Street which runs to the north. The western side of the High Street is enclosed by the trees within the grounds of Fairford House and St Mary's Church. At the northern end of the High Street is Fairford Park. This close proximity of High Street and parkland is one of the town's most distinctive qualities. Between the town and Milton End to the west is an important rural valley corridor through which the Coln has been canalised as the 'Broadwater'. The finest views of the church are over this open area.

1.3 Fairford has expanded to accommodate a considerable amount of modern development. This is most evident in the north eastern quadrant of the town. However, there is also a considerable amount of housing more discreetly located on the floodplain of the Coln. Recent development lies to the east and is only highly apparent close by on the A417 approaches. Horcott to the south comprises mainly of 20c development, with the notable exceptions of Horcott House and Horcott Farm which create a fine entrance to the village from the south.

Landscape character

1.4 Fairford is located within the National Landscape Character Area 108, Upper Thames Vales. The county assessment places the majority of the settlement and the landscape to the south in the River Basin Lowland landscape type- Fairford and Lechlade LCA. The settlement to the west including Milton End and the rising landscape around the northern edge of the settlement is in the Cornbrash Lowlands landscape type- Southrop Lowlands LCA. The landscape around the town can be considered as consisting of a number of discreet areas.

1.5 Fairford Park to the north of the town consists of parkland with 'stand-alone' mature trees. A substantial belt of planting separates the park from modern development in the north east of the town. This parkland essentially continues as far west as Milton End and includes the canalised stretch of the Coln.

1.6 The flood plain to the south consists of a variety of smaller meadows and larger arable fields away from the river to the east. The meadows are enclosed by outgrown hedges with fences. The area is heavily used as a recreational resource eg dog walking. Sand and gravel extraction has occurred on the easternmost part of the floodplain and also to the south of the town.

1.7 Around the north eastern margin of the town are large scale arable fields and pasture on the gently undulating dip slope.

Relationship of the settlement with the landscape

1.8 The settlement has the following key relationships with the surrounding landscape:

Positive

- The High Street is visually and physically linked to the parkland at the top of the High Street.
- Open space penetrates into the town between the church and Milton End creating an attractive setting to the church.
- The settlement edges are visually and physically permeable between the town and the floodplain providing good continuity between the town and its landscape context.
- The floodplain is an important element of the landscape setting to the town.

Negative

- The abrupt and visually harsh edge between the modern housing development and the landscape, especially to the north east, means that such areas are not integrated with the landscape setting.
- Modern housing detracts from the open area between the town and Milton End.
- The 'suburban' character of the A417 approaches into the town from the east detracts from the town's distinctive sense of place.

Landscape sensitivity considerations

1.9 The most sensitive landscape is the Coln valley, including west of the main part of the town and the floodplain, and Fairford Park to the north. The agricultural land on either side of the town contributes to a generally rural context.

1.10 The ability of the landscape to accommodate further development is constrained by:

- the scale and character of the floodplain landscape;
- the parkland to the north of the town centre;
- the special character of the area between Milton End and the church; and,
- the fact that further expansion to the east or west will constitute expansion into the countryside.

Constraints to be taken into account

1.11 Constraints are shown by Figure F2 and are summarised below:

- Conservation Area.
- Scheduled Monument near Milton End.
- Special Landscape Area.
- The floodplain to the south.

Areas where development is not suitable

1.12 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- The floodplain due to the intrinsic scale, character and quality of the landscape, its contribution to the town's setting and because of its flooding characteristics.
- The northern and western margin of the settlement core due to the scale, character and quality of the valley and parkland landscape and its important contribution to the setting of the town, and in particular the church.
- Extensions of the town into the larger scale open arable/agricultural landscape that surrounds the town would be likely to be prominent.
- Open land between Fairford and Horcott in order to maintain the separate identity of the settlements.

Suggested environmental improvements

1.13 There are no areas where environmental improvement is obviously required in Fairford. However, the floodplain to the south of the town would benefit from improved management of hedges, ditches and pasture.

Figure A1: Context and Landscape Character Types and Area

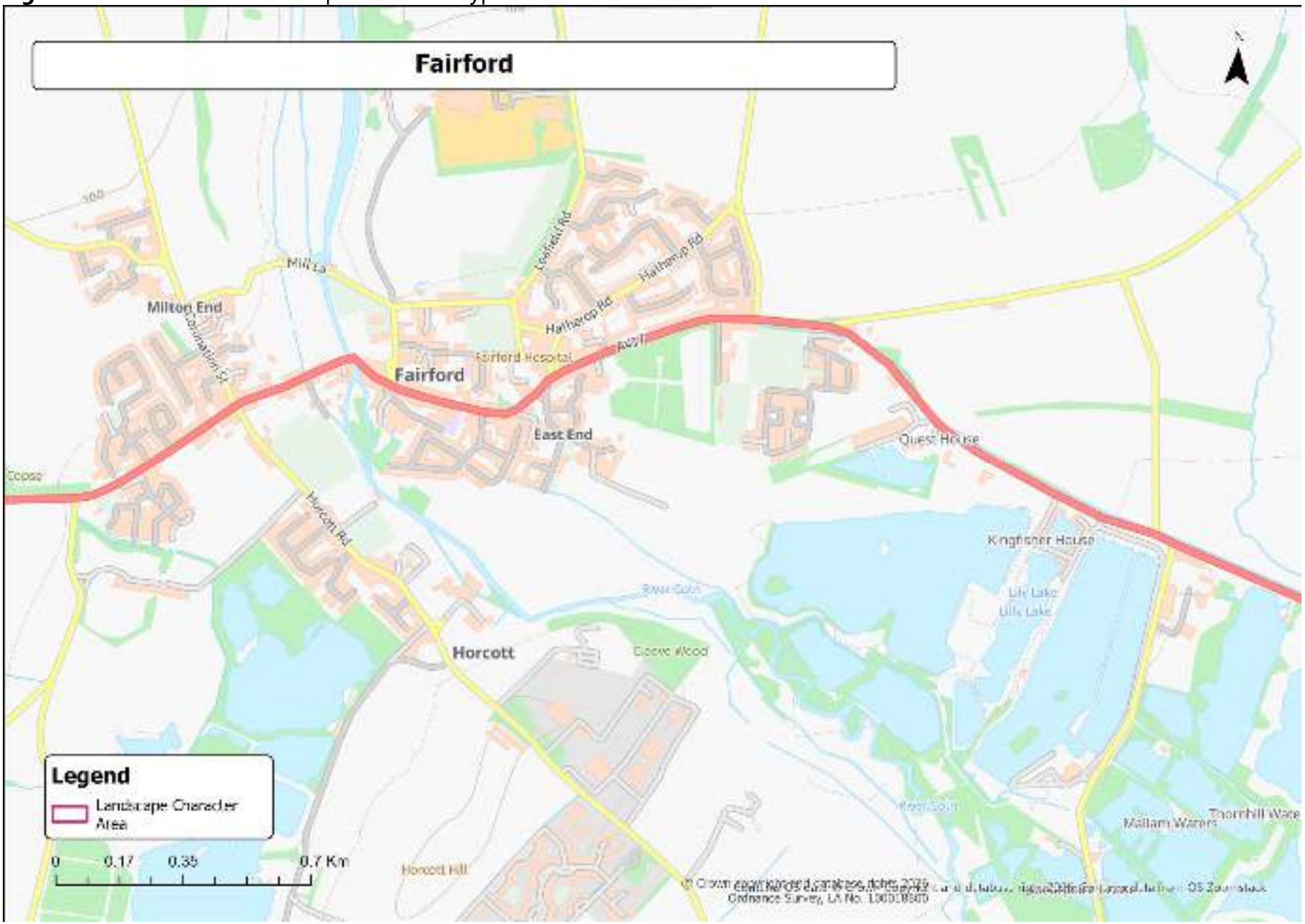
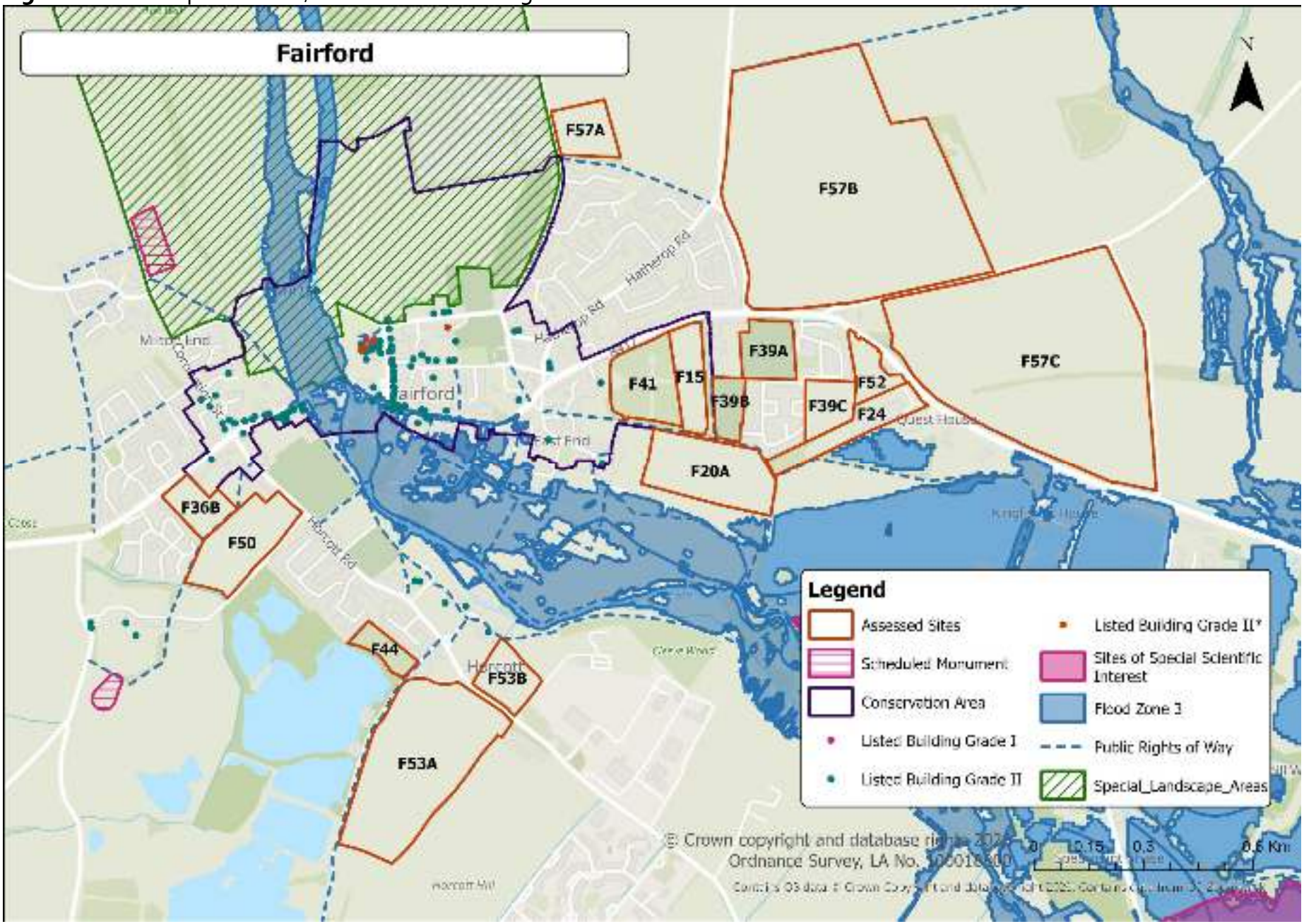


Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: F15 / F41	**Settlement:** Fairford
Description: The site lies within the central-eastern part of Fairford, south of London Road, forming part of the well-treed, historic landscape structure within the built-up area. It comprises two adjoining parcels enclosed by mature vegetation that create a secluded and contained character. The land forms part of the Cotswold Water Park Landscape Character Area TV1C – River Basin Lowland: Fairford and Lechlade. The site is within the Fairford Conservation Area, and all trees are protected under a Tree Preservation Order (TPO). The Cotswold Water Park SSSI lies approximately 350 metres to the south-east. The eastern parcel (F15) is a relatively flat, enclosed grassland field bordered by dense tree belts and containing a single mature tree that provides a focal point within the space. The western parcel (F41) forms part of the designed ornamental landscape associated with Morgan Hall (Grade II Listed, List Entry 1089970), featuring mature specimen trees, ornamental shrubs, and grassland. Together, these parcels form a coherent green enclave that makes an important contribution to the historic, ecological, and visual character of this part of Fairford. A stone wall and roadside tree belt along London Road define the northern boundary, providing a distinctive, verdant edge to the road corridor. PRoW Footpath 34 runs along the eastern boundary, following an access track to residential dwellings and a sports field, while PRoW Footpath 30 follows the southern boundary through a wooded belt, reinforcing enclosure and providing limited but valued local access.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The site contributes strongly to the historic and landscape character of Fairford, providing a well-vegetated area within the settlement that enhances the setting of Morgan Hall (Grade II Listed) and the Fairford Conservation Area. The combination of ornamental and native tree cover, stone boundary wall, and mature parkland form create a distinctive and high-quality landscape character, characteristic of the River Basin Lowland (LCA TV1C – Fairford and Lechlade). Although visually contained by mature vegetation, the site plays a key role in maintaining the green infrastructure and leafy character of this part of Fairford. Development would risk eroding the heritage and aesthetic qualities that underpin the Conservation Area's significance, diminishing the coherence of the town's vegetated structure and the setting of Morgan Hall. Overall, the site's medium-high landscape sensitivity reflects its heritage importance, well-established tree cover, contribution to settlement character, and its role in	

maintaining the visual quality of the Conservation Area and Morgan Hall's historic parkland setting.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C – River Basin Lowland: Fairford and Lechlade
Historic Landscape Character:	F1 - Post-medieval designed ornamental landscape
Constraints/Designations: Landscape: None identified Historic: Within the Fairford Conservation Area. Associated with the Grade II Listed Building – Morgan Hall (List Entry 1089970) Biodiversity: Mature trees and woodland belts provide high local habitat value (covered by TPO); Cotswold Water Park SSSI located approximately 350m to the south-east Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpath 34 runs along the eastern boundary; PRoW Footpath 30 runs along the southern boundary through woodland	

Site Reference: F20A	**Settlement:** Fairford

Description:

The site lies on the southern edge of Fairford, immediately west of the Cotswold Water Park SSSI and beyond the southern extent of the Fairford Conservation Area. It forms part of the low-lying farmland adjoining the River Coln, which flows just beyond the southern boundary. The landscape is characterised by arable fields divided by hedgerows, with occasional hedgerow trees and small pylons running north–south through the centre of the site.

The area has a semi-rural character, framed by mature vegetation along the river corridor to the south and residential development to the north-east. The site is enclosed by a well-used network of PRoWs: Footpath 30 follows the northern boundary, Footpath 33 runs along the eastern edge, and Footpath 31 runs along the southern boundary beside the River Coln. These routes afford filtered views across the site and reinforce its visual and recreational connectivity with the wider countryside.

The land is gently undulating but generally low-lying, forming part of the River Basin Lowland Landscape Character Type within the Fairford and Lechlade Landscape Character Area (TV1C), as defined in the Cotswold Water Park Landscape Character Assessment and Gloucestershire Landscape Character Assessment. The field structure and open views are characteristic of this broad, settled lowland farmland.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site occupies a sensitive position on the southern edge of Fairford where the settlement meets the open countryside of the River Basin Lowland (TV1C – Fairford and Lechlade). It forms part of the transition between the town and the Cotswold Water Park SSSI and contributes to the rural setting of the Fairford Conservation Area. Its open arable fields, hedgerow structure and relationship with the River Coln valley create a characteristic lowland landscape with strong visual and perceptual continuity.

The surrounding network of PRoWs provides a high level of public access and visibility, and the site contributes to local amenity and the green setting of the southern approach to the town. Development here would extend built form south-eastwards, encroaching into the open countryside, eroding the sense of separation between Fairford and the river valley.

While the site's agricultural character and partial containment by vegetation reduce susceptibility to some degree, its visual openness, recreational exposure, and role in maintaining the settlement's rural setting and relationship with the Cotswold Water Park support a judgement of medium-high landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland

Landscape Character Area:	TV1C – River Basin Lowland: Fairford and Lechlade
Historic Landscape Character:	A3x Former unenclosed cultivation – now enclosed
Constraints/Designations: Landscape: None identified Historic: South of the Fairford Conservation Area Biodiversity: Adjacent to the Cotswold Water Park SSSI Other (floodplain, PRoWS): Flood Zones 2 and 3 beyond the southern boundary; PRoW Footpaths 30, 31 and 33 run along the northern, southern and eastern boundaries respectively	

Site Reference: F24	**Settlement:** Fairford

Description:

The site lies on the eastern edge of Fairford, accessed from the A417, and comprises predominantly brownfield land with existing industrial and storage uses. The landscape has a semi-urban character with hardstanding, built structures, and areas of disturbed ground. Vegetation is limited, although a belt of scrub and trees along the south-western edge provides some visual containment and softens the transition towards the adjoining countryside.

The site is relatively flat, with small pylons running along the northern boundary. Sparse hedgerow vegetation in this area allows open views from residential properties to the north-west, while the southern boundary is well vegetated, creating a filtered edge in views from the direction of the Cotswold Water Park SSSI, which lies immediately to the south. The site affords localised views but is otherwise contained by surrounding development and tree belts.

PRoW Footpath 30 runs along the western boundary and part of the southern edge, providing visual access and a route linking the settlement edge with the wider countryside. The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Lowland Landscape Character Type and the Fairford and Lechlade Landscape Character Area (TV1C) as defined in the Cotswold Water Park Landscape Character Assessment. Historically, the area falls within Historic Landscape Type A3x – Former unenclosed cultivation, now enclosed, though much of its original rural pattern has been lost to industrial use.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site is heavily influenced by its existing industrial and brownfield character, which reduces its overall susceptibility to change. It is visually and functionally connected to the settlement edge and existing employment uses along the A417, and redevelopment could potentially deliver environmental and visual enhancement compared with the current condition.

However, the site still forms part of the approach to Fairford from the east and lies close to the Cotswold Water Park SSSI, where the wider landscape retains a strong rural and ecological character. The presence of PRoW Footpath 30 along the boundaries provides visual access, and new development could be prominent without appropriate landscape treatment. The well-vegetated southern edge plays an important role in filtering views and softening the transition between settlement and countryside.

Overall, the site is assessed as having medium landscape sensitivity, reflecting its developed character but also its position on the eastern edge of the settlement and its proximity to the Cotswold Water Park landscape.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C – River Basin Lowland: Fairford and Lechlade
Historic Landscape Character:	A3x Former unenclosed cultivation – now enclosed
Constraints/Designations: Landscape: None identified Historic: None identified Biodiversity: Proximity to the Cotswold Water Park SSSI. Boundary vegetation provides local ecological value Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpath 30 runs along the western and southern boundaries	

Site Reference: F36B	**Settlement:** Fairford

Description:

F36B lies to the south-west of Cirencester Road and comprises an equestrian paddock forming part of a wider area of grazing land that continues southwards into additional paddocks. The site is enclosed by residential development to both its eastern and western boundaries. It functions as a green break which has been designated as 'Fairford-Horcott Local Gap' in the Fairford Neighbourhood Development Plan.

The northern boundary along Cirencester Road is defined by a stone wall and semi-mature trees protected by Tree Preservation Orders. A native single-species hedge forms part of the north-eastern boundary adjacent to the Fairford Conservation Area, while a mature tree belt along the south-western boundary is also protected by TPO (Ref. 13/00020/MIX). These features provide enclosure and contribute to local character.

. Along the south-eastern boundary, PRoW Footpath 10 borders the site. The site lies outside Flood Zones 2 and 3 and is located within the Cotswold Water Park. It falls within the River Basin Lowland Landscape Character Type, specifically the TV1C Fairford and Lechlade Landscape Character Area.

Historic Landscape Character is identified as A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former unenclosed cultivation patterns and a Parliamentary enclosure award within the parish.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

F36B occupies a contained position within the residential edge of Fairford and functions as a green break between built parcels. While it contributes to the setting of the Fairford Conservation Area along its north-eastern edge and contains protected boundary trees, it is closely associated with surrounding housing and fields to the south-east.

Its scale, enclosure by development and vegetation, and equestrian use moderate overall susceptibility. However, the presence of TPO-protected trees, proximity to the Conservation Area, and contribution to local openness elevate sensitivity. On balance, the site demonstrates Medium landscape sensitivity, reflecting its localised landscape value within a predominantly residential setting.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Within the Cotswold Water Park and locally designated as the 'Fairford-Horcott Local Gap'.
Historic: Fairford Conservation Area adjoining north-eastern boundary
Biodiversity: TPO-protected tree belts and hedgerows
Other (floodplain, PRoWS): PRoW Footpath 10 runs along the south-eastern boundary. Outside Flood Zones 2 and 3.

Site Reference: F39A	**Settlement: Fairford**

Description: F39A is a 2.26 ha square shaped site that is used as a secondary football pitch and training area for the neighbouring Fairford Football Club, surrounded by an area of unimproved grassland to the north and south.

The site is bound by a substantial unmanaged mature tree belt to the north and outgrown hedgerows to the south and west. The site adjoins the A417 to the north with arable farmland beyond; a completed 120 dwelling development to the east and south; Fairford Town Football Club to the south-west; and detached housing set within large gardens to the west. The site is currently accessed from the north via London Road, although a spur has been retained from the adjoining development to the east which could provide access.

The southern boundary is defined by trees with residential development beyond. The visual envelope of the parcel is generally limited to local views. Roads and footpaths are present within the neighbouring residential scheme to the south and east which provide views across the parcel.

Evaluation:	**MEDIUM SENSITIVITY**

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

Landscape Context:	
National Character Area:	NCA 108: Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	-

Constraints/Designations:
Landscape: None
Historic: Morgan Hall (listed building) and its parkland setting are present to the west of parcel 39B. The boundary of the Fairford Conservation Area is present to the west of 39B.
Biodiversity: Natural England has raised concerns regarding the impact of further development in Fairford on the North Meadow and Clattinger Farm Special Area of Conservation. Further assessment is required to understand whether additional development in this location would have an unacceptable impact or whether additional mitigation would be required to reduce recreational pressures etc.

The sites are located inside the Cotswold Water Park Nature Recovery Plan Area. Furthermore, they are located within a Site of Special Scientific Interest Risk Zone,

where any development that create a net gain of additional dwellings requires further specialist consideration. The sites are also located within a B-line.

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

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

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

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

There is also an important tree belt along northern boundary of F39A and the southern boundary of F39B, which include some valuable individual trees. These also have an important collective function in the role of providing a significant visual screen and for biodiversity. The retention of these tree belts is important.

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

Site Reference: F39B	**Settlement: Fairford**

Description: F39B is the home of Fairford Town Football Club and social club. The 1.35 ha site includes a full-sized football pitch surrounded by football stands; the main football club building, which includes the social club; a small parking area; and a cut grass area to the south. The site is bound by a substantial unmanaged mature tree belt to the south and outgrown hedgerow to the north. To the east is the new 120 dwelling housing development; to the south is a public Bridleway with pastoral fields beyond; to the west is Cinder Lane, which is an unadopted gravel tracked road, which is also a Public Right of Way and currently serves as the site access.

To the north are detached houses set within large gardens. A spur has been retained from the adjacent development, which could potentially provide a new access via the north-east corner of F39B. A further spur has also been retained from the road to the east in the north-east corner.

Beyond the southern boundary is Fairford Footpath 30 with agricultural fields beyond. Adjacent to the western boundary is Cinder Lane and Fairford Footpath 34, beyond this is the parkland setting of Morgan Hall and the Fairford Conservation Area. The visual envelope of the parcel is generally limited local views. The neighbouring footpaths to the south and west provide views of the parcel.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

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

Landscape Context:

National Character Area:	NCA 108: Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	-

Constraints/Designations:
Landscape: None
Historic: Morgan Hall (listed building) and its parkland setting are present to the west of parcel 39B. The boundary of the Fairford Conservation Area is present to the west of 39B.
Biodiversity: Natural England has raised concerns regarding the impact of further development in Fairford on the North Meadow and Clattinger Farm Special Area of Conservation. Further assessment is required to understand whether additional development in this location would have an unacceptable impact or whether additional mitigation would be required to reduce recreational pressures etc.

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

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

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

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

There is also an important tree belt along northern boundary of F39A and the southern boundary of F39B, which include some valuable individual trees. These also have an important collective function in the role of providing a significant visual screen and for biodiversity. The retention of these tree belts is important.

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

Site Reference: F39C	**Settlement: Fairford**

Description: The 1.84 ha site is located on the eastern periphery of Fairford. It comprises a remnant part of an arable field. It is irregularly shaped but has flat topography.

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

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

Evaluation:	**MEDIUM-LOW SENSITIVITY**

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

Landscape Context:

National Character Area:	NCA 108: Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	-

Constraints/Designations:
Landscape: None
Historic: None
Biodiversity: Natural England has raised concerns regarding the impact of further development in Fairford on the North Meadow and Clattinger Farm Special Area of

Conservation. Further assessment is required to understand whether additional development in this location would have an unacceptable impact.

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

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

The site is predominantly grazed land, which is unlikely to have significant ecological value, although a Preliminary Ecological Assessment would be required to confirm this. The main areas of ecological interest are likely to be the hedgerows and trees within and surrounding the sites.

The site does not contain any trees that are protected by a Tree Preservation Order (TPO). However, there is an important tree belt along with north-eastern boundary alongside the A417. There is also a mature tree belt running along the boundary between F39C and F52. The proposal would also remove part of this tree belt to provide a through road. Breaking this tree belt would be a further fragmentation of the wildlife corridor.
Other (floodplain, PRoW): No PRoW within or on the boundaries of the parcels.

Site Reference: F44	Settlement: Fairford
Description: The 1.14 ha site is located to the south of Horcott, a sub-settlement within Fairford. It has flat topography and sits on the shore of Horcott Lake. Access is provided via Totterdown Lane at the south-east corner. It once formed part of an extensive sand and gravel extraction area, known as Horcott Pit. The site incorporates a wide tree belt within the south-western half of the site. The north-eastern half is unmanaged grassland and scrub. A power line also cuts a corridor through the centre of the site, from the south-east to the north-west. It is adjacent to bungalows along the north-eastern boundary; Horcott Industrial estate to the north-west; a public bridleway to the south-east with arable farmland beyond; and Horcott Lake to the south-west.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The site contribute significantly to the setting and backcloth of Horcott Lake as well as having some intrinsic merit. The site is degraded and power lines are a detractor and a constraint and would need to be removed/undergrounded. If development were permitted it would need to carefully address the lake retaining the majority of vegetation on this side of the site to significantly mitigate its effect. Care would be needed not to unduly affect the visual amenity of the bungalow residents.	
Landscape Context:	
National Character Area:	NCA 108: Thames and Avon Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	-
Constraints/Designations: **Landscape**: Not within Cotswolds National Landscape or SLA **Historic**: No listed buildings or Conservation Area within or on boundary of the parcel **Biodiversity**: Since this site was allocated in the Local Plan, a strip of land running inside the south-western edge of the site is has received notification of becoming a Site of Special Scientific Interest. This is currently in a consultation period. The entire site is also located within a Site of Special Scientific Interest Risk Zone, where any development that has a net gain of dwellings would require further specialist analysis to understand the impact. The site is furthermore located in the Cotswold Water Park Nature Improvement Area, as well as being in the Cotswold Water Park Nature Recovery Plan Area. The site is also located next to Horcott Lake, which is also a Local Wildlife Site (Cotswold Water Park (east)). Natural England has raised concerns regarding the impact of further development in Fairford on the North Meadow and Clattinger Farm Special Area of Conservation, although only development which is in addition to that already allocated in the Local	

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

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

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

Other (floodplain, PRoW): no TPO within or on the boundary of the parcel. Kempsford Restricted Byway 3 is present along the south-eastern boundary

Site Reference: F50	Settlement:	Fairford (White 2014)
Description: The site lies on the south western edge of Fairford on very gently sloping land separating it from Horcott to the south. There are two improved pasture fields separated by an outgrown hedge with trees. To the north, there is the edge of the settlement and a low stone wall with other low field boundaries allowing glimpsed and filtered views through maturing trees from the A417. New housing is being constructed to the north west beyond a low boundary. To the south west, there is an outgrown hedge with trees along a watercourse. Mature trees lie on the southern boundary with Horcott and vegetated gravel workings. The Horcott Road to the north east is fenced with occasional trees within the site, allowing clear views. The edges of Fairford are recessive and indented with an incremental mix of traditional buildings to the north within the Conservation Area, linear development further south and a small hedged field to the rear of properties. A public footpath runs along the northern edge of the site linking the settlement to the countryside to the south west. The site has limited tranquillity due to the presence of the A417 and housing to the north and south.		
Evaluation:	**MEDIUM-HIGH SENSITIVITY**	
Justification: The site is susceptible to change from housing as it provides a green gap between Fairford and Horcott when combined with playing fields along the River Coln corridor to the north east. This allows the settlements to retain their separate identities. If the site was developed it would, with other new development, enclose fields to the north which provide the setting to the western end of the Conservation Area which features recessive but attractive traditional buildings which form a positive introduction to the old settlement. As such, it would remove contact between the Conservation Area and the wider countryside on this side of the settlement which would be undesirable.		
Landscape Context		
National Character Area:	Upper Thames Clay Vales	
Landscape Character Type:	River Basin Lowland	
Landscape Character Area:	Fairford and Lechlade	
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
Constraints/Designations Landscape: Separation between Fairford and Horcott Historic: Setting of the Conservation Area Biodiversity: none Other (floodplain, PROWs):Public footpath runs along northern boundary		

Site Reference: F52	**Settlement: Fairford**
Description: The 1.40 ha site is located on the eastern periphery of Fairford. It is characterised as open pastoral fields of varying quality. Hedgerow, trees and fencing is present on the boundaries. The A417 is present to the north of the parcels. Within the local context is neighbouring residential and industrial built form. In relation to surrounding undeveloped features there is amenity space linked to the football club, agricultural land and water features which are characteristic of the Cotswold Water Park and the area's former mineral extraction use. The parcel is cut off from the wider landscape by all the features mentioned above. The parcel has a limited visual envelope. The parcel is laid to grass and is divided into two equestrian paddocks by fencing. The parcel boundaries are generally defined by mature hedgerow and trees. Residential development is present to the north eastern and western boundaries to varying degrees. South of the parcel is an established industrial site. Beyond the north eastern boundary is a tree lined stretch of the A417 with open agricultural fields beyond. Views of the parcel from the public realm are limited to filtered views from the A417 for motorists (no pavement present) and from the road to the west of parcel F39C	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: Domestic built form is present beyond the north eastern boundary; development of the parcel would increase this context and remove the current low density rural transition to the settlement on the approach from the east along the A417. Other development is present to the southern and western boundaries; this has an influence on the context of the parcel. The vegetated boundaries are far more robust than the neighbouring parcel and views are filtered. Loss of vegetation at the access would require mitigation. Although in equestrian use the field is recognised as a characteristic part of the agricultural context present around the settlement. The parcel is considered to have **Medium** landscape sensitivity due to the above factors.	
Landscape Context:	
National Character Area:	National Character Area 108: Upper Thames Clay Vales
Landscape Character Type:	Landscape Character Type: River Basin Lowland
Landscape Character Area:	Landscape Character Area: TV1C Fairford and Lechlade
Historic Landscape Character:	-
Constraints/Designations: **Landscape**: None **Historic**: None **Biodiversity**: Natural England has raised concerns regarding the impact of further development in Fairford on the North Meadow and Clattinger Farm Special Area of Conservation. Further assessment is required to understand whether additional development in this location would have an unacceptable impact.	

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

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

The site is predominantly grazed land, which is unlikely to have significant ecological value, although a Preliminary Ecological Assessment would be required to confirm this. The main areas of ecological interest are likely to be the hedgerows and trees within and surrounding the sites.

The site does not contain any trees that are protected by a Tree Preservation Order (TPO). However, there is an important tree belt along with north-eastern boundary alongside the A417. There is also a mature tree belt running along the boundary between F39C and F52. The proposal would also remove part of this tree belt to provide a through road. Breaking this tree belt would be a further fragmentation of the wildlife corridor.
Other (floodplain, PRoW): No PRoW within or on the boundaries of the parcels.

Site Reference: F53A	**Settlement:** Fairford

Description:

The site lies beyond the southern edge of Fairford, to the south of Horcott Road and east of Totterdown Lane (Restricted Byway 3), close to Horcott Lake. It comprises three medium-sized, regular arable fields divided by hedgerows and hedgerow trees. The boundaries along the public roads are well-defined by mature tree belts which restrict visibility into the site and create a filtered, enclosed character when viewed from the surrounding area.

The landform gently falls to the north-west and is situated within the Cotswold Water Park, forming part of the transition between the settled edge of Fairford and the more open rural and wetland landscape associated with the lakes and designated ecological areas to the west. The Cotswold Water Park SSSI lies immediately west of Totterdown Lane. There is no public access through the site, and it remains part of the wider agricultural hinterland south of the town.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Lowland Landscape Character Type, and the Fairford and Lechlade Landscape Character Area (TV1C) as defined in the Cotswold Water Park Landscape Character Assessment. The landscape is typical of this area, comprising gently undulating lowland farmland interspersed with hedgerows, tree belts and areas of former gravel extraction that contribute to a strong sense of structure and rural character.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site occupies an open and rural position beyond the southern edge of Fairford, forming part of the transitional landscape between the settlement and the wider agricultural and wetland mosaic of the Cotswold Water Park. Its gently sloping topography, intact hedgerow structure, and proximity to the Cotswold Water Park SSSI enhance its ecological and perceptual sensitivity.

Although roadside tree belts limit visibility and provide a degree of containment, the site remains largely undeveloped and contributes to the sense of rural openness that defines the approach to Fairford from the south and west. Development here would extend the settlement south-eastwards into open countryside, reducing the clarity of the existing built edge and diminishing the visual and spatial separation between the settlement and the countryside.

The absence of public access, the partial screening provided by vegetation, and the site's agricultural use moderate susceptibility slightly. However, its size, rural character, and the influence of surrounding designations result in an overall medium-high landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C – River Basin Lowland: Fairford and Lechlade
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: None identified Biodiversity: Proximity to the Cotswold Water Park SSSI; boundary vegetation provides local ecological value and connectivity. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; Totterdown Lane (Restricted Byway 3) runs along the western edge; no internal public access	

Site Reference: F53B	**Settlement:** Fairford

Description:

The site lies to the north of Horcott Road on the southern edge of Fairford, forming part of the open countryside between existing residential development to the north-west and the RAF Fairford properties to the south-east. It comprises a single pastoral field used for grazing, with gently sloping land that falls westwards, affording a sense of openness and transition between the settlement and the rural landscape beyond.

The site is bounded by strong vegetation on all sides. A dense hedgerow and treeline along Horcott Road screen the site from public view, while a mature hedgerow along the northern boundary provides further containment and separation from adjoining farmland. The eastern boundary includes good screening vegetation adjacent to the access road leading to the water treatment works. To the north-west, existing farm buildings are visible in places, including Bailiff's Cottage at Horcott Farm (Grade II Listed), which lies within the wider landscape setting of the site.

The upper parts of the site afford longer views westwards, framed by a wooded backdrop in the distance. There is no direct public access within the site, although PRoW Footpath 32 runs just beyond the northern boundary. The combination of vegetation, sloping topography, and surrounding land uses gives the site a semi-rural and transitional character.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Lowland Landscape Character Type and the Fairford and Lechlade Landscape Character Area (TV1C) as defined in the Cotswold Water Park Landscape Character Assessment.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site forms part of the transitional landscape on the southern approach to Fairford, maintaining a green gap between existing housing to the north-west and the RAF Fairford complex to the south-east. Its gently sloping landform, well-vegetated boundaries, and pastoral character contribute to a semi-rural and visually cohesive edge to the settlement. The strong roadside and boundary vegetation provides effective visual containment, limiting the site's prominence in near views, while the upper slopes allow filtered long views westwards across the countryside.

The site's rural qualities, together with its contribution to the setting of Bailiff's Cottage at Horcott Farm (Grade II Listed), support a moderate degree of sensitivity. Development would erode the visual separation between settlement clusters and reduce the green, rural edge that currently defines this part of Fairford. However, containment by vegetation and the limited public visibility reduce overall susceptibility.

On balance, the site's combination of topographic variation, relationship with surrounding built form, and contribution to the rural approach to Fairford result in a judgement of medium landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C – River Basin Lowland: Fairford and Lechlade
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: Adjacent to Bailiff's Cottage at Horcott Farm (Grade II Listed) Biodiversity: Proximity to the Cotswold Water Park SSSI; boundary vegetation provides local ecological value and connectivity. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 32 runs just beyond the northern boundary	

Site Reference: F56	**Settlement:** Fairford

Description:

The site lies on the northern side of Fairford, to the south of Mill Lane and east of Coronation Street, occupying a transitional position between the built edge of the town and the Coln Valley. The land is located immediately west of the Fairford Conservation Area and adjoins the North of Fairford Special Landscape Area (SLA), which extends across the Coln Valley to the east and north.

The site is relatively flat but sits slightly higher than the land to the east, which falls away towards the River Coln. This creates open views over the site from the east, as well as open views north. Existing residential development to the south and west provides a built backdrop. The site is enclosed by a stone wall boundary, with a line of mature cherry trees along the western end of the northern edge, providing limited local screening.

The land is partly developed, containing Cottages facing Coronation Street, agricultural barns, farmyard areas and grassed paddocks, giving it a semi-rural, transitional character. The surrounding landscape is sensitive due to its proximity to the Fairford Conservation Area and Special Landscape Area, both of which include well-used PRoWs (Footpaths 11 and 12) to the east offering clear views across the site. Footpath 11 also crosses Mill Lane to the north, linking to further open countryside.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Lowland Landscape Character Type and the Fairford and Lechlade Landscape Character Area (TV1C) as defined in the Cotswold Water Park Landscape Character Assessment.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site occupies a prominent location on the northern edge of Fairford, forming part of the visual and historic setting to the Fairford Conservation Area and the adjoining Coln Valley Special Landscape Area. Its elevated position and open context make it clearly visible from PRoWs within the valley to the east.

Although the site contains existing agricultural barns and associated infrastructure, which reduce its susceptibility to change, its proximity to sensitive landscape and heritage designations heightens its overall sensitivity. The stone boundary wall and established trees contribute positively to local character, while the open paddocks maintain a sense of rural continuity between the town and the valley.

Development would need to respect the site's visual prominence and its contribution to the setting of the Conservation Area and SLA, maintaining the distinctive rural edge and relationship with the Coln Valley. The combination of its partly developed nature,

topographic prominence, and heritage context results in an overall medium landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C – River Basin Lowland: Fairford and Lechlade
Historic Landscape Character:	G3 – Towns, villages and hamlets
Constraints/Designations: Landscape: Adjacent to the North of Fairford Special Landscape Area Historic: Immediately north and west of the Fairford Conservation Area; contributes to its rural setting and relationship with the Coln Valley. Includes Waiten Hill Farm House and lies opposite Milton Farm house (Non-Designated Heritage Assets) Biodiversity: Boundary trees and grassland paddocks provide limited ecological value; River Coln corridor enhances habitat connectivity nearby Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpaths 11 and 12 to the east provide open views from within the SLA and Conservation Area; PRoW Footpath 11 continues north across Mill Lane	

Site Reference: F57A, F57B and F57C **Settlement:** Fairford

Description:

Parcels F57A, F57B and F57C are located to the north-west and west of Fairford and comprise arable fields contained by mature hedgerows, occasional stone walls, and scattered mature trees. The landform is predominantly flat, although Parcel F57A sits slightly higher than the adjoining parcels. F57C also includes a small area of unmanaged grassland, adding minor variation in land cover.

The parcels are separated from each other and from the main settlement by highway infrastructure, which fragments their relationship with the urban edge. Existing residential development is visible in parts, though vegetation and intervening roads create physical and perceptual separation. Parcel F57A is also physically detached from F57B and F57C.

PRoW Footpath 17 runs along the southern edge of F57A, and PRoW Footpath 35 lies beyond the northern boundary of F57B, increasing recreational sensitivity. The parcels lie outside the Conservation Area and there are no listed buildings in close proximity. They are outside Flood Zones 2 and 3. Parcels F57A and part of F57B fall within the Cotswold Water Park, with Coln Valley north of Fairford Special Landscape Area also located to the west of F57A.

The site lies within the Cornbrash Lowlands Landscape Character Type, specifically the TV2C Southrop Lowlands Landscape Character Area. Historic Landscape Character is identified as A3x – Former unenclosed cultivation now enclosed, with regular organised enclosure patterns that do not reflect earlier unenclosed systems and no Parliamentary enclosure award within the parish.

Evaluation:	**MEDIUM-HIGH SENSITIVTY**

Justification:

Parcels F57A, F57B and F57C occupy a flat, open position on the western and north-western edge of Fairford within the Cornbrash Lowlands landscape. While natural and historic sensitivities are moderated, the parcels are medium to large in scale and would represent a substantial extension of built form beyond the current settlement boundary.

Although existing residential development is visible and highway infrastructure fragments the landscape, vegetation and separation mean the parcels still read as countryside rather than settlement fringe. The scale of potential development, combined with the openness of the lowland landscape and proximity to PRoWs, elevates overall susceptibility. Taken together, these factors support an overall judgement of Medium-High landscape sensitivity.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TV2C Southrop Lowlands
Historic Landscape Character:	A3x – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Partly within the Cotswold Water Park (F57A and part of F57B). Coln Valley north of Fairford Special Landscape Area adjacent to F57A. Historic: No Conservation Area or listed buildings within or immediately adjacent. Although, Fairford Park Non-Designated Heritage Asset is adjacent to F57A. Biodiversity: Hedgerows, mature trees, and small unmanaged grassland area Other (floodplain, PRoWS): PRoW Footpath 17 along southern edge of F57A; PRoW Footpath 35 beyond northern boundary of F57B. Outside Flood Zones 2 and 3.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 20 – Kemble

COTSWOLD
District Council

Settlement character

1.1 Kemble is a village located on the A429 road linking Cirencester to Malmesbury and thence the M4, around 19km to the south. This moderately busy road cuts the village in half. More significantly, the village is one of the few settlements in the district to have a railway station. This is on the Gloucester to Swindon line with trains to London.

1.2 The village is thought to be of medieval origin although there are Anglo-Saxon burials within the built up area and prehistoric remnants have been found in the environs. Growth of the village has occurred due to its good communications: the railway line in the late 19th century and roads in the latter part of the 20th century.

1.3 The oldest part of the village is to be found to the west of the main road focussed on All Saints Church, whose spire is a local, highly visible landmark. Kemble House, adjacent, was built in the 17th century and is bordered by high stone walls. When the railway was constructed, Kemble House's lady occupant, Miss Anna Gordon, insisted that it must run in an unnecessary tunnel to avoid spoiling the westerly vista from the house. These buildings are close to the south east corner of the settlement. Loosely clustered to the north are detached houses in large gardens, mainly of the Victorian era, and some small terraces focussed on the greens on West Lane. The many mature trees between the well-spaced houses further enhances the village.

1.4 To the north west of the main road, the village is dominated by a small local authority built housing estate and more recent private housing of standard house types in a cul de sac layout [West Hay Grove]. These give the impression to passing traffic that most of the village is of recent origin. Further housing has been built north of Station Road. However, just to the northwest again lies the late Victorian cluster of Kemble Station, the Tavern public house, railway cottages and water tower. This area, like the older part of the village to the east, is a Conservation Area.

1.5 Slightly but distinctly separated from the village to the north lies Clayfurlong Farm, adjacent to the dismantled Cirencester spur railway and its embankment. This is a rural farm complex with fine listed buildings.

Landscape Character

1.6 Kemble is located on the edge of the Cotswolds National Character Area 107 bordering the area of the Upper Thames Clay Vales NCA 108 to the east. . The village lies within Dip Slope Lowland landscape type and Kemble Dipslope LCA, but there are influences from the adjoining Cornbrash Lowlands

landscape type to the south east. Kemble is at a transition point in the landscape on a gentle ridge abutting the upper Thames Valley.

1.7 The Kemble dipslope is an area of elevated land with a geology of Kellaway Clays and Sands sloping south east. The gentle ridges are interspersed with shallow valleys. Agriculture is primarily arable and pastoral fields on more poorly drained lower land. The headwaters of the Thames and tributaries pass through pasture with little riparian vegetation. Field boundaries tend to be low maintained hedgerows and some walls with few trees apart from well-defined rectilinear copses and woodland belts. Wide views are therefore possible across the area.

1.8 The Dipslope/Thames Valley transition area to the north and east of the village has similar geology to the dipslope but the topography becomes flatter and the vegetation cover becomes greater. Again, there is a mix of arable agriculture with pasture on wetter ground. Hedgerows with trees are more numerous and there are tree belts and copses. The River Thames forms the main feature in the gently undulating landscape in a shallow broadening valley.

1.9 The Agricultural classification of the area is Grade 3.

1.10 Kemble lies on the edge of a gentle ridge reaching 120m AOD which is similar in elevation to the Fosse Way to the north [the boundary of the National Landscape]. The village slopes down towards the Thames which is around 100m AOD.

Relationship of the settlement with the surrounding landscape

1.11 The settlement has the following key relationships with the surrounding landscape:

Positive:

- The settlement sits comfortably above the upper Thames valley on the edge of its gentle ridge. The church spire, established buildings, relatively loose structure and mature trees are pleasing when viewed from across the valley to the north east.
- The church spire is also important when viewed from the A429 travelling south both at a distance and entering the village.
- Trees on the dismantled railway embankment to the north of the village provides a strong visual buffer and boundary to the village.

- This boundary is reinforced by the steep pastoral valley slopes of the tributary valley which wraps around the north of the settlement, overlooked by Pheasants Hill.
- The main line railway and station Conservation Area provides a strong boundary to the village to the west with associated vegetation cover.
- The parkland to the east of the church and Kemble House provides an attractive setting to the main eastern Conservation Area.

Negative:

- The local authority estate houses and West Hay Grove housing fronting the A429 gives a suburban edge with few trees which does not complement the landscape or this part of the village.

Landscape sensitivity considerations

1.12 Though the area is 1km outside the National Landscape the area to the north and west of the village does inevitably share some of its characteristics of the dipslope– generally smooth topography, steep valley slopes, watercourses, field patterns and crisp woodland belts and copses. In effect it is a transition and buffer zone for the National Landscape. The area has been designated as an SLA. To the east, the landscape becomes more gentle related to the upper Thames valley. Overall, the area has the distinction of being close to the source of the Thames, 2km to the north, with the infant river itself passing just to the north of the village. Both landscapes therefore have considerable significance and sensitivity.

1.13 There are open views possible towards the village from a distance from most directions due to its position overlooking valleys, the overall gentle topography and relatively open landscape. Close into the village itself, however, the presence of the well vegetated railway embankments and significant other tree groups mean that there is capacity for development within the envelope of the railways, embankments and village structure.

Constraints to be taken into account

1.14 The constraints are shown on Figure K2 and are summarised below:

- Special Landscape Area covering all of village and surrounding landscape
- Conservation Areas
- The Thames Path to the north
- The floodplain of the watercourses
- Key wildlife site in the railway cutting north of the A429

Areas where development is not suitable

1.15 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Substantial development northwards into the Thames valley east of the A429 because this would harm the setting of the main eastern Conservation Area and adversely affect the character of this significant area close to head of the Thames.
- North of the dismantled railway because this would adversely affect the character of the area close to head of the Thames and be visible in the relatively open landscape.
- West of the main line railway because of visibility in the relatively open landscape.
- East of the Conservation Area because of the setting of the main eastern Conservation Area and its most significant buildings [the Church and Kemble House].

Suggested environmental improvements

1.16 The following environmental improvements are suggested:

- Planting and environmental improvements to the station car parks and approaches.

Figure A1: Context and Landscape Character Types and Areas

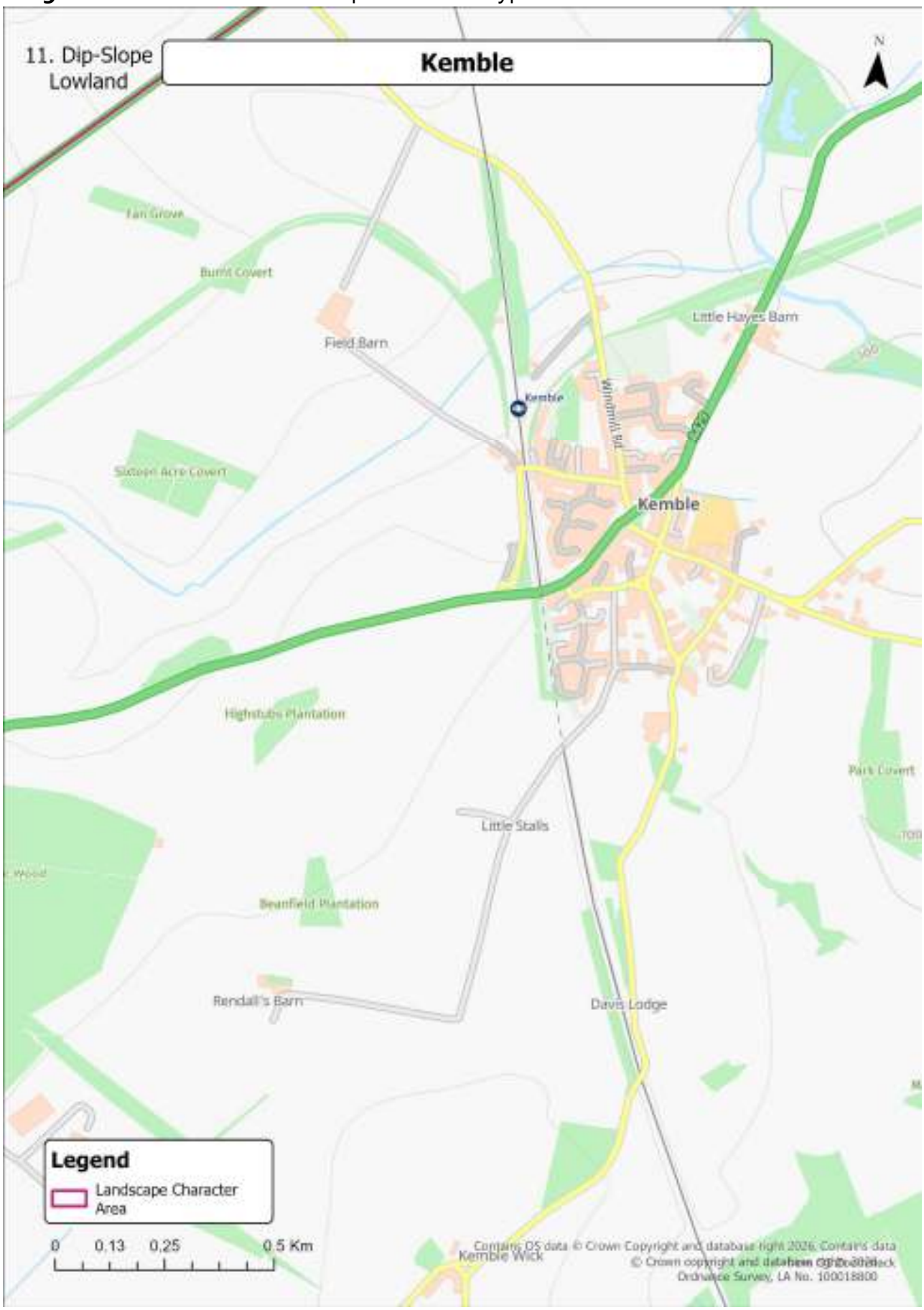
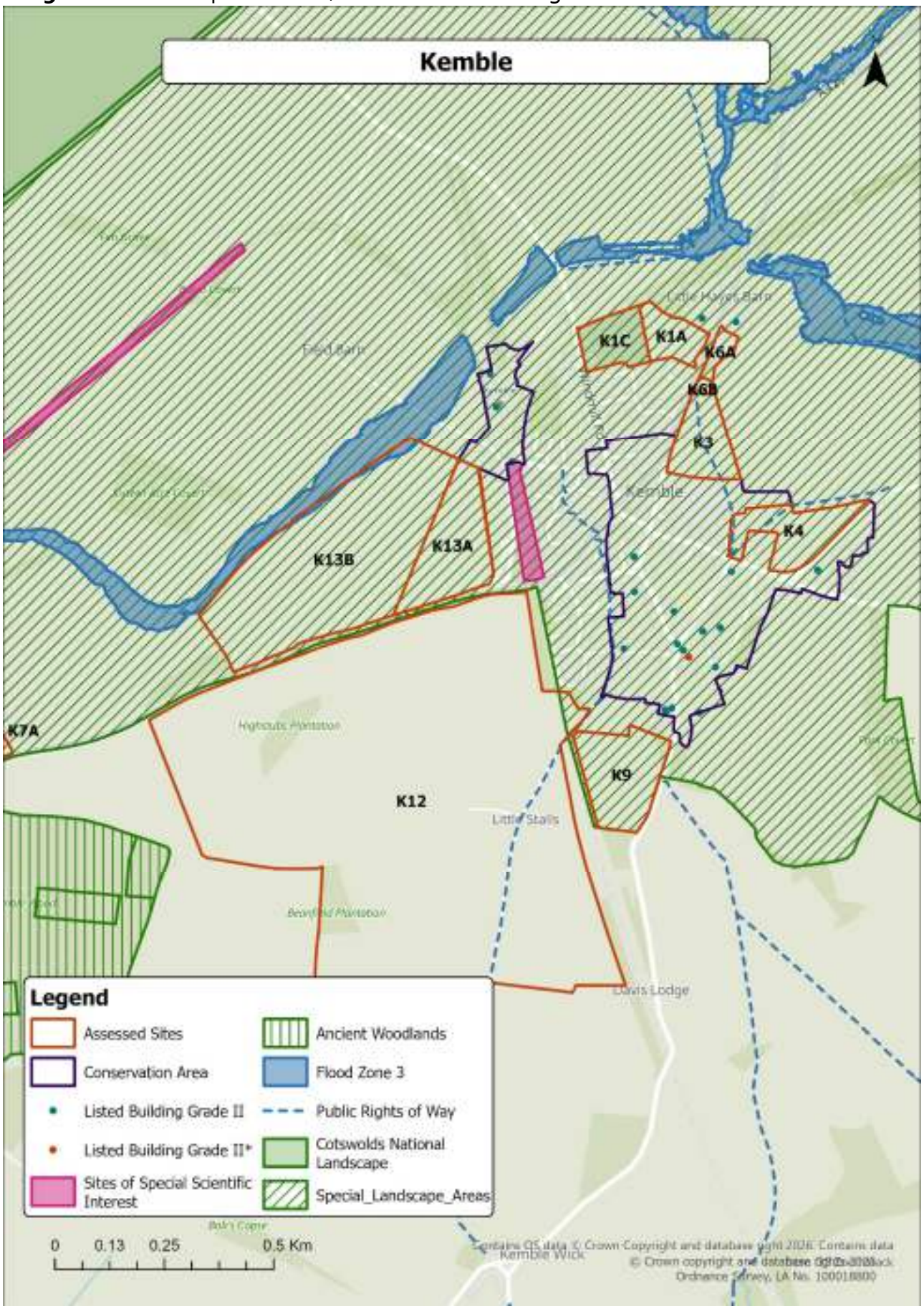


Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: K1A/K1C	**Settlement:** Kemble
Description: The site lies beyond the northern residential edge of Kemble, immediately north of Clayfurlong Grove and to the east of the A429. It comprises two grassland fields divided by a central tree belt that provides a clear internal separation between the two areas. The land slopes gently eastwards and forms part of the transition between the built edge of Kemble and the rural landscape to the north. The western field is in active recreational use and is a designated local green space in the Kemble Neighbourhood Development Plan, functioning as a playing field with the Windmill Playground and skate ramps located along its western boundary. This area is accessible from the adjoining residential properties to the south, including bungalows at the western end of Clayfurlong Grove. The eastern field is not publicly accessible but remains visible from adjacent dwellings and contributes to the local green setting of the village. The site is enclosed on all sides by mature vegetation. Deciduous and evergreen tree belts define the northern and eastern boundaries, limiting outward views and providing a sense of containment. The disused railway line lies immediately to the north, with Clayfurlong House (Grade II Listed, List Entry 1153295) visible beyond the north-eastern edge. Although there are no PRoWs within or adjacent to the site, the playing field is a valued community space that provides both visual and recreational amenity for residents. The site lies within the Kemble & Ewen Special Landscape Area (SLA), which emphasise the importance of conserving the character and setting of the village and its relationship with the surrounding landscape. It falls within National Character Area 107 – Cotswolds, within the Dip Slope Lowland Landscape Character Type and the Kemble Dip Slope Landscape Character Area (TV3A)	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The site contributes positively to the character and amenity of Kemble's northern edge. The western field's established recreational function and strong vegetated boundaries make it an important component of the village's green infrastructure. The mature tree belts, gently sloping topography, and combination of open grassland and recreational features provide a well-defined and contained settlement edge that supports both community use and local visual amenity.	

The site's proximity to Clayfurlong House (Grade II Listed), forming part of its setting and the distinct separation created by the disused railway line elevate heritage and contextual sensitivity, particularly in views from the north-east. The combination of active use, visual enclosure, and heritage association means that any development would risk eroding the clear northern boundary of Kemble and diminishing the relationship between the village and its rural hinterland. Although the site is partly enclosed and wider visibility is limited, its recreational importance and contribution to settlement setting and heritage context support a judgement of medium-high landscape sensitivity, primarily due to its public amenity role, SLA designation and historic associations.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowlands
Landscape Character Area:	TV3A – Kemble Dip Slope
Historic Landscape Character:	Southern half – G4 Towns, villages and hamlets. Northern half – A3 Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Kemble & Ewen Special Landscape Area (SLA)
Historic: Clayfurlong House (Grade II Listed, List Entry 1153295) to the north east.
Biodiversity: Boundary tree belts and grassland provide habitat value
Other (floodplain, PRoWS): No PRoWs within or adjacent. Outside Flood Zones 2 and 3. Western field is a designated Local Greenspace.

Site Reference: K3	**Settlement: Kemble**

Description: The 2.82 ha site is located to the north-east of Kemble. It is mostly a triangular shaped pastoral field with signs of ridge and furrow. It is located to the east of the A429 and is bounded by hedgerow to the south, east and west. The northern boundary is delineated by a post and rail fence. Kemble Footpath 11 enters through this fence and crosses the centre of the parcel to the southern boundary. A single mature oak tree is present at its centre.

To the north of the parcel is K6B. Beyond the southern boundary is a small pastoral field which is subject to a recently permitted residential application for eight dwellings. Alongside the field to the south is the Kemble Primary School playing field with domestic curtilage adjacent to this. To the west of the parcel is 20th century residential development of varying styles and age. Beyond the eastern boundary is a continuation of the undeveloped rural character. The character of the parcel ties it to the rural agricultural context present around the Kemble settlement.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The parcel has susceptibility to change through housing development due to its position on the settlement edge and within the context of the characteristic rural landscape present around the settlement. Development would represent encroachment into this context and form a prominent addition to views. The A429 would be enclosed on both sides through the settlement and a link with the characteristic surrounding rural landscape would be lost. The vegetated field boundaries and solitary oak tree within the parcel form important landscape features and provide layers of visual filtering across the agricultural landscape. The PRoW is present across the centre of the parcel and would need to be accommodated within any proposal. The parcel forms an important part of the rural approach to the settlement along the A429. Given this, its susceptibility to change and its location within the SLA, the parcel is considered to have **Medium-High** sensitivity

Landscape Context:

National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	Dip Slope Lowland
Landscape Character Area:	TV3A Kemble Dipslope
Historic Landscape Character:	-

Constraints/Designations:

Landscape: within the Kemble & Ewen Special Landscape Area (SLA)

Historic: No Listed Buildings within the parcels. Parcel not within a Conservation Area, but the Kemble Conservation Area is present to the south and west.

Biodiversity: The site is not located within an area covered by a formal nature conservation designation. However, parts of the site are identified as being a Great

Crested Newt red zone and a Great Crested Newt amber zone. There is also Priority Habitat (deciduous woodland) located around 120m to the north of the site, forms a wildlife corridor along both the course of the River Thames and the disused railway line embankment.

The site does not contain any trees protected by a Tree Preservation Order. However, the southern part of the site is located within the Kemble Conservation Area, where trees are protected and Policy EN7 of the Local Plan applies.

There is a significant field (Oak) tree within the centre of K3. There is also a large Ash tree on the south-western boundary of this field, which is also a fine example. In addition, there is a group of Sycamore trees along the boundary of the site between the Kemble Primary School playing field and the adjacent recently permitted housing development to the west, which are also of significance. K3 also contains mature hedgerows around its boundaries. These are assets of the site and would add value within the design of any development. Their loss would make the site less developable

Other (floodplain, PRoW): No TPO present within the parcel. Public Right of Way Kemble Footpath 11 is present within K3.

Site Reference: K4	**Settlement:** Kemble

Description:

The site lies to the north of School Road, on the eastern edge of Kemble, forming part of the transitional landscape between the village and the open countryside beyond. The land wraps around an existing residential dwelling, though mature trees and shrubs along this boundary restrict visibility.

The site comprises a pastoral field that slopes gently northwards towards the River Thames corridor, enclosed by a hedgerow to the east and a hedgerow to the north. Beyond the site, the land continues to fall towards the river before rising again to a wooded horizon, creating a layered and visually appealing landscape. A small woodland block occupies the north-central part of the site, adding structure and visual interest.

The roadside boundary along School Road is defined by a stone wall, from which there are open views across the site and beyond to the rural landscape. The site is traversed by two PRoWs: Footpath 11, which runs north–south along the western edge, and Footpath 12, which extends from the south-western corner diagonally north-east through the site. These routes provide clear public views across the land and strengthen its recreational and perceptual importance.

The site lies within the Kemble & Ewen Special Landscape Area (SLA) and the Kemble Conservation Area, both of which emphasise the importance of conserving the character and setting of the village and its relationship with the open landscape. The western part of the site is also designated as a Local Greenspace in the Kemble Neighbourhood Development Plan.

It falls within National Character Area 107 – Cotswolds, within the Dip Slope Lowland Landscape Character Type and the Kemble Dip Slope Landscape Character Area (TV3A), as defined in the Gloucestershire Landscape Character Assessment.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the eastern approach to Kemble and contributes strongly to the setting of both the Kemble Conservation Area and the Kemble & Ewen Special Landscape Area (SLA). Its pastoral character, mature vegetation and gently sloping landform create a visually and perceptually important transition between the built edge and the wider dip-slope countryside. The open aspect from the roadside stone wall and the clear views afforded from the PRoWs emphasise its landscape value and its contribution to the rural setting of the village.

The SLA identifies the landscape surrounding Kemble as an area of special importance for its scenic quality, settlement setting and rural integrity. The site exemplifies these characteristics through its layered topography, framed outward views towards the River Thames valley and its strong landscape structure. Development here would weaken the

sense of separation and openness that defines the eastern edge of the settlement, altering the established relationship between village and countryside. Overall, the combination of historic, visual and experiential factors supports an overall assessment of medium-high landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowlands
Landscape Character Area:	TV3A – Kemble Dip Slope
Historic Landscape Character:	A3 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Within the Kemble & Ewen Special Landscape Area (SLA) Historic: Within the Kemble Conservation Area Biodiversity: Hedgerows, tree belts and woodland block provide habitat value and connectivity Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpath 11 runs north–south along the western edge; PRoW Footpath 12 runs diagonally north-east through the site. Part of site designated as a Local Greenspace.	

Site Reference: K6A / K6B	**Settlement: Kemble**

Description: The site is located on the north-eastern edge of Kemble and comprises a former agricultural holding containing two Dutch barns, associated hardstanding, a small paddock and an access track from the A429. The site is enclosed by a combination of mature trees, hedgerows and self-seeded vegetation, particularly around the former agricultural yard, whilst the eastern boundary is more open and allows a stronger relationship with the surrounding agricultural landscape.

The site is bounded by the A429 to the west. Clayfurlong Farm lies to the north-west, with the converted Clayfurlong Barns immediately to the north. Kemble Primary School and residential properties on School Road are located to the south, whilst open agricultural land extends to the east and south-east. Although the site adjoins development associated with Kemble, it also forms part of the rural landscape surrounding the settlement and contributes to the transition between the village and the wider countryside.

The former agricultural yard has a semi-enclosed character created by the mature vegetation and existing barns. In contrast, the paddock and access track are more open and contribute to the rural approach to the settlement along the A429. Kemble Footpath 11 crosses the south-western corner of the site, providing public access and views towards the surrounding countryside.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

Whilst the existing barns, hardstanding and mature vegetation reduce sensitivity within parts of the site and provide some opportunity for redevelopment or conversion, the site nevertheless forms part of the rural setting of Kemble and contributes to the perception of separation between the main settlement and the detached residential development associated with Clayfurlong Farm and the converted barns to the north.

Development of the site would extend built form into a currently undeveloped area and would reduce the openness that contributes to the rural approach to Kemble along the A429. The site also forms part of an important transition between the settlement edge and the surrounding agricultural landscape. Development could increase the perception of coalescence between the detached development to the north and the main settlement to the south, eroding the existing green gap and weakening the distinction between these areas.

The mature vegetation, existing agricultural structures and previously developed elements of the site reduce sensitivity when compared with an undeveloped greenfield site. However, the site's location within the Kemble and Ewen Special Landscape Area, its contribution to local landscape character, the presence of a PRoW and its role in the setting of nearby heritage assets all contribute to an overall Medium-High landscape sensitivity.

Landscape Context:

National Character Area:	National Character Area 107: Cotswolds

Landscape Character Type:	Landscape Character Type: Dip Slope Lowland
Landscape Character Area:	Landscape Character Area: TV3A Kemble Dipslope
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Located within the Kemble & Ewen Special Landscape Area (SLA)

Historic: No Listed Buildings within the parcel. Clayfurlong House and two adjoining barns are listed and present to the north-west and north of parcel K6A. Parcel not within a Conservation Area.

Biodiversity: The site is not located within an area covered by a formal nature conservation designation. However, parts of the site are identified as being a Great Crested Newt red zone and a Great Crested Newt amber zone. There is also Priority Habitat (deciduous woodland) located around 120m to the north of the site, forming a wildlife corridor along both the course of the River Thames and the disused railway line embankment.

The Dutch barns have potential to accommodate protected species, such as Barn Owls and nesting swallows (both of which are known to reside in the area). Previous surveys identified the barns as having low potential for roosting bats, although the surrounding vegetation has potential to support foraging bats. The vegetation is also suitable habitat for nesting birds and feeding birds.

K6A contains a significant number of mature deciduous trees, mostly Ash, Oak and Sycamore. It is anticipated that the barns within K6A could be converted without harming trees.

Other (floodplain, PRoWS): No TPO present within the parcel. Kemble Footpath 11 crosses the south-western corner of the site.

Site Reference: K7A and K7B	**Settlement:** Kemble

Description:

The site forms part of Cotswold Airport, located between the A429 and Haresdown Hill (A433), in a relatively isolated position removed from any nearby settlement. It comprises large expanses of hard surfacing, grassland, and airfield infrastructure (including the Grade II Listed Hangars), characteristic of an operational airport landscape. The topography is flat and open, with runways, hangars and associated aviation infrastructure defining its appearance and land use.

The site is partly visible from the surrounding road network, particularly from the A429 and A433, where glimpsed and filtered views are possible through breaks in roadside vegetation. However, public access is otherwise very limited and there are no PRoWs within or immediately adjoining the airport.

The landform is generally level, reflecting its engineered function as an airfield, and contrasts with the more undulating agricultural landscape typical of the surrounding area. Vegetation is sparse, with managed grass areas and isolated trees providing limited natural cover. The open character and large scale create a strong sense of exposure, typical of airport environments.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site is a large, flat and highly engineered landscape associated with Cotswold Airport, where character is strongly influenced by extensive hard infrastructure, grassland and aviation-related uses. As such, susceptibility to change within the site itself is moderated by its already modified landform and developed context.

However, sensitivity is increased by the site's relationship with the Kemble and Ewen Special Landscape Area immediately beyond the northern boundary, where a more open and rural landscape character is experienced. Development within Site K7 therefore has the potential to affect the setting of this locally valued landscape through increased visual massing or outward spread of built form.

In addition, the presence of the Grade II listed Type E Hangars (Site C) and Type D Hangars (Site D) introduces a historic dimension to the site, with these structures forming distinctive heritage assets associated with the former RAF airfield. While the wider site has limited historic character, changes that affect the setting and appreciation of these listed buildings would be perceptible and require careful consideration.

Overall, the site's Medium landscape sensitivity reflects the balance between its developed and functional airport character and its proximity to a valued landscape designation and heritage assets. This reinforces the importance of maintaining a contained form of development and avoiding encroachment that could adversely affect the surrounding rural landscape or the setting of listed structures.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip Slope Lowland LCT
Landscape Character Area:	TV1A – Kemble Dip Slope
Historic Landscape Character:	Partly within I2 - Military site Active 20th century military site
Constraints/Designations:	
Landscape: Kemble and Ewen Special Landscape Area to the north Historic: Type E Hangars, Site C Grade: II List Entry Number: 1393342 and Type D Hangars, Site D Grade: II List Entry Number: 1393315 Biodiversity: Grassland and scattered vegetation provide some ecological value Other (floodplain, PRoWS): No PRoWs within or adjacent to the site. Outside Flood Zones 2 and 3	

Site Reference: K9, K12, K13A and K13B	**Settlement: Kemble**
Description: The combined parcels lie to the west, south-west and south of Kemble, predominantly on the western side of the railway line, with the smaller parcel K9 positioned to the east. The land is agricultural in character and defined by mature hedgerows and hedgerow trees, forming part of the wider rural framework that surrounds the village. K9 is a smaller parcel located east of the railway, adjoining agricultural buildings to the north and falling gently southwards. Filtered views of the All Saints Church (Grade II*, List Entry 1089285) are available, reinforcing its relationship with the historic core. K12 is the largest parcel and occupies open agricultural land south-west of the railway. It adjoins an existing tree belt with residential properties beyond and includes deciduous woodland Priority Habitat to its western edge, which connects into the wider hedgerow network. K13a and K13b lie west of Kemble Station car park, beyond a hedgerow and tree boundary, and forms part of a larger arable field within the setting of the station. Kemble's built form is largely concentrated east of the station, with only isolated barns and agricultural plots to the west. K12, K13a and K13B are therefore the most visually exposed and form a significant component of the settlement's countryside setting. PRoW Footpath 8 runs along a surfaced access lane between K9 and K12, offering filtered views through gaps in the hedgerow. While the Conservation Area is not directly adjacent to K12 and K9, K13a adjoins Kemble Station Conservation Area to the north-east. Home Farmhouse (Grade II, List Entry 1089286) and other listed buildings contribute to the historic context. The parcels lie outside Flood Zones 2 and 3. The sites fall within the Dip-Slope Lowland Landscape Character Type, specifically the TV3A Kemble Dip Slope Landscape Character Area. Historic Landscape Character differs slightly across the parcels, with K13a and K13b identified as A2 – Former unenclosed cultivation now enclosed, and K9 and K12 as B3 – Former open common land used as long-term pasture, now enclosed. K9, K13a and K13b also fall within the Kemble & Ewen Special Landscape Area, recognising their contribution to the locally valued landscape setting and open countryside framework around the settlement.	
Landscape Sensitivity:	**Landscape Sensitivity:**
Evaluation:	**MEDIUM-HIGH TO HIGH SENSITIVITY**
Justification: K9, K12 and K13a collectively form a substantial part of the western and southern countryside setting of Kemble. While K9 is smaller and more closely associated with existing agricultural buildings and the existing settlement edge, K12 and K13a	

occupy more exposed land that reinforces the separation between the compact eastern settlement and the wider rural dip-slope landscape. Development would extend built form beyond the established pattern, particularly west of the station where settlement currently remains limited.

The inclusion of K9, K13a and K13b within the Kemble & Ewen Special Landscape Area elevates their landscape value and highlights their role in maintaining the openness and character of the surrounding countryside. Although the parcels are enclosed by hedgerows and partly filtered in views, their scale, openness and relationship to heritage assets such as All Saints Church, Kemble Station Conservation Area and Home Farmhouse increase susceptibility. Taken together, the physical prominence, settlement-edge role and landscape designation support an overall judgement of Medium–High for K12 and K9 to High landscape sensitivity for K13a and K13b.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip Slope Lowland
Landscape Character Area:	TV3A Kemble Dip Slope
Historic Landscape Character:	K13a – A2 Former unenclosed cultivation now enclosed K9 and K12 – B3 Former open common land used as long-term pasture, now enclosed

Constraints/Designations:
Landscape: K9, K13a and K13b are within the Kemble and Ewen Special Landscape Area.
Historic: Setting of All Saints Church (Grade II*, List Entry 1089285) and other listed buildings such as Home Farmhouse (Grade II, List Entry 1089286). K13A adjoins the Kemble Station Conservation Area.
Biodiversity: Hedgerows, tree belts and Priority Habitat Deciduous Woodland adjacent to K12

Other (floodplain, PRoWS): PRoW Footpath 8 runs between K9 and K12. Outside Flood Zones 2 and 3.

Site Reference: K15	**Settlement: Kemble**
Description: K15 is located to the south of the A429 and wraps around the northern and western extent of Kemble Wood, an area of ancient woodland that forms a strong landscape feature within the wider dip-slope setting. The site is relatively flat and comprises agricultural land bound by a fragmented hedgerow and tree belt along the boundary of the A429, with notable gaps and a layby creating visual openings into the parcel. The woodland forms a well-defined and valuable feature to the site's eastern and southern extents, contributing significant natural structure. The south-western boundary is more open, defined by an access lane and the wider countryside beyond, reinforcing the site's rural character and visual links. To the north lies Cotswold Airport, which, although situated in open countryside, introduces large-scale infrastructure, buildings and engineered elements into the broader landscape context. The site lies within the Dip-Slope Lowland Landscape Character Type, specifically the TV3A Kemble Dip Slope Landscape Character Area. It reflects Historic Landscape Character type A2 – Former unenclosed cultivation now enclosed, with less irregular enclosure patterns partly reflecting earlier unenclosed cultivation. The site is not within a flood zone and there are no PRoWs crossing or directly adjoining it.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: K15 occupies a rural parcel within the Kemble Dip Slope landscape and is strongly influenced by the presence of Kemble Wood, which elevates natural character and ecological value. The agricultural land itself is relatively simple in structure and topography, with a fragmented roadside boundary that reduces enclosure. While development would alter the relationship between open farmland and ancient woodland and introduce built form into countryside, the wider landscape is already influenced by Cotswold Airport and the A429 corridor. The absence of PRoWs and flood risk reduces recreational and environmental constraints, and historic character is limited, On balance, although the woodland context and open south-western edge increase susceptibility, the combination of relatively flat landform, limited recreational access, and an already influenced wider setting supports an overall judgement of Medium landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales

Landscape Character Type:	Dip Slope Lowland
Landscape Character Area:	TV3A Kemble Dip Slope
Historic Landscape Character:	A2 Former unenclosed cultivation – now enclosed
Constraints/Designations: Landscape: Setting of SLA Historic: Within the setting of the airfield and its Grade II Listed Type D Hangars (List Entry 1393315). Biodiversity: Ancient woodland (Priority Habitat) and hedgerows Other (floodplain, PRoWS): No PRoWs. Outside Flood Zones 2 and 3.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 21 - Kempsford

COTSWOLD
District Council

Settlement character

1.1 Kempsford is a historic linear village located within the Upper Thames Valley, approximately 4km south-east of Fairford. The settlement is focused around the crossing of the River Thames and its associated watercourses and occupies a relatively low-lying position within the broad floodplain landscape.

1.2 The village is characterised by a strong historic core centred on St Mary's Church, Kempsford Manor and a collection of traditional limestone buildings. Development extends along the principal routes through the village, creating a predominantly linear settlement pattern with occasional clusters of more recent residential development.

1.3 The historic relationship between the village, the River Thames, surrounding floodplain pastures and agricultural landscape remains evident and contributes significantly to local distinctiveness. Mature trees, watercourses, hedgerows and areas of pasture provide an attractive green framework throughout the settlement.

1.4 Whilst some modern development has occurred on the village edges, Kempsford retains a strongly rural character with a clear distinction between the settlement and the surrounding countryside.

Landscape character

1.5 Kempsford lies within the Cotswolds National Character Area 108: Upper Thames Clay Vales and falls within the River Basin Lowland Landscape Character Type, specifically Landscape Character Area TV1C: Fairford and Lechlade.

1.6 This landscape is characterised by a broad, flat and low-lying river basin associated with the River Thames and its tributaries. The landscape comprises a mosaic of pasture, arable farmland, riparian vegetation, drainage channels, mature hedgerows and scattered woodland.

1.7 The area possesses a relatively open character with extensive views across the floodplain. Mature trees associated with watercourses, settlements and historic estates provide important vertical structure within the landscape. Water is a defining characteristic, with rivers, streams, ditches and floodplain features contributing significantly to landscape character.

1.8 Settlement is generally concentrated within villages located on slightly elevated ground adjacent to the floodplain, with Kempsford forming one of the principal historic settlements within the character area.

Relationship of the settlement with the surrounding landscape

1.9 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village maintains a strong historic and physical relationship with the River Thames and the surrounding floodplain landscape.
- Mature trees, hedgerows, watercourses and areas of pasture provide a well-developed landscape framework which integrates the settlement into the surrounding countryside.
- The historic core forms an attractive focal point within the wider landscape and contributes significantly to local distinctiveness.
- The surrounding agricultural landscape provides an important rural setting and helps maintain separation from neighbouring settlements.
- Views into and out of the settlement are generally softened by vegetation and the relatively low profile of development.

Negative

- Modern edge-of-settlement development has locally weakened the transition between village and countryside.
- Some settlement edges are visually exposed due to the flat and open nature of the surrounding landscape.
- The introduction of suburban boundary treatments, domestic planting and associated infrastructure has resulted in some localised erosion of rural character.

Landscape sensitivity considerations

1.10 Kempsford exhibits generally high landscape sensitivity due to its location within the Upper Thames floodplain and the strong relationship between the settlement, the river corridor and the surrounding agricultural landscape.

1.11 The open and relatively flat nature of the landscape means that development on the settlement edge can be visible across a wide area and has the potential to affect the rural character of the floodplain. The village's historic core, church,

mature trees and river corridor form key components of local character and are particularly sensitive to change.

1.12 Areas adjacent to the River Thames and associated floodplain landscapes are highly sensitive due to their ecological, visual and cultural importance. Development within these areas could adversely affect the character of the river corridor and its contribution to the setting of the village.

1.13 The undeveloped countryside surrounding Kempsford plays an important role in maintaining the settlement's rural character and preventing coalescence with nearby settlements and dispersed development.

1.14 Limited opportunities may exist for small-scale development where proposals are well related to the existing built form, avoid visually prominent locations and retain the characteristic landscape structure of the area.

Constraints to be taken into account

1.15 The constraints are shown on Figure A2 and are summarised below:

- River Thames and associated river corridors.
- Flood Zones and functional floodplain.
- St Mary's Church and other listed buildings.
- Conservation Area.

Areas where development is not suitable

1.16 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Land within the functional floodplain and areas at significant risk of flooding.
- Areas immediately adjoining the River Thames and associated watercourses.
- Open floodplain landscapes which contribute to the rural setting of the village.
- Areas which would adversely affect the setting of heritage assets, including the Conservation Area and St Mary's Church.

Areas for environmental improvement

1.17 The following environmental improvements are suggested:

- Enhancement of riparian habitats along the River Thames and associated watercourses.

- Restoration and reinforcement of hedgerow networks and field boundaries.

- Strengthening of landscape structure along settlement edges through native planting.

- Conservation of historic landscape features and traditional boundary treatments.

Figure A1: Context and Landscape Character Types and Areas



Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: R202 and R202A **Settlement:** Kempsford

Description:

Sites R202 and R202A comprise a large area of land located on the south-eastern edge of Kempsford, to the south of the High Street. The combined site includes grassed paddocks associated with equestrian uses, agricultural buildings and associated hardstanding, an arable field extending further east, and an area of woodland. Together, these land parcels form a substantial area of countryside beyond the established settlement edge.

The western part of the site comprises paddocks enclosed by deciduous hedgerows along the roadside frontage. Mature mixed-species trees along the southern boundary contribute positively to landscape structure and provide some screening in relation to the cemetery to the south-west. Agricultural buildings and associated hardstanding occupy the central part of the site, reflecting its ongoing agricultural and equestrian use.

The eastern part of the site comprises a large arable field which extends significantly further into the surrounding countryside and has a much weaker relationship with the existing built form of Kempsford. An area of woodland further contributes to the site's rural character and ecological value.

The site lies adjacent to the Kempsford Conservation Area and forms part of the wider setting of several important heritage assets. Views towards the Church of St Mary the Virgin (List Entry: 1089451) are available from parts of the site and surrounding landscape. The site also adjoins Manor Farm Barns (List Entry: 1341305), with the open agricultural landscape contributing positively to their rural setting.

The agricultural buildings, hardstanding and eastern arable field are visible from sections of the Thames Walk to the south, increasing the visual sensitivity of the site and the potential for development to be experienced by recreational users within the wider landscape.

The site lies within the Cotswold Water Park, although no lakes associated with the Water Park occur in close proximity. It lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Lowland Landscape Character Type and TV1C Fairford and Lechlade Landscape Character Area. Historically, the site lies within Historic Landscape Character Type A3m – Former unenclosed cultivation now enclosed, characterised by regular organised enclosure patterns that ignore former unenclosed cultivation patterns and occurring within an area of rich wet grassland.

The site lies outside Flood Zones 2 and 3. There are no PRoWs crossing the site itself, although the Thames Walk to the south experiences views towards parts of the site.

Evaluation:	MEDIUM-HIGH TO HIGH SENSITIVITY

Justification:

The site occupies a large area of land on the south-eastern edge of Kempsford comprising equestrian paddocks, agricultural buildings and associated hardstanding, an arable field to the east, and an area of woodland. Whilst parts of the site are associated with existing agricultural and equestrian activity, the overall site extends well beyond the established settlement edge and forms part of the wider rural landscape surrounding the village.

Historic character and setting are particularly important considerations. The site adjoins the Kempsford Conservation Area and contributes to the setting of both Church of St Mary the Virgin and Manor Farm Barns. The open agricultural character, paddocks and fields form part of the wider rural setting within which these heritage assets are experienced.

The western part of the site, comprising the paddocks closest to the village, is influenced to some extent by existing agricultural buildings, equestrian uses and nearby development. Whilst development would still appear detached from the main built form of the settlement, these existing influences reduce sensitivity slightly, resulting in an overall Medium-High sensitivity judgement.

In contrast, the eastern arable field extends further into the countryside and has a much weaker relationship with the existing settlement. Development in this location would represent a significant encroachment into the rural landscape and would appear markedly disconnected from the established settlement pattern. The field retains a strong agricultural character and contributes to the openness and rural setting of Kempsford.

The agricultural buildings, hardstanding and eastern field are also visible from sections of the Thames Walk to the south. This increases visual sensitivity and the likelihood that development would be experienced by recreational receptors within the wider landscape. Although boundary vegetation and mature trees provide some enclosure in places, the eastern extent of the site remains visually and spatially associated with the surrounding countryside.

The woodland area contributes positively to landscape structure, biodiversity and the rural character of the site, further reinforcing its role as part of the wider countryside rather than the settlement.

Whilst the site lies within the Cotswold Water Park, it lacks the characteristic lake features associated with other parts of the Water Park and instead exhibits a more traditional agricultural and pastoral landscape character reflective of the wider Upper Thames Clay Vales.

Overall, the western paddock areas are considered to be of Medium-High landscape sensitivity due to their relationship with existing agricultural development and equestrian uses. However, sensitivity increases eastwards to High where the arable field and associated agricultural land extend further from the settlement, contribute more strongly to the wider rural landscape and heritage setting, and are more readily experienced from the Thames Walk and surrounding countryside.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	A3m – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Located within the Cotswold Water Park Historic: Adjacent to Kempsford Conservation Area. Views towards Church of St Mary the Virgin (List Entry: 1089451). Adjacent to Manor Farm Barns (List Entry: 1341305) Biodiversity: Deciduous hedgerows and mature mixed-species trees along site boundaries. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs cross the site. The Thames Walk to the south experiences views towards the agricultural buildings and eastern arable field.	

Site Reference: R203A, R203B, R203C	**Settlement:** Kempsford
Description: R203A, R203B and R203C comprise three agricultural field parcels located to the north-east of Kempsford and to the east of the RAF Fairford grounds. The site is relatively flat and characterised by arable fields separated by mature and well-defined hedgerows which provide strong field boundaries and landscape structure. Whelford Road runs along the western boundary of two of the parcels, where a roadside hedgerow provides some enclosure. However, views into the site are possible through occasional gaps and access points. The southern parcel differs slightly in character as it is enclosed on three sides by existing residential development on the northern edge of Kempsford, with a tree belt forming part of the northern boundary of this field. The parcels are located within the Cotswold Water Park landscape. Kempsford Conservation Area lies beyond the southern boundary of the site, and part of the parcels fall within the wider setting of Tuckwell House (Grade II Listed, List Entry: 1155546). The site lies outside Flood Zones 2 and 3 and there are no PRoWs running through the parcels. Public visibility is therefore largely limited to views from Whelford Road, with the majority of visual receptors being adjacent residential properties. Although RAF Fairford lies immediately to the west and introduces large-scale infrastructure into the wider landscape context, development of the parcels would extend residential development further north of Kempsford, which would be somewhat incongruous with the existing settlement pattern. The site lies within NCA 108 – Upper Thames Clay Vales, within the River Basin Lowland Landscape Character Type and the TV1C Fairford and Lechlade Landscape Character Area.	
Evaluation:	**MEDIUM TO MEDIUM-LOW SENSITIVITY**
Justification: The parcels form part of the agricultural landscape on the north-eastern edge of Kempsford, although their relationship with the existing settlement varies. The southern parcel (R203C) is more closely associated with the existing settlement edge, being enclosed on three sides by residential development. Development within this field would represent a contained extension of the village and is therefore considered to have Medium landscape sensitivity. The northern parcels (R203A and R203B) form part of the wider agricultural landscape beyond the established settlement edge. While defined by strong hedgerows, these	

parcels remain visually and spatially associated with the surrounding countryside. Development here would extend built form further north and would be somewhat incongruous with the existing settlement pattern. Therefore, due to the relatively simple agricultural character, limited public visibility and the influence of RAF Fairford within the wider landscape the overall sensitivity is Medium-Low to the south, rising to Medium to the north as it extends beyond the settlement edge.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	R203B and R203C A3m – Former unenclosed cultivation now enclosed R203A G4 – Towns, villages and hamlets
Constraints/Designations: Landscape: Located within the Cotswold Water Park Historic: Within the wider setting of Tuckwell House (Grade II Listed, List Entry: 1155546). Kempsford Conservation Area located beyond the southern boundary. Biodiversity: Mature hedgerows forming strong field boundaries and tree belt along the northern boundary of the southern parcel. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs cross the site.	

Site Reference: R204	**Settlement:** Kempsford

Description:

Site R204 is located along the southern edge of Kempsford, to the south of development along the High Street. The site lies within the Cotswold Water Park landscape and forms part of the lowland landscape associated with the River Thames corridor, which lies beyond the southern boundary of the site.

The site is heavily vegetated and identified as Priority Habitat deciduous woodland, contributing strongly to local landscape character, biodiversity value and the verdant setting of the settlement edge. The dense vegetation creates a relatively enclosed and tranquil character distinct from the surrounding settlement and agricultural landscape.

The site lies within the Kempsford Conservation Area and is associated with Paradise Farm (List Entry: 1089455), which adjoins the site to the north. The woodland character and undeveloped nature of the site contribute positively to the historic setting of the farmstead, the old Thames and Severn canal along the southern boundary of the site and the wider historic village edge.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Lowland Landscape Character Type and TV1C Fairford and Lechlade Landscape Character Area. Historically, the site lies within Historic Landscape Character Type D1A – Riverine pasture, probably used as meadows, now largely enclosed and derived from former unenclosed cultivation.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The site forms an important and sensitive component of the southern edge of Kempsford, contributing significantly to the verdant landscape setting of the village within the Cotswold Water Park and wider Upper Thames lowland landscape.

Natural character is a particularly important consideration in relation to this site. The Priority Habitat deciduous woodland contributes substantially to biodiversity value and the wooded character of the settlement edge. The mature vegetated nature of the site creates a distinct sense of enclosure and tranquillity that contrasts with the adjacent built development to the north.

The site also has historic sensitivity due to its location within the Kempsford Conservation Area and its relationship with Paradise Farm Listed Building. The undeveloped and wooded character of the site forms part of the historic rural setting and contributes positively to the appreciation of the historic settlement and canal edge.

Although physically adjoining existing development, the site does not read as part of the developed settlement due to its dense vegetation cover and association with the

wider River Thames corridor landscape beyond. Development within the site would therefore result in the loss of a distinctive and sensitive woodland landscape and erode the separation between the settlement and surrounding riverine landscape.

Whilst wider public visibility and recreational access are relatively limited due to the enclosed nature of the site and absence of nearby PRoWs, the combination of high ecological value, historic importance and contribution to settlement setting results in an overall judgement of High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	D1A – Riverine pasture, probably used as meadows

Constraints/Designations:
Landscape: Located within the Cotswold Water Park
Historic: Located within Kempsford Conservation Area and associated with Paradise Farm (List Entry: 1089455)
Biodiversity: Priority Habitat: Deciduous Woodland
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs cross the site or occur within close proximity.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 22 – Lechlade-on-Thames

COTSWOLD
District Council

Settlement character

1.1 Lechlade-on-Thames is located in the south eastern corner of the district where the A361 and the A417 cross 12 miles east of Cirencester shown by Figure L1. To the south of the town are the Thames and the Coln rivers. The present town has grown since the early Thirteenth Century following the building of St Johns Bridge which carried the road to London over the Thames. In the Sixteenth Century the town was the upper limit of navigation of the Thames.

1.2 The historic core of the town is located around Market Place, High Street, Burford Street, Sherborne Street and St John's Street. The main focus of the town is St Lawrence's Church which is also a major landmark on the floodplain of the Thames.

1.3 Most of the expansion of Lechlade-on-Thames has occurred to the north of the historic core and west of the A361; modern housing estates extend almost 2km as far as Horseshoe lake, a disused gravel working which provides a limit to further northwards expansion. 20c development south of Hambidge lane provides a particularly noticeable edge in the relatively open landscape.

1.4 Further development to the west is more piecemeal although a new roundabout has been located on the A417, ostensibly to access development. A garden centre to the west helps screen this edge of town from the wider landscape.

Landscape character

1.5 Lechlade-on-Thames lies within National Landscape Character Area 108, Upper Thames Clay Vales. The county assessment places the settlement within the River Basin Lowland landscape type and the Fairford and Lechlade LCA. The Cornbrash Lowlands rise gently to the north west.

1.6 Geologically, the area consists of sands and gravels on upper Jurassic clays. Most of the area is virtually flat although there is a minor rise to north east. To the south of the town lies the floodplain of the Thames with pasture land, low hedges and ditches with pollarded willows along the river bank in places. There are important views along the valley floor to the church, and this is one of the defining images of the town. The prominent Shelley's Walk, lined with a dense hedge and trees extends from the meadows south east of the town towards the Trout Inn. The Thames is well used for pleasure boating and the quay, pub and marina on the southern edge of the settlement form a strong leisure focus.

1.7 On the eastern and western edges of the town the landscape is dominated by arable agriculture with large fields. These fields extend right up to the edge of development. Approaching from Quenington there are clear views of the town across the fields. North east of the historic core of the town is the imposing Lechlade Manor which is set in parkland with large mature trees and mature boundary planting. Some limited housing development is currently taking place within the parkland, but this is unlikely to significantly adversely affect its character.

1.8 Immediately to the north is a large water body known as Horseshoe Lake which is fringed with riparian vegetation. This creates a northern limit to the development.

Relationship of the settlement with the surrounding landscape

The settlement has the following key relationships with the surrounding landscape:

Positive

- The relationship of the town and the church to the river, its corridor and undeveloped floodplain creates the essential setting of Lechlade-on-Thames. The town has a visually permeable edge with a substantial amount of trees and vegetation which ensure that it visually integrates with the floodplain landscape whilst accommodating leisure uses
- The slightly rising parkland landscape to the north east around and focussed on Lechlade Manor provides a positive historic landscape on the A417 eastern approaches.
- The A417 approach to the town from the west through Downington has attractive townscape qualities through the linear historic development of widely spaced houses and buildings, some listed, in large established and well vegetated plots.

Negative

- Modern development to the north of the town centre and west of the A361 has grown as a series of individual incremental developments accessed off the main road. These are generally not well integrated with the surrounding landscape and create a stark western edge to the town.
- The suburban character of the northern approach to the town centre detracts from the distinctive character of the settlement.

Landscape sensitivity considerations

1.9 The river meadows surrounding the town south of the A417 are important remnants of the area's historic landscape character given the amount of sand and gravel extraction that has occurred in the Thames Valley. They are also of key importance to the setting of the town allowing views to the spire and a setting for leisure and recreation including the Thames itself and the Thames Path. Therefore, this area should be protected.

1.10 The character of the parkland around Lechlade Manor is still distinctive complementing the listed building and should also be protected. However, the arable land to the north east and west of the town is widespread locally and has fewer limiting factors.

1.11 The ability of the landscape to accommodate further development is very limited south of the town, partially because of its intrinsic scale and character of the river and its corridor, but primarily because of the potential impact on the essential relationship between the settlement and the landscape. The landscape surrounding Lechlade Manor is also constrained in its ability to accept further development. To the north east and west the landscape is larger scale, enclosed in parts, and less sensitive visually. Consequently, it is more capable of accommodating development.

Constraints to be taken into account

1.12 The constraints are shown on Figure L2 and are summarised below:

- Conservation Area
- Historic Garden around St Lawrence's Church
- Extensive Scheduled Monuments to the west of the town
- Listed buildings and their settings including the church and Lechlade Manor.
- Thames Path running along the river to the south
- The floodplain of the Thames and Coln · Waterbodies north of the town.

Areas where development is not suitable

1.13 Areas where development is not suitable in accordance with the criteria set out Section 2.0 are as follows:

- The river and associated meadows to the south of the town because of their high visibility and importance to the town's and river's landscape setting.
- The grounds and associated parkland of Lechlade Manor because of their local significance as parkland contributing to the town's character.

Suggested environmental improvements

1.14 Opportunities for environmental improvement are limited. However, a key area where there is substantial potential for improvement is around the western edge of the town. There should be some discussion with landowners to identify potential for planting to help integrate the harsh edge of development into the landscape.

Figure A1: Context and Landscape Character Types and Areas

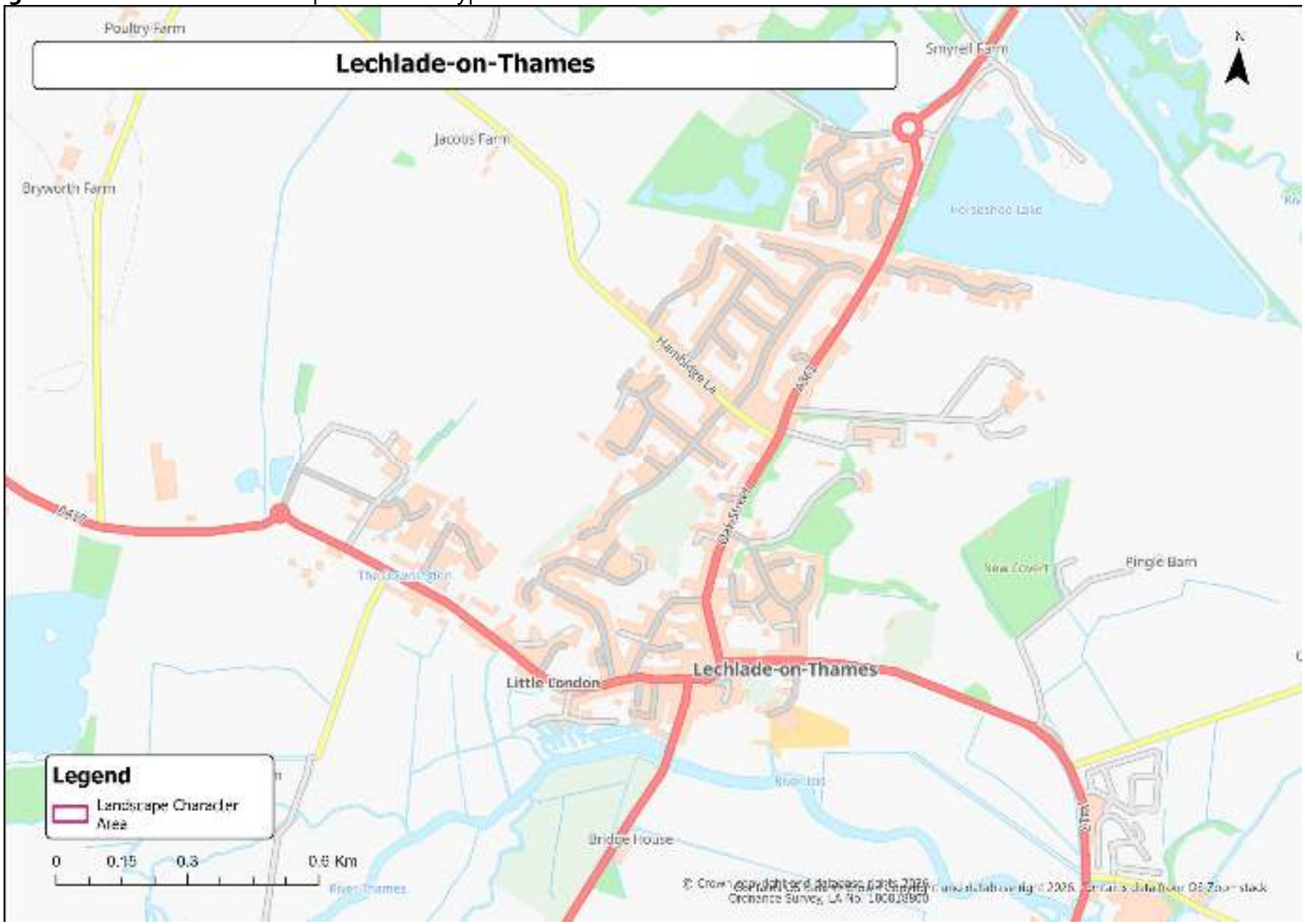
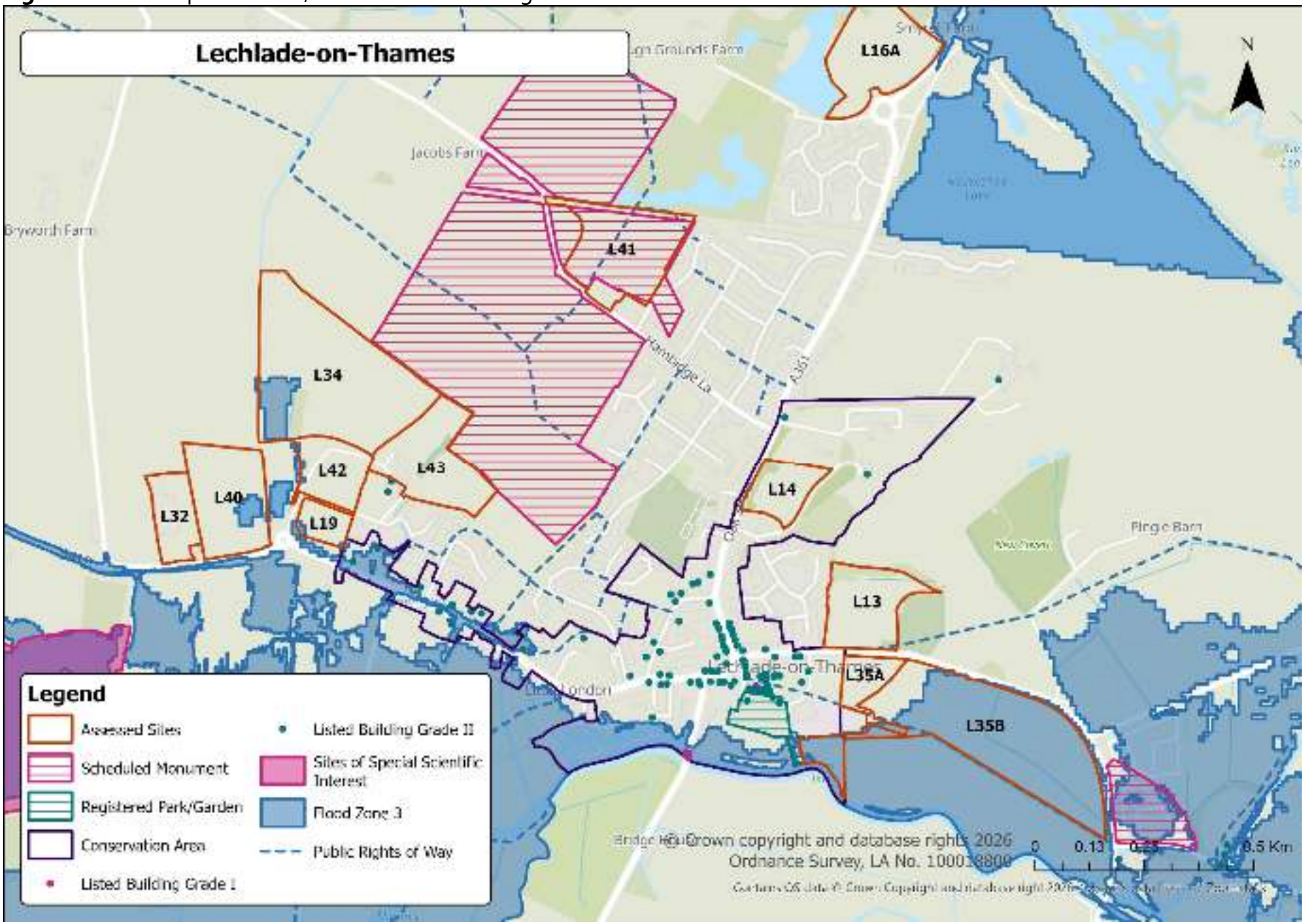


Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: L13	Settlement:	Lechlade

Description

The site is located on the eastern edge of Lechlade and comprises a substantial area of low-lying pastoral parkland associated with Lechlade Manor. The land forms part of a larger, apparently unimproved pasture field characterised by specimen trees and an open estate landscape extending northwards towards the Manor House.

The western boundary adjoins a modern residential estate separated by a ditch, whilst the southern boundary fronts the A417, where a stone wall and mature avenue of trees create a distinctive and attractive approach into the town. To the east lies a cricket ground and clubhouse which sit comfortably within the wider parkland setting. The site is highly visible from the A417 and from surrounding public footpaths, where views are experienced in the context of the wider estate landscape, Lechlade Manor and the church spire.

The site makes an important contribution to the rural setting of the settlement and forms part of a distinctive area of historic parkland that provides an attractive transition between the built-up edge of Lechlade and the surrounding Thames Valley landscape.

Evaluation:	HIGH SENSITIVITY

Justification:

The site forms an integral role within the historic parkland landscape associated with Lechlade Manor and its contribution to the eastern setting of the settlement. The open pastoral character, specimen trees and estate features create a landscape of considerable local distinctiveness that would be fundamentally altered by development.

The site is prominent in views from the A417, adjacent public rights of way and the wider surrounding landscape. Development would introduce built form into an area currently characterised by openness and would create a substantial extension of the settlement eastwards, resulting in the loss of a significant area of parkland and the erosion of the rural approach to Lechlade. The existing settlement edge is currently softened by mature vegetation and appears relatively recessive within the landscape. Development would disrupt this relationship and create a more visually intrusive and urbanised edge.

The site also forms part of the setting of the Grade II listed Lechlade Manor, with the open parkland providing an important visual and historic relationship between the Manor and its surrounding landscape. Development would adversely affect the appreciation of the Manor within its designed landscape setting and diminish the contribution of the parkland to local character.

The stone wall and mature trees along the A417 are important landscape features that reinforce the estate character and contribute positively to the approach into Lechlade.

Whilst retention of these features would be essential, they would not overcome the fundamental adverse effects arising from the loss of parkland character and encroachment of development into this highly sensitive landscape.

Overall, the site is considered highly sensitive to development due to its landscape, visual and historic functions and is not considered suitable for significant residential expansion.

Landscape Context:	
National Character Area:	Thames and Avon Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	Fairford and Lechlade
Historic Landscape Character:	Surviving post-medieval designed ornamental landscape

Constraints/Designations:

Landscape: none

Historic: Listed Lechlade Manor lies to the north. Lechlade Conservation Area lies to the south west.

Biodiversity: none

Other (floodplain, PROWs): PRoW located adjacent to and crossing parts of the site,

Site Reference: L14	Settlement: Lechlade

Description:

The site lies to the east of Oak Street, the principal north–south route through Lechlade, and forms part of the wider grounds of Lechlade Manor, which includes the Convent of St Clotilde (Grade II, List Entry 1303277). The site also lies within the Lechlade Conservation Area and is in close proximity to Manor Lodge (Grade II, List Entry 1155614) located immediately to the north. Together, these features contribute to a well-preserved historic and parkland setting at the eastern approach to the settlement.

The land is characterised by grassland with mature trees and ornamental planting typical of a post-medieval designed landscape. The southern part of the site comprises deciduous woodland (designated as Priority Habitat) that provides a sense of enclosure and ecological value. A strong tree belt and stone wall run along the roadside (eastern boundary), filtering views into the site and reinforcing its parkland setting. There is no public access within the site, and it is generally experienced from the adjacent road and within the Conservation Area.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Clay Vale Landscape Character Type, and at a local level forms part of the Fairford and Lechlade Settled Wetlands Landscape Character Area. The landform is relatively flat and consistent with the surrounding landscape, with mature vegetation providing a strong visual framework.

Historically, the site falls within Historic Landscape Type F1 – Post-medieval designed ornamental landscape (Surviving post-medieval designed ornamental landscape), reflecting its origins as part of the designed grounds associated with Lechlade Manor.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the historic parkland setting of Lechlade Manor, lying within the Lechlade Conservation Area and closely associated with two Grade II listed buildings. Its mature tree cover, woodland, and open grassland are integral to the area's historic landscape structure and contribute to the visual and experiential qualities that define this part of Lechlade. The Historic Landscape Type F1 – Post-medieval designed ornamental landscape emphasises its significance as a surviving example of designed estate grounds.

Although public access is limited, the site contributes substantially to the town's character, heritage setting, and sense of enclosure along Oak Street. The strong vegetative framework, stone boundary wall, and woodland structure limit wider visibility but reinforce the site's parkland quality. Development would risk eroding the integrity of the designed landscape, diminishing the setting of heritage assets and the Conservation Area's character.

Overall, the site is assessed as having medium-high landscape sensitivity, primarily due to its historic and parkland value, mature vegetation, and contribution to the Conservation

Area's form and identity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Clay Vale
Landscape Character Area:	Fairford and Lechlade Settled Wetlands
Historic Landscape Character:	F1 – Post-medieval designed ornamental landscape
Constraints/Designations: Landscape: Not identified Historic: Within Lechlade Conservation Area and in close proximity to Convent of St Clotilde (Grade II, List Entry 1303277) and Manor Lodge (Grade II, List Entry 1155614) Biodiversity: Deciduous woodland (Priority Habitat) on site provides ecological value Other (floodplain, PRoWS): No public access. Outside Flood Zones 2 and 3	

Site Reference: L16A	Settlement: Lechlade

Description:

The site lies on the northern edge of Lechlade, to the east of the A361, forming part of the low-lying landscape that transitions into the wider Cotswold Water Park. The land is flat and open, comprising unmanaged grassland with areas of developing scrub and scattered vegetation. The site's boundaries are well vegetated, with hedgerows and tree cover providing enclosure and limiting wider visibility.

There is no public access within the site, and visibility is largely restricted to roadside views from the A361. An isolated dwelling lies to the north-east corner, with limited filtered visibility across the site through intervening vegetation. To the north and east, the landscape contains several lakes forming part of the Cotswold Water Park, including the Edward Richardson & Phyllis Amey (ERPA) Nature Reserve (Lakes 119 and 122), which is also a Site of Special Scientific Interest (SSSI) and designated Local Green Space (LGS). This reserve supports wet woodland, scrub, and open water habitats that attract a diverse range of bird species throughout the year.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Clay Vale Landscape Character Type, and at a local level forms part of the Fairford and Lechlade Settled Wetlands Landscape Character Area as defined in the Cotswold Water Park Landscape Character Assessment. The land is typical of the area's low-lying, wetland landscape that has become increasingly defined by lakes, pasture, and scrub associated with the Water Park's post-extraction landscape mosaic.

Evaluation:	MEDIUM SENSITIVITY

Justification:

The site occupies a low-lying, semi-natural landscape on the edge of Lechlade, forming part of the wider mosaic of the Cotswold Water Park. Its unmanaged grassland and developing scrub contribute to local ecological value and connectivity with the nearby Edward Richardson & Phyllis Amey (ERPA) Nature Reserve, which provides important wetland habitats for wildlife. Although the site itself is relatively enclosed and of limited visual prominence, its natural qualities and ecological context elevate sensitivity.

From a landscape perspective, the site is typical of the River Basin Clay Vale and Fairford and Lechlade Settled Wetlands character areas, where flat terrain, restored landform, and wetland habitats dominate. There is minimal public access and intervisibility with surrounding land, specifically the roadside, but the site contributes to the overall character and biodiversity network of the Water Park.

While historic and visual sensitivities are relatively low due to the site's former industrial use and containment, its ecological value and role within the wetland landscape support a classification of medium landscape sensitivity.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Clay Vale
Landscape Character Area:	Fairford and Lechlade Settled Wetlands
Historic Landscape Character:	H1 – Industrial site (former mineral extraction area)
Constraints/Designations: Landscape: None identified Historic: None identified Biodiversity: Within the Cotswold Water Park. Adjacent to the Edward Richardson & Phyllis Amey (ERPA) Nature Reserve (Lakes 119 and 122), SSSI and LGS. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs within site.	

Site Reference: L19	**Settlement: Lechlade**
Description: the 0.95 ha site and associated sites L31B-C are unmanaged grassland. The sites are bound by the A417 to the south with Green Farm beyond. There is further agricultural land to the east, north and west. A garden centre is located further to the west. There are residential uses to the south-east. The site is allocated for residential development in the adopted Local Plan and is located inside the Lechlade development boundary, as defined by the Local Plan proposals map. The principle of developing this site is also supported by the Lechlade Neighbourhood Plan (adopted July 2016).	
Evaluation:	**MEDIUM-LOW SENSITIVITY**
Justification: The site has been prepared for development and therefore any intrinsic value or character has been removed. It is susceptible to housing development in as much as it is on the western edge of the settlement and would be the first settlement built form visible from this direction. It is therefore essential that any development reflects this gateway role addressing the A417 appropriately with mitigation to soften its appearance. It is noted that the Conservation Area to the east is characterised by loose well-spaced dwellings in large gardens with mature trees and shrubs. Therefore, at least the proposed frontage along the A417 should reflect this as far as possible.	
Landscape Context: The parcel was previously assessed as part of the 'Study of land surrounding Key Settlements in Cotswold District Update' (Cotswold District Council and White Consultants, October 2014 **see below**) report.	
National Character Area:	National Character Area 108: Upper Thames Clay Vales
Landscape Character Type:	Landscape Character Type: River Basin Lowland
Landscape Character Area:	Landscape Character Area: TV1C Fairford and Lechlade
Historic Landscape Character:	-
Constraints/Designations: **Landscape**: None **Historic**: The Lechlade Conservation Area abuts the boundary of parcel L19 **Biodiversity**: The sites are all located in a Site of Special Scientific Interest (SSSI) Impact Risk Zone, where development of 10 or more dwellings outside settlement boundaries require further assessment to understand whether the impact of their development would be acceptable or any required mitigation. The sites are also all located within the Cotswold Water Park Nature Recovery Plan Area An Ecological Assessment was undertaken on this site in support of the withdrawn planning application on this site (ACD Ecology, June 2014). This found the site to contain semi-improved grassland with varying sward heights with damper areas. There were areas of scrub within the site and a ditch along the southern boundary The survey undertaken on L19 identified opportunities on site for reptiles, breeding birds, water vole, barn owl foraging / roosting and bat foraging / roosting within and around	

the sites. The surveys are now six years old and would require refreshing. However, they are indicative of the types of species that may be present **Other** (floodplain, PRoW): No PRoW. No TPO.

Site Reference: L32	Settlement: Lechlade

Description:

The site lies in a detached and isolated position north of the A417, to the west of Lechlade and east of Bryworth Lane. It is currently occupied by a garden centre, comprising a mix of hardstanding, structures, display areas, and small-scale buildings set within a framework of trees and vegetation. The site is brownfield in character but has the appearance of a low-key commercial use typical of a rural setting, with limited visual impact on the wider landscape.

Tree belts along the boundaries provide strong visual containment, restricting both inward and outward views. As a result, public visibility is minimal, limited to brief glimpses from the A417 and local access roads. The southern boundary of the site lies within Flood Zone 2, while the remainder of the site sits above this level. A single residential dwelling lies to the south-east of the site, partially screened by vegetation.

The site contains a mature horse chestnut tree protected under TPO reference 06/00267/TPO, located close to the site access. The surrounding landscape is open and rural, consisting of fields, hedgerows and occasional farmsteads typical of the area's countryside edge character.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Clay Vale Landscape Character Type, and the Fairford and Lechlade Settled Wetlands Landscape Character Area as defined in the Cotswold Water Park Landscape Character Assessment.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site's landscape sensitivity is moderated by its existing brownfield use, strong vegetated enclosure, and limited visibility from surrounding roads or public viewpoints. Its use as a garden centre introduces built elements and activity consistent with a rural commercial enterprise, meaning the land has already experienced a significant degree of change from its original agricultural form.

However, despite the enclosed character and limited natural value within the site itself, its isolated position north of the A417 means that further intensification could risk introducing a more conspicuous element into the rural landscape.

Given the site's contained character, brownfield condition, and low public visibility, the overall landscape sensitivity is judged as medium, with susceptibility primarily influenced by its rural isolation and proximity to the open countryside rather than intrinsic landscape quality.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales

Landscape Character Type:	River Basin Clay Vale
Landscape Character Area:	Fairford and Lechlade Settled Wetlands
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: None identified Biodiversity: Within the Cotswold Water Park. TPO-protected horse chestnut tree (06/00267/TPO) near site access. Other (floodplain, PRoWS): Southern boundary within Flood Zone 2. No PRoWs within or adjacent to the site.	

Site Reference: L33	**Settlement: Lechlade**

Description: The 9.09 ha site is a large arable field with flat topography on the north-eastern edge of Lechlade.

The parcel is located to the east of the Lechlade settlement and is bordered to the north and west by the Lechlade development boundary. The parcel is characterised as an agricultural field within arable cultivation. It forms part of a wider field network that is present around the settlement. Beyond the northern and western boundaries is existing built form within the settlement. There is little vegetation on these edges to filter and soften the appearance of the built form. This gives the settlement edge in this location a fairly stark appearance. Hedgerow and a private farm access road are present to the south with designed gardens and the Lechlade Conservation Area beyond. Some development is present within this land and is characterised as large country houses. The eastern boundary is partially open to the neighbouring field network. The rest of the eastern boundary is comprised of Manor Farm and its curtilage. This farm complex has been diversified to offer a range of alternative domestic and commercial uses.

There are no PRoW within or on the boundaries of the parcel. There are limited public vantage points in the local landscape from where the site can be viewed. This will limit the visual envelope of the parcel. The most prevalent public views are from the residential development to the north and between the development to the west. The lane to the south of the parcel is private.

Evaluation:	**MEDIUM SENSITVITY**

Justification:
The parcel is located on the edge of the settlement where domestic built form is present beyond the northern and western boundaries, it is also present to the south at a very low density. Development of the parcel would increase this residential context and expand the settlement edge. Due to its location and surrounding context this expansion is unlikely to appear as a protrusion into the wider open and rural landscape. There are limited public vantage points that the parcel can be viewed from; new residential development is unlikely to appear as incongruent in this location due to the surrounding context. The parcel is considered to have **Medium** landscape sensitivity due to the above factors. There is an opportunity to create and enhance robust Green Infrastructure corridors within and around the parcel. This would also help to soften the edges of any development which could be an improvement on the existing exposed settlement edge.

Landscape Context:

National Character Area:	NCA 108: Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	-

Constraints/Designations:
Landscape: None
Historic: No Listed Buildings.

Biodiversity: The site is within the Cotswold Water Park Nature Improvement Area and the Cotswold Water Park Nature Recovery Plan Area. It is also within a Site of Special Scientific Interest Impact Risk Zone, where any residential development outside development boundaries requires further specialist assessment to understand the impact and necessary mitigation measures.
A Site of Special Scientific Interest has been notified on land located 70m to the north of the site. There are also areas of Priority Habitat (deciduous woodland) located to the north and south.
The site is a large arable field, which in isolation is unlikely to have significant ecological value, although further assessment would be required to confirm this.
There is an area of unmanaged grassland to the west of the site, which currently provides a wildlife corridor. The outgrown hedgerow to the south of the site also provides a wildlife corridor.
Other (floodplain, PRoWS): No PRoW. No TPO

Site Reference: L34	**Settlement: Lechlade**

Description: The sites have a prominent location on the western approach into Lechlade on land with flat topography. L34 is mostly an arable field, although there is a substantial belt of trees and a spring within the site. The spring feeds a stream, which runs southwards along a drainage ditch to the west of the sites.

The parcel is located to the west of the settlement and to the north of the A417. A mix of land usage is present. It is not located within any qualitative landscape designation.
To the north, south and west is an agricultural context that is characteristic of the landscape around the settlement. A short distance to the west is an isolated commercial plant nursery. To the east is a combination of recent and pre 21st Century residential development within the Lechlade settlement.

L34 is comprised of a single irregularly shaped arable field that is located to the north of the other parcels. Its location away from the settlement edge sites it within the rural agricultural context that surrounds the Lechlade settlement. Hedgerow of varying quality bounds the field and some trees are present; a number of these are the subject of TPO. In addition to the arable land there is also a small copse/woodland within the parcel. This is also subject to TPO. Views from Lechlade Footpath 6 and others to the north look straight across the parcel.

Evaluation:	**HIGH SENSITIVITY**

Justification:
The parcel has susceptibility to change through housing development due to its position within open countryside. Development would represent encroachment into the characteristically rural landscape around the Lechlade settlement and form a prominent addition to views. Development of the parcel would appear as a protrusion from the edge of the settlement. The hedgerows and woodland/copse within the parcel are important landscape features that tie the parcel to the surrounding context through the wider hedgerow provision in the area. The hedgerows around the parcel do provide some filtering of views from the public footpaths to the north although this is limited due to the size of the hedgerows. Development here would create a prominent and uncharacteristic addition to the local landscape. The parcel is considered to have **High** landscape sensitivity due to the above factors.

Landscape Context:

National Character Area:	NCA 108: Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	-

Constraints/Designations:
Landscape: None
Historic: L34 abuts a scheduled monument
Biodiversity: The site is located in a Site of Special Scientific Interest (SSSI) Impact Risk Zone. It is also located within the Cotswold Water Park Nature Recovery Plan Area.
L34 is mostly an arable field, which also is unlikely to contain significant biodiversity but also would require a survey to confirm this. This site, however, contains a large belt of

damp woodland and a stream, which are of ecological interest. The site is also bound by a hedgerow on all sides.

Other (floodplain, PRoW): No PRoW within or on the boundaries of the parcel. The hedgerow boundary between L31C and L34 contains eight trees protected by a Tree Preservation Order, which are a mixture of Field Maple and Oak. The belt of trees in the southern part of L34 is protected by an area wide Tree Preservation Order. Flood Zones present within some of the parcels and the local area.

Site Reference: L35A	**Settlement: Lechlade**

Description:

L35A is located to the south of the A417 on the eastern edge of Lechlade. The site is physically separated from the main built-up area and reads as part of the open river valley landscape rather than as an extension of the settlement. It comprises flat grassland associated with former riverine pasture, with enclosure provided by a tree belt along the A417 to the north and mature trees to the western boundary. The eastern boundary is relatively arbitrary, broadly aligned with the Flood Zone 2 extent.

The site adjoins the Lechlade Conservation Area along part of its western edge, with the school located beyond the south-western boundary. Public access is present in the wider landscape, with PRoW Footpath 33 running close to the southern boundary. The parcel lies within the Cotswold Water Park and forms part of the wider floodplain and river corridor landscape associated with the Thames catchment.

The site falls within the River Basin Lowland Landscape Character Type, specifically the TV1C Fairford and Lechlade Landscape Character Area. The Historic Landscape Character is D1A Riverine pasture, probably used as meadows, now largely enclosed and derived from former unenclosed land.

Evaluation:	**HIGH SENSITIVITY**

Justification:

L35A occupies a sensitive position within the river basin landscape east of Lechlade, forming part of the open floodplain setting to the settlement and adjoining the Conservation Area. Although relatively flat and simple in landform, its separation from the built-up area, important habitats and its role within the Cotswold Water Park give it a distinct countryside character.

Development would extend the settlement eastwards into a riverine pasture landscape that currently forms a clear transition between Lechlade and the wider valley. The presence of PRoW Footpath 33, the historic river meadow character, and proximity to the Conservation Area increase susceptibility. While containment from tree belts moderates wider visual impact, the site's settlement-edge role, habitat value, recreational context, and historic associations support an overall judgement of High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	D1A – Riverine pasture

Constraints/Designations:
Landscape: Cotswold Water Park
Historic: Adjoins Lechlade Conservation Area
Biodiversity: Floodplain grazing marsh priority habitat and tree belts associated with river corridor
Other (floodplain, PRoWS): Eastern boundary aligned with Flood Zone 2. PRoW Footpath 33 close to southern boundary.

Site Reference: L35B	**Settlement: Lechlade**

Description:

The site sits beyond on the eastern edge of the settlement separated from the current built edge by a pasture field and a gappy outgrown hedge with trees. It is made up of three unimproved pastoral fields, with remnant ridge and furrow, which lies just above the floodplain on the flat valley floor of the Thames. To the south, the site is defined by a well-used public footpath, the Bridge Walk, and has no currently defined eastern boundary. To the south of the footpath there is an outgrown hedgerow and to the north there are mature trees along the A417 road. The site is high visible in views from the east along the A417 approaches and the public footpath. Any development would be prominent from these views and noticeable above the hedgerow when viewed from the Thames Path along the Thames to the south. The current settlement edge is recessive and positive with listed buildings complemented by mature vegetation. Lechlade Manor to the north is a local feature.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The site is in a highly visible location on the eastern edge of the settlement visible from the Thames Path to the south, the adjacent footpath and the A417. The value of the site is as part of the unspoilt setting to the Conservation Area and views of the town with its distinctive spire from the east. Any remnant ridge and furrow and unimproved pasture is also intrinsically of value. Any development would be detached from the settlement and would significantly extend built form to the east. Overall, the site is considered highly sensitive.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	D1A – Riverine pasture, probably meadows now largely enclosed

Constraints/Designations:
Landscape: Cotswold Water Park
Historic: Lechlade Conservation Area lies directly to the west.
Biodiversity: Floodplain grazing marsh priority habitat and tree belts associated with river corridor
Other (floodplain, PRoWS): PROW runs along southern boundary.

Site Reference: L40	Settlement: Lechlade

Description:

L40 is located to the west of Lechlade, north of the A417 and immediately east of an existing garden centre. The site lies beyond the defined settlement edge and forms part of the rural western approach into the town, contributing to the sense of a green gateway from this direction.

The parcel is generally flat. Strong mature hedgerows and hedgerow trees enclose much of the site, including three TPO trees on the north-western boundary. A pond is located within the site, surrounded by trees and shrubs, and a ditch runs along the western boundary, adding ecological and landscape interest. The southern part of the site comprises grassland, with the remainder in arable use.

Importantly, part of the southern boundary is open to the A417, allowing clear views into the site and reinforcing its role as part of the green and pastoral foreground to the settlement. Although there are no PRoWs crossing the site, there is evidence of an informal pedestrian desire line providing access towards the garden centre.

The site lies within Flood Zone 2 and falls within the River Basin Lowland Landscape Character Type, specifically the TV1C Fairford and Lechlade Landscape Character Area. The Historic Landscape Character is A2 Former unenclosed cultivation, now enclosed, with enclosure patterns partly reflecting earlier cultivation.

Evaluation:	MEDIUM-HIGH SENSITIVITY

Justification:

L40 occupies a sensitive position on the western approach to Lechlade, forming part of the green gateway into the settlement. The partially open southern boundary allows clear views from the A417, reinforcing its role as pastoral foreground to the town and contributing to the rural transition into the settlement.

The site contains notable natural features including mature hedgerows, TPO trees, a pond and ditch corridor, and is partly within Flood Zone 2. These features increase ecological and environmental sensitivity. Its location beyond the established settlement boundary elevates susceptibility in terms of form and settlement setting, particularly as development would extend built form further into open countryside.

Although the presence of the A417 and adjacent garden centre introduces some urban fringe influence, this does not outweigh the site's role in maintaining a green approach and separation from the wider rural landscape. On balance, the combination of gateway function, natural features, and edge-of-settlement position supports an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales

Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Cotswold Water Park beyond the A417 Historic: Within the wider setting of Lechlade Conservation Area Biodiversity: Pond, ditch corridor, mature hedgerows, TPO trees Other (floodplain, PRoWS): Flood Zone 2 extends across the site. No formal PRoWs, though evidence of informal pedestrian access.	

Site Reference: L41	**Settlement: Lechlade**

Description:

L41 is located to the north-east of Hambridge Lane on the western edge of Lechlade. The site comprises relatively flat pastoral grassland enclosed by mature hedgerows, with trees and shrubs along the western boundary. The eastern boundary is defined by a hedgerow separating the site from residential development along The Cursus, where filtered views are available through gaps in vegetation and from upper floor windows.

To the south-east, the site adjoins a commercial/employment area, introducing an urban fringe influence to part of its setting. To the north, the site is bounded by Priority Habitat Deciduous Woodland and the Richardson and Amey Nature Reserve and SSSI, which provide strong ecological value and landscape containment. The parcel reads as a rural edge landscape, forming part of the transitional countryside setting beyond the built-up area.

PRoWs cross the site, including Footpath 9 running north–south and Footpath 8 along the northern edge, increasing public access and experiential sensitivity. The site lies partly within the Cotswold Water Park. It is not located within Flood Zones 2 or 3.

The site falls within the River Basin Lowland Landscape Character Type, specifically the TV1C Fairford and Lechlade Landscape Character Area. The Historic Landscape Character is A3x Former unenclosed cultivation now enclosed, reflecting regular organised enclosure that does not strongly express earlier unenclosed patterns. The majority of the site also forms part of the Multi-period settlement, cemetery, and ceremonial complex W of Lechlade Scheduled Monument (List Entry Number: 1003434).

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

L41 occupies a transitional settlement-edge position, retaining pastoral character and a clear sense of rurality while remaining closely associated with existing residential development along The Cursus. The presence of the Scheduled Monument increase the site's heritage value, whilst PRoWs crossing the site increases public exposure and recreational value. Similarly, being adjacent to Priority Habitat woodland and the Richardson and Amey Nature Reserve/SSSI increases ecological sensitivity.

However, the site is relatively flat, enclosed, and visually connected to the built-up edge. The adjacent scrapyard/storage area and surrounding residential context moderate its overall landscape susceptibility when compared to more isolated countryside parcels. While it contributes to the rural fringe character and green edge of Lechlade, development would consolidate rather than significantly disrupt the wider landscape structure.

On balance, the combination of settlement-edge association, historic sensitivity, recreational access, ecological context and containment supports an overall judgement

of Medium-High landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	A3x – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Partly within the Cotswold Water Park Historic: Forms part of the Multi-period settlement, cemetery, and ceremonial complex W of Lechlade Scheduled Monument (List Entry Number: 1003434). Biodiversity: Priority Habitat Deciduous Woodland and Richardson and Amey Nature Reserve and SSSI to the north;. Strong hedgerow on roadside boundary. Other (floodplain, PRoWS): PRoW Footpath 9 crosses the site north–south. PRoW Footpath 8 runs along the northern boundary. Not within Flood Zones 2 or 3.	

Site Reference: L42	**Settlement: Lechlade**

Description:

L42 is located on the western edge of Lechlade, to the north of The Wern and set back from the A417. The site comprises relatively flat rough grassland, with an open southern boundary to The Wern. Residential development lies to the south-east, while a tree belt defines the northern boundary, with filtered views through to arable farmland beyond.

Although influenced by nearby highway infrastructure, the site is set back from the A417 and enclosed by vegetation, meaning it is generally perceived as a discrete parcel rather than read in direct combination with the wider residential development. The site retains a sense of rural edge character despite its proximity to the settlement.

Immediately to the east are the Grade II listed Butlers Court with Gatepiers and Wall to South East (List Entry: 1341300) and Stables immediately behind Butler's Court to the north-west (List Entry 1341319). The site also forms part of the setting of the Lechlade Conservation Area, albeit partially screened by intervening vegetation. The site is not located within Flood Zones 2 or 3, and no PRoWs cross the parcel.

The site falls within the River Basin Lowland Landscape Character Type, specifically the TV1C Fairford and Lechlade Landscape Character Area. The Historic Landscape Character is A2 Former unenclosed cultivation now enclosed, with enclosure patterns partly reflecting earlier agricultural use.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

L42 occupies a contained settlement-edge location that retains elements of rural character despite proximity to residential development and the A417 corridor. The site's enclosure by hedgerows and tree belts moderates wider visual influence and means it is perceived as an isolated parcel set back from the highway.

Sensitivity is elevated by its role in the setting of the Grade II listed Butlers Court, Stables behind Butler's Court and Conservation Area and by its contribution to the green edge of the settlement. However, flat topography, lack of public access, and the moderating influence of adjacent infrastructure reduce overall susceptibility when compared with more open or publicly accessible landscapes.

On balance, the combination of settlement-edge context, limited visual prominence, and moderate historic and natural associations supports an overall judgement of Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade

Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: Setting of Grade II listed Butlers Court with Gatepiers and Wall to South East (List Entry: 1341300), Stables immediately behind Butler's Court (List Entry 1341319), Conservation Area and Multi-period settlement, cemetery, and ceremonial complex W of Lechlade Scheduled Monument (List Entry Number: 1003434). Biodiversity: Semi mature trees and hedgerows Other (floodplain, PRoWS): No PRoWs crossing site. Not within Flood Zones 2 or 3.	

Site Reference: L43	Settlement: Lechlade

Description:

The site comprises grassland and farm buildings and associated land located to the west of Lechlade, forming part of the open landscape that frames the western approach to the town. The land is relatively flat, with areas of informal walking and cycling access, indicating that the fields are locally valued for amenity and recreation. The church spire and cemetery are visible in the eastern part of the site, contributing to the sense of connection with the historic core of Lechlade.

Residential development to the north and east is visible beyond the site boundaries, while housing to the south is largely screened by mature vegetation. Road infrastructure to the south-west introduces a degree of movement and noise, though the site retains a semi-rural character with localised visibility. Mature trees and hedgerows form field boundaries, including a tree belt with an individual Tree Preservation Orders (TPOs) close to the southern boundary.

The site includes part of Butlers Court Farm and adjoins Butlers Court with Gatepiers and Wall to South East (List Entry: 1341300) and the Stable immediately behind Butlers Court to the North-West, Grade II Listed Building (List Entry 1341319). To the west, the site abuts the Multi-period Settlement, Cemetery and Ceremonial Complex Scheduled Monument (List Entry 1003434), which adds considerable historic and archaeological sensitivity.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Clay Vale Landscape Character Type and the Fairford and Lechlade Settled Wetlands Landscape Character Area (Cotswold Water Park LCA).

Evaluation:	MEDIUM-HIGH SENSITIVITY

Justification:

The site forms an important part of the western approach to Lechlade, contributing to the historic and visual setting of the town and providing a transitional open space between the settlement and the wider countryside. Its flat grassland character, mature trees and boundary vegetation, and proximity to heritage assets such as the Scheduled Monument and listed buildings at Butlers Court Farm elevate its historic and contextual sensitivity, particularly across the northern and central parts of the site.

Views from PRoW Footpath 6 to the north are open and extensive, providing clear visibility across the landscape and towards the settlement edge, reinforcing sensitivity in this area. The southern and south-western areas, however, are more influenced by nearby housing and road infrastructure, and display a more enclosed and developed context, resulting in lower relative sensitivity.

Overall, the site's medium-high sensitivity reflects this variation across the land parcels — with northern and eastern sections contributing strongly to the town's historic

setting, visual character and sense of openness, while southern and south-western sections are less sensitive due to enclosure and presence of existing infrastructure.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Clay Vale
Landscape Character Area:	Fairford and Lechlade Settled Wetlands
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: Adjacent to Multi-period Settlement, Cemetery and Ceremonial Complex Scheduled Monument (List Entry 1003434); Adjacent to Butlers Court with Gatepiers and Wall to South East (List Entry: 1341300) and Stable immediately behind Butlers Court to North-West (List Entry 1341319). Biodiversity: Partly within the Cotswold Water Park. Individual TPO as part of larger tree belt. Other (floodplain, PRoWS): PRoW Footpath 6 beyond the northern boundary provides open views across the site; PRoW Footpath 11 to the south-east of the site.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 23 – Longborough

COTSWOLD
District Council

Settlement character

1.1 Longborough is a small village located just off the A424, 3km North of Stow-on-the-Wold. It's located above the Evenlode Valley lying close to the Gloucestershire and Oxfordshire border.

1.2 The settlement was named after the Long Barrow above the village. The Church of St James dates from the 12th century and its elevated position offers scenic views across the surrounding countryside.

Landscape character

1.3 The settlement is within the Cotswolds National Character Area 107. Longborough is classified within the Limestone Hills and Limestone Plateau landscape types. These landscape types reflect Longborough's position within the gently rolling limestone hills, patchwork fields, dry stone walls and scattered woodland setting.

1.4 The area is part of a wider landscape typology within Gloucestershire's Landscape Character Assessment which identifies the regions exceptional diversity with its varied geology and historical land use patterns.

Relationship of the settlement with the surrounding landscape

Positive

- Strong visual relationship with the surrounding rolling countryside and the Evenlode Valley.
- Elevated position provides a distinctive sense of place and contributes to local identity.
- Historic limestone buildings and St James Church form important landmarks within the landscape.
- Mature trees, hedgerows, woodland and dry stone walls provide a strong landscape framework around the settlement.
- The village remains clearly separated from neighbouring settlements and retains a strongly rural character.
- Extensive views from the settlement contribute to its scenic quality and appreciation of the wider Cotswold landscape.

Negative

- Elevated and exposed locations around the village are visually sensitive to further development.

- The introduction of suburban boundary treatments and domestic features has locally eroded traditional rural character.
- Development on higher ground has the potential to affect important views to and from the settlement.

Landscape sensitivity considerations

1.5 Longborough exhibits generally high landscape sensitivity owing to its elevated position, strong relationship with the surrounding landform and visibility within the wider landscape. The village occupies a prominent location within a transitional area between the High Wold, Farmed Slopes and Pastoral Lowland Vale landscapes, each of which contributes to its setting and character.

1.6 The surrounding landscape displays many characteristic Cotswold features including rolling topography, dry stone walls, mature hedgerows, scattered woodland and historic field patterns. These elements contribute to landscape distinctiveness and are sensitive to change.

1.7 The elevated slopes surrounding the village allow extensive views across the wider countryside and increase intervisibility between the settlement and surrounding landscapes. Development on exposed edges has the potential to alter the settlement's relationship with the landscape, affect skyline views and diminish the rural character of the village setting.

1.8 Particular sensitivity arises from the contribution of the surrounding agricultural land to the setting of the historic core and St James Church, together with the importance of undeveloped slopes in maintaining the village's distinct identity and separation from surrounding settlements.

Constraints to be taken into account

1.9 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape
- Conservation Area and numerous listed buildings.
- St James Church and its wider landscape setting.
- Prominent elevated land and visually exposed slopes surrounding the settlement.
- Areas of archaeological interest, including the long barrow from which the settlement derives its name.

Areas where development is not suitable

1.10 Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Prominent elevated land and exposed slopes forming the skyline or backdrop to the settlement.
- Land which contributes significantly to the setting of the Conservation Area, St James Church and other heritage assets.
- Areas that would adversely affect important views into, out of or across the village.
- Land that would result in the erosion of the clear distinction between the settlement and surrounding countryside.

Areas for environmental improvement

1.11 The following environmental improvements are suggested:

- Conservation and restoration of traditional dry stone walls.
- Reinforcement of native hedgerow networks and hedgerow trees.
- Enhancement and management of woodland and tree belts surrounding the settlement.
- Sensitive management of settlement edges to reinforce rural character and avoid suburbanisation.
- Conservation of traditional landscape features and historic field patterns.

Figure A1: Context and Landscape Character Types and Areas

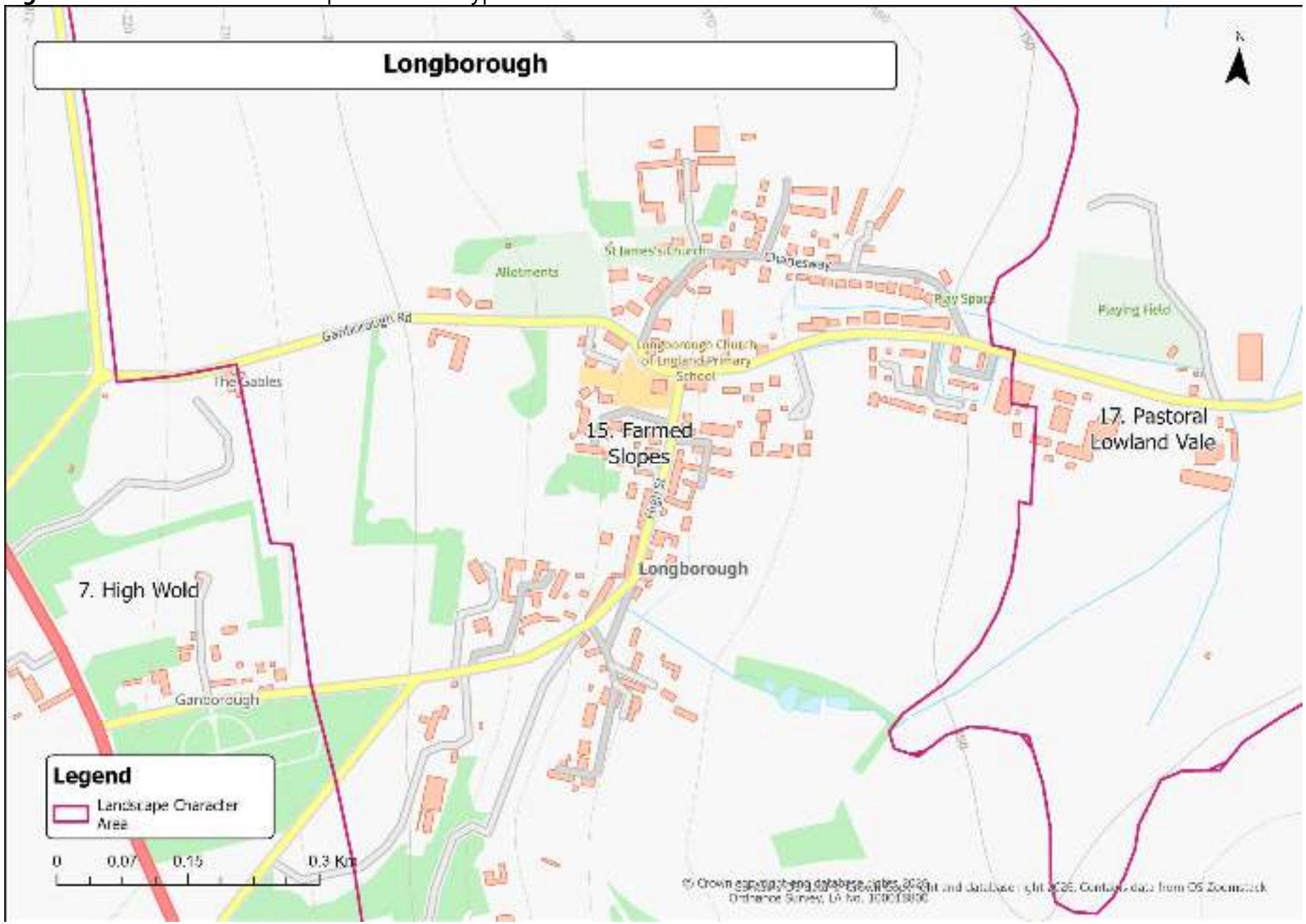
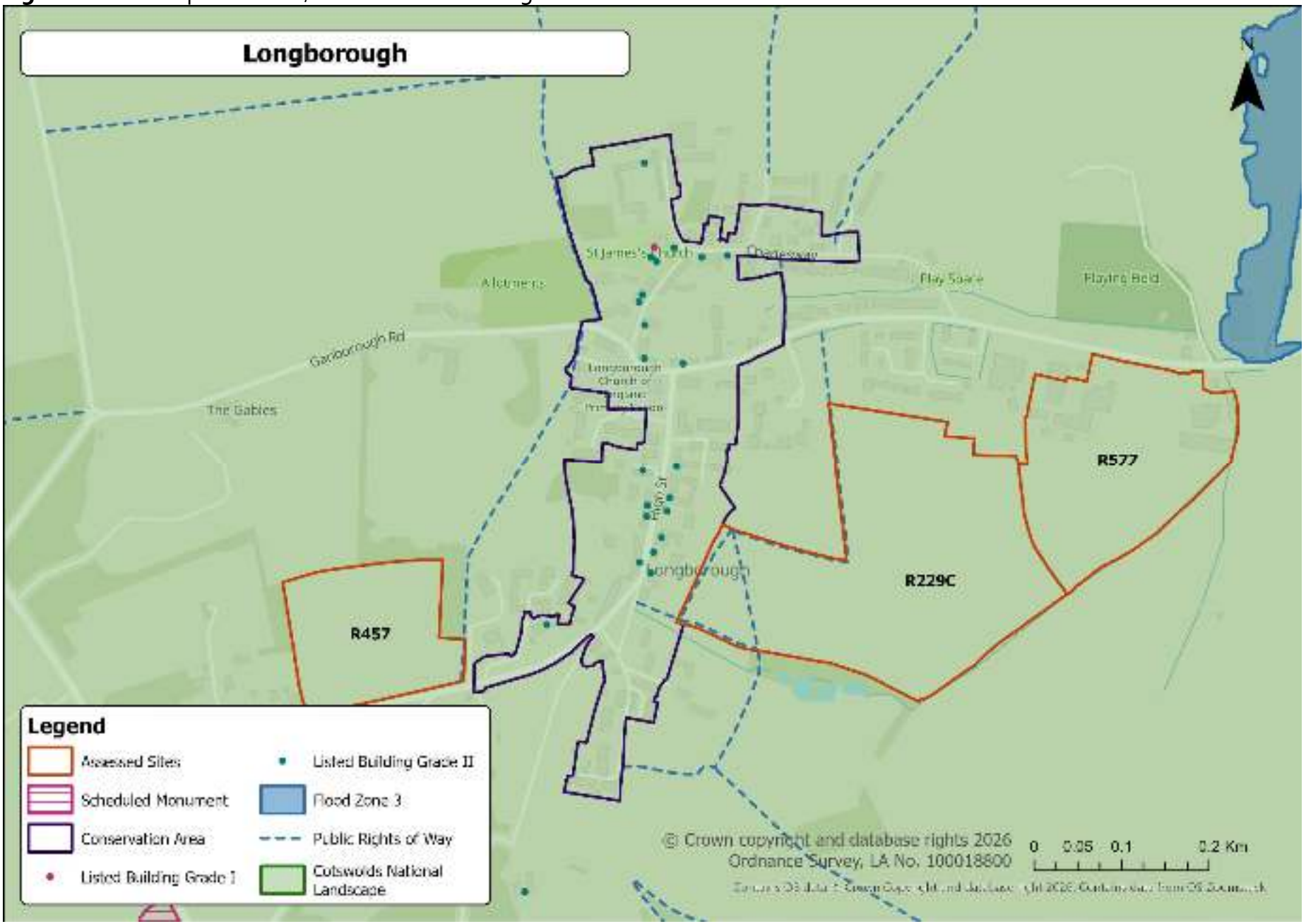


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R229C	R457	R577
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)			
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground			
	Falls within clear views from public vantage points (roads, PROWs, hills)			
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form			
	Introduce a significant area of built form into a rural or visually sensitive landscape.			
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development			
	Risks coalescence or erosion of settlement separation			

Sites to be discounted			

Stage 2 Assessments

Site Reference: R457	**Settlement:** Longborough
Description: The site comprises rising grassland to the west of Longborough, positioned immediately beyond the Longborough Conservation Area. It is bounded by Public Footpath 9 along the eastern boundary and by a local road to the south, with deciduous woodland (Priority Habitat) adjoining the southern boundary and a Tree Preservation Order (tree group) located to the east. The parcel contains numerous mature trees, particularly along the southern and eastern boundaries, creating a well-vegetated and enclosed edge that transitions into open countryside. The landform rises gently westwards, providing a gradual transition between the village and the wider rural landscape. The site's tranquil, rural character contrasts with the more compact built form of Longborough, and its large scale makes it a visually prominent parcel relative to the surrounding settlement. The site straddles two Landscape Character Types (LCTs): the Farmed Slopes (LCA 15B Vale of Moreton Farmed Slopes) to the east, and the High Wold (LCA 7C Cotswolds High Wold Plateau) to the west, marking a distinct transition between the lower slopes and elevated plateau. It also forms part of the Cotswolds National Landscape, where rising slopes, wooded edges, and open pastoral landforms contribute to the special qualities of scenic beauty and rural tranquillity.	
Evaluation:	**HIGH SENSITIVITY**
Justification: R457 is assessed as having High sensitivity, reflecting the sites scale, heritage setting, and strong perceptual qualities. The site occupies a transition zone between the Vale of Moreton Farmed Slopes and the Cotswolds High Wold Plateau, giving it physical and visual importance in shaping the western rural setting of Longborough. Although partly enclosed by vegetation, its large scale relative to the settlement and location beyond the Conservation Area mean that development would represent a noticeable expansion into open countryside. The site's adjacency to Priority Habitat woodland and the TPO tree group enhances its natural character and ecological value, while Footpath 9 along the eastern boundary introduces public access and visual sensitivity.	

As part of the Cotswolds National Landscape, the site contributes to special qualities of tranquillity and scenic value.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT (east) High Wold LCT (west)
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes (east) LCA 7C Cotswolds High Wold Plateau (west)
Historic Landscape Character:	Enclosed farmland forming part of the setting of the Longborough Conservation Area and transition to higher plateau landscapes.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Adjacent to the Longborough Conservation Area; contributes to its setting and wider historic village context. Biodiversity: Adjoins Priority Habitat deciduous woodland to the south; Tree Preservation Order (tree group) to the east. Other (floodplain, PRoWS): Public Footpath 9 runs along the eastern boundary.	

Site Reference: R577	**Settlement:** Longborough

Description:

The site is located on the eastern edge of Longborough, to the south of Moreton Road, and comprises a mix of existing employment estate buildings and associated hardstanding in the northern part, with an area of grassland to the south. The parcel is large in scale for the settlement and lies within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA 17B).

The land is relatively flat and low-lying, with boundaries defined by occasional trees and shrubs, providing limited visual containment. The grassland area is open to view from surrounding land, although there are no PRoWs crossing or adjoining the site. Public Footpath 12 lies approximately 200 metres to the west, beyond which is the Longborough Conservation Area.

The site sits within a mixed-use context, with employment uses introducing built form, activity, and lighting that already reduce rural landscape character. However, the grassland to the south provides a softer visual transition between the developed estate and the open countryside beyond.

The site lies within the Cotswolds National Landscape, where settlement-edge pasture, open valley farmland, and historic rural form contribute to its special qualities.

Evaluation:	**MEDIUM-LOW TO MEDIUM SENSITIVITY**

Justification:
R577 is assessed as having Medium-Low sensitivity to the north and Medium Sensitivity to the south, reflecting its partly developed character, flat topography, and limited visual and perceptual connection to the wider rural landscape. The existing employment estate introduces a built and functional appearance, reducing both natural character and susceptibility to further change.

The southern grassland provides some localised landscape value, acting as a visual buffer between the developed northern portion and the open countryside, but it is visually influenced by adjacent development. Footpath 12, located to the west, provides some indirect visibility, though overall public views are limited.

The site has no direct heritage associations, and its flat, low-lying character ensures it does not contribute prominently to Longborough's setting within the valley landscape. As part of the Cotswolds National Landscape, it makes only a limited contribution to special qualities due to the existing urbanising influences.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17B Vale of Moreton

Historic Landscape Character:	Modified rural enclosure with existing commercial development influencing the settlement edge.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Not within close proximity or the setting of the Conservation Area or Listed Buildings. Biodiversity: Grassland and scattered trees provide some habitat value. Other (floodplain, PRoWS): Footpath 12 approximately 200m west. The site is not within Flood Zones 2 or 3.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 24 – Mickleton

COTSWOLD
District Council

Settlement character

1.1 Mickleton is the northernmost settlement in Cotswold District, located at the foot of the Cotswold escarpment within the Vale of Evesham. It is on the B4081 from Chipping Campden and between Broadway and Stratford-upon-Avon on the B4632 as shown by Figure M1.

1.2 The historic core of the settlement is located around the north-east section of the High Street and around St Lawrence's Church, which is located just outside of the main built up area on the lower slope of the escarpment. Many of the buildings in the centre are distinctively Cotswold in style, but there also exists brick, timber and thatch.

1.3 The south west approaches to the village are dominated by modern housing estates, though important views to the church spire are retained. The north eastern part of the village is largely separated from the main part of the village and consists of modern estates either side of Granbrook Lane. To the west of these is a substantial area of the disused Meon Hill nurseries known locally as 'Canada'.

Landscape character

1.4 The village straddles the National Character Areas 106 and 107, these being the Severn and Avon Vales and the Cotswolds. The settlement lies predominantly outside the Cotswolds National Landscape in the Unwooded Vale landscape type in the Mickleton Vale Fringe LCA. To the south, in the National Landscape the landscape is also classified as Unwooded Vale in the Vale of Evesham Fringe.

1.5 The underlying geology of the area is Lower Lias. The Cotswolds escarpment rises up to the south and east of the village. This is predominantly pastoral in character with a combination of broad leafed woodland, areas of managed scrub and scattered tree cover. St. Lawrence's Church is a notable visual focus to the area.

1.6 Immediately to the south and the north-west of the village the land corresponds to the Severn and Avon Vales character area. Fields are larger and more regular with arable land and market gardening. There are less wooded hedges and numerous drainage ditches. From the vale, Mickleton is framed by the impressive backdrop of the scarp slope.

Relationship of settlement with the surrounding landscape

1.7 The settlement has the following key relationships with the surrounding landscape:

Positive

- The location of the village at the foot of the scarp slope is a key characteristic. The undeveloped character of the scarp is important in providing a landscape context to the village.
- The old part of the village, particularly the area around the church, has a permeable edge allowing easy access and views to the scarp slope.
- Views to the church from the approaches are important, particularly from the B4081 and the B4632 from Stratford.

Negative

- Modern housing development creates a visually abrupt edge to the settlement in the south west part of the village.
- The nonlinear 'block' of development to the north east of the village centre does not reflect the established urban pattern of the village.

Landscape sensitivity considerations

1.8 The landscape along the southern edge of the village is typical of 'edge landscape'. All the characteristic landscape elements that provide the basis for designation are to be found to the south of the village. The landscape around the southern margin of the village is less distinctive but nonetheless conforms to the typical characteristics of the type. Views to the escarpment raise the quality of the vale landscape in this area considerably.

1.9 The ability of the landscape to accommodate development is constrained by the visually sensitive National Landscape landscape to the south of the village. To the north, the larger scale landscape of the vale is more capable of accommodating development. However, any such development would be visible from the scarp and would run counter to the established pattern of locating settlement on the lower scarp slopes.

Constraints to be taken into account

1.10 Constraints are shown on Figure M2 and are summarised below:

- National Landscape to the south of the village
- Conservation Area

- Listed buildings and their settings

Areas where development is not suitable

1.11 Areas where development is not considered to be suitable in accordance with the principles set out in Section 2.0 are as follows:

- The south east of the village on land rising towards the scarp slope, particularly where development might obscure views to the church.
- The arable field to the south west of the road adjacent to the entry to the village along Long Marston Road is important to the setting of the village allowing good views to the visually permeable village edge, church and scarp backdrop.

Suggested environmental improvements

1.12 The key area for environmental improvement is on the southern edge of the village where there is a relatively harsh development edge.

Figure A1: Context and Landscape Character Types and Areas

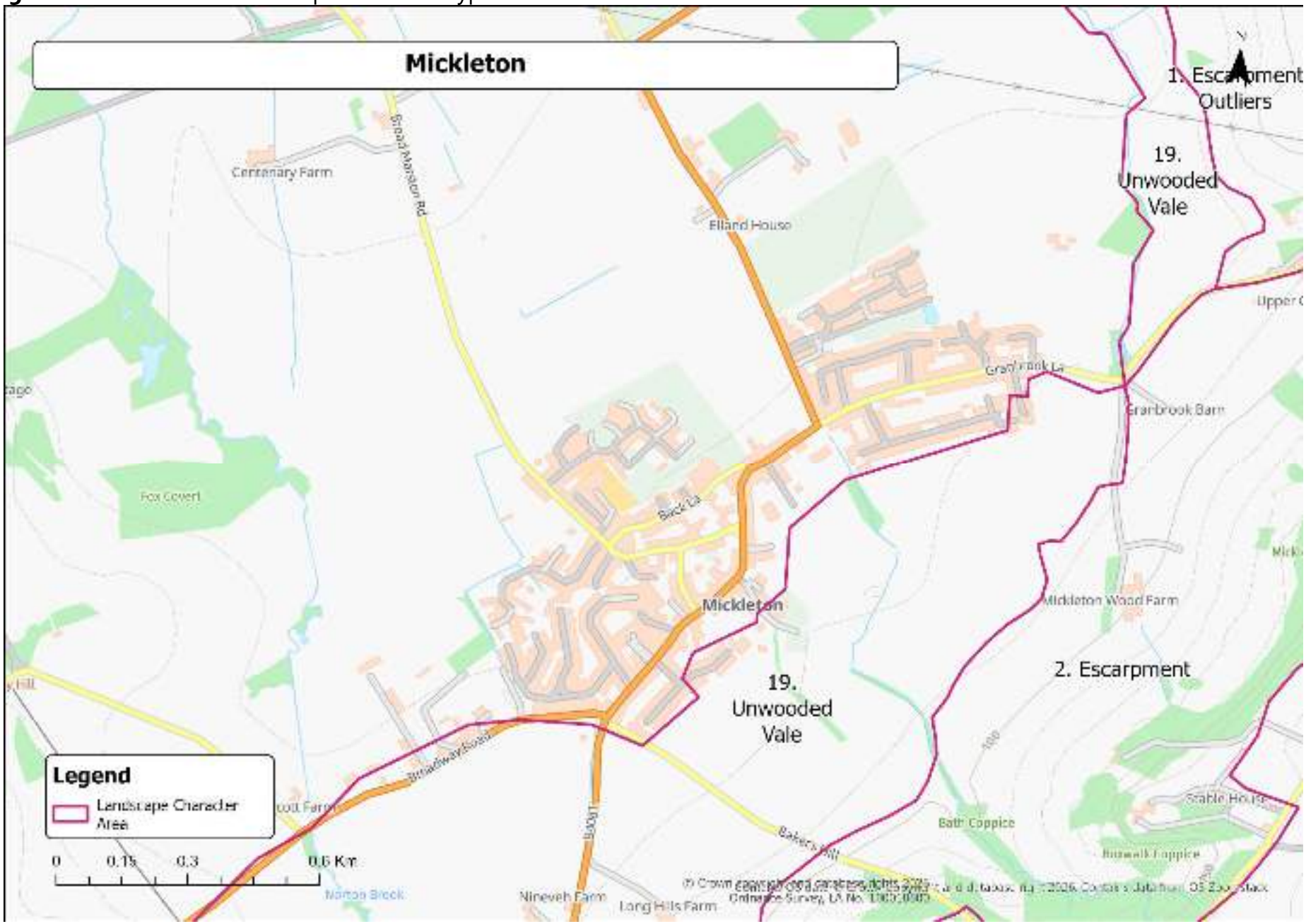
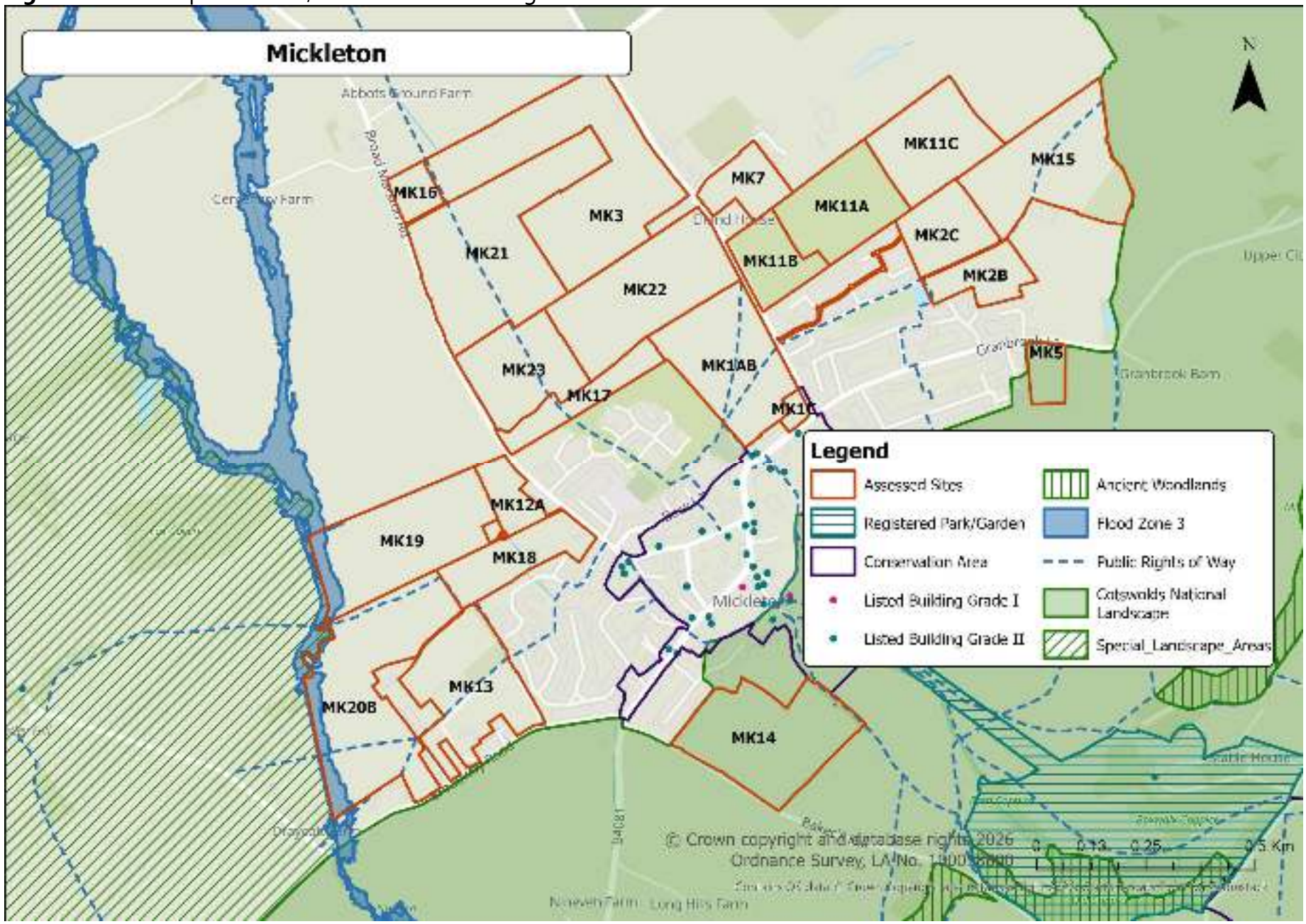


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	MK14
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)	
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground	
	Falls within clear views from public vantage points (roads, PROWs, hills)	
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form	
	Introduce a significant area of built form into a rural or visually sensitive landscape.	
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development	
	Risks coalescence or erosion of settlement separation	

Sites to be discounted	

Stage 2 Assessments

Site Reference: MK1AB / MK1C	**Settlement:** Mickleton
Description: MK1AB is located to the north of Granbrook Lane and associated residential development, and to the east of Stratford Road on the edge of Mickleton. The site comprises a pastoral field enclosed by hedgerows and semi-mature trees of varying quality. Along the Stratford Road boundary the hedgerow is generally mature but degraded in places, with gaps allowing views into the site, particularly during winter months. The site is relatively flat and enclosed by vegetation along several boundaries. Evidence of ridge and furrow is present across the field, indicating historic agricultural land use. A woodland block with associated small ponds occupies the north-western corner of the parcel, providing localised ecological and landscape interest. The southern boundary of the site adjoins the Mickleton Conservation Area and lies close to several listed buildings, including Hollymount (Grade II, List Entry 1171205) and The Old Smithy and Store Behind (Grade II, List Entry 1088531). As a result, the site forms part of the immediate setting of these heritage assets. Two PRoWs crossing the site, including Footpaths 7 and 8, which provide recreational routes through the parcel and increase public interaction with the landscape. The parcel sits within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area. Although the site retains a semi-rural character, surrounding residential development along Granbrook Lane and Stratford Road means that development within this parcel would not be entirely out of context with the settlement pattern or scale.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: MK1AB forms part of the pastoral landscape on the edge of Mickleton. Although the site is enclosed by hedgerows and influenced by surrounding residential development, it retains rural characteristics and includes historic landscape features such as ridge and furrow. The site lies immediately adjacent to the Mickleton Conservation Area and close to several listed buildings, which increases sensitivity in terms of the historic landscape setting. In addition, the presence of PRoWs crossing the site increases public visibility and experiential value.	

While development would not be entirely incongruous with the existing settlement pattern, the historic sensitivities and PRoW routes elevate the landscape sensitivity of the parcel. On balance, the site is considered to have Medium–High landscape sensitivity, with historic character and recreational use representing the key constraints to development.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Unwooded Vale LCT
Landscape Character Area:	VE1C Mickleton Vale Fringe
Historic Landscape Character:	Presence of ridge and furrow indicates historic agricultural land use.

Constraints/Designations:
Landscape: None identified
Historic: Adjoins the Mickleton Conservation Area. Close to listed buildings including Hollymount (Grade II, List Entry 1171205) and The Old Smithy and Store Behind (Grade II, List Entry 1088531)
Biodiversity: Boundary hedgerows and woodland block on the north-west corner of the site.
Other (floodplain, PRoWS): PRoW Footpaths 7 and 8 cross the site. Outside Flood Zones 2 and 3

Site Reference: MK2B and MK2C	**Settlement: Mickleton**
Description: The site is located to the north-east of Mickleton on gently descending land, which falls towards a brook to the east. It sits at the foot of Meon Hill to the east. The site is predominantly a field used for arable and pastoral farming. There is a pond in the south-west corner. The site is neighboured by the recently completed housing development on the former Meon Hill Nursery to the south-west; Stratford Road (B4632) to the west with countryside beyond; an industrial area along part of the northern boundary (Leosheds – garden storage buildings) and countryside beyond; open countryside to the east; and the built up area of Mickleton to the south. The parcel contributes to the rural setting of Mickleton, particularly the northern approach into the village from Stratford Road, the eastern approach from the Heart of England Way national trail, and from views into the village from the CNL to the east, notably from Meon Hill. The Stratford Road approach, to some degree, has already been partially urbanised by housing development on the former Meon Hill Nurseries site, the conifer hedge surrounding the garden of Elland House and the hamlet of housing development further to the north of Stratford Road.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The parcel's landscape sensitivity to development is derived from its existing rural context and its location on the edge of the settlement. The neighbouring settlement edge is present to two sides and has an influence on the parcel. Due to this residential development, the parcel is unlikely to appear as incongruent, though consideration of views from the east within the CNL need to be appropriately considered. Development of the parcel would provide an opportunity to deliver robust Green Infrastructure features that also soften the transition between the settlement and wider landscape. The footpath that divides the parcel would need to be accommodated within any proposal and could represent an attractive feature that promotes activity and connectivity with the wider landscape.	
Landscape Context:	
National Character Area:	NCA 106: Severn and Avon Vales and 107: Cotswolds
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	LCA VE1C: Mickleton Vale Fringe
Historic Landscape Character:	-
Constraints/Designations: Landscape: Not within the CNL Historic: No heritage designations within the parcel or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the south. Biodiversity: The pond in the south-west corner of MK2B is likely to have higher biodiversity, including the potential for Great Crested Newts. A Stage 1 Ecological Survey	

was undertaken in 2013 in support of the 77 dwelling development on the former Meon Hill Nursery site (ref: 13/03539/OUT). A pond was present on that site, which was found to have a low suitability score, but a Great Crested Newt was found on adjacent land indicating their presence in the area.
Other (floodplain, PRoW): Mickleton Footpath 5 is present within parcels MK2B. This footpath is also identified as part of the promoted Heart of England Way long distance footpath route. No TPO.

Site Reference: MK3	**Settlement: Mickleton**

Description:

MK3 comprises a flat arable field located to the west of Stratford Road to the north of Mickleton. The site is physically and perceptually disconnected from the main body of the settlement and lies beyond the defined settlement boundary, reading clearly as open countryside.

The parcel is defined by hedgerows and hedgerow trees along some boundaries; however, some edges remain open, resulting in an exposed character and a strong sense of countryside.

The site is generally flat with land rising further east towards the slopes of the Cotswolds National Landscape. Scattered residential properties are located close to the eastern boundary together with agricultural barns and farmsteads within the wider rural landscape.

If developed independently, the parcel would be disconnected from the existing settlement and would extend built form into the countryside in a manner that would appear incongruous with the established settlement pattern of Mickleton.

The site does not fall within Flood Zone 2 or 3, has no PRoWs cross the site and is not closely associated with designated heritage assets. Though development would be visible from PRoW Footpath 1 to the west.

It lies within the Unwooded Vale Landscape Character Type, specifically the VE1C Mickleton Vale Fringe Landscape Character Area, characterised by open agricultural fields forming the transitional fringe between settlement and wider countryside. Historic Landscape Character is typical of agricultural land reflecting organised field patterns of the vale fringe.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

MK3 occupies an open and exposed countryside position north of Mickleton and forms part of the settlement's wider rural setting. Although the site itself is relatively simple in character and contains few distinctive landscape features, its openness, separation from the settlement, and visibility from PRoW Footpath 1 elevate its susceptibility to change.

Development would introduce built form into a clearly defined rural landscape, extending the settlement beyond its established edge and altering the current perception of openness, especially if developed in isolation. The site's exposed nature mean that built form would be readily perceptible in views from the surrounding road network and recreational routes.

Taken together, the site's open and exposed location and visibility support an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 106 – Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C Mickleton Vale Fringe
Historic Landscape Character:	Enclosed former agricultural land reflecting organised enclosure patterns typical of vale fringe landscapes.
Constraints/Designations: Landscape: Outside the Cotswolds National Landscape but within its wider setting Historic: None identified Biodiversity: Boundary trees and hedgerows Other (floodplain, PRoWS): PRoW Footpath 1 to the west of the site; Not within Flood Zones 2 or 3.	

Site Reference: MK5	Settlement: Mickleton

Description:

The site lies to the south of Granbrook Lane, on the eastern edge of Mickleton, beyond the defined settlement boundary. It forms part of a larger agricultural field, with an arbitrary boundary to the east and south that aligns with the existing residential edge. The site is relatively flat, falling gently to the south-east, and visually associated with adjoining housing when viewed from the surrounding landscape.

The northern boundary is defined by a hedgerow along Granbrook Lane, while the eastern boundary is open to adjoining farmland. The site abuts residential development to the west and would be perceived as part of the built edge in most near and middle-distance views. The surrounding landscape is rural and open, typical of the settled fringes of the Unwooded Vale, but already influenced by suburban expansion and local road infrastructure.

The site lies within the Cotswolds National Landscape (CNL), within National Character Area 107 – Cotswolds, and forms part of Landscape Character Type 19 – Unwooded Vale, specifically the Vale of Evesham Fringe (19D)/ This landscape is characterised by its wide, open agrarian character, hedgerow-enclosed pastures and arable fields, and sparsely settled pattern of farms and hamlets, with long views to the Cotswold Escarpment providing a dramatic backdrop.

A PRoW (Footpath 35) runs along the lane to the east, providing open views across the site. However, these views already include housing to the west, so new development would be seen in the context of the existing village edge. The site is outside Flood Zones 2 and 3 and has no designated heritage assets within or nearby.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site lies within the Cotswolds National Landscape's Unwooded Vale (LCT 19D – Vale of Evesham Fringe), which is described as a wide, open, sparsely settled agrarian landscape defined by hedgerow networks, mature field trees, and long views to the Cotswold escarpment. This landscape type is noted as being highly sensitive to new development, particularly where such change would disturb its open field patterns or be visible from higher ground along the escarpment.

Although small and physically associated with existing housing, the site would represent a perceptible eastward extension of the settlement, encroaching into the open countryside. From PRoW Footpath 35 and from elevated positions within the National Landscape, new built form would be visible as an incremental loss of openness along the settlement's rural edge.

While intrinsic qualities such as topography, and heritage interest are moderate, the site's location within the Cotswolds National Landscape, its visibility from public vantage points,

and its potential to disrupt the rural fringe and field pattern increase sensitivity. As such, the site is assessed as having medium landscape sensitivity due to visibility, and contribution to the open agrarian setting of Mickleton.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	19 – Unwooded Vale
Landscape Character Area:	19D – Vale of Evesham Fringe
Historic Landscape Character:	Agricultural landscape with limited historic associations
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No Conservation Areas or listed buildings nearby Biodiversity: Hedgerow boundary provides local habitat value Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpath 35 along lane to the east affords open views across the site	

Site Reference: MK7	**Settlement: Mickleton**
Description: The site is located to the north-east of Mickleton on gently descending land, which falls towards a brook to the east. It sits at the foot of Meon Hill to the east. The site is predominantly used for arable and pastoral farming. It is neighboured by the recently completed housing development on the former Meon Hill Nursery to the south-west; Stratford Road (B4632) to the west with countryside beyond; an industrial area along part of the northern boundary (Leosheds – garden storage buildings) and countryside beyond; open countryside to the east; and the built up area of Mickleton to the south. The parcel is not located within the Cotswolds National Landscape. Given the proximity and local context, the parcels are considered to be within the setting of the National Landscape at the foot of Meon Hill. The parcels contribute to the rural setting of Mickleton, particularly the northern approach into the village from Stratford Road, the eastern approach from the Heart of England Way national trail, and from views into the village from the National Landscape to the east, notably from Meon Hill. The late 20th Century housing at Meon Road and the eastern boundary of the recently completed housing development on the former Meon Hill Nursery site provide a reasonably harsh edge to the settlement. This is particularly apparent on the eastern approach into the village from the Heart of England Way. There is an opportunity to soften this edge to the settlement through a well-designed development.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The parcel's landscape sensitivity to development is derived from its existing rural character and its location away from the edge of the settlement. However, the parcel is not located within the open rural landscape due to the developed context to the north-east and north-west. A single residential dwelling is also located to the south of the parcel. This surrounding context influences the character of the parcel. If the parcel was developed it would not appear as a protrusion into the undeveloped landscape due to the surrounding context. It does, however, intensify ribbon development along Stratford Road and appear as out of town/village development. Any development should be located within a robust Green Infrastructure framework. This will benefit biodiversity, residents and landscape character.	
Landscape Context:	
National Character Area:	NCA 106: Severn and Avon Vales and 107: Cotswolds
Landscape Character Type:	LCT Unwooded Vale
Landscape Character Area:	LCA VE1C: Mickleton Vale Fringe
Historic Landscape Character:	-
Constraints/Designations: Landscape: Not within the Cotswolds National Landscape Historic: No heritage designations within the parcels or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the south.	

Biodiversity: The site is predominantly used for crop production, which is unlikely to have significant biodiversity value. This will need to be confirmed by the Preliminary Ecological Assessment and any subsequent necessary surveys. Other (floodplain, PRoW): No PRoW, TPO etc

Site Reference: MK11	**Settlement: Mickleton**
Description: The site is located to the north-east of Mickleton on gently descending land, which falls towards a brook to the east. It sits at the foot of Meon Hill to the east. The site is predominantly fields used for arable and pastoral farming except for the western third which is allotment gardens. It is neighboured by the housing development on the former Meon Hill Nursery to the south-west; Stratford Road (B4632) to the west with countryside beyond; an industrial area along part of the northern boundary (Leosheds – garden storage buildings) and countryside beyond; open countryside to the east; and the built up area of Mickleton to the south. The parcel is not located within the Cotswolds National Landscape. However, it contributes to the rural setting of Mickleton, particularly the northern approach into the village from Stratford Road, the eastern approach from the Heart of England Way national trail, and from views into the village from the National Landscape to the east, notably from Meon Hill.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: A section of the parcel is used for allotments, which does not change the rural context of the parcel and its contribution to the prevailing agricultural character present around the settlement. The Mickleton settlement edge is present to the south. Ribbon development is present beyond the parcel along Stratford Road. Development within the west of the parcel is unlikely to be seen as an incongruent addition to the landscape given the surrounding context. But it would intensify ribbon development along Stratford Road. The east of the parcel is fairly open and forms part of the open landscape beyond the settlement. Given this more open character the visual envelope of this part of the parcel is likely to be wider. Open space and Green Infrastructure provision would be a more suitable use of the east of the parcel and would provide a pleasant transition between the settlement and the wider landscape.	
Landscape Context:	
National Character Area:	NCA 106: Severn and Avon Vales and 107: Cotswolds
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C: Mickleton Vale Fringe
Historic Landscape Character:	-
Constraints/Designations: Landscape: Not within the Cotswolds National Landscape Historic: No heritage designations within the parcels or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the south. Biodiversity: The site is predominantly used for crop production, which is unlikely to have significant biodiversity value. This will need to be confirmed by the Preliminary Ecological Assessment and any subsequent necessary surveys. The allotment gardens on MK11,	

however, are likely to have higher ecological value with insects, birds, and potentially reptiles (e.g. compost heaps are a common habitat for grass snakes).
Other (floodplain, PRoW): No PRoW, TPO etc

Site Reference: MK12A	**Settlement: Mickleton**

Description: The site is an arable field, bounded by a hedgerow to the north and east. Several tall conifer trees form the western boundary, some of which have been cut back to their base recently. The field is accessed from the south-west corner onto Broad Marston Road.

There is a single bungalow in the south-east corner and a former commercial plant nursery, which occupies a 40m deep band across the remainder of the southern boundary and contains a former commercial greenhouse, some small agricultural buildings and an area now used to grow Christmas trees. This part of the site is accessed by a track running along the southern boundary.

The site is surrounded by arable farmland to the north and west and a horse paddock to the south. There is another large greenhouse adjacent to the south-west boundary which is screened by a tall conifer hedge. Broad Marston Road is adjacent to the north-eastern boundary with the recently completed 90 dwelling Oak Grove development opposite.

The parcel is not located within the Cotswolds National Landscape or neighbouring Special Landscape Area (SLA). Given the proximity and local context, the parcel is considered to be within the setting of the National Landscape at the foot of Meon Hill. Parcel MK12 contributes to the rural setting of Mickleton by virtue of its generally undeveloped agricultural character.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:

The parcel's landscape sensitivity to development is derived from its existing rural context and its location on the edge of the settlement. Although the land use of the parcel is characteristic of the locality, detractors are present within and around the parcel. The neighbouring settlement edge is present to the east and has an influence on the parcel. The presence of the modern residential estate to the east would limit development in the parcel appearing as ribbon development extending along a minor road into the wider landscape. Two recently built detached dwellings are present within the eastern site boundary and these also have a bearing on the character of the parcel. The boundaries are of varying quality. The removal of the conifer tree belt along the western boundary is considered to be positive. However, new characteristic planting is required. Development of the parcel would provide an opportunity to deliver robust Green Infrastructure features that also soften the transition between the settlement and wider landscape. The parcel should be considered within a wider strategy for the area so as not to provide inappropriate boundary features.

Landscape Context:	
National Character Area:	NCA 106: Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C: Mickleton Vale Fringe
Historic Landscape Character:	-
Constraints/Designations:	

Landscape: Not within the Cotswolds National Landscape. Norton Hall Special Landscape Area is located to the west.
Historic: No heritage designations within the parcel or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the east.
Biodiversity: the field in the northern part of the site is arable farmland which is likely to have lower biodiversity value, although the hedgerows the bound the site are likely to provide habitat for nesting birds and other wildlife. There is also a small brook running along the western and northern boundary and a drainage ditch alongside the eastern boundary, which are likely to have higher biodiversity value.
The Christmas tree plantation in the southern part of the site is also unlikely to have significant biodiversity value. The buildings in the south-west, however, may contain bats. The hedgerow running along the southern boundary is also likely to act as a wildlife corridor.
Other (floodplain, PRoWS): No PRoW, TPO etc

Site Reference: MK13	Settlement: Mickleton

Description: The site is in mixed use. It contains a plant nursery / garden centre (Tops Plants Nursery) in the central-southern part of the site. The plant nursery also has several large greenhouses. A Public Right of Way (Mickleton Footpath 12) cuts east to west through the centre of the site. Adjacent to this public footpath is the storage area for the plant nursery. This area also contains a large telephone mast.

The south-west of the site contains a small orchard and a grassed area. This is segregated from the agricultural land to the west by a conifer hedge.

The south-eastern part of the site contains a bungalow (Sunnybrook), which is set back from Broadway Road by a large, grassed area. This plot is segregated from the plant nursery by an outgrown hedgerow. Access is provided to Broadway Road via a track running along the eastern boundary of the site.

The northern part of MK13 is a field in agricultural use. This is segregated from the plant nursery to the south by a dense overgrown hedgerow. There is also a copse of semi-mature trees located in the eastern part of the site, to the north of the public right of way. This field has been subdivided into three by post and rail fencing.

The south-eastern and south-western boundaries of MK13 have an irregular shape, as these boundaries exclude several houses that have been built or have extant planning permission.

The site is surrounded by arable farmland to the west; a large dwelling in extensive grounds to the north-west; pastoral farmland to the north; the recently completed 70 dwelling Cotswold Edge development to the east, which has a landscape buffer between the site and this development; and Broadway Road (B4632) to the south with agricultural land beyond.

The parcel is not located within the Cotswolds National Landscape or neighbouring Special Landscape Area (SLA). The National Landscape abuts parcel MK13 along its southern boundary. The neighbouring Norton Hall SLA is present along the western boundaries of MK13. Given the proximity and local context, the parcel is considered to be within the setting of the National Landscape at the foot of Meon Hill.

Evaluation:	Overall Rating: MEDIUM-LOW TO MEDIUM SENSITIVITY

Justification:

The parcel's landscape sensitivity to development is derived from its combination of rural and developed character and its location on the edge of the settlement. Over half of the parcel is developed and used as a plant nursery. The north of the parcel has an agricultural character that links it with the wider rural context. The adjacent settlement edge is present to the east and has an influence on the parcel. Due to development and activity within and adjacent to the parcel residential development is unlikely to appear as an incongruent addition to the local landscape. The boundaries are considered to be

relatively weak. Development of the parcel would provide an opportunity to deliver robust Green Infrastructure features that also soften the transition between the settlement and wider landscape. The footpath that crosses the parcel would need to be accommodated within any proposal and could represent an attractive feature that promotes activity and connectivity with the wider landscape. The parcel should be considered within a wider strategy for the area so as not to provide inappropriate boundary features.

Landscape Context:

National Character Area:	NCA 106: Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C: Mickleton Vale Fringe
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Not within the Cotswolds National Landscape but does abut its boundary on the southern side of parcel MK13. Norton Hall Special Landscape Area is located to the west.

Historic: No heritage designations within the parcel or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the east.

Biodiversity: the plant nursery is unlikely to have significant biodiversity value. However, the woodland copse in the central eastern part of the site and the deep hedgerow running along the north-eastern boundary are both identified as Priority Habitat (deciduous woodland). Furthermore, the hedgerow separating Sunnybrook from the plant nursery and the hedgerow running along the northern boundary of the plant nursery are both likely to also have higher biodiversity value. There is also a drainage ditch running along the eastern boundary of the site, which flows northwards through MK18.

Other (floodplain, PRoWS): Mickleton Footpath 12 is present within parcel MK13.

Site Reference: MK14	**Settlement:** Mickleton

Description:

The site lies to the south of Mickleton, north of Bakers Hill, and comprises two pastoral fields separated by a central hedgerow. A hedgerow and mature trees define the roadside boundary, with a small woodland block located beyond the south-eastern corner. To the north-west, the site adjoins existing residential development on Ballards Close, while to the north, it is overlooked by the Mickleton Conservation Area, with the Church of St Lawrence (Grade I listed) visible in views across the landscape.

The site sits on a rising valley slope, with land rising southwards away from the settlement edge. Its open pastoral fields form part of the village's wider rural setting, contributing to the transition between the built-up area and the open countryside. The site is visible from access gaps along the road and through filtered views from Public Footpath 22 to the north. The surrounding area retains a tranquil, rural character, distinct from the built form of Mickleton.

The site lies within the Unwooded Vale Landscape Character Type (LCT) and more locally the Vale of Evesham Fringe Landscape Character Area (LCA 19D), a gently undulating pastoral landscape characterised by large, hedged fields and broad transitional edges between village and countryside. It also forms part of the Cotswolds National Landscape, where open vale farmland, historic character, and rural tranquillity contribute to the area's special qualities.

Landscape Sensitivity:	
Physical character (inc. topography and scale)	Occupies a rising slope forming part of the valley side; large in scale relative to the settlement and physically prominent in the local landscape.
Natural Character	Pastoral grassland and hedgerows contribute to the rural setting and provide biodiversity value.
Historic landscape character	Located to the south of the Mickleton Conservation Area and within the wider setting of the Church of St Lawrence (Grade I); forms part of the village's historic rural backdrop.
Form, density, identity and setting of existing settlement/development	Adjoins existing development on Ballards Close to the north-west but would extend up the slope, creating an incongruous and expansive extension that departs from the settlement's structure and form.
Views and visual character including skylines	Rising landform makes the site visible from the south and in filtered views from Footpath 22 and local roads; any development would appear on the slope and potentially intrude into the skyline.
Access and recreation	No PRoWs cross the site; Footpath 22 to the north provides intermittent views.
Perceptual and experiential qualities	Tranquil and open pastoral setting with a strong sense of separation from the village; development would reduce rural qualities and perceptual integrity.

Evaluation:	**HIGH SENSITIVITY**
Justification: MK14 is assessed as having High sensitivity, reflecting its prominent position on the rising valley slope, large scale relative to the settlement, and open rural character. The site forms part of Mickleton's southern setting, contributing to the distinct visual and physical transition between the village and the wider countryside. Development would extend built form beyond the established edge, including Ballards Close to the north-west, appearing incongruous and intrusive on the elevated hillside. The site also contributes to the setting of the Mickleton Conservation Area and the Church of St Lawrence (Grade I listed), both visible in views from the north and integral to the historic landscape context of the settlement. While natural and historic sensitivities are moderate, the topographic prominence, visual exposure, and perceptual qualities of openness and tranquillity elevate overall susceptibility to change. As part of the Cotswolds National Landscape, the site reinforces the special qualities of rural tranquillity, scenic value and the interplay between settlement and surrounding farmland.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Unwooded Vale LCT
Landscape Character Area:	LCA 19D Vale of Evesham Fringe
Historic Landscape Character:	Pastoral enclosures on rising valley slopes forming part of the rural setting of Mickleton and the Church of St Lawrence (Grade I).
Constraints/Designations:	
Landscape: Cotswolds National Landscape	
Historic: Within the wider setting of the Mickleton Conservation Area and Church of St Lawrence (Grade I Listed).	
Biodiversity: Boundary hedgerows and trees provide ecological value.	
Other (floodplain, PRoWS): Footpath 22 to the north provides filtered public views; not within Flood Zones 2 or 3.	

Site Reference: MK15	**Settlement: Mickleton**

Description:
The site is located to the north-east of Mickleton on gently descending land, which falls towards a brook to the east. It sits at the foot of Meon Hill to the east. The eastern boundary of MK15 abuts the boundary of the Cotswolds National Landscape.
The site is predominantly fields used for arable and pastoral farming.

It is neighboured by the recently completed housing development on the former Meon Hill Nursery to the south-west; Stratford Road (B4632) to the west with countryside beyond; an industrial area along part of the northern boundary (Leosheds – garden storage buildings) and countryside beyond; open countryside to the east; and the built up area of Mickleton to the south.

The parcel is not located within the Cotswolds National Landscape, although MK15 abuts its boundary on its eastern side. Given the proximity and local context, the parcel is considered to be within the setting of the National Landscape at the foot of Meon Hill.

The parcel contributes to the rural setting of Mickleton, particularly the northern approach into the village from Stratford Road, the eastern approach from the Heart of England Way national trail, and from views into the village from the National Landscape to the east, notably from Meon Hill.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
This parcel is characterised as open agricultural land located within the rural landscape. It is detached from the settlement of Mickleton and protrudes further into the landscape than the other assessed parcels. There is no existing context to justify such a protrusion. The Cotswolds National Landscape abuts the eastern boundary of the parcel and attention would need to be given to its recognised special qualities. A public footpath bisects the parcel and provides access to footpaths within the National Landscape. Development of the parcel would weaken the rural approach to the settlement given it has no existing settlement context and is fully characterised as part of the rural landscape. Development of the parcel is not considered to be appropriate from a landscape and visual perspective.

Landscape Context:

National Character Area:	NCA 106: Severn and Avon Vales and 107: Cotswolds
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C: Mickleton Vale Fringe
Historic Landscape Character:	-

Constraints/Designations:
Landscape: Not within the Cotswolds National Landscape but does abut the boundary on the eastern side of parcel MK15.
Historic: No heritage designations within the parcels or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the south.

Biodiversity: The site is predominantly used for crop production, which is unlikely to have significant biodiversity value. This will need to be confirmed by the Preliminary Ecological Assessment and any subsequent necessary surveys.
Other (floodplain, PRoW): Mickleton Footpath 5 is present within parcel MK15. This footpath is also identified as part of the promoted Heart of England Way long distance footpath route. No TPO.

Site Reference: MK16	**Settlement:** Mickleton

Description:

MK16 comprises a small pastoral field located off Broad Marston Road to the north of Mickleton. The parcel is physically and perceptually separated from the main body of the settlement and lies beyond the defined settlement boundary, reading clearly as part of the surrounding open countryside.

The site is relatively flat pastoral field bound by post and rail fencing. It is visually associated with the wider agricultural landscape that surrounds Mickleton.

Public Footpath 1 runs along the eastern edge of the site, providing visibility into the parcel and contributing to its recreational and experiential value. Beyond the site, the landscape remains predominantly agricultural in character with scattered farmsteads and rural buildings typical of the vale fringe landscape.

If developed independently, the parcel would be disconnected from the existing settlement and would create an isolated area of built form into the countryside that would appear incongruous with the established settlement pattern of Mickleton.

The site lies outside Flood Zones 2 and 3 and is not closely associated with designated heritage assets. It falls within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area, which is characterised by open agricultural landscapes forming the transitional edge between settlements and the wider countryside. Historic landscape character is typical of enclosed former agricultural land reflecting organised field patterns of the vale fringe.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

MK16 forms part of the open agricultural landscape to the north of Mickleton and is clearly separated from the main settlement. Although the site itself is relatively small and simple in character, its location within the wider countryside and its separation from the settlement increase its susceptibility to change.

The presence of PRoW Footpath 1 along the eastern boundary increases public visibility and reinforces the site's role within the rural landscape. Development would introduce built form into a location that currently reads as part of the wider agricultural landscape rather than the settlement edge.

While the limited scale of the parcel slightly moderates potential landscape effects, the site's disconnected location and contribution to the countryside setting of Mickleton result in an overall judgement of Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 106 – Severn and Avon Vales

Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C Mickleton Vale Fringe
Historic Landscape Character:	Enclosed former agricultural land reflecting organised enclosure patterns typical of vale fringe landscapes.
Constraints/Designations: Landscape: Outside the Cotswolds National Landscape but within its wider setting Historic: None identified Biodiversity: Boundary trees Other (floodplain, PRoWS): PRoW Footpath 1 to the east of the site; Not within Flood Zones 2 or 3.	

Site Reference: MK17	**Settlement:** Mickleton

Description:

MK17 is located on the northern edge of Mickleton to the east of Broad Marston Road and immediately north of existing residential development. The site comprises a small-scale linear arable field enclosed by hedgerows and semi-mature trees, forming a relatively contained parcel at the edge of the settlement.

The field is relatively flat and defined by strong vegetated boundaries which provide a degree of enclosure and limit wider views into and out of the site. The parcel reads as part of the immediate rural edge to Mickleton, although the narrow and linear form means it is visually associated with the existing settlement edge along Broad Marston Road.

Development of the site would extend the settlement further north; however, due to the scale of the parcel and its relationship with the existing settlement edge, built form would not be entirely out of context with the established settlement pattern or scale.

Public Footpath 1 crosses the site north–south providing recreational access through the parcel.

The site lies outside Flood Zones 2 and 3 and is not closely associated with designated heritage assets. The parcel sits within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

MK17 forms part of the immediate agricultural edge to Mickleton and is defined by strong vegetated boundaries that provide enclosure and landscape structure. The narrow linear form of the parcel and its close relationship with the existing settlement edge mean that development would not be entirely incongruous with the current settlement pattern.

Although the site retains rural characteristics and includes a PRoW that increases recreational value, its enclosure and proximity to existing development moderate the potential landscape effects. The presence of mature hedgerows and tree belts contributes positively to local landscape character but would also provide potential screening.

On balance, the combination of landscape features, containment and relationship with the existing settlement edge results in an overall judgement of Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 106 – Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C Mickleton Vale Fringe

Historic Landscape Character:	Enclosed former agricultural land reflecting organised enclosure patterns typical of vale fringe landscapes.
Constraints/Designations: Landscape: None identified Historic: None identified Biodiversity: Strong tree belts and hedgerows along the site boundaries. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 1 crosses the site north–south.	

Site Reference: MK18	**Settlement: Mickleton**

Description: Most of the site is two fields, which have been subdivided with post and rail fencing to create pony paddocks. The central-northern part of the site contains a large Dutch barn and storage areas for machinery and stables. The eastern part of the site contains a detached house (Foxwold House), which sits within a large garden.

A brook runs along the western half of the southern boundary and then northwards through the centre of the site. A public right of way (Mickleton Footpath 10) enters the site in the north-west corner and runs along the western boundary and part of the southern boundary, before cutting southwards into the recently completed 70 dwelling Cotswold Edge development to the south.

The site is surrounded to the north by arable farmland, a former plant nursery and a bungalow; pastoral farmland to the west; the Cotswold Edge housing development to the south, which includes a landscape buffer between new housing and the site; and Broad Marston Road to the east with further housing development beyond.

The parcel is not located within the Cotswolds National Landscape or neighbouring Special Landscape Area (SLA). Given the proximity and local context, the parcels are considered to be within the setting of the CNL at the foot of Meon Hill.
Parcel MK18 contributes to the rural setting of Mickleton by virtue of its generally undeveloped agricultural character. This is interspersed with low density scattered residential development.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:
The landscape sensitivity to development of this parcel is derived from its existing character. Land use within the parcel is divided between agricultural and residential use. Two of the boundaries are entirely enclosed by residential development (south and east) while one boundary has some residential influences also present (north). This surrounding context encloses the eastern half of the parcel and gives it a remnant feel. The west of the parcel is more open and recognisable as part of the wider agricultural landscape. The boundaries are considered to be relatively weak. Development of the parcel would provide an opportunity to deliver robust Green Infrastructure features that also soften the transition between the settlement and wider landscape. The parcel should be considered within a wider strategy for the area so as not to provide inappropriate boundary features.

Landscape Context:

National Character Area:	NCA 106: Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C: Mickleton Vale Fringe
Historic Landscape Character:	

Constraints/Designations:
Landscape: Not within the CNL. Norton Hall Special Landscape Area is located to the west.

Historic: No heritage designations within the parcel or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the east.
Biodiversity: the barns within the site may accommodate some wildlife such as bat roosts, swallow nests, etc. There may be some biodiversity associated with the house and its garden within the east of the site. The grazed pasture may also contain some biodiversity value.
The brook running along the south-western boundary and northwards through the centre of the site is likely to have higher ecological value and will likely be a wildlife corridor. There are also two ponds immediately to the south of the site, which again may have wider ecological implications for this site.
Other (floodplain, PRoWS): Mickleton Footpath 10 is present within parcel MK18.

Site Reference: MK19	Settlement: Mickleton

Description:

MK19 comprises a relatively flat arable field located to the north of Mickleton, east of Broad Marston Road. The site is physically and perceptually disconnected from the main settlement and lies beyond the defined settlement boundary. It reads clearly as open countryside.

The western boundary is defined by Norton Brook, with mature trees and riparian vegetation reinforcing a strong green corridor. Flood Zones 2 and 3 extend along the eastern edge of the site in association with the brook corridor. Beyond the brook, land rises gently to the west, strengthening the sense of separation from the settlement.

The site is set back from Broad Marston Road by a domestic parcel containing residential buildings and greenhouses, which provide partial screening from the highway. Boundaries are largely defined by mature trees and hedgerows, with a block of conifers located in the south-eastern corner. Small pylons run north–south along the eastern boundary. Existing residential properties are visible to the south, though these are separated by intervening vegetation.

There is no public access within the site itself. Though PRoW Footpath 10 runs beyond the southern boundary and would afford filtered views into the parcel. The site is not located within or adjacent to the Conservation Area and is not closely associated with listed buildings.

The site lies within the Unwooded Vale Landscape Character Type, specifically the VE1C Mickleton Vale Fringe Landscape Character Area. The landscape is characterised by relatively flat to gently undulating agricultural land forming the transitional fringe between settlement and wider countryside. Historic Landscape Character is consistent with enclosed former agricultural land reflecting organised field patterns typical of the vale fringe.

Evaluation:	MEDIUM-HIGH SENSITIVITY

Justification:

MK19 occupies a detached countryside position to the north of Mickleton and makes a clear contribution to the rural setting of the settlement. Although the landform is relatively flat and the field itself contains limited landscape features, the presence of Norton Brook and associated riparian vegetation strengthens natural character and reinforces the perception of separation from the built-up area.

Development would extend the settlement beyond its established northern edge into land that currently reads as open countryside. The site's separation from the Conservation Area and absence of direct heritage constraints moderates historic sensitivity. However, its settlement-edge role, perceptual qualities, and visibility from nearby PRoWs elevate overall susceptibility.

On balance, the combination of countryside character and extension beyond the settlement boundary supports an overall judgement of Medium-High landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 106 – Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C Mickleton Vale Fringe
Historic Landscape Character:	Enclosed former agricultural land reflecting organised enclosure patterns
Constraints/Designations: Landscape: None identified Historic: None identified Biodiversity: Riparian corridor along Norton Brook and site boundary trees and shrubs. Other (floodplain, PRoWS): Flood Zones 2 and 3 along eastern boundary; PRoW Footpath 10 beyond southern boundary.	

Site Reference: MK20B	**Settlement: Mickleton**

Description: The site predominantly comprises two pastoral fields, which are defined internally by post and rail fencing. The south-west corner contains a large, detached dwelling sitting within extensive grounds.

A public right of way (Mickleton Footpath 10) runs inside the northern boundary before crossing into MK18 and running parallel to the eastern boundary. The eastern boundary also contains a 10m thick strip containing recently planted trees.

The site is surrounded by farmland on all sides, although it is closely related to MK18 and MK13 and would be surrounded by development to the south and east should these sites come forward.

The parcel is not located within the Cotswolds National Landscape or the neighbouring Norton Hall Special Landscape Area (SLA). The SLA is present along the western boundary of the site. Given the proximity and local context, the parcel is considered to be within the setting of the National Landscape.

The site contributes to the rural setting of Mickleton by virtue of its generally undeveloped agricultural character. This is interspersed with low density scattered residential development.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

This parcel is characterised as a agricultural land and associated buildings. One detached dwelling is located within the south west of the parcel. The parcel is located within a rural landscape and is detached from the settlement of Mickleton and protrudes further into the landscape than the other assessed parcels.

There is no surrounding context to justify such a protrusion. The Norton Hall SLA abuts the western boundary, and attention would need to be given to its recognised special qualities. A public footpath crosses the northern boundary (Mickleton Footpath 10) and two other public footpaths cross the south of the site (Mickleton Footpaths 11 and 12), which provide access to footpaths within the wider landscape.

Development of the parcel would weaken the rural approach to the settlement given it has no existing settlement context and is characterised as part of the rural landscape. If the parcel were to be considered for residential development then it would need to be as part of a wider strategy for the area. This would need to deliver robust Green Infrastructure features that soften the transition between the settlement and wider landscape. This provision would also need to provide public and biodiversity benefit.

Landscape Context:	
National Character Area:	NCA 106: Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C: Mickleton Vale Fringe

Historic Landscape Character:	-

Constraints/Designations:

Landscape: Not within the Cotswolds National Landscape. Norton Hall Special Landscape Area is located to the west.

Historic: No heritage designations within the parcel or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the east.

Biodiversity: The pastoral fields within this site are unlikely to have high biodiversity value. However, a brook (Norton Brook) runs 30m to the north-west of the site. The brook is lined with dense deciduous woodland. There is a drainage ditch and a hedge which runs along the northern boundary of MK20B, which feeds into the brook. This is likely to be a wildlife corridor.

The garden of the house in the south-west corner of the site may have some biodiversity value, and the biodiversity of the field in the south-west corner is likely to increase when the trees become more established. Similarly, the 10m band of tree planting which runs along the eastern boundary is also likely to increase in biodiversity value as the trees become more established.

Other (floodplain, PRoWS): Mickleton Footpaths 10, 11 and 12 are present within parcel MK20B.

Site Reference: MK21	**Settlement: Mickleton**

Description:

MK21 comprises a flat arable field located to the east of Broad Marston Road and north of Mickleton. The site is physically and perceptually disconnected from the main body of the settlement and lies beyond the defined settlement boundary, reading clearly as open countryside.

The parcel is defined by trees along some boundaries; however, most edges remain open, resulting in an exposed character and a strong sense of countryside. A small tree copse is located centrally within the site, providing a modest landscape feature within an otherwise open and expansive field structure.

Public Footpath 1 runs north–south through the site, increasing public visibility and recreational value. The landscape is generally flat across the parcel, with land rising further east towards the slopes of the Cotswolds National Landscape. Scattered residential properties are located to the east along Long Marston Road, together with agricultural barns and farmsteads within the wider rural landscape.

The site does not fall within Flood Zone 2 or 3 and is not closely associated with designated heritage assets. It lies within the Unwooded Vale Landscape Character Type, specifically the VE1C Mickleton Vale Fringe Landscape Character Area, characterised by open agricultural fields forming the transitional fringe between settlement and wider countryside. Historic Landscape Character is typical of enclosed former agricultural land reflecting organised field patterns of the vale fringe.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

MK21 occupies an open and exposed countryside position north of Mickleton and forms part of the settlement's wider rural setting. Although the site itself is relatively simple in character and contains few distinctive landscape features, its openness, separation from the settlement, and visibility from PRoW Footpath 1 significantly elevate its susceptibility to change.

Development would introduce built form into a clearly defined rural landscape, extending the settlement beyond its established edge and altering the current perception of openness. The absence of substantial containment and the site's exposed nature mean that built form would be readily perceptible in views from the surrounding road network and recreational routes.

Taken together, the site's open and exposed location, settlement-edge role, and visibility support an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 106 – Severn and Avon Vales

Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C Mickleton Vale Fringe
Historic Landscape Character:	Enclosed former agricultural land reflecting organised enclosure patterns typical of vale fringe landscapes.
Constraints/Designations: Landscape: Outside the Cotswolds National Landscape but within its wider setting Historic: None identified Biodiversity: Boundary trees and small tree copse within site Other (floodplain, PRoWS): PRoW Footpath 1 crosses the site; Not within Flood Zones 2 or 3.	

Site Reference: MK22	**Settlement:** Mickleton

Description:

MK22 is located on the northern edge of Mickleton to the west of Stratford Road and north of the parcel identified as MK17. The site comprises a medium scale arable field enclosed by hedgerows and semi-mature trees along its boundaries.

The field is relatively flat and retains a simple agricultural structure typical of the vale fringe landscape. Boundary vegetation provides some enclosure, although the scale of the field means that the parcel remains visually connected to the wider agricultural landscape surrounding Mickleton.

The site forms part of the rural setting to the settlement and lies beyond the established built edge. Development within the parcel would extend the settlement further north into the surrounding countryside.

The parcel is not located within the Cotswolds National Landscape or neighbouring Special Landscape Area (SLA). Given the proximity and local context, the parcels are considered to be within the setting of the CNL at the foot of Meon Hill.

The site lies outside Flood Zones 2 and 3, has no PRoWs crossing it and is not closely associated with designated heritage assets. The parcel sits within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area, which is characterised by open agricultural landscapes forming the transitional fringe between settlement and countryside.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

MK22 forms part of the agricultural landscape at the northern edge of Mickleton. Although the parcel is larger than adjacent fields closer to the settlement, its character remains typical of the vale fringe agricultural landscape.

The site contributes to the rural setting of the village with development extending the settlement beyond its established edge and altering the current perception of openness, especially if developed in isolation.
Boundary vegetation provides some containment and structure which limits visual impact from surrounding lanes and PRoWs.

Overall, the site is considered to have Medium landscape sensitivity, reflecting its agricultural character, relationship with the settlement edge and limited visibility.

Landscape Context:	
National Character Area:	NCA 106 – Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C Mickleton Vale Fringe

Historic Landscape Character:	Enclosed former agricultural land reflecting organised enclosure patterns typical of vale fringe landscapes.
Constraints/Designations: Landscape: None identified, though within the setting of the Cotswolds National Landscape Historic: None identified Biodiversity: Strong tree belts and hedgerows along the site boundaries. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs on site.	

Site Reference: MK23	**Settlement:** Mickleton
Description: MK23 is located on the northern edge of Mickleton to the east of Broad Marston Road. The site comprises a medium scale arable field forming part of the agricultural landscape that surrounds the village. The field is relatively flat and characterised by a simple arable structure typical of the vale fringe landscape. Boundary vegetation is limited in places, resulting in an open character. In particular, views from Broad Marston Road allow clear visibility across the site, towards the National Landscape reinforcing its role as part of the open countryside beyond the settlement edge. The parcel contributes to the rural setting of Mickleton and reads as part of the wider agricultural landscape beyond the established built form of the village. Development within the site would extend the settlement further north and alter the current perception of openness, particularly if brought forward in isolation. The parcel is not located within the Cotswolds National Landscape or neighbouring Special Landscape Area (SLA). Given the proximity and local context, the parcels are considered to be within the setting of the CNL at the foot of Meon Hill. Public Footpath 1 runs through the site north–south, increasing public interaction with the landscape and providing open views across the field. The site lies outside Flood Zones 2 and 3 and is not closely associated with designated heritage assets. The parcel sits within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area, which is characterised by open agricultural fields forming the transitional landscape between settlement and the wider countryside.	
Landscape Sensitivity:	
Physical character (inc. topography and scale)	Medium scale arable field with simple structure and relatively limited landform variation.
Natural Character	Boundary hedgerows and trees provide landscape structure and ecological value.
Historic landscape character	Typical enclosed agricultural field pattern with limited evidence of historic landscape features.
Form, density, identity and setting of existing settlement/development	Development would extend the settlement beyond its established northern edge and into open countryside.
Views and visual character including skylines	Limited boundary vegetation results in open views across the site from Broad Marston Road and the PRoW.
Access and recreation	PRoW Footpath 1 provides some recreational value.

Perceptual and experiential qualities	The site contributes to the openness and rural character at the edge of Mickleton.
Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

MK23 forms part of the open agricultural landscape on the northern edge of Mickleton and contributes to the rural setting of the settlement. The limited boundary vegetation results in a more exposed character than neighbouring parcels, particularly in views from Broad Marston Road and from the PRoW that crosses the site.

Development would extend the settlement beyond its established edge and alter the perception of openness within the surrounding countryside, particularly if the site were developed in isolation. The parcel therefore plays a role in maintaining the rural character and landscape transition between the village and the wider agricultural landscape.

While the site itself is typical of the vale fringe agricultural landscape and contains relatively few distinctive features, its openness, visibility and role in defining the settlement edge increase its susceptibility to change.

Overall, the site is considered to have Medium-High landscape sensitivity, reflecting its agricultural character, relationship with the settlement edge and limited visibility.

Landscape Context:	
National Character Area:	NCA 106 – Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C Mickleton Vale Fringe
Historic Landscape Character:	Former enclosed former agricultural land with limited historic features remaining.

Constraints/Designations:
Landscape: None identified, though within the setting of the Cotswolds National Landscape
Historic: None identified
Biodiversity: Boundary trees in some locations.
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW 1 crosses the site north-south.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 25 – Moreton-in-Marsh

COTSWOLD
District Council

Settlement character

1.1 Moreton-in-Marsh is located in a broad vale at the junction of the A429 Fosse Way and the A44 Evesham-Chipping Norton Road shown by Figure M1. It is one of only two towns in Cotswold District that has a railway station.

1.2 The town was founded in the Thirteenth Century and it's growth was based on trade as a result of its strategic location.

1.3 The main feature of the town is the broad High Street which has a strong sense of enclosure due to the continuous terraces of historic buildings on either side of the street. The oldest part of the town is located south of Oxford Street and east of the Fosse Way. This is known as the 'Old Town' and is centred around St David's Church which is the key landmark within the Town.

1.4 Moreton-in-Marsh is strongly divided by the railway with only the A44 London Road connecting the two parts. The strip of land immediately to the east of the railway corresponds with the 'floodplain' of the Evenlode and is substantially free of development creating green corridors which enter the town from the south and the north. These corridors are important green spaces within the town.

1.5 Moreton has sustained substantial amounts of 20c development. This is predominantly located to the south of the Old Town either side of the railway. Approaching the town from the south, modern housing estate development forms a relatively abrupt linear edge to the town. Similarly, the approach from the east has been substantially suburbanised. However, the western edge of the town has less modern development and has retained a visually permeable and more vegetated character.

1.6 To the north east is the substantial site of the Fire Services College on the site of an old airfield. The college is of national and international importance for the training of firemen. It comprises a building complex, runways with various structures such as buildings, planes, trains and boats for practicing putting out fires, all surrounded by tree belts which largely screen activities from wider view.

Landscape Character

1.7 Moreton-in-Marsh lies within the 'Cotswolds' National Landscape Character Area 107 as defined by the Countryside Agency. The settlement lies in the Pastoral Lowland Vale type with the Vale of Moreton LCA to the west of the railway (within the National Landscape) and the Upper Evenlode Vale LCA to

the east. The Vale of Moreton Farmed Slopes LCA rise some way to the west affording distant views over the town.

1.8 Moreton-in-Marsh is set on poorly drained boulder clay and hence the town's name. Today, however, little of the original marsh remains apart from a small area to the east of the railway line to the south of the town which is reminiscent of the original state of the local landscape. The landscape around the town can be considered as four areas, described below.

1.9 The area to the west of the town is within the National Landscape and slopes gently up to the High Wold at Bourton-on-Hill to the west. The area is characterised by smaller fields than exist on the flatter land to the east of Moreton. Hedges are comparatively more wooded with numerous large hedgerow oaks giving areas around the settlement edge an almost parkland quality.

1.10 To the north of the town is a 'quadrant' of flat or gently crowned arable land and pasture lying between Batsford Road and Todenham Road, straddling the railway and the Fosse Way. This land is open countryside appearing isolated from the settlement. There are generally larger fields with fewer trees and hedges.

1.11 By contrast, the area to the north-east of the town is highly influenced by the urban area being surrounded by linear development along Todenham Road to west, the town and station to the south and the Fire Services College to the east. The area consists of large flat arable fields with low hedges and some large hedgerow trees. The Evenlode Brook runs through the area.

1.12 The eastern margin of the town consists of flat to very gently rolling land with hedges and occasional woodland belts and hedgerow trees. The area to the immediate east of the railway line comprises the floodplain of the Evenlode and is an open area with some managed land and a marshy area previously referred to. This area extends into the urban area and is an important green corridor penetrating into the town.

Relationship of settlement with landscape

1.13 The settlement has the following key relationships with the surrounding landscape:

Positive

- The 'green wedges' and corridors entering the town are important providing strong visual and physical linkages between the urban area and the rural context.
- The open and visually permeable western edge of the town and its relationship to the rural landscape of the National Landscape is also important.
- Views to the church spire are significant, particularly when viewed along the green wedges previously referred to giving a strong sense of the raison d'être of the original siting of the town away from the lowest flood prone land.

Negative

- The abrupt, linear edge of the town when approaching from the south generally does not accord with the traditional permeable relationship between settlement and landscape although it is beginning to be mitigated by maturing garden vegetation with time.
- The approach from the east is substantially suburbanised and slightly sprawling. This impression is emphasised by the Fire Services College and the industrial estate, both of which extend the towns urbanising influence substantially to the east of the town.
- The disruption of views to the church by abrupt and unsympathetic housing edges, for example from Evenlode Road.

Landscape sensitivity considerations

1.14 The western edge of the town is within the National Landscape which is of National Landscape Importance and indicates the link between the settlement and the rising slopes to the west. To the north and south the landscape has been designated as a Special Landscape Area in recognition of the more subtle character and qualities of the landscape.

1.15 The ability of the landscape to accommodate development on the western side of the town is constrained by the character and scale of the landscape including the link to the slopes to the west, and the importance of maintaining the visually permeable relationship between settlement and rural context.

1.16 The green wedges which enter the town from the north and south are important to its urban form and relationship with the landscape and river corridor and should not be developed.

1.17 The larger scale brownfield and arable and pasture land to the east and south of the town respectively have some potential to accept appropriate development.

Constraints to be taken into account

1.18 The constraints are shown on Figure M2 and M3 and are summarised below.

- National Landscape west of the railway
- SLA to the north and south of the town
- Elis's Plantation and Lemington Heath Key Wildlife Site on the eastern side of the Fire Services College
- Monarch's Way and Diamond Way which run primarily on the western edge of the settlement
- The floodplain of the Evenlode

1.19 There is also some Grade 2 agricultural land to the south west of the town.

Areas where development is not suitable

1.20 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- The western margin of the town (within the National Landscape) should not be developed due to the character of the landscape and the settlement's relationship to its agricultural setting.
- The two green wedges entering the town from the north and south should be avoided to retain the close relationship between the town and its agricultural setting, protect views to the church and maintain the floodplain/valley floor free of development.
- The open countryside to the north of the town which currently relatively unspoilt, rural and open and has limited connection to the town should remain undeveloped.
- Key Wildlife Site in the Fire Service College.

Suggested environmental improvements

1.21 The following areas would benefit from environmental improvement:

- The environment of the Cotswold Business Park would benefit from further landscape infrastructure planting.
- The 'green wedge' of the Evenlode alongside the railway would benefit from improved management to develop its landscape and recreational

potential. This might include increased riparian tree planting. In the long term opportunities should be sought to link the area to the 'wedge' to the north.

- The southern edge of the town would benefit from substantial planting to soften (but not necessarily screen) the harsh edge to development.

Figure MM1: Context and Landscape Character Types and Areas

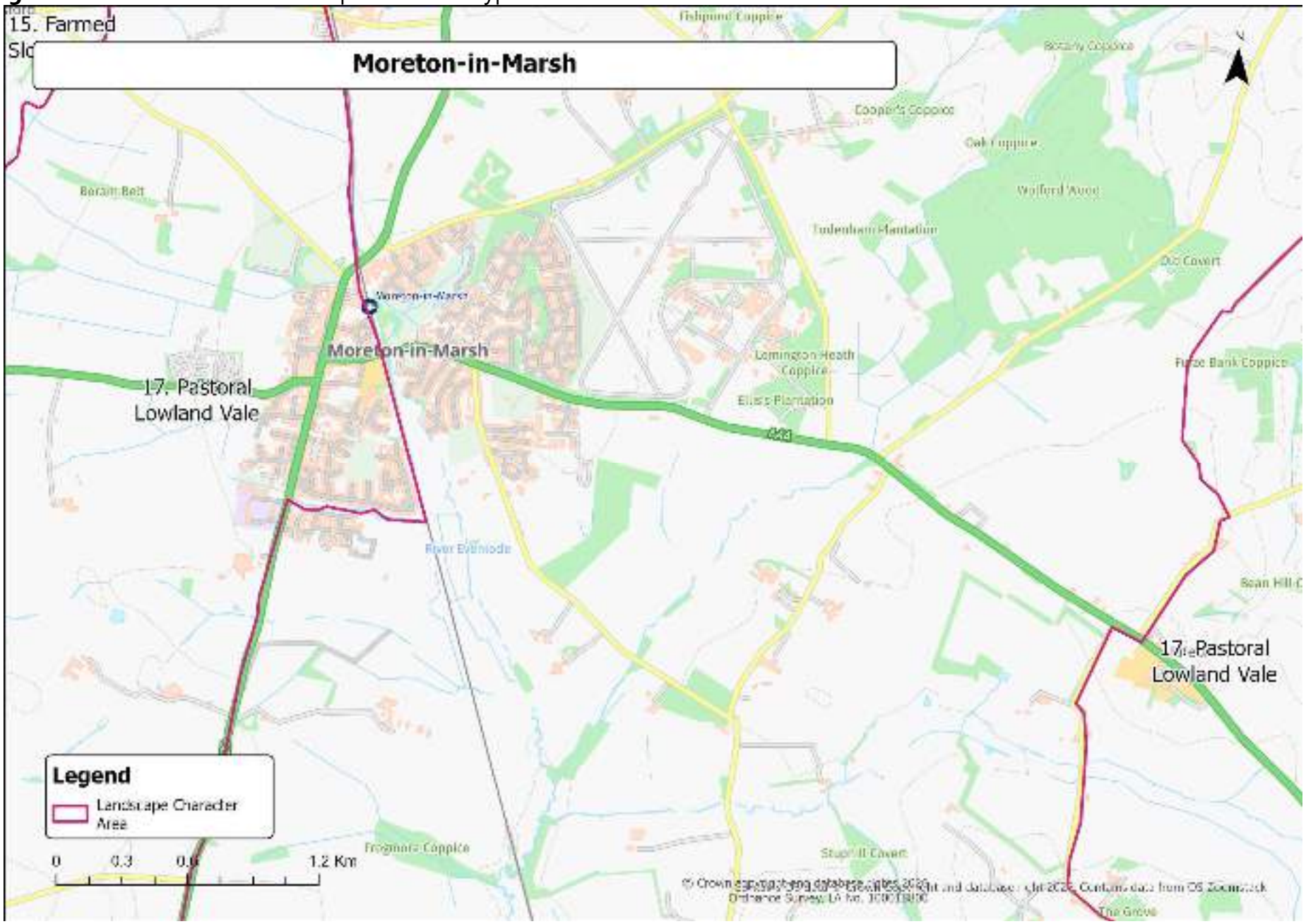
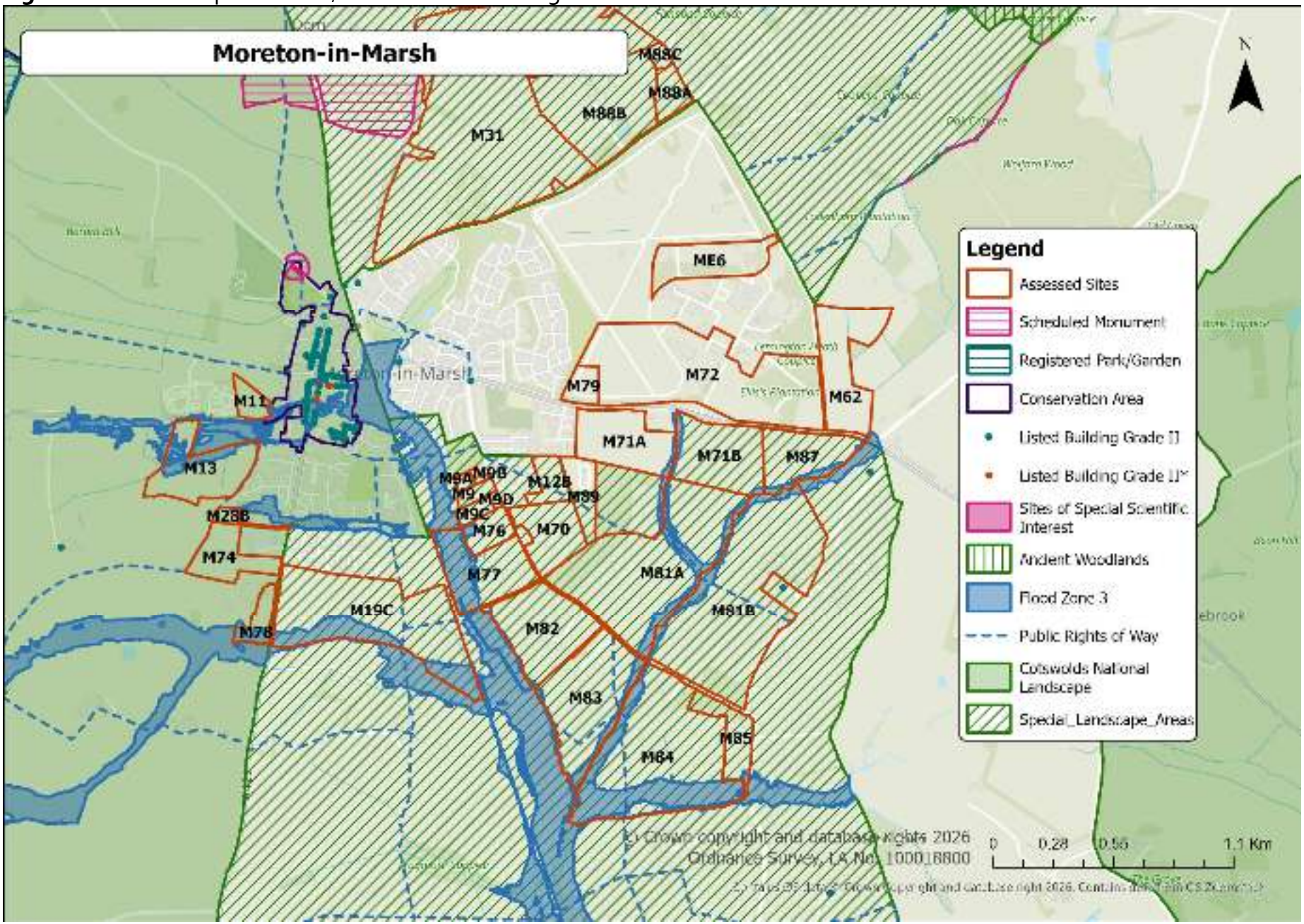


Figure MM2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.22 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	M11	M13	M28B	M74	M78
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)					
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground					
	Falls within clear views from public vantage points (roads, PROWs, hills)					
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form					
	Introduce a significant area of built form into a rural or visually sensitive landscape.					
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development					
	Risks coalescence or erosion of settlement separation					

Sites to be discounted					

Stage 2 Assessments

Site Reference: M9/ M9A/ M9B/ M9C/ M9D	**Settlement: Moreton-in-Marsh**

Description:

The sites are all located at the south-eastern edge of Moreton-in-Marsh off Evenlode Road, which is a single track rural road. They all originated as smallholdings. Although generally flat, the topography to the west of the sites falls gently westwards towards the River Evenlode, which flows southwards along the western boundary of M9C.

The parcels are all located within the locally designated Special Landscape Area (SLA) and generally conform with the identified characteristics of the SLA. Additional features include vegetative field boundaries, a pastoral field network, hydrological features, built form, settlement edge and gently sloping topography. The built form within the parcel appears to be of residential, industrial, agricultural and equestrian in character.

M9 - The parcel comprises a pastoral field with several structures present in the north and west of its site area. Storage of vehicles and other materials are also apparent. Hedgerow boundary vegetation is present on the southern, eastern and western boundaries. The northern boundary is open and leads onto further parcels (M9A and M9B) and residential development with allotments and the Moreton-in-Marsh settlement beyond. To the east is Evenlode Road with a permitted residential scheme beyond. To the south are several structures and a continuation of the pastoral aesthetic with the wider rural landscape beyond. To the west is a watercourse and floodplain with the railway line and residential development within Moreton-in-Marsh beyond.

M9A: The parcel comprises a grassed area with several structures present. The storage of vehicles and other materials is apparent in the east half of the parcel. Hedgerow boundary vegetation is present on the northern and western boundaries. The southern and eastern boundaries are generally open and lead onto further parcels (M9 and M9B). To the west is a watercourse and floodplain with the railway line and residential development within Moreton-in-Marsh beyond. To the north are allotments with the Moreton-in-Marsh settlement beyond.

M9B mostly remains a field used as a smallholding. However, the eastern part of the site contains a bungalow (Southcroft).

M9C comprises three fields used as horse paddocks. The Old Stables in the south-eastern corner have been recently converted into a dwelling (ref: 16/04753/FUL).

M9D is no longer used as a smallholding and now is only used to store materials, as well as two shipping containers. Like M9C this parcel is located further into the rural landscape than its northern neighbour.

Evenlode Road forms the eastern boundary of the combined site area with a housing development and the Gloucestershire Highways Depot opposite. To the north is Croft Allotments. M9B is adjacent to four semi-detached bungalows, which front onto Evenlode Road. There is open countryside to the south and a wild grassland area and the River Evenlode to the west.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

M9 Parcels: The past and current use of these parcels has had an impact on the prevailing rural character. Influence from the settlement edge exists and the permission given to the site to the east has brought the neighbouring settlement edge further south. This means the development of the parcels would unlikely to be seen as a protrusion into the rural landscape given the existing context to the west. Much of the existing built form in the parcels is redundant or poorly maintained, which creates a detractor in what would historically have been characteristic pastoral fields on the edge of the settlement. Alongside these structures is associated detritus and access roads. Given the context of these parcels, it is considered that they have **Medium** landscape sensitivity. This balances the detractors against the areas position on the edge of the rural landscape and its location within the Special Landscape Area.

Landscape Context:	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A: Upper Evenlode Vale
Historic Landscape Character:	-

Constraints/Designations:

Landscape: The parcels are not located within the CNL. However, they are located within the Moreton-in-Marsh Surrounds Special Landscape Area.

Historic: Not within a Conservation Area and no listed buildings present within or on the boundary of the parcels

Biodiversity: The sites are not located within an area covered by a formal wildlife conservation designation. However, they are within a B-line and are partly within a Great Crested Newt amber zone.

The sites look to mostly comprise improved grassland associated with the small holding uses, which is unlikely to have significant levels of biodiversity, although further assessment is required to determine this. The sites do, however, have several features of ecological interest. These are:

- the land to the west of M9A and M9 is Priority Habitat (good quality semi-improved grassland);
- there is a drainage ditch running along the western boundaries of M9 and M9A, which is naturally dammed in placed and has pond-like

characteristics. There is a further drainage ditch along the boundary of M9C;

- there are several mature trees and hedgerows within and around the site, which will be habitat for small mammals, nesting birds, etc;
- a badger sett was observed in the western corner of M9;
- the buildings in all of the sites may accommodate roosting bats or nesting birds, particularly the disused or infrequently used buildings;
- M9A and M9B are adjacent to an active allotment, which may have biodiversity value (e.g. reptile and insect species); and
- there are parts of the site which have fallen out of use or have had minimal human disturbance for some time, namely M9A and M9D, which will be of interest.

Other (floodplain, PRoW): No TPO located within the parcels. No PRoW present within the parcels

Site Reference: M11	**Settlement:** Moreton-in-Marsh

Description:

The site lies to the north of the A44, between existing residential development to the east (off Bourton Road and Hospital Road) and the Moreton-in-Marsh Caravan and Motorhome Club Campsite to the west. It is accessed directly from the A44 and comprises grassland enclosed by a fragmented hedgerow with hedgerow trees along the northern boundary.

The land is relatively flat, with Public Footpath 2 (Arboretum Walk) running east–west beyond the northern boundary, providing intermittent filtered views of the site. To the east, the site borders the Moreton-in-Marsh Conservation Area, while to the south, the Wellington Aviation Museum lies opposite on the far side of the A44. The parcel sits outside the current settlement boundary but is contained by built form on both sides and would fill an existing landscape gap along the A44 corridor rather than extend the settlement into open countryside.

A significant portion of the site falls within Flood Zone 2, forming part of the low-lying vale landscape associated with the River Evenlode catchment. The site lies within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA 17B), characterised by gently undulating farmland, hedged enclosures, and the settled lowland setting of historic market towns. It also lies within the Cotswolds National Landscape, where pastoral valley floors and settlement containment form key special qualities of scenic beauty and rural tranquillity.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:
M11 is assessed as having Medium sensitivity, reflecting its location outside the settlement boundary but enclosed and urban-fringe character. The site lies between established built form to the east and west and would fill a contained landscape gap along the A44 corridor, rather than create a visually isolated or exposed extension.

While proximity to the Moreton-in-Marsh Conservation Area elevates heritage sensitivity, the site's containment, vegetation cover, and close association with existing development reduce its overall susceptibility. Its flat topography, low visual prominence, and limited public visibility further reduce potential landscape and visual sensitivity.

The site contributes to the special qualities of the Cotswold National Landscape, though its semi-urbanised context limits its role, reducing sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17B Vale of Moreton

Historic Landscape Character:	Enclosed grassland fields forming part of the setting of Moreton-in-Marsh and its Conservation Area.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Borders the Moreton-in-Marsh Conservation Area, therefore within its setting. Biodiversity: Boundary hedgerows and trees provide moderate habitat value. Other (floodplain, PRoWS): Footpath 2 (Arboretum Walk) runs north of the site; a large part of the site lies within Flood Zone 2.	

Site Reference: M12B	**Settlement: Moreton-in-Marsh**

Description: The site is located at the south-eastern edge of Moreton-in-Marsh. It is part of a larger field, with 67 dwellings on the western part of this field (ref: 19/00086/OUT). M12B is a remnant part of the same field which does not have planning permission.

The field has flat topography and has a public right of way (Moreton-in-Marsh Footpath 10) cutting through it from the north-west corner to the south-east corner. The site is adjacent to mid-20th Century housing to the north-west; large relatively modern industrial units to the north (Cotswold Business Village); a sewage treatment works to the east; open countryside to the south; a Gloucestershire Highways depot to the south-west; and land within the same field to the west, which will be the 67 dwelling housing development.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:
Development encloses the parcel on three sides. It is considered that the landscape sensitivity of the parcel is Medium-Low. Any development should respect the route of the PRoW within the parcel. Generous vegetative boundaries should be implemented alongside any development to filter views and soften the edge of the settlement, which would aid in the assimilation of any development into the landscape. The presence of the sewage treatment plant to the east constitutes a perceptual detractor in the area that should be addressed and mitigated within any proposal.

Landscape Context:

National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A: Upper Evenlode Vale
Historic Landscape Character:	-

Constraints/Designations:
Landscape: The parcel is not located within the Cotswolds National Landscape. But it is located within the Moreton-in-Marsh Surrounds SLA.
Historic: Not within a Conservation Area and no listed buildings present within or on boundary of parcel.
Biodiversity: The site is not located within an area covered by a formal wildlife conservation designation. However, it is located within a B-line. It is also partly located within a Great Crested Newt (GCN) amber zone and partly within a GCN red zone.
An Ecological Appraisal was undertaken on the other part of the same field, which was granted planning permission for 67 dwellings. Further ecological assessment would be required for this site, but the Ecological Appraisal is indicative of the types of issues that may be present. The main findings of the Ecological Appraisal are summarised below:

- All existing field boundary hedgerows qualify as priority habitat, but they are species-poor and unlikely to qualify as important under the Hedgerow Regulations 1997;
- Potential for hedgehogs, nesting birds and foraging/commuting bats;

- Ground-nesting birds found to be absent from the site and immediate surroundings (regular use of footpath by walkers and dog walkers likely to discourage ground nesting species);
- Negligible potential for reptiles; and

e-DNA survey of nearby ponds resulted in negative results, meaning that Great Crested Newts are likely to be absent.

Three Oak trees with Tree Preservation Orders (TPO) are located to the south-west of the site alongside Evenlode Road, although away from the site boundary. There is, however, a similar reasonably large Oak tree and a smaller Oak tree on the south-western boundary near the highways depot, which are not protected by a TPO. There is also an Oak tree in the south-east corner

Other (floodplain, PRoW): No TPO located within the parcel. Moreton-in-Marsh Footpath is present within the parcel and crosses it along a north-west / south-east axis.

Site Reference: M13	**Settlement:** Moreton-in-Marsh

Description:

The site lies to the west of Parkers Lane, beyond the existing settlement boundary of Moreton-in-Marsh. It comprises a series of large arable fields divided by mature hedgerows with scattered hedgerow trees, and enclosed by vegetation along the outer boundaries, giving it a well-defined yet distinctly rural character. The northern edge of the site lies within Flood Zone 3, while the remainder occupies gently undulating land typical of the surrounding vale landscape.

Although the site sits some distance from the Moreton-in-Marsh Conservation Area and there are no listed buildings nearby, there is clear evidence of ridge and furrow across the site, contributing to its historic landscape value and sense of time-depth.

To the east, Public Footpath 7 runs beyond the boundary, though largely screened by intervening hedgerows. The site's large scale, open agricultural character, and position beyond the established settlement edge mean that any development would appear prominent and incongruous in relation to the compact pattern of Moreton-in-Marsh.

The site lies within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA 17B), characterised by flat to gently undulating grassland and arable fields bounded by hedgerows and scattered trees. It also forms part of the Cotswolds National Landscape, where open vale farmland, historic field patterns and the rural setting of market towns contribute to its special qualities

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
M13 is assessed as having Medium-High sensitivity, reflecting its combination of historic, physical, and perceptual qualities and its large scale relative to the settlement. The presence of ridge and furrow provides a notable sense of time-depth and heritage value, while the intact hedgerow network and open farmland character contribute to the integrity and continuity of the surrounding rural landscape.

Development would extend Moreton-in-Marsh westwards in a manner incongruous with the town's compact form, resulting in a substantial encroachment into open countryside. Although boundary vegetation offers some localised screening, the site's scale, openness, and heritage significance mean that change would be both visually and perceptually intrusive.

As part of the Cotswolds National Landscape, the site contributes strongly to special qualities of historic character, scenic value, and rural tranquillity. On balance, the historic features, landscape context, and relationship to settlement form justify this sensitivity judgement.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17B Vale of Moreton
Historic Landscape Character:	Large, enclosed fields retaining ridge and furrow, forming part of the rural setting to Moreton-in-Marsh.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Ridge and furrow across site contribute to wider historic landscape though separate from Conservation Area and listed buildings. Biodiversity: Hedgerows and trees provide structure and connectivity. Other (floodplain, PRoWS): Northern boundary lies within Flood Zone 3. Footpath 7 to the east provides limited filtered views.	

Site Reference: M19C	Settlement: Moreton-in-Marsh

Description: The site is located to the south of Moreton-in-Marsh and comprises a series of arable fields in active cultivation that are bound by characteristic hedgerows and trees. An agricultural building identified as Dunstall Farm is present within the north of the parcel. This is accessed by farm tracks that enter the parcel from the south, east and west. The parcel is relatively flat with a gently sloping topography that falls in a south-easterly direction towards Stow Brook, which is located along the length of the southern boundary. Infrastructure corridors flank the parcel to the east (North Cotswold Railway Line) and west (A429 Fosse Way).

To the north, 250 dwellings have been built. To the south and east is a continuation of the field network found within the parcel. These fields are also bound with hedgerows and scattered farms and dwellings are also present. Beyond the Fosse Way to the west is the Fosseway Garden Centre with a continuation of the characteristic agricultural field pattern beyond.

Public Rights of Way (PRoW) are present within the eastern half of the parcel (Moreton-in-Marsh Footpaths 8 and 15). Footpath 8 forms part of the promoted long distance footpath known as The Diamond Way. These PRoW continue into the surrounding landscape to the north, south and east and connect with the wider footpath network. Views from these public vantage points vary in quality and duration due to intervening features such as vegetation, built form and changes in topography.

Notable landscape features include the parcel's location within a locally designated SLA and position adjacent to the CNL thus siting it within the setting of the CNL where regard to its special qualities should be given. Additional features include the field boundary vegetation that encloses and divides the characteristic field network that defines the parcel. Infrastructure corridors are present to the east and west. The permitted scheme and development boundary to the north place the parcel on the settlement edge. A water course is present along the southern boundary which the topography of the parcel gently slopes towards. Dunstall Farm is present within the parcel and is represented by a single agricultural structure. Access roads through the parcel are present to service the structure.

Evaluation:	MEDIUM-HIGH SENSITIVITY

Justification:

The parcel is undeveloped farmland on the edge of the settlement. Development would represent encroachment into the characteristically rural landscape around Moreton-in-March and would form a prominent addition to the local visual context. The Diamond Way long distance footpath and another footpath cross the parcel; these provide public access and enjoyment to the countryside from the edge of the settlement. It is located within a SLA which includes the countryside to the south and east. Its location on the edge of the CNL places it within its setting, an assessment of any developments impact on the special qualities of the CNL would be required. The impact on the special qualities of the Cotswolds would be an important consideration of any proposed development.

Given the level of change that would be likely to occur and the context that the parcel is located within, the landscape sensitivity of this parcel is Medium-High.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: Pastoral Lowland Vale
Landscape Character Area:	Landscape Character Area: VM1A: Upper Evenlode Vale
Historic Landscape Character:	-
Constraints/Designations: Landscape: The parcel is not located within the Cotswolds National Landscape, although the CNL boundary is located to the west of the Fosseway and the site forms part of its setting. The parcel is located within a Special Landscape Area (SLA) Historic: Not within a Conservation Area and no listed buildings present within or on boundary of parcel Biodiversity: The site does not contain any formal nature conservation designations. However, the site is located within a B-line. Other (floodplain, PRoW): TPO present on northern parcel boundary (Oak tree). Moreton-in-Marsh Footpath 8 (forms part of the Diamond Way long distance footpath) and 15 present within parcel	

Site Reference: M28B	**Settlement: Moreton-in-Marsh**

Description:

The 0.8 ha site is located at the south-western edge of Moreton-in-Marsh to the west of the Fosse Way (A429). Together with M74 it wraps around the back of the recently completed Aldi supermarket and North Cotswold Hospital.

The site has reasonably flat topography. M28B is fallow agricultural land with a 60-bed care home development to the east. The site is neighboured by Moreton-in-Marsh Bowling Club and Aldi Supermarket to the north-east; North Cotswold Hospital to the east and a residential development further to the east; Fosse Way Garden Centre is located to the south-west of M74 and there is open countryside in all other directions.

Beyond the western boundary is a large network of agricultural fields that continues to the elevated CNL escarpment in the distance. The topography of the parcel is flat. A public footpath (MORETON-IN-MARSH FOOTPATH 7) is present along the length of the western boundary and connects the parcel to the wider footpath network.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The parcel is in a settlement edge location and the change to the agricultural character that would be bought about by development. Views from the footpath within the parcel and the CNL to the west would be changed to a degree; this would be manifested by an intensification of built form on the edge of the settlement. The supermarket and hospital would be present in the backdrop of these views. The development beyond the eastern edge of the parcel has altered the baseline for this part of the parcel and altered the baseline character context. Residential development within the remainder of the parcel is unlikely to appear as incongruent given the neighbouring context. The creation of a robust Green Infrastructure corridor on the western and southern boundaries would be required with any development.

Landscape Context:

National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: Pastoral Lowland Vale
Landscape Character Area:	Landscape Character Area: VM1A: Upper Evenlode Vale
Historic Landscape Character:	-

Constraints/Designations:

Landscape: The parcel is located within the Cotswolds National Landscape (CNL). The Moreton-in-Marsh Surrounds SLA boundary is located to the east of the parcel.

Historic: Not within a Conservation Area and no listed buildings present within or on boundary of parcel.

Biodiversity: M28B is not located within an area covered by a formal wildlife conservation designation. However, it is located within a B-line. It is also partly located within a Great Crested Newt (GCN) amber zone and partly within a GCN red zone.

The site is largely set to grass and is bordered by trees, hedges and a drainage ditch. The aforementioned features all represent habitats which can have ecological value, and the site has the potential to provide a suitable habitat for a variety of protected species.
The site is not located within the Conservation Area, where trees are protected. However, the northern boundary of the site contains nine Oak, two Field Maple, and two Ash trees, which are all protected by Tree Preservation Orders (TPO).
Other (floodplain, PRoW): No TPO present within the parcel (although note the presence of TPO'd trees on the northern boundary). Moreton-in-Marsh Footpath 7 is present along the length of the parcel's western boundary. This footpath forms part of the promoted long distance footpath known as The Monarchs Way.

Site Reference: M31	Settlement: Moreton-in-Marsh

Description:

The site lies to the north of Todenham Road and east of the A429, forming part of the open agricultural landscape to the north of Moreton-in-Marsh. The land gently rises to the north, giving open views across the site and towards the surrounding countryside. Residential development is visible to the south, while the northern boundary is more open and forms an arbitrary edge adjoining further farmland.

The site comprises arable fields divided by hedgerows and mature trees, including a small deciduous woodland in the north-west corner. The western boundary is defined by a mature hedgerow with trees, while the south-eastern boundary features denser vegetation enclosing a cluster of barns and an agricultural yard. The northern and eastern sections are more open and rural in character, with greater visual exposure.

The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which seeks to conserve the rural setting, landscape structure and open approach to the town. The surrounding road corridors, including the A429 and Todenham Road, introduce noise and movement that reduce tranquillity, though the site retains a largely agricultural and semi-rural character.

It falls within National Character Area 107 – Cotswolds, within the Undulating Lowland Vale Landscape Character Type, and more locally within the Upper Stour Hills and Valleys (VM2A) Landscape Character Area as defined in the Gloucestershire Landscape Character Assessment. This character area comprises a varied, undulating lowland vale of medium-scale fields enclosed by hedgerows with trees, interspersed with farmsteads and small woodland blocks.

Evaluation:	**MEDIUM TO MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the northern approach to Moreton-in-Marsh, lying within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA). The rising topography and open character give the northern section of the site a strong sense of rural openness, which contributes to the perceived separation between the town and surrounding countryside. The site plays an important role in maintaining the town's landscape setting and the visual integrity of the SLA.

Sensitivity varies across the site:

- The southern area, adjacent to housing and roads, is medium in sensitivity due to suburban influence and reduced tranquillity.
- The northern part, which is more open, elevated and natural in character with hedgerows and woodland structure, is medium-high in sensitivity.

Although bounded by vegetation and not prominent in long-distance views, development would represent a noticeable expansion of the built form northwards into open countryside, diminishing the town's visual containment and weakening the rural edge that the SLA seeks to conserve. Overall, the site's medium to medium-high sensitivity reflects this variation, with higher sensitivity to the north due to its open views, natural features and role in maintaining the SLA landscape setting, and lower sensitivity to the south where the landscape is more influenced by settlement and infrastructure.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Undulating Lowland Vale
Landscape Character Area:	VM2A – Upper Stour Hills and Valleys
Historic Landscape Character:	Agricultural landscape with limited recorded historic associations
Constraints/Designations: Landscape: Moreton-in-Marsh Surrounds Special Landscape Area (SLA) Historic: No Conservation Areas or listed buildings nearby Biodiversity: Hedgerows, mature trees and a small deciduous woodland provide habitat value Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs within or adjacent to the site	

Site Reference: M62	**Settlement: Moreton-in-Marsh**

Description:

The site lies north of the A44, beyond the grounds of the Fire Service College, and is therefore disconnected from the settlement of Moreton-in-Marsh. It occupies a relatively flat parcel of arable farmland and is contained by established boundary vegetation, giving it a semi-enclosed, rural character. The site would be perceived as a physically and visually isolated development parcel, separated from the town by the intervening road and College complex.

The Four Shire Stone (Grade II, List Entry 1303562) lies in the south-east corner of the site, marking the meeting point of the historic counties of Gloucestershire, Oxfordshire, Warwickshire and Worcestershire. A single residential dwelling is located immediately adjacent. The site is surrounded by hedgerows, particularly along the southern and western boundaries, which filter near views and contribute to local landscape character. The northern boundary is defined by a tree belt, while the eastern edge is enclosed by a fragmented hedgerow with intermittent trees. A number of standalone trees are also located within the field.

The surrounding landscape is open and rural, with no long-distance views due to intervening vegetation and topography. PRoW Footpath 17 runs beyond the northern boundary of the site, offering filtered views across the site. Road noise from the A44 is perceptible, but otherwise the site retains a countryside character with a sense of openness and rural separation.

The site lies within National Character Area 107 – Cotswolds, within the Pastoral Lowland Vale Landscape Character Type and the Upper Evenlode Vale (VM1A) Landscape Character Area as defined in the Gloucestershire Landscape Character Assessment. This landscape is described as a gently undulating pastoral vale with medium to large-scale fields enclosed by hedgerows and trees, interspersed with woodland and linear settlements following the valleys.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the open rural landscape north of the A44, beyond the extent of Moreton-in-Marsh and physically separated from the settlement by both the Fire Service College and road corridor. Development here would constitute a detached expansion into the countryside, disrupting the rural setting and sense of openness that characterises the Upper Evenlode Vale.

Although the site benefits from good boundary vegetation, mature trees and limited public visibility, these factors would not offset the perception of isolation or the loss of open countryside that development would entail. The presence of the Four Shire Stone (Grade II Listed) within the south-east corner adds historic and symbolic value,

reinforcing sensitivity by emphasising the site's role in local identity and heritage.

The surrounding tree belts, hedgerows and arable landform are representative of the Pastoral Lowland Vale landscape, which the Gloucestershire LCA notes as being sensitive to built form that interrupts its open and rural qualities. While small in scale and relatively enclosed, the site's detachment from the existing urban edge, heritage context, and role as part of the open landscape north of the A44 increase susceptibility to change.

For this reason, the site is assessed as having medium-high landscape sensitivity, with sensitivity increased primarily due to its isolation from the settlement and rural landscape context.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A – Upper Evenlode Vale
Historic Landscape Character:	Agricultural landscape with limited recorded historic associations

Constraints/Designations:
Landscape: Moreton-in-Marsh Surrounds Special Landscape Area (SLA) is beyond the northern site boundary.
Historic: Adjacent to the Four Shire Stone (Grade II Listed, List Entry 1303562)
Biodiversity: Hedgerows, mature trees and tree belts contribute to local habitat value
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpath 17 runs north of the site, offering filtered views across the site

Site Reference: M70	Settlement: Moreton-in-Marsh

Description:

The site lies to the east of Evenlode Road, on the southern edge of Moreton-in-Marsh, forming part of the open agricultural landscape that defines the southern approach to the town. The land is flat and in arable use, and retains a distinctly rural edge character, with built form visible to the northern boundary where it adjoins existing residential development.

The southern and roadside boundaries are defined by mature hedgerows with intermittent trees, providing a strong vegetated structure and a clear distinction between the settlement and the surrounding countryside. The land extends southwards into the open vale landscape, forming part of the visual transition between the urban edge and the wider farmland to the south and east. Internally, the site is open and uniform in character, consistent with the large-scale arable field pattern typical of this area.

The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which seeks to conserve the rural setting and open approaches that contribute to the town's landscape character. It is located within National Character Area 107 – Cotswolds, within the Pastoral Lowland Vale Landscape Character Type, and the Upper Evenlode Vale (VM1A) Landscape Character Area. This landscape is characterised by low-lying, gently undulating farmland, medium-to-large fields enclosed by hedgerows, scattered trees and sparse woodland, framed by distant views to the Cotswold escarpment.

Although there are no PRoWs within the site, PRoW Footpath 10 runs to the north-east, and Footpath 15 lies beyond Evenlode Road to the west.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the southern rural edge of Moreton-in-Marsh, contributing to the visual and physical transition between the settlement and the open vale landscape. Its flat topography, mature boundary vegetation and open arable character are typical of the Upper Evenlode Vale (VM1A), while its inclusion within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA) reflects its role in conserving the rural setting and open approach to the town.

Although existing housing to the north influences local character, the southern and eastern parts of the site remain strongly rural and form an integral part of the SLA landscape pattern. Views from Evenlode Road and nearby PRoWs (Footpaths 10 and 15) reinforce its perceptual connection with the open countryside.

The site's susceptibility is moderated by its simple landform, low tranquillity along the roadside, and visual relationship with existing development; however, these factors are balanced by its rural context, visibility from public routes, and importance in maintaining the open southern approach to the town. For this reason, the site is assessed as having

medium-high landscape sensitivity, reflecting its transitional character.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A – Upper Evenlode Vale
Historic Landscape Character:	Agricultural landscape with limited recorded historic associations
Constraints/Designations: Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA) Historic: No listed buildings or Conservation Areas nearby Biodiversity: Mature hedgerows and trees along southern and roadside boundaries provide local habitat value Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. Footpath 10 lies to the north-east and Footpath 15 to the west of Evenlode Road.	

Site Reference: M71B	Settlement: Moreton-in-Marsh

Description:

The site lies to the south of the A44, to the east of Moreton-in-Marsh, occupying an arable field on gently sloping land that falls southwards into the open vale landscape. The site is disconnected from the settlement, separated by the A44 and surrounding farmland, and would be perceived as part of the wider countryside rather than the built-up area of Moreton-in-Marsh.

The site is located within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), is enclosed by mature hedgerows, including a strong hawthorn hedgerow along the roadside (northern) boundary, with declining hedgerow trees showing signs of ash dieback. The southern boundary is well defined by a mature hedgerow, while the south-western corner includes an area of scrub and taller vegetation that provides localised enclosure. To the north-west, built form associated with the edge of Moreton-in-Marsh is visible beyond the A44, though views in from the settlement and the main road are generally filtered by vegetation.

The site is open to long-distance views to the south, where the land falls away across the SLA, offering a clear appreciation of the wider vale landscape and its transitional relationship with the higher Cotswold slopes. The site itself is relatively simple in structure, reflecting the broader agricultural character of the Upper Evenlode Vale, with medium to large-scale fields defined by hedgerows and trees.

There are no PRoWs within or adjacent to the site, and no listed buildings or Conservation Areas nearby. A small section of the south-eastern corner lies within Flood Zones 2 and 3.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the open agricultural landscape south of the A44, lying outside and disconnected from the main settlement of Moreton-in-Marsh. It contributes to the southern rural setting of the town and to the wider landscape context of the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which seeks to conserve the rural approaches and the open character that define the town's setting within the Upper Evenlode Vale.

The gently sloping landform, open field structure and long southward views across the vale create a strong sense of landscape openness, with the site forming part of the foreground to wider, valued views across the SLA. Mature hedgerows, scrub and scattered trees provide containment at a local scale, but the open visual relationship with the surrounding landscape elevates sensitivity.

While the A44 and limited presence of nearby housing reduce tranquillity and introduce some suburban influence, the site remains distinctly rural, with few

detracting elements. Its disconnection from the settlement and prominent position above open countryside mean that development would appear isolated and intrusive, diminishing the open rural character of this part of the SLA. Overall, the site is assessed as having medium-high landscape sensitivity, reflecting its rural character, open views, and contribution to the valued landscape setting identified within the Moreton-in-Marsh Surrounds SLA.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A – Upper Evenlode Vale
Historic Landscape Character:	Agricultural landscape reflecting historic field patterns and rural time depth consistent with the SLA context
Constraints/Designations: Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA) Historic: No listed buildings or Conservation Areas nearby Biodiversity: Hedgerows, trees and scrub provide local habitat and connectivity; declining ash trees noted along northern boundary Other (floodplain, PRoWS): Small area of Flood Zones 2 and 3 in the south-east corner; no PRoWs within or adjoining the site.	

Site Reference: M72,M79, ME6	**Settlement: Moreton-in-Marsh**

Description:

The site lies to the east of Moreton-in-Marsh, north of the A44, forming part of the extensive grounds of the Fire Service College. The land comprises a mix of buildings, infrastructure, hardstanding, and amenity grassland, interspersed with mature trees, tree groups and mixed woodland, much of which is protected by Tree Preservation Orders and designated as Priority Habitat. The site has a formal, institutional character reflecting its operational use, with areas of managed grassland and internal access roads.

Although large in scale, the site is well contained by tree belts and vegetation, with limited public access and few views from the surrounding area. The site lies outside the Moreton-in-Marsh Surrounds Special Landscape Area, though land immediately to the north and south (beyond the A44) is covered by the designation. The site has historic associations with the former RAF Moreton-in-Marsh, with the RAF memorial located adjacent to the A44 (outside the site boundary) but otherwise limited historic context.

The site lies within the Cotswolds National Character Area, within the Pastoral Lowland Vale Landscape Character Type, and at a local level within the Upper Evenlode Vale (VM1A) Landscape Character Area.

Evaluation:	**MEDIUM TO MEDIUM-HIGH SENSITIVITY**

Justification:

The site's sensitivity varies across its extent, reflecting differences in land use, enclosure, and proximity to the settlement edge.

- Western parts of the site, which adjoin existing development and contain extensive buildings, hardstanding and amenity grassland, have medium sensitivity, due to their modified and developed character, low perceptual quality, and limited visibility.
- Eastern and northern areas, where woodland, mature trees and Priority habitats form a more natural landscape structure, are medium-high in sensitivity, given their ecological value, rural setting, and contribution to the wider landscape mosaic of the Upper Evenlode Vale.

Although the site is largely developed, the presence of extensive tree cover and priority habitats adds to its ecological and visual importance. Development intensification would alter the current balance between built form and green space and could diminish the rural transition between Moreton-in-Marsh and the open vale landscape to the east.

The site's containment and limited visibility reduce its susceptibility in some areas; however, its size, biodiversity importance, and location adjacent to designated landscapes increase sensitivity overall.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds

Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A – Upper Evenlode Vale
Historic Landscape Character:	Association with former RAF use and post-war institutional development
Constraints/Designations: Landscape: Adjacent to the Moreton-in-Marsh Surrounds SLA. Historic: Contextual association with former RAF base and adjacent memorial Biodiversity: Extensive tree cover and mixed woodland protected by Tree Preservation Orders and County Nature Conservation designation; large areas of Priority Habitat Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs or public access within site	

Site Reference: M74	**Settlement: Moreton-in-Marsh**

Description: The site is located at the south-western edge of Moreton-in-Marsh to the west of the Fosse Way (A429). It is located within the Cotswolds National Landscape and sits between the Hospital and Fosse Way Garden Centre to the south and wraps around the back of the North Cotswold Hospital.
The site has reasonably flat topography and is an arable field which has been used for wheat production.

The site is bound by a hedgerow and hedgerow trees to the west, with PRoW 7 running alongside it. To the east, the site is bound by Roman road (A429) and the associated hedgerow and trees. Open views of the site are available from Fosseway Garden Centre to the south, along with views from the wider landscape, including elevated views from rising land to the west.

Evaluation:	**MEDIUM TO MEDIUM-HIGH SENSITIVITY**

Justification:
The site is open to views within the National Landscape the west including a footpath. The garden centre has the appearance of an agricultural building complex and so fits in reasonably well into the countryside. The hospital has potential for significant screening as a building surrounded by grounds. This site is isolated from other residential development and lies in open countryside. Overall, it appears to be unsuitable for housing

This current parcel also ventures further west into the more rural National Landscape and closer towards a promoted public footpath that is characterised by a rural approach to the settlement from the south. These factors would be altered by any development. As such, the section between North Cotswolds Hospital and Fosseway Garden Centre is deemed to be of Medium Sensitivity, whilst the area to the west is of Medium-High Sensitivity.

Landscape Context:

National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A: Upper Evenlode Vale
Historic Landscape Character:	-

Constraints/Designations:
Landscape: The parcel is located within the Cotswolds National Landscape. The Moreton-in-Marsh Surrounds SLA boundary is located to the east of the parcel.
Historic: Not within a Conservation Area and no listed buildings present within or on boundary of parcel
Biodiversity: The site is largely set to grass and is bordered by trees, hedges and a drainage ditch. The aforementioned features all represent habitats which can have ecological value and the site has the potential to provide a suitable habitat for a variety of protected species.

Other (floodplain, PRoW): No TPO present within the parcel. Moreton-in-Marsh Footpath 7 is present along the length of the parcel's western boundary. This footpath forms part of the promoted long distance footpath known as The Monarchs Way.

Site Reference: M76	**Settlement: Moreton-in-Marsh**

Description: the site comprises several small fields used as horse paddocks, which are separated by post and rail fencing.

Some agricultural structures are present within the south-west of the parcel. These are accessed by a farm track along the southern boundary of the parcel. Hedgerow boundary vegetation is present on the northern, eastern and western boundaries. The southern boundary is open and provides a continuation into the wider agricultural landscape around the Moreton-in-Marsh settlement. Beyond the northern boundary are the neighbouring parcels with the allotments and settlement beyond. This detaches the parcel from the settlement and positions it within the undeveloped countryside. To the eastern boundary is Evenlode Road with further agricultural fields and scattered dwellings beyond. To the western boundary is a watercourse and floodplain with the railway line and residential development within Moreton-in-Marsh beyond.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The parcel is located within the locally designated Special Landscape Area (SLA) and generally conforms with the identified characteristics of the SLA.

Development would represent encroachment into the characteristically rural landscape around the Moreton-in-Marsh settlement and would form a prominent addition to local views. The existing vegetated field boundaries form an important landscape feature around three sides of the parcel and filter views across the characteristic agricultural landscape. The exception to this is the southern boundary which is open to the neighbouring field. This open boundary accentuates the parcels connection to the wider landscape and the historic field pattern. Given the prominent position of the parcel to the south of the settlement, its susceptibility to change and its location within the SLA, the parcel is considered to have Medium-High landscape sensitivity.

Landscape Context:

National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A: Upper Evenlode Vale
Historic Landscape Character:	-

Constraints/Designations:

Landscape: The parcel is not located within the Cotswolds National Landscape. However, it is located within the Moreton-in-Marsh Surrounds Special Landscape Area.

Historic: Not within a Conservation Area and no listed buildings present within or on the boundary of the parcel.

Biodiversity: The site is not located within an area covered by a formal wildlife conservation designation. However, it is within a B-line and may partly be within a Great Crested Newt amber zone.

The site looks mostly to comprise improved grassland associated with the small holding uses, which is unlikely to have significant levels of biodiversity, although further assessment is required to determine this. There is an area of grassland and trees in the

south-west corner of M76, which is of interest and there is a drainage ditch running along the boundary of M9C and M76.
Other (floodplain, PRoW): No TPO. No PRoW.

Site Reference: M77	Settlement: Moreton-in-Marsh

Description:

The site lies to the west of Evenlode Road, between the road and the railway line, south of the main settlement of Moreton-in-Marsh. It is physically disconnected from the built-up area to the north and by the open pastoral landscape to the south. The site comprises two main parcels: an arable field to the east adjoining Evenlode Road, and grassland to the west associated with the floodplain of the River Evenlode, much of which lies within Flood Zones 2 and 3.

The land gently slopes westwards towards the floodplain, opening up to long-distance views across the Cotswold National Landscape, although the site itself lies outside its boundary. The site is, however, located within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which identifies this area as contributing to the town's rural setting and the open landscape character that defines its southern and eastern approaches.

The eastern boundary is defined by a mature hedgerow along Evenlode Road containing intermittent trees and small pylons. The northern boundary includes scattered trees, with a denser tree group to the west providing local enclosure along the floodplain edge. To the south, PRoW Footpath 15 runs parallel to the boundary, following a hedgerow with mature oak trees, offering filtered public views towards and across the site.

Built form is visible to the north and east, including housing along Evenlode Road and filtered views of residential development beyond. The spire of St David's Church is also a recognisable landmark visible to the north-west, contributing to the local sense of place. The site retains a rural and undeveloped character, forming part of the open landscape that separates the town from the floodplain and wider countryside.

The site lies within National Character Area 107 – Cotswolds, within the Pastoral Lowland Vale Landscape Character Type, and the Upper Evenlode Vale (VM1A) Landscape Character Area. This landscape is typified by its flat to gently undulating topography, hedgerow-enclosed pastures and arable land, scattered trees and woodland, and expansive rural views framed by the Cotswold escarpment.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The Moreton-in-Marsh Surrounds Special Landscape Area (SLA) and forming part of the open rural corridor between the settlement and the River Evenlode floodplain. It provides a distinct transition between the urban edge and the countryside, maintaining the undeveloped foreground to views south and west.

Its gently sloping topography, strong vegetated structure, and long views west across the SLA towards the Cotswold National Landscape create a landscape of high visual and perceptual value. The floodplain grassland enhances ecological interest and contributes to the landscape's natural character. Development in this location would appear isolated

and disconnected from the settlement, extending built form into a sensitive open landscape and undermining the rural separation that defines the southern edge of Moreton-in-Marsh.

Although existing vegetation and the railway provide some containment, the site's elevated visual exposure, rural qualities, and context within the SLA significantly heighten sensitivity. The site also contributes to the wider setting of the Cotswold National Landscape, forming part of the open views and rural character that underpin the SLA's designation.

Accordingly, the site is assessed as having high landscape sensitivity, reflecting its visual prominence, floodplain context, relationship with the Cotswold National Landscape, and disconnection from the settlement.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A – Upper Evenlode Vale
Historic Landscape Character:	Traditional agricultural landscape with limited recorded heritage assets but strong time depth and field structure

Constraints/Designations:
Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA); outside the Cotswold National Landscape but forming part of its wider setting.
Historic: No listed buildings or Conservation Areas nearby
Biodiversity: Grassland and boundary vegetation provide local habitat; floodplain grassland and watercourse contribute to ecological value
Other (floodplain, PRoWS): Western part of the site within Flood Zones 2 and 3; PRoW Footpath 15 runs along the southern boundary, offering clear views across the site and wider landscape.

Site Reference: M80	Settlement: Moreton-in-Marsh

Description:

The site lies to the north of Moreton-in-Marsh, beyond the settlement boundary and to the east of the A429, extending south of Lower Lemington. It forms part of the open rural landscape north of the town, lying within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA). The site occupies a gently undulating and westward-sloping landform, forming part of the transition between the town's northern edge and the wider countryside of the Upper Stour Hills and Valleys.

The landscape is predominantly arable farmland, interspersed with small areas of grassland and occasional rough pasture. Tree cover is generally limited to hedgerow corridors, though vegetation becomes denser to the west and north, where small woodland blocks and field trees provide a degree of enclosure and variation. Hedgerow quality varies, with some well-managed boundaries alongside areas of thinning or gappy hedges, allowing open intervisibility with the surrounding landscape.

From the higher parts of the site, there are panoramic views south, west and north, encompassing the town's northern edge, the A429 corridor, and the wider vale landscape extending towards the Cotswold escarpment. Built form is limited to isolated agricultural structures in the wider area, reinforcing the open, rural character. Away from the A429, the landscape is tranquil and undeveloped, with a strong sense of remoteness and separation from the town.

The site lies within National Character Area 107 – Cotswolds, within the Undulating Lowland Vale Landscape Character Type, and the Upper Stour Hills and Valleys (VM2A) Landscape Character Area. This area is typified by broad, undulating lowlands with a pattern of arable and pasture fields enclosed by hedgerows, small woodlands, and scattered farmsteads.

There are no PRoWs within or adjoining the site, and the land is outside Flood Zones 2 and 3. The area contains no listed buildings or Conservation Areas, although nearby farmsteads and hamlets contribute to the rural pattern of dispersed settlement.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The site occupies a visually exposed and distinctly rural position to the north of Moreton-in-Marsh, within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA). Its open, gently undulating landform, long panoramic views, and tranquil countryside setting contribute strongly to the character and quality of the Upper Stour Hills and Valleys (VM2A) landscape.

The site's disconnection from the settlement and its undeveloped, open nature create a landscape of high perceptual value. It forms part of the northern rural approach to Moreton-in-Marsh, maintaining the visual and spatial separation between the town

and the surrounding countryside. Views across the landscape reveal a simple, agricultural scene of fields, hedgerows, and woodland, with minimal built intrusion and expansive rural skylines that contribute to the area's scenic quality.

While field boundaries and woodland edges provide localised enclosure, the open aspect and elevated position ensure the site remains visually prominent within the wider SLA. Development would therefore be perceived as encroachment into a sensitive rural landscape, altering the character of this open vale setting and diminishing the integrity of the town's northern edge.

Overall, the site is assessed as having high landscape sensitivity, reflecting its strong rural qualities, visual prominence, tranquillity, and role within the SLA in maintaining the open countryside setting around Moreton-in-Marsh.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A – Upper Evenlode Vale
Historic Landscape Character:	Rural agricultural landscape with traditional field structure and dispersed settlement pattern

Constraints/Designations:
Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)
Historic: No Conservation Areas or listed buildings nearby. Scheduled Ancient Monument to the west of the site.
Biodiversity: Hedgerows, trees and small woodland blocks provide habitat value and ecological connectivity.
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs within or adjacent to the site

Site Reference: M81A	Settlement: Moreton-in-Marsh

Description:

The site lies beyond the southern settlement boundary of Moreton-in-Marsh, to the north-east of Evenlode Road, forming part of the open pastoral landscape that defines the town's rural southern setting. It is disconnected from the settlement and located in open countryside.

The land comprises undulating grassland divided into several fields, gently falling eastwards towards a small watercourse that runs east–west through the centre of the site, flanked by a line of mature trees. This watercourse and its associated floodplain (within Flood Zones 2 and 3) form an important landscape feature, adding to the site's natural and visual interest. The southern and eastern parts of the site are particularly tranquil, with open rural character and limited urban influence.

The roadside boundary to the west is defined by a strong hedgerow, supplemented by a belt of mature trees, while the eastern boundary includes additional mature vegetation, contributing to enclosure and a well-established landscape structure. Internally, post-and-rail fencing subdivides the grassland, reinforcing its pastoral use. The combination of mature trees, grassland, and watercourse creates a cohesive and attractive rural composition.

The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), designated for its role in maintaining the rural setting of the town and the open character of approaches within the Upper Evenlode Vale. Views from within and across the site are predominantly rural, with distant views westwards towards the Cotswold National Landscape (CNL). The landscape is perceived as tranquil and undeveloped, with limited visible built form and strong connections to the wider countryside.

PRoW Footpath 10 crosses the site on an east–west alignment, providing direct public access and contributing to the site's recreational and perceptual value. There are no listed buildings or Conservation Areas nearby.

Evaluation:	HIGH SENSITIVITY

Justification:

The site forms part of the open pastoral landscape south of Moreton-in-Marsh, within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), where it plays an important role in maintaining the rural setting and undeveloped character of the town's southern approach. Its undulating landform, semi-natural features, and tranquil rural character contribute strongly to the scenic quality and perceptual integrity of this part of the Upper Evenlode Vale (VM1A).

The combination of grassland, mature trees and a central watercourse enhances both visual and ecological interest, while the PRoW Footpath 10 that crosses the site provides public appreciation of its rural qualities and visual connection to the surrounding

countryside. Views west towards the Cotswold National Landscape (CNL) reinforce its contribution to the wider landscape setting of the town and the transitional character between vale and escarpment.

While well contained by boundary vegetation, the site's open internal character, location beyond the settlement edge, and position within the SLA heighten its susceptibility to change. The landscape is distinctly rural, scenic and tranquil, with a clear sense of separation from built development.

Accordingly, the site is assessed as having high landscape sensitivity, reflecting its strong natural and visual qualities, high perceptual value, public access, and important role in maintaining the rural southern setting of Moreton-in-Marsh.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	Upper Evenlode Vale
Historic Landscape Character:	Traditional agricultural landscape with time depth reflected in hedgerow and field structure

Constraints/Designations:
Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)
Historic: No Conservation Areas or listed buildings nearby
Biodiversity: Mature trees, hedgerows and watercourse provide strong habitat and ecological connectivity
Other (floodplain, PRoWS): Flood Zones 2 and 3 along the watercourse and central field corridor; PRoW Footpath 10 runs through the centre of the site

Site Reference: M81B	Settlement: Moreton-in-Marsh

Description:

The site lies to the north-east of Evenlode Road, beyond the southern settlement boundary of Moreton-in-Marsh, forming part of the open pastoral landscape south of the town. It occupies low-lying land that gently slopes north-west towards a watercourse running along the boundary. The floodplain corridor, associated with this watercourse, falls within Flood Zones 2 and 3, contributing to the site's natural and visual character.

The land is divided into multiple pastoral fields, separated by hedgerows with mature hedgerow trees, woodland blocks and occasional stand-alone trees within the fields. These features provide a strong landscape framework and localised enclosure, while maintaining open internal views across the site. A Public Right of Way (PRoW Footpath 1) runs north-west to south-east through the centre, providing public access and reinforcing the site's perceptual and recreational sensitivity.

The south-eastern boundary adjoins a rural lane where Wells Folly (Grade II, List Entry 1341118) lies just beyond the site, along with several dwellings and farm buildings that contribute to a dispersed rural pattern of settlement. The north-western boundary is defined by the tree-lined watercourse, which forms a key natural feature, enhancing biodiversity and visual containment. Vegetation is strongest along this corridor and the south-eastern boundary, with intermediate fields more open in character.

The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which recognises the importance of the southern landscape in preserving the rural setting and open approaches to the town. It is within National Character Area 107 – Cotswolds, the Pastoral Lowland Vale Landscape Character Type, and the Upper Evenlode Vale (VM1A) Landscape Character Area as defined in the Gloucestershire Landscape Character Assessment. This area is typified by low-lying pastoral farmland, enclosed by hedgerows and trees, with scattered dwellings and a strong sense of tranquillity.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The site forms part of the open pastoral landscape south of Moreton-in-Marsh, lying within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA) where it plays a key role in maintaining the undeveloped, rural setting of the town. Its low-lying topography, mature field structure, and strong natural and perceptual qualities typify the Upper Evenlode Vale (VM1A) and contribute to the landscape's sense of continuity and openness.

The presence of Wells Folly (Grade II) adjacent to the southern boundary adds localised historic value, while the PRoW crossing the site enhances perceptual and recreational sensitivity by allowing the landscape to be directly experienced. The

floodplain corridor along the watercourse provides additional natural and scenic importance. Although scattered buildings and vegetation along the south-eastern lane provide some context for built form, the site remains clearly detached from the settlement, and any further encroachment would appear isolated and intrusive within the open countryside. The combination of ecological value, visual openness, tranquillity, and public access contributes to a high overall sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	Upper Evenlode Vale
Historic Landscape Character:	Traditional pastoral farmland with enclosed fields and hedgerow trees; association with nearby Wells Folly (Grade II)

Constraints/Designations:
Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)
Historic: Wells Folly (Grade II, List Entry 1341118) located just outside the south-eastern boundary
Biodiversity: Mature trees, hedgerows and watercourse provide strong habitat and ecological connectivity. Deciduous woodland is a priority habitat.
Other (floodplain, PRoWS): Flood Zones 2 and 3 along the north-western watercourse; PRoW Footpath 1 crosses the site north-west to south-east.

Site Reference: M82/83	Settlement: Moreton-in-Marsh

Description:

The site lies to the south-west of Evenlode Road, south of Moreton-in-Marsh, forming part of the open pastoral landscape that contributes to the town's rural southern setting. It is not physically connected to the settlement, separated by open fields and existing vegetation, and has a distinctly rural and tranquil character.

The land is divided into multiple fields enclosed by native hedgerows with intermittent trees, occupying a gently south-west sloping landform. The landscape is varied, comprising pastoral fields, equine paddocks, and areas of formal and ornamental tree planting, particularly along the drive associated with Coldicote Farm, which also contains residential and farm buildings. The south-eastern boundary features extensive willow tree planting, creating a strong vegetated edge.

To the north, PRoW Footpath 15 runs beyond the site boundary but is screened by a dense line of leylandii, providing little visual interaction with the site. The south-western boundary is defined by a watercourse with associated riparian vegetation, which falls within Flood Zones 2 and 3 and contributes to local ecological value. PRoW Footpath 11 runs alongside this corridor, offering filtered views westward across parts of the site framed by hedgerows and mature trees. The site has a wooded backdrop to the north and east, reinforcing its sense of containment and rural enclosure.

Overall, the site forms part of the pastoral vale landscape south of Moreton-in-Marsh, with its mixture of trees, hedgerows and open grassland creating a diverse and attractive landscape mosaic. The area retains a tranquil, rural character, with only limited influence from built form or settlement.

The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which recognises the importance of this landscape in conserving the open and undeveloped approaches to the town. It falls within National Character Area 107 – Cotswolds, within the Pastoral Lowland Vale Landscape Character Type, and more locally within the Upper Evenlode Vale (VM1A) Landscape Character Area, which is characterised by flat to gently undulating pasture and arable land, strong hedgerow patterns, scattered trees, and a quiet, enclosed rural quality.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The site occupies a visually and perceptually rural position south of Moreton-in-Marsh, within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA) and contributes significantly to the undeveloped and tranquil setting of the town. The combination of grassland, hedgerows, willows, mature trees, and the riparian corridor creates a rich and diverse rural landscape with strong ecological and scenic value.

Although the site includes existing buildings and equine paddocks, these are limited in extent and read as part of a dispersed rural pattern of farmsteads rather than as settlement expansion. The topography, vegetation, and presence of the watercourse contribute to the area's natural character, while views from Footpath 11 and nearby lanes reinforce its perception as part of the open countryside surrounding Moreton-in-Marsh.

The tranquillity and scenic quality of the site are high, particularly away from the road corridor, and the enclosure from trees and hedgerows enhances its sense of place. Development here would be perceived as an isolated incursion into the rural landscape, diminishing the openness and pastoral quality that define the SLA and the Upper Evenlode Vale (VM1A) landscape.

As such, the site is assessed as having high landscape sensitivity, reflecting its rural character, ecological and perceptual qualities, and contribution to the scenic setting of the town within the SLA.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	Upper Evenlode Vale
Historic Landscape Character:	Agricultural and pastoral landscape with long-established field and hedgerow structure typical of the Upper Evenlode Vale.

Constraints/Designations:
Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)
Historic: No Conservation Areas or listed buildings within or adjacent to the site
Biodiversity: Mature hedgerows, riparian vegetation, and willow planting provide high ecological and habitat value
Other (floodplain, PRoWS): Western extent of site within Flood Zones 2 and 3 associated with the watercourse; PRoW Footpath 11 along south-western boundary; Footpath 15 to the north

Site Reference: M84/M85	Settlement: Moreton-in-Marsh

Description:

The site lies to the south of Moreton-in-Marsh, beyond the settlement boundary, and forms part of the open pastoral landscape extending towards the River Evenlode. It is disconnected from the main settlement, with a rural and tranquil character reinforced by mature landscape features, woodland edges, and a strong sense of openness.

The land comprises a series of irregular pastoral fields separated by mature hedgerows and hedgerow trees, with a pattern that reflects historic enclosure. The landscape falls gently south-west towards the river corridor, where parts of the western extent are within Flood Zones 2 and 3. Heath End Farm, including its associated farmstead and buildings, lies along the northern boundary beside Evenlode Road, forming the principal built feature within the local landscape.

The site is characterised by dense vegetation structure, with mature trees and deciduous woodland blocks located along the northern and western boundaries (the latter designated as Priority Habitat). These features provide both enclosure and biodiversity value, contributing to a distinctive and well-treed landscape character. The southern horizon is wooded, while longer-distance views are available eastwards across the more open pastoral vale. PRoW Footpath 2 runs north–south through the western part of the site, offering direct public access and contributing to its recreational and perceptual sensitivity.

The combination of hedgerows, mature trees, pastoral fields, and watercourse corridors creates a cohesive and scenic landscape typical of the Upper Evenlode Vale, providing continuity with the wider Moreton-in-Marsh Surrounds Special Landscape Area (SLA). The area is quiet, enclosed and largely free from modern development, with the two farmsteads forming the only built element within an otherwise open rural setting.

The site lies within National Character Area 107 – Cotswolds, within the Pastoral Lowland Vale Landscape Character Type, and more locally within the Upper Evenlode Vale (VM1A) Landscape Character Area. This landscape is typified by low-lying pastoral land, strong field boundaries, scattered trees and woodlands, and a high level of perceived rurality.

Evaluation:	HIGH SENSITIVITY

Justification:

The site forms part of the open rural landscape south of Moreton-in-Marsh, within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), where it plays an important role in maintaining the undeveloped, pastoral setting of the town. The gently sloping topography, mature field structure, and presence of Priority Habitat woodland create a landscape of high scenic, natural and perceptual value.

The combination of woodland blocks, hedgerows, and scattered mature trees provides a strong vegetated framework that enhances biodiversity and enclosure while retaining a sense of rural openness. The watercourse and floodplain add further visual and ecological sensitivity. Although Heath End Farm and Evenlode Mane introduce built form, this reads as part of a dispersed pattern of rural settlement rather than an extension of Moreton-in-Marsh.

The tranquillity and containment of the landscape, combined with its visual and recreational value (reinforced by PRoW Footpath 2), make it particularly sensitive to change. The site is perceptually and physically disconnected from the settlement, and any large-scale development would represent a significant encroachment into open countryside, eroding the coherence of the SLA and the scenic integrity of the Upper Evenlode Vale (VM1A).

Accordingly, the site is assessed as having high landscape sensitivity, reflecting its mature natural structure, visual quality, perceptual tranquillity, and valued role in maintaining the rural setting of Moreton-in-Marsh.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	Upper Evenlode Vale
Historic Landscape Character:	Traditional pastoral farmland with mature field and hedgerow structure; time-depth evident in enclosure and farmstead pattern

Constraints/Designations:
Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)
Historic: No Conservation Areas or listed buildings within or adjacent to the site
Biodiversity: Deciduous woodland (Priority Habitat) on northern and western boundaries; hedgerows and trees provide additional ecological value
Other (floodplain, PRoWS): Western part of the site lies within Flood Zones 2 and 3 associated with the river corridor; PRoW Footpath 2 runs north–south through the western part of the site

Site Reference: M87	Settlement: Moreton-in-Marsh

Description:

The site lies to the east of Moreton-in-Marsh, beyond the settlement boundary, and forms part of the open arable landscape that defines the town's rural eastern setting. It is disconnected from the main built form, separated by intervening agricultural land, and has a distinctly rural and undeveloped character.

The land is gently sloping southwards, comprising arable fields bounded by a combination of hedgerows and trees. A low but well-defined hedgerow runs along the northern boundary adjacent to the A44, while the eastern boundary is marked by a mature tree line providing filtered enclosure and a visual edge to the landscape. The western boundary is formed by a fragmented hedgerow with intermittent trees, allowing partial visibility towards the settlement fringe. Flood Zones 2 and 3 extend across a small section of the south and south-eastern boundaries.

There are filtered views south-west across the wider landscape towards the Cotswold National Landscape (CNL) in the distance, reinforcing the site's contribution to the open countryside setting of the town. Built form within and around the site is minimal, limited to scattered agricultural structures and two Grade II listed buildings nearby — Four Shire Stone Farm (List Entry 1154945) located immediately adjacent to the site, and the Four Shire Stone (List Entry 1303562) situated just beyond the eastern boundary. Both features contribute to the local sense of place and rural heritage but are not visually dominant due to surrounding vegetation and landform.

The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which recognises this landscape's role in conserving the town's rural approaches and open setting. It falls within National Character Area 107 – Cotswolds, within the Pastoral Lowland Vale Landscape Character Type, and specifically the Upper Evenlode Vale (VM1A) Landscape Character Area. The character area is typified by low-lying vale farmland with strong field patterns, hedgerows, scattered trees and farmsteads, and a calm, pastoral quality.

There are no PRoWs within or adjacent to the site, and the area experiences limited public visibility, with only filtered views from the A44.

Evaluation:	HIGH SENSITIVITY

Justification:

The site forms part of the open, low-lying landscape east of Moreton-in-Marsh, within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), where it plays a key role in maintaining the undeveloped rural setting and approach to the town. Its southward-falling topography, open arable character, and filtered long-distance views towards the Cotswold National Landscape (CNL) give it high scenic and perceptual value.

Although the presence of the A44 and nearby farmstead buildings slightly reduces tranquillity along the northern edge, the site remains predominantly rural, open and agricultural, with limited visibility of built form. The lack of physical or visual connection to the settlement, coupled with its location within the SLA, historic associations, and open visual relationship with the wider landscape, all contribute to a high overall sensitivity. Development would appear isolated and intrusive, detracting from the integrity of the SLA and the character of the Upper Evenlode Vale (VM1A).	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	Upper Evenlode Vale
Historic Landscape Character:	Rural agricultural landscape with field enclosure pattern and proximity to heritage assets
Constraints/Designations: Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA) Historic: Four Shire Stone Farm (Grade II, List Entry 1154945) and Four Shire Stone (Grade II, List Entry 1303562) beyond eastern boundary Biodiversity: Hedgerowsand trees provide some ecological value Other (floodplain, PRoWS): Flood Zones 2 and 3 along south and south-eastern boundary associated with watercourse; no PRoWs within or adjoining the site	

Site Reference: M88A / M88B/ M88C Settlement: Moreton-in-Marsh	
Description: The site lies west of Todenham Road, beyond the northern boundary of Moreton-in-Marsh, forming part of the open rural landscape that separates the town from the dispersed farms and small settlements around Lower Lemington. It includes the existing complex at Lemington Grange, associated infrastructure, and surrounding arable fields extending north and east. The site sits within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which identifies the landscape north of the town as important for maintaining its open rural setting and preventing coalescence with surrounding hamlets. Topography is gently undulating, with land rising subtly towards the north before falling away into the broader Upper Stour valley. The north and east boundaries are enclosed by a good tree belt, comprising mixed deciduous and conifer species, more ornamental near Lemington Grange itself, and more naturalistic further north. The far north-east boundary includes an area of derelict land associated with the site's former agricultural use, as well as a few houses north-east of the site boundary. The landscape retains a predominantly rural character, with open arable fields, scattered trees and hedgerows, and filtered views of nearby woodland and farmland. Built form associated with Lemington Grange introduces a degree of human influence but remains limited and contained within its immediate setting. Views to the south and west are largely contained by vegetation and landform, while the higher ground to the north allows filtered outward views across the wider countryside. The site lies within National Character Area 107 – Cotswolds, within the Undulating Lowland Vale Landscape Character Type, and the Upper Stour Hills and Valleys (VM2A) Landscape Character Area. This landscape is characterised by a gently rolling lowland vale of mixed arable and pasture fields enclosed by hedgerows, occasional tree belts, and dispersed farmsteads. There are no PRoWs within or adjoining the site, and it is outside Flood Zones 2 and 3. No Conservation Areas or listed buildings are present within or immediately adjacent to the site.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The site forms part of the rural landscape north of Moreton-in-Marsh, lying beyond the settlement boundary and within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA). It contributes to the open countryside setting of the town and the separation between Moreton-in-Marsh and Lower Lemington. The landscape retains a tranquil, undeveloped character, with gently undulating topography, mature vegetation structure, and a predominance of arable land consistent with the Upper Stour Hills and Valleys (VM2A) landscape character.	

The presence of Lemington Grange and associated infrastructure introduces limited built form that reduces the overall degree of sensitivity compared to completely undeveloped land, although the site remains perceptually rural and visually open in its wider context. The tree belts and woodland to the north and west provide some containment and enhance ecological value, while the open arable fields maintain the simplicity and spaciousness typical of the surrounding landscape.

Development here would extend the built footprint northwards, appearing disconnected from the settlement and intruding into an otherwise open and rural area. The SLA identifies this northern landscape as sensitive to encroachment, with the need to retain clear separation between the town and the dispersed rural pattern of development further north.

Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting its rural character, landscape quality and SLA designation, moderated slightly by the existing built form and ornamental vegetation associated with Lemington Grange.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Undulating Lowland Vale
Landscape Character Area:	VM2A – Upper Stour Hills and Valleys
Historic Landscape Character:	Rural agricultural landscape with limited recorded heritage features; some time depth associated with Lemington Grange and historic farm pattern

Constraints/Designations:

Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)
Historic: No Conservation Areas or listed buildings nearby
Biodiversity: Traditional Orchard Priority Habitat, as well as mature woodland and tree belts that provide habitat structure and ecological connectivity
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs within or adjoining the site

Site Reference: M89	**Settlement:** Moreton-in-Marsh

Description:

M89 is located to the south-east of Moreton-in-Marsh and comprises a medium-scale parcel made up of an existing sewage treatment works in the northern section and grassland to the south.

The site is relatively flat and low-lying, reflecting the characteristics of the surrounding vale landscape. Field boundaries are defined by fragmented hedgerows with evidence of varied management, resulting in inconsistent enclosure and partial containment. A block of trees and shrubs lies to the east, providing some localised structure and screening.

The southern part of the site, beyond the water treatment works, lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA) and exhibits a stronger rural character. This contrasts with the northern section, where the presence of the sewage treatment works introduces an existing developed and utilitarian character.

Public access is provided by PRoW Footpath 10, which runs east–west across the southern part of the site, increasing its recreational value and visual sensitivity. The site lies outside Flood Zones 2 and 3 and is not within the setting of any Conservation Area or listed buildings.

The site falls within the Pastoral Lowland Vale Landscape Character Type, specifically the VM1A Upper Evenlode Vale Landscape Character Area, characterised by a relatively flat, open and pastoral landscape with a mix of agricultural uses and intermittent vegetation structure.

Evaluation:	**MEDIUM-LOW TO MEDIUM**

Justification:

M89 comprises a varied parcel with differing landscape sensitivities across its extent. The northern section, containing the existing sewage treatment works, is already influenced by built development and exhibits a more urbanised character. As such, it demonstrates a lower susceptibility to change.

In contrast, the southern section forms part of the Moreton-in-Marsh Surrounds SLA and contributes to the open rural setting of the settlement. The absence of development to the south and east, combined with the presence of PRoW Footpath 10, results in a stronger sense of rurality and increased visual and recreational sensitivity.

Development of the site, particularly in the southern section, would extend built form into currently undeveloped landscape and would alter the perception of openness associated with the vale landscape.

Taking these factors into account, the site is considered to have Medium–Low sensitivity in the north, rising to Medium sensitivity in the south, reflecting the transition from a developed to a more rural and sensitive landscape context.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A Upper Evenlode Vale
Historic Landscape Character:	Enclosed agricultural land reflecting typical vale enclosure patterns.
Constraints/Designations: Landscape: Southern part of the site lies within the Moreton-in-Marsh Surrounds Special Landscape Area. Historic: None identified Biodiversity: Grassland and fragmented hedgerows. Other (floodplain, PRoWS): PRoW Footpath 10 crosses the southern section of the site. Outside Flood Zones 2 and 3.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 26 – Northleach

COTSWOLD
District Council

Settlement character

1.1 Northleach is a small town located to the east of the junction of the old Gloucester to London Road and the A429 Fosse Way. The town lies around 100m from the Roman road astride the old road while the A40 now bypasses the town around 500m to the north.

1.2 Though a settlement was on this site at the time of Domesday [possibly near the church] the core of the town owes its layout to its establishment as a medieval planned town by the Abbey of Gloucester in 1220. Eighty burgage plots were laid out along the road bordering the River Leach and focussing on the triangular market place. The town prospered on the wool trade and boasts a magnificent Wool Church, St Peter and St Paul's, built just west of the Market Square in the 15th century. This is a dominant feature of the town and benefits from a setting to the west, of the manor house and small pastoral fields still operated by the adjacent Church Farm.

1.3 The buildings constructed over this period have left a superb built heritage and are contained within an extensive Conservation Area focussed on the fine High Street buildings. Though many of the burgage plots are still in existence, most noticeably bordering the River Leach, some have been built upon and the pattern altered – this has occurred primarily to the north of the High Street.

1.4 There has been considerable 20th century development to the north of the town up the valley side and, more recently, both eastwards and westwards along the valley. This begins to be visually intrusive at the higher level although a tree belt above it helps to ameliorate its impact to an extent. An interesting feature of the town is that it has not expanded to meet the Fosse Way. This was originally because the parish boundary lay on the road so the town could not sit astride the highway. However, there are some buildings around the junction including the Old Police Station, now used as a rural museum. Also, there seems to be little development on the south side of the river. It is not clear, however, where the course of the river runs between the Fosse Way and Millstream Cottages.

Landscape Character

1.5 Northleach lies in the Cotswolds National Landscape Character Area 107 and is classified as High Wold Dip-Slope Valley landscape type in the Upper/Middle Leach Valley LCA. The upper slopes of the valley and higher ground on either side is within the Cotswolds High Wold Dip Slope LCA.

1.6 The town lies along and close to the source of the River Leach which runs south east through the Cotswold oolitic limestone dipslope to join the Thames below Lechlade.

1.7 The topography is a rolling valley lying between the broad flat intervening ridges of the Cotswolds dip slope. The Leach valley [at around 160mAOD] has an enclosed character with woodland belts on the convex upper slopes, arable land and pasture on the steeper and wetter areas and a watercourse on a narrow but distinct floodplain. A small tributary valley to the west running up to Seven Springs widens the valley at the confluence. This valley landscape contrasts with the dip landscape which reaches 200m AOD where wide views are possible and which feels slightly remote and exposed. This consists of open mixed arable and pastoral farming, larger fields, well-trimmed hedges, some stone walls, blocks and strips of woodland.

1.8 The agricultural land classification is Grade 3 with Grade 4 on the valley bottom.

Relationship of the settlement with the surrounding landscape

1.9 The settlement has the following key relationships with the surrounding landscape:

Positive:

- The valley of the River Leach effectively encloses the town minimising views from the wider dip landscape.
- Pasture land still forms the setting for the church and manor house wrapping around the west of the town and also separating it from Fosse Way. The tower of the church is a distinctive landmark which can be seen in its green setting from Fosse Way. This view is important to the perception of the town.
- The openness of the south side of the valley and the floodplain provide a valuable setting to the old linear town on the lower slopes of the valley and a resource for countryside access.

Negative:

- The expansion of the town up the northern valley side, particularly Fortey Road but also around Tayler Road, provides a homogenous, monotonous suburban edge to the town hugging the 180mAOD contour which does not complement the landscape or town.

- The Tayler Road development, despite planting on its edge, runs too close to the Fosse Way and exhibits standard house types which do not complement the Cotswold vernacular.
- Housing above and around the fire station does not provide a positive setting to the church and is visible from the Fosse Way.
- The more recent extension of the town eastwards has been carried out with more reference to the Cotswold style but still presents a relatively homogenous block which is clearly a housing estate built all at one time. A better introduction is needed for those approaching the town from the east

Landscape sensitivity considerations

1.10 The landscape is typical of the National Landscape character area surrounding Northleach.

1.11 Long views are limited by the enclosing valley form. Areas sensitive to further development are to the south and west of the town towards the Fosse and any further up the northern slopes where 180mAOD has been taken as the upper limit to expansion.

Constraints to be taken into account

1.12 The constraints are shown on Figures N2 and N3 and are summarised below:

- National Landscape covering all of town and surrounding landscape
- Conservation Area
- Listed buildings and their settings
- The floodplain of the Leach

Areas where development is not suitable

1.13 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- In the environs of the church and manor house as this is an essential setting to some of the most important buildings in the conservation area and in the town
- Between the town and Fosse Way to retain the town's historic separation and to keep the Fosse Way as rural as possible in this area.
- Above the existing housing on the north side of the town because of high visibility

- South of the River Leach to retain the rural character and setting to the burgage plots, which is a characteristic of the town, and to maintain countryside access.
- Further development west of the Fosse Way to prevent sprawl of the town into the countryside.

Suggested environmental improvements

1.14 The following environmental improvements are suggested:

- Fosse Way junction requires careful treatment to ensure it complements the town.
- Woodland planting adjacent to housing facing Fosse Way.
- Woodland planting at the top of Bettenson Rise to act as backcloth to housing and as a setting for church.
- Improved management of floodplain land by new leisure centre.

Figure A1: Context and Landscape Character Types and Areas

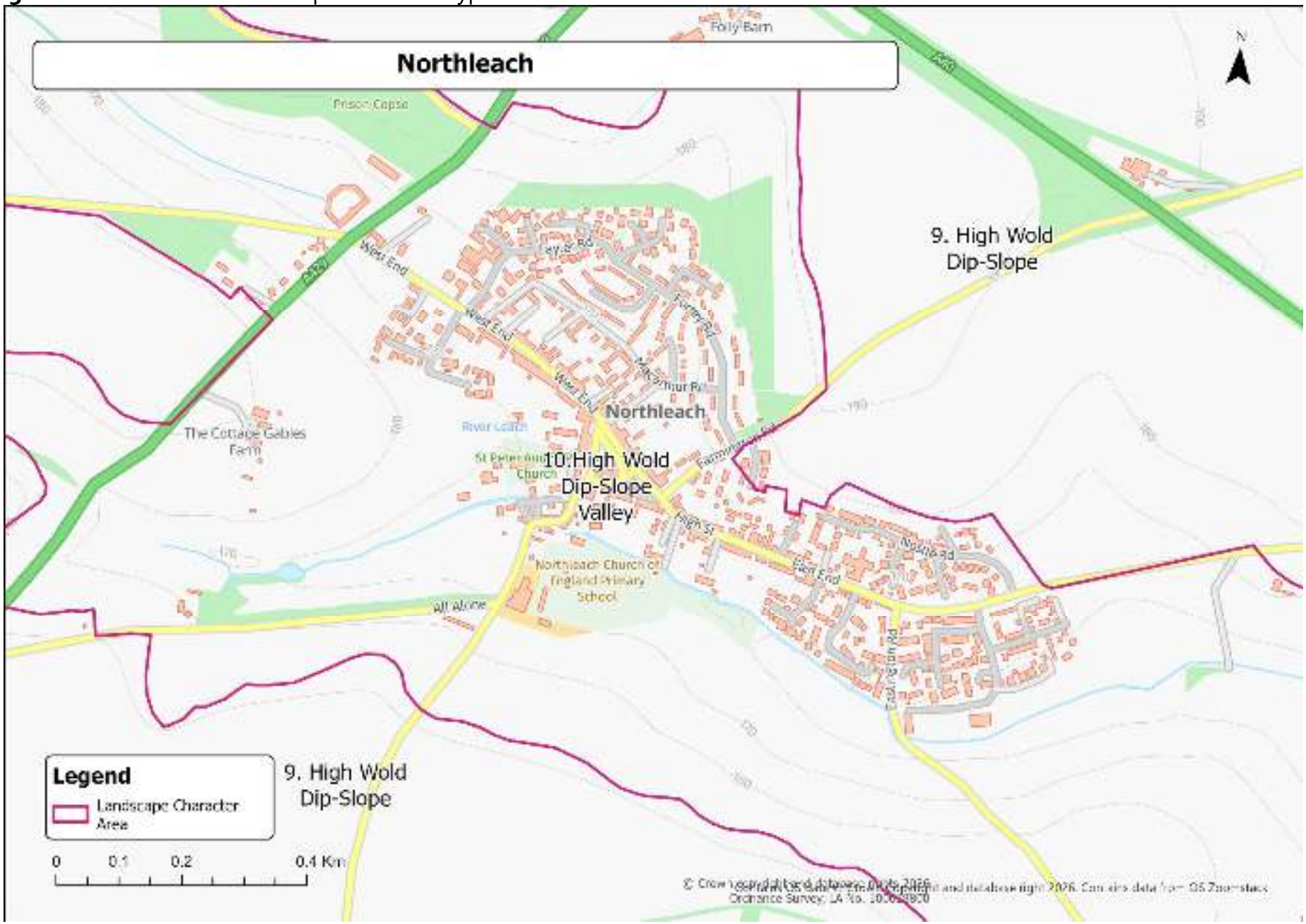
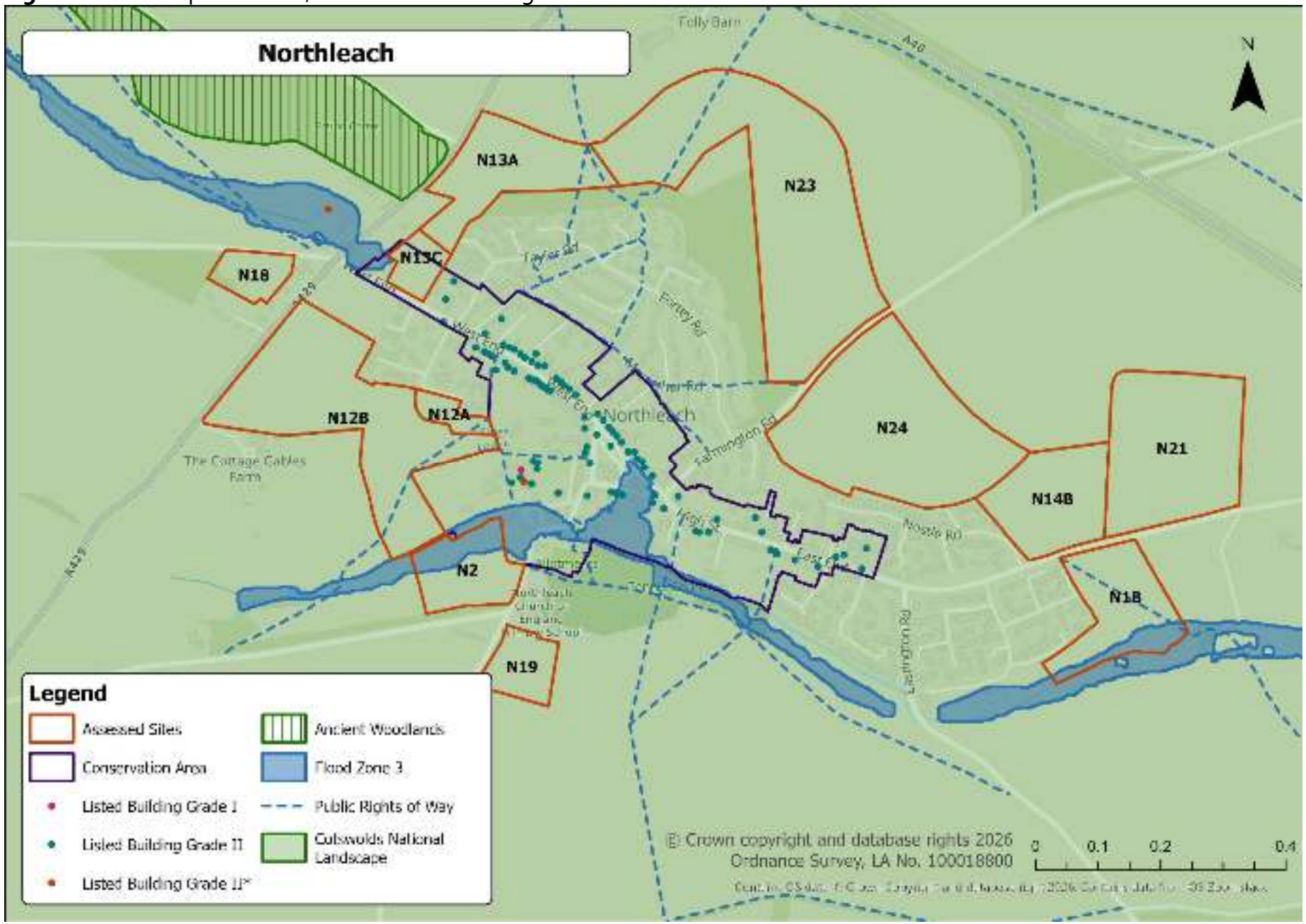


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	N2	N12A	N12B	N13A	N13C	N14A	N14B	N18	N19	N21	N22	N23	N24
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)													
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground													
	Falls within clear views from public vantage points (roads, PROWs, hills)													
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form													
	Introduce a significant area of built form into a rural or visually sensitive landscape.													
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development													
	Risks coalescence or erosion of settlement separation													
	Sites to be discounted													

Stage 2 Assessments

Site Reference: N1B	**Settlement:**	**Northleach (White 2014)**
Description: This site lies outside the settlement on its eastern edge, on the lower slopes of a pleasing small pasture valley with clearly defined valley sides. It lies adjacent to East End Road, the main approach to the settlement from the A40 from the east. From the road there are clear views into and across the site, which is a sloping field of ancient pasture, partly wrapping around the southern edge of site N_1A. Here the site lies bounds the watercourse and lies within the floodplain. A PROW crosses the site from north west to south east corners, with a small, partly screened sewage farm immediately adjacent. A fence along the site's eastern boundary does nothing to restrict views along the valley. The site lies in the Cotswolds National Landscape.		
Evaluation:	**MEDIUM-HIGH SENSITIVITY**	
Justification: The site lies within a very open valley landscape on ancient pasture running down to the River Leach, separated from the settlement edge by open pasture, its partial location in the floodplain, its contribution to the wider farmed landscape and its high visibility from the main settlement approach road from the east and PROWs. The eastern fence boundary provides no screening or logical boundary. The site reflects the characteristics and qualities of the National Landscape. Though housing development would be seen in conjunction with the recently constructed residential development to the west, development of the site would still have a significant negative impact on the local landscape.		
Landscape Context		
National Character Area:	NCA 107. Cotswolds	
Landscape Character Type:	10.High Wold Dip-Slope Valley	
Landscape Character Area:	Upper / Middle Leach Valley	
Historic Landscape Character:	Regular organised enclosure ignoring former unenclosed cultivation patterns	
Constraints/Designations Landscape: Cotswolds National Landscape Historic: none Biodiversity: none Other (floodplain, PROWs): Flood Zone, PROW		

Site Reference: N13C	**Settlement:** Northleach

Description:

The site lies to the north of West End, forming part of the northern approach to Northleach. It is located within the Pastoral Lowland Vale LCT, more locally the Vale of Bourton LCA (17A). The site comprises grassland rising gently from south to north and enclosed by vegetation to the east and west. The northern boundary is arbitrary and open, transitioning to the wider rural landscape beyond.

The southern boundary is defined by a stone wall and mature trees, all of which are subject to Tree Preservation Orders (TPOs). The site lies within the Northleach Conservation Area and contributes to the green approach and setting of the settlement along West End. To the east, the site adjoins a mix of commercial units and residential properties, and to the west, residential dwellings. This creates a context of mixed uses around the western edge of Northleach.

Part of the southern section of the site lies within Flood Zone 2. There are no public rights of way crossing or adjoining the site, and visual sensitivity is primarily related to private receptors and users of West End as the site forms part of the green gateway into the town.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
N13C is assessed as Medium-High sensitivity, reflecting its location within the Conservation Area and role in maintaining the green approach along West End, balanced against its context of surrounding built development. The site's grassland, stone boundary wall, and mature trees (protected by TPOs) contribute positively to local townscape character and to the visual experience entering Northleach.

Although the site lies on sloping land within a historic context, the surrounding land uses, mean that its form and setting are coherent with the established settlement pattern. The site is not widely visible beyond the roadside, and the absence of PRoWs limits visual sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17A Vale of Bourton
Historic Landscape Character:	Grassland rising northwards within the Conservation Area, contributing to the historic approach to Northleach.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Northleach Conservation Area
Biodiversity: Grassland, mature trees, and boundary vegetation provide ecological and landscape value.
Other (floodplain, PRoWS): Southern section within Flood Zone 2; no PRoWs within or adjoining the site.

Site Reference: N14B	**Settlement: Northleach**
Description: the 2.73 ha site occupies a prominent location on rising ground at the eastern edge of Northleach. It is predominantly an arable field. The site also contains a belt of trees and other native plants along the northern boundary. The boundaries have dry stone walls to the south and west and a low stone wall to the east. This parcel lies on the eastern edge of Northleach, with late 20th Century housing along its western boundary and a recently completed 40 dwelling development to the south, which is located on the opposite side of East End. East End is the main approach road to the settlement from the A40 from the east and provides clear views into the site along its southern boundary. There are open pasture fields to north and east. The parcel consists of a sloping arable farmland with low stone wall boundaries. Views to the south are of an attractive small valley of ancient pasture (the small sewage farm on the valley floor is quite well screened by vegetation).	
Evaluation:	**MEDIUM TO MEDIUM-HIGH SENSITIVTY**
Justification: The parcel is susceptible to housing development by reason of its sloping character which exposes it to views from the east, its location in open countryside and by its association with the wider farmed landscape. Its location within the CNL is indicative of its landscape value. However, within the wider landscape the parcel is well screened except from the east and south-east, where it is seen against a backdrop of existing housing when approaching the settlement from the east. Housing development here would only be acceptable if it was carried out to a very high standard to create a more pleasing indented and varied edge to the settlement on this side. The treed boundary to the north should be retained and enhanced within any scheme. Development should not venture east beyond the settlement edge created to the south by the recently completed development. The east of the parcel could be utilised for community benefit and the enhancement of Green Infrastructure provision.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 9 High Wold Dip-Slope and 10 High Wold Dip-Slope Valley
Landscape Character Area:	Landscape Character Area: 9D Cotswolds High Wold Dip-Slope and 10C Middle Leach Valley
Historic Landscape Character:	Regular organised enclosure ignoring former unenclosed cultivation patterns
Constraints/Designations: **Landscape**: within the Cotswolds National Landscape (CNL) **Historic**: none **Biodiversity**: The eastern part of the site is located within the Cotswold Valleys Nature Improvement Area. The site does not contain any further formal or informal nature conservation designations.	

The site is mostly an arable field, which is likely to have limited biodiversity. However, there may be potential for some protected species, such as Sky Larks, and further assessment is required.

The belt of trees along the northern boundary is of ecological interest and may provide habitat for protected species, such as nesting birds and bats. Amongst other species, this belt also includes Rosebay Willowherb, Hawthorn, Elder and various juvenile deciduous trees. The development of this site would introduce lighting, noise and disturbance to this area, which is likely to have a harmful impact on biodiversity within the north of the site.

The site boundaries have dry stone walls, some of which are in disrepair. The dry stone walls are likely to provide a habitat for some species.

Other (floodplain, PRoWS): Northleach with Eastington Footpath 15 is present to the south

Site Reference: N18[1]	**Settlement:**	**Northleach (White 2014)**
Description: This site lies outside the settlement west of the Fosse Way, with a gap between the road and the settlement proper to the east. The site lies on the southern slopes of the River Leach valley bounded by linear incremental housing development on the Fosse Way itself and by a deciduous plantation to the west. Its southern boundary edge incorporating the 20th century dwelling, Copse View, bounds an arable field rising southwards to the plateau top. The listed old Prison/visitor centre lies to the north of the adjacent road. The valley bottom to the north is enclosed by the site and its valley sides and by woodland, Prison Copse. Two public footpaths run along it including Monarch's Way which has views towards the site as well as to Northleach and its church tower. There are also distant views to the site in juxtaposition with Northleach church tower from Hampnett Conservation Area and the Macmillan Way. The site lies in the Cotswolds National Landscape.		
Evaluation:	**HIGH SENSITIVITY**	
Justification: The susceptibility of this site to housing development lies in its location west of the Fosse Way significantly separated from the main part of Northleach, only associating with linear development. It is highly apparent from the Monarch's Way in a view which also includes the Northleach church tower and the prison which are interesting features. The value of the site is in its National Landscape designation and the juxtaposition with the listed prison which should be viewed as separate from the settlement. Housing development would significantly and obviously extend the settlement in this location, reinforcing incremental linear settlement, and would have a significant negative impact on the local landscape.		
LANDSCAPE CONTEXT		
National Character Area:	NCA 107. Cotswolds	
Landscape Character Type:	10.High Wold Dip-Slope Valley	
Landscape Character Area:	Upper / Middle Leach Valley	
Historic Landscape Character:	Regular organised enclosure ignoring former unenclosed cultivation patterns	
Constraints/Designations		
Landscape:	Cotswolds National Landscape	
Historic:	none	
Biodiversity:	none	
Other (floodplain, PROWs):	None on site, but Monarch's Way and Diamond Way PROWs to the north.	

[1] Discounted from 2026 assessment. But existing assessment provided for completeness.

Site Reference: N19	**Settlement:** Northleach

Description:

The site lies to the south of Northleach, east of Mill End, close to the 'All Alone' junction. It comprises pastoral grassland within an undulating landscape, rising gently from north to south towards a stone wall boundary lined with dispersed trees. The western boundary along Mill End is enclosed by a mature tree belt, while the eastern boundary is more open and arbitrary, lacking a strong physical edge.

To the north, the site adjoins Northleach Church of England Primary School, and to the west, a short row of residential dwellings extends along Mill End. The site sits on higher ground than land to the north, with its open upper slopes forming part of the rural southern setting of Northleach. Public Footpath 12 runs north–south beyond the eastern boundary, providing open views across the site through intervening vegetation.

The site lies outside the settlement boundary and beyond the Conservation Area, with no listed buildings nearby. It is located within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Bourton Landscape Character Area (LCA 17A), with the High Wold Dip-Slope LCT lying immediately beyond the southern boundary. The site also forms part of the Cotswolds National Landscape, where the open pastoral slopes and rural tranquillity contribute to special qualities of scenic beauty.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
N19 is assessed as having Medium-High sensitivity, reflecting its elevated position, open visibility, and role in defining the southern setting of Northleach. The site occupies the rising landform that transitions between the Vale of Bourton and the High Wold Dip-Slope, giving it physical and visual sensitivity to change.

The open eastern boundary allows clear views from Footpath 12, increasing visual and experiential sensitivity, while the arbitrary eastern edge and southern openness would make any development appear dispersed and incongruous within the surrounding countryside. Although partly enclosed along Mill End, the site's pastoral character, topographic prominence, and contribution to settlement containment heighten susceptibility to change.

Within the Cotswolds National Landscape, the site supports special qualities of rural tranquillity and scenic value along the southern approach to Northleach.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17A Vale of Bourton

Historic Landscape Character:	Pastoral fields on rising ground forming part of the southern approach to Northleach and transition to the High Wold Dip-Slope.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Beyond the Northleach Conservation Area. No listed buildings in proximity. Biodiversity: Tree belt and field boundaries provide local habitat and green infrastructure value. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. Footpath 12 runs north–south along the open eastern boundary providing clear public views.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 27 – Poulton

COTSWOLD
District Council

Settlement character

1.1 Poulton is a small village located on the A417, 8km southeast of Cirencester, and 6km west from Fairford. Poulton is a small village located on the A417, 8km southeast of Cirencester, and 6km west from Fairford.

1.2 The village retains a strong rural character with a 12th century St Michael and All Angels Church featuring Norman architectural elements and later Victorian restoration. featuring Norman architectural elements and later Victorian restoration.

Landscape character

1.3 The settlement is within the Cotswolds National Character Area 107. Poulton is classified within the Limestone Lowlands landscape types. The village is characterised by gently rolling terrain underlain by Jurassic limestone, open fields, dry stone walls and limited woodland cover.

1.4 The area's agricultural heritage is reflected in its field patterns and settlement form, while the open views and tranquil setting contribute to its scenic and rural identity.

Relationship of the settlement with the surrounding landscape

1.5 The settlement has the following key relationships with the surrounding landscape:

Positive

- Poulton retains a strong relationship with the surrounding agricultural landscape, with open countryside extending directly from much of the settlement edge.

- The village is well integrated into the gently rolling Cornbrash Lowlands landscape through a network of hedgerows, mature trees and traditional field boundaries.

- The rural setting contributes significantly to the character of the settlement, with views across surrounding farmland helping to reinforce a strong sense of place.

- Historic buildings, traditional Cotswold stone walls and mature vegetation contribute positively to the transition between the village and countryside.

- The relatively small scale and compact form of the settlement allows the surrounding landscape to remain a dominant influence on local character.

- Woodland blocks, hedgerow trees and watercourse vegetation within the wider landscape provide visual containment and contribute to local distinctiveness.

Negative

- Some modern edge-of-settlement development has a weaker relationship with the traditional settlement pattern and surrounding landscape.
- Agricultural intensification within parts of the surrounding countryside has resulted in the loss or fragmentation of some traditional landscape features.
- Localised suburban influences, including ornamental planting and domestic boundary treatments, have softened the distinction between village and countryside in places.

Landscape sensitivity considerations

1.6 Poulton exhibits generally moderate-high to high landscape sensitivity arising from its location within the Driffield Lowlands landscape character area and its strong relationship with the surrounding rural landscape.

1.7 The landscape is characterised by gently undulating lowland farmland, a network of hedgerows and scattered woodland, together with a dispersed pattern of rural settlement. The settlement sits comfortably within this landscape and derives much of its character from its agricultural setting.

1.8 The settlement edge is generally simple and well-defined, with open countryside extending beyond much of the village. Development on prominent or outward-facing edges has the potential to alter the rural character of the settlement and reduce the perceived separation between built form and countryside.

1.9 The contribution of mature trees, hedgerows, traditional field patterns and historic boundary features further increases landscape sensitivity. These features provide important visual structure and help integrate the settlement into the wider landscape.

1.10 The village also contains heritage assets and areas of historic character whose settings are closely linked to the surrounding landscape. Development

which affects these relationships may result in adverse effects on settlement character.

1.11 Whilst some opportunities may exist for limited and well-contained development, proposals should respect the settlement's rural setting, maintain characteristic landscape features and avoid visually prominent locations.

Constraints to be taken into account

1.12 The constraints are shown on Figure A2 and are summarised below:

- Poulton Conservation Area.
- Listed buildings and their settings.
- Public Rights of Way

Areas where development is not suitable

1.13 Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Prominent settlement edges that contribute significantly to the rural setting of the village.
- Open countryside that forms an important component of the settlement's landscape setting and separation from nearby development.
- Land that contributes to the setting of heritage assets or the Conservation Area.
- Areas containing important landscape features including mature trees, woodland, hedgerows and traditional field boundaries.
- Areas where development would erode the compact form and rural character of the settlement.

Areas for environmental improvement

- Conservation and enhancement of mature trees, hedgerows and woodland features.
- Restoration and reinforcement of traditional field boundaries and dry stone walls.
- Enhancement of biodiversity through improved habitat connectivity across the wider landscape.

- Management of settlement edges to strengthen the transition between village and countryside.
- Conservation of important views and landscape features which contribute to local distinctiveness.
- Reduction of suburbanising influences through sensitive management of boundaries, planting and public realm.

Figure A1: Context and Landscape Character Types and Areas

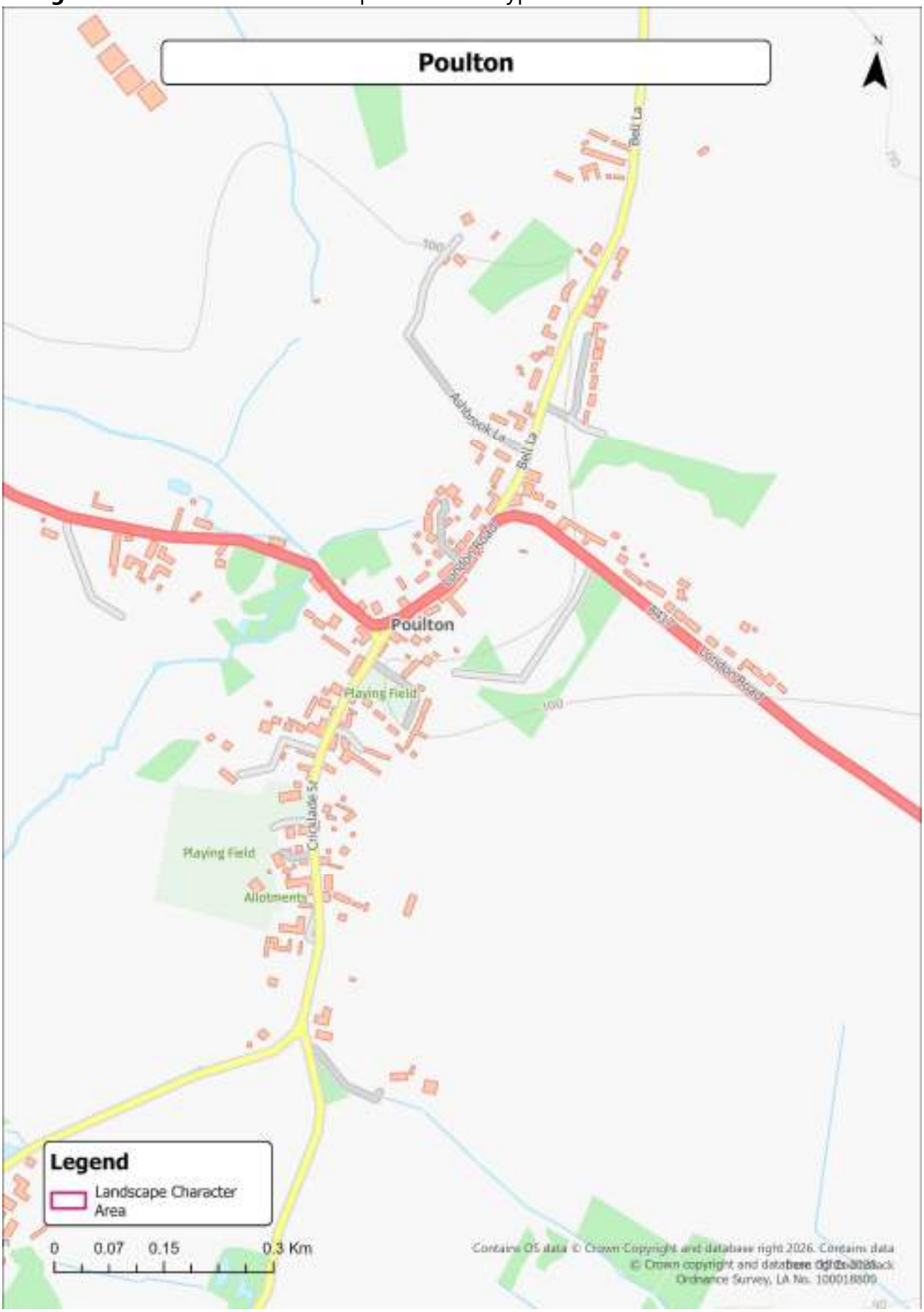
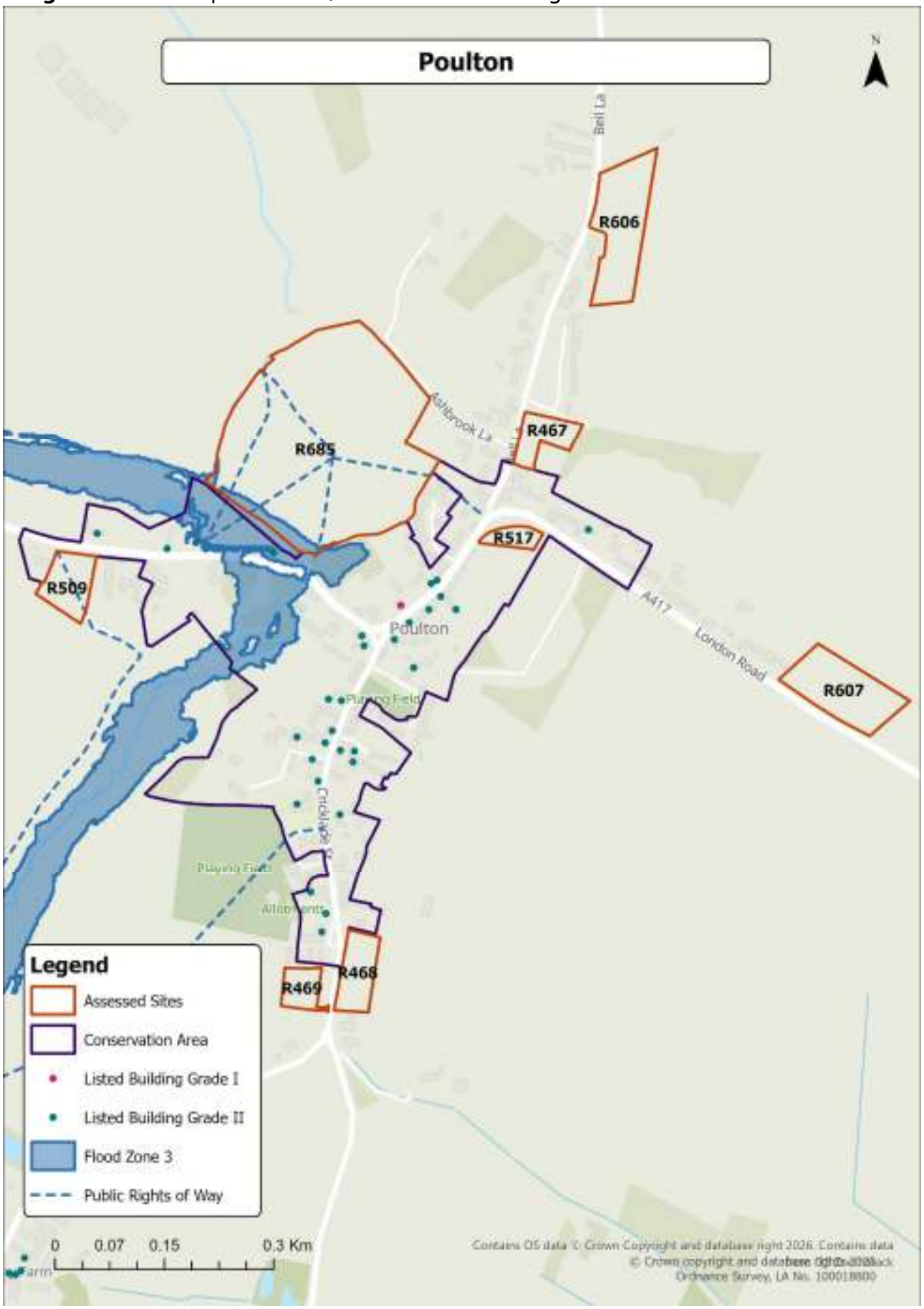


Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: R467	**Settlement: Poulton**
Description: The site lies to the east of Bell Lane on the northern edge of Poulton, occupying a small parcel of land between existing development to the north and south. It is adjoined by the Poulton Conservation Area along its southern boundary but sits outside the designated area itself. The site is not within the direct setting of any listed buildings, though the Conservation Area context increases its local historic sensitivity. The site appears to have been formerly pastoral but is now largely unmanaged, characterised by rough grassland, shrubs, and some scrub encroachment. It is contained by a stone wall and remnant hedgerow along the western (roadside) edge and enclosed by trees and shrubs to the north and east, which limit outward views and contribute to a sense of containment. The land sits slightly higher than Bell Lane but is otherwise relatively flat, with localised screening from surrounding vegetation. New housing lies immediately to the north, and barns to the south, giving the site a semi-enclosed character. Views into the site are limited to the Bell Lane frontage, while from within the village and surrounding countryside the land is largely screened. There are no Public Rights of Way (PRoWs) within or adjacent to the site, and it lies outside Flood Zones 2 and 3. The site falls within National Character Area 107 – Cotswolds, within the Cornbrash Limestone Lowland Landscape Character Type, and within 2C – Southrop Lowlands Landscape Character Area. This landscape is characterised by gently rolling or level limestone lowlands with medium-to-large-scale fields, stone walls and hedgerows, and a generally open, rural character.	
Evaluation:	**MEDIUM-LOW SENSITIVITY**
Justification: The site occupies a contained parcel of land on the northern edge of Poulton, with a semi-rural, transitional character influenced by adjacent housing and agricultural buildings. While the land is modest in scale and partially enclosed by vegetation, its adjacency to the Poulton Conservation Area increases sensitivity due to its contribution to the broader setting of the historic village. Although the site's physical and visual containment reduce susceptibility to large-scale landscape change, its historic context, associated with later enclosure of former open fields, provides a degree of time-depth that distinguishes it from more modern farmland. The Cornbrash Limestone Lowland and LCA 2C – Southrop Lowlands character area are both defined by traditional enclosure and stone wall boundaries, elements still	

evident along the site's western frontage.

Natural character is moderate, with unmanaged grassland, remnant hedgerows and scattered shrubs contributing to local biodiversity. The absence of PRoWs and limited intervisibility with the wider countryside reduce recreational and perceptual sensitivity, while the proximity to recent development and farm buildings gives the site a semi-rural character.

As such, the site is assessed as having medium-low landscape sensitivity, primarily due to its historic and Conservation Area context, balanced against its small scale, visual containment, and influence of adjacent development.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Cornbrash Limestone Lowland
Landscape Character Area:	LCA 2C – Southrop Lowlands.
Historic Landscape Character:	A3 – Former unenclosed cultivation – now enclosed (Regular organised enclosure ignoring former unenclosed cultivation patterns)

Constraints/Designations:
Landscape: None identified
Historic: Lies outside but adjacent to the Poulton Conservation Area but contributes to its setting.
Biodiversity: Trees, hedgerows and unmanaged grassland provide local habitat value.
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs within or adjoining the site

Site Reference: R468	Settlement: Poulton

Description:

The site lies close to the southern edge of Poulton, to the east of Cricklade Street, forming a small parcel of land that functions as part of the green gap along the southern approach to the village. It appears to operate as a smallholding, containing areas of grassland, associated paraphernalia, and some informal structures. The western boundary is defined by a stone wall, hedgerow and mature trees, which provide a strong edge and screening from Cricklade Street. The southern boundary also features a well-managed wall and hedgerow, beyond which lies existing residential development.

Residential development lies immediately to the north, separated by a mature hedgerow, and further housing lies to the south, creating a relatively contained pocket of undeveloped land within the settlement edge. To the east, the landscape opens onto arable farmland, marking the transition between the built-up area and the open countryside. Small pylons run north–south along the eastern side of the site.

The site adjoins the Poulton Conservation Area along its northern boundary, contributing to the transition between the designated historic core and the open landscape beyond. The Grade II listed Butts Farmhouse (List Entry 1341370) lies to the west on the opposite side of Cricklade Street, though the site is separated from it by intervening vegetation and the road corridor. There are no PRoWs within or adjacent to the site, and visibility is limited to Cricklade Street and nearby residential properties. The site lies outside Flood Zones 2 and 3.

The site falls within the Cornbrash Limestone Lowland, specifically LCA 2B – Driffield Lowlands. This landscape is typified by flat to gently undulating farmland with well-managed hedgerows, small watercourses, and limestone villages set within a patchwork of pasture and arable fields.

Evaluation:	MEDIUM SENSITIVITY

Justification:

The site occupies a small, semi-rural parcel along the southern approach to Poulton, forming part of the transitional edge between the historic village and the open countryside to the east. Its vegetation structure, including mature hedgerows, trees, and stone walls, reflects the landscape pattern characteristic of the Driffield Lowlands (LCA 2B).

The site contributes to the wider setting of the Poulton Conservation Area, providing an open green gap that helps maintain the visual separation between historic and modern development along Cricklade Street. The site sits within the setting of Butts Farmhouse (Grade II), which adds to the historic sensitivity.

While the site is influenced by surrounding built form, particularly housing to the north and south, it remains visually open to farmland to the east, which enhances its rural

character and spatial connection with the wider landscape. The absence of public access limits experiential interaction, but the site contributes positively to the visual approach and rural identity of Poulton. Accordingly, the site is assessed as having medium landscape sensitivity, reflecting its historic and visual role in the settlement's edge character and its open connection with surrounding farmland, balanced by the influence of nearby development.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Limestone Lowland
Landscape Character Area:	2B – Driffield Lowlands
Historic Landscape Character:	A3 – Former unenclosed cultivation – now enclosed (Regular organised enclosure ignoring former unenclosed cultivation patterns)

Constraints/Designations:
Landscape: None identified
Historic: Adjoins the Poulton Conservation Area to the north. Butts Farmhouse (Grade II, List Entry 1341370) located to the west of Cricklade Street
Biodiversity: Hedgerows, trees and grassland provide local habitat and ecological connectivity
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs within or adjacent to the site.

Site Reference: R469	**Settlement: Poulton**

Description:

The site lies to the west of Cricklade Street, close to the southern edge of Poulton, forming part of the village fringe between existing residential and agricultural land. It comprises an unused commercial garden centre (or similar use), containing greenhouses, polytunnels, hardstanding and associated structures, with areas of overgrown grass and scrub. The land has a managed but semi-derelict appearance, with a mix of built and natural features.

The eastern boundary, fronting Cricklade Street, is defined by a traditional stone wall, consistent with the settlement's character. The western boundary comprises a low hedgerow, providing limited screening and allowing open views across adjoining arable fields. To the north, the site adjoins a farmstead and commercial barns, while to the south lies a residential dwelling within the village edge.

Beyond the western boundary, PRoW Footpath 2 runs north–south, providing open views across the site, although these are perceived in the context of existing development and surrounding built form. The site lies immediately south of the Poulton Conservation Area, which contains the historic village core, but is not within or directly part of its primary setting. The site is outside Flood Zones 2 and 3.

The site falls within the Cornbrash Limestone Lowland (LCT), specifically the 2B – Driffield Lowlands Landscape Character Area. This landscape is characterised by gently undulating limestone farmland, a mixture of pasture and arable fields bounded by hedgerows, and scattered farmsteads and villages set within open, settled countryside.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:

The site represents a semi-developed parcel on the southern approach to Poulton, with a distinct village-edge character influenced by its former commercial use and proximity to residential and agricultural development. The presence of hardstanding, structures and paraphernalia has reduced its natural and rural qualities, while its enclosure by built form to the north and south limits visual continuity with the wider landscape.

Although the site lies close to the Poulton Conservation Area, its role in the historic setting of the village is limited, with Cricklade Street, the stone boundary wall and intervening vegetation providing a sense of separation. The open western boundary maintains some connection to the adjoining countryside, but views from the public realm (including PRoW Footpath 2) are filtered and perceived within a developed context.

Overall, the site exhibits reduced natural and perceptual qualities compared with surrounding farmland. While it retains a local visual function as part of the village's southern approach, its commercial character, limited openness, and proximity to built form lower its overall susceptibility to change. In turn, the site is assessed as having

medium-low landscape sensitivity,	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Limestone Lowland
Landscape Character Area:	2B – Driffield Lowlands
Historic Landscape Character:	G3 – Towns, villages and hamlets (Existing settlement – extent by mid-19th century)
Constraints/Designations: Landscape: None identified Historic: Adjoins the Poulton Conservation Area to the north. Biodiversity: Limited ecological value; some habitat provided by hedgerows and trees Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpath 2 beyond western boundary provides filtered views across the site.	

Site Reference: R509	**Settlement: Poulton**

Description:

The site lies to the south of the A417, on the western edge of Poulton, forming a grassed parcel between two existing dwellings. It occupies a prominent position along the open western approach into the village, marking the transition between the rural landscape and built-up edge. The land is relatively small in scale and gently sloping, with a stone wall and hedgerow defining the northern roadside boundary.

The southern boundary is open, defined by post and rail fencing and adjoining agricultural fields, reinforcing its visual connection with the countryside. A strong belt of trees along the western edge provides enclosure and partial screening, while a hedgerow to the east separates the site from adjacent residential development, which is clearly visible and influential on local character. The site also accommodates the access track serving the adjacent dwelling, which coincides with PRoW Bridleway 13, running through the site from the A417.

The site lies outside the Poulton Conservation Area, though the designation wraps around its boundaries, and it forms part of its immediate setting. The Grade II listed Old Malthouse and Attached Outbuildings (List Entry 1341031) are located directly opposite on the northern side of the A417, adding to the area's historic sensitivity. The site lies outside Flood Zones 2 and 3.

The site falls within National Character Area 107 – Cotswolds, within the Cornbrash Limestone Lowland Landscape Character Type and LCA 2B – Driffield Lowlands. This landscape is characterised by gently undulating limestone farmland, hedgerow-enclosed fields, and limestone-built villages with a semi-enclosed, settled character.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site occupies a visually prominent yet contained parcel on the western approach to Poulton, forming part of the transition between open countryside and the built-up edge. Its small scale, enclosure by vegetation, and association with adjacent residential and agricultural uses reduce susceptibility to large-scale change. However, the presence of the PRoW Bridleway 13, its open southern boundary, and its proximity to the Conservation Area and listed building heighten sensitivity at a local scale.

The site's historic character as former riverine pasture contributes to its time-depth and association with the traditional agrarian setting of Poulton. The stone boundary wall and hedgerows are typical of the Driffield Lowlands (LCA 2B) and contribute to the area's distinctive village edge character. While development would infill a small gap between existing dwellings, it would also reduce the visual break along the western approach, which currently maintains a sense of openness.

Overall, the site's medium landscape sensitivity reflects its semi-rural, transitional character, historic and visual relationship with the Conservation Area.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Cornbrash Limestone Lowland
Landscape Character Area:	2B – Driffield Lowlands
Historic Landscape Character:	D3 – Riverine pasture
Constraints/Designations: Landscape: None identified Historic: Adjoins the Poulton Conservation Area. Opposite The Old Malthouse and Attached Outbuildings (Grade II, List Entry 1341031) Biodiversity: Hedgerows and trees on boundaries provide ecological value Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Bridleway 13 runs through the site	

Site Reference: R517	**Settlement: Poulton**

Description:

The site lies to the south-east of London Road, within the green core of Poulton, forming part of the open, vegetated space that contributes to the village's internal character. The land is relatively flat and appears to be of low agricultural quality, possibly used as informal or unmanaged land. It is well enclosed by a dense tree shelter belt along the roadside to the north-west, which frames and screens views into the site from London Road.

The southern boundary is defined by a stone wall, beyond which lie open fields, maintaining a strong sense of enclosure and reinforcing the characteristic relationship between built form and open farmland around Poulton. To the south and west, the site is enclosed by residential development fronting London Road. The internal structure of the site is relatively open, with no major vegetation other than boundary planting.

Visibility is very limited, with only glimpsed views available through the access point along London Road due to the density of the shelter belt. There are no PRoWs crossing or adjoining the site, and it is not publicly accessible.

The site lies within the Poulton Conservation Area, forming part of its green framework and internal open character. This contributes to the Conservation Area's sense of spatial variety and the historic pattern of built form interspersed with enclosed open spaces.

The site falls within National Character Area 108 – Upper Thames Clay Vales, Cornbrash Limestone Lowland (LCT) and more locally LCA 2B – Driffield Lowlands. This landscape is characterised by flat to gently undulating limestone farmland, hedgerow field patterns, and limestone-built villages within a settled agricultural landscape.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site forms part of the green core of Poulton, lying within the Conservation Area and enclosed by mature vegetation and traditional boundary features. Its stone wall, tree belt, and relationship with surrounding historic development contribute positively to the Conservation Area's spatial and historic character, providing a visual break and sense of openness within the otherwise compact village form.

The land has a historic and perceptual importance as part of Poulton's internal green structure. The limited visibility due to the roadside shelter belt reduces susceptibility to wider visual change, but the Conservation Area context and the site's role in maintaining the village's historic layout and sense of enclosure heighten sensitivity in heritage and townscape terms.

Overall, the site is assessed as having medium landscape sensitivity, reflecting its historic and Conservation Area value and contribution to local character, balanced by its small scale, limited natural features, and low public visibility.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Limestone Lowland
Landscape Character Area:	2B – Driffield Lowlands
Historic Landscape Character:	G3 – Towns, villages and hamlets
Constraints/Designations: Landscape: None identified Historic: Within the Poulton Conservation Area. Nearby listed buildings along London Road Biodiversity: Hedgerow and trees on boundaries provide ecological value Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs within or adjoining the site.	

Site Reference: R606	**Settlement: Poulton**

Description:

The site lies on the northern edge of Poulton, beyond existing residential development to the east of Bell Lane, and wraps around a small cluster of dwellings along the lane. It forms part of the open arable landscape that defines the rural setting of the village. The land is gently rising to the east, creating a slightly elevated position above the roadside and allowing open views northwards across the wider countryside.

The roadside (western) boundary is defined by a traditional stone wall, consistent with the local vernacular, while a hedgerow marks the eastern boundary, separating the site from adjoining farmland. The land cover is predominantly arable, with some areas of scrub and rough vegetation at the field margins. Existing dwellings to the west and south provide a degree of containment, although the northern and eastern edges remain open, allowing the site to form part of the transitional interface between the settlement and the surrounding rural landscape.

There are no Public Rights of Way (PRoWs) within or adjoining the site, and no designated heritage assets nearby. The site is not within Flood Zones 2 or 3, and its visibility is largely limited to Bell Lane and nearby residential properties, with wider landscape views experienced primarily to the north and east.

The site lies within National Character Area 107 – Cotswolds, within the Cornbrash Limestone Lowland Landscape Character Type, and more specifically the Southrop Lowlands (TV2C) Landscape Character Area. This landscape is characterised by gently undulating limestone farmland with rectilinear fields, low hedgerows and occasional stone walls, and by open rural views interspersed with small, nucleated villages.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the open northern approach to Poulton, contributing to the rural setting and character of the village. Its gently rising topography, arable land use, and open northern views reinforce its role as a transitional space between built form and countryside. The stone roadside wall and boundary hedgerows are characteristic of the Southrop Lowlands (TV2C) and contribute positively to local distinctiveness.

Although the site is influenced by adjacent residential properties, it remains predominantly rural and undeveloped, with strong visual and physical connections to the wider landscape to the north and east. Its lack of heritage designations and limited recreational value reduce sensitivity slightly, but its exposed edge location, visibility from Bell Lane, and relationship with the open countryside elevate overall susceptibility to change.

Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting its open, rural context, visual exposure on the northern approach, and contribution to the

village's landscape setting.	
Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	Cornbrash Limestone Lowland
Landscape Character Area:	2C - Southrop Lowlands
Historic Landscape Character:	A3 – Former unenclosed cultivation – now enclosed
Constraints/Designations: Landscape: None identified Historic: No Conservation Areas or listed buildings within or near the site Biodiversity: Hedgerows and scrub provide some ecological value Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs within or adjoining the site.	

Site Reference: R607	**Settlement:** Poulton

Description:

R607 is located on the eastern edge of Poulton to the north of London Road. Poulton is characterised by ribbon development extending along London Road, and the site sits at the eastern extent of this linear settlement pattern.

The parcel comprises a small grassland field with an open character. The western boundary adjoins existing residential development along London Road, while the northern and eastern boundaries are open to adjoining arable fields. The southern boundary is defined by London Road, where dispersed shrubs and trees provide limited enclosure along the roadside.

Development of the site would extend the ribbon form of the settlement further east. However, given the small scale of the parcel and its position adjoining existing residential properties, this extension would not be entirely incongruous with the established settlement form and character.

Visibility of the site is largely limited to London Road and to adjacent residential receptors to the west. The site lies outside the Poulton Conservation Area and there are no listed buildings within the immediate vicinity. There are no PRoWs within or adjacent to the site and it lies outside Flood Zones 2 and 3.

The parcel falls within the Cornbrash Lowlands Landscape Character Type and the TV2B Driffield Lowlands Landscape Character Area. The historic landscape character is identified as A3 – Former unenclosed cultivation now enclosed, reflecting regular organised enclosure patterns typical of agricultural landscapes in the area.

Evaluation:	**MEDIUM LOW SENSITIVITY**

Justification:

R607 forms part of the grassland landscape on the eastern edge of Poulton and sits directly adjacent to the ribbon development along London Road. While the parcel currently reads as part of the rural edge to the village, its small scale and relationship with existing residential properties mean that development would not represent a significant departure from the established settlement form.

Visibility of the site is relatively limited, being primarily experienced from London Road and nearby residential properties. The parcel does not contain notable landscape features and lies outside key landscape or heritage designations.

As a result, while development would extend the settlement further east, the scale, containment and relationship with the existing settlement edge moderate the overall landscape effects.

Collectively, these factors support an overall judgement of Medium–Low landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TV2B Driffield Lowlands
Historic Landscape Character:	A3 – Former unenclosed cultivation now enclosed
Constraints/Designations:	
Landscape: None identified.	
Historic: Outside the Poulton Conservation Area. No listed buildings in the immediate vicinity.	
Biodiversity: Dispersed shrubs and trees along the London Road boundary.	
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs cross the site.	

Site Reference: R685	**Settlement: Poulton**

Description:

R685 comprises a medium-sized arable field located south of Ashbrook Lane on the western edge of Poulton. The site adjoins the settlement but forms part of the open countryside and reads as a clear rural transition when approached from London Road (A417). The parcel slopes to the south-west and is enclosed by hedgerows and mature trees along most boundaries, with a woodland block occupying the southern corner.

The southern boundary lies partly within Flood Zones 2 and 3, reflecting the riverine context of the landscape. The site adjoins the Poulton Conservation Area to the south and south-east and lies within the setting of listed buildings, including Old Manor Farmhouse (Grade II, List Entry 1304913). The field is crossed by multiple PRoWs, including Footpaths 4, 5, 6, 7 and 8, significantly increasing public access and visual sensitivity.

The site falls within the Dip-Slope Lowland Landscape Character Type, specifically TV3B The Ampneys Landscape Character Area. The historic landscape character is identified as D3 – Riverine pasture, probably used as meadows, reflecting former floated watermeadow systems.

Evaluation:	**MEDIUM -HIGH SENSITIVITY**

Justification:

R685 occupies a sensitive position on the western edge of Poulton, forming part of the rural transition from the A417 into the village. While it adjoins existing development, its scale, open sloping landform and relationship with the wider valley landscape mean it does not align with the established settlement pattern.

The site lies within the setting of the Poulton Conservation Area and nearby listed buildings, including Old Manor Farmhouse. The historic association with riverine pasture elevates heritage sensitivity. Extensive PRoW routes crossing the site significantly increase public exposure and experiential value.

Development would introduce built form into a currently open and publicly experienced landscape, altering the rural approach and affecting the setting of heritage assets. Taken together, the combination of historic context, recreational sensitivity, visual exposure and settlement-edge encroachment supports an overall judgement of Medium–High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	TVB3 The Ampneys
Historic Landscape Character:	D3 – Riverine pasture, probably used as meadows.

Constraints/Designations:
Landscape: None identified
Historic: Adjoins the Poulton Conservation Area (south and south-east). Within the setting of Old Manor Farmhouse (Grade II, List Entry 1304913) and other nearby listed buildings.
Biodiversity: Woodland block in the southern corner. Hedgerow network contributing to ecological connectivity.
Other (floodplain, PRoWS): Southern boundary partly within Flood Zones 2 and 3.
PRoW Footpaths 4, 5, 6, 7 and 8 cross the site.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 28 – Preston

COTSWOLD
District Council

Settlement character

1.1 Preston is a small village located on the A417, approximately 3km southeast of Cirencester. The village is surrounded by open countryside, with historic Roman roads such as the Fosse Way and Ermin Way forming part of its wider setting.

1.2 The village has a linear form, with most development following a single road through the settlement. he Church of St Mary, dating from the 13th century, sits at the heart of the village and is surrounded by listed buildings that reflect the village's long agricultural heritage.

Landscape character

1.3 The settlement is within the Cotswolds National Character Area 107. Preston is classified within the Limestone Lowlands landscape types. The landscape is defined by gently undulating arable fields enclosed by hedgerows and dry stone walls.

1.4 The area includes historic features such as dew ponds, drainage ditches, and remnants of Roman infrastructure, including the route of a dismantled railway. Despite its proximity to urban development, the predominance of arable farmland and rotational cropping helps preserve the parish's distinctly rural feel.

Relationship of the settlement with the surrounding landscape

1.5 The settlement has the following key relationships with the surrounding landscape:

Positive

- Preston retains a strong relationship with the surrounding agricultural landscape, with open arable farmland extending directly from much of the village edge.

- The linear form of the settlement reflects its historic evolution along the road corridor and sits comfortably within the gently undulating Limestone Lowlands landscape.

- Mature hedgerows, trees, dry stone walls and historic field boundaries provide a strong sense of enclosure and help integrate the settlement into the wider countryside.

- The Church of St Mary and associated historic buildings form important landmarks within the landscape and contribute positively to local distinctiveness.

- Open views across the surrounding farmland reinforce the village's rural character and provide a strong visual connection with the wider landscape.

- The surrounding landscape retains evidence of its historic development, including Roman transport routes and other archaeological features, which contribute to local character and sense of place.

Negative

- Modern development on the settlement edge has, in places, weakened the traditional transition between village and countryside.
- Localised loss of traditional hedgerows and landscape features through agricultural intensification has reduced landscape structure in some areas.

Landscape sensitivity considerations

1.6 Preston exhibits generally moderate-high landscape sensitivity arising from its small scale, historic character and strong relationship with the surrounding agricultural landscape.

1.7 The village is situated within the Limestone Lowlands landscape, characterised by gently undulating farmland, a network of hedgerows and dry stone walls, scattered trees and a strong agricultural influence. The landscape provides an important setting to the settlement and contributes significantly to its character and identity.

1.8 The settlement remains relatively compact and linear in form, with development generally confined to the road corridor. Open countryside forms an important component of the village setting and provides a clear distinction between the built form and the surrounding rural landscape.

1.9 The presence of the Grade I listed Church of St Mary, listed buildings and other heritage assets further increases sensitivity, particularly where their settings are influenced by surrounding open land and historic field patterns.

1.10 The settlement edge is generally simple and well-defined. Development extending into open countryside or prominent locations would have the

potential to alter the rural character of the village, affect important views and erode the relationship between the settlement and its agricultural setting.

1.11 Whilst there may be limited opportunities for carefully designed and contained development, proposals should conserve landscape character, retain characteristic boundary features and avoid visually prominent locations.

Constraints to be taken into account

1.12 The constraints are shown on Figure A2 and are summarised below:

- Listed buildings and their settings, including the Church of St Mary.
- Historic landscape features associated with Roman roads and archaeological interest.
- Mature trees, hedgerows, dry stone walls and traditional field boundaries.
- Public Rights of Way and recreational routes.

Areas where development is not suitable

1.13 Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Prominent or elevated sites that contribute to the wider landscape setting of the village.
- Open countryside that maintains the rural character and visual separation of the settlement.
- Land that contributes to the setting of listed buildings and other heritage assets.
- Visually exposed locations where development would be readily apparent within the wider landscape.
- Areas where development would erode the linear form and historic character of the settlement.

Areas for environmental improvement

- Conservation and enhancement of hedgerows, trees and dry stone walls.

- Restoration of traditional field boundaries where opportunities arise.
- Enhancement of biodiversity through improved habitat connectivity across the wider landscape.
- Conservation and interpretation of historic landscape features and archaeological assets.
- Strengthening of settlement edge planting and landscape structure where appropriate.

Figure A1: Context and Landscape Character Types and Areas

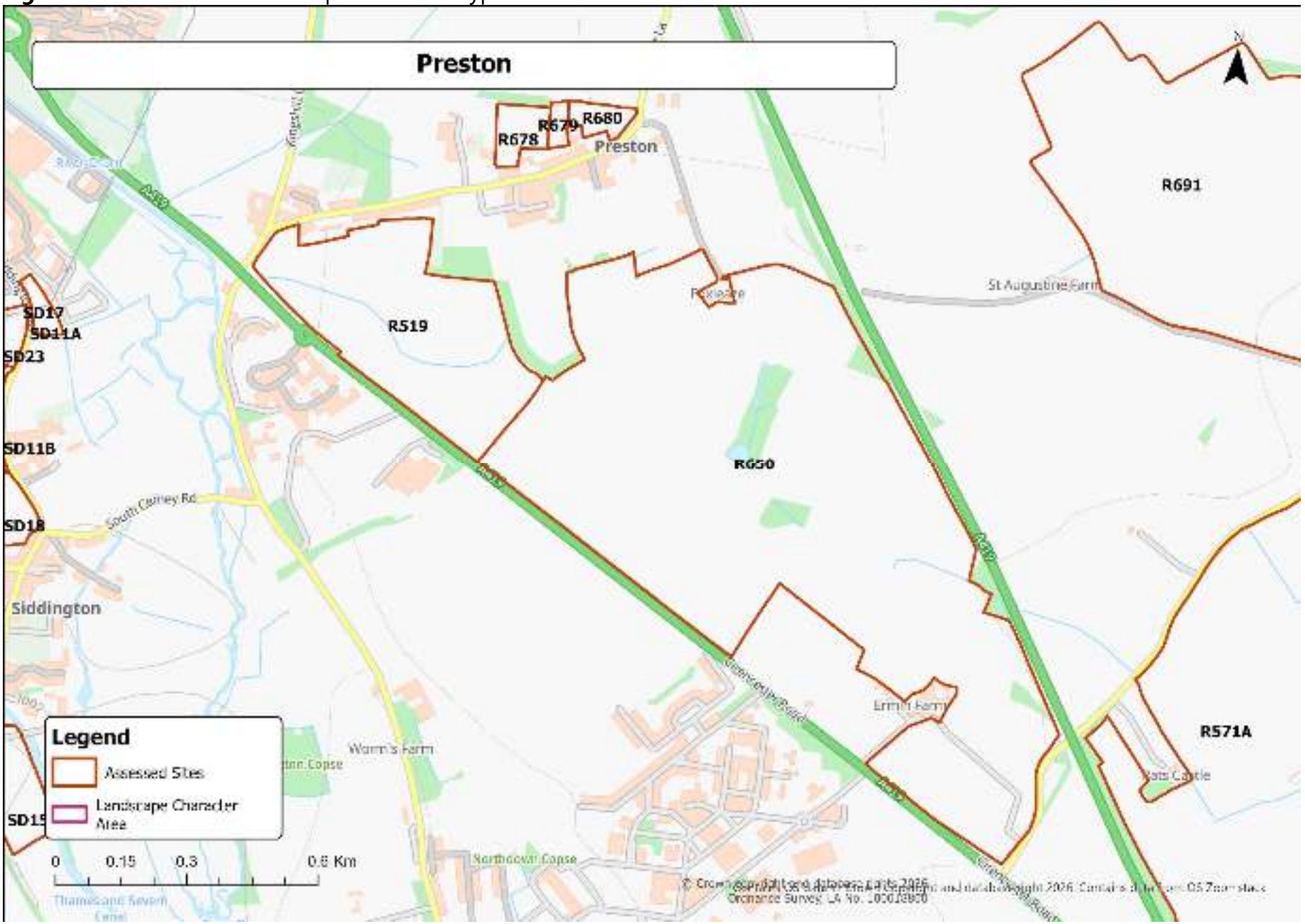
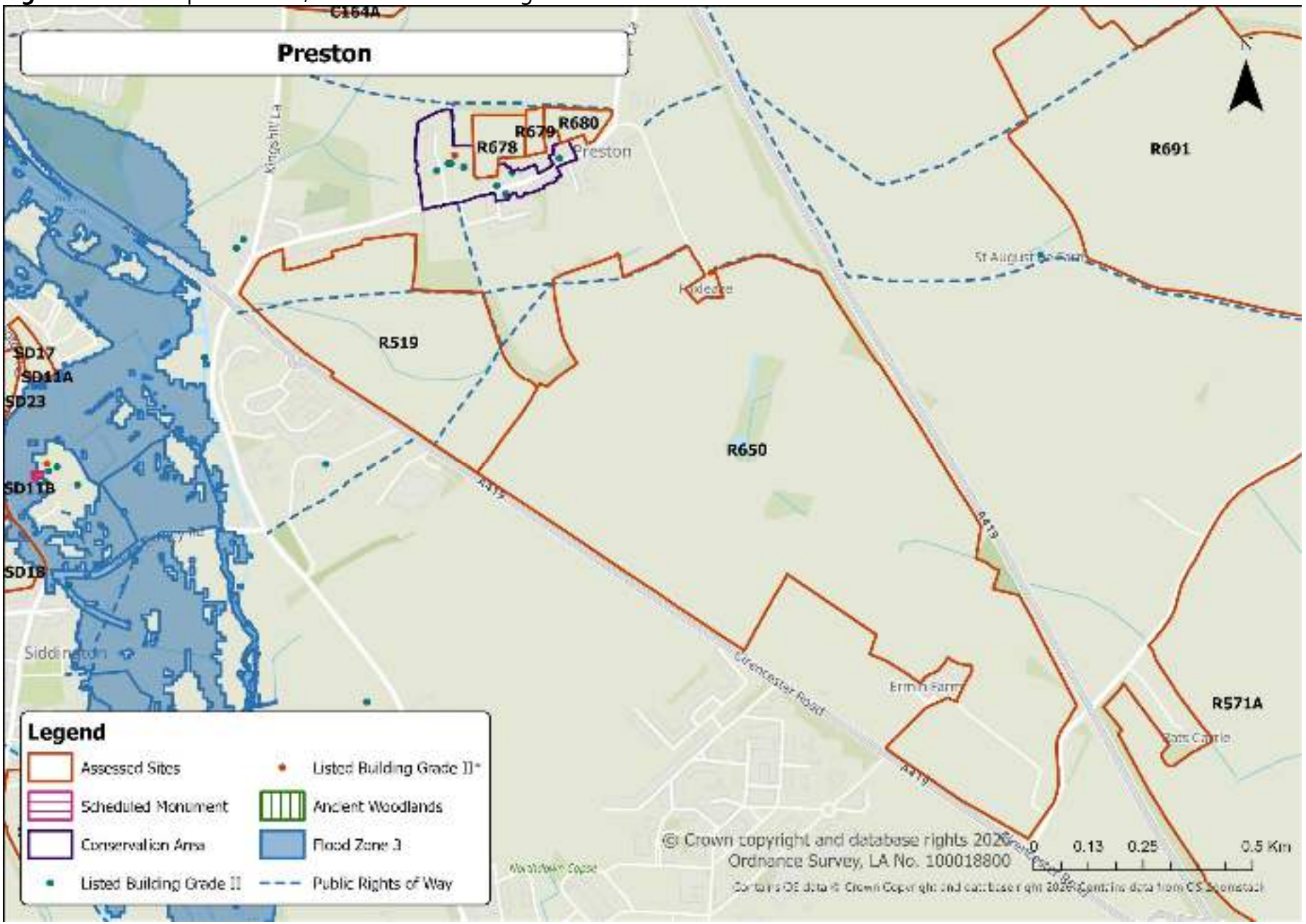


Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: C164a	**Settlement: Preston**
Description: C164a is located between the A419 and Kings Hill Lane, to the north of Preston and east of Cirencester. The site comprises regular mid-large scale arable fields bound by hedgerow subdivision, ditches and strong mature tree belts defining the road boundaries. Part of the northern boundary is identified as Priority Habitat Deciduous Woodland, reinforcing the site's ecological value and enclosure. The land rises gently towards the north and includes a residential property at the northern corner. The surrounding context includes schools and leisure facilities to the west of Kings Hill Lane. However, the strong tree belts along the site boundaries create a clear and defensible edge to urbanising development, allowing the parcel to function as a landscape green buffer despite the presence of major road infrastructure in the wider area. There are no PRoWs crossing the site. PRoW Footpath 10 runs east–west along the northern edge of Preston to the south and may afford potential views across the site depending on seasonal vegetation cover. Conservation Areas and listed buildings are not in the immediate setting, although the site sits within the wider setting of the Preston Conservation Area to the south. The site lies within the Dip-Slope Lowland Landscape Character Type, specifically TV3B The Ampneys Landscape Character Area. Historic Landscape Character is identified as A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former unenclosed cultivation patterns and Parliamentary enclosure within the parish.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: C164a demonstrates a moderate degree of landscape sensitivity. Although located between road infrastructure and urbanising land uses, the site is strongly enclosed by mature tree belts and hedgerows, including Priority Habitat woodland. This enclosure reduces visual exposure and reinforces its role as a contained green buffer rather than a prominent open countryside parcel. The site's physical containment and lack of public access moderate its susceptibility to change. While it contributes to the wider setting of the Preston Conservation Area and retains ecological and landscape structure value,	

Overall, the balance of moderate natural value, limited public visibility, and strong vegetated containment supports a judgement of Medium landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed.
Constraints/Designations: Landscape: None identified Historic: No designated heritage assets within the immediate site. The site lies within the wider setting of the Pendle Conservation Area to the south, though not directly related. Biodiversity: Priority Habitat Deciduous Woodland located along part of the northern boundary. Mature hedgerow network contributes to ecological connectivity. Other (floodplain, PRoWS): No flood zones within the site. No PRoWs cross the parcel.	

Site Reference: R650	Settlement: Preston
Description: R650 comprises a large parcel of agricultural land located between the A417 and Cirencester Road (A419), positioned to the south-east of Preston and physically disconnected from the settlement. The site is relatively flat and expansive, with arable fields of varying sizes defined by hedgerows and intermittent tree belts. Mixed deciduous and conifer trees are present across the site, with several blocks of Priority Habitat Deciduous Woodland contributing to localised enclosure and ecological value. The parcel is strongly influenced by highway infrastructure along its boundaries, which introduces noise and movement into the landscape. While there is some internal enclosure provided by woodland blocks and hedgerows, the site is visible from sections of the surrounding road network, particularly where vegetation is fragmented. PRoW Footpath 9 runs along the north-western boundary, providing limited public access and filtered views into the site. The remainder of the parcel is not publicly accessible. An individual TPO tree (Ref. 10/00104/IND), associated with Ermin Farm to the south, lies close to the site boundary and contributes to local landscape structure. The site lies outside Flood Zones 2 and 3 and falls within the Cornbrash Lowlands Landscape Character Type, specifically the TVB Driffield Lowlands Landscape Character Area. The historic landscape character is identified as A2 – Former unenclosed cultivation now enclosed, with less irregular enclosure patterns partly reflecting former cultivation structure.	
Evaluation:	**MEDIUM TO MEDIUM -HIGH SENSITIVITY**
Justification: R650 occupies a prominent and expansive position between two major transport corridors and is clearly separated from Preston. Although influenced by surrounding highways, the site reads as open countryside and forms part of a broader rural landscape framework defined by hedgerows, woodland blocks, and agricultural fields. Development would introduce large-scale built form into a currently undeveloped tract of land that is not closely related to the existing settlement. While vegetation provides localised containment, the overall scale of the parcel and its disconnection from Preston elevate its susceptibility to change. The presence of Priority Habitat woodland and the site's open agricultural character further reinforce its landscape value. Taken together, the site's scale, separation from settlement, and contribution to the wider Cornbrash Lowlands landscape support an overall judgement of Medium to Medium–High landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales

Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TVB Driffield Lowlands
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed.
Constraints/Designations: Landscape: None identified Historic: No designated heritage assets within the immediate site. Biodiversity: Priority Habitat Deciduous Woodland blocks within the site. Other (floodplain, PRoWS): No Flood Zones 2 or 3. PRoW Footpath 9 along the north-western boundary.	

Site Reference: R678	**Settlement: Preston**

Description:

R678 comprises a small, flat pastoral field located immediately north of existing residential development in Preston. The site is enclosed to the north by a mixed species tree belt, with smaller trees and shrubs along the eastern and western boundaries. The southern boundary is open to residential garden curtilages, reinforcing its relationship with the settlement edge.

The site lies in close proximity to several designated heritage assets. To the east are the Church of All Saints (Grade II*, List Entry 1089268) and Preston Place (Grade II, List Entry 1341394). To the south are Letterbox Cottage and Pear Tree Cottage (Grade II, List Entry 1089228) and 90 and 91 Preston Village (Grade II, List Entry 1089229). These assets form part of the Preston Conservation Area, which adjoins the site and defines the historic core of this small linear settlement.

Preston Footpath 6 runs beyond the northern boundary tree belt, where views into the site are heavily filtered. The route continues west of the site, from where clear and open views are available across the field. The parcel is modest in scale but sits within a highly sensitive historic village context.

The site falls within the Cornbrash Lowlands Landscape Character Type, specifically TV2B Driffield Lowlands Landscape Character Area. Historic Landscape Character includes G3 – Towns, villages and hamlets (existing settlement extent by mid 19th century) and A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former unenclosed cultivation patterns and Parliamentary enclosure within the parish.

Evaluation:	**HIGH SENSITIVITY**

Justification:

R678 occupies a sensitive position immediately adjacent to the Preston Conservation Area and within the setting of several Grade II and Grade II* listed buildings. Although small in scale and visually contained to the north by a mature tree belt, the site forms part of the rural backdrop to the historic core of this linear village.

Development would alter the established relationship between built form and open pastoral land that characterises Preston's edge. The village's linear pattern would be disrupted by development extending northwards behind existing properties, appearing incongruous with the historic settlement form.

The presence of PRoW Footpath 6 increases public visibility, particularly from the western section where open views are available. While physical and natural character sensitivities are moderate, the strong heritage context and settlement pattern considerations elevate overall susceptibility.

Taken together, these factors support an overall judgement of High landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TV2B Driffield Lowlands
Historic Landscape Character:	G3 – Towns, villages and hamlets (existing settlement extent by mid 19th century) A4p – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: Adjoins Preston Conservation Area. Within the setting of: • Church of All Saints (Grade II*, List Entry 1089268) • Preston Place (Grade II, List Entry 1341394) • Letterbox Cottage and Pear Tree Cottage (Grade II, List Entry 1089228) • 90 and 91 Preston Village (Grade II, List Entry 1089229) Biodiversity: Mixed species tree belt along northern boundary Other (floodplain, PRoWS): No Flood Zones 2 or 3. Preston Footpath 6 runs beyond the northern boundary and along the western edge of the site.	

Site Reference: R679	**Settlement: Preston**

Description:

R679 comprises a small, rectangular parcel of pastoral land located to the north of existing residential development in Preston. The site is relatively flat and defined by fragmented hedgerows along its eastern and western boundaries, with a stronger tree belt along the northern edge providing partial enclosure. The southern boundary relates to the rear curtilages of existing dwellings.

The site does not directly abut the Conservation Area but lies within its wider setting and contributes to the rural backdrop of the historic village. It is also within the setting of The Old Farmhouse (Grade II, List Entry 1341395), which forms part of the historic character and built fabric of Preston.

The parcel falls within the Cornbrash Lowlands Landscape Character Type, specifically TV2B Driffield Lowlands Landscape Character Area. Historic Landscape Character reflects former enclosed agricultural land derived from earlier cultivation patterns typical of the parish.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

R679 occupies a small and relatively contained parcel on the northern edge of Preston. While it contributes to the rural setting of the village and lies within the wider setting of the Conservation Area and The Old Farmhouse (Grade II, List Entry 1341395), it does not directly abut designated heritage assets. The fragmented hedgerow structure and modest tree belt provide some enclosure, limiting wider visibility and reducing visual prominence.

Development would extend built form beyond the established linear settlement pattern, introducing change to the countryside edge. However, the site's limited scale, relatively flat landform and partial containment moderate its susceptibility when compared to larger or more historically sensitive parcels.

Taken together, the balance of moderate heritage sensitivity, contained visual character and small scale supports an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TV2B Driffield Lowlands
Historic Landscape Character:	G3 – Towns, villages and hamlets (existing settlement extent by mid 19th century) A4p – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: None identified
Historic: Within the setting of The Old Farmhouse (Grade II, List Entry 1341395) andPreston Conservation Area.
Biodiversity: Tree belt along northern boundary
Other (floodplain, PRoWS): No Flood Zones 2 or 3. Preston Footpath 6 runs beyond the northern boundary.

Site Reference: R680	**Settlement: Preston**

Description:

R680 comprises a small pastoral parcel located on the northern edge of Preston, positioned adjacent to the boundary of the Conservation Area. The site sits adjacent to a garden orchard and is enclosed along the road frontage by a conifer tree belt, which provides a strong visual boundary. Deciduous trees line the northern boundary, reinforcing enclosure and contributing to local landscape structure.

PRoW Footpath 6 runs beyond the northern boundary, where views into the site are partially filtered by the intervening tree belt. The parcel remains within the setting of The Old Farmhouse (Grade II, List Entry 1341395) and contributes to the transitional landscape between the historic village core and the surrounding countryside.

The site lies within the Cornbrash Lowlands Landscape Character Type, specifically TV2B Driffield Lowlands Landscape Character Area. Historic landscape character reflects enclosed agricultural land derived from former cultivation patterns typical of the parish.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

R680 occupies a contained but sensitive position at the northern edge of Preston. Although it sits beyond the formal Conservation Area boundary, it contributes to the setting of both the Conservation Area and The Old Farmhouse (Grade II). The pastoral character and strong boundary tree belts provide enclosure and moderate visual exposure.

Development would extend built form beyond the established historic edge of the village and alter the rural transition currently experienced from PRoW Footpath 6. However, the site's small scale, flat landform and strong vegetated containment moderate its overall susceptibility.

On balance, while heritage setting and recreational proximity elevate sensitivity, the contained nature and modest prominence of the parcel support an overall judgement of Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TV2B Driffield Lowlands
Historic Landscape Character:	G3 – Towns, villages and hamlets (existing settlement extent by mid 19th century) A4p – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: None identified
Historic: Within the setting of The Old Farmhouse (Grade II, List Entry 1341395) and Preston Conservation Area.
Biodiversity: Tree belts along northern and southern boundaries.
Other (floodplain, PRoWS): No Flood Zones 2 or 3. Preston Footpath 6 runs beyond the northern boundary.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 29 - Sapperton

COTSWOLD
District Council

Settlement character

1.1 Sapperton is a historic village located approximately 6km east of Stroud and 8km west of Cirencester. The settlement occupies a distinctive position within and above the deeply incised Sapperton Valley, with development extending across both the valley floor and the adjoining dip slope landscape.

1.2 The village is centred on the historic core around St Kenelm's Church and Manor Farm, with development extending along a network of narrow lanes that follow the valley contours. The settlement displays an organic form reflecting its historic evolution in response to the surrounding topography.

1.3 Traditional limestone buildings, dry stone walls, mature trees and historic landscape features contribute strongly to local distinctiveness. The Thames and Severn Canal, Sapperton Tunnel and associated industrial heritage assets form an important part of the village's character and historic significance.

1.4 The varied topography creates a series of distinct spaces and views throughout the settlement, ranging from enclosed and intimate valley landscapes to more open and elevated areas on the surrounding dip slope. This combination of natural and historic features contributes to the village's strong sense of place.

1.5 Whilst some modern development has occurred within and around the village, Sapperton retains a strongly rural character and remains closely connected to the surrounding countryside.

Landscape character

1.6 Sapperton lies within the Cotswolds National Character Area 107: Cotswolds and occupies a transitional position between the High Wold Valley Landscape Character Type and the High Wold Dip Slope Landscape Character Type.

1.7 The High Wold Valley landscape is characterised by deeply incised dry valleys, steep valley sides, extensive woodland cover, pastoral farmland and secluded settlements occupying valley bottoms and lower slopes. The landscape possesses a strong sense of enclosure, tranquillity and intimacy.

1.8 The High Wold Dip Slope landscape comprises a gently undulating transitional landscape characterised by large-scale arable fields, hedgerows, woodland blocks, scattered farmsteads and intermittent long-distance views. The landscape retains a strong rural character and is generally sparsely settled.

1.9 The interaction between these two landscape character types is fundamental to the character of Sapperton, with the settlement occupying both the enclosed valley environment and the more open landscapes above.

Relationship of the settlement with the surrounding landscape

1.10 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village has a strong relationship with the dramatic landform of the Sapperton Valley, with the surrounding slopes and woodland providing an attractive and distinctive setting.

- Extensive woodland, mature trees, hedgerows and pasture create a well-developed landscape framework which integrates the settlement into the wider countryside.

- The Thames and Severn Canal corridor forms an important landscape and heritage feature connecting the village with the surrounding landscape.

- The historic core, church and traditional limestone buildings contribute significantly to local distinctiveness and are closely linked to the surrounding landscape setting.

- The surrounding agricultural land, woodland and valley slopes maintain the village's rural character and reinforce its separation from neighbouring settlements.

- The varied topography creates a rich sequence of views both into and out of the settlement.

Negative

- Development on elevated slopes has the potential to be visually prominent within the wider landscape.
- Some modern development has introduced suburban characteristics that contrast with the historic rural character of the village.
- The introduction of domestic boundary treatments, lighting and associated infrastructure has resulted in localised erosion of rural character.

Landscape sensitivity considerations

1.11 Sapperton exhibits high landscape sensitivity due to the combination of its historic character, distinctive topography and location within the Cotswolds National Landscape.

1.12 The High Wold Valley landscape is particularly sensitive to development due to its enclosed character, steep valley sides, extensive woodland cover and strong sense of tranquillity. Development has the potential to interrupt the secluded character of the valley and affect important views along and across the landscape.

1.13 Areas of valley side woodland, pasture and open slopes contribute significantly to the setting of the settlement and are highly sensitive to change. Development extending onto prominent valley slopes could adversely affect landscape character and visual amenity.

1.14 The adjoining High Wold Dip Slope landscape is also sensitive to development due to its elevated position, open character and extensive intervisibility. Development in prominent locations could affect wider views and erode the sparsely settled character of the landscape.

1.15 The historic relationship between the settlement, the canal corridor, surrounding agricultural land and extensive woodland forms an important component of local character and should be conserved.

Constraints to be taken into account

1.16 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape.
- Sapperton Conservation Area.
- Listed buildings and their settings, including St Kenelm's Church.
- Thames and Severn Canal Conservation Area and associated heritage assets.
- Ancient woodland and extensive areas of mature woodland.

Areas where development is not suitable

1.17 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Prominent valley sides, skylines and elevated slopes.
- Areas that contribute significantly to the setting of the Sapperton Valley.
- Ancient woodland and land immediately adjoining important woodland blocks.
- Land that contributes to the setting of listed buildings, the Conservation Area and the canal corridor.

Areas for environmental improvement

1.18 The following environmental improvements are suggested:

- Conservation and enhancement of woodland, hedgerows and mature trees.
- Restoration and management of dry stone walls and traditional field boundaries.
- Enhancement of biodiversity through improved habitat connectivity between woodland, grassland and canal habitats.
- Conservation and interpretation of historic landscape features associated with the canal and wider settlement.

Figure A1: Context and Landscape Character Types and Areas

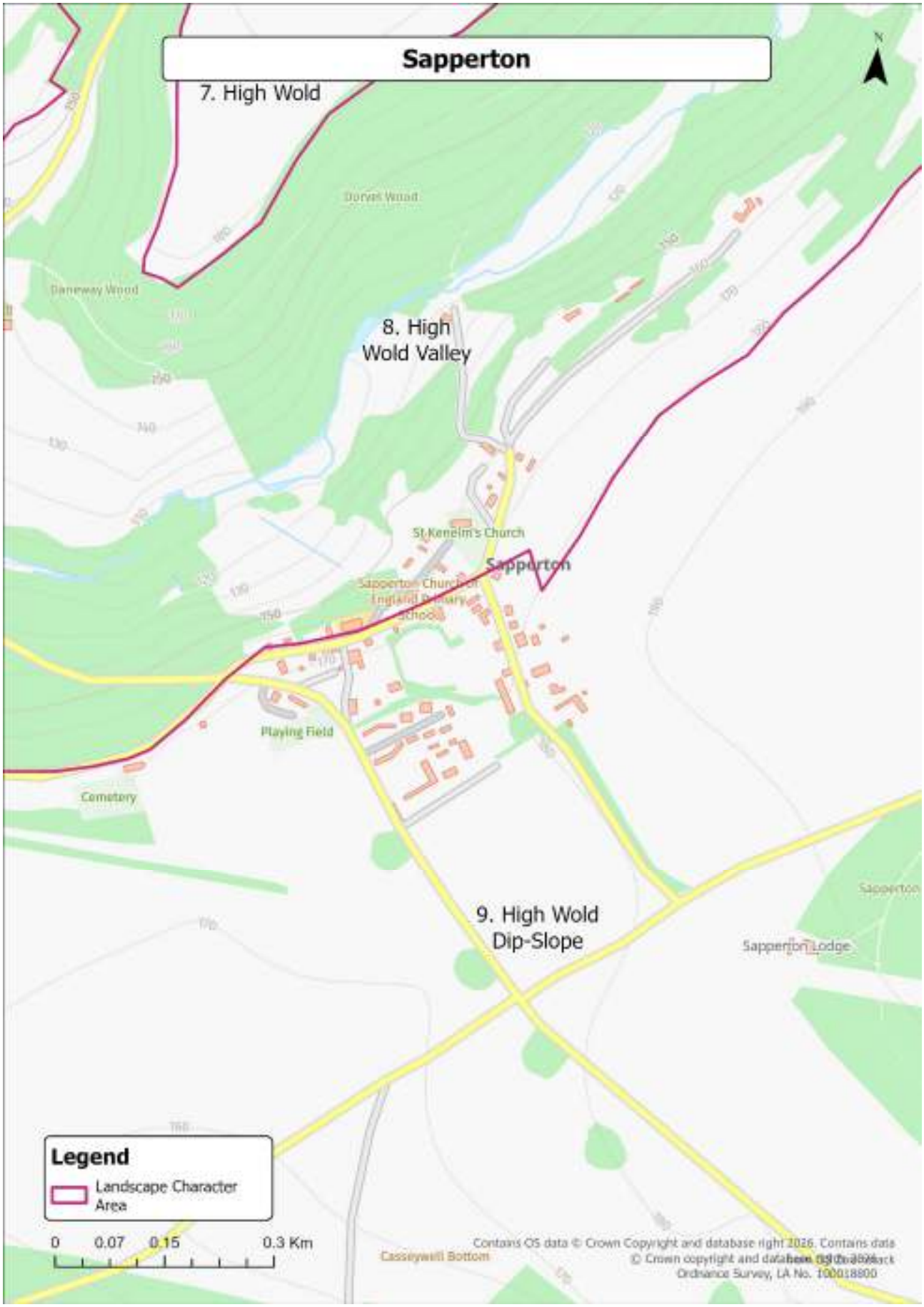
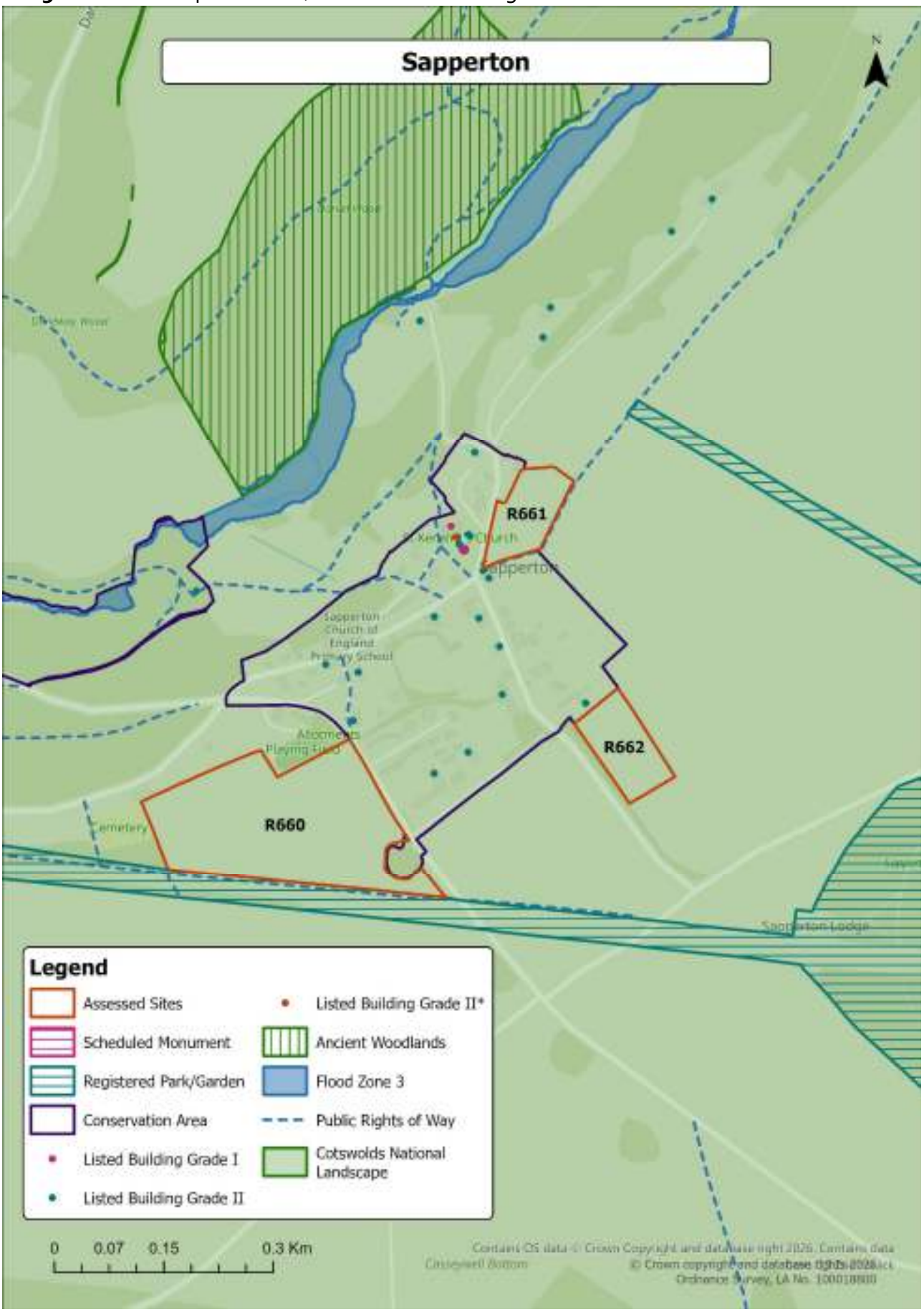


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R660	R661	R662
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)			
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground			
	Falls within clear views from public vantage points (roads, PROWs, hills)			
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form			
	Introduce a significant area of built form into a rural or visually sensitive landscape.			
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development			
	Risks coalescence or erosion of settlement separation			

Sites to be discounted			

Stage 2 Assessments

Site Reference: R660	**Settlement:** Sapperton
Description: Site R660 comprises a large-scale agricultural field located to the south-west of Sapperton. The site occupies an elevated rural landscape position and forms part of the wider agricultural countryside surrounding the village. Small-scale pylons run north–south through the site, introducing some existing infrastructure influence into the landscape, although the site otherwise retains a predominantly rural and agricultural character. The site is relatively enclosed by mature hedgerows and tree belts, particularly during summer months when vegetation is in leaf. A tree belt defines the southern and north-western boundaries, whilst a lane runs along the north-eastern boundary. Beyond the eastern corner of the site lies a block of woodland, with this woodland and land beyond the lane to the north-east falling within the Sapperton Conservation Area. Although the site itself lies outside the Conservation Area, it forms part of its wider rural setting. There is potential for mid to long-distance views towards the site from the rising countryside to the north-east, and reciprocal views from the site towards the surrounding landscape. The open scale of the field and elevated landform contribute to the site's visibility and relationship with the wider landscape despite localised vegetation containment. To the north of the site are playing fields and allotments associated with the village edge. Beyond the southern boundary, PRoW Bridleway 18 runs along a corridor identified as part of Cirencester Park (Registered Park and Garden), as well Priority Habitat Wood Pasture and Parkland, increasing the recreational and ecological sensitivity of the surrounding landscape. The site lies within the Cotswolds National Landscape, within National Character Area 107 – Cotswolds, the High Wold Dip-Slope Landscape Character Type and Landscape Character Area 9D Cotswolds High Wold Dip-Slope. Historically, the site lies within Historic Landscape Character Type A4p – Former unenclosed cultivation now enclosed, characterised by less regular organised enclosure partly reflecting former unenclosed cultivation patterns and Parliamentary enclosure within the parish.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The site occupies a large-scale and visually sensitive position on the south-western edge of Sapperton within the Cotswolds National Landscape. Although the site benefits from some enclosure through mature hedgerows and tree belts, its scale, elevated	

position and open relationship with the wider countryside result in a strong association with the surrounding rural landscape.

The scale and extent of the site are particularly important considerations in relation to sensitivity. Development of such a large field parcel would represent a substantial extension of built form beyond the existing village edge and would appear markedly incongruous in relation to the established scale and structure of Sapperton. The site would extend development considerably further into the surrounding agricultural landscape and alter the current relationship between the village and countryside.

Whilst existing vegetation provides localised containment, there remains potential for mid to long-distance views towards the site from the surrounding rising landscape to the north-east. The site also contributes to the wider setting of the Sapperton Conservation Area and Registered Park and Garden through its open agricultural character and relationship with the adjoining woodland and rural landscape beyond the settlement edge.

The site contributes to several of the recognised special qualities of the Cotswolds National Landscape, including its open agricultural character, rural tranquillity and the strong relationship between historic villages and surrounding countryside.

Although the presence of small-scale pylons introduces some existing infrastructure influence, the site overall retains a predominantly rural character and remains sensitive to substantial change. Overall, due primarily to the site's scale, settlement edge relationship and contribution to the wider rural landscape setting, the site is considered to have Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold Dip-Slope
Landscape Character Area:	9D Cotswolds High Wold Dip-Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Located within the Cotswold National Landscape
Historic: Site forms part of the setting of the Sapperton Conservation Area
Biodiversity: Mature hedgerows and tree belts. Adjacent corridor of Priority Habitat Wood Pasture and Parkland
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Bridleway 18 runs immediately beyond the southern boundary.

Site Reference: R661	**Settlement:** Sapperton

Description:

Site R661 is located on the northern edge of Sapperton and comprises a prominent pastoral field occupying elevated land above parts of the existing village. The site forms part of the rising valley-side landscape and is visually associated with the wider rural countryside surrounding the settlement.

The site rises eastwards and is defined by a hedgerow along the eastern boundary. Small-scale pylons run east–west along the northern boundary, which is otherwise enclosed by post and rail fencing. The elevated and open nature of the site increases its visual prominence in relation to both the village and surrounding landscape.

The site lies within the Sapperton Conservation Area and forms part of the historic and visual setting of several heritage assets. Church of St Kenelm (List Entry: 1089678) lies to the west of the site on lower ground, whilst K6 Telephone Kiosk, Sapperton (List Entry: 1341246) and Mount Cottage (List Entry: 1152190) are located immediately to the south.

PRoW Bridleway 28 runs along the southern boundary and allows open views across the site and surrounding landscape. Mount Cottage also experiences open views towards the site due to the elevated landform and limited enclosure along the southern edge.

The site lies within the Cotswolds National Landscape, within National Character Area 107 – Cotswolds, the High Wold Valley Landscape Character Type and Landscape Character Area 8A Toadsmoor, Holy Brook and Upper Frome Valleys. Historically, the site lies within Historic Landscape Character Type L2 – Enclosure where former land use has not been identified, characterised by less irregular enclosure patterns.

Evaluation:	**HIGH SENSITIVITY**

The site occupies a highly sensitive and visually prominent position on the northern edge of Sapperton within the Cotswolds National Landscape. The elevated pastoral field forms part of the rising valley landscape surrounding the historic village and contributes significantly to the rural setting and visual character of the settlement.

Historic character and setting are particularly important considerations in relation to this site. The site lies within the Sapperton Conservation Area and contributes directly to the setting of Church of St Kenelm together with adjacent listed structures including K6 Telephone Kiosk, Sapperton and Mount Cottage. The open pastoral character and elevated landform form part of the appreciation and historic rural context of these heritage assets.

The site's raised position above the village substantially increases its visual sensitivity. Development would occupy a prominent skyline and upper slope position that would be readily perceptible from the surrounding settlement, adjacent PRoW network and

wider valley landscape. In particular, views from PRoW Bridleway 28 and neighbouring heritage assets would experience clear visual change.

The site contributes to several of the recognised special qualities of the Cotswolds National Landscape, including its dramatic valley landscapes, historic settlement pattern, rural tranquillity, open pastoral character and the strong relationship between heritage assets and surrounding countryside.

Overall, due to the elevated and visually prominent landform, strong contribution to the Conservation Area and heritage asset setting, relationship with the adjacent PRoW network and incongruous relationship development would have with the existing settlement pattern, the site is considered to have High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold Valley
Landscape Character Area:	8A Toadsmoor, Holy Brook and Upper Frome Valleys
Historic Landscape Character:	L2 – Enclosure where former land use has not been identified

Constraints/Designations:
Landscape: Located within the Cotswold National Landscape
Historic: Located within the Sapperton Conservation Area and the setting of of Church of St Kenelm (List Entry: 1089678), K6 Telephone Kiosk, Sapperton (List Entry: 1341246) and Mount Cottage (List Entry: 1152190)
Biodiversity: Hedgerow boundary along the eastern edge and pastoral grassland character
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Bridleway 28 runs along the southern boundary.

Site Reference: R662	**Settlement:** Sapperton

Description:

Site R663 is located to the south-east of Sapperton and comprises a relatively flat, rectangular agricultural field forming part of the rural landscape surrounding the settlement. The site is strongly enclosed by mature hedgerows and hedgerow trees which provide substantial containment, particularly during summer months when vegetation is in leaf.

The site retains a strongly rural and enclosed character despite adjoining the settlement edge. The mature vegetation structure limits wider visibility and contributes positively to local landscape character and sense of tranquillity.

The site adjoins the Sapperton Conservation Area along its northern boundary and forms part of the immediate setting of Barn at Glebe Farm (List Entry: 1304901), located immediately north of the site. The open agricultural character of the field contributes positively to the rural setting and historic relationship between the settlement edge and surrounding countryside.

The site lies within the Cotswolds National Landscape, within National Character Area 107 – Cotswolds, the High Wold Dip-Slope Landscape Character Type and Landscape Character Area 9D Cotswolds High Wold Dip-Slope. Historically, the site lies within Historic Landscape Character Type A4p – Former unenclosed cultivation now enclosed, characterised by less regular organised enclosure partly reflecting former unenclosed cultivation patterns and Parliamentary enclosure within the parish.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

The site forms part of the enclosed agricultural landscape on the south-eastern edge of Sapperton within the Cotswolds National Landscape. Although visually contained by strong mature hedgerows and adjoining the settlement edge, the site retains a distinct rural character and contributes positively to the wider countryside setting of the village.

The strong vegetation structure provides substantial enclosure and limits wider visibility, particularly during summer months. This reduces visual sensitivity to some degree in comparison to more exposed edge-of-settlement sites. However, the mature hedgerows and hedgerow trees themselves contribute positively to local distinctiveness, rural character and the enclosed landscape qualities associated with this part of the Cotswolds landscape.

Historic character and setting are also important considerations in relation to the site. The field adjoins the Sapperton Conservation Area and forms part of the immediate rural setting of Barn at Glebe Farm. The undeveloped agricultural character contributes to the appreciation of the historic settlement edge and reflects the historic enclosure patterns evident within the surrounding landscape.

Although physically adjacent to the settlement, the site does not read strongly as part of the existing settlement due to its enclosed and pastoral character. Development in this location would therefore extend urbanising influence into a field currently experienced as distinctly rural and somewhat disconnected from the core village structure.

The site contributes to the recognised special qualities of the Cotswolds National Landscape, including its tranquil agricultural landscapes and the relationship between historic settlements and surrounding countryside.

Whilst the site benefits from strong visual containment and there are no nearby PRoWs increasing recreational sensitivity, the combination of its contribution to settlement setting, historic character and rural landscape qualities results in an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold Dip Slope
Landscape Character Area:	9D Cotswolds High Wold Dip-Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Located within the Cotswold National Landscape
Historic: Adjoins Sapperton Conservation Area and forms part of the setting of Barn at Glebe Farm (List Entry: 1304901)
Biodiversity: Mature hedgerow and hedgerow trees along site boundaries
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWS cross the site or within the immediate surroundings.

Site Reference: **RUR_E20A/RUR_E20B/R428**	**Settlement: Sapperton**

Description:

The site lies to the south of the A419, encompassing the former Aston Down Aerodrome, its associated hardstanding, buildings, infrastructure, and surrounding agricultural fields extending south and east. It occupies a broad, elevated upland plateau on the High Wold Dip-Slope, where the open landform, wide skies and panoramic views typify the expansive and exposed qualities of the Cotswold landscape.

The topography is largely flat with gentle undulations characteristic of the plateau, and the land use comprises a combination of disused airfield infrastructure, modern business park development, and agricultural fields bounded by low hedgerows and occasional hedgerow trees.

The former runways and service buildings within the site remain visible, creating a mixed character of modified rural land and semi-industrial open space. The northern portion, occupied by the Aston Down Business Park, contains a concentration of built form and infrastructure that contrasts with the more open farmland to the south and east.

To the east, the Grade II listed building 'The Downs' (List Entry 1089673) lies beyond the site boundary, separated by a slight change in landform and intervening vegetation. There are no Public Rights of Way (PRoWs) within or adjacent to the site, and the land lies outside Flood Zones 2 and 3.

The site is located within the Cotswold National Landscape (CNL) and embodies many of its special qualities, including the open and elevated limestone uplands with far-reaching views, a strong sense of exposure and remoteness, and the historic continuity of agricultural land use adapted over time to accommodate changing human activity. The area's tranquillity and sense of scale remain discernible despite localised modification, reflecting the enduring character of the Cotswold plateau.

The site falls within National Character Area 107 – Cotswolds, within the High Wold Dip-Slope Landscape Character Type (LCT), and more locally the Lansdown (9C) Landscape Character Area. This landscape is characterised by large-scale arable fields, exposed skylines, and historic military and aviation uses that have introduced modern features into an otherwise rural and open setting.

The Historic Landscape Character Type is I1 – Military site (Disused 20th century military site), reflecting the site's long-term association with airfield and military infrastructure that has subsequently been repurposed for commercial use.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the elevated Cotswold plateau landscape within the Cotswold National Landscape, where expansive views, tranquillity and a strong sense of openness remain defining features. The landscape reflects a combination of historic agricultural continuity and 20th-century military adaptation, with the disused airfield at Aston Down providing a distinctive, though modified, component within the wider High Wold Dip-Slope.

The High Wold Dip-Slope is recognised for its broad, elevated limestone landform, visual exposure, and sweeping skylines, which together contribute to the scenic and perceptual value that underpins the CNL's special qualities. The existing airfield infrastructure and business park activity reduce the natural and perceptual sensitivity in localised areas, but the surrounding open farmland and undeveloped plateau edges retain a pronounced sense of rural scale and openness.

The listed building 'The Downs' to the east adds an element of historic interest, though its setting is largely screened by vegetation. While the site lacks public access and formal recreation, its open and elevated character ensures that it remains perceptually prominent in long views and continues to contribute to the upland character and scenic continuity of the CNL.

Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting the balance between its modified condition and its location within a highly valued, open plateau landscape.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold Dip-Slope
Landscape Character Area:	9C – Lansdown
Historic Landscape Character:	I1 – Military site (Disused 20th-century military site)

Constraints/Designations:
Landscape: Within the Cotswold National Landscape
Historic: 'The Downs' (Grade II, List Entry 1089673) located to the east of the site
Biodiversity: Limited natural interest within developed areas; hedgerows and farmland to the south and east retain some ecological structure
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs within or adjoining the site

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 30 – Siddington

COTSWOLD
District Council

Settlement character

1.1 Siddington is a village lying south of Cirencester in the Churn valley on a minor road to Ashton Keynes. The main settlement edge lies 500m from Cirencester's southern fringes but the separate cluster around St Peter's Church and the northern extremity of the 'peninsula' of Pound Close are only 250m from the town. The now defunct Thames and Severn Canal passes through the southern part of the village with a spur up to Cirencester. There is a noticeable basin and mooring area, now dry. There is also a dismantled railway running north-south which remains as a vegetated embankment through parts of the village.

1.2 The village has developed in a highly disjointed fashion and functions as a place of two main parts. The northern part consists of the church, Siddington Manor, Church Farm and a riding school. These form a distinctive and pleasant group of buildings set in the valley bottom amongst pasture and mature trees. It is not clear if they are the remnant of a shrunken medieval settlement, but the bulk of the village is now located over 100m to the south.

1.3 The core of the 'newer' part of the village is on the Ashton Road with terraces and post office. The village has grown southwards and consists of ribbon development and small cul de sac housing estates. One development is the aptly named Frazier's Folly where 60/70's houses surround Siddington Hall which has been converted to flats. This is fortunately enclosed to the south east by Plummers Farm which forms the south eastern corner of the village next to a watercourse of the braided River Churn.

1.4 Park Way links Ashton Road to Upper Siddington up the gentle valley slope which consists of a pleasant loose association of older houses, cottages around Barton Farm. Off this road, the partly single sided local authority housing development of Pound Close runs north along the valley side. Its alignment follows the now filled-in canal spur to Cirencester. The playing fields form a kind of village green by default separating Park Way and the canal with its remnant locks and turning basin.

1.5 Further housing, outside the main village curtilage lies on Nursery View fronting the defunct nursery to the south of the village.

Landscape Character

1.6 Siddington is located on the edge of the Upper Thames Clay Vales National Character Area 108, bordering the Cotswolds area [107] to the north which encompasses Cirencester. The northern and western parts of the settlement and environs are located within the Dip Slope Lowland landscape type in the

Kemble Dipslope LCA. The southern and eastern environs lie in the River Basin Lowland landscape type in the Somerford Keynes LCA.

1.7 The village lies on the floodplain and slopes of the Churn Valley. Lower areas on the valley floor are at around 100mAOD with the highest point being 115mAOD at Barton Farm. The gently undulating higher ground of low ridges and shallow hollows continues to the west around the southern fringes of Cirencester. These ridges consist of Cornbrash, a crumbly limestone, while the lower areas are Forest marble/Kellaways clays and sands. To the east the valley floor is alluvium and the rising land beyond, Cornbrash.

1.8 The dipslope land use is primarily arable with medium to large fields. Hedgerows are well maintained and feature occasional hedgerow trees. There are occasional trees in belts and copses in places and along the defunct canal and railway. The defunct nursery is surrounded by mature trees. Substantial planted tree belts are adding to the enclosure of the area.

1.9 The valley floor landscape is more enclosed and pastoral, mostly permanent, with smaller scale fields, fencing, some walls, outgrown hedges and hedgerow trees and riparian vegetation. Standing water lies in areas of poor drainage and horse grazing related to the riding school is extensive – timber fencing is associated with this use.

1.10 Views of the village are not possible from the south and west and are limited by vegetation within the settlement from across the valley to the east. Approaching from the north the church spire and associated farm buildings provide a generally positive introduction to the village, although some of the buildings appear unused. This is offset by the view of housing on Park Way which presents a homogenous, monotonous suburban edge. Dwellings on Pound Close to the west appear to be integrating with woodland planting and the old railway line vegetation over time. The power lines which run in the gap between Cirencester and Siddington are a detractor.

Relationship of settlement with the surrounding landscape

1.11 The settlement has the following key relationships with the surrounding landscape:

Positive:

- The church and surrounding buildings sit well in the valley bottom
- The eastern edge of the village is enclosed by trees and relates well to, and is limited by, the floodplain and watercourses.

- The rural approach from the south is unspoilt with a pleasant loose association between the older buildings, farmland and substantial tree cover.
- The main approach from the west is also unspoilt with a pleasant loose association between the older buildings, farmland and trees.
- The trees on the railway embankment and defunct canal provide enclosure and a backcloth to the village.

Negative:

- The northern approach is spoilt by the view of housing on Park Way which presents a homogenous, monotonous suburban edge.

Landscape sensitivity considerations

1.12 The small scale valley landscape to the east is distinctive and attractive. The area around Barton Farm is attractive with its attractive buildings, stone walls and well maintained paddocks. The remnant canal basin and flight of locks is also of interest. The higher ground with its tree cover such as around the canal provides a positive setting to the settlement. The area between Cirencester and Siddington suffers from detractors including the partly industrial, edge of the larger settlement, the power lines and the poor settlement edge.

1.13 Longer views are possible from the south, east and west. The low ridge west and south of the main settlement does provide some enclosure and this is being reinforced by maturing tree belts. Wide views are not possible between Cirencester and the village due to intervening trees and gently crowned landform.

Constraints to be taken into account

1.14 The constraints are shown on Figure S2 and are summarised below:

- Green buffer between Cirencester and Siddington
- The floodplain of the River Churn

Areas where development is not suitable

1.15 Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are as follows:

- In the floodplain of the River Churn because of good sustainable practice and landscape character.

- In the pastures around Siddington Manor, the church and associated farm buildings.
- In the gap between the two settlements including and east of the Old Rectory to maintain a green buffer
- Along and off Ashton Road to the east to maintain a loose structure of village form on this rural approach
- On the higher ground to the west of the village.

Suggested environmental improvements

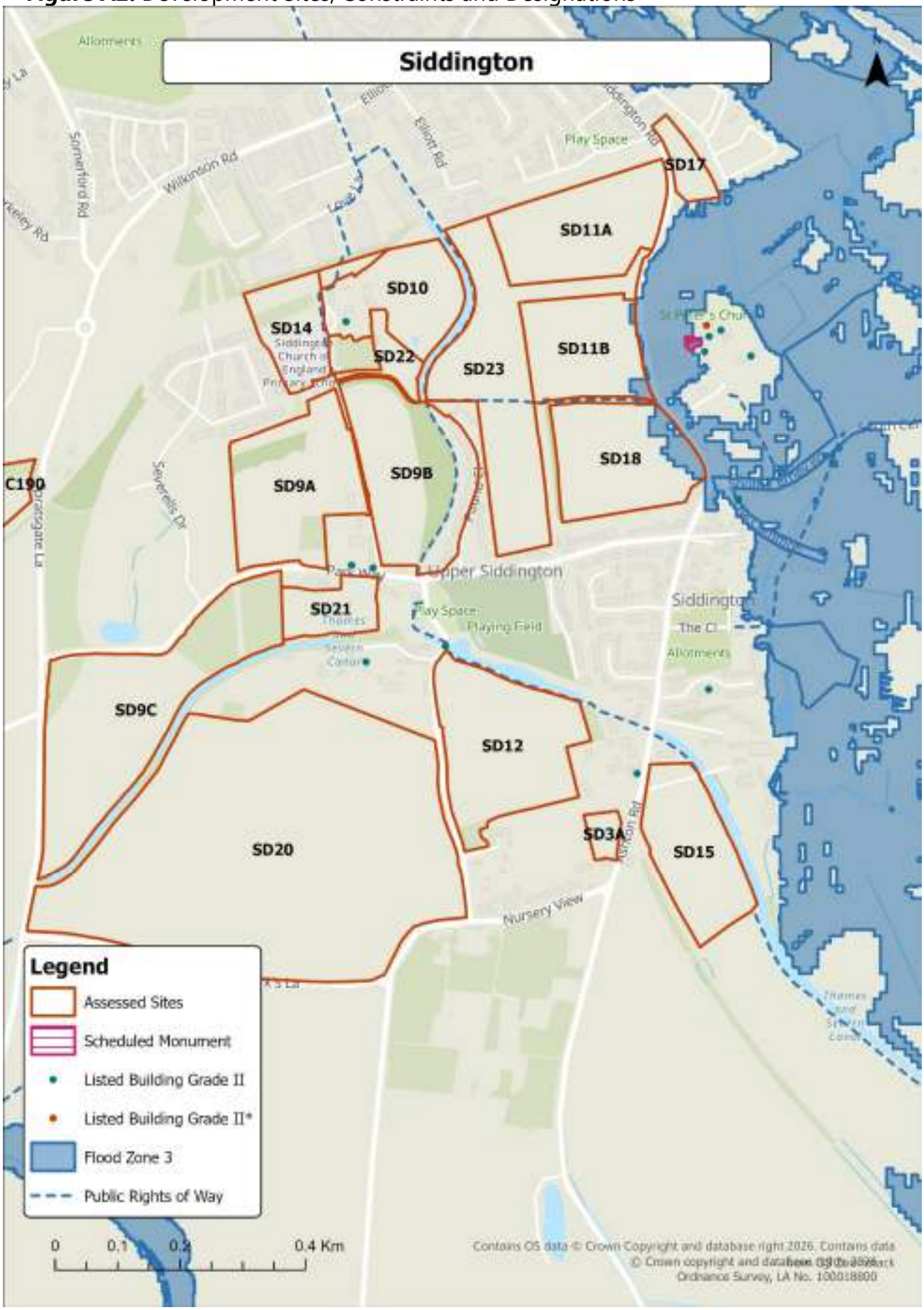
1.16 The following environmental improvements are suggested:

- Improve the playing field to function as a village green
- Support the scheme to bring the canal back into working order and open it to leisure craft

Figure A1: Context and Landscape Character Types and Areas



Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: SD3 Settlement: Siddington (White 2014)	
DESCRIPTION: This site lies on sloping ground to the south west of the main part of the settlement, rising to the north west internally and well away from the valley floor. It is currently used as horse paddock, with trees and outgrown hedge along its northern and western edges and, within the wider landscape, by mature trees along the line of the former railway to the east. It is thus quite secluded and not visible within the wider landscape, although to the south it faces the rear elevations of 20th C housing on Nursery View. Also, the northern boundary vegetation forms the skyline for land to the north. To the north east lies the car park of the Greyhound Public house (a Listed Building) and small pony paddocks. On its eastern edge are the brick and stone buttresses of a former bridge over Ashton Road associated with the derelict railway. It lies within the settlement, bridging the small gap between the more recently developed part and the outlying ribbon of development along Nursery View and is fairly tranquil, given its proximity to existing housing and the general level of traffic noise deriving from roads around Cirencester.	
Evaluation	**MEDIUM SENSITIVITY**
Justification: The site is susceptible to development by reason of its relationship to housing on Nursery View, which have views into it from their rear elevations. It is otherwise secluded, with no wider views into or out of the site, except potentially from the north if development is placed too close to this boundary or vegetation removed, and from the car park of The Greyhound public house, a Listed Building, should the vegetation on the north eastern boundary be removed. The site is of limited intrinsic value and has no designations. It lies within the settlement envelope and housing development here would help to link the outlying houses on Nursery View to the main part of the village, making it more cohesive. Care would be needed in designing an access from Ashton Road.	
Landscape Context	
National Character Area:	NCA Thames and Avon Vales
Landscape Character Type:	Dip Slope Lowland
Landscape Character Area:	Kemble Dip-slope
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: none Historic: listed building to the north east Biodiversity: none Other (floodplain, PROWs): none	

Site Reference: SD3A	**Settlement: Siddington**

Description:

SD3A comprise part of a gently undulating grassland field located to the south of Siddington, accessed from Ashton Road. The site lies to the west of Ashton Road and to the north, behind residential properties on Clarks Lane. It is enclosed along the northern boundary and much of the road frontage by hedgerows and hedgerow trees, with additional vegetation associated with residential garden boundaries to the east and south.

The site does not lie within the setting of a Conservation Area. The nearest designated heritage asset is The Greyhound (Grade II, List Entry 1090071), though the site is unlikely to materially affect its setting due to separation and intervening development.

The land does not fall within Flood Zones 2 or 3. There are no PRoWs within or immediately adjoining the site, and no public access.

The site lies within the Dip-Slope Lowland Landscape Character Type, specifically TV3A Kemble Dip Slope Landscape Character Area. Historic Landscape Character is identified as A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former unenclosed cultivation patterns and Parliamentary enclosure within the parish.

Evaluation:	**MEDIUM -LOW SENSITIVITY**

Justification:

SD3A forms part of a medium scale parcel at the southern edge of Siddington, closely associated with existing residential development. The site is enclosed by hedgerows and garden vegetation, limiting wider visibility and landscape prominence. There is no direct relationship with Conservation Areas or nearby listed buildings that would materially elevate sensitivity.

While development would alter the current open grassland character, the site's contained position and relationship with adjacent built form mean wider landscape impacts are likely to be limited. Sensitivity primarily relates to private residential visual amenity rather than broader landscape or heritage considerations.

Taken together, the moderate physical and natural character, limited public access, and contained settlement-edge position support an overall judgement of Medium–Low landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Lowlands
Landscape Character Area:	TV3A Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: None identified
Historic: Nearest listed building: The Greyhound (Grade II, List Entry 1090071).
Biodiversity: Hedgerows and hedgerow trees providing local ecological structure.
Other (floodplain, PRoWS): No Flood Zones 2 or 3. No PRoWs within or immediately adjoining the site.

Site Reference: SD9A	**Settlement:**	**Siddington (White 2014)**
Description: Barton Farm and its associated buildings occupy this site, with a medium low stone wall bisecting it north/south and defining a very minor ridgeline, with grassland falling away gently to east and west of it. There are two Listed Buildings on the southern edge of the site, where it is subdivided into small paddocks and an orchard around the dwellings, with one large barn to the north. The site is well hedged and/or treed along all boundaries and there are few views into it, except from field gateways, as on Park Way. The young woodland in the northern part of SD_9D screens longer views to the north east. The site acts as a link between the core of Upper Siddington and the school adjacent to the Old Rectory to the north, and the lane along its eastern boundary is presumably well-used during school terms and as part of a footpath leading into Cirencester.		
Evaluation:		**MEDIUM-HIGH SENSITIVITY**
Justification: The susceptibility of this site to development lies in its function in maintaining separation between Siddington and the southern edge of Cirencester and its pleasing, loose relationship between the traditional built form of this side of the settlement and the landscape. Its value lies in its attractive character and role as setting for one of the older parts of Siddington.		
Landscape Context:		
National Character Area:	NCA 107: Cotswolds	
Landscape Character Type:	Dip Slope Lowland	
Landscape Character Area:	Kemble Dip-slope	
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
Constraints/Designations Landscape: none Historic: Biodiversity: Other (floodplain, PROWs):		

Site Reference: SD9B	**Settlement: Siddington (White 2014)**
Description: This site consists of open meadow on very gently rolling and sloping ground falling towards and fringed to the east by a dense tree belt and clearly visible along its western edge from the lane/footpath alongside Barton Farm and leading to the village school. The tree belt screens views from the PROW that lies to the rear of houses on Pound Close. It serves as part of the separation of Upper Siddington from Cirencester but also provides linkage between the core settlement and the outlying Old rectory and school. It is not visible within the wider landscape. Tranquillity is fairly high, despite traffic noise, and the site is only overlooked by some of the buildings within Barton Farm.	
Evaluation:	**Medium-High**
Justification: Although this site is well screened from the wider landscape, its susceptibility to development lies primarily in its function in separating the settlement from Cirencester. It is also contributed to by its visibility from Barton Farm Lane and buildings within the farm complex and to the many users of the lane to and from the school. Its value lies in its contribution to the setting of the listed buildings to the south east. Loss of the tree belt would impact on local biodiversity.	
Landscape Context	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT Dip Slope Lowland
Landscape Character Area:	LCA Kemble Dipslope
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: None Historic: none Biodiversity: wide tree belt along eastern edge Other (floodplain, PROWs): N/S PROW between houses in Pound Close and tree belt; lane/footpath between core settlement and school.	

Site Reference: SD9C	**Settlement: Siddington (White 2014)**
Description: This site, on the south eastern edge of the settlement, consists of three distinct areas: slightly rolling open arable field to the west; maturing deciduous woodland; and a smaller flat area of mown grass with ornamental trees to the east. The latter lies well within the settlement boundary and could be described as being within the core of the old village with listed buildings facing the site from the north. The entire site is bordered along its southern edge by the remaining earthworks of the derelict canal and its bordering tree line, which screens all views in from the south. The western and northern edges of the site have a ditch and cut hedge boundaries. As such there are views towards the site from the wider rolling landscape to the west but less so from the north west. Within the settlement, the eastern part of the site is clearly visible from Barton Farm Cottages. It is a fairly tranquil site, with overall traffic noise from roads around Cirencester.	
Evaluation:	**MEDIUM-HIGH SENSITIVTY**
Justification: The susceptibility of this site to development lies in its location partly outside the settlement, where it contributes to the wider farmed landscape typical of the Kemble Dipslope; its function as part of the narrow separation of Siddington from Cirencester; the presence of Listed Buildings adjacent to its northern edge, and the contribution of the eastern part to the green space and tranquillity at the core of the settlement. The canal corridor may be of biodiversity interest. Development of this eastern part would have least effect on the wider landscape but most impact on the core of the settlement's character, with Listed Buildings, some village houses and users of Park Way (pedestrian and vehicular) having views into it.	
Landscape Context	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT Dip Slope Lowland
Landscape Character Area:	LCA Kemble Dipslope
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: none Historic: Proximity of two Listed Buildings at eastern end Biodiversity: none, but note canal corridor Other (floodplain, PROWs): none	

Site Reference: SD10	**Settlement: Siddington (White 2014)**
Description: This site consists of The Old Rectory, Siddington (a Listed Building) and flat, fenced horse paddocks with one storage area/grounds maintenance. Along its eastern boundary vegetation along the disused canal provides screening, as does an area of ornamental woodland beyond part of its southern edge. There is dense vegetation along its other boundaries, such that the large industrial sheds to the north are barely visible, although the line of pylons is a significant detractor here.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The susceptibility of this site to development lies in its function in separating Siddington and Cirencester and its visibility from the PROW in the north western corner of the site. Its value lies in its relationship to the Listed Building at its core. Any development here would eliminate the separation and green buffer between the settlements and would have a severe impact on the setting of a Listed Building.	
Landscape Context	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT Dip Slope Lowland
Landscape Character Area:	LCA Kemble Dipslope
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: none Historic: Listed Building at the Old Rectory Biodiversity: pond in SE area; ornamental planting associated with Listed Building Other (floodplain, PROWs): PROW in NW corner	

Site Reference: SD11	**Settlement:**	**Siddington (White 2014)**

Description:

A group of six meadows divided north/south by the line of the dismantled railway, now well vegetated, and bordered along its eastern boundary by Siddington Road, which is very open with a very low cut hedge bordering the site. The whole area slopes gently eastwards down towards the River Churn beyond Siddington Manor and the church with its spire which form a distinctive cluster half way between the two main settlements. The south eastern area of the site lies within a Flood Zone. To the west, it is bound partly by the well-vegetated but disused canal and partly by Pound Close, with housing mainly to one side, backed by a dense tree belt on higher ground, while to the south there is the hard edge of the rear of properties along Park Way. Internally there are some well-treed boundaries, especially along the PROW that crosses the site E/W. The site is a major component of the remaining separation of Siddington from Cirencester and lacks tranquillity due to traffic noise and vehicles on Siddington Road, views of housing on the edge of Cirencester and the presence of a line of pylons along its northern edge, which is not a defined boundary.

Evaluation:	**MEDIUM TO MEDIUM/HIGH SENSITIVITY**

Justification:

The susceptibility of this site to development lies in its function in the separation of Siddington from Cirencester - a separation band that is already very narrow, its high visibility, the presence of a Flood Zone along its eastern boundary and the presence of a PROW through the centre. Its value lies in its role as part of the setting for the listed building cluster around the church and Siddington manor to the east. As such it is inappropriate for any development. However, the south-western field lies alongside Pound Close, which consists mainly of a single line of housing. It is on sloping ground but is well screened by vegetation along the dismantled railway and along the PROW. If further strengthening of the trees along the PROW could be achieved, then housing in this part of the site would not extend the settlement further north than the adjacent 20c development along Pound Close, would seem a logical extension of it, would not be visible within the wider landscape and would be visible within the settlement only from Pound Close and a few houses on Park Way. Objections could be anticipated from homeowners on Pound Close, who currently enjoy views over this area of meadow backed by woodland.

Landscape Context	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT Dip Slope Lowland
Landscape Character Area:	LCA Kemble Dipslope
Historic Landscape Character:	Existing settlement - present extent

Constraints/Designations

Landscape:

Historic: Park name suggesting site of former medieval deer park (symbol only)

Biodiversity: Vegetation along disused railway and canal may be of interest.

Other (floodplain, PROWs): PROW to the north. Flood Zone 3 along SE edge.

Site Reference: SD12	**Settlement: Siddington**

Description:

The site lies to the west of Ashton Road, beyond existing residential dwellings on the south-western edge of Siddington. It comprises a large arable field that gently falls to the north-east, forming part of the low-lying agricultural landscape that borders the disused canal corridor. The land is visually and physically contained by a combination of hedgerows, trees, and field boundaries, though local elevation changes provide filtered visibility from the canal and its adjoining footpath.

The northern boundary is defined by a strong tree belt, containing a mix of species including ash, which screens much of the site from the canal and the PRoW Footpath 14 that follows the former canal route. This footpath sits on higher ground, meaning the site is lower in elevation, with heavily filtered views through vegetation gaps. The southern boundary is enclosed by a hedgerow with numerous mature trees, while to the east, a well-defined tree line separates the site from Ashton Road and nearby dwellings. The western boundary is formed by a low but continuous hedgerow containing intermittent trees and allowing partial outward views across adjoining farmland.

The Upper Siddington Bridge (Grade II, List Entry 1090036) and the Siddington Canal Locks are located immediately north of the site, forming part of the historic canal infrastructure. The site is visible from both features, contributing to their wider setting within a rural agricultural landscape. The presence of pylons crossing the site from east to west introduces a detracting modern element, though this does not dominate the overall landscape character.

The land is outside Flood Zones 2 and 3 and has no PRoWs within its boundaries, though the adjacent Footpath 14 along the canal provides indirect public visibility.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the Dip-Slope Limestone Lowland Landscape Character Type, and more locally within the Kemble Lowlands (1A) Landscape Character Area. This area is typified by gently rolling arable farmland, open views, and low-lying limestone terrain intersected by watercourses and former canal features.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the south-western rural edge of Siddington, contributing to the open agricultural setting of the village and the historic canal corridor. Its large scale, gently sloping topography, and open arable character are characteristic of the Kemble Lowlands (LCA 1A), while its enclosure by hedgerows and tree belts ensures it remains visually contained in near views. The relationship with the disused canal, Upper Siddington Bridge (Grade II), and associated locks lends additional historic sensitivity, reinforcing the site's contribution to the wider cultural and landscape context.

While the site is influenced by the adjacent settlement edge, it retains visual and perceptual links to the surrounding countryside. The filtered views from Footpath 14 ensure that the site is perceptible within the public domain, particularly in relation to the canal and heritage features.

Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting its historic and visual relationship with the canal corridor, association with a listed structure, and rural setting, balanced against the influence of existing infrastructure and nearby housing.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Limestone Lowland
Landscape Character Area:	1A – Kemble Lowlands
Historic Landscape Character:	A4p – Former unenclosed cultivation – now enclosed (Less regular organised enclosure partly reflecting former unenclosed cultivation patterns)

Constraints/Designations:
Landscape: None identified.
Historic: Within the wider setting of Upper Siddington Bridge (Grade II, List Entry 1090036)
Biodiversity: Hedgerows and tree belts provide localised habitat value and connectivity
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpath 14 runs to the north along the disused canal.

Site Reference: SD14	**Settlement: Siddington (White 2014)**
DESCRIPTION: A small area adjacent to The Old Rectory, in mixed use as uneven pasture (old ridge and furrow plus other unevenness) and horse paddock, with a line of large pylons running E/W across the northern part of the site, where it abuts large industrial units on the edge of Cirencester. A PROW runs along most of eastern edge. Woodland along western boundary screens the site substantially from the wider landscape. The site lacks tranquillity due to pylons, the industrial edge and some traffic noise.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The site's susceptibility to development lies in its role in the separation of Siddington and Cirencester. Although not visible within the wider landscape or from houses within the settlement, there are views from the PROW. Its value lies in its proximity to a Listed Building and possibly ridge and furrow.	
Landscape Context	
National Character Area;	NCA 107: Cotswolds
Landscape Character Type:	LCT Dip Slope Lowland
Landscape Character Area:	LCA Kemble Dipslope
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: none Historic: proximity to Listed Building, traces of ridge and furrow. Biodiversity: some potential in meadow area? Other (floodplain, PROWs): PROW to the east	

Site Reference: SD15	***Settlement:*** ***Siddington (White 2014)***
Description: The site comprises of series of grazed horse paddocks on the south eastern edge of the settlement. The site is bounded by the remnant waterbodies of the Cotswold Canal with associated public footpath and mature trees on its eastern edge. To the west it is bounded by a dismantled railway with outgrown hedges on a slight embankment. To the south, there is an outgrown hedge with trees. To the north is the access from the Ashton Road to a traditional farm complex to the east. This is now used partly at least for horse-related activities with a manege. The settlement lies to the north with views into the site from the Ashton Road and the listed Greyhound pub. Sparse traditional roadside development lies to the east with the isolated Nursery View dwellings beyond. Open countryside surrounds the site to the south, south east and south west. Views are also possible directly into the site from the canal footpath which provides a very attractive link between the settlement and the countryside.	
Evaluation:	**MEDIUM-HIGH SENSITIVTY**
Justification: The site forms part of the open countryside south of the settlement, extending significantly beyond other development form and bounded by a rural farm complex to the east. The site is also highly visible from the Cotswold canal path which runs along a particularly attractive green corridor and from the listed Greyhound Pub. Whilst enclosed it would be a marked extension of the settlement, and any development here is considered inappropriate.	
Landscape Context	
National Character Area:	Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	Somerford Keynes
Historic Landscape Character:	Riverine pasture, probably meadows now largely enclosed.
CONSTRAINTS/DESIGNATIOS	
Landscape:	none
Historic:	none
Biodiversity:	none
Other (floodplain, PROWs):	PROW along eastern boundary, associated with former canal.

Site Reference: SD17	**Settlement: Siddington**

Description:

The site lies to the east of Siddington Road, between the road and Bluebell Drive and its associated mobile home park, on the southern edge of Cirencester. It is a relatively small, grassed parcel, likely of pastoral character, with areas of scrub and unmanaged vegetation creating a semi-natural appearance. The site is detached from Siddington, being physically and visually more closely related to Cirencester's southern settlement edge.

The western boundary is defined by Siddington Road, with a hedgerow containing gaps that allow partial views into the site. The eastern edge adjoins residential and mobile home plots on Bluebell Drive, which overlook the land, while the southern and northern boundaries are marked by fencing and intermittent vegetation. The site is traversed by large pylons running east to west, creating a noticeable visual feature and reducing the site's rural character.

The land is largely flat, with short grass and scattered shrubs and scrub, giving it a managed yet semi-natural feel. There are no PRoWs crossing the site, though it is visible from adjacent residential properties and from the public highway. The spire of the Church of St Peter (Grade II*, List Entry 1340986) is visible in distant views, and the site is approximately 250m north of the Tithe Barn Scheduled Monument (List Entry 1003445), though there is no direct intervisibility.

The southern section of the site lies within Flood Zone 2, while the remainder is outside designated floodplain.

The site falls within National Character Area 108 – Upper Thames Clay Vales, within the Dip-Slope Lowland Landscape Character Type, and more locally within the Kemble Dip-Slope (TV3A) Landscape Character Area as defined in the Gloucestershire Landscape Character Assessment. This landscape is characterised by open arable and pasture fields on gently sloping limestone lowlands with hedgerow boundaries and dispersed settlement.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:

The site forms a small transitional parcel at the southern edge of Cirencester, with a semi-urban character shaped by nearby housing, road infrastructure and overhead pylons. Although the site retains some vegetation and grassland cover, its proximity to built form and lack of strong natural or historic features reduce its landscape and perceptual sensitivity.

The site's historic landscape type (A4p) provides some agricultural time-depth, but there are no strong heritage associations or visual links to nearby designated assets such as the Church of St Peter or the Tithe Barn. Views are localised, experienced mainly from the adjacent road and nearby dwellings, with limited contribution to the wider landscape setting.

While the land provides a small pocket of openness along Siddington Road and contributes marginally to the green transition between settlement and countryside, the overall

landscape context is urban-fringe and influenced by modern infrastructure. The presence of pylons, limited scale, and semi-enclosed boundaries further lower sensitivity. As such, the site is assessed as having medium-low landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Limestone Lowland
Landscape Character Area:	TV3A – Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation – now enclosed (Less regular organised enclosure partly reflecting former unenclosed cultivation patterns)
Constraints/Designations: Landscape: None identified. Historic: Within wider setting of Church of St Peter (Grade II, List Entry 1340986)* and Tithe Barn Scheduled Monument (List Entry 1003445) Biodiversity: Hedgerows and scrub provide some local habitat value Other (floodplain, PRoWS): Portion of the site lies within Flood Zone 2; no PRoWs within or adjoining the site	

Site Reference: SD18	**Settlement: Siddington**

Description:

The site lies beyond the northern extent of Siddington, to the west of Siddington Road and north of existing dwellings on Park Way. It comprises a medium-scale pastoral field that forms part of the open countryside separating Siddington and Cirencester. The land is relatively flat, sitting within a low-lying agricultural landscape of large, rectilinear fields defined by hedgerows and tree belts.

The western boundary is defined by a strong tree belt, which is along the old railway line and forms a wooded backdrop in local views, while the northern boundary is enclosed by a mature hedgerow beyond which lies PRoW Footpath 3. Although this footpath is on slightly higher ground, dense boundary vegetation restricts visibility into the site. To the east, a low stone wall borders Siddington Road, allowing open near views across the field from the highway. To the south, the site adjoins the rear boundaries of residential dwellings along Park Way, which are partially visible through boundary vegetation.

The site occupies a visually open position on the northern approach to Siddington, and its openness contributes to the physical and perceptual separation between Siddington and Cirencester. The Church of St Peter (Grade II*, List Entry 1340986), the Tithe Barn Scheduled Monument (List Entry 1003445), lie to the east of the site, across Siddington Road. The mature trees and vegetation within the church grounds filter but do not entirely screen intervisibility between the church and the site, allowing some glimpsed contextual views that establish a historic landscape relationship.

The eastern edge of the site lies partly within Flood Zones 2 and 3, associated with the low-lying land near the River Churn corridor.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the Dip-Slope Lowland Landscape Character Type, and more locally within the Kemble Dip Slope (LCA TV3A), as defined in the Gloucestershire Landscape Character Assessment. This area is typified by flat to gently undulating agricultural land, hedgerow field patterns, and village settlements connected by rural lanes.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the open northern approach to Siddington, playing an important role in maintaining settlement separation and the rural setting of the village. The flat arable character, mature boundaries, and wooded backdrop to the west contribute to the distinct transition between settlement and open countryside, consistent with the character of the Kemble Dip Slope (LCA TV3A).

The Church of St Peter (Grade II*), the Tithe Barn Scheduled Monument, and other heritage assets lie to the east, separated by Siddington Road. While vegetation within the church grounds limits direct intervisibility, the site remains part of the wider rural

setting of these assets, reinforcing the historic agricultural context of the village and its relationship with the surrounding landscape.

Although the site benefits from boundary vegetation and tree cover, the open frontage to Siddington Road makes it visually prominent on the village approach. As such, the site is assessed as having medium-high landscape sensitivity, reflecting its historic and visual associations, open rural character, and role in maintaining separation between settlements, balanced by the screening provided by vegetation and limited public access.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Limestone Lowland
Landscape Character Area:	TV3A – Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation – now enclosed (Less regular organised enclosure partly reflecting former unenclosed cultivation patterns)

Constraints/Designations:
Landscape: None identified.
Historic: Within the wider setting of the Church of St Peter (Grade II*), Tithe Barn Scheduled Monument, and other listed buildings
Biodiversity: Hedgerows and tree belts provide ecological value and connectivity.
Other (floodplain, PRoWS): Eastern edge within Flood Zones 2 and 3; PRoW Footpath 3 beyond northern boundary offers filtered views

Site Reference: SD19	**Settlement: Siddington**

Description:

The site lies on the northern edge of Siddington, north of Park Way and east of Pound Close, forming part of the transition between the built form of the village and the open countryside beyond. It comprises a medium-scale pastoral grassland field of regular shape, gently sloping eastwards towards a tree belt and drainage ditch that define the eastern boundary. The western edge, along Pound Close, is partially screened by a line of roadside trees, though gaps allow clear views across the site.

The southern boundary adjoins existing residential development along Park Way, providing a built backdrop, while the northern boundary is formed by a fragmented hedgerow with occasional trees, allowing open views from PRoW Footpath 3, which runs beyond the northern edge.

The eastern boundary is defined by a mature tree belt (old railway line) and ditch line, which provides a degree of visual containment and ecological value.

The site sits within an area of gently undulating land characteristic of the Dip-Slope Lowland landscape, with open, managed grassland fields bounded by hedgerows and trees. Its location at the northern edge of the settlement makes it visible from the surrounding countryside, particularly in views from the north and west. The spire of the Church of St Peter (Grade II*, List Entry 1340986) is visible from Pound Close, forming a local landmark within the wider village setting, though the site itself is not directly associated with any heritage designations.

There are no conservation areas or listed buildings within or immediately adjacent to the site, and it lies outside Flood Zones 2 and 3.

The site falls within National Character Area 108 – Upper Thames Clay Vales, within the Dip-Slope Lowland Landscape Character Type, and more locally within the Kemble Dip Slope (LCA TV3A) as defined in the Gloucestershire Landscape Character Assessment. The area is characterised by gently rolling agricultural land with hedgerow boundaries, small watercourses, and open settlement edges.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the northern rural fringe of Siddington, acting as a transitional landscape between the built edge and the open countryside to the north. Its pastoral grassland character, open northern views, and visual relationship with PRoW Footpath 3 contribute to its rural identity and enhance its role in defining the settlement edge.

Although the site is influenced by adjacent housing to the south and filtered in some views by roadside trees along Pound Close and the eastern tree belt, it remains highly visible from local viewpoints and contributes to the sense of openness that distinguishes

Siddington's northern approach. The Church of St Peter's spire, visible from nearby streets, reinforces the traditional rural settlement character and provides a visual connection between the site and the village's historic core, even in the absence of direct heritage constraints.

The Historic Landscape Type (A4p) reflects the sites long-term agricultural continuity. The site has perceptual qualities and is in a prominent position which increases its sensitivity.

Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting its open, transitional character, visual exposure, and importance in maintaining the settlement's rural edge, balanced by proximity to development and moderate enclosure from vegetation.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Limestone Lowland
Landscape Character Area:	TV3A – Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation – now enclosed (Less regular organised enclosure partly reflecting former unenclosed cultivation patterns)

Constraints/Designations:
Landscape: None identified.
Historic: Within the wider setting of the Church of St Peter (Grade II*)
Biodiversity: Hedgerows and tree belts provide local ecological value
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpath 3 to the north offers filtered views over the site.

Site Reference: SD20	**Settlement: Siddington**

Description:

The site lies beyond the western boundary of Siddington, forming a large-scale arable field between the disused canal to the north and Clarks Lane to the south. It occupies a slightly elevated position within the open agricultural landscape that forms the rural setting of the village, with a strong sense of countryside and separation from the main built area.

The field is regular in shape and crossed by a partial hedgerow running east to west through its centre, providing some internal structure. The northern, southern and western boundaries are well defined by strong mature hedgerows, with occasional hedgerow trees that contribute to the local field pattern and visual enclosure. The eastern boundary adjoins the existing settlement edge, although the scale and openness of the site mean that any further development would significantly alter the settlement pattern and the sense of transition between village and countryside.

The land use is intensive arable cultivation, typical of the surrounding Kemble Lowlands landscape, and the field itself exhibits no distinctive or rare landscape features. However, it forms part of the rural foreground to Upper Siddington House (Grade II, List Entry 1340989), which lies just beyond the northern boundary, and contributes to the open agricultural setting of this heritage asset.

There are no PRoWs within the site. The nearest routes are PRoW Footpath 6 to the south of Clarks Lane and PRoW Footpath 2 beyond the western boundary, both of which afford limited or oblique views of the site through intervening vegetation. The site lies outside Flood Zones 2 and 3.

The site falls within National Character Area 108 – Upper Thames Clay Vales, within the Dip-Slope Limestone Lowland Landscape Character Type, and more locally within the Kemble Lowlands (LCA 1A). This landscape is characterised by flat to gently undulating limestone farmland, hedgerow-enclosed fields, and historic villages connected by rural lanes and watercourses.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the open western setting of Siddington, contributing to the distinct sense of separation between the village and the surrounding countryside. Its large-scale arable character, strong boundary vegetation, and relationship with the disused canal and rural lane network are typical of the Kemble Lowlands (LCA 1A). The landscape exhibits a strong sense of rurality and openness, despite the site's partial visual connection to the settlement edge.

The site lies within the wider setting of Upper Siddington House (Grade II), which is located just beyond the northern boundary. The open agricultural land provides part of

its historic rural context, although the hedgerow enclosure and absence of direct intervisibility reduce its immediate sensitivity to change.

Development of the site would significantly disrupt the existing settlement pattern, extending built form into an area that currently reinforces the distinction between settlement and countryside. While the field itself contains no special features, its scale, openness and perceptual qualities contribute to the rural character of Siddington's western edge.

Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting its strong countryside character, visual and perceptual openness, and contribution to the rural setting of a listed building, balanced against its typical agricultural condition and limited public visibility.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Limestone Lowland
Landscape Character Area:	TV3A – Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation – now enclosed (Less regular organised enclosure partly reflecting former unenclosed cultivation patterns)

Constraints/Designations:
Landscape: None identified.
Historic: Within the wider setting of Upper Siddington House (Grade II, List Entry 1340989)
Biodiversity: Strong hedgerow boundaries and occasional trees provide ecological value
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; nearby PRoW Footpath 6 (south of Clarks Lane) and Footpath 2 (west) afford limited filtered views

Site Reference: SD21	**Settlement: Siddington**

Description:

SD21 is located to the south of Park Way, on the western side of the main core of Siddington. The site comprises relatively flat parkland-style grassland, enclosed by strong woodland boundaries to the east, south and west. The southern woodland belt is identified as Priority Habitat Deciduous Woodland and incorporates the Old Thames and Severn Canal within its wooded corridor, adding ecological and historic interest to the wider setting.

The northern boundary along Park Way is defined by estate railings, creating a formal edge to the road. A residential property with a stone wall boundary forms part of the north-western edge. To the north of Park Way are Barton Farmhouse (Grade II, List Entry 1090075) and School House (Grade II, List Entry 1153896), which contribute to the historic character of this part of Siddington. While the site does not directly adjoin these listed buildings, it forms part of their setting.

The site is relatively contained with localised views only, due to the strong woodland boundaries and limited public vantage points. There is no public access and no PRoWs cross or adjoin the site. The site lies outside Flood Zones 2 and 3.

The parcel falls within the Dip-Slope Lowland Landscape Character Type, specifically TV3A Kemble Dip Slope Landscape Character Area. Historic Landscape Character is identified as A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former cultivation patterns and Parliamentary enclosure within the parish.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

SD21 occupies a contained and relatively discreet parcel on the western edge of Siddington. The parkland grassland character and strong woodland boundaries, including Priority Habitat woodland and the canal corridor, provide natural structure and local ecological value. However, the site is visually enclosed and has limited wider landscape prominence.

Development would alter the current open character but would be experienced primarily in a localised context, with limited wider landscape or visual effects. Overall, the combination of moderate physical and historic sensitivity, balanced against enclosure and limited visibility, supports an overall judgement of Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Lowlands
Landscape Character Area:	TV3A Kemble Dip Slope

Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: Proximity to Barton Farmhouse (Grade II, List Entry 1090075) and School House (Grade II, List Entry 1153896). Old Thames and Severn Canal corridor along the southern boundary. Biodiversity: Priority Habitat Deciduous Woodland along the southern boundary. Other (floodplain, PRoWS): No Flood Zones 2 or 3. No PRoWs within or immediately adjoining the site.	

Site Reference: SD22	**Settlement: Siddington**

Description:

SD22 is located off Coach Road to the north-west of Siddington, close to Siddington Church of England Primary School. The site forms part of the land surrounding The Old Rectory (Grade II Listed, List Entry 1379927) and comprises a combination of woodland, domestic garden space and associated outdoor sporting facilities.

The site is heavily enclosed by woodland and mature trees and forms part of a larger block of deciduous woodland identified as Priority Habitat. A disused canal corridor lies to the east, contributing additional historic and ecological interest to the wider landscape context. Due to the strong enclosure, the site is not visually prominent within the local area, and there are no views into the site from PRoW Footpath 3 to the south.

The site lies within the Dip-Slope Lowland Landscape Character Type, specifically TV3A Kemble Dip Slope Landscape Character Area. Historic Landscape Character is identified as A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former cultivation patterns and Parliamentary enclosure within the parish.

Evaluation:	**MEDIUM -HIGH SENSITIVITY**

Justification:

SD22 occupies a largely wooded and sensitive parcel forming part of the historic and ecological setting of The Old Rectory (Grade II). The site's mature woodland structure, designation as Priority Habitat Deciduous Woodland and relationship with the disused canal corridor collectively elevate natural and historic sensitivity.

Although visually contained from the wider area and not directly visible from nearby PRoWs, its internal character and contribution to the wooded edge of Siddington are significant. Development would likely require substantial vegetation removal, fundamentally altering the established woodland setting and affecting the character and heritage context of the Old Rectory.

While the site is enclosed and not widely prominent, the combination of ecological value, heritage setting and strong perceptual woodland character supports an overall judgement of Medium–High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Lowlands
Landscape Character Area:	TV3A Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: None identified
Historic: The Old Rectory (Grade II, List Entry 1379927) within the site. Disused canal corridor to the east.
Biodiversity: Priority Habitat Deciduous Woodland forming part of a larger woodland block.
Other (floodplain, PRoWS): No Flood Zones 2 or 3. No PRoWs within or immediately adjoining the site.

Site Reference: SD23	**Settlement: Siddington**

Description:

SD23 is located beyond the north-western extent of the core of Siddington. The site comprises two pastoral fields to the north of Park Way and to the north and east of Pound Close, and part of a further field extending towards Siddington Road.

The fields are defined by fragmented hedgerows, with a ditch line and associated tree belt running along part of the eastern boundary. The land rises gently towards the northern edge. To the north-west lies the corridor of the Old Thames and Severn Canal and associated vegetation, while industrial development is present beyond the northern boundary. Residential development at Pound Close sits immediately to the south-west, with open views available across much of the site from these properties.

PRoW Footpath 3 runs east–west through the site, providing clear and open views across the majority of the parcel and increasing recreational and visual sensitivity. A small section near Siddington Road falls within Flood Zones 2 and 3, though the majority of the site is outside these areas. The Conservation Area is not in the immediate vicinity, and there are no listed buildings directly adjoining the site, although assets to the east of Siddington Road fall within its wider setting.

The site lies within the Dip-Slope Lowland Landscape Character Type, specifically TV3A Kemble Dip Slope Landscape Character Area. Historic Landscape Character is identified as A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former unenclosed cultivation patterns and Parliamentary enclosure within the parish.

Evaluation:	**MEDIUM TO MEDIUM -HIGH SENSITIVITY**

Justification:

SD23 forms part of the countryside edge to the north-west of Siddington and is visually open and accessible due to PRoW Footpath 3 crossing the site. The fields rise gently northwards and are clearly perceived as open agricultural land beyond the established settlement boundary.

The eastern parcel adjacent to Pound Close is more closely related to existing development and therefore demonstrates a slightly reduced susceptibility, supporting a Medium sensitivity. However, the remainder of the site would represent a more pronounced encroachment beyond the current settlement pattern. The presence of the canal corridor and industrial development to the north introduces some contextual influences, but these do not diminish the site's role as open rural land.

On balance, the site demonstrates a mixed sensitivity, with the majority of the parcel assessed as Medium–High, and the portion adjacent to Pound Close assessed as Medium.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Lowlands
Landscape Character Area:	TV3A Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: The Old Rectory (Grade II, List Entry 1379927) within the site. Disused canal corridor to the east. Biodiversity: Ditch corridor and associated tree belt along eastern boundary. Proximity to canal corridor vegetation. Other (floodplain, PRoWS): Small section within Flood Zones 2 and 3 near Siddington Road. PRoW Footpath 3 runs east–west through the site.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 31 – South Cerney

COTSWOLD
District Council

Settlement character

1.1 South Cerney, shown on Figure SC1, is located 6.5km south of Cirencester within the Cotswold Water Park. The Western Spine road runs just south of the village and joins with the A419 Swindon-Cirencester Trunk Road. It is one of the largest villages within the District having undergone considerable growth over the past 25 years.

1.2 The village was originally linear spreading out from a central intersection. Today, substantial in-fill development has obscured the linear pattern. There are substantial modern housing estates to the east and south of the village core. Historic buildings are mainly found alongside the main streets of the village. However, All Hallows Church is located on the northern side of the River Churn which runs through the village. Also adjacent to the river is an intimate landscape of remnant meadow and allotments. To the north of the church is Edwards College which is set in parkland.

1.3 A large 'quadrant' of the village is formed by the 'Aggregate Industries' works. On the south side of the village there are large lakes formed by sand and gravel extraction. The northern edge of the village is strongly defined by a disused railway line.

1.4 The northern and western approaches to the village are attractive as a result of the street form and historic buildings. However, the southern approach is marred by industrial development and suburban housing.

Landscape Character

1.5 South Cerney is located within National Character Area 108, Upper Thames Clay Vales. At a county level, the settlement is located within River Basin Lowland landscape type and the Somerford Keynes LCA. It is bordered by the Cornbrash Lowlands landscape type to the north west on rising ground.

1.6 The landscape to the south of the village is dominated by waterbodies previously associated with sand and gravel extraction and now used for sailing and recreation as part of the Cotswold Water Park. These are surrounded by bands of riparian trees. In some areas there is rough land around the edges of the waterbodies consisting of remnants of pasture and woodland blocks. East of the 'Aggregate Industries' site some land has been filled with waste concrete products.

1.7 To the west the land rises gently to Ashton Down which provides a visual stop to views on this side of the settlement. Around Upper Up the land is pastoral

with gappy and outgrown hedges. To the north of Upper Up is the valley of the River Churn with meadows and pasture.

1.8 To the east of the Churn and north of the village centre is a low ridge which provides a higher vantage point over the village. This ridge strongly separates the Churn Valley from Silver Street. To the east of Silver Street is an attractive area separated from the wider countryside by the disused railway line to the north and with the River Churn running through it. Accessed by 'Bow Wow' and Church Lane, this area contains the parkland of Edwards' College, the church and churchyard, remnant meadows orchards and allotments. It is a popular recreation area for local people.

Relationship of the settlement with the landscape

1.9 The settlement has the following key relationships with the surrounding landscape.

Positive

- The area around Bow Wow provides a link between the village centre and the surrounding countryside.
- The ridge that enters the village from the north between Silver Street and the Churn has remained undeveloped creating an immediate visual and physical relationship between the village and its rural hinterland in this area. The linear pattern of the village on this side of the village relates to the form of the ridge.

Negative

- Modern development to the south and east of the village centre has developed incrementally as a series of self-contained blocks which is at odds with the established linear pattern of the town.
- There is little visual or physical linkage between the modern development and the landscape setting.
- Development has sprawled out along the southern approach road 'suburbanising' the approach to the village.

Landscape sensitivity considerations

1.10 The character of the landscape surrounding the village has been strongly influenced by housing development, the extractive industry, leisure and communications. Much of the traditional agricultural landscape character has been degraded or radically altered by sand and gravel extraction. Leisure, sport and related housing developments are now transforming these

landscapes into a highly distinctive landscapes unlike the rest of the Thames Vale. These new developments vary in quality, and some are raw and relatively unmitigated at present. However, the degree of change from the traditional landscape means that there are significant opportunities to create a positive new landscape.

1.11 The ability of the landscape to accommodate development is constrained in the north by landscape character and quality. To the south constraints are predominantly physical. However, the land included with the 'Aggregate Industries' site has considerable potential to accept change.

Constraints to be taken into account

1.12 The constraints are shown on Figure SC2 and are summarised below:

- Conservation Area
- Listed buildings and their settings
- The Castle Scheduled Monument west of Silver Street.
- The floodplain of the River Churn
- SSSI status of many of the waterbodies south east of the village.

Areas where development is not suitable

1.13 Areas where development is not considered to be suitable, in accordance with the criteria set out in Section 2.0 are as follows:

- The north west quadrant of the village which includes the Castle site due to its visibility and importance to the setting of the village.
- The north east quadrant and areas around Bow Wow due to their intrinsic character and landscape quality.
- The area to the west of Upper Up due to its importance as part of the setting of the Conservation Area when approaching from the west.

Suggested environmental improvements

- The following environmental improvements are suggested:
- Enhancement of the southern approach to the village, particularly through environmental enhancement of landscape surrounding factory premises.
- Improved management of the farmland to the west of Upper Up.

Figure A1: Context and Landscape Character Types and Areas

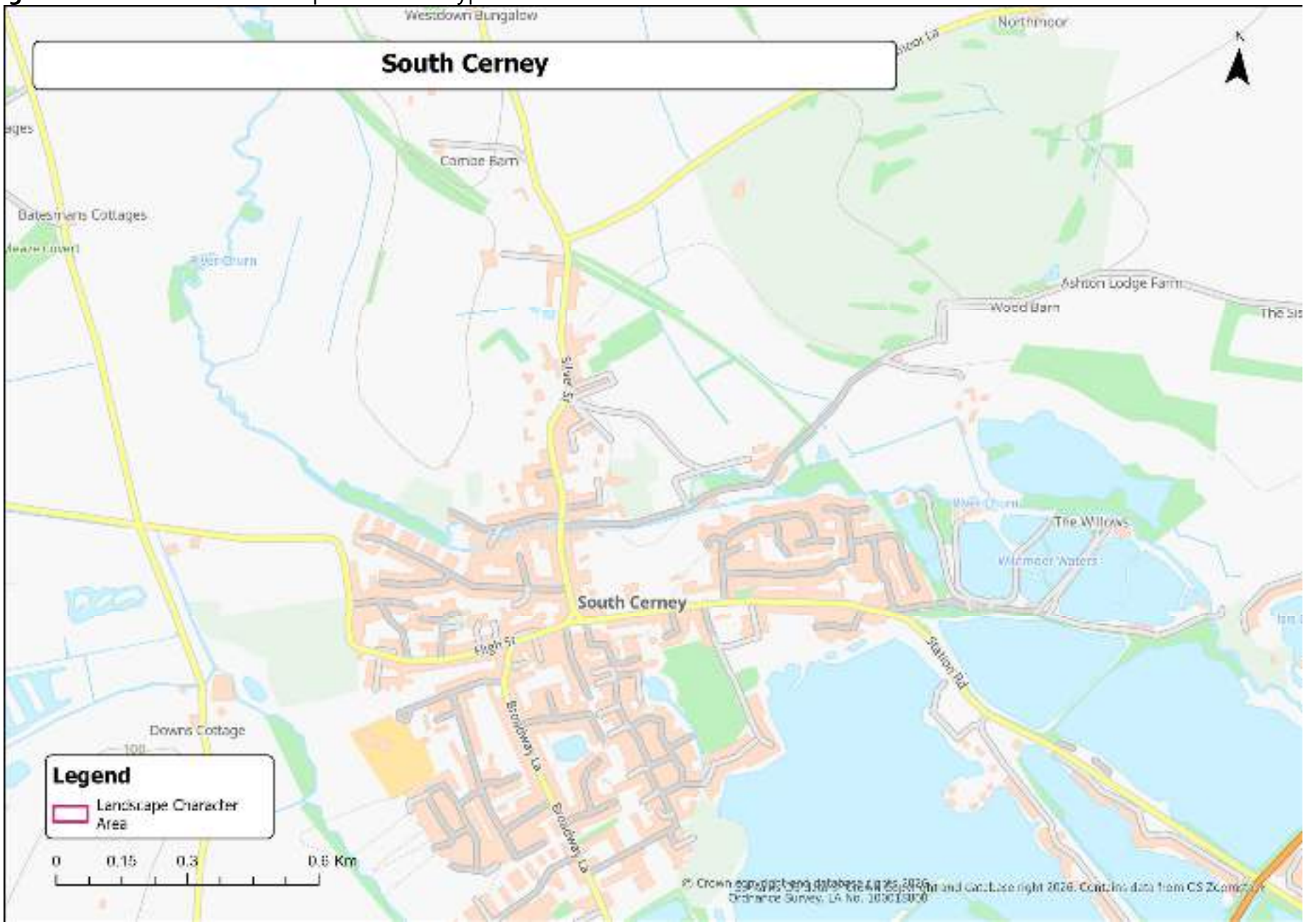
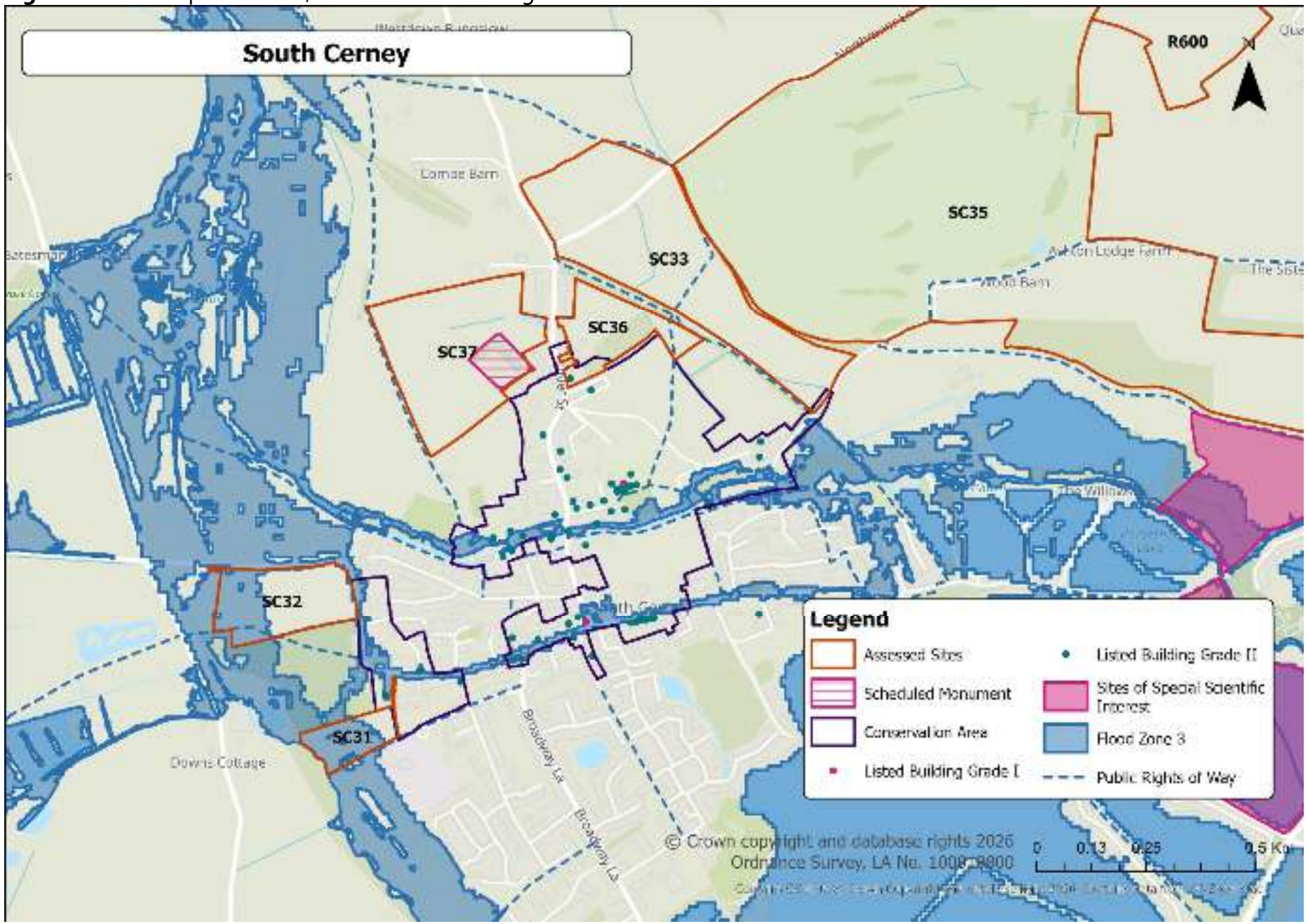


Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: SC31	**Settlement: South Cerney**
DESCRIPTION: This site consists of a medium-sized, flat field of horse pasture with remnant ridge and furrow on the western edge of the settlement. The western two thirds of the field are in the flood zone associated with a watercourse on the western boundary. The site has outgrown hedges on three boundaries with housing and a car park to the east which are in South Cerney Conservation Area. A public footpath runs along the eastern and southern edges. There is a 50m wide young tree plantation on the other side of the watercourse beyond which is open countryside. Tennis courts and playing fields lie to the north and a school lies to the south. This is a site of some but relatively low tranquillity, due to adjacent development.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The site is susceptible to development by reason of it lying predominantly in the flood zone and its unimproved pasture and ridge and furrow. Any development in the flood zone would also extend the settlement significantly to the west compared to development to the north and south and therefore is undesirable also for this reason. The value of the site lies in its juxtaposition with the Conservation Area. Normally it would be considered desirable to maintain the relationship between the Conservation Area and the countryside intact and there is merit in this approach. However, housing on the eastern third of the site, if at low density and carried out to a high standard with a positive edge to the west may be an appropriate intervention. The site is inappropriate for lower quality or high density development. However, any development should accommodate the PROW and may compromise the continued use of the horse pasture.	
Landscape Context	
National Character Area:	Thames and Avon Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	Somerford Keynes
Historic Landscape Character:	Existing settlement - present extent (does not apply to this site)
Constraints/Designations	
Landscape:	none
Historic:	South Cerney Conservation Area on eastern boundary
Biodiversity:	none
Other (floodplain, PROWs):	Floodzone 3 covers over half the site. PROW (footpaths) lie along southern and eastern boundaries.

Site Reference: SC32	**Settlement: South Cerney**

Description:

The site lies to the south and west of Upper Up, north of the Upper Up Playground and Playing Fields, from which it is separated by a mature hedgerow with hedgerow trees. It forms part of the western edge of South Cerney, comprising a medium-scale parcel of flat grassland bounded by strong vegetation and limited by existing settlement to the east. The site is enclosed and well screened, with localised visibility and a sense of containment created by boundary vegetation.

The western boundary is defined by a strong mature deciduous hedgerow, which creates a clear visual edge and contributes to the area's verdant rural character. The eastern boundary is more open, marked by low-lying shrubs and hedgerow gaps, allowing filtered views from the Upper Up properties. The southern boundary is formed by PRoW Footpath 7, which runs adjacent to the site along the edge of the playing fields and offers intermittent views through vegetation. A remnant line of north–south hedgerow trees run through the centre of the field, providing vertical interest within the otherwise open land.

Small pylons cross the site east–west, introducing a minor visual detractor, though the site's overall rural and pastoral character remains intact. The landscape is flat and low-lying, consistent with the surrounding topography of the Cotswold Water Park, and the western portion of the site lies within Flood Zones 2 and 3.

The site's land use and structure are typical of the riverine pasture landscapes around South Cerney, historically used as meadows and now largely enclosed by hedgerows and trees. The site is located within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Clay Vale Landscape Character Type, and more locally within the South Cerney and Ashton Keynes Settled Wetlands (LCA 3A).

The South Cerney Conservation Area lies to the east, beyond Upper Up on the other side of the road, with limited intervisibility due to intervening buildings and vegetation.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the western rural edge of South Cerney, contributing to the green and open setting of the village and maintaining a distinct transition between settlement and countryside. Its flat grassland character, strong boundary vegetation, and historic function as enclosed meadowland are consistent with the River Basin Clay Vale LCT and South Cerney and Ashton Keynes Settled Wetlands (LCA 3A).

While the site is visually contained by vegetation, it remains perceptible in near views from Upper Up and PRoW Footpath 7, and its pastoral, undeveloped character plays an important role in maintaining the village's rural edge. The site also lies close to the South Cerney Conservation Area, though the intervening development and vegetation

limit any strong visual or historic connection.

The Historic Landscape Type (D1r) reinforces the site's long-term agricultural use and its association with the riverine meadow landscapes of the Cotswold Water Park. The presence of pylons slightly detracts from its scenic quality, but the area retains a rural, enclosed and tranquil character that contributes positively to the settlement's wider landscape setting. As such, the site is assessed as having medium-high landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Clay Vale
Landscape Character Area:	3A – South Cerney and Ashton Keynes Settled Wetlands
Historic Landscape Character:	D1r – Riverine pasture, probably used as meadows (now largely enclosed)

Constraints/Designations:
Landscape: None identified.
Historic: Within wider setting of South Cerney Conservation Area
Biodiversity: Hedgerows, hedgerow trees and grassland support local ecological value and connectivity.
Other (floodplain, PRoWS): Western section within Flood Zones 2 and 3; PRoW Footpath 7 runs along southern boundary providing visual and recreational sensitivity.

Site Reference: SC36	**Settlement:** South Cerney
Description: The 3.59 ha site is located on the north-eastern edge of South Cerney and comprises mostly pastoral farmland with flat topography. The south-western part of the site incorporates the buildings and associated functional area of Berry Farm. The south-eastern part of the site contains a small orchard and several ponds. There is also a stream within the east of the site, which forms the boundary between two adjoining fields. The primary access to the site is via a track, which leads onto Silver Street to the west. There are residential uses to the west and agricultural land to the north, south and east. The embankment of the disused former Midland and South Western Junction Railway forms the northern boundary, which is now a well-used public bridleway. A public right of way crosses the eastern part of the site, which links the bridleway with the main part of the village to the south.	
Evaluation:	**Overall Rating: High/Medium**
Justification: The parcel has susceptibility to change through housing development due to its position on the edge of the settlement. Development would represent encroachment into an rural landscape, although this is tempered by the level of enclosure and adjacent permanent boundary created by the railway embankment. The parcel forms a pleasant open space on the edge of the settlement that provides enjoyment to footpath users. The setting of the listed buildings within and adjacent to the parcel will need to be considered and would likely restrict the scale of any development. The field within the east of the parcel is detached from the settlement's influence. Overlooking and privacy is also likely to be an issue within the parcel. Given the considerations that need to be made, its susceptibility to landscape change and position on the edge of the settlement, the parcel is considered to have **High/Medium** sensitivity.	
Landscape Context: The parcel is located alongside the northern settlement extent of South Cerney, to the east of Silver Street. It has a small scale agricultural context that is defined by small pastoral paddocks and orchard trees. The parcel is separated from the wider landscape by the elevated railway embankment that is present along the length of the north-eastern boundary. The western boundary abuts residential development along Silver Street that is of varying time depth; some structures to the south-west are listed. The southern boundary is defined by some vegetation and fencing with a continuation of the parcel's small scale agricultural context present beyond. This local enclosure of the parcel creates a level of tranquillity within the parcel, and it has an idyllic aesthetic quality. Minor watercourses are also present within the parcel. South Cerney Footpath 15 is present within the east of the parcel and crosses it along a north/south axis. A bridleway is also present along the elevated railway embankment to the north-east. This availability of public vantage points provides views into the parcel. From the railway embankment these views are filtered by the vegetation that flanks the route. Beyond the embankment views are completely screened. Views from the west and south-west are screened by the built form along Silver Street with glimpses of the parcel being afforded between structures and along the access road. The most prevalent views are from the south of the parcel along the footpath. These are only local views as intervening features screen views from further afield.	

National Character Area:	National Character Area 108: Upper Thames Clay Vales
Landscape Character Type:	Landscape Character Type: River Basin Lowland
Landscape Character Area:	Landscape Character Area: TV1A: Somerford Keynes
Historic Landscape Character:	-

Constraints/Designations:
Landscape: Not within the CNL or a SLA
Historic: Listed Buildings present within the south west of the parcel and present beyond the south boundary. The South Cerney Conservation Area is present within the south west of the parcel and continues to the south beyond the boundary
Biodiversity: Natural England has raised concerns regarding the impact of further development in South Cerney on the North Meadow and Clattinger Farm Special Area of Conservation. Further assessment is currently being undertaken to understand whether additional development in this location would have an unacceptable impact.

The site is located within the Cotswold Water Park Nature Improvement Area and the Cotswold Water Park Nature Recovery Plan area. The site is also within a Site of Special Scientific Interest Impact Risk Zone, where developments of 10 or more dwellings outside existing settlements would require further analysis to understand the specific risks. A large proportion is also identified as Priority Habitat (no main habitat but additional habitat present).

The western part of the site is modelled to be within a Great Crested Newt amber zone. There are several ponds within the centre of the site, which may accommodate protected species such as Great Crested Newts. Furthermore, a stream runs through the eastern part of the site, which is also of ecological interest.

The central part of the site comprises several small fields of grazed pastureland. This is unlikely to have high biodiversity value, although a survey would be required to confirm this. However, the triangular field in the eastern part of the site contains an area of wet grassland, which could have ecological interest.

The former railway embankment to the north of the site is identified as Priority Habitat (deciduous woodland) and is a wildlife corridor. Former railway lines commonly have high biodiversity. Badger setts and Dormouse boxes were observed on this embankment during the site visit, both of which are protected species. During the site visit, Song Thrush were also observed within the site.

The site also contains several hedgerows, which are of ecological interest and may provide habitat for protected species. These also provide wildlife corridors. The farm buildings may also accommodate protected species, such as bats and barn owls.

A Preliminary Ecological Assessment is needed to further understand the extent of the ecological issues on the site. However, in addition to the potential impact of further development on the Special Area of Conservation and SSSIs, it initially appears that parts of the site may be more ecologically sensitive.

Other (floodplain, PRoW): South Cerney Footpath 15 is present within the east of the parcel. South Cerney Bridleway 51 is present along the railway embankment to the north of the parcel.

Site Reference: SC37	**Settlement:** South Cerney

Description:

SC37 is located to the west of Silver Street on the north-western edge of South Cerney. The site lies beyond existing residential development and comprises pastoral fields subdivided by hedgerows, together with a woodland block containing small ponds. The landform is gently undulating and rises towards the west to a ridgeline, increasing its prominence in the local landscape.

PRoW Footpath 3 runs north–south along the western boundary of the site, providing open and elevated views across the parcel and the surrounding countryside. The site falls within the Cotswold Water Park and adjoins the South Cerney Conservation Area. It also lies within the setting of several listed buildings along Silver Street, including Liddell House (Grade II, List Entry 1090030).

The parcel lies within the River Basin Lowland Landscape Character Type, specifically TV1A Somerford Keynes Landscape Character Area. The historic landscape reflects enclosed agricultural land typical of the parish.

Evaluation:	**HIGH SENSITIVITY**

Justification:

SC37 occupies a visually and physically prominent position on the north-western edge of South Cerney. The undulating landform rising to the west increases visibility, particularly from PRoW Footpath 3, where open views across the site and surrounding countryside are available. The parcel reads clearly as open countryside forming part of the rural setting and western transition of the village.

The site lies within the Cotswold Water Park and adjoins the Conservation Area, with direct impact on the setting of listed buildings including Liddell House. Development would extend built form westwards beyond the established settlement pattern and alter the current rural edge in a manner that would appear incongruous with the village's form.

The combination of topographic prominence, recreational visibility, heritage context and settlement-edge encroachment supports an overall judgement of High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1A Somerford Keynes
Historic Landscape Character:	A2m Former unenclosed cultivation – now enclosed

Constraints/Designations:
Landscape: None identified
Historic: Adjoins South Cerney Conservation Area. Within the setting of Liddell House (Grade II, List Entry 1090030) and other listed buildings along Silver Street.
Biodiversity: Woodland block and ponds within the site. Hedgerow network contributing to ecological connectivity.
Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. PRoW Footpath 3 runs north–south along the western boundary.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 32 – Stow-on-the-Wold

COTSWOLD
District Council

Settlement character

1.1 Stow-on-the-Wold is a historic, wool town located on the summit of the highest ground crossed by the A429 Fosse Way. Historically, it is at an important junction of several roads which now include the A436 and A424.

1.2 Settlement has occurred on this strategic site since prehistoric times with the shape of the oval bronze age/iron age camp still visible. The origin of the present town was in the medieval period when it was established as a planned town by Evesham Abbey as part of their Maugersbury Manor Estate. The town was built on the western edge of the camp including the area between it and the Fosse Way. The main road was diverted into the great rectangular market square enclosed by church, inns and shops which now forms the core of the town. The tower of St Edwards Church is a dominant landmark. The old settlement of Maugersbury is now dwarfed by the town and lies separated from Stow by a couple of small fields. The quality and value of the Cotswold stone built form is reflected in its Conservation Area status which includes the medieval town, part of Fosse Way, Maugersbury and the triangle of fields/manor parkland separating the two settlements.

1.3 The town is constrained by topography with steep valleys to the north of the centre and has thus grown on the flatter land on the gently sloping ridge top, particularly to the east and south. Smaller scale housing development has also taken place along Fosse Way particularly to the north in a triangle between the A424 and the Fosse. These established houses have large gardens with established tree cover. A supermarket lies to the east of the road extending the built form of the town on the more exposed side of the ridge to the north. Other commercial premises on the road include a roadside restaurant and petrol station which degrade the visual quality of the approach to the town.

1.4 Scattered houses follow the B4068 to Lower Swell set amongst paddocks and large gardens with mature tree boundaries.

1.5 The position of the town on the ridge top means that it is exposed to long views from all sides, but particularly from the east and west and to a lesser extent from the south. The visibility is illustrated by the relatively small development on the B4077 on the north west edge of town which can be clearly seen from beyond Upper Swell, over a mile away. The blocks of the housing estates make a large visual impact and do not respond to the historic pattern or grain of the town.

Landscape Character

1.6 Stow-on-the-Wold lies in the Cotswolds National Character Area 107. The settlement itself is within the High Wold landscape type and Cotswolds High Wold Plateau LCA. The boundary follows the edge of the built form. However, it is surrounded on almost all sides by the Farmed Slopes landscape type and the Vale of Moreton Farmed Slopes LCA.

1.7 The town lies on the edge of the high wold landscape overlooking the valleys of the River Dikler to the west and the Evenlode, at a distance, to the east. The High Wold comprises large scale open plateau tops characterised by arable land and large blocks of woodland interspersed with valleys of lush, intimate pastoral landscapes and small villages.

1.8 The latter description is true of the Dikler valley to the east with its charming settlements of Lower and Upper Swell. Views of the houses on the ridge top on the west side of Stow are possible from here. However, Stow itself is at the southern extent of an undulating, relatively narrow ridge of oolitic limestone at about 235mAOD, 90m above the adjacent valley bottom. The landscape is of arable agriculture with stone walls and hedges on the gentler slopes and permanent pasture on the steep incised valley sides. The agricultural land classification is Grade 3. On the ridge and slopes trees [including beech and lime] are often in belts alongside roads and as field boundaries. They are also present as riparian vegetation on the small streams and as hedgerow trees. The southern approach up the steep Stow Hill is particularly enclosed by tree belts and woodland to the west.

Relationship of settlement with the surrounding landscape

1.9 The settlement has the following key relationships with the surrounding landscape:

Positive:

- St Edward's Church provides the main focal point and landmark of the town and there are positive views towards it from the east and west.
- The built up perimeter of the Iron Age camp on the northern side of the town provides a positive relationship with the steep valley side.
- The green wedge separating the town from Maugersbury allows a relationship between the older settlement core with the landscape.

Negative:

- The housing estates on the east, and to a lesser extent south side, of town intrude into the landscape and are visible in approaches from the east. The houses tend to be standard house types, and the overall image is of a homogenous, monotonous suburban edge which does not complement the landscape or town.
- The linear development on Fosse Way tends to reduce the quality of the town approaches and some buildings can be seen from the lower ground on either side of the ridge.

Landscape sensitivity considerations

1.10 The landscape is distinctive and reflects many of the essential qualities and character of the National Landscape.

1.11 The ridge top location allows long views from all directions limiting the potential for discreet development. Some sites have mature tree screening close into the town, but these are very limited. Even these areas would have some visibility particularly in winter. Development would have the most impact where it is located on steeper slopes.

Constraints to be taken into account

1.12 The constraints are shown on Figure ST2 and are summarised below:

- National Landscape covering all of town and surrounding landscape
- Conservation Area
- Listed buildings and their settings
- Iron Age Camp SAM
- Monarch's Way, Gloucestershire Way and Macmillan Way.

Areas where development is not suitable

1.13 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Between Stow and Maugersbury because of the setting of the Conservation Area and to keep the settlements' separate identities.
- East of the town on the exposed ridge top and slopes because of the area's high visibility.
- In the steep valley sides to the north of the main part of the town because of their high visibility and role as setting to the old town.

- On exposed parts of the ridge which are without tree screening because of the areas high visibility.
- Northwards along the ridge because this extends the apparent size of the town most to open views from the east.

Suggested environmental improvements

1.14 The following environmental improvements are suggested:

- Tree screening to the housing estates to the east and south of the town.
- Planting on the playing field to the east would be desirable.

Figure A1: Context and Landscape Character Types and Areas

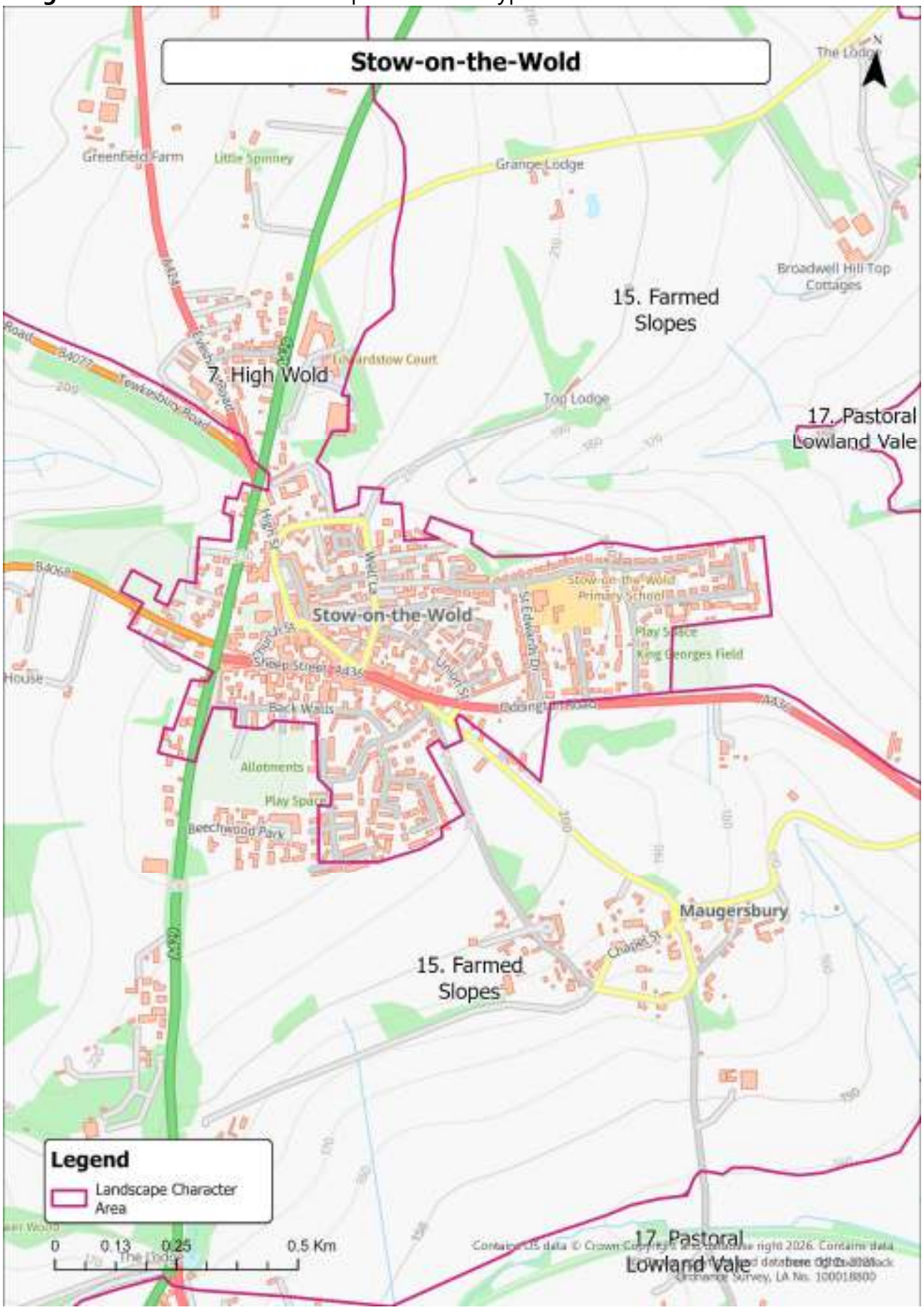
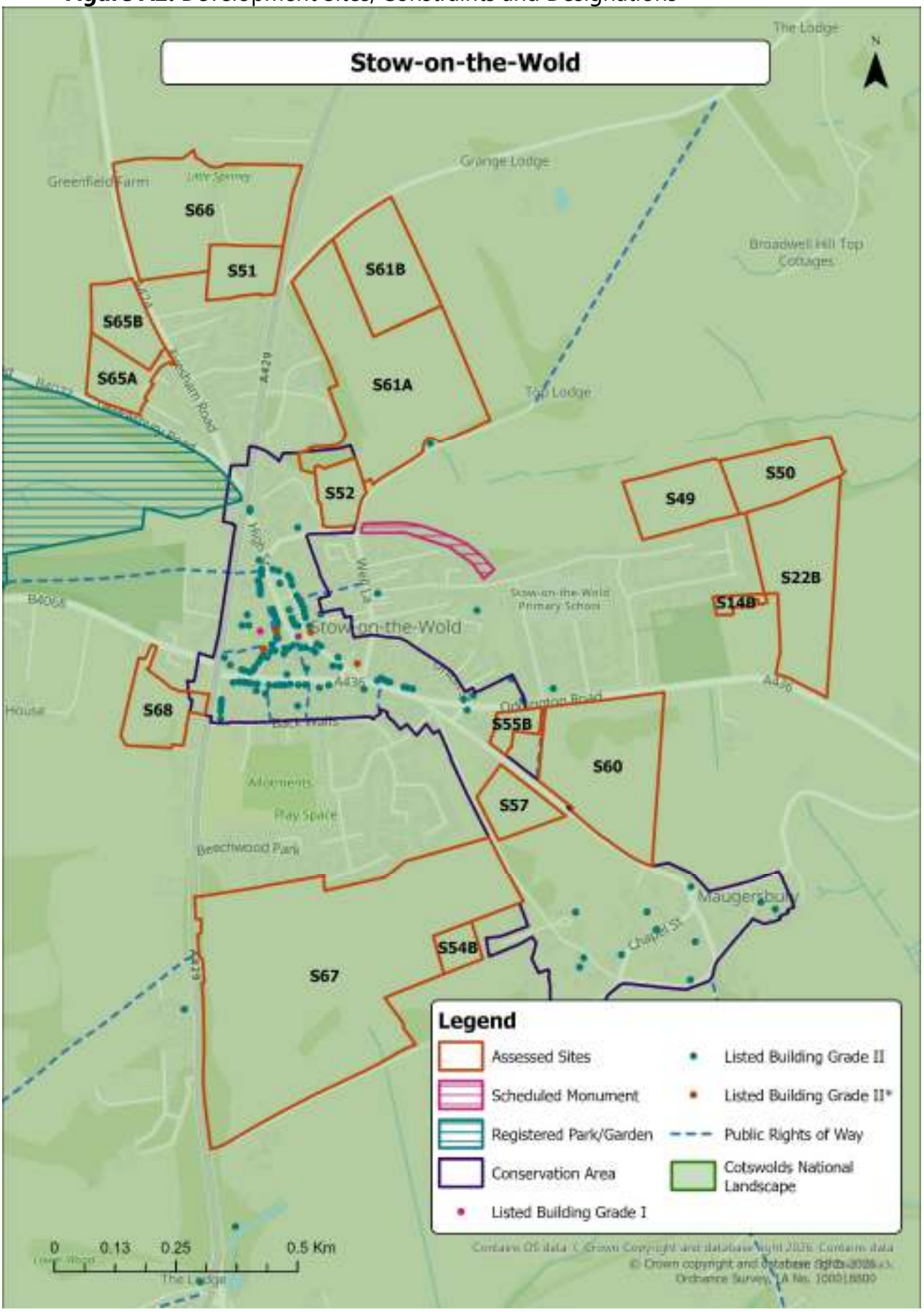


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	S14B	S22B	S49	S50	S51	S52	S54B	S55B	S57	S61B	S60	S61A	S65A	S65B	S66	S67	S68
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)																	
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground																	
	Falls within clear views from public vantage points (roads, PROWs, hills)																	
Scale and Size	Would extend settlement in an uncharacteristic direction or weaken form																	
	Introduce a significant area of built form into a rural or visually sensitive landscape.																	
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development																	
	Risks coalescence or erosion of settlement separation																	
	Sites to be discounted																	

Stage 2 Assessments

Site Reference: S14B	**Settlement:** Stow-on-the-Wold
Description: The site is located on the eastern edge of Stow-on-the-Wold, comprising a small section of a larger arable field situated to the south of Griffin Close. The southern boundary is arbitrary, separating this parcel from the remainder of the larger field, much of which to the south is currently under construction following the grant of planning permission (ref. 23/01513/FUL). To the west lies King George's Playing Field, which forms part of the local green infrastructure network, and to the north, existing residential development along Griffin Close defines the urban edge. The site's western boundary is marked by a hedgerow, providing limited enclosure and a degree of separation from the adjoining open space. The site lies outside Flood Zones 2 and 3 and is set within the Farmed Slopes LCT, more locally the Vale of Moreton Farmed Slopes LCA (15B). The Conservation Area is located some distance to the west and is not directly affected. Given its small size and the presence of ongoing development to the south, the site has limited landscape or visual distinction and is well integrated with the expanding residential edge of Stow-on-the-Wold.	
Evaluation:	**LOW SENSITIVITY**
Justification: S14B is assessed as having Low sensitivity, reflecting its limited scale, association with the existing settlement edge, and proximity to active development to the south. The site forms part of a larger arable field now partly developed, reducing its contribution to landscape character, openness, and rural setting. Although visible from King George's Playing Field to the west, the site would be perceived in the context of adjacent housing and construction activity, rather than as part of the wider countryside. It therefore makes only a limited contribution to the special qualities of the Cotswolds National Landscape, given its contained, transitional, and partially urbanised context.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	Modern arable enclosure now strongly influenced by surrounding residential development.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Outside and visually separated from the Stow-on-the-Wold Conservation Area.
Biodiversity: Boundary hedgerow provides habitat value..
Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. No PRoWs within or adjacent to the site.

Site Reference: S22B	**Settlement: Stow-on-the-Wold**

Description:

The site consists of two large regular arable fields falling from the Wold ridge top to the south down to the north east, on the Vale of Moreton Farmed Slopes. It lies on the eastern edge of the settlement adjacent to 20c estate housing on Griffin Close which overlooks the site as well as newly constructed residential development off the A436. It has an outgrown hedge with trees along its northern boundary and a copse to the north east bordering the adjacent field. A mixed tree and hedge boundary to the east partly screens lower farmland. The southern boundary is to the A436 which is the main eastern approach to the settlement. This has mature trees along part of it which filter views into the site. There is no boundary to S14 to the west. Wide, long distance views are possible to the east and north east especially from the upper parts of the site. Noise from traffic using the A436 significantly reduces tranquillity to the south.

Notable landscape features include the parcel's location within the nationally valued Cotswolds National Landscape. Additional features include mature boundary vegetation, arable field pattern, neighbouring residential built form, settlement edge and recreation ground, the A436 and sloping topography. Historic mapping highlights that development has encroached upon the historic field pattern of the area as development from Stow to the west moves east.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification: The site is located on the exposed slopes running down from the wold ridge top, its high visibility in the wider landscape to the east and north east and visibility to the A436 approaches. Development here would depart from the pattern of development in the settlement which keeps substantially to the wold plateau/ridgetop. It is overlooked by housing on Griffin Close and the new development to the south of this. If development were permitted it would need to be designed as a very high quality introduction to the settlement, retaining the existing southern boundary trees, and create a varied non-linear edge softened with trees to the southern part of the eastern boundary in particular.

Landscape Context:	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT 15: Farmed Slopes
Landscape Character Area:	15B: Vale of Moreton Farmed Slopes
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: Not within a Conservation Area or within the setting of a listed building

Biodiversity: None

Other (floodplain, PRoWS): None

Site Reference: S51	**Settlement:** Stow-on-the-Wold

Description:

The site lies to the north of Stow-on-the-Wold, occupying an elevated position on the hilltop plateau that defines the town's wider landscape setting. It forms part of the rural northern approach and is visible in long-distance views from surrounding roads and the open countryside. The site comprises individual pastoral fields bound by stone walls, hedgerows, and occasional trees, consistent with the traditional Cotswold field structure.

The site is not crossed by any PRoW, though it is clearly visible from both the A429 (Fosse Way) and the A424, which frame the approach into Stow. The Conservation Area lies to the south and is separated from the site by intervening development. The land does not fall within Flood Zones 2 or 3.

The site lies within the High Wold Landscape Character Type (LCT) and more locally the Cotswolds High Wold Plateau Landscape Character Area (LCA 7C). This landscape is characterised by expansive elevated farmland, stone walls, and wide-open views, forming part of the exposed upper Cotswold plateau that defines much of the town's setting. The site also lies within the Cotswolds National Landscape, where sweeping upland views contribute to the special qualities of scenic beauty and historic rural character.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
S51 is assessed as Medium-High sensitivity due to its elevated position, rural approach setting, and role in defining the northern edge of Stow-on-the-Wold. The site exhibits the characteristic features of the High Wold Plateau, including open fields, stone walls, and far-reaching views that are strongly representative of the Cotswold landscape.

Development would extend the town northwards into open countryside and alter the exposed rural character of the plateau. While there are no nearby heritage assets or PRoWs, the site's visibility from the A429 and A424 and its contribution to the distinctive skyline and landscape setting of Stow elevate its overall sensitivity.

Within the Cotswolds National Landscape, the site contributes to special qualities of scenic importance, settlement containment and the legibility of historic settlement form.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	High Wold LCT
Landscape Character Area:	LCA 7C Cotswolds High Wold Plateau
Historic Landscape Character:	Large, enclosed fields with stone walls forming part of the elevated rural setting of Stow-on-the-Wold.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: No Conservation Areas or listed buildings nearby.
Biodiversity: Grassland, hedgerows, and trees provide habitat value.
Other (floodplain, PRoWS): Not within Flood Zones 2 or 3 and no PRoWs within or adjoining the site.

Site Reference: S55B	**Settlement:** Stow-on-the-Wold

Description:

The site lies between Oddington Road to the north and Maugersbury Park to the south, on the eastern edge of Stow-on-the-Wold. It comprises of two areas of grassland, one with a slightly more domestic character, containing scattered shrubs and trees. Large mature trees form a strong southern boundary along Maugersbury Park, while to the north, the boundary is defined by a stone wall and sections of conifer hedge. The eastern boundary also contains mature trees, which enclose the site and provide a filtered transition to open fields beyond.

The land falls from west to east, towards further agricultural land, with the ground to the north sitting at a slightly higher elevation. The site is influenced by surrounding built form, with residential development to the north, Stow Surgery to the south-east, and other commercial premises nearby.

Although the site occupies sloping ground, and there are longer-distance views to and from the east and south-east, these are generally experienced in conjunction with existing residential and commercial buildings. The site adjoins the Conservation Area and Enoch's Tower (Grade II Listed) lies to the north, giving it some historic and townscape sensitivity. PRoW Footpath 10 runs east of the site along the vegetated boundary and Stow Surgery. The site lies outside Flood Zones 2 and 3.

The site falls within the Farmed Slopes LCT, more locally the Vale of Moreton Farmed Slopes LCA (15B), a landscape typified by gently rolling farmland, stone walls, hedgerows, and settlements occupying elevated ground with extensive outward views.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:
S55B is assessed as Medium sensitivity, reflecting its sloping topography, proximity to the Conservation Area, and relationship with Enoch's Tower, balanced against its partly domestic character and integration with surrounding development. The site is well enclosed by vegetation and adjacent land uses, and any visual change would be perceived in conjunction with existing residential and commercial buildings.

The site contributes reasonably to the eastern approach to Stow, and its mature trees and stone wall boundaries enhance the local townscape. However, its limited scale, enclosed setting, and association with existing built form reduce overall susceptibility to change.

Similarly, the site makes a minor contribution to special qualities of Cotswold National Landscape, though this is limited by its transitional urban-fringe context.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT

Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	Enclosed, gently sloping fields forming part of the eastern townscape and historic approach to Stow-on-the-Wold.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Adjoins the Stow-on-the-Wold Conservation Area and lies within the wider setting of Enoch's Tower (Grade II Listed). Biodiversity: Mature trees and boundary vegetation provide local habitat and green infrastructure value. Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. PRoW Footpath 10 runs south of the site along the vegetated boundary.	

Site Reference: S60	**Settlement: Stow-on-the Wold (White 2014)**
DESCRIPTION: This site lies on the elevated land on which Stow lies at the head of a tributary valley falling from west to east. It consists of the upper part of a large fallow field which is scrubbing up in places. It is also used for the annual Stow Horse Fair. The northern boundary is formed by the busy A436 which has a gappy outgrown hedge and estate housing beyond. The western boundary is formed by a hedgerow with dense mature trees, a public footpath and a rough field beyond running up to the settlement proper. To the south, the site is bounded by a hedge and a quiet lane that links Stow to the tranquil village of Maugersbury. To the south of this there is parkland of pasture and trees within the Stow-on-the-Wold Conservation Area. The eastern boundary runs across the field with no defining features. To the north it corresponds with the edge of the housing estate on the opposite side of the A436 and to the south it ends opposite a dwelling in Maugersbury. There are wide views to the east towards lower land and intervisibility with it. There are also views from the A436 close to the site, as well as from the lane to the south. The site is more tranquil closer to Maugersbury, away from the traffic on the A436. The site lies in the Cotswolds National Landscape.	
LANDSCAPE SENSITIVITY:	
Evaluation:	**HIGH SENSITIVITY**
Justification: This site is susceptible to development by reason of its location as an important open rural space and pasture between Stow and Maugersbury on the eastern approaches to the town and its openness to view to the east, without any boundary here or screening. Any development would erode the gap between the two distinctive settlements, and full development would join the settlements. This is highly inappropriate. The site's value is demonstrated by its location within the National Landscape and its significant contribution to the setting of the Conservation Area and approach to the settlement. Development here would extend the settlement out into open countryside and would be highly visible.	
LANDSCAPE CONTEXT	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	15. Farmed Slopes
Landscape Character Area:	Vale of Bourton Farmed Slopes
Historic Landscape Character:	Less irregular enclosure partly reflecting former unenclosed cultivation patterns
CONSTRAINTS/DESIGNATIONS	
Landscape:	Cotswolds National Landscape
Historic:	Stow-on-the-Wold Conservation Area lies on the southern boundary. The former Grade II listed Board school lies across the A436 to the north.
Biodiversity:	none
Other (floodplain, PROWs):	none

Site Reference: S61A / S61B	**Settlement:** Stow-on-the-Wold

Description:

The combined site comprises a large area of regular arable fields located on the north-eastern edge of Stow-on-the-Wold. The field parcels are divided by mature hedgerows with scattered hedgerow trees, forming a well-defined agricultural pattern. The land falls gently south and south-east, offering extensive views across the rolling Cotswold landscape.

The southern and northern boundaries are well vegetated, with only filtered visibility at existing farm access points. To the south, the Monarch's Way long-distance PRoW runs beyond the boundary, connecting Stow-on-the-Wold with the wider countryside to the east. The western boundary is formed by a substantial mixed mature woodland belt, which provides strong containment and screens the supermarket and residential home located to the west.

To the south of the site, St Edward's (Stow) Well (Grade II Listed) is positioned close to the boundary and contributes to the area's historic interest. The landscape character of the site reflects the gently undulating slopes typical of the Farmed Slopes LCT, more locally the Vale of Moreton Farmed Slopes LCA (15B). The area represents the transition between the elevated settlement and the open countryside beyond, which contribute to special qualities of the Cotswold National Landscape.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

S61A and S61B are assessed as Medium-High sensitivity, reflecting their scale, sloping topography, and position beyond the established settlement boundary. The site forms part of the rural north-eastern slopes of Stow-on-the-Wold, contributing to the open countryside setting that surrounds the town, which supports the Cotswold National Landscape special qualities.

Although the site is well contained to the west by mature woodland, its southern and eastern edges remain exposed to the wider rural landscape, and development would extend built form into open countryside, creating a more dispersed settlement pattern. The historic association with St Edward's (Stow) Well (Grade II Listed) and the traditional field structure further elevate its sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	Large, regular arable fields with mature hedgerows forming part of the open rural setting to the north-east of Stow-on-the-Wold.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Within the setting of St Edward's (Stow) Well (Grade II Listed) on the southern boundary.
Biodiversity: Mature hedgerows, trees, and woodland provide strong habitat connectivity and landscape structure.
Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. Monarch's Way PRoW runs beyond the southern boundary offering filtered views

Site Reference: S65A / S65B	**Settlement:** Stow-on-the-Wold
Description: The combined sites are located to the north-west of Stow-on-the-Wold, lying between Tewkesbury Road to the south and the A424 to the north-east. Tewkesbury Road also forms part of the Gloucestershire Long Distance PRoW, which provides views across the surrounding landscape. To the south-east, the site adjoins existing residential development at Newlands Court, with the access road serving this development also forming part of the site. The south-west and north-east boundaries are enclosed by stone walls, mature trees (many subjects to Tree Preservation Orders), and shrub planting, while part of the northern boundary remains open, allowing views over the surrounding countryside. The land slopes gently westwards, offering long-distance views across the Cotswold landscape. The site lies beyond the settlement boundary and forms part of the western hillside that contributes to the town's elevated edge setting. The land is in agricultural use and falls within the High Wold LCT, more locally the Cotswolds High Wold Plateau LCA (7C), characterised by open, elevated farmland, dry stone walls, and wide panoramic views that illustrate the special qualities of the Cotswold National Landscape. The site lies beyond the Conservation Area, and there are no listed buildings nearby.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: S65A and S65B are assessed as Medium-High sensitivity, reflecting their elevated position, open westerly views, and role in defining the north-western edge of Stow-on-the-Wold. The sites form part of a visually prominent approach, contributing to special qualities of scenic beauty, settlement containment, and the historic character of the High Wold plateau. While well defined by mature boundaries to the south-west and north-east, the open northern edge allows expansive views over the countryside, making the site visually sensitive. Development would extend the settlement onto open slopes beyond the established boundary, reducing the clear separation between town and countryside. The mature trees (including several with TPOs) and dry-stone walls contribute to landscape structure and local distinctiveness, though these features also constrain capacity for change.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds

Landscape Character Type:	High Wold LCT
Landscape Character Area:	LCA 7C Cotswolds High Wold Plateau
Historic Landscape Character:	Arable fields with mature hedgerows forming part of the open rural setting to the north-east of Stow-on-the-Wold.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Beyond the Stow-on-the-Wold Conservation Area; no listed buildings nearby. Biodiversity: Mature trees and boundary vegetation provide valuable habitat and contribute to the landscape structure. Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. Tewkesbury Road forms part of the Gloucestershire Long Distance PRoW.	

Site Reference: S66	**Settlement:** Stow-on-the-Wold

Description:

The site lies to the north of Stow-on-the-Wold, comprising a large area of regular pastoral fields enclosed by hedgerows, dry stone walls, and scattered trees. The landform falls from east to west, with Pipers Hill situated towards the centre of the site. The fields are regular and expansive, giving the area a distinctly open and rural character.

To the north, the landscape becomes more dispersed, containing isolated dwellings and farmsteads, while to the south, intervening vegetation and landform provide a clear visual and physical separation from the settlement edge. The site therefore lies beyond and distinct from the built form of Stow-on-the-Wold, forming part of the wider open slopes and plateau landscape that contribute to the town's rural setting.

The land's westerly fall allows long-distance panoramic views across the Cotswold countryside. There are no PRoWs within or adjoining the site, although it is visible from surrounding minor roads and local vantage points. The site is not within Flood Zones 2 or 3.

The site lies within the High Wold Landscape Character Type (LCT), more locally the Cotswolds High Wold Plateau (LCA 7C), characterised by open, elevated farmland, dry stone walls, and wide horizons that define the classic Cotswold hilltop landscape.

Evaluation:	**MEDIUM-HIGH / HIGH SENSITIVITY**

Justification:

S66 is assessed as Medium-High sensitivity to the south and High Sensitivity to the north. This is due to its elevated and open character, traditional field pattern, and clear physical and visual separation from the existing settlement. The site occupies part of the High Wold Plateau and contributes strongly to the rural, expansive setting that defines Stow-on-the-Wold's northern approach.

The pastoral fields, stone walls, and hedgerow network create a coherent and intact landscape pattern. Although the Pipers Hill property lies within the site, the surrounding land remains predominantly undeveloped and agricultural, maintaining the open rural character. Development here would extend built form into exposed countryside and weaken the town's contained hilltop form.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	High Wold LCT
Landscape Character Area:	LCA 7C Cotswolds High Wold Plateau

Historic Landscape Character:	Large pastoral fields with stone walls and hedgerows forming part of the open elevated agricultural landscape north of Stow-on-the-Wold.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Beyond the Stow-on-the-Wold Conservation Area. No listed buildings nearby. Biodiversity: Mature trees and boundary vegetation provide valuable habitat and contribute to the landscape structure. Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. No PRoWs within or adjoining the site.	

Site Reference: S67/S54B	**Settlement:** Stow-on-the-Wold

Description:

The site lies between Stow-on-the-Wold and Maugersbury, to the east of the Fosseway (A429), forming part of the open countryside that separates the two settlements. It is made up of large-scale arable fields defined by dry stone walls, hedgerows, and scattered trees, with woodland blocks located on and near the southern boundary, several of which are protected by Tree Preservation Orders (TPOs).

The landform falls north to south, following the valley slope between Stow and Maugersbury. The area's open, gently sloping fields allow clear intervisibility between the two settlements, giving this landscape an important role in maintaining their separation. The Stow-on-the-Wold with Maugersbury Conservation Area lies immediately to the east, encompassing Maugersbury village and its historic setting.

To the north, the site is overlooked by residential areas on the edge of Stow, with open views across the valley. The Macmillan Way long-distance PRoW runs to the south of the site, providing public views.

The site falls within the Farmed Slopes Landscape Character Type (LCT), more locally the Vale of Moreton Farmed Slopes Landscape Character Area (LCA 15B), typified by gently rolling farmland enclosed by hedgerows, stone walls, and small woodland copses.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
S67 / S54B is assessed as Medium-High sensitivity, reflecting its location between Stow-on-the-Wold and Maugersbury and the importance of this open landscape in maintaining settlement separation. The site occupies the valley slope between the two settlements, with large-scale arable fields, dry stone walls, and woodland blocks that together form part of the traditional Vale of Moreton Farmed Slopes landscape.

While vegetation along the southern boundary and woodland blocks provide some localised containment, the open landform and long views from the north ensure the site remains visually sensitive. The adjacent Conservation Area to the east also elevates heritage sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	Large arable fields forming part of the valley slopes that separate Stow-on-the-Wold and Maugersbury, contributing to their distinct historic setting.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Adjacent to the Stow-on-the-Wold with Maugersbury Conservation Area.
Biodiversity: Woodland and tree cover on the southern boundary (TPOs) provide ecological and landscape structure.
Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. The Macmillan Way PRoW runs to the south.

Site Reference: S68	**Settlement:** Stow-on-the-Wold

Description:

Site S68 is located on the western edge of Stow-on-the-Wold to the south of the B4068 and to the east of Roman Road. The site comprises agricultural land beyond the existing settlement with existing dwellings and a fuel station on Roman Road beyond the eastern boundary.

The site lies within a gently undulating landscape characterised by medium to large-scale agricultural fields bounded by hedgerows, with occasional hedgerow trees and small woodland blocks. The landform allows a degree of intervisibility with the surrounding landscape, although existing vegetation provides some local enclosure. The site reflects the simple agricultural character that defines this part of the landscape and contributes to the distinction between the settlement edge and the wider countryside.

The site adjoins the Stow-on-the-Wold with Maugersbury Conservation Area along its eastern boundary and therefore contributes to the rural setting of the historic settlement. There are no PRoWs within the immediate vicinity of the site.

The site lies within the Cotswolds National Landscape, within National Character Area 107 – Cotswolds. It is located within the Vale of Moreton Farmed Slopes Landscape Character Area, where the landscape is characterised by gently undulating agricultural land, strong hedgerow structure and a clear relationship between settlements and the surrounding countryside.

Historically, the site lies within Historic Landscape Character Type A4 – Former unenclosed cultivation now enclosed, characterised by less regular organised enclosure partly reflecting former unenclosed cultivation patterns.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site forms part of the agricultural landscape on the edge of Stow-on-the-Wold and contributes to the rural setting of the settlement within the Cotswolds National Landscape. Although influenced by adjoining development, it retains a predominantly agricultural character and provides a transition between the urban edge and the wider countryside.

The site reflects the key characteristics of the Vale of Moreton Farmed Slopes, including its coherent agricultural field pattern, hedgerow boundaries and relatively simple rural character. Whilst development would introduce built form into currently open countryside and extend the settlement edge, the site is not isolated from the existing urban form and has a clear relationship with the adjoining settlement.

The site also contributes to the setting of the Stow-on-the-Wold with Maugersbury Conservation Area through its open agricultural character. However, it lies beyond the historic core of the settlement and there are no nearby PRoWs that substantially increase recreational or visual sensitivity.

The site contributes to several of the recognised special qualities of the Cotswolds National Landscape, including its open agricultural character, scenic quality and the clear distinction between settlements and the surrounding countryside. Nevertheless, the site's relationship with the existing built form and relatively contained influence on the wider landscape reduce its overall susceptibility to change.

Overall, whilst development would extend the settlement edge and alter the existing rural transition, the site's close association with the existing settlement and relatively contained landscape context result in an overall judgement of Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	A4 – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Located within the Cotswolds National Landscape
Historic: Adjacent to the Stow-on-the-Wold with Maugersbury Conservation Area.
Biodiversity: Agricultural field bounded by hedgerows with occasional hedgerow trees
Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. No PRoWs within the immediate vicinity.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 33 – Tetbury

COTSWOLD
District Council

Settlement character

1.1 Tetbury is the second largest town in the District with a population of around 5,000. It is located on the A433 Cirencester to Bath Road which also accesses the M4, 22.5km to the south.

1.2 The town grew in the medieval period based on the wool trade and boasts a magnificent Market House in the centre of town and St Mary's Church, whose spire is a prominent local landmark. The wool trade reached a peak in the 16/17th Centuries but was gone by the late 19th century. There are many spaces of differing character, such as the Market Place, The Chipping, The Green and the recently constructed Cattle Market green. These often have views out over the surrounding landscape and are linked by picturesque streets lined with lengthy frontages of Cotswold stone buildings built over time. The result is a superb built heritage which is designated an extensive Conservation Area with many listed buildings.

1.3 A railway spur was built in the late 19th century linking the town with the Swindon-Gloucester line at Kemble, but this was closed in the 1960s. The remains of the station area now form a car park in the valley bottom east of the town.

1.4 The town is fairly well defined to the south, east and west by steep sided valleys and watercourses. In places where the older part of the town has over time crept down the valley side, as at Cotton Lane, this has resulted in a distinctive and attractive edge to the town. However, areas where blocks of recent housing estates run down to the watercourse edge as at Linwood Road and Quail Meadows the settlement appears monolithic with limited variety, structure and mitigation.

1.5 An area of post-war housing around Berrells Road has encroached on the ridge behind ribbon development south west of the A433 to the south west of the town. This housing provides a false introduction, as it is separated from the main town across the small valley crossed by Bath Bridge to the north.

1.6 The bulk of the expansion of the town has generally occurred to the north onto flatter land. Because of this skewed growth the old centre of the town is relatively close to the southern edge and around 1km from the northernmost housing areas. Industrial development has grown predominantly in the north east quadrant of the town close to the A433 London Road, providing a poor introduction to the town from this approach.

Landscape character

1.7 Tetbury lies in the Cotswolds National Character Area 107. It is defined as being in the DipSlope Lowland landscape type and the South and Mid Cotswolds Lowland LCA.

1.8 The topography appears typical of the character of the area with narrow deeply incised valleys between the broad flat intervening ridges of the Cotswolds dip slope. The valleys have an enclosed, intimate character with woodland on steep slopes and narrow watercourses. This contrasts with the dip landscape of open mixed arable and pastoral farming, well-trimmed hedges, some stone walls, blocks and strips of woodland and sunken lanes.

1.9 Locally, the land rises from the River Avon in the south (around 100m AOD) towards the north, reaching 135m AOD on the edge of the town. The watercourse to the east of the town forms the headwaters of the River Avon [see Figure T1]. The valley slopes are very steep in places, particularly to south and east. South of St Mary's Church, they have been utilised to form part of an Iron Age hillfort [a Scheduled Monument – see Figure T2]. The valleys overall form an important natural green edge and boundary to the town and act as a dramatic setting to the church and surrounding buildings. This is appropriately recognised by their inclusion within the Conservation Area. The valley between Charlton Road and Cutwell also forms a delightful approach to the town with views of the church spire.

1.10 The farm land abutting the built up area is generally well managed and in good condition. However, around Highfield Farm to the north of the town there is fenced land, walls are in disrepair and cypress trees are used as screen planting. The area north of the Industrial Estate is fallow with outgrown hedges. Together these elements form a degraded approach to the town. This area is surrounded by a mix of arable and improved pasture with a mix of discontinuous hedges, walls, some mature hedgerow trees and some coniferous screening belts. There is some evidence of elms, some affected by Dutch elm disease.

Relationship of the settlement with the surrounding landscape

1.11 The settlement has the following key relationships with the surrounding landscape:

Positive:

- The water courses and their narrow valleys form an important setting and boundary to development. They maintain a relationship between the

older parts of the town, including the Conservation Area, with the surrounding landscape. This relationship is exemplary of the essential character of the Cotswolds.

- The spire of St Mary's Church is a distinctive landmark which can be seen from the south, east and west road approaches. These views are important to the perception of the town.

Negative:

- The northern edge of the town is characterised by housing estates and industrial buildings. The housing has clearly developed over time on a block by block basis. Houses on the edge tend to back onto the open fields and are clearly visible over fences and intermittent shrub vegetation and small trees. The houses tend to be standard house types, and the overall image is of a homogenous, monotonous suburban edge which does not complement the landscape.
- The industrial estate edges are unsightly and partly unscreened. These provide a poor edge to the town both to the London Road and Hampton Street approaches.
- The Berrells Road area of housing extends Tetbury southwards. Post war and recent housing provide a poor introduction to the town from the south.

Landscape sensitivity considerations

1.12 The landscape is typical of the National Landscape character area and is of high quality surrounding Tetbury although some pockets by the A433 to the north are poorly managed.

1.13 The key sensitivity is the relationship between the settlement core, the Conservation Area and the surrounding landscape.

1.14 Long views are generally limited by vegetation such as woodland belts on the dip slope although the prevalence of roads and public rights of way mean most new development would be visible from some vantage points at a similar level. Development would have the most impact where it is located on slopes such as upper valley sides.

Constraints to be taken into account

1.15 The constraints are shown on Figure T3 and are summarised below:

- National Landscape covering all of town and surrounding landscape
- Conservation Area

- Iron Age Hill Fort SAM
- Monarch's Way
- Grade 2 agricultural land to the north of the town
- The floodplain of the watercourses

Areas where development is not suitable

1.16 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- North west quadrant valley side south west of B4014 towards The Folly because of visibility to south west.
- Valley sides to west of watercourse towards Charlton Court Farm due to contribution to setting of town.
- Valley from Charlton Court Farm through to Cutwell, on the south western edge of the town due to contribution to setting of town.
- Dip slope south of above valley due to contribution to setting of town.
- Fields west of Recreation Ground because development would block views from the recreation ground [which is a major community asset] out to the countryside.
- Valley east of town from the Quarry, Herd Lane towards Little Larkhill Farm due to contribution to setting of town.

Suggested environmental improvements

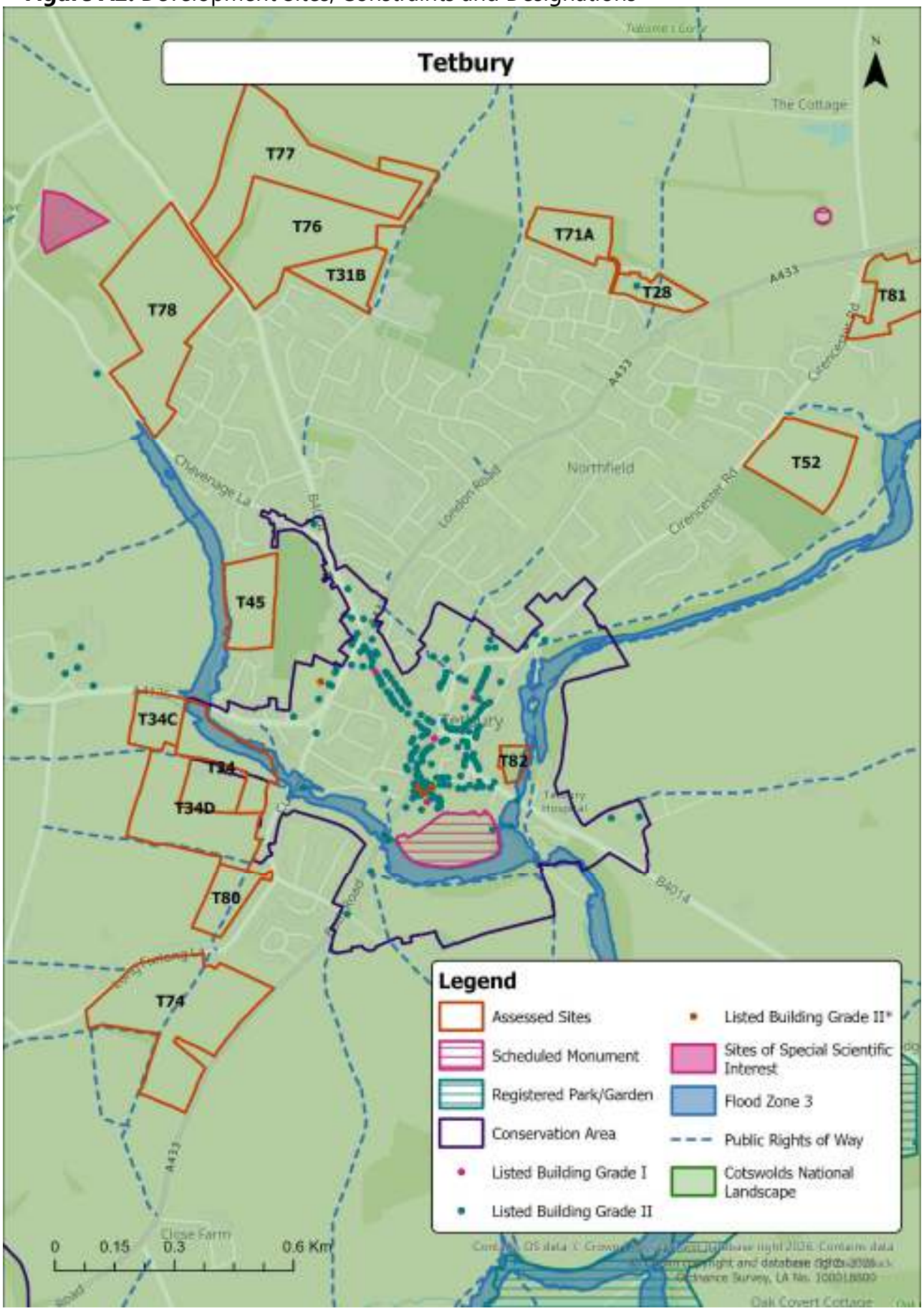
1.17 The following environmental improvements are suggested:

- A433 London Road: tree establishment in hedgerows needs to be encouraged and repairs to walls to improve entrance to town
- Industrial estates: substantial tree belt screening to reduce views from outside town

Figure A1: Context and Landscape Character Types and Areas



Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	T28	T31B	T34 / T34C / T34D	T45	T52*	T71A	T74	T76	T77	T78	T80	T81	T82
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)													
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground													
	Falls within clear views from public vantage points (roads, PROWs, hills)													
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form													
	Introduce a significant area of built form into a rural or visually sensitive landscape.													
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development													
	Risks coalescence or erosion of settlement separation													
	Sites to be discounted													

Stage 2 Assessments

Site Reference: T28	**Settlement:** Tetbury
Description: The site forms part of the northern boundary of Tetbury, located to the north-west of the A433 and visible from adjacent residential development off Havenhill Road. It comprises grassland with mature trees both within the site and along its boundaries, contributing to the green edge of the town. The eastern boundary adjoining the A433 is open, maintaining a sense of rural character along this key approach, while the northern boundary is enclosed by a large mature hedgerow. Within the site lies Highfield Farmstead, including Highfield Farmhouse (Grade II Listed), which lends some historic and townscape sensitivity. The site is also traversed by PRoW Footpath 8, running north–south, where built form and development are already visible in views towards Tetbury. The site lies within the Dip-Slope Lowland Landscape Character Type (LCT), more locally the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A). It is also within the Cotswolds National Landscape, forming part of the transitional area between Tetbury's developed edge and the wider lowland farmland to the north.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: T28 is assessed as Medium sensitivity, reflecting its close association with existing development, limited topographic prominence, and partial urban influence. The site's grassland character and mature trees contribute to Tetbury's northern green edge, but its containment by development to the south and east reduces overall susceptibility. Although Highfield Farmhouse (Grade II Listed) introduces a degree of heritage sensitivity, this is localised and read within a context already influenced by modern built form. The open boundary to the A433 provides a rural approach character that warrants careful treatment, but existing visibility of development and filtered views from PRoW Footpath 8 reduce wider visual sensitivity. Within the Cotswolds National Landscape, the site plays a contributory role in maintaining the green transition between Tetbury's built form and the surrounding lowland farmland.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands

Historic Landscape Character:	Grassland and farmstead forming part of the rural fringe and historic agricultural setting of Tetbury.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Includes Highfield Farmhouse (Grade II Listed) and associated farmstead. Biodiversity: Mature hedgerows and trees provide biodiversity value and connectivity. Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. PRoW Footpath 8 runs north–south through the site, providing local recreational access.	

Site Reference: T31B	**Settlement: Tetbury (White 2014)**
Description: This site lies on the north western edge of Tetbury and consists of part of a large flat to very gently rolling pasture field set just above the valley slopes to the south west. It lies adjacent to Sir William Romney's School to the east, from which it is separated by a tarmac lane which functions as a PROW and a dense, tall tree belt, permitting very limited views in. Along its southern boundary houses on Longtree and Upton have views in from rear elevations over garden vegetation. Part of the site's northern boundary is a raised, turf-covered reservoir, which serves as a screen from glimpsed views further along the PROW to the north, while the north eastern boundary is notional and open, bound further north by a dense tree belt within a walled enclosure, so there are no long views into or out of the site. Views from Hampton Street to the west and Upton Grove to the north west are blocked by woodland belts one and two fields to the west. The site is fairly tranquil, although the adjacent housing and some noise from the adjoining school, baffled by vegetation reduces this. The site lies in the Cotswolds National Landscape.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The site is susceptible to development by reason of its location on the settlement edge, its current land use, its consistency with, and relationship to, the wider farmed landscape, and the PROW along its eastern boundary. The site's value is reflected in its National Landscape designation, and it contributes to the qualities and character of the area. However, it appears discreet with its angled northern boundary ensuring it is not visible from Hampton Road and Upton Grove, and it has limited visibility from the PROW on its eastern boundary. If development is permitted, however, a strong north western boundary should be defined and the vegetation along its eastern boundary should be conserved.	
Landscape Context	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Existing settlement - present extent
Constraints/Designations Landscape: Cotswolds National Landscape Historic: none Biodiversity: little - potential interest of eastern boundary Other (floodplain, PROWs): PROW adjacent to eastern boundary.	

Site Reference: T_31C	**Settlement: Tetbury (White 2014)**
Description This site consists of open gently rolling pastoral farmland on the northern edge of Tetbury sloping significantly up from Hampton Road before flattening to the north east. To the south is Site T-31B (there is no physical boundary between them). It also abuts a raised, turf-covered reservoir. There is a PROW along the track on its eastern boundary, separating it from the sports fields of Sir William Romney's School, which here has a strong treed boundary. To the north, it has a treed boundary, which permits views of the site from the north-eastern corner, and a strong walled tree belt further to the west along this boundary. There is intervisibility with part of site T_31A. A thick tree belt runs along part of its western boundary on sloping ground, but the rest of the boundary is low hedge. To the south is a low stone wall so the site is highly visible from Hampton Road. With hedged farmland opposite across Hampton Road, it forms part of the wider farmed landscape beyond the defined settlement edge. There are views towards the site from land at a higher or similar elevation to the south west. Closer to the site, there are direct views from houses on Longtree Close and Upton Gardens, and from Upton Grove to the north west. It is fairly tranquil, although traffic and views of housing reduce this. The site lies in the Cotswolds National Landscape	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: This site is susceptible to development by reason of its location beyond the settlement edge, in open farmed landscape, and its full visibility from a busy rural approach road as well as from the south west where development may be on the skyline and from the north west. Its value is demonstrated by its location within the AONB and reflecting the character of the area and its significant contribution to the setting of and approach to the settlement. Though it is well screened to the north and east and to an extent to the west, it would be highly visible from the south west and development would clearly extend the settlement out into open countryside.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Less irregular enclosure partly reflecting former unenclosed cultivation pattern
Constraints / Designations Landscape: Cotswolds National Landscape Historic: none Biodiversity: none Other (floodplain, PROWs): none	

Site Reference: T45	**Settlement:** Tetbury

Description:

The site lies on the western edge of Tetbury, bound to the east by the recreation ground, with residential development to both the north and south. The land slopes westwards towards a small watercourse, with associated riparian vegetation and tree planting forming the western boundary. This western edge also lies within Flood Zone 3, reflecting the functional floodplain of the adjoining valley bottom.

The recreation ground to the east provides an open foreground to the site, while the western slope remains visually connected with the wider open countryside. Although the site is physically enclosed by development on two sides, it maintains an important visual relationship with the surrounding rural landscape. There are no PRoWs within or adjoining the site, and there are no nearby listed buildings or Conservation Area designations.

The site lies within the Dip-Slope Lowland Landscape Character Type (LCT) and the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A). It also lies within the Cotswolds National Landscape, where the combination of rolling topography, open views, and strong landscape structure are key special qualities.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
T45 is assessed as Medium-High sensitivity, reflecting its sloping topography, open visual relationship with the western countryside, and role in defining the town's green edge. The site forms part of the rural setting of Tetbury, where open land, riparian vegetation, and the floodplain create a natural transition between built form and the wider lowland landscape.

The recreation ground to the east provides an important visual interface between the settlement and the open countryside, with clear westward views that define Tetbury's sense of openness and containment within the Cotswolds National Landscape. Although the site is physically enclosed by development on two sides, its exposed slope, ecological value, and visual prominence contribute to its overall sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Open sloping grassland and riparian corridor forming part of Tetbury's rural western setting.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: No Conservation Area or listed buildings located within the sites setting.
Biodiversity: Riparian vegetation and mature trees along the western boundary provide ecological value.
Other (floodplain, PRoWS): Western edge lies within Flood Zone 3. Recreation ground to the east provides filtered public views across the site.

Site Reference: T52	**Settlement:** Tetbury
Description: The site lies on the eastern edge of Tetbury, beyond Cirencester Road, and is characterised by open pastoral fields dissected by fragmented north–south hedgerows. The landform gently falls to the northeast, with a watercourse located beyond the eastern boundary, accompanied by mature riparian trees and vegetation. The southern boundary is lined by mature trees adjacent to the football ground, while further tree cover lies beyond the northern boundary, where new residential development is currently under construction. Filtered views are available across the site from Cirencester Road, partly screened by a roadside tree belt. To the north, PRoW Footpath 46 follows an access track beyond the boundary, providing views towards the site. The site lies within the Dip-Slope Lowland Landscape Character Type (LCT) and the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A). It is also within the Cotswolds National Landscape (AONB), which is characterised by gently rolling farmland, tree belts, and open approaches to historic market towns such as Tetbury.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: T52 is assessed as Medium-High sensitivity, reflecting its pastoral landscape character, sloping topography, and role as part of the undeveloped eastern approach to Tetbury. The site lies within the Cotswolds National Landscape, where open farmland, hedgerows, and mature trees define the transition between the town and its rural setting. Although new residential development is present to the north, the site remains visually and perceptually separate, maintaining a strong rural identity and contributing to the sense of openness on approach from Cirencester Road. The mature trees and hedgerows, together with the watercourse and vegetation beyond the eastern boundary, provide structure, ecological connectivity, and visual enclosure at the settlement edge.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Pastoral fields and hedgerow enclosures forming part of Tetbury's open eastern approach and rural setting.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: No Conservation Area or listed buildings located within the sites setting.
Biodiversity: Mature trees, hedgerows, and the watercourse beyond the eastern boundary provide ecological value and habitat connectivity.
Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. PRoW Footpath 46 runs beyond the northern boundary.

Site Reference: T71A	**Settlement: Tetbury**
Description: The 2.09 ha site is located on flat ground to the north of Tetbury. It is currently a field divided by post and rail fencing and is used as horse paddocks. The site is surrounded by a tall hedgerow to the north, east and west with open countryside beyond. Sir William Romney School Grounds are located to the south-west. The 250 dwelling Highfields Farm development is under construction immediately to the south. Highfields Cottage, a Grade II listed building, is located to the south-east. There are five dwellings located around Highfield Cottage (1-5 Highfield Mews) and some small-scale commercial uses (Krayem Design / Cherish Salon). A residential development comprising five further dwellings has also been permitted on land to the south-east (ref: 20/00864/FUL). The site is currently accessed from London Road via a narrow private track. The proposed access would be via the Miller Homes site to the south. Beyond the boundary vegetation to the north, east and west is a continuation of the field network present within the parcel. To the south is the main body of the Tetbury settlement. This residential context has an effect on the rural context of the parcel. To the west is Tetbury Upton Footpath 7 and to the east is Tetbury Upton Footpath 8, both follow a roughly north/south axis. Views into and out of the parcel are filtered by this vegetation. Views from the south are also screened by built form.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The parcel is susceptible to development by reason of its location on the settlement edge, its current land use, its consistency with, and relationship to, the wider farmed landscape, and the PRoW to the east and west. The parcels value is reflected in its AONB designation, and it contributes to the qualities and character of the area. However, it is influenced by the neighbouring residential scheme and the weak landscape transition between the parcel and the neighbouring site. The layers of vegetation to the north, east and west filter views and provide strong landscape features. These would provide a strong settlement edge and would need to be retained and supplemented within any scheme.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 11 Dip-Slope Lowland
Landscape Character Area:	Landscape Character Area: 11a: South and Mid Cotswolds Lowlands
Historic Landscape Character:	-
Constraints/Designations: **Landscape**: within the Cotswolds National Landscape **Historic**: No historic features within the parcel. Highfield Cottage is listed and is approximately 95m to the south east. **Biodiversity**: The site is not located within an area covered by a formal nature conservation designation. However, it is located within a Great Crested Newt red zone. Furthermore, a large established pond is located adjacent to the western boundary.	

Additional ponds are included adjacent to the southern boundary within the Highfields Farm development and the will be created within the five dwelling development to the south-east. This issue would need further exploration.
The site predominantly comprises a grazed field. There are tall and dense hedgerows around the site boundaries, which have dry stone walls at their base and also contain some deciduous trees. Some sections of the dry stone walls have fallen into disrepair. The hedgerows and dry stone walls may provide habitat for protected species, such as birds, foraging and roosting bats, reptiles and amphibians. The hedgerows also have strong connections with the surrounding green infrastructure network.
Other (floodplain, PRoW): No PRoW present within the parcel. Tetbury Upton Footpath 7 is near the western boundary.

Site Reference: T76	Settlement: Tetbury
Description: The 9.91 ha site lies on the north-western edge of Tetbury on land with rolling topography. The topography falls more steeply towards Hampton Street (B4014) in the western part of the site. The site occupies parts of three larger pastoral fields. There is currently no defined northern boundary - the fields that the site sits within extend further to the north and there is a tree line along the northern boundary of those fields. The site is adjacent to Sir William Romney's School and Tetbury Leisure Centre to the east, from which it is separated by a dense and tall tree belt and a restricted byway known as 'Blind Lane'. Houses on Longtree Close and Upton Gardens are located to the south – their rear elevations and garden areas look over the site. Adjacent to the north-east of the site is a raised, turf-covered, reservoir. Hampton Street forms the western boundary, with a continuation of the agricultural landscape beyond. Hampton Street Industrial Estate is located to the south-west.	
Evaluation:	**HIGH SENSITIVITY**
Justification: The proposed development area for this parcel is located to the north of Upton Gardens and Longtree Close. The proposed area extends beyond the existing neighbouring settlement pattern set to the east by the school and leisure centre and to the north-west beyond the dwellings on Longtree Close. The proposed dwellings will be set back from the existing dwellings to limit overlooking. This approach also works with the levels of the site and allows SuDs provision in this area. A key consideration of development in this location is the landscape character and visual impact on the rural approach to Tetbury along Hampton Street/B4014. Development is proposed to be setback from this road to limit the change experienced from this approach. What would be seen from the road with this design approach would be the access road to the parcel. Due to topography changes, this access would need to be cut into the landform to limit the elevation of the road. This would be a noticeable change to the baseline landscape. The setback of development would limit activity and light spill from the proposed dwellings on to the road. It is important to note that settlement activity would not be an entirely incongruent addition to the area around the proposed access given the industrial estate entrance and development on the opposite side of the road and the existing dwellings present on the edge of the settlement. All these existing features introduce noise, light and activity to this area. An access road in this location should be rural in character. Signage and lighting should be minimal to respect the existing landscape. The dry stone wall alongside the road should be rebuilt and considered within the required visibility splays. There is currently no public access within the parcel. An opportunity exists to provide a public footpath across the site that would link Tetbury Upton Footpath 1 to the north-west with Tetbury Upton Restricted Byway 5 located alongside the eastern boundary of the parcel. This increased connectivity alongside additional public open space would benefit the social Green Infrastructure networks present within the parcel and local area. Treed boundaries exist to the eastern and western edges. These features filter views and provide valuable Green Infrastructure resources in the area. The opportunity exists to	

expand and link this provision to enhance biodiversity and wildlife connectivity between features.

The parcel is susceptible to development due to its location on the settlement edge, its current land use, its consistency with, and relationship to, the wider farmed landscape, and the PRoW along its eastern boundary. The parcel's value is reflected in its National Landscape designation, and it contributes to the qualities and character of the area. Neighbouring development is present on several of the boundaries, which has an effect on the character of the parcel. The visual envelope of the parcel is also relatively well contained and generally confined to the immediate area. Given the above character and context, the parcel is considered to have a **Medium-High** landscape sensitivity. Opportunities exist to enhance local Green Infrastructure systems, and their implementation would be required within any proposed scheme.

Landscape Context	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 11 Dip-Slope Lowland
Landscape Character Area:	Landscape Character Area: South and Mid Cotswolds Lowland
Historic Landscape Character:	-

Constraints/Designations:
Landscape: Within the Cotswolds National Landscape
Historic: None
Biodiversity: The site is not located within an area covered by a formal nature conservation designation. However, the eastern and southern parts of the site are modelled to be within a Great Crested Newt red zone, and the northern and western parts of the site are modelled to be within a Great Crested Newt amber zone. There are several ponds in the vicinity, including one in the north-east corner of the site, and Great Crested Newts are likely to be present. There is also an area of Priority Habitat (deciduous woodland) adjacent to the northern boundary.
The main part of the site is grazed pasture which is not expected to contain significant levels of biodiversity, although further survey work is needed to confirm this.
The trees and hedgerows along Blind Lane create a wildlife corridor, which appears to be an important landscape and biodiversity feature. Blind Lane is also a dark corridor, which is likely to be used by bats and would be sensitive to increased lighting from any development on this site.
The site contains several dry stone walls within the proposed site area and along some of the boundaries. These provide a habitat for wildlife.
Other (floodplain, PRoW): PROW adjacent to eastern boundary (Tetbury Upton Restricted Byway 5)

Site Reference: T78	**Settlement:** Tetbury

Description:

The site lies to the north-west of Tetbury, between Chavenage Lane and the B4041, forming a large area of open fields dissected by hedgerows and mature trees. The land is elevated and prominent, occupying part of a ridgetop where the topography falls steeply to the south-west, creating an exposed and visually sensitive position within the surrounding landscape.

To the south-east, the site adjoins existing residential development and commercial units, though the wider setting remains distinctly rural. The southern boundary is open, with views extending across the falling landform towards The Folly (Grade II Listed), which lies beyond the south-western boundary. There are no PRoWs within the site, though the site's size and elevation make it a noticeable feature in both local and longer-distance views.

The site lies within the Dip-Slope Lowland Landscape Character Type (LCT) and more locally the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A). It also falls within the Cotswolds National Landscape (AONB), where open ridgelines, rural settlement pattern, and the containment of built form within natural landform are key special qualities.

Evaluation:	**HIGH SENSITIVITY**

Justification:
T78 is assessed as High sensitivity, reflecting its prominent ridgeline position, large scale, and clear visibility within the surrounding landscape. The site contributes to the northern and western rural setting of Tetbury, where open farmland and hedgerows form a transitional edge between the town and the wider Cotswolds countryside.

The land's steep south-western fall creates a visible edge to the settlement, and any extension here would appear incongruous, projecting built form beyond the established compact pattern. The proximity of The Folly (Grade II Listed) further elevates sensitivity, as the open setting contributes to its visual and historic context.

Within the Cotswolds National Landscape, the site plays a key role in maintaining the open skyline, rural tranquillity, and settlement containment that define the area's special qualities.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Open elevated farmland with hedgerow boundaries forming part of Tetbury's rural setting and the wider setting of The Folly.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Adjacent to The Folly (Grade II Listed) to the south-west.
Biodiversity: Hedgerows and mature trees provide important habitats and contribute to the wider green infrastructure network.
Other (floodplain, PRoWS): No PRoWs within or adjoining the site. Not within Flood Zones 2 or 3.

Site Reference: T80	**Settlement:** Tetbury

Description:

The site lies to the west of Longfurlong Lane, located behind existing residential properties, and comprises a series of pastoral and equestrian paddocks. The land is relatively flat, with a western boundary defined by a mature hedgerow containing trees, and a northern boundary formed by a low stone wall. Beyond this wall are open views northwards across the pastoral landscape, framed by over-mature trees along the boundary.

The eastern boundary adjoins the rear gardens of existing dwellings, creating a semi-enclosed edge to the settlement, while the northern setting remains open and rural. The site is crossed north–south by PRoW Footpath 18, with Footpath 17 running immediately beyond the northern boundary, both providing visual and recreational access. The Tetbury Conservation Area lies beyond the northern boundary but at sufficient distance to limit potential effects. The site is not within Flood Zones 2 or 3.

The site lies within the Dip-Slope Lowland Landscape Character Type (LCT) and the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A). It also falls within the Cotswolds National Landscape (AONB), where open lowland pastures, tree belts, and well-defined settlement edges contribute to scenic quality and settlement containment.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
T80 is assessed as Medium-High sensitivity, reflecting its pastoral landscape character, public accessibility, and role in maintaining the rural northern edge of Tetbury. The site forms part of the transition between built form and open countryside and contributes to the town's rural setting within the Cotswolds National Landscape.

Although enclosed by residential properties to the east and south, the northern boundary remains open, allowing long views across the adjoining pastoral landscape, which are valued from both PRoW Footpaths 17 and 18. Mature hedgerows, trees, and grassland provide ecological continuity and visual containment, reinforcing the settlement edge.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Pastoral paddocks and field enclosures forming part of Tetbury's rural setting.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Tetbury Conservation Area lies beyond the northern boundary; no listed buildings within proximity.
Biodiversity: Mature hedgerows and trees provide habitat connectivity and ecological value.
Other (floodplain, PRoWS): PRoW Footpath 18 crosses the site north–south. Footpath 17 runs beyond the northern boundary. The site is not within Flood Zones 2 or 3.

Site Reference: T81	**Settlement:** Tetbury

Description:

The site is located on the north-eastern edge of Tetbury, positioned south of London Road and east of Cirencester Road, within the Cotswolds National Landscape. It forms part of the settlement fringe and is characterised by a strong vegetated framework. Extensive priority habitat deciduous woodland forms dense tree belts along the northern and western road boundaries, providing strong enclosure and contributing significantly to local landscape character.

The southern and eastern boundaries are defined by hedgerows and semi-mature trees, which filter views and reinforce the rural setting. A small portion of the western edge appears to function as domestic garden land associated with an adjacent property. The majority of the site is occupied by Larkhill Vineyard, with associated planting and agricultural production across the fields, giving the site a distinctive managed rural character. Ilsom House lies to the east, while surrounding development on this edge of Tetbury is limited to small, isolated dwellings rather than a continuous built frontage.

The landform is gently sloping and allows potential longer-distance views to the south-east, including across the River Avon corridor towards Newton Hill and the surrounding landscape. There are no PRoWs crossing the site and it lies outside Flood Zones 2 and 3. The site is not located within or adjacent to the Tetbury Conservation Area and there are no listed buildings in close proximity.

The site lies within the Dip-Slope Lowland Landscape Character Type, more locally the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A), which is characterised by gently undulating farmland, woodland belts, and a dispersed settlement pattern within the National Landscape.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
T81 is assessed as Medium-High sensitivity, primarily because development would extend Tetbury further northwards into open countryside within the Cotswolds National Landscape, beyond the established settlement form. While there is some existing development on this edge, it is primarily limited to isolated dwellings and does not establish a strong or continuous settlement frontage.

The site's woodland structure, vineyard land use, and rural character contribute positively to the landscape qualities of the National Landscape and to the perception of a clear transition between town and countryside. Development would dilute this transition. On balance, these factors justify a Medium-High landscape sensitivity judgement.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands

Historic Landscape Character:	A2 Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No Conservation Area or listed buildings in close proximity Biodiversity: Boundary hedgerows and trees provide structure and ecological connectivity. Priority habitat deciduous woodland along northern and western boundaries Other (floodplain, PRoWS): No PRoWs within or adjoining the site. Outside Flood Zones 2 and 3	

Site Reference: T82	**Settlement:** Tetbury

Description:

The site is of moderate scale and is located on the south-eastern edge of Tetbury, positioned north of Fox Hill and immediately north of Tumblers Cottage and Fox's Walk. It lies within the Cotswolds National Landscape and forms part of a vegetated settlement fringe associated with the Conservation Area. The eastern boundary is defined by the River Avon, with the land sloping down towards the river corridor. Restricted Byway 19 runs on the opposite side of the river, providing a recreational route with potential views back towards the site.

Part of the site comprises priority habitat deciduous woodland, with the remainder heavily vegetated and appearing to include former tennis courts. This vegetation creates a settled, wooded edge to the town, which is characteristic of the softer, filtered transition between built form and landscape in this part of Tetbury. The eastern edge of the site falls partly within Flood Zones 2 and 3, associated with the river corridor.

The site lies within the Tetbury Conservation Area. Old Fox House, a Grade II listed building, is located immediately to the south, reinforcing the site's historic sensitivity. There are no PRoWs within the site itself.

The site lies within the Dip-Slope Lowland Landscape Character Type, more locally the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A), which is characterised by gently sloping land, wooded watercourses, and settled valley edges within the National Landscape.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
T82 is assessed as Medium-High sensitivity due to the combination of strong natural character, heritage context, and its role in defining a wooded settlement edge within the Cotswolds National Landscape. The site's sloping landform, priority habitat woodland, and relationship with the River Avon contribute to its physical and ecological sensitivity.

Its location within the Conservation Area and proximity to Old Fox House, a Grade II listed building, increase historic sensitivity. Development would require substantial vegetation removal, eroding the established wooded edge that provides a characteristic and visually softened transition between Tetbury and the surrounding landscape. Although form and density sensitivity is moderated by nearby residential development, the combined natural, historic, and visual considerations support an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	G3 Towns, villages and hamlets, existing settlement extent by mid-19th century

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Tetbury Conservation Area, Old Fox House Grade II Listed (List Entry: 1304250)
Biodiversity: Priority habitat deciduous woodland
Other (floodplain, PRoWS): River Avon flood zone 2 and 3 on eastern boundary.
Restricted Byway 19 adjacent to the river.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 34 – Upper Rissington

COTSWOLD
District Council

Settlement character

1.1 The former 'RAF Little Rissington' lies on the plateau to the east of Bourton-on-the-Water just off the A424 Stow-Burford road.

1.2 The settlement consists of former RAF 'married quarters', other Ministry of Defence buildings within a wooded setting and a substantial amount of modern housing.

1.3 Housing is located in the northern half of the settlement and has extended through new private development southwards onto some of the former MOD land. The southern half is being promoted as a business park, utilising the former MOD buildings and the area between them, to the south of Wellington Road, is currently (2014) undergoing a major housing development. To the south of the settlement is Little Rissington Airfield, which is still owned by the MOD and used by the RAF for a variety of purposes.

Landscape character

1.4 The settlement is within Cotswolds National Character Area 107. At the county level it is within the High Wold landscape type and the Rissington Plateau and Milton Downs LCA.

1.5 The plateau top extends to the north and the south of the settlement. On the eastern and western sides of the settlement are valley sides.

1.6 The plateau is generally open and exposed with large fields and low hedges. The area to the south of the settlement is particularly exposed, consisting of a single large airfield. A key characteristic of the plateau is the intervisibility with other plateau tops.

1.7 The valley sides have smaller fields and more woodland than the plateau. In places woodland extends onto the edge of the plateau top, making it appear less open. In the proximity of RAF Little Rissington such groups of trees help mitigate the visual impact of the MOD development on the plateau top when viewed from a distance.

Relationship of the settlement with the surrounding landscape

1.8 The settlement has the following key relationships with the surrounding landscape:

Positive

- From some vantage points the well wooded edge to some of the MOD development integrates the settlement sympathetically into the plateau landscape.

Negative

- The harsh and highly prominent edge of some areas of housing is visible from a long distance across the plateau.
- The lack of a distinctive 'Cotswolds' identity to built form.

Landscape sensitivity considerations

1.9 The landscape surrounding the settlement is within the Cotswolds National Landscape and has therefore been judged to be of national significance. However, it should be acknowledged that structures associated with the airfield and the prominent modern housing do visually detract from the landscape and are inconsistent with the National Landscape's characteristics.

1.10 The capacity of the plateau landscape to accept development is primarily constrained by its high visibility – particularly from other areas of plateau. However,

1.11 the elevated position and its relative flatness also allows effective screening with tree planting. Because of this, further development within the wooded part of the former MOD site would have minimal visual impact.

Constraints to be taken into account

1.12 Constraints are shown by Figure UR2 and are summarised below:

- National Landscape designation of the surrounding landscape and the settlement.

Areas where development is not suitable

1.13 Areas where development is not considered to be suitable on landscape and visual grounds are summarised below:

- The open plateau to the north and south of the existing settlement due to its visually exposed position.
- The valley sides to the west and east of the settlement due to their high visibility and importance to the landscape setting of the settlement.
- The plateau to the west of the B Road forming the western edge of the settlement outside the current built form. Development in this area could start to impinge on the landscape setting of Bourton-on-the-Water and is likely to be visible from a wide area of High Wold to the west.

Suggested environmental improvements

1.14 The following environmental improvements are suggested:

- Substantial woodland planting on the valley side to the eastern side of the settlement to link with existing woodland blocks. This could enhance the overall landscape character of the valley and help to visually integrate the plateau development into the landscape.
- Planting to the north of the settlement could help soften the built edge of housing and improve the approach to the settlement.

Figure A1: Context and Landscape Character Types and Areas

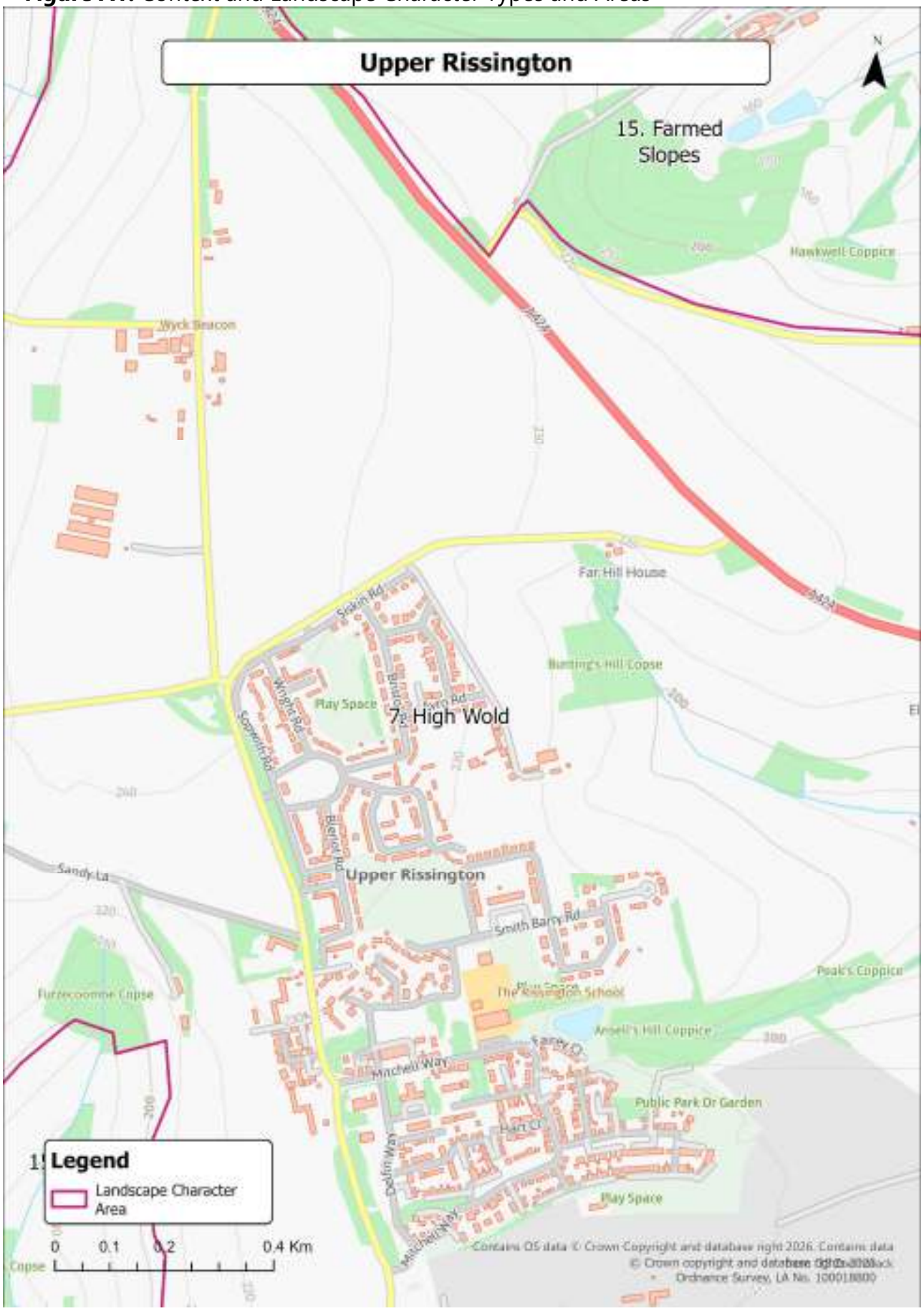
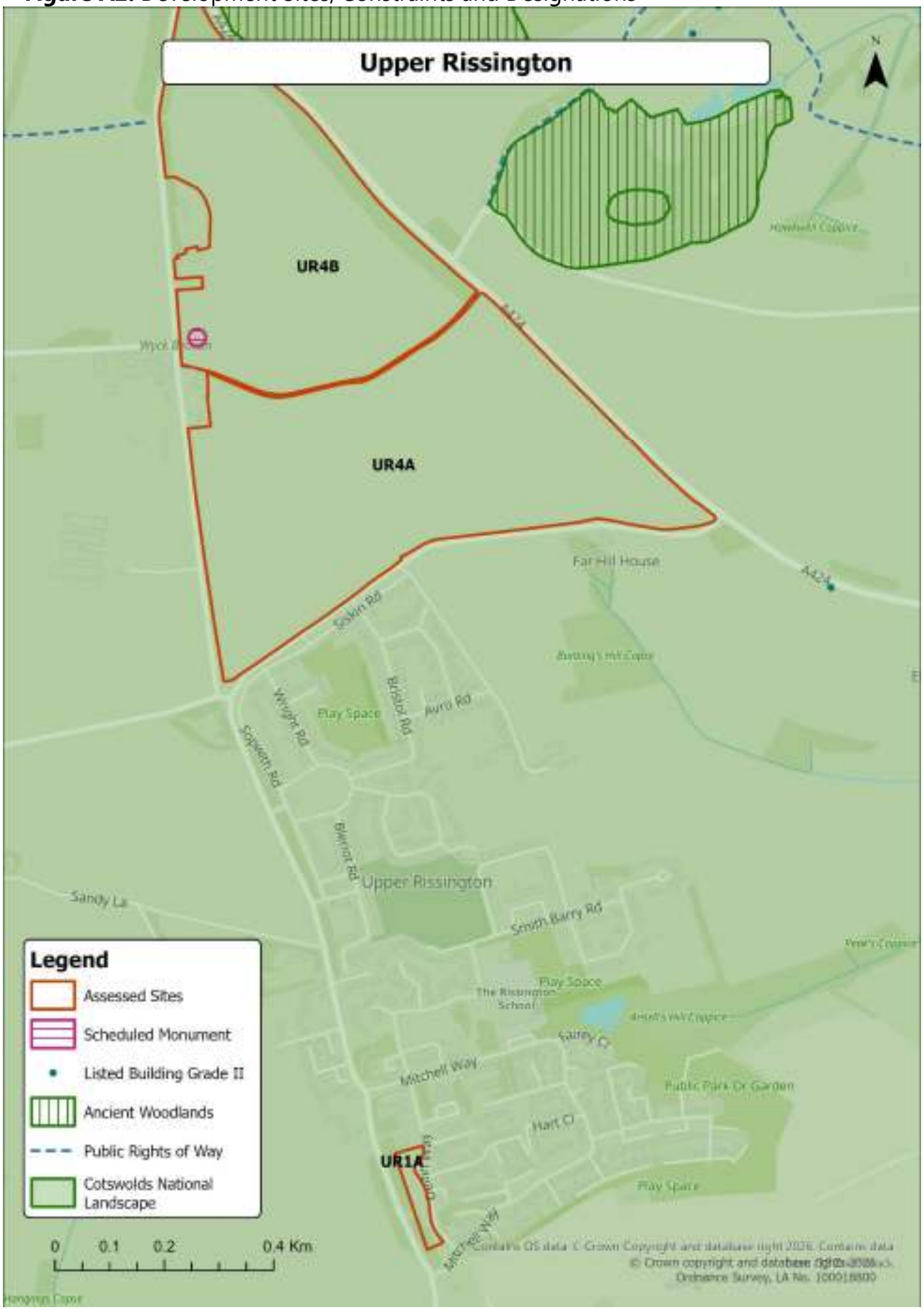


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	UR1A	UR4A /4B
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)		
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground		
	Falls within clear views from public vantage points (roads, PROWs, hills)		
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form		
	Introduce a significant area of built form into a rural or visually sensitive landscape.		
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development		
	Risks coalescence or erosion of settlement separation		

Sites to be discounted		

Stage 2 Assessments

Site Reference: UR1A	**Settlement:** Upper Rissington
Description: The site lies on the eastern edge of Upper Rissington, bounded by Delfin Way to the west and a mature tree belt (protected by a Tree Preservation Order) along the eastern boundary. The southern and western edges adjoin existing residential development, with open views from dwellings along Delfin Way across the grassed area. The site contains a mix of grassland and areas of hardstanding, with some ornamental tree planting and brownfield elements to the north associated with existing buildings, access roads, and parking. The overall character is semi-urban, forming part of the settlement's eastern edge with a balance of managed green space and built influence. There is no public access within the site itself, although Delfin Way provides informal visibility and local recreation value. The site lies within the High Wold Landscape Character Type (LCT) and the Cotswolds High Wold Plateau Landscape Character Area (LCA 7C), within the Cotswolds National Landscape (AONB). This area is characterised by expansive elevated farmland, contained settlement forms, and well-vegetated boundaries that soften urban edges.	
Evaluation:	**MEDIUMSENSITIVITY**
Justification: UR1A is assessed as Medium sensitivity, reflecting its role as a locally important area of open green space on the settlement edge of Upper Rissington. Although closely associated with existing residential development and influenced by urban and brownfield features to the north, the site provides a meaningful sense of openness that contributes to local amenity and the legibility of the settlement form. The mature eastern tree belt, protected by a TPO, forms a strong visual and ecological boundary that defines the eastern extent of built development and contributes to the wider green infrastructure network. This tree belt provides containment, supports biodiversity, and reinforces the site's function as a green buffer. The site is experienced in views from adjacent dwellings along Delfin Way and, while not prominent in wider landscape views, it makes a positive local contribution to landscape character.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT

Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Modified settlement edge landscape with a mix of grassland, ornamental trees, and brownfield elements.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No listed buildings or Conservation Area within close proximity fo the site. Biodiversity: Mature trees (covered by TPO) and hedgerows, provide biodiversity value. Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. No PRoWs within or adjoining the site.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 35 – Willersey

COTSWOLD
District Council

Settlement character

1.1 Willersey lies in the relatively flat landscape of the Vale of Evesham north west of the Cotswolds escarpment. It is located on the A4632 between Broadway and Mickleton as shown by Figure W1. The main distinguishing characteristic of the village is the broad Main Street which runs up the gentle foot slope of the escarpment. The adjacent historic buildings constitute the historic core of the settlement. The properties on either side of the Main Street have distinctive large plots which form a setting to the many listed buildings. The church is located to the east of Main Street on the edge of the village and is visible when approaching from this direction.

1.2 The western and northern edges of the village have expanded with a substantial amount of modern development which includes a relatively large industrial estate. The northern edge of the village is strongly defined by the embankment of a disused railway.

Landscape Character

1.3 Willersey lies within National Landscape Character Area 106 The Severn and Avon Vales, on the edge of the Cotswolds. At a county level it is within the Unwooded Vale landscape type with the Vale of Evesham Fringe LCA element lying in the National Landscape, and the Mickleton Vale Fringe outside to the north beyond Collin Lane.

1.4 Essentially the landscape surrounding Willersey can be split into the north-west part and the south east part as a result of the topography. The north west part is flat land consisting of generally large fields with pasture and arable land. Hedges and drainage ditches divide the fields. The south east part consists of smaller fields and hedges with more trees and occasional blocks of woodland. The views out over the Vale of Evesham are an important aspect of this area's character. Land abutting both the south western and north eastern edges of the village exhibits ridge and furrow.

Relationship of the settlement with the surrounding landscape

1.5 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village is located at the foot of the scarp slope but above the flat wet ground of the Vale of Evesham;

- The alignment of Main Street up the slope is important. It directs views towards the scarp slope and, in the other direction, out over the Vale of Evesham.
- The edge of the settlement is visually permeable on the eastern side with the older part of the settlement abutting agricultural land allowing views to the church.

Negative

- The extension of the village onto the flat land to the north runs counter to the established pattern of scarp slope settlement;
- The 'modern' village edges reduce the visual permeability of the village and hence its visual relationship with the surrounding landscape.
- Development has consolidated the settlement into nucleated form away from the traditional linear form which related to the topography of the area.

Landscape sensitivity considerations

1.6 Landscape around the southern part of the village is within the Cotswolds National Landscape and is a good example of the 'edge landscape.' It is a more sensitive landscape consisting of smaller fields and hedges with more trees and occasional blocks of woodland. The character of the northern landscape has been considerably affected by development and is a degraded example of the rural Vale of Evesham landscape.

1.7 The ability of the landscape to accommodate development is limited by the high quality and visually prominent scarp slope landscape to the south east. The flat land to the north west is less limited by landscape character and quality due to already existing detractors. However, extensive development would be prominent from the scarp.

Constraints to be taken into account

1.8 Constraints are shown by Figure W2 and W3 and are summarised below:

- National Landscape
- Conservation Area
- Listed buildings and their settings

Areas where development is not suitable

1.9 Areas where development is not suitable in accordance with the criteria set out in Section 2.0 are as follows:

- The scarp slope to the south east of the village due to its high visibility and importance to the setting of the village and landscape quality of the National Landscape.
- The large undeveloped plots/gardens behind Main Street properties.
- The land at both the south-west and north-east village edges due to the presence of ridge and furrow, visual prominence and the potential to block views to the church.

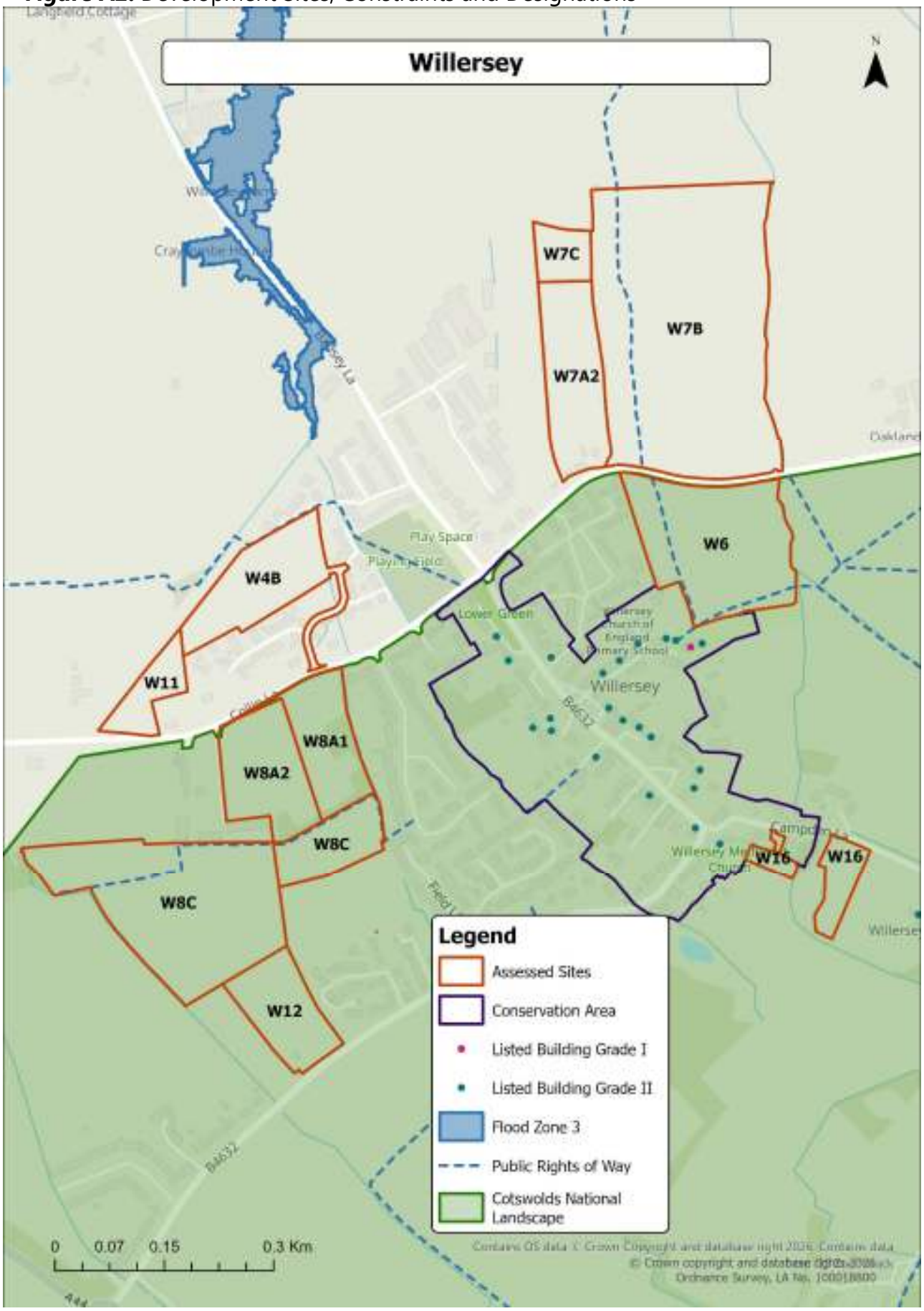
Suggested areas for environmental improvement

1.10 The frontage to the industrial estate and the entry to the village from the north would benefit from an environmental enhancement action plan including planting.

Figure A1: Context and Landscape Character Types and Areas



Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	W6	W8A	W8B	W8C	W12	W16
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)						
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground						
	Falls within clear views from public vantage points (roads, PROWs, hills)						
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form						
	Introduce a significant area of built form into a rural or visually sensitive landscape.						
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development						
	Risks coalescence or erosion of settlement separation						

Sites to be discounted						

Stage 2 Assessments

Site Reference: W4B	**Settlement:** Willersey
Description: W4B is located to the north-west of Willersey beyond residential development on Nash Road. The parcel comprises a grassland field enclosed on several sides by existing residential development and associated garden boundary vegetation. The north-western boundary is defined by strong vegetation associated with a redundant railway line, now forming part of a footpath corridor, beyond which lie open arable fields. This vegetated corridor provides a clear landscape boundary and visual containment along this edge. Public access is provided along this route by PRoW Footpath 8, which runs along part of the northern boundary and connects the settlement to the wider countryside beyond the tree belt. The site is relatively flat and retains a green, semi-rural character, although this is strongly influenced by the surrounding residential development which encloses the parcel on several sides. Visibility of the site is largely restricted to sections of the PRoW and to adjacent residential properties along the site boundaries. The parcel lies outside the Cotswolds National Landscape and is not located within or close to a Conservation Area. There are no listed buildings within the immediate setting. The site also lies outside Flood Zones 2 and 3. Development of the site would not be incongruous with the existing settlement form and structure. The site lies within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area, within the Severn and Avon Vales National Character Area (NCA 106).	
Evaluation:	**MEDIUM-LOW SENSITIVITY**
Justification: W4B forms a relatively contained parcel of grassland on the north-western edge of Willersey and is enclosed on several sides by residential development. The presence of boundary vegetation and the tree belt associated with the former railway line provide landscape structure and containment. The parcel is influenced by the urbanising character of the surrounding residential development and reads as part of the settlement edge rather than as part of the wider open countryside. Visibility is limited primarily to nearby residential receptors and users of PRoW Footpath 8.	

While the site contributes to the local green character of the settlement edge, the limited landscape features, strong containment and relationship with existing development moderate its susceptibility to change. Overall, the parcel is considered to have Medium–Low landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 106 - Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	Vale of Evesham Fringe
Historic Landscape Character:	A2m – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified. Historic: No Conservation Areas or listed buildings within the immediate vicinity. Biodiversity: Tree belt and vegetation associated with the former railway corridor. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 8 runs along part of the northern boundary.	

Site Reference: W7A2/7C Settlement: Willersey (White 2014)	
DESCRIPTION: This site lies on the northern edge of the settlement, where it abuts Willersey Business Park to the west and open pastoral farmland to the east. It consists of very gently sloping pastoral land falling north, in fenced enclosures with a series of dilapidated buildings and rough storage areas on its southern boundary, where a tall hedge separates it from the B4632. Its northern boundary is fenced, with views over flat pasture fields to the low vegetation on the dismantled railway, which, together with extensive woodland, effectively screens all views from the north. There is a hedged track along the eastern boundary, with a PROW running parallel a few metres away in the adjoining pasture field.	
Evaluation:	**MEDIUM-LOW SENSITIVITY**
Justification: The site is well-screened and in close proximity to existing economic development, outside the settlement but well-screened within the wider landscape. The National Landscape boundary is the southern edge of the B4632, on the northern edge of which a tall hedge provides screening at present, although there may be some limited views into the site from first floor windows of houses opposite. Dense hedges on nearby parallel field boundaries screen views in from traffic approaching the settlement from the east, but care would be required to ensure that building heights were no more than those of buildings in the adjoining Business Park, to avoid any significant visibility from the scarp slope to the south east. Retention of part of the strongly vegetated southern boundary is recommended.	
Landscape Context:	
National Character Area:	NCA Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	Mickleton Vale Fringe
Historic Landscape Character:	Less irregular enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designation Landscape: Within the setting of the National Landscape Historic: none Biodiversity: none Other (floodplain, PROWs): none	

Site Reference: W7B	**Settlement:** Willersey

Description:

Site W7B is located on the north-eastern edge of Willersey, beyond the existing settlement boundary and to the north of the B4632. The site comprises a relatively large pastoral field that forms part of the open agricultural landscape surrounding the village.

The field is enclosed by mature hedgerows with associated hedgerow trees, providing a well-defined field pattern and contributing positively to local landscape structure. The site retains clear evidence of historic ridge and furrow earthworks, reflecting its long agricultural history. Historically, the site comprised two separate fields, although the former field boundary has largely been lost, with only a line of mature trees remaining to mark the historic north-south boundary through the centre of the site.

The site occupies a detached position beyond the established settlement edge and has a strong visual and spatial relationship with the surrounding countryside. Development would represent a substantial extension of the village into the open agricultural landscape and would appear disconnected from the existing pattern of development. PRoW Footpath 4 runs north-south through the site, providing direct public access between Willersey and the wider countryside to the north. The route affords open views across the site and contributes to the recreational experience of the surrounding rural landscape.

The site lies within the setting of the Cotswolds National Landscape, with the designation located immediately south of the B4632. Although outside the designated landscape, the site contributes to its wider setting through its open agricultural character and relationship with the adjacent escarpment landscape.

The site lies within National Character Area 106 – Severn and Avon Vales, within the Unwooded Vale Landscape Character Type. Historically, the site retains evidence of medieval agricultural activity through surviving ridge and furrow earthworks and historic field patterns.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the open agricultural landscape on the north-eastern edge of Willersey and has a strong relationship with the wider countryside beyond the settlement. Its relatively large scale, detached position and limited association with the existing built form increase its sensitivity to development.

The surviving ridge and furrow earthworks are an important feature of the site, providing evidence of its historic agricultural use and contributing to local landscape character and time depth. Together with the mature hedgerows and hedgerow trees, these features reinforce the site's rural character and historic landscape pattern.

Development would represent a significant extension of built form beyond the existing settlement boundary and would appear incongruous with the current settlement pattern. The size of the site would also increase the perceived scale of encroachment into the surrounding countryside and reduce the clear distinction between the village and the wider agricultural landscape.

PRoW Footpath 4 passes directly through the site, substantially increasing visual and recreational sensitivity. Users experience the site as part of the transition between the settlement and the open countryside, and development would fundamentally alter the character and visual amenity of this route.

Overall, whilst the site is relatively well enclosed by boundary hedgerows, the combination of its large scale, detached relationship with the settlement, surviving ridge and furrow and contribution to the setting of the Cotswolds National Landscape results in an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 106 - Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	-
Historic Landscape Character:	Historic agricultural enclosure with surviving ridge and furrow and evidence of former field subdivision
Constraints/Designations:	
Landscape: Within the setting of the National Landscape.	
Historic: Surviving ridge and furrow earthworks. No Conservation Areas or listed buildings within the immediate vicinity.	
Biodiversity: Mature hedgerows, hedgerow trees and pastoral grassland. Tree belt and vegetation associated with the former railway corridor.	
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 4 runs north-south through the site.	

Site Reference: W8A1	**Settlement: Willersey (White 2014)**
Description: This site comprises of a section of two very gently sloping pastoral fields on the western edge of the settlement. Collin Lane lies to the north, housing on Collin Close to the east (with a watercourse along the boundary) and a depot with a semi-rural character and some trees to the west. Low cut hedges lie on the northern and western boundaries. The southern boundary abuts another gently sloping field, but has an outgrown dense hedge along it which prevents more than glimpsed views into the site from the PROW along this boundary. Within the site there is a division between mown grass planted with groups of young trees and shrubs, and a northern area of ridge-and furrow pasture. The site lies in the Cotswolds National Landscape.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: This site is located on the edge of the settlement, with open farmland to the west (although screened by the landform of the dismantled railway to the west), by the PROW along its southern boundary and by its current use as agricultural land. It is of value in terms of its National Designation and the ridge and furrow pasture. The fields have a pleasant character with views to the scarp to the north. The site has the most attractive intrinsic qualities of the sites on the western edge of the settlement.	
Landscape Context:	
National Character Area:	NCA 106 - Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	Vale of Evesham Fringe
Historic Landscape Character:	A2m – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Located within the Cotswolds National Landscape Historic: No Conservation Area or listed buildings within the immediate setting. Evidence of ridge and furrow earthworks within the site. Biodiversity: Tree belt and hedgerows Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW beyond southern boundary	

Site Reference: W8A2	**Settlement: Willersey (White 2014)**
Description: This site comprises of a section of two very gently sloping pastoral fields on the western edge of the settlement. Collin Lane lies to the north, housing on Collin Close to the east (with a watercourse along the boundary) and a depot with a semi-rural character and some trees to the west. Low cut hedges lie on the northern and western boundaries. The southern boundary abuts another gently sloping field but has an outgrown dense hedge along it which prevents more than glimpsed views into the site from the PROW along this boundary. Within the site there is a division between mown grass planted with groups of young trees and shrubs, and a northern area of ridge-and furrow pasture. The site lies in the Cotswolds National Landscape.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: This site is located on the edge of the settlement, with open farmland to the west (although screened by the landform of the dismantled railway to the west), by the PROW along its southern boundary and by its current use as agricultural land. It is of value in terms of its National Designation and the ridge and furrow pasture. The fields have a pleasant character with views to the scarp to the north. The depot to the west of the site does not detract significantly from its relationship to the settlement and the wider landscape. The site has the most attractive intrinsic qualities of the sites on the western edge of the settlement.	
Landscape Context:	
National Character Area:	NCA 106 - Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	Vale of Evesham Fringe
Historic Landscape Character:	A2m – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Located within the Cotswolds National Landscape Historic: No Conservation Area or listed buildings within the immediate setting. Evidence of ridge and furrow earthworks within the site. Biodiversity: Tree belt and hedgerows Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW beyond southern boundary	

Site Reference: W8C	**Settlement:** Willersey

Description:

W8C is located on the western edge of Willersey and forms part of a pastoral field. The site is relatively flat. A tree belt forms the northern boundary, beyond which lies a further agricultural field containing ridge and furrow earthworks.

The land to the east has recently been granted outline planning permission for residential development (application ref. 25/02983/OUT), meaning the parcel forms part of a wider area undergoing transition from agricultural land to residential use.

PRoW Footpath 9 runs along both the northern boundary of the site. This route connects the settlement with the wider agricultural landscape to the west and provides localised views into the parcel. Additional views may be possible from the escarpment to the south-east; however, the site would likely be perceived in conjunction with existing residential development and the recently approved development to the south.

The site lies within the Cotswolds National Landscape but is not located within the immediate setting of any Conservation Area or listed buildings. The parcel lies outside Flood Zones 2 and 3.

The site falls within the Unwooded Vale Landscape Character Type and the Vale of Evesham Fringe Landscape Character Area, within National Character Area 106 – Severn and Avon Vales. The historic landscape character is identified as A2m – Former unenclosed cultivation now enclosed, reflecting less regular enclosure patterns partly influenced by former unenclosed cultivation within areas historically associated with rich wet grassland.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

W8C forms part of the pastoral landscape on the western edge of Willersey and, whilst closely associated with existing residential development and the adjacent parcel benefiting from planning permission, it nevertheless occupies a relatively large area of open countryside within the Cotswolds National Landscape.

The site contributes to the transition between the settlement and the wider agricultural landscape and remains perceptually separate from the main built form of the village. Development would extend the settlement westwards into an area that currently exhibits an open pastoral character and would represent a substantial increase in built form when viewed in the context of the existing settlement pattern. As a result, development would appear somewhat incongruous and would alter the current relationship between the settlement edge and the surrounding countryside.

Although the site itself contains relatively few distinctive landscape features, it is visible from PRoW Footpath 9 and has the potential to be perceived from elevated locations on

the escarpment to the south-east. From these viewpoints, development would be experienced in the context of both existing and approved development but would nevertheless contribute to a noticeable expansion of the settlement into the National Landscape. Taken together, the site's location within the Cotswolds National Landscape, its role as part of the open pastoral setting of Willersey, its visibility from public routes and higher ground, and the scale of development that could be accommodated result in an overall judgement of Medium–High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	Vale of Evesham Fringe
Historic Landscape Character:	A2m – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Located within the Cotswolds National Landscape
Historic: No Conservation Area or listed buildings within the immediate setting.
Biodiversity: Tree belt along the northern boundary and agricultural field boundaries.

Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 9 runs along the eastern and northern boundaries of the site.

Site Reference: W11	**Settlement:** Willersey

Description:

W11 comprises a small pastoral parcel located to the north of Collin Lane on the north-western edge of Willersey. The site forms part of the agricultural landscape surrounding the settlement and is relatively flat in character.

The north-western boundary is defined by a tree belt associated with a disused railway line, which now forms a footpath corridor. This vegetated corridor provides a strong landscape boundary, beyond which lies further agricultural land. The southern boundary adjoins Collin Lane and is defined by shrubs and trees, although views across the site are possible from the road through gaps in the vegetation.

The south-eastern boundary adjoins the Broadway Substation, which forms a prominent and visually incongruous feature within the local landscape. While this infrastructure introduces a utilitarian element into the surrounding rural context, development of the site would extend built form further west beyond the existing settlement edge.

Evidence of ridge and furrow earthworks is present within the site, indicating historic agricultural land use and contributing to the time-depth of the landscape.

Views from the site towards the escarpment are possible. Conversely, views of the site may also occur from higher ground to the south-east, although the parcel would likely be perceived in the context of the existing settlement and associated development.

The site is not located within or close to a Conservation Area and there are no listed buildings within the immediate setting. It lies outside Flood Zones 2 and 3 and there is no public access across the parcel.

The site lies within NCA 106 – Severn and Avon Vales, within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

W11 forms a small pastoral parcel on the north-western edge of Willersey and contributes to the agricultural landscape surrounding the village. While the presence of the Broadway Substation introduces a strong utilitarian element within the immediate setting, the site itself retains a semi-rural character.

The key factor influencing the landscape sensitivity of the site is the presence of ridge and furrow earthworks, which represent an important historic landscape feature and contribute to the time-depth of the landscape.

While the site is relatively contained and visibility is largely localised, the historic sensitivity associated with these earthworks elevates the overall sensitivity of the parcel. On balance, the site is considered to have Medium landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 106 - Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	Vale of Evesham Fringe
Historic Landscape Character:	A2m – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Located within the Cotswolds National Landscape Historic: No Conservation Area or listed buildings within the immediate setting. Evidence of ridge and furrow earthworks within the site. Biodiversity: Tree belt associated with the former railway corridor. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No public access across the site..	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 36 - Stage 1 Landscape Screening Methodology for Sites Located within the Cotswolds National Landscape

November 2025

COTSWOLD
District Council

Contents

1. Purpose

1.1 To identify sites at an early stage where landscape designations and significant landscape sensitivity indicate that development would be highly unlikely to conserve and enhance the landscape and scenic beauty of the Cotswolds National Landscape. This enables a proportionate assessment of sites by identifying those that are highly likely to be unsuitable for development from the outset, even before undertaking a detailed sensitivity assessment (Stage 2).

2. Justification

2.1 Sites being deemed to be unsuitable for development due to significant harm to the Cotswolds National Landscape is justified by national policy and guidance.

2.2 Paragraph 189 of the National Planning Policy Framework (December 2024) (NPPF) confirms that National Landscapes (formerly Areas of Outstanding Natural Beauty) must be given the highest status of protection, with a duty to conserve and enhance landscape and scenic beauty. Discounting sites that clearly would not conserve or enhance landscape and scenic beauty of the National Landscape supports paragraph 61, which requires Local Plans to be underpinned by relevant and up-to-date evidence, and helps demonstrate a sound strategy that is justified, effective, and consistent with national policy.

2.3 Similarly, Paragraph 190 states that major development in National Landscapes should be refused except in exceptional circumstances and where it is demonstrably in the public interest.

2.4 Planning Practice Guidance (PPG) reinforces this approach:

i. Paragraph 014 (Ref ID: 3-014-20190722) confirms that constraints, including landscape impact, should be considered early and that sites may be excluded where designations render them unsuitable.

ii. Paragraph 041 (Ref ID: 8-041-20190721) notes that development in National Landscapes should be limited, and such areas are generally unsuitable for meeting unmet needs from adjoining non-designated areas.

2.5 This policy framework is now underpinned by a strengthened statutory duty introduced by Section 245 of the Levelling-up and Regeneration Act 2023. This replaces the previous requirement for relevant authorities to merely "have regard to" the statutory purposes of National Landscapes with a new duty to actively "seek to further" those purposes. The accompanying statutory guidance (Defra, January 2024) makes clear that this duty applies to the preparation of Development Plans and associated assessments and documents, and that relevant authorities must act in a way that furthers the conservation and enhancement of the natural beauty of Protected Landscapes. This significantly raises the bar for how landscape impacts are considered in Local Plans.

2.6 Natural England's 2023 position statement aligns with this direction, advising that Local Plans should avoid allocating sites where development would harm the character or special qualities of a National Landscape. Major development should only be considered suitable where exceptional circumstances can be demonstrated.

2.7 This is further reinforced by the Cotswolds National Landscape Management Plan (2025-2030), specifically Outcome 11 – Development and Infrastructure, which states that development should be avoided in prominent or sensitive locations where it would harm landscape character or the setting of settlements. The plan also emphasises the need for development to be landscape-led and to positively contribute to the character and special qualities of the National Landscape.

2.8 In this context, early-stage site filtering based on likely significant harm to the Cotswolds National Landscape, and thereby failure to conserve and enhance landscape and scenic beauty of the National Landscape, is not only appropriate but essential to fulfil statutory duties and to accord with national planning policy.

3. Screening Process

3.1 The following criteria have been used to screen sites:

1. Screening Criteria

Each site is reviewed against the following queries:

i. Has this site previously been found unsuitable due to landscape harm (e.g. in past appeals, assessments, or Local Plan work) and

does the reasoning still provide a strong justification for a site being unsuitable?

- Assessed to have an overall 'High' landscape sensitivity in previous Council-led landscape assessments (e.g. White Reports 2000, 2014, 2015) due to harm to the National Landscape, and where there has been little or no change in landscape conditions near or within the site (e.g. no additional substantial development has occurred near to the site).
- The site was refused planning permission due to harm to the National Landscape, and the currently proposed development is similar in scale and type to the refused proposal and there has been little or no change in landscape conditions near or within the site (e.g. no additional substantial development has occurred near to the site).

ii. Would development result in significant harm to the character of the National Landscape?

Sites located within the National Landscape will be discounted where three or more additional 'High' judgements are recorded in the Stage 1 assessment against High Sensitivity Indicators. These indicators closely align with the Special Qualities of the Cotswolds National Landscape, reflecting the area's sensitivity to change in relation to its scenic beauty, settlement form, and cultural heritage. They recognise the importance of protecting the Cotswolds' distinctive landform and skylines, visual openness and rural character. The focus on heritage features, settlement pattern, and separation between villages also supports the conservation of the area's historic environment and traditional landscape structure, both of which are integral to the Cotswolds' identity and sense of place.

High Sensitivity Indicators include:

- Adjacent to/designated heritage features (e.g. Conservation Areas or Scheduled Monuments) and could have a significant adverse impact
- Located on or close to prominent ridgelines, escarpments, or high ground
- Falls within clear views from public vantage points (roads, PRoWs, hills)
- Would extend the settlement in an uncharacteristic direction or weaken its structure/form

- Introduces a significant area of built form into a rural or visually sensitive landscape
- Would not be attached or adjacent to existing development
- Risks coalescence or erosion of settlement separation

If yes, the site has been assessed as being of 'High' sensitivity, therefore the site should be discounted. If uncertain, or criteria are marginal, flag for caution and review at Stage 2.

2. Categorise

Based on the questions above, categorise the site based on the following outcomes:

Outcome	Criteria Met	Action
Discount	Site is within the National Landscape and is deemed to have 'High' sensitivity to development.	Exclude from Stage 2 assessment
Flag for Caution	Site within the National Landscape and has a level of sensitivity. However, further assessment is required to determine overall sensitivity rating.	Carry forward for Stage 2 assessment with caveat
No Constraint	Site within the National Landscape and has limited sensitivity to development.	Carry forward for Stage 2 assessment

3. Brief Justification Note

A short 1–2 sentence note is then provided to summarise the reason for the decision. These will read similar to the following:

"Site lies within the Cotswolds National Landscape and occupies an elevated, exposed position highly visible from public viewpoints. Development would harm the nationally valued landscape character and setting and therefore the site has been discounted."

Or:

"Site was previously dismissed at appeal/discounted due to significant landscape harm to the National Landscape. The proposed development is similar in scale and type to that which is currently proposed. Therefore, the site has been discounted."

4. Stage 2 Assessments

4.1 The Stage 2 landscape assessments of sites will follow a standard five point scale of: Low; Low / Medium; Medium; Medium / High; and High. The full methodology will be provided in the final report.

This page is intentionally left blank

Draft document for Council governance process July and August 2026

Cotswold District Special Landscape Areas Review

July 2026

COTSWOLD District Council

CONTENTS

1.0 INTRODUCTION....2

Purpose of Update....2

Overarching justification and statement of need for SLAs....2

2.0 PLANNING POLICY AND PUBLISHED LANDSCAPE CHARACTER ASSESSMENT CONTEXT....4

National Planning Policy Framework 2024 (NPPF)....4

Cotswold District Local Plan 2011-2031 (Adopted 3rd August 2018)....5

Published Landscape Character Assessments....6

National Character....6

Gloucestershire Landscape Character Assessment (GLCA)....6

Cotswolds AONB Landscape Character Assessment....7

Cotswold Water Park Integrated Landscape Character Assessment....7

3.0 RATIONALE AND EVALUATION CRITERIA....8

Purpose of SLA Designation....8

Designation Criteria....8

Relationship with Cotswolds National Landscape....8

Boundary Criteria....9

4.0 BARRINGTON DOWNS....11

5.0 COLN VALLEY (NORTH OF FAIRFORD)....14

6.0 KEMBLE/EWEN....19

7.0 Moreton-in-Marsh Surrounds....24

8.0 North Cirencester....28

9.0 Norton Hall....32

10.0 INTRODUCTION TO PROPOSED SITE ALLOCATIONS....36

11.0 PROPOSED SITE ALLOCATIONS....36

Cirencester....36

Fairford....36

Kemble....37

Mickleton....37

Moreton-in-Marsh....37

APPENDIX

Appendix 1: Local Countryside Designation Review: Special Landscape Areas (*Cotswold District Council and White Consultants, February 2001*)

Appendix 2: Special Landscape Areas Review: Landscape Context and Physical Changes (*Cotswold District Council and White Consultants, May 2017*)

FIGURES

Figure 1: Barrington Downs Special Landscape Area

Figure 2: Coln Valley (North of Fairford) Special Landscape Area

Figure 3: Kemble/Ewen Special Landscape Area

Figure 4a: Moreton-in-Marsh Surrounds North

Figure 4b: Moreton-in-Marsh Surrounds South

Figure 5: North Cirencester Special Landscape Area

Figure 6: Norton Hall Special Landscape Area

SECTION A

INTRODUCTION

1.0 INTRODUCTION

Purpose of Update

1.1 The purpose of Special Landscape Area (SLA) designation is to protect locally significant and valued landscapes that have particular intrinsic qualities or character. Although not nationally designated, in some cases they provide important settings and effective buffers for the Cotswolds National Landscape.

1.2 The Cotswold District Council (CDC) SLA system has evolved from county-level policies and allocations, which were originally set out before the Cotswolds National Landscape was designated and then refined in the 1980s. CDC has commissioned a number of studies regarding Special Landscape Areas (SLA) within the district, including the 2001 and 2017 studies by White Consultants. The purpose of this study is to bring these documents into one report and ensure it is up to date with current planning policy, guidance and baseline information.

1.3 The original reports are appended to this report for reference and clarity (Appendix 1: Local Countryside Designation Review: Special Landscape Areas (*Cotswold District Council and White Consultants, February 2001*) and Appendix 2: Special Landscape Areas Review: Landscape Context and Physical Changes (*Cotswold District Council and White Consultants, May 2017*)).

Overarching justification and statement of need for SLAs

1.4 The Cotswold District is probably the most rural and sensitive of the districts in Gloucestershire with around 80% of its area covered by the Cotswolds National Landscape (CNL)[1]. It encompasses a range of attractive rural landscapes featuring scarp and dip slope, wold and valley. These landscapes are complemented by fine Cotswold stone settlements built largely due to the area's prosperous sheep farming heritage. As the area was bypassed by the industrial revolution, many of the settlements remain unspoilt, although 20/21st century development is encroaching in parts. The area is therefore highly desirable for those seeking a high quality of life/environment. It is easily accessed from the M4 to the south, the M5 to the west and the M40 to the north east, with accompanying accessibility to London, Bristol and Birmingham. Railways run through the district linking with Swindon and London, with stations at Kemble and Moreton-in-Marsh. Cirencester is the largest settlement and is located on the edge of the CNL.

1.5 There are significant pressures on the District to accommodate development at all scales, on the edge of settlements as well as in the countryside itself. The constraint of the CNL, where

[1] https://www.cotswolds-nl.org.uk/wp/wp-content/uploads/2024/11/LA-Boundary-Map.png

great weight is placed on the protection and enhancement of landscape by National Policy, places additional pressure for development on the landscapes outside the National Landscape (NL).

1.6 Some of the landscapes within the SLAs represent a continuation in character to the adjoining areas of National Landscape or are a transition from that National Landscape character to other landscape character types. An example of this continuation beyond the National Landscape boundaries is the boundary of the Cotswolds National Character Area[2] (NCA) that extends beyond the nationally valued National Landscape area. Some neighbouring character types act as part of the setting to the CNL and such areas are also given strong protection by National Policy. Therefore, where this is the case, it is considered that these landscapes have a value above ordinary and it could be argued that there is a need to protect them as far as possible, balanced with the need for sustainable development. Other SLAs or parts of SLAs display high quality distinctive landscape character and features that are of a greater value than the general countryside and their qualities and features are therefore worthy of additional protection and consideration.

1.7 The role of an SLA is to protect, enhance and facilitate better management of the best of the District's landscapes outside the CNL. Overall, this review considers that the SLAs continue to fulfil the appropriate criteria for designation. Individual assessments describe qualities and justify designation in more detail.

1.8 A number of landscape character assessments are available that describe the District's landscapes as a whole. These are:

- Gloucestershire Landscape Character Assessment (LDA Design, 2006)[3];
- Landscape Character Assessment of the Cotswolds AONB (AONB Partnership and LDA Design, 2002)[4]; and
- Cotswold Water Park Integrated Landscape Character Assessment (LDA Design, 2009)[5]

[2] http://publications.naturalengland.org.uk/publication/5900626
[3] https://www.gloucestershire.gov.uk/media/6800/glca_report_severn___other_vales_text_2006-51673.pdf
[4] https://www.cotswolds-nl.org.uk/about-the-cotswolds-national-landscape/landscape-character-assessment/
[5] cotswold.gov.uk/media/3xrnffaz/cotswold-water-park-landscape-character-assessment.pdf

2.0 PLANNING POLICY AND PUBLISHED LANDSCAPE CHARACTER ASSESSMENT CONTEXT

2.1 The planning context in relation to landscape matters is discussed below. These include the main policies, which relate to SLA and landscape planning guidance. In the consideration of landscape, current guidance suggests that nature conservation, historical and cultural values should be taken into account.

2.2 In addition to the planning policy context, the hierarchy of published Landscape Character Assessments present within the district are also discussed below.

National Planning Policy Framework 2024 (NPPF)[6]

2.3 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

2.4 Section 15 of the NPPF relates to *'conserving and enhancing the natural environment'*. Paragraph 187 highlights that *'planning policies and decisions should contribute to and enhance the natural and local environment'* of relevance to SLA are the following two criteria from the paragraph:

a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); and

b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

2.5 Paragraph 188 states that *'Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework65; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.*

2.6 Paragraph 189 states that *'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which*

[6] https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'.

Cotswold District Local Plan 2011-2031 (Adopted 3rd August 2018)[7]

2.7 The NPPF requires each local planning authority to produce a Local Plan that plans positively for the development and infrastructure required in its area. The NPPF also requires local plans to be prepared with the intention of contributing to the achievement of sustainable development.

2.8 The aim of the Cotswold District Local Plan is to set out policies and proposals to meet the challenges facing the area over the period 2011-2031. A number of these policies relate to landscape character and the environment. The most pertinent policy to this study is EN6: Special Landscape Areas. The policy is reproduced in full below:

Policy EN6

SPECIAL LANDSCAPE AREAS

Development within Special Landscape Areas (as shown on the Policies Map) will be permitted provided it does not have a significant detrimental impact upon the special character and key landscape qualities of the area including its tranquillity.

Special Landscape Areas (SLAs) were introduced in Gloucestershire in 1982. There are six SLAs in Cotswold District. The purpose of SLA designation is to protect locally significant and valued landscapes that have particular intrinsic qualities or character. Although not nationally designated, in some cases they provide important settings and effective buffers for the Area of Outstanding Natural Beauty.

SLA designation is based on a formal assessment of each area. The Cotswold District designations were reviewed in February 2001 and again in May 2017. The 2017 review validates the work carried out in 2001 while updating the context, any physical changes and adding qualities. Both reports, or any successors produced by the Council, should be considered together. In assessing the impacts of development proposals on the areas' character and qualities the whole of the Council's evidence base regarding SLAs including

[7] https://www.cotswold.gov.uk/media/k2kjvq3b/cotswold-district-local-plan-2011-2031-adopted-3-august-2018-web-version.pdf

description, key landscape qualities and justification for recommendation should be taken into account. Regard must also be had to the general requirements of Policy EN4 (The Wider Natural and Historic Landscape). For the avoidance of doubt, Policy EN6 applies to all development in SLAs including the development of sites allocated in this Local Plan.

The SLAs in Cotswold District are shown on the Policies Map and area:

- Barrington Downs;
- Coln Valley (north of Fairford);
- Kemble/Ewen;
- Moreton-in-Marsh surrounds;
- North Cirencester; and
- Norton Hall.

Published Landscape Character Assessments

2.9 The characterisation process is a non-value judgement process; therefore, classifying landscapes into distinct areas does not suggest that one character is more sensitive than another or valued by people more or less.

2.10 The Landscape Character Assessment process reviews the wider landscape character at a national level and then explores more detailed character features at a district/local level, before analysing site-specific land use that informs local distinctiveness and sense of place. The published assessments that influence the SLA areas are set out below.

National Character

2.11 Natural England's Character Map of England (formerly the Countryside Agency) identifies broad National Character Areas (NCA) for the whole of England. These NCAs provide a broad appreciation of a large area of landscape, which at a national scale share characteristic features.

Gloucestershire Landscape Character Assessment[8] (GLCA)

2.12 This report comprises a landscape character assessment of the Severn Vale, the Upper Thames Valley area and the land on the northern fringe of the CNL within the Vale of Moreton and Vale of Evesham and completes a detailed review of Gloucestershire's landscape character. The purpose of the GLCA is to observe, analyse, describe and classify the variations and distinctive patterns of the landscape.

2.13 Landscape characterisation is the practical process by which areas of distinctive character are classified, mapped and described. In this assessment Landscape Character Types (LCT) and Landscape Character Areas (LCA) have been identified:

[8] https://www.gloucestershire.gov.uk/media/6800/glca_report_severn___other_vales_text_2006-51673.pdf

- **Landscape Character Types** are distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different parts of the country, but wherever they occur they share broadly similar combinations of geology, landform, drainage patterns, vegetation, and historical land use and settlement pattern.
- **Landscape Character Areas** are single, unique areas and form discrete geographical areas of a specific landscape type.

2.14 An important feature of the approach adopted in this assessment is that it is objective. Written descriptions avoid value-laden terminology but particular attention is given to identifying characteristics that are distinctive, rare or special. In this way, the descriptions help raise awareness of an area's local distinctiveness and encourage appreciation of variations in character across the county.

Cotswolds AONB Landscape Character Assessment[9]

2.15 This Landscape Character Assessment provides a detailed review of the Cotswolds National Landscape. This assessment has identified 19 Landscape Character Types (LCT) and 68 Landscape Character Areas (LCA). Each of the generic landscape types is described within the assessment. The key characteristics are summarised followed by a review of landscape character, and the physical and human influences that have shaped the landscape and contributed to its character. Descriptions of the unique LCAs that occur within each LCT, and a summary of the principal features that are particular to each follow this.

Cotswold Water Park Integrated Landscape Character Assessment[10]

2.16 The purpose of the study is to provide a Landscape Character Assessment specifically focused on the Cotswold Water Park. It recognises that all landscapes matter, not just those that are particularly well known, or evoke strong images. The assessment acknowledges that each landscape character type and landscape character area has a distinct, recognisable and consistent pattern of elements that makes it different from another. Character gives each part of the landscape a particular sense of place, regardless of perceptions of quality or value.

2.17 Landscape characterisation is the practical process by which areas of distinctive character are classified, mapped and described. In this assessment, LCT and LCA have been identified using the same definitions as those used within the Gloucestershire Landscape Character Assessment.

[9] https://www.cotswolds-nl.org.uk/about-the-cotswolds-national-landscape/landscape-character-assessment/
[10] https://www.cotswold.gov.uk/media/3xrnffaz/cotswold-water-park-landscape-character-assessment.pdf

3.0 RATIONALE AND EVALUATION CRITERIA

3.1 The rationale behind the findings of this study on SLA's is set out below:

Purpose of SLA Designation

3.2 The purpose of SLA designation is to provide a second tier of landscape protection below the national designations of National Landscapes (and National Parks).

3.3 It is important to emphasise that the SLA designation identifies those landscapes which are of particularly high intrinsic value and which may require special protection for their own sake as part of the District's landscape resource. The designation is based on a formal assessment of the qualities of the area. It is not intended to be a multi-purpose designation to protect landscapes for other reasons, such as to prevent urban sprawl and the coalescence of settlements, to protect the setting of settlements or to maintain corridors of green space within urban areas for the purposes of recreation or general amenity.

Designation Criteria

3.4 The criteria used to evaluate the SLA areas recognises that the landscape is not simply a scenic or visual resource but that factors such as ecology, history and culture have a bearing upon the way the landscape is experienced and valued. Separate designations for areas of nature conservation and historic value already exist or can be made. Within the context of landscape evaluation, they add value and inform the valued qualities of the areas.

3.5 The guidance relevant to this study is set out below:

- *Guidance for Assessing Landscape for Designation as National Park or AONB in England, Natural England, updated June 2021*[11];
- *Assessing Landscape Value Outside National Designations, Landscape Institute Technical Guidance Note 02/21*[12]; and
- *Guidance on Local Landscape Designations, Nature Scot, 2006*[13].

Relationship with Cotswolds National Landscape

[11] https://www.surreyhills.org/wp-content/uploads/2021/07/Guidance-on-Assessing-Landscapes-for-Designation-Updated-2021_final-30.6.21_2ndtestpdf.pdf

[12] https://www.landscapeinstitute.org/publication/tgn-02-21-assessing-landscape-value-outside-national-designations/

[13] https://www.nature.scot/sites/default/files/2020-10/Guidance%20on%20Designating%20Local%20Landscape%20Areas.pdf

3.6 In some places, there is no clear distinction in landscape character and qualities between the National Landscape and adjacent non-National Landscape areas. Therefore, some of the key CNL characteristics extend outside the National Landscape; these marginal areas form integral parts of the National Landscape character and its setting. They may be of comparable value to the CNL in terms of landscape qualities but also in terms of the level of protection given by national policy.

Boundary Criteria

3.7 The criteria for defining boundaries is:

- The inclusion of areas of similar character or topography;
- Adoption of boundaries which follow clearly defined features on the ground;
- The inclusion of features of ecological or historical value;
- The inclusion of boundary settlements where they add to the quality of the area but not otherwise; and
- Exclusion of large scale:
    - Visually intrusive industry
    - Mineral extraction
    - Other inharmonious development.

3.8 In many cases, the definition of exact boundaries is difficult as the change in character and value changes gradually without an obvious cut-off point. The land either side of a proposed boundary may therefore not show clear differences.

SECTION B

SPECIAL LANDSCAPE AREAS STATEMENTS OF IMPORTANCE

4.0 BARRINGTON DOWNS

Illustrative material contained within Figure 1

Summary of Key Landscape Qualities

The key landscape qualities identified within the 2001 and 2017 studies of the area are as follows:

- Large-scale regular grain of typical wolds landscapes;
- Gently sloping transitional landscape falling from the high wold to the dip slope lowland;
- Simple, uncluttered open landscape and skylines with occasional enclosure provided by regular plantations;
- Stone walls form many of the field boundaries;
- Mix of trimmed and outgrown hedges in addition to stone wall boundaries;
- Few and inconspicuous buildings including isolated farmsteads;
- Regular woodland blocks and shelterbelts;
- Elevated area widely visible to the south and with long views;
- Straight linear public rights of way including D'Arcy Dalton Way; and
- Tranquil landscape away from the A40 and B4425.

These key landscape qualities remain relevant to current guidance.

Description of Area

4.1 This is an area of High Wold Dip Slope to the north west, falling 45m to the Dip Slope lowland. It lies to the south of the Windrush valley with the A40 to the north and the B4425 Aldsworth to Burford Road to the south. Elevated in comparison with the Windrush Valley and dipping generally southward, it is a spacious landscape with wide views to parts of the CNL to the south. To the east, views extend to the distant Ridgeway, and from the northern edge, alongside the busy A40, there are panoramic views. It is typical of the distinct enclosure landscape of the wolds, having regular fields bounded by stone walls and some hedges in varying states of repair, and blocks of plantation woodland and some shelterbelts. This is a landscape of mainly arable farming with scattered, isolated farmsteads and barns. The former airfield buildings with grain silos alongside are the only minor unattractive features, close to the CNL boundary. The large proportion of the area to the east is unaffected by these structures.

4.2 The SLA lies entirely within the Cotswold National Character Area (NCA), NCA107. It forms part of the dip slope in the transition from the High Wold to the lowlands to the south east. This

landform and later planned enclosure in the area with its arable farming and limestone drystone walls and buildings give the area a sense of unity with the surrounding CNL.

4.3 Within the GLCA the SLA lies within the Dip Slope Lowland Landscape Character Type (LCT). This is contiguous with the wider area of Dip Slope Lowland that extends south and west into the adjacent CNL. The fields are mainly regular in form, ignoring the former unenclosed cultivation patterns. Cotswold stone is noted for buildings and boundary walls.

4.4 The area is also within an LCA called the South and Mid Cotswolds Lowlands as characterised within the Landscape Character Assessment of the Cotswolds AONB (2002). The LCA has a gently sloping mainly south easterly grain with more subtle undulations and shallower slope profiles than in the adjacent Dip-Slope Character Type. There is a consistent pattern of well-managed, productive mixed arable and pastoral landscape across this lower tract of land enclosed by both stone walls and hedgerows with hedgerow trees being a common feature. Woodlands within this LCA vary between the extensive woodlands and plantations within the large estates and a pattern of intermittent smaller woodlands associated with the farmed landscape.

4.5 To the north west, the SLA is bound by the High Wold Dip Slope LCT within the CNL. In terms of consistency, the north west part of the area should also have been classified as this as the topography and land cover are similar within the SLA. The only rationale for the boundary appears to be separate landscape assessments carried out within and outside the CNL rather than landscape features. This observation does not affect the status of the SLA as a transitional area between High Wold and lowland.

4.6 The north/south running rights of way in the eastern part of the area form part of the D'Arcy Dalton Way, which is a promoted trail. The route links major paths in Oxfordshire running from the Oxford Canal Towpath to the north to the Thames Path and Ridgeway to the south. This adds value to the area.

Justification of Need

4.7 This area is very typical of the rolling wolds landscape of the adjacent CNL and an integral part of the broader Cotswold landscape.

4.8 Scenically, it is similar to adjacent parts of the CNL, with its simple pattern of stone walls superimposed on the rolling landform. There are wide views and no major atypical features; the former airfield is not particularly obtrusive.

4.9 The area is viewed from parts of the CNL and its relationship with the A40 and the Windrush Valley is important.

Explanation of Boundary

4.10 The extent of the SLA is defined by the boundaries of the surrounding CNL and the Cotswold District Council boundary.

4.11 The northern boundary is contiguous with the CNL boundary and follows the A40 road corridor between the Windrush Camp Plantations in the west and the District boundary in the east.

4.12 The eastern boundary follows the District boundary from the A40 to the crossroads with the Little Barrington road on the B4425.

4.13 The southern boundary is contiguous with the CNL boundary and follows the B4425 to the boundary between the Aldsworth and Windrush parishes.

4.14 The western boundary is also contiguous with the CNL boundary and follows the parish boundary north from the B4425 and then field boundaries around Windrush Camp to the A40.

Key Management Recommendations

- Maintaining, enhancing and restoring drystone walls;
- Targeted planting of woodland buffers – this could be relevant to the south west of the area which is very open;
- Maintaining and reinstating management of small woodlands, windbreaks and copses; and
- Promoting the conservation of farmland birds and arable weeds, ensuring that a network of corridors is provided for the movement of species across farmland.

5.0 COLN VALLEY (NORTH OF FAIRFORD)

Illustrative material contained within Figure 2

Summary of Key Landscape Qualities

The key landscape qualities identified within the 2001 and 2017 studies of the area are as follows:

- Large-scale regular grain of parkland plateau landscape;
- The distinctive pastoral green river corridor into Fairford and its Conservation Area which acts as a setting to the church and other buildings and allows views north from the A417;
- Clearly- defined valley sides and floor;
- The clearly defined valley sides further north which enclose the flat valley floor and are given added drama by woodlands such as The Grove;
- The open, flat valley floor to the east of the traditional settlement of Quenington and its Conservation Area with its unspoilt views, skyline and backcloth of steep valley sides to the east;
- Visual links with Fairford;
- The undeveloped rural character of the SLA between the two settlements, with the exception of the schools;
- Unspoilt character of Quenington;
- The distinctive parkland landscape of Fairford Park including mature parkland trees in grass, plantations, the tree boundary to the east, the linear waterbody of Broad Water and the obelisk;
- Use of Cotswold stone for all buildings, walls and other built features;
- Woodland on valley sides and individual trees relating to river corridor;
- Variety of water features from various periods; and
- The tranquil character of the valley, which is mainly only accessible on foot.

These key landscape qualities remain relevant to current guidance.

Description of Area

5.1 Lying immediately to the north of Fairford, this area consists primarily of the LCT defined as lower dip slope valley with the margins being the edges of the lower dip slope plateau. The secluded, very attractive Coln Valley has the typically Cotswold stone village of Quenington nestling on its slopes just above the flood plain in the north. In the south, it extends through

to the heart of Fairford. Here, the beautiful tower of the church, set amongst trees and gardens, and overlooking the meadows, provides good views from the main road.

5.2 From within the valley, views are limited and woodland on the slopes adds to the sense of enclosure. The patterns of wooded slopes, small fields bounded by good hedges or stone walls, the meandering river, ponds and mill races with waterside willows combine to give pleasing aspects and a distinct sense of place. This small-scale intimate landscape provides a delightful contrast to the adjacent, more open, large-scale dipslope, here, on the eastern side of the valley; the patterns of large regular fields are enhanced by the parkland layout of Fairford Park. Much of the area is owned and managed by the Ernest Cook Trust. Integrated into this parkland are two schools and their grounds. Within the SLA area are several valley side woodlands and grasslands of high nature conservation value as well as the river corridor itself. The many features relating to the management and use of the river are also of historic interest.

5.3 The area is in a gentle transitional landscape between the Cotswolds dip slope to the north and the Thames Valley to the south. The northern part of the SLA lies within the Cotswold NCA107. The southern part lies in the Upper Thames Clay Vales NCA108.

5.4 In relation to the Cotswold NCA, the northern part of the area forms the southern edge of the dip slope, which continues north into the CNL. This landform and late planned enclosure with its arable farming lies on the upper slopes. The south flowing river of the Coln runs to the Thames and has pasture on the valley floor and steeper valley sides. These characteristics with the limestone drystone walls and buildings in Quenington give the area a sense of unity with the Cotswolds to the north.

5.5 In relation to the Upper Thames Clay Vales NCA, the southern part of the area continues the distinct character of the valley. The late planned field enclosure pattern in arable and parkland use lies on the upper slopes with pasture/meadow on the valley floor.

5.6 Within the GLCA the SLA lies within two LCTs – the Dip Slope Lowland Valley LCT to the north and the Cornbrash Lowlands LCT to the south.

5.7 The Dip Slope Lowland Valley LCT is contiguous with the same character type that extends north into the adjacent CNL.

5.8 The river valley water meadows and floodplain pastures are characteristically flat. Historically this is an intensively farmed landscape. Arable farmland is evident on the drier land that is frequently found on the gentler valley slopes. Woodland cover is characteristic with significant blocks of woodland combining with riverside trees to give the landscape a distinctively wooded character in some areas. Farmed slope woodlands form a backdrop to many views. The Grove woodland is particularly notable occupying the steep south eastern valley slopes. Quenington is designated as a Conservation Area combining the historic core of older stone dwellings with new stone properties.

5.9 The southern part of the SLA is within the Cornbrash Lowlands LCT. However, the description does not adequately describe this part of the valley, which has many of the same characteristics as the northern part. The main difference is that the area includes Fairford Park which is a former parkland landscape created for a mansion in the 17th century. This was demolished in the 1950s and a school now stands on the former site. An obelisk remains to the north. There is an extensive water body known as Broad Water, which is the central focal feature of the Park. There is an Anglo-Saxon burial ground located to the north east of Fairford.

5.10 The south of the SLA also lies within the Cotswold Water Park Integrated Landscape Character Assessment (2009). This covers roughly a third of the overall SLA area. Two LCTs are present within this area – the Cornbrash Limestone Lowland LCT covers most of the area while the River Basin Clay Vale LCT covers a small area in the south.

5.11 Characteristically there is little difference between this small part of the SLA and the larger area to the north. Both LCTs present in the south of the SLA are on the edge of their boundaries where transition to neighbouring character types is occurring. This is represented by the common themes published within the key characteristics of both assessments being present. The settlement edge of Fairford to the south represents a hard boundary to the continuation of the prevailing SLA character.

5.12 The Southrop Lowlands LCA is characterised by its generally flat topography interspersed by occasional minor undulations. A sense of expansiveness prevails due to the prevalence of panoramic distant views towards elevated land. The hydrological features within the area are generally limited to a few minor streams and brooks that follow the flatter land between undulations. The River Coln flows from north to south through the central section of the Character Area, passing through the grounds of Fairford Park. The flow of the river is regulated by a set of weirs in the north of the park and this has created an extensive linear water body known as Broad Water as a central focal feature of the park.

5.13 Arable cultivation is the dominant land use in the character with fields generally large to medium in size and regular in shape. These tend to be bound by hedgerow.

5.14 The Fairford and Lechlade Settled Wetlands LCA is predominantly flat and low-lying with hydrological features such as the River Coln and ditches influencing the area. A diverse agricultural landscape predominates with varying field sizes and land uses. In the wider landscape, a mixture or arable and pastoral land use predominates in medium to large scale fields. Low well maintained and regularly trimmed hedgerows with isolated hedgerow trees are a common boundary treatment in the agricultural landscape. These hedgerows are becoming gappy in places meaning some fields are open to one another.

Justification of Need

5.15 As a landscape resource, this area is typical of the lower dip slope valleys and surrounds before they merge with the Thames Valley.

5.16 In terms of the landscape quality, this area is a fine example of the LCTs and displays most of the published key characteristics with little in the way of incongruent features.

5.17 Scenically, it has many attractive features where vegetation, stone and water are integrated within a clearly defined valley.

5.18 Around Fairford, this area is well used for informal recreation by local people as an interesting and accessible area of countryside.

5.19 Conservation interests are well represented here, in particular the ancient woodlands of the valley sides, the historic interest of the parkland and the river.

5.20 The relationship of the valley to the historic heart of Fairford helps to make this landscape special.

Explanation of Boundary

5.21 The northern boundary is contiguous with the CNL boundary and follows the minor road to the north of Quenington as it crosses the valley. This is from the crossroads with the Coln St. Aldwyns road in the west to Netherton in the east.

5.22 The eastern boundary follows the footpath (Quenington Footpath 22) from Netherton southwards and then continues along Leafield Road along the top of the valley from Quenington to Fairford.

5.23 The southern boundary is defined by the settlement edge at Fairford.

5.24 The western boundary is aligned to follow the minor road on this side of the valley all the way from the Mill Lane junction West End Gardens to the crossroads at Quenington.

Key Management Recommendations

- Maintaining, enhancing and restoring drystone walls;
- Maintaining and reinstating hedgerows management including laying encompassing existing hedgerows, and new hedgerow trees planting;
- Maintaining and reinstating management of small woodlands, windbreaks and copses;
- Maintaining the nucleated settlement pattern of small villages in the valley;
- Conserving the small enclosed pastoral fields of the valleys dip slope;

- Conserving and managing historic parklands to retain their important contribution to landscape character;
- Encouraging the continued use of local stone as a building material and field boundaries, new developments and conservation projects;
- Promoting the conservation of farmland birds and arable weeds, ensuring that a network of corridors is provided for the movement of species across farmland.
- Conserving ponds, species rich ditches, lowland meadow, semi-natural habitats;
- Conserving veteran trees;
- Conserving heritage assets along rivers;
- Improve the condition of locally characteristic features such as ridge and furrow;
- Ensure that design reflects an understanding of historic settlement pattern and traditional building materials and conserves significant heritage features; and
- Consider the physical and functional links between settlements and the wider landscape, such as views and water flow.

6.0 KEMBLE/EWEN

Illustrative material contained within Figure 3

Summary of Key Landscape Qualities

The key landscape qualities identified within the 2001 and 2017 studies of the area are as follows:

- Gently undulating low plateau with medium and large arable fields bounded by good hedges;
- Small pastoral valleys with woodlands;
- Unspoilt sweeping open valleys of the Thames and its tributaries;
- The sinuous headwaters of the River Thames with associated riparian vegetation, valley bottom pasture and woodland;
- The Thames Path, running adjacent to the river and through Ewen;
- Clear open streams providing good habitats and visual interest;
- The well treed dismantled railway and disused Thames and Severn Canal which form strong lines and enclosure across the landscape;
- Linear woodlands forming enclosure and screening;
- Small unspoilt village of Ewen;
- The linear gappy character of Ewen and its Cotswold Stone buildings;
- The Conservation Area at Kemble with the Church spire which acts as a local landmark which is particularly visible in views from the east;
- The virtually straight Fosse Way Roman Road; and
- The tranquillity of the area away from the main roads, particularly associated with watercourses.

These key landscape qualities remain relevant to current guidance.

Description of Area

6.1 The Kemble/Ewen SLA lies to the east of the A433 main Tetbury/Cirencester road. This is where the Cotswold lower dip slope merges with the lowlands of the Thames valley.

6.2 The arable land of the low undulating plateau is interspersed with the lush pastoral lands of the small valleys that carry the headwaters of the Thames. These valleys form the basis of the SLA and are more pronounced in the western part of the area. Opening out downstream to become shallower and less distinct as they gather to form the young Thames. From the main roads, these valleys with small woodlands add an intimacy to the landscape. Away from the main roads, the area is generally quiet and views are possible across several fields at a time.

6.3 The spire of Kemble church is seen from much of the area projecting above the hedge tops. The small village of Ewen, adjacent to the Thames, has many traditional buildings and retains its essentially rural character. Other settlements consist only of a few scattered farms. Crossing the area is a dismantled railway, which now appears as a linear woodland, adding interest and enclosure. This woodland also helps to screen the adjacent airfield in the south, the fringes of Cirencester in the north and defines the north western edge of Kemble. Along, with the remaining tree-lined sections of the disused Thames and Severn Canal there are features of some historic and nature conservation interest. The Thames Path National Trail crosses the area, following this important river from its source at Thames Head, which is just within the CNL.

6.4 The area is in a gentle transitional landscape between the Cotswolds dip slope to the north and the Thames Valley to the south, linked by the course of the Thames itself. The majority of the north western part of the SLA lies within the Cotswold NCA107. The south eastern part lies in the Upper Thames Clay Vale NCA108.

6.5 In relation to the Cotswolds NCA, the north western part of the area forms the southern edge of the dip slope, which continues north into the CNL. This landform and late planned enclosure with its arable farming lies on the upper slopes. The south east flowing Thames has pasture on the valley floor and gentle valley sides. These characteristics with the limestone drystone walls and buildings in the core of Kemble, Ewen and at Clayfurlong Farm and elsewhere, give the area a sense of unity with the Cotswolds to the north.

6.6 In relation to the Upper Thames Vales NCA, the southern part of the area continues the character of the Thames Valley but the river basin lowland is flanked by Cornbrash Lowlands. The late planned field enclosure pattern in arable use lies on the gentle higher slopes with pasture/meadow on the valley floor.

6.7 Within the GLCA the SLA lies within three LCTs – the Dip Slope Lowland LCT to the north west, the River Basin Lowland to the south and the junction between the two pinched by the Cornbrash Lowlands LCT to the east and west.

6.8 The Dip Slope Lowland LCT is the largest area and is contiguous with the same character type that extends north into the adjacent CNL.

6.9 The fields are mainly regular in form, ignoring the former unenclosed cultivation patterns, Cotswold stone is noted for buildings and boundary walls.

6.10 The SLA lies in the western part of the Kemble Dip Slope LCA within this type. Here the upper reaches of the Thames and its tributaries are noted with their courses often marked by scattered trees and scrubby vegetation. The pastures are noted as on the periphery of

settlements and in areas along the line of the dismantled railway. The fields are enclosed either by low stone walls or hedgerows of varying condition.

6.11 Prominent tree lines align with some sections of the dismantled railway. The presence of overgrown hedgerows together with the intermittent woodland copses combine in places to create the impression of a well treed character (to the north east). The character area retains a largely rural character, and beyond the largest settlement of Kemble, there is a pattern of scattered farmsteads and detached dwellings. Within Kemble, stone buildings surround a village green and include the village church with its prominent spire, which forms a local landmark. High voltage pylons have an influence on the landscape and Kemble Airfield is a notable feature. Here, large-scale industrial units in converted hangars and scattered woodland blocks punctuate the landscape.

6.12 The southern part of the SLA is within the River Basin Lowland LCT (Somerford Keynes LCA).

6.13 The SLA lies in the Somerford Keynes and South Cerney LCA. The land use pattern is stated as small scale regularly enclosed pasture fields within the floodplain adjacent to the River Thames with horse and sheep grazing fields separated by low, well maintained and regularly trimmed hedgerows. Occasional medium scale arable fields line the shallow slopes and occasional local hillocks rise above the floodplain. This area also extends to include the lakes of the Cotswold Water Park, which bounds the SLA to the south.

6.14 The Cornbrash Lowlands LCT occupies the smallest area of the SLA. The area is defined by the extent of the underlying geology- the Middle Jurassic Cornbrash formation and forms a transition between the Dip Slope Lowland landscapes to the north that extend into the CNL, and the generally flatter River Basin Lowland of the Thames to the south. The area is characterised by a subdued topography, with gentle undulations where the Thames tributaries and their small interconnecting tributary valleys extend across the area.

6.15 The area has a predominantly quiet rural character and is in the Poole Keynes and Ewen Lowlands LCA.

6.16 The south east of the SLA lies within the Cotswold Water Park Integrated Landscape Character Assessment (2009). Two LCTs are present within this area – the River Basin Clay Vale LCT covers most of the area while the Cornbrash Limestone Lowland LCT covers a small area in the west.

6.17 Characteristically there is little difference between this small part of the SLA and the larger area to the north west. Both LCTs present in the south east of the SLA are on the edge of their boundaries where transition to neighbouring character types is occurring. This is represented by the common themes published within the key characteristics of both assessments being present.

6.18 Within the River Basin Clay Vale LCT is the South Cerney and Ashton Keynes Settled Wetland LCA, a traditional land use pattern of small scale regularly enclosed pasture fields is present with floodplain adjacent to the River Churn and River Thames. Horse and sheep grazing fields are separated by low, well maintained and regularly trimmed hedgerows predominating along the valley bottom. Occasional medium scale arable fields align the shallow slopes with occasional local hillocks that rise above the floodplain.

6.19 Within the Cornbrash Limestone Lowland LCT is the Poole Keynes and Ewen Lowlands LCA, which is comprised of a medium to large scale landscape with a very gently undulating landform that can give the impression of being flat. There is a general sense of openness and expansiveness with long distance views to the south, and glimpsed views of the Dip Slope Limestone Lowlands to the north. There is a wide variety of land uses including scrubby pasture, semi-improved sheep pasture, tree plantations as well as arable cultivation, all in fields of varying sizes from small to large. This mosaic of contrasting land uses combines to create a colourful textural landscape.

Justification of Need

6.20 This area clearly illustrates the smaller-scale valley/plateau characteristics of the lower dip slope and its transition to the Thames Valley.

6.21 Scenically, the gentle landform with small valleys and streams, the wooded areas associated with former railways and canal, and the attractive village of Ewen combine to form a pleasing landscape.

6.22 There are a variety of sites with nature conservation interest and some historic interest relating to the former railway and canal and the wetlands of the Thames corridor.

6.23 Although close to main routes and towns, this area retains a quiet atmosphere.

6.24 These are the headwaters of the most culturally significant river in Britain.

Explanation of Boundary

6.25 The western finger of the SLA bounded by the CNL to its north and the edge of Kemble airfield to the south.

6.26 The remainder of the north western boundary is contiguous with the CNL boundary along the A433 Fosse Way.

6.27 The northern boundary follows field and woodland edges between the A433 and the minor road from Siddington to Ewen.

6.28 The eastern boundary follows minor roads and paths, skirting east of Ewen and the Thames.

6.29 The south eastern boundary follows field boundaries crossing the Thames and is contiguous with the Cotswold Water Park boundary.

6.30 The southern boundary follows minor roads to Kemble and closely skirts around the settlement to the north. It continues along the A429 Kemble/Malmesbury road to the edge of Kemble airfield.

Key Management Recommendations

- Management and conservation of the River Thames corridor;
- Safeguarding the setting of Kemble to the south east in relation to Kemble House;
- Restoration of the Thames and Severn Canal;
- Maintaining, enhancing and restoring drystone walls;
- Maintaining and reinstating hedgerow management including laying encompassing existing hedgerows, and new hedgerow tree planting;
- Maintaining and reinstating management of small woodlands, windbreaks and copses;
- Maintaining the nucleated settlement pattern of small villages in the valley;
- Conserving the small enclosed pastoral fields of the valleys dip slope;
- Conserving and managing historic parklands to retain their important contribution to landscape character;
- Encouraging the continued use of local stone as a building material and field boundaries, new developments and conservation projects;
- Promoting the conservation of farmland birds and arable weeds, ensuring that a network of corridors is provided for the movement of species across farmland; and
- Active/sustainable travel provision on the route of the former Cirencester to Kemble and Kemble to Tetbury railway lines.

7.0 Moreton-in-Marsh Surrounds

Illustrative material contained within Figures 4a and 4b

Summary of Key Landscape Qualities

The key landscape qualities identified within the 2001 and 2017 studies of the area are as follows:

- Wide views to and from higher CNL land to the west;
- Mixed farming with medium to large fields;
- Nationally important ridge and furrow pastures;
- Hedges with trees and stream sides;
- Use of local stone and brick in small villages and scattered farms;
- The distinctive forms of the stone built settlements at Todenham (linear with gaps) and Evenlode (two groups separated by a large gap);
- Archaeological and historic landscape interest relating to Roman and medieval activities;
- The church spire at Todenham is a local landmark visible at a distance from the surrounding valleys and slopes;
- Quiet unspoilt atmosphere;
- The area is generally tranquil and feels remote short distances away from Moreton-in-Marsh and the Fosse Way; and
- The distinctive straight linear character of the Fosse Way and The Cotswolds Line.

These key landscape qualities remain relevant to current guidance.

Description of Area

7.1 This SLA is split into two parts, which are located to the north and south of the Moreton-in-Marsh settlement. The northern SLA area is located to the east of the Oxford-Worcester railway line (The Cotswolds Line). The Fosse Way passes through the middle of the area north to south. The southern SLA area is located to the east of the Fosse Way. The Oxford-Worcester railway line (The Cotswolds Line) passes through the middle of the area north to south.

7.2 The SLA consists of the Cotswold fringe clay vales landscape character type with, in the south, the broad vale of the upper Evenlode and, in the north, the rounded hills, ridges and gentle valleys of the headwaters of the River Stour. The wide saucer-shaped Vale of Moreton lies in the centre. Mixed farming, hedges with trees, small meandering streams with willows, and unspoilt villages, built of the local orange stone and brick, are seen within sweeping views to surrounding higher wolds. From roads running down eastward from the wolds there are fine wide views over these vales. The patterns of historic land use and settlement are strong. These

features include Fosse Way (an inter-regional Roman Road), the Roman settlement at Dorn, the earthwork remains of several mediaeval villages and areas of ridge and furrow, as well as the more obvious historic villages and patterns of settlement. The young rivers and their associated wetlands are of considerable nature conservation interest and there are several ancient woodlands. This is a quiet, pleasant and well-managed rural landscape.

7.3 Located between the two parts of the SLA lies the market town of Moreton-in-Marsh, which is a popular tourist destination with main routes passing through it. Development on its outskirts and the disused airfield, now the Fire Services College, are out of character and detract from the otherwise rural landscape.

7.4 The SLA is located within Cotswolds NCA107.

7.5 In relation to the Cotswolds NCA, the area consists of valleys cut into the transition to the scarp slope to the north and the dip slope to the south. The Thames/Severn watershed separates the valleys of the River Evenlode, which run south towards the Thames and the Knee Brook and other watercourses, which run north east towards the River Stour, and thence the Avon and Severn. Permanent pasture prevails in the river valleys although there is arable farming on the better-drained slopes. Locally quarried limestone is used in the buildings of scattered settlements such as Moreton-in-Marsh and Evenlode giving the area a strong sense of unity. The area is bounded and crossed by the Fosse Way Roman road.

7.6 Within the GLCA the SLA lies in two LCTs- Undulating Lowland Vale LCT to the north and Pastoral Lowland Vale to the south.

7.7 The Undulating Lowland Vale LCT is similar to the Pastoral Lowland LCT in the CNL to the north west and benefits from the backcloth of the Farmed Slopes LCT to the south east.

7.8 The character area is named as the Upper Stour Hills and Valleys LCA. The Knee Brook occupies a particularly well defined valley form. Many of the fields are bordered by drainage ditches and lush wet meadows. Also evident are a series of springs, issuing from the sloping landform. Whilst current settlement is sparse, several mediaeval villages are located along the course of the Knee Brook indicating that the landscape was once more heavily settled (e.g. Upper and Lower Ditchford). Away from the Fosse Way, the area retains a generally remote character with the main settlement being the linear ridgetop village of Todenham, with its distinctive church spire.

7.9 The Pastoral Lowland Vale LCT runs south from the watershed and is contiguous with the Pastoral Vale LCT within the CNL to the west. Generally sparse settlement pattern dominated by scattered farmsteads and dwellings.

7.10 The character area is named as the Upper Evenlode Vale LCA. The generally poorly drained fluvioglacial deposits of the vale limited settlement and farming of the area until Romano-

British and Saxon times and have meant a large proportion of pastoral use. The Roman town of Dorn lies on the Fosse Way, north of Moreton. However, the sparsity of settlement and roads through the area remains, meaning it retains a remote rural character, especially away from the A429. Ironstone is evident in buildings and imparts distinctive warm brown colour to the older stone houses and field barns. However, brick is also prevalent with a local supply near Paxford. Evenlode, the principal village in the area to the south, has distinctive (split) nucleated form and village green (and associated ridge and furrow).

Justification of Need

7.11 Within the Cotswold District, these areas are the only example of the clay vales that fringe the Cotswold Hills to the east and are therefore important landscape resources within the district.

7.12 They illustrate all the key characteristics of the landscape types. Incongruous features are few and are not intrusive within the wider landscape.

7.13 The wide vales with sweeping views to the higher land are aesthetically pleasing and have a tangible sense of place.

7.14 The areas are generally considered to be an essential part of the Cotswolds, adjacent to Moreton-in-Marsh, a popular tourist destination.

7.15 There are many features of archaeological and historic interest within the areas.

Explanation of Boundary

7.16 For area north of Moreton-in-Marsh:

- The north and eastern boundaries follow the District/County boundary with Stratford-on-Avon District (Warwickshire);
- The southern boundary skirts the Fire Services College grounds and follows the Moreton to Todenham road;
- The western boundary follows the railway/CNL boundary north of Moreton; and
- The north western boundary is contiguous with the CNL, skirting Paxford and following the B4479.

7.17 For area south of Moreton-in-Marsh:

- The eastern boundary follows the District/County boundary with West Oxfordshire and is contiguous with the CNL boundary around Adlestrop, the A436 and Oddington;
- The western boundary is contiguous with the CNL boundary, skirting Broadwell and following the Fosse Way south of Moreton; and
- The northern boundary skirts the built-up edge of Moreton and follows the A44 to the county boundary.

7.18 Alterations to the boundaries around the Moreton-in-Marsh settlement should be made to take account of baseline changes to the south of the settlement. The areas recommended for removal from the SLA are set out below and highlighted on Figure 4b:

- The dwellings along Croft Holm within the south of the settlement should be removed from the SLA with the boundary redrawn around the development along the neighbouring field boundary;
- Residential development is permitted at 'Land to the East of Evenlode Road'. The permitted site is bound by the settlement edge to the north, water treatment plant to the east, Evenlode Road to the west and partially by the salt depot to the south. The field this permitted development is located within should be removed from the SLA with the boundary redrawn along Evenlode Road and the field boundaries to the south and east; and
- Residential development is permitted at 'Land at Dunstall Farm'. The permitted site is bound by the settlement edge to the north, railway line to the east, Fosse Way to the west and field boundaries to the south. The fields this permitted development is located within should be removed from the SLA with the boundary redrawn along the railway line and field boundaries to the south.

Key Management Recommendations

- Maintaining and reinstating hedgerow management including laying encompassing existing hedgerows, and new hedgerow tree planting;
- Maintaining and reinstating management of small woodlands, windbreaks and copses;
- Maintaining the nucleated settlement pattern of small villages;
- Restoring and conserving the mediaeval field patterns. Particular attention should be given to the protection and management of the nationally important ridge and furrow patterns such as near Todenham;
- Encouraging the continued use of local stone as a building material and field boundaries, new developments and conservation projects;
- Promoting the conservation of farmland birds and arable weeds, ensuring that a network of corridors is provided for the movement of species across farmland;
- Maintaining the intricate rural road network characterised by semi-natural grassland verges and ensuring verges are sympathetically managed for their biodiversity;
- Flood protection – maintaining and enhancing floodplains; and
- The Diamond Way passes through the SLA. Maintenance and enhancement of the corridor for continued community use and biodiversity gain.

8.0 North Cirencester

Illustrative material contained within Figure 5

Summary of Key Landscape Qualities

The key landscape qualities identified within the 2001 and 2017 studies of the area are as follows:

- Large-scale regular grain of elevated plateau landscape;
- Clearly defined valley sides and floor;
- Strong woodland belts on the dip slope, giving shelter and enclosure;
- Well-treed valley sides;
- The simple, relatively unenclosed valley bottom which, with the valley sides, create a clear and unspoilt rural green corridor between Cirencester and Stratton;
- River corridor vegetation;
- The distinctive sinuous braided channels of the River Churn with the network of drains and small low-key bridges;
- Visual links with the old core of Cirencester, in particular views to the Church of St John the Baptist;
- Historic landscapes of the Chester-Master Abbey estate;
- Traditional Cotswold character of Baunton; and
- The Monarch's Way long distance footpath and other public rights of way along the valley floor and lower valley sides.

These key landscape qualities remain relevant to current guidance.

Description of Area

8.1 The area is located immediately to the north of Cirencester and is bound by the CNL to the north, east and west. Two distinct landscape character types are represented, namely the Cotswold Lower Dip slope in the east and one of the Lower Dip Slope Valleys in the west.

8.2 In common with other parts of the lower dip slope, the land to the east of the Whiteway generally dips southwards giving wide or panoramic views. This is especially true of the northern more elevated parts of the area. The fine tower of the Church of St John the Baptist is seen rising above trees at intervals from several places.

8.3 The historically important approach to the town along The Whiteway borders the rugby ground on its southern most stretch. The regular layout of fields and strong woodland structure lends an ordered, uncluttered appearance to the landscape, which has more enclosed

parkland qualities on the southern slopes. This landscape penetrates between blocks of 20th Century housing close to the historic core of Cirencester and abuts the Abbey Grounds. Together, these landscapes act as a green wedge that penetrates into the centre of the town. Recreational uses, such as the rugby club, cricket ground (near Cirencester) and recreation ground (at Stratton) are included in the SLA as they form an integral part of the landscape close to the settlements. The long distance footpath known as the Monarch's Way also passes through the SLA and provides a recreational walking route through the area.

8.4 In contrast, the Churn Valley, typically a distinct and flat-bottomed valley, is much more intimate and finely grained. Although overlooked by housing to some extent on either side, most of it retains its pastoral character. There are small fields, paddocks and allotments, and a variety of trees and small woods on the valley sides, with willows along the small watercourses and grazed water meadow on the valley floor, which also has ecological importance. Stratton and the Bowling Green estate intrude visually to an extent, but their well-treed appearance softens their impact. On the other hand, the small village of Baunton is built primarily of Cotswold stone and nestling on the lower valley side adds to the attractive character of the valley.

8.5 Many parts of the area are conspicuous from busy routes into and around Cirencester. However, the 1997 bypass (A417) which cuts through the area, partly in cutting, is not seen or heard at a distance due to a combination of topography and vegetation cover.

8.6 Aspects of the important ancient roots of Cirencester are evident in the area. These include the prehistoric Tar Barrow. The Roman roads and ancient Whiteway, and the historic landscape associated with Cirencester Abbey and the Chester-Master estate.

8.7 The SLA lies entirely within the Cotswold NCA107 National Landscape Character Area. The western part forms part of the Lower Churn Valley, which continues north into the CNL. The eastern part forms part of the dip slope, which continues further north and east into the CNL. The river valley permanent pasture with its hedge boundaries, the locally quarried limestone of Baunton village together with the dip slope landform and later planned enclosure with its arable farming and limestone drystone walls give the area a sense of unity with the surrounding Cotswolds.

8.8 Within the GLCA, the SLA lies within two landscape character types - the Dip Slope Lowland Valley LCT to the west and the Dip Slope Lowlands LCT to the east.

8.9 The Dip Slope Lowland Valley is contiguous with the same character type that extends north into the adjacent CNL.

8.10 Though the valley forms a distinct slope profile, it is generally broader and shallower than further upstream. Improved pasture predominates. Stone wall boundaries are a regular feature adjacent to settlements. Overall, field boundaries vary along the valley including

hedgerows, post and wire and post and rail fencing. The valley retains a largely open character because of large scale fields and limited woodland cover. The course of the River Churn meanders along the valley floor with numerous braided channels and ditches flowing into the main channel. It is frequently marked by mature trees and riparian vegetation. The Monarch's Way long distance footpath follows the river course along the valley floor.

8.11 The Dip Slope Lowland is contiguous with the wider area of Dip Slope Lowland that extends north and east into the adjacent CNL.

8.12 The fields are mainly regular in form, ignoring the former unenclosed cultivation patterns. Cotswold stone is noted for buildings and boundary walls.

8.13 The SLA lies in the western part of The Ampneys LCA in this type. Here the network of principal roads converging on Cirencester are noted including the A417 and the A419. These form part of the system of Roman roads that linked the town and signify the importance of the settlement during the Roman occupation.

Justification of Need

8.14 The proximity of this typical lower dip slope valley and plateau landscape to the historic core of Cirencester reflects an important characteristic of the Cotswolds landscape's relationship with its settlements, with key views from higher ground and along the valley to the Parish church.

8.15 The area penetrates into the built area close to the attractive historic core of Cirencester.

8.16 This landscape retains its integrity and exhibits many of the key characteristics of the bordering National Landscape types to the north and west. Elements such as the recent bypass, pylons and housing on the edges of the town are detractors, but are not sufficiently intrusive to exclude parts of the area from the SLA.

8.17 The scenic qualities of the small-scale enclosed landscape of the Churn valley contrasting with the large-scale regular patterns of the plateau are aesthetically pleasing.

8.18 Within the SLA there are a variety of features of historic landscape interest worthy of conservation, e.g. The Whiteway, Abbey Estate, and areas of wildlife interest e.g. Churn Valley.

Explanation of Boundary

8.19 The boundaries are drawn close around the built-up areas on the northern side of Cirencester and Stratton so that the SLA forms a strong link between the CNL and the town. Clear boundaries, such as roads or watercourses, have been defined wherever possible.

8.20 The northern and eastern boundaries are contiguous with the CNL designation and reflect the fact that the landscape is similar on either side of the boundary. The boundary runs between the edge of Stratton, passing through the village of Baunton, and then following the A429 Stow Road from Shooters Hill south to Burford Road.

8.21 The south eastern boundary follows the well-defined line of Burford Road to its junction with Grove Lane to include the Chester-Master estate land. Views over the eastern areas of Cirencester lie to the south.

8.22 The south eastern boundary skirts the edge of the town, following the edge of Grove Lane, contiguous with the Conservation Area boundary and the Abbey Grounds. The Bowling Green housing estate forms a northern extension of Cirencester, around which the SLA skirts. The Whiteway forms a well-defined edge before the boundary turns west and then south around the estate down to a track close to the valley floor and skirting the allotments.

8.23 The southern boundary is formed by the River Churn/Mill Pound, as this forms a logical edge to Cirencester.

8.24 The boundary then turns northwards, where it meets with the CNL and follows this contiguously up the Daglingworth stream. At the Gloucester Road, it carries on northwards, hugging the eastern built-up edge of Stratton, including open space, until it reaches Baunton Lane, which forms the northern boundary.

Key Management Recommendations

- Maintain separation between the settlements of Cirencester and Stratton;
- Protection and enhancement of floodplain, as designated in the Local Plan policies map;
- Continued protection and enhancement of the Local Green Space at the Bowling Green;
- Maintaining, enhancing and restoring drystone walls;
- Maintaining and reinstating hedgerows management including laying existing hedgerows, and new hedgerow tree planting;
- Maintaining and reinstating management of small woodlands, windbreaks and copses;
- Maintaining the nucleated settlement pattern of small villages in the valley;
- Conserving the small enclosed pastoral fields of the dip slope valleys;
- Encouraging the continued use of local stone as a building material and field boundaries, new development and conservation projects; and
- Promoting the conservation of farmland birds and arable weeds, ensuring that a network of corridors is provided for the movement of species across farmland.

9.0 Norton Hall

Illustrative material contained within Figure 6

Summary of Key Landscape Qualities

The key landscape qualities identified within the 2001 and 2017 studies of the area are as follows:

- Low ridge;
- There are glimpsed wide views over the vale from the ridge;
- Medium and large arable fields;
- The area forms a positive unspoilt rural backcloth to the surrounding vale, complementing the nearby scarp from which it extends;
- Numerous small areas of woodland and large hedges;
- The parkland at Norton Hall has mature trees including oaks, woodland and estate fencing;
- Inconspicuous buildings;
- The railway line is discreet and its well treed embankments are an important contributing enclosure to the landscape and form the skyline in parts; and
- Viewed from scarp above and Vale below.

These key landscape qualities remain relevant to current guidance.

Description of Area

9.1 At the base of the Cotswolds scarp, between Mickleton and Aston Subedge, this area forms the edge of the Vale of Evesham extending northward into Worcestershire. It consists of a low rolling ridge rising above the flat land of the adjacent vale. It provides wooded skylines to nearby parts of the Vale. But is overshadowed by the Cotswold scarp to the south east and Meon Hill to the north. From vantage points on the scarp top, the area is seen in the middle distance as part of wide and far-reaching views. Compared with the intensively cultivated land of the Vale to the north and south, this ridge appears relatively well wooded and natural. The wooded embankments of the railway line passing along the ridge add to this impression. Hidden within its parkland is Norton Hall and there are a few scattered houses, but generally this area is less populated than the rest of the Vale.

9.2 The SLA lies entirely within the Severn and Avon Vales NCA106. The Cotswold NCA107 lies just to the south east. Whilst part of the vale area, the SLA forms a transitional ridge linking into the escarpment to the south east, breaking up the low lying landscape, and as such is atypical. The relevant NCA key characteristics indicate that the area is a combination of arable and

pastoral farmland and woodland is sparsely distributed except in parkland, such as at Norton Hall. This parkland is not registered.

9.3 Within the GLCA, the SLA lies within the Unwooded Vale LCT, which is associated with the Severn Vale LCTs. It lies to the north west of the Cotswold scarp slope.

9.4 The SLA lies within the Mickleton Vale Fringe LCA. The area covered by the SLA is described as a locally distinctive north west/south east aligned ridge of elevated land comprising of muddy limestone within the Blue Lias formation. It forms the remnant of a former outlier of the Cotswolds massif. There are two summit areas - Thistley Hill and New Hill (just outside CDC area). The ridge restricts views to the escarpment from parts of the vale.

9.5 Semi-improved and improved pastures are noted around Thistley Hill.

Justification of Need

9.6 The area forms an atypical element of the Vale of Evesham landscape within the District.

9.7 Its gentle topography and wooded skylines provide a pleasing contrast to the adjacent regular layout of the flat Vale.

9.8 The area is unspoilt.

9.9 Compared to the intensive agriculture and other activities of the Vale of Evesham, this area has a quiet atmosphere.

9.10 The area of parkland contributes to historic landscape value.

9.11 This area forms part of important views from the scarp.

Explanation of Boundary

9.12 The north eastern boundary is formed by Norton Brook from the District/County boundary to the B4632.

9.13 The south eastern boundary is contiguous with the CNL boundary, which follows the B4632.

9.14 The south western boundary follows field boundaries along the base of the ridge to the south of Norton Grounds Farm and White's Farm.

9.15 The north-western boundary follows the District/County boundary with Wychavon from Far Polden to Norton Brook.

Key Management Recommendations

- Maintaining, enhancing and restoring hedgerows;
- Promoting, managing, restoring and enhancing designed parklands and deer parks;
- Protecting veteran trees in parklands;
- Protecting varied heritage assets such as earthwork remains (Norton-sub-Edge deserted settlement and moated site);
- Protecting and enhancing ancient woodland across the area;
- Targeted planting of new woodland; and
- Protecting species rich grassland.

SECTION C

RELATIONSHIP WITH PROPOSED SITE ALLOCATIONS

10.0 INTRODUCTION TO PROPOSED SITE ALLOCATIONS

10.1 The identification of land within or adjoining an SLA does not preclude its allocation for development. SLA designation is intended to ensure that development responds appropriately to the special character and key landscape qualities of the area. It is not an absolute constraint on development.

10.2 The SLA Review provides a strategic understanding of the valued landscape qualities that should inform this process. It does not replace the more detailed landscape sensitivity assessment of individual sites. Where development is proposed within or close to an SLA, the allocation policy and subsequent masterplanning should ensure that the scale, disposition and form of development respond to the relevant landscape evidence. Site-specific LVA or LVIA will also be required at the planning application stage.

11.0 PROPOSED SITE ALLOCATIONS

Cirencester

11.1 C190 is partially located within the Kemble/Ewen SLA. Development would represent an extension of the existing Steadings development and would introduce built form into countryside that contributes to the southern and western landscape setting of Cirencester. Effects are likely to be most apparent across the more open parts of the site and from approaches to the town.

11.2 The allocation could potentially be accommodated be considered appropriate in strategic landscape terms where development is treated as a planned extension of the existing urban area rather than as a separate or isolated incursion into the countryside. The site does not encompass the more intimate river valleys, headwaters of the River Thames or the distinctive settlement of Ewen that are central to the SLA's special qualities. There is therefore scope for any future development proposals to concentrate built form in those parts of the site most closely related to the existing settlement and to use the landscape framework to provide a clear and defensible long-term edge.

11.3 Subject to these measures, development could be accommodated while limiting effects on the principal landscape qualities of the Kemble/Ewen SLA. However, a residual change to the rural setting of Cirencester would remain and is acknowledged through the allocation process.

Fairford

11.4 Site F57A lies within the setting of the Coln Valley (North of Fairford) SLA rather than within the designated area itself. The SLA is particularly valued for the distinctive pastoral river corridor extending into Fairford, its clearly defined valley landform, historic parkland, wooded slopes, tranquillity and visual relationship with the historic core of the town.

11.5 Development on the eastern side of Fairford could increase the perception of urban encroachment into the wider countryside. However, the site's location outside the SLA and its relationship with the existing settlement provide some scope to accommodate development without directly affecting the principal river corridor or the intimate, enclosed landscapes that form the core of the designation.

11.6 The site could potentially be accommodated, provided that development is carefully contained and does not detract from the distinctive landscape character or visual prominence of the Coln Valley.

Kemble

11.7 K12 lies partly within the Kemble/Ewen SLA and has the greatest potential of the proposed Kemble allocations to affect its special character. K15 lies within the setting of the SLA and could affect the transition between the settlement and the surrounding wooded and pastoral landscape. K9 is entirely within the SLA but has been excluded from the developable area of the strategic site.

11.8 The exclusion of K9 from the developable area represents an important landscape-led response. It avoids development within land more directly associated with the SLA and provides an opportunity to retain an open landscape buffer and green infrastructure connection. This substantially reduces the potential for impacts on the SLA landscape qualities.

Mickleton

11.9 MK20B and MK19 adjoin the Norton Hall SLA and therefore have the potential to affect its setting rather than resulting in the direct loss of land within the designation. The SLA is valued for its low rolling ridge, wooded skyline, quiet and relatively unspoilt character, parkland and role as a rural backcloth to the Vale of Evesham. It also contributes to views from the Cotswold escarpment.

11.10 The sites' relationship with the existing settlement provides some justification for their consideration as potential extensions to Mickleton. Development may be appropriate where it remains visually and physically associated with the village and does not interrupt the wooded skyline that is central to the character of the SLA and restricts views from the Cotswold escarpment and across the Vale

Moreton-in-Marsh

11.11 A number of the proposed allocations around Moreton-in-Marsh lie within the Moreton-in-Marsh Surrounds SLA (M19C, M76, M77, M9A, M9C, M12B, M70 and M71B). Collectively, these sites have the potential to alter the rural setting of the town and reduce the extent of open countryside immediately adjoining the settlement, particularly to the south and east.

11.12 The SLA designation does not prevent the allocation of these sites. The sites are located around an established principal settlement and, in several cases, relate to existing development, transport corridors or other features already influencing the settlement fringe.

11.13 The appropriateness of the allocations will depend on the masterplanning approach and a strategic green infrastructure framework that provide continuity between the settlement fringe and the wider SLA.

11.14 Nevertheless, the allocations would result in a permanent change to parts of the rural setting of Moreton-in-Marsh. This residual effect should be recognised within the plan-making balance and addressed through clear, site-specific policy requirements.

This page is intentionally left blank

Quintic
Advisory LLP

Cotswold District Local Plan Viability Assessment



Prepared for

Cotswold District Council

May 2026

Contents

1	Summary	3
2	Introduction	6
3	Methodology and appraisal approach	17
4	Appraisal assumptions	21
5	Appraisal outputs	31
6	Assessment of appraisal results	32
7	Conclusions and recommendations	51

Appendices

Appendix 1 - Review of emerging policies	53
Appendix 2 - Typology details and appraisal inputs	58
Appendix 3 - Commercial lettings	59
Appendix 4 - BCIS costs	60
Appendix 5 - Accessibility standards	61
Appendix 6 - BLV assumptions	63
Appendix 7 - Appraisal outputs (80% rent and 20% SO)	64
Appendix 8 - Appraisal sensitivity outputs (upside)	65
Appendix 9 - Appraisal sensitivity outputs (downside)	66
Appendix 10 - Cumulative policy impacts	67
Appendix 11 - Policy by policy impacts	68
Appendix 12 - Funding available for infrastructure	69

Anthony Lee MRTPI MRICS
Managing Partner
Quintic Advisory

07919 693 406
anthony.lee@quinticadvisory.com
www.quinticadvisory.com

1 Summary

1.1 This report tests the ability of developments in Cotswold District to accommodate policies in the emerging Local Plan.

1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Practice Statement 'Assessing v*iability in Planning under the National Planning Policy Framework for England (2021)*' and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

Methodology

1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the District over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels and tenure mixes of affordable housing and other emerging policy requirements) to a range of benchmark land values to reflect the existing value of land prior to development. If a development incorporating the Council's emerging policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the policy can be viably absorbed. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with best practice and requirements set out in the PPG on viability.

1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and Section 106 obligations) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for a site.

1.5 The housing and commercial property markets are inherently cyclical. The Council is testing the viability of its emerging Local Plan policies at a time when the market has experienced a period of sustained growth following the coronavirus pandemic in 2020/21 followed by period of instability after the 2022 'Fiscal Event'. Forecasts for future house price growth point to growth in mainstream south-west England housing markets, although there is a degree of short term uncertainty while buyers adjust to a structural shift in mortgage rates after the end of the period of ultra-low rates from 2009 to 2022. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.

1.6 This sensitivity analysis is indicative only but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. Cotswold District has a mix of previously developed sites and greenfield sites (with the latter forming the bulk of expected housing land supply); differences between sites in terms of capacity; varying existing use values; variations in residential and commercial values; and varying infrastructure costs, which will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications should therefore be based on scheme and site-specific circumstances.

Key findings

1.7 The key findings of the study are as follows:

- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% to test the viability of the emerging policy seeking 35% on brownfield sites and

40% affordable housing on greenfield sites. The tenure split sought by the emerging policy is 80% rented (further subdivided as 60% social rent and 20% affordable housing) and 20% shared ownership.

- There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition (which varies from schemes comprising houses to flatted schemes with mixed-use elements) and benchmark land value. In most circumstances, developments brought forward on greenfield sites will be able to meet the 40% target. However, the results for brownfield developments do not point to any particular level of affordable housing that most schemes can viably deliver. The target is most readily achievable on developments brought forward on the lower of the two brownfield land benchmarks.

- The Council expects the bulk of its housing supply to come forward on greenfield sites. The 40% target will be more readily achieved on greenfield sites, but the 35% target will more of a stretch to deliver on brownfield sites. The emerging policy addresses the differences in viability on brownfield and greenfield sites by seeking a lower target on the former than the latter. Where developments on brownfield sites cannot viably meet the full 35% target, site-specific viability assessments submitted with planning applications will identify the viable percentages.

- Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council also seeks to prioritise social rent and could, if necessary and on a case-by-case basis, accept more affordable rent in lieu of social rent to address scheme-specific viability issues. This would mitigate the need to reduce reducing the overall percentage below 35% to some extent.

- In December 2025, the government issued a consultation on changes to the NPPF including "GB8: Golden Rules" which require that development brought forward on land released from the Green Belt should deliver increased tangible benefits for communities, including higher levels of affordable housing, green space and necessary infrastructure improvements. Our testing of 50% affordable housing indicates that this should be viable, if required.

- **Affordable housing contributions on small sites:** Emerging Core Policy 41 requires that schemes providing between 3 and 9 units should contribute towards affordable housing, either on-site or through financial contributions. We have tested this requirement which appears to be no less viable for schemes of this scale than larger schemes of 10 or more units. For practical reasons, it is likely that many developers will seek to deliver this obligation through financial contributions at the equivalent of the main policy requirement. In terms of implementation, the policy could be applied through a comparison of two residual valuations (one assuming all units are private and the other in which on-site affordable housing is included) with the financial contribution equating to the difference between the two residuals. Alternatively, a formulae-based approach could be used, the latter being simpler to implement.

- **Biodiversity Net gain:** We have tested the impact of the Council's emerging policies which reflects the statutory minimum 10% biodiversity net gain. This requirement has a relatively modest impact on residual land values of less than 2%-3% in most cases and therefore be viably absorbed.

- **Accessibility:** Similarly, the Council's emerging policy seeking 5% of private and affordable homes to be designed to meet M4(3) wheelchair accessible standards and the remainder of units to meet M4(2) has a relatively small impact on viability. The change in residual land values resulting from this requirement is less than 3% in most cases.

- **Net Zero Carbon/reduced carbon:** the Council's emerging plan seeks net zero carbon development with no fossil fuel heating systems. National standards are moving in this direction over the plan period with the introduction of carbon reduction measures via the Future Homes Standard. We have tested the impact that a net zero carbon standard is likely to have on developments in the District and the residual land values will typically fall by around 14% on average. It is possible that units developed with highly efficient heating and on-site power

generation will attract premium sales values which could offset some of the additional costs.

- The impact of net zero carbon in operational energy terms is therefore relatively modest in most cases and higher in others (particularly specialist housing for older people), but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability, with an average reduction in residual land values of circa 42%). It should be noted, however, that the emerging policy does not seek zero embodied carbon, just “low levels”.

2 Introduction

2.1 The Council has commissioned this study to consider the ability of developments to accommodate its emerging Local Plan policies. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies.

2.2 In terms of methodology, we have adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage.

2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.

2.4 As an area wide study, this assessment makes overall judgements as to viability of development within the Cotswold District and does not account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, we have applied an element of judgement within this study with regard to the individual characteristics of the typologies tested. The quantum of development within the development typologies may differ from the quantum of development in actual planning applications that will come forward, particularly on sites in the major settlements.

2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance[1], which identifies the purpose and role of viability assessments within plan-making. This identifies that *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan".*

Economic and housing market context

2.6 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and increases in energy prices resulting from Russia's invasion of Ukraine. The UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023. Inflation (as measured by the Consumer Price Index ('CPI')) subsequently fell from a high of over 10% in October 2022 to 1.7% in September 2024 but increased again and stood at 3.3% in March 2026. The medium to long term impacts on inflation as a consequence of USA and Israeli strikes on Iran remains to be seen.

2.7 The BoE's November 2023 Monetary Policy Report identified "*a market-implied path for Bank Rate that remains around 5.25% until 2024 Q3 and then declines gradually to 4.25% by the end of 2026, a lower profile than underpinned the August projections*". The BoE's Monetary Policy Committee ('MPC') has subsequently reduced the base rate from 5.25% to 4.5% in February 2025, with three further rate cuts to 4.25% in June 2025, 4% in August 2025 and 3.75% in December 2025 where it remains as at April 2026. Again, the medium to long term impacts on of USA and Israil strikes on

[1] Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG.

Iran as it relates to the Base rate and mortgage lending rates remains to be seen.

2.8 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid-2022 and has subsequently remained reasonably resilient despite increasing costs of borrowing.

2.9 In its April 2026 House Price Index release, Nationwide reported that annual UK house price growth increased to 2.2% in March, from 1.0% in February. Commenting Nationwide's Chief Economist, Robert Gardener, observed that,

"UK annual house price growth picked up to 2.2% in March, from 1.0% in February. Prices increased by 0.9% month on month, after taking account of seasonal effects.

The pickup in house price growth suggests that the market had regained momentum after the slowdown recorded around the turn of the year. However, the sharp rise in global energy prices in response to developments in the Middle East represents a significant shock to the global economy, clouding the outlook.

In the near term, UK economic growth is likely to be slower and inflation higher than previously expected, although ultimately the impact will depend on the duration of the shock as well as the policy response. The outlook for interest rates is particularly uncertain and dependent on whether the demand or supply side of the economy is more adversely affected".

2.10 The March 2026 Halifax House Price Index report published in April 2026 reports that house prices reduced by -0.5% in March, following a +0.3% rise in February. The annual rate of growth also slowed from +1.2% in February to +0.8% in March.

2.11 Commenting on the figures Halifax's Head of Mortgages, Amanda Bryden, said,

" House prices fell -0.5% in March, following the modest +0.3 per cent increase seen in February. As a result, the average property price is now £299,677. The pace of annual growth has also eased, slowing to +0.8 per cent from +1.2 per cent the previous month, suggesting the market has lost some momentum as spring begins.

The recent slowdown in the housing market reflects the wide uncertainty regarding the conflict in the Middle East. Concerns about higher energy prices have pushed up inflation expectations, which in turn led to a rise in mortgage rates, reducing confidence that interest rates will be cut this year and dampening the initial momentum in the market seen at the start of the year.

The effect on house prices will largely depend on how long-lasting these pressures prove to be and the wider implications for the economy and unemployment. Mortgage rates are a key factor for buyers, particularly those getting on the ladder for the first time, who are already balancing the challenge of saving a deposit, with the cost of borrowing. As a result, many are likely to watch movements in mortgage rates closely, before making a decision on any home purchase. In this environment, professional advice can play an important role in helping people understand their options and make informed decisions that are right for their individual circumstances.

However, the recent increase in UK mortgage rates has been more modest than the sharp rises seen during the mini budget of 2022. Further, many households will already be on fixed deals, protecting them from the latest rate rises. Taking all this into account, house prices may prove resilient, even if uncertainty weighs on market activity in the near term."

2.12 In their March Housing Market Update, Savills reflect on the April 2026 Nationwide report that, *"House prices rose by 0.9% in March. Annual growth to March was 2.2%, up from 1.0% in February. This is the highest level since the Budget, however this momentum will likely fade over the coming months as rising mortgage rates slow activity".*

2.13 They go on to consider that *"geopolitical uncertainty will drive inflation, but not to the same extent as 2022. Oxford Economics expects inflation to peak at 4% in Q4 2026 before falling sharply below 2% in 2027. The effects of this spike are likely be more muted than in 2022 when a combination of the*

global economy restarting after Covid, Russia's invasion of Ukraine, and the mini-Budget caused a large and prolonged inflationary shock, and saw annual inflation reach a peak of 11.1% in October 2022. The current situation is one in which the UK and global economy is growing more slowly than 4 years ago, and the prospect of inflation increasing to the same level is less likely".

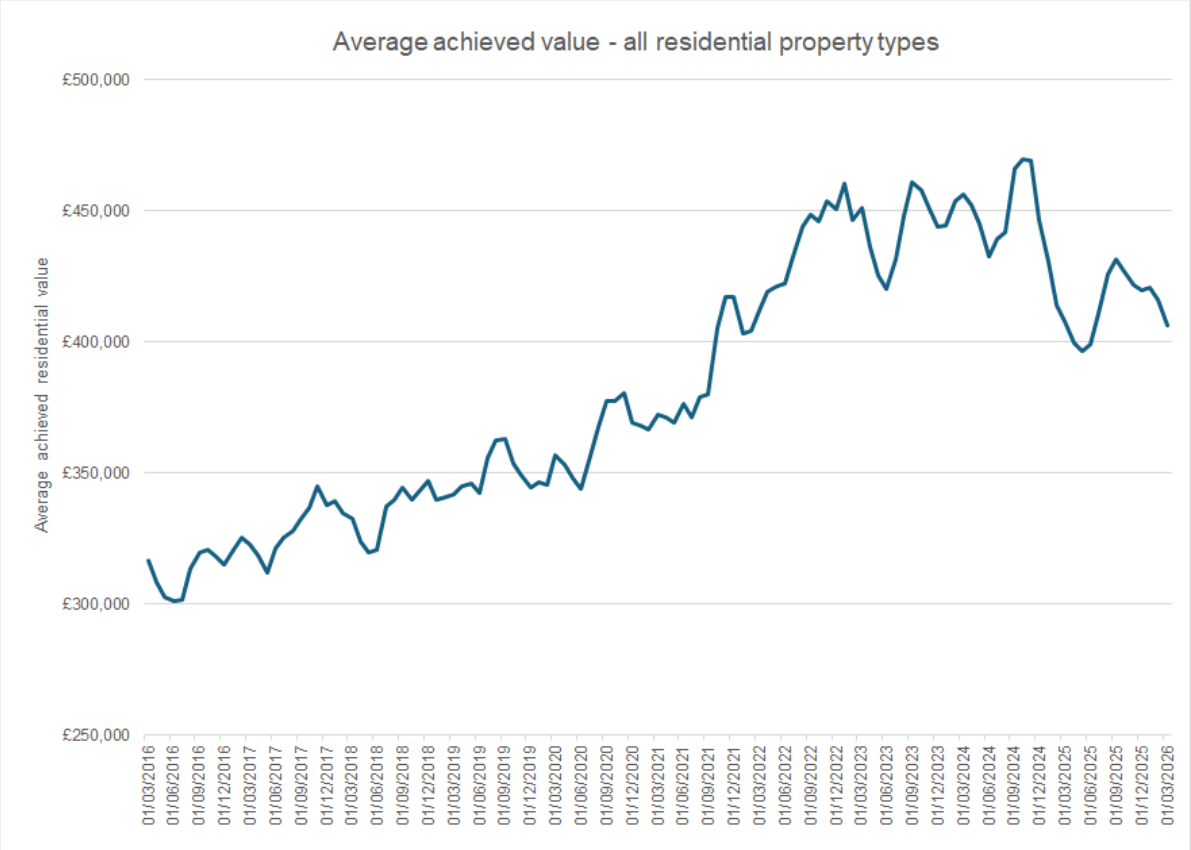
2.14 Savills also report on The Bank of England's adoption of a 'wait and see' approach to further rate cuts or rises. They set out that, *"The effects of this are already being felt with the Bank of England pausing rate cuts, and with the mortgage markets adopting a more cautious approach. Lenders have already raised rates by 1% from where they were in January, with 2- and 5- year fixes at 4.8% and 4.9%, respectively. The number of mortgage products available in the UK has fallen from 8,500 to 7,000 but this is a modest change when compared to 2022, when a quarter of all mortgage products were taken out of the market."*

2.15 The latest five-year forecast from Savills was published 5 November 2025. Their overall forecast growth over the five year period 2026 to 2030 stands at 22.2% across the UK as a whole; 21% in the South West; and 17% in the South East.

Local Housing Market Context

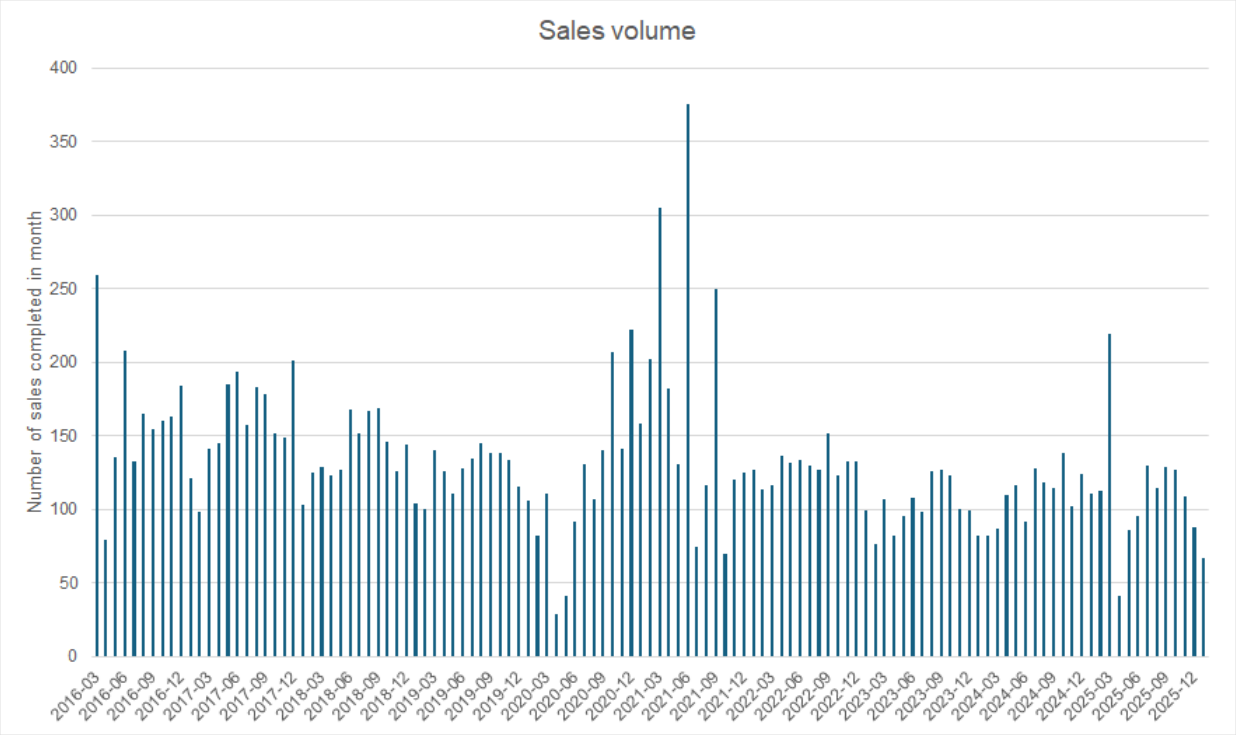
2.16 Residential property prices in the Cotswold District have followed recent national trends, with values increasing steadily between 2015 and late 2022 and then falling back slightly over 2023 to early 2026 (see Figure 2.16.1). In March 2026, sales values were 28% higher than in March 2026. Sales volumes fell below historic levels in the first half of 2020 due to the Coronavirus pandemic, but have since recovered (see Figure 2.16.2), albeit with a further fall in volumes from October 2025.

Figure 2.16.1: Average sales values in Cotswold District



Source: Land Registry

Figure 2.16.2: Sales volumes in Cotswold District (sales per month)



Source: Land Registry

2.17 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in May 2026 is that values in 'mainstream' south-west of England markets are expected to increase by 2% in 2026; 4% in 2027; 5% in 2028; 5% in 2029; and 3.5% in 2030, equating to cumulative growth of 21% over the period 2026-2030.

2.18 In common with other Districts in the south west of England region, there are variations in sales values between different parts of Cotswold District, as shown in Figure 2.18.1. Highest sales values are achieved in the north east of the District at Moreton-in-Marsh, Stow-on-the-Wold and Chipping Camden. Values are lowest in the south eastern parts of the District in Northleach and Fairford.

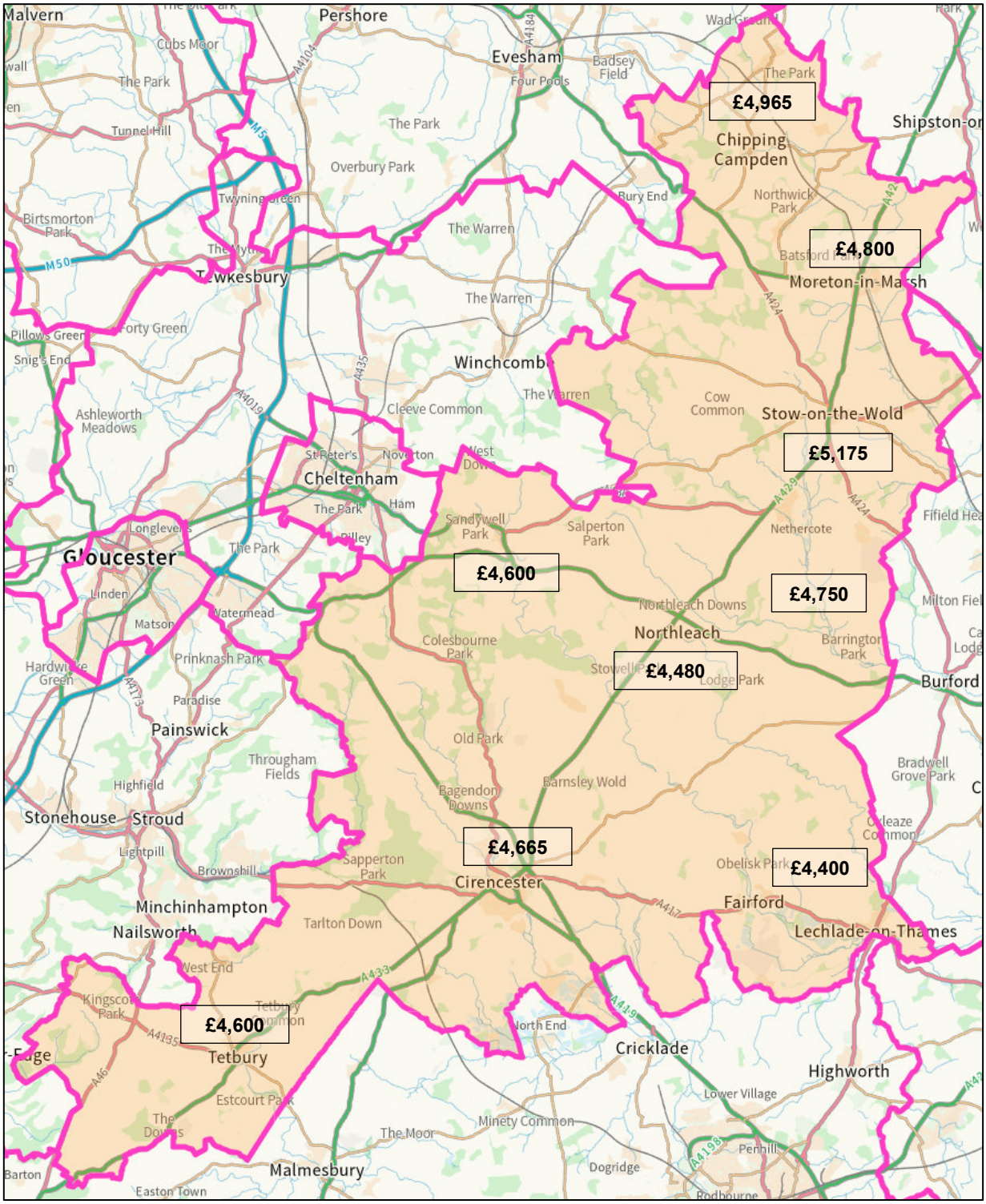
National Policy Context

The National Planning Policy Framework

2.19 In February 2019, the government published a revised NPPF, with subsequent updates in 2021, 2023 and 2025, and revised PPG, with subsequent updates in May and September 2019.

2.20 Paragraph 35 of the NPPF states that "*Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan*".

Figure 2.18.1: Sales values in Cotswold District (approx. £s per square metre)



Sources: Map – Ordnance Survey; Values – Land Registry

2.21 Paragraph 59 of the NPPF suggests that "*Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether*

the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available".

2.22 In many local authority areas, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. Both the Council's adopted and emerging Local Plan policies relating to affordable housing are applied 'subject to viability', having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.

2.23 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted[2], but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

2.24 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority and Cotswold have chosen not to.

2.25 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.

2.26 The CIL regulations state that in setting a charge, local authorities must strike "*an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates.

2.27 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.

2.28 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer

[2] And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley's Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.

2.29 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.

2.30 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.

2.31 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20230104) clarifies that CIL Regulation 13 permits charging authorities to *"apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development".* Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the PPG clarifies that the definition of "*use*" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide "*a useful reference point"*[3]. The PPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.

2.32 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that charging authorities need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).

2.33 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or 'in kind') of a Developer's CIL liability. The PPG (paragraph 133) notes that *"there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy*". The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.

2.34 Revised regulations came into effect on 1 September 2019 which introduced the following changes:

- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
- Removal of the pooling restrictions contained within Regulation 123.
- Charging authorities are no longer required to publish a Regulation 123 list.

[3] Difficulties may emerge, for example, with regards to Class E, which includes very different uses which are interchangeable, such as offices and retail. Applying CIL rates to use classes *(rather than intended uses of development)* in these circumstances may be inconsistent with viability evidence.

- Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
- Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
- Charging authorities are required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

CIL in Cotswold

2.35 The Council adopted its CIL Charging Schedule on 3 August 2018 and it came into effect from 1 June 2019. The Charging Schedule applies a single rate to all residential development across the District and a single rate to all retail development. All other uses are nil rated. The adopted and indexed CIL rates are summarised in Table 2.35.1.

Table 2.35.1: Adopted and indexed CIL rate

Development type	Original CIL Rate	2026 Rate
All residential development, including Sheltered Housing and Extra-care housing but excluding the Chesterton Strategic Site	£80	£100.63
Retail development	£60	£75.47
All other development	£0	£0

2.36 The Council has advised that it will be undertaking a review of its CIL Charging Schedule and it expects to adopt a new Charging Schedule soon after the Local Plan has been adopted in 2028. CIL rates will be informed by evidence of viability, but it is expected that Local Plan strategic allocations will be zero rated for CIL purposes, given that they will be delivering community infrastructure on-site, as well as funding highways improvements.

Local Policy context

2.37 There are numerous policy requirements that are now embedded in base build costs for schemes (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which will not be altered by the Council's new Local Plan.

2.38 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as likely section 106 obligations. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.

2.39 The Council undertook a first stage consultation on its Regulation 18 Local Plan between February and March 2022. It undertook a second stage Regulation 18 consultation in the seven week period up to 2 January 2026. The policies that the Council is consulting on in the Regulation 19 stage are summarised at Appendix 1 and the policies with cost and/or potential viability impacts are summarised in Table 2.38.1.

Table 2.38.1: Emerging policy approaches with potential viability implications

Policy ref	Title	Summary of requirements	Cost implications for development
Core Policy 24	Net Zero Carbon New Buildings	New dwellings to be designed and built to be net zero carbon in operation, including generation of renewable energy on site and be constructed with low levels of embodied carbon.	Tested in the study.
Core policies 33, 34, 35, 36 and 37	Sustainable Transport	Requires that development contributes towards Cotswold decarbonisation strategy by promoting sustainable travel and reducing carbon emissions, including designing schemes to support inclusive travel. Developments will contribute to improvements in public transport primarily through CIL but also S106 to a lesser degree.	This could be achieved by encouraging modal shift through provision of electric vehicle charging points for all residential units. The cost of this is tested. Other measures such as connecting a development to existing public rights of way and cycle routes should be achievable through design process without adding to cost. Cil and section 106 obligations incorporated into the appraisals.
Core Policy 54	Biodiversity and Geodiversity Features Habitats and Species	Indicates the Council's support for developments which conserve or enhance biodiversity and geodiversity; and developments which reverse habitat fragmentation. Development expected to deliver a net gain in biodiversity when there is an opportunity to do so.	Statutory requirement for 10% biodiversity net gain tested in the appraisals.
Core Policy 40	Standards for new residential development	Developments to provide a mix of housing in terms of size, type and tenure to meet housing need and demand. Minimum of 80% of units (across private and affordable tenures) to be 3 beds or fewer beds. Developers to comply with nationally described space standards. 5% of plots on schemes with 20 or more units to be provided for custom build or self build. 67% of all new dwellings to meet M4(2) standards. 8% of all new dwellings to meet M4(3) standards.	Mix reflected in the appraisals. Space standards reflected in appraisals. These requirements are broadly neutral as the plot value is calculated on the end value of the completed custom build house less the construction cost and a small builder's profit. The end plot value is broadly equivalent to the residual land value that the plot would have generated had it been delivered directly by the main developer. Reflected in the appraisals.
Core Policy 41	Affordable Housing	35% of new dwellings on brownfield sites and 40% of new dwellings on greenfield sites required on sites providing 10 or more dwellings (or 0.5 ha or more, or more than 1,000 sqm).	Tested in the VS.

Policy ref	Title	Summary of requirements	Cost implications for development
		In rural areas, schemes of 3 to 9 units to provide affordable housing. 80% of units to be provided as rented housing (further split 60% social rent and 20% affordable rent) and 20% as intermediate housing.	
Core Policy 43	Specialist Accommodation for Older People	Sets out where this type of housing would be accepted Specialist housing required to provide affordable housing in line with Core Policy41	Land use matter only. Tested in the appraisals.
Core Policy 6	Infrastructure Delivery	Indicates that development will be permitted where infrastructure requirements are met, where necessary secured with planning obligations.	Planning obligations incorporated in the appraisals.
Core Policy 65	Social and Community Infrastructure	Sets out pre-conditions for granting planning permission for community facilities, including proven need, viability of the facility, located in an accessible area by public transport or cycle etc Seeks to prevent the loss of existing community facilities unless it can be demonstrated that there is no longer local demand. Or alternatively that the facility has been reprovided. Major developments will be required to contribute towards the development of social and community infrastructure through on-site provision or through financial contributions.	This policy does not give rise to any viability issues for developers. The policy will protect existing sites from speculative purchase for alternative uses. Costs reflected in the appraisals.
Core Policy 38	Parking Provision	Developers required to demonstrate need for the volume of parking spaces proposed in a development. Parking to be located out of clear site of main positions of site if possible. Should not result in additional development costs if carefully designed. Provision of secure space for cycles required. Should be possible at very limited cost through careful design. Electric vehicle charging points required. Sets our requirements for proposals for new car parking.	No additional cost. Cost tested in appraisals. Primarily a land use matter only.

Development context

2.40 The Cotswold District is a predominantly rural local authority area in Gloucestershire covering approximately 450 square miles (around 1,200 square kilometres) with a population of about 91,000. The District lies within the wider Cotswolds National Landscape, with a very high proportion of land subject to environmental and heritage constraints, influencing the extent and location of new

development.

2.41 The settlement pattern within the District is dispersed, reflecting its rural character. The principal town and main service centre is Cirencester, with a population of just over 20,000 and a key role in retail, employment and public services. Other important market towns include Moreton-in-Marsh, Stow-on-the-Wold, Bourton-on-the-Water, Tetbury and Chipping Campden, which serve as principal or secondary settlements providing day-to-day facilities for surrounding rural catchments. Below this tier, there are villages and hamlets distributed across the District, with more limited services and development opportunities.

2.42 The District benefits from good strategic connectivity. Kemble and Moreton-in-Marsh stations are both on mainline routes with direct services to London Paddington (typical journey times of around 1–1.5 hours). Stations outside the District at Cheltenham, Gloucester and Stroud provide wider regional connections. The road network includes key routes such as the A429 (Fosse Way), the A417/A419 corridor linking Cirencester to Swindon and Gloucester, and connections to the strategic motorway network (M4 and M5) beyond the District.

2.43 In terms of development opportunities. the emerging Plan identifies a mix of site types to meet housing and economic needs, including strategic sites (for example, at Moreton-in-Marsh), allocations within principal settlements, and smaller sites within villages. The Council also supports a range of employment-generating uses, including business, retail and tourism, alongside the protection of existing employment areas and encouragement of rural diversification and reuse of buildings.

2.44 The emerging plan recognises the challenges of balancing between accommodating significant housing and economic growth and conserving the District's high-quality landscape and historic environment. The spatial strategy therefore concentrates growth in the most sustainable and accessible settlements, while managing the scale and type of development elsewhere, resulting in a pattern of predominantly on strategic in sustainable and unconstrainted locations with more limited small/medium developments in villages.

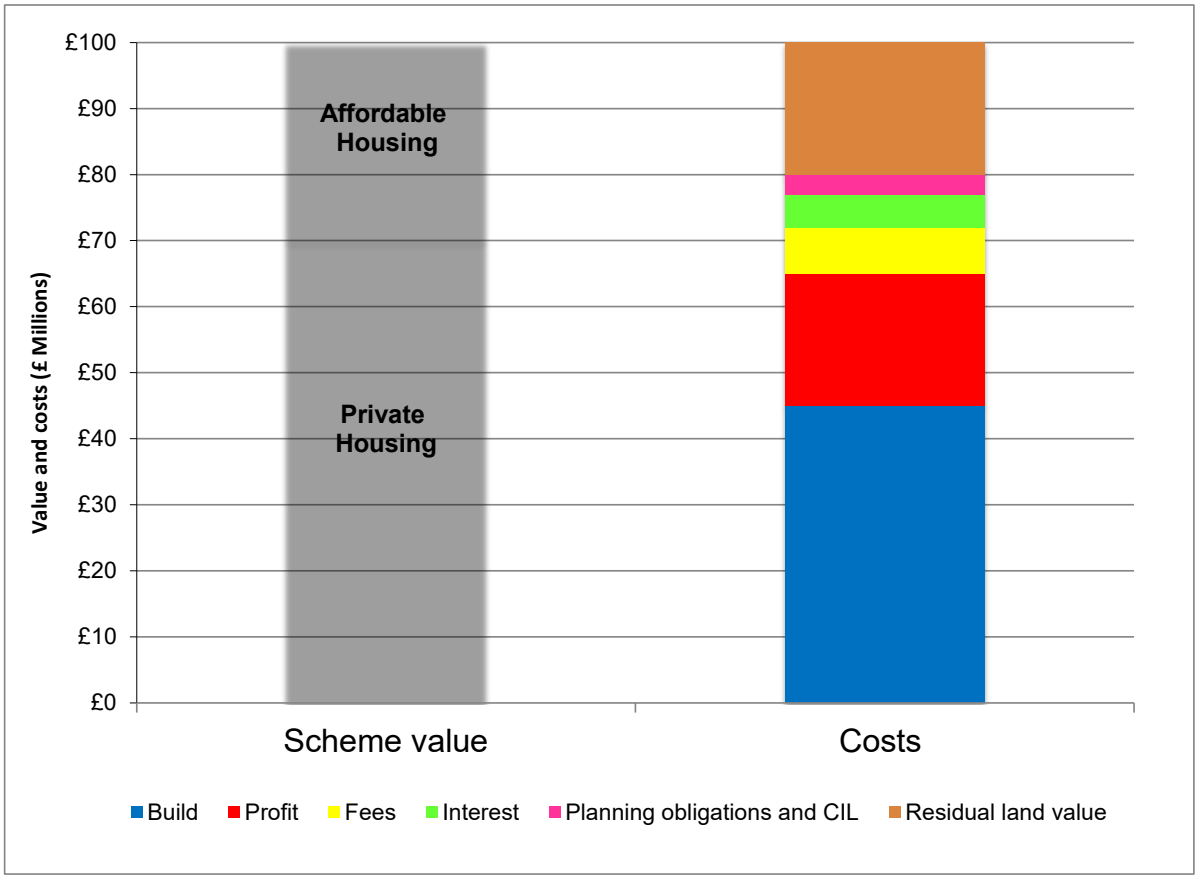
3 Methodology and appraisal approach

3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Cotswold District and tests the Council's emerging planning policy requirements.

Approach to testing development viability

3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, Section 106 obligations and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.

Figure 3.2.1: Components of a residual valuation



3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.

3.4 Issues with establishing key appraisal variables are summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably

accurately assessed in 'normal' circumstances. In districts like Cotswold, some sites will have been developed previously. These sites can sometimes encounter 'exceptional' costs such as abnormal ground conditions or decontamination. Such costs can be very difficult to anticipate before detailed site investigations are undertaken;

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR, student housing and co-living developments. Typically, developers and banks are targeting around 17.5% profit on value of the private housing element.

3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value[4]' or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.

3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of these expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

3.7 In 2019 (with re-issues in 2021, 2023 and 2025), the government published a revised NPPF, which indicates at paragraph 35 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should n0ot undermine the deliverability of the plan".* The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.

3.8 The Local Housing Delivery Group published guidance[5] in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that "*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy*".

3.9 It is important to stress, therefore, that there is no single threshold land value at which land will come

[4] For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

[5] Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012. Although this pre-dates the PPG on viability, it is consistent with the approach required by the PPG.

forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's existing use in comparison to other uses; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.

3.10 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Cotswold District, where a significant proportion of land supply will be greenfield sites, there is typically greater scope to make downwards adjustments to land values, as the uplift arising from redevelopment provides a significant uplift above existing use values.

3.11 Commentators frequently make reference to 'market testing' of benchmark land values. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the proponents have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' emerging Local Plan policies and/or CIL rates, the outcome would be unreliable and potentially highly misleading.

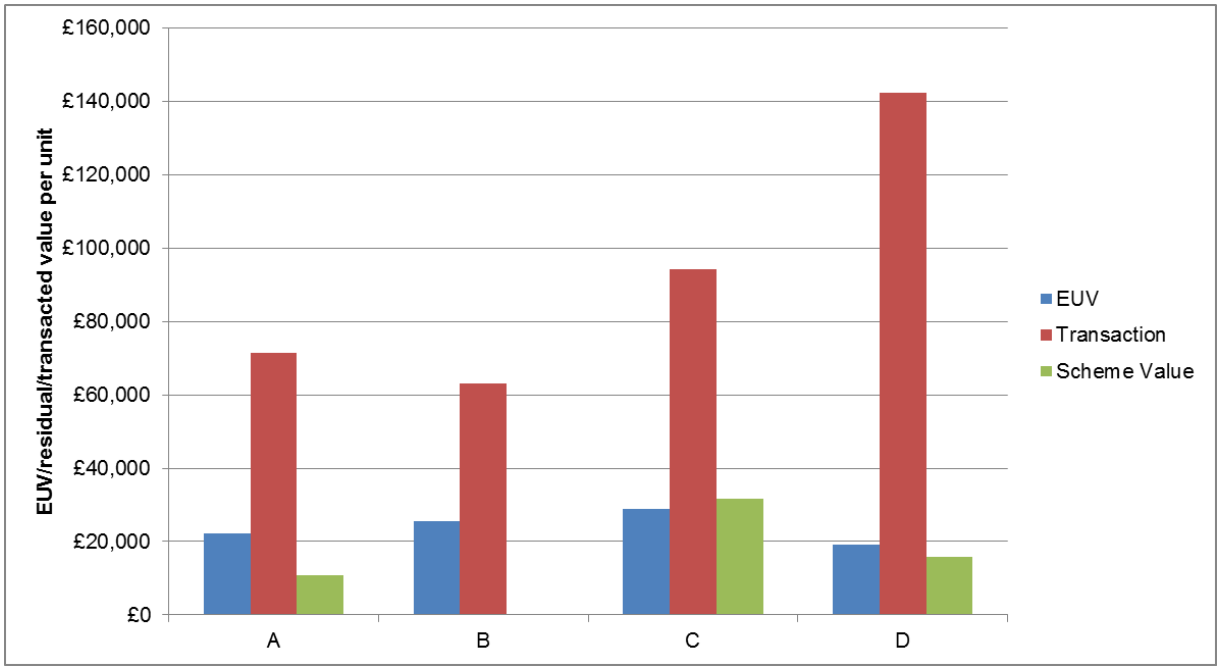
- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.

- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.

- Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.

3.12 These issues are evident from a recent review we undertook of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.12.1. This chart compares the residual value of four development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.12.1: Comparison of residual values to existing use value and price paid for site



3.13 For the reasons set out above, the approach of using existing use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

3.14 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that "*the landowner premium should be tested and balanced against emerging policies*" and that "*the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements*". The guidance also stresses in several places that "*price paid for land*" should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.11 and 3.12.

4 Appraisal assumptions

4.1 We have appraised 47 development typologies across the District, these include a range of typologies which were informed by past development types and sites allocated in the emerging Plan and housing trajectory, to reflect the development expected to come forward during the plan period. The development typologies are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 2). The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in the emerging Local Plan.

Residential sales values

4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within Cotswold District, as noted in Section 2. We have considered comparable evidence of new build schemes in the District to establish appropriate values for testing purposes. This exercise involved analysis of 4,177 transactions recorded by the Land Registry between March 2022 and March 2026 but brought up to date by reference to changes in the House Price Index from the point of sale. This analysis indicates that developments in the District will attract average sales values ranging from circa £4,400 per square metre (£409 per square foot) to circa £5,175 per square metre (£480 per square foot), as shown in Figure 2.13.1. The highest sales values are achieved in Chipping Norton, Chipping Camden and other smaller rural settlements. Properties in Northleach attract the lowest sales values in the District-wide range.

4.3 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.3.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only. We have also modelled a 'downside' scenario with lower initial growth (Table 4.4.2).

4.4 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in May 2026 is that values in 'mainstream' south-west of England markets are expected to increase by 2% in 2026; 4% in 2027; 5% in 2028; 5% in 2029; and 3.5% in 2030, equating to cumulative growth of 21% over the period 2026-2030.

Table 4.3.1: Growth scenario

Year	1 2026	2 2027	3 2028	4 2029	5 2030	Subsequent years 2031 onwards
Values	2.0%	4.0%	5.0%	5.0%	3.5%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Table 4.4.2: Downside scenario

Year	1 2026	2 2027	3 2028	4 2029	5 2030	Subsequent years 2031 onwards
Values	0.0%	2.0%	3.0%	3.0%	4.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Table 4.1.1: Development typologies tested in the study (all areas are square metre gross internal areas)

Description	Site area hectares	Units	Ave GIA square metres per unit	Residential floorspace square metres	Retail square metres	Office square metres	Light industrial square metres	C2 square metres	Gross floorspace square metres	Indicative number of floors
CDC-RES1 Small scheme (1 unit) 25 dph	0.05	1	85	85	-	-	-	-	85	2
CDC-RES2 Small scheme (1 unit) 30 dph	0.04	1	85	85	-	-	-	-	85	2
CDC-RES3 Small scheme (5 units) 25 dph	0.24	5	85	425	-	-	-	-	425	2
CDC-RES4 Small scheme (5 units) 30 dph	0.20	5	85	425	-	-	-	-	425	2
CDC-RES5 Small scheme (10 units) 30 dph	0.42	10	85	850	-	-	-	-	850	2
CDC-RES6 Small scheme (10 units) 35 dph	0.36	10	85	850	-	-	-	-	850	2
CDC-RES7 Medium scheme (20 units) 30 dph	0.83	20	85	1,699	-	-	-	-	1,699	2
CDC-RES8 Medium scheme (20 units) 35 dph	0.71	20	85	1,699	-	-	-	-	1,699	2
CDC-RES9 Medium scheme (30 units) 30 dph	1.25	30	85	2,549	-	-	-	-	2,549	2
CDC-RES10 Medium scheme (30 units) 35 dph	1.07	30	85	2,549	-	-	-	-	2,549	2
CDC-RES11 Medium scheme (40 units) 30 dph	1.67	40	85	3,399	-	-	-	-	3,399	2
CDC-RES12 Medium scheme (40 units) 55 dph	0.91	40	87	3,461	-	-	-	-	3,461	2
CDC-RES13 Large scheme (50 units) 30 dph	2.08	50	85	4,248	-	-	-	-	4,248	2
CDC-RES14 Large scheme (50 units) 40 dph	1.56	50	86	4,279	-	-	-	-	4,279	2
CDC-RES15 Large scheme (75 units) 30 dph	3.13	75	85	6,373	-	-	-	-	6,373	2
CDC-RES16 Large scheme (75 units) 35 dph	2.68	75	85	6,373	-	-	-	-	6,373	2
CDC-RES17 Large scheme (100 units) 30 dph	4.44	100	85	8,497	-	-	-	-	8,497	2
CDC-RES18 Large scheme (100 units) 55 dph)	2.42	100	87	8,652	-	-	-	-	8,652	2
CDC-RES19 Large scheme (150 units) 30 dph	6.67	150	85	12,745	-	-	-	-	12,745	2
CDC-RES20 Large scheme (150 units) 35 dph)	5.71	150	85	12,745	-	-	-	-	12,745	2
CDC-RES21 Large scheme (200 units) 30 dph	8.89	200	85	16,993	-	-	-	-	16,993	2
CDC-RES22 Large scheme (200 units) 35 dph)	7.62	200	85	16,993	-	-	-	-	16,993	2
CDC-RES23 Large scheme (300 units) 30 dph	13.33	300	85	25,490	-	-	-	-	25,490	2
CDC-RES24 Large scheme (300 units) 35 dph)	11.43	300	85	25,490	-	-	-	-	25,490	2

Description	Site area hectares	Units	Ave GIA square metres per unit	Residential floorspace square metres	Retail square metres	Office square metres	Light industrial square metres	C2 square metres	Gross floorspace square metres	Indicative number of floors
CDC-RES25 Large scheme (400 units) 30 dph	17.78	400	85	33,987	-	-	-	-	33,987	2
CDC-RES26 Large scheme (400 units) 35 dph)	15.24	400	85	33,987	-	-	-	-	33,987	2
CDC-RES27 Large scheme (500 units) 30 dph	23.81	500	85	42,484	-	-	-	-	42,484	2
CDC-RES28 Large scheme (500 units) 35 dph)	20.41	500	85	42,484	-	-	-	-	42,484	2
CDC-RES29 Large scheme (750 units) 30 dph	38.46	750	85	63,725	-	-	-	-	63,725	2
CDC-RES30 Large scheme (750 units) 35 dph)	32.97	750	85	63,725	-	-	-	-	63,725	2
CDC-RES31 Strategic site (1,000 units) 30 dph	55.56	1,000	85	84,967	-	-	-	-	84,967	2
CDC-RES32 Strategic site (1,000 units) 35 dph	47.62	1,000	85	84,967	-	-	-	-	84,967	2
CDC-RES33 Strategic site (1,300 units) 30 dph	72.22	1,300	85	110,457	-	-	-	-	110,457	2
CDC-RES34 Strategic site (1,300 units) 35 dph	61.90	1,300	85	110,457	-	-	-	-	110,457	2
CDC-RES35 Strategic site (2,000 units) 35 dph	95.24	2,000	85	169,934	-	-	-	-	169,934	2
CDC-RES36 Strategic site (2,500 units) 35 dph	119.05	2,500	85	212,418	-	-	-	-	212,418	2
CDC-RES37 Strategic site (3,500 units) 35 dph	166.67	3,500	85	297,385	-	-	-	-	297,385	2
CDC-RES38 Strategic site (4,000 units) 30 dph	222.22	4,000	85	339,868	-	-	-	-	339,868	2
CDC-RES39 Strategic site (4,000 units) 35 dph	190.48	4,000	85	339,868	-	-	-	-	339,868	2
CDC-ELDER1 Older person's housing scheme (C3) 35 dph	2.08	50	88	4,403	-	-	-	-	4,403	2
CDC-CARE1 Care home scheme (C2) - 70 units	0.40	-	-	-	-	-	-	2,951	2,951	2
CDC-EMP1 Employment - industrial 40% plot ratio	5.00	-	-	-	250	-	500	2,500	15,000	2
CDC-EMP2 Employment - industrial 45% plot ratio	5.00	-	-	-	250	-	1,000	4,000	15,250	2
CDC-EMP3 Employment - industrial 40% plot ratio	10.00	-	-	-	250	-	2,000	6,000	28,000	2
CDC-EMP4 Employment - industrial 45% plot ratio	10.00	-	-	-	250	-	3,500	6,500	30,500	2
CDC-EMP5 Employment - industrial 40% plot ratio	20.00	-	-	-	500	-	5,000	15,000	52,000	2
CDC-EMP6 Employment - industrial 45% plot ratio	20.00	-	-	-	500	-	5,000	25,000	51,000	2

Affordable housing tenure and values

4.5 The Emerging Local Plan requires provision of affordable housing on-site on all residential developments capable of providing 10 or more units. Emerging Core Policy 41 requires 35% affordable housing on brownfield sites and 40% on greenfield sites. Developments of 3 to 9 units brought forward in rural areas are also required to provide affordable housing in line with the percentages sought on schemes of 10 or more units.

4.6 The emerging policy requires a tenure split of 80% rented housing (further subdivided as 60% social rent and 20% affordable rent) and 20% intermediate housing.

Table 4.6.1: Unit mix tested

Number of bedrooms	Private housing	Social/Affordable Rented	Affordable Home Ownership
1	5%	25%	25%
2	35%	35%	45%
3	40%	30%	25%
4	20%	10%	5%
Total	**100%**	**100%**	**100%**

4.7 The rents for social and affordable rents are summarised in Table 4.7.1. Social rents are calculated in accordance with the formulae contained within the Housing Corporation document 'Rent influencing regime: Implementing the rent restructuring framework' (2001). This requires that rents are set on the basis of relative property value and relative county earnings. Affordable rents are, in principle, set at 80% of market rent, but in practice they are capped by the relevant Local Housing Allowance ('LHA') for an area. Cotswold District lies within the 'Broad Rental Market Areas' ('BRMA') of Cheltenham, Gloucester, Warwickshire South and West Wiltshire.

Table 4.7.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social Rents	£111.58	£126.19	£144.14	£165.41
Affordable Rent (capped by LHA)	£126.58	£166.85	£195.62	£276.16

4.8 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 40 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.

4.9 We value the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (between 25% and 50%) is the first segment of value. The purchaser will also pay a rent on the retained equity at rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.

4.10 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.10.1 summarises the capital values that each tenure generate.

Table 4.10.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value[6]
Social rent	£2,675	£2,279	£2,168	£2,485	£2,219
Affordable rent	£2,845	£2,821	£2,750	£3,583	£2,759
Shared ownership[7]	£3,113	£3,113	£3,224	£2,737	£2,964

4.11 The Homes England '*Affordable Homes Programme 2026-2031'* document indicates that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

Rents and yields for commercial development

4.12 The development typologies incorporate employment floorspace, assumed to be a mix of office, retail, light industrial and logistics floorspace. Our assumptions on rents and yields for this floorspace are summarised in Table 4.12.1. These assumptions are informed by 285 lettings of similar floorspace in the District recorded by CoStar since March 2020 (attached as Appendix 3) and we have applied the upper quartile rent in each area, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace.

Table 4.12.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	£575	7.00%	12
Office	£260	6.50%	12
Industrial and warehousing	£160	5.00%	12

4.13 In addition, the typologies incorporate care homes and our assumptions are summarised as follow:

- Care and accommodation charge: £1,500 per week;
- Earnings before interest, tax, depreciation and amortisation: 30% of gross operating income;
- Gross Floor area: 42 square metres per room, including common areas and other facilities;
- Blended net rent per square metre: £607;
- Investment yield: 10%.

Build costs

4.14 We have sourced build costs from the RICS Building Cost Information Service ('BCIS'), which is based on tenders for actual schemes (see Appendix 4). Base costs (adjusted for local circumstances by reference to a BCIS multiplier) as at 16 May 2026 are as follows:

Table 4.14.1: BCIS build costs

Type of development	BCIS cost	Base cost per square metre	External works	Total per square metre (before policy costs)
Houses	810.1 Estate housing generally	£1,559	10%	£1,715

[6] Net on acquiring RP's oncosts at 5% of capital value.

[7] Based on the average District-wide unrestricted market value. Initial equity stakes adjusted where necessary to ensure that the units are affordable to purchasers with gross household incomes not exceeding £80,000 per annum.

Type of development	BCIS cost	Base cost per square metre	External works	Total per square metre (before policy costs)
Flats	816 Flats – 3-5 storeys	£1,816	10%	£1,998
Older persons housing	447 Care homes for the elderly	£2,197	10%	£2,417
Retail	345 Shops	£1,586	10%	£1,745
Offices	320 Offices air conditioned generally	£2,428	10%	£2,671
Industrial	282.12 Advance factories over 2,000 square metres GIA	£920	10%	£1,012

4.15 As noted in Table 4.18.1, the base costs above are increased by 10% to account for external works (including any garages or parking spaces).

4.16 The LHDG guidance 'Viability Testing Local Plans' (August 2012) indicates a range of £17,000 - £23,000 for greenfield infrastructure costs. Over the intervening period, the BCIS Tender Price Index has changed from 223 (Q3 2012) to 413 (Q2 2026), which increases the range to £31,484 - £42,596. We have applied costs in our appraisal at the lower end of the range, which equates to approximately 18% of base construction costs.

Zero carbon and BREEAM

4.17 Emerging Core Policy 24 seeks operational net zero carbon development and requires that developments minimise embodied carbon. We have therefore tested the impact of providing net zero carbon homes, both in operational terms (regulated energy) and embodied carbon. Research undertaken on behalf of other local authority areas indicates that the cost of achieving operational net carbon zero on residential and non-residential developments equates to up to 5% of construction costs[8].

4.18 Although the costs of operational and embodied carbon are currently somewhat unclear and are likely to fall over time as technologies develop and improve, we have adopted the following assumptions for testing purposes:

- Cost uplift for operational carbon: 5% of build costs for domestic and 5% for non-domestic;
- Cost uplift for operational and embodied carbon: 15% of build costs for domestic and 15% for non-domestic. This is likely to significantly overstate the costs, which could be significantly lower or even cost neutral.

Accessibility standards

4.19 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.19.1. These costs are based on the MHCLG *'Housing Standards Review: Cost Impacts'* study, but converted into percentages of base construction costs (see calculations at Appendix 5) so that they can be applied to contemporary costs.

Table 4.19.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible and adaptable	1.15%	0.54%
M4(3) (a) wheelchair user - adaptable	9.28%	10.77%
M4(3) (b) wheelchair user - accessible	9.47%	23.80%

[8] For example, *'Delivering Net Zero – An evidence study to support planning policies which deliver Net Zero Carbon developments' (May 2023)* (Levitt Bernstein, Introba Inkling, Currie & Brown and Etude. This 5% allowance includes, where necessary, any residual offsetting payment required.

4.20 Our appraisals assume that 67% of all new units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3 applies to 8% of dwellings, as required by emerging Core Policy 40. M4(3) (a) applies to market housing units and M4(3) (b) applies to affordable units.

Professional fees

4.21 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 7% allowance, which is at the higher end of the range for most schemes.

Development finance

4.22 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of short term funding conditions and we would expect this rate to reduce over the plan period.

Marketing and disposal costs

4.23 For residential schemes, our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

4.24 For non-residential schemes, our appraisals incorporate sales agents fees of 1% of capital value sales and legal fees of 0.5% of capital value. We also include lettings agents fees and lettings legal fees totalling 15% of the first years rent.

Cotswold District CIL

4.25 As previously noted, the Council adopted its CIL Charging Schedule on 3 August 2018 and it came into effect from 1 June 2019. The Charging Schedule applies a single rate to all residential development across the District and a single rate to all retail development. All other uses are nil rated. The adopted and indexed CIL rates are summarised in Table 4.25.1. As noted previously, upon review of the Charging Schedule, the Council anticipates that Local Plan strategic allocations will be nil rated as they will provide on-site community infrastructure and fund major highways improvements.

Table 4.25.1: Adopted and indexed CIL rate

Development type	Original CIL Rate	2026 Rate
All residential development, including Sheltered Housing and Extra-care housing but excluding the Chesterton Strategic Site	£80	£100.63
Retail development	£60	£75.47
All other development	£0	£0

Section 106 costs

4.26 To account for Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £7,600 per unit for residential development reflecting the average contributions sought on schemes that the Council has permitted over the past five years. It is important to note S106 costs are very site specific and the actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

4.27 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £25 per square metre for commercial developments.

Habitats mitigation

4.28 A small part of the District is located within the Cotswold Beechwoods Special area of Conservation where developments will be required to put in place mitigation measures at a cost of £771.79 per unit. In addition, parts of the south of the District are within the North Meadow Special area of Conservation. Where relevant, our appraisals assume that these contributions are incorporated within the wider Section 106 obligations.

Biodiversity Net Gain

4.29 We have tested the statutory requirement for a 10% enhancement to biodiversity in perpetuity on greenfield sites by applying an increase in build costs of 0.7%, which is reflective of the central estimate in the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on brownfield sites for a 10% biodiversity net gain equate to 0.2% of build costs[9]. The costs are lower on brownfield sites as they typically have lower starting levels of biodiversity than greenfield sites.

Building Safety Levy

4.30 The MHCLG 'Building Safety Levy: Technical consultation response' published 24 March 2025 profit) indicates that a levy will be sought from all developments requiring Building Control approval from October 2026. The draft rates for Cotswold District are £41.40 per square metre GIA for developments on previously undeveloped land and £20.55 per square metre GIA on previously developed sites. The levy will apply to private housing floorspace only.

Development and sales periods

4.31 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 3 to 6 units per month (reflecting typical rates of sales in developments across the south and east of England), with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that many schemes in the south and east of England have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach. The price points achieved by schemes in Cotswold District are at a level which is still achieving good rates of sale.

Developer's profit

4.32 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).

4.33 The views of the banks which fund development are a relevant consideration; if banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.

4.34 Following a significant period of turbulence, including the UK's departure from the European Union, the Coronavirus pandemic, the war in Ukraine, the September 2022 'fiscal event' and a change of

[9] Central Estimate – see Table 20 of DEFRA Impact Assessment indicating 10% net gain can be achieved at a cost of 0.1% of build costs.

government in 2024, the market has remained relatively resilient We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as the latter tends to be built over long periods of time with significant capital lock-up.

4.35 Profits on commercial developments are applied at 15%, in line with normal market assumptions.

4.36 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

4.37 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land value

4.38 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.

4.39 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it occupies a very low plot ratio compared to neighbouring buildings that were developed more recently; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use values in these circumstances.

4.40 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven that an existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site. The assumptions underpinning our benchmark land values are summarised in Appendix 6 and the benchmark land values themselves summarised in Table 4.40.1.

Table 4.40.1: Benchmark land values (£ millions)

Use	EUV	Premium	BLV
Secondary offices/retail	£2.24	£0.45	£2.69
Secondary industrial	£1.04	£0.21	£1.25
Greenfield (top end of range)	-	-	£0.37
Greenfield (lower end of range)	-	-	£0.25

5 Appraisal outputs

5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 7 to 11. We have appraised 47 development typologies, reflecting different densities and types of development across the District. These typologies include both residential (general purpose and care schemes) and employment schemes.

5.2 Each appraisal incorporates (where relevant) affordable housing at varying percentages (from 0% to 50% rising in 5% increments, with a tenure mix of 80% rented (further subdivided as 60% social rent and 20% intermediate) and 20% shared ownership.

5.3 For small sites that fall below the 10-unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to meet the emerging policy requirement for schemes providing 3 to 9 units to contribute towards affordable housing requirements. For practical reasons, the Council may need to secure payments in lieu of on-site delivery, but the potential methods of calculation reflect our approach for viability testing[10].

5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative, or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.

5.5 For other policy requirements (net zero carbon; accessibility standards; and enhancing biodiversity net gain), we have used selected data from the results to test the impact of emerging policies.

5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.3.1. These results are attached at Appendix 8, with a 'downside' set of growth and inflation rates attached at Appendix 9.

[10] This approach involves calculating a payment that is the financial equivalent on on-site affordable housing delivery. The funds collected could then be used to fund affordable housing deliver on other sites, including direct delivery by the Council and by offering grant funding to RPs and developers to deliver affordable housing on developments they are bringing forward.

6 Assessment of appraisal results

6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the District. We have tested the impact of emerging plan policies to assist the Council in its decision making on potential options.

Affordable housing

6.2 As noted in Section 5, we have tested the viability of the residential typologies incorporating a range of affordable housing percentages from 0% to 50%, to incorporate the Council's emerging policy requirement in emerging Core Policy 41 of 35% affordable housing on previously developed sites and 40% on greenfield sites.

6.3 The Council's preferred tenure mix in the emerging plan is 80% rented housing (split 60% social rent and 20% affordable rent capped at LHA rates) and 20% shared ownership. The appraisal results reflecting this tenure mix are summarised in tables 6.3.1 to 6.3.9 and Appendix 7. Each table shows the results with sales values reflecting the District-wide range (£4,400 per square metre to £5,175 per square metre). For the avoidance of doubt, these appraisal outputs reflect the cumulative impact of all other emerging Local Plan policies.

6.4 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value area. Within each value area, there will be a difference in viability outcomes depending on the benchmark land value assumed. As is normally the case, schemes brought forward on greenfield sites are more viable than schemes brought forward on previously developed sites due to higher existing use values. This means that schemes brought forward on brownfield sites may not always be able to provide 35% affordable housing, particularly in lower value areas.

6.5 Where sales values are at the lower end of the tested range (£4,400 per square metre), all schemes are unviable when tested against secondary office/retail benchmark land values (the highest benchmark land value tested). When tested against the secondary industrial benchmark land value, some schemes with the lowest sales values are able to viably provide affordable housing, although not at target levels in Core Policy 41. This is not an issue caused by policy requirements, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet policy requirements. These results indicate that in lower value areas, sites with these benchmark land values (which will be predominantly in the major settlements) may not always meet the full policy requirement. If developers seek to bring forward residential developments in these areas, they may need to submit viability assessments to demonstrate a reduced level of affordable housing. However, when considered against the two greenfield benchmark land values, the appraisal outputs indicates that schemes of a wider range of scales and form can viably deliver affordable housing of up to 50% although this is not universally the case.

6.6 As sales values increase, the extent to which schemes can viably meet the emerging 35% and 40% requirement increases, but to varying degrees. At the highest sales values in the range (£5,175 per square metre), our testing indicates that 35% to 40% affordable housing would be significantly more viable on previously developed sites. However, schemes brought forward on the highest Benchmark Land Values would still struggle to generate viable outcomes, but this would improve markedly against BLV2 (which is the lower of the two previously developed benchmark land values).

6.7 As can be noted from the results in tables 6.3.1 to 6.3.9, while developments on greenfield sites will almost all be able to deliver 40% affordable housing, there is no uniform level of affordable housing where it can be said that all schemes on brownfield sites are viable. Setting any percentage below the emerging policy target of 35% would, in principle, mean that some schemes that *could* have delivered at this level would no longer be required to do so if the Council adopted a lower percentage target.

Table 6.3.1: Appraisal results – 80% rented (60% social rent, 20% affordable rent) and 20% shared ownership (values of £4,400 per square metre)

COTSWOLD DISTRICT COUNCIL — Sales value £4,400 psm — AH tenure: Rented 80% — Intermediate: SO 20% — S106 per unit: £7,600
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) — £2,689,739 PER HA — Type of rent: 50% Soc Rent 30% Aff Rent — FH 0%

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	58,124	54,438	50,794	47,193	43,632	40,115	36,640	33,206	29,815	26,465	23,157
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	58,124	54,438	50,794	47,193	43,632	40,115	36,640	33,206	29,815	26,465	23,157
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	290,621	272,192	253,972	235,963	218,164	200,576	183,198	166,030	149,072	132,325	115,788
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	290,621	272,192	253,972	235,963	218,164	200,576	183,198	166,030	149,072	132,325	115,788
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	581,242	544,382	507,944	471,926	436,329	401,152	366,396	332,060	298,145	264,651	231,577
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	581,242	544,382	507,944	471,926	436,329	401,152	366,396	332,060	298,145	264,651	231,577
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,162,484	1,088,764	1,015,888	943,853	872,658	802,304	732,791	664,119	596,289	529,300	463,153
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,162,484	1,088,764	1,015,888	943,853	872,658	802,304	732,791	664,119	596,289	529,300	463,153
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	1,743,744	1,633,147	1,523,832	1,415,798	1,309,045	1,203,574	1,099,384	996,476	894,849	794,504	695,441
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	1,743,744	1,633,147	1,523,832	1,415,798	1,309,045	1,203,574	1,099,384	996,476	894,849	794,504	695,441
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,027,093	1,898,060	1,770,469	1,644,468	1,519,798	1,396,839	1,274,980	1,154,753	1,036,516	919,752	804,955
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	1,628,940	1,494,885	1,362,420	1,231,546	1,102,262	974,568	848,465	723,951	601,029	479,696	359,954
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	2,533,866	2,372,575	2,213,123	2,055,510	1,899,735	1,745,798	1,593,700	1,443,442	1,295,021	1,148,437	1,003,694
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	2,228,510	2,070,812	1,914,939	1,760,896	1,608,680	1,458,290	1,309,729	1,162,995	1,018,089	875,010	733,759
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	3,800,798	3,558,863	3,319,685	3,083,265	2,849,602	2,618,696	2,390,551	2,165,162	1,942,530	1,722,657	1,505,541
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	3,800,798	3,558,863	3,319,685	3,083,265	2,849,602	2,618,696	2,390,551	2,165,162	1,942,530	1,722,657	1,505,541
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	5,067,730	4,745,150	4,426,246	4,111,019	3,799,469	3,491,597	3,187,401	2,886,882	2,590,040	2,296,876	2,007,387
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	3,622,450	3,218,202	2,817,572	2,620,560	2,327,167	2,037,392	1,751,236	1,468,699	1,189,779	914,478	642,796
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	7,526,202	7,046,949	6,573,160	6,104,834	5,641,972	5,184,574	4,732,640	4,286,169	3,845,163	3,409,619	2,979,540
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,368,940	7,526,202	7,046,949	6,573,160	6,104,834	5,641,972	5,184,574	4,732,640	4,286,169	3,845,163	3,409,619	2,979,540
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	9,936,401	9,303,862	8,678,413	8,060,235	7,449,268	6,845,512	6,249,966	5,659,632	5,077,508	4,502,595	3,934,892
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	10,448,673	9,785,757	9,130,205	8,482,216	7,841,791	7,208,929	6,583,630	5,965,894	5,355,722	4,753,114	4,158,069
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	15,267,551	14,288,793	13,331,886	12,394,833	11,478,631	10,524,275	9,610,778	8,708,339	7,816,533	6,935,587	6,067,293
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	15,267,551	14,288,793	13,331,886	12,394,833	11,478,631	10,524,275	9,610,778	8,708,339	7,816,533	6,935,587	6,067,293
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	19,459,584	18,220,028	16,997,578	15,789,236	14,594,999	13,414,869	12,248,844	11,096,927	9,959,115	8,835,411	7,725,812
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	19,459,584	18,220,028	16,997,578	15,789,236	14,594,999	13,414,869	12,248,844	11,096,927	9,959,115	8,835,411	7,725,812
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	24,320,730	22,775,035	21,246,974	19,736,545	18,243,748	16,768,585	15,311,055	13,871,158	12,448,895	11,044,263	9,657,266
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	24,320,730	22,775,035	21,246,974	19,736,545	18,243,748	16,768,585	15,311,055	13,871,158	12,448,895	11,044,263	9,657,266
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	33,666,093	31,524,391	29,407,127	27,314,299	25,245,911	23,201,923	21,180,436	19,183,407	17,210,836	15,262,722	13,339,065
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	33,666,093	31,524,391	29,407,127	27,314,299	25,245,911	23,201,923	21,180,436	19,183,407	17,210,836	15,262,722	13,339,065
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	47,906,428	45,486,979	43,095,137	40,730,903	38,394,276	36,085,254	33,803,840	31,550,032	29,323,821	27,121,416	24,946,668
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	47,906,428	45,486,979	43,095,137	40,730,903	38,394,276	36,085,254	33,803,840	31,550,032	29,323,821	27,121,416	24,946,668
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	45,206,413	42,315,967	39,458,383	36,633,641	33,842,208	31,083,701	28,358,102	25,665,485	23,005,850	20,375,726	17,777,003
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	45,206,413	42,315,967	39,458,383	36,633,641	33,842,208	31,083,701	28,358,102	25,665,485	23,005,850	20,375,726	17,777,003
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	62,586,445	58,566,996	54,593,396	50,665,650	46,783,755	42,947,711	39,156,341	35,406,190	31,701,896	28,043,639	24,431,237
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	83,793,141	81,551,713	77,358,333	73,213,342	69,116,738	65,068,515	61,068,682	57,113,645	53,203,297	49,341,358	45,527,264
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	77,319,673	72,320,938	67,379,222	62,489,799	57,654,667	52,876,882	48,152,793	43,488,760	38,872,516	34,315,471	29,803,988
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	62,103,022	58,053,265	54,049,741	50,092,389	46,179,285	42,306,878	38,480,748	34,695,495	30,953,194	27,250,352	23,586,342
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	62,103,022	58,053,265	54,049,741	50,092,389	46,179,285	42,306,878	38,480,748	34,695,495	30,953,194	27,250,352	23,586,342
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	322,965	192,479	63,865	64,517	192,040	317,865	441,992	564,418	686,791	808,027	927,535
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	286,522	94,919	100,299	297,069	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,446,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,446,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) — £1,252,139

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	58,124	54,438	50,794	47,193	43,632	40,115	36,640	33,206	29,815	26,465	23,157
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	58,124	54,438	50,794	47,193	43,632	40,115	36,640	33,206	29,815	26,465	23,157
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	290,621	272,192	253,972	235,963	218,164	200,576	183,198	166,030	149,072	132,325	115,788
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	290,621	272,192	253,972	235,963	218,164	200,576	183,198	166,030	149,072	132,325	115,788
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	581,242	544,382	507,944	471,926	436,329	401,152	366,396	332,060	298,145	264,651	231,577
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	581,242	544,382	507,944	471,926	436,329	401,152	366,396	332,060	298,145	264,651	231,577
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,032,896	967,111	902,077	837,793	774,260	711,476	649,443	588,159	527,626	467,843	408,809
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,032,896	967,111	902,077	837,793	774,260	711,476	649,443	588,159	527,626	467,843	408,809
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	1,549,344	1,450,667	1,353,116	1,256,690	1,161,389	1,067,214	974,164	882,239	791,439	701,763	613,213
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	1,549,344	1,450,667	1,353,116	1,256,690	1,161,389	1,067,214	974,164	882,239	791,439	701,763	613,213
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	2,027,093	1,898,060	1,770,469	1,644,468	1,519,798	1,396,839	1,274,980	1,154,753	1,036,516	919,752	804,955
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	1,628,940	1,494,885	1,362,420	1,231,546	1,102,262	974,568	848,465	723,951	601,029	479,696	359,954
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	2,533,866	2,372,575	2,213,123	2,055,510	1,899,735	1,745,798	1,593,700	1,443,442	1,295,021	1,148,437	1,003,694
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	2,228,510	2,070,812	1,914,939	1,760,896	1,608,680	1,458,290	1,309,729	1,162,995	1,018,089	875,010	733,759
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	3,800,798	3,558,863	3,319,685	3,083,265	2,849,602	2,618,696	2,390,551	2,165,162	1,942,530	1,722,657	1,505,541
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	3,800,798	3,558,863	3,319,685	3,083,265	2,849,602	2,618,696	2,390,551	2,165,162	1,942,530	1,722,657	1,505,541
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	5,067,730	4,745,150	4,426,246	4,111,019	3,799,469	3,491,597	3,187,401	2,886,882	2,590,040	2,296,876	2,007,387
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	3,622,450	3,218,202	2,817,572	2,620,560	2,327,167	2,037,392	1,751,236	1,468,699	1,189,779	914,478	642,796
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,597	7,526,202	7,046,949	6,573,160	6,104,834	5,641,972	5,184,574	4,732,640	4,286,169	3,845,163	3,409,619	2,979,540
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	7,526,202	7,046,949	6,573,160	6,104,834	5,641,972	5,184,574	4,732,640	4,286,169	3,845,163	3,409,619	2,979,540
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	9,936,401	9,303,862	8,678,413	8,060,235	7,449,268	6,845,512	6,249,966	5,659,632	5,077,508	4,502,595	3,934,892
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	10,448,673	9,785,757	9,130,205	8,482,216	7,841,791	7,208,929	6,583,630	5,965,894	5,355,722	4,753,114	4,158,069
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	15,267,551	14,288,793	13,331,886	12,394,833	11,478,631	10,524,275	9,610,778	8,708,339	7,816,533	6,935,587	6,067,293
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	15,267,551	14,288,793	13,331,886	12,394,833	11,478,631	10,524,275	9,610,778	8,708,339	7,816,533	6,935,587	6,067,293
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	19,459,584	18,220,028	16,997,578	15,789,236	14,594,999	13,414,869	12,248,844	11,096,927	9,959,115	8,835,411	7,725,812
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	19,459,584	18,220,028	16,997,578	15,789,236	14,594,999	13,414,869	12,248,844	11,096,927	9,959,115	8,835,411	7,725,812
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	24,320,730	22,775,035	21,246,974	19,736,545	18,243,748	16,768,585	15,311,055	13,871,158	12,448,895	11,044,263	9,657,266
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	24,320,730	22,775,035	21,246,974	19,736,545	18,243,748	16,768,585	15,311,055	13,871,158	12,448,895	11,044,263	9,657,266
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	33,666,093	31,524,391	29,407,127	27,314,299	25,245,911	23,201,923	21,180,436	19,183,407	17,210,836	15,262,722	13,339,065
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	33,666,093	31,524,391	29,407,127	27,314,299	25,245,911	23,201,923	21,180,436	19,183,407	17,210,836	15,262,722	13,339,065
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	47,906,428	45,486,979	43,095,137	40,730,903	38,394,276	36,085,254	33,803,840	31,550,032	29,323,821	27,121,416	24,946,668
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	47,906,428	45,486,979	43,095,137	40,730,903	38,394,276	36,085,254	33,803,840	31,550,032	29,323,821	27,121,416	24,946,668
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,252	45,206,413	42,315,967	39,458,383	36,633,641	33,842,208	31,083,701	28,358,102	25,665,485	23,005,850	20,375,726	17,777,003
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	45,206,413	42,315,967	39,458,383	36,633,641	33,842,208	31,083,701	28,358,102	25,665,485	23,005,850	20,375,726	17,777,003
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	62,586,445	58,566,996	54,593,396	50,665,650	46,783,755	42,947,711	39,156,341	35,406,190	31,701,896	28,043,639	24,431,237
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	83,793,141	81,551,713	77,358,333	73,213,342	69,116,738	65,068,515	61,068,682	57,113,645	53,203,297	49,341,358	45,527,264
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	77,319,673	72,320,938	67,379,222	62,489,799	57,654,667	52,876,882	48,152,793	43,488,760	38,872,516	34,315,471	29,803,988
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	62,103,022	58,053,265	54,049,741	50,092,389	46,179,285	42,306,878	38,480,748	34,695,495	30,953,194	27,250,352	23,586,342
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	62,103,022	58,053,265	54,049,741	50,092,389	46,179,285	42,306,878	38,480,748	34,695,495	30,953,194	27,250,352	23,586,342
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	322,965	192,479	63,865	64,517	192,040	317,865	441,992	564,418	686,791	808,027	927,535
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	286,522	94,919	100,299	297,069	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) — £374,000 PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	58,124	54,438	50,794	47,193	43,632	40,115	36,640	33,206	29,815	26,465	23,157
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	58,124	54,438	50,794	47,193	43,632	40,115	36,640	33,206	29,815	26,465	23,157
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	290,621	272,192	253,972	235,963	218,164	200,576	183,198	166,030	149,072	132,325	115,788
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	290,621	272,192	253,972	235,963	218,164	200,576	183,198	166,030	149,072	132,325	115,788
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	581,242	544,382	507,944	471,926	436,329	401,152	366,396	332,060	298,145	264,651	231,577
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	581,242	544,382	507,944	471,926	436,329	401,152	366,396	332,060	298,145	264,651	231,577
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,032,896	967,111	902,077	837,793	774,260	711,476	649,443	588,159	527,626	467,843	408,809
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,032,896	967,111	902,077	837,793	774,260	711,476	649,443	588,159	527,626	467,843	408,809
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	1,549,344	1,450,667	1,353,116	1,256,690	1,161,389	1,067,214	974,164	882,239	791,439	701,763	613,213
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	1,549,344	1,450,667	1,353,116	1,256,690	1,161,389	1,067,214	974,164	882,239	791,439	701,763	613,213
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	2,027,093	1,898,060	1,770,469	1,644,468	1,519,798	1,396,839	1,274,980	1,154,753	1,036,516	919,752	804,955
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	1,628,940	1,494,885	1,362,420	1,231,546	1,102,262	974,568	848,465	723,951	601,029	479,696	359,954
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	2,533,866	2,372,575	2,213,123	2,055,510	1,899,735	1,745,798	1,593,700	1,443,442	1,295,021	1,148,437	1,003,694
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	2,228,510	2,070,812	1,914,939	1,760,896	1,608,680	1,458,290	1,309,729	1,162,995	1,018,089	875,010	733,759
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	3,800,798	3,558,863	3,319,685	3,083,265	2,849,602	2,618,696	2,390,551	2,165,162	1,942,530	1,722,657	1,505,541
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	3,800,798	3,558,863	3,319,685	3,083,265	2,849,602	2,618,696	2,390,551	2,165,162	1,942,530	1,722,657	1,505,541
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	5,067,730	4,745,150	4,426,246	4,111,019	3,799,469	3,491,597	3,187,401	2,886,882	2,590,040	2,296,876	2,007,387
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	3,622,450	3,218,202	2,817,572	2,620,560	2,327,167	2,037,392	1,751,236	1,468,699	1,189,779	914,478	642,796
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	7,526,202	7,046,949	6,573,160	6,104,834	5,641,972	5,184,574	4,732,640	4,286,169	3,845,163	3,409,619	2,979,540
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	7,526,202	7,046,949	6,573,160	6,104,834	5,641,972	5,184,574	4,732,640	4,286,169	3,845,163	3,409,619	2,979,540
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	9,936,401	9,303,862	8,678,413	8,060,235	7,449,268	6,845,512	6,249,966	5,659,632	5,077,508	4,502,595	3,934,892
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	10,448,673	9,785,757	9,130,205	8,482,216	7,841,791	7,208,929	6,583,630	5,965,894	5,355,722	4,753,114	4,158,069
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	15,267,551	14,288,793	13,331,886	12,394,833	11,478,631	10,524,275	9,610,778	8,708,339	7,816,533	6,935,587	6,067,293
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	15,267,551	14,288,793	13,331,886	12,394,833	11,478,631	10,524,275	9,610,778	8,708,339	7,816,533	6,935,587	6,067,293
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	19,459,584	18,220,028	16,997,578	15,789,236	14,594,999	13,414,869	12,248,844	11,096,927	9,959,115	8,835,411	7,725,812
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	19,459,584	18,220,028	16,997,578	15,789,236	14,594,999	13,414,869	12,248,844	11,096,927	9,959,115	8,835,411	7,725,812
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	24,320,730	22,775,035	21,246,974	19,736,545	18,243,748	16,768,585	15,311,055	13,871,158	12,448,895	11,044,263	9,657,266
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£7,632,653	24,320,730	22,775,035	21,246,974	19,736,545	18,243,748	16,768,585	15,311,055	13,871,158	12,448,895	11,044,263	9,657,266
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£14,384,615	33,666,093	31,524,391	29,407,127	27,314,299	25,245,911	23,201,923	21,180,436	19,183,407	17,210,836	15,262,722	13,339,065
30	CDC-RES30

Table 6.3.2: Appraisal results – 80% rented (60% social rent, 20% affordable rent) and 20% shared ownership (values of £4,497 per square metre)

COTSWOLD DISTRICT COUNCIL — Sales value £4,497 psm — AH tenure: Rented 80% — Intermediate: SO 20% — S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) — £2,689,739 PER HA — Type of rent: 50% Soc Rent 30% Aff Rent — FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	83,896	59,939	56,027	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	83,896	59,939	56,027	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	519,478	299,696	280,138	260,805	241,698	222,817	204,160	185,729	167,523	149,543	131,788
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	519,478	299,696	280,138	260,805	241,698	222,817	204,160	185,729	167,523	149,543	131,788
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	638,958	599,392	560,275	521,612	483,397	445,633	408,320	371,458	335,047	299,086	263,575
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	638,958	599,392	560,275	521,612	483,397	445,633	408,320	371,458	335,047	299,086	263,575
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,140,871	1,070,037	1,000,005	930,787	862,372	794,763	727,960	661,963	596,773	532,388	468,811
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,140,871	1,070,037	1,000,005	930,787	862,372	794,763	727,960	661,963	596,773	532,388	468,811
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	1,711,307	1,605,055	1,500,014	1,396,182	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	1,711,307	1,605,055	1,500,014	1,396,182	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,238,971	2,100,410	1,963,032	1,827,153	1,692,816	1,560,063	1,428,892	1,299,304	1,171,300	1,044,879	920,041
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	1,837,138	1,693,328	1,551,213	1,410,802	1,272,091	1,135,079	999,768	866,157	734,246	604,036	475,525
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	2,799,214	2,625,513	2,453,789	2,283,941	2,116,020	1,950,079	1,786,115	1,624,130	1,464,124	1,306,098	1,150,051
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	2,491,863	2,321,838	2,153,777	1,987,681	1,823,550	1,661,386	1,501,185	1,342,951	1,186,682	1,032,378	880,040
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	4,198,820	3,938,269	3,680,683	3,425,912	3,174,030	2,925,117	2,679,172	2,436,196	2,196,187	1,959,147	1,725,076
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	4,198,820	3,938,269	3,680,683	3,425,912	3,174,030	2,925,117	2,679,172	2,436,196	2,196,187	1,959,147	1,725,076
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	5,598,426	5,251,026	4,907,577	4,567,883	4,232,041	3,900,156	3,572,229	3,248,260	2,928,250	2,612,197	2,300,101
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	4,042,945	3,714,303	3,389,554	3,068,699	2,751,737	2,438,669	2,129,493	1,824,211	1,522,823	1,225,328	931,724
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	8,305,356	7,789,631	7,279,775	6,775,788	6,277,671	5,785,423	5,299,043	4,818,533	4,343,892	3,875,120	3,412,218
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,368,940	8,305,356	7,789,631	7,279,775	6,775,788	6,277,671	5,785,423	5,299,043	4,818,533	4,343,892	3,875,120	3,412,218
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	10,966,360	10,285,549	9,612,465	8,947,167	8,289,597	7,639,773	6,997,696	6,363,365	5,736,781	5,117,944	4,506,853
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	11,466,522	10,755,578	10,052,729	9,357,975	8,671,317	7,992,755	7,322,287	6,659,914	6,005,636	5,359,457	4,721,371
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	16,724,678	15,686,896	14,660,934	13,646,792	12,644,468	11,653,965	10,675,280	9,708,415	8,753,369	7,810,143	6,878,736
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	16,724,678	15,686,896	14,660,934	13,646,792	12,644,468	11,653,965	10,675,280	9,708,415	8,753,369	7,810,143	6,878,736
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	21,309,712	19,986,391	18,678,145	17,384,973	16,106,875	14,843,852	13,595,903	12,363,029	11,145,229	9,942,503	8,754,852
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	21,309,712	19,986,391	18,678,145	17,384,973	16,106,875	14,843,852	13,595,903	12,363,029	11,145,229	9,942,503	8,754,852
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	26,637,141	24,982,990	23,347,681	21,731,217	20,133,594	18,554,815	16,994,879	15,453,787	13,931,538	12,428,129	10,943,564
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	26,637,141	24,982,990	23,347,681	21,731,217	20,133,594	18,554,815	16,994,879	15,453,787	13,931,538	12,428,129	10,943,564
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	36,846,280	34,554,705	32,289,237	30,049,874	27,836,616	25,649,464	23,488,417	21,353,476	19,244,640	17,161,910	15,105,284
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	36,846,280	34,554,705	32,289,237	30,049,874	27,836,616	25,649,464	23,488,417	21,353,476	19,244,640	17,161,910	15,105,284
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	41,477,773	38,892,223	36,336,151	33,807,101	31,307,433	28,837,250	26,396,550	23,985,335	21,603,604	19,251,358	16,928,594
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	41,477,773	38,892,223	36,336,151	33,807,101	31,307,433	28,837,250	26,396,550	23,985,335	21,603,604	19,251,358	16,928,594
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	49,467,860	46,369,961	43,317,243	40,299,707	37,317,352	34,369,980	31,454,128	28,573,488	25,728,074	22,917,885	20,142,919
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	49,467,860	46,369,961	43,317,243	40,299,707	37,317,352	34,369,980	31,454,128	28,573,488	25,728,074	22,917,885	20,142,919
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	68,646,925	64,346,076	60,094,215	55,889,014	51,730,619	47,621,205	43,560,934	39,549,644	35,587,388	31,674,167	27,807,788
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	72,183,671	67,629,830	63,141,862	58,718,167	54,358,348	49,996,205	45,713,499	41,480,307	37,296,581	33,165,150	29,087,604
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	84,642,539	79,455,536	74,293,555	69,371,711	63,869,843	58,690,950	53,542,034	48,648,039	43,712,228	38,837,494	34,016,775
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	68,211,428	63,879,724	59,597,353	55,364,317	51,180,483	47,038,895	42,946,722	38,902,061	34,900,146	30,945,539	27,032,702
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	68,211,428	63,879,724	59,597,353	55,364,317	51,180,483	47,038,895	42,946,722	38,902,061	34,900,146	30,945,539	27,032,702
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	567,580	425,613	285,447	147,084	10,525	126,285	261,394	394,892	526,157	657,063	787,223
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,918	100,299	297,069	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,446,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,446,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) — £1,252,139

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	83,896	59,939	56,027	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	83,896	59,939	56,027	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	519,478	299,696	280,138	260,805	241,698	222,817	204,160	185,729	167,523	149,543	131,788
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	519,478	299,696	280,138	260,805	241,698	222,817	204,160	185,729	167,523	149,543	131,788
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	638,958	599,392	560,275	521,612	483,397	445,633	408,320	371,458	335,047	299,086	263,575
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	638,958	599,392	560,275	521,612	483,397	445,633	408,320	371,458	335,047	299,086	263,575
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,140,871	1,070,037	1,000,005	930,787	862,372	794,763	727,960	661,963	596,773	532,388	468,811
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,140,871	1,070,037	1,000,005	930,787	862,372	794,763	727,960	661,963	596,773	532,388	468,811
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	1,711,307	1,605,055	1,500,014	1,396,182	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	1,711,307	1,605,055	1,500,014	1,396,182	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	2,238,971	2,100,410	1,963,032	1,827,153	1,692,816	1,560,063	1,428,892	1,299,304	1,171,300	1,044,879	920,041
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	1,837,138	1,693,328	1,551,213	1,410,802	1,272,091	1,135,079	999,768	866,157	734,246	604,036	475,525
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	2,799,214	2,625,513	2,453,789	2,283,941	2,116,020	1,950,079	1,786,115	1,624,130	1,464,124	1,306,098	1,150,051
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	2,491,863	2,321,838	2,153,777	1,987,681	1,823,550	1,661,386	1,501,185	1,342,951	1,186,682	1,032,378	880,040
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	4,198,820	3,938,269	3,680,683	3,425,912	3,174,030	2,925,117	2,679,172	2,436,196	2,196,187	1,959,147	1,725,076
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	4,198,820	3,938,269	3,680,683	3,425,912	3,174,030	2,925,117	2,679,172	2,436,196	2,196,187	1,959,147	1,725,076
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	5,598,426	5,251,026	4,907,577	4,567,883	4,232,041	3,900,156	3,572,229	3,248,260	2,928,250	2,612,197	2,300,101
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	4,042,945	3,714,303	3,389,554	3,068,699	2,751,737	2,438,669	2,129,493	1,824,211	1,522,823	1,225,328	931,724
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	8,305,356	7,789,631	7,279,775	6,775,788	6,277,671	5,785,423	5,299,043	4,818,533	4,343,892	3,875,120	3,412,218
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	8,305,356	7,789,631	7,279,775	6,775,788	6,277,671	5,785,423	5,299,043	4,818,533	4,343,892	3,875,120	3,412,218
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	10,966,360	10,285,549	9,612,465	8,947,167	8,289,597	7,639,773	6,997,696	6,363,365	5,736,781	5,117,944	4,506,853
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	11,466,522	10,755,578	10,052,729	9,357,975	8,671,317	7,992,755	7,322,287	6,659,914	6,005,636	5,359,457	4,721,371
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	16,724,678	15,686,896	14,660,934	13,646,792	12,644,468	11,653,965	10,675,280	9,708,415	8,753,369	7,810,143	6,878,736
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	16,724,678	15,686,896	14,660,934	13,646,792	12,644,468	11,653,965	10,675,280	9,708,415	8,753,369	7,810,143	6,878,736
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	21,309,712	19,986,391	18,678,145	17,384,973	16,106,875	14,843,852	13,595,903	12,363,029	11,145,229	9,942,503	8,754,852
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	21,309,712	19,986,391	18,678,145	17,384,973	16,106,875	14,843,852	13,595,903	12,363,029	11,145,229	9,942,503	8,754,852
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	26,637,141	24,982,990	23,347,681	21,731,217	20,133,594	18,554,815	16,994,879	15,453,787	13,931,538	12,428,129	10,943,564
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	26,637,141	24,982,990	23,347,681	21,731,217	20,133,594	18,554,815	16,994,879	15,453,787	13,931,538	12,428,129	10,943,564
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	36,846,280	34,554,705	32,289,237	30,049,874	27,836,616	25,649,464	23,488,417	21,353,476	19,244,640	17,161,910	15,105,284
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	36,846,280	34,554,705	32,289,237	30,049,874	27,836,616	25,649,464	23,488,417	21,353,476	19,244,640	17,161,910	15,105,284
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	41,477,773	38,892,223	36,336,151	33,807,101	31,307,433	28,837,250	26,396,550	23,985,335	21,603,604	19,251,358	16,928,594
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	41,477,773	38,892,223	36,336,151	33,807,101	31,307,433	28,837,250	26,396,550	23,985,335	21,603,604	19,251,358	16,928,594
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	49,467,860	46,369,961	43,317,243	40,299,707	37,317,352	34,369,980	31,454,128	28,573,488	25,728,074	22,917,885	20,142,919
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	49,467,860	46,369,961	43,317,243	40,299,707	37,317,352	34,369,980	31,454,128	28,573,488	25,728,074	22,917,885	20,142,919
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	68,646,925	64,346,076	60,094,215	55,889,014	51,730,619	47,621,205	43,560,934	39,549,644	35,587,388	31,674,167	27,807,788
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	72,183,671	67,629,830	63,141,862	58,718,167	54,358,348	49,996,205	45,713,499	41,480,307	37,296,581	33,165,150	29,087,604
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	84,642,539	79,455,536	74,293,555	69,371,711	63,869,843	58,690,950	53,542,034	48,648,039	43,712,228	38,837,494	34,016,775
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	68,211,428	63,879,724	59,597,353	55,364,317	51,180,483	47,038,895	42,946,722	38,902,061	34,900,146	30,945,539	27,032,702
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	68,211,428	63,879,724	59,597,353	55,364,317	51,180,483	47,038,895	42,946,722	38,902,061	34,900,146	30,945,539	27,032,702
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	567,580	425,613	285,447	147,084	10,525	126,285	261,394	394,892	526,157	657,063	787,223
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	94,918	100,299	297,069	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) — £374,000 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	83,896	59,939	56,027	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	83,896	59,939	56,027	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	519,478	299,696	280,138	260,805	241,698	222,817	204,160	185,729	167,523	149,543	131,788
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	519,478	299,696	280,138	260,805	241,698	222,817	204,160	185,729	167,523	149,543	131,788
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	638,958	599,392	560,275	521,612	483,397	445,633	408,320	371,458	335,047	299,086	263,575
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	638,958	599,392	560,275	521,612	483,397	445,633	408,320	371,458	335,047	299,086	263,575
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,140,871	1,070,037	1,000,005	930,787	862,372	794,763	727,960	661,963	596,773	532,388	468,811
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,140,871	1,070,037	1,000,005	930,787	862,372	794,763	727,960	661,963	596,773	532,388	468,811
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	1,711,307	1,605,055	1,500,014	1,396,182	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	1,711,307	1,605,055	1,500,014	1,396,182	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	2,238,971	2,100,410	1,963,032	1,827,153	1,692,816	1,560,063	1,428,892	1,299,304	1,171,300	1,044,879	920,041
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	1,837,138	1,693,328	1,551,213	1,410,802	1,272,091	1,135,079	999,768	866,157	734,246	604,036	475,525
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	2,799,214	2,625,513	2,453,789	2,283,941	2,116,020	1,950,079	1,786,115	1,624,130	1,464,124	1,306,098	1,150,051
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	2,491,863	2,321,838	2,153,777	1,987,681	1,823,550	1,661,386	1,501,185	1,342,951	1,186,682	1,032,378	880,040
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	4,198,820	3,938,269	3,680,683	3,425,912	3,174,030	2,925,117	2,679,172	2,436,196	2,196,187	1,959,147	1,725,076
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	4,198,820	3,938,269	3,680,683	3,425,912	3,174,030	2,925,117	2,679,172	2,436,196	2,196,187	1,959,147	1,725,076
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	5,598,426	5,251,026	4,907,577	4,567,883	4,232,041	3,900,156	3,572,229	3,248,260	2,928,250	2,612,197	2,300,101
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£966,667	4,042,945	3,714,303	3,389,554	3,068,699	2,751,737	2,438,669	2,129,493	1,824,211	1,522,823	1,225,328	931,724
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	8,305,356	7,789,631	7,279,775	6,775,788	6,277,671	5,785,423	5,299,043	4,818,533	4,343,892	3,875,120	3,412,218
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	8,305,356	7,789,631	7,279,775	6,775,788	6,277,671	5,785,423	5,299,043	4,818,533	4,343,892	3,875,120	3,412,218
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	10,966,360	10,285,549	9,612,465	8,947,167	8,289,597	7,639,773	6,997,696	6,363,365	5,736,781	5,117,944	4,506,853
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	11,466,522	10,755,578	10,052,729	9,357,975	8,671,317	7,992,755	7,322,287	6,659,914	6,005,636	5,359,457	4,721,371
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	16,724,678	15,686,896	14,660,934	13,646,792	12,644,468	11,653,965	10,675,280	9,708,415	8,753,369	7,810,143	6,878,736
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	21,309,712	19,986,391	18,678,145	17,384,973	16,106,875	14,843,852	13,595,903	12,363,029	11,145,229	9,942,503	8,754,852
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	21,309,712	19,986,391	18,678,145	17,384,973	16,106,875	14,843,852	13,595,903	12,363,029	11,145,229	9,942,503	8,754,852
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	26,637,141	24,982,990	23,347,681	21,731,217	20,133,594	18,554,815	16,994,879	15,453,787	13,931,538	12,428,129	10,943,564
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£7,632,653	26,637,141	24,982,990	23,347,681	21,731,217	20,133,594	18,554,815	16,994,879	15,453,787	13,931,538	12,428,129	10,943,564
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£14,384,615	36,846,280	34,554,705	32,289,237	30,049,874	27,836,616	25,649,464	23,488,417	21,353,476	19,244,640	17,161,910	15,105,284
30	CDC-RES

Table 6.3.3: Appraisal results – 80% rented (60% social rent, 20% affordable rent) and 20% shared ownership (values of £4,594 per square metre)

COTSWOLD DISTRICT COUNCIL — Sales value £4,594 psm — AH tenure: Rented 80% — Intermediate: SO 20% — S106 per unit: £7,600
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) — £2,689,739 PER HA — Type of rent: 50% Soc Rent 30% Aff Rent — FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	69,667	65,440	61,260	57,130	53,047	49,011	45,025	41,085	37,195	33,353	29,557
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	69,667	65,440	61,260	57,130	53,047	49,011	45,025	41,085	37,195	33,353	29,557
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,787
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,787
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	696,674	654,400	612,608	571,296	530,465	490,115	450,245	410,858	371,948	333,521	295,574
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	696,674	654,400	612,608	571,296	530,465	490,115	450,245	410,858	371,948	333,521	295,574
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,393,348	1,308,800	1,225,216	1,142,592	1,060,930	980,230	900,490	821,716	743,896	667,042	591,148
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,393,348	1,308,800	1,225,216	1,142,592	1,060,930	980,230	900,490	821,716	743,896	667,042	591,148
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,090,022	1,963,200	1,837,824	1,713,888	1,591,395	1,470,345	1,350,735	1,232,574	1,115,844	1,000,563	886,722
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,090,022	1,963,200	1,837,824	1,713,888	1,591,395	1,470,345	1,350,735	1,232,574	1,115,844	1,000,563	886,722
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,786,696	2,617,600	2,450,432	2,285,184	2,121,860	1,960,460	1,800,980	1,643,432	1,487,792	1,334,084	1,182,296
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	2,090,022	1,963,200	1,837,824	1,713,888	1,591,395	1,470,345	1,350,735	1,232,574	1,115,844	1,000,563	886,722
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	3,061,635	2,875,509	2,691,499	2,509,604	2,329,824	2,152,159	1,976,611	1,803,177	1,631,857	1,462,654	1,295,566
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	2,785,217	2,572,863	2,392,614	2,214,466	2,038,422	1,864,481	1,692,642	1,522,908	1,355,275	1,189,746	1,026,320
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	4,592,452	4,313,263	4,037,248	3,764,406	3,494,736	3,228,239	2,964,916	2,704,765	2,447,786	2,193,981	1,943,350
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	4,592,452	4,313,263	4,037,248	3,764,406	3,494,736	3,228,239	2,964,916	2,704,765	2,447,786	2,193,981	1,943,350
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	6,123,270	5,751,018	5,382,996	5,019,208	4,659,648	4,304,319	3,953,221	3,606,353	3,263,715	2,925,308	2,591,132
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	4,583,439	4,210,405	3,981,530	3,616,840	3,176,308	2,839,946	2,507,751	2,179,724	1,855,865	1,536,176	1,220,653
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	9,084,510	8,532,313	7,986,390	7,446,742	6,913,369	6,386,270	5,865,446	5,350,896	4,842,622	4,340,623	3,844,899
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	9,084,510	8,532,313	7,986,390	7,446,742	6,913,369	6,386,270	5,865,446	5,350,896	4,842,622	4,340,623	3,844,899
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	11,996,320	11,267,297	10,546,558	9,834,101	9,129,926	8,434,034	7,746,425	7,067,099	6,396,054	5,732,292	5,076,812
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	12,479,350	11,720,567	10,970,415	10,228,891	9,495,998	8,771,734	8,056,101	7,349,097	6,650,723	5,960,979	5,279,864
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	18,191,805	17,088,000	15,990,782	14,899,151	13,840,107	12,783,650	11,729,781	10,708,500	9,689,805	8,683,696	7,690,179
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	18,191,805	17,088,000	15,990,782	14,899,151	13,840,107	12,783,650	11,729,781	10,708,500	9,689,805	8,683,696	7,690,179
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	23,157,447	21,747,107	20,352,809	18,974,554	17,612,341	16,266,171	14,936,044	13,621,959	12,323,917	11,041,918	9,775,961
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	23,157,447	21,747,107	20,352,809	18,974,554	17,612,341	16,266,171	14,936,044	13,621,959	12,323,917	11,041,918	9,775,961
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	28,946,809	27,183,884	25,441,011	23,718,192	22,015,426	20,332,714	18,670,055	17,027,449	15,404,897	13,802,398	12,219,952
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	28,946,809	27,183,884	25,441,011	23,718,192	22,015,426	20,332,714	18,670,055	17,027,449	15,404,897	13,802,398	12,219,952
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	40,026,466	37,585,020	35,171,348	32,785,449	30,427,322	28,096,970	25,794,390	23,519,583	21,272,551	19,053,290	16,861,804
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	40,026,466	37,585,020	35,171,348	32,785,449	30,427,322	28,096,970	25,794,390	23,519,583	21,272,551	19,053,290	16,861,804
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	45,034,696	42,281,374	39,559,376	36,868,708	34,209,364	31,581,345	28,984,651	26,419,283	23,883,376	21,377,476	18,902,938
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	45,034,696	42,281,374	39,559,376	36,868,708	34,209,364	31,581,345	28,984,651	26,419,283	23,883,376	21,377,476	18,902,938
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	53,708,315	50,417,861	47,167,055	43,953,547	40,777,448	37,638,762	34,537,487	31,473,625	28,447,174	25,456,573	22,500,314
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	53,708,315	50,417,861	47,167,055	43,953,547	40,777,448	37,638,762	34,537,487	31,473,625	28,447,174	25,456,573	22,500,314
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	74,663,938	70,098,622	65,585,460	61,084,452	56,655,598	52,278,893	47,954,345	43,681,949	39,460,684	35,286,280	31,164,691
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	78,517,845	73,699,338	68,909,885	64,197,885	59,515,772	54,886,705	50,309,684	45,829,617	41,377,598	36,976,621	32,626,201
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	82,335,425	86,633,000	80,999,592	75,448,932	69,923,108	64,462,122	59,101,400	53,782,169	48,527,797	43,338,363	38,204,429
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	74,292,007	69,679,351	65,119,158	60,611,428	56,155,088	51,745,440	47,388,333	43,083,013	38,822,714	34,615,054	30,460,730
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	74,292,007	69,679,351	65,119,158	60,611,428	56,155,088	51,745,440	47,388,333	43,083,013	38,822,714	34,615,054	30,460,730
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	812,194	656,745	507,230	357,648	210,000	64,286	80,798	224,964	367,167	507,405	646,911
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	100,299	297,089	493,839	690,609	887,390	1,084,150	1,280,919	1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,446,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,446,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) — £1,252,139

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	69,667	65,440	61,260	57,130	53,047	49,011	45,025	41,085	37,195	33,353	29,557
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	69,667	65,440	61,260	57,130	53,047	49,011	45,025	41,085	37,195	33,353	29,557
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,787
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,787
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	696,674	654,400	612,608	571,296	530,465	490,115	450,245	410,858	371,948	333,521	295,574
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	696,674	654,400	612,608	571,296	530,465	490,115	450,245	410,858	371,948	333,521	295,574
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,248,846	1,172,962	1,097,941	1,023,782	950,484	878,050	806,477	735,767	665,921	596,938	528,812
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,248,846	1,172,962	1,097,941	1,023,782	950,484	878,050	806,477	735,767	665,921	596,938	528,812
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	1,873,270	1,759,444	1,646,911	1,535,672	1,425,727	1,317,074	1,209,716	1,103,653	998,880	895,402	793,219
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	1,873,270	1,759,444	1,646,911	1,535,672	1,425,727	1,317,074	1,209,716	1,103,653	998,880	895,402	793,219
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	2,449,308	2,300,467	2,153,199	2,007,663	1,863,859	1,721,727	1,581,228	1,442,541	1,305,486	1,170,123	1,036,453
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,045,336	1,891,768	1,740,007	1,590,053	1,441,919	1,295,590	1,151,071	1,008,363	867,464	728,375	591,097
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	3,061,635	2,875,509	2,691,499	2,509,604	2,329,824	2,152,159	1,976,611	1,803,177	1,631,857	1,462,654	1,295,566
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	2,785,217	2,572,863	2,392,614	2,214,466	2,038,422	1,864,481	1,692,642	1,522,908	1,355,275	1,189,746	1,026,320
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	4,592,452	4,313,263	4,037,248	3,764,406	3,494,736	3,228,239	2,964,916	2,704,765	2,447,786	2,193,981	1,943,350
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	4,592,452	4,313,263	4,037,248	3,764,406	3,494,736	3,228,239	2,964,916	2,704,765	2,447,786	2,193,981	1,943,350
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	6,123,270	5,751,018	5,382,996	5,019,208	4,659,648	4,304,319	3,953,221	3,606,353	3,263,715	2,925,308	2,591,132
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	4,583,439	4,210,405	3,981,530	3,616,840	3,176,308	2,839,946	2,507,751	2,179,724	1,855,865	1,536,176	1,220,653
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	9,084,510	8,532,313	7,986,390	7,446,742	6,913,369	6,386,270	5,865,446	5,350,896	4,842,622	4,340,623	3,844,899
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	9,084,510	8,532,313	7,986,390	7,446,742	6,913,369	6,386,270	5,865,446	5,350,896	4,842,622	4,340,623	3,844,899
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	11,996,320	11,267,297	10,546,558	9,834,101	9,129,926	8,434,034	7,746,425	7,067,099	6,396,054	5,732,292	5,076,812
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	12,479,350	11,720,567	10,970,415	10,228,891	9,495,998	8,771,734	8,056,101	7,349,097	6,650,723	5,960,979	5,279,864
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	18,191,805	17,088,000	15,990,782	14,899,151	13,840,107	12,783,650	11,729,781	10,708,500	9,689,805	8,683,696	7,690,179
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	18,191,805	17,088,000	15,990,782	14,899,151	13,840,107	12,783,650	11,729,781	10,708,500	9,689,805	8,683,696	7,690,179
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	23,157,447	21,747,107	20,352,809	18,974,554	17,612,341	16,266,171	14,936,044	13,621,959	12,323,917	11,041,918	9,775,961
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	23,157,447	21,747,107	20,352,809	18,974,554	17,612,341	16,266,171	14,936,044	13,621,959	12,323,917	11,041,918	9,775,961
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	28,946,809	27,183,884	25,441,011	23,718,192	22,015,426	20,332,714	18,670,055	17,027,449	15,404,897	13,802,398	12,219,952
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	28,946,809	27,183,884	25,441,011	23,718,192	22,015,426	20,332,714	18,670,055	17,027,449	15,404,897	13,802,398	12,219,952
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	40,026,466	37,585,020	35,171,348	32,785,449	30,427,322	28,096,970	25,794,390	23,519,583	21,272,551	19,053,290	16,861,804
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	40,026,466	37,585,020	35,171,348	32,785,449	30,427,322	28,096,970	25,794,390	23,519,583	21,272,551	19,053,290	16,861,804
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	45,034,696	42,281,374	39,559,376	36,868,708	34,209,364	31,581,345	28,984,651	26,419,283	23,883,376	21,377,476	18,902,938
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	45,034,696	42,281,374	39,559,376	36,868,708	34,209,364	31,581,345	28,984,651	26,419,283	23,883,376	21,377,476	18,902,938
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	53,708,315	50,417,861	47,167,055	43,953,547	40,777,448	37,638,762	34,537,487	31,473,625	28,447,174	25,456,573	22,500,314
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	53,708,315	50,417,861	47,167,055	43,953,547	40,777,448	37,638,762	34,537,487	31,473,625	28,447,174	25,456,573	22,500,314
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	74,663,938	70,098,622	65,585,460	61,084,452	56,655,598	52,278,893	47,954,345	43,681,949	39,460,684	35,286,280	31,164,691
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	78,517,845	73,699,338	68,909,885	64,197,885	59,515,772	54,886,705	50,309,684	45,829,617	41,377,598	36,976,621	32,626,201
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	82,335,425	86,633,000	80,999,592	75,448,932	69,923,108	64,462,122	59,101,400	53,782,169	48,527,797	43,338,363	38,204,429
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	74,292,007	69,679,351	65,119,158	60,611,428	56,155,088	51,745,440	47,388,333	43,083,013	38,822,714	34,615,054	30,460,730
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	74,292,007	69,679,351	65,119,158	60,611,428	56,155,088	51,745,440	47,388,333	43,083,013	38,822,714	34,615,054	30,460,730
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	812,194	656,745	507,230	357,648	210,000	64,286	80,798	224,964	367,167	507,405	646,911
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	94,919	100,299	297,089	493,839	690,609	887,390	1,084,150	1,280,919	1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) — £374,000 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	69,667	65,440	61,260	57,130	53,047	49,011	45,025	41,085	37,195	33,353	29,557
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	69,667	65,440	61,260	57,130	53,047	49,011	45,025	41,085	37,195	33,353	29,557
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,787
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,787
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	696,674	654,400	612,608	571,296	530,465	490,115	450,245	410,858	371,948	333,521	295,574
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	696,674	654,400	612,608	571,296	530,465	490,115	450,245	410,858	371,948	333,521	295,574
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,248,846	1,172,962	1,097,941	1,023,782	950,484	878,050	806,477	735,767	665,921	596,938	528,812
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,248,846	1,172,962	1,097,941	1,023,782	950,484	878,050	806,477	735,767	665,921	596,938	528,812
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	1,873,270	1,759,444	1,646,911	1,535,672	1,425,727	1,317,074	1,209,716	1,103,653	998,880	895,402	793,219
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	1,873,270	1,759,444	1,646,911	1,535,672	1,425,727	1,317,074	1,209,716	1,103,653	998,880	895,402	793,219
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	2,449,308	2,300,467	2,153,199	2,007,663	1,863,859	1,721,727	1,581,228	1,442,541	1,305,486	1,170,123	1,036,453
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	2,045,336	1,891,768	1,740,007	1,590,053	1,441,919	1,295,590	1,151,071	1,008,363	867,464	728,375	591,097
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	3,061,635	2,875,509	2,691,499	2,509,604	2,329,824	2,152,159	1,976,611	1,803,177	1,631,857	1,462,654	1,295,566
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	2,785,217	2,572,863	2,392,614	2,214,466	2,038,422	1,864,481	1,692,642	1,522,908	1,355,275	1,189,746	1,026,320
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	4,592,452	4,313,263	4,037,248	3,764,406	3,494,736	3,228,239	2,964,916	2,704,765	2,447,786	2,193,981	1,943,350
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	4,592,452	4,313,263	4,037,248	3,764,406	3,494,736	3,228,239	2,964,916	2,704,765	2,447,786	2,193,981	1,943,350
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	6,123,270	5,751,018	5,382,996	5,019,208	4,659,648	4,304,319	3,953,221	3,606,353	3,263,715	2,925,308	2,591,132
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	4,583,439	4,210,405	3,981,530	3,616,840	3,176,308	2,839,946	2,507,751	2,179,724	1,855,865	1,536,176	1,220,653
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	9,084,510	8,532,313	7,986,390	7,446,742	6,913,369	6,386,270	5,865,446	5,350,896	4,842,622	4,340,623	3,844,899
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	9,084,510	8,532,313	7,986,390	7,446,742	6,913,369	6,386,270	5,865,446	5,350,896	4,842,622	4,340,623	3,844,899
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	11,996,320	11,267,297	10,546,558	9,834,101	9,129,926	8,434,034	7,746,425	7,067,099	6,396,054	5,732,292	5,076,812
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	12,479,350	11,720,567	10,970,415	10,228,891	9,495,998	8,771,734	8,056,101	7,349,097	6,650,723	5,960,979	5,279,864
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	18,191,805	17,088,000	15,990,782	14,899,151	13,840,107	12,783,650	11,729,781	10,708,500	9,689,805	8,683,696	7,690,179
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	18,191,805	17,088,000	15,990,782	14,899,151	13,840,107	12,783,650	11,729,781	10,708,500	9,689,805	8,683,696	7,690,179
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	23,157,447	21,747,107	20,352,809	18,974,554	17,612,341	16,266,171	14,936,044	13,621,959	12,323,917	11,041,918	9,775,961
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	23,157,447	21,747,107	20,352,809	18,974,554	17,612,341	16,266,171	14,936,044	13,621,959	12,323,917	11,041,918	9,775,961
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	28,946,809	27,183,884	25,441,011	23,718,192	22,015,426	20,332,714	18,670,055	17,027,449	15,404,897	13,802,398	12,219,952
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£7,632,653	28,946,809	27,183,884	25,441,011	23,718,

Table 6.3.4: Appraisal results – 80% rented (60% social rent, 20% affordable rent) and 20% shared ownership (values of £4,691 per square metre)

COTSWOLD DISTRICT COUNCIL — Sales value £4,691 psm — AH tenure: Rented 80% — Intermediate: SO 20% — S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) — £2,689,739 PER HA — Type of rent: 50% Soc Rent 30% Aff Rent — FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	75,439	70,941	66,494	62,098	57,753	53,460	49,217	45,026	40,885	36,795	32,757
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	75,439	70,941	66,494	62,098	57,753	53,460	49,217	45,026	40,885	36,795	32,757
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	377,195	354,705	332,470	310,490	288,766	267,298	246,085	225,127	204,425	183,979	163,787
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	377,195	354,705	332,470	310,490	288,766	267,298	246,085	225,127	204,425	183,979	163,787
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	764,390	709,410	664,940	620,981	577,533	534,596	492,170	450,255	408,850	367,956	327,574
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	764,390	709,410	664,940	620,981	577,533	534,596	492,170	450,255	408,850	367,956	327,574
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,356,821	1,275,887	1,195,873	1,116,776	1,038,597	961,337	884,996	809,573	735,067	661,481	588,814
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,356,821	1,275,887	1,195,873	1,116,776	1,038,597	961,337	884,996	809,573	735,067	661,481	588,814
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,035,233	1,913,832	1,793,809	1,675,163	1,557,895	1,442,005	1,327,493	1,214,359	1,102,602	992,222	883,221
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,035,233	1,913,832	1,793,809	1,675,163	1,557,895	1,442,005	1,327,493	1,214,359	1,102,602	992,222	883,221
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,688,853	2,590,228	2,345,325	2,188,213	2,034,962	1,883,393	1,733,885	1,585,777	1,439,673	1,295,363	1,152,885
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	2,253,533	2,090,267	1,930,866	1,789,313	1,611,747	1,456,109	1,302,374	1,150,567	1,000,681	852,718	706,668
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	3,323,691	3,125,299	2,929,157	2,735,266	2,543,627	2,354,241	2,167,108	1,982,227	1,799,598	1,619,219	1,441,092
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	3,017,005	2,822,412	2,630,059	2,439,946	2,252,075	2,066,443	1,883,051	1,701,899	1,522,989	1,346,319	1,171,887
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	4,985,537	4,687,947	4,393,734	4,102,899	3,815,441	3,531,361	3,250,658	2,973,334	2,699,386	2,428,815	2,161,622
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	4,985,537	4,687,947	4,393,734	4,102,899	3,815,441	3,531,361	3,250,658	2,973,334	2,699,386	2,428,815	2,161,622
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	6,647,383	6,250,596	5,858,312	5,470,532	5,087,256	4,708,482	4,334,212	3,964,445	3,599,181	3,238,420	2,882,163
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	5,083,934	4,706,506	4,333,521	3,964,979	3,600,879	3,241,222	2,886,009	2,535,239	2,188,909	1,847,024	1,509,581
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	9,963,664	9,274,995	8,693,005	8,117,697	7,549,067	6,987,118	6,431,849	5,883,260	5,341,352	4,806,123	4,277,573
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	9,963,664	9,274,995	8,693,005	8,117,697	7,549,067	6,987,118	6,431,849	5,883,260	5,341,352	4,806,123	4,277,573
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	13,023,118	12,245,227	11,476,167	10,715,935	9,964,532	9,221,959	8,488,214	7,763,299	7,047,214	6,339,956	5,641,528
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	13,486,825	12,680,656	11,883,644	11,095,790	10,317,092	9,547,551	8,787,168	8,035,940	7,293,869	6,560,957	5,837,200
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	19,664,262	18,479,501	17,316,896	16,167,052	15,031,363	13,909,032	12,800,058	11,704,442	10,622,182	9,553,281	8,497,736
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	19,664,262	18,479,501	17,316,896	16,167,052	15,031,363	13,909,032	12,800,058	11,704,442	10,622,182	9,553,281	8,497,736
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	25,005,183	23,597,822	22,027,472	20,564,135	19,117,807	17,688,490	16,276,184	14,880,889	13,502,605	12,141,332	10,797,071
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	25,005,183	23,597,822	22,027,472	20,564,135	19,117,807	17,688,490	16,276,184	14,880,889	13,502,605	12,141,332	10,797,071
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	31,256,477	29,384,777	27,534,341	25,705,168	23,897,258	22,110,612	20,345,231	18,601,112	16,878,257	15,176,667	13,496,339
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	31,256,477	29,384,777	27,534,341	25,705,168	23,897,258	22,110,612	20,345,231	18,601,112	16,878,257	15,176,667	13,496,339
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	43,199,963	40,610,046	38,049,558	35,518,500	33,016,870	30,544,475	28,100,362	25,685,691	23,300,460	20,944,671	18,618,323
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	43,199,963	40,610,046	38,049,558	35,518,500	33,016,870	30,544,475	28,100,362	25,685,691	23,300,460	20,944,671	18,618,323
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	48,591,618	45,670,515	42,782,605	39,927,888	37,106,365	34,318,034	31,562,896	28,840,952	26,152,199	23,496,640	20,874,273
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	48,591,618	45,670,515	42,782,605	39,927,888	37,106,365	34,318,034	31,562,896	28,840,952	26,152,199	23,496,640	20,874,273
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	57,944,408	54,458,904	51,013,005	47,606,722	44,237,545	40,907,346	37,616,789	34,365,876	31,154,605	27,982,978	24,850,993
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	57,944,408	54,458,904	51,013,005	47,606,722	44,237,545	40,907,346	37,616,789	34,365,876	31,154,605	27,982,978	24,850,993
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	80,707,467	75,841,523	71,031,657	66,276,868	61,573,736	56,925,225	52,332,041	47,794,173	43,311,623	38,884,391	34,512,480
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	84,886,154	79,725,726	74,653,562	69,839,723	64,884,149	59,786,853	54,947,833	50,167,132	45,439,306	40,766,827	36,156,626
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	99,891,689	93,755,258	87,777,522	81,966,477	76,026,255	70,247,855	64,537,844	58,896,793	53,324,511	47,815,552	42,371,577
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	80,349,982	75,457,139	70,619,882	65,838,211	61,107,421	56,430,594	51,809,424	47,242,020	42,724,334	38,262,366	33,847,976
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	80,349,982	75,457,139	70,619,882	65,838,211	61,107,421	56,430,594	51,809,424	47,242,020	42,724,334	38,262,366	33,847,976
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,065,252	891,734	729,013	568,211	409,475	252,803	98,196	55,237	208,177	359,018	507,762
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	100,299	297,069	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,446,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,446,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) — £1,252,139

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	75,439	70,941	66,494	62,098	57,753	53,460	49,217	45,026	40,885	36,795	32,757
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	75,439	70,941	66,494	62,098	57,753	53,460	49,217	45,026	40,885	36,795	32,757
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	377,195	354,705	332,470	310,490	288,766	267,298	246,085	225,127	204,425	183,979	163,787
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	377,195	354,705	332,470	310,490	288,766	267,298	246,085	225,127	204,425	183,979	163,787
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	764,390	709,410	664,940	620,981	577,533	534,596	492,170	450,255	408,850	367,956	327,574
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	764,390	709,410	664,940	620,981	577,533	534,596	492,170	450,255	408,850	367,956	327,574
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,356,821	1,275,887	1,195,873	1,116,776	1,038,597	961,337	884,996	809,573	735,067	661,481	588,814
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,356,821	1,275,887	1,195,873	1,116,776	1,038,597	961,337	884,996	809,573	735,067	661,481	588,814
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,035,233	1,913,832	1,793,809	1,675,163	1,557,895	1,442,005	1,327,493	1,214,359	1,102,602	992,222	883,221
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,035,233	1,913,832	1,793,809	1,675,163	1,557,895	1,442,005	1,327,493	1,214,359	1,102,602	992,222	883,221
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	2,688,853	2,590,228	2,345,325	2,188,213	2,034,962	1,883,393	1,733,885	1,585,777	1,439,673	1,295,363	1,152,885
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,223,533	2,090,267	1,930,866	1,789,313	1,611,747	1,456,109	1,302,374	1,150,567	1,000,681	852,718	706,668
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	3,323,691	3,125,299	2,929,157	2,735,266	2,543,627	2,354,241	2,167,108	1,982,227	1,799,598	1,619,219	1,441,092
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	3,017,005	2,822,412	2,630,059	2,439,946	2,252,075	2,066,443	1,883,051	1,701,899	1,522,989	1,346,319	1,171,887
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	4,985,537	4,687,947	4,393,734	4,102,899	3,815,441	3,531,361	3,250,658	2,973,334	2,699,386	2,428,815	2,161,622
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	4,985,537	4,687,947	4,393,734	4,102,899	3,815,441	3,531,361	3,250,658	2,973,334	2,699,386	2,428,815	2,161,622
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	6,647,383	6,250,596	5,858,312	5,470,532	5,087,256	4,708,482	4,334,212	3,964,445	3,599,181	3,238,420	2,882,163
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	5,083,934	4,706,506	4,333,521	3,964,979	3,600,879	3,241,222	2,886,009	2,535,239	2,188,909	1,847,024	1,509,581
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	9,963,664	9,274,995	8,693,005	8,117,697	7,549,067	6,987,118	6,431,849	5,883,260	5,341,352	4,806,123	4,277,573
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	9,963,664	9,274,995	8,693,005	8,117,697	7,549,067	6,987,118	6,431,849	5,883,260	5,341,352	4,806,123	4,277,573
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	13,023,118	12,245,227	11,476,167	10,715,935	9,964,532	9,221,959	8,488,214	7,763,299	7,047,214	6,339,956	5,641,528
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	13,486,825	12,680,656	11,883,644	11,095,790	10,317,092	9,547,551	8,787,168	8,035,940	7,293,869	6,560,957	5,837,200
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	19,664,262	18,479,501	17,316,896	16,167,052	15,031,363	13,909,032	12,800,058	11,704,442	10,622,182	9,553,281	8,497,736
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	19,664,262	18,479,501	17,316,896	16,167,052	15,031,363	13,909,032	12,800,058	11,704,442	10,622,182	9,553,281	8,497,736
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	25,005,183	23,597,822	22,027,472	20,564,135	19,117,807	17,688,490	16,276,184	14,880,889	13,502,605	12,141,332	10,797,071
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	25,005,183	23,597,822	22,027,472	20,564,135	19,117,807	17,688,490	16,276,184	14,880,889	13,502,605	12,141,332	10,797,071
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	31,256,477	29,384,777	27,534,341	25,705,168	23,897,258	22,110,612	20,345,231	18,601,112	16,878,257	15,176,667	13,496,339
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	31,256,477	29,384,777	27,534,341	25,705,168	23,897,258	22,110,612	20,345,231	18,601,112	16,878,257	15,176,667	13,496,339
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	43,199,963	40,610,046	38,049,558	35,518,500	33,016,870	30,544,475	28,100,362	25,685,691	23,300,460	20,944,671	18,618,323
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	43,199,963	40,610,046	38,049,558	35,518,500	33,016,870	30,544,475	28,100,362	25,685,691	23,300,460	20,944,671	18,618,323
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	48,591,618	45,670,515	42,782,605	39,927,888	37,106,365	34,318,034	31,562,896	28,840,952	26,152,199	23,496,640	20,874,273
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	48,591,618	45,670,515	42,782,605	39,927,888	37,106,365	34,318,034	31,562,896	28,840,952	26,152,199	23,496,640	20,874,273
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	57,944,408	54,458,904	51,013,005	47,606,722	44,237,545	40,907,346	37,616,789	34,365,876	31,154,605	27,982,978	24,850,993
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	57,944,408	54,458,904	51,013,005	47,606,722	44,237,545	40,907,346	37,616,789	34,365,876	31,154,605	27,982,978	24,850,993
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	80,707,467	75,841,523	71,031,657	66,276,868	61,573,736	56,925,225	52,332,041	47,794,173	43,311,623	38,884,391	34,512,480
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	84,886,154	79,725,726	74,653,562	69,839,723	64,884,149	59,786,853	54,947,833	50,167,132	45,439,306	40,766,827	36,156,626
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	99,891,689	93,755,258	87,777,522	81,966,477	76,026,255	70,247,855	64,537,844	58,896,793	53,324,511	47,815,552	42,371,577
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	80,349,982	75,457,139	70,619,882	65,838,211	61,107,421	56,430,594	51,809,424	47,242,020	42,724,334	38,262,366	33,847,976
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	80,349,982	75,457,139	70,619,882	65,838,211	61,107,421	56,430,594	51,809,424	47,242,020	42,724,334	38,262,366	33,847,976
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,065,252	891,734	729,013	568,211	409,475	252,803	98,196	55,237	208,177	359,018	507,762
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	94,919	100,299	297,069	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) — £374,000 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	75,439	70,941	66,494	62,098	57,753	53,460	49,217	45,026	40,885	36,795	32,757
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	75,439	70,941	66,494	62,098	57,753	53,460	49,217	45,026	40,885	36,795	32,757
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	377,195	354,705	332,470	310,490	288,766	267,298	246,085	225,127	204,425	183,979	163,787
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	377,195	354,705	332,470	310,490	288,766	267,298	246,085	225,127	204,425	183,979	163,787
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	764,390	709,410	664,940	620,981	577,533	534,596	492,170	450,255	408,850	367,956	327,574
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	764,390	709,410	664,940	620,981	577,533	534,596	492,170	450,255	408,850	367,956	327,574
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,356,821	1,275,887	1,195,873	1,116,776	1,038,597	961,337	884,996	809,573	735,067	661,481	588,814
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,356,821	1,275,887	1,195,873	1,116,776	1,038,597	961,337	884,996	809,573	735,067	661,481	588,814
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,035,233	1,913,832	1,793,809	1,675,163	1,557,895	1,442,005	1,327,493	1,214,359	1,102,602	992,222	883,221
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,035,233	1,913,832	1,793,809	1,675,163	1,557,895	1,442,005	1,327,493	1,214,359	1,102,602	992,222	883,221
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	2,688,853	2,590,228	2,345,325	2,188,213	2,034,962	1,883,393	1,733,885	1,585,777	1,439,673	1,295,363	1,152,885
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	2,223,533	2,090,267	1,930,866	1,789,313	1,611,747	1,456,109	1,302,374	1,150,567	1,000,681	852,718	706,668
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	3,323,691	3,125,299	2,929,157	2,735,266	2,543,627	2,354,241	2,167,108	1,982,227	1,799,598	1,619,219	1,441,092
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	3,017,005	2,822,412	2,630,059	2,439,946	2,252,075	2,066,443	1,883,051	1,701,899	1,522,989	1,346,319	1,171,887
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	4,985,537	4,687,947	4,393,734	4,102,899	3,815,441	3,531,361	3,250,658	2,973,334	2,699,386	2,428,815	2,161,622
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	4,985,537	4,687,947	4,393,734	4,102,899	3,815,441	3,531,361	3,250,658	2,973,334	2,699,386	2,428,815	2,161,622
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	6,647,383	6,250,596	5,858,312	5,470,532	5,087,256	4,708,482	4,334,212	3,964,445	3,599,181	3,238,420	2,882,163
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	5,083,934	4,706,506	4,333,521	3,964,979	3,600,879	3,241,222	2,886,009	2,535,239	2,188,909	1,847,024	1,509,581
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	9,963,664	9,274,995	8,693,005	8,117,697	7,549,067	6,987,118	6,431,849	5,883,260	5,341,352	4,806,123	4,277,573
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	9,963,664	9,274,995	8,693,005	8,117,697	7,549,067	6,987,118	6,431,849	5,883,260	5,341,352	4,806,123	4,277,573
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	13,023,118	12,245,227	11,476,167	10,715,935	9,964,532	9,221,959	8,488,214	7,763,299	7,047,214	6,339,956	5,641,528
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	13,486,825	12,680,656	11,883,644	11,095,790	10,317,092	9,547,551	8,787,168	8,035,940	7,293,869	6,560,957	5,837,200
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	19,664,262	18,479,501	17,316,896	16,167,052	15,031,363	13,909,032	12,800,058	11,704,442	10,622,182	9,553,281	8,497,736
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	19,664,262	18,479,501	17,316,896	16,167,052	15,031,363	13,909,032	12,800,058	11,704,442	10,622,182	9,553,281	8,497,736
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	25,005,183	23,597,822	22,027,472	20,564,135	19,117,807	17,688,490	16,276,184	14,880,889	13,502,605	12,141,332	10,797,071
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	25,005,183	23,597,822	22,027,472	20,564,135	19,117,807	17,688,490	16,276,184	14,880,889	13,502,605	12,141,332	10,797,071
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	31,256,477	29,384,777	27,534,341	25,705,168	23,897,258	22,110,612	20,345,231	18,601,112	16,878,257	15,176,667	13,496,339
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£7,632,653	31,256,

Table 6.3.5: Appraisal results – 80% rented (60% social rent, 20% affordable rent) and 20% shared ownership (values of £4,788 per square metre)

COTSWOLD DISTRICT COUNCIL — Sales value £4,788 psm — AH tenure: Rented 80% — Intermediate: SO 20% — S106 per unit: £7,600
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) — £2,689,739 PER HA — Type of rent: 50% Soc Rent 30% Aff Rent — FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	81,211	76,442	71,727	67,067	62,460	57,908	53,409	48,965	44,575	40,239	35,958
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	81,211	76,442	71,727	67,067	62,460	57,908	53,409	48,965	44,575	40,239	35,958
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	406,053	382,209	358,635	335,333	312,300	289,539	267,047	244,826	222,876	201,195	179,787
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	406,053	382,209	358,635	335,333	312,300	289,539	267,047	244,826	222,876	201,195	179,787
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	812,107	764,419	717,272	670,666	624,601	579,078	534,095	489,652	445,751	402,392	359,573
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	812,107	764,419	717,272	670,666	624,601	579,078	534,095	489,652	445,751	402,392	359,573
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,464,797	1,378,813	1,293,804	1,209,770	1,126,709	1,044,624	963,513	883,377	804,215	726,028	648,816
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,464,797	1,378,813	1,293,804	1,209,770	1,126,709	1,044,624	963,513	883,377	804,215	726,028	648,816
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,197,196	2,069,220	1,940,706	1,814,654	1,690,064	1,566,935	1,445,269	1,325,064	1,206,322	1,089,042	973,223
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,197,196	2,069,220	1,940,706	1,814,654	1,690,064	1,566,935	1,445,269	1,325,064	1,206,322	1,089,042	973,223
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,866,888	2,700,069	2,533,451	2,368,743	2,205,946	2,045,058	1,886,081	1,729,015	1,573,858	1,420,613	1,269,278
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	2,466,048	2,287,296	2,116,868	1,947,868	1,781,193	1,616,845	1,453,877	1,292,773	1,133,898	977,053	822,239
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	3,585,746	3,375,087	3,166,814	2,960,929	2,757,431	2,556,322	2,357,601	2,161,269	1,967,323	1,775,767	1,586,597
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	3,277,091	3,070,313	2,865,910	2,663,884	2,464,235	2,266,962	2,072,066	1,879,547	1,689,404	1,501,637	1,316,247
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	5,378,622	5,062,631	4,750,220	4,441,393	4,136,147	3,834,484	3,536,402	3,241,902	2,950,985	2,663,649	2,379,896
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	5,378,622	5,062,631	4,750,220	4,441,393	4,136,147	3,834,484	3,536,402	3,241,902	2,950,985	2,663,649	2,379,896
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	7,171,496	6,750,174	6,333,626	5,921,857	5,514,863	5,112,644	4,715,202	4,322,537	3,934,647	3,551,532	3,173,194
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	5,604,428	5,202,606	4,805,564	4,413,118	4,025,450	3,642,499	3,264,266	2,890,759	2,521,952	2,157,872	1,798,509
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	10,642,817	10,017,677	9,399,621	8,788,650	8,184,765	7,587,966	6,998,252	6,415,623	5,840,081	5,271,623	4,710,252
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,368,940	10,642,817	10,017,677	9,399,621	8,788,650	8,184,765	7,587,966	6,998,252	6,415,623	5,840,081	5,271,623	4,710,252
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	14,040,767	13,215,193	12,398,976	11,592,124	10,794,628	10,006,491	9,227,713	8,458,296	7,698,237	6,947,538	6,206,197
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	14,494,300	13,640,745	12,796,974	11,962,988	11,139,186	10,323,367	9,516,233	8,722,782	7,937,016	7,160,934	6,394,536
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	21,109,105	19,864,855	18,634,724	17,418,712	16,216,821	15,029,047	13,855,394	12,695,861	11,550,448	10,419,156	9,301,975
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	21,109,105	19,864,855	18,634,724	17,418,712	16,216,821	15,029,047	13,855,394	12,695,861	11,550,448	10,419,156	9,301,975
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	28,852,917	27,269,537	25,702,137	24,153,715	22,623,272	21,110,809	19,618,325	18,139,821	16,681,295	15,240,749	13,818,181
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	28,852,917	27,269,537	25,702,137	24,153,715	22,623,272	21,110,809	19,618,325	18,139,821	16,681,295	15,240,749	13,818,181
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	33,566,147	31,585,671	29,627,670	27,692,143	25,779,090	23,888,511	22,020,406	20,174,775	18,351,618	16,550,935	14,772,727
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	33,566,147	31,585,671	29,627,670	27,692,143	25,779,090	23,888,511	22,020,406	20,174,775	18,351,618	16,550,935	14,772,727
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	46,360,744	43,621,814	40,913,972	38,237,219	35,591,552	32,976,974	30,393,483	27,841,080	25,319,764	22,829,537	20,370,397
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	46,360,744	43,621,814	40,913,972	38,237,219	35,591,552	32,976,974	30,393,483	27,841,080	25,319,764	22,829,537	20,370,397
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	52,140,445	49,053,881	46,002,355	42,985,866	40,003,398	37,054,723	34,141,141	31,262,619	28,419,157	25,610,756	22,837,416
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	52,140,445	49,053,881	46,002,355	42,985,866	40,003,398	37,054,723	34,141,141	31,262,619	28,419,157	25,610,756	22,837,416
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	62,172,780	58,487,748	54,844,547	51,243,176	47,683,635	44,165,926	40,690,047	37,256,000	33,862,036	30,507,826	27,195,477
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	62,172,780	58,487,748	54,844,547	51,243,176	47,683,635	44,165,926	40,690,047	37,256,000	33,862,036	30,507,826	27,195,477
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	86,712,973	81,964,390	76,474,214	71,442,475	66,469,164	61,554,279	56,697,822	51,899,792	47,160,189	42,479,013	37,847,276
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	91,173,162	85,749,225	80,386,844	75,086,021	69,846,754	64,664,043	59,543,035	54,483,443	49,485,473	44,549,107	39,674,352
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	107,226,951	100,861,760	94,536,188	88,253,224	82,102,869	75,995,122	69,959,984	63,997,455	58,100,536	52,275,453	46,522,766
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	86,390,455	81,217,954	76,104,153	71,043,825	66,041,705	61,098,349	56,213,727	51,382,672	46,606,365	41,882,539	37,227,699
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	86,390,455	81,217,954	76,104,153	71,043,825	66,041,705	61,098,349	56,213,727	51,382,672	46,606,365	41,882,539	37,227,699
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,296,249	1,121,415	948,755	778,272	608,950	441,321	275,887	112,648	49,187	210,833	369,647
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	100,299	297,069	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,446,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,446,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) — £1,252,139

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	81,211	76,442	71,727	67,067	62,460	57,908	53,409	48,965	44,575	40,239	35,958
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	81,211	76,442	71,727	67,067	62,460	57,908	53,409	48,965	44,575	40,239	35,958
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	406,053	382,209	358,635	335,333	312,300	289,539	267,047	244,826	222,876	201,195	179,787
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	406,053	382,209	358,635	335,333	312,300	289,539	267,047	244,826	222,876	201,195	179,787
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	812,107	764,419	717,272	670,666	624,601	579,078	534,095	489,652	445,751	402,392	359,573
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	812,107	764,419	717,272	670,666	624,601	579,078	534,095	489,652	445,751	402,392	359,573
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,464,797	1,378,813	1,293,804	1,209,770	1,126,709	1,044,624	963,513	883,377	804,215	726,028	648,816
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,464,797	1,378,813	1,293,804	1,209,770	1,126,709	1,044,624	963,513	883,377	804,215	726,028	648,816
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,197,196	2,069,220	1,940,706	1,814,654	1,690,064	1,566,935	1,445,269	1,325,064	1,206,322	1,089,042	973,223
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,197,196	2,069,220	1,940,706	1,814,654	1,690,064	1,566,935	1,445,269	1,325,064	1,206,322	1,089,042	973,223
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	2,866,888	2,700,069	2,533,451	2,368,743	2,205,946	2,045,058	1,886,081	1,729,015	1,573,858	1,420,613	1,269,278
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,466,048	2,287,296	2,116,868	1,947,868	1,781,193	1,616,845	1,453,877	1,292,773	1,133,898	977,053	822,239
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	3,585,746	3,375,087	3,166,814	2,960,929	2,757,431	2,556,322	2,357,601	2,161,269	1,967,323	1,775,767	1,586,597
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	3,277,091	3,070,313	2,865,910	2,663,884	2,464,235	2,266,962	2,072,066	1,879,547	1,689,404	1,501,637	1,316,247
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	5,378,622	5,062,631	4,750,220	4,441,393	4,136,147	3,834,484	3,536,402	3,241,902	2,950,985	2,663,649	2,379,896
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	5,378,622	5,062,631	4,750,220	4,441,393	4,136,147	3,834,484	3,536,402	3,241,902	2,950,985	2,663,649	2,379,896
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	7,171,496	6,750,174	6,333,626	5,921,857	5,514,863	5,112,644	4,715,202	4,322,537	3,934,647	3,551,532	3,173,194
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	5,604,428	5,202,606	4,805,564	4,413,118	4,025,450	3,642,499	3,264,266	2,890,759	2,521,952	2,157,872	1,798,509
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	10,642,817	10,017,677	9,399,621	8,788,650	8,184,765	7,587,966	6,998,252	6,415,623	5,840,081	5,271,623	4,710,252
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	10,642,817	10,017,677	9,399,621	8,788,650	8,184,765	7,587,966	6,998,252	6,415,623	5,840,081	5,271,623	4,710,252
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	14,040,767	13,215,193	12,398,976	11,592,124	10,794,628	10,006,491	9,227,713	8,458,296	7,698,237	6,947,538	6,206,197
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	14,494,300	13,640,745	12,796,974	11,962,988	11,139,186	10,323,367	9,516,233	8,722,782	7,937,016	7,160,934	6,394,536
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	21,109,105	19,864,855	18,634,724	17,418,712	16,216,821	15,029,047	13,855,394	12,695,861	11,550,448	10,419,156	9,301,975
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	21,109,105	19,864,855	18,634,724	17,418,712	16,216,821	15,029,047	13,855,394	12,695,861	11,550,448	10,419,156	9,301,975
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	28,852,917	27,269,537	25,702,137	24,153,715	22,623,272	21,110,809	19,618,325	18,139,821	16,681,295	15,240,749	13,818,181
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	28,852,917	27,269,537	25,702,137	24,153,715	22,623,272	21,110,809	19,618,325	18,139,821	16,681,295	15,240,749	13,818,181
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	33,566,147	31,585,671	29,627,670	27,692,143	25,779,090	23,888,511	22,020,406	20,174,775	18,351,618	16,550,935	14,772,727
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	33,566,147	31,585,671	29,627,670	27,692,143	25,779,090	23,888,511	22,020,406	20,174,775	18,351,618	16,550,935	14,772,727
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	46,360,744	43,621,814	40,913,972	38,237,219	35,591,552	32,976,974	30,393,483	27,841,080	25,319,764	22,829,537	20,370,397
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	46,360,744	43,621,814	40,913,972	38,237,219	35,591,552	32,976,974	30,393,483	27,841,080	25,319,764	22,829,537	20,370,397
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	52,140,445	49,053,881	46,002,355	42,985,866	40,003,398	37,054,723	34,141,141	31,262,619	28,419,157	25,610,756	22,837,416
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	52,140,445	49,053,881	46,002,355	42,985,866	40,003,398	37,054,723	34,141,141	31,262,619	28,419,157	25,610,756	22,837,416
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	62,172,780	58,487,748	54,844,547	51,243,176	47,683,635	44,165,926	40,690,047	37,256,000	33,862,036	30,507,826	27,195,477
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	62,172,780	58,487,748	54,844,547	51,243,176	47,683,635	44,165,926	40,690,047	37,256,000	33,862,036	30,507,826	27,195,477
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	86,712,973	81,964,390	76,474,214	71,442,475	66,469,164	61,554,279	56,697,822	51,899,792	47,160,189	42,479,013	37,847,276
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	91,173,162	85,749,225	80,386,844	75,086,021	69,846,754	64,664,043	59,543,035	54,483,443	49,485,473	44,549,107	39,674,352
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	107,226,951	100,861,760	94,536,188	88,253,224	82,102,869	75,995,122	69,959,984	63,997,455	58,100,536	52,275,453	46,522,766
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	86,390,455	81,217,954	76,104,153	71,043,825	66,041,705	61,098,349	56,213,727	51,382,672	46,606,365	41,882,539	37,227,699
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	86,390,455	81,217,954	76,104,153	71,043,825	66,041,705	61,098,349	56,213,727	51,382,672	46,606,365	41,882,539	37,227,699
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,296,249	1,121,415	948,755	778,272	608,950	441,321	275,887	112,648	49,187	210,833	369,647
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	94,919	100,299	297,069	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) — £374,000 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	81,211	76,442	71,727	67,067	62,460	57,908	53,409	48,965	44,575	40,239	35,958
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	81,211	76,442	71,727	67,067	62,460	57,908	53,409	48,965	44,575	40,239	35,958
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	406,053	382,209	358,635	335,333	312,300	289,539	267,047	244,826	222,876	201,195	179,787
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	406,053	382,209	358,635	335,333	312,300	289,539	267,047	244,826	222,876	201,195	179,787
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	812,107	764,419	717,272	670,666	624,601	579,078	534,095	489,652	445,751	402,392	359,573
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	812,107	764,419	717,272	670,666	624,601	579,078	534,095	489,652	445,751	402,392	359,573
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,464,797	1,378,813	1,293,804	1,209,770	1,126,709	1,044,624	963,513	883,377	804,215	726,028	648,816
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,464,797	1,378,813	1,293,804	1,209,770	1,126,709	1,044,624	963,513	883,377	804,215	726,028	648,816
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,197,196	2,069,220	1,940,706	1,814,654	1,690,064	1,566,935	1,445,269	1,325,064	1,206,322	1,089,042	973,223
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,197,196	2,069,220	1,940,706	1,814,654	1,690,064	1,566,935	1,445,269	1,325,064	1,206,322	1,089,042	973,223
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	2,866,888	2,700,069	2,533,451	2,368,743	2,205,946	2,045,058	1,886,081	1,729,015	1,573,858	1,420,613	1,269,278
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	2,466,048	2,287,296	2,116,868	1,947,868	1,781,193	1,616,845	1,453,877	1,292,773	1,133,898	977,053	822,239
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	3,585,746	3,375,087	3,166,814	2,960,929	2,757,431	2,556,322	2,357,601	2,161,269	1,967,323	1,775,767	1,586,597
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	3,277,091	3,070,313	2,865,910	2,663,884	2,464,235	2,266,962	2,072,066	1,879,547	1,689,404	1,501,637	1,316,247
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	5,378,622	5,062,631	4,750,220	4,441,393	4,136,147	3,834,484	3,536,402	3,241,902	2,950,985	2,663,649	2,379,896
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	5,378,622	5,062,631	4,750,220	4,441,393	4,136,147	3,834,484	3,536,402	3,241,902	2,950,985	2,663,649	2,379,896
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	7,171,496	6,750,174	6,333,626	5,921,857	5,514,863	5,112,644	4,715,202	4,322,537	3,934,647	3,551,532	3,173,194
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	5,604,428	5,202,606	4,805,564	4,413,118	4,025,450	3,642,499	3,264,266	2,890,759	2,521,952	2,157,872	1,798,509
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	10,642,817	10,017,677	9,399,621	8,788,650	8,184,765	7,587,966	6,998,252	6,415,623	5,840,081	5,271,623	4,710,252
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	10,642,817	10,017,677	9,399,621	8,788,650	8,184,765	7,587,966	6,998,252	6,415,623	5,840,081	5,271,623	4,710,252
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	14,040,767	13,215,193	12,398,976	11,592,124	10,794,628	10,006,491	9,227,713	8,458,296	7,698,237	6,947,538	6,206,197
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	14,494,300	13,640,745	12,796,974	11,962,988	11,139,186	10,323,367	9,516,233	8,722,782	7,937,016	7,160,934	6,394,536
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	21,109,105	19,864,855	18,634,724	17,418,712	16,216,821	15,029,047	13,855,394	12,695,861	11,550,448	10,419,156	9,301,975
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	21,109,105	19,864,855	18,634,724	17,418,712	16,216,821	15,029,047	13,855,394	12,695,861	11,550,448	10,419,156	9,301,975
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	28,852,917	27,269,537	25,702,137	24,153,715	22,623,272	21,110,809	19,618,325	18,139,821	16,681,295	15,240,749	13,818,181
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	28,852,917	27,269,537	25,702,137	24,153,715	22,623,272	21,110,809	19,618,325	18,139,821	16,681,295	15,240,749	13,818,181
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	33,566,147	31,585,671	29,627,670	27,692,143	25,779,090	23,888,511	22,020,406	20,174,775	18,351,618	16,550,935	14,772,727
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£7,632,653	33,566,147	31,585,671	29

Table 6.3.6: Appraisal results – 80% rented (60% social rent, 20% affordable rent) and 20% shared ownership (values of £4,884 per square metre)

COTSWOLD DISTRICT COUNCIL — Sales value £4,884 psm — AH tenure: Rented 80% — Intermediate: SO 20% — S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) — £2,689,739 PER HA — Type of rent: 50% Soc Rent 30% Aff Rent — FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	434,911	409,714	384,802	360,175	335,835	311,779	288,009	264,525	241,326	218,413	195,786
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	434,911	409,714	384,802	360,175	335,835	311,779	288,009	264,525	241,326	218,413	195,786
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	869,823	819,427	769,604	720,351	671,669	623,558	576,019	529,051	482,653	436,827	391,571
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	869,823	819,427	769,604	720,351	671,669	623,558	576,019	529,051	482,653	436,827	391,571
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,737,646	1,637,853	1,538,208	1,438,703	1,339,338	1,240,116	1,141,038	1,042,103	943,312	844,665	746,162
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,737,646	1,637,853	1,538,208	1,438,703	1,339,338	1,240,116	1,141,038	1,042,103	943,312	844,665	746,162
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,606,469	2,456,779	2,307,604	2,158,545	2,009,598	1,860,765	1,712,046	1,563,646	1,415,771	1,268,043	1,120,462
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,606,469	2,456,779	2,307,604	2,158,545	2,009,598	1,860,765	1,712,046	1,563,646	1,415,771	1,268,043	1,120,462
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,474,244	3,275,707	3,076,805	2,878,538	2,680,398	2,482,386	2,284,501	2,086,838	1,889,425	1,692,253	1,495,322
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	2,665,664	2,453,296	2,303,002	2,124,873	1,946,879	1,775,020	1,603,296	1,433,707	1,266,252	1,100,932	937,747
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	3,847,805	3,624,876	3,404,471	3,186,591	2,971,236	2,758,404	2,548,096	2,340,314	2,135,056	1,932,322	1,732,113
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	3,537,178	3,316,214	3,101,762	2,887,822	2,676,396	2,467,483	2,261,082	2,057,194	1,855,819	1,656,956	1,460,606
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	5,771,707	5,437,313	5,106,707	4,779,887	4,456,853	4,137,606	3,822,145	3,510,471	3,202,584	2,898,484	2,598,169
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	5,771,707	5,437,313	5,106,707	4,779,887	4,456,853	4,137,606	3,822,145	3,510,471	3,202,584	2,898,484	2,598,169
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	7,695,610	7,249,751	6,808,942	6,373,182	5,942,470	5,516,807	5,096,194	4,680,628	4,270,112	3,864,644	3,464,225
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	6,123,109	5,697,595	5,276,886	4,861,253	4,450,020	4,043,776	3,642,524	3,246,263	2,854,996	2,468,720	2,087,437
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	11,421,971	10,760,358	10,106,236	9,459,604	8,820,464	8,188,814	7,564,655	6,947,987	6,338,811	5,736,569	5,140,932
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	11,421,971	10,760,358	10,106,236	9,459,604	8,820,464	8,188,814	7,564,655	6,947,987	6,338,811	5,736,569	5,140,932
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	15,068,417	14,185,159	13,321,791	12,468,313	11,624,723	10,791,023	9,967,213	9,153,292	8,349,260	7,555,119	6,770,866
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	15,501,775	14,600,824	13,716,105	12,829,586	11,959,279	11,099,183	10,249,298	9,409,625	8,580,163	7,760,912	6,951,873
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	22,593,946	21,251,209	19,953,345	18,670,373	17,402,277	16,149,063	14,910,730	13,687,279	12,478,709	11,285,022	10,106,214
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	22,593,946	21,251,209	19,953,345	18,670,373	17,402,277	16,149,063	14,910,730	13,687,279	12,478,709	11,285,022	10,106,214
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	28,691,453	27,029,515	25,388,522	23,768,476	22,121,375	20,526,221	18,950,011	17,392,747	15,854,428	14,335,054	12,834,625
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	28,691,453	27,029,515	25,388,522	23,768,476	22,121,375	20,526,221	18,950,011	17,392,747	15,854,428	14,335,054	12,834,625
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	35,864,316	33,775,644	31,710,854	29,669,946	27,651,720	25,657,775	23,687,513	21,740,934	19,818,036	17,918,820	16,043,287
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	35,864,316	33,775,644	31,710,854	29,669,946	27,651,720	25,657,775	23,687,513	21,740,934	19,818,036	17,918,820	16,043,287
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	49,521,525	46,633,584	43,778,388	40,955,938	38,166,234	35,409,277	32,685,065	29,993,600	27,334,881	24,708,907	22,115,681
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	49,521,525	46,633,584	43,778,388	40,955,938	38,166,234	35,409,277	32,685,065	29,993,600	27,334,881	24,708,907	22,115,681
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	55,680,309	52,426,729	49,210,045	46,030,257	42,887,366	39,781,373	36,712,277	33,680,078	30,684,774	27,724,367	24,800,857
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	55,680,309	52,426,729	49,210,045	46,030,257	42,887,366	39,781,373	36,712,277	33,680,078	30,684,774	27,724,367	24,800,857
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	66,401,152	62,516,593	58,676,085	54,879,629	51,127,224	47,418,871	43,754,569	40,134,320	36,558,121	33,025,975	29,537,880
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	66,401,152	62,516,593	58,676,085	54,879,629	51,127,224	47,418,871	43,754,569	40,134,320	36,558,121	33,025,975	29,537,880
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	92,715,653	87,286,836	81,916,771	76,608,282	71,361,371	66,176,036	61,052,280	55,990,099	50,989,496	46,050,470	41,173,022
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	97,481,987	91,760,563	86,104,006	80,512,314	74,985,491	69,523,534	64,126,443	58,794,219	53,526,860	48,317,670	43,174,627
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	114,693,600	107,940,720	101,274,416	94,694,688	88,171,117	81,733,772	75,368,458	69,075,667	62,851,401	56,725,659	50,688,275
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	92,418,419	86,961,682	81,566,612	76,233,410	70,962,075	65,752,606	60,603,004	55,508,477	50,476,093	45,505,962	40,591,288
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	92,418,419	86,961,682	81,566,612	76,233,410	70,962,075	65,752,606	60,603,004	55,508,477	50,476,093	45,505,962	40,591,288
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,537,246	1,351,095	1,167,249	985,707	806,470	629,537	453,578	279,644	108,037	62,247	231,933
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	100,299	297,069	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,446,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,446,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) — £1,252,139

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	434,911	409,714	384,802	360,175	335,835	311,779	288,009	264,525	241,326	218,413	195,786
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	434,911	409,714	384,802	360,175	335,835	311,779	288,009	264,525	241,326	218,413	195,786
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	869,823	819,427	769,604	720,351	671,669	623,558	576,019	529,051	482,653	436,827	391,571
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	869,823	819,427	769,604	720,351	671,669	623,558	576,019	529,051	482,653	436,827	391,571
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,572,772	1,481,739	1,391,736	1,302,764	1,214,822	1,127,911	1,042,030	957,181	873,362	790,575	708,817
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,572,772	1,481,739	1,391,736	1,302,764	1,214,822	1,127,911	1,042,030	957,181	873,362	790,575	708,817
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,369,160	2,222,668	2,087,604	1,954,145	1,822,232	1,691,866	1,563,046	1,435,771	1,310,043	1,185,862	1,063,226
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,369,160	2,222,668	2,087,604	1,954,145	1,822,232	1,691,866	1,563,046	1,435,771	1,310,043	1,185,862	1,063,226
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	3,078,244	2,899,900	2,723,277	2,549,373	2,376,988	2,206,723	2,038,478	1,872,253	1,708,045	1,545,853	1,385,680
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,665,664	2,453,296	2,303,002	2,124,873	1,946,879	1,775,020	1,603,296	1,433,707	1,266,252	1,100,932	937,747
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	3,847,805	3,624,876	3,404,471	3,186,591	2,971,236	2,758,404	2,548,096	2,340,314	2,135,056	1,932,322	1,732,113
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	3,537,178	3,316,214	3,101,762	2,887,822	2,676,396	2,467,483	2,261,082	2,057,194	1,855,819	1,656,956	1,460,606
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	5,771,707	5,437,313	5,106,707	4,779,887	4,456,853	4,137,606	3,822,145	3,510,471	3,202,584	2,898,484	2,598,169
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	5,771,707	5,437,313	5,106,707	4,779,887	4,456,853	4,137,606	3,822,145	3,510,471	3,202,584	2,898,484	2,598,169
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	7,695,610	7,249,751	6,808,942	6,373,182	5,942,470	5,516,807	5,096,194	4,680,628	4,270,112	3,864,644	3,464,225
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	6,123,109	5,697,595	5,276,886	4,861,253	4,450,020	4,043,776	3,642,524	3,246,263	2,854,996	2,468,720	2,087,437
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	11,421,971	10,760,358	10,106,236	9,459,604	8,820,464	8,188,814	7,564,655	6,947,987	6,338,811	5,736,569	5,140,932
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	11,421,971	10,760,358	10,106,236	9,459,604	8,820,464	8,188,814	7,564,655	6,947,987	6,338,811	5,736,569	5,140,932
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	15,068,417	14,185,159	13,321,791	12,468,313	11,624,723	10,791,023	9,967,213	9,153,292	8,349,260	7,555,119	6,770,866
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	15,501,775	14,600,824	13,716,105	12,829,586	11,959,279	11,099,183	10,249,298	9,409,625	8,580,163	7,760,912	6,951,873
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	22,593,946	21,251,209	19,953,345	18,670,373	17,402,277	16,149,063	14,910,730	13,687,279	12,478,709	11,285,022	10,106,214
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	22,593,946	21,251,209	19,953,345	18,670,373	17,402,277	16,149,063	14,910,730	13,687,279	12,478,709	11,285,022	10,106,214
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	28,691,453	27,029,515	25,388,522	23,768,476	22,121,375	20,526,221	18,950,011	17,392,747	15,854,428	14,335,054	12,834,625
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	28,691,453	27,029,515	25,388,522	23,768,476	22,121,375	20,526,221	18,950,011	17,392,747	15,854,428	14,335,054	12,834,625
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	35,864,316	33,775,644	31,710,854	29,669,946	27,651,720	25,657,775	23,687,513	21,740,934	19,818,036	17,918,820	16,043,287
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	35,864,316	33,775,644	31,710,854	29,669,946	27,651,720	25,657,775	23,687,513	21,740,934	19,818,036	17,918,820	16,043,287
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	49,521,525	46,633,584	43,778,388	40,955,938	38,166,234	35,409,277	32,685,065	29,993,600	27,334,881	24,708,907	22,115,681
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	49,521,525	46,633,584	43,778,388	40,955,938	38,166,234	35,409,277	32,685,065	29,993,600	27,334,881	24,708,907	22,115,681
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	55,680,309	52,426,729	49,210,045	46,030,257	42,887,366	39,781,373	36,712,277	33,680,078	30,684,774	27,724,367	24,800,857
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	55,680,309	52,426,729	49,210,045	46,030,257	42,887,366	39,781,373	36,712,277	33,680,078	30,684,774	27,724,367	24,800,857
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,252	66,401,152	62,516,593	58,676,085	54,879,629	51,127,224	47,418,871	43,754,569	40,134,320	36,558,121	33,025,975	29,537,880
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	66,401,152	62,516,593	58,676,085	54,879,629	51,127,224	47,418,871	43,754,569	40,134,320	36,558,121	33,025,975	29,537,880
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	92,715,653	87,286,836	81,916,771	76,608,282	71,361,371	66,176,036	61,052,280	55,990,099	50,989,496	46,050,470	41,173,022
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	97,481,987	91,760,563	86,104,006	80,512,314	74,985,491	69,523,534	64,126,443	58,794,219	53,526,860	48,317,670	43,174,627
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	114,693,600	107,940,720	101,274,416	94,694,688	88,171,117	81,733,772	75,368,458	69,075,667	62,851,401	56,725,659	50,688,275
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	92,418,419	86,961,682	81,566,612	76,233,410	70,962,075	65,752,606	60,603,004	55,508,477	50,476,093	45,505,962	40,591,288
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	92,418,419	86,961,682	81,566,612	76,233,410	70,962,075	65,752,606	60,603,004	55,508,477	50,476,093	45,505,962	40,591,288
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,537,246	1,351,095	1,167,249	985,707	806,470	629,537	453,578	279,644	108,037	62,247	231,933
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	94,919	100,299	297,069	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) — £374,000 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	434,911	409,714	384,802	360,175	335,835	311,779	288,009	264,525	241,326	218,413	195,786
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	434,911	409,714	384,802	360,175	335,835	311,779	288,009	264,525	241,326	218,413	195,786
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	869,823	819,427	769,604	720,351	671,669	623,558	576,019	529,051	482,653	436,827	391,571
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	869,823	819,427	769,604	720,351	671,669	623,558	576,019	529,051	482,653	436,827	391,571
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,572,772	1,481,739	1,391,736	1,302,764	1,214,822	1,127,911	1,042,030	957,181	873,362	790,575	708,817
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,572,772	1,481,739	1,391,736	1,302,764	1,214,822	1,127,911	1,042,030	957,181	873,362	790,575	708,817
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,369,160	2,222,668	2,087,604	1,954,145	1,822,232	1,691,866	1,563,046	1,435,771	1,310,043	1,185,862	1,063,226
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,369,160	2,222,668	2,087,604	1,954,145	1,822,232	1,691,866	1,563,046	1,435,771	1,310,043	1,185,862	1,063,226
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	3,078,244	2,899,900	2,723,277	2,549,373	2,376,988	2,206,723	2,038,478	1,872,253	1,708,045	1,545,853	1,385,680
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	2,665,664	2,453,296	2,303,002	2,124,873	1,946,879	1,775,020	1,603,296	1,433,707	1,266,252	1,100,932	937,747
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	3,847,805	3,624,876	3,404,471	3,186,591	2,971,236	2,758,404	2,548,096	2,340,314	2,135,056	1,932,322	1,732,113
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	3,537,178	3,316,214	3,101,762	2,887,822	2,676,396	2,467,483	2,261,082	2,057,194	1,855,819	1,656,956	1,460,606
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	5,771,707	5,437,313	5,106,707	4,779,887	4,456,853	4,137,606	3,822,145	3,510,471	3,202,584	2,898,484	2,598,169
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	5,771,707	5,437,313	5,106,707	4,779,887	4,456,853	4,137,606	3,822,145	3,510,471	3,202,584	2,898,484	2,598,169
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	7,695,610	7,249,751	6,808,942	6,373,182	5,942,470	5,516,807	5,096,194	4,680,628	4,270,112	3,864,644	3,464,225
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	6,123,109	5,697,595	5,276,886	4,861,253	4,450,020	4,043,776	3,642,524	3,246,263	2,854,996	2,468,720	2,087,437
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	11,421,971	10,760,358	10,106,236	9,459,604	8,820,464	8,188,814	7,564,655	6,947,987	6,338,811	5,736,569	5,140,932
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	11,421,971	10,760,358	10,106,236	9,459,604	8,820,464	8,188,814	7,564,655	6,947,987	6,338,811	5,736,569	5,140,932
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	15,068,417	14,185,159	13,321,791	12,468,313	11,624,723	10,791,023	9,967,213	9,153,292	8,349,260	7,555,119	6,770,866
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	15,501,775	14,600,824	13,716,105	12,829,586	11,959,279	11,099,183	10,249,298	9,409,625	8,580,163	7,760,912	6,951,873
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	22,593,946	21,251,209	19,953,345	18,670,373	17,402,277	16,149,063	14,910,730	13,687,279	12,478,709	11,285,022	10,106,214
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	22,593,946	21,251,209	19,953,345	18,670,373	17,402,277	16,149,063	14,910,730	13,687,279	12,478,709	11,285,022	10,106,214
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	28,691,453	27,029,515	25,388,522	23,768,476	22,121,375	20,526,221	18,950,011	17,392,747	15,854,428	14,335,054	12,834,625
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	28,691,453	27,029,515	25,388,522	23,768,476	22,121,375	20,526,221	18,950,011	17,392,747	15,854,428	14,335,054	12,834,625
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	35,864,316	33,775,644	31,710,854	29,669,946	27,651,720	25,657,775	23,687,513	21,740,934	19,818,036

Table 6.3.7: Appraisal results – 80% rented (60% social rent, 20% affordable rent) and 20% shared ownership (values of £4,981 per square metre)

COTSWOLD DISTRICT COUNCIL — Sales value £4,981 psm — AH tenure: Rented 80% — Intermediate: SO 20% — S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) — £2,689,739 PER HA — Type of rent: 50% Soc Rent 30% Aff Rent — FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	92,754	87,444	82,194	77,004	71,874	66,804	61,794	56,845	51,955	47,127	42,358
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	92,754	87,444	82,194	77,004	71,874	66,804	61,794	56,845	51,955	47,127	42,358
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	927,539	874,437	821,935	770,036	718,737	668,040	617,944	568,449	519,555	471,262	423,571
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	927,539	874,437	821,935	770,036	718,737	668,040	617,944	568,449	519,555	471,262	423,571
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,680,748	1,584,665	1,489,667	1,395,758	1,302,934	1,211,197	1,120,548	1,030,986	942,510	855,121	768,819
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,680,748	1,584,665	1,489,667	1,395,758	1,302,934	1,211,197	1,120,548	1,030,986	942,510	855,121	768,819
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,521,122	2,376,998	2,234,501	2,093,635	1,954,401	1,816,796	1,680,822	1,546,478	1,413,765	1,282,681	1,153,228
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,521,122	2,376,998	2,234,501	2,093,635	1,954,401	1,816,796	1,680,822	1,546,478	1,413,765	1,282,681	1,153,228
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,297,889	3,099,731	2,913,703	2,729,803	2,548,031	2,368,388	2,190,874	2,015,488	1,842,231	1,671,102	1,502,103
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	2,871,279	2,679,225	2,489,435	2,301,879	2,116,555	1,933,466	1,752,610	1,574,087	1,397,748	1,223,653	1,051,800
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,109,862	3,874,664	3,642,126	3,412,253	3,185,039	2,960,485	2,738,593	2,519,360	2,302,788	2,088,879	1,877,629
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	3,797,264	3,566,114	3,337,613	3,111,761	2,888,558	2,668,004	2,450,098	2,234,842	2,022,234	1,812,276	1,604,965
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	6,164,792	5,811,997	5,463,193	5,118,380	4,777,559	4,440,727	4,107,889	3,779,040	3,454,183	3,133,317	2,816,442
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	6,164,792	5,811,997	5,463,193	5,118,380	4,777,559	4,440,727	4,107,889	3,779,040	3,454,183	3,133,317	2,816,442
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	8,219,723	7,749,329	7,284,256	6,824,507	6,370,077	5,920,970	5,477,184	5,038,720	4,605,578	4,177,756	3,755,256
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	6,637,147	6,187,430	5,742,970	5,303,767	4,869,821	4,441,133	4,017,702	3,599,528	3,186,611	2,778,951	2,376,548
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	12,201,126	11,503,040	10,812,852	10,130,559	9,455,935	8,788,231	8,128,439	7,476,562	6,832,598	6,196,548	5,568,413
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	12,201,126	11,503,040	10,812,852	10,130,559	9,455,935	8,788,231	8,128,439	7,476,562	6,832,598	6,196,548	5,568,413
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	16,076,066	15,155,125	14,244,603	13,344,501	12,454,818	11,575,556	10,706,713	9,848,112	8,998,576	8,159,481	7,330,830
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	16,509,250	15,560,924	14,623,334	13,696,485	12,780,372	11,874,999	10,980,365	10,096,469	9,222,542	8,359,351	7,506,912
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,076	15,966,066	14,678,696	13,406,973	12,150,891	10,910,453
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,076	15,966,066	14,678,696	13,406,973	12,150,891	10,910,453
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	30,526,749	28,769,333	27,031,825	25,314,224	23,616,531	21,938,747	20,280,871	18,642,902	17,024,841	15,426,689	13,848,444
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	30,526,749	28,769,333	27,031,825	25,314,224	23,616,531	21,938,747	20,280,871	18,642,902	17,024,841	15,426,689	13,848,444
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	38,158,437	35,961,666	33,789,780	31,642,780	29,520,665	27,423,434	25,351,088	23,303,627	21,281,052	19,283,361	17,310,556
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	38,158,437	35,961,666	33,789,780	31,642,780	29,520,665	27,423,434	25,351,088	23,303,627	21,281,052	19,283,361	17,310,556
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	52,682,308	49,645,353	46,642,803	43,674,657	40,740,916	37,841,579	34,976,648	32,146,120	29,349,997	26,588,279	23,860,964
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	52,682,308	49,645,353	46,642,803	43,674,657	40,740,916	37,841,579	34,976,648	32,146,120	29,349,997	26,588,279	23,860,964
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	59,226,172	55,799,575	52,417,734	49,074,649	45,770,320	42,504,745	39,277,927	36,089,865	32,940,558	29,830,007	26,758,211
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	59,226,172	55,799,575	52,417,734	49,074,649	45,770,320	42,504,745	39,277,927	36,089,865	32,940,558	29,830,007	26,758,211
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	70,620,984	66,539,662	62,504,585	58,515,753	54,570,814	50,671,817	46,819,093	43,012,641	39,252,461	35,538,554	31,870,919
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	70,620,984	66,539,662	62,504,585	58,515,753	54,570,814	50,671,817	46,819,093	43,012,641	39,252,461	35,538,554	31,870,919
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	98,692,938	92,962,721	87,337,205	81,766,370	76,246,219	70,788,741	65,401,952	60,079,846	54,818,804	49,621,825	44,489,779
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	103,775,376	97,761,053	91,814,863	85,936,805	80,124,229	74,378,027	68,709,002	63,090,157	57,548,487	52,074,997	46,669,683
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	122,106,749	115,016,912	108,004,243	101,071,862	94,219,838	87,448,145	80,756,808	74,145,829	67,615,181	61,157,892	54,778,386
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	98,423,796	92,688,538	87,018,244	81,412,922	75,871,491	70,390,251	64,974,045	59,622,871	54,336,320	49,106,737	43,943,274
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	98,423,796	92,688,538	87,018,244	81,412,922	75,871,491	70,390,251	64,974,045	59,622,871	54,336,320	49,106,737	43,943,274
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,778,243	1,580,775	1,385,742	1,193,142	1,002,976	815,243	629,943	446,640	264,468	84,752	94,617
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	100,299	297,089	493,839	690,609	887,399	1,084,150	1,280,919	1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,446,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,446,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) — £1,252,139

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	92,754	87,444	82,194	77,004	71,874	66,804	61,794	56,845	51,955	47,127	42,358
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	92,754	87,444	82,194	77,004	71,874	66,804	61,794	56,845	51,955	47,127	42,358
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	927,539	874,437	821,935	770,036	718,737	668,040	617,944	568,449	519,555	471,262	423,571
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	927,539	874,437	821,935	770,036	718,737	668,040	617,944	568,449	519,555	471,262	423,571
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,680,748	1,584,665	1,489,667	1,395,758	1,302,934	1,211,197	1,120,548	1,030,986	942,510	855,121	768,819
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,680,748	1,584,665	1,489,667	1,395,758	1,302,934	1,211,197	1,120,548	1,030,986	942,510	855,121	768,819
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,521,122	2,376,998	2,234,501	2,093,635	1,954,401	1,816,796	1,680,822	1,546,478	1,413,765	1,282,681	1,153,228
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,521,122	2,376,998	2,234,501	2,093,635	1,954,401	1,816,796	1,680,822	1,546,478	1,413,765	1,282,681	1,153,228
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	3,297,889	3,099,731	2,913,703	2,729,803	2,548,031	2,368,388	2,190,874	2,015,488	1,842,231	1,671,102	1,502,103
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,871,279	2,679,225	2,489,435	2,301,879	2,116,555	1,933,466	1,752,610	1,574,087	1,397,748	1,223,653	1,051,800
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	4,109,862	3,874,664	3,642,126	3,412,253	3,185,039	2,960,485	2,738,593	2,519,360	2,302,788	2,088,879	1,877,629
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	3,797,264	3,566,114	3,337,613	3,111,761	2,888,558	2,668,004	2,450,098	2,234,842	2,022,234	1,812,276	1,604,965
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	6,164,792	5,811,997	5,463,193	5,118,380	4,777,559	4,440,727	4,107,889	3,779,040	3,454,183	3,133,317	2,816,442
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	6,164,792	5,811,997	5,463,193	5,118,380	4,777,559	4,440,727	4,107,889	3,779,040	3,454,183	3,133,317	2,816,442
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	8,219,723	7,749,329	7,284,256	6,824,507	6,370,077	5,920,970	5,477,184	5,038,720	4,605,578	4,177,756	3,755,256
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	6,637,147	6,187,430	5,742,970	5,303,767	4,869,821	4,441,133	4,017,702	3,599,528	3,186,611	2,778,951	2,376,548
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	12,201,126	11,503,040	10,812,852	10,130,559	9,455,935	8,788,231	8,128,439	7,476,562	6,832,598	6,196,548	5,568,413
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	12,201,126	11,503,040	10,812,852	10,130,559	9,455,935	8,788,231	8,128,439	7,476,562	6,832,598	6,196,548	5,568,413
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	16,076,066	15,155,125	14,244,603	13,344,501	12,454,818	11,575,556	10,706,713	9,848,112	8,998,576	8,159,481	7,330,830
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	16,509,250	15,560,924	14,623,334	13,696,485	12,780,372	11,874,999	10,980,365	10,096,469	9,222,542	8,359,351	7,506,912
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,076	15,966,066	14,678,696	13,406,973	12,150,891	10,910,453
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,076	15,966,066	14,678,696	13,406,973	12,150,891	10,910,453
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	30,526,749	28,769,333	27,031,825	25,314,224	23,616,531	21,938,747	20,280,871	18,642,902	17,024,841	15,426,689	13,848,444
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	30,526,749	28,769,333	27,031,825	25,314,224	23,616,531	21,938,747	20,280,871	18,642,902	17,024,841	15,426,689	13,848,444
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	38,158,437	35,961,666	33,789,780	31,642,780	29,520,665	27,423,434	25,351,088	23,303,627	21,281,052	19,283,361	17,310,556
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	38,158,437	35,961,666	33,789,780	31,642,780	29,520,665	27,423,434	25,351,088	23,303,627	21,281,052	19,283,361	17,310,556
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	52,682,308	49,645,353	46,642,803	43,674,657	40,740,916	37,841,579	34,976,648	32,146,120	29,349,997	26,588,279	23,860,964
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	52,682,308	49,645,353	46,642,803	43,674,657	40,740,916	37,841,579	34,976,648	32,146,120	29,349,997	26,588,279	23,860,964
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	59,226,172	55,799,575	52,417,734	49,074,649	45,770,320	42,504,745	39,277,927	36,089,865	32,940,558	29,830,007	26,758,211
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	59,226,172	55,799,575	52,417,734	49,074,649	45,770,320	42,504,745	39,277,927	36,089,865	32,940,558	29,830,007	26,758,211
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,252	70,620,984	66,539,662	62,504,585	58,515,753	54,570,814	50,671,817	46,819,093	43,012,641	39,252,461	35,538,554	31,870,919
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	70,620,984	66,539,662	62,504,585	58,515,753	54,570,814	50,671,817	46,819,093	43,012,641	39,252,461	35,538,554	31,870,919
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	98,692,938	92,962,721	87,337,205	81,766,370	76,246,219	70,788,741	65,401,952	60,079,846	54,818,804	49,621,825	44,489,779
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	103,775,376	97,761,053	91,814,863	85,936,805	80,124,229	74,378,027	68,709,002	63,090,157	57,548,487	52,074,997	46,669,683
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	122,106,749	115,016,912	108,004,243	101,071,862	94,219,838	87,448,145	80,756,808	74,145,829	67,615,181	61,157,892	54,778,386
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	98,423,796	92,688,538	87,018,244	81,412,922	75,871,491	70,390,251	64,974,045	59,622,871	54,336,320	49,106,737	43,943,274
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	98,423,796	92,688,538	87,018,244	81,412,922	75,871,491	70,390,251	64,974,045	59,622,871	54,336,320	49,106,737	43,943,274
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,778,243	1,580,775	1,385,742	1,193,142	1,002,976	815,243	629,943	446,640	264,468	84,752	94,617
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	94,919	100,299	297,089	493,839	690,609	887,399	1,084,150	1,280,919	1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) — £374,000 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	92,754	87,444	82,194	77,004	71,874	66,804	61,794	56,845	51,955	47,127	42,358
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	92,754	87,444	82,194	77,004	71,874	66,804	61,794	56,845	51,955	47,127	42,358
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	927,539	874,437	821,935	770,036	718,737	668,040	617,944	568,449	519,555	471,262	423,571
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	927,539	874,437	821,935	770,036	718,737	668,040	617,944	568,449	519,555	471,262	423,571
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,680,748	1,584,665	1,489,667	1,395,758	1,302,934	1,211,197	1,120,548	1,030,986	942,510	855,121	768,819
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,680,748	1,584,665	1,489,667	1,395,758	1,302,934	1,211,197	1,120,548	1,030,986	942,510	855,121	768,819
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,521,122	2,376,998	2,234,501	2,093,635	1,954,401	1,816,796	1,680,822	1,546,478	1,413,765	1,282,681	1,153,228
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,521,122	2,376,998	2,234,501	2,093,635	1,954,401	1,816,796	1,680,822	1,546,478	1,413,765	1,282,681	1,153,228
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	3,297,889	3,099,731	2,913,703	2,729,803	2,548,031	2,368,388	2,190,874	2,015,488	1,842,231	1,671,102	1,502,103
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	2,871,279	2,679,225	2,489,435	2,301,879	2,116,555	1,933,466	1,752,610	1,574,087	1,397,748	1,223,653	1,051,800
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	4,109,862	3,874,664	3,642,126	3,412,253	3,185,039	2,960,485	2,738,593	2,519,360	2,302,788	2,088,879	1,877,629
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	3,797,264	3,566,114	3,337,613	3,111,761	2,888,558	2,668,004	2,450,098	2,234,842	2,022,234	1,812,276	1,604,965
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	6,164,792	5,811,997	5,463,193	5,118,380	4,777,559	4,440,727	4,107,889	3,779,040	3,454,183	3,133,317	2,816,442
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	6,164,792	5,811,997	5,463,193	5,118,380	4,777,559	4,440,727	4,107,889	3,779,040	3,454,183	3,133,317	2,816,442
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	8,219,723	7,749,329	7,284,256	6,824,507	6,370,077	5,920,970	5,477,184	5,038,720	4,605,578	4,177,756	3,755,256
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	6,637,147	6,187,430	5,742,970	5,303,767	4,869,821	4,441,133	4,017,702	3,599,528	3,186,611	2,778,951	2,376,548
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	12,201,126	11,503,040	10,812,852	10,130,559	9,455,935	8,788,231	8,128,439	7,476,562	6,832,598	6,196,548	5,568,413
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	12,201,126	11,503,040	10,812,852	10,130,559	9,455,935	8,788,231	8,128,439	7,476,562	6,832,598	6,196,548	5,568,413
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	16,076,066	15,155,125	14,244,603	13,344,501	12,454,818	11,575,556	10,706,713	9,848,112	8,998,576	8,159,481	7,330,830
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	16,509,250	15,560,924	14,623,334	13,696,485	12,780,372	11,874,999	10,980,365	10,096,469	9,222,542	8,359,351	7,506,912
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,076	15,966,066	14,678,696	13,406,973	12,150,891	10,910,453
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,076	15,966,066	14,678,696	13,406,973	12,150,891	10,910,453
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	30,526,749	28,769,333	27,031,825	25,314,224	23,616,531	21,938,747	20,280,871	18,642,902	17,024,841	15,426,689	13,848,444
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	30,526,749	28,769,333	27,031,825	25,314,224	23,616,531	21,938,747	20,280,871	18,642,902	17,024,841	15,426,689	13,848,444
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	38,158,437	35,961,666	33,789,780	31,642,780	29,520,665	27,423,434	25,351,088

Table 6.3.8: Appraisal results – 80% rented (60% social rent, 20% affordable rent) and 20% shared ownership (values of £5,078 per square metre)

COTSWOLD DISTRICT COUNCIL — Sales value £5,078 psm — AH tenure: Rented 80% — Intermediate: SO 20% — S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA — Type of rent: 50% Soc Rent 30% Aff Rent — FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	98,525	92,945	87,427	81,972	76,581	71,252	65,987	60,785	55,646	50,569	45,557
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	98,525	92,945	87,427	81,972	76,581	71,252	65,987	60,785	55,646	50,569	45,557
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	492,627	464,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	492,627	464,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	985,254	929,445	874,267	819,721	765,806	712,521	659,868	607,847	556,457	505,698	455,570
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	985,254	929,445	874,267	819,721	765,806	712,521	659,868	607,847	556,457	505,698	455,570
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,773,723	1,687,590	1,597,596	1,468,751	1,391,046	1,294,485	1,199,068	1,104,796	1,011,667	919,682	828,840
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,773,723	1,687,590	1,597,596	1,468,751	1,391,046	1,294,485	1,199,068	1,104,796	1,011,667	919,682	828,840
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,663,085	2,531,385	2,381,399	2,223,127	2,086,569	1,941,727	1,798,599	1,657,185	1,517,485	1,379,501	1,243,231
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,663,085	2,531,385	2,381,399	2,223,127	2,086,569	1,941,727	1,798,599	1,657,185	1,517,485	1,379,501	1,243,231
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,497,624	3,299,562	3,103,825	2,910,332	2,719,074	2,530,053	2,343,270	2,158,724	1,976,417	1,796,347	1,618,515
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	3,076,894	2,879,266	2,675,869	2,478,884	2,284,252	2,091,972	1,902,044	1,714,468	1,529,244	1,346,372	1,165,854
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,371,918	4,124,453	3,879,786	3,637,916	3,398,843	3,162,567	2,929,088	2,698,406	2,470,521	2,245,434	2,023,144
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	4,057,350	3,814,015	3,573,464	3,335,699	3,100,719	2,868,524	2,639,114	2,412,489	2,188,649	1,967,595	1,749,325
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	6,557,877	6,186,680	5,819,679	5,456,874	5,098,264	4,743,850	4,393,632	4,047,609	3,705,782	3,368,151	3,034,716
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	6,557,877	6,186,680	5,819,679	5,456,874	5,098,264	4,743,850	4,393,632	4,047,609	3,705,782	3,368,151	3,034,716
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	8,743,836	8,248,907	7,759,572	7,275,831	6,797,686	6,325,134	5,858,175	5,396,812	4,941,043	4,490,868	4,046,287
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	7,151,185	6,677,354	6,209,053	5,746,280	5,289,036	4,837,322	4,391,137	3,950,480	3,515,351	3,085,752	2,661,682
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	12,976,420	12,240,949	11,513,792	10,794,952	10,084,425	9,382,216	8,688,321	8,002,741	7,325,477	6,656,529	5,995,894
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	12,976,420	12,240,949	11,513,792	10,794,952	10,084,425	9,382,216	8,688,321	8,002,741	7,325,477	6,656,529	5,995,894
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	17,093,716	16,124,837	15,165,913	14,217,958	13,280,970	12,354,951	11,439,899	10,535,815	9,642,699	8,760,551	7,889,371
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	17,514,496	16,516,256	15,533,285	14,559,595	13,597,176	12,646,032	11,706,161	10,777,566	9,860,244	8,954,197	8,059,425
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	25,473,635	24,023,915	22,586,662	21,173,693	19,773,191	18,389,093	17,021,402	15,670,117	14,335,235	13,016,761	11,714,692
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	25,473,635	24,023,915	22,586,662	21,173,693	19,773,191	18,389,093	17,021,402	15,670,117	14,335,235	13,016,761	11,714,692
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	32,392,046	30,519,151	28,695,125	26,892,972	25,111,688	23,351,274	21,611,730	19,893,057	18,195,254	16,518,322	14,862,260
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	32,392,046	30,519,151	28,695,125	26,892,972	25,111,688	23,351,274	21,611,730	19,893,057	18,195,254	16,518,322	14,862,260
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	40,452,557	38,147,688	35,868,907	33,616,215	31,389,609	29,189,092	27,014,663	24,866,322	22,744,069	20,647,903	18,577,825
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	40,452,557	38,147,688	35,868,907	33,616,215	31,389,609	29,189,092	27,014,663	24,866,322	22,744,069	20,647,903	18,577,825
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	55,843,006	52,657,122	49,507,217	46,393,377	43,315,598	40,273,882	37,268,230	34,298,640	31,365,113	28,467,649	25,606,248
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	55,843,006	52,657,122	49,507,217	46,393,377	43,315,598	40,273,882	37,268,230	34,298,640	31,365,113	28,467,649	25,606,248
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	62,760,036	59,172,423	55,625,425	52,119,041	48,653,271	45,228,117	41,843,578	38,499,652	35,196,343	31,933,646	28,711,565
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	62,760,036	59,172,423	55,625,425	52,119,041	48,653,271	45,228,117	41,843,578	38,499,652	35,196,343	31,933,646	28,711,565
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	74,831,926	70,551,858	66,320,250	62,137,097	58,002,402	53,916,166	49,878,388	45,889,069	41,948,201	38,051,133	34,203,959
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	74,831,926	70,551,858	66,320,250	62,137,097	58,002,402	53,916,166	49,878,388	45,889,069	41,948,201	38,051,133	34,203,959
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	104,670,322	98,679,321	92,754,141	86,897,779	81,109,237	75,388,514	69,735,611	64,150,527	58,633,264	53,183,819	47,802,193
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	110,057,712	103,747,094	97,507,904	91,340,145	85,243,815	79,218,916	73,265,446	67,383,406	61,570,112	55,825,619	50,152,615
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	129,594,478	122,087,615	114,715,052	107,446,668	100,282,345	93,162,145	86,139,996	79,202,094	72,348,438	65,579,029	58,893,868
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	104,423,151	98,409,542	92,459,995	86,577,691	80,763,311	75,017,154	69,339,121	63,726,457	58,178,653	52,697,839	47,283,397
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	104,423,151	98,409,542	92,459,995	86,577,691	80,763,311	75,017,154	69,339,121	63,726,457	58,178,653	52,697,839	47,283,397
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	2,019,240	1,810,457	1,604,235	1,400,577	1,199,481	1,000,947	804,978	611,570	420,725	230,751	43,191
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	100,299	297,069	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,446,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,446,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	98,525	92,945	87,427	81,972	76,581	71,252	65,987	60,785	55,646	50,569	45,557
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	98,525	92,945	87,427	81,972	76,581	71,252	65,987	60,785	55,646	50,569	45,557
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	492,627	464,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	492,627	464,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	985,254	929,445	874,267	819,721	765,806	712,521	659,868	607,847	556,457	505,698	455,570
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	985,254	929,445	874,267	819,721	765,806	712,521	659,868	607,847	556,457	505,698	455,570
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,773,723	1,687,590	1,597,596	1,468,751	1,391,046	1,294,485	1,199,068	1,104,796	1,011,667	919,682	828,840
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,773,723	1,687,590	1,597,596	1,468,751	1,391,046	1,294,485	1,199,068	1,104,796	1,011,667	919,682	828,840
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,663,085	2,531,385	2,381,399	2,223,127	2,086,569	1,941,727	1,798,599	1,657,185	1,517,485	1,379,501	1,243,231
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,663,085	2,531,385	2,381,399	2,223,127	2,086,569	1,941,727	1,798,599	1,657,185	1,517,485	1,379,501	1,243,231
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	3,497,624	3,299,562	3,103,825	2,910,332	2,719,074	2,530,053	2,343,270	2,158,724	1,976,417	1,796,347	1,618,515
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	3,076,894	2,879,266	2,675,869	2,478,884	2,284,252	2,091,972	1,902,044	1,714,468	1,529,244	1,346,372	1,165,854
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	4,371,918	4,124,453	3,879,786	3,637,916	3,398,843	3,162,567	2,929,088	2,698,406	2,470,521	2,245,434	2,023,144
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	4,057,350	3,814,015	3,573,464	3,335,699	3,100,719	2,868,524	2,639,114	2,412,489	2,188,649	1,967,595	1,749,325
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	6,557,877	6,186,680	5,819,679	5,456,874	5,098,264	4,743,850	4,393,632	4,047,609	3,705,782	3,368,151	3,034,716
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	6,557,877	6,186,680	5,819,679	5,456,874	5,098,264	4,743,850	4,393,632	4,047,609	3,705,782	3,368,151	3,034,716
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	8,743,836	8,248,907	7,759,572	7,275,831	6,797,686	6,325,134	5,858,175	5,396,812	4,941,043	4,490,868	4,046,287
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	7,151,185	6,677,354	6,209,053	5,746,280	5,289,036	4,837,322	4,391,137	3,950,480	3,515,351	3,085,752	2,661,682
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	12,976,420	12,240,949	11,513,792	10,794,952	10,084,425	9,382,216	8,688,321	8,002,741	7,325,477	6,656,529	5,995,894
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	12,976,420	12,240,949	11,513,792	10,794,952	10,084,425	9,382,216	8,688,321	8,002,741	7,325,477	6,656,529	5,995,894
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	17,093,716	16,124,837	15,165,913	14,217,958	13,280,970	12,354,951	11,439,899	10,535,815	9,642,699	8,760,551	7,889,371
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	17,514,496	16,516,256	15,533,285	14,559,595	13,597,176	12,646,032	11,706,161	10,777,566	9,860,244	8,954,197	8,059,425
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	25,473,635	24,023,915	22,586,662	21,173,693	19,773,191	18,389,093	17,021,402	15,670,117	14,335,235	13,016,761	11,714,692
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	25,473,635	24,023,915	22,586,662	21,173,693	19,773,191	18,389,093	17,021,402	15,670,117	14,335,235	13,016,761	11,714,692
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	32,392,046	30,519,151	28,695,125	26,892,972	25,111,688	23,351,274	21,611,730	19,893,057	18,195,254	16,518,322	14,862,260
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	32,392,046	30,519,151	28,695,125	26,892,972	25,111,688	23,351,274	21,611,730	19,893,057	18,195,254	16,518,322	14,862,260
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	40,452,557	38,147,688	35,868,907	33,616,215	31,389,609	29,189,092	27,014,663	24,866,322	22,744,069	20,647,903	18,577,825
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	40,452,557	38,147,688	35,868,907	33,616,215	31,389,609	29,189,092	27,014,663	24,866,322	22,744,069	20,647,903	18,577,825
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	55,843,006	52,657,122	49,507,217	46,393,377	43,315,598	40,273,882	37,268,230	34,298,640	31,365,113	28,467,649	25,606,248
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	55,843,006	52,657,122	49,507,217	46,393,377	43,315,598	40,273,882	37,268,230	34,298,640	31,365,113	28,467,649	25,606,248
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	62,760,036	59,172,423	55,625,425	52,119,041	48,653,271	45,228,117	41,843,578	38,499,652	35,196,343	31,933,646	28,711,565
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	62,760,036	59,172,423	55,625,425	52,119,041	48,653,271	45,228,117	41,843,578	38,499,652	35,196,343	31,933,646	28,711,565
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	74,831,926	70,551,858	66,320,250	62,137,097	58,002,402	53,916,166	49,878,388	45,889,069	41,948,201	38,051,133	34,203,959
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	74,831,926	70,551,858	66,320,250	62,137,097	58,002,402	53,916,166	49,878,388	45,889,069	41,948,201	38,051,133	34,203,959
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	104,670,322	98,679,321	92,754,141	86,897,779	81,109,237	75,388,514	69,735,611	64,150,527	58,633,264	53,183,819	47,802,193
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	110,057,712	103,747,094	97,507,904	91,340,145	85,243,815	79,218,916	73,265,446	67,383,406	61,570,112	55,825,619	50,152,615
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	129,594,478	122,087,615	114,715,052	107,446,668	100,282,345	93,162,145	86,139,996	79,202,094	72,348,438	65,579,029	58,893,868
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£283,111,111	104,423,151	98,409,542	92,459,995	86,577,691	80,763,311	75,017,154	69,339,121	63,726,457	58,178,653	52,697,839	47,283,397
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	104,423,151	98,409,542	92,459,995	86,577,691	80,763,311	75,017,154	69,339,121	63,726,457	58,178,653	52,697,839	47,283,397
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	2,019,240	1,810,457	1,604,235	1,400,577	1,199,481	1,000,947	804,978	611,570	420,725	230,751	43,191
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	94,919	100,299	297,069	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	98,525	92,945	87,427	81,972	76,581	71,252	65,987	60,785	55,646	50,569	45,557
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	98,525	92,945	87,427	81,972	76,581	71,252	65,987	60,785	55,646	50,569	45,557
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	492,627	464,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	492,627	464,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	985,254	929,445	874,267	819,721	765,806	712,521	659,868	607,847	556,457	505,698	455,570
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	985,254	929,445	874,267	819,721	765,806	712,521	659,868	607,847	556,457	505,698	455,570
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,773,723	1,687,590	1,597,596	1,468,751	1,391,046	1,294,485	1,199,068	1,104,796	1,011,667	919,682	828,840
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,773,723	1,687,590	1,597,596	1,468,751	1,391,046	1,294,485	1,199,068	1,104,796	1,011,667	919,682	828,840
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,663,085	2,531,385	2,381,399	2,223,127	2,086,569	1,941,727	1,798,599	1,657,185	1,517,485	1,379,501	1,243,231
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,663,085	2,531,385	2,381,399	2,223,127	2,086,569	1,941,727	1,798,599	1,657,185	1,517,485	1,379,501	1,243,231
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	3,497,624	3,299,562	3,103,825	2,910,332	2,719,074	2,530,053	2,343,270	2,158,724	1,976,417	1,796,347	1,618,515
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	3,076,894	2,879,266	2,675,869	2,478,884	2,284,252	2,091,972	1,902,044	1,714,468	1,529,244	1,346,372	1,165,854
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	4,371,918	4,124,453	3,879,786	3,637,916	3,398,843	3,162,567	2,929,088	2,698,406	2,470,521	2,245,434	2,023,144
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	4,057,350	3,814,015	3,573,464	3,335,699	3,100,719	2,868,524	2,639,114	2,412,489	2,188,649	1,967,595	1,749,325
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	6,557,877	6,186,680	5,819,679	5,456,874	5,098,264	4,743,850	4,393,632	4,047,609	3,705,782	3,368,151	3,034,716
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	6,557,877	6,186,680	5,819,679	5,456,874	5,098,264	4,743,850	4,393,632	4,047,609	3,705,782	3,368,151	3,034,716
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	8,743,836	8,248,907	7,759,572	7,275,831	6,797,686	6,325,134	5,858,175	5,396,812	4,941,043	4,490,868	4,046,287
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	7,151,185	6,677,354	6,209,053	5,746,280	5,289,036	4,837,322	4,391,137	3,950,480	3,515,351	3,085,752	2,661,682
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	12,976,420	12,240,949	11,513,792	10,794,952	10,084,425	9,382,216	8,688,321	8,002,741	7,325,477	6,656,529	5,995,894
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	12,976,420	12,240,949	11,513,792	10,794,952	10,084,425	9,382,216	8,688,321	8,002,741	7,325,477	6,656,529	5,995,894
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	17,093,716	16,124,837	15,165,913	14,217,958	13,280,970	12,354,951	11,439,899	10,535,815	9,642,699	8,760,551	7,889,371
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	17,514,496	16,516,256	15,533,285	14,559,595	13,597,176	12,646,032	11,706,161	10,777,566	9,860,244	8,954,197	8,059,425
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	25,473,635	24,023,915	22,586,662	21,173,693	19,773,191	18,389,093	17,021,402	15,670,117	14,335,235	13,016,761	11,714,692
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	25,473,635	24,023,915	22,586,662	21,173,693	19,773,191	18,389,093	17,021,402	15,670,117	14,335,235	13,016,761	11,714,692
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	32,392,046	30,519,151	28,695,125	26,892,972	25,111,688	23,351,274	21,611,730	19,893,057	18,195,254	16,518,322	14,862,260
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	32,392,046	30,519,151	28,695,125	26,892,972	25,111,688	23,351,274	21,611,730	19,893,057	18,195,254	16,518,322	14,862,260
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	40,452,557	38,147,688	35,868,907	33,616,215	31,389,

Table 6.3.9: Appraisal results – 80% rented (60% social rent, 20% affordable rent) and 20% shared ownership (values of £5,175 per square metre)

COTSWOLD DISTRICT COUNCIL Sales value £5,175 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	104,297	98,445	92,660	86,941	81,287	75,700	70,180	64,725	59,336	54,013	48,757
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	104,297	98,445	92,660	86,941	81,287	75,700	70,180	64,725	59,336	54,013	48,757
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	521,486	492,227	463,300	434,702	406,437	378,501	350,896	323,622	296,679	270,067	243,784
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	521,486	492,227	463,300	434,702	406,437	378,501	350,896	323,622	296,679	270,067	243,784
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	1,042,971	984,455	926,600	869,406	812,874	757,003	701,793	647,245	593,359	540,133	487,569
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	1,042,971	984,455	926,600	869,406	812,874	757,003	701,793	647,245	593,359	540,133	487,569
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,896,699	1,790,516	1,685,530	1,581,745	1,479,159	1,377,772	1,277,584	1,178,594	1,080,804	984,213	888,822
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,896,699	1,790,516	1,685,530	1,581,745	1,479,159	1,377,772	1,277,584	1,178,594	1,080,804	984,213	888,822
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,845,048	2,685,773	2,528,295	2,372,618	2,219,738	2,068,657	1,919,375	1,771,891	1,626,207	1,482,321	1,339,233
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,845,048	2,685,773	2,528,295	2,372,618	2,219,738	2,068,657	1,919,375	1,771,891	1,626,207	1,482,321	1,339,233
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,707,180	3,499,393	3,293,955	3,090,862	2,890,117	2,691,718	2,495,667	2,301,962	2,110,603	1,921,592	1,734,927
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	3,282,609	3,071,176	2,862,393	2,655,890	2,451,938	2,250,448	2,051,418	1,854,849	1,660,741	1,469,093	1,279,906
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,633,975	4,374,242	4,117,444	3,863,578	3,612,646	3,364,646	3,119,579	2,877,452	2,638,254	2,401,991	2,168,660
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	4,317,437	4,061,915	3,809,316	3,559,637	3,312,880	3,069,044	2,828,130	2,590,136	2,355,064	2,122,914	1,893,684
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	6,950,962	6,561,364	6,176,166	5,795,367	5,418,970	5,046,972	4,679,374	4,316,178	3,957,381	3,602,985	3,252,989
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	6,950,962	6,561,364	6,176,166	5,795,367	5,418,970	5,046,972	4,679,374	4,316,178	3,957,381	3,602,985	3,252,989
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	9,267,950	8,748,485	8,234,887	7,727,156	7,225,293	6,729,296	6,239,167	5,754,904	5,276,509	4,803,980	4,337,318
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	7,665,222	7,167,279	6,675,137	6,188,795	5,708,253	5,233,512	4,764,571	4,301,432	3,844,093	3,392,554	2,946,815
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	13,885,440	13,102,919	12,326,495	11,556,168	10,791,937	10,033,802	9,281,763	8,535,821	7,795,975	7,062,225	6,334,571
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	13,746,946	12,975,364	12,212,486	11,458,349	10,712,917	9,976,202	9,248,202	8,528,921	7,818,356	7,116,508	6,423,377
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	18,513,900	17,470,614	16,439,126	15,419,435	14,411,541	13,415,447	12,431,149	11,458,649	10,497,947	9,549,044	8,611,937
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	18,513,900	17,470,614	16,439,126	15,419,435	14,411,541	13,415,447	12,431,149	11,458,649	10,497,947	9,549,044	8,611,937
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	26,828,477	25,410,269	23,998,876	22,424,152	20,956,867	19,506,840	18,073,852	16,657,844	15,259,214	13,877,762	12,513,490
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	26,828,477	25,410,269	23,998,876	22,424,152	20,956,867	19,506,840	18,073,852	16,657,844	15,259,214	13,877,762	12,513,490
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	34,197,242	32,266,969	30,338,427	28,471,719	26,606,643	24,763,800	22,942,590	21,143,212	19,365,667	17,609,955	15,876,076
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	34,197,242	32,266,969	30,338,427	28,471,719	26,606,643	24,763,800	22,942,590	21,143,212	19,365,667	17,609,955	15,876,076
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	42,746,678	40,333,710	37,948,034	35,589,649	33,258,554	30,954,751	28,678,237	26,429,016	24,207,085	22,012,444	19,845,095
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	42,746,678	40,333,710	37,948,034	35,589,649	33,258,554	30,954,751	28,678,237	26,429,016	24,207,085	22,012,444	19,845,095
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	58,987,748	55,653,976	52,357,915	49,099,567	45,878,933	42,696,010	39,550,801	36,443,305	33,373,521	30,341,450	27,347,093
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	58,987,748	55,653,976	52,357,915	49,099,567	45,878,933	42,696,010	39,550,801	36,443,305	33,373,521	30,341,450	27,347,093
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	66,289,010	62,536,396	58,826,216	55,158,505	51,533,247	47,950,444	44,409,228	40,909,449	37,452,126	34,037,286	30,664,919
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	66,289,010	62,536,396	58,826,216	55,158,505	51,533,247	47,950,444	44,409,228	40,909,449	37,452,126	34,037,286	30,664,919
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	79,042,869	74,564,056	70,135,913	65,758,440	61,431,637	57,155,504	52,930,041	48,755,247	44,631,124	40,557,670	36,534,887
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	79,042,869	74,564,056	70,135,913	65,758,440	61,431,637	57,155,504	52,930,041	48,755,247	44,631,124	40,557,670	36,534,887
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	110,642,786	104,371,740	98,171,073	92,039,188	85,976,260	79,988,288	74,069,270	68,221,209	62,444,103	56,737,952	51,102,757
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	116,340,648	109,733,153	103,200,945	96,743,484	90,360,751	84,052,746	77,819,469	71,660,919	65,577,096	59,568,001	53,633,633
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	136,902,208	129,116,402	121,418,660	113,808,982	106,287,369	98,853,820	91,508,335	84,250,914	77,081,558	69,990,266	62,982,781
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	110,407,544	104,111,504	97,886,676	91,733,069	85,650,674	79,637,122	73,691,469	67,817,096	62,013,998	56,280,051	50,612,092
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	110,407,544	104,111,504	97,886,676	91,733,069	85,650,674	79,637,122	73,691,469	67,817,096	62,013,998	56,280,051	50,612,092
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	2,260,237	2,040,157	1,822,726	1,608,011	1,395,986	1,186,653	980,012	776,062	574,804	376,239	178,886
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	100,299	297,089	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,446,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,446,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	104,297	98,445	92,660	86,941	81,287	75,700	70,180	64,725	59,336	54,013	48,757
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	104,297	98,445	92,660	86,941	81,287	75,700	70,180	64,725	59,336	54,013	48,757
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	521,486	492,227	463,300	434,702	406,437	378,501	350,896	323,622	296,679	270,067	243,784
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	521,486	492,227	463,300	434,702	406,437	378,501	350,896	323,622	296,679	270,067	243,784
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	1,042,971	984,455	926,600	869,406	812,874	757,003	701,793	647,245	593,359	540,133	487,569
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	1,042,971	984,455	926,600	869,406	812,874	757,003	701,793	647,245	593,359	540,133	487,569
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,896,699	1,790,516	1,685,530	1,581,745	1,479,159	1,377,772	1,277,584	1,178,594	1,080,804	984,213	888,822
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,896,699	1,790,516	1,685,530	1,581,745	1,479,159	1,377,772	1,277,584	1,178,594	1,080,804	984,213	888,822
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,845,048	2,685,773	2,528,295	2,372,618	2,219,738	2,068,657	1,919,375	1,771,891	1,626,207	1,482,321	1,339,233
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,845,048	2,685,773	2,528,295	2,372,618	2,219,738	2,068,657	1,919,375	1,771,891	1,626,207	1,482,321	1,339,233
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	3,707,180	3,499,393	3,293,955	3,090,862	2,890,117	2,691,718	2,495,667	2,301,962	2,110,603	1,921,592	1,734,927
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	3,282,609	3,071,176	2,862,393	2,655,890	2,451,938	2,250,448	2,051,418	1,854,849	1,660,741	1,469,093	1,279,906
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	4,633,975	4,374,242	4,117,444	3,863,578	3,612,646	3,364,646	3,119,579	2,877,452	2,638,254	2,401,991	2,168,660
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	4,317,437	4,061,915	3,809,316	3,559,637	3,312,880	3,069,044	2,828,130	2,590,136	2,355,064	2,122,914	1,893,684
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	6,950,962	6,561,364	6,176,166	5,795,367	5,418,970	5,046,972	4,679,374	4,316,178	3,957,381	3,602,985	3,252,989
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	6,950,962	6,561,364	6,176,166	5,795,367	5,418,970	5,046,972	4,679,374	4,316,178	3,957,381	3,602,985	3,252,989
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	9,267,950	8,748,485	8,234,887	7,727,156	7,225,293	6,729,296	6,239,167	5,754,904	5,276,509	4,803,980	4,337,318
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	7,665,222	7,167,279	6,675,137	6,188,795	5,708,253	5,233,512	4,764,571	4,301,432	3,844,093	3,392,554	2,946,815
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	13,885,440	13,102,919	12,326,495	11,556,168	10,791,937	10,033,802	9,281,763	8,535,821	7,795,975	7,062,225	6,334,571
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	13,746,946	12,975,364	12,212,486	11,458,349	10,712,917	9,976,202	9,248,202	8,528,921	7,818,356	7,116,508	6,423,377
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	18,102,202	17,085,054	16,079,398	15,085,235	14,102,565	13,131,386	12,171,700	11,223,519	10,286,822	9,361,620	8,447,912
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	18,513,900	17,470,614	16,439,126	15,419,435	14,411,541	13,415,447	12,431,149	11,458,649	10,497,947	9,549,044	8,611,937
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	26,828,477	25,410,269	23,998,876	22,424,152	20,956,867	19,506,840	18,073,852	16,657,844	15,259,214	13,877,762	12,513,490
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	26,828,477	25,410,269	23,998,876	22,424,152	20,956,867	19,506,840	18,073,852	16,657,844	15,259,214	13,877,762	12,513,490
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	34,197,242	32,266,969	30,338,427	28,471,719	26,606,643	24,763,800	22,942,590	21,143,212	19,365,667	17,609,955	15,876,076
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	34,197,242	32,266,969	30,338,427	28,471,719	26,606,643	24,763,800	22,942,590	21,143,212	19,365,667	17,609,955	15,876,076
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	42,746,678	40,333,710	37,948,034	35,589,649	33,258,554	30,954,751	28,678,237	26,429,016	24,207,085	22,012,444	19,845,095
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	42,746,678	40,333,710	37,948,034	35,589,649	33,258,554	30,954,751	28,678,237	26,429,016	24,207,085	22,012,444	19,845,095
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	58,987,748	55,653,976	52,357,915	49,099,567	45,878,933	42,696,010	39,550,801	36,443,305	33,373,521	30,341,450	27,347,093
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	58,987,748	55,653,976	52,357,915	49,099,567	45,878,933	42,696,010	39,550,801	36,443,305	33,373,521	30,341,450	27,347,093
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	66,289,010	62,536,396	58,826,216	55,158,505	51,533,247	47,950,444	44,409,228	40,909,449	37,452,126	34,037,286	30,664,919
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	66,289,010	62,536,396	58,826,216	55,158,505	51,533,247	47,950,444	44,409,228	40,909,449	37,452,126	34,037,286	30,664,919
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,252	79,042,869	74,564,056	70,135,913	65,758,440	61,431,637	57,155,504	52,930,041	48,755,247	44,631,124	40,557,670	36,534,887
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	79,042,869	74,564,056	70,135,913	65,758,440	61,431,637	57,155,504	52,930,041	48,755,247	44,631,124	40,557,670	36,534,887
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	110,642,786	104,371,740	98,171,073	92,039,188	85,976,260	79,988,288	74,069,270	68,221,209	62,444,103	56,737,952	51,102,757
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	116,340,648	109,733,153	103,200,945	96,743,484	90,360,751	84,052,746	77,819,469	71,660,919	65,577,096	59,568,001	53,633,633
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	136,902,208	129,116,402	121,418,660	113,808,982	106,287,369	98,853,820	91,508,335	84,250,914	77,081,558	69,990,266	62,982,781
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	110,407,544	104,111,504	97,886,676	91,733,069	85,650,674	79,637,122	73,691,469	67,817,096	62,013,998	56,280,051	50,612,092
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	110,407,544	104,111,504	97,886,676	91,733,069	85,650,674	79,637,122	73,691,469	67,817,096	62,013,998	56,280,051	50,612,092
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	2,260,237	2,040,157	1,822,726	1,608,011	1,395,986	1,186,653	980,012	776,062	574,804	376,239	178,886
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	94,919	100,299	297,089	493,839	690,609	887,380	1,084,150	1,280,919	1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	104,297	98,445	92,660	86,941	81,287	75,700	70,180	64,725	59,336	54,013	48,757
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	104,297	98,445	92,660	86,941	81,287	75,700	70,180	64,725	59,336	54,013	48,757
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	521,486	492,227	463,300	434,702	406,437	378,501	350,896	323,622	296,679	270,067	243,784
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	521,486	492,227	463,300	434,702	406,437	378,501	350,896	323,622	296,679	270,067	243,784
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	1,042,971	984,455	926,600	869,406	812,874	757,003	701,793	647,245	593,359	540,133	487,569
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	1,042,971	984,455	926,600	869,406	812,874	757,003	701,793	647,245	593,359	540,133	487,569
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,896,699	1,790,516	1,685,530	1,581,745	1,479,159	1,377,772	1,277,584	1,178,594	1,080,804	984,213	888,822
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,896,699	1,790,516	1,685,530	1,581,745	1,479,159	1,377,772	1,277,584	1,178,594	1,080,804	984,213	888,822
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,845,048	2,685,773	2,528,295	2,372,618	2,219,738	2,068,657	1,919,375	1,771,891	1,626,207	1,482,321	1,339,233
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,845,048	2,685,773	2,528,295	2,372,618	2,219,738	2,068,657	1,919,375	1,771,891	1,626,207	1,482,321	1,339,233
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	3,707,180	3,499,393	3,293,955	3,090,862	2,890,117	2,691,718	2,495,667	2,301,962	2,110,603	1,921,592	1,734,927
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	3,282,609	3,071,176	2,862,393	2,655,890	2,451,938	2,250,448	2,051,418	1,854,849	1,660,741	1,469,093	1,279,906
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	4,633,975	4,374,242	4,117,444	3,863,578	3,612,646	3,364,646	3,119,579	2,877,452	2,638,254	2,401,991	2,168,660
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	4,317,437	4,061,915	3,809,316	3,559,637	3,312,880	3,069,044	2,828,130	2,590,136	2,355,064	2,122,914	1,893,684
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	6,950,962	6,561,364	6,176,166	5,795,367	5,418,970	5,046,972	4,679,374	4,316,178	3,957,381	3,602,985	3,252,989
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	6,950,962	6,561,364	6,176,166	5,795,367	5,418,970	5,046,972	4,679,374	4,316,178	3,957,381	3,602,985	3,252,989
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	9,267,950	8,748,485	8,234,887	7,727,156	7,225,293	6,729,296	6,239,167	5,754,904	5,276,509	4,803,980	4,337,318
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	7,665,222	7,167,279	6,675,137	6,188,795	5,708,253	5,233,512	4,764,571	4,301,432	3,844,093	3,392,554	2,946,815
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	13,885,440	13,102,919	12,326,495	11,556,168	10,791,937	10,033,802	9,281,763	8,535,821	7,795,975	7,062,225	6,334,571
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	13,746,946	12,975,364	12,212,486	11,458,349	10,712,917	9,976,202	9,248,202	8,528,921	7,818,356	7,116,508	6,423,377
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	18,102,202	17,085,054	16,079,398	15,085,235	14,102,565	13,131,386	12,171,700	11,223,519	10,286,822	9,361,620	8,447,912
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	18,513,900	17,470,614	16,439,126	15,419,435	14,411,541	13,415,447	12,431,149	11,458,649	10,497,947	9,549,044	8,611,937
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	26,828,477	25,410,269	23,998,876	22,424,152	20,956,867	19,506,840	18,073,852	16,657,844	15,259,214	13,877,762	12,513,490
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	26,828,477	25,410,269	23,998,876	22,424,152	20,956,867	19,506,840	18,073,852	16,657,844	15,259,214	13,877,762	12,513,490
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	34,197,242	32,266,969	30,338,427	28,471,719	26,606,643	24,763,800	22,942,590	21,143,212	19,365,667	17,609,955	15,876,076
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	34,197,242	32,266,969	30,338,427	28,471,719	26,606,643	24,763,800	22,942,590	21,143,212	19,365,667	17,609,955	15,876,076
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	42,746,678	40,333,710

6.8 For the purposes of formulating a policy target for affordable housing, there is a choice between two potential options. The first is to adopt a relatively low target that most schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is to maintain a policy approach either a single percentage or a range, that explicitly accepts that some schemes may provide a lower level, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to support for maintaining the proposed 35% and 40% targets.

Affordable housing on specialist accommodation for older people

6.9 Core Policy 43 requires that specialist accommodation schemes for older people should provide affordable housing in line with the requirements of Core Policy 41. Care schemes tend to be developed at higher densities than general purpose housing and as a consequence, this results in more floorspace per hectare which can assist in achieving higher residual values per hectare. However, care scheme also incorporate more extensive common areas to provide additional facilities that residents require (net to gross ratios of 70% to 75% are typical, in comparison to the more typical 80% to 85% for general purposes flatted developments).

6.10 Typology CDC-ELDER1 is an age restricted scheme for older people. As can be noted in tables 6.3.1 to 6.3.9, this type of development can viably deliver 40% on greenfield sites when sales values reach the upper end of the District-wide range. This upper end of the range is likely to be the most relevant for these types of scheme, as they tend to generate premium values in comparison to other residential developments. The appraisal outputs for these developments on brownfield sites indicate that they are unlikely to be viable even if delivered as 100% market housing, suggesting that developers will most likely bring schemes forward on greenfield sites.

Affordable housing small sites contribution

6.11 We have tested the ability of schemes of fewer than 10 units to make contributions towards affordable housing through payments in lieu. Our appraisals test the provision of affordable housing using a 'notional on-site' approach and the outputs are incorporated within tables 6.3.1 to 6.3.9. Typologies CDC-RES1, CDC-RES2, CDC-RES3 and CDC-RES4 all provide between 1 and 5 units in various densities and configurations. These typologies show similar viability outcomes to schemes of 10 or more units, which indicates that there is no reason (in viability terms) why they would not be able to contribute through on-site delivery or through payments in lieu which are the financial equivalent of on-site affordable housing.

6.12 There are two main approaches to calculating payments in lieu. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery.

6.13 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. An example formula is provided in Figure 6.13.1.

Figure 6.13.1: Example formulate for calculating a payment in lieu of affordable housing

X = ((A – B) x C) – ((A x C) x D) where

X = the Payment in lieu

A = The market value of a square metre of floorspace in the development

B = The value of affordable housing per square metre of floorspace (reflecting the blend between affordable rent and shared ownership

C = the number of square metres that would be required on-site to meet the Affordable Housing target

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing[11])

6.14 If it is established to the Council's satisfaction that a development proposal could not viably provide the relevant policy target for affordable housing on a particular site, the (lower) agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for a 5 unit development on a greenfield site would require 2 units (40%) to be provided as affordable housing to meet the policy target. If it is agreed that only 20% affordable housing could be viably provided on site, then the calculation would be based on an assumption of 1 unit of affordable housing. It would also be possible to base payments in lieu on fractions of units, where necessary.

Impact of other emerging Local Plan policies

6.15 We have assessed the viability of other emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy. These appraisals all assume provision of 35% affordable housing on brownfield sites (BLVs 1 and 2) and 40% greenfield sites (BLVs 3 and 4). In both cases, the tenure split we have applied is 80% rent (further subdivided as 60% social rent and 20% affordable rent) and 20% shared ownership.

6.16 Clearly, as noted above, there may be scenarios where the 35% and 40% targets are unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including provision of grant funding (possible using funds secured from payments in lieu on smaller sub-10 units developments); or variations to the affordable housing tenure or overall percentage; to achieve a viable position.

6.17 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small reductions in affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these policy requirements cannot be absorbed through a reduction to land value.

6.18 The tables show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from A (£4,400 per square metre) to I (£5,175 per square metre). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply. The policy by policy testing is attached as Appendix 11.

Biodiversity Net Gain

6.19 10% Biodiversity Net Gain is now a statutory requirement across all developments. As noted in Section 4, we have incorporated a cost uplift of 0.7% of build costs to account for this requirement. Core Policy 54 seeks 10% biodiversity net gain, which is line with the statutory requirement.

[11] Developer's profit it typically applied at circa 17% of GDV on private housing and 6% on the affordable housing, so the increased profit arising from converting a unit from private to affordable housing would be 11% (i.e. 17% less 6%).

6.20 Table 6.20.1 summarises the results of our testing of the impact of the policy requirement for 10% Biodiversity Net Gain (in line with the statutory requirement). The impact on the residual land value of each scenario varies, but the impact is typically a reduction of less than 2%-3% in most cases. The impact can be more significant when the starting residual land value is very low.

Accessibility requirements

6.21 We have tested the impact of the Council's emerging requirement in Core Policy 40 that 8% of units should meet M4(3) standards and the remaining 67% of units should meet M4(2) standards. The cost of meeting M4(2) is relatively modest, while the cost of meeting M4(3) is higher but is applied to a far smaller proportion of units. The impact of this requirement on residual land values is relatively low at around 3% on average. Table 6.21.1 summarises the outputs of our analysis.

Net Zero Carbon (operational)

6.22 Emerging Core Policy 24 indicates that the Council will seek for all developments to be designed to be net zero carbon in operation, including no use of fossil fuel heating. Furthermore, the Future Homes Standard will seek an 80% reduction below emissions in the 2013 Building Regulations, which will attract a lower cost than net zero carbon. We have therefore tested a requirement to achieve operational Net Zero Carbon scenarios to reflect the future direction of travel of both national and emerging local policies towards decarbonisation. We have applied a cost uplift of 5% of build costs for residential and 5% for non-residential, as noted in paragraphs 4.17 to 4.18. Emerging work from other authorities (as noted in paragraphs 4.17 to 4.18) confirms that the solutions underlying these costs are capable of achieving net zero carbon standard taking into account any requirement for residual offsetting. The residual land values are summarised in Table 6.22.1. Table 6.22.2. provides a summary of the change in residual land values for schemes assuming a price point of £4,788 per square metre, which indicates that the reduction in residual land values is typically around 14%, removing the outliers, with higher reductions on specialist housing schemes for older people.

6.23 The costs of achieving net zero carbon are expected to fall over time as technologies evolve and improve, and as national standards requiring carbon reduction are rolled out.

Net Zero Carbon (embodied)

6.24 Emerging Core Policy 24 requires that developments are constructed "with low levels of carbon". The emerging policy does not require zero embodied carbon but we have tested this aspiration. The cost of achieving net zero embodied carbon is subject to debate, but we have tested with an additional allowance of 10% of construction costs, which is the upper end of the consensus range. It should be noted that this exceeds the Council's policy requirements which only requires that developers take measures to *minimise* embodied carbon, not necessarily eliminate it completely.

6.25 Our appraisals (see Table 6.25.1) indicate that achieving net zero embodied carbon would be 42% on average when removing the outliers, with higher reductions on schemes for older people.

Cumulative policy impacts

6.26 As previously noted, tables 6.3.1 to 6.3.9 test the emerging affordable housing requirements alongside all other policy requirements, so they show the cumulative impact of policy on scheme viability.

6.27 In addition to the testing summarised in tables 6.3.1 to 6.3.9, we have also tested the cumulative impact of policies incrementally, assuming 35% affordable housing for brownfield development and 40% for greenfield development as a constant. This testing is attached as Appendix 10.

Major infrastructure contributions

6.28 The Council's emerging Infrastructure Delivery Plan identifies a series of major infrastructure requirements which are likely to be funded (at least in part) by landowners/developers. Appendix 12 identifies 'surplus' residual land value (in excess of Benchmark Land Values) which could, in principle, fund these infrastructure costs (in addition to CIL and Section 106). The amounts available vary depending on affordable housing percentage, Benchmark Land Value and residential sales values.

Table 6.20.1: Biodiversity Net Gain (10%)

Biodiversity Net Gain (10%) Sales value (£ psm): 35% AFFORDABLE

BLV: SECONDARY OFFICES					£4,211 psm		£4,383 psm		£4,556 psm		£4,728 psm		£4,901 psm		£5,073 psm		£5,245 psm		£5,418 psm		£5,590 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.13	£0.0447	£0.0436	£0.0486	£0.0475	£0.0525	£0.0515	£0.0565	£0.0554	£0.0604	£0.0593	£0.0644	£0.0633	£0.0683	£0.0672	£0.0722	£0.0712	£0.0762	£0.0751
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.11	£0.0447	£0.0436	£0.0486	£0.0475	£0.0525	£0.0515	£0.0565	£0.0554	£0.0604	£0.0593	£0.0644	£0.0633	£0.0683	£0.0672	£0.0722	£0.0712	£0.0762	£0.0751
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.63	£0.2233	£0.2179	£0.2430	£0.2376	£0.2627	£0.2573	£0.2824	£0.2770	£0.3021	£0.2967	£0.3218	£0.3164	£0.3415	£0.3361	£0.3612	£0.3558	£0.3809	£0.3755
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.53	£0.2233	£0.2179	£0.2430	£0.2376	£0.2627	£0.2573	£0.2824	£0.2770	£0.3021	£0.2967	£0.3218	£0.3164	£0.3415	£0.3361	£0.3612	£0.3558	£0.3809	£0.3755
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£1.12	£0.4467	£0.4358	£0.4861	£0.4752	£0.5255	£0.5146	£0.5649	£0.5540	£0.6043	£0.5934	£0.6437	£0.6328	£0.6831	£0.6722	£0.7225	£0.7116	£0.7619	£0.7510
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.96	£0.4467	£0.4358	£0.4861	£0.4752	£0.5255	£0.5146	£0.5649	£0.5540	£0.6043	£0.5934	£0.6437	£0.6328	£0.6831	£0.6722	£0.7225	£0.7116	£0.7619	£0.7510
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£2.24	£1.0054	£1.0845	£1.0790	£1.0581	£1.1526	£1.1317	£1.1262	£1.1053	£1.1998	£1.1789	£1.1734	£1.1525	£1.2470	£1.2261	£1.2206	£1.1997	£1.2942	£1.2733
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£1.92	£0.8054	£0.7845	£0.8790	£0.8581	£0.9526	£0.9317	£0.9262	£0.9053	£0.9998	£0.9789	£0.9734	£0.9525	£1.0470	£1.0261	£1.0206	£1.0997	£1.0942	£1.0733
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£3.36	£1.4081	£1.3772	£1.3186	£1.2877	£1.4295	£1.3986	£1.3402	£1.3093	£1.3508	£1.3200	£1.3616	£1.3307	£1.3723	£1.3414	£1.3830	£1.3521	£1.3937	£1.3628
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£2.88	£1.2081	£1.1772	£1.3186	£1.2877	£1.4295	£1.3986	£1.3402	£1.3093	£1.3508	£1.3200	£1.3616	£1.3307	£1.3723	£1.3414	£1.3830	£1.3521	£1.3937	£1.3628
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£4.48	£1.5758	£1.5380	£1.7190	£1.6793	£1.8623	£1.8225	£2.0055	£1.9657	£2.1487	£2.1090	£2.2920	£2.2522	£2.4348	£2.3954	£2.5785	£2.5374	£2.7185	£2.6791
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£2.45	£1.1751	£1.1322	£1.3181	£1.2753	£1.4565	£1.4143	£1.5968	£1.5547	£1.7372	£1.6950	£1.8776	£1.8354	£2.0180	£1.9758	£2.1584	£2.1162	£2.2987	£2.2566
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£5.60	£1.9697	£1.9200	£2.1488	£2.0991	£2.3278	£2.2781	£2.5069	£2.4572	£2.6859	£2.6362	£2.8650	£2.8153	£3.0435	£2.9943	£3.2206	£3.1717	£3.3978	£3.3488
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£4.20	£1.7698	£1.6947	£1.9033	£1.8282	£2.0369	£2.0100	£2.2396	£2.1976	£2.4162	£2.3653	£2.5938	£2.5429	£2.7715	£2.7206	£2.9491	£2.8982	£3.1267	£3.0759
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£8.41	£2.9546	£2.8800	£3.2232	£3.1486	£3.4918	£3.4172	£3.7603	£3.6857	£4.0289	£3.9543	£4.2975	£4.2229	£4.5662	£4.4915	£4.8348	£4.7599	£5.0967	£5.0233
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£3.35	£2.9546	£2.8800	£3.2232	£3.1486	£3.4918	£3.4172	£3.7603	£3.6857	£4.0289	£3.9543	£4.2975	£4.2229	£4.5662	£4.4915	£4.8348	£4.7599	£5.0967	£5.0233
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£5.57	£3.9395	£3.8401	£4.2976	£4.1982	£4.6557	£4.5563	£5.0138	£4.9143	£5.3719	£5.2724	£5.7300	£5.6305	£6.0881	£5.9886	£6.4462	£6.3468	£6.7955	£6.6977
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	£3.04	£3.9395	£3.8401	£4.2976	£4.1982	£4.6557	£4.5563	£5.0138	£4.9143	£5.3719	£5.2724	£5.7300	£5.6305	£6.0881	£5.9886	£6.4462	£6.3468	£6.7955	£6.6977
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£8.35	£5.9460	£5.8465	£6.3783	£6.2788	£6.8106	£6.7111	£7.2429	£7.1434	£7.6752	£7.5757	£8.1075	£8.0080	£8.5398	£8.4403	£8.9721	£8.8726	£9.4044	£9.3049
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	£7.16	£5.9460	£5.8465	£6.3783	£6.2788	£6.8106	£6.7111	£7.2429	£7.1434	£7.6752	£7.5757	£8.1075	£8.0080	£8.5398	£8.4403	£8.9721	£8.8726	£9.4044	£9.3049
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£11.13	£7.7905	£7.5146	£8.4018	£8.2259	£8.9645	£8.8645	£9.7858	£9.6858	£10.4718	£10.2816	£11.1578	£10.9662	£11.8424	£11.6570	£12.5341	£12.3447	£13.2168	£13.0299
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	£9.54	£7.7905	£7.5146	£8.4018	£8.2259	£8.9645	£8.8645	£9.7858	£9.6858	£10.4718	£10.2816	£11.1578	£10.9662	£11.8424	£11.6570	£12.5341	£12.3447	£13.2168	£13.0299
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£16.70	£11.6861	£11.2973	£12.5575	£12.2687	£13.5489	£13.2602	£14.5403	£14.2716	£15.5285	£15.2624	£16.5130	£16.2460	£17.4975	£17.2313	£18.4819	£18.2158	£19.4664	£19.2002
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	£14.31	£11.6861	£11.2973	£12.5575	£12.2687	£13.5489	£13.2602	£14.5403	£14.2716	£15.5285	£15.2624	£16.5130	£16.2460	£17.4975	£17.2313	£18.4819	£18.2158	£19.4664	£19.2002
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£22.26	£14.8982	£14.3576	£15.9543	£15.8165	£17.2045	£16.8668	£18.4548	£18.1170	£19.7048	£19.3672	£20.9549	£20.6174	£22.2032	£21.8675	£23.4463	£23.1114	£24.6895	£24.3545
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	£19.08	£14.8982	£14.3576	£15.9543	£15.8165	£17.2045	£16.8668	£18.4548	£18.1170	£19.7048	£19.3672	£20.9549	£20.6174	£22.2032	£21.8675	£23.4463	£23.1114	£24.6895	£24.3545
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£29.81	£18.3727	£17.9470	£19.9429	£19.5205	£21.5096	£21.0836	£23.0663	£22.6463	£24.6319	£24.2090	£26.1937	£25.7717	£27.7540	£27.3344	£29.3079	£28.8892	£30.8618	£30.4431
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	£25.55	£18.3727	£17.9470	£19.9429	£19.5205	£21.5096	£21.0836	£23.0663	£22.6463	£24.6319	£24.2090	£26.1937	£25.7717	£27.7540	£27.3344	£29.3079	£28.8892	£30.8618	£30.4431
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£48.16	£27.5590	£26.9205	£29.9144	£29.2808	£32.2645	£31.6254	£34.5995	£33.9695	£36.9347	£36.3086	£39.2926	£38.6581	£41.6422	£41.0077	£43.9918	£43.3574	£46.3414	£45.7069
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	£41.28	£27.5590	£26.9205	£29.9144	£29.2808	£32.2645	£31.6254	£34.5995	£33.9695	£36.9347	£36.3086	£39.2926	£38.6581	£41.6422	£41.0077	£43.9918	£43.3574	£46.3414	£45.7069
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1000	55.56	£69.56	£25.4467	£24.7801	£30.8625	£30.2018	£33.2783	£32.6206	£35.6961	£35.0393	£38.0958	£37.4491	£40.5041	£39.8589	£42.9032	£42.2601	£45.3033	£44.6596	£47.7036	£47.0594
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1000	47.62	£59.63	£25.4467	£24.7801	£30.8625	£30.2018	£33.2783	£32.6206	£35.6961	£35.0393	£38.0958	£37.4491	£40.5041	£39.8589	£42.9032	£42.2601	£45.3033	£44.6596	£47.7036	£47.0594
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1300	72.22	£90.43	£33.8800	£33.1041	£39.7838	£39.1055	£43.0463	£42.3742	£44.5246	£41.7525	£45.3973	£44.6262	£46.8537	£47.4954	£51.1289	£50.3618	£53.9951	£53.2278	£56.8557	£56.0908
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1300	61.90	£77.51	£33.8800	£33.1041	£39.7838	£39.1055	£43.0463	£42.3742	£44.5246	£41.7525	£45.3973	£44.6262	£46.8537	£47.4954	£51.1289	£50.3618	£53.9951	£53.2278	£56.8557	£56.0908
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2000	95.24	£119.25	£47.1639	£46.0545	£51.2639	£50.1613	£53.3542	£54.2518	£59.4371	£58.3407	£63.5078	£62.4114	£67.5785	£66.482	£71.6376	£70.5469	£75.6909	£74.6002	£79.7443	£78.6535
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2500	119.05	£149.06	£49.4768	£48.3125	£53.7931	£52.6314	£59.1003	£56.9447	£62.1963	£61.2406	£66.8847	£65.5348	£70.9633	£69.8124	£75.2398	£74.0899	£79.5203	£78.3576	£83.7833	£82.6186
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3500	166.67	£208.69	£68.0628	£66.6913	£83.1629	£81.7935	£88.2402	£86.8756	£73.3078	£71.9497	£76.3641	£77.0060	£83.4093	£82.0573	£86.4456	£87.0935	£93.4775	£92.1298	£90.4957	£97.1492
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4000	222.22	£278.25	£46.5369	£45.4233	£50.6813	£49.5711	£54.6081	£53.7030	£58.9229	£57.8226	£63.0265	£61.9262	£67.1169	£66.0210	£71.2030	£70.1069	£75.2764	£74.1848	£79.3463	£78.2582
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4000	190.48	£238.50	£46.5369	£45.4233	£50.6813	£49.5711	£54.6081	£53.7030	£58.9229	£57.8226	£63.0265	£61.9262	£67.1169	£66.0210	£71.2030	£70.1069	£75.2764	£74.1848	£79.3463	£78.2582
40	CDC-ELDER1 Older person's housing scheme (C3)	50	2.08	£2.60	£0.0498	£0.0080	£0.2168	£0.1561	£0.3838	£0.3261	£0.5490	£0.4923	£0.7135	£0.6566	£0.8780	£0.8213	£1.0425	£0.9858	£1.2069	£1.1502	£1.3714	£1.3147
41	CDC-CARE1 Care home scheme (C2) - 70 units	0	0.40	£0.50	£0.0498	£0.0080	£0.0498	£0.0080	£0.0498	£0.0080	£0.0498	£0.0080	£0.0498	£0.0080	£0.0498	£0.0080	£0.0498	£0.0080	£0.0498	£0.0080	£0.0498	£0.0080
42	CDC-EMP1 Employment - industrial 40% plot ratio	0	5.00	£6.26	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753
43	CDC-EMP2 Employment - industrial 45% plot ratio	0	5.00	£6.26	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043
44	CDC-EMP3 Employment - industrial 40% plot ratio	0	10.00	£12.52	£14.5855	£14.3269	£14.5855	£14.3269	£14.5855	£14.3269	£14.5855	£14.3269	£14.5855	£14.3269	£14.5855	£14.3269	£14.5855	£14.3269	£14.5855	£14.3269	£14.5855	£14.3269
45	CDC-EMP4 Employment - industrial 45% plot ratio	0	10.00	£12.52	£14.8813	£14.6012	£14.8813	£14.6012	£14.8813	£14.6012	£14.8813	£14.6012	£14.8813	£14.6012	£14.8813	£14.6012	£14.8813	£14.6012	£14.8813	£14.6012	£14.8813	£14.6012
46	CDC-EMP5 Employment - industrial 40% plot ratio	0	20.00	£25.04	£27.9729	£27.4662	£27.9729	£27.4662	£27.9729	£27.4662	£27.9729	£27.4662	£27.9729	£27.4662	£27.9729	£27.4662	£27.9729	£27.4662	£27.9729	£27.4662	£27.9729	£27.4662
47	CDC-EMP6 Employment - industrial 45% plot ratio	0	20.00	£25.04	£32.0787	£31.5378	£32.0787	£31.5378	£32.0787	£31.5378	£32.0787	£31.5378	£32.0787	£31.5378	£32.0787	£31.5378	£32.0787	£31.5378	£32.0787	£31.5378	£32.0787	£31.5378

40% AFFORDABLE

BLV: GREENFIELD (HIGHER)					£4,211 psm		£4,383 psm		£4,556 psm		£4,728 psm		£4,901 psm		£5,073 psm		£5,245 psm		£5,418 psm		£5,590 psm	
	Description	No of units		BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.02	£0.0413	£0.0402	£0.0459	£0.0439	£0.0486	£0.0476	£0.0523	£0.0513	£0.0569	£0.0549	£0.0597	£0.0586	£0.0634	£0.0623	£0.0671	£0.0660	£0.0708	£0.0697
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.01	£0.0413	£0.0402	£0.0459	£0.0439	£0.0486	£0.0476	£0.0523	£0.0513	£0.0569	£0.0549	£0.0597	£0.0586	£0.0634	£0.0623	£0.0671	£0.0660	£0.0708	£0.0697
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.09	£0.2063	£0.2009	£0.2248	£0.2194	£0.2432	£0.2378	£0.2617	£0.2563	£0.2801	£0.2747	£0.2986	£0.2932	£0.3170	£0.3116	£0.3355	£0.3301	£0.3539	£0.3485
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.07	£0.2063	£0.2009	£0.2248	£0.2194	£0.2432	£0.2378	£0.2617	£0.2563	£0.2801	£0.2747	£0.2986	£0.2932	£0.3170	£0.3116	£0.3355	£0.3301	£0.3539	£0.3485
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£0.16	£0.4127	£0.4018	£0.4496	£0.4388	£0.4865	£0.4757	£0.5234	£0.5126	£0.5603	£0.5495	£0.5972	£0.5864	£0.6341	£0.6233	£0.6710	£0.6602	£0.7078	£0.6971
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.13	£0.4127	£0.4018	£0.4496	£0.4388	£0.4865	£0.4757	£0.5234	£0.5126	£0.5603	£0.5495	£0.5972	£0.5864	£0.6341	£0.6233	£0.6710	£0.6602	£0.7078	£0.6971
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£0.31	£0.7446	£0.7241	£0.8137	£0.7933	£0.8829	£0.8624	£0.9520	£0.9316	£1.0212	£1.0007	£1.0903	£1.0699	£1.1595	£1.1390	£1.2274	£1.2072	£1.2953	£1.2756
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£0.27	£0.7446	£0.7241	£0.8137	£0.7933	£0.8829	£0.8624	£0.9520	£0.9316	£1.0212	£1.0007	£1.0903	£1.0699	£1.1595	£1.1390	£1.2274	£1.2072	£1.2953	£1.2756
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£0.47	£1.1169	£1.0862	£1.2206	£1.1899	£1.3243	£1.2936	£1.4280	£1.3974	£1.5318	£1.5011	£1.6355	£1.6048	£1.7384	£1.7082	£1.8410	£1.8109	£1.9436	£1.9135
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£0.40	£1.1169	£1.0862	£1.2206	£1.1899	£1.3243	£1.2936	£1.4280	£1.3974	£1.5318	£1.5011	£1.6355	£1.6048	£1.7384	£1.7082	£1.8410	£1.8109	£1.9436	£1.9135
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£0.62	£1.4569	£1.4169	£1.5905	£1.5510	£1.7247	£1.6852	£1.8589	£1.8194	£1.9931	£1.9536	£2.1273	£2.0878	£2.2601	£2.2213	£2.3929	£2.3540	£2.5256	£2.4867
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£0.34	£1.0509	£1.0084	£1.1629	£1.1418	£1.3144	£1.2726	£1.4459	£1.4040	£1.5774	£1.5355	£1.7089	£1.6670	£1.8404	£1.7985	£1.9719	£1.9300	£2.1034	£2.0615
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£0.78	£1.6606	£1.7711	£1.9662	£1.9359	£2.1599	£2.1067	£2.3537	£2.2743	£2.4914	£2.4420	£2.6691	£2.6097	£2.8252	£2.7765	£2.9911	£2.9428	£3.1578	£3.1084
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£0.58	£1.2556	£1.5080	£1.7258	£1.6753	£1.8923	£1.8417	£2.0587	£2.0081	£2.2251	£2.1745	£2.3916	£2.3409	£2.5579	£2.5073	£2.7243	£2.6737	£2.8907	£2.8397
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£0.77	£2.7307	£2.6566	£2.9823	£2.9082	£3.2339	£3.1598	£3.4855	£3.4114	£3.7371	£3.6630	£3.9887	£3.9146	£4.2377	£4.1648	£4.4866	£4.4137	£4.7355	£4.6626
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£0.66	£2.7307	£2.6566	£2.9823	£2.9082	£3.2339	£3.1598	£3.4855	£3.4114	£3.7371	£3.6630	£3.9887	£3.9146	£4.2377	£4.1648	£4.4866	£4.4137	£4.7355	£4.6626
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£1.10	£3.6409	£3.5421	£3.9764	£3.8776	£4.3118	£4.2131	£4.6473	£4.5485	£4.9828	£4.8840	£5.3182	£5.2195	£5.6503	£5.5531	£5.9822	£5.8858	£6.3140	£6.2168
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	£0.60	£2.3145	£2.2081	£2.5478	£2.5411	£2.6783	£2.8736	£3.3075	£3.2023	£3.6358	£3.5311	£3.9648	£3.8598	£4.2933	£4.1885	£4.6220	£4.5173	£4.9507	£4.8460
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£1.65	£5.4032	£5.2953	£5.9012	£5.7551	£6.3940	£6.2498	£6.8869	£6.7424	£7.3798	£7.2353	£7.8727	£7.7282	£8.3646	£8.2211	£8.8527	£8.7103	£9.3409	£9.1985
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	£1.41	£5.4032	£5.2953	£5.9012	£5.7551	£6.3940	£6.2498	£6.8869	£6.7424	£7.3798	£7.2353	£7.8727	£7.7282	£8.3646	£8.2211	£8.8527	£8.7103	£9.3409	£9.1985
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£2.20	£7.1197	£6.9288	£7.7707	£7.5798	£8.4181	£8.2300	£9.0622	£8.8741	£9.7063	£9.5182	£10.3504	£10.1623	£10.9946	£10.8065	£11.6360	£11.4503	£12.2745	£12.0889
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	£1.88	£7.3344	£7.1487	£7.9775	£7.7919	£8.6190	£8.4350	£9.2567	£9.0732	£9.8944	£9.7109	£10.5331	£10.3486	£11.1698	£10.9863	£11.8075	£11.6240	£12.4453	£12.2617
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£3.29	£10.6700	£10.4031	£11.5983	£11.3313	£12.5265	£12.2596	£13.4548	£13.1879	£14.3778	£14.1134	£15.2995	£15.0351	£16.2211	£15.9568	£17.1428	£16.8785	£18.0645	£17.8001
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	£2.82	£10.6700	£10.4031	£11.5983	£11.3313	£12.5265	£12.2596	£13.4548	£13.1879	£14.3778	£14.1134	£15.2995	£15.0351	£16.2211	£15.9568	£17.1428	£16.8785	£18.0645	£17.8001
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£4.39	£13.5565	£13.2182	£14.7369	£14.3985	£15.9013	£15.5660	£17.0717	£16.7364	£18.2421	£17.9066	£19.4125	£19.0772	£20.5791	£20.2465	£21.7425	£21.4102	£22.9066	£22.5739
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	£3.76	£13.5565	£13.2182	£14.7369	£14.3985	£15.9013	£15.5660	£17.0717	£16.7364	£18.2421	£17.9066	£19.4125	£19.0772	£20.5791	£20.2465	£21.7425	£21.4102	£22.9066	£22.5739
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£5.88	£17.7307	£17.2900	£19.4126	£18.9902	£21.0793	£20.6533	£22.7360	£22.3160	£24.3016	£23.8787	£25.8634	£25.4414	£27.4237	£27.0041	£28.9776	£28.5589	£30.5315	£30.1128
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	£5.04	£17.7307	£17.2900	£19.4126	£18.9902	£21.0793	£20.6533	£22.7360	£22.3160	£24.3016	£23.8787	£25.8634	£25.4414	£27.4237	£27.0041	£28.9776	£28.5589	£30.5315	£30.1128
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£9.50	£23.3707	£22.7944	£25.3058	£24.6899	£27.4010	£26.8258	£29.4161	£28.8401	£31.4251	£30.8540	£33.4355	£32.8584	£35.4385	£34.8628	£37.4394	£36.8673	£39.4435	£38.8718
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	£8.14	£23.3707	£22.7944	£25.3058	£24.6899	£27.4010	£26.8258	£29.4161	£28.8401	£31.4251	£30.8540	£33.4355	£32.8584	£35.4385	£34.8628	£37.4394	£36.8673	£39.4435	£38.8718
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	£13.72	£26.2081	£25.5819	£29.4751	£27.8289	£30.7552	£30.0927	£32.9916	£32.3485	£35.2468	£34.6042	£37.5018	£36.8606	£39.7473	£39.1080	£41.9935	£41.3542	£44.2397	£43.6005
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	£11.76	£26.2081	£25.5819	£29.4751	£27.8289	£30.7552	£30.0927	£32.9916	£32.3485	£35.2468	£34.6042	£37.5018	£36.8606	£39.7473	£39.1080	£41.9935	£41.3542	£44.2397	£43.6005
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	£17.84	£31.2141	£30.4430	£33.9183	£33.1505	£36.6127	£35.8458	£39.3070	£38.5401	£41.9971	£41.2340	£44.6800	£43.9169	£47.3630	£46.5998	£50.0459	£49.2827	£52.7231	£51.9634
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	£15.29	£31.2141	£30.4430	£33.9183	£33.1505	£36.6127	£35.8458	£39.3070	£38.5401	£41.9971	£41.2340	£44.6800	£43.9169	£47.3630	£46.5998	£50.0459	£49.2827	£52.7231	£51.9634
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	£23.52	£43.4548	£42.3528	£47.2939	£46.1907	£51.1232	£50.0208	£54.9459	£53.8569	£58.7568	£57.6677	£62.5876	£61.4786	£66.3675	£65.2641	£70.1819	£69.0785	£73.9964	£72.8730
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	£29.40	£46.5969	£44.4077	£49.6077	£48.4537	£53.6418	£52.4636	£57.6634	£56.5196	£61.6799	£60.5375	£65.7181	£64.5760	£69.7563	£68.6123	£73.8327	£72.6886	£77.8687	£76.7317
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	£41.17	£43.4548	£42.3528	£47.2939	£46.1907	£51.1232	£50.0208	£54.9459	£53.8569	£58.7568	£57.6677	£62.5876	£61.4786	£66.3675	£65.2641	£70.1819	£69.0785	£73.9964	£72.8730
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	£54.89	£42.8048	£41.6965	£46.6888	£45.5840	£50.5543	£49.4586	£54.4103	£53.3138	£58.2516	£57.1586	£62.0644	£60.9659	£65.9110	£64.8225	£69.7281	£68.6417	£73.5396	£72.4547
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	£47.05	£42.8048	£41.6965	£46.6888	£45.5840	£50.5543	£49.4586	£54.4103	£53.3138	£58.2516	£57.1586	£62.0644	£60.9659	£65.9110	£64.8225	£69.7281	£68.6417	£73.5396	£72.4547
40	CDC-ELDER1 Older person's housing scheme (C3)	50	2.08	£0.51	-£0.0728	-£0.1309	£0.0848	£0.0258	£0.2413	£0.1840	£0.3972	£0.3405	£0.5531	-£0.4960	£0.7054	£0.6491	£0.8595	£0.8032	£1.0136	£0.9573	£1.1676	£1.1113
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	£0.10	-£0.7036	-£0.7506	-£0.7036	-£0.7506	-£0.7036	-£0.7506	-£0.7036	-£0.7506	-£0.7036	-£0.7506	-£0.7036	-£0.7506	-£0.7036	-£0.7506	-£0.7036	-£0.7506	-£0.7036	-£0.7506
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£1.24	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.

Table 6.21.1: Accessibility standards

Accessibility Sales value (£ psm): 35% AFFORDABLE

BLV: SECONDARY OFFICES					£4,211 psm		£4,383 psm		£4,556 psm		£4,728 psm		£4,901 psm		£5,073 psm		£5,245 psm		£5,418 psm		£5,590 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.13	£0.0447	£0.0428	£0.0486	£0.0468	£0.0525	£0.0507	£0.0565	£0.0546	£0.0604	£0.0586	£0.0644	£0.0625	£0.0683	£0.0665	£0.0722	£0.0704	£0.0762	£0.0743
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.11	£0.0447	£0.0428	£0.0486	£0.0468	£0.0525	£0.0507	£0.0565	£0.0546	£0.0604	£0.0586	£0.0644	£0.0625	£0.0683	£0.0665	£0.0722	£0.0704	£0.0762	£0.0743
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.63	£0.2233	£0.2141	£0.2430	£0.2338	£0.2627	£0.2535	£0.2824	£0.2732	£0.3021	£0.2929	£0.3218	£0.3126	£0.3415	£0.3323	£0.3612	£0.3520	£0.3809	£0.3717
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.53	£0.2233	£0.2141	£0.2430	£0.2338	£0.2627	£0.2535	£0.2824	£0.2732	£0.3021	£0.2929	£0.3218	£0.3126	£0.3415	£0.3323	£0.3612	£0.3520	£0.3809	£0.3717
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£1.12	£0.4467	£0.4283	£0.4861	£0.4677	£0.5255	£0.5071	£0.5649	£0.5465	£0.6043	£0.5859	£0.6437	£0.6253	£0.6831	£0.6647	£0.7225	£0.7041	£0.7619	£0.7435
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.96	£0.4467	£0.4283	£0.4861	£0.4677	£0.5255	£0.5071	£0.5649	£0.5465	£0.6043	£0.5859	£0.6437	£0.6253	£0.6831	£0.6647	£0.7225	£0.7041	£0.7619	£0.7435
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£2.24	£0.8934	£0.8566	£0.9722	£0.9354	£1.0510	£1.0142	£1.1298	£1.0930	£1.1086	£1.0718	£1.1874	£1.1506	£1.2662	£1.2294	£1.3450	£1.3082	£1.4238	£1.3870
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£1.92	£0.8934	£0.8566	£0.9722	£0.9354	£1.0510	£1.0142	£1.1298	£1.0930	£1.1086	£1.0718	£1.1874	£1.1506	£1.2662	£1.2294	£1.3450	£1.3082	£1.4238	£1.3870
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£3.36	£1.2000	£1.1637	£1.3108	£1.2745	£1.4215	£1.3852	£1.5322	£1.4959	£1.6429	£1.6066	£1.7536	£1.7173	£1.8643	£1.8280	£1.9750	£1.9387	£2.0857	£2.0494
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£2.88	£1.2000	£1.1637	£1.3108	£1.2745	£1.4215	£1.3852	£1.5322	£1.4959	£1.6429	£1.6066	£1.7536	£1.7173	£1.8643	£1.8280	£1.9750	£1.9387	£2.0857	£2.0494
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£4.48	£1.5758	£1.5004	£1.7180	£1.6517	£1.8603	£1.7948	£2.0025	£1.9381	£2.1447	£2.0814	£2.2870	£2.2236	£2.4346	£2.3678	£2.5765	£2.5102	£2.7182	£2.6519
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£2.45	£1.1751	£1.1034	£1.3161	£1.2445	£1.4565	£1.3858	£1.5969	£1.5263	£1.7372	£1.6667	£1.8776	£1.8070	£2.0180	£1.9474	£2.1584	£2.0878	£2.2987	£2.2282
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£5.60	£1.9697	£1.8855	£2.1488	£2.0646	£2.3278	£2.2436	£2.5069	£2.4227	£2.6859	£2.6017	£2.8650	£2.7808	£3.0435	£2.9608	£3.2206	£3.1378	£3.3976	£3.3149
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£4.20	£1.7058	£1.6186	£1.8633	£1.7761	£2.0209	£1.9761	£2.2306	£2.1527	£2.4162	£2.3304	£2.5938	£2.5080	£2.7715	£2.6857	£2.9491	£2.8633	£3.1268	£3.0410
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£8.41	£2.9546	£2.8283	£3.2232	£3.0969	£3.4918	£3.3654	£3.7603	£3.6340	£4.0289	£3.9026	£4.2975	£4.1711	£4.5652	£4.4397	£4.8309	£4.7066	£5.0967	£4.9723
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£7.20	£2.9546	£2.8283	£3.2232	£3.0969	£3.4918	£3.3654	£3.7603	£3.6340	£4.0289	£3.9026	£4.2975	£4.1711	£4.5652	£4.4397	£4.8309	£4.7066	£5.0967	£4.9723
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£11.95	£3.9395	£3.7710	£4.2976	£4.1291	£4.6557	£4.4872	£5.0138	£4.8453	£5.3719	£5.2034	£5.7300	£5.5615	£6.0570	£5.9196	£6.4412	£6.2728	£6.7995	£6.6258
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	£6.52	£2.1751	£2.0832	£2.3730	£2.2811	£2.5709	£2.4790	£2.7688	£2.6769	£2.9667	£2.8748	£3.1646	£3.0727	£3.3625	£3.2706	£3.5604	£3.4685	£3.7583	£3.6664
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£17.93	£5.5467	£5.3569	£6.0733	£5.8835	£6.5999	£6.4101	£7.1264	£6.9366	£7.6530	£7.4632	£8.1796	£7.9898	£8.7062	£8.5164	£9.2328	£9.0430	£9.7594	£9.5696
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	£15.37	£5.5467	£5.3569	£6.0733	£5.8835	£6.5999	£6.4101	£7.1264	£6.9366	£7.6530	£7.4632	£8.1796	£7.9898	£8.7062	£8.5164	£9.2328	£9.0430	£9.7594	£9.5696
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£23.91	£7.7000	£7.3807	£8.4012	£8.0819	£9.1025	£8.7832	£9.8038	£9.4845	£10.4938	£10.1745	£11.1951	£10.8758	£11.8964	£11.5771	£12.5964	£12.2771	£13.2977	£12.9784
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	£20.49	£7.8418	£7.5316	£8.6344	£8.3242	£9.4270	£9.1168	£10.0026	£9.6896	£10.6932	£10.3709	£11.3649	£11.0526	£12.0465	£11.7331	£12.7271	£12.4141	£13.4052	£13.0952
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£35.86	£11.5551	£11.1108	£12.5578	£12.1025	£13.5489	£13.0936	£14.5403	£14.0851	£15.5235	£15.0765	£16.5130	£16.0621	£17.4975	£17.0466	£18.4819	£18.0311	£19.4664	£19.0155
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	£30.74	£11.5551	£11.1108	£12.5578	£12.1025	£13.5489	£13.0936	£14.5403	£14.0851	£15.5235	£15.0765	£16.5130	£16.0621	£17.4975	£17.0466	£18.4819	£18.0311	£19.4664	£19.0155
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£47.82	£14.6662	£14.1212	£15.9643	£15.5801	£17.2045	£16.6390	£18.4546	£17.8828	£19.7048	£19.1329	£20.9549	£20.3831	£22.2052	£21.6333	£23.4463	£22.8769	£24.6899	£24.1220
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	£40.99	£14.6662	£14.1212	£15.9643	£15.5801	£17.2045	£16.6390	£18.4546	£17.8828	£19.7048	£19.1329	£20.9549	£20.3831	£22.2052	£21.6333	£23.4463	£22.8769	£24.6899	£24.1220
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£64.04	£18.3727	£17.6515	£19.9429	£19.2255	£21.5056	£20.7909	£23.0683	£22.3535	£24.6310	£23.9161	£26.1937	£25.4788	£27.7540	£27.0415	£29.3079	£28.5997	£30.8618	£30.1526
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	£54.89	£18.3727	£17.6515	£19.9429	£19.2255	£21.5056	£20.7909	£23.0683	£22.3535	£24.6310	£23.9161	£26.1937	£25.4788	£27.7540	£27.0415	£29.3079	£28.5997	£30.8618	£30.1526
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£103.45	£29.5460	£28.3602	£32.0590	£30.8732	£34.5720	£33.3862	£37.0850	£35.8992	£39.5980	£38.4122	£42.1110	£40.9252	£44.6240	£43.4382	£47.1370	£45.9512	£49.6500	£48.4642
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	£88.67	£29.5460	£28.3602	£32.0590	£30.8732	£34.5720	£33.3862	£37.0850	£35.8992	£39.5980	£38.4122	£42.1110	£40.9252	£44.6240	£43.4382	£47.1370	£45.9512	£49.6500	£48.4642
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	£149.43	£42.6620	£40.9523	£46.2990	£44.5893	£49.9360	£48.2263	£53.5730	£51.8633	£57.2099	£55.5003	£60.8469	£59.1373	£64.4839	£62.7743	£68.1209	£66.4113	£71.7579	£70.0483
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	£128.08	£42.6620	£40.9523	£46.2990	£44.5893	£49.9360	£48.2263	£53.5730	£51.8633	£57.2099	£55.5003	£60.8469	£59.1373	£64.4839	£62.7743	£68.1209	£66.4113	£71.7579	£70.0483
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	£194.26	£53.8606	£52.5853	£58.7690	£57.4578	£63.6463	£62.3349	£68.5246	£67.2167	£73.4029	£72.0951	£78.2813	£76.9735	£84.0951	£82.8527	£89.0822	£87.7398	£93.9264	£92.6840
34	CDC-RES34 Strategic site (1,300 units) 35 dph)	1,300	61.90	£166.51	£53.8606	£52.5853	£58.7690	£57.4578	£63.6463	£62.3349	£68.5246	£67.2167	£73.4029	£72.0951	£78.2813	£76.9735	£84.0951	£82.8527	£89.0822	£87.7398	£93.9264	£92.6840
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	£256.17	£47.1638	£45.2846	£51.2639	£49.3846	£55.3642	£53.4849	£59.4377	£57.5787	£63.5079	£61.6505	£67.5788	£65.7212	£71.6516	£69.7939	£75.6909	£73.8432	£79.7442	£77.8965
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	£320.21	£49.4768	£47.5014	£53.7931	£51.8255	£58.1093	£56.1418	£62.3963	£60.4306	£66.6834	£64.7346	£70.9633	£69.0143	£75.2508	£73.2918	£79.5023	£77.5633	£83.7637	£81.8247
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	£448.29	£58.0629	£55.7395	£63.1620	£60.8418	£68.2402	£65.9266	£73.3078	£71.0068	£78.3641	£76.0635	£83.4093	£81.1169	£88.4456	£86.1552	£93.4775	£91.1915	£98.4957	£96.2147
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	£597.72	£46.5389	£44.6491	£50.6813	£48.8008	£54.8081	£52.9361	£58.9229	£57.0586	£63.0265	£61.1626	£67.1169	£65.2605	£71.2050	£69.3464	£75.2764	£73.4272	£79.3463	£77.5006
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	£512.33	£46.5389	£44.6491	£50.6813	£48.8008	£54.8081	£52.9361	£58.9229	£57.0586	£63.0265	£61.1626	£67.1169	£65.2605	£71.2050	£69.3464	£75.2764	£73.4272	£79.3463	£77.5006
40	CDC-ELDER1 Older person's housing scheme (C3)	50	2.08	£5.59	£0.0498	£0.0463	£0.2168	£0.1215	£0.3838	£0.2885	£0.5490	£0.4552	£0.7135	£0.6197	£0.8780	£0.7842	£1.0425	£0.9487	£1.2068	£1.1132	£1.3716	£1.2777
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	£1.08	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£13.45	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	£13.45	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	£26.90	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	£26.90	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	£53.79	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	£53.79	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787

35% AFFORDABLE

BLV: SECONDARY INDUSTRIAL					£4,211 psm		£4,383 psm		£4,556 psm		£4,728 psm		£4,901 psm		£5,073 psm		£5,245 psm		£5,418 psm		£5,590 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.06	£0.0447	£0.0428	£0.0486	£0.0468	£0.0525	£0.0507	£0.0565	£0.0546	£0.0604	£0.0586	£0.0644	£0.0625	£0.0683	£0.0665	£0.0722	£0.0704	£0.0762	£0.0743
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.05	£0.0447	£0.0428	£0.0486	£0.0468	£0.0525	£0.0507	£0.0565	£0.0546	£0.0604	£0.0586	£0.0644	£0.0625	£0.0683	£0.0665	£0.0722	£0.0704	£0.0762	£0.0743
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.29	£0.2233	£0.2141	£0.2430	£0.2338	£0.2627	£0.2535	£0.2824	£0.2732	£0.3021	£0.2929	£0.3218	£0.3126	£0.3415	£0.3323	£0.3612	£0.3520	£0.3809	£0.3717
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.25	£0.2233	£0.2141	£0.2430	£0.2338	£0.2627	£0.2535	£0.2824	£0.2732	£0.3021	£0.2929	£0.3218	£0.3126	£0.3415	£0.3323	£0.3612	£0.3520	£0.3809	£0.3717
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£0.52	£0.4467	£0.4283	£0.4861	£0.4677	£0.5255	£0.5071	£0.5649	£0.5465	£0.6043	£0.5859	£0.6437	£0.6253	£0.6831	£0.6647	£0.7225	£0.7041	£0.7619	£0.7435
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.45	£0.4467	£0.4283	£0.4861	£0.4677	£0.5255	£0.5071	£0.5649	£0.5465	£0.6043	£0.5859	£0.6437	£0.6253	£0.6831	£0.6647	£0.7225	£0.7041	£0.7619	£0.7435
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£1.04	£0.8934	£0.8566	£0.9722	£0.9354	£1.0510	£1.0142	£1.1298	£1.0930	£1.1086	£1.0718	£1.1874	£1.1506	£1.2662	£1.2294	£1.3450	£1.3082	£1.4238	£1.3870
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£0.89	£0.8934	£0.8566	£0.9722	£0.9354	£1.0510	£1.0142	£1.1298	£1.0930	£1.1086	£1.0718	£1.1874	£1.1506	£1.2662	£1.2294	£1.3450	£1.3082	£1.4238	£1.3870
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£1.57	£1.2000	£1.1637	£1.3108	£1.2745	£1.4215	£1.3852	£1.5322	£1.4959	£1.6429	£1.6066	£1.7536	£1.7173	£1.8643	£1.8280	£1.9750	£1.9387	£2.0857	£2.0494
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£1.34	£1.2000	£1.1637	£1.3108	£1.2745	£1.4215	£1.3852	£1.5322	£1.4959	£1.6429	£1.6066	£1.7536	£1.7173	£1.8643	£1.8280	£1.9750	£1.9387	£2.0857	£2.0494
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£2.09	£1.5758	£1.5004	£1.7180	£1.6517	£1.8603	£1.7948	£2.0055	£1.9381	£2.1487	£2.0814	£2.2870	£2.2236	£2.4346	£2.3678	£2.5765	£2.5102	£2.7182	£2.6519
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£1.14	£1.1751	£1.1034	£1.3161	£1.2445	£1.4565	£1.3858	£1.5969	£1.5263	£1.7372	£1.6667	£1.8776	£1.8070	£2.0180	£1.9474	£2.1584	£2.0878	£2.2987	£2.2282
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£2.61	£1.9697	£1.8855	£2.1488	£2.0646	£2.3278	£2.2436	£2.5069	£2.4227	£2.6859	£2.6017	£2.8650	£2.7808	£3.0435	£2.9608	£3.2206	£3.1378	£3.3976	£3.3149
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£1.96	£1.7058	£1.6186	£1.8633	£1.7761	£2.0209	£1.9761	£2.2306	£2.1527	£2.4162	£2.3304	£2.5938	£2.5080	£2.7715	£2.6857	£2.9491	£2.8633	£3.1268	£3.0410
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£3.91	£2.9546	£2.8283	£3.2232	£3.0969	£3.4918	£3.3654	£3.7603	£3.6340	£4.0289	£3.9026	£4.2975	£4.1711	£4.5652	£4.4397	£4.8309	£4.7066	£5.0967	£4.9723
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£3.35	£2.9546	£2.8283	£3.2232	£3.0969	£3.4918	£3.3654	£3.7603	£3.6340	£4.0289	£3.9026	£4.2975	£4.1711	£4.5652	£4.4397	£4.8309	£4.7066	£5.0967	£4.9723
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£5.57	£3.9395	£3.7710	£4.2976	£4.1291	£4.6557	£4.4872	£5.0138	£4.8453	£5.3719	£5.2034	£5.7300	£5.5615	£6.0570	£5.9196	£6.4412	£6.2728	£6.7995	£6.6258
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	£3.04	£2.1751	£2.0832	£2.3730	£2.2811	£2.5709	£2.4790	£2.7688	£2.6769	£2.9667	£2.8748	£3.1646	£3.0727	£3.3625	£3.2706	£3.5604	£3.4685	£3.7583	£3.6664
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£8.35	£5.5467	£5.3569	£6.0733	£5.8835	£6.5999	£6.4101	£7.1264	£6.9366	£7.6530	£7.4632	£8.1796	£7.9898	£8.7062	£8.5164	£9.2328	£9.0430	£9.7594	£9.5696
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	£7.16	£5.5467	£5.3569	£6.0733	£5.8835	£6.5999	£6.4101	£7.1264	£6.9366	£7.6530	£7.4632	£8.1796	£7.9898	£8.7062	£8.5164	£9.2328	£9.0430	£9.7594	£9.5696
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£11.13	£7.7000	£7.3807	£8.4012	£8.0819	£9.1025	£8.7832	£9.8038	£9.4845	£10.4938	£10.1745	£11.1951	£10.8758	£11.8964	£11.5771	£12.5964	£12.2771	£13.2977	£12.9784
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	£9.54	£7.8418	£7.5316	£8.6344	£8.3242	£9.4270	£9.1168	£10.0026	£9.6896	£10.6932	£10.3709	£11.3649	£11.0526	£12.0465	£11.7331	£12.7271	£12.4141	£13.4052	£13.0952
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£16.70	£11.5551	£11.1108	£12.5578	£12.1025	£13.5489	£13.0936	£14.5403	£14.0851	£15.5235	£15.0765	£16.5130	£16.0621	£17.4975	£17.0466	£18.4819	£18.0311	£19.4664	£19.0155
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	£14.31	£11.5551	£11.1108	£12.5578	£12.1025	£13.5489	£13.0936	£14.5403	£14.0851	£15.5235	£15.0765	£16.5130	£16.0621	£17.4975	£17.0466	£18.4819	£18.0311	£19.4664	£19.0155
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£22.26	£14.6662	£14.1212	£15.9643	£15.5801	£17.2045	£16.6390	£18.4546	£17.8828	£19.7048	£19.1329	£20.9549	£20.3831	£22.2052	£21.6333	£23.4463	£22.8769	£24.6899	£24.1220
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	£19.08	£14.6662	£14.1212	£15.9643	£15.5801	£17.2045	£16.6390	£18.4546	£17.8828	£19.7048	£19.1329	£20.9549	£20.3831	£22.2052	£21.6333	£23.4463	£22.8769	£24.6899	£24.1220
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£29.81	£18.3727	£17.6515	£19.9429	£19.2255	£21.5056	£20.7909	£23.0683	£22.3535	£24.6310	£23.9161	£26.1937	£25.4788	£27.7540	£27.0415	£29.3079	£28.5997	£30.8618	£30.1526
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	£25.55	£18.3727	£17.6515	£19.9429	£19.2255	£21.5056	£20.7909	£23.0683	£22.3535	£24.6310	£23.9161	£26.1937	£25.4788	£27.7540	£27.0415	£29.3079	£28.5997	£30.8618	£30.1526
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£48.16	£29.5460	£28.3602	£32.0590	£30.8732	£34.5720	£33.3862	£37.0850	£35.8992	£39.5980	£38.4122	£42.1110	£40.9252	£44.6240	£43.4382	£47.1370	£45.9512	£49.6500	£48.4642
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	£41.28	£29.5460	£28.3602	£32.0590	£30.8732	£34.5720	£33.3862	£37.0850	£35.8992	£39.5980	£38.4122	£42.1110	£40.9252	£44.6240	£43.4382	£47.1370	£45.9512	£49.6500	£48.4642
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1000	55.56	£69.56	£29.4460	£28.3986	£32.0620	£30.8929	£34.6780	£33.4871	£37.2939	£36.0814	£38.8980	£37.6956	£40.5041	£39.3098	£42.1203	£40.9240	£43.7365	£42.5382	£44.9526	£43.7524
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1000	47.62	£59.63	£29.4460	£28.3986	£32.0620	£30.8929	£34.6780	£33.4871	£37.2939	£36.0814	£38.8980	£37.6956	£40.5041	£39.3098	£42.1203	£40.9240	£43.7365	£42.5382	£44.9526	£43.7524
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1300	72.22	£90.43	£53.8606	£52.5853	£58.7690	£57.4578	£63.6463	£62.3349	£68.5246	£67.2167	£73.4029	£72.0951	£78.2813	£76.9735	£84.0951	£82.8527	£89.0822	£87.7398	£93.9264	£92.6840
34	CDC-RES34 Strategic site (1,300 units) 35 dph)	1300	61.90	£77.51	£53.8606	£52.5853	£58.7690	£57.4578	£63.6463	£62.3349	£68.5246	£67.2167	£73.4029	£72.0951	£78.2813	£76.9735	£84.0951	£82.8527	£89.0822	£87.7398	£93.9264	£92.6840
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2000	95.24	£119.25	£47.1638	£45.2846	£51.2639	£49.3846	£55.3642	£53.4849	£59.4377	£57.5787	£63.5079	£61.6505	£67.5788	£65.7212	£71.6516	£69.7939	£75.6909	£73.8432	£79.7442	£77.8965
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2500	119.05	£149.06	£49.4768	£47.5014	£53.7931	£51.8255	£58.1093	£56.1418	£62.3963	£60.4306	£66.6834	£64.7346	£70.9633	£69.0143	£75.2508	£73.2918	£79.5023	£77.5633	£83.7637	£81.8247
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3500	166.67	£208.69	£58.0629	£55.7395	£63.1620	£60.8418	£68.2402	£65.9266	£73.3078	£71.0068	£78.3641	£76.0635	£83.4093	£81.1169	£88.4456	£86.1552	£93.4775	£91.1915	£98.4957	£96.2147
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4000	222.22	£278.25	£46.5389	£44.6491	£50.6813	£48.8008	£54.8081	£52.9361	£58.9229	£57.0586	£63.0265	£61.1626	£67.1169	£65.2605	£71.2050	£69.3464	£75.2764	£73.4272	£79.3463	£77.5006
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4000	190.48	£238.50	£46.5389	£44.6491	£50.6813	£48.8008	£54.8081	£52.9361	£58.9229	£57.0586	£63.0265	£61.1626	£67.1169	£65.2605	£71.2050	£69.3464	£75.2764	£73.4272	£79.3463	£77.5006
40	CDC-ELDER1 Older person's housing scheme (C3)	50	2.08	£2.60	£0.0498	£0.0463	£0.2168	£0.1215	£0.3838	£0.2885	£0.5490	£0.4552	£0.7135	£0.6197	£0.8780	£0.7842	£1.0425	£0.9487	£1.2068	£1.1132	£1.3716	£1.2777
41	CDC-CARE1 Care home scheme (C2) - 70 units	0	0.40	£0.50	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069	£0.5069
42	CDC-EMP1 Employment - industrial 40% plot ratio	0	5.00	£6.26	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918	£4.5918
43	CDC-EMP2 Employment - industrial 45% plot ratio	0	5.00	£6.26	£8.5385

Table 6.22.1: Net zero carbon (operational only)

Net zero carbon (operational only) Sales value (£ psm): 35% AFFORDABLE

BLV: SECONDARY OFFICES					£4,211 psm		£4,383 psm		£4,556 psm		£4,728 psm		£4,901 psm		£5,073 psm		£5,245 psm		£5,418 psm		£5,590 psm	
	Description	No of units	Site area	BLV (£/m)	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.13	£0.0447	£0.0364	£0.0436	£0.0403	£0.0525	£0.0442	£0.0565	£0.0482	£0.0604	£0.0521	£0.0644	£0.0561	£0.0683	£0.0600	£0.0722	£0.0639	£0.0762	£0.0679
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.11	£0.0447	£0.0364	£0.0436	£0.0403	£0.0525	£0.0442	£0.0565	£0.0482	£0.0604	£0.0521	£0.0644	£0.0561	£0.0683	£0.0600	£0.0722	£0.0639	£0.0762	£0.0679
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.63	£0.2253	£0.1818	£0.2430	£0.2015	£0.2627	£0.2212	£0.2824	£0.2409	£0.3021	£0.2606	£0.3218	£0.2803	£0.3415	£0.3000	£0.3612	£0.3197	£0.3809	£0.3394
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.53	£0.2253	£0.1818	£0.2430	£0.2015	£0.2627	£0.2212	£0.2824	£0.2409	£0.3021	£0.2606	£0.3218	£0.2803	£0.3415	£0.3000	£0.3612	£0.3197	£0.3809	£0.3394
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£1.12	£0.4467	£0.3837	£0.4861	£0.4031	£0.5255	£0.4426	£0.5649	£0.4819	£0.6043	£0.5213	£0.6437	£0.5607	£0.6831	£0.6001	£0.7225	£0.6395	£0.7619	£0.6789
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.96	£0.4467	£0.3837	£0.4861	£0.4031	£0.5255	£0.4426	£0.5649	£0.4819	£0.6043	£0.5213	£0.6437	£0.5607	£0.6831	£0.6001	£0.7225	£0.6395	£0.7619	£0.6789
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£2.24	£0.8934	£0.8460	£0.9792	£0.7218	£0.9530	£0.7957	£1.0268	£0.8696	£1.1006	£0.9435	£1.1744	£1.0173	£1.2482	£1.0909	£1.3219	£1.1647	£1.3957	£1.2385
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£1.92	£0.8934	£0.8460	£0.9792	£0.7218	£0.9530	£0.7957	£1.0268	£0.8696	£1.1006	£0.9435	£1.1744	£1.0173	£1.2482	£1.0909	£1.3219	£1.1647	£1.3957	£1.2385
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£3.36	£1.3401	£0.9972	£1.4688	£1.0829	£1.5975	£1.1686	£1.7262	£1.2543	£1.8549	£1.3400	£1.9836	£1.4257	£2.1123	£1.5114	£2.2410	£1.5971	£2.3697	£1.6827
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£2.88	£1.3401	£0.9972	£1.4688	£1.0829	£1.5975	£1.1686	£1.7262	£1.2543	£1.8549	£1.3400	£1.9836	£1.4257	£2.1123	£1.5114	£2.2410	£1.5971	£2.3697	£1.6827
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£4.48	£1.5758	£1.2716	£1.7190	£1.4150	£1.8623	£1.5583	£2.0055	£1.7016	£2.1487	£1.8447	£2.2920	£1.9880	£2.4348	£2.1312	£2.5785	£2.2744	£2.7182	£2.4177
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£2.45	£1.1751	£0.8475	£1.3181	£0.9897	£1.4585	£1.1319	£1.5965	£1.2741	£1.7372	£1.4149	£1.8776	£1.5553	£2.0180	£1.6957	£2.1584	£1.8360	£2.2987	£1.9764
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£5.60	£1.8697	£1.5897	£2.1486	£1.7668	£2.4275	£1.9439	£2.7065	£2.1209	£2.9854	£2.2980	£3.2643	£2.4751	£3.5432	£2.6522	£3.8221	£2.8293	£4.1011	£3.0064
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£4.20	£1.7058	£1.3106	£1.9533	£1.4625	£2.2008	£1.6145	£2.4484	£1.7664	£2.6959	£1.9183	£2.9434	£2.0703	£3.1909	£2.2222	£3.4384	£2.3742	£3.6859	£2.5261
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£8.41	£2.8046	£2.3846	£3.2229	£2.6503	£3.6413	£2.9161	£4.0597	£3.1820	£4.4781	£3.4478	£4.8965	£3.7137	£5.3149	£3.9795	£5.7333	£4.2453	£6.1517	£4.5112
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£7.20	£2.8046	£2.3846	£3.2229	£2.6503	£3.6413	£2.9161	£4.0597	£3.1820	£4.4781	£3.4478	£4.8965	£3.7137	£5.3149	£3.9795	£5.7333	£4.2453	£6.1517	£4.5112
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£11.95	£3.9385	£3.1795	£4.2976	£3.5378	£4.6567	£3.8957	£5.0158	£4.2537	£5.3749	£4.6116	£5.7340	£4.9696	£6.0570	£5.3280	£6.4412	£5.6861	£6.7995	£6.0442
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	£6.52	£2.5965	£1.7776	£2.9021	£2.1931	£3.2084	£2.4085	£3.5140	£2.6241	£3.8197	£2.8396	£4.1253	£3.0552	£4.4309	£3.2707	£4.7365	£3.4863	£5.0421	£3.7018
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£17.93	£5.8460	£4.7162	£6.3783	£5.2468	£6.9106	£5.7775	£7.4429	£6.3081	£7.9752	£6.8387	£8.5075	£7.3694	£9.0398	£7.9000	£9.5346	£8.4259	£10.0558	£8.9520
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	£15.37	£5.8460	£4.7162	£6.3783	£5.2468	£6.9106	£5.7775	£7.4429	£6.3081	£7.9752	£6.8387	£8.5075	£7.3694	£9.0398	£7.9000	£9.5346	£8.4259	£10.0558	£8.9520
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£23.91	£7.7950	£6.2875	£8.4612	£6.9731	£9.0996	£7.6587	£9.7380	£8.3444	£10.3764	£9.0174	£11.0148	£9.7031	£11.6532	£10.3662	£12.2916	£11.0667	£13.2168	£11.7744
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	£20.49	£7.7950	£6.2875	£8.4612	£6.9731	£9.0996	£7.6587	£9.7380	£8.3444	£10.3764	£9.0174	£11.0148	£9.7031	£11.6532	£10.3662	£12.2916	£11.0667	£13.2168	£11.7744
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£35.86	£11.6901	£9.4988	£12.6578	£10.4990	£13.6255	£11.4992	£14.5931	£12.4993	£15.5608	£13.4995	£16.5284	£14.4997	£17.4961	£15.4998	£18.4638	£16.4999	£19.4314	£17.5001
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	£30.74	£11.6901	£9.4988	£12.6578	£10.4990	£13.6255	£11.4992	£14.5931	£12.4993	£15.5608	£13.4995	£16.5284	£14.4997	£17.4961	£15.4998	£18.4638	£16.4999	£19.4314	£17.5001
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£47.82	£14.8868	£12.0950	£16.0545	£13.2939	£17.2222	£14.4928	£18.3898	£15.6916	£19.5575	£16.8905	£20.7252	£18.0893	£21.8929	£19.2882	£23.0605	£20.4870	£24.2282	£21.6859
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	£40.99	£14.8868	£12.0950	£16.0545	£13.2939	£17.2222	£14.4928	£18.3898	£15.6916	£19.5575	£16.8905	£20.7252	£18.0893	£21.8929	£19.2882	£23.0605	£20.4870	£24.2282	£21.6859
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£64.04	£18.3727	£15.1187	£19.9429	£16.8924	£21.5056	£18.2661	£23.0683	£19.6397	£24.8310	£21.4059	£26.1937	£22.9666	£27.7540	£24.5312	£29.3079	£26.0939	£30.8618	£27.6566
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	£54.89	£18.3727	£15.1187	£19.9429	£16.8924	£21.5056	£18.2661	£23.0683	£19.6397	£24.8310	£21.4059	£26.1937	£22.9666	£27.7540	£24.5312	£29.3079	£26.0939	£30.8618	£27.6566
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£103.45	£25.3466	£20.8871	£27.5026	£23.0633	£29.6545	£25.2193	£31.8073	£27.3754	£33.9593	£29.5315	£36.0970	£31.6875	£38.2352	£33.8330	£40.3794	£35.9776	£42.5206	£38.1186
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	£88.67	£25.3466	£20.8871	£27.5026	£23.0633	£29.6545	£25.2193	£31.8073	£27.3754	£33.9593	£29.5315	£36.0970	£31.6875	£38.2352	£33.8330	£40.3794	£35.9776	£42.5206	£38.1186
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	£149.43	£29.4407	£24.4546	£32.8623	£26.8886	£36.2839	£29.3226	£39.7055	£31.7566	£43.1271	£34.1906	£46.5487	£36.6246	£49.9703	£39.0587	£53.3919	£41.4927	£56.8135	£43.9268
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	£128.08	£29.4407	£23.4546	£32.8623	£25.8886	£36.2839	£28.3226	£39.7055	£30.7566	£43.1271	£33.1906	£46.5487	£35.6246	£49.9703	£38.0587	£53.3919	£40.4927	£56.8135	£42.9268
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	£194.26	£38.2729	£31.7910	£42.7010	£34.8552	£47.1290	£37.9193	£51.5571	£40.9835	£56.0752	£44.0476	£60.5933	£47.1118	£64.9714	£50.1759	£69.3496	£53.2401	£73.7277	£56.3042
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	£166.51	£38.2729	£30.7910	£42.7010	£33.8552	£47.1290	£36.9193	£51.5571	£39.9835	£56.0752	£43.0476	£60.5933	£46.1118	£64.9714	£49.1759	£69.3496	£52.2401	£73.7277	£55.3042
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	£256.17	£47.1639	£38.6615	£51.2639	£42.1987	£55.3642	£45.6994	£59.4644	£49.1973	£63.5646	£52.6979	£67.6649	£56.1979	£71.7652	£59.6986	£75.8655	£63.3492	£79.9657	£67.4961
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	£149.06	£49.4768	£40.5365	£53.7931	£44.8886	£58.1093	£49.2286	£62.4256	£53.5486	£66.7417	£57.8687	£70.9579	£62.1887	£74.2740	£66.5088	£77.5902	£70.7289	£80.9063	£74.9490
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	£208.69	£50.0628	£41.0297	£53.1629	£42.9967	£56.2630	£44.9637	£59.3631	£46.9308	£62.4632	£48.8978	£65.5633	£50.8649	£68.6634	£52.8319	£71.7635	£54.7990	£74.8636	£56.7660
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	£278.25	£46.5388	£37.8803	£50.6813	£42.1659	£54.8237	£46.4515	£58.9662	£50.7372	£63.1086	£54.0229	£67.2511	£57.3085	£71.3935	£60.5942	£75.5360	£63.8798	£79.6784	£67.1655
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	£238.50	£46.5388	£37.8803	£50.6813	£42.1659	£54.8237	£46.4515	£58.9662	£50.7372	£63.1086	£54.0229	£67.2511	£57.3085	£71.3935	£60.5942	£75.5360	£63.8798	£79.6784	£67.1655
40	CDC-ELDER1 Older person's housing scheme (C3)	50	2.08	£2.60	£0.0498	£0.3970	£0.2168	£0.2273	£0.3838	£0.0576	£0.5490	£0.1104	£0.7135	£0.2774	£0.8780	£0.4443	£1.0425	£0.6091	£1.2069	£0.7736	£1.3714	£0.9381
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	£0.50	£0.0498	£0.3970	£0.2168	£0.2273	£0.3838	£0.0576	£0.5490	£0.1104	£0.7135	£0.2774	£0.8780	£0.4443	£1.0425	£0.6091	£1.2069	£0.7736	£1.3714	£0.9381
42	CDC-EMP1 Employment - industrial 40% plot ratio	0	5.00	£6.26	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334
43	CDC-EMP2 Employment - industrial 45% plot ratio	0	5.00	£6.26	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334
44	CDC-EMP3 Employment - industrial 40% plot ratio	0	10.00	£12.52	£14.9855	£12.7774	£14.9855	£12.7774	£14.9855	£12.7774	£14.9855	£12.7774	£14.9855	£12.7774	£14.9855	£12.7774	£14.9855	£12.7774	£14.9855	£12.7774	£14.9855	£12.7774
45	CDC-EMP4 Employment - industrial 45% plot ratio	0	10.00	£12.52	£14.8813	£12.7799	£14.8813	£12.7799	£14.8813	£12.7799	£14.8813	£12.7799	£14.8813	£12.7799	£14.8813	£12.7799	£14.8813	£12.7799	£14.8813	£12.7799	£14.8813	£12.7799
46	CDC-EMP5 Employment - industrial 40% plot ratio	0	20.00	£25.04	£27.9729	£24.3231	£27.9729	£24.3231	£27.9729	£24.3231	£27.9729	£24.3231	£27.9729	£24.3231	£27.9729	£24.3231	£27.9729	£24.3231	£27.9729	£24.3231	£27.9729	£24.3231
47	CDC-EMP6 Employment - industrial 45% plot ratio	0	20.00	£25.04	£32.0787	£28.0235	£32.0787	£28.0235	£32.0787	£28.0235	£32.0787	£28.0235	£32.0787	£28.0235	£32.0787	£28.0235	£32.0787	£28.0235	£32.0787	£28.0235	£32.0787	£28.0235

40% AFFORDABLE

BLV: GREENFIELD (HIGHER)					£4,211 psm		£4,383 psm		£4,556 psm		£4,728 psm		£4,901 psm		£5,073 psm		£5,245 psm		£5,418 psm		£5,590 psm	
	Description	No of units		BLV (£/m)	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.02	£0.0413	£0.0330	£0.0403	£0.0367	£0.0486	£0.0404	£0.0523	£0.0441	£0.0560	£0.0478	£0.0597	£0.0515	£0.0634	£0.0552	£0.0671	£0.0589	£0.0708	£0.0626
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.01	£0.0413	£0.0330	£0.0403	£0.0367	£0.0486	£0.0404	£0.0523	£0.0441	£0.0560	£0.0478	£0.0597	£0.0515	£0.0634	£0.0552	£0.0671	£0.0589	£0.0708	£0.0626
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.09	£0.2063	£0.1651	£0.2248	£0.1835	£0.2432	£0.2020	£0.2617	£0.2204	£0.2801	£0.2389	£0.2986	£0.2573	£0.3170	£0.2758	£0.3355	£0.2942	£0.3539	£0.3127
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.07	£0.2063	£0.1651	£0.2248	£0.1835	£0.2432	£0.2020	£0.2617	£0.2204	£0.2801	£0.2389	£0.2986	£0.2573	£0.3170	£0.2758	£0.3355	£0.2942	£0.3539	£0.3127
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£0.16	£0.4127	£0.3302	£0.4496	£0.3671	£0.4865	£0.4040	£0.5234	£0.4409	£0.5603	£0.4778	£0.5972	£0.5147	£0.6341	£0.5516	£0.6710	£0.5885	£0.7079	£0.6254
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.13	£0.4127	£0.3302	£0.4496	£0.3671	£0.4865	£0.4040	£0.5234	£0.4409	£0.5603	£0.4778	£0.5972	£0.5147	£0.6341	£0.5516	£0.6710	£0.5885	£0.7079	£0.6254
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£0.31	£0.7448	£0.5883	£0.8137	£0.6575	£0.8829	£0.7266	£0.9520	£0.7958	£1.0212	£0.8649	£1.0903	£0.9341	£1.1595	£1.0032	£1.2274	£1.0723	£1.2958	£1.1415
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£0.27	£0.7448	£0.5883	£0.8137	£0.6575	£0.8829	£0.7266	£0.9520	£0.7958	£1.0212	£0.8649	£1.0903	£0.9341	£1.1595	£1.0032	£1.2274	£1.0723	£1.2958	£1.1415
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£0.47	£1.1169	£0.8825	£1.2206	£0.9862	£1.3243	£1.0899	£1.4280	£1.1936	£1.5318	£1.2974	£1.6355	£1.4011	£1.7394	£1.5048	£1.8430	£1.6085	£1.9436	£1.7122
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£0.40	£1.1169	£0.8825	£1.2206	£0.9862	£1.3243	£1.0899	£1.4280	£1.1936	£1.5318	£1.2974	£1.6355	£1.4011	£1.7394	£1.5048	£1.8430	£1.6085	£1.9436	£1.7122
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£0.62	£1.4564	£1.1544	£1.5905	£1.2886	£1.7247	£1.4228	£1.8589	£1.5569	£1.9931	£1.6911	£2.1273	£1.8253	£2.2601	£1.9595	£2.3929	£2.0937	£2.5256	£2.2279
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£0.34	£1.0509	£0.7256	£1.1829	£0.8556	£1.3149	£0.9920	£1.4469	£1.1282	£1.5774	£1.2573	£1.7089	£1.3880	£1.8404	£1.5203	£1.9719	£1.6518	£2.1034	£1.7833
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£0.78	£1.8697	£1.4405	£2.1486	£1.6577	£2.4275	£1.8748	£2.7065	£2.0920	£2.9854	£2.3091	£3.2643	£2.5263	£3.5432	£2.7434	£3.8221	£2.9606	£4.1011	£3.1777
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£0.58	£1.7058	£1.3106	£1.9533	£1.5074	£2.2008	£1.7043	£2.4484	£1.9011	£2.6959	£2.0980	£2.9434	£2.2948	£3.1909	£2.4917	£3.4384	£2.6885	£3.6859	£2.8854
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£1.17	£2.7307	£2.1845	£2.9823	£2.4161	£3.2339	£2.6477	£3.4855	£2.8793	£3.7371	£3.1109	£3.9887	£3.3425	£4.2377	£3.5741	£4.4965	£3.8057	£4.7555	£4.0373
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£1.00	£2.7307	£2.1845	£2.9823	£2.4161	£3.2339	£2.6477	£3.4855	£2.9193	£3.7371	£3.1709	£3.9887	£3.4225	£4.2377	£3.6741	£4.4965	£3.9257	£4.7555	£4.1773
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£1.66	£3.8409	£2.8860	£3.9764	£3.2214	£4.3118	£3.5568	£4.6473	£3.8924	£4.9828	£4.2278	£5.3182	£4.5633	£5.6537	£4.8988	£5.9892	£5.2342	£6.3246	£5.5697
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	£0.91	£2.3145	£1.5011	£2.6476	£1.8342	£2.9783	£2.1672	£3.3070	£2.5003	£3.6358	£2.8333	£3.9645	£3.1642	£4.2933	£3.4930	£4.6220	£3.8217	£4.9507	£4.1504
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£2.49	£5.4032	£4.2810	£5.9012	£4.7797	£6.3940	£5.2784	£6.8869	£5.7772	£7.3798	£6.2756	£7.8727	£6.7685	£8.3656	£7.2614	£8.8527	£7.7543	£9.3409	£8.2472
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	£2.14	£5.4032	£4.2810	£5.9012	£4.7797	£6.3940	£5.2784	£6.8869	£5.7772	£7.3798	£6.2756	£7.8727	£6.7685	£8.3646	£7.2614	£8.8527	£7.7543	£9.3409	£8.2472
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£3.32	£7.1197	£5.6534	£7.7707	£6.3118	£8.4181	£6.9628	£9.0622	£7.6138	£9.7063	£8.2648	£10.3504	£8.9128	£10.9946	£9.5569	£11.6360	£10.2010	£12.2745	£10.8451
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	£2.85	£7.3344	£5.9140	£7.9775	£6.5598	£8.6190	£7.2018	£9.2567	£7.8449	£9.8944	£8.4880	£10.5321	£9.1295	£11.1698	£9.7672	£11.8075	£10.4049	£12.4453	£11.0427
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£4.99	£10.6700	£8.6181	£11.5983	£9.5545	£12.5265	£10.4909	£13.4548	£11.4145	£14.3830	£12.3426	£15.3095	£13.2711	£16.2211	£14.1993	£17.1428	£15.1222	£18.0645	£16.0439
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	£4.27	£10.6700	£8.6181	£11.5983	£9.5545	£12.5265	£10.4909	£13.4548	£11.4145	£14.3778	£12.3426	£15.2995	£13.2711	£16.2211	£14.1993	£17.1428	£15.1222	£18.0645	£16.0439
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£6.65	£13.5565	£10.9707	£14.7309	£12.1494	£15.9013	£13.3281	£17.0717	£14.5068	£18.2421	£15.6855	£19.4125	£16.8642	£20.5791	£18.0501	£21.7425	£19.1908	£22.9059	£20.3609
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	£5.70	£13.5565	£10.9707	£14.7309	£12.1494	£15.9013	£13.3281	£17.0717	£14.5068	£18.2421	£15.6855	£19.4125	£16.8642	£20.5791	£18.0501	£21.7425	£19.1908	£22.9059	£20.3609
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£8.90	£16.9456	£13.7134	£18.4136	£15.1868	£19.8766	£16.6601	£21.3396	£18.1335	£22.8026	£19.5991	£24.2656	£21.0621	£25.7286	£22.5251	£27.1916	£23.9882	£28.6333	£25.4512
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	£7.63	£16.9456	£13.7134	£18.4136	£15.1868	£19.8766	£16.6601	£21.3396	£18.1335	£22.8026	£19.5991	£24.2656	£21.0621	£25.7286	£22.5251	£27.1916	£23.9882	£28.6333	£25.4512
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£14.38	£23.3707	£18.9393	£25.3858	£20.9672	£27.4010	£22.9951	£29.4161	£25.0141	£31.4261	£27.0293	£33.4365	£29.0444	£35.4350	£31.0595	£37.4394	£33.0671	£39.4438	£35.0715
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	£12.33	£23.3707	£18.9393	£25.3858	£20.9672	£27.4010	£22.9951	£29.4161	£25.0141	£31.4261	£27.0293	£33.4365	£29.0444	£35.4350	£31.0595	£37.4394	£33.0671	£39.4438	£35.0715
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	£20.78	£26.2081	£21.2539	£29.4751	£23.8337	£32.7352	£26.4032	£35.9910	£29.0702	£39.2469	£31.7373	£42.5039	£34.4044	£45.7609	£37.0715	£49.0179	£39.7386	£52.2750	£42.4057
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	£17.81	£26.2081	£21.2539	£29.4751	£23.8337	£32.7352	£26.4032	£35.9910	£29.0702	£39.2469	£31.7373	£42.5039	£34.4044	£45.7609	£37.0715	£49.0179	£39.7386	£52.2750	£42.4057
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	£27.01	£31.2141	£25.3081	£33.9183	£28.0284	£36.6127	£30.7358	£39.3070	£33.4432	£41.9971	£36.1400	£44.6880	£38.8344	£47.3630	£41.5287	£50.0459	£44.2133	£52.7231	£46.8962
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	£23.15	£31.2141	£25.3081	£33.9183	£28.0284	£36.6127	£30.7358	£39.3070	£33.4432	£41.9971	£36.1400	£44.6880	£38.8344	£47.3630	£41.5287	£50.0459	£44.2133	£52.7231	£46.8962
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	£35.62	£43.4548	£35.0076	£47.2939	£38.7897	£51.1232	£42.7225	£54.9459	£46.5817	£58.7686	£50.4110	£62.5876	£54.2403	£66.3975	£58.0549	£70.1619	£61.8657	£73.9664	£65.6761
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	£44.52	£42.9047	£36.6796	£49.0077	£40.7603	£55.1418	£44.8221	£57.9634	£48.8698	£61.8795	£52.9105	£65.8041	£56.9330	£69.6964	£60.9554	£73.6080	£64.9630	£77.5197	£68.9673
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	£62.33	£53.4513	£42.5745	£55.2277	£47.7926	£57.0024	£52.5918	£57.7291	£57.3691	£57.4558	£62.1457	£57.1996	£66.8445	£61.6747	£71.6154	£66.1538	£76.3525	£70.6329	£81.0457
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	£83.11	£42.8048	£34.2307	£46.6888	£38.2164	£50.5543	£42.1207	£54.4192	£46.0072	£58.2516	£49.8794	£62.0944	£53.7365	£65.9110	£57.5858	£69.7261	£61.4182	£73.5396	£65.2448
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	£71.24	£42.8048	£34.2307	£46.6888	£38.2164	£50.5543	£42.1207	£54.4192	£46.0072	£58.2516	£49.8794	£62.0944	£53.7365	£65.9110	£57.5858	£69.7261	£61.4182	£73.5396	£65.2448
40	CDC-ELDER1 Older person's housing scheme (C3)	50	2.08	£0.78	£0.0498	£0.3970	£0.2168	£0.2273	£0.3838	£0.0576	£0.5490	£0.1104	£0.7135	£0.2774	£0.8780	£0.4443	£1.0425	£0.6091	£1.2069	£0.7736	£1.3714	£0.9381
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	£0.15	£0.0498	£0.3970	£0.2168	£0.2273	£0.3838	£0.0576	£0.5490	£0.1104	£0.7135	£0.2774	£0.8780	£0.4443	£1.0425	£0.6091	£1.2069	£0.7736	£1.3714	£0.9381
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£1.87	£8.0910	£7.2242	£8.0910	£7

Table 6.22.2: Percentage change in residual land values with NZC operational only cost allowances (sales values of £4,788 per square metre)

	Description	No of units	Site area	Baseline residual land value (£m)	Residual land value after accounting for Net Zero Carbon allowance of 5% of construction costs (£m)	Percentage change in residual land value
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.060	£0.052	13.74%
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.060	£0.052	13.74%
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.302	£0.261	13.74%
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.302	£0.261	13.74%
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£0.604	£0.521	13.74%
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.604	£0.521	13.74%
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£1.101	£0.943	14.29%
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£1.101	£0.943	14.29%
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£1.651	£1.415	14.29%
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£1.651	£1.415	14.29%
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£2.149	£1.845	14.15%
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£1.737	£1.415	18.55%
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£2.686	£2.306	14.15%
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£2.416	£2.027	16.10%
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£4.029	£3.459	14.15%
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£4.029	£3.459	14.15%
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£5.372	£4.612	14.15%
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	£4.007	£3.200	20.16%
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£7.959	£6.846	13.99%
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	£7.959	£6.846	13.99%
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£10.471	£9.017	13.88%
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	£10.684	£9.267	13.27%
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£15.529	£13.478	13.21%
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	£15.529	£13.478	13.21%
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£19.705	£17.125	13.09%
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	£19.705	£17.125	13.09%
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£24.631	£21.406	13.09%
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	£24.631	£21.406	13.09%
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£33.956	£29.528	13.04%
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	£33.956	£29.528	13.04%
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	£38.096	£33.152	12.98%
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	£38.096	£33.152	12.98%
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	£45.398	£39.502	12.99%
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	£45.398	£39.502	12.99%
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	£63.508	£55.108	13.23%
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	£66.685	£57.860	13.23%
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	£78.364	£67.967	13.27%
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	£63.027	£54.603	13.37%
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	£63.027	£54.603	13.37%
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	£0.713	£0.277	61.13%
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	-£0.507	-£0.838	65.36%
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£8.091	£7.224	10.71%
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	£8.538	£7.533	11.77%
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	£14.565	£12.777	12.28%
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	£14.881	£12.780	14.12%
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	£27.973	£24.323	13.05%
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	£32.079	£28.024	12.64%

Table 6.25.1: Net zero carbon (operational and embodied)

Net zero carbon (operational and embodied) Sales value (£ psm): 35% AFFORDABLE

BLV: SECONDARY OFFICES					£4,211 psm		£4,383 psm		£4,556 psm		£4,728 psm		£4,901 psm		£5,073 psm		£5,245 psm		£5,418 psm		£5,590 psm	
	Description	No of units	Site area	BLV (£/m)	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.13	£0.0447	£0.0186	£0.0486	£0.0237	£0.0525	£0.0276	£0.0565	£0.0316	£0.0604	£0.0355	£0.0644	£0.0395	£0.0683	£0.0434	£0.0722	£0.0473	£0.0762	£0.0513
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.11	£0.0447	£0.0186	£0.0486	£0.0237	£0.0525	£0.0276	£0.0565	£0.0316	£0.0604	£0.0355	£0.0644	£0.0395	£0.0683	£0.0434	£0.0722	£0.0473	£0.0762	£0.0513
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.63	£0.2233	£0.0986	£0.2433	£0.1186	£0.2627	£0.1382	£0.2824	£0.1578	£0.3021	£0.1776	£0.3218	£0.1973	£0.3415	£0.2170	£0.3612	£0.2367	£0.3809	£0.2564
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.53	£0.2233	£0.0986	£0.2433	£0.1186	£0.2627	£0.1382	£0.2824	£0.1578	£0.3021	£0.1776	£0.3218	£0.1973	£0.3415	£0.2170	£0.3612	£0.2367	£0.3809	£0.2564
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£1.12	£0.4467	£0.1976	£0.4867	£0.2376	£0.5255	£0.2764	£0.5649	£0.3158	£0.6043	£0.3552	£0.6437	£0.3946	£0.6831	£0.4340	£0.7225	£0.4734	£0.7618	£0.5128
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.96	£0.4467	£0.1976	£0.4867	£0.2376	£0.5255	£0.2764	£0.5649	£0.3158	£0.6043	£0.3552	£0.6437	£0.3946	£0.6831	£0.4340	£0.7225	£0.4734	£0.7618	£0.5128
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£2.24	£0.8934	£0.3952	£0.9734	£0.4752	£1.0510	£0.5528	£1.1298	£0.6316	£1.2086	£0.7104	£1.2874	£0.7892	£1.3662	£0.8680	£1.4450	£0.9468	£1.5236	£1.0256
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£1.89	£0.8934	£0.3952	£0.9734	£0.4752	£1.0510	£0.5528	£1.1298	£0.6316	£1.2086	£0.7104	£1.2874	£0.7892	£1.3662	£0.8680	£1.4450	£0.9468	£1.5236	£1.0256
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£1.57	£1.2001	£0.4965	£1.3188	£0.6152	£1.4365	£0.7329	£1.5542	£0.8506	£1.6720	£0.9683	£1.7898	£1.0860	£1.9075	£1.2037	£2.0252	£1.3214	£2.1429	£1.4391
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£1.34	£1.2001	£0.4965	£1.3188	£0.6152	£1.4365	£0.7329	£1.5542	£0.8506	£1.6720	£0.9683	£1.7898	£1.0860	£1.9075	£1.2037	£2.0252	£1.3214	£2.1429	£1.4391
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£2.09	£1.5758	£0.6544	£1.7199	£0.7985	£1.8623	£0.9446	£2.0055	£1.0887	£2.1487	£1.2346	£2.2928	£1.3789	£2.4348	£1.5232	£2.5785	£1.6684	£2.7182	£1.8097
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£1.14	£1.1751	£0.1897	£1.3181	£0.334	£1.4585	£0.4767	£1.5965	£0.6169	£1.7372	£0.7512	£1.8778	£0.8934	£2.0180	£1.0458	£2.1584	£1.1879	£2.2987	£1.3300
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£2.61	£1.9697	£0.8165	£2.1498	£0.9968	£2.3278	£1.1807	£2.5069	£1.3651	£2.6859	£1.5440	£2.8650	£1.7249	£3.0430	£1.9029	£3.2206	£2.0808	£3.3978	£2.2621
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£1.96	£1.7698	£0.9226	£1.9533	£0.7052	£2.0909	£0.8621	£2.2296	£0.9816	£2.4152	£1.1416	£2.5538	£1.2816	£2.7115	£1.4193	£2.8501	£1.5571	£3.1269	£1.6948
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£8.41	£2.9546	£1.2276	£3.2235	£1.4981	£3.4913	£1.7711	£3.7603	£2.0432	£4.0282	£2.3162	£4.2975	£2.5873	£4.5652	£2.8569	£4.8309	£3.1245	£5.0987	£3.3931
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£7.20	£2.9546	£1.2276	£3.2232	£1.4981	£3.4918	£1.7711	£3.7603	£2.0432	£4.0289	£2.3162	£4.2975	£2.5873	£4.5652	£2.8569	£4.8309	£3.1245	£5.0967	£3.3931
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£11.95	£3.9395	£1.6360	£4.2976	£1.9967	£4.6557	£2.3615	£5.0138	£2.7242	£5.3719	£3.0870	£5.7300	£3.4497	£6.0870	£3.8050	£6.4412	£4.1661	£6.7956	£4.5241
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	£6.52	£3.5966	£0.1276	£3.9621	£0.4881	£4.3264	£0.8496	£4.6964	£1.2082	£5.0671	£1.5817	£5.4293	£1.9179	£5.7956	£2.2777	£6.0602	£2.6282	£6.4311	£2.9838
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£17.93	£5.9480	£2.4400	£6.4795	£2.9767	£6.9696	£3.5167	£7.4527	£4.0538	£7.9358	£4.5911	£8.4189	£5.1283	£8.9019	£5.6655	£9.3846	£6.1032	£9.8676	£6.5404
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	£15.37	£5.8460	£2.4400	£6.2783	£2.9767	£6.9696	£3.5167	£7.4527	£4.0538	£7.9358	£4.5911	£8.4189	£5.1283	£8.9019	£5.6655	£9.3846	£6.1032	£9.8676	£6.5404
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£23.91	£7.9306	£3.2535	£8.5610	£3.9468	£9.2866	£4.6449	£9.9806	£5.3382	£10.6719	£6.0574	£11.3599	£6.7509	£11.8849	£7.4509	£12.5671	£8.1509	£13.2491	£8.8509
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	£20.49	£7.9461	£3.2535	£8.5644	£3.9468	£9.2866	£4.6449	£9.9806	£5.3382	£10.6719	£6.0574	£11.3599	£6.7509	£11.8849	£7.4509	£12.5671	£8.1509	£13.2491	£8.8509
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£35.86	£11.9661	£5.3048	£12.9578	£6.3225	£13.9489	£7.3328	£14.9403	£8.3434	£15.9298	£9.3455	£16.9198	£10.3456	£17.4975	£11.3457	£18.4819	£12.3439	£19.4664	£13.3553
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	£30.74	£11.9661	£5.3048	£12.9578	£6.3225	£13.9489	£7.3328	£14.9403	£8.3434	£15.9298	£9.3455	£16.9198	£10.3456	£17.4975	£11.3457	£18.4819	£12.3439	£19.4664	£13.3553
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£47.82	£14.8882	£6.8154	£15.9543	£8.0977	£17.2045	£9.3778	£18.4548	£10.6474	£19.7048	£11.9168	£20.9548	£13.1835	£22.2032	£14.4422	£23.4463	£15.7011	£24.6895	£16.9600
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	£40.99	£14.8882	£6.8154	£15.9543	£8.0977	£17.2045	£9.3778	£18.4548	£10.6474	£19.7048	£11.9168	£20.9548	£13.1835	£22.2032	£14.4422	£23.4463	£15.7011	£24.6895	£16.9600
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£64.04	£18.3727	£8.5165	£19.9429	£10.1216	£21.5056	£11.7224	£23.0683	£13.3092	£24.6310	£14.8961	£26.1937	£16.4791	£27.7540	£18.0527	£29.3079	£19.6264	£30.8618	£21.2000
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	£54.89	£18.3727	£8.5165	£19.9429	£10.1216	£21.5056	£11.7224	£23.0683	£13.3092	£24.6310	£14.8961	£26.1937	£16.4791	£27.7540	£18.0527	£29.3079	£19.6264	£30.8618	£21.2000
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£103.45	£25.3486	£11.8564	£27.5020	£14.0596	£29.6545	£16.2650	£31.8070	£18.4705	£33.9593	£20.6760	£36.0970	£22.7868	£38.2382	£24.9029	£40.3794	£27.1191	£42.5206	£29.2746
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	£88.67	£25.3486	£11.8564	£27.5020	£14.0596	£29.6545	£16.2650	£31.8070	£18.4705	£33.9593	£20.6760	£36.0970	£22.7868	£38.2382	£24.9029	£40.3794	£27.1191	£42.5206	£29.2746
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	£149.43	£23.4407	£10.3670	£25.8623	£15.8365	£28.2763	£18.2970	£30.6896	£20.7477	£33.0996	£23.1880	£35.5096	£25.6247	£37.9229	£28.0548	£40.3363	£30.4760	£42.7496	£32.8977
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	£128.08	£26.4407	£13.3670	£30.8623	£15.8365	£33.2763	£18.2970	£35.6896	£20.7477	£38.0996	£23.1880	£40.5041	£25.6247	£42.9037	£28.0548	£45.3033	£30.4760	£47.7030	£32.8977
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	£194.26	£33.8801	£15.5115	£36.7680	£18.0804	£39.6463	£21.7665	£42.5246	£24.7221	£45.3973	£27.8326	£48.2537	£30.5409	£51.1299	£33.4552	£53.9961	£36.5274	£56.8557	£39.5138
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	£166.51	£33.8801	£15.5115	£36.7680	£18.0804	£39.6463	£21.7665	£42.5246	£24.7221	£45.3973	£27.8326	£48.2537	£30.5409	£51.1299	£33.4552	£53.9961	£36.5274	£56.8557	£39.5138
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	£256.17	£47.1639	£21.5634	£51.2639	£25.0961	£55.3642	£29.7961	£59.4371	£33.9774	£63.5078	£38.1583	£67.5788	£42.2747	£71.6516	£46.4005	£75.6996	£50.5127	£79.7442	£54.6143
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	£320.21	£49.4768	£22.3262	£53.7531	£26.0961	£58.1294	£30.9661	£62.5057	£35.8418	£66.8844	£40.7255	£71.2606	£44.3857	£75.6368	£48.7458	£79.9930	£53.1043	£84.3492	£57.4626
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	£448.29	£65.8628	£28.9495	£69.7539	£31.3257	£73.6462	£35.4158	£77.5379	£41.5096	£81.4284	£46.5501	£85.4063	£52.0899	£89.4886	£57.6298	£93.4775	£63.1696	£97.4665	£67.4215
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	£597.72	£46.5358	£20.4164	£50.6813	£24.8089	£54.8081	£29.0958	£58.9229	£33.3400	£63.0263	£37.5842	£67.1198	£41.7435	£71.2008	£45.9089	£75.2764	£50.0586	£79.3453	£54.1926
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	£512.33	£46.5358	£20.4164	£50.6813	£24.8089	£54.8081	£29.0958	£58.9229	£33.3400	£63.0263	£37.5842	£67.1198	£41.7435	£71.2008	£45.9089	£75.2764	£50.0586	£79.3453	£54.1926
40	CDC-ELDER1 Older person's housing scheme (C3)	50	2.08	£5.59	£0.0498	£1.3036	£0.2168	£1.1309	£0.3838	£0.9582	£0.5490	£0.7855	£0.7135	£0.6130	£0.8780	£0.4436	£1.0425	£0.2739	£1.2069	£0.1042	£1.5714	£0.0656
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	£1.08	£0.5069	£1.5007	£0.5069	£1.5007	£0.5069	£1.5007	£0.5069	£1.5007	£0.5069	£1.5007	£0.5069	£1.5007	£0.5069	£1.5007	£0.5069	£1.5007	£0.5069	£1.5007
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£13.45	£8.0910	£5.4906	£8.0910	£5.4906	£8.0910	£5.4906	£8.0910	£5.4906	£8.0910	£5.4906	£8.0910	£5.4906	£8.0910	£5.4906	£8.0910	£5.4906	£8.0910	£5.4906
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	£13.45	£8.5365	£5.5234	£8.5365	£5.5234	£8.5365	£5.5234	£8.5365	£5.5234	£8.5365	£5.5234	£8.5365	£5.5234	£8.5365	£5.5234	£8.5365	£5.5234	£8.5365	£5.5234
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	£26.90	£14.5655	£9.2014	£14.5655	£9.2014	£14.5655	£9.2014	£14.5655	£9.2014	£14.5655	£9.2014	£14.5655	£9.2014	£14.5655	£9.2014	£14.5655	£9.2014	£14.5655	£9.2014
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	£26.90	£14.8813	£9.5772	£14.8813	£9.5772	£14.8813	£9.5772	£14.8813	£9.5772	£14.8813	£9.5772	£14.8813	£9.5772	£14.8813	£9.5772	£14.8813	£9.5772	£14.8813	£9.5772
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	£53.79	£27.9729	£17.0233	£27.9729	£17.0233	£27.9729	£17.0233	£27.9729	£17.0233	£27.9729	£17.0233	£27.9729	£17.0233	£27.9729	£17.0233	£27.9729	£17.0233	£27.9729	£17.0233
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	£53.79	£32.0787	£19.9133	£32.0787	£19.9133	£32.0787	£19.9133	£32.0787	£19.9133	£32.0787	£19.9133	£32.0787	£19.9133	£32.0787	£19.9133	£32.0787	£19.9133	£32.0787	£19.9133

40% AFFORDABLE

BLV: GREENFIELD (HIGHER)					£4,211 psm		£4,383 psm		£4,556 psm		£4,728 psm		£4,901 psm		£5,073 psm		£5,245 psm		£5,418 psm		£5,590 psm	
	Description	No of units		BLV (£/m)	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.02	£0.0410	£0.0165	£0.0449	£0.0205	£0.0488	£0.0244	£0.0527	£0.0283	£0.0566	£0.0322	£0.0605	£0.0361	£0.0644	£0.0400	£0.0683	£0.0439	£0.0722	£0.0478
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.01	£0.0410	£0.0165	£0.0449	£0.0205	£0.0488	£0.0244	£0.0527	£0.0283	£0.0566	£0.0322	£0.0605	£0.0361	£0.0644	£0.0400	£0.0683	£0.0439	£0.0722	£0.0478
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.09	£0.2063	£0.0826	£0.2248	£0.1011	£0.2432	£0.1195	£0.2617	£0.1380	£0.2801	£0.1564	£0.2986	£0.1749	£0.3170	£0.1933	£0.3355	£0.2118	£0.3539	£0.2302
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.07	£0.2063	£0.0826	£0.2248	£0.1011	£0.2432	£0.1195	£0.2617	£0.1380	£0.2801	£0.1564	£0.2986	£0.1749	£0.3170	£0.1933	£0.3355	£0.2118	£0.3539	£0.2302
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£0.16	£0.4127	£0.1652	£0.4496	£0.2021	£0.4865	£0.2390	£0.5234	£0.2759	£0.5603	£0.3128	£0.5972	£0.3497	£0.6341	£0.3866	£0.6710	£0.4235	£0.7078	£0.4604
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.13	£0.4127	£0.1652	£0.4496	£0.2021	£0.4865	£0.2390	£0.5234	£0.2759	£0.5603	£0.3128	£0.5972	£0.3497	£0.6341	£0.3866	£0.6710	£0.4235	£0.7078	£0.4604
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£0.31	£0.7448	£0.2732	£0.8137	£0.3433	£0.8829	£0.4134	£0.9520	£0.4832	£1.0212	£0.5524	£1.0903	£0.6215	£1.1589	£0.6907	£1.2274	£0.7598	£1.2958	£0.8290
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£0.27	£0.7448	£0.2732	£0.8137	£0.3433	£0.8829	£0.4134	£0.9520	£0.4832	£1.0212	£0.5524	£1.0903	£0.6215	£1.1589	£0.6907	£1.2274	£0.7598	£1.2958	£0.8290
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£0.47	£1.1169	£0.4098	£1.2206	£0.5159	£1.3243	£0.6201	£1.4280	£0.7248	£1.5318	£0.8285	£1.6355	£0.9323	£1.7384	£1.0360	£1.8410	£1.1397	£1.9436	£1.2434
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£0.40	£1.1169	£0.4098	£1.2206	£0.5159	£1.3243	£0.6201	£1.4280	£0.7248	£1.5318	£0.8285	£1.6355	£0.9323	£1.7384	£1.0360	£1.8410	£1.1397	£1.9436	£1.2434
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£0.62	£1.4568	£0.5414	£1.5905	£0.6771	£1.7247	£0.8133	£1.8589	£0.9492	£1.9931	£1.0851	£2.1273	£1.2211	£2.2601	£1.3568	£2.3929	£1.4897	£2.5256	£1.6239
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£0.34	£1.0508	£0.0715	£1.1929	£0.2065	£1.3144	£0.3413	£1.4455	£0.4745	£1.5774	£0.6077	£1.7089	£0.7409	£1.8404	£0.8742	£1.9719	£1.0074	£2.1034	£1.1406
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£0.78	£1.8209	£0.6772	£1.9829	£0.8401	£2.1559	£1.0166	£2.3237	£1.1895	£2.4914	£1.3564	£2.6593	£1.5264	£2.8252	£1.6942	£2.9911	£1.8622	£3.1589	£2.0299
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£0.59	£1.5558	£0.3241	£1.7228	£0.5527	£1.8923	£0.7213	£2.0587	£0.8899	£2.2251	£1.0585	£2.3915	£1.2271	£2.5579	£1.3957	£2.7243	£1.5643	£2.8895	£1.7313
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£0.77	£2.7307	£1.3151	£2.9823	£1.2700	£3.2338	£1.5248	£3.4855	£1.7798	£3.7371	£2.0347	£3.9887	£2.2895	£4.2377	£2.5417	£4.4965	£2.7933	£4.7355	£3.0449
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£0.66	£2.7307	£1.0151	£2.9823	£1.2700	£3.2338	£1.5248	£3.4855	£1.7798	£3.7371	£2.0347	£3.9887	£2.2895	£4.2377	£2.5417	£4.4965	£2.7933	£4.7355	£3.0449
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£1.10	£3.6409	£1.3534	£3.9764	£1.6933	£4.3118	£2.0332	£4.6473	£2.3730	£4.9828	£2.7129	£5.3182	£3.0527	£5.6503	£3.3889	£5.9822	£3.7243	£6.3140	£4.0598
18	CDC-RES18 Large scheme (100 units) 55 dph	100	2.42	£0.60	£2.3144	£0.1420	£2.6476	£0.1985	£2.9783	£0.5366	£3.3070	£0.8735	£3.6358	£1.2065	£3.9645	£1.5396	£4.2933	£1.8726	£4.6220	£2.2056	£4.9507	£2.5387
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£1.65	£5.4032	£2.0195	£5.9012	£2.5251	£6.3940	£3.0308	£6.8869	£3.5327	£7.3798	£4.0315	£7.8727	£4.5302	£8.3646	£5.0289	£8.8527	£5.5277	£9.3409	£6.0264
20	CDC-RES20 Large scheme (150 units) 35 dph	150	5.71	£1.41	£5.4032	£2.0195	£5.9012	£2.5251	£6.3940	£3.0308	£6.8869	£3.5327	£7.3798	£4.0315	£7.8727	£4.5302	£8.3646	£5.0289	£8.8527	£5.5277	£9.3409	£6.0264
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£2.20	£7.1197	£2.6826	£7.7707	£3.3470	£8.4181	£4.0063	£9.0622	£4.6655	£9.7063	£5.3240	£10.3504	£5.9841	£10.9946	£6.6434	£11.6360	£7.3000	£12.2745	£7.9510
22	CDC-RES22 Large scheme (200 units) 35 dph	200	7.62	£1.88	£7.3344	£3.0192	£7.9775	£3.6773	£8.6190	£4.3355	£9.2567	£4.9895	£9.8944	£5.6384	£10.5321	£6.2883	£11.1690	£6.9366	£11.8075	£7.5797	£12.4453	£8.2228
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£3.29	£10.6705	£4.4487	£11.5983	£5.4048	£12.5265	£6.3611	£13.4549	£7.2973	£14.3778	£8.2379	£15.2995	£9.1744	£16.2211	£10.1108	£17.1428	£11.0470	£18.0645	£11.9753
24	CDC-RES24 Large scheme (300 units) 35 dph	300	11.43	£2.82	£10.6705	£4.4487	£11.5983	£5.4048	£12.5265	£6.3611	£13.4549	£7.2973	£14.3778	£8.2379	£15.2995	£9.1744	£16.2211	£10.1108	£17.1428	£11.0470	£18.0645	£11.9753
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£4.39	£13.5565	£5.7225	£14.7309	£6.9244	£15.9013	£8.1246	£17.0717	£9.3196	£18.2421	£10.5043	£19.4125	£11.6926	£20.5791	£12.8713	£21.7426	£14.0500	£22.9066	£15.2287
26	CDC-RES26 Large scheme (400 units) 35 dph	400	15.24	£3.76	£13.5565	£5.7225	£14.7309	£6.9244	£15.9013	£8.1246	£17.0717	£9.3196	£18.2421	£10.5043	£19.4125	£11.6926	£20.5791	£12.8713	£21.7426	£14.0500	£22.9066	£15.2287
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£5.88	£18.3458	£7.1536	£19.4136	£8.6559	£19.6766	£10.1558	£21.3396	£11.6446	£22.8026	£13.1303	£24.2656	£14.6159	£25.7239	£16.0892	£27.1795	£17.5625	£28.6333	£19.0359
28	CDC-RES28 Large scheme (500 units) 35 dph	500	20.41	£5.04	£18.3458	£7.1536	£19.4136	£8.6559	£19.6766	£10.1558	£21.3396	£11.6446	£22.8026	£13.1303	£24.2656	£14.6159	£25.7239	£16.0892	£27.1795	£17.5625	£28.6333	£19.0359
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£9.50	£23.3707	£9.9612	£25.3858	£12.0259	£27.4010	£14.0859	£29.4161	£16.1303	£31.4261	£18.1732	£33.4305	£20.2078	£35.4350	£22.2357	£37.4394	£24.2636	£39.4438	£26.2859
30	CDC-RES30 Large scheme (750 units) 35 dph	750	32.97	£8.14	£23.3707	£9.9612	£25.3858	£12.0259	£27.4010	£14.0859	£29.4161	£16.1303	£31.4261	£18.1732	£33.4305	£20.2078	£35.4350	£22.2357	£37.4394	£24.2636	£39.4438	£26.2859
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	£13.72	£26.2081	£11.2169	£28.4751	£13.5365	£30.7352	£15.8470	£32.9910	£18.1414	£35.2469	£20.4331	£37.5010	£22.7128	£39.7473	£24.9926	£41.9935	£27.2684	£44.2397	£29.5274
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	£11.76	£26.2081	£11.2169	£28.4751	£13.5365	£30.7352	£15.8470	£32.9910	£18.1414	£35.2469	£20.4331	£37.5010	£22.7128	£39.7473	£24.9926	£41.9935	£27.2684	£44.2397	£29.5274
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	£17.84	£31.2141	£13.3416	£33.9183	£16.1116	£36.6127	£18.8869	£39.3070	£21.6079	£41.9971	£24.3406	£44.6809	£27.0626	£47.3630	£29.7792	£50.0459	£32.4866	£52.7231	£35.1941
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	£15.29	£31.2141	£13.3416	£33.9183	£16.1116	£36.6127	£18.8869	£39.3070	£21.6079	£41.9971	£24.3406	£44.6809	£27.0626	£47.3630	£29.7792	£50.0459	£32.4866	£52.7231	£35.1941
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	£23.52	£47.1639	£21.5634	£51.2639	£25.0961	£55.3642	£29.7961	£59.4371	£33.9774	£63.5078	£38.1583	£67.5788	£42.2747	£71.6516	£46.4005	£75.6996	£50.5127	£79.7442	£54.6143
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	£29.40	£49.4768	£22.3262	£53.7531	£26.0961	£58.1294	£30.9661	£62.5057	£35.8418	£66.8844	£40.7255	£71.2606	£44.3857	£75.6368	£48.7458	£79.9930	£53.1043	£84.3492	£57.4626
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	£41.17	£63.4510	£28.9495	£69.2277	£31.3257	£75.0044	£35.4158	£80.7811	£41.5096	£86.5578	£46.5501	£92.4630	£52.0899	£98.2681	£57.6298	£104.0732	£63.1696	£109.8783	£68.4253
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	£54.89	£42.8048	£18.8265	£46.6288	£20.9116	£50.5543	£24.9417	£54.4798	£28.9718	£58.4053	£33.0019	£62.3308	£37.0320	£66.2564	£41.0621	£70.1819	£45.0922	£74.1074	£49.1223
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	£47.05	£42.8048	£18.8265	£46.6288	£20.9116	£50.5543	£24.9417	£54.4798	£28.9718	£58.4053	£33.0019	£62.3308	£37.0320	£66.2564	£41.0621	£70.1819	£45.0922	£74.1074	£49.1223
40	CDC-ELDER1 Older person's housing scheme (C3)	50	2.08	£0.51	£0.0728	£1.4186	£0.0848	£1.2588	£0.2413	£1.0962	£0.3972	£0.9345	£0.5531	£0.7727	£0.7084	£0.6114	£0.8595	£0.4523	£1.0136	£0.2934	£1.1678	£0.1344
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	£0.10	£0.7036	£1.6975	£0.7036	£1.6975	£0.7036	£1.6975	£0.7036	£1.6975	£0.7036	£1.6975	£0.7036	£1.6975	£0.7036	£1.6975	£0.7036	£1.6975	£0.7036	£1.6975
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£1.24	£8.0910	£5.4906	£8.0910	£5.4906	£8

Table 6.30.2: Percentage change in residual land values with NZC operational and embodied carbon cost allowances (sales values of £4,788 per square metre)

	Description	No of units	Site area	Baseline residual land value (£m)	Residual land value after accounting for Net Zero Carbon allowance of 15% of construction costs (£m)	Percentage change in residual land value
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.060	£0.036	41.22%
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.060	£0.036	41.22%
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.302	£0.178	41.22%
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.302	£0.178	41.22%
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£0.604	£0.355	41.22%
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.604	£0.355	41.22%
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£1.101	£0.629	42.88%
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£1.101	£0.629	42.88%
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£1.651	£0.943	42.88%
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£1.651	£0.943	42.88%
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£2.149	£1.235	42.53%
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£1.737	£0.761	56.19%
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£2.686	£1.543	42.53%
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£2.416	£1.242	48.60%
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£4.029	£2.315	42.53%
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£4.029	£2.315	42.53%
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£5.372	£3.087	42.53%
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	£4.007	£1.562	61.03%
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£7.959	£4.586	42.38%
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	£7.959	£4.586	42.38%
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£10.471	£6.057	42.15%
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	£10.684	£6.398	40.11%
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£15.529	£9.346	39.82%
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	£15.529	£9.346	39.82%
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£19.705	£11.917	39.52%
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	£19.705	£11.917	39.52%
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£24.631	£14.896	39.52%
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	£24.631	£14.896	39.52%
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£33.956	£20.619	39.28%
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	£33.956	£20.619	39.28%
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	£38.096	£23.189	39.13%
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	£38.096	£23.189	39.13%
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	£45.398	£27.633	39.13%
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	£45.398	£27.633	39.13%
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	£63.508	£38.138	39.95%
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	£66.685	£40.022	39.98%
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	£78.364	£46.952	40.08%
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	£63.027	£37.554	40.42%
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	£63.027	£37.554	40.42%
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	£0.713	-£0.613	185.97%
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	-£0.507	-£1.501	196.07%
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£8.091	£5.491	32.14%
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	£8.538	£5.523	35.31%
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	£14.565	£9.201	36.83%
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	£14.881	£8.577	42.36%
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	£27.973	£17.023	39.14%
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	£32.079	£19.913	37.92%

7 Conclusions and recommendations

7.1 The NPPF states that "*Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan*". This report and its supporting appendices test the ability of development typologies in Cotswold District to support emerging Local Plan policies while making contributions to infrastructure that will support growth through Section 106 obligations.

7.2 We have tested the impact of the main emerging policies which may have an impact on viability:

- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% to test the viability of the emerging policy seeking 35% on brownfield sites and 40% affordable housing on greenfield sites. The tenure split sought by the emerging policy is 80% rented (further subdivided as 60% social rent and 20% affordable housing) and 20% shared ownership.

- There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition (which varies from schemes comprising houses to flatted schemes with mixed-use elements) and benchmark land value. In most circumstances, developments brought forward on greenfield sites will be able to meet the 40% target. However, the results for brownfield developments do not point to any particular level of affordable housing that most schemes can viably deliver. The target is most readily achievable on developments brought forward on the lower of the two brownfield land benchmarks.

- The Council expects the bulk of its housing supply to come forward on greenfield sites. The 40% target will be more readily achieved on greenfield sites, but the 35% target will more of a stretch to deliver on brownfield sites. The emerging policy addresses the differences in viability on brownfield and greenfield sites by seeking a lower target on the former than the latter. Where developments on brownfield sites cannot viably meet the full 35% target, site-specific viability assessments submitted with planning applications will identify the viable percentages.

- Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council also seeks to prioritise social rent and could, if necessary and on a case-by-case basis, accept more affordable rent in lieu of social rent to address scheme-specific viability issues. This would mitigate the need to reduce reducing the overall percentage below 35% to some extent.

- In December 2025, the government issued a consultation on changes to the NPPF including "GB8: Golden Rules" which require that development brought forward on land released from the Green Belt should deliver increased tangible benefits for communities, including higher levels of affordable housing, green space and necessary infrastructure improvements. Our testing of 50% affordable housing indicates that this should be viable, if required.

- **Affordable housing contributions on small sites:** Emerging Core Policy 41 requires that schemes providing between 3 and 9 units should contribute towards affordable housing, either on-site or through financial contributions. We have tested this requirement which appears to be no less viable for schemes of this scale than larger schemes of 10 or more units. For practical reasons, it is likely that many developers will seek to deliver this obligation through financial contributions at the equivalent of the main policy requirement. In terms of implementation, the policy could be applied through a comparison of two residual valuations (one assuming all units are private and the other in which on-site affordable housing is included) with the financial contribution equating to the difference between the two residuals. Alternatively, a formulae-based approach could be used, the latter being simpler to implement.

- **Biodiversity Net gain:** We have tested the impact of the Council's emerging policies which reflects the statutory minimum 10% biodiversity net gain. This requirement has a relatively modest

impact on residual land values of less than 2%-3% in most cases and therefore be viably absorbed.

- **Accessibility:** Similarly, the Council's emerging policy seeking 5% of private and affordable homes to be designed to meet M4(3) wheelchair accessible standards and the remainder of units to meet M4(2) has a relatively small impact on viability. The change in residual land values resulting from this requirement is less than 3% in most cases.

- **Net Zero Carbon/reduced carbon:** the Council's emerging plan seeks net zero carbon development with no fossil fuel heating systems. National standards are moving in this direction over the plan period with the introduction of carbon reduction measures via the Future Homes Standard. We have tested the impact that a net zero carbon standard is likely to have on developments in the District and the residual land values will typically fall by around 14% on average. It is possible that units developed with highly efficient heating and on-site power generation will attract premium sales values which could offset some of the additional costs.

- The impact of net zero carbon in operational energy terms is therefore relatively modest in most cases and higher in others (particularly specialist housing for older people), but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability, with an average reduction in residual land values of circa 42%). It should be noted, however, that the emerging policy does not seek zero embodied carbon, just "low levels".

Additional observations

7.3 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in almost all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the landowner at the bid stage without adversely impacting on the supply of land for development.

7.4 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.

7.5 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.

Appendix 1 - Review of emerging policies

Policy ref	Title	Summary of requirements	Cost implications
Core Policy 23	Future-fitting Existing Buildings	Applications to convert or extend existing buildings must use new low carbon heating systems.	For conversions of space for commercial use, low carbon heating systems will be required to meet Minimum Energy Efficiency ('MEES') regulations requirements, so this will not be a policy cost. Residential conversions by householders are rarely undertaken as a commercial venture so any additional cost will have little impact.
Core Policy 25	Renewable Energy	Sets out the Council's requirements for applications for construction of renewable and low carbon energy generation, transmission and storage.	Not relevant to residential or commercial development.
Core Policy 24	Net Zero Carbon New Buildings	New dwellings to be designed and built to be net zero carbon in operation, including generation of renewable energy on site and be constructed with low levels of embodied carbon.	Tested in the study.
Core Policy 29	Low Carbon Heat Networks	Sets out policy considerations for schemes that propose to utilise district heating systems.	Requires that district heating systems be net zero compatible. Does not oblige developers to use district heating so not a policy cost.
Core Policy 57	Managing Flood Risk	Policy seeks to prevent development in areas at risk of flooding and therefore largely a land use matter. Requires that developments should deploy sustainable Drainage systems.	Land use matter only. This is now a standard feature and reflected in base construction cost assumptions.
Core Policy 58	Water Management Infrastructure	Developments to ensure there is sufficient water and wastewater infrastructure to serve the development. Water efficiency standard of 110 litres per person per day	Appraisals incorporate allowances for major utilities infrastructure. This can be achieved through appropriate selection of taps, showers and toilets which reduce water flow.
Core Policy 63	Green and Blue Infrastructure	Developments to contribute towards the protection and enhancement of green infrastructure. Includes new green infrastructure or improving links between existing infrastructure.	Should be possible to achieve through existing allowances within the appraisals for external works and landscaping.
Core Policy 33	Sustainable Transport and connectivity	Requires that development contributes towards Cotswold decarbonisation strategy by promoting sustainable travel and reducing carbon emissions, including designing schemes to support inclusive travel. Developments will contribute to improvements in public transport primarily through CIL but also S106 to a lesser degree.	This could be achieved by encouraging modal shift through provision of electric vehicle charging points for all residential units. The cost of this is tested. Other measures such as connecting a development to existing public rights of way and cycle routes should be achievable through design process without adding to cost. Cil and section 106 obligations incorporated into the appraisals. Cost of EV charging points incorporated into the appraisals.
Core Policy 34	Assessing and managing transport impacts		
Core Policy 35	Active travel: walking, cycling and wheeling		
Core Policy 36	Healthy, safe and inclusive design		
Core Policy 37	Public transport, shared transport and interchanges		
Core Policy 39	Electric and low emission vehicles		
Design	Cotswold Design Code	Sets out guidelines for architects for designing developments.	No costs in addition to those discussed in relation to other policies.
Decarb	Decarbonisation Summary Table	Summary of decarbonisation initiatives in individual policies.	No costs in addition to those discussed in relation to specific policies.
Core Policy 43	Employment Development	Policies in relation to applications seeking permission for employment floorspace.	Land use matter only.
Core Policy 44	Safeguarding Established Employment Sites	Policies seeking to protect existing employment sites from change of use. Outlines circumstances under which loss of employment use would be acceptable.	Land use mater only.
Core Policy 45	Proposals for All Types of Employment-Generating Uses	Sets out circumstances in which the Council will accept proposals for employment uses.	Land use matter only.
Core Policy 24	Special Policy Area – Campden BRI	Requirement for developments within specific identified area to be masterplanned.	Reflects good planning for major developments and reflected in normal professional fees allowances.
Core Policy 25	Special Policy Area – Fire Service College	Requirement for developments within specific identified area to be masterplanned.	Reflects good planning for major developments and reflected in normal professional fees allowances.
Core Policy 11	Special Policy Area – Royal Agricultural University	Requirement for developments within specific identified area to be masterplanned.	Reflects good planning for major developments and reflected in normal professional fees allowances.
Development Policy 6	Rural Diversification	Sets out the circumstances in which the Council will accept applications for diversification of uses on existing farms	Land use matter only.
Development Policy 7	Conversion of Rural Buildings	Sets out circumstances in which the Council would accept conversion of rural buildings.	Land use matter only.
Development Policy 8	Agricultural and Forestry Buildings	Sets out requirements that applications for new agricultural and forestry buildings must meet.	Land use matter only.
Core Policy 48	Town Centres	Outlines hierarchy of retail centres and requirements for applications in those areas.	Land use matter only.

Policy ref	Title	Summary of requirements	Cost implications
		Requires that development proposals outside identified retail centres are accompanied by a retail impact assessment.	
Core Policy 46	Development of Tourist Facilities and Visitor Attractions	Outlines requirements for applications proposing the development of tourist facilities and visitor attractions.	Land use matter only.
Core Policy 47	Tourist and Visitor Accommodation	Identifies requirements for proposals incorporating hotels and other visitor accommodation	Land use matter only.
Development Policy 9	Equestrian Related Development	Identifies requirements for proposals for equestrian related development.	Land use matter only.
Core Policy 55	Local Green Spaces	Identifies local green spaces in specific locations. Indicates that the Council will resist development in those areas in the absence of very special circumstances.	Land use matter only.
Core Policy 56	Landscape	Development to be resisted where it has a detrimental impact on natural and historic landscape.	Land use matter only.
Development Policy 10	Trees, Hedgerows and Woodlands	Seeks to protect trees, hedgerows and woodlands.	This is largely a matter that can be accommodated within the assumptions on net developable area vs gross. When purchasing sites with protected woodland or other features, these would be excluded from the Developers' calculation of developable land and this would be reflected in the land value
Core Policy 54	Biodiversity and Geodiversity	Indicates the Council's support for developments which conserve or enhance biodiversity and geodiversity; and developments which reverse habitat fragmentation. Development expected to deliver a net gain in biodiversity when there is an opportunity to do so.	Statutory requirement for 10% biodiversity net gain tested in the appraisals.
Core Policy 48	The Historic Environment	Sets out the Council's approach to dealing with applications that involve designated heritage assets or their setting. Great weight will be given to the asset's conservation. Applications that would harm a heritage asset or its setting will not be permitted.	Reflects NPPF approach to historic environment. The need to conserve heritage assets is normally reflected in the land value so there is no additional cost arising from the policy.
Core Policy 49	Listed buildings		
Core Policy 52	Archaeological Assets		
Core Policy 50	Conservation Areas	Sets out the Council's approach to development proposals that would affect conservation areas. Applications required to preserve and enhance the character, appearance and significance of conservation areas.	Reflects NPPF approach to historic environment. The need to enhance conservation areas is normally reflected in the land value so there is no additional cost arising from the policy.
Core Policy 51	Historic Environment Non-designated Heritage Assets	Seeks to protect and enhance non-designated heritage assets. Policy approach is in line with requirements of NPPF and does not therefore introduce an additional policy cost.	Cost of preserving a heritage asset could typically be reflected in the land value in accordance with NPPF and guidance published by Historic England.
Core Policy 53	Historic Environment The Conversion of Non-Domestic Historic Buildings	Seeks to protect and enhance designated and non-designated heritage assets in non-domestic use. Policy approach is in line with requirements of NPPF and does not therefore introduce an additional policy cost.	Reflects requirements of NPPF and does not introduce an additional policy cost.
Core Policy 60	Pollution and Contaminated Land	Seeks to prevent development where it would have unacceptable risk to public health or natural environment. Also requires that development proposals close to or on contaminated land is either remediated to avoid harm to future occupiers. If sources cannot be mitigated, development would be resisted.	Land use matter only. Costs of remediation would need to be reflected in the land value in accordance with the requirements of the PPG.
Development Policy 11	Dark Skies	Seeks to reduce adverse impacts of lighting.	No additional development costs.
Core Policy 64	Management of Accessible Green Open Spaces in Residential Developments	Requires that developments incorporate open space and provision of commuted sum or equivalent endowment to maintain the open space for 20 years.	Cost of laying out open space included within external works and greenfield infrastructure allowances, and Section 106 allowances in the appraisals.
Core Policy 59	Watercourses	Sets out requirements for development proposals that contain or are close to watercourses must protect and enhance the function and setting of the watercourse. A 10m buffer zone should be provided alongside the watercourse. Proposals for mooring stages outside settlements will not be permitted.	Land use issue only.
Core Policy 40	Standards for new residential development	Developments to provide a mix of housing in terms of size, type and tenure to meet housing need and demand. Minimum of 80% of units (across private and affordable tenures) to be 3 beds or fewer beds. Developers to comply with nationally described space standards. 5% of plots on schemes with 20 or more units to be provided for custom build or self build. 67% of all new dwellings to meet M4(2) standards. 8% of all new dwellings to meet M4(3) standards.	Mix reflected in the appraisals. Space standards reflected in appraisals. These requirements are broadly neutral as the plot value is calculated on the end value of the completed custom build house less the construction cost and a small builder's profit. The end plot value is broadly equivalent to the residual land value that the plot would have generated had it been delivered directly by the main developer. Reflected in the appraisals.

Policy ref	Title	Summary of requirements	Cost implications
Core Policy 41	Affordable Housing	35% of new dwellings on brownfield sites and 40% of new dwellings on greenfield sites required on sites providing 10 or more dwellings (or 0.5 ha or more, or more than 1,000 sqm). In rural areas, schemes of 3 to 9 units to provide affordable housing. 80% of units to be provided as rented housing (further split 60% social rent and 20% affordable rent) and 20% as intermediate housing.	Tested in the VS.
Development Policy 1	Rural Exception Sites	Identifies circumstances where development of sites as rural exception sites (100% affordable) would be acceptable to the Council. Private housing permitted only where 100% affordable housing is demonstrated through a site-specific viability assessment at the DM stage.	Rural exception sites can be brought forward with significantly reduced benchmark land values as there is a presumption against development for market housing. This reduced land value facilitates the delivery of affordable housing. No testing at Local Plan stage is required.
Core Policy 43	Specialist Accommodation	Sets out where this type of housing would be accepted Specialist housing required to provide affordable housing in line with Core Policy 41.	Land use matter only. Tested in the appraisals.
Development Policy 3	Dwellings for Rural Workers Outside Development boundaries	Outlines circumstances in which the Council will permit applications for the development of (including replacement) dwellings for rural workers outside principal and non-principal settlements.	Land use issue only.
Development Policy 4	Removal of Occupancy Conditions	Sets out circumstances in which the Council will allow the removal of occupancy conditions attached to dwellings for rural workers and equestrian workers.	Relates to existing housing only. Not relevant to new developments.
Core Policy 44	Gypsy and Traveller Sites	Seeks to safeguard existing sites for travellers and identifies locations for additional pitches.	Land use issue only.
Development Policy 5	Replacement Dwellings	Outlines the Council's requirements for proposals for replacement of existing dwellings.	No cost implications.
Development Policy 2	Community-Led Housing	Signals the Council's support for community-led housing proposals, providing they conform with the other relevant policies in the plan.	Land use matter only. Community-led housing groups are only likely to be able to outbid developers where market housing is not permitted.
Core Policy 6	Infrastructure Delivery	Indicates that development will be permitted where infrastructure requirements are met, where necessary secured with planning obligations.	Planning obligations incorporated in the appraisals.
Core Policy 8	Cirencester and surrounding villages Strategic Infrastructure Delivery	Identifies the strategic infrastructure requirements of the District.	Identifies infrastructure requirements only.
Core Policy 20	North Cotswold Strategic Infrastructure Delivery		
Core Policy 13	South Cotswold Strategic Infrastructure Delivery		
Core Policy 65	Social and Community Infrastructure	Sets out pre-conditions for granting planning permission for community facilities, including proven need, viability of the facility, located in an accessible area by public transport or cycle etc Seeks to prevent the loss of existing community facilities unless it can be demonstrated that there is no longer local demand. Or alternatively that the facility has been reprovided. Major developments will be required to contribute towards the development of social and community infrastructure through on-site provision or through financial contributions.	This policy does not give rise to any viability issues for developers. The policy will protect existing sites from speculative purchase for alternative uses. Costs reflected in the appraisals.
Core Policy 38	Our kerbside space and parking	Developers required to demonstrate need for the volume of parking spaces proposed in a development. Parking to be located out of clear site of main positions of site if possible. Should not result in additional development costs if carefully designed. Provision of secure space for cycles required. Should be possible at very limited cost through careful design. Electric vehicle charging points required. Sets our requirements for proposals for new car parking.	No additional cost. Cost tested in appraisals. Primarily a land use matter only.
Core Policy 66	Telecommunications Infrastructure (formerly INF9)	Seeks to limit above ground telecoms infrastructure unless there is no suitable and available alternative location. Telecoms equipment should be removed when no longer required. New developments to demonstrate connectivity to digital networks.	No costs to development This is a requirement of purchasers so would not be a policy related cost.

Policy ref	Title	Summary of requirements	Cost implications
Core Policy 1	Addressing climate change	Strategic policy which seeks to encourage and support sustainable development.	No specific policy costs not addressed elsewhere.
Core Policy 61	Health and Wellbeing	Development should promote heath and well being through creating environments that encourage healthy lifestyles, including making them walkable or cyclable (reflected in other policies discussed earlier). Major developments to be accompanied by a Health Impact Assessment. Major developments to provide public access defibrillators.	No specific policy costs not addressed elsewhere. Deminims cost, within the overall professional fees budget. Deminims cost.
Core Policy 22	Gloucester and Cheltenham Green Belt	Seeks to prevent inappropriate development in the green belt.	Land use policy only.
Core Policy 15	Cotswold Airport	Indicates that change of use of existing buildings and new development at the Airport will only be permitted providing they are for employment-related uses that are compatible with the airport.	Land use issue only.
Core Policy 16	The Thames and Severn Canal	Requires that development will be permitted if it positively contributes to the restoration of the canal and towpath, and supporting infrastructure. Development should improve access along the towpath and respect the setting of the towpath.	Deminimis cost implications. These measures are also likely to result in higher residential sales values being achieved.
Core Policy 17	The River Thames	Deals with proposals for additional moorings and sports/recreation uses.	Land use issue only.
Core Policy 18	Cotswold Lakes: Post-Mineral Extraction After Use	Sets out requirements for sports/leisure/recreation proposals on the former minerals extraction site.	No cost implications.
Core Policy 23	Former Cheltenham to Stratford-upon-Avon Railway Line	Addresses circumstances in which development will be permitted. Overriding objective is to protect the route of the former line so it can be reopened in the future.	Land use issue only.

Appendix 2 - Typology details and appraisal inputs

1	2	3	6	7	8	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
COTSWOLD DISTRICT COUNCIL - LOCAL PLAN VIABILITY TESTING											**Floor areas - proposed (sqm)**										
		Gross		No of	No of	Resi costs	Resi costs	GIA	GIA				Note: B1 office inlcudes B1(b)							Total resi	Total resi FS
Site ref	Typology description	Site area	Heights	Houses	Flats	Houses	Flats	Houses	flats		Retail	Supermarket	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	units	
1	CDC-RES1 Small scheme (1 unit) 25 dph	0.05	2	1	-	1,559	1,816	84	-		-	-	-	-	-	-	-	-	-	1	84
2	CDC-RES2 Small scheme (1 unit) 30 dph	0.04	2	1	-	1,559	1,816	84	-		-	-	-	-	-	-	-	-	-	1	84
3	CDC-RES3 Small scheme (5 units) 25 dph	0.24	2	5	-	1,559	1,816	422	-		-	-	-	-	-	-	-	-	-	5	422
4	CDC-RES4 Small scheme (5 units) 30 dph	0.20	2	5	-	1,559	1,816	422	-		-	-	-	-	-	-	-	-	-	5	422
5	CDC-RES5 Small scheme (10 units) 30 dph	0.42	2	10	-	1,559	1,816	844	-		-	-	-	-	-	-	-	-	-	10	844
6	CDC-RES6 Small scheme (10 units) 35 dph	0.36	2	10	-	1,559	1,816	844	-		-	-	-	-	-	-	-	-	-	10	844
7	CDC-RES7 Medium scheme (20 units) 30 dph	0.83	2	20	-	1,559	1,816	1,688	-		-	-	-	-	-	-	-	-	-	20	1,688
8	CDC-RES8 Medium scheme (20 units) 35 dph	0.71	2	20	-	1,559	1,816	1,688	-		-	-	-	-	-	-	-	-	-	20	1,688
9	CDC-RES9 Medium scheme (30 units) 30 dph	1.25	2	30	-	1,559	1,816	2,532	-		-	-	-	-	-	-	-	-	-	30	2,532
10	CDC-RES10 Medium scheme (30 units) 35 dph	1.07	2	30	-	1,559	1,816	2,532	-		-	-	-	-	-	-	-	-	-	30	2,532
11	CDC-RES11 Medium scheme (40 units) 30 dph	1.67	2	40	-	1,559	1,816	3,376	-		-	-	-	-	-	-	-	-	-	40	3,376
12	CDC-RES12 Medium scheme (40 units) 55 dph	0.91	2	30	10	1,559	1,816	859	859		-	-	-	-	-	-	-	-	-	40	1,719
13	CDC-RES13 Large scheme (50 units) 30 dph	2.08	2	50	-	1,559	1,816	4,220	-		-	-	-	-	-	-	-	-	-	50	4,220
14	CDC-RES14 Large scheme (50 units) 40 dph	1.56	2	45	5	1,559	1,816	3,825	425		-	-	-	-	-	-	-	-	-	50	4,251
15	CDC-RES15 Large scheme (75 units) 30 dph	3.13	2	75	-	1,559	1,816	6,330	-		-	-	-	-	-	-	-	-	-	75	6,330
16	CDC-RES16 Large scheme (75 units) 35 dph	2.68	2	75	-	1,559	1,816	6,330	-		-	-	-	-	-	-	-	-	-	75	6,330
17	CDC-RES17 Large scheme (100 units) 30 dph	4.44	2	100	-	1,559	1,816	8,440	-		-	-	-	-	-	-	-	-	-	100	8,440
18	CDC-RES18 Large scheme (100 units) 55 dph)	2.42	2	75	25	1,559	1,816	6,445	2,148		-	-	-	-	-	-	-	-	-	100	8,593
19	CDC-RES19 Large scheme (150 units) 30 dph	6.67	2	150	-	1,559	1,816	12,660	-		-	-	-	-	-	-	-	-	-	150	12,660
20	CDC-RES20 Large scheme (150 units) 35 dph)	5.71	2	150	-	1,559	1,816	12,660	-		-	-	-	-	-	-	-	-	-	150	12,660
21	CDC-RES21 Large scheme (200 units) 30 dph	8.89	2	200	-	1,559	1,816	16,880	-		-	-	-	-	-	-	-	-	-	200	16,880
22	CDC-RES22 Large scheme (200 units) 35 dph)	7.62	2	200	-	1,559	1,816	16,880	-		-	-	-	-	-	-	-	-	-	200	16,880
23	CDC-RES23 Large scheme (300 units) 30 dph	13.33	2	300	-	1,559	1,816	25,319	-		-	-	-	-	-	-	-	-	-	300	25,319
24	CDC-RES24 Large scheme (300 units) 35 dph)	11.43	2	300	-	1,559	1,816	25,319	-		-	-	-	-	-	-	-	-	-	300	25,319
25	CDC-RES25 Large scheme (400 units) 30 dph	17.78	2	400	-	1,559	1,816	33,759	-		-	-	-	-	-	-	-	-	-	400	33,759
26	CDC-RES26 Large scheme (400 units) 35 dph)	15.24	2	400	-	1,559	1,816	33,759	-		-	-	-	-	-	-	-	-	-	400	33,759
27	CDC-RES27 Large scheme (500 units) 30 dph	23.81	2	500	-	1,559	1,816	42,199	-		-	-	-	-	-	-	-	-	-	500	42,199
28	CDC-RES28 Large scheme (500 units) 35 dph)	20.41	2	500	-	1,559	1,816	42,199	-		-	-	-	-	-	-	-	-	-	500	42,199
29	CDC-RES29 Large scheme (750 units) 30 dph	38.46	2	750	-	1,559	1,816	63,299	-		-	-	-	-	-	-	-	-	-	750	63,299
30	CDC-RES30 Large scheme (750 units) 35 dph)	32.97	2	750	-	1,559	1,816	63,299	-		-	-	-	-	-	-	-	-	-	750	63,299
31	CDC-RES31 Strategic site (1,000 units) 30 dph	55.56	2	1,000	-	1,559	1,816	84,398	-		-	-	-	-	-	-	-	-	-	1,000	84,398
32	CDC-RES32 Strategic site (1,000 units) 35 dph	47.62	2	1,000	-	1,559	1,816	84,398	-		-	-	-	-	-	-	-	-	-	1,000	84,398
33	CDC-RES33 Strategic site (1,300 units) 30 dph	72.22	2	1,300	-	1,559	1,816	109,717	-		-	-	-	-	-	-	-	-	-	1,300	109,717
34	CDC-RES34 Strategic site (1,300 units) 35 dph	61.90	2	1,300	-	1,559	1,816	109,717	-		-	-	-	-	-	-	-	-	-	1,300	109,717
35	CDC-RES35 Strategic site (2,000 units) 35 dph	95.24	2	2,000	-	1,559	1,816	168,796	-		-	-	-	-	-	-	-	-	-	2,000	168,796
36	CDC-RES36 Strategic site (2,500 units) 35 dph	119.05	2	2,500	-	1,559	1,816	210,995	-		-	-	-	-	-	-	-	-	-	2,500	210,995
37	CDC-RES37 Strategic site (3,500 units) 35 dph	166.67	2	3,500	-	1,559	1,816	295,393	-		-	-	-	-	-	-	-	-	-	3,500	295,393
38	CDC-RES38 Strategic site (4,000 units) 30 dph	222.22	2	4,000	-	1,559	1,816	337,592	-		-	-	-	-	-	-	-	-	-	4,000	337,592
39	CDC-RES39 Strategic site (4,000 units) 35 dph	190.48	2	4,000	-	1,559	1,816	337,592	-		-	-	-	-	-	-	-	-	-	4,000	337,592
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	2.08	2	25	25	1,559	1,816	2,186	2,186		-	-	-	-	-	-	-	-	-	50	4,373
41	CDC-CARE1 Care home scheme (C2) - 70 units	0.40	2	-	-	1,559	1,816	-	-		-	-	-	-	-	-	2,951	-	-	-	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	5.00	2	-	-	1,559	1,816	-	-		250	-	500	2,500	15,000	-	-	-	-	-	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	5.00	2	-	-	1,559	1,816	-	-		250	-	1,000	4,000	15,250	-	-	-	-	-	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	10.00	2	-	-	1,559	1,816	-	-		250	-	2,000	6,000	28,000	-	-	-	-	-	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	10.00	2	-	-	1,559	1,816	-	-		250	-	3,500	6,500	30,500	-	-	-	-	-	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	20.00	2	-	-	1,559	1,816	-	-		500	-	5,000	15,000	52,000	-	-	-	-	-	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	20.00	2	-	-	1,559	1,816	-	-		500	-	5,000	25,000	51,000	-	-	-	-	-	-

1	29	30	31	32	33	34	35	36	37	38	48	49	50	51	52	53	54	55	56	57	58
COTSWOLD	CIL (rate per sqm)											S106 (per sqm for commercial; per unit for resi									
											E&T										
Site ref	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	cost	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi
1	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
2	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
3	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
4	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
5	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
6	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
7	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
8	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
9	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
10	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
11	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
12	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
13	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
14	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
15	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
16	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
17	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
18	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
19	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
20	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
21	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
22	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
23	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
24	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
25	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
26	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
27	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
28	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
29	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
30	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
31	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
32	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
33	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
34	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
35	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
36	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
37	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
38	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
39	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
40	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
41	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
42	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
43	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
44	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
45	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
46	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600
47	75.47	75.47	0.00	0.00	0.00	0.00	100.63	0.00	0.00	100.63	-	25	25	25	25	25	25	25	25	25	7,600

1	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78
COTSWOLD	**Rents**									**Cap val**	**Yields**									n/a
Site ref	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi
1	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
2	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
3	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
4	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
5	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
6	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
7	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
8	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
9	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
10	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
11	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
12	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
13	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
14	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
15	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
16	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
17	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
18	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
19	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
20	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
21	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
22	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
23	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
24	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
25	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
26	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
27	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
28	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
29	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
30	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
31	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
32	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
33	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
34	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
35	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
36	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
37	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
38	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
39	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
40	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
41	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
42	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
43	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
44	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
45	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
46	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
47	575	250	260	160	160	756	486	150	150	4,788	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121
COTSWOLD	Build costs										Net to gross											
										GF infra											Total new	
Site ref	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	% costs	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	floorspace	Highways/S278
1	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	84	1,000
2	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	84	1,000
3	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	422	5,000
4	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	422	5,000
5	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	844	10,000
6	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	844	10,000
7	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,688	20,000
8	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,688	20,000
9	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,532	30,000
10	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,532	30,000
11	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,376	40,000
12	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,719	40,000
13	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,220	50,000
14	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,251	50,000
15	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,330	75,000
16	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,330	75,000
17	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,440	100,000
18	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,593	100,000
19	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	12,660	150,000
20	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	12,660	150,000
21	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	16,880	200,000
22	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	16,880	200,000
23	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	25,319	300,000
24	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	25,319	300,000
25	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	33,759	400,000
26	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	33,759	400,000
27	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	42,199	500,000
28	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	42,199	500,000
29	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	63,299	750,000
30	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	63,299	750,000
31	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	84,398	1,000,000
32	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	84,398	1,000,000
33	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	109,717	1,300,000
34	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	109,717	1,300,000
35	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	168,796	2,000,000
36	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	210,995	2,500,000
37	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	295,393	3,500,000
38	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	337,592	4,000,000
39	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	337,592	4,000,000
40	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	4,373	50,000
41	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	2,951	44,265
42	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	18,250	273,750
43	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	20,500	307,500
44	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	36,250	543,750
45	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	40,750	611,250
46	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	72,500	1,087,500
47	1,665	1,665	2,549	966	966	1,907	2,307	-	-	17.6%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	81,500	1,222,500

1	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141
COTSWOLD	**Build start (QUARTERS)**										**Build period (QUARTERS)**									
Site ref	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi
1	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
2	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
3	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
4	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
5	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
6	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
7	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	6
8	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
9	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
10	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
11	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	8
12	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
13	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
14	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
15	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
16	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
17	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
18	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
19	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	9
20	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	9
21	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	10
22	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	10
23	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	12
24	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	12
25	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	15
26	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	15
27	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	15
28	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	15
29	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	20
30	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	20
31	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	30
32	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	30
33	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	35
34	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	35
35	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	40
36	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	50
37	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	60
38	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	80
39	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	80
40	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
41	2	2	2	2	2	2	2	2	2	2	12	12	12	12	12	12	12	12	12	8
42	2	2	2	2	2	2	2	2	2	2	15	15	15	15	15	15	15	15	15	15
43	2	2	2	2	2	2	2	2	2	2	15	15	15	15	15	15	15	15	15	15
44	2	2	2	2	2	2	2	2	2	2	15	15	15	15	15	15	15	15	15	15
45	2	2	2	2	2	2	2	2	2	2	15	15	15	15	15	15	15	15	15	15
46	2	2	2	2	2	2	2	2	2	2	15	15	15	15	15	15	15	15	15	15
47	2	2	2	2	2	2	2	2	2	2	15	15	15	15	15	15	15	15	15	15

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	176
COTSWOLD	Investment sale (QUARTERS)										Resi sales period (qtrs)	Sales period start	Area		On-site AH	% AH rented			
														% of PRS				BNG cost	Bldg Safety Levy
Site ref	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	Resi	Resi		units			Roof area		
1	6	6	6	6	6	6	6	6	6		1	6		0.00%	40%	80%	42.20	0.7%	41.40
2	6	6	6	6	6	6	6	6	6		1	6		0.00%	40%	80%	42.20	0.7%	41.40
3	6	6	6	6	6	6	6	6	6		1	6		0.00%	40%	80%	211.00	0.7%	41.40
4	6	6	6	6	6	6	6	6	6		1	6		0.00%	40%	80%	211.00	0.7%	41.40
5	6	6	6	6	6	6	6	6	6		1	6		0.00%	40%	80%	421.99	0.7%	41.40
6	6	6	6	6	6	6	6	6	6		1	6		0.00%	40%	80%	421.99	0.7%	41.40
7	6	6	6	6	6	6	6	6	6		6	6		0.00%	40%	80%	843.98	0.7%	41.40
8	8	8	8	8	8	8	8	8	8		6	6		0.00%	40%	80%	843.98	0.7%	41.40
9	8	8	8	8	8	8	8	8	8		6	6		0.00%	40%	80%	1,265.97	0.7%	41.40
10	8	8	8	8	8	8	8	8	8		6	6		0.00%	40%	80%	1,265.97	0.7%	41.40
11	8	8	8	8	8	8	8	8	8		8	6		0.00%	40%	80%	1,687.96	0.7%	41.40
12	10	10	10	10	10	10	10	10	10		8	6		0.00%	40%	80%	1,718.57	0.7%	41.40
13	10	10	10	10	10	10	10	10	10		8	6		0.00%	40%	80%	2,109.95	0.7%	41.40
14	10	10	10	10	10	10	10	10	10		8	6		0.00%	40%	80%	2,125.26	0.7%	41.40
15	10	10	10	10	10	10	10	10	10		8	6		0.00%	40%	80%	3,164.93	0.7%	41.40
16	10	10	10	10	10	10	10	10	10		8	6		0.00%	40%	80%	3,164.93	0.7%	41.40
17	10	10	10	10	10	10	10	10	10		8	6		0.00%	40%	80%	4,219.90	0.7%	41.40
18	10	10	10	10	10	10	10	10	10		8	6		0.00%	40%	80%	4,296.43	0.7%	41.40
19	10	10	10	10	10	10	10	10	10		9	6		0.00%	40%	80%	6,329.85	0.7%	41.40
20	10	10	10	10	10	10	10	10	10		9	6		0.00%	40%	80%	6,329.85	0.7%	41.40
21	10	10	10	10	10	10	10	10	10		10	6		0.00%	40%	80%	8,439.80	0.7%	41.40
22	10	10	10	10	8	10	10	10	10		10	6		0.00%	40%	80%	8,439.80	0.7%	41.40
23	10	10	10	10	8	10	10	10	10		12	6		0.00%	40%	80%	12,659.70	0.7%	41.40
24	10	10	10	10	8	10	10	10	10		12	6		0.00%	40%	80%	12,659.70	0.7%	41.40
25	10	10	10	10	8	10	10	10	10		15	6		0.00%	40%	80%	16,879.60	0.7%	41.40
26	10	10	10	10	8	10	10	10	10		15	6		0.00%	40%	80%	16,879.60	0.7%	41.40
27	10	10	10	10	8	10	10	10	10		15	6		0.00%	40%	80%	21,099.50	0.7%	41.40
28	10	10	10	10	8	10	10	10	10		15	6		0.00%	40%	80%	21,099.50	0.7%	41.40
29	10	10	10	10	8	10	10	10	10		20	6		0.00%	40%	80%	31,649.25	0.7%	41.40
30	10	10	10	10	8	10	10	10	10		20	6		0.00%	40%	80%	31,649.25	0.7%	41.40
31	10	10	10	10	8	10	10	10	10		30	6		0.00%	40%	80%	42,199.00	0.7%	41.40
32	10	10	10	10	8	10	10	10	10		30	6		0.00%	40%	80%	42,199.00	0.7%	41.40
33	10	10	10	10	8	10	10	10	10		35	6		0.00%	40%	80%	54,858.70	0.7%	41.40
34	10	10	10	10	8	10	10	10	10		35	6		0.00%	40%	80%	54,858.70	0.7%	41.40
35	8	8	8	8	8	8	8	8	8		40	6		0.00%	40%	80%	84,398.00	0.7%	41.40
36	8	8	8	8	8	8	8	8	8		50	6		0.00%	40%	80%	105,497.50	0.7%	41.40
37	8	8	8	8	8	8	8	8	8		60	6		0.00%	40%	80%	147,696.50	0.7%	41.40
38	8	8	8	8	8	8	8	8	8		80	6		0.00%	40%	80%	168,796.00	0.7%	41.40
39	8	8	8	8	8	8	8	8	8		80	6		0.00%	40%	80%	168,796.00	0.7%	41.40
40	10	10	10	10	10	10	10	10	10		8	6		0.00%	40%	80%	2,186.48	0.7%	41.40
41	14	14	14	14	14	14	14	14	14		8	6		0.00%	0%	80%	1,475.50	0.7%	41.40
42	17	17	17	17	17	17	17	17	17		15	6		0.00%	0%	80%	9,125.00	0.7%	41.40
43	17	17	17	17	17	17	17	17	17		15	6		0.00%	0%	80%	10,250.00	0.7%	41.40
44	17	17	17	17	17	17	17	17	17		15	6		0.00%	0%	80%	18,125.00	0.7%	41.40
45	17	17	17	17	17	17	17	17	17		15	6		0.00%	0%	80%	20,375.00	0.7%	41.40
46	17	17	17	17	17	17	17	17	17		15	6		0.00%	0%	80%	36,250.00	0.7%	41.40
47	17	17	17	17	17	17	17	17	17		15	6		0.00%	0%	80%	40,750.00	0.7%	41.40

Appendix 3 - Commercial lettings

Signed	Address	Sq ft Leased	Space Use	Floor	Lease Type	Term	Rent/Sq ft/Year Min	Rent/Sq ft/Year Max	Service Type	Rent Type	Deal Type	Commencement	Expiry	Tenancy	Tenant	Tenant Rep Company 1	Leasing Rep Company 1	Landlord Company 1	Lease Notes	Building Name	CoStar Rating	Market	Submarket	City	State	Country	Postal Code
Nov 2025	The Square	240	Office	GRND	Direct	5 Years	£50.00	£50.00	Fully Repairing and Insuring	Achieved	New Lease	Nov 2025	Nov 2030	Single			Tayler & Fletcher Ltd		Yes	The Office, The Vaults at Ste		3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AF
Jul 2021	5 Long St	330	Office	GRND	Direct	10 Years	£37.88	£37.88	Fully Repairing and Insuring	Achieved	New Lease	Jul 2021	Jul 2031	Multi	Foxfield Solicitors		Hunter French	Mattioli Woods plc	Yes			2 Cheltenham & Gloucester	Cotswold	Tetbury	GLS	United Kingdom	GL8 8AA
Jan 2026	Sheep St	524	Office	GRND	Direct	6 Years	£28.63	£28.63	Fully Repairing and Insuring	Achieved	New Lease	Jan 2026	Jan 2032	Single	Montpellier Legal		Tayler & Fletcher Ltd		Yes	Hardcastle Williams		3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AA
Dec 2025	Lansdowne	106	Office	GRND	Direct	1 Year	£28.30	£28.30		Achieved	New Lease	Dec 2025	Dec 2026	Multi			Tayler & Fletcher Ltd		Yes	Royal British Legion Hall		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2AR
Feb 2026	44 Black Jack St	163	Office	1	Direct	3 Years	£25.77	£25.77	Internal Repairing Only	Asking	New Lease	Feb 2026	Feb 2029	Multi			Marriotts Property LLP	Cotswold District Council	Yes			3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2AA
May 2020	44 Black Jack St	146	Office	1	Direct		£20.54	£20.54		Asking	New Lease	Jun 2020		Multi			Thomson & Partners LLP	Cotswold District Council				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2AA
Jun 2021	The Square	211	Office	1	Direct	1 Year	£20.38	£20.38		Achieved	New Lease	Jun 2021	Jun 2022	Multi			Tayler & Fletcher Ltd			Pine House		3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AF
Aug 2025	The Square	236	Office	1	Direct	1 Year	£20.33	£20.33	Fully Repairing and Insuring	Achieved	New Lease	Aug 2025	Aug 2026	Multi	Cotswold Carers		Tayler & Fletcher Ltd		Yes	Pine House		3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AF
May 2023	The Square	236	Office	1	Direct		£20.33	£20.33	Fully Repairing and Insuring	Achieved	New Lease	May 2023		Multi			Tayler & Fletcher Ltd			Pine House		3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AF
May 2021	The Square	159	Office	1	Direct	2 Years	£20.12	£20.12		Achieved	New Lease	May 2021	May 2023	Multi			Tayler & Fletcher Ltd			Pine House		3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AF
Oct 2021	Lansdown	183	Office	GRND	Direct	6 Months	£19.12	£19.12		Asking	New Lease	Oct 2021	Apr 2022	Multi			Tayler & Fletcher Ltd	Suffolk Life Group Ltd		British Legion Hall		2 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2AR
Jun 2021	The Square	186	Office	2	Direct	1 Year	£18.80	£18.80		Achieved	New Lease	Jun 2021	Jun 2022	Multi			Tayler & Fletcher Ltd			Pine House		3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AF
Apr 2021	Ampney Crucis	145	Office	GRND	Direct		£17.79	£17.79	Fully Repairing and Insuring	Asking	New Lease	Apr 2021					Marriotts Property LLP			Office 6		3 Cheltenham & Gloucester	Cotswold	Ampney Crucis	GLS	United Kingdom	GL7 5SA
Jun 2021	Beech Pike	3,207	Office	GRND	Direct	10 Years	£17.31	£17.31	Fully Repairing and Insuring	Effective	New Lease	Jun 2021	Jun 2031		Bostree Trading Ltd				Yes	Bromley Barn		3 Cheltenham & Gloucester	Cotswold	Elkstone	GLS	United Kingdom	GL53 9PL
Apr 2026	Winchcombe Rd	285	Office	2	Direct	1 Year	£16.84	£16.84	Fully Repairing and Insuring	Effective	New Lease	Apr 2026	Apr 2027	Multi			Tayler & Fletcher Ltd		Yes	Guiting Manor Farms		3 Cheltenham & Gloucester	Cotswold	Guiting Power	GLS	United Kingdom	GL54 5UX
Feb 2023	High St	487	Office	GRND	Direct	3 Years	£16.75	£16.75	Fully Repairing and Insuring	Asking	New Lease	Feb 2023	Feb 2026		Arnault Ltd		Peter Clarke & Co	Peter Clarke & Co		Island House		3 Cheltenham & Gloucester	Cotswold	Chipping Campden	GLS	United Kingdom	GL55 6AL
Aug 2025	Tall Trees Estate	2,091	Office	GRND-1	Direct		£16.50	£16.50		Asking	New Lease	Aug 2025		Multi			Whitmarsh Lockhart			Formal House		3 Cheltenham & Gloucester	Cotswold	Bagendon	GLS	United Kingdom	GL7 7JE
Mar 2024	22 Thomas St	4,104	Office	GRND-2	Sublet/Assignment		£16.50	£16.50		Asking	New Lease	Mar 2024					Whitmarsh Lockhart					3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2BD
Nov 2023	16 Tetbury Rd	3,046	Office	2	Coworking		£16.50	£16.50		Asking	New Lease	Dec 2023		Multi			UBCUK	George House Developmen		Cirencester Office Park		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 6JJ
Nov 2023	16 Tetbury Rd	954	Office	2	Coworking		£16.50	£16.50		Asking	New Lease	Dec 2023		Multi			UBCUK	George House Developmen		Cirencester Office Park		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 6JJ
Jun 2022	37-39 Market Pl	2,741	Office	Unk	Direct		£16.50	£16.50		Asking	New Lease	Jul 2022					Whitmarsh Lockhart					3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2NX
Apr 2021	Lansdown	183	Office	GRND	Direct		£16.39	£16.39		Achieved	New Lease	Apr 2021					Tayler & Fletcher	Suffolk Life Group Ltd		British Legion Hall		2 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2AR
Oct 2024	Winchcombe Rd	285	Office	2	Direct	1 Year	£16.14	£16.14		Asking	New Lease	Dec 2024	Dec 2025	Multi			Tayler & Fletcher Ltd					3 Cheltenham & Gloucester	Cotswold	Guiting Power	GLS	United Kingdom	GL54 5UX
Mar 2024	201-204 Love Ln	2,151	Office	GRND-1	Direct	7 Years	£16.00	£16.00	Fully Repairing and Insuring	Asking	New Lease	Mar 2024	Mar 2031	Multi	Price Financial Planning Ltd		Alder King LLP	M7 Real Estate				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1XD
Mar 2024	201-204 Love Ln	4,323	Office	GRND-1	Direct	5 Years	£16.00	£16.00	Fully Repairing and Insuring	Asking	New Lease	Apr 2024	Apr 2029	Multi	Loop1 UK Ltd			None				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1XD
Jan 2023	33 Sheep St	11,160	Office	GRND-2	Direct	10 Years	£16.00	£16.00		Achieved	New Lease	Jan 2023	Jan 2033	Single	Pegasus Group	Avison Young	Loveday Chartered Surveyors & Property Consultants		Yes			3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1RQ
Sep 2020	Park St	1,758	Office	GRND-2	Direct	10 Years	£15.93	£15.93	Fully Repairing and Insuring	Achieved	New Lease	Sep 2020	Sep 2030		Butler Sherborn LLP				Yes	Parklands House		3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AQ
Oct 2021	25 Castle St	197	Office	1	Direct	1 Year	£15.22	£15.22	Fully Repairing and Insuring	Achieved	New Lease	Nov 2021	Nov 2022	Multi			Marriotts Property LLP	Moore Allen & Innocent				2 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1QG
Jun 2021	Broadway Ln	1,019	Office	GRND	Direct		£15.00	£15.00		Asking	New Lease	Jun 2021		Multi			Whitmarsh Lockhart	South Cerney Builders Limit		Lakeside Business Park		3 Cheltenham & Gloucester	Cotswold	South Cerney	GLS	United Kingdom	GL7 5XL
Jun 2024	37-39 Market Pl	282	Office	2	Direct	3 Years	£14.89	£14.89	Fully Repairing and Insuring	Achieved	New Lease	Jun 2024	Jun 2027		Terrace Surveyors		Moore Allen & Innocent		Yes			3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2NX
Jul 2022	6 Tetbury Rd	4,538	Office	GRND	Direct	10 Years	£14.72	£14.72	Fully Repairing and Insuring	Effective	New Lease	Aug 2022	Jul 2032	Multi	Eneo Energy	Alder King LLP	Barnsdales Limited		Yes			3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 6JJ
Aug 2020	6 Tetbury Rd	2,832	Office	GRND	Direct	10 Years	£14.57	£14.57	Fully Repairing and Insuring	Effective	Renewal	Aug 2020	Aug 2030	Multi	Govtech Solutions Ltd				Yes			3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 6JJ
Mar 2022	Priory Ct	1,137	Office	GRND-1	Direct	3 Years	£14.51	£14.51		Asking	New Lease	Apr 2022	Apr 2025				Marriotts Property LLP					3 Cheltenham & Gloucester	Cotswold	Poulton	GLS	United Kingdom	GL7 5JB
Jul 2022	Tall Trees Estate	671	Office	GRND	Direct		£14.05	£14.05		Achieved	New Lease	Aug 2022		Multi			Whitmarsh Lockhart			Formal House		3 Cheltenham & Gloucester	Cotswold	Bagendon	GLS	United Kingdom	GL7 7JE
Jun 2021	15 Gosditch St	215	Office	2	Direct	5 Years	£13.95	£13.95	Fully Repairing and Insuring	Achieved	New Lease	Jul 2021	Jul 2026	Multi			Marriotts Property LLP	Lodge Services				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2AG
May 2021	High St	309	Office	GRND	Direct	3 Years	£13.75	£13.75	Fully Repairing and Insuring	Achieved	New Lease	May 2021	May 2024	Multi			Marriotts Property LLP	TMJE Moreton Ltd		Old Market Way Shopping A		3 Cheltenham & Gloucester	Cotswold	Moreton In Marsh	GLS	United Kingdom	GL56 0AJ
Mar 2021	High St	349	Office	GRND	Direct	3 Years	£13.61	£13.61	Fully Repairing and Insuring	Achieved	New Lease	Mar 2021	Mar 2024	Multi			Marriotts Property LLP	TMJE Moreton Ltd		Old Market Way Shopping A		3 Cheltenham & Gloucester	Cotswold	Moreton In Marsh	GLS	United Kingdom	GL56 0AJ
Jul 2022	15 Gosditch St	203	Office	2	Direct	1 Year	£13.54	£13.54		Achieved	New Lease	Aug 2022	Aug 2023	Multi			Marriotts Property LLP	Lodge Services				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2AG
Sep 2020	15 Gosditch St	853	Office	GRND	Direct	3 Years	£13.48	£13.48		Asking	New Lease	Oct 2020	Oct 2023	Multi			Thomson & Partners LLP	Lodge Services				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2AG
Jul 2021	Cricklade St	608	Office	1	Direct	1 Year	£13.16	£13.16		Asking	New Lease	Jul 2021	Jul 2022	Multi			Marriotts Property LLP	NEWCOMBE BEARD LTD		The Mews		2 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1HY
Oct 2023	Battle Brook Dr	626	Office	GRND	Direct		£13.00	£13.00		Asking	New Lease	Oct 2023							Yes	Ashbee House		2 Cheltenham & Gloucester	Cotswold	Chipping Campden	GLS	United Kingdom	GL55 6JX
Sep 2023	Wilkinson Rd	2,500	Office	GRND	Direct	3 Years	£13.00	£13.00	Fully Repairing and Insuring	Achieved	New Lease	Sep 2023	Sep 2026	Multi	Flying Changes		Smethurst Property Consult	Powerful UK Ltd		Chandlers House		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1YT
Nov 2022	The Square	635	Office	1	Direct	3 Years	£12.56	£12.56	Fully Repairing and Insuring	Achieved	New Lease	Dec 2022	Nov 2025	Multi			Tayler & Fletcher Ltd		Yes	Pine House		3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AF
Mar 2022	Battle Brook Dr	626	Office	GRND	Direct		£12.00	£12.00		Asking	New Lease	Apr 2022					Westbridge Commercial			Ashbee House		2 Cheltenham & Gloucester	Cotswold	Chipping Campden	GLS	United Kingdom	GL55 6JX
Oct 2022	Battle Brook Dr	1,086	Office	GRND-1	Direct	1 Year	£11.97	£11.97		Achieved	New Lease	Nov 2022	Nov 2023				Westbridge Commercial			Ashbee House		2 Cheltenham & Gloucester	Cotswold	Chipping Campden	GLS	United Kingdom	GL55 6JX
May 2020	Barnsley Park	533	Office	1	Direct		£11.75	£11.75		Asking	New Lease	Jun 2020		Multi			Thomson & Partners LLP			The Old Forge		2 Cheltenham & Gloucester	Cotswold	Barnsley	GLS	United Kingdom	GL7 5EG
Jul 2023	Shab Hill	3,426	Office	GRND-1	Direct	5 Years	£11.68	£11.68	Fully Repairing and Insuring	Achieved	New Lease	Jul 2023	Jul 2028	Multi	Kier Group		Alder King LLP	Curtis Banks	Yes	Acorn House		2 Cheltenham & Gloucester	Cotswold	Birdlip	GLS	United Kingdom	GL4 8JX
Apr 2021	The Wool Market	649	Office	1	Direct	3 Years	£11.40	£11.40	Fully Repairing and Insuring	Achieved	New Lease	Apr 2021	Apr 2024	Multi			Marriotts Property LLP	P H Gillingham (Investment				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2PR
Jan 2021	Barnsley Park	710	Office	GRND	Direct		£11.26	£11.26	Fully Repairing and Insuring	Achieved	New Lease	Feb 2022		Multi			Marriotts Property LLP			The Old Forge		2 Cheltenham & Gloucester	Cotswold	Barnsley	GLS	United Kingdom	GL7 5EG
Jul 2021	101-104 Love Ln	2,420	Office	1	Direct	5 Years	£11.15	£11.15	Fully Repairing and Insuring	Achieved	New Lease	Aug 2021	Aug 2026	Multi			SPG Property	M7 Real Estate				2 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1XD
Sep 2021	Fosseway Business Park	1,078	Office	GRND	Direct		£11.13	£11.13		Asking	New Lease	Oct 2021					Bankier Sloan					3 Cheltenham & Gloucester	Cotswold	Moreton In Marsh	GLS	United Kingdom	GL56 9NQ
Mar 2022	The Forum	1,527	Office	1	Direct	1 Year	£9.82	£9.82		Asking	New Lease	Apr 2022	Apr 2023	Multi			Marriotts Property LLP	Ew Beard Ltd		Northway House		2 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2QY
May 2024	The Wool Market	1,723	Office	1	Direct	5 Years	£8.70	£8.70	Fully Repairing and Insuring	Achieved	New Lease	May 2024	May 2029	Multi	Cirencester Creative Dance Academy		Moore Allen & Innocent	The Rich Group	Yes			3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2PR
Nov 2021	Cricklade St	692	Office	1	Direct	3 Years	£8.67	£8.67		Achieved	New Lease	Nov 2021	Nov 2024	Multi			SPG Property	Padmanor Investments		Bishops Walk Shopping Cer		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Nov 2020	High St	536	Office	1	Direct	3 Years	£8.39	£8.39		Asking	New Lease	Dec 2020	Dec 2023	Multi			TLG Commercial	Mr & Mrs R Bartlett	Yes	Grafton House		2 Cheltenham & Gloucester	Cotswold	Chipping Campden	GLS	United Kingdom	GL55 6AT
Aug 2020	Kemble Airfield	2,579	Office	GRND, MEZZ	Direct	3 Years	£7.75	£7.75	Fully Repairing and Insuring	Achieved	New Lease	Aug 2020	Aug 2023	Single	The Turtle Mat Company Ltd					Turtle House		2 Cheltenham & Gloucester	Cotswold	Kemble	GLS	United Kingdom	GL7 6BA
Oct 2020	42-42A Cricklade St	300	Office	1	Direct	5 Years	£7.20	£7.20		Achieved	New Lease	Nov 2020	Nov 2025	Multi	Cotswolds Barristers		Barnsdales Limited	Burge Property Managemer	Yes			3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Jun 2021	23-25 Ashcroft Rd	3,629	Office	GRND-1	Direct	15 Years	£5.51	£5.51		Effective	New Lease	Jun 2021	Jun 2036		Key steps day nurseries ltd		KBW Chartered Surveyors					3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1QZ

Signed	Address	Sq ft Leased	Space Use	Floor	Lease Type	Term	Rent/Sq ft/Year Min	Rent/Sq ft/Year Max	Service Type	Rent Type	Deal Type	Commencement	Expiry	Tenancy	Tenant	Tenant Rep Company 1	Leasing Rep Company 1	Landlord Company 1	Lease Notes	Building Name	CoStar Rating	Market	Submarket	City	State	Country	Postal Code
Oct 2020	The Square	262	Retail	GRND	Direct	3 Years	£114.50	£114.50		Achieved	New Lease	Oct 2020	Sep 2023	Single			Tayler & Fletcher Ltd			St. Edwards Lodge		2 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AB
Sep 2023	Digbeth St	206	Retail	GRND	Direct		£97.09	£97.09		Asking	New Lease	Sep 2023		Multi			Tayler & Fletcher Ltd	Property Investment Manag		France House		4 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1BN
Nov 2020	Cricklade St	58	Retail	GRND	Direct	3 Months	£87.24	£87.24		Achieved	New Lease	Nov 2020	Feb 2021	Multi	Glamorose Cakes		Carter Jonas LLP	Padmanor Investments	Yes	Bishops Walk Shopping Ce		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Oct 2022	25 Cricklade St	525	Retail	GRND	Direct	6 Years	£66.67	£66.67	Fully Repairing and Insuring	Asking	New Lease	Nov 2022	Nov 2028				Graham & Sibbald incorpor	Canynge Bicknell				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1HY
Oct 2022	38-40 Market Pl	347	Retail	GRND	Direct		£64.84	£64.84		Achieved	New Lease	Oct 2022		Single			Moore Allen & Innocent					3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2NW
Nov 2021	1 Church St	507	Retail	GRND	Direct	3 Years	£63.12	£63.12	Fully Repairing and Insuring	Achieved	New Lease	Nov 2021	Nov 2024	Multi	Rustique & Country Home		Tayler & Fletcher Ltd					3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1BB
Sep 2020	1 Digbeth St	359	Retail	GRND	Direct	7 Years	£62.67	£62.67		Achieved	New Lease	Sep 2020	Aug 2026	Multi	Rohan		Tayler & Fletcher Ltd	Nrg Securities Limited				3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1BN
Aug 2021	19-23 Market Pl	564	Retail	GRND	Assignment		£62.06	£62.06		Asking	New Lease	Sep 2021		Multi			Robert Bebington & Co					2 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2NX
Feb 2023	1-6 The Sq	191	Retail	GRND	Direct	5 Years	£57.59	£57.59	Fully Repairing and Insuring	Achieved	New Lease	Feb 2023	Feb 2028	Multi	Home County Co.		Tayler & Fletcher Ltd		Yes	Talbot Court		3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1BQ
Oct 2020	28 Cricklade St	452	Retail	GRND	Direct		£55.31	£55.31	Fully Repairing and Insuring	Asking	New Lease	Nov 2020		Single			ARC Retail & Leisure					3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Jun 2025	14-15 High St	455	Retail	GRND	Direct		£54.95	£54.95	Fully Repairing and Insuring	Achieved	New Lease	Jun 2025		Multi			Tayler & Fletcher Ltd		Yes			3 Cheltenham & Gloucester	Cotswold	Moreton In Marsh	GLS	United Kingdom	GL56 0AH
Sep 2020	Moore Rd	250	Retail	GRND	Direct	10 Years	£54.00	£54.00		Asking	New Lease	Sep 2020	Sep 2030	Single						The Barns		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2AZ
Jun 2025	14-15 High St	375	Retail	GRND	Direct		£53.33	£53.33	Fully Repairing and Insuring	Achieved	New Lease	Jul 2025		Multi			Tayler & Fletcher Ltd		Yes			3 Cheltenham & Gloucester	Cotswold	Moreton In Marsh	GLS	United Kingdom	GL56 0AH
Mar 2024	Cricklade St	178	Retail	GRND	Direct	5 Years	£51.97	£51.97		Achieved	New Lease	Apr 2024	Apr 2029	Multi	Phone Smart Gadgets		Tayler & Fletcher Ltd	None		Bishops Walk Shopping Ce		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Nov 2023	The Sq	535	Retail	GRND	Direct		£50.47	£50.47		Achieved	New Lease	Dec 2023		Single			Tayler & Fletcher Ltd			Faulkner House		2 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AB
Aug 2020	10 Talbot Ct	419	Retail	GRND	Direct	10 Years	£48.72	£48.72	Fully Repairing and Insuring	Effective	New Lease	Aug 2020	Aug 2030	Multi	Alexiou's		Tayler & Fletcher Ltd	Pimms				3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1BQ
Aug 2020	27 Castle St	670	Retail	GRND	Direct	10 Years	£47.46	£47.46	Fully Repairing and Insuring	Achieved	New Lease	Aug 2020	Aug 2030	Multi			Moore Allen & Innocent					2 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1QD
Mar 2024	2 Brewery Yard, Sheep St	370	Retail	GRND	Direct		£47.30	£47.30		Asking	New Lease	Apr 2024		Multi			Tayler & Fletcher Ltd					3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AA
Nov 2024	8-10 Castle St	615	Retail	GRND	Direct		£45.53	£45.53		Achieved	New Lease	Nov 2024		Multi			Hawkins Walton					2 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1QA
Feb 2026	The Square	521	Retail	GRND	Direct	10 Years	£44.62	£44.62	Fully Repairing and Insuring	Effective	New Lease	Feb 2026	Feb 2036	Multi	Grove England		Tayler & Fletcher Ltd	Magna Buildings	Yes	Manor House		2 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AF
Nov 2025	2 Oxford St	362	Retail	GRND	Direct		£44.20	£44.20	Fully Repairing and Insuring	Asking	New Lease	Nov 2025		Multi			Bankier Sloan		Yes			3 Cheltenham & Gloucester	Cotswold	Moreton In Marsh	GLS	United Kingdom	GL56 0LA
Mar 2022	4 Church St	955	Retail	GRND	Direct	5 Years	£43.98	£43.98		Asking	New Lease	Apr 2022	Apr 2027				THP Chartered Surveyors					3 Cheltenham & Gloucester	Cotswold	Tetbury	GLS	United Kingdom	GL8 8JG
Feb 2023	Digbeth St	444	Retail	GRND	Direct		£43.92	£43.92		Achieved	New Lease	Feb 2023		Single			Tayler & Fletcher Ltd		Yes			3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1BN
Sep 2022	Church St	228	Retail	GRND	Direct	3 Years	£43.86	£43.86	Fully Repairing and Insuring	Achieved	New Lease	Oct 2022	Sep 2025	Multi			Tayler & Fletcher Ltd		Yes			3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1BB
Aug 2023	High St	322	Retail	GRND	Direct	5 Years	£43.48	£43.48	Fully Repairing and Insuring	Achieved	New Lease	Aug 2023	Aug 2028	Single	42ndeastbakehouse		Tayler & Fletcher Ltd			Hook House		2 Cheltenham & Gloucester	Cotswold	Chipping Campden	GLS	United Kingdom	GL55 6AT
Jun 2025	9 Sheep St	295	Retail	GRND	Direct	3 Years	£42.37	£42.37	Fully Repairing and Insuring	Achieved	New Lease	Jul 2025	Jul 2028	Single	William Crabtree & Sons		Tayler & Fletcher Ltd		Yes			3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AA
Dec 2025	High St	358	Retail	GRND	Direct	5 Years	£41.90	£41.90	Fully Repairing and Insuring	Achieved	New Lease	Dec 2025	Nov 2030	Multi			Tayler & Fletcher Ltd		Yes	Fairy Cottage		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2AP
Sep 2025	Moore Rd	382	Retail	GRND	Direct	5 Years	£41.88	£41.88	Fully Repairing and Insuring	Achieved	New Lease	Sep 2025	Sep 2030	Single			Tayler & Fletcher Ltd		Yes			3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2AZ
Jun 2024	Cricklade St	368	Retail	GRND	Direct	3 Years	£40.76	£40.76		Achieved	New Lease	Jul 2024	Jul 2027	Multi	Matilda's			None		Bishops Walk Shopping Ce		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Dec 2025	High St	208	Retail	Unk	Direct		£39.66	£39.66		Asking	New Lease	Jan 2026		Single			Hayman-Joyce	DORMER HOUSE (MORET	Yes	Dereham House		3 Cheltenham & Gloucester	Cotswold	Moreton In Marsh	GLS	United Kingdom	GL56 0AD
Oct 2023	The Sq	288	Retail	GRND	Direct	5 Years	£38.73	£38.73		Achieved	New Lease	Oct 2023	Oct 2028	Single	Pets At Home		Tayler & Fletcher Ltd					3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1BH
Sep 2020	Moore Rd	350	Retail	GRND	Direct	10 Years	£38.57	£38.57		Achieved	New Lease	Sep 2020	Sep 2030	Single			Tayler & Fletcher			The Barns		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2AZ
Apr 2026	Digbeth St	446	Retail	GRND	Direct		£38.21	£38.21	Fully Repairing and Insuring	Asking	New Lease	May 2026		Multi			Maxwell Douglas Property	Mr Fisher		Fountain Court		2 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1BN
Jan 2050	Digbeth St	1,050	Retail	GRND	Direct	10 Years	£38.10	£38.10	Fully Repairing and Insuring	Achieved	New Lease	Jan 2022	Jan 2032	Single	Fairfax & Favor		Tayler & Fletcher Ltd		Yes	The Old Co-op		3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1BN
Sep 2021	The Square	403	Retail	GRND	Direct	3 Years	£37.22	£37.22		Asking	New Lease	Oct 2021	Oct 2024	Single			Bankier Sloan			Stow News		3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AB
Dec 2021	Church St	514	Retail	GRND	Direct	6 Years	£36.97	£36.97	Internal Repairing and Insur	Achieved	New Lease	Dec 2021	Dec 2027		PFP Wealthcare		Tayler & Fletcher Ltd			Church View		3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1BE
Feb 2022	Black Jack St	248	Retail	GRND	Direct		£36.29	£36.29		Achieved	New Lease	Feb 2022		Multi			Marriotts Property LLP	Watermoor Meat Supply Lir				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2AA
Apr 2023	Church St	428	Retail	GRND	Direct	5 Years	£36.22	£36.22		Achieved	New Lease	May 2023	May 2028	Multi	Crona's Candles Ltd		Tayler & Fletcher Ltd		Yes	The Old Forge		3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1BB
Dec 2023	Moore Rd	382	Retail	GRND	Direct	5 Years	£35.34	£35.34		Asking	New Lease	Jan 2024	Jan 2029	Single			Tayler & Fletcher Ltd					3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2AZ
Aug 2021	2-4 Cricklade St	864	Retail	GRND	Direct	5 Years	£35.19	£35.19	Fully Repairing and Insuring	Effective	New Lease	Aug 2021	Aug 2026	Multi	Doggit & Edward Ltd		Moore Allen & Innocent	The Rich Group				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Nov 2024	28-30 Market Pl	2,280	Retail	GRND	Direct	5 Years	£35.09	£35.09	Fully Repairing and Insuring	Achieved	New Lease	Nov 2024	Nov 2029	Multi	The White Company	SPACE - Retail Property Co	JP Retail Ltd		Yes			3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2NW
Aug 2024	28-30 Market Pl	2,280	Retail	GRND	Direct	5 Years	£35.09	£35.09	Fully Repairing and Insuring	Achieved	Renewal	Aug 2024	Aug 2029	Multi			JP Retail Ltd		Yes			3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2NW
Apr 2026	Elkstone Studios	479	Retail	GRND	Direct		£34.97	£34.97		Asking	New Lease	Apr 2024		Single			Whitmarsh Lockhart					2 Cheltenham & Gloucester	Cotswold	Elkstone	GLS	United Kingdom	GL53 9PQ
Jul 2022	Cricklade St	393	Retail	GRND	Direct	5 Years	£34.35	£34.35	Fully Repairing and Insuring	Achieved	New Lease	Aug 2022	Aug 2027	Multi			Carter Jonas LLP	Padmanor Investments		Bishops Walk Shopping Ce		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
May 2020	5 Long St	382	Retail	GRND	Direct		£34.03	£34.03		Asking	New Lease	Jun 2020		Multi			Thomson & Partners LLP	Mattioli Woods plc				3 Cheltenham & Gloucester	Cotswold	Tetbury	GLS	United Kingdom	GL8 8AA
Feb 2021	The Square	1,032	Retail	GRND	Direct		£33.91	£33.91		Asking	New Lease	Feb 2021					Tayler & Fletcher Ltd			The Salad Bowl		3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1BB
Dec 2020	12 Black Jack St	590	Retail	GRND	Direct		£33.90	£33.90		Asking	New Lease	Jan 2021					Thomson & Partners LLP	Watermoor Meat Supply Lir		Cowley House		2 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2AA
Mar 2022	6A Burford St	196	Retail	GRND	Direct		£33.67	£33.67		Asking	New Lease	Apr 2022		Single			Marriotts Property LLP					3 Cheltenham & Gloucester	Cotswold	Lechlade	GLS	United Kingdom	GL7 3AR
Jan 2025	The Wool Market	818	Retail	GRND	Direct	10 Years	£33.62	£33.62	Fully Repairing and Insuring	Achieved	New Lease	Jan 2025	Jan 2035	Multi	Oleana		Moore Allen & Innocent					3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2PR
Jun 2022	12 Church St	542	Retail	GRND	Direct	5 Years	£33.21	£33.21		Achieved	New Lease	Jun 2022	Jun 2027				SPG Property	XPS Group		The Old Mill		3 Cheltenham & Gloucester	Cotswold	Tetbury	GLS	United Kingdom	GL8 8JG
Jul 2023	37-39 Market Pl	1,448	Retail	GRND	Direct		£32.80	£32.80		Asking	New Lease	Jul 2023					Carter Jonas LLP					3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2NX
Oct 2022	Cricklade St	554	Retail	GRND	Direct		£32.49	£32.49		Asking	New Lease	Oct 2022		Multi			Carter Jonas LLP	Padmanor Investments		Bishops Walk Shopping Ce		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Jan 2021	21 High St	649	Retail	GRND	Direct		£32.36	£32.36	Internal Repairing and Insur	Achieved	New Lease	Feb 2022		Single	Classic Cottages		Tayler & Fletcher Ltd					3 Cheltenham & Gloucester	Cotswold	Moreton In Marsh	GLS	United Kingdom	GL56 0BJ
Oct 2022	25 Cricklade St	1,138	Retail	GRND	Direct		£30.76	£30.76		Asking	New Lease	Nov 2022					Lovedav Chartered Surveyo	Canynge Bicknell				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1HY
Dec 2025	19-23 Cricklade St	2,292	Retail	GRND	Direct		£30.54	£30.54	Fully Repairing and Insuring	Asking	New Lease	Dec 2025		Multi	Joe Browns		JP Retail Ltd	Forsters Shelfco 220 Ltd	Yes			3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1HY
Oct 2025	141 Cricklade St	297	Retail	GRND	Direct	10 Years	£30.30	£30.30		Achieved	New Lease	Nov 2025	Nov 2035	Single	Cay Khe Ltd		Moore Allen & Innocent	Colston Trustees Limited	Yes			3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JF
Apr 2022	28A Cricklade St	1,193	Retail	GRND	Direct	10 Years	£30.00	£30.00	Fully Repairing and Insuring	Effective	New Lease	Apr 2032	Apr 2032	Multi	Boylesports		ARC Retail & Leisure		Yes			3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Jul 2021	14-22 Market Pl	719	Retail	BSMT, GRND-1	Direct	10 Years	£29.91	£29.91	Fully Repairing and Insuring	Effective	New Lease	Jul 2021	Jun 2031	Multi	Lynwood & Co		Moore Allen & Innocent	The Rich Group				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2NW
Aug 2021	Sheep St	327	Retail	GRND	Direct	6 Years	£29.82	£29.82	Fully Repairing and Insuring	Asking	New Lease	Aug 2021	Aug 2027				Tayler & Fletcher Ltd			Brewery Yard		2 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AA
Jun 2025	31 Church St	719	Retail	GRND	Direct	10 Years	£29.21	£29.21	Fully Repairing and Insuring	Achieved	New Lease	Jul 2025	Jul 2035	Multi					Yes			3 Cheltenham & Gloucester	Cotswold	Tetbury	GLS	United Kingdom	GL8 8JG
Oct 2024	2 Market Pl	1,891	Retail	BSMT, GRND	Direct	10 Years	£29.09	£29.09	Fully Repairing and Insuring	Achieved	New Lease	Dec 2024	Dec 2034	Multi	Cornish Bakery		Tayler & Fletcher Ltd	Fulton Boiler Works (Great I				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2NS
Nov 2025	50 Sheep St	551	Retail	GRND	Direct	1 Year	£28.86	£28.86	Internal Repairing and Insur	Achieved	New Lease	Nov 2025	Nov 2026	Single			Tayler & Fletcher Ltd		Yes			3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AA
Oct 2020	8 Midland Rd	1,300	Retail	GRND	Direct	10 Years	£28.05	£28.05	Fully Repairing and Insuring	Effective	New Lease	Oct 2020	Oct 2030	Multi	Greggs		JLL	Pan Albion Group LLP	Yes			3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1PZ
Oct 2024	Cricklade St	545	Retail	GRND	Direct	10 Years	£27.52	£27.52		Asking	New Lease	Oct 2024					Moore Allen & Innocent					2 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Apr 2022	Cricklade St	603	Retail	GRND	Direct	10 Years	£27.27	£27.27	Fully Repairing and Insuring	Effective	New Lease	Apr 2022	Apr 2032	Multi	The Glow Touch			None	Yes	Bishops Walk Shopping Ce		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Dec 2024	50 Sheep St	551	Retail	GRND	Direct	1 Year	£27.22	£27.22	Fully Repairing and Insuring	Achieved	New Lease	Dec 2024	Dec 2025	Single			Tayler & Fletcher Ltd					3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AA
Jul 2021	High St	298	Retail	GRND	Direct	3 Years	£26.85	£26.85		Asking	New Lease	Aug 2021	Aug 2024				Peter Clarke & Co	Peter Clarke & Co		Island House		3 Cheltenham & Gloucester	Cotswold	Chipping Campden	GLS	United Kingdom	GL55 6AL
Jan 2021	8 Midland Rd	1,300	Retail	GRND	Direct	15 Years	£25.48	£25.48	Fully Repairing and Insuring	Effective	New Lease	Jan 2021	Jan 2036	Multi	Subway		JLL	Pan Albion Group LLP	Yes			3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1PZ
Oct 2025	21 High St	648	Retail	GRND	Direct	5 Years	£25.46	£25.46	Internal Repairing and Insur	Achieved	New Lease	Oct 2025	Oct 2030	Single	Chase Morgan Solicitors		Tayler & Fletcher Ltd		Yes			3 Cheltenham & Gloucester	Cotswold	Moreton In Marsh	GLS	United Kingdom	GL56 0BJ
May 2024	Cricklade St	350	Retail	GRND	Direct	3 Years	£25.00	£25.00		Achieved	Renewal	May 2024	May 2027	Multi	My Moo			None		Bishops Walk Shopping Ce		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Mar 2022	3 Burford St	204	Retail	GRND	Direct		£25.00	£25.00		Asking	New Lease	Apr 2022					Marriotts Property LLP					3 Cheltenham & Gloucester	Cotswold	Lechlade	GLS	United Kingdom	GL7 3AP
Apr 2023	7 Long St	746	Retail	GRND	Direct		£24.80	£24.80		Asking	New Lease	May 2023					Hunter French	MC Nominees Ltd				2 Cheltenham & Gloucester	Cotswold	Tetbury	GLS	United Kingdom	GL8 8AA
Dec 2020	13 High St	652	Retail	GRND	Direct	10 Years	£24.65	£24.65	Fully Repairing and Insuring	Effective	New Lease	Dec 2020	Nov 2030	Single	Julie Sullivan Funeral Directors			None	Yes			3 Cheltenham & Gloucester	Cotswold	Moreton In Marsh	GLS	United Kingdom	GL56 0AH
Jun 2022	High St	1,833	Retail	GRND	Direct	10 Years	£23.75	£23.75	Fully Repairing and Insuring	Effective	New Lease	Jun 2022	Jun 2032	Multi	Seasalt		Tayler & Fletcher Ltd		Yes	The Old Police Station		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2AE
Oct 2022	The Wool Market	850	Retail	GRND	Direct	10 Years	£23.53	£23.53	Fully Repairing and Insuring	Achieved	New Lease	Oct 2022	Sep 2032	Multi	Funky Monkey		Moore Allen & Innocent	The Rich Group				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2PR
Mar 2026	9-11 Cricklade St	5,337	Retail	GRND	Direct		£23.42	£23.42		Asking	New Lease	Mar 2026		Multi			Cited Property Limited					3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1HZ
Feb 2021	7 Gosditch St	865	Retail	GRND	Direct		£23.12	£23.12		Achieved	New Lease	Mar 2021					Thomson & Partners LLP					3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2AG
Jul 2025	Cricklade St	1,004	Retail	GRND	Direct	7 Years	£23.06	£23.06		Achieved	New Lease	Aug 2025	Aug 2032	Multi	The Tanning Room			None		Bishops Walk Shopping Ce		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Oct 2021	High St	357	Retail	GRND	Direct	3 Years	£22.41	£22.41		Asking	New Lease	Oct 2021	Oct 2024	Multi	The Orchard Cosmetic Clinic		Peter Clarke & Co	Mr Wildermoth		Rosary Cottage		3 Cheltenham & Gloucester	Cotswold	Chipping Campden	GLS	United Kingdom	GL55 6AL
Mar 2022	5 Dollar St	448	Retail	GRND	Direct		£22.32	£22.32		Asking	New Lease	Mar 2022		Single			Marriotts Property LLP					3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2AS
Mar 2023	The Wool Market	515	Retail	GRND	Direct	5 Years	£22.14	£22.14	Fully Repairing and Insuring	Achieved	New Lease	Mar 2023	Feb 2028	Multi	High Moon Florest		Moore Allen & Innocent	The Rich Group				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2PR
Dec 2021	Moore Rd	136	Retail	GRND	Direct	3 Years	£22.06	£22.06		Achieved	New Lease	Dec 2021	Dec 2024	Single			Tayler & Fletcher					3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2AZ
Aug 2022	Cricklade St	503	Retail	GRND	Direct	10 Years	£21.87	£21.87		Achieved	New Lease	Sep 2022	Aug 2032	Multi	Mann Jewellers			None		Bishops Walk Shopping Ce		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Oct 2023	3-9 Silver St	785	Retail	BSMT, GRND	Direct	5 Years	£21.66	£21.66	Fully Repairing and Insuring	Achieved	New Lease	Nov 2023	Nov 2028	Multi	The Hair Group							3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2BJ
Oct 2021	Cricklade St	977	Retail	GRND	Direct	5 Years	£21.49	£21.49		Achieved	Renewal	Nov 2021	Nov 2026	Multi	Michael Hart & Son			None		Bishops Walk Shopping Ce		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
May 2021	Cricklade St	350	Retail	GRND	Direct	3 Years	£21.43	£21.43	Internal Repairing Only	Achieved	New Lease	May 2021	May 2024	Multi	My Moo		SPG Property	Padmanor Investments		Bishops Walk Shopping Ce		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Dec 2025	High St	850	Retail	GRND	Direct	5 Years	£21.18	£21.18	Fully Repairing and Insuring	Achieved	New Lease	Dec 2025	Dec 2030	Multi			Commercial Property Experts		Yes			3 Cheltenham & Gloucester	Cotswold	Chipping Campden	GLS	United Kingdom	GL55 6RX
Apr 2025	7 Gosditch St	710	Retail	GRND	Direct		£21.13	£21.13		Asking	New Lease	Jun 2025					Moore Allen & Innocent					3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 2AG
Dec 2021	61-65 Cricklade Rd	1,044	Retail	GRND	Direct		£21.07	£21.07		Asking	New Lease	Jan 2022		Multi			Marriotts Property LLP	NEWCOMBE BEARD LTD				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1HY
Jun 2023	Brewery Ct	1,476	Retail	GRND	Direct	10 Years	£20.33	£20.33		Achieved	New Lease	Jun 2023	May 2033	Multi	Just For Pets	Carter Jonas LLP				The Exchange		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JL
Apr 2024	Cricklade St	1,678	Retail	GRND-1	Direct	5 Years	£20.26	£20.26		Achieved	Renewal	Apr 2024	Apr 2029	Multi	Holland & Barrett			None		Bishops Walk Shopping Ce		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Dec 2024	36 Cricklade St	1,736	Retail	GRND	Direct	10 Years	£20.16	£20.16		Achieved	New Lease	Dec 2024	Dec 2034	Multi	The Works	Wright Silverwood Ltd	Green & Partners LLP		Yes			3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Oct 2023	2-3 Park St	1,592	Retail	GRND	Direct	5 Years	£20.10	£20.10		Achieved	New Lease	Oct 2023	Oct 2028	Multi	Davisons Law		Tayler & Fletcher Ltd	Mrs Kilsby				3 Cheltenham & Gloucester	Cotswold	Stow On The Wold	GLS	United Kingdom	GL54 1AQ
Nov 2020	Cricklade St	829	Retail	GRND	Direct	10 Years	£19.00	£19.00		Achieved	New Lease	Jan 2021	Jan 2031	Multi	Cirencester Cobbler			None		Bishops Walk Shopping Ce		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Nov 2021	Cricklade St	1,004	Retail	GRND	Direct	10 Years	£18.92	£18.92	Internal Repairing Only	Achieved	New Lease	Nov 2021	Nov 2031	Multi	Tanning Group		SPG Property	Padmanor Investments		Bishops Walk Shopping Ce		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Jul 2025	14 Church St	906	Retail	GRND	Direct		£18.76	£18.76		Asking	New Lease	Jul 2025		Multi			Fielder & Jones					3 Cheltenham & Gloucester	Cotswold	Tetbury	GLS	United Kingdom	GL8 8JG
Jan 2024	Cricklade St	1,957	Retail	GRND-1	Direct	5 Years	£18.40	£18.40		Achieved	Renewal	Jan 2024	Jan 2029	Multi	O2			None		Bishops Walk Shopping Ce		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1JH
Sep 2021	1-3 The Chipping	1,252	Retail	GRND	Direct	7 Years	£18.37	£18.37	Fully Repairing and Insuring	Achieved	New Lease	Oct 2021	Oct 2028	Single	Martin and Malthouse				Yes			2 Cheltenham & Gloucester	Cotswold	Tetbury	GLS	United Kingdom	GL8 8EU
Mar 2026	Cricklade St	1,032	Retail	GRND	Direct	10 Years	£17.44	£17.44		Achieved	Renewal	Mar 2026	Mar 2036	Multi	Grape Tree			None		Bishops Walk Shopping Ce		3

Signed	Address	Sq ft Leased	Space Use	Floor	Lease Type	Term	Rent/Sq ft/Year Min	Rent/Sq ft/Year Max	Service Type	Rent Type	Deal Type	Commencement	Expiry	Tenancy	Tenant	Tenant Rep Company 1	Leasing Rep Company 1	Landlord Company 1	Lease Notes	Building Name	CoStar Rating	Market	Submarket	City	State	Country	Postal Code
May 2021	Fosseway	3,789	Light industrial	GRND-1	Direct	5 Years	£18.21	£18.21	Fully Repairing and Insuring	Achieved	New Lease	Jun 2021	Jun 2026	Single	Shire Car Sales		Bruton Knowles			The Old Gravel Pits		3 Cheltenham & Gloucester	Cotswold	Lower Slaughter	GLS	United Kingdom	GL54 2EY
Sep 2021	Bourton On The Water	591	Industrial	GRND	Direct		£18.00	£18.00	Fully Repairing and Insuring	Asking	New Lease	Sep 2021		Multi			Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Sep 2024	Stratford Rd	438	Light industrial	GRND	Direct		£15.98	£15.98		Asking	New Lease	Nov 2024		Multi			Bankier Sloan		Yes			2 Cheltenham & Gloucester	Cotswold	Moreton In Marsh	GLS	United Kingdom	GL56 9NQ
Jan 2026	Bourton On The Water	471	Industrial	GRND	Direct	1 Year	£15.00	£15.00		Achieved	New Lease	Jan 2026	Jan 2027	Multi			Tayler & Fletcher Ltd		Yes			3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Dec 2023	Bourton On The Water	460	Industrial	GRND, MEZZ	Direct	1 Year	£15.00	£15.00	Fully Repairing and Insuring	Achieved	New Lease	Dec 2023	Dec 2024	Multi			Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Jul 2021	Bourton On The Water	454	Industrial	GRND	Direct	1 Year	£15.00	£15.00	Fully Repairing and Insuring	Achieved	New Lease	Jul 2021	Jul 2022	Multi			Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
May 2021	Bourton On The Water	591	Industrial	GRND	Direct	6 Months	£15.00	£15.00		Achieved	New Lease	May 2021	Nov 2021	Multi			Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Oct 2020	Bourton On The Water	513	Industrial	GRND	Direct		£15.00	£15.00		Achieved	New Lease	Oct 2020		Multi			Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Oct 2020	Bourton On The Water	574	Industrial	GRND	Direct		£15.00	£15.00		Achieved	New Lease	Oct 2020		Multi			Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Oct 2020	Bourton On The Water	454	Industrial	GRND	Direct		£15.00	£15.00		Achieved	New Lease	Oct 2020		Multi			Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Sep 2020	Bourton On The Water	574	Industrial	GRND	Direct		£15.00	£15.00		Achieved	New Lease	Sep 2020		Multi			Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Aug 2020	Bourton On The Water	509	Industrial	GRND	Direct		£15.00	£15.00		Achieved	New Lease	Aug 2020		Multi			Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Jul 2020	Bourton On The Water	443	Industrial	GRND, MEZZ	Direct	3 Years	£15.00	£15.00	Fully Repairing and Insuring	Achieved	New Lease	Jul 2020	Jun 2023	Multi			Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Jun 2020	Bourton On The Water	613	Industrial	GRND	Direct		£15.00	£15.00		Achieved	New Lease	Jun 2020		Multi			Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Jun 2020	Bourton On The Water	869	Industrial	GRND, MEZZ	Direct	3 Years	£15.00	£15.00	Fully Repairing and Insuring	Achieved	New Lease	Jun 2020	Jun 2023	Multi			Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Jun 2020	Bourton On The Water	454	Industrial	GRND	Direct		£15.00	£15.00		Achieved	New Lease	Jun 2020		Multi			Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Jun 2020	Bourton On The Water	198	Industrial	MEZZ	Direct	1 Year	£15.00	£15.00	Fully Repairing and Insuring	Achieved	New Lease	Jun 2020	Jun 2021	Multi	Door 2 Door Pet Supplies		Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Jun 2020	Bourton On The Water	470	Industrial	GRND, MEZZ	Direct	1 Year	£15.00	£15.00	Fully Repairing and Insuring	Achieved	New Lease	Jun 2020	May 2021	Multi			Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
May 2020	Bourton On The Water	473	Industrial	GRND	Direct	1 Year	£15.00	£15.00	Fully Repairing and Insuring	Achieved	New Lease	May 2020	May 2021	Multi	Door 2 Door Pet Supplies		Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
May 2020	Bourton On The Water	451	Industrial	GRND	Direct	6 Months	£15.00	£15.00	Fully Repairing and Insuring	Achieved	New Lease	May 2020	Nov 2020	Multi			Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
May 2020	Bourton On The Water	150	Industrial	MEZZ	Direct	6 Months	£15.00	£15.00	Fully Repairing and Insuring	Achieved	New Lease	May 2020	Nov 2020	Multi			Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
May 2020	Bourton On The Water	452	Industrial	GRND, MEZZ	Direct	6 Months	£15.00	£15.00	Fully Repairing and Insuring	Achieved	New Lease	May 2020	Nov 2020	Multi			Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Apr 2023	Bourton On The Water	667	Industrial	GRND	Direct	1 Year	£12.91	£12.91		New Lease	New Lease	Apr 2023	Apr 2024	Multi			Tayler & Fletcher Ltd		Yes	Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Dec 2020	1A Broadway Ln	2,000	Industrial	GRND	Direct		£12.50	£12.50		Asking	New Lease	Jan 2021		Multi			Whitmarsh Lockhart			Broadway Lane Industrial Es		3 Cheltenham & Gloucester	Cotswold	South Cerney	GLS	United Kingdom	GL7 5UH
Jun 2021	Estand Pl	614	Light industrial	GRND	Direct	3 Years	£12.21	£12.21	Fully Repairing and Insuring	Achieved	New Lease	Jul 2021	Jul 2024	Multi			Marriotts Property LLP					2 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1YG
Nov 2023	Whitworth Rd	3,515	Industrial	GRND-1	Direct	10 Years	£11.61	£11.61	Fully Repairing and Insuring	Effective	New Lease	Dec 2023	Nov 2033	Multi	Gower & Beckett Training		SPG Property	Pegasus Planning Group Ll		Querns Business Centre		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1RT
May 2026	2 Love Ln	6,060	Industrial	GRND	Direct	10 Years	£11.51	£11.51	Fully Repairing and Insuring	Achieved	New Lease	May 2026	Apr 2036	Single	Easy Bathrooms		Colliers	Travis Perkins	Yes	Metric Trade Park		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1YQ
Nov 2024	Priory Industrial Estate	4,380	Industrial	GRND	Direct	10 Years	£11.50	£11.50	Fully Repairing and Insuring	Achieved	New Lease	Nov 2024	Nov 2034	Multi	Screwfix	Colliers		None				2 Cheltenham & Gloucester	Cotswold	Tetbury	GLS	United Kingdom	GL8 8WZ
May 2022	Pinchpool Farm	576	Industrial	GRND	Direct		£11.45	£11.45		Asking	New Lease	Jun 2022		Single								2 Cheltenham & Gloucester	Cotswold	Burford	OXF	United Kingdom	OX18 4TT
Sep 2020	Fosse Cross	4,066	Industrial	GRND	Direct	10 Years	£11.37	£11.37		Effective	Renewal	Sep 2020	Sep 2030	Single	Agrii			None	Yes	Old Quarry Works		3 Cheltenham & Gloucester	Cotswold	Cheltenham	GLS	United Kingdom	GL54 4NW
Dec 2023	The Link Business Park	1,348	Industrial	GRND	Sublet/Assignment	2 Years 2 Months	£11.14	£11.14		Asking	New Lease	Jan 2024	Mar 2026	Multi			ASH & CO	Padrone Estates Limited				3 Cheltenham & Gloucester	Cotswold	Andoversford	GLS	United Kingdom	GL54 4LB
Dec 2025	5 Chesterton Ln	2,160	Light industrial	GRND	Direct		£11.00	£11.00		Asking	New Lease	Dec 2025		Multi			Whitmarsh Lockhart	Hambridge Ltd				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1YE
Sep 2025	C1-C6 Broadway Ln	1,798	Industrial	GRND-1	Direct		£10.98	£10.98		Asking	New Lease	Sep 2025		Multi			Loveday Chartered Surveyors & Property Consultants		Yes			3 Cheltenham & Gloucester	Cotswold	South Cerney	GLS	United Kingdom	GL7 5XL
Jun 2025	Wilkinson Rd	1,617	Industrial	GRND, MEZZ	Direct		£10.85	£10.85		Asking	New Lease	Jul 2025		Multi			Moore Allen & Innocent	New Life Church				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1YT
Dec 2023	Bourton Industrial Park	3,600	Industrial	GRND	Direct	10 Years	£10.50	£10.50		Asking	New Lease	Jan 2024	Jan 2034				Tayler & Fletcher Ltd					3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2SB
Aug 2020	Pinchpool Farm	576	Industrial	GRND	Direct	3 Years	£10.41	£10.41		Achieved	New Lease	Aug 2020	Aug 2023	Single			Tayler & Fletcher Ltd					2 Cheltenham & Gloucester	Cotswold	Burford	OXF	United Kingdom	OX18 4TT
Nov 2021	Back Ln	359	Industrial	GRND	Direct	1 Year	£10.02	£10.02		Achieved	New Lease	Nov 2021	Nov 2022	Single			Marriotts Property LLP			Norcote Workshops		2 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 5RH
Apr 2026	2 Beddome Way	15,683	Industrial	GRND, MEZZ	Direct		£10.01	£10.01	Fully Repairing and Insuring	Asking	New Lease	Apr 2026		Single			KBW Chartered Surveyors		Yes	Bourton Industrial Park		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2GZ
May 2026	Units 1-9 Four Shires Crt	1,385	Industrial	GRND	Direct		£10.00	£10.00	Fully Repairing and Insuring	Asking	New Lease	May 2026		Multi			White Commercial Surveyors Ltd		Yes	Cotswold Business Village		3 Cheltenham & Gloucester	Cotswold	Moreton In Marsh	GLS	United Kingdom	GL56 0JQ
Aug 2025	Horcott Rd	2,198	Industrial	GRND	Direct		£10.00	£10.00		Asking	New Lease	Aug 2025		Multi			WBM Commercial Property	Mileway		Horcott Industrial Estate		3 Cheltenham & Gloucester	Cotswold	Fairford	GLS	United Kingdom	GL7 4BX
Sep 2024	Battle Brook Dr	1,843	Industrial	GRND, MEZZ	Direct		£10.00	£10.00		Asking	New Lease	Sep 2024		Multi	Polo Experiences ltd		Westbridge Commercial			Campden Business Park		3 Cheltenham & Gloucester	Cotswold	Chipping Campden	GLS	United Kingdom	GL55 6JX
Jul 2024	Bourton On The Water	3,326	Industrial	GRND	Direct		£10.00	£10.00	Fully Repairing and Insuring	Achieved	New Lease	Jul 2024		Multi	Furnishhh Ltd		Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
May 2022	Lowe Ln	2,544	Industrial	GRND-1	Direct	10 Years	£10.00	£10.00		Achieved	New Lease	May 2022	May 2032	Multi	Trade Smart Ltd		JLL	Longmead Capital LLP		Midland Road Trade Park		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1YG
Aug 2024	Bourton On The Water	2,000	Industrial	GRND	Direct	10 Years	£9.75	£9.75		Asking	New Lease	Sep 2024	Sep 2034	Multi	Super Lemon		Tayler & Fletcher Ltd			Old Station Yard Business C		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Jun 2021	Horcott Rd	2,198	Industrial	GRND	Direct		£9.53	£9.53		Asking	New Lease	Jul 2021		Multi			Whitmarsh Lockhart	IO Asset Management LLP		Horcott Industrial Estate		2 Cheltenham & Gloucester	Cotswold	Fairford	GLS	United Kingdom	GL7 4BX
Jun 2021	Horcott Rd	2,030	Industrial	GRND	Direct		£9.50	£9.50		Asking	New Lease	Jun 2021		Multi			Whitmarsh Lockhart	The Goldman Sachs Group,				2 Cheltenham & Gloucester	Cotswold	Fairford	GLS	United Kingdom	GL7 4BX
Oct 2025	Tall Trees Estate	3,744	Industrial	GRND	Direct		£9.48	£9.48		Asking	New Lease	Oct 2025		Multi			Whitmarsh Lockhart					3 Cheltenham & Gloucester	Cotswold	Bagendon	GLS	United Kingdom	GL7 7JE
Oct 2020	Unit 18 Elliott Rd	476	Industrial	1	Direct		£9.45	£9.45		Asking	New Lease	Nov 2020		Multi			Thomson & Partners LLP	Cotswold Motor Spares			Cirencester Business Estate	2 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1YS
Apr 2023	The Mallards & Lakeside Bu	4,000	Industrial	GRND	Direct		£9.25	£9.25		Asking	New Lease	Apr 2023		Single			WBM Commercial Property					3 Cheltenham & Gloucester	Cotswold	South Cerney	GLS	United Kingdom	GL7 5TQ
Jun 2021	Broadway Ln	3,270	Industrial	GRND	Direct		£9.25	£9.25		Asking	New Lease	Jul 2021		Multi			WBM Commercial Property					2 Cheltenham & Gloucester	Cotswold	South Cerney	GLS	United Kingdom	GL7 5XL
Nov 2021	Back Ln	455	Industrial	GRND	Direct		£9.23	£9.23	Fully Repairing and Insuring	Achieved	New Lease	Nov 2021		Single			Marriotts Property LLP			Norcote Workshops		2 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 5RH
Oct 2022	Whitworth Rd	1,020	Industrial	GRND	Direct	5 Years	£9.22	£9.22		Achieved	New Lease	Oct 2022	Oct 2027	Multi			SPG Property	Pegasus Planning Group Ll		Querns Business Centre		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1RT
Oct 2022	Whitworth Rd	282	Industrial	1	Direct	5 Years	£9.22	£9.22	Fully Repairing and Insuring	Achieved	New Lease	Oct 2022	Oct 2027	Multi			SPG Property	Pegasus Planning Group Ll		Querns Business Centre		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1RT
Mar 2021	Tall Trees Estate	2,279	Industrial	GRND	Direct		£9.21	£9.21		Asking	New Lease	Mar 2021		Multi			Whitmarsh Lockhart					3 Cheltenham & Gloucester	Cotswold	Bagendon	GLS	United Kingdom	GL7 7JE
Oct 2020	Tall Trees Estate	4,558	Industrial	GRND	Direct		£9.21	£9.21		Asking	New Lease	Nov 2020		Multi			Whitmarsh Lockhart					3 Cheltenham & Gloucester	Cotswold	Bagendon	GLS	United Kingdom	GL7 7JE
Aug 2021	Battle Brook Dr	1,234	Industrial	GRND	Direct	10 Years	£9.15	£9.15		Effective	New Lease	Aug 2021	Aug 2031	Multi	Siminetti				Yes	Campden Business Park		3 Cheltenham & Gloucester	Cotswold	Chipping Campden	GLS	United Kingdom	GL55 6JX
Dec 2020	5 Chesterton Ln	4,150	Industrial	GRND-1	Direct		£8.94	£8.94		Asking	New Lease	Dec 2020		Multi			Whitmarsh Lockhart	Hambridge Ltd				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1YE
Jul 2021	5 Chesterton Ln	1,535	Industrial	GRND	Direct		£8.79	£8.79		Asking	New Lease	Jul 2021		Multi	Paint Services		Whitmarsh Lockhart	Hambridge Ltd				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1YE
Sep 2024	The Link Business Park	2,004	Industrial	GRND	Sublet/Assignment	1 Year 5 Months	£8.73	£8.73		Asking	New Lease	Oct 2024	Mar 2026	Multi			ASH & CO	Padrone Estates Limited				3 Cheltenham & Gloucester	Cotswold	Andoversford	GLS	United Kingdom	GL54 4LB
Aug 2021	Love Ln	5,554	Industrial	GRND	Direct	10 Years	£8.54	£8.54	Fully Repairing and Insuring	Effective	New Lease	Aug 2021	Aug 2031	Multi	Euro Car Parts		JLL	Longmead Capital LLP		Midland Road Trade Park		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1YG
Apr 2024	Bourton Industrial Park	4,013	Industrial	GRND-1	Direct	6 Years	£8.47	£8.47		Achieved	New Lease	May 2024	May 2030	Multi	Entwined Productions Ltd		Sheldon Bosley Knight Ltd		Yes	Hazel Court		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Oct 2023	Bourton Industrial Park	4,013	Industrial	GRND-1	Direct	5 Years	£8.47	£8.47		Achieved	New Lease	Oct 2023	Oct 2028	Multi	Super Car Store Ltd		Sheldon Bosley Knight Ltd			Hazel Court		3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Jul 2023	Old Cirencester Rd	3,078	Industrial	GRND-1	Direct		£8.44	£8.44		Asking	New Lease	Aug 2023		Multi			ASH & CO					3 Cheltenham & Gloucester	Cotswold	Bridlip	GLS	United Kingdom	GL4 8JL
May 2024	Phoenix Way	11,976	Industrial	GRND	Direct	5 Years	£8.10	£8.10	Fully Repairing and Insuring	Achieved	New Lease	May 2024	May 2029	Single	Brambleys Greengrocers					The Romulus Building		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1RY
Jul 2021	1 Sandpool Farm	2,225	Light industrial	GRND-1	Direct		£8.08	£8.08		Asking	New Lease	Jul 2023		Multi			Whitmarsh Lockhart	Claude Fenton Plant Hire				3 Cheltenham & Gloucester	Cotswold	Poole Keynes	GLS	United Kingdom	GL7 6EA
May 2022	Wilkinson Rd	3,100	Industrial	GRND-1	Direct	5 Years	£8.06	£8.06	Fully Repairing and Insuring	Achieved	New Lease	May 2022	May 2027	Multi	Mena Coffee		Smethurst Property Consult	New Life Church				3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1YT
Jul 2021	Whitworth Rd	2,808	Industrial	GRND-1	Direct	5 Years	£8.01	£8.01	Fully Repairing and Insuring	Achieved	New Lease	Aug 2021	Aug 2026	Multi	Sentinel Systems		SPG Property	Pegasus Planning Group Ll		Querns Business Centre		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1RT
Nov 2022	Love Ln	2,544	Industrial	GRND	Direct		£8.00	£8.00		Achieved	New Lease	Nov 2022		Multi	Iso Energy		JLL	Gloucester City Council		The Hidings		3 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1YG
Jun 2021	Broadway Ln	1,584	Industrial	GRND-1	Direct		£7.95	£7.95		Asking	New Lease	Jul 2021		Multi			WBM Commercial Property					2 Cheltenham & Gloucester	Cotswold	South Cerney	GLS	United Kingdom	GL7 5XL
Apr 2021	Broadway Ln	1,584	Industrial	GRND-1	Direct		£7.95	£7.95		Asking	New Lease	Apr 2021		Multi			WBM Commercial Property					2 Cheltenham & Gloucester	Cotswold	South Cerney	GLS	United Kingdom	GL7 5XL
Aug 2023	Oakley Rd	3,191	Industrial	GRND	Sublet/Assignment		£7.81	£7.81		Asking	New Lease	Aug 2023		Multi			WBM Commercial Property			Sandpool Farm		3 Cheltenham & Gloucester	Cotswold	Poole Keynes	GLS	United Kingdom	GL7 6EA
Jan 2023	Oakley Rd	3,191	Industrial	GRND	Direct		£7.81	£7.81		Asking	New Lease	Feb 2023		Single			Whitmarsh Lockhart			Sandpool Farm		3 Cheltenham & Gloucester	Cotswold	Poole Keynes	GLS	United Kingdom	GL7 6EA
Mar 2022	4-8 Coln Park	2,642	Industrial	GRND-1	Assignment	7 Years 6 Months	£7.77	£7.77	Fully Repairing and Insuring	Achieved	New Lease	Mar 2022	Sep 2029	Multi	Lotus Design		Noyes Lewis Commercial P	Countryside Windows (Chel				3 Cheltenham & Gloucester	Cotswold	Andoversford	GLS	United Kingdom	GL54 4HJ
Feb 2022	4-8 Coln Park	2,076	Industrial	GRND	Assignment	7 Years 7 Months	£7.77	£7.77	Fully Repairing and Insuring	Achieved	New Lease	Feb 2022	Sep 2029	Multi	En Teq		Noyes Lewis Commercial P	Countryside Windows (Chel				3 Cheltenham & Gloucester	Cotswold	Andoversford	GLS	United Kingdom	GL54 4HJ
Jan 2024	Tall Trees Estate	3,744	Industrial	GRND	Direct		£7.75	£7.75		Asking	New Lease	Jan 2024		Multi			Whitmarsh Lockhart					3 Cheltenham & Gloucester	Cotswold	Bagendon	GLS	United Kingdom	GL7 7JE
Aug 2020	Bourton Industrial Park	1,719	Industrial	GRND-1	Direct	3 Years	£7.72	£7.72		Achieved	New Lease	Aug 2020	Aug 2023	Multi			Tayler & Fletcher Ltd			Hawthorne Court		2 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Mar 2021	Tall Trees Estate	2,729	Industrial	GRND	Direct		£7.69	£7.69		Asking	New Lease	Mar 2021		Multi			Whitmarsh Lockhart					3 Cheltenham & Gloucester	Cotswold	Bagendon	GLS	United Kingdom	GL7 7JE
Oct 2020	Tall Trees Estate	2,729	Industrial	GRND	Direct		£7.69	£7.69		Asking	New Lease	Nov 2020		Multi			Whitmarsh Lockhart					3 Cheltenham & Gloucester	Cotswold	Bagendon	GLS	United Kingdom	GL7 7JE
Jan 2022	12-18 Coln Park	5,591	Industrial	GRND-1	Assignment		£7.50	£7.50		Achieved	New Lease	Feb 2022		Multi			ASH & CO	Barnett Waddingham				3 Cheltenham & Gloucester	Cotswold	Andoversford	GLS	United Kingdom	GL54 4HJ
May 2022	Upper Colin Farm	954	Industrial	GRND	Direct	1 Year	£7.34	£7.34		Achieved	New Lease	Jun 2022	Jun 2023	Single			Marriotts Property LLP			Colin Rogers		3 Cheltenham & Gloucester	Cotswold	Cheltenham	GLS	United Kingdom	GL54 3LB
Oct 2021	4-8 Coln Park	2,699	Industrial	GRND-1	Assignment	5 Years	£7.22	£7.22	Fully Repairing and Insuring	Achieved	New Lease	Nov 2021	Nov 2026	Multi	Eagle Lion Coaches		Noyes Lewis Commercial P	Countryside Windows (Chel				3 Cheltenham & Gloucester	Cotswold	Andoversford	GLS	United Kingdom	GL54 4HJ
May 2023	Wilkinson Rd	11,538	Industrial	GRND-1	Direct		£7.01	£7.01		Asking	New Lease	May 2023		Multi			Loveday Chartered Surveyo	Columbia Threadneedle Inv		Bankside Trade Park		2 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 1YT
Jul 2025	Bourton Link	2,163	Industrial	GRND-1, MEZZ	Direct	1 Year	£6.93	£6.93	Fully Repairing and Insuring	Achieved	New Lease	Jul 2025	Jul 2026	Multi	Evolution Electrical		Tayler & Fletcher Ltd	Trustees for the Quercus Di	Yes			3 Cheltenham & Gloucester	Cotswold	Cheltenham	GLS	United Kingdom	GL54 2HQ
May 2022	Upper Colin Farm	1,373	Industrial	GRND	Direct	1 Year	£6.92	£6.92		Achieved	New Lease	Jun 2022	Jun 2023	Single			Marriotts Property LLP			Colin Rogers		3 Cheltenham & Gloucester	Cotswold	Cheltenham	GLS	United Kingdom	GL54 3LB
2023	Draycott Rd	2,905	Light industrial	GRND-1	Direct		£6.88	£6.88		Asking	New Lease	Jul 2023		Multi	The Craft Drink Co			None				3 Cheltenham & Gloucester	Cotswold	Moreton In Marsh	GLS	United Kingdom	GL56 9JY
Apr 2026	Frogmore Farm Rd	6,635	Light industrial	GRND	Direct		£6.50	£6.50	Fully Repairing and Insuring	Asking	New Lease	Apr 2026		Single			Maxwell Douglas Property			Frogmore Farmhouse		3 Cheltenham & Gloucester	Cotswold	Moreton In Marsh	GLS	United Kingdom	GL56 9AA
Jan 2021	Andoversford Link	2,327	Industrial	GRND-1	Direct	3 Years	£6.44	£6.44	Fully Repairing and Insuring	Achieved	New Lease	Jan 2021	Jan 2024	Single	A40 Earth Works		Noyes Lewis Commercial P	Maylarch Properties Ltd				3 Cheltenham & Gloucester	Cotswold	Andoversford	GLS	United Kingdom	GL54 4LB
Mar 2024	Hawthorne Ct	5,144	Industrial	GRND, MEZZ	Direct		£6.42	£6.42	Fully Repairing and Insuring	Achieved	New Lease	Apr 2024		Multi	Cotswold Raw		Tayler & Fletcher Ltd					3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
Jun 2020	Cosheld Airport	33,916	Industrial	GRND, MEZZ	Direct	10 Years	£6.19	£6.19	Fully Repairing and Insuring	Effective	Renewal	Jun 2020	May 2030	Single	Resource Group (Training Solutions)			None	Yes			3 Cheltenham & Gloucester	Cotswold	Kemble	GLS	United Kingdom	GL7 6BA
Sep 2021	Bourton Link	2,849	Industrial	GRND-1, MEZZ	Direct	3 Years	£6.14	£6.14	Fully Repairing and Insuring	Achieved	New Lease	Sep 2021	Sep 2024	Multi	Evo Electrical		Tayler & Fletcher Ltd	Trustees for the Quercus Di				3 Cheltenham & Gloucester	Cotswold	Bourton On The Water	GLS	United Kingdom	GL54 2HQ
May 2022	4-8 Coln Park	3,148	Industrial	GRND	Assignment		£6.12	£6.12	Fully Repairing and Insuring	Asking	New Lease	Jun 2022		Multi			ASH & CO	Countryside Windows (Chel				3 Cheltenham & Gloucester	Cotswold	Andoversford	GLS	United Kingdom	GL54 4HJ
May 2022	4-8 Coln Park	1,655	Industrial	1	Assignment		£6.12	£6.12	Fully Repairing and Insuring	Asking	New Lease	Jun 2022		Multi			ASH & CO	Countryside Windows (Chel				3 Cheltenham & Gloucester	Cotswold	Andoversford	GLS	United Kingdom	GL54 4HJ
May 2022	4-8 Coln Park	420	Industrial	2	Assignment		£6.12	£6.12	Fully Repairing and Insuring	Asking	New Lease	Jun 2022		Multi			ASH & CO	Countryside Windows (Chel				3 Cheltenham & Gloucester	Cotswold	Andoversford	GLS	United Kingdom	GL54 4HJ
Nov 2021	Springfield Farm	4,660	Light industrial	GRND, MEZZ	Direct	3 Years	£5.90	£5.90		Asking	New Lease	Nov 2021	Nov 2024									1 Cheltenham & Gloucester	Cotswold	Cirencester	GLS	United Kingdom	GL7 7DT
May 2023	Station Rd	8,245	Industrial	GRND	Direct	10 Years	£4.28	£4.28	Fully Repairing and Insuring	Effective	New Lease	May 2023	May 2033	Multi	Cotswold Markets			None	Yes			3 Cheltenham & Gloucester	Cotswold	Blockley	GLS	United Kingdom	GL56 9LH
Mar 2021	Battle Brook Dr	3,679	Industrial	GRND	Assignment		£4.12	£4.12	Fully Repairing and Insuring	Asking	New Lease	Apr 2021		Multi			Harris Lamb Ltd					3 Cheltenham & Gloucester	Cotswold	Chipping Campden	GLS	United Kingdom	GL55 6JX
Jan 2022	Cheltenham Rd	594	Industrial	GRND	Direct	3 Years	£4.04	£4.04	Fully Repairing and Insuring	Achieved	New Lease	Feb 2022	Fe

Appendix 4 - BCIS costs

BCIS®

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 16-May-2026 08:24

Rebased to Cotswold (101; sample 18)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
282. Factories								
Generally (20)	1,376	306	747	1,076	1,587	5,039	84	
Up to 500m2 GFA (20)	1,869	1,085	1,230	1,450	2,146	4,088	13	
500 to 2000m2 GFA (20)	1,386	306	753	1,262	1,510	5,039	32	
Over 2000m2 GFA (20)	1,203	458	677	920	1,238	4,772	39	
282.1 Advance factories								
Generally (15)	1,110	458	879	1,098	1,417	1,714	16	
Up to 500m2 GFA (15)	1,339	1,085	1,111	1,333	1,450	1,714	5	
500 to 2000m2 GFA (15)	1,252	839	1,060	1,407	1,460	1,495	5	
Over 2000m2 GFA (15)	803	458	686	819	919	1,123	6	
282.12 Advance factories/offices - mixed facilities (class B1)								
Generally (20)	1,479	687	987	1,333	1,820	2,893	13	
Up to 500m2 GFA (25)	2,600	2,146	-	2,726	-	2,930	3	
500 to 2000m2 GFA (20)	1,612	1,333	-	1,681	-	1,820	3	
Over 2000m2 GFA (20)	1,361	687	920	1,066	1,798	2,893	9	

© BCIS 2026

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
282.2 Purpose built factories								
Generally (30)	1,685	306	906	1,384	2,368	5,039	64	
Up to 500m2 GFA (30)	2,473	913	1,504	2,443	3,433	4,088	6	
500 to 2000m2 GFA (30)	1,936	306	1,017	1,513	2,554	5,039	20	
Over 2000m2 GFA (30)	1,428	444	742	1,153	1,951	4,772	38	
282.22 Purpose built factories/Offices - mixed facilities (15)	1,215	612	1,010	1,124	1,392	2,504	23	
320. Offices								
Generally (15)	2,598	1,214	2,146	2,572	2,908	4,523	27	
Air-conditioned								
Generally (15)	2,428	1,644	2,146	2,428	2,808	2,924	11	
1-2 storey (15)	2,300	1,955	2,133	2,204	2,380	2,891	6	
3-5 storey (15)	2,544	1,644	-	2,805	-	2,924	4	
6 storey or above (20)	2,764	2,120	2,520	2,619	2,720	3,987	6	
Not air-conditioned								
Generally (15)	2,587	1,214	2,131	2,654	3,082	3,859	12	
1-2 storey (15)	2,708	1,648	2,253	2,683	3,231	3,859	10	
3-5 storey (20)	2,357	1,214	1,711	2,285	2,715	4,115	20	
6 storey or above (25)	2,896	2,266	-	2,987	-	3,342	4	
345. Shops								
Generally (30)	1,999	939	1,090	1,586	2,399	5,151	14	
1-2 storey (30)	2,027	939	1,072	1,543	2,499	5,151	13	
3-5 storey (30)	1,630	-	-	-	-	-	1	
447. Care homes for the elderly								

© BCIS 2026

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (20)	2,296	1,391	1,836	2,197	2,552	4,461	54
Up to 500m2 GFA (30)	2,214	2,110	-	-	-	2,318	2
500 to 2000m2 GFA (20)	2,601	1,444	1,513	2,317	3,220	4,461	8
Over 2000m2 GFA (20)	2,243	1,391	1,883	2,166	2,499	4,457	46
810. Housing, mixed developments (15)	1,662	882	1,435	1,603	1,823	4,104	1261
810.1 Estate housing							
Generally (15)	1,630	810	1,379	1,559	1,785	5,575	1268
Single storey (15)	1,864	1,080	1,563	1,789	2,031	5,575	196
2-storey (15)	1,574	810	1,353	1,524	1,730	3,387	1005
3-storey (15)	1,651	1,006	1,406	1,599	1,833	3,290	62
4-storey or above (15)	3,379	1,654	2,706	3,020	4,495	5,021	5
810.11 Estate housing detached (15)	2,236	1,185	1,696	1,905	2,562	5,575	17
810.12 Estate housing semi detached							
Generally (15)	1,647	951	1,396	1,598	1,810	3,603	324
Single storey (15)	1,830	1,175	1,605	1,817	1,981	3,603	73
2-storey (15)	1,594	951	1,382	1,536	1,748	2,766	241
3-storey (15)	1,584	1,190	1,258	1,512	1,823	2,307	10
810.13 Estate housing terraced							
Generally (15)	1,629	959	1,342	1,536	1,767	5,021	195
Single storey (15)	1,810	1,153	1,541	1,767	2,144	2,572	14
2-storey (15)	1,568	959	1,331	1,500	1,695	3,387	153
3-storey (15)	1,648	1,006	1,412	1,587	1,819	3,290	26
4-storey or above (15)	4,758	4,495	-	-	-	5,021	2
816. Flats (apartments)							

© BCIS 2026

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Generally (15)	1,948	1,008	1,599	1,832	2,225	6,529	723	
1-2 storey (15)	1,874	1,102	1,558	1,740	2,159	3,583	149	
3-5 storey (15)	1,912	1,008	1,590	1,816	2,168	3,957	483	
6 storey or above (15)	2,264	1,374	1,851	2,171	2,527	6,529	91	
852. Hotels (15)	2,898	1,481	2,310	3,011	3,539	3,865	15	
856.2 Students' residences, halls of residence, etc (15)	2,466	1,392	2,139	2,483	2,717	3,951	51	

© BCIS 2026

Appendix 5 - Accessibility standards

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

Note: The percentage uplifts generated by this analysis (final table on this page) are applied to contemporary construction costs to provide a current cost of meeting accessibility standards.

Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as % of construction costs					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study		
	Flats	Houses
Cat 2	1.15%	0.54%
Cat 3(a)	9.28%	10.77%
Cat 3(b)	9.47%	23.80%

Appendix 6 - BLV assumptions

EUV - notional hectare

No	Description of use	Site coverage	No of storeys	Sq m GIA	Indicative rent psm	Rent per annum	Yield	YP	Deferment (years)	PV	Cap val	Purchaser's costs	Letting agents and letting legal fees (% of year 1 rent)		Refurb cost	Net cap val	20% Premium	Benchmark Land Value
1	Secondary office/retail	50%	2.0	10,000	£106.48	£1,064,800	7.5%	13.33	3	0.80	£11,428,294	-£777,124	15%	-£159,720	-£8,250,000	£2,241,450	£448,289.91	£2,689,739
2	Secondary industrial	20%	1.0	2,000	£63.78	£127,560	6.5%	15.38	2.5	0.85	£1,676,591	-£114,008	15%	-£19,134	-£500,000	£1,043,449	£208,689.77	£1,252,139
3	Greenfield (high)	0%	1.0	0	£0.00	£0	6.0%	16.67	2.5	0.86	£0	£0	15%	£0	£0	£0	£0	£374,000
4	Greenfield (low)	0%	1.0	0	£0.00	£0	6.0%	16.67	2.5	0.86	£0	£0	15%	£0	£0	£0	£0	£247,000

Appendix 7 - Appraisal outputs (80% rent and 20% SO)

COTSWOLD DISTRICT COUNCIL Sales value £4,400 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	58,124	54,438	50,794	47,193	43,632	40,115	36,640	33,206	29,815	26,465	23,157
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	58,124	54,438	50,794	47,193	43,632	40,115	36,640	33,206	29,815	26,465	23,157
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	290,621	272,192	253,972	235,963	218,164	200,576	183,198	166,030	149,072	132,325	115,788
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	290,621	272,192	253,972	235,963	218,164	200,576	183,198	166,030	149,072	132,325	115,788
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	581,242	544,382	507,944	471,926	436,329	401,152	366,396	332,060	298,145	264,651	231,577
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	581,242	544,382	507,944	471,926	436,329	401,152	366,396	332,060	298,145	264,651	231,577
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,032,896	967,111	902,077	837,793	774,260	711,476	649,443	588,159	527,626	467,843	408,809
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,032,896	967,111	902,077	837,793	774,260	711,476	649,443	588,159	527,626	467,843	408,809
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	1,549,344	1,450,667	1,353,116	1,256,690	1,161,389	1,067,214	974,164	882,239	791,439	701,763	613,213
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	1,549,344	1,450,667	1,353,116	1,256,690	1,161,389	1,067,214	974,164	882,239	791,439	701,763	613,213
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,027,093	1,898,060	1,770,499	1,644,408	1,519,788	1,396,639	1,274,960	1,154,753	1,036,016	918,750	802,955
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	1,628,940	1,494,885	1,362,420	1,231,546	1,102,262	974,568	848,465	723,951	601,029	479,696	359,954
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	2,533,866	2,372,575	2,213,123	2,055,510	1,899,735	1,745,798	1,593,700	1,443,442	1,295,021	1,148,437	1,003,694
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	2,228,510	2,070,812	1,914,939	1,760,896	1,608,680	1,458,290	1,309,729	1,162,995	1,018,089	875,010	733,759
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	3,800,798	3,558,863	3,319,685	3,083,265	2,849,602	2,618,698	2,390,551	2,165,162	1,942,530	1,722,657	1,505,541
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	3,800,798	3,558,863	3,319,685	3,083,265	2,849,602	2,618,698	2,390,551	2,165,162	1,942,530	1,722,657	1,505,541
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	5,067,730	4,745,150	4,426,246	4,111,019	3,799,469	3,491,597	3,187,401	2,886,882	2,590,040	2,296,876	2,007,387
18	CDC-RES18 Large scheme (100 units) 35 dph)	100	£6,520,581	3,522,450	3,218,202	2,917,572	2,620,560	2,327,167	2,037,392	1,751,236	1,468,699	1,189,779	914,478	642,796
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	7,526,202	7,046,949	6,573,160	6,104,834	5,641,972	5,184,574	4,732,640	4,286,169	3,845,163	3,409,619	2,979,540
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	7,526,202	7,046,949	6,573,160	6,104,834	5,641,972	5,184,574	4,732,640	4,286,169	3,845,163	3,409,619	2,979,540
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	9,936,401	9,303,802	8,678,413	8,060,235	7,449,268	6,845,512	6,248,966	5,659,632	5,077,508	4,502,595	3,934,892
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	10,448,873	9,785,757	9,130,205	8,482,216	7,841,791	7,208,929	6,583,630	5,965,894	5,355,722	4,753,114	4,158,069
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	15,257,551	14,288,793	13,331,088	12,384,433	11,448,831	10,524,279	9,610,778	8,708,330	7,816,933	6,936,587	6,067,293
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	15,257,551	14,288,793	13,331,088	12,384,433	11,448,831	10,524,279	9,610,778	8,708,330	7,816,933	6,936,587	6,067,293
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	19,456,584	18,220,028	16,997,578	15,789,236	14,594,999	13,414,869	12,248,844	11,096,927	9,959,115	8,835,411	7,725,812
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	19,456,584	18,220,028	16,997,578	15,789,236	14,594,999	13,414,869	12,248,844	11,096,927	9,959,115	8,835,411	7,725,812
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	24,320,730	22,775,035	21,246,974	19,736,545	18,243,748	16,768,585	15,311,055	13,871,158	12,448,895	11,044,263	9,657,266
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	24,320,730	22,775,035	21,246,974	19,736,545	18,243,748	16,768,585	15,311,055	13,871,158	12,448,895	11,044,263	9,657,266
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	33,666,093	31,524,391	29,407,127	27,314,299	25,245,911	23,201,923	21,180,436	19,183,407	17,210,836	15,262,722	13,339,065
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	33,666,093	31,524,391	29,407,127	27,314,299	25,245,911	23,201,923	21,180,436	19,183,407	17,210,836	15,262,722	13,339,065
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	37,906,428	35,486,979	33,095,137	30,730,903	28,394,275	26,085,254	23,803,840	21,550,032	19,323,821	17,121,418	14,946,668
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	37,906,428	35,486,979	33,095,137	30,730,903	28,394,275	26,085,254	23,803,840	21,550,032	19,323,821	17,121,418	14,946,668
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	45,206,413	42,315,907	39,458,383	36,633,841	33,842,280	31,083,701	28,358,102	25,665,485	23,005,850	20,375,726	17,777,003
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	45,206,413	42,315,907	39,458,383	36,633,841	33,842,280	31,083,701	28,358,102	25,665,485	23,005,850	20,375,726	17,777,003
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	62,586,445	58,566,995	54,593,396	50,665,650	46,783,755	42,947,711	39,156,341	35,406,190	31,701,956	28,043,639	24,431,237
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	65,793,141	61,551,713	57,358,333	53,213,342	49,116,735	45,068,515	41,068,682	37,113,645	33,203,287	29,341,398	25,527,264
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	77,319,673	72,320,935	67,379,222	62,489,799	57,654,687	52,876,682	48,155,783	43,488,780	38,872,516	34,313,471	29,803,969
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	62,103,022	58,053,285	54,049,741	50,092,389	46,179,285	42,306,878	38,480,748	34,695,495	30,953,194	27,250,352	23,588,342
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	62,103,022	58,053,285	54,049,741	50,092,389	46,179,285	42,306,878	38,480,748	34,695,495	30,953,194	27,250,352	23,588,342
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	322,965	192,479	63,665	- 64,517	- 192,040	- 317,865	- 441,992	- 564,418	- 686,791	- 808,027	- 927,535
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	- 100,299	- 297,069	- 493,839	- 690,609	- 887,380	- 1,084,150	- 1,280,919	- 1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	58,124	54,438	50,794	47,193	43,632	40,115	36,640	33,206	29,815	26,465	23,157
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	58,124	54,438	50,794	47,193	43,632	40,115	36,640	33,206	29,815	26,465	23,157
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	290,621	272,192	253,972	235,963	218,164	200,576	183,198	166,030	149,072	132,325	115,788
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	290,621	272,192	253,972	235,963	218,164	200,576	183,198	166,030	149,072	132,325	115,788
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	581,242	544,382	507,944	471,926	436,329	401,152	366,396	332,060	298,145	264,651	231,577
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	581,242	544,382	507,944	471,926	436,329	401,152	366,396	332,060	298,145	264,651	231,577
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,032,896	967,111	902,077	837,793	774,260	711,476	649,443	588,159	527,626	467,843	408,809
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,032,896	967,111	902,077	837,793	774,260	711,476	649,443	588,159	527,626	467,843	408,809
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	1,549,344	1,450,667	1,353,116	1,256,690	1,161,389	1,067,214	974,164	882,239	791,439	701,763	613,213
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	1,549,344	1,450,667	1,353,116	1,256,690	1,161,389	1,067,214	974,164	882,239	791,439	701,763	613,213
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	2,027,093	1,898,060	1,770,499	1,644,408	1,519,788	1,396,639	1,274,960	1,154,753	1,036,016	918,750	802,955
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	1,628,940	1,494,885	1,362,420	1,231,546	1,102,262	974,568	848,465	723,951	601,029	479,696	359,954
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	2,533,866	2,372,575	2,213,123	2,055,510	1,899,735	1,745,798	1,593,700	1,443,442	1,295,021	1,148,437	1,003,694
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	2,228,510	2,070,812	1,914,939	1,760,896	1,608,680	1,458,290	1,309,729	1,162,995	1,018,089	875,010	733,759
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	3,800,798	3,558,863	3,319,685	3,083,265	2,849,602	2,618,698	2,390,551	2,165,162	1,942,530	1,722,657	1,505,541
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	3,800,798	3,558,863	3,319,685	3,083,265	2,849,602	2,618,698	2,390,551	2,165,162	1,942,530	1,722,657	1,505,541
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	5,067,730	4,745,150	4,426,246	4,111,019	3,799,469	3,491,597	3,187,401	2,886,882	2,590,040	2,296,876	2,007,387
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	3,522,450	3,218,202	2,917,572	2,620,560	2,327,167	2,037,392	1,751,236	1,468,699	1,189,779	914,478	642,796
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	7,526,202	7,046,949	6,573,160	6,104,834	5,641,972	5,184,574	4,732,640	4,286,169	3,845,163	3,409,619	2,979,540
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	7,526,202	7,046,949	6,573,160	6,104,834	5,641,972	5,184,574	4,732,640	4,286,169	3,845,163	3,409,619	2,979,540
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	9,936,401	9,303,802	8,678,413	8,060,235	7,449,268	6,845,512	6,248,966	5,659,632	5,077,508	4,502,595	3,934,892
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	10,448,873	9,785,757	9,130,205	8,482,216	7,841,791	7,208,929	6,583,630	5,965,894	5,355,722	4,753,114	4,158,069
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	15,257,551	14,288,793	13,331,088	12,384,433	11,448,831	10,524,279	9,610,778	8,708,330	7,816,933	6,936,587	6,067,293
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	15,257,551	14,288,793	13,331,088	12,384,433	11,448,831	10,524,279	9,610,778	8,708,330	7,816,933	6,936,587	6,067,293
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	19,456,584	18,220,028	16,997,578	15,789,236	14,594,999	13,414,869	12,248,844	11,096,927	9,959,115	8,835,411	7,725,812
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	19,456,584	18,220,028	16,997,578	15,789,236	14,594,999	13,414,869	12,248,844	11,096,927	9,959,115	8,835,411	7,725,812
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	24,320,730	22,775,035	21,246,974	19,736,545	18,243,748	16,768,585	15,311,055	13,871,158	12,448,895	11,044,263	9,657,266
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	24,320,730	22,775,035	21,246,974	19,736,545	18,243,748	16,768,585	15,311,055	13,871,158	12,448,895	11,044,263	9,657,266
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	33,666,093	31,524,391	29,407,127	27,314,299	25,245,911	23,201,923	21,180,436	19,183,407	17,210,836	15,262,722	13,339,065
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	33,666,093	31,524,391	29,407,127	27,314,299	25,245,911	23,201,923	21,180,436	19,183,407	17,210,836	15,262,722	13,339,065
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	37,906,428	35,486,979	33,095,137	30,730,903	28,394,275	26,085,254	23,803,840	21,550,032	19,323,821	17,121,418	14,946,668
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	37,906,428	35,486,979	33,095,137	30,730,903	28,394,275	26,085,254	23,803,840	21,550,032	19,323,821	17,121,418	14,946,668
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	45,206,413	42,315,907	39,458,383	36,633,841	33,842,280	31,083,701	28,358,102	25,665,485	23,005,850	20,375,726	17,777,003
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	45,206,413	42,315,907	39,458,383	36,633,841	33,842,280	31,083,701	28,358,102	25,665,485	23,005,850	20,375,726	17,777,003
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	62,586,445	58,566,995	54,593,396	50,665,650	46,783,755	42,947,711	39,156,341	35,406,190	31,701,956	28,043,639	24,431,237
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	65,793,141	61,551,713	57,358,333	53,213,342	49,116,735	45,068,515	41,068,682	37,113,645	33,203,287	29,341,398	25,527,264
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	77,319,673	72,320,935	67,379,222	62,489,799	57,654,687	52,876,682	48,155,783	43,488,780	38,872,516	34,313,471	29,803,969
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	62,103,022	58,053,285	54,049,741	50,092,389	46,179,285	42,306,878	38,480,748	34,695,495	30,953,194	27,250,352	23,588,342
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	62,103,022	58,053,285	54,049,741	50,092,389	46,179,285	42,306,878	38,480,748	34,695,495	30,953,194	27,250,352	23,588,342
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	322,965	192,479	63,665	- 64,517	- 192,040	- 317,865	- 441,992	- 564,418	- 686,791	- 808,027	- 927,535
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	94,919	- 100,299	- 297,069	- 493,839	- 690,609	- 887,380	- 1,084,150	- 1,280,919	- 1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	58,124	54,438	50,794	47,193	43,632	40,115	36,640	33,206	29,815	26,465	23,157
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	58,124	54,438	50,794	47,193	43,632	40,115	36,640	33,206	29,815	26,465	23,157
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	290,621	272,192	253,972	235,963	218,164	200,576	183,198	166,030	149,072	132,325	115,788
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	290,621	272,192	253,972	235,963	218,164	200,576	183,198	166,030	149,072	132,325	115,788
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	581,242	544,382	507,944	471,926	436,329	401,152	366,396	332,060	298,145	264,651	231,577
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	581,242	544,382	507,944	471,926	436,329	401,152	366,396	332,060	298,145	264,651	231,577
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,032,896	967,111	902,077	837,793	774,260	711,476	649,443	588,159	527,626	467,843	408,809
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,032,896	967,111	902,077	837,793	774,260	711,476	649,443	588,159	527,626	467,843	408,809
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	1,549,344	1,450,667	1,353,116	1,256,690	1,161,389	1,067,214	974,164	882,239	791,439	701,763	613,213
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	1,549,344	1,450,667	1,353,116	1,256,690	1,161,389	1,067,214	974,164	882,239	791,439	701,763	613,213
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	2,027,093	1,898,060	1,770,499	1,644,408	1,519,788	1,396,639	1,274,960	1,154,753	1,036,016	918,750	802,955
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	1,628,940	1,494,885	1,362,420	1,231,546	1,102,262	974,568	848,465	723,951	601,029	479,696	359,954
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	2,533,866	2,372,575	2,213,123	2,055,510	1,899,735	1,745,798	1,593,700	1,443,442	1,295,021	1,148,437	1,003,694
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	2,228,510	2,070,812	1,914,939	1,760,896	1,608,680	1,458,290	1,309,729	1,162,995	1,018,089	875,010	733,759
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	3,800,798	3,558,863	3,319,685	3,083,265	2,849,602	2,618,698	2,390,551	2,165,162	1,942,530	1,722,657	1,505,541
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	3,800,798	3,558,863	3,319,685	3,083,265	2,849,602	2,618,698	2,390,551	2,165,162	1,942,530	1,722,657	1,505,541
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	5,067,730	4,745,150	4,426,246	4,111,019	3,799,469	3,491,597	3,187,401	2,886,882	2,590,040	2,296,876	2,007,387
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	3,522,450	3,218,202	2,917,572	2,620,560	2,327,167	2,037,392	1,751,236	1,468,699	1,189,779	914,478	642,796
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	7,526,202	7,046,949	6,573,160	6,104,834	5,641,972	5,184,574	4,732,640	4,286,169	3,845,163	3,409,619	2,979,540
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	7,526,202	7,046,949	6,573,160	6,104,834	5,641,972	5,184,574	4,732,640	4,286,169	3,845,163	3,409,619	2,979,540
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	9,936,401	9,303,802	8,678,413	8,060,235	7,449,268	6,845,512	6,248,966	5,659,632	5,077,508	4,502,595	3,934,892
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	10,448,873	9,785,757	9,130,205	8,482,216	7,841,791	7,208,929	6,583,630	5,965,894	5,355,722	4,753,114	4,158,069
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	15,257,551	14,288,793	13,331,088	12,384,433	11,448,831	10,524,279	9,610,778	8,708,330	7,816,933	6,936,587	6,067,293
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	15,257,551	14,288,793	13,331,088	12,384,433	11,448,831	10,524,279	9,610,778	8,708,330	7,816,933	6,936,587	6,067,293
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	19,456,584	18,220,028	16,997,578	15,789,236	14,594,999	13,414,869	12,248,844	11,096,927	9,959,115	8,835,411	7,725,812
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	19,456,584	18,220,028	16,997,578	15,789,236	14,594,999	13,414,869	12,248,844	11,096,927	9,959,115	8,835,411	7,725,812
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	24,320,730	22,775,035	21,246,974	19,736,545	18,243,748	16,768,585	15,311,055	13,871,158	12,448,895	11,044,263	9,657,266
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£7,632,653	24,320,730	22,775,035	21,246,974	19,736,545	18,243,748	16,768,585	15,311,055	13,871,158	12,448,895	11,044,263	9,657,266
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£14,384,615	33,666,093	31,524,391	29,407,127	27,314,299	25,245,911	23,201,923	21,180,436	19,183,407	17,210,836	15,262,722	13,339,065
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£12,329,670	33,666,093	31,

COTSWOLD DISTRICT COUNCIL Sales value £4,497 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	63,896	59,939	56,027	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	63,896	59,939	56,027	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	319,478	299,696	280,138	260,805	241,698	222,817	204,160	185,729	167,523	149,543	131,788
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	319,478	299,696	280,138	260,805	241,698	222,817	204,160	185,729	167,523	149,543	131,788
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	638,958	599,392	560,275	521,612	483,397	445,633	408,320	371,458	335,047	299,086	263,575
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	638,958	599,392	560,275	521,612	483,397	445,633	408,320	371,458	335,047	299,086	263,575
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,140,871	1,070,037	1,000,009	930,787	862,372	794,763	727,960	661,963	596,773	532,388	468,811
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,140,871	1,070,037	1,000,009	930,787	862,372	794,763	727,960	661,963	596,773	532,388	468,811
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	1,711,307	1,605,055	1,500,014	1,396,182	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	1,711,307	1,605,055	1,500,014	1,396,182	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,239,371	2,100,410	1,963,032	1,827,153	1,692,816	1,560,063	1,428,892	1,299,304	1,171,300	1,044,878	920,041
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	1,837,138	1,693,326	1,551,213	1,410,802	1,272,091	1,135,079	999,768	866,157	734,246	604,036	475,525
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	2,799,214	2,625,513	2,453,789	2,283,941	2,116,020	1,950,079	1,786,115	1,624,130	1,464,124	1,306,098	1,150,051
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	2,491,863	2,321,838	2,153,777	1,987,681	1,823,550	1,661,386	1,501,185	1,342,951	1,186,682	1,032,378	880,040
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	4,198,820	3,938,269	3,680,683	3,425,912	3,174,030	2,925,117	2,679,172	2,436,196	2,196,187	1,959,147	1,725,076
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	4,198,820	3,938,269	3,680,683	3,425,912	3,174,030	2,925,117	2,679,172	2,436,196	2,196,187	1,959,147	1,725,076
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	5,598,428	5,251,026	4,907,577	4,567,883	4,232,041	3,900,156	3,572,229	3,248,260	2,928,250	2,612,197	2,300,101
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	4,042,945	3,714,303	3,389,554	3,068,699	2,751,737	2,438,669	2,129,493	1,824,211	1,522,823	1,225,326	931,724
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	8,305,356	7,789,631	7,279,775	6,775,788	6,277,671	5,785,423	5,299,043	4,818,533	4,343,892	3,875,120	3,412,218
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	8,305,356	7,789,631	7,279,775	6,775,788	6,277,671	5,785,423	5,299,043	4,818,533	4,343,892	3,875,120	3,412,218
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	10,966,360	10,285,549	9,612,485	8,947,167	8,289,597	7,639,773	6,997,696	6,363,365	5,736,781	5,117,944	4,506,853
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	11,466,522	10,755,578	10,052,729	9,357,975	8,671,317	7,992,755	7,322,287	6,659,914	6,005,638	5,359,457	4,721,371
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	16,724,678	15,686,896	14,660,934	13,646,792	12,644,468	11,653,965	10,675,280	9,708,415	8,753,369	7,810,143	6,878,736
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	16,724,678	15,686,896	14,660,934	13,646,792	12,644,468	11,653,965	10,675,280	9,708,415	8,753,369	7,810,143	6,878,736
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	21,309,712	19,986,391	18,678,145	17,384,973	16,106,875	14,843,852	13,595,903	12,363,029	11,145,229	9,942,503	8,754,852
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	21,309,712	19,986,391	18,678,145	17,384,973	16,106,875	14,843,852	13,595,903	12,363,029	11,145,229	9,942,503	8,754,852
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	26,637,141	24,982,990	23,347,681	21,731,217	20,133,594	18,554,815	16,994,879	15,453,787	13,931,536	12,428,129	10,943,564
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	26,637,141	24,982,990	23,347,681	21,731,217	20,133,594	18,554,815	16,994,879	15,453,787	13,931,536	12,428,129	10,943,564
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	36,846,280	34,554,705	32,289,237	30,049,874	27,836,616	25,649,464	23,488,417	21,353,476	19,244,640	17,161,910	15,105,284
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	36,846,280	34,554,705	32,289,237	30,049,874	27,836,616	25,649,464	23,488,417	21,353,476	19,244,640	17,161,910	15,105,284
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	41,477,773	38,892,233	36,336,151	33,807,101	31,307,433	28,837,250	26,396,550	23,985,335	21,603,604	19,251,358	16,928,594
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	41,477,773	38,892,233	36,336,151	33,807,101	31,307,433	28,837,250	26,396,550	23,985,335	21,603,604	19,251,358	16,928,594
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	49,457,860	46,369,961	43,317,243	40,299,707	37,317,352	34,369,988	31,454,126	28,573,488	25,728,074	22,917,885	20,142,919
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	49,457,860	46,369,961	43,317,243	40,299,707	37,317,352	34,369,988	31,454,126	28,573,488	25,728,074	22,917,885	20,142,919
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	68,646,925	64,346,076	60,094,215	55,889,014	51,730,619	47,621,260	43,560,934	39,549,644	35,587,388	31,674,167	27,807,768
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	72,163,671	67,626,830	63,141,662	58,708,167	54,326,348	49,996,202	45,713,499	41,480,307	37,298,861	33,169,160	29,087,604
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	84,842,538	79,495,536	74,203,556	68,971,711	63,800,843	58,690,950	53,642,034	48,648,036	43,712,226	38,837,494	34,016,775
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	68,211,428	63,879,724	59,597,353	55,364,317	51,180,483	47,038,895	42,946,722	38,902,061	34,900,146	30,945,539	27,032,702
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	68,211,428	63,879,724	59,597,353	55,364,317	51,180,483	47,038,895	42,946,722	38,902,061	34,900,146	30,945,539	27,032,702
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	567,580	425,613	285,447	147,084	10,525	- 126,265	- 261,394	- 394,692	- 526,157	- 657,063	- 787,223
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	- 100,299	- 297,069	- 493,839	- 690,609	- 887,380	- 1,084,150	- 1,280,919	- 1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	63,896	59,939	56,027	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	63,896	59,939	56,027	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	319,478	299,696	280,138	260,805	241,698	222,817	204,160	185,729	167,523	149,543	131,788
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	319,478	299,696	280,138	260,805	241,698	222,817	204,160	185,729	167,523	149,543	131,788
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	638,958	599,392	560,275	521,612	483,397	445,633	408,320	371,458	335,047	299,086	263,575
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	638,958	599,392	560,275	521,612	483,397	445,633	408,320	371,458	335,047	299,086	263,575
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,140,871	1,070,037	1,000,009	930,787	862,372	794,763	727,960	661,963	596,773	532,388	468,811
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,140,871	1,070,037	1,000,009	930,787	862,372	794,763	727,960	661,963	596,773	532,388	468,811
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	1,711,307	1,605,055	1,500,014	1,396,182	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	1,711,307	1,605,055	1,500,014	1,396,182	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	2,239,371	2,100,410	1,963,032	1,827,153	1,692,816	1,560,063	1,428,892	1,299,304	1,171,300	1,044,878	920,041
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	1,837,138	1,693,326	1,551,213	1,410,802	1,272,091	1,135,079	999,768	866,157	734,246	604,036	475,525
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	2,799,214	2,625,513	2,453,789	2,283,941	2,116,020	1,950,079	1,786,115	1,624,130	1,464,124	1,306,098	1,150,051
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	2,491,863	2,321,838	2,153,777	1,987,681	1,823,550	1,661,386	1,501,185	1,342,951	1,186,682	1,032,378	880,040
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	4,198,820	3,938,269	3,680,683	3,425,912	3,174,030	2,925,117	2,679,172	2,436,196	2,196,187	1,959,147	1,725,076
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	4,198,820	3,938,269	3,680,683	3,425,912	3,174,030	2,925,117	2,679,172	2,436,196	2,196,187	1,959,147	1,725,076
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	5,598,428	5,251,026	4,907,577	4,567,883	4,232,041	3,900,156	3,572,229	3,248,260	2,928,250	2,612,197	2,300,101
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	4,042,945	3,714,303	3,389,554	3,068,699	2,751,737	2,438,669	2,129,493	1,824,211	1,522,823	1,225,326	931,724
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	8,305,356	7,789,631	7,279,775	6,775,788	6,277,671	5,785,423	5,299,043	4,818,533	4,343,892	3,875,120	3,412,218
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	8,305,356	7,789,631	7,279,775	6,775,788	6,277,671	5,785,423	5,299,043	4,818,533	4,343,892	3,875,120	3,412,218
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	10,966,360	10,285,549	9,612,485	8,947,167	8,289,597	7,639,773	6,997,696	6,363,365	5,736,781	5,117,944	4,506,853
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	11,466,522	10,755,578	10,052,729	9,357,975	8,671,317	7,992,755	7,322,287	6,659,914	6,005,638	5,359,457	4,721,371
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	16,724,678	15,686,896	14,660,934	13,646,792	12,644,468	11,653,965	10,675,280	9,708,415	8,753,369	7,810,143	6,878,736
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	16,724,678	15,686,896	14,660,934	13,646,792	12,644,468	11,653,965	10,675,280	9,708,415	8,753,369	7,810,143	6,878,736
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	21,309,712	19,986,391	18,678,145	17,384,973	16,106,875	14,843,852	13,595,903	12,363,029	11,145,229	9,942,503	8,754,852
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	21,309,712	19,986,391	18,678,145	17,384,973	16,106,875	14,843,852	13,595,903	12,363,029	11,145,229	9,942,503	8,754,852
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	26,637,141	24,982,990	23,347,681	21,731,217	20,133,594	18,554,815	16,994,879	15,453,787	13,931,536	12,428,129	10,943,564
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	26,637,141	24,982,990	23,347,681	21,731,217	20,133,594	18,554,815	16,994,879	15,453,787	13,931,536	12,428,129	10,943,564
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	36,846,280	34,554,705	32,289,237	30,049,874	27,836,616	25,649,464	23,488,417	21,353,476	19,244,640	17,161,910	15,105,284
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	36,846,280	34,554,705	32,289,237	30,049,874	27,836,616	25,649,464	23,488,417	21,353,476	19,244,640	17,161,910	15,105,284
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	41,477,773	38,892,233	36,336,151	33,807,101	31,307,433	28,837,250	26,396,550	23,985,335	21,603,604	19,251,358	16,928,594
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	41,477,773	38,892,233	36,336,151	33,807,101	31,307,433	28,837,250	26,396,550	23,985,335	21,603,604	19,251,358	16,928,594
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	49,457,860	46,369,961	43,317,243	40,299,707	37,317,352	34,369,988	31,454,126	28,573,488	25,728,074	22,917,885	20,142,919
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	49,457,860	46,369,961	43,317,243	40,299,707	37,317,352	34,369,988	31,454,126	28,573,488	25,728,074	22,917,885	20,142,919
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	68,646,925	64,346,076	60,094,215	55,889,014	51,730,619	47,621,260	43,560,934	39,549,644	35,587,388	31,674,167	27,807,768
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	72,163,671	67,626,830	63,141,662	58,708,167	54,326,348	49,996,202	45,713,499	41,480,307	37,298,861	33,169,160	29,087,604
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	84,842,538	79,495,536	74,203,556	68,971,711	63,800,843	58,690,950	53,642,034	48,648,036	43,712,226	38,837,494	34,016,775
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	68,211,428	63,879,724	59,597,353	55,364,317	51,180,483	47,038,895	42,946,722	38,902,061	34,900,146	30,945,539	27,032,702
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	68,211,428	63,879,724	59,597,353	55,364,317	51,180,483	47,038,895	42,946,722	38,902,061	34,900,146	30,945,539	27,032,702
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	567,580	425,613	285,447	147,084	10,525	- 126,265	- 261,394	- 394,692	- 526,157	- 657,063	- 787,223
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	94,919	- 100,299	- 297,069	- 493,839	- 690,609	- 887,380	- 1,084,150	- 1,280,919	- 1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	63,896	59,939	56,027	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	63,896	59,939	56,027	52,161	48,340	44,564	40,832	37,146	33,504	29,909	26,358
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	319,478	299,696	280,138	260,805	241,698	222,817	204,160	185,729	167,523	149,543	131,788
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	319,478	299,696	280,138	260,805	241,698	222,817	204,160	185,729	167,523	149,543	131,788
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	638,958	599,392	560,275	521,612	483,397	445,633	408,320	371,458	335,047	299,086	263,575
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	638,958	599,392	560,275	521,612	483,397	445,633	408,320	371,458	335,047	299,086	263,575
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,140,871	1,070,037	1,000,009	930,787	862,372	794,763	727,960	661,963	596,773	532,388	468,811
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,140,871	1,070,037	1,000,009	930,787	862,372	794,763	727,960	661,963	596,773	532,388	468,811
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	1,711,307	1,605,055	1,500,014	1,396,182	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	1,711,307	1,605,055	1,500,014	1,396,182	1,293,558	1,192,145	1,091,941	992,945	895,159	798,583	703,215
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	2,239,371	2,100,410	1,963,032	1,827,153	1,692,816	1,560,063	1,428,892	1,299,304	1,171,300	1,044,878	920,041
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	1,837,138	1,693,326	1,551,213	1,410,802	1,272,091	1,135,079	999,768	866,157	734,246	604,036	475,525
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	2,799,214	2,625,513	2,453,789	2,283,941	2,116,020	1,950,079	1,786,115	1,624,130	1,464,124	1,306,098	1,150,051
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	2,491,863	2,321,838	2,153,777	1,987,681	1,823,550	1,661,386	1,501,185	1,342,951	1,186,682	1,032,378	880,040
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	4,198,820	3,938,269	3,680,683	3,425,912	3,174,030	2,925,117	2,679,172	2,436,196	2,196,187	1,959,147	1,725,076
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	4,198,820	3,938,269	3,680,683	3,425,912	3,174,030	2,925,117	2,679,172	2,436,196	2,196,187	1,959,147	1,725,076
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	5,598,428	5,251,026	4,907,577	4,567,883	4,232,041	3,900,156	3,572,229	3,248,260	2,928,250	2,612,197	2,300,101
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	4,042,945	3,714,303	3,389,554	3,068,699	2,751,737	2,438,669	2,129,493	1,824,211	1,522,823	1,225,326	931,724
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	8,305,356	7,789,631	7,279,775	6,775,788	6,277,671	5,785,423	5,299,043	4,818,533	4,343,892	3,875,120	3,412,218
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	8,305,356	7,789,631	7,279,775	6,775,788	6,277,671	5,785,423	5,299,043	4,818,533	4,343,892	3,875,120	3,412,218
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	10,966,360	10,285,549	9,612,485	8,947,167	8,289,597	7,639,773	6,997,696	6,363,365	5,736,781	5,117,944	4,506,853
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	11,466,522	10,755,578	10,052,729	9,357,975	8,671,317	7,992,755	7,322,287	6,659,914	6,005,638	5,359,457	4,721,371
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	16,724,678	15,686,896	14,660,934	13,646,792	12,644,468	11,653,965	10,675,280	9,708,415	8,753,369	7,810,143	6,878,736
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	16,724,678	15,686,896	14,660,934	13,646,792	12,644,468	11,653,965	10,675,280	9,708,415	8,753,369	7,810,143	6,878,736
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	21,309,712	19,986,391	18,678,145	17,384,973	16,106,875	14,843,852	13,595,903	12,363,029	11,145,229	9,942,503	8,754,852
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	21,309,712	19,986,391	18,678,145	17,384,973	16,106,875	14,843,852	13,595,903	12,363,029	11,145,229	9,942,503	8,754,852
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	26,637,141	24,982,990	23,347,681	21,731,217	20,133,594	18,554,815	16,994,879	15,453,787	13,931,536	12,428,129	10,943,564
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£7,632,653	26,637,141	24,982,990	23,347,681	21,731,217	20,133,594	18,554,815	16,994,879	15,453,787	13,931,536	12,428,129	10,943,564
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£14,384,615	36,846,280	34,554,705	32,289,237	30,049,874	27,

COTSWOLD DISTRICT COUNCIL Sales value £4,594 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	69,667	65,440	61,260	57,130	53,047	49,011	45,025	41,085	37,195	33,353	29,557
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	69,667	65,440	61,260	57,130	53,047	49,011	45,025	41,085	37,195	33,353	29,557
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,787
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,787
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	696,674	654,400	612,608	571,296	530,465	490,115	450,245	410,856	371,948	333,521	295,574
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	696,674	654,400	612,608	571,296	530,465	490,115	450,245	410,856	371,948	333,521	295,574
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,248,846	1,172,962	1,097,941	1,023,782	950,484	878,050	806,477	735,767	665,921	596,935	528,812
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,248,846	1,172,962	1,097,941	1,023,782	950,484	878,050	806,477	735,767	665,921	596,935	528,812
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	1,873,270	1,759,444	1,646,911	1,535,672	1,425,727	1,317,074	1,209,716	1,103,652	998,880	895,402	793,219
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	1,873,270	1,759,444	1,646,911	1,535,672	1,425,727	1,317,074	1,209,716	1,103,652	998,880	895,402	793,219
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,449,308	2,300,407	2,153,199	2,007,683	1,863,859	1,721,727	1,581,288	1,442,541	1,305,486	1,170,123	1,036,453
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	2,045,336	1,891,766	1,740,007	1,590,058	1,441,919	1,295,590	1,151,071	1,008,363	867,464	728,375	591,097
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	3,061,635	2,875,509	2,691,499	2,509,604	2,329,824	2,152,159	1,976,611	1,803,177	1,631,857	1,462,654	1,295,566
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	2,755,217	2,572,863	2,392,614	2,214,466	2,038,422	1,864,481	1,692,642	1,522,908	1,355,275	1,189,746	1,026,320
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	4,592,452	4,313,263	4,037,248	3,764,406	3,494,736	3,228,239	2,964,916	2,704,765	2,447,786	2,193,981	1,943,350
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	4,592,452	4,313,263	4,037,248	3,764,406	3,494,736	3,228,239	2,964,916	2,704,765	2,447,786	2,193,981	1,943,350
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	6,123,270	5,751,018	5,382,998	5,019,208	4,659,648	4,304,319	3,953,221	3,606,353	3,263,715	2,925,308	2,591,132
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	4,563,439	4,210,405	3,861,538	3,516,840	3,176,308	2,839,946	2,507,751	2,179,724	1,855,865	1,536,176	1,220,653
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	9,084,510	8,532,313	7,986,390	7,446,742	6,913,369	6,386,270	5,865,446	5,350,896	4,842,622	4,340,621	3,844,895
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	9,084,510	8,532,313	7,986,390	7,446,742	6,913,369	6,386,270	5,865,446	5,350,896	4,842,622	4,340,621	3,844,895
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	11,996,320	11,267,297	10,546,558	9,834,101	9,129,926	8,434,034	7,746,425	7,067,099	6,396,054	5,732,375	5,076,859
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	12,479,350	11,720,567	10,970,415	10,228,891	9,495,998	8,771,734	8,056,101	7,349,097	6,650,723	5,960,979	5,279,864
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	18,191,805	17,085,000	15,990,782	14,909,151	13,840,107	12,783,650	11,739,781	10,708,500	9,689,805	8,683,698	7,690,179
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	18,191,805	17,085,000	15,990,782	14,909,151	13,840,107	12,783,650	11,739,781	10,708,500	9,689,805	8,683,698	7,690,179
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	23,157,447	21,747,107	20,352,809	18,974,554	17,612,341	16,266,171	14,936,044	13,621,959	12,323,917	11,041,918	9,775,961
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	23,157,447	21,747,107	20,352,809	18,974,554	17,612,341	16,266,171	14,936,044	13,621,959	12,323,917	11,041,918	9,775,961
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	28,946,809	27,183,884	25,441,011	23,718,192	22,015,426	20,332,714	18,670,055	17,027,449	15,404,897	13,802,398	12,219,952
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	28,946,809	27,183,884	25,441,011	23,718,192	22,015,426	20,332,714	18,670,055	17,027,449	15,404,897	13,802,398	12,219,952
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	40,026,466	37,585,020	35,171,348	32,785,449	30,427,322	28,096,970	25,794,390	23,519,583	21,272,551	19,053,290	16,861,804
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	40,026,466	37,585,020	35,171,348	32,785,449	30,427,322	28,096,970	25,794,390	23,519,583	21,272,551	19,053,290	16,861,804
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	45,034,696	42,281,374	39,559,378	36,868,708	34,209,364	31,581,345	28,984,651	26,419,283	23,883,376	21,377,476	18,902,938
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	45,034,696	42,281,374	39,559,378	36,868,708	34,209,364	31,581,345	28,984,651	26,419,283	23,883,376	21,377,476	18,902,938
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	53,706,315	50,417,981	47,167,058	43,953,547	40,777,448	37,638,762	34,537,487	31,473,625	28,447,174	25,456,573	22,500,314
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	53,706,315	50,417,981	47,167,058	43,953,547	40,777,448	37,638,762	34,537,487	31,473,625	28,447,174	25,456,573	22,500,314
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	74,683,938	70,098,622	65,565,460	61,084,452	56,655,596	52,278,893	47,954,345	43,681,949	39,460,084	35,286,280	31,164,691
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	78,517,945	73,686,336	68,909,685	64,187,856	59,515,772	54,898,705	50,336,654	45,829,617	41,377,598	36,978,821	32,629,201
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	92,335,425	86,635,090	80,999,592	75,428,932	69,923,108	64,482,122	59,101,450	53,782,160	48,527,797	43,338,362	38,204,429
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	74,292,007	69,679,351	65,119,158	60,611,428	56,155,088	51,745,440	47,388,333	43,083,013	38,822,714	34,615,054	30,450,730
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	74,292,007	69,679,351	65,119,158	60,611,428	56,155,088	51,745,440	47,388,333	43,083,013	38,822,714	34,615,054	30,450,730
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	812,194	658,745	507,230	357,648	210,000	64,286	- 80,796	- 224,964	- 367,167	- 507,405	- 646,911
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	- 100,299	- 297,069	- 493,839	- 690,609	- 887,380	- 1,084,150	- 1,280,919	- 1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	69,667	65,440	61,260	57,130	53,047	49,011	45,025	41,085	37,195	33,353	29,557
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	69,667	65,440	61,260	57,130	53,047	49,011	45,025	41,085	37,195	33,353	29,557
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,787
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,787
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	696,674	654,400	612,608	571,296	530,465	490,115	450,245	410,856	371,948	333,521	295,574
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	696,674	654,400	612,608	571,296	530,465	490,115	450,245	410,856	371,948	333,521	295,574
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,248,846	1,172,962	1,097,941	1,023,782	950,484	878,050	806,477	735,767	665,921	596,935	528,812
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,248,846	1,172,962	1,097,941	1,023,782	950,484	878,050	806,477	735,767	665,921	596,935	528,812
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	1,873,270	1,759,444	1,646,911	1,535,672	1,425,727	1,317,074	1,209,716	1,103,652	998,880	895,402	793,219
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	1,873,270	1,759,444	1,646,911	1,535,672	1,425,727	1,317,074	1,209,716	1,103,652	998,880	895,402	793,219
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	2,449,308	2,300,407	2,153,199	2,007,683	1,863,859	1,721,727	1,581,288	1,442,541	1,305,486	1,170,123	1,036,453
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,045,336	1,891,766	1,740,007	1,590,058	1,441,919	1,295,590	1,151,071	1,008,363	867,464	728,375	591,097
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	3,061,635	2,875,509	2,691,499	2,509,604	2,329,824	2,152,159	1,976,611	1,803,177	1,631,857	1,462,654	1,295,566
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	2,755,217	2,572,863	2,392,614	2,214,466	2,038,422	1,864,481	1,692,642	1,522,908	1,355,275	1,189,746	1,026,320
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	4,592,452	4,313,263	4,037,248	3,764,406	3,494,736	3,228,239	2,964,916	2,704,765	2,447,786	2,193,981	1,943,350
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	4,592,452	4,313,263	4,037,248	3,764,406	3,494,736	3,228,239	2,964,916	2,704,765	2,447,786	2,193,981	1,943,350
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	6,123,270	5,751,018	5,382,998	5,019,208	4,659,648	4,304,319	3,953,221	3,606,353	3,263,715	2,925,308	2,591,132
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	4,563,439	4,210,405	3,861,538	3,516,840	3,176,308	2,839,946	2,507,751	2,179,724	1,855,865	1,536,176	1,220,653
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	9,084,510	8,532,313	7,986,390	7,446,742	6,913,369	6,386,270	5,865,446	5,350,896	4,842,622	4,340,621	3,844,895
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	9,084,510	8,532,313	7,986,390	7,446,742	6,913,369	6,386,270	5,865,446	5,350,896	4,842,622	4,340,621	3,844,895
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	11,996,320	11,267,297	10,546,558	9,834,101	9,129,926	8,434,034	7,746,425	7,067,099	6,396,054	5,732,375	5,076,859
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	12,479,350	11,720,567	10,970,415	10,228,891	9,495,998	8,771,734	8,056,101	7,349,097	6,650,723	5,960,979	5,279,864
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	18,191,805	17,085,000	15,990,782	14,909,151	13,840,107	12,783,650	11,739,781	10,708,500	9,689,805	8,683,698	7,690,179
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	18,191,805	17,085,000	15,990,782	14,909,151	13,840,107	12,783,650	11,739,781	10,708,500	9,689,805	8,683,698	7,690,179
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	23,157,447	21,747,107	20,352,809	18,974,554	17,612,341	16,266,171	14,936,044	13,621,959	12,323,917	11,041,918	9,775,961
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	23,157,447	21,747,107	20,352,809	18,974,554	17,612,341	16,266,171	14,936,044	13,621,959	12,323,917	11,041,918	9,775,961
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	28,946,809	27,183,884	25,441,011	23,718,192	22,015,426	20,332,714	18,670,055	17,027,449	15,404,897	13,802,398	12,219,952
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	28,946,809	27,183,884	25,441,011	23,718,192	22,015,426	20,332,714	18,670,055	17,027,449	15,404,897	13,802,398	12,219,952
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	40,026,466	37,585,020	35,171,348	32,785,449	30,427,322	28,096,970	25,794,390	23,519,583	21,272,551	19,053,290	16,861,804
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	40,026,466	37,585,020	35,171,348	32,785,449	30,427,322	28,096,970	25,794,390	23,519,583	21,272,551	19,053,290	16,861,804
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	45,034,696	42,281,374	39,559,378	36,868,708	34,209,364	31,581,345	28,984,651	26,419,283	23,883,376	21,377,476	18,902,938
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	45,034,696	42,281,374	39,559,378	36,868,708	34,209,364	31,581,345	28,984,651	26,419,283	23,883,376	21,377,476	18,902,938
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	53,706,315	50,417,981	47,167,058	43,953,547	40,777,448	37,638,762	34,537,487	31,473,625	28,447,174	25,456,573	22,500,314
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	53,706,315	50,417,981	47,167,058	43,953,547	40,777,448	37,638,762	34,537,487	31,473,625	28,447,174	25,456,573	22,500,314
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	74,683,938	70,098,622	65,565,460	61,084,452	56,655,596	52,278,893	47,954,345	43,681,949	39,460,084	35,286,280	31,164,691
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	78,517,945	73,686,336	68,909,685	64,187,856	59,515,772	54,898,705	50,336,654	45,829,617	41,377,598	36,978,821	32,629,201
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	92,335,425	86,635,090	80,999,592	75,428,932	69,923,108	64,482,122	59,101,450	53,782,160	48,527,797	43,338,362	38,204,429
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	74,292,007	69,679,351	65,119,158	60,611,428	56,155,088	51,745,440	47,388,333	43,083,013	38,822,714	34,615,054	30,450,730
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	74,292,007	69,679,351	65,119,158	60,611,428	56,155,088	51,745,440	47,388,333	43,083,013	38,822,714	34,615,054	30,450,730
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	812,194	658,745	507,230	357,648	210,000	64,286	- 80,796	- 224,964	- 367,167	- 507,405	- 646,911
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	94,919	- 100,299	- 297,069	- 493,839	- 690,609	- 887,380	- 1,084,150	- 1,280,919	- 1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	69,667	65,440	61,260	57,130	53,047	49,011	45,025	41,085	37,195	33,353	29,557
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	69,667	65,440	61,260	57,130	53,047	49,011	45,025	41,085	37,195	33,353	29,557
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,787
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	348,337	327,200	306,304	285,648	265,232	245,057	225,123	205,429	185,974	166,761	147,787
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	696,674	654,400	612,608	571,296	530,465	490,115	450,245	410,856	371,948	333,521	295,574
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	696,674	654,400	612,608	571,296	530,465	490,115	450,245	410,856	371,948	333,521	295,574
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,248,846	1,172,962	1,097,941	1,023,782	950,484	878,050	806,477	735,767	665,921	596,935	528,812
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,248,846	1,172,962	1,097,941	1,023,782	950,484	878,050	806,477	735,767	665,921	596,935	528,812
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	1,873,270	1,759,444	1,646,911	1,535,672	1,425,727	1,317,074	1,209,716	1,103,652	998,880	895,402	793,219
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	1,873,270	1,759,444	1,646,911	1,535,672	1,425,727	1,317,074	1,209,716	1,103,652	998,880	895,402	793,219
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	2,449,308	2,300,407	2,153,199	2,007,683	1,863,859	1,721,727	1,581,288	1,442,541	1,305,486	1,170,123	1,036,453
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	2,045,336	1,891,766	1,740,007	1,590,058	1,441,919	1,295,590	1,151,071	1,008,363	867,464	728,375	591,097
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	3,061,635	2,875,509	2,691,499	2,509,604	2,329,824	2,152,159	1,976,611	1,803,177	1,631,857	1,462,654	1,295,566
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	2,755,217	2,572,863	2,392,614	2,214,466	2,038,422	1,864,481	1,692,642	1,522,908	1,355,275	1,189,746	1,026,320
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	4,592,452	4,313,263	4,037,248	3,764,406	3,494,736	3,228,239	2,964,916	2,704,765	2,447,786	2,193,981	1,943,350
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	4,592,452	4,313,263	4,037,248	3,764,406	3,494,736	3,228,239	2,964,916	2,704,765	2,447,786	2,193,981	1,943,350
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	6,123,270	5,751,018	5,382,998	5,019,208	4,659,648	4,304,319	3,953,221	3,606,353	3,263,715	2,925,308	2,591,132
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	4,563,439	4,210,405	3,861,538	3,516,840	3,176,308	2,839,946	2,507,751	2,179,724	1,855,865	1,536,176	1,220,653
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	9,084,510	8,532,313	7,986,390	7,446,742	6,913,369	6,386,270	5,865,446	5,350,896	4,842,622	4,340,621	3,844,895
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	9,084,510	8,532,313	7,986,390	7,446,742	6,913,369	6,386,270	5,865,446	5,350,896	4,842,622	4,340,621	3,844,895
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	11,996,320	11,267,297	10,546,558	9,834,101	9,129,926	8,434,034	7,746,425	7,067,099	6,396,054	5,732,375	5,076,859
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	12,479,350	11,720,567	10,970,415	10,228,891	9,495,998	8,771,734	8,056,101	7,349,097	6,650,723	5,960,979	5,279,864
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	18,191,805	17,085,000	15,990,782	14,909,151	13,840,107	12,783,650	11,739,781	10,708,500	9,689,805	8,683,698	7,690,179
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	18,191,805	17,085,000	15,990,782	14,909,151	13,840,107	12,783,650	11,739,781	10,708,500	9,689,805	8,683,698	7,690,179
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	23,157,447	21,747,107	20,352,809	18,974,554	17,612,341	16,266,171	14,936,044	13,621,959	12,323,917	11,041,918	9,775,961
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	23,157,447	21,747,107	20,352,809	18,974,554	17,612,341	16,266,171	14,936,044	13,621,959	12,323,917	11,041,918	9,775,961
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	28,946,809	27,183,884	25,441,011	23,718,192	22,015,426	20,332,714	18,670,055	17,027,449	15,404,897	13,802,398	12,219,952
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£7,632,653	28,946,809	27,183,884	25,441,011	23,718,192	22,015,426	20,332,714	18,670,055	17,027,449	15,404,897	13,802,398	12,219,952
29	CDC-RES29 Large scheme (750 units)

COTSWOLD DISTRICT COUNCIL Sales value £4,691 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	75,439	70,941	66,494	62,098	57,753	53,460	49,217	45,026	40,885	36,795	32,757
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	75,439	70,941	66,494	62,098	57,753	53,460	49,217	45,026	40,885	36,795	32,757
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	377,195	354,705	332,470	310,490	288,766	267,298	246,085	225,127	204,425	183,979	163,787
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	377,195	354,705	332,470	310,490	288,766	267,298	246,085	225,127	204,425	183,979	163,787
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	754,390	709,410	664,940	620,981	577,533	534,596	492,170	450,255	408,850	367,956	327,574
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	754,390	709,410	664,940	620,981	577,533	534,596	492,170	450,255	408,850	367,956	327,574
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,356,821	1,275,887	1,195,873	1,116,776	1,038,597	961,337	884,996	809,573	735,067	661,481	588,814
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,356,821	1,275,887	1,195,873	1,116,776	1,038,597	961,337	884,996	809,573	735,067	661,481	588,814
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,035,233	1,913,832	1,793,808	1,675,163	1,557,895	1,442,005	1,327,493	1,214,359	1,102,602	992,222	883,221
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,035,233	1,913,832	1,793,808	1,675,163	1,557,895	1,442,005	1,327,493	1,214,359	1,102,602	992,222	883,221
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,658,953	2,500,238	2,343,325	2,188,213	2,034,902	1,883,393	1,733,685	1,585,777	1,439,673	1,295,368	1,152,865
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	2,253,533	2,090,207	1,928,800	1,769,313	1,611,747	1,456,100	1,302,374	1,150,567	1,000,681	852,714	706,668
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	3,323,691	3,125,298	2,929,157	2,735,266	2,543,627	2,354,241	2,167,106	1,982,222	1,799,590	1,619,210	1,441,082
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	3,017,005	2,822,412	2,630,059	2,439,946	2,252,075	2,066,443	1,883,051	1,701,899	1,522,989	1,346,318	1,171,887
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	4,985,537	4,687,947	4,393,734	4,102,899	3,815,441	3,531,361	3,250,658	2,973,334	2,699,386	2,428,815	2,161,622
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	4,985,537	4,687,947	4,393,734	4,102,899	3,815,441	3,531,361	3,250,658	2,973,334	2,699,386	2,428,815	2,161,622
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	6,647,383	6,250,596	5,858,312	5,470,532	5,087,256	4,708,482	4,334,212	3,964,445	3,599,181	3,238,420	2,882,163
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	5,083,934	4,706,506	4,333,521	3,964,979	3,600,879	3,241,222	2,886,009	2,535,238	2,188,909	1,847,024	1,509,581
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	9,863,664	9,274,995	8,693,005	8,117,697	7,549,067	6,987,118	6,431,849	5,883,260	5,341,352	4,806,123	4,277,573
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	9,863,664	9,274,995	8,693,005	8,117,697	7,549,067	6,987,118	6,431,849	5,883,260	5,341,352	4,806,123	4,277,573
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	13,023,118	12,245,227	11,476,167	10,715,935	9,964,532	9,221,959	8,488,214	7,763,299	7,047,214	6,339,956	5,641,528
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	13,486,825	12,680,656	11,883,644	11,095,790	10,317,092	9,547,551	8,787,166	8,035,940	7,293,869	6,560,957	5,837,200
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	19,654,262	18,478,501	17,316,098	16,167,052	15,031,363	13,909,032	12,800,058	11,704,442	10,622,182	9,553,281	8,497,736
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	19,654,262	18,478,501	17,316,098	16,167,052	15,031,363	13,909,032	12,800,058	11,704,442	10,622,182	9,553,281	8,497,736
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	25,005,183	23,507,822	22,027,472	20,564,135	19,117,807	17,688,490	16,276,184	14,880,890	13,502,606	12,141,333	10,797,071
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	25,005,183	23,507,822	22,027,472	20,564,135	19,117,807	17,688,490	16,276,184	14,880,890	13,502,606	12,141,333	10,797,071
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	31,256,477	29,384,777	27,534,341	25,705,168	23,897,258	22,110,612	20,345,231	18,601,112	16,878,257	15,176,667	13,496,339
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	31,256,477	29,384,777	27,534,341	25,705,168	23,897,258	22,110,612	20,345,231	18,601,112	16,878,257	15,176,667	13,496,339
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	43,199,963	40,610,046	38,049,558	35,518,500	33,016,870	30,544,475	28,100,362	25,685,691	23,300,460	20,944,671	18,618,323
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	43,199,963	40,610,046	38,049,558	35,518,500	33,016,870	30,544,475	28,100,362	25,685,691	23,300,460	20,944,671	18,618,323
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	48,591,618	45,670,515	42,782,605	39,927,888	37,106,365	34,318,034	31,562,896	28,840,952	26,152,199	23,496,640	20,874,273
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	48,591,618	45,670,515	42,782,605	39,927,888	37,106,365	34,318,034	31,562,896	28,840,952	26,152,199	23,496,640	20,874,273
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	57,944,408	54,458,904	51,013,008	47,606,722	44,237,545	40,907,346	37,616,789	34,365,876	31,154,605	27,982,978	24,850,993
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	57,944,408	54,458,904	51,013,008	47,606,722	44,237,545	40,907,346	37,616,789	34,365,876	31,154,605	27,982,978	24,850,993
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	80,707,467	75,841,923	71,031,657	66,276,668	61,573,736	56,925,229	52,332,041	47,794,173	43,311,623	38,884,391	34,512,480
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	84,856,154	79,725,726	74,653,582	69,639,723	64,684,149	59,786,859	54,947,853	50,167,132	45,439,386	40,768,827	36,156,626
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	99,801,689	93,755,258	87,777,522	81,868,477	76,026,255	70,247,665	64,537,844	58,896,793	53,324,511	47,815,582	42,371,577
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	80,349,982	75,457,139	70,619,882	65,838,211	61,107,421	56,430,594	51,809,424	47,242,020	42,724,334	38,262,396	33,847,876
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	80,349,982	75,457,139	70,619,882	65,838,211	61,107,421	56,430,594	51,809,424	47,242,020	42,724,334	38,262,396	33,847,876
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,055,252	891,734	729,013	568,211	409,475	252,803	98,196	- 55,237	- 208,177	- 359,018	- 507,762
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	- 100,299	- 297,069	- 493,839	- 690,609	- 887,380	- 1,084,150	- 1,280,919	- 1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	75,439	70,941	66,494	62,098	57,753	53,460	49,217	45,026	40,885	36,795	32,757
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	75,439	70,941	66,494	62,098	57,753	53,460	49,217	45,026	40,885	36,795	32,757
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	377,195	354,705	332,470	310,490	288,766	267,298	246,085	225,127	204,425	183,979	163,787
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	377,195	354,705	332,470	310,490	288,766	267,298	246,085	225,127	204,425	183,979	163,787
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	754,390	709,410	664,940	620,981	577,533	534,596	492,170	450,255	408,850	367,956	327,574
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	754,390	709,410	664,940	620,981	577,533	534,596	492,170	450,255	408,850	367,956	327,574
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,356,821	1,275,887	1,195,873	1,116,776	1,038,597	961,337	884,996	809,573	735,067	661,481	588,814
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,356,821	1,275,887	1,195,873	1,116,776	1,038,597	961,337	884,996	809,573	735,067	661,481	588,814
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,035,233	1,913,832	1,793,808	1,675,163	1,557,895	1,442,005	1,327,493	1,214,359	1,102,602	992,222	883,221
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,035,233	1,913,832	1,793,808	1,675,163	1,557,895	1,442,005	1,327,493	1,214,359	1,102,602	992,222	883,221
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	2,658,953	2,500,238	2,343,325	2,188,213	2,034,902	1,883,393	1,733,685	1,585,777	1,439,673	1,295,368	1,152,865
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,253,533	2,090,207	1,928,800	1,769,313	1,611,747	1,456,100	1,302,374	1,150,567	1,000,681	852,714	706,668
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	3,323,691	3,125,298	2,929,157	2,735,266	2,543,627	2,354,241	2,167,106	1,982,222	1,799,590	1,619,210	1,441,082
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	3,017,005	2,822,412	2,630,059	2,439,946	2,252,075	2,066,443	1,883,051	1,701,899	1,522,989	1,346,318	1,171,887
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	4,985,537	4,687,947	4,393,734	4,102,899	3,815,441	3,531,361	3,250,658	2,973,334	2,699,386	2,428,815	2,161,622
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	4,985,537	4,687,947	4,393,734	4,102,899	3,815,441	3,531,361	3,250,658	2,973,334	2,699,386	2,428,815	2,161,622
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	6,647,383	6,250,596	5,858,312	5,470,532	5,087,256	4,708,482	4,334,212	3,964,445	3,599,181	3,238,420	2,882,163
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	5,083,934	4,706,506	4,333,521	3,964,979	3,600,879	3,241,222	2,886,009	2,535,238	2,188,909	1,847,024	1,509,581
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	9,863,664	9,274,995	8,693,005	8,117,697	7,549,067	6,987,118	6,431,849	5,883,260	5,341,352	4,806,123	4,277,573
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	9,863,664	9,274,995	8,693,005	8,117,697	7,549,067	6,987,118	6,431,849	5,883,260	5,341,352	4,806,123	4,277,573
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	13,023,118	12,245,227	11,476,167	10,715,935	9,964,532	9,221,959	8,488,214	7,763,299	7,047,214	6,339,956	5,641,528
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	13,486,825	12,680,656	11,883,644	11,095,790	10,317,092	9,547,551	8,787,166	8,035,940	7,293,869	6,560,957	5,837,200
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	19,654,262	18,478,501	17,316,098	16,167,052	15,031,363	13,909,032	12,800,058	11,704,442	10,622,182	9,553,281	8,497,736
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	19,654,262	18,478,501	17,316,098	16,167,052	15,031,363	13,909,032	12,800,058	11,704,442	10,622,182	9,553,281	8,497,736
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	25,005,183	23,507,822	22,027,472	20,564,135	19,117,807	17,688,490	16,276,184	14,880,890	13,502,606	12,141,333	10,797,071
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	25,005,183	23,507,822	22,027,472	20,564,135	19,117,807	17,688,490	16,276,184	14,880,890	13,502,606	12,141,333	10,797,071
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	31,256,477	29,384,777	27,534,341	25,705,168	23,897,258	22,110,612	20,345,231	18,601,112	16,878,257	15,176,667	13,496,339
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	31,256,477	29,384,777	27,534,341	25,705,168	23,897,258	22,110,612	20,345,231	18,601,112	16,878,257	15,176,667	13,496,339
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	43,199,963	40,610,046	38,049,558	35,518,500	33,016,870	30,544,475	28,100,362	25,685,691	23,300,460	20,944,671	18,618,323
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	43,199,963	40,610,046	38,049,558	35,518,500	33,016,870	30,544,475	28,100,362	25,685,691	23,300,460	20,944,671	18,618,323
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	48,591,618	45,670,515	42,782,605	39,927,888	37,106,365	34,318,034	31,562,896	28,840,952	26,152,199	23,496,640	20,874,273
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	48,591,618	45,670,515	42,782,605	39,927,888	37,106,365	34,318,034	31,562,896	28,840,952	26,152,199	23,496,640	20,874,273
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	57,944,408	54,458,904	51,013,008	47,606,722	44,237,545	40,907,346	37,616,789	34,365,876	31,154,605	27,982,978	24,850,993
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	57,944,408	54,458,904	51,013,008	47,606,722	44,237,545	40,907,346	37,616,789	34,365,876	31,154,605	27,982,978	24,850,993
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	80,707,467	75,841,923	71,031,657	66,276,668	61,573,736	56,925,229	52,332,041	47,794,173	43,311,623	38,884,391	34,512,480
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	84,856,154	79,725,726	74,653,582	69,639,723	64,684,149	59,786,859	54,947,853	50,167,132	45,439,386	40,768,827	36,156,626
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	99,801,689	93,755,258	87,777,522	81,868,477	76,026,255	70,247,665	64,537,844	58,896,793	53,324,511	47,815,582	42,371,577
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	80,349,982	75,457,139	70,619,882	65,838,211	61,107,421	56,430,594	51,809,424	47,242,020	42,724,334	38,262,396	33,847,876
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	80,349,982	75,457,139	70,619,882	65,838,211	61,107,421	56,430,594	51,809,424	47,242,020	42,724,334	38,262,396	33,847,876
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,055,252	891,734	729,013	568,211	409,475	252,803	98,196	- 55,237	- 208,177	- 359,018	- 507,762
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	94,919	- 100,299	- 297,069	- 493,839	- 690,609	- 887,380	- 1,084,150	- 1,280,919	- 1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	75,439	70,941	66,494	62,098	57,753	53,460	49,217	45,026	40,885	36,795	32,757
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	75,439	70,941	66,494	62,098	57,753	53,460	49,217	45,026	40,885	36,795	32,757
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	377,195	354,705	332,470	310,490	288,766	267,298	246,085	225,127	204,425	183,979	163,787
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	377,195	354,705	332,470	310,490	288,766	267,298	246,085	225,127	204,425	183,979	163,787
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	754,390	709,410	664,940	620,981	577,533	534,596	492,170	450,255	408,850	367,956	327,574
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	754,390	709,410	664,940	620,981	577,533	534,596	492,170	450,255	408,850	367,956	327,574
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,356,821	1,275,887	1,195,873	1,116,776	1,038,597	961,337	884,996	809,573	735,067	661,481	588,814
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,356,821	1,275,887	1,195,873	1,116,776	1,038,597	961,337	884,996	809,573	735,067	661,481	588,814
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,035,233	1,913,832	1,793,808	1,675,163	1,557,895	1,442,005	1,327,493	1,214,359	1,102,602	992,222	883,221
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,035,233	1,913,832	1,793,808	1,675,163	1,557,895	1,442,005	1,327,493	1,214,359	1,102,602	992,222	883,221
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	2,658,953	2,500,238	2,343,325	2,188,213	2,034,902	1,883,393	1,733,685	1,585,777	1,439,673	1,295,368	1,152,865
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	2,253,533	2,090,207	1,928,800	1,769,313	1,611,747	1,456,100	1,302,374	1,150,567	1,000,681	852,714	706,668
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	3,323,691	3,125,298	2,929,157	2,735,266	2,543,627	2,354,241	2,167,106	1,982,222	1,799,590	1,619,210	1,441,082
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	3,017,005	2,822,412	2,630,059	2,439,946	2,252,075	2,066,443	1,883,051	1,701,899	1,522,989	1,346,318	1,171,887
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	4,985,537	4,687,947	4,393,734	4,102,899	3,815,441	3,531,361	3,250,658	2,973,334	2,699,386	2,428,815	2,161,622
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	4,985,537	4,687,947	4,393,734	4,102,899	3,815,441	3,531,361	3,250,658	2,973,334	2,699,386	2,428,815	2,161,622
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	6,647,383	6,250,596	5,858,312	5,470,532	5,087,256	4,708,482	4,334,212	3,964,445	3,599,181	3,238,420	2,882,163
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	5,083,934	4,706,506	4,333,521	3,964,979	3,600,879	3,241,222	2,886,009	2,535,238	2,188,909	1,847,024	1,509,581
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	9,863,664	9,274,995	8,693,005	8,117,697	7,549,067	6,987,118	6,431,849	5,883,260	5,341,352	4,806,123	4,277,573
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	9,863,664	9,274,995	8,693,005	8,117,697	7,549,067	6,987,118	6,431,849	5,883,260	5,341,352	4,806,123	4,277,573
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	13,023,118	12,245,227	11,476,167	10,715,935	9,964,532	9,221,959	8,488,214	7,763,299	7,047,214	6,339,956	5,641,528
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	13,486,825	12,680,656	11,883,644	11,095,790	10,317,092	9,547,551	8,787,166	8,035,940	7,293,869	6,560,957	5,837,200
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	19,654,262	18,478,501	17,316,098	16,167,052	15,031,363	13,909,032	12,800,058	11,704,442	10,622,182	9,553,281	8,497,736
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	19,654,262	18,478,501	17,316,098	16,167,052	15,031,363	13,909,032	12,800,058	11,704,442	10,622,182	9,553,281	8,497,736
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	25,005,183	23,507,822	22,027,472	20,564,135	19,117,807	17,688,490	16,276,184	14,880,890	13,502,606	12,141,333	10,797,071
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	25,005,183	23,507,822	22,027,472	20,564,135	19,117,807	17,688,490	16,276,184	14,880,890	13,502,606	12,141,333	10,797,071
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	31,256,477	29,384,777	27,534,341	25,705,168	23,897,258	22,110,612	20,345,231	18,601,112	16,878,257	15,176,667	13,496,339
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£7,632,653	31,256,477	29,384,777	27,534,341	25,705,168	23,897,258	22,110,612	20,345,231	18,601,112	16,878,257	15,176,667

COTSWOLD DISTRICT COUNCIL Sales value £4,788 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	81,211	76,442	71,727	67,067	62,460	57,908	53,409	48,965	44,575	40,239	35,958
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	81,211	76,442	71,727	67,067	62,460	57,908	53,409	48,965	44,575	40,239	35,958
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	406,053	382,209	358,635	335,333	312,300	289,539	267,047	244,826	222,876	201,195	179,787
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	406,053	382,209	358,635	335,333	312,300	289,539	267,047	244,826	222,876	201,195	179,787
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	812,107	764,419	717,272	670,666	624,601	579,078	534,095	489,652	445,751	402,392	359,573
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	812,107	764,419	717,272	670,666	624,601	579,078	534,095	489,652	445,751	402,392	359,573
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,464,797	1,378,813	1,293,804	1,209,770	1,126,709	1,044,624	963,513	883,377	804,215	726,028	648,816
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,464,797	1,378,813	1,293,804	1,209,770	1,126,709	1,044,624	963,513	883,377	804,215	726,028	648,816
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,197,196	2,068,220	1,940,706	1,814,654	1,690,064	1,566,935	1,445,269	1,325,064	1,206,322	1,089,042	973,223
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,197,196	2,068,220	1,940,706	1,814,654	1,690,064	1,566,935	1,445,269	1,325,064	1,206,322	1,089,042	973,223
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,868,598	2,700,069	2,533,451	2,368,743	2,205,945	2,045,058	1,886,081	1,729,015	1,573,858	1,420,613	1,269,278
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	2,460,048	2,287,296	2,116,568	1,947,868	1,781,193	1,616,545	1,453,677	1,292,773	1,133,898	977,054	822,239
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	3,585,748	3,375,087	3,166,814	2,960,929	2,757,431	2,556,322	2,357,601	2,161,268	1,967,323	1,775,767	1,586,597
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	3,277,091	3,070,313	2,865,910	2,663,884	2,464,235	2,266,962	2,072,066	1,879,547	1,689,404	1,501,637	1,316,247
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	5,378,622	5,062,631	4,750,220	4,441,393	4,136,147	3,834,484	3,536,402	3,241,902	2,950,985	2,663,649	2,379,896
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	5,378,622	5,062,631	4,750,220	4,441,393	4,136,147	3,834,484	3,536,402	3,241,902	2,950,985	2,663,649	2,379,896
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	7,171,496	6,750,174	6,333,628	5,921,857	5,514,863	5,112,644	4,715,202	4,322,537	3,934,647	3,551,532	3,173,194
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	5,604,428	5,202,608	4,805,504	4,413,118	4,025,450	3,642,499	3,264,266	2,890,750	2,521,952	2,157,872	1,798,509
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	10,642,817	10,017,677	9,399,621	8,788,650	8,184,765	7,587,966	6,998,252	6,415,623	5,840,081	5,271,623	4,710,252
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	10,642,817	10,017,677	9,399,621	8,788,650	8,184,765	7,587,966	6,998,252	6,415,623	5,840,081	5,271,623	4,710,252
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	14,040,767	13,215,193	12,398,978	11,592,124	10,794,628	10,006,491	9,227,713	8,458,296	7,698,237	6,947,538	6,206,197
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	14,494,300	13,640,745	12,796,874	11,962,688	11,138,186	10,323,367	9,518,233	8,722,782	7,937,016	7,160,934	6,394,536
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	21,109,105	19,864,855	18,634,724	17,418,712	16,216,821	15,029,047	13,855,394	12,695,861	11,550,446	10,419,150	9,301,975
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	21,109,105	19,864,855	18,634,724	17,418,712	16,216,821	15,029,047	13,855,394	12,695,861	11,550,446	10,419,150	9,301,975
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	26,852,917	25,268,537	23,702,137	22,153,715	20,623,272	19,110,809	17,616,325	16,139,821	14,681,295	13,240,748	11,818,181
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	26,852,917	25,268,537	23,702,137	22,153,715	20,623,272	19,110,809	17,616,325	16,139,821	14,681,295	13,240,748	11,818,181
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	33,566,147	31,585,671	29,627,670	27,692,143	25,779,090	23,888,511	22,020,406	20,174,775	18,351,618	16,550,935	14,772,727
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	33,566,147	31,585,671	29,627,670	27,692,143	25,779,090	23,888,511	22,020,406	20,174,775	18,351,618	16,550,935	14,772,727
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	46,360,744	43,621,814	40,913,972	38,237,219	35,591,552	32,976,974	30,393,483	27,841,080	25,319,764	22,829,537	20,370,397
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	46,360,744	43,621,814	40,913,972	38,237,219	35,591,552	32,976,974	30,393,483	27,841,080	25,319,764	22,829,537	20,370,397
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	52,140,445	49,053,881	46,002,355	42,985,866	40,003,366	37,054,723	34,141,141	31,262,619	28,419,157	25,610,756	22,837,416
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	52,140,445	49,053,881	46,002,355	42,985,866	40,003,366	37,054,723	34,141,141	31,262,619	28,419,157	25,610,756	22,837,416
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	62,172,780	58,487,748	54,844,547	51,243,176	47,683,635	44,165,926	40,690,047	37,256,000	33,862,036	30,507,820	27,195,477
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	62,172,780	58,487,748	54,844,547	51,243,176	47,683,635	44,165,926	40,690,047	37,256,000	33,862,036	30,507,820	27,195,477
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	86,712,973	81,564,380	76,474,214	71,442,475	66,469,164	61,554,279	56,697,822	51,899,792	47,160,189	42,475,165	37,847,276
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	91,173,162	85,749,225	80,386,844	75,086,021	69,846,752	64,664,231	59,543,035	54,483,449	49,485,473	44,549,107	39,674,352
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	107,256,951	100,861,760	94,536,188	88,283,224	82,102,869	75,995,122	69,959,984	63,997,456	58,100,836	52,275,450	46,522,766
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	86,390,455	81,217,954	76,104,153	71,043,825	66,041,705	61,098,349	56,213,757	51,382,672	46,608,365	41,892,536	37,227,099
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	86,390,455	81,217,954	76,104,153	71,043,825	66,041,705	61,098,349	56,213,757	51,382,672	46,608,365	41,892,536	37,227,099
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,296,249	1,121,415	948,755	778,272	608,950	441,321	275,887	112,648	- 49,187	- 210,633	- 369,847
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	- 100,299	- 297,069	- 493,839	- 690,609	- 887,380	- 1,084,150	- 1,280,919	- 1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	81,211	76,442	71,727	67,067	62,460	57,908	53,409	48,965	44,575	40,239	35,958
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	81,211	76,442	71,727	67,067	62,460	57,908	53,409	48,965	44,575	40,239	35,958
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	406,053	382,209	358,635	335,333	312,300	289,539	267,047	244,826	222,876	201,195	179,787
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	406,053	382,209	358,635	335,333	312,300	289,539	267,047	244,826	222,876	201,195	179,787
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	812,107	764,419	717,272	670,666	624,601	579,078	534,095	489,652	445,751	402,392	359,573
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	812,107	764,419	717,272	670,666	624,601	579,078	534,095	489,652	445,751	402,392	359,573
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,464,797	1,378,813	1,293,804	1,209,770	1,126,709	1,044,624	963,513	883,377	804,215	726,028	648,816
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,464,797	1,378,813	1,293,804	1,209,770	1,126,709	1,044,624	963,513	883,377	804,215	726,028	648,816
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,197,196	2,068,220	1,940,706	1,814,654	1,690,064	1,566,935	1,445,269	1,325,064	1,206,322	1,089,042	973,223
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,197,196	2,068,220	1,940,706	1,814,654	1,690,064	1,566,935	1,445,269	1,325,064	1,206,322	1,089,042	973,223
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	2,868,598	2,700,069	2,533,451	2,368,743	2,205,945	2,045,058	1,886,081	1,729,015	1,573,858	1,420,613	1,269,278
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,460,048	2,287,296	2,116,568	1,947,868	1,781,193	1,616,545	1,453,677	1,292,773	1,133,898	977,054	822,239
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	3,585,748	3,375,087	3,166,814	2,960,929	2,757,431	2,556,322	2,357,601	2,161,268	1,967,323	1,775,767	1,586,597
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	3,277,091	3,070,313	2,865,910	2,663,884	2,464,235	2,266,962	2,072,066	1,879,547	1,689,404	1,501,637	1,316,247
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	5,378,622	5,062,631	4,750,220	4,441,393	4,136,147	3,834,484	3,536,402	3,241,902	2,950,985	2,663,649	2,379,896
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	5,378,622	5,062,631	4,750,220	4,441,393	4,136,147	3,834,484	3,536,402	3,241,902	2,950,985	2,663,649	2,379,896
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	7,171,496	6,750,174	6,333,628	5,921,857	5,514,863	5,112,644	4,715,202	4,322,537	3,934,647	3,551,532	3,173,194
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	5,604,428	5,202,608	4,805,504	4,413,118	4,025,450	3,642,499	3,264,266	2,890,750	2,521,952	2,157,872	1,798,509
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	10,642,817	10,017,677	9,399,621	8,788,650	8,184,765	7,587,966	6,998,252	6,415,623	5,840,081	5,271,623	4,710,252
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	10,642,817	10,017,677	9,399,621	8,788,650	8,184,765	7,587,966	6,998,252	6,415,623	5,840,081	5,271,623	4,710,252
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	14,040,767	13,215,193	12,398,978	11,592,124	10,794,628	10,006,491	9,227,713	8,458,296	7,698,237	6,947,538	6,206,197
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	14,494,300	13,640,745	12,796,874	11,962,688	11,138,186	10,323,367	9,518,233	8,722,782	7,937,016	7,160,934	6,394,536
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	21,109,105	19,864,855	18,634,724	17,418,712	16,216,821	15,029,047	13,855,394	12,695,861	11,550,446	10,419,150	9,301,975
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	21,109,105	19,864,855	18,634,724	17,418,712	16,216,821	15,029,047	13,855,394	12,695,861	11,550,446	10,419,150	9,301,975
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	26,852,917	25,268,537	23,702,137	22,153,715	20,623,272	19,110,809	17,616,325	16,139,821	14,681,295	13,240,748	11,818,181
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	26,852,917	25,268,537	23,702,137	22,153,715	20,623,272	19,110,809	17,616,325	16,139,821	14,681,295	13,240,748	11,818,181
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	33,566,147	31,585,671	29,627,670	27,692,143	25,779,090	23,888,511	22,020,406	20,174,775	18,351,618	16,550,935	14,772,727
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	33,566,147	31,585,671	29,627,670	27,692,143	25,779,090	23,888,511	22,020,406	20,174,775	18,351,618	16,550,935	14,772,727
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	46,360,744	43,621,814	40,913,972	38,237,219	35,591,552	32,976,974	30,393,483	27,841,080	25,319,764	22,829,537	20,370,397
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	46,360,744	43,621,814	40,913,972	38,237,219	35,591,552	32,976,974	30,393,483	27,841,080	25,319,764	22,829,537	20,370,397
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	52,140,445	49,053,881	46,002,355	42,985,866	40,003,366	37,054,723	34,141,141	31,262,619	28,419,157	25,610,756	22,837,416
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	52,140,445	49,053,881	46,002,355	42,985,866	40,003,366	37,054,723	34,141,141	31,262,619	28,419,157	25,610,756	22,837,416
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	62,172,780	58,487,748	54,844,547	51,243,176	47,683,635	44,165,926	40,690,047	37,256,000	33,862,036	30,507,820	27,195,477
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	62,172,780	58,487,748	54,844,547	51,243,176	47,683,635	44,165,926	40,690,047	37,256,000	33,862,036	30,507,820	27,195,477
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	86,712,973	81,564,380	76,474,214	71,442,475	66,469,164	61,554,279	56,697,822	51,899,792	47,160,189	42,475,165	37,847,276
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	91,173,162	85,749,225	80,386,844	75,086,021	69,846,752	64,664,231	59,543,035	54,483,449	49,485,473	44,549,107	39,674,352
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	107,256,951	100,861,760	94,536,188	88,283,224	82,102,869	75,995,122	69,959,984	63,997,456	58,100,836	52,275,450	46,522,766
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	86,390,455	81,217,954	76,104,153	71,043,825	66,041,705	61,098,349	56,213,757	51,382,672	46,608,365	41,892,536	37,227,099
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	86,390,455	81,217,954	76,104,153	71,043,825	66,041,705	61,098,349	56,213,757	51,382,672	46,608,365	41,892,536	37,227,099
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,296,249	1,121,415	948,755	778,272	608,950	441,321	275,887	112,648	- 49,187	- 210,633	- 369,847
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	94,919	- 100,299	- 297,069	- 493,839	- 690,609	- 887,380	- 1,084,150	- 1,280,919	- 1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	81,211	76,442	71,727	67,067	62,460	57,908	53,409	48,965	44,575	40,239	35,958
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	81,211	76,442	71,727	67,067	62,460	57,908	53,409	48,965	44,575	40,239	35,958
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	406,053	382,209	358,635	335,333	312,300	289,539	267,047	244,826	222,876	201,195	179,787
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	406,053	382,209	358,635	335,333	312,300	289,539	267,047	244,826	222,876	201,195	179,787
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	812,107	764,419	717,272	670,666	624,601	579,078	534,095	489,652	445,751	402,392	359,573
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	812,107	764,419	717,272	670,666	624,601	579,078	534,095	489,652	445,751	402,392	359,573
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,464,797	1,378,813	1,293,804	1,209,770	1,126,709	1,044,624	963,513	883,377	804,215	726,028	648,816
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,464,797	1,378,813	1,293,804	1,209,770	1,126,709	1,044,624	963,513	883,377	804,215	726,028	648,816
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,197,196	2,068,220	1,940,706	1,814,654	1,690,064	1,566,935	1,445,269	1,325,064	1,206,322	1,089,042	973,223
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,197,196	2,068,220	1,940,706	1,814,654	1,690,064	1,566,935	1,445,269	1,325,064	1,206,322	1,089,042	973,223
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	2,868,598	2,700,069	2,533,451	2,368,743	2,205,945	2,045,058	1,886,081	1,729,015	1,573,858	1,420,613	1,269,278
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	2,460,048	2,287,296	2,116,568	1,947,868	1,781,193	1,616,545	1,453,677	1,292,773	1,133,898	977,054	822,239
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	3,585,748	3,375,087	3,166,814	2,960,929	2,757,431	2,556,322	2,357,601	2,161,268	1,967,323	1,775,767	1,586,597
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	3,277,091	3,070,313	2,865,910	2,663,884	2,464,235	2,266,962	2,072,066	1,879,547	1,689,404	1,501,637	1,316,247
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	5,378,622	5,062,631	4,750,220	4,441,393	4,136,147	3,834,484	3,536,402	3,241,902	2,950,985	2,663,649	2,379,896
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	5,378,622	5,062,631	4,750,220	4,441,393	4,136,147	3,834,484	3,536,402	3,241,902	2,950,985	2,663,649	2,379,896
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	7,171,496	6,750,174	6,333,628	5,921,857	5,514,863	5,112,644	4,715,202	4,322,537	3,934,647	3,551,532	3,173,194
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	5,604,428	5,202,608	4,805,504	4,413,118	4,025,450	3,642,499	3,264,266	2,890,750	2,521,952	2,157,872	1,798,509
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	10,642,817	10,017,677	9,399,621	8,788,650	8,184,765	7,587,966	6,998,252	6,415,623	5,840,081	5,271,623	4,710,252
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	10,642,817	10,017,677	9,399,621	8,788,650	8,184,765	7,587,966	6,998,252	6,415,623	5,840,081	5,271,623	4,710,252
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	14,040,767	13,215,193	12,398,978	11,592,124	10,794,628	10,006,491	9,227,713	8,458,296	7,698,237	6,947,538	6,206,197
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	14,494,300	13,640,745	12,796,874	11,962,688	11,138,186	10,323,367	9,518,233	8,722,782	7,937,016	7,160,934	6,394,536
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	21,109,105	19,864,855	18,634,724	17,418,712	16,216,821	15,029,047	13,855,394	12,695,861	11,550,446	10,419,150	9,301,975
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	21,109,105	19,864,855	18,634,724	17,418,712	16,216,821	15,029,047	13,855,394	12,695,861	11,550,446	10,419,150	9,301,975
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	26,852,917	25,268,537	23,702,137	22,153,715	20,623,272	19,110,809	17,616,325	16,139,821	14,681,295	13,240,748	11,818,181
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	26,852,917	25,268,537	23,702,137	22,153,715	20,623,272	19,110,809	17,616,325	16,139,821	14,681,295	13,240,748	11,818,181
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	33,566,147	31,585,671	29,627,670	27,692,143	25,779,090	23,888,511	22,020,406	20,174,775	18,351,618	16,550,935	14,772,727
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£7,632,653	33,566,147	31,585,671	29,627,670	27,692,143	25,779,090	23,888,511	22,020,406

COTSWOLD DISTRICT COUNCIL Sales value £4,884 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	434,911	409,714	384,802	360,175	335,835	311,779	288,009	264,525	241,326	218,413	195,786
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	434,911	409,714	384,802	360,175	335,835	311,779	288,009	264,525	241,326	218,413	195,786
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	869,823	819,427	769,604	720,351	671,669	623,558	576,019	529,051	482,653	436,827	391,571
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	869,823	819,427	769,604	720,351	671,669	623,558	576,019	529,051	482,653	436,827	391,571
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,572,772	1,481,739	1,391,736	1,302,764	1,214,822	1,127,911	1,042,030	957,181	873,362	790,575	708,817
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,572,772	1,481,739	1,391,736	1,302,764	1,214,822	1,127,911	1,042,030	957,181	873,362	790,575	708,817
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,359,160	2,222,608	2,087,604	1,954,145	1,822,232	1,691,866	1,563,046	1,435,771	1,310,043	1,185,862	1,063,226
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,359,160	2,222,608	2,087,604	1,954,145	1,822,232	1,691,866	1,563,046	1,435,771	1,310,043	1,185,862	1,063,226
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,078,244	2,899,900	2,723,577	2,549,273	2,376,988	2,206,723	2,038,478	1,872,251	1,708,045	1,545,858	1,385,690
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	2,665,664	2,483,266	2,303,002	2,124,873	1,948,879	1,775,020	1,603,296	1,433,707	1,266,252	1,100,932	937,747
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	3,847,805	3,624,876	3,404,471	3,186,591	2,971,236	2,758,404	2,548,096	2,340,314	2,135,056	1,932,322	1,732,113
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	3,537,178	3,318,214	3,101,762	2,887,822	2,676,396	2,467,483	2,261,082	2,057,194	1,855,819	1,656,956	1,460,606
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	5,771,707	5,437,313	5,106,707	4,779,887	4,456,853	4,137,606	3,822,145	3,510,471	3,202,584	2,898,484	2,598,169
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	5,771,707	5,437,313	5,106,707	4,779,887	4,456,853	4,137,606	3,822,145	3,510,471	3,202,584	2,898,484	2,598,169
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	7,695,610	7,249,751	6,808,942	6,373,182	5,942,470	5,516,807	5,096,194	4,680,628	4,270,112	3,864,644	3,464,225
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	6,123,109	5,697,505	5,276,886	4,861,253	4,450,020	4,043,776	3,642,524	3,246,263	2,854,996	2,468,720	2,087,437
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	11,421,971	10,760,358	10,106,236	9,459,604	8,820,464	8,188,814	7,564,655	6,947,987	6,338,811	5,736,569	5,140,932
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	11,421,971	10,760,358	10,106,236	9,459,604	8,820,464	8,188,814	7,564,655	6,947,987	6,338,811	5,736,569	5,140,932
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	15,058,417	14,185,159	13,321,791	12,468,313	11,624,723	10,791,023	9,967,213	9,153,292	8,349,260	7,555,119	6,770,866
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	15,501,775	14,600,834	13,710,105	12,829,586	11,959,279	11,099,183	10,249,298	9,409,625	8,580,163	7,760,912	6,951,873
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	22,563,948	21,251,209	19,953,349	18,670,373	17,402,277	16,149,063	14,910,730	13,687,279	12,478,709	11,285,020	10,106,214
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	22,563,948	21,251,209	19,953,349	18,670,373	17,402,277	16,149,063	14,910,730	13,687,279	12,478,709	11,285,020	10,106,214
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	28,691,453	27,020,515	25,368,523	23,735,476	22,121,375	20,526,221	18,950,011	17,392,747	15,854,428	14,335,056	12,834,629
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	28,691,453	27,020,515	25,368,523	23,735,476	22,121,375	20,526,221	18,950,011	17,392,747	15,854,428	14,335,056	12,834,629
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	35,864,316	33,775,644	31,710,654	29,669,346	27,651,720	25,657,775	23,687,513	21,740,934	19,818,036	17,918,820	16,043,287
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	35,864,316	33,775,644	31,710,654	29,669,346	27,651,720	25,657,775	23,687,513	21,740,934	19,818,036	17,918,820	16,043,287
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	49,521,525	46,633,584	43,778,388	40,955,938	38,166,234	35,409,277	32,685,065	29,993,600	27,334,881	24,708,907	22,115,681
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	49,521,525	46,633,584	43,778,388	40,955,938	38,166,234	35,409,277	32,685,065	29,993,600	27,334,881	24,708,907	22,115,681
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	55,680,309	52,426,729	49,210,045	46,030,257	42,887,368	39,781,373	36,712,277	33,680,076	30,684,774	27,724,872	24,800,557
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	55,680,309	52,426,729	49,210,045	46,030,257	42,887,368	39,781,373	36,712,277	33,680,076	30,684,774	27,724,872	24,800,557
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	66,401,152	62,516,593	58,676,085	54,879,629	51,127,224	47,418,871	43,754,569	40,134,320	36,558,121	33,025,975	29,537,880
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	66,401,152	62,516,593	58,676,085	54,879,629	51,127,224	47,418,871	43,754,569	40,134,320	36,558,121	33,025,975	29,537,880
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	92,715,553	87,286,836	81,916,771	76,608,282	71,361,371	66,176,036	61,052,280	55,990,099	50,989,496	46,050,470	41,173,022
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	97,481,987	91,760,563	86,104,006	80,512,314	74,985,491	69,523,534	64,126,443	58,794,219	53,526,250	48,317,670	43,174,027
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	114,683,500	107,940,730	101,274,410	94,684,539	88,171,117	81,733,772	75,366,458	69,075,667	62,861,401	56,723,658	50,659,275
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	92,418,419	86,961,682	81,566,612	76,233,410	70,962,075	65,752,606	60,600,804	55,508,477	50,478,093	45,505,962	40,591,288
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	92,418,419	86,961,682	81,566,612	76,233,410	70,962,075	65,752,606	60,600,804	55,508,477	50,478,093	45,505,962	40,591,288
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,537,246	1,351,095	1,167,249	985,707	806,470	629,537	453,578	279,644	108,037	- 62,247	- 231,933
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	- 100,299	- 297,069	- 493,839	- 690,609	- 887,380	- 1,084,150	- 1,280,919	- 1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	434,911	409,714	384,802	360,175	335,835	311,779	288,009	264,525	241,326	218,413	195,786
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	434,911	409,714	384,802	360,175	335,835	311,779	288,009	264,525	241,326	218,413	195,786
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	869,823	819,427	769,604	720,351	671,669	623,558	576,019	529,051	482,653	436,827	391,571
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	869,823	819,427	769,604	720,351	671,669	623,558	576,019	529,051	482,653	436,827	391,571
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,572,772	1,481,739	1,391,736	1,302,764	1,214,822	1,127,911	1,042,030	957,181	873,362	790,575	708,817
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,572,772	1,481,739	1,391,736	1,302,764	1,214,822	1,127,911	1,042,030	957,181	873,362	790,575	708,817
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,359,160	2,222,608	2,087,604	1,954,145	1,822,232	1,691,866	1,563,046	1,435,771	1,310,043	1,185,862	1,063,226
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,359,160	2,222,608	2,087,604	1,954,145	1,822,232	1,691,866	1,563,046	1,435,771	1,310,043	1,185,862	1,063,226
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	3,078,244	2,899,900	2,723,577	2,549,273	2,376,988	2,206,723	2,038,478	1,872,251	1,708,045	1,545,858	1,385,690
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,665,664	2,483,266	2,303,002	2,124,873	1,948,879	1,775,020	1,603,296	1,433,707	1,266,252	1,100,932	937,747
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	3,847,805	3,624,876	3,404,471	3,186,591	2,971,236	2,758,404	2,548,096	2,340,314	2,135,056	1,932,322	1,732,113
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	3,537,178	3,318,214	3,101,762	2,887,822	2,676,396	2,467,483	2,261,082	2,057,194	1,855,819	1,656,956	1,460,606
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	5,771,707	5,437,313	5,106,707	4,779,887	4,456,853	4,137,606	3,822,145	3,510,471	3,202,584	2,898,484	2,598,169
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	5,771,707	5,437,313	5,106,707	4,779,887	4,456,853	4,137,606	3,822,145	3,510,471	3,202,584	2,898,484	2,598,169
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	7,695,610	7,249,751	6,808,942	6,373,182	5,942,470	5,516,807	5,096,194	4,680,628	4,270,112	3,864,644	3,464,225
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	6,123,109	5,697,505	5,276,886	4,861,253	4,450,020	4,043,776	3,642,524	3,246,263	2,854,996	2,468,720	2,087,437
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	11,421,971	10,760,358	10,106,236	9,459,604	8,820,464	8,188,814	7,564,655	6,947,987	6,338,811	5,736,569	5,140,932
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	11,421,971	10,760,358	10,106,236	9,459,604	8,820,464	8,188,814	7,564,655	6,947,987	6,338,811	5,736,569	5,140,932
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	15,058,417	14,185,159	13,321,791	12,468,313	11,624,723	10,791,023	9,967,213	9,153,292	8,349,260	7,555,119	6,770,866
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	15,501,775	14,600,834	13,710,105	12,829,586	11,959,279	11,099,183	10,249,298	9,409,625	8,580,163	7,760,912	6,951,873
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	22,563,948	21,251,209	19,953,349	18,670,373	17,402,277	16,149,063	14,910,730	13,687,279	12,478,709	11,285,020	10,106,214
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	22,563,948	21,251,209	19,953,349	18,670,373	17,402,277	16,149,063	14,910,730	13,687,279	12,478,709	11,285,020	10,106,214
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	28,691,453	27,020,515	25,368,523	23,735,476	22,121,375	20,526,221	18,950,011	17,392,747	15,854,428	14,335,056	12,834,629
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	28,691,453	27,020,515	25,368,523	23,735,476	22,121,375	20,526,221	18,950,011	17,392,747	15,854,428	14,335,056	12,834,629
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	35,864,316	33,775,644	31,710,654	29,669,346	27,651,720	25,657,775	23,687,513	21,740,934	19,818,036	17,918,820	16,043,287
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	35,864,316	33,775,644	31,710,654	29,669,346	27,651,720	25,657,775	23,687,513	21,740,934	19,818,036	17,918,820	16,043,287
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	49,521,525	46,633,584	43,778,388	40,955,938	38,166,234	35,409,277	32,685,065	29,993,600	27,334,881	24,708,907	22,115,681
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	49,521,525	46,633,584	43,778,388	40,955,938	38,166,234	35,409,277	32,685,065	29,993,600	27,334,881	24,708,907	22,115,681
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	55,680,309	52,426,729	49,210,045	46,030,257	42,887,368	39,781,373	36,712,277	33,680,076	30,684,774	27,724,872	24,800,557
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	55,680,309	52,426,729	49,210,045	46,030,257	42,887,368	39,781,373	36,712,277	33,680,076	30,684,774	27,724,872	24,800,557
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	66,401,152	62,516,593	58,676,085	54,879,629	51,127,224	47,418,871	43,754,569	40,134,320	36,558,121	33,025,975	29,537,880
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	66,401,152	62,516,593	58,676,085	54,879,629	51,127,224	47,418,871	43,754,569	40,134,320	36,558,121	33,025,975	29,537,880
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	92,715,553	87,286,836	81,916,771	76,608,282	71,361,371	66,176,036	61,052,280	55,990,099	50,989,496	46,050,470	41,173,022
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	97,481,987	91,760,563	86,104,006	80,512,314	74,985,491	69,523,534	64,126,443	58,794,219	53,526,250	48,317,670	43,174,027
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	114,683,500	107,940,730	101,274,410	94,684,539	88,171,117	81,733,772	75,366,458	69,075,667	62,861,401	56,723,658	50,659,275
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	92,418,419	86,961,682	81,566,612	76,233,410	70,962,075	65,752,606	60,600,804	55,508,477	50,478,093	45,505,962	40,591,288
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	92,418,419	86,961,682	81,566,612	76,233,410	70,962,075	65,752,606	60,600,804	55,508,477	50,478,093	45,505,962	40,591,288
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,537,246	1,351,095	1,167,249	985,707	806,470	629,537	453,578	279,644	108,037	- 62,247	- 231,933
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	94,919	- 100,299	- 297,069	- 493,839	- 690,609	- 887,380	- 1,084,150	- 1,280,919	- 1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	86,983	81,942	76,961	72,035	67,167	62,355	57,602	52,905	48,265	43,683	39,157
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	434,911	409,714	384,802	360,175	335,835	311,779	288,009	264,525	241,326	218,413	195,786
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	434,911	409,714	384,802	360,175	335,835	311,779	288,009	264,525	241,326	218,413	195,786
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	869,823	819,427	769,604	720,351	671,669	623,558	576,019	529,051	482,653	436,827	391,571
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	869,823	819,427	769,604	720,351	671,669	623,558	576,019	529,051	482,653	436,827	391,571
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,572,772	1,481,739	1,391,736	1,302,764	1,214,822	1,127,911	1,042,030	957,181	873,362	790,575	708,817
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,572,772	1,481,739	1,391,736	1,302,764	1,214,822	1,127,911	1,042,030	957,181	873,362	790,575	708,817
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,359,160	2,222,608	2,087,604	1,954,145	1,822,232	1,691,866	1,563,046	1,435,771	1,310,043	1,185,862	1,063,226
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,359,160	2,222,608	2,087,604	1,954,145	1,822,232	1,691,866	1,563,046	1,435,771	1,310,043	1,185,862	1,063,226
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	3,078,244	2,899,900	2,723,577	2,549,273	2,376,988	2,206,723	2,038,478	1,872,251	1,708,045	1,545,858	1,385,690
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	2,665,664	2,483,266	2,303,002	2,124,873	1,948,879	1,775,020	1,603,296	1,433,707	1,266,252	1,100,932	937,747
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	3,847,805	3,624,876	3,404,471	3,186,591	2,971,236	2,758,404	2,548,096	2,340,314	2,135,056	1,932,322	1,732,113
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	3,537,178	3,318,214	3,101,762	2,887,822	2,676,396	2,467,483	2,261,082	2,057,194	1,855,819	1,656,956	1,460,606
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	5,771,707	5,437,313	5,106,707	4,779,887	4,456,853	4,137,606	3,822,145	3,510,471	3,202,584	2,898,484	2,598,169
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	5,771,707	5,437,313	5,106,707	4,779,887	4,456,853	4,137,606	3,822,145	3,510,471	3,202,584	2,898,484	2,598,169
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	7,695,610	7,249,751	6,808,942	6,373,182	5,942,470	5,516,807	5,096,194	4,680,628	4,270,112	3,864,644	3,464,225
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	6,123,109	5,697,505	5,276,886	4,861,253	4,450,020	4,043,776	3,642,524	3,246,263	2,854,996	2,468,720	2,087,437
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	11,421,971	10,760,358	10,106,236	9,459,604	8,820,464	8,188,814	7,564,655	6,947,987	6,338,811	5,736,569	5,140,932
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	11,421,971	10,760,358	10,106,236	9,459,604	8,820,464	8,188,814	7,564,655	6,947,987	6,338,811	5,736,569	5,140,932
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	15,058,417	14,185,159	13,321,791	12,468,313	11,624,723	10,791,023	9,967,213	9,153,292	8,349,260	7,555,119	6,770,866
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	15,501,775	14,600,834	13,710,105	12,829,586	11,959,279	11,099,183	10,249,298	9,409,625	8,580,163	7,760,912	6,951,873
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	22,563,948	21,251,209	19,953,349	18,670,373	17,402,277	16,149,063	14,910,730	13,687,279	12,478,709	11,285,020	10,106,214
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	22,563,948	21,251,209	19,953,349	18,670,373	17,402,277	16,149,063	14,910,730	13,687,279	12,478,709	11,285,020	10,106,214
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	28,691,453	27,020,515	25,368,523	23,735,476	22,121,375	20,526,221	18,950,011	17,392,747	15,854,428	14,335,056	12,834,629
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	28,691,453	27,020,515	25,368,523	23,735,476	22,121,375	20,526,221	18,950,011	17,392,747	15,854,428	14,335,056	12,834,629
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	35,864,316	33,775,644	31,710,654	29,669,346	27,651,720	25,657,775	23,687,513	21,740,934	19,818,036	17,918,820	16,043,287
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£7,632,653	35,864,316	33,775,644	31,710,654

COTSWOLD DISTRICT COUNCIL Sales value £4,981 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	92,754	87,444	82,194	77,004	71,874	66,804	61,794	56,845	51,955	47,127	42,358
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	92,754	87,444	82,194	77,004	71,874	66,804	61,794	56,845	51,955	47,127	42,358
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	927,539	874,437	821,935	770,036	718,737	668,040	617,944	568,449	519,555	471,262	423,571
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	927,539	874,437	821,935	770,036	718,737	668,040	617,944	568,449	519,555	471,262	423,571
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,680,748	1,584,665	1,489,667	1,395,758	1,302,934	1,211,197	1,120,548	1,030,986	942,510	855,121	768,819
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,680,748	1,584,665	1,489,667	1,395,758	1,302,934	1,211,197	1,120,548	1,030,986	942,510	855,121	768,819
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,521,122	2,376,996	2,234,501	2,093,635	1,954,401	1,816,796	1,680,822	1,546,478	1,413,765	1,282,681	1,153,228
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,521,122	2,376,996	2,234,501	2,093,635	1,954,401	1,816,796	1,680,822	1,546,478	1,413,765	1,282,681	1,153,228
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,287,889	3,099,731	2,913,703	2,729,803	2,548,031	2,368,388	2,190,874	2,015,488	1,842,231	1,671,102	1,502,103
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	2,871,279	2,679,235	2,489,435	2,301,879	2,116,565	1,933,496	1,752,670	1,574,087	1,397,748	1,223,653	1,051,800
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,109,862	3,874,664	3,642,128	3,412,253	3,185,039	2,960,485	2,738,593	2,519,360	2,302,788	2,088,879	1,877,629
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	3,797,264	3,566,114	3,337,613	3,111,761	2,888,558	2,668,004	2,450,098	2,234,842	2,022,234	1,812,276	1,604,965
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	6,164,792	5,811,997	5,463,193	5,118,380	4,777,559	4,440,727	4,107,889	3,779,040	3,454,183	3,133,317	2,816,442
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	6,164,792	5,811,997	5,463,193	5,118,380	4,777,559	4,440,727	4,107,889	3,779,040	3,454,183	3,133,317	2,816,442
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	8,219,723	7,749,329	7,284,258	6,824,507	6,370,077	5,920,970	5,477,184	5,038,720	4,605,578	4,177,756	3,755,256
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	6,637,147	6,187,430	5,742,970	5,303,767	4,869,821	4,441,133	4,017,702	3,599,528	3,186,611	2,778,951	2,376,365
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	12,201,126	11,503,040	10,812,852	10,130,559	9,455,935	8,788,231	8,128,439	7,476,562	6,832,598	6,196,548	5,568,413
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	12,201,126	11,503,040	10,812,852	10,130,559	9,455,935	8,788,231	8,128,439	7,476,562	6,832,598	6,196,548	5,568,413
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	16,076,066	15,155,125	14,244,603	13,344,501	12,454,818	11,575,556	10,706,713	9,848,112	8,998,576	8,159,481	7,330,830
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	16,509,250	15,560,924	14,623,334	13,696,485	12,780,372	11,874,999	10,980,365	10,096,468	9,222,542	8,359,351	7,506,912
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,078	15,966,066	14,678,698	13,406,973	12,150,891	10,910,453
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,078	15,966,066	14,678,698	13,406,973	12,150,891	10,910,453
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	30,526,749	28,769,333	27,031,825	25,314,224	23,616,531	21,938,747	20,280,871	18,642,902	17,024,841	15,426,690	13,848,444
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	30,526,749	28,769,333	27,031,825	25,314,224	23,616,531	21,938,747	20,280,871	18,642,902	17,024,841	15,426,690	13,848,444
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	38,158,437	35,961,666	33,789,780	31,642,780	29,520,665	27,423,434	25,351,088	23,303,627	21,281,052	19,283,361	17,310,556
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	38,158,437	35,961,666	33,789,780	31,642,780	29,520,665	27,423,434	25,351,088	23,303,627	21,281,052	19,283,361	17,310,556
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	52,682,308	49,645,353	46,642,803	43,674,657	40,740,916	37,841,579	34,976,648	32,146,120	29,349,997	26,588,279	23,860,964
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	52,682,308	49,645,353	46,642,803	43,674,657	40,740,916	37,841,579	34,976,648	32,146,120	29,349,997	26,588,279	23,860,964
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	59,220,172	55,799,575	52,417,734	49,074,649	45,770,320	42,504,745	39,277,927	36,089,865	32,940,558	29,830,007	26,758,211
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	59,220,172	55,799,575	52,417,734	49,074,649	45,770,320	42,504,745	39,277,927	36,089,865	32,940,558	29,830,007	26,758,211
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	70,620,984	66,539,662	62,504,585	58,515,753	54,570,814	50,671,817	46,819,093	43,012,641	39,252,461	35,538,554	31,870,919
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	70,620,984	66,539,662	62,504,585	58,515,753	54,570,814	50,671,817	46,819,093	43,012,641	39,252,461	35,538,554	31,870,919
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	98,692,938	92,982,731	87,337,209	81,756,370	76,240,213	70,788,741	65,401,952	60,079,846	54,818,804	49,621,928	44,489,779
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	103,775,376	97,761,053	91,814,863	85,936,805	80,124,229	74,378,027	68,700,002	63,090,157	57,548,487	52,074,997	46,669,683
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	122,106,749	115,016,972	108,004,243	101,071,862	94,219,830	87,448,145	80,756,808	74,145,820	67,615,181	61,157,092	54,779,356
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	98,423,796	92,688,536	87,018,244	81,412,922	75,871,491	70,390,251	64,974,045	59,622,871	54,335,320	49,106,737	43,943,274
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	98,423,796	92,688,536	87,018,244	81,412,922	75,871,491	70,390,251	64,974,045	59,622,871	54,335,320	49,106,737	43,943,274
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,778,243	1,580,775	1,385,742	1,193,142	1,002,976	815,243	629,943	446,640	264,468	84,752	- 94,017
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	- 100,299	- 297,069	- 493,839	- 690,609	- 887,380	- 1,084,150	- 1,280,919	- 1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	92,754	87,444	82,194	77,004	71,874	66,804	61,794	56,845	51,955	47,127	42,358
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	92,754	87,444	82,194	77,004	71,874	66,804	61,794	56,845	51,955	47,127	42,358
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	927,539	874,437	821,935	770,036	718,737	668,040	617,944	568,449	519,555	471,262	423,571
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	927,539	874,437	821,935	770,036	718,737	668,040	617,944	568,449	519,555	471,262	423,571
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,680,748	1,584,665	1,489,667	1,395,758	1,302,934	1,211,197	1,120,548	1,030,986	942,510	855,121	768,819
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,680,748	1,584,665	1,489,667	1,395,758	1,302,934	1,211,197	1,120,548	1,030,986	942,510	855,121	768,819
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,521,122	2,376,996	2,234,501	2,093,635	1,954,401	1,816,796	1,680,822	1,546,478	1,413,765	1,282,681	1,153,228
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,521,122	2,376,996	2,234,501	2,093,635	1,954,401	1,816,796	1,680,822	1,546,478	1,413,765	1,282,681	1,153,228
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	3,287,889	3,099,731	2,913,703	2,729,803	2,548,031	2,368,388	2,190,874	2,015,488	1,842,231	1,671,102	1,502,103
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,871,279	2,679,235	2,489,435	2,301,879	2,116,565	1,933,496	1,752,670	1,574,087	1,397,748	1,223,653	1,051,800
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	4,109,862	3,874,664	3,642,128	3,412,253	3,185,039	2,960,485	2,738,593	2,519,360	2,302,788	2,088,879	1,877,629
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	3,797,264	3,566,114	3,337,613	3,111,761	2,888,558	2,668,004	2,450,098	2,234,842	2,022,234	1,812,276	1,604,965
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	6,164,792	5,811,997	5,463,193	5,118,380	4,777,559	4,440,727	4,107,889	3,779,040	3,454,183	3,133,317	2,816,442
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	6,164,792	5,811,997	5,463,193	5,118,380	4,777,559	4,440,727	4,107,889	3,779,040	3,454,183	3,133,317	2,816,442
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	8,219,723	7,749,329	7,284,258	6,824,507	6,370,077	5,920,970	5,477,184	5,038,720	4,605,578	4,177,756	3,755,256
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	6,637,147	6,187,430	5,742,970	5,303,767	4,869,821	4,441,133	4,017,702	3,599,528	3,186,611	2,778,951	2,376,365
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	12,201,126	11,503,040	10,812,852	10,130,559	9,455,935	8,788,231	8,128,439	7,476,562	6,832,598	6,196,548	5,568,413
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	12,201,126	11,503,040	10,812,852	10,130,559	9,455,935	8,788,231	8,128,439	7,476,562	6,832,598	6,196,548	5,568,413
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	16,076,066	15,155,125	14,244,603	13,344,501	12,454,818	11,575,556	10,706,713	9,848,112	8,998,576	8,159,481	7,330,830
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	16,509,250	15,560,924	14,623,334	13,696,485	12,780,372	11,874,999	10,980,365	10,096,468	9,222,542	8,359,351	7,506,912
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,078	15,966,066	14,678,698	13,406,973	12,150,891	10,910,453
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,078	15,966,066	14,678,698	13,406,973	12,150,891	10,910,453
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	30,526,749	28,769,333	27,031,825	25,314,224	23,616,531	21,938,747	20,280,871	18,642,902	17,024,841	15,426,690	13,848,444
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	30,526,749	28,769,333	27,031,825	25,314,224	23,616,531	21,938,747	20,280,871	18,642,902	17,024,841	15,426,690	13,848,444
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	38,158,437	35,961,666	33,789,780	31,642,780	29,520,665	27,423,434	25,351,088	23,303,627	21,281,052	19,283,361	17,310,556
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	38,158,437	35,961,666	33,789,780	31,642,780	29,520,665	27,423,434	25,351,088	23,303,627	21,281,052	19,283,361	17,310,556
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	52,682,308	49,645,353	46,642,803	43,674,657	40,740,916	37,841,579	34,976,648	32,146,120	29,349,997	26,588,279	23,860,964
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	52,682,308	49,645,353	46,642,803	43,674,657	40,740,916	37,841,579	34,976,648	32,146,120	29,349,997	26,588,279	23,860,964
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	59,220,172	55,799,575	52,417,734	49,074,649	45,770,320	42,504,745	39,277,927	36,089,865	32,940,558	29,830,007	26,758,211
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	59,220,172	55,799,575	52,417,734	49,074,649	45,770,320	42,504,745	39,277,927	36,089,865	32,940,558	29,830,007	26,758,211
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	70,620,984	66,539,662	62,504,585	58,515,753	54,570,814	50,671,817	46,819,093	43,012,641	39,252,461	35,538,554	31,870,919
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	70,620,984	66,539,662	62,504,585	58,515,753	54,570,814	50,671,817	46,819,093	43,012,641	39,252,461	35,538,554	31,870,919
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	98,692,938	92,982,731	87,337,209	81,756,370	76,240,213	70,788,741	65,401,952	60,079,846	54,818,804	49,621,928	44,489,779
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	103,775,376	97,761,053	91,814,863	85,936,805	80,124,229	74,378,027	68,700,002	63,090,157	57,548,487	52,074,997	46,669,683
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	122,106,749	115,016,972	108,004,243	101,071,862	94,219,830	87,448,145	80,756,808	74,145,820	67,615,181	61,157,092	54,779,356
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	98,423,796	92,688,536	87,018,244	81,412,922	75,871,491	70,390,251	64,974,045	59,622,871	54,335,320	49,106,737	43,943,274
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	98,423,796	92,688,536	87,018,244	81,412,922	75,871,491	70,390,251	64,974,045	59,622,871	54,335,320	49,106,737	43,943,274
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,778,243	1,580,775	1,385,742	1,193,142	1,002,976	815,243	629,943	446,640	264,468	84,752	- 94,017
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	94,919	- 100,299	- 297,069	- 493,839	- 690,609	- 887,380	- 1,084,150	- 1,280,919	- 1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	92,754	87,444	82,194	77,004	71,874	66,804	61,794	56,845	51,955	47,127	42,358
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	92,754	87,444	82,194	77,004	71,874	66,804	61,794	56,845	51,955	47,127	42,358
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	463,770	437,218	410,968	385,018	359,369	334,020	308,972	284,225	259,777	235,631	211,786
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	927,539	874,437	821,935	770,036	718,737	668,040	617,944	568,449	519,555	471,262	423,571
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	927,539	874,437	821,935	770,036	718,737	668,040	617,944	568,449	519,555	471,262	423,571
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,680,748	1,584,665	1,489,667	1,395,758	1,302,934	1,211,197	1,120,548	1,030,986	942,510	855,121	768,819
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,680,748	1,584,665	1,489,667	1,395,758	1,302,934	1,211,197	1,120,548	1,030,986	942,510	855,121	768,819
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,521,122	2,376,996	2,234,501	2,093,635	1,954,401	1,816,796	1,680,822	1,546,478	1,413,765	1,282,681	1,153,228
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,521,122	2,376,996	2,234,501	2,093,635	1,954,401	1,816,796	1,680,822	1,546,478	1,413,765	1,282,681	1,153,228
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	3,287,889	3,099,731	2,913,703	2,729,803	2,548,031	2,368,388	2,190,874	2,015,488	1,842,231	1,671,102	1,502,103
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	2,871,279	2,679,235	2,489,435	2,301,879	2,116,565	1,933,496	1,752,670	1,574,087	1,397,748	1,223,653	1,051,800
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	4,109,862	3,874,664	3,642,128	3,412,253	3,185,039	2,960,485	2,738,593	2,519,360	2,302,788	2,088,879	1,877,629
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	3,797,264	3,566,114	3,337,613	3,111,761	2,888,558	2,668,004	2,450,098	2,234,842	2,022,234	1,812,276	1,604,965
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	6,164,792	5,811,997	5,463,193	5,118,380	4,777,559	4,440,727	4,107,889	3,779,040	3,454,183	3,133,317	2,816,442
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	6,164,792	5,811,997	5,463,193	5,118,380	4,777,559	4,440,727	4,107,889	3,779,040	3,454,183	3,133,317	2,816,442
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	8,219,723	7,749,329	7,284,258	6,824,507	6,370,077	5,920,970	5,477,184	5,038,720	4,605,578	4,177,756	3,755,256
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	6,637,147	6,187,430	5,742,970	5,303,767	4,869,821	4,441,133	4,017,702	3,599,528	3,186,611	2,778,951	2,376,365
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	12,201,126	11,503,040	10,812,852	10,130,559	9,455,935	8,788,231	8,128,439	7,476,562	6,832,598	6,196,548	5,568,413
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	12,201,126	11,503,040	10,812,852	10,130,559	9,455,935	8,788,231	8,128,439	7,476,562	6,832,598	6,196,548	5,568,413
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	16,076,066	15,155,125	14,244,603	13,344,501	12,454,818	11,575,556	10,706,713	9,848,112	8,998,576	8,159,481	7,330,830
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	16,509,250	15,560,924	14,623,334	13,696,485	12,780,372	11,874,999	10,980,365	10,096,468	9,222,542	8,359,351	7,506,912
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,078	15,966,066	14,678,698	13,406,973	12,150,891	10,910,453
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	24,018,791	22,637,561	21,271,975	19,922,033	18,587,733	17,269,078	15,966,066	14,678,698	13,406,973	12,150,891	10,910,453
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	30,526,749	28,769,333	27,031,825	25,314,224	23,616,531	21,938,747	20,280,871	18,642,902	17,024,841	15,426,690	13,848,444
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	30,526,749	28,769,333	27,031,825	25,314,224	23,616,531	21,938,747	20,280,871	18,642,902	17,024,841	15,426,690	13,848,444
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	38,158,437	35,961,666	33,789,780	31,642,780	29,520,665	27,423,434	25,351,088	23,303,627	21,281,052	19,283,361	17,310,556
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£7,632,653

COTSWOLD DISTRICT COUNCIL Sales value £5,078 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	98,525	92,945	87,427	81,972	76,581	71,252	65,987	60,785	55,646	50,569	45,557
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	98,525	92,945	87,427	81,972	76,581	71,252	65,987	60,785	55,646	50,569	45,557
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	492,627	464,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	492,627	464,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	985,254	929,445	874,267	819,721	765,806	712,521	659,868	607,847	556,457	505,698	455,570
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	985,254	929,445	874,267	819,721	765,806	712,521	659,868	607,847	556,457	505,698	455,570
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,788,723	1,687,590	1,587,599	1,488,751	1,391,046	1,294,485	1,199,066	1,104,790	1,011,657	919,667	828,820
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,788,723	1,687,590	1,587,599	1,488,751	1,391,046	1,294,485	1,199,066	1,104,790	1,011,657	919,667	828,820
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,683,085	2,531,385	2,381,399	2,233,127	2,086,569	1,941,727	1,798,599	1,657,185	1,517,485	1,379,501	1,243,231
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,683,085	2,531,385	2,381,399	2,233,127	2,086,569	1,941,727	1,798,599	1,657,185	1,517,485	1,379,501	1,243,231
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,497,534	3,299,562	3,103,828	2,910,332	2,719,074	2,530,053	2,343,270	2,158,724	1,976,417	1,796,347	1,618,515
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	3,076,894	2,875,205	2,675,869	2,478,884	2,284,252	2,091,972	1,902,044	1,714,468	1,529,244	1,346,373	1,165,854
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,371,918	4,124,453	3,879,786	3,637,916	3,398,843	3,162,567	2,929,088	2,698,406	2,470,521	2,245,434	2,023,144
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	4,057,350	3,814,015	3,573,464	3,335,699	3,100,719	2,868,524	2,639,114	2,412,489	2,188,649	1,967,595	1,749,325
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	6,557,877	6,186,680	5,819,679	5,456,874	5,098,264	4,743,850	4,393,632	4,047,609	3,705,782	3,368,151	3,034,716
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	6,557,877	6,186,680	5,819,679	5,456,874	5,098,264	4,743,850	4,393,632	4,047,609	3,705,782	3,368,151	3,034,716
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	8,743,836	8,248,907	7,759,572	7,275,831	6,797,686	6,325,134	5,858,175	5,396,812	4,941,043	4,490,868	4,046,287
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	7,151,185	6,677,354	6,209,053	5,746,280	5,289,038	4,837,322	4,391,137	3,950,480	3,515,351	3,085,752	2,661,682
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	12,976,420	12,240,949	11,513,792	10,794,952	10,084,425	9,382,216	8,688,321	8,002,741	7,325,477	6,656,529	5,995,894
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	12,976,420	12,240,949	11,513,792	10,794,952	10,084,425	9,382,216	8,688,321	8,002,741	7,325,477	6,656,529	5,995,894
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	17,093,716	16,124,837	15,165,913	14,217,958	13,280,970	12,354,951	11,439,899	10,535,815	9,642,699	8,760,551	7,889,371
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	17,514,498	16,518,256	15,533,289	14,559,595	13,597,176	12,646,032	11,706,161	10,777,566	9,860,244	8,954,197	8,059,425
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	25,473,635	24,023,915	22,590,602	21,173,693	19,773,191	18,389,093	17,021,402	15,670,117	14,335,235	13,016,761	11,714,692
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	25,473,635	24,023,915	22,590,602	21,173,693	19,773,191	18,389,093	17,021,402	15,670,117	14,335,235	13,016,761	11,714,692
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	32,362,046	30,518,151	28,695,126	26,892,972	25,111,688	23,351,274	21,611,730	19,893,057	18,195,254	16,518,323	14,862,260
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	32,362,046	30,518,151	28,695,126	26,892,972	25,111,688	23,351,274	21,611,730	19,893,057	18,195,254	16,518,323	14,862,260
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	40,452,557	38,147,688	35,868,907	33,616,215	31,389,609	29,189,092	27,014,663	24,866,322	22,744,069	20,647,903	18,577,825
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	40,452,557	38,147,688	35,868,907	33,616,215	31,389,609	29,189,092	27,014,663	24,866,322	22,744,069	20,647,903	18,577,825
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	55,843,006	52,657,122	49,507,217	46,393,377	43,315,598	40,273,882	37,268,230	34,298,640	31,365,113	28,467,649	25,606,248
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	55,843,006	52,657,122	49,507,217	46,393,377	43,315,598	40,273,882	37,268,230	34,298,640	31,365,113	28,467,649	25,606,248
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	62,760,036	59,172,423	55,625,425	52,119,041	48,653,271	45,228,117	41,843,578	38,499,652	35,196,343	31,933,646	28,711,565
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	62,760,036	59,172,423	55,625,425	52,119,041	48,653,271	45,228,117	41,843,578	38,499,652	35,196,343	31,933,646	28,711,565
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	74,831,926	70,551,858	66,320,250	62,137,097	58,002,402	53,916,166	49,878,386	45,889,065	41,946,801	38,051,133	34,203,959
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	74,831,926	70,551,858	66,320,250	62,137,097	58,002,402	53,916,166	49,878,386	45,889,065	41,946,801	38,051,133	34,203,959
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	104,670,322	98,678,321	92,754,141	86,897,779	81,109,237	75,388,514	69,735,611	64,150,527	58,633,264	53,183,819	47,802,193
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	110,057,712	103,747,094	97,507,904	91,340,145	85,243,815	79,218,916	73,265,446	67,383,406	61,570,112	55,825,619	50,152,615
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	129,504,478	122,067,675	114,715,052	107,446,608	100,262,345	93,162,145	86,139,996	79,202,094	72,348,438	65,579,029	58,893,868
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	104,423,151	98,409,542	92,459,995	86,577,591	80,763,311	75,017,154	69,339,121	63,726,467	58,178,053	52,697,838	47,283,397
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	104,423,151	98,409,542	92,459,995	86,577,591	80,763,311	75,017,154	69,339,121	63,726,467	58,178,053	52,697,838	47,283,397
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	2,019,240	1,810,457	1,604,235	1,400,577	1,199,481	1,000,947	804,978	611,570	420,725	230,751	43,191
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	- 100,299	- 297,069	- 493,839	- 690,609	- 887,380	- 1,084,150	- 1,280,919	- 1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	98,525	92,945	87,427	81,972	76,581	71,252	65,987	60,785	55,646	50,569	45,557
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	98,525	92,945	87,427	81,972	76,581	71,252	65,987	60,785	55,646	50,569	45,557
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	492,627	464,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	492,627	464,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	985,254	929,445	874,267	819,721	765,806	712,521	659,868	607,847	556,457	505,698	455,570
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	985,254	929,445	874,267	819,721	765,806	712,521	659,868	607,847	556,457	505,698	455,570
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,788,723	1,687,590	1,587,599	1,488,751	1,391,046	1,294,485	1,199,066	1,104,790	1,011,657	919,667	828,820
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,788,723	1,687,590	1,587,599	1,488,751	1,391,046	1,294,485	1,199,066	1,104,790	1,011,657	919,667	828,820
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,683,085	2,531,385	2,381,399	2,233,127	2,086,569	1,941,727	1,798,599	1,657,185	1,517,485	1,379,501	1,243,231
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,683,085	2,531,385	2,381,399	2,233,127	2,086,569	1,941,727	1,798,599	1,657,185	1,517,485	1,379,501	1,243,231
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	3,497,534	3,299,562	3,103,828	2,910,332	2,719,074	2,530,053	2,343,270	2,158,724	1,976,417	1,796,347	1,618,515
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	3,076,894	2,875,205	2,675,869	2,478,884	2,284,252	2,091,972	1,902,044	1,714,468	1,529,244	1,346,373	1,165,854
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	4,371,918	4,124,453	3,879,786	3,637,916	3,398,843	3,162,567	2,929,088	2,698,406	2,470,521	2,245,434	2,023,144
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	4,057,350	3,814,015	3,573,464	3,335,699	3,100,719	2,868,524	2,639,114	2,412,489	2,188,649	1,967,595	1,749,325
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	6,557,877	6,186,680	5,819,679	5,456,874	5,098,264	4,743,850	4,393,632	4,047,609	3,705,782	3,368,151	3,034,716
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	6,557,877	6,186,680	5,819,679	5,456,874	5,098,264	4,743,850	4,393,632	4,047,609	3,705,782	3,368,151	3,034,716
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	8,743,836	8,248,907	7,759,572	7,275,831	6,797,686	6,325,134	5,858,175	5,396,812	4,941,043	4,490,868	4,046,287
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	7,151,185	6,677,354	6,209,053	5,746,280	5,289,038	4,837,322	4,391,137	3,950,480	3,515,351	3,085,752	2,661,682
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	12,976,420	12,240,949	11,513,792	10,794,952	10,084,425	9,382,216	8,688,321	8,002,741	7,325,477	6,656,529	5,995,894
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	12,976,420	12,240,949	11,513,792	10,794,952	10,084,425	9,382,216	8,688,321	8,002,741	7,325,477	6,656,529	5,995,894
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	17,093,716	16,124,837	15,165,913	14,217,958	13,280,970	12,354,951	11,439,899	10,535,815	9,642,699	8,760,551	7,889,371
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	17,514,498	16,518,256	15,533,289	14,559,595	13,597,176	12,646,032	11,706,161	10,777,566	9,860,244	8,954,197	8,059,425
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	25,473,635	24,023,915	22,590,602	21,173,693	19,773,191	18,389,093	17,021,402	15,670,117	14,335,235	13,016,761	11,714,692
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	25,473,635	24,023,915	22,590,602	21,173,693	19,773,191	18,389,093	17,021,402	15,670,117	14,335,235	13,016,761	11,714,692
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	32,362,046	30,518,151	28,695,126	26,892,972	25,111,688	23,351,274	21,611,730	19,893,057	18,195,254	16,518,323	14,862,260
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	32,362,046	30,518,151	28,695,126	26,892,972	25,111,688	23,351,274	21,611,730	19,893,057	18,195,254	16,518,323	14,862,260
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	40,452,557	38,147,688	35,868,907	33,616,215	31,389,609	29,189,092	27,014,663	24,866,322	22,744,069	20,647,903	18,577,825
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	40,452,557	38,147,688	35,868,907	33,616,215	31,389,609	29,189,092	27,014,663	24,866,322	22,744,069	20,647,903	18,577,825
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	55,843,006	52,657,122	49,507,217	46,393,377	43,315,598	40,273,882	37,268,230	34,298,640	31,365,113	28,467,649	25,606,248
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	55,843,006	52,657,122	49,507,217	46,393,377	43,315,598	40,273,882	37,268,230	34,298,640	31,365,113	28,467,649	25,606,248
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	62,760,036	59,172,423	55,625,425	52,119,041	48,653,271	45,228,117	41,843,578	38,499,652	35,196,343	31,933,646	28,711,565
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	62,760,036	59,172,423	55,625,425	52,119,041	48,653,271	45,228,117	41,843,578	38,499,652	35,196,343	31,933,646	28,711,565
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	74,831,926	70,551,858	66,320,250	62,137,097	58,002,402	53,916,166	49,878,386	45,889,065	41,946,801	38,051,133	34,203,959
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	74,831,926	70,551,858	66,320,250	62,137,097	58,002,402	53,916,166	49,878,386	45,889,065	41,946,801	38,051,133	34,203,959
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	104,670,322	98,678,321	92,754,141	86,897,779	81,109,237	75,388,514	69,735,611	64,150,527	58,633,264	53,183,819	47,802,193
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	110,057,712	103,747,094	97,507,904	91,340,145	85,243,815	79,218,916	73,265,446	67,383,406	61,570,112	55,825,619	50,152,615
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	129,504,478	122,067,675	114,715,052	107,446,608	100,262,345	93,162,145	86,139,996	79,202,094	72,348,438	65,579,029	58,893,868
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	104,423,151	98,409,542	92,459,995	86,577,591	80,763,311	75,017,154	69,339,121	63,726,467	58,178,053	52,697,838	47,283,397
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	104,423,151	98,409,542	92,459,995	86,577,591	80,763,311	75,017,154	69,339,121	63,726,467	58,178,053	52,697,838	47,283,397
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	2,019,240	1,810,457	1,604,235	1,400,577	1,199,481	1,000,947	804,978	611,570	420,725	230,751	43,191
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	94,919	- 100,299	- 297,069	- 493,839	- 690,609	- 887,380	- 1,084,150	- 1,280,919	- 1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	98,525	92,945	87,427	81,972	76,581	71,252	65,987	60,785	55,646	50,569	45,557
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	98,525	92,945	87,427	81,972	76,581	71,252	65,987	60,785	55,646	50,569	45,557
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	492,627	464,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	492,627	464,723	437,134	409,860	382,903	356,261	329,935	303,923	278,228	252,849	227,784
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	985,254	929,445	874,267	819,721	765,806	712,521	659,868	607,847	556,457	505,698	455,570
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	985,254	929,445	874,267	819,721	765,806	712,521	659,868	607,847	556,457	505,698	455,570
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,788,723	1,687,590	1,587,599	1,488,751	1,391,046	1,294,485	1,199,066	1,104,790	1,011,657	919,667	828,820
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,788,723	1,687,590	1,587,599	1,488,751	1,391,046	1,294,485	1,199,066	1,104,790	1,011,657	919,667	828,820
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,683,085	2,531,385	2,381,399	2,233,127	2,086,569	1,941,727	1,798,599	1,657,185	1,517,485	1,379,501	1,243,231
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,683,085	2,531,385	2,381,399	2,233,127	2,086,569	1,941,727	1,798,599	1,657,185	1,517,485	1,379,501	1,243,231
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	3,497,534	3,299,562	3,103,828	2,910,332	2,719,074	2,530,053	2,343,270	2,158,724	1,976,417	1,796,347	1,618,515
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	3,076,894	2,875,205	2,675,869	2,478,884	2,284,252	2,091,972	1,902,044	1,714,468	1,529,244	1,346,373	1,165,854
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	4,371,918	4,124,453	3,879,786	3,637,916	3,398,843	3,162,567	2,929,088	2,698,406	2,470,521	2,245,434	2,023,144
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	4,057,350	3,814,015	3,573,464	3,335,699	3,100,719	2,868,524	2,639,114	2,412,489	2,188,649	1,967,595	1,749,325
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	6,557,877	6,186,680	5,819,679	5,456,874	5,098,264	4,743,850	4,393,632	4,047,609	3,705,782	3,368,151	3,034,716
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	6,557,877	6,186,680	5,819,679	5,456,874	5,098,264	4,743,850	4,393,632	4,047,609	3,705,782	3,368,151	3,034,716
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	8,743,836	8,248,907	7,759,572	7,275,831	6,797,686	6,325,134	5,858,175	5,396,812	4,941,043	4,490,868	4,046,287
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	7,151,185	6,677,354	6,209,053	5,746,280	5,289,038	4,837,322	4,391,137	3,950,480	3,515,351	3,085,752	2,661,682
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	12,976,420	12,240,949	11,513,792	10,794,952	10,084,425	9,382,216	8,688,321	8,002,741	7,325,477	6,656,529	5,995,894
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	12,976,420	12,240,949	11,513,792	10,794,952	10,084,425	9,382,216	8,688,321	8,002,741	7,325,477	6,656,529	5,995,894
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	17,093,716	16,124,837	15,165,913	14,217,958	13,280,970	12,354,951	11,439,899	10,535,815	9,642,699	8,760,551	7,889,371
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	17,514,498	16,518,256	15,533,289	14,559,595	13,597,176	12,646,032	11,706,161	10,777,566	9,860,244	8,954,197	8,059,425
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	25,473,635	24,023,915	22,590,602	21,173,693	19,773,191	18,389,093	17,021,402	15,670,117	14,335,235	13,016,761	11,714,692
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	25,473,635	24,023,915	22,590,602	21,173,693	19,773,191	18,389,093	17,021,402	15,670,117	14,335,235	13,016,761	11,714,692
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	32,362,046	30,518,151	28,695,126	26,892,972	25,111,688	23,351,274	21,611,730	19,893,057	18,195,254	16,518,323	14,862,260
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	32,362,046	30,518,151	28,695,126	26,892,972	25,111,688	23,351,274	21,611,730	19,893,057	18,195,254	16,518,323	14,862,260
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	40,452,557	38,147,688	35,868,907	33,616,215	31,389,609	29,189,092	27,014,663	24,866,322	22,744,069	20,647,903	18,577,825
28	CDC-RES28 Large scheme (500 units) 35 d

COTSWOLD DISTRICT COUNCIL Sales value £5,175 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	104,297	98,445	92,660	86,941	81,287	75,700	70,180	64,725	59,336	54,013	48,757
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	104,297	98,445	92,660	86,941	81,287	75,700	70,180	64,725	59,336	54,013	48,757
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	521,486	492,227	463,300	434,702	406,437	378,501	350,896	323,622	296,679	270,067	243,784
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	521,486	492,227	463,300	434,702	406,437	378,501	350,896	323,622	296,679	270,067	243,784
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	1,042,971	984,455	926,600	869,406	812,874	757,003	701,793	647,245	593,359	540,133	487,569
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	1,042,971	984,455	926,600	869,406	812,874	757,003	701,793	647,245	593,359	540,133	487,569
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,896,699	1,790,516	1,685,530	1,581,745	1,479,159	1,377,772	1,277,584	1,178,594	1,080,804	984,213	888,822
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,896,699	1,790,516	1,685,530	1,581,745	1,479,159	1,377,772	1,277,584	1,178,594	1,080,804	984,213	888,822
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,845,048	2,685,773	2,528,296	2,372,618	2,218,738	2,066,657	1,916,375	1,767,891	1,621,207	1,476,321	1,333,233
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,845,048	2,685,773	2,528,296	2,372,618	2,218,738	2,066,657	1,916,375	1,767,891	1,621,207	1,476,321	1,333,233
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,707,180	3,499,393	3,293,955	3,090,862	2,890,117	2,691,719	2,495,667	2,301,962	2,110,603	1,921,592	1,734,927
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	3,282,509	3,071,175	2,862,303	2,655,890	2,451,938	2,250,448	2,051,418	1,854,849	1,660,741	1,469,093	1,279,906
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,633,975	4,374,242	4,117,444	3,863,578	3,612,646	3,364,648	3,119,583	2,877,452	2,638,254	2,401,991	2,168,660
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	4,317,437	4,061,915	3,809,316	3,559,637	3,312,880	3,069,044	2,828,130	2,590,136	2,355,064	2,122,914	1,893,684
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	6,950,962	6,561,364	6,176,166	5,795,367	5,418,970	5,046,972	4,679,374	4,316,178	3,957,381	3,602,985	3,252,989
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	6,950,962	6,561,364	6,176,166	5,795,367	5,418,970	5,046,972	4,679,374	4,316,178	3,957,381	3,602,985	3,252,989
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	9,267,950	8,748,485	8,234,887	7,727,156	7,225,293	6,729,296	6,239,167	5,754,904	5,276,509	4,803,980	4,337,318
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	7,665,222	7,167,279	6,675,137	6,188,795	5,708,253	5,233,512	4,764,571	4,301,432	3,844,093	3,392,554	2,946,815
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	13,746,946	12,975,364	12,212,498	11,458,349	10,712,917	9,976,202	9,248,202	8,528,921	7,818,356	7,116,508	6,423,377
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	13,746,946	12,975,364	12,212,498	11,458,349	10,712,917	9,976,202	9,248,202	8,528,921	7,818,356	7,116,508	6,423,377
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	18,102,202	17,085,054	16,079,398	15,085,235	14,102,565	13,131,390	12,171,708	11,223,519	10,286,822	9,361,620	8,447,912
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	18,513,900	17,470,614	16,439,126	15,419,435	14,411,541	13,415,447	12,431,149	11,458,649	10,497,947	9,549,044	8,611,937
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	26,928,477	25,410,269	23,908,676	22,424,152	20,956,807	19,506,640	18,073,652	16,657,844	15,259,214	13,877,762	12,513,490
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	26,928,477	25,410,269	23,908,676	22,424,152	20,956,807	19,506,640	18,073,652	16,657,844	15,259,214	13,877,762	12,513,490
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	34,197,342	32,266,969	30,358,427	28,471,719	26,606,843	24,763,800	22,942,590	21,143,212	19,365,667	17,609,955	15,876,076
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	34,197,342	32,266,969	30,358,427	28,471,719	26,606,843	24,763,800	22,942,590	21,143,212	19,365,667	17,609,955	15,876,076
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	42,746,678	40,333,710	37,948,034	35,589,649	33,258,554	30,954,751	28,678,237	26,429,016	24,207,085	22,012,444	19,845,095
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	42,746,678	40,333,710	37,948,034	35,589,649	33,258,554	30,954,751	28,678,237	26,429,016	24,207,085	22,012,444	19,845,095
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	58,987,748	55,653,976	52,357,915	49,099,567	45,878,933	42,696,010	39,550,801	36,443,305	33,373,521	30,341,450	27,347,093
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	58,987,748	55,653,976	52,357,915	49,099,567	45,878,933	42,696,010	39,550,801	36,443,305	33,373,521	30,341,450	27,347,093
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	66,289,010	62,536,386	58,826,218	55,158,505	51,533,247	47,950,444	44,409,228	40,909,440	37,452,126	34,037,286	30,664,919
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	66,289,010	62,536,386	58,826,218	55,158,505	51,533,247	47,950,444	44,409,228	40,909,440	37,452,126	34,037,286	30,664,919
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	79,042,869	74,564,056	70,135,913	65,758,440	61,431,637	57,155,504	52,930,041	48,755,247	44,631,124	40,557,670	36,534,887
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	79,042,869	74,564,056	70,135,913	65,758,440	61,431,637	57,155,504	52,930,041	48,755,247	44,631,124	40,557,670	36,534,887
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	110,642,798	104,371,740	98,171,073	92,039,188	85,978,260	79,988,288	74,069,270	68,221,209	62,444,103	56,737,952	51,102,757
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	116,340,048	109,733,133	103,200,945	96,743,484	90,360,751	84,052,746	77,819,469	71,660,919	65,577,096	59,568,001	53,633,633
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	136,902,208	129,116,402	121,418,660	113,808,982	106,287,369	98,853,820	91,508,335	84,250,914	77,081,558	69,993,170	62,992,791
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	110,407,544	104,111,504	97,886,678	91,733,069	85,650,674	79,637,122	73,691,469	67,817,096	62,013,998	56,280,051	50,612,092
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	110,407,544	104,111,504	97,886,678	91,733,069	85,650,674	79,637,122	73,691,469	67,817,096	62,013,998	56,280,051	50,612,092
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	2,260,237	2,040,137	1,822,728	1,608,011	1,395,986	1,186,653	980,012	776,062	574,804	376,239	178,886
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	482,126	288,522	94,919	- 100,299	- 297,069	- 493,839	- 690,609	- 887,380	- 1,084,150	- 1,280,919	- 1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	104,297	98,445	92,660	86,941	81,287	75,700	70,180	64,725	59,336	54,013	48,757
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	104,297	98,445	92,660	86,941	81,287	75,700	70,180	64,725	59,336	54,013	48,757
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	521,486	492,227	463,300	434,702	406,437	378,501	350,896	323,622	296,679	270,067	243,784
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	521,486	492,227	463,300	434,702	406,437	378,501	350,896	323,622	296,679	270,067	243,784
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	1,042,971	984,455	926,600	869,406	812,874	757,003	701,793	647,245	593,359	540,133	487,569
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	1,042,971	984,455	926,600	869,406	812,874	757,003	701,793	647,245	593,359	540,133	487,569
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,896,699	1,790,516	1,685,530	1,581,745	1,479,159	1,377,772	1,277,584	1,178,594	1,080,804	984,213	888,822
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,896,699	1,790,516	1,685,530	1,581,745	1,479,159	1,377,772	1,277,584	1,178,594	1,080,804	984,213	888,822
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,845,048	2,685,773	2,528,296	2,372,618	2,218,738	2,066,657	1,916,375	1,767,891	1,621,207	1,476,321	1,333,233
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,845,048	2,685,773	2,528,296	2,372,618	2,218,738	2,066,657	1,916,375	1,767,891	1,621,207	1,476,321	1,333,233
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	3,707,180	3,499,393	3,293,955	3,090,862	2,890,117	2,691,719	2,495,667	2,301,962	2,110,603	1,921,592	1,734,927
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	3,282,509	3,071,175	2,862,303	2,655,890	2,451,938	2,250,448	2,051,418	1,854,849	1,660,741	1,469,093	1,279,906
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	4,633,975	4,374,242	4,117,444	3,863,578	3,612,646	3,364,648	3,119,583	2,877,452	2,638,254	2,401,991	2,168,660
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	4,317,437	4,061,915	3,809,316	3,559,637	3,312,880	3,069,044	2,828,130	2,590,136	2,355,064	2,122,914	1,893,684
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	6,950,962	6,561,364	6,176,166	5,795,367	5,418,970	5,046,972	4,679,374	4,316,178	3,957,381	3,602,985	3,252,989
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	6,950,962	6,561,364	6,176,166	5,795,367	5,418,970	5,046,972	4,679,374	4,316,178	3,957,381	3,602,985	3,252,989
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	9,267,950	8,748,485	8,234,887	7,727,156	7,225,293	6,729,296	6,239,167	5,754,904	5,276,509	4,803,980	4,337,318
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	7,665,222	7,167,279	6,675,137	6,188,795	5,708,253	5,233,512	4,764,571	4,301,432	3,844,093	3,392,554	2,946,815
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	13,746,946	12,975,364	12,212,498	11,458,349	10,712,917	9,976,202	9,248,202	8,528,921	7,818,356	7,116,508	6,423,377
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	13,746,946	12,975,364	12,212,498	11,458,349	10,712,917	9,976,202	9,248,202	8,528,921	7,818,356	7,116,508	6,423,377
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	18,102,202	17,085,054	16,079,398	15,085,235	14,102,565	13,131,390	12,171,708	11,223,519	10,286,822	9,361,620	8,447,912
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	18,513,900	17,470,614	16,439,126	15,419,435	14,411,541	13,415,447	12,431,149	11,458,649	10,497,947	9,549,044	8,611,937
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	26,928,477	25,410,269	23,908,676	22,424,152	20,956,807	19,506,640	18,073,652	16,657,844	15,259,214	13,877,762	12,513,490
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	26,928,477	25,410,269	23,908,676	22,424,152	20,956,807	19,506,640	18,073,652	16,657,844	15,259,214	13,877,762	12,513,490
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	34,197,342	32,266,969	30,358,427	28,471,719	26,606,843	24,763,800	22,942,590	21,143,212	19,365,667	17,609,955	15,876,076
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	34,197,342	32,266,969	30,358,427	28,471,719	26,606,843	24,763,800	22,942,590	21,143,212	19,365,667	17,609,955	15,876,076
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	42,746,678	40,333,710	37,948,034	35,589,649	33,258,554	30,954,751	28,678,237	26,429,016	24,207,085	22,012,444	19,845,095
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	42,746,678	40,333,710	37,948,034	35,589,649	33,258,554	30,954,751	28,678,237	26,429,016	24,207,085	22,012,444	19,845,095
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	58,987,748	55,653,976	52,357,915	49,099,567	45,878,933	42,696,010	39,550,801	36,443,305	33,373,521	30,341,450	27,347,093
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	58,987,748	55,653,976	52,357,915	49,099,567	45,878,933	42,696,010	39,550,801	36,443,305	33,373,521	30,341,450	27,347,093
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	66,289,010	62,536,386	58,826,218	55,158,505	51,533,247	47,950,444	44,409,228	40,909,440	37,452,126	34,037,286	30,664,919
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	66,289,010	62,536,386	58,826,218	55,158,505	51,533,247	47,950,444	44,409,228	40,909,440	37,452,126	34,037,286	30,664,919
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	79,042,869	74,564,056	70,135,913	65,758,440	61,431,637	57,155,504	52,930,041	48,755,247	44,631,124	40,557,670	36,534,887
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	79,042,869	74,564,056	70,135,913	65,758,440	61,431,637	57,155,504	52,930,041	48,755,247	44,631,124	40,557,670	36,534,887
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	110,642,798	104,371,740	98,171,073	92,039,188	85,978,260	79,988,288	74,069,270	68,221,209	62,444,103	56,737,952	51,102,757
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	116,340,048	109,733,133	103,200,945	96,743,484	90,360,751	84,052,746	77,819,469	71,660,919	65,577,096	59,568,001	53,633,633
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	136,902,208	129,116,402	121,418,660	113,808,982	106,287,369	98,853,820	91,508,335	84,250,914	77,081,558	69,993,170	62,992,791
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	110,407,544	104,111,504	97,886,678	91,733,069	85,650,674	79,637,122	73,691,469	67,817,096	62,013,998	56,280,051	50,612,092
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	110,407,544	104,111,504	97,886,678	91,733,069	85,650,674	79,637,122	73,691,469	67,817,096	62,013,998	56,280,051	50,612,092
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	2,260,237	2,040,137	1,822,728	1,608,011	1,395,986	1,186,653	980,012	776,062	574,804	376,239	178,886
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	482,126	288,522	94,919	- 100,299	- 297,069	- 493,839	- 690,609	- 887,380	- 1,084,150	- 1,280,919	- 1,477,690
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773	7,102,773
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709	7,392,709
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209	12,527,209
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091	12,486,091
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438	23,812,438
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140	27,456,140

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	104,297	98,445	92,660	86,941	81,287	75,700	70,180	64,725	59,336	54,013	48,757
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	104,297	98,445	92,660	86,941	81,287	75,700	70,180	64,725	59,336	54,013	48,757
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	521,486	492,227	463,300	434,702	406,437	378,501	350,896	323,622	296,679	270,067	243,784
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	521,486	492,227	463,300	434,702	406,437	378,501	350,896	323,622	296,679	270,067	243,784
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	1,042,971	984,455	926,600	869,406	812,874	757,003	701,793	647,245	593,359	540,133	487,569
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	1,042,971	984,455	926,600	869,406	812,874	757,003	701,793	647,245	593,359	540,133	487,569
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,896,699	1,790,516	1,685,530	1,581,745	1,479,159	1,377,772	1,277,584	1,178,594	1,080,804	984,213	888,822
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,896,699	1,790,516	1,685,530	1,581,745	1,479,159	1,377,772	1,277,584	1,178,594	1,080,804	984,213	888,822
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,845,048	2,685,773	2,528,296	2,372,618	2,218,738	2,066,657	1,916,375	1,767,891	1,621,207	1,476,321	1,333,233
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,845,048	2,685,773	2,528,296	2,372,618	2,218,738	2,066,657	1,916,375	1,767,891	1,621,207	1,476,321	1,333,233
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	3,707,180	3,499,393	3,293,955	3,090,862	2,890,117	2,691,719	2,495,667	2,301,962	2,110,603	1,921,592	1,734,927
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	3,282,509	3,071,175	2,862,303	2,655,890	2,451,938	2,250,448	2,051,418	1,854,849	1,660,741	1,469,093	1,279,906
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	4,633,975	4,374,242	4,117,444	3,863,578	3,612,646	3,364,648	3,119,583	2,877,452	2,638,254	2,401,991	2,168,660
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	4,317,437	4,061,915	3,809,316	3,559,637	3,312,880	3,069,044	2,828,130	2,590,136	2,355,064	2,122,914	1,893,684
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	6,950,962	6,561,364	6,176,166	5,795,367	5,418,970	5,046,972	4,679,374	4,316,178	3,957,381	3,602,985	3,252,989
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	6,950,962	6,561,364	6,176,166	5,795,367	5,418,970	5,046,972	4,679,374	4,316,178	3,957,381	3,602,985	3,252,989
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	9,267,950	8,748,485	8,234,887	7,727,156	7,225,293	6,729,296	6,239,167	5,754,904	5,276,509	4,803,980	4,337,318
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	7,665,222	7,167,279	6,675,137	6,188,795	5,708,253	5,233,512	4,764,571	4,301,432	3,844,093	3,392,554	2,946,815
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	13,746,946	12,975,364	12,212,498	11,458,349	10,712,917	9,976,202	9,248,202	8,528,921	7,818,356	7,116,508	6,423,377
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	13,746,946	12,975,364	12,212,498	11,458,349	10,712,917	9,976,202	9,248,202	8,528,921	7,818,356	7,116,508	6,423,377
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	18,102,202	17,085,054	16,079,398	15,085,235	14,102,565	13,131,390	12,171,708	11,223,519	10,286,822	9,361,620	8,447,912
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	18,513,900	17,470,614	16,439,126	15,419,435	14,411,541	13,415,447	12,431,149	11,458,649	10,497,947	9,549,044	8,611,937
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	26,928,477	25,410,269	23,908,676	22,424,152	20,956,807	19,506,640	18,073,652	16,657,844	15,259,214	13,877,762	12,513,490
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	26,928,477	25,410,269	23,908,676	22,424,152	20,956,807	19,506,640	18,073,652	16,657,844	15,259,214	13,877,762	12,513,490
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	34,197,342	32,266,969	30,358,427	28,471,719	26,606,843	24,763,800	22,942,590	21,143,212	19,365,667	17,609,955	15,876,076
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	34,197,342	32,266,969	30,358,427	28,471,719	26,606,843	24,763,800	22,942,590	21,143,212	19,365,667	17,609,955	15,876,076
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	42,746,678	40,333,710	37,948,034	35,589,649	33,258,554	30,954,751	28,678,237	26,429,016	24,207,085	22,012,444	19,845,095
28	CDC-RES28 Large

Appendix 8 - Appraisal sensitivity outputs (upside)

COTSWOLD DISTRICT COUNCIL Sales value £4,400 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	94,011	89,297	84,636	80,027	75,472	70,967	66,515	62,116	57,769	53,474	49,232
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	94,011	89,297	84,636	80,027	75,472	70,967	66,515	62,116	57,769	53,474	49,232
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	470,052	446,486	423,180	400,137	377,356	354,835	332,577	310,580	288,845	267,370	246,159
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	470,052	446,486	423,180	400,137	377,356	354,835	332,577	310,580	288,845	267,370	246,159
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	940,105	892,972	846,361	800,274	754,710	709,670	665,153	621,159	577,688	534,742	492,317
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	940,105	892,972	846,361	800,274	754,710	709,670	665,153	621,159	577,688	534,742	492,317
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,699,645	1,615,205	1,531,702	1,449,134	1,367,501	1,286,803	1,207,042	1,128,215	1,050,323	973,367	897,346
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,699,645	1,615,205	1,531,702	1,449,134	1,367,501	1,286,803	1,207,042	1,128,215	1,050,323	973,367	897,346
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,549,467	2,422,809	2,297,553	2,173,701	2,051,252	1,930,206	1,810,562	1,692,322	1,575,484	1,460,051	1,346,020
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,549,467	2,422,809	2,297,553	2,173,701	2,051,252	1,930,206	1,810,562	1,692,322	1,575,484	1,460,051	1,346,020
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,327,946	3,162,093	2,998,079	2,835,903	2,675,564	2,517,065	2,360,402	2,205,578	2,052,593	1,901,445	1,752,136
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	2,853,513	2,683,764	2,515,968	2,350,125	2,186,235	2,024,299	1,864,317	1,706,288	1,550,212	1,396,090	1,243,922
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,159,932	3,952,617	3,747,598	3,544,878	3,344,455	3,146,330	2,950,502	2,756,972	2,565,741	2,376,806	2,190,169
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	3,818,751	3,615,478	3,414,489	3,215,788	3,019,371	2,825,241	2,633,398	2,443,840	2,256,568	2,071,581	1,888,881
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	6,239,898	5,928,925	5,621,397	5,317,317	5,016,683	4,719,495	4,425,754	4,135,459	3,848,611	3,565,209	3,285,254
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	6,239,898	5,928,925	5,621,397	5,317,317	5,016,683	4,719,495	4,425,754	4,135,459	3,848,611	3,565,209	3,285,254
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	8,319,864	7,905,233	7,495,197	7,089,756	6,688,911	6,292,660	5,901,006	5,513,946	5,131,481	4,753,613	4,380,338
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	6,592,732	6,198,750	5,809,300	5,424,382	5,043,995	4,668,141	4,296,819	3,930,030	3,567,772	3,210,047	2,856,853
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	12,350,224	11,735,123	11,126,838	10,525,369	9,930,714	9,341,627	8,757,236	8,179,707	7,609,041	7,045,236	6,488,292
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	12,350,224	11,735,123	11,126,838	10,525,369	9,930,714	9,341,627	8,757,236	8,179,707	7,609,041	7,045,236	6,488,292
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	16,286,573	15,472,450	14,667,354	13,871,285	13,084,243	12,306,227	11,536,261	10,772,206	10,017,236	9,271,349	8,534,546
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	16,777,246	15,928,787	15,089,758	14,260,158	13,439,991	12,629,252	11,826,259	11,031,700	10,246,608	9,470,986	8,704,832
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	24,426,071	23,187,029	21,961,766	20,750,283	19,552,579	18,368,653	17,198,507	16,042,139	14,899,552	13,768,508	12,649,975
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	24,426,071	23,187,029	21,961,766	20,750,283	19,552,579	18,368,653	17,198,507	16,042,139	14,899,552	13,768,508	12,649,975
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	31,066,293	29,485,675	27,922,644	26,377,199	24,849,342	23,339,072	21,846,389	20,371,293	18,913,784	17,473,863	16,051,528
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	31,066,293	29,485,675	27,922,644	26,377,199	24,849,342	23,339,072	21,846,389	20,371,293	18,913,784	17,473,863	16,051,528
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	38,832,866	36,857,093	34,903,304	32,971,499	31,061,677	29,173,840	27,307,986	25,464,116	23,642,230	21,842,329	20,064,410
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	38,832,866	36,857,093	34,903,304	32,971,499	31,061,677	29,173,840	27,307,986	25,464,116	23,642,230	21,842,329	20,064,410
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	53,639,112	50,904,092	48,199,509	45,525,365	42,881,658	40,268,390	37,685,560	35,133,167	32,611,212	30,116,979	27,652,730
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	53,639,112	50,904,092	48,199,509	45,525,365	42,881,658	40,268,390	37,685,560	35,133,167	32,611,212	30,116,979	27,652,730
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	60,336,536	57,249,734	54,197,299	51,179,229	48,195,525	45,246,187	42,331,214	39,450,607	36,604,367	33,792,491	31,014,982
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	60,336,536	57,249,734	54,197,299	51,179,229	48,195,525	45,246,187	42,331,214	39,450,607	36,604,367	33,792,491	31,014,982
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	71,970,197	68,283,771	64,638,396	61,034,070	57,470,794	53,948,567	50,467,390	47,027,262	43,628,184	40,270,156	36,953,176
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	71,970,197	68,283,771	64,638,396	61,034,070	57,470,794	53,948,567	50,467,390	47,027,262	43,628,184	40,270,156	36,953,176
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	100,504,604	95,365,510	90,283,597	85,258,863	80,291,311	75,380,938	70,527,746	65,731,734	60,992,904	56,311,254	51,686,783
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	105,722,729	100,304,519	94,946,605	89,648,989	84,411,668	79,234,643	74,117,914	69,061,481	64,065,345	59,129,505	54,253,961
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	124,433,971	118,044,024	111,725,180	105,477,440	99,300,803	93,195,268	87,160,838	81,197,510	75,305,286	69,484,164	63,734,146
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	100,345,034	95,174,427	90,061,360	85,005,834	80,007,848	75,067,401	70,184,497	65,359,131	60,591,307	55,879,090	51,223,546
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	100,345,034	95,174,427	90,061,360	85,005,834	80,007,848	75,067,401	70,184,497	65,359,131	60,591,307	55,879,090	51,223,546
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,627,027	1,456,929	1,288,917	1,122,987	959,141	797,379	637,701	479,932	323,208	168,583	16,057
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	94,011	89,297	84,636	80,027	75,472	70,967	66,515	62,116	57,769	53,474	49,232
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	94,011	89,297	84,636	80,027	75,472	70,967	66,515	62,116	57,769	53,474	49,232
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	470,052	446,486	423,180	400,137	377,356	354,835	332,577	310,580	288,845	267,370	246,159
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	470,052	446,486	423,180	400,137	377,356	354,835	332,577	310,580	288,845	267,370	246,159
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	940,105	892,972	846,361	800,274	754,710	709,670	665,153	621,159	577,688	534,742	492,317
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	940,105	892,972	846,361	800,274	754,710	709,670	665,153	621,159	577,688	534,742	492,317
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,699,645	1,615,205	1,531,702	1,449,134	1,367,501	1,286,803	1,207,042	1,128,215	1,050,323	973,367	897,346
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,699,645	1,615,205	1,531,702	1,449,134	1,367,501	1,286,803	1,207,042	1,128,215	1,050,323	973,367	897,346
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,549,467	2,422,809	2,297,553	2,173,701	2,051,252	1,930,206	1,810,562	1,692,322	1,575,484	1,460,051	1,346,020
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,549,467	2,422,809	2,297,553	2,173,701	2,051,252	1,930,206	1,810,562	1,692,322	1,575,484	1,460,051	1,346,020
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	3,327,946	3,162,093	2,998,079	2,835,903	2,675,564	2,517,065	2,360,402	2,205,578	2,052,593	1,901,445	1,752,136
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,853,513	2,683,764	2,515,968	2,350,125	2,186,235	2,024,299	1,864,317	1,706,288	1,550,212	1,396,090	1,243,922
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	4,159,932	3,952,617	3,747,598	3,544,878	3,344,455	3,146,330	2,950,502	2,756,972	2,565,741	2,376,806	2,190,169
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	3,818,751	3,615,478	3,414,489	3,215,788	3,019,371	2,825,241	2,633,398	2,443,840	2,256,568	2,071,581	1,888,881
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	6,239,898	5,928,925	5,621,397	5,317,317	5,016,683	4,719,495	4,425,754	4,135,459	3,848,611	3,565,209	3,285,254
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	6,239,898	5,928,925	5,621,397	5,317,317	5,016,683	4,719,495	4,425,754	4,135,459	3,848,611	3,565,209	3,285,254
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	8,319,864	7,905,233	7,495,197	7,089,756	6,688,911	6,292,660	5,901,006	5,513,946	5,131,481	4,753,613	4,380,338
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	6,592,732	6,198,750	5,809,300	5,424,382	5,043,995	4,668,141	4,296,819	3,930,030	3,567,772	3,210,047	2,856,853
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	12,350,224	11,735,123	11,126,838	10,525,369	9,930,714	9,341,627	8,757,236	8,179,707	7,609,041	7,045,236	6,488,292
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	12,350,224	11,735,123	11,126,838	10,525,369	9,930,714	9,341,627	8,757,236	8,179,707	7,609,041	7,045,236	6,488,292
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	16,286,573	15,472,450	14,667,354	13,871,285	13,084,243	12,306,227	11,536,261	10,772,206	10,017,236	9,271,349	8,534,546
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	16,777,246	15,928,787	15,089,758	14,260,158	13,439,991	12,629,252	11,826,259	11,031,700	10,246,608	9,470,986	8,704,832
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	24,426,071	23,187,029	21,961,766	20,750,283	19,552,579	18,368,653	17,198,507	16,042,139	14,899,552	13,768,508	12,649,975
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	24,426,071	23,187,029	21,961,766	20,750,283	19,552,579	18,368,653	17,198,507	16,042,139	14,899,552	13,768,508	12,649,975
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	31,066,293	29,485,675	27,922,644	26,377,199	24,849,342	23,339,072	21,846,389	20,371,293	18,913,784	17,473,863	16,051,528
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	31,066,293	29,485,675	27,922,644	26,377,199	24,849,342	23,339,072	21,846,389	20,371,293	18,913,784	17,473,863	16,051,528
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	38,832,866	36,857,093	34,903,304	32,971,499	31,061,677	29,173,840	27,307,986	25,464,116	23,642,230	21,842,329	20,064,410
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	38,832,866	36,857,093	34,903,304	32,971,499	31,061,677	29,173,840	27,307,986	25,464,116	23,642,230	21,842,329	20,064,410
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	53,639,112	50,904,092	48,199,509	45,525,365	42,881,658	40,268,390	37,685,560	35,133,167	32,611,212	30,116,979	27,652,730
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	53,639,112	50,904,092	48,199,509	45,525,365	42,881,658	40,268,390	37,685,560	35,133,167	32,611,212	30,116,979	27,652,730
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	60,336,536	57,249,734	54,197,299	51,179,229	48,195,525	45,246,187	42,331,214	39,450,607	36,604,367	33,792,491	31,014,982
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	60,336,536	57,249,734	54,197,299	51,179,229	48,195,525	45,246,187	42,331,214	39,450,607	36,604,367	33,792,491	31,014,982
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	71,970,197	68,283,771	64,638,396	61,034,070	57,470,794	53,948,567	50,467,390	47,027,262	43,628,184	40,270,156	36,953,176
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	71,970,197	68,283,771	64,638,396	61,034,070	57,470,794	53,948,567	50,467,390	47,027,262	43,628,184	40,270,156	36,953,176
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	100,504,604	95,365,510	90,283,597	85,258,863	80,291,311	75,380,938	70,527,746	65,731,734	60,992,904	56,311,254	51,686,783
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	105,722,729	100,304,519	94,946,605	89,648,989	84,411,668	79,234,643	74,117,914	69,061,481	64,065,345	59,129,505	54,253,961
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	124,433,971	118,044,024	111,725,180	105,477,440	99,300,803	93,195,268	87,160,838	81,197,510	75,305,286	69,484,164	63,734,146
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	100,345,034	95,174,427	90,061,360	85,005,834	80,007,848	75,067,401	70,184,497	65,359,131	60,591,307	55,879,090	51,223,546
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	100,345,034	95,174,427	90,061,360	85,005,834	80,007,848	75,067,401	70,184,497	65,359,131	60,591,307	55,879,090	51,223,546
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,627,027	1,456,929	1,288,917	1,122,987	959,141	797,379	637,701	479,932	323,208	168,583	16,057
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	94,011	89,297	84,636	80,027	75,472	70,967	66,515	62,116	57,769	53,474	49,232
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	94,011	89,297	84,636	80,027	75,472	70,967	66,515	62,116	57,769	53,474	49,232
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	470,052	446,486	423,180	400,137	377,356	354,835	332,577	310,580	288,845	267,370	246,159
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	470,052	446,486	423,180	400,137	377,356	354,835	332,577	310,580	288,845	267,370	246,159
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	940,105	892,972	846,361	800,274	754,710	709,670	665,153	621,159	577,688	534,742	492,317
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	940,105	892,972	846,361	800,274	754,710	709,670	665,153	621,159	577,688	534,742	492,317
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,699,645	1,615,205	1,531,702	1,449,134	1,367,501	1,286,803	1,207,042	1,128,215	1,050,323	973,367	897,346
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,699,645	1,615,205	1,531,702	1,449,134	1,367,501	1,286,803	1,207,042	1,128,215	1,050,323	973,367	897,346
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,549,467	2,422,809	2,297,553	2,173,701	2,051,252	1,930,206	1,810,562	1,692,322	1,575,484	1,460,051	1,346,020
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,549,467	2,422,809	2,297,553	2,173,701	2,051,252	1,930,206	1,810,562	1,692,322	1,575,484	1,460,051	1,346,020
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	3,327,946	3,162,093	2,998,079	2,835,903	2,675,564	2,517,065	2,360,402	2,205,578	2,052,593	1,901,445	1,752,136
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	2,853,513	2,683,764	2,515,968	2,350,125	2,186,235	2,024,299	1,864,317	1,706,288	1,550,212	1,396,090	1,243,922
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	4,159,932	3,952,617	3,747,598	3,544,878	3,344,455	3,146,330	2,950,502	2,756,972	2,565,741	2,376,806	2,190,169
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	3,818,751	3,615,478	3,414,489	3,215,788	3,019,371	2,825,241	2,633,398	2,443,840	2,256,568	2,071,581	1,888,881
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	6,239,898	5,928,925	5,621,397	5,317,317	5,016,683	4,719,495	4,425,754	4,135,459	3,848,611	3,565,209	3,285,254
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	6,239,898	5,928,925	5,621,397	5,317,317	5,016,683	4,719,495	4,425,754	4,135,459	3,848,611	3,565,209	3,285,254
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	8,319,864	7,905,233	7,495,197	7,089,756	6,688,911	6,292,660	5,901,006	5,513,946	5,131,481	4,753,613	4,380,338
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	6,592,732	6,198,750	5,809,300	5,424,382	5,043,995	4,668,141	4,296,819	3,930,030	3,567,772	3,210,047	2,856,853
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	12,350,224	11,735,123	11,126,838	10,525,369	9,930,714	9,341,627	8,757,236	8,179,707	7,609,041	7,045,236	6,488,292
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	12,350,224	11,735,123	11,126,838	10,525,369	9,930,714	9,341,627	8,757,236	8,179,707	7,609,041	7,045,236	6,488,292
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	16,286,573	15,472,450	14,667,354	13,871,285	13,084,243	12,306,227	11,536,261	10,772,206	10,017,236	9,271,349	8,534,546
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	16,777,246	15,928,787	15,089,758	14,260,158	13,439,991	12,629,252	11,826,259	11,031,700	10,246,608	9,470,986	8,704,832
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	24,426,071	23,187,029	21,961,766	20,750,283	19,552,579	18,368,653	17,198,507	16,042,139	14,899,552	13,768,508	12,649,975
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	24,426,071	23,187,029	21,961,766	20,750,283	19,552,579	18,368,653	17,198,507	16,042,139	14,899,552	13,768,508	12,649,975
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	31,066,293	29,485,675	27,922,644	26,377,199	24,849,342	23,339,072	21,846,389	20,371,293	18,913,784	17,473,863	16,051,528
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	31,066,293	29,485,675	27,922,644	26,377,199	24,849,342	23,339,072	21,846,389	20,371,293	18,913,784	17,473,863	16,051,528
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	38,832,866	36,857,093	34,903,304	32,971,499	31,061,677	29,173,840	27,307,986	25,464,116	23,642,230	21,842,329	20,064,410
28	CDC-RES28

COTSWOLD DISTRICT COUNCIL Sales value £4,497 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	100,997	95,956	90,971	86,041	81,169	76,351	71,590	66,885	62,235	57,642	53,105
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	100,997	95,956	90,971	86,041	81,169	76,351	71,590	66,885	62,235	57,642	53,105
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	504,985	479,779	454,853	430,208	405,842	381,757	357,950	334,425	311,178	288,212	265,526
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	504,985	479,779	454,853	430,208	405,842	381,757	357,950	334,425	311,178	288,212	265,526
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	1,009,968	959,558	909,708	860,416	811,684	763,513	715,901	668,849	622,357	576,424	531,051
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	1,009,968	959,558	909,708	860,416	811,684	763,513	715,901	668,849	622,357	576,424	531,051
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,830,345	1,739,793	1,650,245	1,561,700	1,474,158	1,387,619	1,302,084	1,217,553	1,134,024	1,051,498	969,931
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,830,345	1,739,793	1,650,245	1,561,700	1,474,158	1,387,619	1,302,084	1,217,553	1,134,024	1,051,498	969,931
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,745,518	2,609,690	2,475,368	2,342,549	2,211,237	2,081,429	1,953,126	1,826,329	1,701,035	1,577,248	1,454,898
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,745,518	2,609,690	2,475,368	2,342,549	2,211,237	2,081,429	1,953,126	1,826,329	1,701,035	1,577,248	1,454,898
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,581,714	3,403,982	3,228,220	3,054,428	2,882,606	2,712,754	2,544,873	2,378,962	2,215,020	2,053,050	1,892,652
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	3,102,403	2,920,978	2,741,638	2,564,384	2,389,214	2,216,129	2,045,130	1,876,215	1,709,384	1,544,639	1,381,980
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,477,143	4,254,977	4,035,275	3,818,035	3,603,257	3,390,943	3,181,091	2,973,702	2,768,775	2,566,311	2,365,815
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	4,133,577	3,915,553	3,699,979	3,486,857	3,276,186	3,067,965	2,862,195	2,658,876	2,458,007	2,259,589	2,063,622
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	6,715,714	6,382,466	6,052,912	5,727,051	5,404,886	5,086,414	4,771,637	4,460,553	4,153,164	3,849,468	3,548,723
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	6,715,714	6,382,466	6,052,912	5,727,051	5,404,886	5,086,414	4,771,637	4,460,553	4,153,164	3,849,468	3,548,723
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	8,954,285	8,509,955	8,070,549	7,636,069	7,206,515	6,781,885	6,362,181	5,947,403	5,537,551	5,132,624	4,731,631
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	7,214,957	6,791,787	6,373,477	5,960,029	5,551,442	5,147,716	4,748,850	4,354,846	3,965,702	3,581,419	3,201,997
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	13,293,363	12,634,114	11,981,731	11,334,015	10,693,647	10,060,627	9,434,954	8,816,630	8,205,653	7,602,025	7,005,744
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	13,293,363	12,634,114	11,981,731	11,334,015	10,693,647	10,060,627	9,434,954	8,816,630	8,205,653	7,602,025	7,005,744
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	17,518,403	16,646,560	15,784,386	14,931,881	14,086,133	13,249,251	12,422,089	11,604,647	10,796,925	9,998,923	9,210,640
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	17,996,760	17,090,941	16,195,191	15,307,555	14,429,546	13,561,637	12,703,832	11,856,128	11,018,526	10,191,027	9,373,629
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	26,187,110	24,865,163	23,557,918	22,265,375	20,987,534	19,724,393	18,475,649	17,238,724	16,016,545	14,809,114	13,616,430
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	26,187,110	24,865,163	23,557,918	22,265,375	20,987,534	19,724,393	18,475,649	17,238,724	16,016,545	14,809,114	13,616,430
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	33,287,856	31,602,558	29,936,012	28,288,219	26,659,177	25,048,887	23,457,349	21,884,563	20,330,529	18,795,247	17,278,717
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	33,287,856	31,602,558	29,936,012	28,288,219	26,659,177	25,048,887	23,457,349	21,884,563	20,330,529	18,795,247	17,278,717
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	41,609,820	39,503,197	37,420,015	35,360,273	33,323,971	31,311,109	29,321,686	27,355,704	25,413,162	23,494,059	21,598,396
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	41,609,820	39,503,197	37,420,015	35,360,273	33,323,971	31,311,109	29,321,686	27,355,704	25,413,162	23,494,059	21,598,396
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	57,465,128	54,549,733	51,666,784	48,816,281	45,996,020	43,207,793	40,452,053	37,728,798	35,038,029	32,379,747	29,753,951
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	57,465,128	54,549,733	51,666,784	48,816,281	45,996,020	43,207,793	40,452,053	37,728,798	35,038,029	32,379,747	29,753,951
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	64,621,418	61,332,449	58,080,096	54,864,360	51,685,239	48,542,734	45,436,846	42,367,028	39,333,294	36,336,196	33,375,736
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	64,621,418	61,332,449	58,080,096	54,864,360	51,685,239	48,542,734	45,436,846	42,367,028	39,333,294	36,336,196	33,375,736
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	77,067,398	73,140,398	69,257,126	65,417,581	61,621,764	57,869,675	54,161,312	50,496,677	46,875,769	43,298,589	39,765,137
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	77,067,398	73,140,398	69,257,126	65,417,581	61,621,764	57,869,675	54,161,312	50,496,677	46,875,769	43,298,589	39,765,137
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	107,740,023	102,259,826	96,840,606	91,482,362	86,185,096	80,948,805	75,773,492	70,659,154	65,605,794	60,613,410	55,682,003
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	113,327,281	107,550,415	101,837,837	96,189,546	90,605,543	85,085,828	79,630,402	74,239,263	68,912,413	63,649,850	58,451,575
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	133,389,715	126,578,093	119,842,280	113,182,278	106,598,084	100,089,701	93,657,127	87,300,365	81,019,411	74,814,267	68,684,933
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	107,603,882	102,092,515	96,642,491	91,253,809	85,926,469	80,659,714	75,452,865	70,307,374	65,223,244	60,200,470	55,239,056
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	107,603,882	102,092,515	96,642,491	91,253,809	85,926,469	80,659,714	75,452,865	70,307,374	65,223,244	60,200,470	55,239,056
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,918,745	1,734,950	1,553,395	1,374,079	1,197,004	1,022,169	849,573	679,217	511,101	345,226	180,312
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	100,997	95,956	90,971	86,041	81,169	76,351	71,590	66,885	62,235	57,642	53,105
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	100,997	95,956	90,971	86,041	81,169	76,351	71,590	66,885	62,235	57,642	53,105
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	504,985	479,779	454,853	430,208	405,842	381,757	357,950	334,425	311,178	288,212	265,526
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	504,985	479,779	454,853	430,208	405,842	381,757	357,950	334,425	311,178	288,212	265,526
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	1,009,968	959,558	909,708	860,416	811,684	763,513	715,901	668,849	622,357	576,424	531,051
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	1,009,968	959,558	909,708	860,416	811,684	763,513	715,901	668,849	622,357	576,424	531,051
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,830,345	1,739,793	1,650,245	1,561,700	1,474,158	1,387,619	1,302,084	1,217,553	1,134,024	1,051,498	969,931
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,830,345	1,739,793	1,650,245	1,561,700	1,474,158	1,387,619	1,302,084	1,217,553	1,134,024	1,051,498	969,931
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,745,518	2,609,690	2,475,368	2,342,549	2,211,237	2,081,429	1,953,126	1,826,329	1,701,035	1,577,248	1,454,898
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,745,518	2,609,690	2,475,368	2,342,549	2,211,237	2,081,429	1,953,126	1,826,329	1,701,035	1,577,248	1,454,898
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	3,581,714	3,403,982	3,228,220	3,054,428	2,882,606	2,712,754	2,544,873	2,378,962	2,215,020	2,053,050	1,892,652
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	3,102,403	2,920,978	2,741,638	2,564,384	2,389,214	2,216,129	2,045,130	1,876,215	1,709,384	1,544,639	1,381,980
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	4,477,143	4,254,977	4,035,275	3,818,035	3,603,257	3,390,943	3,181,091	2,973,702	2,768,775	2,566,311	2,365,815
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	4,133,577	3,915,553	3,699,979	3,486,857	3,276,186	3,067,965	2,862,195	2,658,876	2,458,007	2,259,589	2,063,622
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	6,715,714	6,382,466	6,052,912	5,727,051	5,404,886	5,086,414	4,771,637	4,460,553	4,153,164	3,849,468	3,548,723
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	6,715,714	6,382,466	6,052,912	5,727,051	5,404,886	5,086,414	4,771,637	4,460,553	4,153,164	3,849,468	3,548,723
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	8,954,285	8,509,955	8,070,549	7,636,069	7,206,515	6,781,885	6,362,181	5,947,403	5,537,551	5,132,624	4,731,631
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	7,214,957	6,791,787	6,373,477	5,960,029	5,551,442	5,147,716	4,748,850	4,354,846	3,965,702	3,581,419	3,201,997
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	13,293,363	12,634,114	11,981,731	11,334,015	10,693,647	10,060,627	9,434,954	8,816,630	8,205,653	7,602,025	7,005,744
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	13,293,363	12,634,114	11,981,731	11,334,015	10,693,647	10,060,627	9,434,954	8,816,630	8,205,653	7,602,025	7,005,744
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	17,518,403	16,646,560	15,784,386	14,931,881	14,086,133	13,249,251	12,422,089	11,604,647	10,796,925	9,998,923	9,210,640
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	17,996,760	17,090,941	16,195,191	15,307,555	14,429,546	13,561,637	12,703,832	11,856,128	11,018,526	10,191,027	9,373,629
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	26,187,110	24,865,163	23,557,918	22,265,375	20,987,534	19,724,393	18,475,649	17,238,724	16,016,545	14,809,114	13,616,430
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	26,187,110	24,865,163	23,557,918	22,265,375	20,987,534	19,724,393	18,475,649	17,238,724	16,016,545	14,809,114	13,616,430
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	33,287,856	31,602,558	29,936,012	28,288,219	26,659,177	25,048,887	23,457,349	21,884,563	20,330,529	18,795,247	17,278,717
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	33,287,856	31,602,558	29,936,012	28,288,219	26,659,177	25,048,887	23,457,349	21,884,563	20,330,529	18,795,247	17,278,717
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	41,609,820	39,503,197	37,420,015	35,360,273	33,323,971	31,311,109	29,321,686	27,355,704	25,413,162	23,494,059	21,598,396
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	41,609,820	39,503,197	37,420,015	35,360,273	33,323,971	31,311,109	29,321,686	27,355,704	25,413,162	23,494,059	21,598,396
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	57,465,128	54,549,733	51,666,784	48,816,281	45,996,020	43,207,793	40,452,053	37,728,798	35,038,029	32,379,747	29,753,951
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	57,465,128	54,549,733	51,666,784	48,816,281	45,996,020	43,207,793	40,452,053	37,728,798	35,038,029	32,379,747	29,753,951
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	64,621,418	61,332,449	58,080,096	54,864,360	51,685,239	48,542,734	45,436,846	42,367,028	39,333,294	36,336,196	33,375,736
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	64,621,418	61,332,449	58,080,096	54,864,360	51,685,239	48,542,734	45,436,846	42,367,028	39,333,294	36,336,196	33,375,736
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	77,067,398	73,140,398	69,257,126	65,417,581	61,621,764	57,869,675	54,161,312	50,496,677	46,875,769	43,298,589	39,765,137
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	77,067,398	73,140,398	69,257,126	65,417,581	61,621,764	57,869,675	54,161,312	50,496,677	46,875,769	43,298,589	39,765,137
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	107,740,023	102,259,826	96,840,606	91,482,362	86,185,096	80,948,805	75,773,492	70,659,154	65,605,794	60,613,410	55,682,003
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	113,327,281	107,550,415	101,837,837	96,189,546	90,605,543	85,085,828	79,630,402	74,239,263	68,912,413	63,649,850	58,451,575
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	133,389,715	126,578,093	119,842,280	113,182,278	106,598,084	100,089,701	93,657,127	87,300,365	81,019,411	74,814,267	68,684,933
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	107,603,882	102,092,515	96,642,491	91,253,809	85,926,469	80,659,714	75,452,865	70,307,374	65,223,244	60,200,470	55,239,056
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	107,603,882	102,092,515	96,642,491	91,253,809	85,926,469	80,659,714	75,452,865	70,307,374	65,223,244	60,200,470	55,239,056
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,918,745	1,734,950	1,553,395	1,374,079	1,197,004	1,022,169	849,573	679,217	511,101	345,226	180,312
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	100,997	95,956	90,971	86,041	81,169	76,351	71,590	66,885	62,235	57,642	53,105
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	100,997	95,956	90,971	86,041	81,169	76,351	71,590	66,885	62,235	57,642	53,105
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	504,985	479,779	454,853	430,208	405,842	381,757	357,950	334,425	311,178	288,212	265,526
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	504,985	479,779	454,853	430,208	405,842	381,757	357,950	334,425	311,178	288,212	265,526
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	1,009,968	959,558	909,708	860,416	811,684	763,513	715,901	668,849	622,357	576,424	531,051
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	1,009,968	959,558	909,708	860,416	811,684	763,513	715,901	668,849	622,357	576,424	531,051
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,830,345	1,739,793	1,650,245	1,561,700	1,474,158	1,387,619	1,302,084	1,217,553	1,134,024	1,051,498	969,931
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,830,345	1,739,793	1,650,245	1,561,700	1,474,158	1,387,619	1,302,084	1,217,553	1,134,024	1,051,498	969,931
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,745,518	2,609,690	2,475,368	2,342,549	2,211,237	2,081,429	1,953,126	1,826,329	1,701,035	1,577,248	1,454,898
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,745,518	2,609,690	2,475,368	2,342,549	2,211,237	2,081,429	1,953,126	1,826,329	1,701,035	1,577,248	1,454,898
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	3,581,714	3,403,982	3,228,220	3,054,428	2,882,606	2,712,754	2,544,873	2,378,962	2,215,020	2,053,050	1,892,652
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	3,102,403	2,920,978	2,741,638	2,564,384	2,389,214	2,216,129	2,045,130	1,876,215	1,709,384	1,544,639	1,381,980
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	4,477,143	4,254,977	4,035,275	3,818,035	3,603,257	3,390,943	3,181,091	2,973,702	2,768,775	2,566,311	2,365,815
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	4,133,577	3,915,553	3,699,979	3,486,857	3,276,186	3,067,965	2,862,195	2,658,876	2,458,007	2,259,589	2,063,622
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	6,715,714	6,382,466	6,052,912	5,727,051	5,404,886	5,086,414	4,771,637	4,460,553	4,153,164	3,849,468	3,548,723
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	6,715,714	6,382,466	6,052,912	5,727,051	5,404,886	5,086,414	4,771,637	4,460,553	4,153,164	3,849,468	3,548,723
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	8,954,285	8,509,955	8,070,549	7,636,069	7,206,515	6,781,885	6,362,181	5,947,403	5,537,551	5,132,624	4,731,631
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	7,214,957	6,791,787	6,373,477	5,960,029	5,551,442	5,147,716	4,748,850	4,354,846	3,965,702	3,581,419	3,201,997
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	13,293,363	12,634,114	11,981,731	11,334,015	10,693,647	10,060,627	9,434,954	8,816,630	8,205,653	7,602,025	7,005,744
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	13,293,363	12,634,114	11,981,731	11,334,015	10,693,647	10,060,627	9,434,954	8,816,630	8,205,653	7,602,025	7,005,744
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	17,518,403	16,646,560	15,784,386	14,931,881	14,086,133	13,249,251	12,422,089	11,604,647	10,796,925	9,998,923	9,210,640
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	17,996,760	17,090,941	16,195,191	15,307,555	14,429,546	13,561,637	12,703,832	11,856,128	11,018,526	10,191,027	9,373,629
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	26,187,110	24,865,163	23,557,918	22,265,375	20,987,534	19,724,393	18,475,649	17,238,724	16,016,545	14,809,114	13,616,430
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	26,187,110	24,865,163	23,557,918	22,265,375	20,987,534	19,724,393	18,475,649	17,238,724	16,016,545	14,809,114	13,616,430
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	33,287,856	31,602,558	29,936,012	28,288,219	26,659,177	25,048,887	23,457,349	21,884,563	20,330,529	18,795,247	17,278,717
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	33,287,856	31,602,558	29,936,012	28,288,219	26,659,177	25,048,887	23,457,349	21,884,563	20,330,529	18,795,247	17,278,717
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	41,609,820	39,503,197	37,420,015	35,360,273	33,323,971	31,311,109	29,321,686	27,355,704	25,413,162

COTSWOLD DISTRICT COUNCIL Sales value £4,594 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	107,983	102,614	97,305	92,055	86,866	81,735	76,665	71,654	66,702	61,810	56,979
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	107,983	102,614	97,305	92,055	86,866	81,735	76,665	71,654	66,702	61,810	56,979
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	539,916	513,073	486,526	460,279	434,330	408,678	383,325	358,269	333,512	309,053	284,893
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	539,916	513,073	486,526	460,279	434,330	408,678	383,325	358,269	333,512	309,053	284,893
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	1,079,832	1,026,144	973,053	920,558	868,659	817,357	766,649	716,539	667,025	618,107	569,785
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	1,079,832	1,026,144	973,053	920,558	868,659	817,357	766,649	716,539	667,025	618,107	569,785
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,961,046	1,864,381	1,768,788	1,674,266	1,580,815	1,488,436	1,397,127	1,306,891	1,217,724	1,129,482	1,041,759
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,961,046	1,864,381	1,768,788	1,674,266	1,580,815	1,488,436	1,397,127	1,306,891	1,217,724	1,129,482	1,041,759
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,941,569	2,796,572	2,653,182	2,511,399	2,371,222	2,232,654	2,095,691	1,960,335	1,826,587	1,694,223	1,562,638
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,941,569	2,796,572	2,653,182	2,511,399	2,371,222	2,232,654	2,095,691	1,960,335	1,826,587	1,694,223	1,562,638
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,835,483	3,645,870	3,458,360	3,272,953	3,089,647	2,908,444	2,729,343	2,552,344	2,377,448	2,204,008	2,032,004
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	3,351,293	3,158,193	2,967,310	2,778,643	2,592,193	2,407,959	2,225,941	2,046,141	1,868,557	1,693,189	1,520,037
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,794,353	4,557,338	4,322,951	4,091,191	3,862,059	3,635,555	3,411,679	3,190,431	2,971,811	2,755,010	2,540,006
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	4,448,402	4,215,628	3,985,470	3,757,927	3,533,000	3,310,688	3,090,992	2,873,911	2,659,447	2,447,598	2,238,365
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	7,191,530	6,836,008	6,484,426	6,136,787	5,793,089	5,453,333	5,117,519	4,785,646	4,457,715	4,132,515	3,810,009
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	7,191,530	6,836,008	6,484,426	6,136,787	5,793,089	5,453,333	5,117,519	4,785,646	4,457,715	4,132,515	3,810,009
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	9,588,707	9,114,677	8,645,901	8,182,382	7,724,119	7,271,111	6,823,358	6,380,862	5,943,620	5,510,019	5,080,010
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	7,837,182	7,384,824	6,937,656	6,495,677	6,058,888	5,627,289	5,200,881	4,779,660	4,363,631	3,952,791	3,547,142
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	14,231,905	13,525,780	12,827,491	12,137,035	11,454,413	10,779,626	10,112,672	9,453,552	8,802,267	8,158,815	7,519,936
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	14,231,905	13,525,780	12,827,491	12,137,035	11,454,413	10,779,626	10,112,672	9,453,552	8,802,267	8,158,815	7,519,936
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	18,750,233	17,817,409	16,894,798	15,982,545	15,080,646	14,189,104	13,307,918	12,437,088	11,576,614	10,726,496	9,886,608
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	19,211,939	18,246,678	17,292,152	16,348,361	15,415,306	14,492,987	13,581,404	12,680,556	11,790,444	10,911,068	10,042,427
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	27,948,147	26,543,296	25,154,070	23,779,685	22,418,864	21,073,707	19,744,214	18,430,385	17,132,221	15,849,720	14,582,884
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	27,948,147	26,543,296	25,154,070	23,779,685	22,418,864	21,073,707	19,744,214	18,430,385	17,132,221	15,849,720	14,582,884
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	35,509,419	33,719,442	31,949,381	30,199,238	28,469,012	26,758,702	25,068,309	23,397,833	21,747,274	20,113,427	18,499,457
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	35,509,419	33,719,442	31,949,381	30,199,238	28,469,012	26,758,702	25,068,309	23,397,833	21,747,274	20,113,427	18,499,457
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	44,386,774	42,149,302	39,936,728	37,749,048	35,586,264	33,448,377	31,335,386	29,247,291	27,184,092	25,141,783	23,124,322
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	44,386,774	42,149,302	39,936,728	37,749,048	35,586,264	33,448,377	31,335,386	29,247,291	27,184,092	25,141,783	23,124,322
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	61,280,392	58,182,692	55,119,474	52,090,742	49,096,493	46,136,729	43,211,449	40,320,654	37,464,342	34,642,515	31,855,172
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	61,280,392	58,182,692	55,119,474	52,090,742	49,096,493	46,136,729	43,211,449	40,320,654	37,464,342	34,642,515	31,855,172
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	68,896,359	65,404,770	61,952,061	58,538,230	55,163,279	51,827,208	48,530,015	45,271,703	42,052,270	38,871,715	35,730,040
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	68,896,359	65,404,770	61,952,061	58,538,230	55,163,279	51,827,208	48,530,015	45,271,703	42,052,270	38,871,715	35,730,040
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	82,164,598	77,997,025	73,875,856	69,801,093	65,772,736	61,790,783	57,855,236	53,966,093	50,123,355	46,327,024	42,577,097
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	82,164,598	77,997,025	73,875,856	69,801,093	65,772,736	61,790,783	57,855,236	53,966,093	50,123,355	46,327,024	42,577,097
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	114,973,007	109,150,159	103,392,116	97,698,877	92,070,442	86,506,811	81,007,984	75,573,962	70,204,743	64,900,330	59,660,720
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	120,931,395	114,795,505	108,727,912	102,728,615	96,797,615	90,934,912	85,140,505	79,414,395	73,756,582	68,167,064	62,645,843
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	142,344,412	135,110,333	127,956,767	120,883,712	113,891,169	106,979,138	100,147,619	93,396,612	86,726,116	80,136,133	73,626,661
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	114,847,785	108,994,544	103,206,452	97,483,507	91,825,710	86,233,061	80,705,560	75,243,206	69,846,001	64,513,943	59,247,034
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	114,847,785	108,994,544	103,206,452	97,483,507	91,825,710	86,233,061	80,705,560	75,243,206	69,846,001	64,513,943	59,247,034
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	2,210,464	2,012,971	1,817,873	1,625,172	1,434,867	1,246,959	1,061,446	878,330	697,609	519,286	343,358
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	107,983	102,614	97,305	92,055	86,866	81,735	76,665	71,654	66,702	61,810	56,979
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	107,983	102,614	97,305	92,055	86,866	81,735	76,665	71,654	66,702	61,810	56,979
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	539,916	513,073	486,526	460,279	434,330	408,678	383,325	358,269	333,512	309,053	284,893
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	539,916	513,073	486,526	460,279	434,330	408,678	383,325	358,269	333,512	309,053	284,893
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	1,079,832	1,026,144	973,053	920,558	868,659	817,357	766,649	716,539	667,025	618,107	569,785
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	1,079,832	1,026,144	973,053	920,558	868,659	817,357	766,649	716,539	667,025	618,107	569,785
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,961,046	1,864,381	1,768,788	1,674,266	1,580,815	1,488,436	1,397,127	1,306,891	1,217,724	1,129,482	1,041,759
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,961,046	1,864,381	1,768,788	1,674,266	1,580,815	1,488,436	1,397,127	1,306,891	1,217,724	1,129,482	1,041,759
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,941,569	2,796,572	2,653,182	2,511,399	2,371,222	2,232,654	2,095,691	1,960,335	1,826,587	1,694,223	1,562,638
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,941,569	2,796,572	2,653,182	2,511,399	2,371,222	2,232,654	2,095,691	1,960,335	1,826,587	1,694,223	1,562,638
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	3,835,483	3,645,870	3,458,360	3,272,953	3,089,647	2,908,444	2,729,343	2,552,344	2,377,448	2,204,008	2,032,004
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	3,351,293	3,158,193	2,967,310	2,778,643	2,592,193	2,407,959	2,225,941	2,046,141	1,868,557	1,693,189	1,520,037
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	4,794,353	4,557,338	4,322,951	4,091,191	3,862,059	3,635,555	3,411,679	3,190,431	2,971,811	2,755,010	2,540,006
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	4,448,402	4,215,628	3,985,470	3,757,927	3,533,000	3,310,688	3,090,992	2,873,911	2,659,447	2,447,598	2,238,365
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	7,191,530	6,836,008	6,484,426	6,136,787	5,793,089	5,453,333	5,117,519	4,785,646	4,457,715	4,132,515	3,810,009
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	7,191,530	6,836,008	6,484,426	6,136,787	5,793,089	5,453,333	5,117,519	4,785,646	4,457,715	4,132,515	3,810,009
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	9,588,707	9,114,677	8,645,901	8,182,382	7,724,119	7,271,111	6,823,358	6,380,862	5,943,620	5,510,019	5,080,010
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	7,837,182	7,384,824	6,937,656	6,495,677	6,058,888	5,627,289	5,200,881	4,779,660	4,363,631	3,952,791	3,547,142
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	14,231,905	13,525,780	12,827,491	12,137,035	11,454,413	10,779,626	10,112,672	9,453,552	8,802,267	8,158,815	7,519,936
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	14,231,905	13,525,780	12,827,491	12,137,035	11,454,413	10,779,626	10,112,672	9,453,552	8,802,267	8,158,815	7,519,936
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	18,750,233	17,817,409	16,894,798	15,982,545	15,080,646	14,189,104	13,307,918	12,437,088	11,576,614	10,726,496	9,886,608
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	19,211,939	18,246,678	17,292,152	16,348,361	15,415,306	14,492,987	13,581,404	12,680,556	11,790,444	10,911,068	10,042,427
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	27,948,147	26,543,296	25,154,070	23,779,685	22,418,864	21,073,707	19,744,214	18,430,385	17,132,221	15,849,720	14,582,884
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	27,948,147	26,543,296	25,154,070	23,779,685	22,418,864	21,073,707	19,744,214	18,430,385	17,132,221	15,849,720	14,582,884
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	35,509,419	33,719,442	31,949,381	30,199,238	28,469,012	26,758,702	25,068,309	23,397,833	21,747,274	20,113,427	18,499,457
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	35,509,419	33,719,442	31,949,381	30,199,238	28,469,012	26,758,702	25,068,309	23,397,833	21,747,274	20,113,427	18,499,457
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	44,386,774	42,149,302	39,936,728	37,749,048	35,586,264	33,448,377	31,335,386	29,247,291	27,184,092	25,141,783	23,124,322
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	44,386,774	42,149,302	39,936,728	37,749,048	35,586,264	33,448,377	31,335,386	29,247,291	27,184,092	25,141,783	23,124,322
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	61,280,392	58,182,692	55,119,474	52,090,742	49,096,493	46,136,729	43,211,449	40,320,654	37,464,342	34,642,515	31,855,172
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	61,280,392	58,182,692	55,119,474	52,090,742	49,096,493	46,136,729	43,211,449	40,320,654	37,464,342	34,642,515	31,855,172
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	68,896,359	65,404,770	61,952,061	58,538,230	55,163,279	51,827,208	48,530,015	45,271,703	42,052,270	38,871,715	35,730,040
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	68,896,359	65,404,770	61,952,061	58,538,230	55,163,279	51,827,208	48,530,015	45,271,703	42,052,270	38,871,715	35,730,040
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	82,164,598	77,997,025	73,875,856	69,801,093	65,772,736	61,790,783	57,855,236	53,966,093	50,123,355	46,327,024	42,577,097
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	82,164,598	77,997,025	73,875,856	69,801,093	65,772,736	61,790,783	57,855,236	53,966,093	50,123,355	46,327,024	42,577,097
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	114,973,007	109,150,159	103,392,116	97,698,877	92,070,442	86,506,811	81,007,984	75,573,962	70,204,743	64,900,330	59,660,720
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	120,931,395	114,795,505	108,727,912	102,728,615	96,797,615	90,934,912	85,140,505	79,414,395	73,756,582	68,167,064	62,645,843
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	142,344,412	135,110,333	127,956,767	120,883,712	113,891,169	106,979,138	100,147,619	93,396,612	86,726,116	80,136,133	73,626,661
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	114,847,785	108,994,544	103,206,452	97,483,507	91,825,710	86,233,061	80,705,560	75,243,206	69,846,001	64,513,943	59,247,034
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	114,847,785	108,994,544	103,206,452	97,483,507	91,825,710	86,233,061	80,705,560	75,243,206	69,846,001	64,513,943	59,247,034
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	2,210,464	2,012,971	1,817,873	1,625,172	1,434,867	1,246,959	1,061,446	878,330	697,609	519,286	343,358
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	107,983	102,614	97,305	92,055	86,866	81,735	76,665	71,654	66,702	61,810	56,979
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	107,983	102,614	97,305	92,055	86,866	81,735	76,665	71,654	66,702	61,810	56,979
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	539,916	513,073	486,526	460,279	434,330	408,678	383,325	358,269	333,512	309,053	284,893
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	539,916	513,073	486,526	460,279	434,330	408,678	383,325	358,269	333,512	309,053	284,893
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	1,079,832	1,026,144	973,053	920,558	868,659	817,357	766,649	716,539	667,025	618,107	569,785
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	1,079,832	1,026,144	973,053	920,558	868,659	817,357	766,649	716,539	667,025	618,107	569,785
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,961,046	1,864,381	1,768,788	1,674,266	1,580,815	1,488,436	1,397,127	1,306,891	1,217,724	1,129,482	1,041,759
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,961,046	1,864,381	1,768,788	1,674,266	1,580,815	1,488,436	1,397,127	1,306,891	1,217,724	1,129,482	1,041,759
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,941,569	2,796,572	2,653,182	2,511,399	2,371,222	2,232,654	2,095,691	1,960,335	1,826,587	1,694,223	1,562,638
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,941,569	2,796,572	2,653,182	2,511,399	2,371,222	2,232,654	2,095,691	1,960,335	1,826,587	1,694,223	1,562,638
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	3,835,483	3,645,870	3,458,360	3,272,953	3,089,647	2,908,444	2,729,343	2,552,344	2,377,448	2,204,008	2,032,004
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	3,351,293	3,158,193	2,967,310	2,778,643	2,592,193	2,407,959	2,225,941	2,046,141	1,868,557	1,693,189	1,520,037
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	4,794,353	4,557,338	4,322,951	4,091,191	3,862,059	3,635,555	3,411,679	3,190,431	2,971,811	2,755,010	2,540,006
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	4,448,402	4,215,628	3,985,470	3,757,927	3,533,000	3,310,688	3,090,992	2,873,911	2,659,447	2,447,598	2,238,365
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	7,191,530	6,836,008	6,484,426	6,136,787	5,793,089	5,453,333	5,117,519	4,785,646	4,457,715	4,132,515	3,810,009
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	7,191,530	6,836,008	6,484,426	6,136,787	5,793,089	5,453,333	5,117,519	4,785,646	4,457,715	4,132,515	3,810,009
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	9,588,707	9,114,677	8,645,901	8,182,382	7,724,119	7,271,111	6,823,358	6,380,862	5,943,620	5,510,019	5,080,010
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	7,837,182	7,384,824	6,937,656	6,495,677	6,058,888	5,627,289	5,200,881	4,779,660	4,363,631	3,952,791	3,547,142
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	14,231,905	13,525,780	12,827,491	12,137,035	11,454,413	10,779,626	10,112,672	9,453,552	8,802,267	8,158,815	7,519,936
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	14,231,905	13,525,780	12,827,491	12,137,035	11,454,413	10,779,626	10,112,672	9,453,552	8,802,267	8,158,815	7,519,936
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	18,750,233	17,817,409	16,894,798	15,982,545	15,080,646	14,189,104	13,307,918	12,437,088	11,576,614	10,726,496	9,886,608
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	19,211,939	18,246,678	17,292,152	16,348,361	15,415,306	14,492,987	13,581,404	12,680,556	11,790,444	10,911,068	10,042,427
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	27,948,147	26,543,296	25,154,070	23,779,685	22,418,864	21,073,707	19,744,214	18,430,385	17,132,221	15,849,720	14,582,884
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	27,948,147	26,543,296	25,154,070	23,779,685	22,418,864	21,073,707	19,744,214	18,430,385	17,132,221	15,849,720	14,582,884
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	35,509,419	33,719,442	31,949,381	30,199,238	28,469,012	26,758,702	25,068,309	23,397,833	21,747,274	20,113,427	18,499,457
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	35,509,419	33,719,442	31,949,381	30,199,238	28,469,012	26,758,702	25,068,309	23,397,833	21,747,274	20,113,427	18,499,457
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	44,386,774	42,149,302	39,936,728	37,749,048	35,586,264	33

COTSWOLD DISTRICT COUNCIL Sales value £4,691 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	114,970	109,273	103,640	98,070	92,563	87,120	81,740	76,423	71,169	65,979	60,852
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	114,970	109,273	103,640	98,070	92,563	87,120	81,740	76,423	71,169	65,979	60,852
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	574,847	546,365	518,199	490,350	462,816	435,600	408,699	382,114	355,847	329,894	304,259
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	574,847	546,365	518,199	490,350	462,816	435,600	408,699	382,114	355,847	329,894	304,259
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	1,149,696	1,092,731	1,036,399	980,700	925,634	871,199	817,398	764,229	711,693	659,790	608,519
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	1,149,696	1,092,731	1,036,399	980,700	925,634	871,199	817,398	764,229	711,693	659,790	608,519
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	2,091,746	1,988,969	1,887,331	1,786,832	1,687,472	1,589,251	1,492,170	1,396,227	1,301,090	1,206,764	1,113,585
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	2,091,746	1,988,969	1,887,331	1,786,832	1,687,472	1,589,251	1,492,170	1,396,227	1,301,090	1,206,764	1,113,585
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	3,137,620	2,983,454	2,830,997	2,680,247	2,531,208	2,383,877	2,238,255	2,094,342	1,951,635	1,810,145	1,670,378
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	3,137,620	2,983,454	2,830,997	2,680,247	2,531,208	2,383,877	2,238,255	2,094,342	1,951,635	1,810,145	1,670,378
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	4,089,252	3,887,759	3,688,502	3,491,478	3,296,689	3,104,134	2,913,814	2,725,728	2,538,814	2,353,960	2,171,357
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	3,600,183	3,395,408	3,192,981	2,992,902	2,795,171	2,599,789	2,406,754	2,216,067	2,027,728	1,841,737	1,658,095
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	5,111,564	4,859,699	4,610,627	4,364,347	4,120,861	3,880,168	3,642,267	3,407,160	3,173,518	2,942,449	2,714,196
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	4,763,227	4,515,703	4,270,960	4,028,996	3,789,813	3,553,411	3,319,790	3,088,948	2,860,887	2,635,607	2,413,107
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	7,667,346	7,289,549	6,915,940	6,546,522	6,181,292	5,820,251	5,463,401	5,110,739	4,760,277	4,413,674	4,071,294
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	7,667,346	7,289,549	6,915,940	6,546,522	6,181,292	5,820,251	5,463,401	5,110,739	4,760,277	4,413,674	4,071,294
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	10,223,128	9,719,397	9,221,254	8,728,695	8,241,723	7,760,336	7,284,534	6,814,320	6,347,035	5,884,899	5,428,391
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	8,459,407	7,977,861	7,501,834	7,031,325	6,566,335	6,106,864	5,652,911	5,204,476	4,761,561	4,324,164	3,892,286
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	15,164,601	14,414,766	13,673,250	12,940,055	12,215,180	11,498,625	10,790,389	10,090,474	9,398,836	8,711,366	8,032,274
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	15,164,601	14,414,766	13,673,250	12,940,055	12,215,180	11,498,625	10,790,389	10,090,474	9,398,836	8,711,366	8,032,274
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	19,969,889	18,979,719	18,000,540	17,032,353	16,075,159	15,128,958	14,193,747	13,269,529	12,356,304	11,452,957	10,556,671
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	20,421,682	19,399,475	18,388,636	17,389,167	16,401,068	15,424,337	14,458,976	13,504,984	12,562,362	11,631,108	10,711,224
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	29,705,372	28,215,154	26,741,516	25,284,460	23,843,985	22,420,091	21,012,779	19,622,047	18,247,895	16,890,327	15,549,338
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	29,705,372	28,215,154	26,741,516	25,284,460	23,843,985	22,420,091	21,012,779	19,622,047	18,247,895	16,890,327	15,549,338
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	37,730,983	35,836,325	33,962,751	32,110,257	30,278,847	28,468,517	26,677,091	24,906,008	23,156,050	21,427,217	19,719,508
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	37,730,983	35,836,325	33,962,751	32,110,257	30,278,847	28,468,517	26,677,091	24,906,008	23,156,050	21,427,217	19,719,508
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	47,163,728	44,795,408	42,453,439	40,137,822	37,848,558	35,585,646	33,346,364	31,132,510	28,945,062	26,784,021	24,649,385
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	47,163,728	44,795,408	42,453,439	40,137,822	37,848,558	35,585,646	33,346,364	31,132,510	28,945,062	26,784,021	24,649,385
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	65,086,995	61,809,765	58,569,016	55,364,751	52,196,967	49,065,665	45,970,846	42,912,509	39,890,655	36,905,283	33,956,393
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	65,086,995	61,809,765	58,569,016	55,364,751	52,196,967	49,065,665	45,970,846	42,912,509	39,890,655	36,905,283	33,956,393
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	73,163,688	69,470,709	65,818,851	62,208,115	58,638,499	55,110,003	51,622,630	48,176,377	44,771,245	41,407,234	38,084,345
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	73,163,688	69,470,709	65,818,851	62,208,115	58,638,499	55,110,003	51,622,630	48,176,377	44,771,245	41,407,234	38,084,345
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	87,261,799	82,853,652	78,494,587	74,184,605	69,923,706	65,711,890	61,549,158	57,435,507	53,370,828	49,354,668	45,387,609
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	87,261,799	82,853,652	78,494,587	74,184,605	69,923,706	65,711,890	61,549,158	57,435,507	53,370,828	49,354,668	45,387,609
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	122,178,417	116,015,793	109,921,755	103,896,303	97,939,436	92,051,155	86,231,459	80,480,350	74,797,826	69,183,888	63,638,535
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	128,507,329	122,014,060	115,593,064	109,244,344	102,967,897	96,763,725	90,631,826	84,572,203	78,584,853	72,669,778	66,826,977
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	151,270,021	143,615,435	136,046,053	128,561,877	121,162,907	113,849,142	106,620,584	99,477,231	92,419,084	85,446,142	78,558,407
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	122,075,557	115,882,857	109,759,092	103,704,263	97,718,369	91,801,411	85,953,388	80,173,908	74,461,466	68,817,978	63,243,443
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	122,075,557	115,882,857	109,759,092	103,704,263	97,718,369	91,801,411	85,953,388	80,173,908	74,461,466	68,817,978	63,243,443
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	2,502,182	2,290,991	2,082,352	1,876,265	1,672,730	1,471,749	1,273,319	1,077,442	884,118	693,346	505,126
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	114,970	109,273	103,640	98,070	92,563	87,120	81,740	76,423	71,169	65,979	60,852
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	114,970	109,273	103,640	98,070	92,563	87,120	81,740	76,423	71,169	65,979	60,852
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	574,847	546,365	518,199	490,350	462,816	435,600	408,699	382,114	355,847	329,894	304,259
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	574,847	546,365	518,199	490,350	462,816	435,600	408,699	382,114	355,847	329,894	304,259
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	1,149,696	1,092,731	1,036,399	980,700	925,634	871,199	817,398	764,229	711,693	659,790	608,519
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	1,149,696	1,092,731	1,036,399	980,700	925,634	871,199	817,398	764,229	711,693	659,790	608,519
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	2,091,746	1,988,969	1,887,331	1,786,832	1,687,472	1,589,251	1,492,170	1,396,227	1,301,090	1,206,764	1,113,585
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	2,091,746	1,988,969	1,887,331	1,786,832	1,687,472	1,589,251	1,492,170	1,396,227	1,301,090	1,206,764	1,113,585
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	3,137,620	2,983,454	2,830,997	2,680,247	2,531,208	2,383,877	2,238,255	2,094,342	1,951,635	1,810,145	1,670,378
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	3,137,620	2,983,454	2,830,997	2,680,247	2,531,208	2,383,877	2,238,255	2,094,342	1,951,635	1,810,145	1,670,378
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	4,089,252	3,887,759	3,688,502	3,491,478	3,296,689	3,104,134	2,913,814	2,725,728	2,538,814	2,353,960	2,171,357
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	3,600,183	3,395,408	3,192,981	2,992,902	2,795,171	2,599,789	2,406,754	2,216,067	2,027,728	1,841,737	1,658,095
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	5,111,564	4,859,699	4,610,627	4,364,347	4,120,861	3,880,168	3,642,267	3,407,160	3,173,518	2,942,449	2,714,196
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	4,763,227	4,515,703	4,270,960	4,028,996	3,789,813	3,553,411	3,319,790	3,088,948	2,860,887	2,635,607	2,413,107
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	7,667,346	7,289,549	6,915,940	6,546,522	6,181,292	5,820,251	5,463,401	5,110,739	4,760,277	4,413,674	4,071,294
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	7,667,346	7,289,549	6,915,940	6,546,522	6,181,292	5,820,251	5,463,401	5,110,739	4,760,277	4,413,674	4,071,294
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	10,223,128	9,719,397	9,221,254	8,728,695	8,241,723	7,760,336	7,284,534	6,814,320	6,347,035	5,884,899	5,428,391
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	8,459,407	7,977,861	7,501,834	7,031,325	6,566,335	6,106,864	5,652,911	5,204,476	4,761,561	4,324,164	3,892,286
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	15,164,601	14,414,766	13,673,250	12,940,055	12,215,180	11,498,625	10,790,389	10,090,474	9,398,836	8,711,366	8,032,274
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	15,164,601	14,414,766	13,673,250	12,940,055	12,215,180	11,498,625	10,790,389	10,090,474	9,398,836	8,711,366	8,032,274
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	19,969,889	18,979,719	18,000,540	17,032,353	16,075,159	15,128,958	14,193,747	13,269,529	12,356,304	11,452,957	10,556,671
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	20,421,682	19,399,475	18,388,636	17,389,167	16,401,068	15,424,337	14,458,976	13,504,984	12,562,362	11,631,108	10,711,224
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	29,705,372	28,215,154	26,741,516	25,284,460	23,843,985	22,420,091	21,012,779	19,622,047	18,247,895	16,890,327	15,549,338
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	29,705,372	28,215,154	26,741,516	25,284,460	23,843,985	22,420,091	21,012,779	19,622,047	18,247,895	16,890,327	15,549,338
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	37,730,983	35,836,325	33,962,751	32,110,257	30,278,847	28,468,517	26,677,091	24,906,008	23,156,050	21,427,217	19,719,508
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	37,730,983	35,836,325	33,962,751	32,110,257	30,278,847	28,468,517	26,677,091	24,906,008	23,156,050	21,427,217	19,719,508
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	47,163,728	44,795,408	42,453,439	40,137,822	37,848,558	35,585,646	33,346,364	31,132,510	28,945,062	26,784,021	24,649,385
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	47,163,728	44,795,408	42,453,439	40,137,822	37,848,558	35,585,646	33,346,364	31,132,510	28,945,062	26,784,021	24,649,385
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	65,086,995	61,809,765	58,569,016	55,364,751	52,196,967	49,065,665	45,970,846	42,912,509	39,890,655	36,905,283	33,956,393
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	65,086,995	61,809,765	58,569,016	55,364,751	52,196,967	49,065,665	45,970,846	42,912,509	39,890,655	36,905,283	33,956,393
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	73,163,688	69,470,709	65,818,851	62,208,115	58,638,499	55,110,003	51,622,630	48,176,377	44,771,245	41,407,234	38,084,345
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	73,163,688	69,470,709	65,818,851	62,208,115	58,638,499	55,110,003	51,622,630	48,176,377	44,771,245	41,407,234	38,084,345
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	87,261,799	82,853,652	78,494,587	74,184,605	69,923,706	65,711,890	61,549,158	57,435,507	53,370,828	49,354,668	45,387,609
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	87,261,799	82,853,652	78,494,587	74,184,605	69,923,706	65,711,890	61,549,158	57,435,507	53,370,828	49,354,668	45,387,609
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	122,178,417	116,015,793	109,921,755	103,896,303	97,939,436	92,051,155	86,231,459	80,480,350	74,797,826	69,183,888	63,638,535
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	128,507,329	122,014,060	115,593,064	109,244,344	102,967,897	96,763,725	90,631,826	84,572,203	78,584,853	72,669,778	66,826,977
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	151,270,021	143,615,435	136,046,053	128,561,877	121,162,907	113,849,142	106,620,584	99,477,231	92,419,084	85,446,142	78,558,407
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	122,075,557	115,882,857	109,759,092	103,704,263	97,718,369	91,801,411	85,953,388	80,173,908	74,461,466	68,817,978	63,243,443
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	122,075,557	115,882,857	109,759,092	103,704,263	97,718,369	91,801,411	85,953,388	80,173,908	74,461,466	68,817,978	63,243,443
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	2,502,182	2,290,991	2,082,352	1,876,265	1,672,730	1,471,749	1,273,319	1,077,442	884,118	693,346	505,126
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	114,970	109,273	103,640	98,070	92,563	87,120	81,740	76,423	71,169	65,979	60,852
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	114,970	109,273	103,640	98,070	92,563	87,120	81,740	76,423	71,169	65,979	60,852
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	574,847	546,365	518,199	490,350	462,816	435,600	408,699	382,114	355,847	329,894	304,259
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	574,847	546,365	518,199	490,350	462,816	435,600	408,699	382,114	355,847	329,894	304,259
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	1,149,696	1,092,731	1,036,399	980,700	925,634	871,199	817,398	764,229	711,693	659,790	608,519
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	1,149,696	1,092,731	1,036,399	980,700	925,634	871,199	817,398	764,229	711,693	659,790	608,519
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	2,091,746	1,988,969	1,887,331	1,786,832	1,687,472	1,589,251	1,492,170	1,396,227	1,301,090	1,206,764	1,113,585
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	2,091,746	1,988,969	1,887,331	1,786,832	1,687,472	1,589,251	1,492,170	1,396,227	1,301,090	1,206,764	1,113,585
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	3,137,620	2,983,454	2,830,997	2,680,247	2,531,208	2,383,877	2,238,255	2,094,342	1,951,635	1,810,145	1,670,378
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	3,137,620	2,983,454	2,830,997	2,680,247	2,531,208	2,383,877	2,238,255	2,094,342	1,951,635	1,810,145	1,670,378
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	4,089,252	3,887,759	3,688,502	3,491,478	3,296,689	3,104,134	2,913,814	2,725,728	2,538,814	2,353,960	2,171,357
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	3,600,183	3,395,408	3,192,981	2,992,902	2,795,171	2,599,789	2,406,754	2,216,067	2,027,728	1,841,737	1,658,095
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	5,111,564	4,859,699	4,610,627	4,364,347	4,120,861	3,880,168	3,642,267	3,407,160	3,173,518	2,942,449	2,714,196
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	4,763,227	4,515,703	4,270,960	4,028,996	3,789,813	3,553,411	3,319,790	3,088,948	2,860,887	2,635,607	2,413,107
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	7,667,346	7,289,549	6,915,940	6,546,522	6,181,292	5,820,251	5,463,401	5,110,739	4,760,277	4,413,674	4,071,294
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	7,667,346	7,289,549	6,915,940	6,546,522	6,181,292	5,820,251	5,463,401	5,110,739	4,760,277	4,413,674	4,071,294
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	10,223,128	9,719,397	9,221,254	8,728,695	8,241,723	7,760,336	7,284,534	6,814,320	6,347,035	5,884,899	5,428,391
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	8,459,407	7,977,861	7,501,834	7,031,325	6,566,335	6,106,864	5,652,911	5,204,476	4,761,561	4,324,164	3,892,286
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	15,164,601	14,414,766	13,673,250	12,940,055	12,215,180	11,498,625	10,790,389	10,090,474	9,398,836	8,711,366	8,032,274
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	15,164,601	14,414,766	13,673,250	12,940,055	12,215,180	11,498,625	10,790,389	10,090,474	9,398,836	8,711,366	8,032,274
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	19,969,889	18,979,719	18,000,540	17,032,353	16,075,159	15,128,958	14,193,747	13,269,529	12,356,304	11,452,957	10,556,671
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	20,421,682	19,399,475	18,388,636	17,389,167	16,401,068	15,424,337	14,458,976	13,504,984	12,562,362	11,631,108	10,711,224
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	29,705,372	28,215,154	26,741,516	25,284,460	23,843,985	22,420,091	21,012,779	19,622,047	18,247,895	16,890,327	15,549,338
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	29,705,372	28,215,154	26,741,516	25,284,460	23,843,985	22,420,091	21,012,779	19,622,047	18,247,895	16,890,327	15,549,338
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	37,730,983	35,836,325	33,962,751	32,110,257	30,278,847	28,468,517	26,677,091	24,906,008	23,156,050	21,427,217	19,719,508
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	37,730,983	35,836,325	33,962,751	32,110,257	30,278,847	28,468,517	26,677,091	24,906,008	23,156,050	21,427,217	19,719,508
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	47,163,728	44,795,408	42,453,439	40

COTSWOLD DISTRICT COUNCIL Sales value £4,788 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	121,956	115,931	109,974	104,084	98,261	92,504	86,815	81,192	75,636	70,147	64,726
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	121,956	115,931	109,974	104,084	98,261	92,504	86,815	81,192	75,636	70,147	64,726
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	609,780	579,658	549,873	520,421	491,304	462,521	434,073	405,960	378,180	350,736	323,626
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	609,780	579,658	549,873	520,421	491,304	462,521	434,073	405,960	378,180	350,736	323,626
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	1,219,559	1,159,318	1,099,745	1,040,842	982,608	925,043	868,146	811,919	756,361	701,473	647,253
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	1,219,559	1,159,318	1,099,745	1,040,842	982,608	925,043	868,146	811,919	756,361	701,473	647,253
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	2,222,447	2,113,557	2,005,874	1,899,397	1,794,129	1,690,067	1,587,213	1,484,957	1,383,892	1,284,044	1,185,413
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	2,222,447	2,113,557	2,005,874	1,899,397	1,794,129	1,690,067	1,587,213	1,484,957	1,383,892	1,284,044	1,185,413
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	3,333,671	3,170,335	3,008,811	2,849,097	2,691,194	2,535,101	2,380,819	2,227,435	2,075,839	1,926,067	1,778,118
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	3,333,671	3,170,335	3,008,811	2,849,097	2,691,194	2,535,101	2,380,819	2,227,435	2,075,839	1,926,067	1,778,118
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	4,343,019	4,129,648	3,918,642	3,710,003	3,503,731	3,299,824	3,097,813	2,897,463	2,699,496	2,503,911	2,310,709
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	3,849,073	3,632,623	3,418,652	3,207,161	2,998,150	2,791,618	2,587,566	2,385,993	2,186,900	1,990,286	1,796,152
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	5,428,774	5,162,060	4,898,303	4,637,504	4,379,664	4,124,780	3,872,267	3,621,829	3,374,370	3,129,889	2,888,385
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	5,078,053	4,815,778	4,556,449	4,300,065	4,046,628	3,796,134	3,548,586	3,303,984	3,062,327	2,823,323	2,586,118
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	8,143,162	7,743,090	7,347,455	6,956,256	6,569,495	6,187,171	5,808,400	5,432,744	5,061,555	4,694,833	4,332,578
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	8,143,162	7,743,090	7,347,455	6,956,256	6,569,495	6,187,171	5,808,400	5,432,744	5,061,555	4,694,833	4,332,578
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	10,857,549	10,324,119	9,796,606	9,275,009	8,759,326	8,249,561	7,744,534	7,243,659	6,748,740	6,259,777	5,776,772
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	9,081,632	8,570,898	8,066,012	7,566,973	7,073,781	6,586,437	6,104,941	5,629,292	5,159,491	4,695,536	4,237,429
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	16,097,297	15,303,750	14,519,010	13,743,075	12,975,946	12,217,623	11,468,107	10,725,580	9,989,730	9,262,740	8,544,611
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	16,097,297	15,303,750	14,519,010	13,743,075	12,975,946	12,217,623	11,468,107	10,725,580	9,989,730	9,262,740	8,544,611
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	21,189,403	20,142,028	19,106,281	18,082,163	17,069,672	16,068,810	15,079,575	14,101,970	13,133,250	12,174,144	11,226,733
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	21,631,424	20,552,271	19,485,121	18,429,973	17,386,828	16,355,687	15,336,548	14,329,412	13,334,280	12,351,149	11,378,787
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	31,454,611	29,881,988	28,326,863	26,789,236	25,269,106	23,766,475	22,281,343	20,813,708	19,363,571	17,930,933	16,515,792
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	31,454,611	29,881,988	28,326,863	26,789,236	25,269,106	23,766,475	22,281,343	20,813,708	19,363,571	17,930,933	16,515,792
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	39,952,545	37,953,210	35,975,095	34,017,659	32,082,507	30,169,640	28,279,055	26,410,755	24,564,739	22,741,007	20,939,559
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	39,952,545	37,953,210	35,975,095	34,017,659	32,082,507	30,169,640	28,279,055	26,410,755	24,564,739	22,741,007	20,939,559
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	49,940,681	47,441,512	44,968,869	42,522,073	40,103,134	37,712,049	35,348,820	33,013,444	30,705,924	28,426,259	26,174,448
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	49,940,681	47,441,512	44,968,869	42,522,073	40,103,134	37,712,049	35,348,820	33,013,444	30,705,924	28,426,259	26,174,448
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	68,893,598	65,436,838	62,018,558	58,638,759	55,297,440	51,994,601	48,730,243	45,504,365	42,316,968	39,168,050	36,057,614
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	68,893,598	65,436,838	62,018,558	58,638,759	55,297,440	51,994,601	48,730,243	45,504,365	42,316,968	39,168,050	36,057,614
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	77,431,017	73,536,648	69,685,642	65,877,999	62,113,718	58,392,800	54,715,245	51,081,051	47,490,221	43,942,753	40,438,649
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	77,431,017	73,536,648	69,685,642	65,877,999	62,113,718	58,392,800	54,715,245	51,081,051	47,490,221	43,942,753	40,438,649
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	92,347,006	87,698,259	83,101,281	78,556,075	74,062,637	69,620,970	65,231,073	60,892,946	56,606,589	52,372,002	48,189,184
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	92,347,006	87,698,259	83,101,281	78,556,075	74,062,637	69,620,970	65,231,073	60,892,946	56,606,589	52,372,002	48,189,184
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	129,383,827	122,881,427	116,451,394	110,093,728	103,808,430	97,595,498	91,454,934	85,386,738	79,390,908	73,467,446	67,615,989
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	136,083,262	129,232,614	122,458,217	115,760,072	109,138,179	102,592,538	96,123,149	89,730,011	83,413,126	77,172,492	71,008,111
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	160,193,268	152,117,640	144,131,903	136,236,059	128,430,107	120,714,046	113,087,879	105,551,603	98,105,218	90,748,727	83,482,127
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	129,296,209	122,762,693	116,301,907	109,913,851	103,598,523	97,355,923	91,186,053	85,088,913	79,064,501	73,112,819	67,233,866
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	129,296,209	122,762,693	116,301,907	109,913,851	103,598,523	97,355,923	91,186,053	85,088,913	79,064,501	73,112,819	67,233,866
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	2,793,901	2,569,011	2,346,830	2,127,357	1,910,593	1,696,539	1,485,192	1,276,555	1,070,626	867,406	666,894
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	121,956	115,931	109,974	104,084	98,261	92,504	86,815	81,192	75,636	70,147	64,726
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	121,956	115,931	109,974	104,084	98,261	92,504	86,815	81,192	75,636	70,147	64,726
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	609,780	579,658	549,873	520,421	491,304	462,521	434,073	405,960	378,180	350,736	323,626
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	609,780	579,658	549,873	520,421	491,304	462,521	434,073	405,960	378,180	350,736	323,626
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	1,219,559	1,159,318	1,099,745	1,040,842	982,608	925,043	868,146	811,919	756,361	701,473	647,253
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	1,219,559	1,159,318	1,099,745	1,040,842	982,608	925,043	868,146	811,919	756,361	701,473	647,253
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	2,222,447	2,113,557	2,005,874	1,899,397	1,794,129	1,690,067	1,587,213	1,484,957	1,383,892	1,284,044	1,185,413
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	2,222,447	2,113,557	2,005,874	1,899,397	1,794,129	1,690,067	1,587,213	1,484,957	1,383,892	1,284,044	1,185,413
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	3,333,671	3,170,335	3,008,811	2,849,097	2,691,194	2,535,101	2,380,819	2,227,435	2,075,839	1,926,067	1,778,118
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	3,333,671	3,170,335	3,008,811	2,849,097	2,691,194	2,535,101	2,380,819	2,227,435	2,075,839	1,926,067	1,778,118
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	4,343,019	4,129,648	3,918,642	3,710,003	3,503,731	3,299,824	3,097,813	2,897,463	2,699,496	2,503,911	2,310,709
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	3,849,073	3,632,623	3,418,652	3,207,161	2,998,150	2,791,618	2,587,566	2,385,993	2,186,900	1,990,286	1,796,152
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	5,428,774	5,162,060	4,898,303	4,637,504	4,379,664	4,124,780	3,872,267	3,621,829	3,374,370	3,129,889	2,888,385
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	5,078,053	4,815,778	4,556,449	4,300,065	4,046,628	3,796,134	3,548,586	3,303,984	3,062,327	2,823,323	2,586,118
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	8,143,162	7,743,090	7,347,455	6,956,256	6,569,495	6,187,171	5,808,400	5,432,744	5,061,555	4,694,833	4,332,578
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	8,143,162	7,743,090	7,347,455	6,956,256	6,569,495	6,187,171	5,808,400	5,432,744	5,061,555	4,694,833	4,332,578
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	10,857,549	10,324,119	9,796,606	9,275,009	8,759,326	8,249,561	7,744,534	7,243,659	6,748,740	6,259,777	5,776,772
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	9,081,632	8,570,898	8,066,012	7,566,973	7,073,781	6,586,437	6,104,941	5,629,292	5,159,491	4,695,536	4,237,429
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	16,097,297	15,303,750	14,519,010	13,743,075	12,975,946	12,217,623	11,468,107	10,725,580	9,989,730	9,262,740	8,544,611
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	16,097,297	15,303,750	14,519,010	13,743,075	12,975,946	12,217,623	11,468,107	10,725,580	9,989,730	9,262,740	8,544,611
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	21,189,403	20,142,028	19,106,281	18,082,163	17,069,672	16,068,810	15,079,575	14,101,970	13,133,250	12,174,144	11,226,733
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	21,631,424	20,552,271	19,485,121	18,429,973	17,386,828	16,355,687	15,336,548	14,329,412	13,334,280	12,351,149	11,378,787
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	31,454,611	29,881,988	28,326,863	26,789,236	25,269,106	23,766,475	22,281,343	20,813,708	19,363,571	17,930,933	16,515,792
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	31,454,611	29,881,988	28,326,863	26,789,236	25,269,106	23,766,475	22,281,343	20,813,708	19,363,571	17,930,933	16,515,792
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	39,952,545	37,953,210	35,975,095	34,017,659	32,082,507	30,169,640	28,279,055	26,410,755	24,564,739	22,741,007	20,939,559
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	39,952,545	37,953,210	35,975,095	34,017,659	32,082,507	30,169,640	28,279,055	26,410,755	24,564,739	22,741,007	20,939,559
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	49,940,681	47,441,512	44,968,869	42,522,073	40,103,134	37,712,049	35,348,820	33,013,444	30,705,924	28,426,259	26,174,448
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	49,940,681	47,441,512	44,968,869	42,522,073	40,103,134	37,712,049	35,348,820	33,013,444	30,705,924	28,426,259	26,174,448
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	68,893,598	65,436,838	62,018,558	58,638,759	55,297,440	51,994,601	48,730,243	45,504,365	42,316,968	39,168,050	36,057,614
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	68,893,598	65,436,838	62,018,558	58,638,759	55,297,440	51,994,601	48,730,243	45,504,365	42,316,968	39,168,050	36,057,614
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	77,431,017	73,536,648	69,685,642	65,877,999	62,113,718	58,392,800	54,715,245	51,081,051	47,490,221	43,942,753	40,438,649
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	77,431,017	73,536,648	69,685,642	65,877,999	62,113,718	58,392,800	54,715,245	51,081,051	47,490,221	43,942,753	40,438,649
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	92,347,006	87,698,259	83,101,281	78,556,075	74,062,637	69,620,970	65,231,073	60,892,946	56,606,589	52,372,002	48,189,184
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	92,347,006	87,698,259	83,101,281	78,556,075	74,062,637	69,620,970	65,231,073	60,892,946	56,606,589	52,372,002	48,189,184
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	129,383,827	122,881,427	116,451,394	110,093,728	103,808,430	97,595,498	91,454,934	85,386,738	79,390,908	73,467,446	67,615,989
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	136,083,262	129,232,614	122,458,217	115,760,072	109,138,179	102,592,538	96,123,149	89,730,011	83,413,126	77,172,492	71,008,111
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	160,193,268	152,117,640	144,131,903	136,236,059	128,430,107	120,714,046	113,087,879	105,551,603	98,105,218	90,748,727	83,482,127
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	129,296,209	122,762,693	116,301,907	109,913,851	103,598,523	97,355,923	91,186,053	85,088,913	79,064,501	73,112,819	67,233,866
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	129,296,209	122,762,693	116,301,907	109,913,851	103,598,523	97,355,923	91,186,053	85,088,913	79,064,501	73,112,819	67,233,866
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	2,793,901	2,569,011	2,346,830	2,127,357	1,910,593	1,696,539	1,485,192	1,276,555	1,070,626	867,406	666,894
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	121,956	115,931	109,974	104,084	98,261	92,504	86,815	81,192	75,636	70,147	64,726
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	121,956	115,931	109,974	104,084	98,261	92,504	86,815	81,192	75,636	70,147	64,726
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	609,780	579,658	549,873	520,421	491,304	462,521	434,073	405,960	378,180	350,736	323,626
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	609,780	579,658	549,873	520,421	491,304	462,521	434,073	405,960	378,180	350,736	323,626
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	1,219,559	1,159,318	1,099,745	1,040,842	982,608	925,043	868,146	811,919	756,361	701,473	647,253
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	1,219,559	1,159,318	1,099,745	1,040,842	982,608	925,043	868,146	811,919	756,361	701,473	647,253
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	2,222,447	2,113,557	2,005,874	1,899,397	1,794,129	1,690,067	1,587,213	1,484,957	1,383,892	1,284,044	1,185,413
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	2,222,447	2,113,557	2,005,874	1,899,397	1,794,129	1,690,067	1,587,213	1,484,957	1,383,892	1,284,044	1,185,413
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	3,333,671	3,170,335	3,008,811	2,849,097	2,691,194	2,535,101	2,380,819	2,227,435	2,075,839	1,926,067	1,778,118
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	3,333,671	3,170,335	3,008,811	2,849,097	2,691,194	2,535,101	2,380,819	2,227,435	2,075,839	1,926,067	1,778,118
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	4,343,019	4,129,648	3,918,642	3,710,003	3,503,731	3,299,824	3,097,813	2,897,463	2,699,496	2,503,911	2,310,709
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	3,849,073	3,632,623	3,418,652	3,207,161	2,998,150	2,791,618	2,587,566	2,385,993	2,186,900	1,990,286	1,796,152
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	5,428,774	5,162,060	4,898,303	4,637,504	4,379,664	4,124,780	3,872,267	3,621,829	3,374,370	3,129,889	2,888,385
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	5,078,053	4,815,778	4,556,449	4,300,065	4,046,628	3,796,134	3,548,586	3,303,984	3,062,327	2,823,323	2,586,118
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	8,143,162	7,743,090	7,347,455	6,956,256	6,569,495	6,187,171	5,808,400	5,432,744	5,061,555	4,694,833	4,332,578
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	8,143,162	7,743,090	7,347,455	6,956,256	6,569,495	6,187,171	5,808,400	5,432,744	5,061,555	4,694,833	4,332,578
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	10,857,549	10,324,119	9,796,606	9,275,009	8,759,326	8,249,561	7,744,534	7,243,659	6,748,740	6,259,777	5,776,772
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	9,081,632	8,570,898	8,066,012	7,566,973	7,073,781	6,586,437	6,104,941	5,629,292	5,159,491	4,695,536	4,237,429
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	16,097,297	15,303,750	14,519,010	13,743,075	12,975,946	12,217,623	11,468,107	10,725,580	9,989,730	9,262,740	8,544,611
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	16,097,297	15,303,750	14,519,010	13,743,075	12,975,946	12,217,623	11,468,107	10,725,580	9,989,730	9,262,740	8,544,611
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	21,189,403	20,142,028	19,106,281	18,082,163	17,069,672	16,068,810	15,079,575	14,101,970	13,133,250	12,174,144	11,226,733
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	21,631,424	20,552,271	19,485,121	18,429,973	17,386,828	16,355,687	15,336,548	14,329,412	13,334,280	12,351,149	11,378,787
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	31,454,611	29,881,988	28,326,863	26,789,236	25,269,106	23,766,475	22,281,343	20,813,708	19,363,571	17,930,933	16,515,792
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	31,454,611	29,881,988	28,326,863	26,789,236	25,269,106	23,766,475	22,281,343	20,813,708	19,363,571	17,930,933	16,515,792
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	39,952,545	37,953,210	35,975,095	34,017,659	32,082,507	30,169,640	28,279,055	26,410,755	24,564,739	22,741,007	20,939,559
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	39,952,545	37,953,210	35,975,095	34,017,659	32,082,507	30,169,640	28,279,055	26,410,755	24,564,739	22,741,007	20,939,559
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	49,940,681	47,441,512	44,968,869	42,522,073	40,103,134	37,712,049	35,348,820	33,013,

COTSWOLD DISTRICT COUNCIL Sales value £4,884 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	128,942	122,591	116,309	110,098	103,958	97,889	91,890	85,961	80,103	74,316	68,599
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	128,942	122,591	116,309	110,098	103,958	97,889	91,890	85,961	80,103	74,316	68,599
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	644,711	612,952	581,546	550,492	519,791	489,443	459,447	429,805	400,515	371,577	342,993
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	644,711	612,952	581,546	550,492	519,791	489,443	459,447	429,805	400,515	371,577	342,993
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	1,289,423	1,225,904	1,163,091	1,100,984	1,039,582	978,885	918,894	859,610	801,030	743,155	685,987
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	1,289,423	1,225,904	1,163,091	1,100,984	1,039,582	978,885	918,894	859,610	801,030	743,155	685,987
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	2,353,148	2,238,145	2,124,417	2,011,963	1,900,786	1,790,504	1,681,285	1,573,348	1,466,696	1,361,326	1,257,239
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	2,353,148	2,238,145	2,124,417	2,011,963	1,900,786	1,790,504	1,681,285	1,573,348	1,466,696	1,361,326	1,257,239
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	3,529,722	3,357,217	3,186,624	3,017,946	2,851,179	2,685,757	2,521,928	2,360,022	2,200,044	2,041,989	1,885,859
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	3,529,722	3,357,217	3,186,624	3,017,946	2,851,179	2,685,757	2,521,928	2,360,022	2,200,044	2,041,989	1,885,859
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	4,596,788	4,371,537	4,148,783	3,928,528	3,710,574	3,494,205	3,280,349	3,069,007	2,860,178	2,653,863	2,450,061
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	4,097,963	3,869,837	3,644,323	3,421,420	3,201,128	2,983,448	2,768,377	2,555,920	2,346,071	2,138,836	1,934,210
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	5,745,985	5,464,420	5,185,979	4,910,660	4,638,218	4,367,757	4,100,437	3,836,258	3,575,222	3,317,328	3,062,576
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	5,392,879	5,115,854	4,841,939	4,571,135	4,303,441	4,038,857	3,777,383	3,519,019	3,262,770	3,009,283	2,758,924
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	8,618,978	8,196,631	7,778,969	7,365,991	6,957,327	6,551,634	6,150,654	5,754,387	5,362,833	4,975,992	4,593,863
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	8,618,978	8,196,631	7,778,969	7,365,991	6,957,327	6,551,634	6,150,654	5,754,387	5,362,833	4,975,992	4,593,863
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	11,491,970	10,928,841	10,371,959	9,821,322	9,276,436	8,735,512	8,200,872	7,672,517	7,150,445	6,634,656	6,125,152
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	9,703,857	9,163,936	8,630,189	8,102,621	7,581,228	7,066,011	6,556,971	6,054,107	5,557,420	5,066,908	4,582,573
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	17,029,993	16,192,736	15,364,769	14,546,095	13,736,713	12,936,208	12,141,669	11,356,474	10,580,622	9,814,115	9,056,950
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	17,029,993	16,192,736	15,364,769	14,546,095	13,736,713	12,936,208	12,141,669	11,356,474	10,580,622	9,814,115	9,056,950
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	22,408,918	21,304,337	20,212,022	19,131,971	18,064,184	17,008,663	15,964,899	14,929,383	13,906,194	12,895,332	11,896,796
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	22,841,166	21,705,067	20,581,605	19,470,779	18,372,590	17,287,037	16,214,121	15,153,840	14,106,196	13,068,932	12,043,107
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	33,203,850	31,548,823	29,912,209	28,294,011	26,694,228	25,112,860	23,549,907	22,005,369	20,479,246	18,971,538	17,482,246
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	33,203,850	31,548,823	29,912,209	28,294,011	26,694,228	25,112,860	23,549,907	22,005,369	20,479,246	18,971,538	17,482,246
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	42,166,434	40,060,257	37,977,523	35,918,232	33,882,385	31,869,981	29,881,020	27,915,503	25,973,428	24,054,797	22,159,609
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	42,166,434	40,060,257	37,977,523	35,918,232	33,882,385	31,869,981	29,881,020	27,915,503	25,973,428	24,054,797	22,159,609
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	52,708,042	50,075,321	47,471,904	44,897,791	42,352,981	39,837,476	37,351,275	34,894,378	32,466,786	30,068,496	27,699,512
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	52,708,042	50,075,321	47,471,904	44,897,791	42,352,981	39,837,476	37,351,275	34,894,378	32,466,786	30,068,496	27,699,512
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	72,700,201	69,063,912	65,468,101	61,912,767	58,397,913	54,923,536	51,489,639	48,096,221	44,743,280	41,427,927	38,152,216
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	72,700,201	69,063,912	65,468,101	61,912,767	58,397,913	54,923,536	51,489,639	48,096,221	44,743,280	41,427,927	38,152,216
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	81,698,346	77,602,587	73,552,432	69,547,883	65,588,937	61,675,596	57,807,858	53,985,725	50,209,197	46,477,368	42,790,533
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	81,698,346	77,602,587	73,552,432	69,547,883	65,588,937	61,675,596	57,807,858	53,985,725	50,209,197	46,477,368	42,790,533
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	97,426,271	92,537,745	87,703,657	82,924,008	78,198,798	73,528,028	68,911,696	64,349,803	59,842,350	55,389,335	50,990,759
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	97,426,271	92,537,745	87,703,657	82,924,008	78,198,798	73,528,028	68,911,696	64,349,803	59,842,350	55,389,335	50,990,759
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	136,589,238	129,747,061	122,981,033	116,289,108	109,673,326	103,133,729	96,670,321	90,283,100	83,972,067	77,737,222	71,578,563
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	143,654,425	136,445,972	129,317,768	122,269,810	115,302,099	108,414,636	101,607,421	94,880,453	88,233,732	81,667,258	75,181,032
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	169,104,608	160,608,878	152,207,729	143,901,162	135,689,176	127,571,772	119,548,950	111,620,711	103,787,052	96,047,975	88,403,480
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	136,502,859	129,630,707	122,835,062	116,115,926	109,473,297	102,907,175	96,417,562	90,003,525	83,664,853	77,402,705	71,217,080
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	136,502,859	129,630,707	122,835,062	116,115,926	109,473,297	102,907,175	96,417,562	90,003,525	83,664,853	77,402,705	71,217,080
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	3,085,620	2,847,032	2,611,308	2,378,450	2,148,457	1,921,328	1,697,066	1,475,667	1,257,134	1,041,466	828,663
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	128,942	122,591	116,309	110,098	103,958	97,889	91,890	85,961	80,103	74,316	68,599
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	128,942	122,591	116,309	110,098	103,958	97,889	91,890	85,961	80,103	74,316	68,599
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	644,711	612,952	581,546	550,492	519,791	489,443	459,447	429,805	400,515	371,577	342,993
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	644,711	612,952	581,546	550,492	519,791	489,443	459,447	429,805	400,515	371,577	342,993
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	1,289,423	1,225,904	1,163,091	1,100,984	1,039,582	978,885	918,894	859,610	801,030	743,155	685,987
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	1,289,423	1,225,904	1,163,091	1,100,984	1,039,582	978,885	918,894	859,610	801,030	743,155	685,987
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	2,353,148	2,238,145	2,124,417	2,011,963	1,900,786	1,790,504	1,681,285	1,573,348	1,466,696	1,361,326	1,257,239
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	2,353,148	2,238,145	2,124,417	2,011,963	1,900,786	1,790,504	1,681,285	1,573,348	1,466,696	1,361,326	1,257,239
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	3,529,722	3,357,217	3,186,624	3,017,946	2,851,179	2,685,757	2,521,928	2,360,022	2,200,044	2,041,989	1,885,859
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	3,529,722	3,357,217	3,186,624	3,017,946	2,851,179	2,685,757	2,521,928	2,360,022	2,200,044	2,041,989	1,885,859
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	4,596,788	4,371,537	4,148,783	3,928,528	3,710,574	3,494,205	3,280,349	3,069,007	2,860,178	2,653,863	2,450,061
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	4,097,963	3,869,837	3,644,323	3,421,420	3,201,128	2,983,448	2,768,377	2,555,920	2,346,071	2,138,836	1,934,210
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	5,745,985	5,464,420	5,185,979	4,910,660	4,638,218	4,367,757	4,100,437	3,836,258	3,575,222	3,317,328	3,062,576
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	5,392,879	5,115,854	4,841,939	4,571,135	4,303,441	4,038,857	3,777,383	3,519,019	3,262,770	3,009,283	2,758,924
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	8,618,978	8,196,631	7,778,969	7,365,991	6,957,327	6,551,634	6,150,654	5,754,387	5,362,833	4,975,992	4,593,863
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	8,618,978	8,196,631	7,778,969	7,365,991	6,957,327	6,551,634	6,150,654	5,754,387	5,362,833	4,975,992	4,593,863
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	11,491,970	10,928,841	10,371,959	9,821,322	9,276,436	8,735,512	8,200,872	7,672,517	7,150,445	6,634,656	6,125,152
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	9,703,857	9,163,936	8,630,189	8,102,621	7,581,228	7,066,011	6,556,971	6,054,107	5,557,420	5,066,908	4,582,573
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	17,029,993	16,192,736	15,364,769	14,546,095	13,736,713	12,936,208	12,141,669	11,356,474	10,580,622	9,814,115	9,056,950
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	17,029,993	16,192,736	15,364,769	14,546,095	13,736,713	12,936,208	12,141,669	11,356,474	10,580,622	9,814,115	9,056,950
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	22,408,918	21,304,337	20,212,022	19,131,971	18,064,184	17,008,663	15,964,899	14,929,383	13,906,194	12,895,332	11,896,796
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	22,841,166	21,705,067	20,581,605	19,470,779	18,372,590	17,287,037	16,214,121	15,153,840	14,106,196	13,068,932	12,043,107
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	33,203,850	31,548,823	29,912,209	28,294,011	26,694,228	25,112,860	23,549,907	22,005,369	20,479,246	18,971,538	17,482,246
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	33,203,850	31,548,823	29,912,209	28,294,011	26,694,228	25,112,860	23,549,907	22,005,369	20,479,246	18,971,538	17,482,246
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	42,166,434	40,060,257	37,977,523	35,918,232	33,882,385	31,869,981	29,881,020	27,915,503	25,973,428	24,054,797	22,159,609
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	42,166,434	40,060,257	37,977,523	35,918,232	33,882,385	31,869,981	29,881,020	27,915,503	25,973,428	24,054,797	22,159,609
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	52,708,042	50,075,321	47,471,904	44,897,791	42,352,981	39,837,476	37,351,275	34,894,378	32,466,786	30,068,496	27,699,512
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	52,708,042	50,075,321	47,471,904	44,897,791	42,352,981	39,837,476	37,351,275	34,894,378	32,466,786	30,068,496	27,699,512
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	72,700,201	69,063,912	65,468,101	61,912,767	58,397,913	54,923,536	51,489,639	48,096,221	44,743,280	41,427,927	38,152,216
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	72,700,201	69,063,912	65,468,101	61,912,767	58,397,913	54,923,536	51,489,639	48,096,221	44,743,280	41,427,927	38,152,216
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	81,698,346	77,602,587	73,552,432	69,547,883	65,588,937	61,675,596	57,807,858	53,985,725	50,209,197	46,477,368	42,790,533
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	81,698,346	77,602,587	73,552,432	69,547,883	65,588,937	61,675,596	57,807,858	53,985,725	50,209,197	46,477,368	42,790,533
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	97,426,271	92,537,745	87,703,657	82,924,008	78,198,798	73,528,028	68,911,696	64,349,803	59,842,350	55,389,335	50,990,759
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	97,426,271	92,537,745	87,703,657	82,924,008	78,198,798	73,528,028	68,911,696	64,349,803	59,842,350	55,389,335	50,990,759
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	136,589,238	129,747,061	122,981,033	116,289,108	109,673,326	103,133,729	96,670,321	90,283,100	83,972,067	77,737,222	71,578,563
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	143,654,425	136,445,972	129,317,768	122,269,810	115,302,099	108,414,636	101,607,421	94,880,453	88,233,732	81,667,258	75,181,032
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	169,104,608	160,608,878	152,207,729	143,901,162	135,689,176	127,571,772	119,548,950	111,620,711	103,787,052	96,047,975	88,403,480
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	136,502,859	129,630,707	122,835,062	116,115,926	109,473,297	102,907,175	96,417,562	90,003,525	83,664,853	77,402,705	71,217,080
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	136,502,859	129,630,707	122,835,062	116,115,926	109,473,297	102,907,175	96,417,562	90,003,525	83,664,853	77,402,705	71,217,080
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	3,085,620	2,847,032	2,611,308	2,378,450	2,148,457	1,921,328	1,697,066	1,475,667	1,257,134	1,041,466	828,663
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	128,942	122,591	116,309	110,098	103,958	97,889	91,890	85,961	80,103	74,316	68,599
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	128,942	122,591	116,309	110,098	103,958	97,889	91,890	85,961	80,103	74,316	68,599
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	644,711	612,952	581,546	550,492	519,791	489,443	459,447	429,805	400,515	371,577	342,993
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	644,711	612,952	581,546	550,492	519,791	489,443	459,447	429,805	400,515	371,577	342,993
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	1,289,423	1,225,904	1,163,091	1,100,984	1,039,582	978,885	918,894	859,610	801,030	743,155	685,987
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	1,289,423	1,225,904	1,163,091	1,100,984	1,039,582	978,885	918,894	859,610	801,030	743,155	685,987
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	2,353,148	2,238,145	2,124,417	2,011,963	1,900,786	1,790,504	1,681,285	1,573,348	1,466,696	1,361,326	1,257,239
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	2,353,148	2,238,145	2,124,417	2,011,963	1,900,786	1,790,504	1,681,285	1,573,348	1,466,696	1,361,326	1,257,239
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	3,529,722	3,357,217	3,186,624	3,017,946	2,851,179	2,685,757	2,521,928	2,360,022	2,200,044	2,041,989	1,885,859
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	3,529,722	3,357,217	3,186,624	3,017,946	2,851,179	2,685,757	2,521,928	2,360,022	2,200,044	2,041,989	1,885,859
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	4,596,788	4,371,537	4,148,783	3,928,528	3,710,574	3,494,205	3,280,349	3,069,007	2,860,178	2,653,863	2,450,061
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	4,097,963	3,869,837	3,644,323	3,421,420	3,201,128	2,983,448	2,768,377	2,555,920	2,346,071	2,138,836	1,934,210
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	5,745,985	5,464,420	5,185,979	4,910,660	4,638,218	4,367,757	4,100,437	3,836,258	3,575,222	3,317,328	3,062,576
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	5,392,879	5,115,854	4,841,939	4,571,135	4,303,441	4,038,857	3,777,383	3,519,019	3,262,770	3,009,283	2,758,924
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	8,618,978	8,196,631	7,778,969	7,365,991	6,957,327	6,551,634	6,150,654	5,754,387	5,362,833	4,975,992	4,593,863
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	8,618,978	8,196,631	7,778,969	7,365,991	6,957,327	6,551,634	6,150,654	5,754,387	5,362,833	4,975,992	4,593,863
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	11,491,970	10,928,841	10,371,959	9,821,322	9,276,436	8,735,512	8,200,872	7,672,517	7,150,445	6,634,656	6,125,152
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	9,703,857	9,163,936	8,630,189	8,102,621	7,581,228	7,066,011	6,556,971	6,054,107	5,557,420	5,066,908	4,582,573
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	17,029,993	16,192,736	15,364,769	14,546,095	13,736,713	12,936,208	12,141,669	11,356,474	10,580,622	9,814,115	9,056,950
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	17,029,993	16,192,736	15,364,769	14,546,095	13,736,713	12,936,208	12,141,669	11,356,474	10,580,622	9,814,115	9,056,950
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	22,408,918	21,304,337	20,212,022	19,131,971	18,064,184	17,008,663	15,964,899	14,929,383	13,906,194	12,895,332	11,896,796
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	22,841,166	21,705,067	20,581,605	19,470,779	18,372,590	17,287,037	16,214,121	15,153,840	14,106,196	13,068,932	12,043,107
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	33,203,850	31,548,823	29,912,209	28,294,011	26,694,228	25,112,860	23,549,907	22,005,369	20,479,246	18,971,538	17,482,246
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	33,203,850	31,548,823	29,912,209	28,294,011	26,694,228	25,112,860	23,549,907	22,005,369	20,479,246	18,971,538	17,482,246
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	42,166,434	40,060,257	37,977,523	35,918,232	33,882,385	31,869,981	29,881,020	27,915,503	25,973,428	24,054,797	22,159,609
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	42,166,434	40,060,257	37,977,523	35,918,232	33,882,385	31,869,981	29,881,020	27,915,503	25,973,428	24,054,797	22,159,609
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	52,708,042	50,075,321	47,471,904	44,897,791	42,352,981	39,837,

COTSWOLD DISTRICT COUNCIL Sales value £4,981 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	135,928	129,249	122,644	116,112	109,655	103,273	96,964	90,730	84,570	78,484	72,472
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	135,928	129,249	122,644	116,112	109,655	103,273	96,964	90,730	84,570	78,484	72,472
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	679,643	646,245	613,219	580,563	548,278	516,364	484,822	453,650	422,848	392,419	362,360
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	679,643	646,245	613,219	580,563	548,278	516,364	484,822	453,650	422,848	392,419	362,360
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	1,359,286	1,292,491	1,226,437	1,161,126	1,096,557	1,032,729	969,644	907,299	845,698	784,838	724,719
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	1,359,286	1,292,491	1,226,437	1,161,126	1,096,557	1,032,729	969,644	907,299	845,698	784,838	724,719
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	2,483,848	2,362,733	2,242,960	2,124,214	2,006,571	1,890,277	1,775,333	1,661,740	1,549,498	1,438,607	1,329,066
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	2,483,848	2,362,733	2,242,960	2,124,214	2,006,571	1,890,277	1,775,333	1,661,740	1,549,498	1,438,607	1,329,066
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	3,725,773	3,544,099	3,364,439	3,186,323	3,009,856	2,835,414	2,663,000	2,492,611	2,324,248	2,157,910	1,993,599
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	3,725,773	3,544,099	3,364,439	3,186,323	3,009,856	2,835,414	2,663,000	2,492,611	2,324,248	2,157,910	1,993,599
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	4,850,557	4,613,425	4,378,668	4,145,755	3,915,487	3,687,863	3,462,884	3,240,550	3,020,860	2,803,814	2,589,413
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	4,346,853	4,107,053	3,869,995	3,635,680	3,404,107	3,175,277	2,949,190	2,725,846	2,505,244	2,287,384	2,071,839
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	6,063,196	5,766,782	5,473,335	5,182,194	4,894,359	4,609,830	4,328,605	4,050,687	3,776,074	3,504,767	3,236,766
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	5,707,704	5,415,929	5,127,430	4,842,204	4,560,255	4,281,580	4,005,530	3,732,141	3,462,044	3,195,241	2,931,731
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	9,094,793	8,650,173	8,210,002	7,773,291	7,341,538	6,914,744	6,492,908	6,076,030	5,664,112	5,257,151	4,855,149
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	9,094,793	8,650,173	8,210,002	7,773,291	7,341,538	6,914,744	6,492,908	6,076,030	5,664,112	5,257,151	4,855,149
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	12,126,392	11,533,562	10,946,670	10,364,388	9,788,718	9,219,659	8,657,211	8,101,375	7,552,149	7,009,535	6,473,532
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	10,326,082	9,756,972	9,194,368	8,638,269	8,088,674	7,545,586	7,009,002	6,478,923	5,955,350	5,438,281	4,927,718
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	17,962,690	17,081,720	16,210,529	15,349,037	14,493,881	13,648,552	12,813,047	11,987,368	11,171,516	10,365,489	9,569,287
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	17,962,690	17,081,720	16,210,529	15,349,037	14,493,881	13,648,552	12,813,047	11,987,368	11,171,516	10,365,489	9,569,287
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	23,628,431	22,466,648	21,317,764	20,181,780	19,058,697	17,944,747	16,843,251	15,754,715	14,679,138	13,616,519	12,566,859
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	24,050,908	22,857,864	21,678,089	20,511,585	19,358,351	18,218,386	17,091,693	15,977,785	14,874,349	13,784,230	12,707,427
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	34,953,090	33,215,656	31,497,555	29,798,787	28,119,350	26,459,244	24,818,471	23,197,031	21,594,922	20,012,144	18,445,232
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	34,953,090	33,215,656	31,497,555	29,798,787	28,119,350	26,459,244	24,818,471	23,197,031	21,594,922	20,012,144	18,445,232
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	44,376,050	42,165,700	39,979,952	37,818,806	35,682,263	33,570,322	31,482,985	29,420,250	27,382,117	25,368,587	23,379,660
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	44,376,050	42,165,700	39,979,952	37,818,806	35,682,263	33,570,322	31,482,985	29,420,250	27,382,117	25,368,587	23,379,660
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	55,470,063	52,707,125	49,974,939	47,273,507	44,602,828	41,962,903	39,353,731	36,775,312	34,227,647	31,710,734	29,224,575
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	55,470,063	52,707,125	49,974,939	47,273,507	44,602,828	41,962,903	39,353,731	36,775,312	34,227,647	31,710,734	29,224,575
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	76,506,804	72,690,985	68,917,642	65,186,775	61,498,385	57,852,472	54,246,076	50,681,824	47,160,100	43,680,902	40,244,233
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	76,506,804	72,690,985	68,917,642	65,186,775	61,498,385	57,852,472	54,246,076	50,681,824	47,160,100	43,680,902	40,244,233
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	85,965,152	81,666,868	77,416,451	73,213,902	69,059,220	64,952,403	60,893,455	56,882,373	52,919,159	49,003,811	45,136,329
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	85,965,152	81,666,868	77,416,451	73,213,902	69,059,220	64,952,403	60,893,455	56,882,373	52,919,159	49,003,811	45,136,329
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	102,505,537	97,377,231	92,306,032	87,291,942	82,334,959	77,435,085	72,592,319	67,806,661	63,078,110	58,406,668	53,792,334
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	102,505,537	97,377,231	92,306,032	87,291,942	82,334,959	77,435,085	72,592,319	67,806,661	63,078,110	58,406,668	53,792,334
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	143,772,953	136,589,966	129,486,937	122,463,864	115,520,748	108,657,588	101,874,385	95,171,138	88,547,847	82,004,514	75,541,137
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	151,205,130	143,640,413	136,159,909	128,763,618	121,451,539	114,223,673	107,080,020	100,020,578	93,045,350	86,154,335	79,347,533
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	177,999,783	169,084,265	160,268,001	151,550,991	142,933,234	134,414,733	125,995,484	117,675,492	109,454,752	101,333,268	93,311,037
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	143,702,376	136,490,365	129,358,646	122,307,217	115,336,078	108,445,231	101,634,675	94,904,409	88,254,434	81,684,750	75,195,357
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	143,702,376	136,490,365	129,358,646	122,307,217	115,336,078	108,445,231	101,634,675	94,904,409	88,254,434	81,684,750	75,195,357
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	3,377,339	3,125,052	2,875,787	2,629,543	2,386,320	2,146,118	1,908,938	1,674,780	1,443,642	1,215,526	990,431
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	135,928	129,249	122,644	116,112	109,655	103,273	96,964	90,730	84,570	78,484	72,472
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	135,928	129,249	122,644	116,112	109,655	103,273	96,964	90,730	84,570	78,484	72,472
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	679,643	646,245	613,219	580,563	548,278	516,364	484,822	453,650	422,848	392,419	362,360
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	679,643	646,245	613,219	580,563	548,278	516,364	484,822	453,650	422,848	392,419	362,360
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	1,359,286	1,292,491	1,226,437	1,161,126	1,096,557	1,032,729	969,644	907,299	845,698	784,838	724,719
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	1,359,286	1,292,491	1,226,437	1,161,126	1,096,557	1,032,729	969,644	907,299	845,698	784,838	724,719
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	2,483,848	2,362,733	2,242,960	2,124,214	2,006,571	1,890,277	1,775,333	1,661,740	1,549,498	1,438,607	1,329,066
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	2,483,848	2,362,733	2,242,960	2,124,214	2,006,571	1,890,277	1,775,333	1,661,740	1,549,498	1,438,607	1,329,066
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	3,725,773	3,544,099	3,364,439	3,186,323	3,009,856	2,835,414	2,663,000	2,492,611	2,324,248	2,157,910	1,993,599
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	3,725,773	3,544,099	3,364,439	3,186,323	3,009,856	2,835,414	2,663,000	2,492,611	2,324,248	2,157,910	1,993,599
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	4,850,557	4,613,425	4,378,668	4,145,755	3,915,487	3,687,863	3,462,884	3,240,550	3,020,860	2,803,814	2,589,413
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	4,346,853	4,107,053	3,869,995	3,635,680	3,404,107	3,175,277	2,949,190	2,725,846	2,505,244	2,287,384	2,071,839
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	6,063,196	5,766,782	5,473,335	5,182,194	4,894,359	4,609,830	4,328,605	4,050,687	3,776,074	3,504,767	3,236,766
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	5,707,704	5,415,929	5,127,430	4,842,204	4,560,255	4,281,580	4,005,530	3,732,141	3,462,044	3,195,241	2,931,731
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	9,094,793	8,650,173	8,210,002	7,773,291	7,341,538	6,914,744	6,492,908	6,076,030	5,664,112	5,257,151	4,855,149
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	9,094,793	8,650,173	8,210,002	7,773,291	7,341,538	6,914,744	6,492,908	6,076,030	5,664,112	5,257,151	4,855,149
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	12,126,392	11,533,562	10,946,670	10,364,388	9,788,718	9,219,659	8,657,211	8,101,375	7,552,149	7,009,535	6,473,532
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	10,326,082	9,756,972	9,194,368	8,638,269	8,088,674	7,545,586	7,009,002	6,478,923	5,955,350	5,438,281	4,927,718
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	17,962,690	17,081,720	16,210,529	15,349,037	14,493,881	13,648,552	12,813,047	11,987,368	11,171,516	10,365,489	9,569,287
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	17,962,690	17,081,720	16,210,529	15,349,037	14,493,881	13,648,552	12,813,047	11,987,368	11,171,516	10,365,489	9,569,287
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	23,628,431	22,466,648	21,317,764	20,181,780	19,058,697	17,944,747	16,843,251	15,754,715	14,679,138	13,616,519	12,566,859
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	24,050,908	22,857,864	21,678,089	20,511,585	19,358,351	18,218,386	17,091,693	15,977,785	14,874,349	13,784,230	12,707,427
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	34,953,090	33,215,656	31,497,555	29,798,787	28,119,350	26,459,244	24,818,471	23,197,031	21,594,922	20,012,144	18,445,232
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	34,953,090	33,215,656	31,497,555	29,798,787	28,119,350	26,459,244	24,818,471	23,197,031	21,594,922	20,012,144	18,445,232
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	44,376,050	42,165,700	39,979,952	37,818,806	35,682,263	33,570,322	31,482,985	29,420,250	27,382,117	25,368,587	23,379,660
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	44,376,050	42,165,700	39,979,952	37,818,806	35,682,263	33,570,322	31,482,985	29,420,250	27,382,117	25,368,587	23,379,660
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	55,470,063	52,707,125	49,974,939	47,273,507	44,602,828	41,962,903	39,353,731	36,775,312	34,227,647	31,710,734	29,224,575
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	55,470,063	52,707,125	49,974,939	47,273,507	44,602,828	41,962,903	39,353,731	36,775,312	34,227,647	31,710,734	29,224,575
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	76,506,804	72,690,985	68,917,642	65,186,775	61,498,385	57,852,472	54,246,076	50,681,824	47,160,100	43,680,902	40,244,233
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	76,506,804	72,690,985	68,917,642	65,186,775	61,498,385	57,852,472	54,246,076	50,681,824	47,160,100	43,680,902	40,244,233
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	85,965,152	81,666,868	77,416,451	73,213,902	69,059,220	64,952,403	60,893,455	56,882,373	52,919,159	49,003,811	45,136,329
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	85,965,152	81,666,868	77,416,451	73,213,902	69,059,220	64,952,403	60,893,455	56,882,373	52,919,159	49,003,811	45,136,329
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	102,505,537	97,377,231	92,306,032	87,291,942	82,334,959	77,435,085	72,592,319	67,806,661	63,078,110	58,406,668	53,792,334
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	102,505,537	97,377,231	92,306,032	87,291,942	82,334,959	77,435,085	72,592,319	67,806,661	63,078,110	58,406,668	53,792,334
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	143,772,953	136,589,966	129,486,937	122,463,864	115,520,748	108,657,588	101,874,385	95,171,138	88,547,847	82,004,514	75,541,137
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	151,205,130	143,640,413	136,159,909	128,763,618	121,451,539	114,223,673	107,080,020	100,020,578	93,045,350	86,154,335	79,347,533
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	177,999,783	169,084,265	160,268,001	151,550,991	142,933,234	134,414,733	125,995,484	117,675,492	109,454,752	101,333,268	93,311,037
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	143,702,376	136,490,365	129,358,646	122,307,217	115,336,078	108,445,231	101,634,675	94,904,409	88,254,434	81,684,750	75,195,357
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	143,702,376	136,490,365	129,358,646	122,307,217	115,336,078	108,445,231	101,634,675	94,904,409	88,254,434	81,684,750	75,195,357
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	3,377,339	3,125,052	2,875,787	2,629,543	2,386,320	2,146,118	1,908,938	1,674,780	1,443,642	1,215,526	990,431
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	135,928	129,249	122,644	116,112	109,655	103,273	96,964	90,730	84,570	78,484	72,472
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	135,928	129,249	122,644	116,112	109,655	103,273	96,964	90,730	84,570	78,484	72,472
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	679,643	646,245	613,219	580,563	548,278	516,364	484,822	453,650	422,848	392,419	362,360
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	679,643	646,245	613,219	580,563	548,278	516,364	484,822	453,650	422,848	392,419	362,360
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	1,359,286	1,292,491	1,226,437	1,161,126	1,096,557	1,032,729	969,644	907,299	845,698	784,838	724,719
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	1,359,286	1,292,491	1,226,437	1,161,126	1,096,557	1,032,729	969,644	907,299	845,698	784,838	724,719
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	2,483,848	2,362,733	2,242,960	2,124,214	2,006,571	1,890,277	1,775,333	1,661,740	1,549,498	1,438,607	1,329,066
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	2,483,848	2,362,733	2,242,960	2,124,214	2,006,571	1,890,277	1,775,333	1,661,740	1,549,498	1,438,607	1,329,066
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	3,725,773	3,544,099	3,364,439	3,186,323	3,009,856	2,835,414	2,663,000	2,492,611	2,324,248	2,157,910	1,993,599
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	3,725,773	3,544,099	3,364,439	3,186,323	3,009,856	2,835,414	2,663,000	2,492,611	2,324,248	2,157,910	1,993,599
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	4,850,557	4,613,425	4,378,668	4,145,755	3,915,487	3,687,863	3,462,884	3,240,550	3,020,860	2,803,814	2,589,413
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	4,346,853	4,107,053	3,869,995	3,635,680	3,404,107	3,175,277	2,949,190	2,725,846	2,505,244	2,287,384	2,071,839
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	6,063,196	5,766,782	5,473,335	5,182,194	4,894,359	4,609,830	4,328,605	4,050,687	3,776,074	3,504,767	3,236,766
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	5,707,704	5,415,929	5,127,430	4,842,204	4,560,255	4,281,580	4,005,530	3,732,141	3,462,044	3,195,241	2,931,731
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	9,094,793	8,650,173	8,210,002	7,773,291	7,341,538	6,914,744	6,492,908	6,076,030	5,664,112	5,257,151	4,855,149
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	9,094,793	8,650,173	8,210,002	7,773,291	7,341,538	6,914,744	6,492,908	6,076,030	5,664,112	5,257,151	4,855,149
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	12,126,392	11,533,562	10,946,670	10,364,388	9,788,718	9,219,659	8,657,211	8,101,375	7,552,149	7,009,535	6,473,532
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	10,326,082	9,756,972	9,194,368	8,638,269	8,088,674	7,545,586	7,009,002	6,478,923	5,955,350	5,438,281	4,927,718
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	17,962,690	17,081,720	16,210,529	15,349,037	14,493,881	13,648,552	12,813,047	11,987,368	11,171,516	10,365,489	9,569,287
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	17,962,690	17,081,720	16,210,529	15,349,037	14,493,881	13,648,552	12,813,047	11,987,368	11,171,516	10,365,489	9,569,287
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	23,628,431	22,466,648	21,317,764	20,181,780	19,058,697	17,944,747	16,843,251	15,754,715	14,679,138	13,616,519	12,566,859
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	24,050,908	22,857,864	21,678,089	20,511,585	19,358,351	18,218,386	17,091,693	15,977,785	14,874,349	13,784,230	12,707,427
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	34,953,090	33,215,656	31,497,555	29,798,787	28,119,350	26,459,244	24,818,471	23,197,031	21,594,922	20,012,144	18,445,232
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	34,953,090	33,215,656	31,497,555	29,798,787	28,119,350	26,459,244	24,818,471	23,197,031	21,594,922	20,012,144	18,445,232
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	44,376,050	42,165,700	39,979,952	37,818,806	35,682,263	33,570,322	31,482,985	29,420,250	27,382,117	25,368,587	23,379,660
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	44,376,050	42,165,700	39,979,952	37,818,806	35,682,263	33,570,322	31,482,985	29,420,250	27,382,117	25,368,587	23,379,660
27	CDC-RES27 Large scheme (500 units)

COTSWOLD DISTRICT COUNCIL Sales value £5,078 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	142,915	135,908	128,979	122,126	115,353	108,657	102,039	95,499	89,037	82,652	76,346
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	142,915	135,908	128,979	122,126	115,353	108,657	102,039	95,499	89,037	82,652	76,346
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	714,575	679,539	644,892	610,634	576,765	543,286	510,195	477,494	445,183	413,260	381,727
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	714,575	679,539	644,892	610,634	576,765	543,286	510,195	477,494	445,183	413,260	381,727
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	1,429,149	1,359,077	1,289,784	1,221,268	1,153,531	1,086,572	1,020,392	954,990	890,366	826,521	763,453
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	1,429,149	1,359,077	1,289,784	1,221,268	1,153,531	1,086,572	1,020,392	954,990	890,366	826,521	763,453
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	2,614,549	2,486,897	2,360,557	2,235,637	2,112,134	1,990,048	1,869,381	1,750,132	1,632,301	1,515,888	1,400,893
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	2,614,549	2,486,897	2,360,557	2,235,637	2,112,134	1,990,048	1,869,381	1,750,132	1,632,301	1,515,888	1,400,893
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	3,921,823	3,730,345	3,540,837	3,353,455	3,168,201	2,985,073	2,804,072	2,625,199	2,448,452	2,273,832	2,101,339
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	3,921,823	3,730,345	3,540,837	3,353,455	3,168,201	2,985,073	2,804,072	2,625,199	2,448,452	2,273,832	2,101,339
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	5,103,666	4,853,686	4,606,482	4,362,054	4,120,400	3,881,522	3,645,420	3,412,093	3,181,541	2,953,765	2,728,765
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	4,595,743	4,344,267	4,095,666	3,849,939	3,607,086	3,367,107	3,130,002	2,895,772	2,663,953	2,434,718	2,208,367
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	6,379,583	6,067,107	5,758,103	5,452,566	5,150,500	4,851,903	4,556,774	4,265,116	3,976,927	3,692,207	3,410,956
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	6,022,530	5,716,004	5,412,919	5,113,274	4,816,360	4,522,415	4,231,927	3,944,895	3,661,319	3,381,200	3,104,537
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	9,569,373	9,100,662	8,637,154	8,178,850	7,725,750	7,277,854	6,835,162	6,397,674	5,965,390	5,538,310	5,116,434
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	9,569,373	9,100,662	8,637,154	8,178,850	7,725,750	7,277,854	6,835,162	6,397,674	5,965,390	5,538,310	5,116,434
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	12,759,165	12,134,216	11,516,205	10,905,133	10,301,000	9,703,805	9,113,550	8,530,233	7,953,854	7,384,414	6,821,913
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	10,948,306	10,350,009	9,758,546	9,173,916	8,596,121	8,025,159	7,461,032	6,903,739	6,353,279	5,809,654	5,272,035
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	18,895,387	17,969,858	17,052,155	16,144,761	15,247,674	14,360,895	13,484,425	12,618,263	11,762,408	10,916,863	10,081,625
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	18,895,387	17,969,858	17,052,155	16,144,761	15,247,674	14,360,895	13,484,425	12,618,263	11,762,408	10,916,863	10,081,625
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	24,847,946	23,628,957	22,423,504	21,227,818	20,045,490	18,876,751	17,721,603	16,580,047	15,452,081	14,337,706	13,236,922
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	25,260,650	24,010,660	22,774,574	21,552,391	20,344,112	19,149,737	17,966,553	16,796,931	15,641,255	14,499,528	13,371,747
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	36,702,329	34,882,491	33,082,902	31,303,562	29,544,471	27,805,629	26,087,036	24,388,692	22,709,629	21,047,802	19,406,279
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	36,702,329	34,882,491	33,082,902	31,303,562	29,544,471	27,805,629	26,087,036	24,388,692	22,709,629	21,047,802	19,406,279
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	46,585,667	44,271,143	41,982,380	39,719,380	37,482,141	35,270,664	33,084,950	30,924,997	28,790,806	26,682,377	24,599,710
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	46,585,667	44,271,143	41,982,380	39,719,380	37,482,141	35,270,664	33,084,950	30,924,997	28,790,806	26,682,377	24,599,710
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	58,232,083	55,338,928	52,477,975	49,649,224	46,852,676	44,088,330	41,356,187	38,656,246	35,988,508	33,352,971	30,749,638
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	58,232,083	55,338,928	52,477,975	49,649,224	46,852,676	44,088,330	41,356,187	38,656,246	35,988,508	33,352,971	30,749,638
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	80,313,407	76,317,562	72,363,788	68,454,532	64,589,795	60,769,575	56,993,874	53,262,691	49,576,026	45,933,878	42,336,250
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	80,313,407	76,317,562	72,363,788	68,454,532	64,589,795	60,769,575	56,993,874	53,262,691	49,576,026	45,933,878	42,336,250
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	90,217,973	85,718,930	81,269,990	76,871,150	72,522,413	68,223,778	63,975,244	59,776,812	55,628,482	51,530,252	47,482,125
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	90,217,973	85,718,930	81,269,990	76,871,150	72,522,413	68,223,778	63,975,244	59,776,812	55,628,482	51,530,252	47,482,125
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	107,584,803	102,216,717	96,908,407	91,659,876	86,471,120	81,342,143	76,272,941	71,263,518	66,313,872	61,424,002	56,593,910
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	107,584,803	102,216,717	96,908,407	91,659,876	86,471,120	81,342,143	76,272,941	71,263,518	66,313,872	61,424,002	56,593,910
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	150,952,321	143,430,695	135,992,795	128,638,621	121,368,171	114,181,447	107,078,448	100,059,176	93,123,629	86,271,806	79,503,711
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	158,755,834	150,834,853	143,002,050	135,257,425	127,600,977	120,032,709	112,552,617	105,160,705	97,856,970	90,641,413	83,514,034
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	186,894,960	177,559,653	168,328,272	159,200,819	150,177,292	141,257,692	132,442,018	123,730,272	115,122,453	106,618,560	98,218,594
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	150,897,628	143,347,338	135,881,114	128,498,507	121,198,860	113,983,287	106,851,787	99,804,362	92,841,009	85,961,732	79,166,528
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	150,897,628	143,347,338	135,881,114	128,498,507	121,198,860	113,983,287	106,851,787	99,804,362	92,841,009	85,961,732	79,166,528
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	3,666,389	3,401,052	3,138,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,892	1,630,150	1,389,586	1,152,199
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	142,915	135,908	128,979	122,126	115,353	108,657	102,039	95,499	89,037	82,652	76,346
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	142,915	135,908	128,979	122,126	115,353	108,657	102,039	95,499	89,037	82,652	76,346
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	714,575	679,539	644,892	610,634	576,765	543,286	510,195	477,494	445,183	413,260	381,727
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	714,575	679,539	644,892	610,634	576,765	543,286	510,195	477,494	445,183	413,260	381,727
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	1,429,149	1,359,077	1,289,784	1,221,268	1,153,531	1,086,572	1,020,392	954,990	890,366	826,521	763,453
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	1,429,149	1,359,077	1,289,784	1,221,268	1,153,531	1,086,572	1,020,392	954,990	890,366	826,521	763,453
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	2,614,549	2,486,897	2,360,557	2,235,637	2,112,134	1,990,048	1,869,381	1,750,132	1,632,301	1,515,888	1,400,893
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	2,614,549	2,486,897	2,360,557	2,235,637	2,112,134	1,990,048	1,869,381	1,750,132	1,632,301	1,515,888	1,400,893
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	3,921,823	3,730,345	3,540,837	3,353,455	3,168,201	2,985,073	2,804,072	2,625,199	2,448,452	2,273,832	2,101,339
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	3,921,823	3,730,345	3,540,837	3,353,455	3,168,201	2,985,073	2,804,072	2,625,199	2,448,452	2,273,832	2,101,339
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	5,103,666	4,853,686	4,606,482	4,362,054	4,120,400	3,881,522	3,645,420	3,412,093	3,181,541	2,953,765	2,728,765
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	4,595,743	4,344,267	4,095,666	3,849,939	3,607,086	3,367,107	3,130,002	2,895,772	2,663,953	2,434,718	2,208,367
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	6,379,583	6,067,107	5,758,103	5,452,566	5,150,500	4,851,903	4,556,774	4,265,116	3,976,927	3,692,207	3,410,956
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	6,022,530	5,716,004	5,412,919	5,113,274	4,816,360	4,522,415	4,231,927	3,944,895	3,661,319	3,381,200	3,104,537
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	9,569,373	9,100,662	8,637,154	8,178,850	7,725,750	7,277,854	6,835,162	6,397,674	5,965,390	5,538,310	5,116,434
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	9,569,373	9,100,662	8,637,154	8,178,850	7,725,750	7,277,854	6,835,162	6,397,674	5,965,390	5,538,310	5,116,434
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	12,759,165	12,134,216	11,516,205	10,905,133	10,301,000	9,703,805	9,113,550	8,530,233	7,953,854	7,384,414	6,821,913
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	10,948,306	10,350,009	9,758,546	9,173,916	8,596,121	8,025,159	7,461,032	6,903,739	6,353,279	5,809,654	5,272,035
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	18,895,387	17,969,858	17,052,155	16,144,761	15,247,674	14,360,895	13,484,425	12,618,263	11,762,408	10,916,863	10,081,625
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	18,895,387	17,969,858	17,052,155	16,144,761	15,247,674	14,360,895	13,484,425	12,618,263	11,762,408	10,916,863	10,081,625
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	24,847,946	23,628,957	22,423,504	21,227,818	20,045,490	18,876,751	17,721,603	16,580,047	15,452,081	14,337,706	13,236,922
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	25,260,650	24,010,660	22,774,574	21,552,391	20,344,112	19,149,737	17,966,553	16,796,931	15,641,255	14,499,528	13,371,747
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	36,702,329	34,882,491	33,082,902	31,303,562	29,544,471	27,805,629	26,087,036	24,388,692	22,709,629	21,047,802	19,406,279
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	36,702,329	34,882,491	33,082,902	31,303,562	29,544,471	27,805,629	26,087,036	24,388,692	22,709,629	21,047,802	19,406,279
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	46,585,667	44,271,143	41,982,380	39,719,380	37,482,141	35,270,664	33,084,950	30,924,997	28,790,806	26,682,377	24,599,710
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	46,585,667	44,271,143	41,982,380	39,719,380	37,482,141	35,270,664	33,084,950	30,924,997	28,790,806	26,682,377	24,599,710
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	58,232,083	55,338,928	52,477,975	49,649,224	46,852,676	44,088,330	41,356,187	38,656,246	35,988,508	33,352,971	30,749,638
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	58,232,083	55,338,928	52,477,975	49,649,224	46,852,676	44,088,330	41,356,187	38,656,246	35,988,508	33,352,971	30,749,638
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	80,313,407	76,317,562	72,363,788	68,454,532	64,589,795	60,769,575	56,993,874	53,262,691	49,576,026	45,933,878	42,336,250
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	80,313,407	76,317,562	72,363,788	68,454,532	64,589,795	60,769,575	56,993,874	53,262,691	49,576,026	45,933,878	42,336,250
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	90,217,973	85,718,930	81,269,990	76,871,150	72,522,413	68,223,778	63,975,244	59,776,812	55,628,482	51,530,252	47,482,125
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	90,217,973	85,718,930	81,269,990	76,871,150	72,522,413	68,223,778	63,975,244	59,776,812	55,628,482	51,530,252	47,482,125
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	107,584,803	102,216,717	96,908,407	91,659,876	86,471,120	81,342,143	76,272,941	71,263,518	66,313,872	61,424,002	56,593,910
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	107,584,803	102,216,717	96,908,407	91,659,876	86,471,120	81,342,143	76,272,941	71,263,518	66,313,872	61,424,002	56,593,910
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	150,952,321	143,430,695	135,992,795	128,638,621	121,368,171	114,181,447	107,078,448	100,059,176	93,123,629	86,271,806	79,503,711
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	158,755,834	150,834,853	143,002,050	135,257,425	127,600,977	120,032,709	112,552,617	105,160,705	97,856,970	90,641,413	83,514,034
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	186,894,960	177,559,653	168,328,272	159,200,819	150,177,292	141,257,692	132,442,018	123,730,272	115,122,453	106,618,560	98,218,594
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	150,897,628	143,347,338	135,881,114	128,498,507	121,198,860	113,983,287	106,851,787	99,804,362	92,841,009	85,961,732	79,166,528
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	150,897,628	143,347,338	135,881,114	128,498,507	121,198,860	113,983,287	106,851,787	99,804,362	92,841,009	85,961,732	79,166,528
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	3,666,389	3,401,052	3,138,884	2,879,886	2,624,057	2,370,908	2,120,812	1,873,892	1,630,150	1,389,586	1,152,199
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	142,915	135,908	128,979	122,126	115,353	108,657	102,039	95,499	89,037	82,652	76,346
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	142,915	135,908	128,979	122,126	115,353	108,657	102,039	95,499	89,037	82,652	76,346
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	714,575	679,539	644,892	610,634	576,765	543,286	510,195	477,494	445,183	413,260	381,727
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	714,575	679,539	644,892	610,634	576,765	543,286	510,195	477,494	445,183	413,260	381,727
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	1,429,149	1,359,077	1,289,784	1,221,268	1,153,531	1,086,572	1,020,392	954,990	890,366	826,521	763,453
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	1,429,149	1,359,077	1,289,784	1,221,268	1,153,531	1,086,572	1,020,392	954,990	890,366	826,521	763,453
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	2,614,549	2,486,897	2,360,557	2,235,637	2,112,134	1,990,048	1,869,381	1,750,132	1,632,301	1,515,888	1,400,893
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	2,614,549	2,486,897	2,360,557	2,235,637	2,112,134	1,990,048	1,869,381	1,750,132	1,632,301	1,515,888	1,400,893
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	3,921,823	3,730,345	3,540,837	3,353,455	3,168,201	2,985,073	2,804,072	2,625,199	2,448,452	2,273,832	2,101,339
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	3,921,823	3,730,345	3,540,837	3,353,455	3,168,201	2,985,073	2,804,072	2,625,199	2,448,452	2,273,832	2,101,339
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	5,103,666	4,853,686	4,606,482	4,362,054	4,120,400	3,881,522	3,645,420	3,412,093	3,181,541	2,953,765	2,728,765
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	4,595,743	4,344,267	4,095,666	3,849,939	3,607,086	3,367,107	3,130,002	2,895,772	2,663,953	2,434,718	2,208,367
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	6,379,583	6,067,107	5,758,103	5,452,566	5,150,500	4,851,903	4,556,774	4,265,116	3,976,927	3,692,207	3,410,956
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	6,022,530	5,716,004	5,412,919	5,113,274	4,816,360	4,522,415	4,231,927	3,944,895	3,661,319	3,381,200	3,104,537
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	9,569,373	9,100,662	8,637,154	8,178,850	7,725,750	7,277,854	6,835,162	6,397,674	5,965,390	5,538,310	5,116,434
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	9,569,373	9,100,662	8,637,154	8,178,850	7,725,750	7,277,854	6,835,162	6,397,674	5,965,390	5,538,310	5,116,434
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	12,759,165	12,134,216	11,516,205	10,905,133	10,301,000	9,703,805	9,113,550	8,530,233	7,953,854	7,384,414	6,821,913
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	10,948,306	10,350,009	9,758,546	9,173,916	8,596,121	8,025,159	7,461,032	6,903,739	6,353,279	5,809,654	5,272,035
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	18,895,387	17,969,858	17,052,155	16,144,761	15,247,674	14,360,895	13,484,425	12,618,263	11,762,408	10,916,863	10,081,625
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	18,895,387	17,969,858	17,052,155	16,144,761	15,247,674	14,360,895	13,484,425	12,618,263	11,762,408	10,916,863	10,081,625
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	24,847,946	23,628,957	22,423,504	21,227,818	20,045,490	18,876,751	17,721,603	16,580,047	15,452,081	14,337,706	13,236,922
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	25,260,650	24,010,660	22,774,574	21,552,391	20,344,112	19,149,737	17,966,553	16,796,931	15,641,255	14,499,528	13,371,747
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	36,702,329	34,882,491	33,082,902	31,303,562	29,544,471	27,805,629	26,087,036	24,388,692	22,709,629	21,047,802	19,406,279
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	36,702,329	34,882,491	33,082,902	31,303,562	29,544,471	27,805,629	26,087,036	24,388,692	22,709,629	21,047,802	19,406,279
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	46,585,667	44,271,143	41,982,380	39,719,380	37,482,141	35,270,664	33,084,950	30,924,997	28,790,806	26,682,377	24,599,710
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	46,585,667	44,271,143	41,982,380	39,719,380	37,482,141	35,270,664	33,084,950	30,924,997	28,790,806	26,682,377	24,599,710
27	CD

COTSWOLD DISTRICT COUNCIL Sales value £5,175 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	149,901	142,566	135,313	128,141	121,051	114,041	107,114	100,268	93,504	86,820	80,219
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	149,901	142,566	135,313	128,141	121,051	114,041	107,114	100,268	93,504	86,820	80,219
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	749,506	712,832	676,565	640,705	605,253	570,208	535,570	501,340	467,517	434,101	401,094
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	749,506	712,832	676,565	640,705	605,253	570,208	535,570	501,340	467,517	434,101	401,094
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	1,499,013	1,425,664	1,353,129	1,281,410	1,210,505	1,140,415	1,071,140	1,002,679	935,034	868,204	802,187
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	1,499,013	1,425,664	1,353,129	1,281,410	1,210,505	1,140,415	1,071,140	1,002,679	935,034	868,204	802,187
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	2,744,056	2,610,238	2,477,906	2,347,058	2,217,697	2,089,821	1,963,429	1,838,525	1,715,104	1,593,169	1,472,719
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	2,744,056	2,610,238	2,477,906	2,347,058	2,217,697	2,089,821	1,963,429	1,838,525	1,715,104	1,593,169	1,472,719
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	4,116,084	3,915,357	3,716,859	3,520,588	3,326,546	3,134,732	2,945,145	2,757,786	2,572,656	2,389,754	2,209,080
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	4,116,084	3,915,357	3,716,859	3,520,588	3,326,546	3,134,732	2,945,145	2,757,786	2,572,656	2,389,754	2,209,080
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	5,354,905	5,093,148	4,834,296	4,578,351	4,325,313	4,075,181	3,827,955	3,583,636	3,342,224	3,103,717	2,867,019
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	4,844,633	4,581,482	4,321,337	4,064,198	3,810,064	3,558,809	3,309,995	3,064,197	2,821,414	2,581,647	2,344,894
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	6,693,631	6,366,434	6,042,870	5,722,939	5,406,641	5,093,977	4,784,944	4,479,545	4,177,779	3,879,647	3,583,774
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	6,337,356	6,015,994	5,697,220	5,382,067	5,070,533	4,762,619	4,458,324	4,157,649	3,860,594	3,567,158	3,277,343
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	10,040,447	9,549,651	9,064,306	8,584,409	8,109,962	7,640,964	7,177,416	6,719,317	6,266,668	5,819,470	5,375,660
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	10,040,447	9,549,651	9,064,306	8,584,409	8,109,962	7,640,964	7,177,416	6,719,317	6,266,668	5,819,470	5,375,660
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	13,387,263	12,732,868	12,085,741	11,445,878	10,813,282	10,187,952	9,569,888	8,959,090	8,355,558	7,759,292	7,167,547
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	11,570,532	10,943,046	10,322,724	9,709,565	9,103,567	8,504,734	7,913,062	7,328,554	6,750,728	6,178,445	5,613,356
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	19,822,279	18,850,891	17,890,293	16,940,484	16,001,467	15,073,240	14,155,803	13,249,157	12,353,302	11,468,237	10,593,467
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	19,822,279	18,850,891	17,890,293	16,940,484	16,001,467	15,073,240	14,155,803	13,249,157	12,353,302	11,468,237	10,593,467
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	26,066,090	24,786,178	23,520,489	22,269,022	21,031,777	19,808,755	18,599,956	17,405,380	16,225,025	15,058,893	13,906,984
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	26,470,392	25,163,457	23,871,058	22,593,197	21,327,282	20,075,637	18,838,568	17,616,077	16,408,163	15,214,826	14,036,066
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	38,451,568	36,549,325	34,668,248	32,808,337	30,969,592	29,152,013	27,355,601	25,577,048	23,819,255	22,082,681	20,367,327
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	38,451,568	36,549,325	34,668,248	32,808,337	30,969,592	29,152,013	27,355,601	25,577,048	23,819,255	22,082,681	20,367,327
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	48,795,283	46,376,585	43,984,808	41,619,953	39,282,019	36,971,006	34,686,914	32,429,744	30,199,495	27,996,167	25,818,719
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	48,795,283	46,376,585	43,984,808	41,619,953	39,282,019	36,971,006	34,686,914	32,429,744	30,199,495	27,996,167	25,818,719
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	60,994,103	57,970,731	54,981,010	52,024,941	49,102,523	46,213,758	43,358,643	40,537,181	37,749,369	34,995,209	32,273,399
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	60,994,103	57,970,731	54,981,010	52,024,941	49,102,523	46,213,758	43,358,643	40,537,181	37,749,369	34,995,209	32,273,399
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	84,107,052	79,929,883	75,799,223	71,715,071	67,677,429	63,686,296	59,741,672	55,843,557	51,991,951	48,186,854	44,428,267
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	84,107,052	79,929,883	75,799,223	71,715,071	67,677,429	63,686,296	59,741,672	55,843,557	51,991,951	48,186,854	44,428,267
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	94,470,792	89,770,992	85,123,528	80,528,399	75,985,608	71,495,152	67,057,034	62,671,250	58,337,805	54,056,694	49,827,921
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	94,470,792	89,770,992	85,123,528	80,528,399	75,985,608	71,495,152	67,057,034	62,671,250	58,337,805	54,056,694	49,827,921
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	112,664,069	107,056,202	101,510,783	96,027,809	90,606,698	85,247,696	79,951,160	74,717,090	69,545,487	64,436,349	59,389,679
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	112,664,069	107,056,202	101,510,783	96,027,809	90,606,698	85,247,696	79,951,160	74,717,090	69,545,487	64,436,349	59,389,679
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	158,131,691	150,271,424	142,498,654	134,813,376	127,215,594	119,705,305	112,282,513	104,947,214	97,699,410	90,539,100	83,463,595
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	166,306,540	158,029,294	149,844,191	141,751,232	133,750,417	125,841,744	118,025,216	110,300,831	102,668,071	95,126,817	87,677,735
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	195,782,783	186,028,133	176,382,090	166,844,656	157,415,830	148,095,613	138,884,003	129,781,002	120,786,609	111,900,825	103,123,649
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	158,078,090	150,188,800	142,387,348	134,673,735	127,047,962	119,510,028	112,059,933	104,697,678	97,423,261	90,236,685	83,137,698
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	158,078,090	150,188,800	142,387,348	134,673,735	127,047,962	119,510,028	112,059,933	104,697,678	97,423,261	90,236,685	83,137,698
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	3,954,489	3,675,610	3,400,056	3,127,827	2,858,920	2,593,338	2,331,081	2,072,147	1,816,539	1,563,646	1,313,967
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	149,901	142,566	135,313	128,141	121,051	114,041	107,114	100,268	93,504	86,820	80,219
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	149,901	142,566	135,313	128,141	121,051	114,041	107,114	100,268	93,504	86,820	80,219
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	749,506	712,832	676,565	640,705	605,253	570,208	535,570	501,340	467,517	434,101	401,094
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	749,506	712,832	676,565	640,705	605,253	570,208	535,570	501,340	467,517	434,101	401,094
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	1,499,013	1,425,664	1,353,129	1,281,410	1,210,505	1,140,415	1,071,140	1,002,679	935,034	868,204	802,187
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	1,499,013	1,425,664	1,353,129	1,281,410	1,210,505	1,140,415	1,071,140	1,002,679	935,034	868,204	802,187
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	2,744,056	2,610,238	2,477,906	2,347,058	2,217,697	2,089,821	1,963,429	1,838,525	1,715,104	1,593,169	1,472,719
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	2,744,056	2,610,238	2,477,906	2,347,058	2,217,697	2,089,821	1,963,429	1,838,525	1,715,104	1,593,169	1,472,719
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	4,116,084	3,915,357	3,716,859	3,520,588	3,326,546	3,134,732	2,945,145	2,757,786	2,572,656	2,389,754	2,209,080
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	4,116,084	3,915,357	3,716,859	3,520,588	3,326,546	3,134,732	2,945,145	2,757,786	2,572,656	2,389,754	2,209,080
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	5,354,905	5,093,148	4,834,296	4,578,351	4,325,313	4,075,181	3,827,955	3,583,636	3,342,224	3,103,717	2,867,019
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	4,844,633	4,581,482	4,321,337	4,064,198	3,810,064	3,558,809	3,309,995	3,064,197	2,821,414	2,581,647	2,344,894
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	6,693,631	6,366,434	6,042,870	5,722,939	5,406,641	5,093,977	4,784,944	4,479,545	4,177,779	3,879,647	3,583,774
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	6,337,356	6,015,994	5,697,220	5,382,067	5,070,533	4,762,619	4,458,324	4,157,649	3,860,594	3,567,158	3,277,343
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	10,040,447	9,549,651	9,064,306	8,584,409	8,109,962	7,640,964	7,177,416	6,719,317	6,266,668	5,819,470	5,375,660
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	10,040,447	9,549,651	9,064,306	8,584,409	8,109,962	7,640,964	7,177,416	6,719,317	6,266,668	5,819,470	5,375,660
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	13,387,263	12,732,868	12,085,741	11,445,878	10,813,282	10,187,952	9,569,888	8,959,090	8,355,558	7,759,292	7,167,547
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	11,570,532	10,943,046	10,322,724	9,709,565	9,103,567	8,504,734	7,913,062	7,328,554	6,750,728	6,178,445	5,613,356
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	19,822,279	18,850,891	17,890,293	16,940,484	16,001,467	15,073,240	14,155,803	13,249,157	12,353,302	11,468,237	10,593,467
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	19,822,279	18,850,891	17,890,293	16,940,484	16,001,467	15,073,240	14,155,803	13,249,157	12,353,302	11,468,237	10,593,467
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	26,066,090	24,786,178	23,520,489	22,269,022	21,031,777	19,808,755	18,599,956	17,405,380	16,225,025	15,058,893	13,906,984
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	26,470,392	25,163,457	23,871,058	22,593,197	21,327,282	20,075,637	18,838,568	17,616,077	16,408,163	15,214,826	14,036,066
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	38,451,568	36,549,325	34,668,248	32,808,337	30,969,592	29,152,013	27,355,601	25,577,048	23,819,255	22,082,681	20,367,327
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	38,451,568	36,549,325	34,668,248	32,808,337	30,969,592	29,152,013	27,355,601	25,577,048	23,819,255	22,082,681	20,367,327
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	48,795,283	46,376,585	43,984,808	41,619,953	39,282,019	36,971,006	34,686,914	32,429,744	30,199,495	27,996,167	25,818,719
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	48,795,283	46,376,585	43,984,808	41,619,953	39,282,019	36,971,006	34,686,914	32,429,744	30,199,495	27,996,167	25,818,719
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	60,994,103	57,970,731	54,981,010	52,024,941	49,102,523	46,213,758	43,358,643	40,537,181	37,749,369	34,995,209	32,273,399
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	60,994,103	57,970,731	54,981,010	52,024,941	49,102,523	46,213,758	43,358,643	40,537,181	37,749,369	34,995,209	32,273,399
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	84,107,052	79,929,883	75,799,223	71,715,071	67,677,429	63,686,296	59,741,672	55,843,557	51,991,951	48,186,854	44,428,267
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	84,107,052	79,929,883	75,799,223	71,715,071	67,677,429	63,686,296	59,741,672	55,843,557	51,991,951	48,186,854	44,428,267
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	94,470,792	89,770,992	85,123,528	80,528,399	75,985,608	71,495,152	67,057,034	62,671,250	58,337,805	54,056,694	49,827,921
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	94,470,792	89,770,992	85,123,528	80,528,399	75,985,608	71,495,152	67,057,034	62,671,250	58,337,805	54,056,694	49,827,921
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	112,664,069	107,056,202	101,510,783	96,027,809	90,606,698	85,247,696	79,951,160	74,717,090	69,545,487	64,436,349	59,389,679
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	112,664,069	107,056,202	101,510,783	96,027,809	90,606,698	85,247,696	79,951,160	74,717,090	69,545,487	64,436,349	59,389,679
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	158,131,691	150,271,424	142,498,654	134,813,376	127,215,594	119,705,305	112,282,513	104,947,214	97,699,410	90,539,100	83,463,595
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	166,306,540	158,029,294	149,844,191	141,751,232	133,750,417	125,841,744	118,025,216	110,300,831	102,668,071	95,126,817	87,677,735
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	195,782,783	186,028,133	176,382,090	166,844,656	157,415,830	148,095,613	138,884,003	129,781,002	120,786,609	111,900,825	103,123,649
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	158,078,090	150,188,800	142,387,348	134,673,735	127,047,962	119,510,028	112,059,933	104,697,678	97,423,261	90,236,685	83,137,698
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	158,078,090	150,188,800	142,387,348	134,673,735	127,047,962	119,510,028	112,059,933	104,697,678	97,423,261	90,236,685	83,137,698
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	3,954,489	3,675,610	3,400,056	3,127,827	2,858,920	2,593,338	2,331,081	2,072,147	1,816,539	1,563,646	1,313,967
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	149,901	142,566	135,313	128,141	121,051	114,041	107,114	100,268	93,504	86,820	80,219
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	149,901	142,566	135,313	128,141	121,051	114,041	107,114	100,268	93,504	86,820	80,219
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	749,506	712,832	676,565	640,705	605,253	570,208	535,570	501,340	467,517	434,101	401,094
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	749,506	712,832	676,565	640,705	605,253	570,208	535,570	501,340	467,517	434,101	401,094
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	1,499,013	1,425,664	1,353,129	1,281,410	1,210,505	1,140,415	1,071,140	1,002,679	935,034	868,204	802,187
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	1,499,013	1,425,664	1,353,129	1,281,410	1,210,505	1,140,415	1,071,140	1,002,679	935,034	868,204	802,187
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	2,744,056	2,610,238	2,477,906	2,347,058	2,217,697	2,089,821	1,963,429	1,838,525	1,715,104	1,593,169	1,472,719
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	2,744,056	2,610,238	2,477,906	2,347,058	2,217,697	2,089,821	1,963,429	1,838,525	1,715,104	1,593,169	1,472,719
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	4,116,084	3,915,357	3,716,859	3,520,588	3,326,546	3,134,732	2,945,145	2,757,786	2,572,656	2,389,754	2,209,080
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	4,116,084	3,915,357	3,716,859	3,520,588	3,326,546	3,134,732	2,945,145	2,757,786	2,572,656	2,389,754	2,209,080
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	5,354,905	5,093,148	4,834,296	4,578,351	4,325,313	4,075,181	3,827,955	3,583,636	3,342,224	3,103,717	2,867,019
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	4,844,633	4,581,482	4,321,337	4,064,198	3,810,064	3,558,809	3,309,995	3,064,197	2,821,414	2,581,647	2,344,894
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	6,693,631	6,366,434	6,042,870	5,722,939	5,406,641	5,093,977	4,784,944	4,479,545	4,177,779	3,879,647	3,583,774
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	6,337,356	6,015,994	5,697,220	5,382,067	5,070,533	4,762,619	4,458,324	4,157,649	3,860,594	3,567,158	3,277,343
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	10,040,447	9,549,651	9,064,306	8,584,409	8,109,962	7,640,964	7,177,416	6,719,317	6,266,668	5,819,470	5,375,660
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	10,040,447	9,549,651	9,064,306	8,584,409	8,109,962	7,640,964	7,177,416	6,719,317	6,266,668	5,819,470	5,375,660
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	13,387,263	12,732,868	12,085,741	11,445,878	10,813,282	10,187,952	9,569,888	8,959,090	8,355,558	7,759,292	7,167,547
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	11,570,532	10,943,046	10,322,724	9,709,565	9,103,567	8,504,734	7,913,062	7,328,554	6,750,728	6,178,445	5,613,356
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	19,822,279	18,850,891	17,890,293	16,940,484	16,001,467	15,073,240	14,155,803	13,249,157	12,353,302	11,468,237	10,593,467
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	19,822,279	18,850,891	17,890,293	16,940,484	16,001,467	15,073,240	14,155,803	13,249,157	12,353,302	11,468,237	10,593,467
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	26,066,090	24,786,178	23,520,489	22,269,022	21,031,777	19,808,755	18,599,956	17,405,380	16,225,025	15,058,893	13,906,984
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	26,470,392	25,163,457	23,871,058	22,593,197	21,327,282	20,075,637	18,838,568	17,616,077	16,408,163	15,214,826	14,036,066
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	38,451,568	36,549,325	34,668,248	32,808,337	30,969,592	29,152,013	27,355,601	25,577,048	23,819,255	22,082,681	20,367,327
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	38,451,568	36,549,325	34,668,248	32,808,337	30,969,592	29,152,013	27,355,601	25,577,048	23,819,255	22,082,681	20,367,327
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	48,795,283	46,376,585	43,984,808	41,619,953	39,282,019	36,971,006	34,686,914	32,429,744	30,199,495	27,996,167	25,818,719
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	48,795,283	46,376,585	43,984,808	41,619,953	39,282,019	36,971,006	34,686,914	32,429,744	30,199,495	27,996,167	25,818

Appendix 9 - Appraisal sensitivity outputs (downside)

COTSWOLD DISTRICT COUNCIL Sales value £4,400 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	71,712	67,461	63,258	59,104	54,997	50,938	46,929	42,967	39,054	35,189	31,371
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	71,712	67,461	63,258	59,104	54,997	50,938	46,929	42,967	39,054	35,189	31,371
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	358,559	337,304	316,290	295,518	274,986	254,694	234,645	214,836	195,269	175,942	156,857
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	358,559	337,304	316,290	295,518	274,986	254,694	234,645	214,836	195,269	175,942	156,857
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	717,118	674,609	632,580	591,034	549,970	509,389	469,290	429,673	390,537	351,884	313,713
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	717,118	674,609	632,580	591,034	549,970	509,389	469,290	429,673	390,537	351,884	313,713
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,282,481	1,206,474	1,131,329	1,057,044	983,620	911,057	839,355	768,516	698,537	629,419	561,162
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,282,481	1,206,474	1,131,329	1,057,044	983,620	911,057	839,355	768,516	698,537	629,419	561,162
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	1,923,723	1,809,712	1,696,992	1,585,565	1,475,430	1,366,586	1,259,034	1,152,774	1,047,805	944,128	841,743
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	1,923,723	1,809,712	1,696,992	1,585,565	1,475,430	1,366,586	1,259,034	1,152,774	1,047,805	944,128	841,743
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,517,981	2,368,637	2,220,985	2,075,025	1,930,758	1,788,184	1,647,301	1,508,110	1,370,612	1,234,807	1,100,693
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	2,052,921	1,899,533	1,747,951	1,598,176	1,450,209	1,304,049	1,159,695	1,017,149	876,410	737,478	600,352
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	3,147,476	2,960,795	2,776,231	2,593,782	2,413,448	2,235,230	2,059,126	1,885,138	1,713,266	1,543,509	1,375,866
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	2,809,491	2,627,037	2,446,683	2,268,428	2,092,275	1,918,220	1,746,266	1,576,411	1,408,657	1,243,001	1,079,446
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	4,721,214	4,441,193	4,164,347	3,890,672	3,620,171	3,352,844	3,088,689	2,827,707	2,569,898	2,315,262	2,063,799
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	4,721,214	4,441,193	4,164,347	3,890,672	3,620,171	3,352,844	3,088,689	2,827,707	2,569,898	2,315,262	2,063,799
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	6,294,952	5,921,592	5,552,462	5,187,563	4,826,896	4,470,458	4,118,252	3,770,276	3,426,531	3,087,016	2,751,733
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	4,582,404	4,229,820	3,881,398	3,537,136	3,197,034	2,861,093	2,529,312	2,201,692	1,878,232	1,558,932	1,243,794
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	9,339,962	8,786,172	8,238,657	7,697,416	7,162,449	6,633,756	6,111,337	5,595,193	5,085,322	4,581,726	4,084,403
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	9,339,962	8,786,172	8,238,657	7,697,416	7,162,449	6,633,756	6,111,337	5,595,193	5,085,322	4,581,726	4,084,403
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	12,335,433	11,604,311	10,881,471	10,166,912	9,460,636	8,762,641	8,072,928	7,391,496	6,718,347	6,053,479	5,395,520
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	12,883,386	12,118,292	11,361,873	10,613,491	9,873,740	9,142,677	8,420,300	7,706,610	7,001,607	6,305,291	5,617,663
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	18,790,062	17,672,607	16,567,828	15,475,723	14,396,294	13,329,540	12,275,461	11,234,056	10,205,327	9,189,273	8,185,895
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	18,790,062	17,672,607	16,567,828	15,475,723	14,396,294	13,329,540	12,275,461	11,234,056	10,205,327	9,189,273	8,185,895
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	23,939,803	22,514,097	21,104,566	19,711,211	18,334,033	16,973,030	15,628,204	14,299,554	12,987,079	11,690,782	10,410,659
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	23,939,803	22,514,097	21,104,566	19,711,211	18,334,033	16,973,030	15,628,204	14,299,554	12,987,079	11,690,782	10,410,659
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	29,924,754	28,142,621	26,380,707	24,639,014	22,917,541	21,216,288	19,535,255	17,874,442	16,233,849	14,613,477	13,013,324
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	29,924,754	28,142,621	26,380,707	24,639,014	22,917,541	21,216,288	19,535,255	17,874,442	16,233,849	14,613,477	13,013,324
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	41,407,923	38,937,830	36,495,763	34,081,725	31,695,716	29,337,736	27,007,783	24,705,859	22,431,962	20,186,095	17,968,255
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	41,407,923	38,937,830	36,495,763	34,081,725	31,695,716	29,337,736	27,007,783	24,705,859	22,431,962	20,186,095	17,968,255
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	46,631,558	43,842,787	41,085,667	38,360,198	35,666,379	33,004,210	30,373,693	27,774,826	25,207,608	22,671,880	20,165,348
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	46,631,558	43,842,787	41,085,667	38,360,198	35,666,379	33,004,210	30,373,693	27,774,826	25,207,608	22,671,880	20,165,348
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	55,627,306	52,295,849	49,002,201	45,746,362	42,528,331	39,348,110	36,205,698	33,101,095	30,034,300	27,005,315	24,014,139
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	55,627,306	52,295,849	49,002,201	45,746,362	42,528,331	39,348,110	36,205,698	33,101,095	30,034,300	27,005,315	24,014,139
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	77,301,381	72,662,470	68,076,189	63,542,534	59,061,508	54,633,109	50,257,339	45,934,196	41,663,682	37,445,794	33,277,159
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	81,319,411	76,428,039	71,592,164	66,811,787	62,086,838	57,412,943	52,794,591	48,231,784	43,724,520	39,272,801	34,876,625
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	95,679,958	89,907,231	84,199,998	78,558,259	72,982,014	67,471,262	62,026,005	56,645,476	51,323,903	46,067,904	40,877,480
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	77,048,751	72,377,294	67,756,282	63,188,295	58,673,336	54,211,404	49,798,641	45,436,286	41,127,030	36,866,404	32,655,427
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	77,048,751	72,377,294	67,756,282	63,188,295	58,673,336	54,211,404	49,798,641	45,436,286	41,127,030	36,866,404	32,655,427
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	690,739	538,524	388,235	239,874	93,441	- 51,898	- 196,808	- 339,758	- 480,748	- 619,780	- 759,052
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	71,712	67,461	63,258	59,104	54,997	50,938	46,929	42,967	39,054	35,189	31,371
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	71,712	67,461	63,258	59,104	54,997	50,938	46,929	42,967	39,054	35,189	31,371
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	358,559	337,304	316,290	295,518	274,986	254,694	234,645	214,836	195,269	175,942	156,857
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	358,559	337,304	316,290	295,518	274,986	254,694	234,645	214,836	195,269	175,942	156,857
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	717,118	674,609	632,580	591,034	549,970	509,389	469,290	429,673	390,537	351,884	313,713
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	717,118	674,609	632,580	591,034	549,970	509,389	469,290	429,673	390,537	351,884	313,713
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,282,481	1,206,474	1,131,329	1,057,044	983,620	911,057	839,355	768,516	698,537	629,419	561,162
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,282,481	1,206,474	1,131,329	1,057,044	983,620	911,057	839,355	768,516	698,537	629,419	561,162
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	1,923,723	1,809,712	1,696,992	1,585,565	1,475,430	1,366,586	1,259,034	1,152,774	1,047,805	944,128	841,743
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	1,923,723	1,809,712	1,696,992	1,585,565	1,475,430	1,366,586	1,259,034	1,152,774	1,047,805	944,128	841,743
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	2,517,981	2,368,637	2,220,985	2,075,025	1,930,758	1,788,184	1,647,301	1,508,110	1,370,612	1,234,807	1,100,693
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,052,921	1,899,533	1,747,951	1,598,176	1,450,209	1,304,049	1,159,695	1,017,149	876,410	737,478	600,352
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	3,147,476	2,960,795	2,776,231	2,593,782	2,413,448	2,235,230	2,059,126	1,885,138	1,713,266	1,543,509	1,375,866
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	2,809,491	2,627,037	2,446,683	2,268,428	2,092,275	1,918,220	1,746,266	1,576,411	1,408,657	1,243,001	1,079,446
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	4,721,214	4,441,193	4,164,347	3,890,672	3,620,171	3,352,844	3,088,689	2,827,707	2,569,898	2,315,262	2,063,799
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	4,721,214	4,441,193	4,164,347	3,890,672	3,620,171	3,352,844	3,088,689	2,827,707	2,569,898	2,315,262	2,063,799
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	6,294,952	5,921,592	5,552,462	5,187,563	4,826,896	4,470,458	4,118,252	3,770,276	3,426,531	3,087,016	2,751,733
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	4,582,404	4,229,820	3,881,398	3,537,136	3,197,034	2,861,093	2,529,312	2,201,692	1,878,232	1,558,932	1,243,794
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	9,339,962	8,786,172	8,238,657	7,697,416	7,162,449	6,633,756	6,111,337	5,595,193	5,085,322	4,581,726	4,084,403
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	9,339,962	8,786,172	8,238,657	7,697,416	7,162,449	6,633,756	6,111,337	5,595,193	5,085,322	4,581,726	4,084,403
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	12,335,433	11,604,311	10,881,471	10,166,912	9,460,636	8,762,641	8,072,928	7,391,496	6,718,347	6,053,479	5,395,520
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	12,883,386	12,118,292	11,361,873	10,613,491	9,873,740	9,142,677	8,420,300	7,706,610	7,001,607	6,305,291	5,617,663
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	18,790,062	17,672,607	16,567,828	15,475,723	14,396,294	13,329,540	12,275,461	11,234,056	10,205,327	9,189,273	8,185,895
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	18,790,062	17,672,607	16,567,828	15,475,723	14,396,294	13,329,540	12,275,461	11,234,056	10,205,327	9,189,273	8,185,895
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	23,939,803	22,514,097	21,104,566	19,711,211	18,334,033	16,973,030	15,628,204	14,299,554	12,987,079	11,690,782	10,410,659
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	23,939,803	22,514,097	21,104,566	19,711,211	18,334,033	16,973,030	15,628,204	14,299,554	12,987,079	11,690,782	10,410,659
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	29,924,754	28,142,621	26,380,707	24,639,014	22,917,541	21,216,288	19,535,255	17,874,442	16,233,849	14,613,477	13,013,324
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	29,924,754	28,142,621	26,380,707	24,639,014	22,917,541	21,216,288	19,535,255	17,874,442	16,233,849	14,613,477	13,013,324
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	41,407,923	38,937,830	36,495,763	34,081,725	31,695,716	29,337,736	27,007,783	24,705,859	22,431,962	20,186,095	17,968,255
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	41,407,923	38,937,830	36,495,763	34,081,725	31,695,716	29,337,736	27,007,783	24,705,859	22,431,962	20,186,095	17,968,255
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	46,631,558	43,842,787	41,085,667	38,360,198	35,666,379	33,004,210	30,373,693	27,774,826	25,207,608	22,671,880	20,165,348
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	46,631,558	43,842,787	41,085,667	38,360,198	35,666,379	33,004,210	30,373,693	27,774,826	25,207,608	22,671,880	20,165,348
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	55,627,306	52,295,849	49,002,201	45,746,362	42,528,331	39,348,110	36,205,698	33,101,095	30,034,300	27,005,315	24,014,139
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	55,627,306	52,295,849	49,002,201	45,746,362	42,528,331	39,348,110	36,205,698	33,101,095	30,034,300	27,005,315	24,014,139
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	77,301,381	72,662,470	68,076,189	63,542,534	59,061,508	54,633,109	50,257,339	45,934,196	41,663,682	37,445,794	33,277,159
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	81,319,411	76,428,039	71,592,164	66,811,787	62,086,838	57,412,943	52,794,591	48,231,784	43,724,520	39,272,801	34,876,625
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	95,679,958	89,907,231	84,199,998	78,558,259	72,982,014	67,471,262	62,026,005	56,645,476	51,323,903	46,067,904	40,877,480
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	77,048,751	72,377,294	67,756,282	63,188,295	58,673,336	54,211,404	49,798,641	45,436,286	41,127,030	36,866,404	32,655,427
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	77,048,751	72,377,294	67,756,282	63,188,295	58,673,336	54,211,404	49,798,641	45,436,286	41,127,030	36,866,404	32,655,427
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	690,739	538,524	388,235	239,874	93,441	- 51,898	- 196,808	- 339,758	- 480,748	- 619,780	- 759,052
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	71,712	67,461	63,258	59,104	54,997	50,938	46,929	42,967	39,054	35,189	31,371
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	71,712	67,461	63,258	59,104	54,997	50,938	46,929	42,967	39,054	35,189	31,371
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	358,559	337,304	316,290	295,518	274,986	254,694	234,645	214,836	195,269	175,942	156,857
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	358,559	337,304	316,290	295,518	274,986	254,694	234,645	214,836	195,269	175,942	156,857
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	717,118	674,609	632,580	591,034	549,970	509,389	469,290	429,673	390,537	351,884	313,713
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	717,118	674,609	632,580	591,034	549,970	509,389	469,290	429,673	390,537	351,884	313,713
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,282,481	1,206,474	1,131,329	1,057,044	983,620	911,057	839,355	768,516	698,537	629,419	561,162
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,282,481	1,206,474	1,131,329	1,057,044	983,620	911,057	839,355	768,516	698,537	629,419	561,162
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	1,923,723	1,809,712	1,696,992	1,585,565	1,475,430	1,366,586	1,259,034	1,152,774	1,047,805	944,128	841,743
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	1,923,723	1,809,712	1,696,992	1,585,565	1,475,430	1,366,586	1,259,034	1,152,774	1,047,805	944,128	841,743
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	2,517,981	2,368,637	2,220,985	2,075,025	1,930,758	1,788,184	1,647,301	1,508,110	1,370,612	1,234,807	1,100,693
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	2,052,921	1,899,533	1,747,951	1,598,176	1,450,209	1,304,049	1,159,695	1,017,149	876,410	737,478	600,352
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	3,147,476	2,960,795	2,776,231	2,593,782	2,413,448	2,235,230	2,059,126	1,885,138	1,713,266	1,543,509	1,375,866
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	2,809,491	2,627,037	2,446,683	2,268,428	2,092,275	1,918,220	1,746,266	1,576,411	1,408,657	1,243,001	1,079,446
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	4,721,214	4,441,193	4,164,347	3,890,672	3,620,171	3,352,844	3,088,689	2,827,707	2,569,898	2,315,262	2,063,799
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	4,721,214	4,441,193	4,164,347	3,890,672	3,620,171	3,352,844	3,088,689	2,827,707	2,569,898	2,315,262	2,063,799
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	6,294,952	5,921,592	5,552,462	5,187,563	4,826,896	4,470,458	4,118,252	3,770,276	3,426,531	3,087,016	2,751,733
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	4,582,404	4,229,820	3,881,398	3,537,136	3,197,034	2,861,093	2,529,312	2,201,692	1,878,232	1,558,932	1,243,794
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	9,339,962	8,786,172	8,238,657	7,697,416	7,162,449	6,633,756	6,111,337	5,595,193	5,085,322	4,581,726	4,084,403
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	9,339,962	8,786,172	8,238,657	7,697,416	7,162,449	6,633,756	6,111,337	5,595,193	5,085,322	4,581,726	4,084,403
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	12,335,433	11,604,311	10,881,471	10,166,912	9,460,636	8,762,641	8,072,928	7,391,496	6,718,347	6,053,479	5,395,520
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	12,883,386	12,118,292	11,361,873	10,613,491	9,873,740	9,142,677	8,420,300	7,706,610	7,001,607	6,305,291	5,617,663
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	18,790,062	17,672,607	16,567,828	15,475,723	14,396,294	13,329,540	12,275,461	11,234,056	10,205,327	9,189,273	8,185,895
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	18,790,062	17,672,607	16,567,828	15,475,723	14,396,294	13,329,540	12,275,461	11,234,056	10,205,327	9,189,273	8,185,895
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	23,939,803	22,514,097	21,104,566	19,711,211	18,334,033	16,973,030	15,628,204	14,299,554	12,987,079	11,690,782	10,410,659
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	23,939,803	22,514,097	21,104,566	19,711,211	18,334,033	16,973,030	15,628,204	14,299,554	12,987,079	11,690,782	10,410,659
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	29,924,754	28,142,621	26,380,707	24,639,014	22,917,541	21,216,288	19,535,255	17,874,442	16,233,849	14,613,477	13,013,324
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£7,632,653	29,924,754	28,142,621	26,380,707	24,639,014	22,917,541	21,216,288	19,535,255	17,874,442	16,233,849	14,613,

COTSWOLD DISTRICT COUNCIL Sales value £4,497 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	78,207	73,651	69,148	64,695	60,294	55,945	51,647	47,402	43,207	39,064	34,972
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	78,207	73,651	69,148	64,695	60,294	55,945	51,647	47,402	43,207	39,064	34,972
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	391,036	368,257	345,738	323,475	301,470	279,724	258,236	237,006	216,033	195,319	174,863
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	391,036	368,257	345,738	323,475	301,470	279,724	258,236	237,006	216,033	195,319	174,863
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	782,072	736,516	691,475	646,950	602,942	559,449	516,472	474,011	432,067	390,638	349,725
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	782,072	736,516	691,475	646,950	602,942	559,449	516,472	474,011	432,067	390,638	349,725
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,403,997	1,322,307	1,241,540	1,161,699	1,082,782	1,004,788	927,720	851,576	776,355	702,060	628,688
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,403,997	1,322,307	1,241,540	1,161,699	1,082,782	1,004,788	927,720	851,576	776,355	702,060	628,688
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,105,997	1,983,460	1,862,311	1,742,548	1,624,172	1,507,183	1,391,579	1,277,363	1,164,533	1,053,089	943,032
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,105,997	1,983,460	1,862,311	1,742,548	1,624,172	1,507,183	1,391,579	1,277,363	1,164,533	1,053,089	943,032
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,753,916	2,593,527	2,434,953	2,278,194	2,123,251	1,970,122	1,818,808	1,669,310	1,521,626	1,375,757	1,231,704
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	2,287,228	2,122,858	1,960,419	1,799,911	1,641,334	1,484,687	1,329,971	1,177,187	1,026,333	877,410	730,417
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	3,442,395	3,241,909	3,043,691	2,847,743	2,654,063	2,462,653	2,273,510	2,086,637	1,902,032	1,719,697	1,539,629
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	3,105,870	2,909,542	2,715,471	2,523,654	2,334,092	2,146,784	1,961,664	1,778,740	1,598,072	1,419,662	1,243,510
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	5,163,592	4,862,863	4,565,537	4,271,614	3,981,095	3,693,978	3,410,265	3,129,955	2,853,049	2,579,545	2,309,445
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	5,163,592	4,862,863	4,565,537	4,271,614	3,981,095	3,693,978	3,410,265	3,129,955	2,853,049	2,579,545	2,309,445
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	6,884,790	6,483,818	6,087,383	5,695,486	5,308,126	4,925,304	4,547,020	4,173,273	3,804,064	3,439,393	3,079,260
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	5,168,169	4,788,134	4,412,569	4,041,473	3,674,846	3,312,691	2,955,004	2,601,787	2,253,039	1,908,762	1,568,955
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	10,216,824	9,621,989	9,033,883	8,452,509	7,877,866	7,309,952	6,748,770	6,194,316	5,646,594	5,105,602	4,571,341
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	10,216,824	9,621,989	9,033,883	8,452,509	7,877,866	7,309,952	6,748,770	6,194,316	5,646,594	5,105,602	4,571,341
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	13,494,552	12,709,173	11,932,678	11,165,069	10,405,603	9,654,235	8,911,774	8,178,220	7,453,573	6,737,833	6,031,001
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	14,018,679	13,199,539	12,389,680	11,589,100	10,797,802	10,015,783	9,243,044	8,479,585	7,725,407	6,980,509	6,244,890
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	20,441,172	19,246,037	18,064,412	16,895,661	15,740,462	14,598,814	13,470,716	12,356,170	11,255,175	10,167,731	9,093,839
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	20,441,172	19,246,037	18,064,412	16,895,661	15,740,462	14,598,814	13,470,716	12,356,170	11,255,175	10,167,731	9,093,839
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	26,019,249	24,495,610	22,989,237	21,500,129	20,028,288	18,573,711	17,136,402	15,716,357	14,313,579	12,928,066	11,559,819
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	26,019,249	24,495,610	22,989,237	21,500,129	20,028,288	18,573,711	17,136,402	15,716,357	14,313,579	12,928,066	11,559,819
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	32,524,062	30,619,512	28,736,546	26,875,161	25,035,360	23,217,140	21,420,502	19,645,446	17,891,973	16,160,082	14,449,774
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	32,524,062	30,619,512	28,736,546	26,875,161	25,035,360	23,217,140	21,420,502	19,645,446	17,891,973	16,160,082	14,449,774
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	44,984,578	42,346,312	39,737,952	37,159,495	34,610,944	32,092,165	29,602,931	27,143,602	24,714,179	22,314,661	19,945,048
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	44,984,578	42,346,312	39,737,952	37,159,495	34,610,944	32,092,165	29,602,931	27,143,602	24,714,179	22,314,661	19,945,048
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	50,634,527	47,656,936	44,713,096	41,803,008	38,926,673	36,084,088	33,275,257	30,500,177	27,758,849	25,051,274	22,377,450
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	50,634,527	47,656,936	44,713,096	41,803,008	38,926,673	36,084,088	33,275,257	30,500,177	27,758,849	25,051,274	22,377,450
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	60,395,912	56,841,648	53,327,676	49,853,999	46,420,614	43,026,582	39,671,152	36,356,041	33,081,251	29,846,779	26,652,628
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	60,395,912	56,841,648	53,327,676	49,853,999	46,420,614	43,026,582	39,671,152	36,356,041	33,081,251	29,846,779	26,652,628
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	84,081,575	79,125,775	74,226,135	69,382,658	64,595,342	59,862,107	55,184,010	50,562,103	45,996,387	41,486,860	37,033,524
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	88,452,448	83,224,784	78,056,362	72,947,180	67,897,237	62,906,535	57,975,073	53,102,852	48,289,871	43,536,088	38,835,814
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	104,076,754	97,913,093	91,819,284	85,795,326	79,841,219	73,956,963	68,139,048	62,388,194	56,707,260	51,096,246	45,555,151
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	83,860,575	78,870,247	73,936,471	69,059,247	64,238,573	59,474,452	54,761,475	50,104,393	45,503,931	40,956,246	36,461,434
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	83,860,575	78,870,247	73,936,471	69,059,247	64,238,573	59,474,452	54,761,475	50,104,393	45,503,931	40,956,246	36,461,434
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	966,029	800,892	637,830	476,843	317,931	161,095	6,334	-148,746	-301,821	-452,786	-601,642
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	-238,948	-435,718	-632,489	-829,258	-1,026,029	-1,222,799	-1,419,569	-1,616,339	-1,813,109	-2,009,879	-2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	78,207	73,651	69,148	64,695	60,294	55,945	51,647	47,402	43,207	39,064	34,972
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	78,207	73,651	69,148	64,695	60,294	55,945	51,647	47,402	43,207	39,064	34,972
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	391,036	368,257	345,738	323,475	301,470	279,724	258,236	237,006	216,033	195,319	174,863
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	391,036	368,257	345,738	323,475	301,470	279,724	258,236	237,006	216,033	195,319	174,863
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	782,072	736,516	691,475	646,950	602,942	559,449	516,472	474,011	432,067	390,638	349,725
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	782,072	736,516	691,475	646,950	602,942	559,449	516,472	474,011	432,067	390,638	349,725
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,403,997	1,322,307	1,241,540	1,161,699	1,082,782	1,004,788	927,720	851,576	776,355	702,060	628,688
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,403,997	1,322,307	1,241,540	1,161,699	1,082,782	1,004,788	927,720	851,576	776,355	702,060	628,688
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,105,997	1,983,460	1,862,311	1,742,548	1,624,172	1,507,183	1,391,579	1,277,363	1,164,533	1,053,089	943,032
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,105,997	1,983,460	1,862,311	1,742,548	1,624,172	1,507,183	1,391,579	1,277,363	1,164,533	1,053,089	943,032
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	2,753,916	2,593,527	2,434,953	2,278,194	2,123,251	1,970,122	1,818,808	1,669,310	1,521,626	1,375,757	1,231,704
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,287,228	2,122,858	1,960,419	1,799,911	1,641,334	1,484,687	1,329,971	1,177,187	1,026,333	877,410	730,417
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	3,442,395	3,241,909	3,043,691	2,847,743	2,654,063	2,462,653	2,273,510	2,086,637	1,902,032	1,719,697	1,539,629
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	3,105,870	2,909,542	2,715,471	2,523,654	2,334,092	2,146,784	1,961,664	1,778,740	1,598,072	1,419,662	1,243,510
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	5,163,592	4,862,863	4,565,537	4,271,614	3,981,095	3,693,978	3,410,265	3,129,955	2,853,049	2,579,545	2,309,445
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	5,163,592	4,862,863	4,565,537	4,271,614	3,981,095	3,693,978	3,410,265	3,129,955	2,853,049	2,579,545	2,309,445
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	6,884,790	6,483,818	6,087,383	5,695,486	5,308,126	4,925,304	4,547,020	4,173,273	3,804,064	3,439,393	3,079,260
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	5,168,169	4,788,134	4,412,569	4,041,473	3,674,846	3,312,691	2,955,004	2,601,787	2,253,039	1,908,762	1,568,955
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	10,216,824	9,621,989	9,033,883	8,452,509	7,877,866	7,309,952	6,748,770	6,194,316	5,646,594	5,105,602	4,571,341
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	10,216,824	9,621,989	9,033,883	8,452,509	7,877,866	7,309,952	6,748,770	6,194,316	5,646,594	5,105,602	4,571,341
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	13,494,552	12,709,173	11,932,678	11,165,069	10,405,603	9,654,235	8,911,774	8,178,220	7,453,573	6,737,833	6,031,001
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	14,018,679	13,199,539	12,389,680	11,589,100	10,797,802	10,015,783	9,243,044	8,479,585	7,725,407	6,980,509	6,244,890
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	20,441,172	19,246,037	18,064,412	16,895,661	15,740,462	14,598,814	13,470,716	12,356,170	11,255,175	10,167,731	9,093,839
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	20,441,172	19,246,037	18,064,412	16,895,661	15,740,462	14,598,814	13,470,716	12,356,170	11,255,175	10,167,731	9,093,839
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	26,019,249	24,495,610	22,989,237	21,500,129	20,028,288	18,573,711	17,136,402	15,716,357	14,313,579	12,928,066	11,559,819
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	26,019,249	24,495,610	22,989,237	21,500,129	20,028,288	18,573,711	17,136,402	15,716,357	14,313,579	12,928,066	11,559,819
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	32,524,062	30,619,512	28,736,546	26,875,161	25,035,360	23,217,140	21,420,502	19,645,446	17,891,973	16,160,082	14,449,774
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	32,524,062	30,619,512	28,736,546	26,875,161	25,035,360	23,217,140	21,420,502	19,645,446	17,891,973	16,160,082	14,449,774
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	44,984,578	42,346,312	39,737,952	37,159,495	34,610,944	32,092,165	29,602,931	27,143,602	24,714,179	22,314,661	19,945,048
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	44,984,578	42,346,312	39,737,952	37,159,495	34,610,944	32,092,165	29,602,931	27,143,602	24,714,179	22,314,661	19,945,048
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	50,634,527	47,656,936	44,713,096	41,803,008	38,926,673	36,084,088	33,275,257	30,500,177	27,758,849	25,051,274	22,377,450
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	50,634,527	47,656,936	44,713,096	41,803,008	38,926,673	36,084,088	33,275,257	30,500,177	27,758,849	25,051,274	22,377,450
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	60,395,912	56,841,648	53,327,676	49,853,999	46,420,614	43,026,582	39,671,152	36,356,041	33,081,251	29,846,779	26,652,628
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	60,395,912	56,841,648	53,327,676	49,853,999	46,420,614	43,026,582	39,671,152	36,356,041	33,081,251	29,846,779	26,652,628
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	84,081,575	79,125,775	74,226,135	69,382,658	64,595,342	59,862,107	55,184,010	50,562,103	45,996,387	41,486,860	37,033,524
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	88,452,448	83,224,784	78,056,362	72,947,180	67,897,237	62,906,535	57,975,073	53,102,852	48,289,871	43,536,088	38,835,814
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	104,076,754	97,913,093	91,819,284	85,795,326	79,841,219	73,956,963	68,139,048	62,388,194	56,707,260	51,096,246	45,555,151
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	83,860,575	78,870,247	73,936,471	69,059,247	64,238,573	59,474,452	54,761,475	50,104,393	45,503,931	40,956,246	36,461,434
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	83,860,575	78,870,247	73,936,471	69,059,247	64,238,573	59,474,452	54,761,475	50,104,393	45,503,931	40,956,246	36,461,434
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	966,029	800,892	637,830	476,843	317,931	161,095	6,334	-148,746	-301,821	-452,786	-601,642
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	-238,948	-435,718	-632,489	-829,258	-1,026,029	-1,222,799	-1,419,569	-1,616,339	-1,813,109	-2,009,879	-2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	78,207	73,651	69,148	64,695	60,294	55,945	51,647	47,402	43,207	39,064	34,972
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	78,207	73,651	69,148	64,695	60,294	55,945	51,647	47,402	43,207	39,064	34,972
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	391,036	368,257	345,738	323,475	301,470	279,724	258,236	237,006	216,033	195,319	174,863
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	391,036	368,257	345,738	323,475	301,470	279,724	258,236	237,006	216,033	195,319	174,863
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	782,072	736,516	691,475	646,950	602,942	559,449	516,472	474,011	432,067	390,638	349,725
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	782,072	736,516	691,475	646,950	602,942	559,449	516,472	474,011	432,067	390,638	349,725
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,403,997	1,322,307	1,241,540	1,161,699	1,082,782	1,004,788	927,720	851,576	776,355	702,060	628,688
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,403,997	1,322,307	1,241,540	1,161,699	1,082,782	1,004,788	927,720	851,576	776,355	702,060	628,688
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,105,997	1,983,460	1,862,311	1,742,548	1,624,172	1,507,183	1,391,579	1,277,363	1,164,533	1,053,089	943,032
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,105,997	1,983,460	1,862,311	1,742,548	1,624,172	1,507,183	1,391,579	1,277,363	1,164,533	1,053,089	943,032
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	2,753,916	2,593,527	2,434,953	2,278,194	2,123,251	1,970,122	1,818,808	1,669,310	1,521,626	1,375,757	1,231,704
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	2,287,228	2,122,858	1,960,419	1,799,911	1,641,334	1,484,687	1,329,971	1,177,187	1,026,333	877,410	730,417
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	3,442,395	3,241,909	3,043,691	2,847,743	2,654,063	2,462,653	2,273,510	2,086,637	1,902,032	1,719,697	1,539,629
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	3,105,870	2,909,542	2,715,471	2,523,654	2,334,092	2,146,784	1,961,664	1,778,740	1,598,072	1,419,662	1,243,510
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	5,163,592	4,862,863	4,565,537	4,271,614	3,981,095	3,693,978	3,410,265	3,129,955	2,853,049	2,579,545	2,309,445
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	5,163,592	4,862,863	4,565,537	4,271,614	3,981,095	3,693,978	3,410,265	3,129,955	2,853,049	2,579,545	2,309,445
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	6,884,790	6,483,818	6,087,383	5,695,486	5,308,126	4,925,304	4,547,020	4,173,273	3,804,064	3,439,393	3,079,260
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	5,168,169	4,788,134	4,412,569	4,041,473	3,674,846	3,312,691	2,955,004	2,601,787	2,253,039	1,908,762	1,568,955
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	10,216,824	9,621,989	9,033,883	8,452,509	7,877,866	7,309,952	6,748,770	6,194,316	5,646,594	5,105,602	4,571,341
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	10,216,824	9,621,989	9,033,883	8,452,509	7,877,866	7,309,952	6,748,770	6,194,316	5,646,594	5,105,602	4,571,341
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	13,494,552	12,709,173	11,932,678	11,165,069	10,405,603	9,654,235	8,911,774	8,178,220	7,453,573	6,737,833	6,031,001
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	14,018,679	13,199,539	12,389,680	11,589,100	10,797,802	10,015,783	9,243,044	8,479,585	7,725,407	6,980,509	6,244,890
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	20,441,172	19,246,037	18,064,412	16,895,661	15,740,462	14,598,814	13,470,716	12,356,170	11,255,175	10,167,731	9,093,839
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	20,441,172	19,246,037	18,064,412	16,895,661	15,740,462	14,598,814	13,470,716	12,356,170	11,255,175	10,167,731	9,093,839
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	26,019,249	24,495,610	22,989,237	21,500,129	20,028,288	18,573,711	17,136,402	15,716,357	14,313,579	12,928,066	11,559,819
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	26,019,249	24,495,610	22,989,237	21,500,129	20,028,288	18,573,711	17,136,402	15,716,357	14,313,579	12,928,066	11,559,819
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	32,524,062	30,619,512	28,736,546	26,875,161	25,035,360	23,217,140	21,420,502	19,645,446	17,891,973	16,160,082	14,449,774
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£7,632,653	32,524,062	30,619,512	28,736,546	26,875,161	25,035,360	23,217,140	21,420,502	19,645,446	17,891,

COTSWOLD DISTRICT COUNCIL Sales value £4,594 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	84,703	79,843	75,037	70,287	65,591	60,951	56,366	51,835	47,360	42,939	38,574
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	84,703	79,843	75,037	70,287	65,591	60,951	56,366	51,835	47,360	42,939	38,574
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	423,513	399,211	375,185	351,433	327,956	304,754	281,827	259,175	236,798	214,696	192,868
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	423,513	399,211	375,185	351,433	327,956	304,754	281,827	259,175	236,798	214,696	192,868
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	847,027	798,423	750,369	702,866	655,912	609,508	563,654	518,349	473,596	429,391	385,737
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	847,027	798,423	750,369	702,866	655,912	609,508	563,654	518,349	473,596	429,391	385,737
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,525,513	1,438,139	1,351,753	1,266,355	1,181,944	1,098,519	1,016,084	934,635	854,174	774,701	696,214
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,525,513	1,438,139	1,351,753	1,266,355	1,181,944	1,098,519	1,016,084	934,635	854,174	774,701	696,214
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,288,270	2,157,209	2,027,630	1,899,533	1,772,916	1,647,780	1,524,126	1,401,953	1,281,261	1,162,050	1,044,322
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,288,270	2,157,209	2,027,630	1,899,533	1,772,916	1,647,780	1,524,126	1,401,953	1,281,261	1,162,050	1,044,322
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	2,989,851	2,818,417	2,648,921	2,481,363	2,315,742	2,152,060	1,990,316	1,830,509	1,672,639	1,516,708	1,362,714
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	2,521,534	2,346,183	2,172,888	2,001,646	1,832,459	1,665,326	1,500,249	1,337,225	1,176,256	1,017,341	860,481
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	3,737,314	3,523,021	3,311,152	3,101,703	2,894,678	2,690,075	2,487,894	2,288,135	2,090,799	1,895,886	1,703,393
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	3,399,311	3,189,130	2,981,360	2,776,000	2,573,051	2,372,511	2,174,383	1,978,665	1,785,357	1,594,459	1,405,972
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	5,605,972	5,284,533	4,966,728	4,652,556	4,342,017	4,035,113	3,731,842	3,432,204	3,136,199	2,843,827	2,555,090
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	5,605,972	5,284,533	4,966,728	4,652,556	4,342,017	4,035,113	3,731,842	3,432,204	3,136,199	2,843,827	2,555,090
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	7,474,629	7,046,044	6,622,304	6,203,408	5,789,357	5,380,150	4,975,789	4,576,271	4,181,599	3,791,770	3,406,787
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	5,753,936	5,346,448	4,943,740	4,545,810	4,152,659	3,764,288	3,380,696	3,001,882	2,627,848	2,258,592	1,894,115
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	11,093,686	10,457,804	9,829,111	9,207,603	8,593,282	7,986,149	7,386,201	6,793,440	6,207,866	5,629,479	5,058,277
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	11,093,686	10,457,804	9,829,111	9,207,603	8,593,282	7,986,149	7,386,201	6,793,440	6,207,866	5,629,479	5,058,277
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	14,645,414	13,804,753	12,973,597	12,151,943	11,339,795	10,537,150	9,744,009	8,960,371	8,186,237	7,421,606	6,666,480
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	15,152,494	14,280,026	13,417,432	12,564,710	11,721,863	10,888,888	10,065,787	9,252,560	8,449,205	7,655,725	6,872,118
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	22,079,851	20,806,920	19,548,397	18,304,283	17,074,578	15,859,282	14,658,394	13,471,916	12,299,845	11,142,184	9,998,932
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	22,079,851	20,806,920	19,548,397	18,304,283	17,074,578	15,859,282	14,658,394	13,471,916	12,299,845	11,142,184	9,998,932
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	28,098,696	26,477,124	24,873,908	23,289,047	21,722,542	20,174,394	18,644,599	17,133,161	15,640,077	14,165,351	12,708,978
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	28,098,696	26,477,124	24,873,908	23,289,047	21,722,542	20,174,394	18,644,599	17,133,161	15,640,077	14,165,351	12,708,978
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	35,123,369	33,096,405	31,092,385	29,111,310	27,153,178	25,217,992	23,305,750	21,416,451	19,550,097	17,706,688	15,886,223
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	35,123,369	33,096,405	31,092,385	29,111,310	27,153,178	25,217,992	23,305,750	21,416,451	19,550,097	17,706,688	15,886,223
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	48,541,730	45,735,765	42,961,572	40,219,150	37,508,498	34,829,618	32,182,510	29,567,172	26,983,607	24,431,812	21,911,789
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	48,541,730	45,735,765	42,961,572	40,219,150	37,508,498	34,829,618	32,182,510	29,567,172	26,983,607	24,431,812	21,911,789
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	54,627,810	51,463,227	48,334,482	45,241,575	42,184,505	39,163,272	36,176,821	33,225,529	30,310,091	27,430,507	24,586,775
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	54,627,810	51,463,227	48,334,482	45,241,575	42,184,505	39,163,272	36,176,821	33,225,529	30,310,091	27,430,507	24,586,775
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	65,154,534	61,375,720	57,639,700	53,946,473	50,296,038	46,688,396	43,123,546	39,601,489	36,122,225	32,685,753	29,291,116
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	65,154,534	61,375,720	57,639,700	53,946,473	50,296,038	46,688,396	43,123,546	39,601,489	36,122,225	32,685,753	29,291,116
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	90,840,188	85,565,843	80,351,204	75,196,272	70,101,046	65,065,527	60,089,714	55,173,607	50,317,206	45,520,513	40,783,526
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	95,557,336	89,998,123	84,501,847	79,068,507	73,698,104	68,390,637	63,146,108	57,960,447	52,837,373	47,777,282	42,780,174
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	112,457,200	105,902,953	99,422,912	93,014,498	86,677,748	80,415,256	74,227,019	68,113,039	62,073,318	56,107,852	50,210,389
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	90,647,795	85,341,940	80,096,153	74,910,433	69,784,781	64,715,142	59,704,078	54,753,141	49,862,333	45,026,231	40,248,582
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	90,647,795	85,341,940	80,096,153	74,910,433	69,784,781	64,715,142	59,704,078	54,753,141	49,862,333	45,026,231	40,248,582
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,238,372	1,061,803	887,425	713,812	542,421	373,254	206,308	41,585	- 122,893	- 285,792	- 446,433
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	84,703	79,843	75,037	70,287	65,591	60,951	56,366	51,835	47,360	42,939	38,574
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	84,703	79,843	75,037	70,287	65,591	60,951	56,366	51,835	47,360	42,939	38,574
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	423,513	399,211	375,185	351,433	327,956	304,754	281,827	259,175	236,798	214,696	192,868
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	423,513	399,211	375,185	351,433	327,956	304,754	281,827	259,175	236,798	214,696	192,868
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	847,027	798,423	750,369	702,866	655,912	609,508	563,654	518,349	473,596	429,391	385,737
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	847,027	798,423	750,369	702,866	655,912	609,508	563,654	518,349	473,596	429,391	385,737
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,525,513	1,438,139	1,351,753	1,266,355	1,181,944	1,098,519	1,016,084	934,635	854,174	774,701	696,214
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,525,513	1,438,139	1,351,753	1,266,355	1,181,944	1,098,519	1,016,084	934,635	854,174	774,701	696,214
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,288,270	2,157,209	2,027,630	1,899,533	1,772,916	1,647,780	1,524,126	1,401,953	1,281,261	1,162,050	1,044,322
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,288,270	2,157,209	2,027,630	1,899,533	1,772,916	1,647,780	1,524,126	1,401,953	1,281,261	1,162,050	1,044,322
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	2,989,851	2,818,417	2,648,921	2,481,363	2,315,742	2,152,060	1,990,316	1,830,509	1,672,639	1,516,708	1,362,714
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,521,534	2,346,183	2,172,888	2,001,646	1,832,459	1,665,326	1,500,249	1,337,225	1,176,256	1,017,341	860,481
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	3,737,314	3,523,021	3,311,152	3,101,703	2,894,678	2,690,075	2,487,894	2,288,135	2,090,799	1,895,886	1,703,393
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	3,399,311	3,189,130	2,981,360	2,776,000	2,573,051	2,372,511	2,174,383	1,978,665	1,785,357	1,594,459	1,405,972
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	5,605,972	5,284,533	4,966,728	4,652,556	4,342,017	4,035,113	3,731,842	3,432,204	3,136,199	2,843,827	2,555,090
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	5,605,972	5,284,533	4,966,728	4,652,556	4,342,017	4,035,113	3,731,842	3,432,204	3,136,199	2,843,827	2,555,090
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	7,474,629	7,046,044	6,622,304	6,203,408	5,789,357	5,380,150	4,975,789	4,576,271	4,181,599	3,791,770	3,406,787
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	5,753,936	5,346,448	4,943,740	4,545,810	4,152,659	3,764,288	3,380,696	3,001,882	2,627,848	2,258,592	1,894,115
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	11,093,686	10,457,804	9,829,111	9,207,603	8,593,282	7,986,149	7,386,201	6,793,440	6,207,866	5,629,479	5,058,277
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	11,093,686	10,457,804	9,829,111	9,207,603	8,593,282	7,986,149	7,386,201	6,793,440	6,207,866	5,629,479	5,058,277
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	14,645,414	13,804,753	12,973,597	12,151,943	11,339,795	10,537,150	9,744,009	8,960,371	8,186,237	7,421,606	6,666,480
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	15,152,494	14,280,026	13,417,432	12,564,710	11,721,863	10,888,888	10,065,787	9,252,560	8,449,205	7,655,725	6,872,118
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	22,079,851	20,806,920	19,548,397	18,304,283	17,074,578	15,859,282	14,658,394	13,471,916	12,299,845	11,142,184	9,998,932
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	22,079,851	20,806,920	19,548,397	18,304,283	17,074,578	15,859,282	14,658,394	13,471,916	12,299,845	11,142,184	9,998,932
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	28,098,696	26,477,124	24,873,908	23,289,047	21,722,542	20,174,394	18,644,599	17,133,161	15,640,077	14,165,351	12,708,978
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	28,098,696	26,477,124	24,873,908	23,289,047	21,722,542	20,174,394	18,644,599	17,133,161	15,640,077	14,165,351	12,708,978
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	35,123,369	33,096,405	31,092,385	29,111,310	27,153,178	25,217,992	23,305,750	21,416,451	19,550,097	17,706,688	15,886,223
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	35,123,369	33,096,405	31,092,385	29,111,310	27,153,178	25,217,992	23,305,750	21,416,451	19,550,097	17,706,688	15,886,223
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	48,541,730	45,735,765	42,961,572	40,219,150	37,508,498	34,829,618	32,182,510	29,567,172	26,983,607	24,431,812	21,911,789
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	48,541,730	45,735,765	42,961,572	40,219,150	37,508,498	34,829,618	32,182,510	29,567,172	26,983,607	24,431,812	21,911,789
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	54,627,810	51,463,227	48,334,482	45,241,575	42,184,505	39,163,272	36,176,821	33,225,529	30,310,091	27,430,507	24,586,775
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	54,627,810	51,463,227	48,334,482	45,241,575	42,184,505	39,163,272	36,176,821	33,225,529	30,310,091	27,430,507	24,586,775
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	65,154,534	61,375,720	57,639,700	53,946,473	50,296,038	46,688,396	43,123,546	39,601,489	36,122,225	32,685,753	29,291,116
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	65,154,534	61,375,720	57,639,700	53,946,473	50,296,038	46,688,396	43,123,546	39,601,489	36,122,225	32,685,753	29,291,116
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	90,840,188	85,565,843	80,351,204	75,196,272	70,101,046	65,065,527	60,089,714	55,173,607	50,317,206	45,520,513	40,783,526
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	95,557,336	89,998,123	84,501,847	79,068,507	73,698,104	68,390,637	63,146,108	57,960,447	52,837,373	47,777,282	42,780,174
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	112,457,200	105,902,953	99,422,912	93,014,498	86,677,748	80,415,256	74,227,019	68,113,039	62,073,318	56,107,852	50,210,389
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	90,647,795	85,341,940	80,096,153	74,910,433	69,784,781	64,715,142	59,704,078	54,753,141	49,862,333	45,026,231	40,248,582
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	90,647,795	85,341,940	80,096,153	74,910,433	69,784,781	64,715,142	59,704,078	54,753,141	49,862,333	45,026,231	40,248,582
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,238,372	1,061,803	887,425	713,812	542,421	373,254	206,308	41,585	- 122,893	- 285,792	- 446,433
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	84,703	79,843	75,037	70,287	65,591	60,951	56,366	51,835	47,360	42,939	38,574
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	84,703	79,843	75,037	70,287	65,591	60,951	56,366	51,835	47,360	42,939	38,574
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	423,513	399,211	375,185	351,433	327,956	304,754	281,827	259,175	236,798	214,696	192,868
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	423,513	399,211	375,185	351,433	327,956	304,754	281,827	259,175	236,798	214,696	192,868
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	847,027	798,423	750,369	702,866	655,912	609,508	563,654	518,349	473,596	429,391	385,737
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	847,027	798,423	750,369	702,866	655,912	609,508	563,654	518,349	473,596	429,391	385,737
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,525,513	1,438,139	1,351,753	1,266,355	1,181,944	1,098,519	1,016,084	934,635	854,174	774,701	696,214
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,525,513	1,438,139	1,351,753	1,266,355	1,181,944	1,098,519	1,016,084	934,635	854,174	774,701	696,214
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,288,270	2,157,209	2,027,630	1,899,533	1,772,916	1,647,780	1,524,126	1,401,953	1,281,261	1,162,050	1,044,322
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,288,270	2,157,209	2,027,630	1,899,533	1,772,916	1,647,780	1,524,126	1,401,953	1,281,261	1,162,050	1,044,322
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	2,989,851	2,818,417	2,648,921	2,481,363	2,315,742	2,152,060	1,990,316	1,830,509	1,672,639	1,516,708	1,362,714
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	2,521,534	2,346,183	2,172,888	2,001,646	1,832,459	1,665,326	1,500,249	1,337,225	1,176,256	1,017,341	860,481
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	3,737,314	3,523,021	3,311,152	3,101,703	2,894,678	2,690,075	2,487,894	2,288,135	2,090,799	1,895,886	1,703,393
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	3,399,311	3,189,130	2,981,360	2,776,000	2,573,051	2,372,511	2,174,383	1,978,665	1,785,357	1,594,459	1,405,972
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	5,605,972	5,284,533	4,966,728	4,652,556	4,342,017	4,035,113	3,731,842	3,432,204	3,136,199	2,843,827	2,555,090
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	5,605,972	5,284,533	4,966,728	4,652,556	4,342,017	4,035,113	3,731,842	3,432,204	3,136,199	2,843,827	2,555,090
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	7,474,629	7,046,044	6,622,304	6,203,408	5,789,357	5,380,150	4,975,789	4,576,271	4,181,599	3,791,770	3,406,787
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	5,753,936	5,346,448	4,943,740	4,545,810	4,152,659	3,764,288	3,380,696	3,001,882	2,627,848	2,258,592	1,894,115
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	11,093,686	10,457,804	9,829,111	9,207,603	8,593,282	7,986,149	7,386,201	6,793,440	6,207,866	5,629,479	5,058,277
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	11,093,686	10,457,804	9,829,111	9,207,603	8,593,282	7,986,149	7,386,201	6,793,440	6,207,866	5,629,479	5,058,277
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	14,645,414	13,804,753	12,973,597	12,151,943	11,339,795	10,537,150	9,744,009	8,960,371	8,186,237	7,421,606	6,666,480
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	15,152,494	14,280,026	13,417,432	12,564,710	11,721,863	10,888,888	10,065,787	9,252,560	8,449,205	7,655,725	6,872,118
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	22,079,851	20,806,920	19,548,397	18,304,283	17,074,578	15,859,282	14,658,394	13,471,916	12,299,845	11,142,184	9,998,932
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	22,079,851	20,806,920	19,548,397	18,304,283	17,074,578	15,859,282	14,658,394	13,471,916	12,299,845	11,142,184	9,998,932
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	28,098,696	26,477,124	24,873,908	23,289,047	21,722,542	20,174,394	18,644,599	17,133,161	15,640,077	14,165,351	12,708,978
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	28,098,696	26,477,124	24,873,908	23,289,047	21,722,542	20,174,394	18,644,599	17,133,161	15,640,077	14,165,351	12,708,978
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	35,123,369	33,096,405	31,092,385	29,111,310	27,153,178	25,217,992	23,305,750	21,416,451	19,550,097	17,706,688	15,886,223
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£7,632,653	35,123,369	33,096,405	31,092,385	29,111,310	27,153,178	25,217,992	23,305,750

COTSWOLD DISTRICT COUNCIL Sales value £4,691 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	91,198	86,033	80,926	75,878	70,888	65,957	61,083	56,269	51,513	46,814	42,175
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	91,198	86,033	80,926	75,878	70,888	65,957	61,083	56,269	51,513	46,814	42,175
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	455,990	430,166	404,631	379,390	354,441	329,784	305,418	281,345	257,563	234,073	210,874
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	455,990	430,166	404,631	379,390	354,441	329,784	305,418	281,345	257,563	234,073	210,874
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	911,981	860,330	809,264	758,781	708,882	659,567	610,837	562,688	515,125	468,145	421,749
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	911,981	860,330	809,264	758,781	708,882	659,567	610,837	562,688	515,125	468,145	421,749
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,647,029	1,553,972	1,461,966	1,371,010	1,281,106	1,192,252	1,104,448	1,017,695	931,993	847,341	763,740
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,647,029	1,553,972	1,461,966	1,371,010	1,281,106	1,192,252	1,104,448	1,017,695	931,993	847,341	763,740
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,470,544	2,330,958	2,192,948	2,056,516	1,921,658	1,788,377	1,656,672	1,526,542	1,397,989	1,271,011	1,145,611
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,470,544	2,330,958	2,192,948	2,056,516	1,921,658	1,788,377	1,656,672	1,526,542	1,397,989	1,271,011	1,145,611
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,225,787	3,043,308	2,862,890	2,684,532	2,508,235	2,333,998	2,161,822	1,991,707	1,823,653	1,657,659	1,493,726
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	2,753,318	2,567,273	2,383,404	2,201,709	2,022,190	1,844,846	1,669,676	1,496,681	1,325,862	1,157,218	990,545
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,032,234	3,804,135	3,578,612	3,355,665	3,135,294	2,917,498	2,702,278	2,489,634	2,279,566	2,072,074	1,867,157
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	3,692,013	3,468,118	3,246,788	3,028,020	2,811,817	2,598,177	2,387,102	2,178,589	1,972,640	1,769,256	1,568,435
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	6,048,350	5,706,203	5,367,918	5,033,497	4,702,940	4,376,247	4,053,417	3,734,451	3,419,350	3,108,110	2,800,735
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	6,048,350	5,706,203	5,367,918	5,033,497	4,702,940	4,376,247	4,053,417	3,734,451	3,419,350	3,108,110	2,800,735
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	8,064,467	7,608,270	7,157,224	6,711,330	6,270,587	5,834,997	5,404,557	4,979,269	4,559,132	4,144,147	3,734,314
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	6,339,702	5,904,762	5,474,911	5,050,147	4,630,472	4,215,886	3,806,388	3,401,977	3,002,655	2,608,421	2,219,276
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	11,970,547	11,293,621	10,624,337	9,962,697	9,308,699	8,662,344	8,023,633	7,392,563	6,769,137	6,153,177	5,542,894
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	11,970,547	11,293,621	10,624,337	9,962,697	9,308,699	8,662,344	8,023,633	7,392,563	6,769,137	6,153,177	5,542,894
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	15,790,679	14,896,355	14,012,132	13,138,009	12,273,987	11,420,064	10,576,243	9,742,522	8,918,901	8,105,380	7,301,961
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	16,286,309	15,360,513	14,445,183	13,540,320	12,645,923	11,761,994	10,888,531	10,025,534	9,173,005	8,330,941	7,499,345
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	23,717,135	22,367,126	21,032,382	19,712,905	18,408,694	17,119,750	15,846,073	14,587,661	13,344,516	12,116,638	10,904,024
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	23,717,135	22,367,126	21,032,382	19,712,905	18,408,694	17,119,750	15,846,073	14,587,661	13,344,516	12,116,638	10,904,024
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	30,171,964	28,452,261	26,752,011	25,071,211	23,409,863	21,767,966	20,145,522	18,542,529	16,958,988	15,394,898	13,850,260
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	30,171,964	28,452,261	26,752,011	25,071,211	23,409,863	21,767,966	20,145,522	18,542,529	16,958,988	15,394,898	13,850,260
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	37,714,955	35,565,327	33,440,013	31,339,014	29,262,328	27,209,958	25,181,903	23,178,162	21,198,734	19,243,622	17,312,825
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	37,714,955	35,565,327	33,440,013	31,339,014	29,262,328	27,209,958	25,181,903	23,178,162	21,198,734	19,243,622	17,312,825
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	52,098,882	49,125,219	46,185,192	43,278,803	40,406,052	37,566,939	34,761,463	31,989,625	29,251,424	26,546,862	23,875,936
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	52,098,882	49,125,219	46,185,192	43,278,803	40,406,052	37,566,939	34,761,463	31,989,625	29,251,424	26,546,862	23,875,936
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	58,611,582	55,259,039	51,944,425	48,667,741	45,428,987	42,228,162	39,065,266	35,940,301	32,853,265	29,804,159	26,792,981
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	58,611,582	55,259,039	51,944,425	48,667,741	45,428,987	42,228,162	39,065,266	35,940,301	32,853,265	29,804,159	26,792,981
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	69,913,154	65,909,793	61,951,724	58,038,948	54,171,462	50,349,269	46,572,368	42,840,758	39,154,441	35,513,416	31,917,683
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	69,913,154	65,909,793	61,951,724	58,038,948	54,171,462	50,349,269	46,572,368	42,840,758	39,154,441	35,513,416	31,917,683
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	97,591,862	92,001,415	86,474,202	81,009,885	75,606,750	70,266,865	64,990,232	59,776,851	54,626,720	49,539,841	44,516,214
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	102,657,306	96,763,299	90,935,955	85,175,273	79,481,255	73,853,898	68,293,205	62,799,174	57,371,806	52,011,101	46,717,058
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	120,815,059	113,866,575	106,996,684	100,205,385	93,492,681	86,858,569	80,303,049	73,826,123	67,423,330	61,097,251	54,849,834
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	97,418,651	91,797,760	86,240,448	80,744,920	75,309,852	69,938,415	64,630,609	59,386,434	54,203,267	49,079,824	44,020,086
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	97,418,651	91,797,760	86,240,448	80,744,920	75,309,852	69,938,415	64,630,609	59,386,434	54,203,267	49,079,824	44,020,086
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,509,590	1,320,287	1,133,332	948,726	766,468	585,412	406,282	229,523	55,133	- 118,798	- 291,223
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	91,198	86,033	80,926	75,878	70,888	65,957	61,083	56,269	51,513	46,814	42,175
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	91,198	86,033	80,926	75,878	70,888	65,957	61,083	56,269	51,513	46,814	42,175
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	455,990	430,166	404,631	379,390	354,441	329,784	305,418	281,345	257,563	234,073	210,874
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	455,990	430,166	404,631	379,390	354,441	329,784	305,418	281,345	257,563	234,073	210,874
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	911,981	860,330	809,264	758,781	708,882	659,567	610,837	562,688	515,125	468,145	421,749
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	911,981	860,330	809,264	758,781	708,882	659,567	610,837	562,688	515,125	468,145	421,749
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,647,029	1,553,972	1,461,966	1,371,010	1,281,106	1,192,252	1,104,448	1,017,695	931,993	847,341	763,740
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,647,029	1,553,972	1,461,966	1,371,010	1,281,106	1,192,252	1,104,448	1,017,695	931,993	847,341	763,740
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,470,544	2,330,958	2,192,948	2,056,516	1,921,658	1,788,377	1,656,672	1,526,542	1,397,989	1,271,011	1,145,611
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,470,544	2,330,958	2,192,948	2,056,516	1,921,658	1,788,377	1,656,672	1,526,542	1,397,989	1,271,011	1,145,611
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	3,225,787	3,043,308	2,862,890	2,684,532	2,508,235	2,333,998	2,161,822	1,991,707	1,823,653	1,657,659	1,493,726
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,753,318	2,567,273	2,383,404	2,201,709	2,022,190	1,844,846	1,669,676	1,496,681	1,325,862	1,157,218	990,545
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	4,032,234	3,804,135	3,578,612	3,355,665	3,135,294	2,917,498	2,702,278	2,489,634	2,279,566	2,072,074	1,867,157
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	3,692,013	3,468,118	3,246,788	3,028,020	2,811,817	2,598,177	2,387,102	2,178,589	1,972,640	1,769,256	1,568,435
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	6,048,350	5,706,203	5,367,918	5,033,497	4,702,940	4,376,247	4,053,417	3,734,451	3,419,350	3,108,110	2,800,735
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	6,048,350	5,706,203	5,367,918	5,033,497	4,702,940	4,376,247	4,053,417	3,734,451	3,419,350	3,108,110	2,800,735
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	8,064,467	7,608,270	7,157,224	6,711,330	6,270,587	5,834,997	5,404,557	4,979,269	4,559,132	4,144,147	3,734,314
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	6,339,702	5,904,762	5,474,911	5,050,147	4,630,472	4,215,886	3,806,388	3,401,977	3,002,655	2,608,421	2,219,276
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	11,970,547	11,293,621	10,624,337	9,962,697	9,308,699	8,662,344	8,023,633	7,392,563	6,769,137	6,153,177	5,542,894
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	11,970,547	11,293,621	10,624,337	9,962,697	9,308,699	8,662,344	8,023,633	7,392,563	6,769,137	6,153,177	5,542,894
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	15,790,679	14,896,355	14,012,132	13,138,009	12,273,987	11,420,064	10,576,243	9,742,522	8,918,901	8,105,380	7,301,961
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	16,286,309	15,360,513	14,445,183	13,540,320	12,645,923	11,761,994	10,888,531	10,025,534	9,173,005	8,330,941	7,499,345
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	23,717,135	22,367,126	21,032,382	19,712,905	18,408,694	17,119,750	15,846,073	14,587,661	13,344,516	12,116,638	10,904,024
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	23,717,135	22,367,126	21,032,382	19,712,905	18,408,694	17,119,750	15,846,073	14,587,661	13,344,516	12,116,638	10,904,024
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	30,171,964	28,452,261	26,752,011	25,071,211	23,409,863	21,767,966	20,145,522	18,542,529	16,958,988	15,394,898	13,850,260
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	30,171,964	28,452,261	26,752,011	25,071,211	23,409,863	21,767,966	20,145,522	18,542,529	16,958,988	15,394,898	13,850,260
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	37,714,955	35,565,327	33,440,013	31,339,014	29,262,328	27,209,958	25,181,903	23,178,162	21,198,734	19,243,622	17,312,825
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	37,714,955	35,565,327	33,440,013	31,339,014	29,262,328	27,209,958	25,181,903	23,178,162	21,198,734	19,243,622	17,312,825
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	52,098,882	49,125,219	46,185,192	43,278,803	40,406,052	37,566,939	34,761,463	31,989,625	29,251,424	26,546,862	23,875,936
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	52,098,882	49,125,219	46,185,192	43,278,803	40,406,052	37,566,939	34,761,463	31,989,625	29,251,424	26,546,862	23,875,936
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	58,611,582	55,259,039	51,944,425	48,667,741	45,428,987	42,228,162	39,065,266	35,940,301	32,853,265	29,804,159	26,792,981
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	58,611,582	55,259,039	51,944,425	48,667,741	45,428,987	42,228,162	39,065,266	35,940,301	32,853,265	29,804,159	26,792,981
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	69,913,154	65,909,793	61,951,724	58,038,948	54,171,462	50,349,269	46,572,368	42,840,758	39,154,441	35,513,416	31,917,683
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	69,913,154	65,909,793	61,951,724	58,038,948	54,171,462	50,349,269	46,572,368	42,840,758	39,154,441	35,513,416	31,917,683
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	97,591,862	92,001,415	86,474,202	81,009,885	75,606,750	70,266,865	64,990,232	59,776,851	54,626,720	49,539,841	44,516,214
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	102,657,306	96,763,299	90,935,955	85,175,273	79,481,255	73,853,898	68,293,205	62,799,174	57,371,806	52,011,101	46,717,058
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	120,815,059	113,866,575	106,996,684	100,205,385	93,492,681	86,858,569	80,303,049	73,826,123	67,423,330	61,097,251	54,849,834
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	97,418,651	91,797,760	86,240,448	80,744,920	75,309,852	69,938,415	64,630,609	59,386,434	54,203,267	49,079,824	44,020,086
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	97,418,651	91,797,760	86,240,448	80,744,920	75,309,852	69,938,415	64,630,609	59,386,434	54,203,267	49,079,824	44,020,086
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,509,590	1,320,287	1,133,332	948,726	766,468	585,412	406,282	229,523	55,133	- 118,798	- 291,223
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	91,198	86,033	80,926	75,878	70,888	65,957	61,083	56,269	51,513	46,814	42,175
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	91,198	86,033	80,926	75,878	70,888	65,957	61,083	56,269	51,513	46,814	42,175
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	455,990	430,166	404,631	379,390	354,441	329,784	305,418	281,345	257,563	234,073	210,874
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	455,990	430,166	404,631	379,390	354,441	329,784	305,418	281,345	257,563	234,073	210,874
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	911,981	860,330	809,264	758,781	708,882	659,567	610,837	562,688	515,125	468,145	421,749
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	911,981	860,330	809,264	758,781	708,882	659,567	610,837	562,688	515,125	468,145	421,749
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,647,029	1,553,972	1,461,966	1,371,010	1,281,106	1,192,252	1,104,448	1,017,695	931,993	847,341	763,740
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,647,029	1,553,972	1,461,966	1,371,010	1,281,106	1,192,252	1,104,448	1,017,695	931,993	847,341	763,740
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,470,544	2,330,958	2,192,948	2,056,516	1,921,658	1,788,377	1,656,672	1,526,542	1,397,989	1,271,011	1,145,611
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,470,544	2,330,958	2,192,948	2,056,516	1,921,658	1,788,377	1,656,672	1,526,542	1,397,989	1,271,011	1,145,611
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	3,225,787	3,043,308	2,862,890	2,684,532	2,508,235	2,333,998	2,161,822	1,991,707	1,823,653	1,657,659	1,493,726
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	2,753,318	2,567,273	2,383,404	2,201,709	2,022,190	1,844,846	1,669,676	1,496,681	1,325,862	1,157,218	990,545
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	4,032,234	3,804,135	3,578,612	3,355,665	3,135,294	2,917,498	2,702,278	2,489,634	2,279,566	2,072,074	1,867,157
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	3,692,013	3,468,118	3,246,788	3,028,020	2,811,817	2,598,177	2,387,102	2,178,589	1,972,640	1,769,256	1,568,435
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	6,048,350	5,706,203	5,367,918	5,033,497	4,702,940	4,376,247	4,053,417	3,734,451	3,419,350	3,108,110	2,800,735
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	6,048,350	5,706,203	5,367,918	5,033,497	4,702,940	4,376,247	4,053,417	3,734,451	3,419,350	3,108,110	2,800,735
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	8,064,467	7,608,270	7,157,224	6,711,330	6,270,587	5,834,997	5,404,557	4,979,269	4,559,132	4,144,147	3,734,314
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	6,339,702	5,904,762	5,474,911	5,050,147	4,630,472	4,215,886	3,806,388	3,401,977	3,002,655	2,608,421	2,219,276
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	11,970,547	11,293,621	10,624,337	9,962,697	9,308,699	8,662,344	8,023,633	7,392,563	6,769,137	6,153,177	5,542,894
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	11,970,547	11,293,621	10,624,337	9,962,697	9,308,699	8,662,344	8,023,633	7,392,563	6,769,137	6,153,177	5,542,894
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	15,790,679	14,896,355	14,012,132	13,138,009	12,273,987	11,420,064	10,576,243	9,742,522	8,918,901	8,105,380	7,301,961
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	16,286,309	15,360,513	14,445,183	13,540,320	12,645,923	11,761,994	10,888,531	10,025,534	9,173,005	8,330,941	7,499,345
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	23,717,135	22,367,126	21,032,382	19,712,905	18,408,694	17,119,750	15,846,073	14,587,661	13,344,516	12,116,638	10,904,024
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	23,717,135	22,367,126	21,032,382	19,712,905	18,408,694	17,119,750	15,846,073	14,587,661	13,344,516	12,116,638	10,904,024
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	30,171,964	28,452,261	26,752,011	25,071,211	23,409,863	21,767,966	20,145,522	18,542,529	16,958,988	15,394,898	13,850,260
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	30,171,964	28,452,261	26,752,011	25,071,211	23,409,863	21,767,966	20,145,522	18,542,529	16,958,988	15,394,898	13,850,260
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	37,714,955	35,565,327	33,440,013	31,339,014	29,262,328	27,209,958	25,181,903	23,178,162	21,198,734	19,243,622	17,312,825
28	CDC-RES28 Large scheme (500 units) 35 dph)

COTSWOLD DISTRICT COUNCIL Sales value £4,788 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	97,693	92,224	86,816	81,470	76,185	70,962	65,802	60,703	55,666	50,690	45,776
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	97,693	92,224	86,816	81,470	76,185	70,962	65,802	60,703	55,666	50,690	45,776
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	488,467	461,119	434,079	407,348	380,926	354,813	329,009	303,513	278,327	253,449	228,881
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	488,467	461,119	434,079	407,348	380,926	354,813	329,009	303,513	278,327	253,449	228,881
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	976,935	922,237	868,158	814,697	761,853	709,627	658,018	607,027	556,654	506,898	457,760
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	976,935	922,237	868,158	814,697	761,853	709,627	658,018	607,027	556,654	506,898	457,760
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,768,545	1,669,805	1,572,179	1,475,666	1,380,268	1,285,983	1,192,812	1,100,754	1,009,812	919,982	831,267
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,768,545	1,669,805	1,572,179	1,475,666	1,380,268	1,285,983	1,192,812	1,100,754	1,009,812	919,982	831,267
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,652,818	2,504,707	2,358,268	2,213,499	2,070,401	1,928,973	1,789,217	1,651,132	1,514,717	1,379,973	1,246,899
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,652,818	2,504,707	2,358,268	2,213,499	2,070,401	1,928,973	1,789,217	1,651,132	1,514,717	1,379,973	1,246,899
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,461,722	3,268,199	3,076,858	2,887,700	2,700,727	2,515,937	2,333,330	2,152,907	1,974,667	1,798,610	1,624,736
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	2,984,718	2,787,819	2,593,216	2,400,912	2,210,904	2,023,195	1,837,782	1,654,666	1,473,849	1,295,328	1,119,105
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,327,153	4,085,248	3,846,072	3,609,626	3,375,909	3,144,921	2,916,662	2,691,133	2,468,333	2,248,262	2,030,920
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	3,984,715	3,747,106	3,512,215	3,280,041	3,050,584	2,823,843	2,599,821	2,378,514	2,159,925	1,944,052	1,730,897
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	6,490,729	6,127,872	5,769,109	5,414,439	5,063,864	4,717,381	4,374,993	4,036,700	3,702,500	3,372,394	3,046,381
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	6,490,729	6,127,872	5,769,109	5,414,439	5,063,864	4,717,381	4,374,993	4,036,700	3,702,500	3,372,394	3,046,381
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	8,654,306	8,170,496	7,692,145	7,219,252	6,751,818	6,289,842	5,833,325	5,382,266	4,936,666	4,496,524	4,061,841
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	6,920,744	6,458,888	6,002,423	5,551,350	5,105,668	4,665,379	4,230,481	3,800,976	3,376,862	2,958,140	2,544,436
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	12,847,409	12,129,437	11,419,564	10,717,790	10,024,116	9,338,540	8,660,159	7,988,927	7,325,820	6,670,838	6,023,983
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	12,847,409	12,129,437	11,419,564	10,717,790	10,024,116	9,338,540	8,660,159	7,988,927	7,325,820	6,670,838	6,023,983
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	16,935,944	15,987,958	15,050,668	14,124,074	13,208,178	12,302,980	11,408,478	10,524,672	9,650,271	8,785,564	7,931,587
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	17,420,125	16,441,000	15,472,934	14,515,930	13,569,984	12,635,099	11,711,274	10,798,509	9,895,661	9,003,705	8,122,829
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	25,354,420	23,927,332	22,516,368	21,121,527	19,742,811	18,380,219	17,033,750	15,703,406	14,389,186	13,091,090	11,809,118
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	25,354,420	23,927,332	22,516,368	21,121,527	19,742,811	18,380,219	17,033,750	15,703,406	14,389,186	13,091,090	11,809,118
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	32,237,411	30,420,386	28,623,894	26,847,938	25,092,516	23,357,628	21,643,275	19,949,457	18,276,173	16,623,424	14,991,211
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	32,237,411	30,420,386	28,623,894	26,847,938	25,092,516	23,357,628	21,643,275	19,949,457	18,276,173	16,623,424	14,991,211
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	40,296,765	38,025,482	35,779,868	33,559,922	31,365,645	29,197,035	27,054,094	24,936,821	22,845,217	20,779,281	18,739,013
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	40,296,765	38,025,482	35,779,868	33,559,922	31,365,645	29,197,035	27,054,094	24,936,821	22,845,217	20,779,281	18,739,013
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	55,656,034	52,514,671	49,408,812	46,338,458	43,303,606	40,304,259	37,340,416	34,412,077	31,519,242	28,661,910	25,840,082
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	55,656,034	52,514,671	49,408,812	46,338,458	43,303,606	40,304,259	37,340,416	34,412,077	31,519,242	28,661,910	25,840,082
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	62,595,353	59,054,850	55,554,368	52,093,908	48,673,469	45,293,052	41,952,657	38,652,282	35,391,931	32,171,600	28,991,292
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	62,595,353	59,054,850	55,554,368	52,093,908	48,673,469	45,293,052	41,952,657	38,652,282	35,391,931	32,171,600	28,991,292
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	74,657,237	70,431,788	66,254,108	62,124,197	58,042,055	54,007,681	50,021,077	46,080,028	42,186,658	38,341,079	34,543,292
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	74,657,237	70,431,788	66,254,108	62,124,197	58,042,055	54,007,681	50,021,077	46,080,028	42,186,658	38,341,079	34,543,292
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	104,318,826	98,411,248	92,570,431	86,796,376	81,089,082	75,448,550	69,874,779	64,367,769	58,927,521	53,554,034	48,247,308
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	109,731,543	103,506,948	97,352,703	91,268,807	85,255,259	79,312,061	73,439,211	67,633,833	61,897,754	56,232,062	50,636,760
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	129,155,575	121,817,899	114,563,156	107,391,345	100,299,917	93,289,120	86,361,302	79,516,466	72,754,611	66,075,737	59,479,843
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	104,177,118	98,237,299	92,364,609	86,559,048	80,820,617	75,149,314	69,545,140	64,004,633	58,528,924	53,120,410	47,779,069
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	104,177,118	98,237,299	92,364,609	86,559,048	80,820,617	75,149,314	69,545,140	64,004,633	58,528,924	53,120,410	47,779,069
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	1,780,809	1,578,770	1,379,225	1,182,174	987,617	795,554	605,985	417,460	231,182	47,420	- 136,013
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	97,693	92,224	86,816	81,470	76,185	70,962	65,802	60,703	55,666	50,690	45,776
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	97,693	92,224	86,816	81,470	76,185	70,962	65,802	60,703	55,666	50,690	45,776
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	488,467	461,119	434,079	407,348	380,926	354,813	329,009	303,513	278,327	253,449	228,881
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	488,467	461,119	434,079	407,348	380,926	354,813	329,009	303,513	278,327	253,449	228,881
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	976,935	922,237	868,158	814,697	761,853	709,627	658,018	607,027	556,654	506,898	457,760
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	976,935	922,237	868,158	814,697	761,853	709,627	658,018	607,027	556,654	506,898	457,760
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,768,545	1,669,805	1,572,179	1,475,666	1,380,268	1,285,983	1,192,812	1,100,754	1,009,812	919,982	831,267
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,768,545	1,669,805	1,572,179	1,475,666	1,380,268	1,285,983	1,192,812	1,100,754	1,009,812	919,982	831,267
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,652,818	2,504,707	2,358,268	2,213,499	2,070,401	1,928,973	1,789,217	1,651,132	1,514,717	1,379,973	1,246,899
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,652,818	2,504,707	2,358,268	2,213,499	2,070,401	1,928,973	1,789,217	1,651,132	1,514,717	1,379,973	1,246,899
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	3,461,722	3,268,199	3,076,858	2,887,700	2,700,727	2,515,937	2,333,330	2,152,907	1,974,667	1,798,610	1,624,736
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	2,984,718	2,787,819	2,593,216	2,400,912	2,210,904	2,023,195	1,837,782	1,654,666	1,473,849	1,295,328	1,119,105
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	4,327,153	4,085,248	3,846,072	3,609,626	3,375,909	3,144,921	2,916,662	2,691,133	2,468,333	2,248,262	2,030,920
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	3,984,715	3,747,106	3,512,215	3,280,041	3,050,584	2,823,843	2,599,821	2,378,514	2,159,925	1,944,052	1,730,897
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	6,490,729	6,127,872	5,769,109	5,414,439	5,063,864	4,717,381	4,374,993	4,036,700	3,702,500	3,372,394	3,046,381
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	6,490,729	6,127,872	5,769,109	5,414,439	5,063,864	4,717,381	4,374,993	4,036,700	3,702,500	3,372,394	3,046,381
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	8,654,306	8,170,496	7,692,145	7,219,252	6,751,818	6,289,842	5,833,325	5,382,266	4,936,666	4,496,524	4,061,841
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	6,920,744	6,458,888	6,002,423	5,551,350	5,105,668	4,665,379	4,230,481	3,800,976	3,376,862	2,958,140	2,544,436
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	12,847,409	12,129,437	11,419,564	10,717,790	10,024,116	9,338,540	8,660,159	7,988,927	7,325,820	6,670,838	6,023,983
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	12,847,409	12,129,437	11,419,564	10,717,790	10,024,116	9,338,540	8,660,159	7,988,927	7,325,820	6,670,838	6,023,983
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	16,935,944	15,987,958	15,050,668	14,124,074	13,208,178	12,302,980	11,408,478	10,524,672	9,650,271	8,785,564	7,931,587
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	17,420,125	16,441,000	15,472,934	14,515,930	13,569,984	12,635,099	11,711,274	10,798,509	9,895,661	9,003,705	8,122,829
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	25,354,420	23,927,332	22,516,368	21,121,527	19,742,811	18,380,219	17,033,750	15,703,406	14,389,186	13,091,090	11,809,118
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	25,354,420	23,927,332	22,516,368	21,121,527	19,742,811	18,380,219	17,033,750	15,703,406	14,389,186	13,091,090	11,809,118
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	32,237,411	30,420,386	28,623,894	26,847,938	25,092,516	23,357,628	21,643,275	19,949,457	18,276,173	16,623,424	14,991,211
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	32,237,411	30,420,386	28,623,894	26,847,938	25,092,516	23,357,628	21,643,275	19,949,457	18,276,173	16,623,424	14,991,211
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	40,296,765	38,025,482	35,779,868	33,559,922	31,365,645	29,197,035	27,054,094	24,936,821	22,845,217	20,779,281	18,739,013
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	40,296,765	38,025,482	35,779,868	33,559,922	31,365,645	29,197,035	27,054,094	24,936,821	22,845,217	20,779,281	18,739,013
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	55,656,034	52,514,671	49,408,812	46,338,458	43,303,606	40,304,259	37,340,416	34,412,077	31,519,242	28,661,910	25,840,082
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	55,656,034	52,514,671	49,408,812	46,338,458	43,303,606	40,304,259	37,340,416	34,412,077	31,519,242	28,661,910	25,840,082
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	62,595,353	59,054,850	55,554,368	52,093,908	48,673,469	45,293,052	41,952,657	38,652,282	35,391,931	32,171,600	28,991,292
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	62,595,353	59,054,850	55,554,368	52,093,908	48,673,469	45,293,052	41,952,657	38,652,282	35,391,931	32,171,600	28,991,292
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	74,657,237	70,431,788	66,254,108	62,124,197	58,042,055	54,007,681	50,021,077	46,080,028	42,186,658	38,341,079	34,543,292
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	74,657,237	70,431,788	66,254,108	62,124,197	58,042,055	54,007,681	50,021,077	46,080,028	42,186,658	38,341,079	34,543,292
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	104,318,826	98,411,248	92,570,431	86,796,376	81,089,082	75,448,550	69,874,779	64,367,769	58,927,521	53,554,034	48,247,308
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	109,731,543	103,506,948	97,352,703	91,268,807	85,255,259	79,312,061	73,439,211	67,633,833	61,897,754	56,232,062	50,636,760
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	129,155,575	121,817,899	114,563,156	107,391,345	100,299,917	93,289,120	86,361,302	79,516,466	72,754,611	66,075,737	59,479,843
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	104,177,118	98,237,299	92,364,609	86,559,048	80,820,617	75,149,314	69,545,140	64,004,633	58,528,924	53,120,410	47,779,069
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	104,177,118	98,237,299	92,364,609	86,559,048	80,820,617	75,149,314	69,545,140	64,004,633	58,528,924	53,120,410	47,779,069
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	1,780,809	1,578,770	1,379,225	1,182,174	987,617	795,554	605,985	417,460	231,182	47,420	- 136,013
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	97,693	92,224	86,816	81,470	76,185	70,962	65,802	60,703	55,666	50,690	45,776
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	97,693	92,224	86,816	81,470	76,185	70,962	65,802	60,703	55,666	50,690	45,776
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	488,467	461,119	434,079	407,348	380,926	354,813	329,009	303,513	278,327	253,449	228,881
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	488,467	461,119	434,079	407,348	380,926	354,813	329,009	303,513	278,327	253,449	228,881
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	976,935	922,237	868,158	814,697	761,853	709,627	658,018	607,027	556,654	506,898	457,760
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	976,935	922,237	868,158	814,697	761,853	709,627	658,018	607,027	556,654	506,898	457,760
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,768,545	1,669,805	1,572,179	1,475,666	1,380,268	1,285,983	1,192,812	1,100,754	1,009,812	919,982	831,267
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,768,545	1,669,805	1,572,179	1,475,666	1,380,268	1,285,983	1,192,812	1,100,754	1,009,812	919,982	831,267
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,652,818	2,504,707	2,358,268	2,213,499	2,070,401	1,928,973	1,789,217	1,651,132	1,514,717	1,379,973	1,246,899
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,652,818	2,504,707	2,358,268	2,213,499	2,070,401	1,928,973	1,789,217	1,651,132	1,514,717	1,379,973	1,246,899
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	3,461,722	3,268,199	3,076,858	2,887,700	2,700,727	2,515,937	2,333,330	2,152,907	1,974,667	1,798,610	1,624,736
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	2,984,718	2,787,819	2,593,216	2,400,912	2,210,904	2,023,195	1,837,782	1,654,666	1,473,849	1,295,328	1,119,105
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	4,327,153	4,085,248	3,846,072	3,609,626	3,375,909	3,144,921	2,916,662	2,691,133	2,468,333	2,248,262	2,030,920
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	3,984,715	3,747,106	3,512,215	3,280,041	3,050,584	2,823,843	2,599,821	2,378,514	2,159,925	1,944,052	1,730,897
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	6,490,729	6,127,872	5,769,109	5,414,439	5,063,864	4,717,381	4,374,993	4,036,700	3,702,500	3,372,394	3,046,381
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	6,490,729	6,127,872	5,769,109	5,414,439	5,063,864	4,717,381	4,374,993	4,036,700	3,702,500	3,372,394	3,046,381
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	8,654,306	8,170,496	7,692,145	7,219,252	6,751,818	6,289,842	5,833,325	5,382,266	4,936,666	4,496,524	4,061,841
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	6,920,744	6,458,888	6,002,423	5,551,350	5,105,668	4,665,379	4,230,481	3,800,976	3,376,862	2,958,140	2,544,436
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	12,847,409	12,129,437	11,419,564	10,717,790	10,024,116	9,338,540	8,660,159	7,988,927	7,325,820	6,670,838	6,023,983
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	12,847,409	12,129,437	11,419,564	10,717,790	10,024,116	9,338,540	8,660,159	7,988,927	7,325,820	6,670,838	6,023,983
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	16,935,944	15,987,958	15,050,668	14,124,074	13,208,178	12,302,980	11,408,478	10,524,672	9,650,271	8,785,564	7,931,587
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	17,420,125	16,441,000	15,472,934	14,515,930	13,569,984	12,635,099	11,711,274	10,798,509	9,895,661	9,003,705	8,122,829
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	25,354,420	23,927,332	22,516,368	21,121,527	19,742,811	18,380,219	17,033,750	15,703,406	14,389,186	13,091,090	11,809,118
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	25,354,420	23,927,332	22,516,368	21,121,527	19,742,811	18,380,219	17,033,750	15,703,406	14,389,186	13,091,090	11,809,118
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	32,237,411	30,420,386	28,623,894	26,847,938	25,092,516	23,357,628	21,643,275	19,949,457	18,276,173	16,623,424	14,991,211
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	32,237,411	30,420,386	28,623,894	26,847,938	25,092,516	23,357,628	21,643,275	19,949,457	18,276,173	16,623,424	14,991,211
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	40,296,765	38,025,482	35,779,868	33,559,922	31,365,645	29,197,035	27,054,094	24,936,821	22,845,217	20,779,281	18,739,013
28	CDC-RES

COTSWOLD DISTRICT COUNCIL Sales value £4,884 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	104,189	98,415	92,705	87,061	81,482	75,968	70,520	65,137	59,819	54,565	49,377
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	104,189	98,415	92,705	87,061	81,482	75,968	70,520	65,137	59,819	54,565	49,377
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	520,944	492,073	463,526	435,306	407,412	379,843	352,600	325,683	299,092	272,826	246,886
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	520,944	492,073	463,526	435,306	407,412	379,843	352,600	325,683	299,092	272,826	246,886
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	1,041,888	984,144	927,053	870,613	814,823	759,686	705,201	651,366	598,184	545,652	493,773
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	1,041,888	984,144	927,053	870,613	814,823	759,686	705,201	651,366	598,184	545,652	493,773
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	1,890,061	1,785,637	1,682,391	1,580,322	1,479,429	1,379,714	1,281,176	1,183,814	1,087,630	992,623	898,793
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	1,890,061	1,785,637	1,682,391	1,580,322	1,479,429	1,379,714	1,281,176	1,183,814	1,087,630	992,623	898,793
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	2,835,091	2,678,456	2,523,587	2,370,482	2,219,144	2,069,571	1,921,764	1,775,721	1,631,445	1,488,934	1,348,188
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	2,835,091	2,678,456	2,523,587	2,370,482	2,219,144	2,069,571	1,921,764	1,775,721	1,631,445	1,488,934	1,348,188
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,697,658	3,493,088	3,290,826	3,090,870	2,893,220	2,697,875	2,504,838	2,314,106	2,125,679	1,939,561	1,755,747
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	3,216,118	3,008,364	2,803,029	2,600,114	2,399,619	2,201,543	2,005,888	1,812,651	1,621,835	1,433,437	1,247,461
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,622,072	4,366,361	4,113,533	3,863,587	3,616,524	3,372,344	3,131,047	2,892,632	2,657,100	2,424,451	2,194,684
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	4,277,416	4,026,095	3,777,643	3,532,062	3,289,350	3,049,510	2,812,539	2,578,439	2,347,209	2,118,849	1,893,360
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	6,933,108	6,549,541	6,170,300	5,795,381	5,424,786	5,058,516	4,696,570	4,338,947	3,985,650	3,636,676	3,292,026
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	6,933,108	6,549,541	6,170,300	5,795,381	5,424,786	5,058,516	4,696,570	4,338,947	3,985,650	3,636,676	3,292,026
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	9,244,145	8,732,722	8,227,065	7,727,174	7,233,049	6,744,688	6,262,093	5,785,264	5,314,200	4,848,901	4,389,369
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	7,499,244	7,010,251	6,526,954	6,049,356	5,577,455	5,111,252	4,650,746	4,195,939	3,746,828	3,303,415	2,865,700
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	13,724,270	12,964,719	12,212,671	11,469,199	10,734,306	10,007,990	9,290,251	8,581,091	7,880,507	7,188,501	6,505,073
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	13,724,270	12,964,719	12,212,671	11,469,199	10,734,306	10,007,990	9,290,251	8,581,091	7,880,507	7,188,501	6,505,073
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	18,081,210	17,079,560	16,089,203	15,110,139	14,141,031	13,182,583	12,235,456	11,299,652	10,375,169	9,462,009	8,560,170
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	18,553,940	17,521,374	16,499,504	15,489,304	14,490,772	13,503,909	12,528,715	11,565,190	10,613,334	9,673,147	8,744,629
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	26,991,704	25,487,537	24,000,352	22,530,149	21,076,927	19,640,687	18,221,429	16,819,152	15,433,857	14,064,988	12,712,115
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	26,991,704	25,487,537	24,000,352	22,530,149	21,076,927	19,640,687	18,221,429	16,819,152	15,433,857	14,064,988	12,712,115
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	34,302,859	32,388,510	30,495,778	28,624,664	26,775,168	24,947,289	23,141,029	21,356,385	19,593,360	17,851,951	16,132,161
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	34,302,859	32,388,510	30,495,778	28,624,664	26,775,168	24,947,289	23,141,029	21,356,385	19,593,360	17,851,951	16,132,161
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	42,878,574	40,485,637	38,119,723	35,780,830	33,468,960	31,184,111	28,926,285	26,695,481	24,491,699	22,314,939	20,165,201
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	42,878,574	40,485,637	38,119,723	35,780,830	33,468,960	31,184,111	28,926,285	26,695,481	24,491,699	22,314,939	20,165,201
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	59,212,977	55,903,746	52,631,894	49,397,419	46,200,323	43,040,605	39,918,266	36,833,305	33,785,720	30,775,516	27,802,689
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	59,212,977	55,903,746	52,631,894	49,397,419	46,200,323	43,040,605	39,918,266	36,833,305	33,785,720	30,775,516	27,802,689
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	66,578,717	62,850,660	59,164,311	55,520,074	51,917,951	48,357,942	44,840,047	41,364,264	37,930,597	34,539,042	31,189,601
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	66,578,717	62,850,660	59,164,311	55,520,074	51,917,951	48,357,942	44,840,047	41,364,264	37,930,597	34,539,042	31,189,601
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	79,396,242	74,947,125	70,548,267	66,199,666	61,901,324	57,653,241	53,455,416	49,307,850	45,210,542	41,163,492	37,166,700
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	79,396,242	74,947,125	70,548,267	66,199,666	61,901,324	57,653,241	53,455,416	49,307,850	45,210,542	41,163,492	37,166,700
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	111,045,791	104,821,081	98,666,661	92,582,532	86,568,694	80,625,148	74,751,890	68,948,925	63,216,250	57,553,865	51,961,772
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	116,801,701	110,243,654	103,759,667	97,349,740	91,013,874	84,752,067	78,564,321	72,450,635	66,411,010	60,445,445	54,553,941
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	137,480,999	129,750,555	122,107,414	114,551,578	107,083,045	99,701,816	92,407,889	85,201,268	78,081,432	71,043,422	64,092,782
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	110,913,527	104,659,982	98,477,063	92,364,770	86,323,105	80,348,638	74,443,286	68,608,612	62,844,618	57,151,303	51,522,482
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	110,913,527	104,659,982	98,477,063	92,364,770	86,323,105	80,348,638	74,443,286	68,608,612	62,844,618	57,151,303	51,522,482
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	2,052,027	1,837,253	1,625,117	1,415,621	1,208,765	1,004,547	802,969	604,031	407,230	211,727	18,888
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	104,189	98,415	92,705	87,061	81,482	75,968	70,520	65,137	59,819	54,565	49,377
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	104,189	98,415	92,705	87,061	81,482	75,968	70,520	65,137	59,819	54,565	49,377
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	520,944	492,073	463,526	435,306	407,412	379,843	352,600	325,683	299,092	272,826	246,886
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	520,944	492,073	463,526	435,306	407,412	379,843	352,600	325,683	299,092	272,826	246,886
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	1,041,888	984,144	927,053	870,613	814,823	759,686	705,201	651,366	598,184	545,652	493,773
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	1,041,888	984,144	927,053	870,613	814,823	759,686	705,201	651,366	598,184	545,652	493,773
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	1,890,061	1,785,637	1,682,391	1,580,322	1,479,429	1,379,714	1,281,176	1,183,814	1,087,630	992,623	898,793
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	1,890,061	1,785,637	1,682,391	1,580,322	1,479,429	1,379,714	1,281,176	1,183,814	1,087,630	992,623	898,793
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	2,835,091	2,678,456	2,523,587	2,370,482	2,219,144	2,069,571	1,921,764	1,775,721	1,631,445	1,488,934	1,348,188
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	2,835,091	2,678,456	2,523,587	2,370,482	2,219,144	2,069,571	1,921,764	1,775,721	1,631,445	1,488,934	1,348,188
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	3,697,658	3,493,088	3,290,826	3,090,870	2,893,220	2,697,875	2,504,838	2,314,106	2,125,679	1,939,561	1,755,747
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	3,216,118	3,008,364	2,803,029	2,600,114	2,399,619	2,201,543	2,005,888	1,812,651	1,621,835	1,433,437	1,247,461
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	4,622,072	4,366,361	4,113,533	3,863,587	3,616,524	3,372,344	3,131,047	2,892,632	2,657,100	2,424,451	2,194,684
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	4,277,416	4,026,095	3,777,643	3,532,062	3,289,350	3,049,510	2,812,539	2,578,439	2,347,209	2,118,849	1,893,360
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	6,933,108	6,549,541	6,170,300	5,795,381	5,424,786	5,058,516	4,696,570	4,338,947	3,985,650	3,636,676	3,292,026
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	6,933,108	6,549,541	6,170,300	5,795,381	5,424,786	5,058,516	4,696,570	4,338,947	3,985,650	3,636,676	3,292,026
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	9,244,145	8,732,722	8,227,065	7,727,174	7,233,049	6,744,688	6,262,093	5,785,264	5,314,200	4,848,901	4,389,369
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	7,499,244	7,010,251	6,526,954	6,049,356	5,577,455	5,111,252	4,650,746	4,195,939	3,746,828	3,303,415	2,865,700
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	13,724,270	12,964,719	12,212,671	11,469,199	10,734,306	10,007,990	9,290,251	8,581,091	7,880,507	7,188,501	6,505,073
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	13,724,270	12,964,719	12,212,671	11,469,199	10,734,306	10,007,990	9,290,251	8,581,091	7,880,507	7,188,501	6,505,073
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	18,081,210	17,079,560	16,089,203	15,110,139	14,141,031	13,182,583	12,235,456	11,299,652	10,375,169	9,462,009	8,560,170
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	18,553,940	17,521,374	16,499,504	15,489,304	14,490,772	13,503,909	12,528,715	11,565,190	10,613,334	9,673,147	8,744,629
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	26,991,704	25,487,537	24,000,352	22,530,149	21,076,927	19,640,687	18,221,429	16,819,152	15,433,857	14,064,988	12,712,115
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	26,991,704	25,487,537	24,000,352	22,530,149	21,076,927	19,640,687	18,221,429	16,819,152	15,433,857	14,064,988	12,712,115
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	34,302,859	32,388,510	30,495,778	28,624,664	26,775,168	24,947,289	23,141,029	21,356,385	19,593,360	17,851,951	16,132,161
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	34,302,859	32,388,510	30,495,778	28,624,664	26,775,168	24,947,289	23,141,029	21,356,385	19,593,360	17,851,951	16,132,161
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	42,878,574	40,485,637	38,119,723	35,780,830	33,468,960	31,184,111	28,926,285	26,695,481	24,491,699	22,314,939	20,165,201
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	42,878,574	40,485,637	38,119,723	35,780,830	33,468,960	31,184,111	28,926,285	26,695,481	24,491,699	22,314,939	20,165,201
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	59,212,977	55,903,746	52,631,894	49,397,419	46,200,323	43,040,605	39,918,266	36,833,305	33,785,720	30,775,516	27,802,689
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	59,212,977	55,903,746	52,631,894	49,397,419	46,200,323	43,040,605	39,918,266	36,833,305	33,785,720	30,775,516	27,802,689
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	66,578,717	62,850,660	59,164,311	55,520,074	51,917,951	48,357,942	44,840,047	41,364,264	37,930,597	34,539,042	31,189,601
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	66,578,717	62,850,660	59,164,311	55,520,074	51,917,951	48,357,942	44,840,047	41,364,264	37,930,597	34,539,042	31,189,601
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	79,396,242	74,947,125	70,548,267	66,199,666	61,901,324	57,653,241	53,455,416	49,307,850	45,210,542	41,163,492	37,166,700
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	79,396,242	74,947,125	70,548,267	66,199,666	61,901,324	57,653,241	53,455,416	49,307,850	45,210,542	41,163,492	37,166,700
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	111,045,791	104,821,081	98,666,661	92,582,532	86,568,694	80,625,148	74,751,890	68,948,925	63,216,250	57,553,865	51,961,772
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	116,801,701	110,243,654	103,759,667	97,349,740	91,013,874	84,752,067	78,564,321	72,450,635	66,411,010	60,445,445	54,553,941
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	137,480,999	129,750,555	122,107,414	114,551,578	107,083,045	99,701,816	92,407,889	85,201,268	78,081,432	71,043,422	64,092,782
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	110,913,527	104,659,982	98,477,063	92,364,770	86,323,105	80,348,638	74,443,286	68,608,612	62,844,618	57,151,303	51,522,482
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	110,913,527	104,659,982	98,477,063	92,364,770	86,323,105	80,348,638	74,443,286	68,608,612	62,844,618	57,151,303	51,522,482
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	2,052,027	1,837,253	1,625,117	1,415,621	1,208,765	1,004,547	802,969	604,031	407,230	211,727	18,888
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	104,189	98,415	92,705	87,061	81,482	75,968	70,520	65,137	59,819	54,565	49,377
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	104,189	98,415	92,705	87,061	81,482	75,968	70,520	65,137	59,819	54,565	49,377
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	520,944	492,073	463,526	435,306	407,412	379,843	352,600	325,683	299,092	272,826	246,886
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	520,944	492,073	463,526	435,306	407,412	379,843	352,600	325,683	299,092	272,826	246,886
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	1,041,888	984,144	927,053	870,613	814,823	759,686	705,201	651,366	598,184	545,652	493,773
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	1,041,888	984,144	927,053	870,613	814,823	759,686	705,201	651,366	598,184	545,652	493,773
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	1,890,061	1,785,637	1,682,391	1,580,322	1,479,429	1,379,714	1,281,176	1,183,814	1,087,630	992,623	898,793
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	1,890,061	1,785,637	1,682,391	1,580,322	1,479,429	1,379,714	1,281,176	1,183,814	1,087,630	992,623	898,793
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	2,835,091	2,678,456	2,523,587	2,370,482	2,219,144	2,069,571	1,921,764	1,775,721	1,631,445	1,488,934	1,348,188
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	2,835,091	2,678,456	2,523,587	2,370,482	2,219,144	2,069,571	1,921,764	1,775,721	1,631,445	1,488,934	1,348,188
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	3,697,658	3,493,088	3,290,826	3,090,870	2,893,220	2,697,875	2,504,838	2,314,106	2,125,679	1,939,561	1,755,747
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	3,216,118	3,008,364	2,803,029	2,600,114	2,399,619	2,201,543	2,005,888	1,812,651	1,621,835	1,433,437	1,247,461
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	4,622,072	4,366,361	4,113,533	3,863,587	3,616,524	3,372,344	3,131,047	2,892,632	2,657,100	2,424,451	2,194,684
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	4,277,416	4,026,095	3,777,643	3,532,062	3,289,350	3,049,510	2,812,539	2,578,439	2,347,209	2,118,849	1,893,360
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	6,933,108	6,549,541	6,170,300	5,795,381	5,424,786	5,058,516	4,696,570	4,338,947	3,985,650	3,636,676	3,292,026
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	6,933,108	6,549,541	6,170,300	5,795,381	5,424,786	5,058,516	4,696,570	4,338,947	3,985,650	3,636,676	3,292,026
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	9,244,145	8,732,722	8,227,065	7,727,174	7,233,049	6,744,688	6,262,093	5,785,264	5,314,200	4,848,901	4,389,369
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	7,499,244	7,010,251	6,526,954	6,049,356	5,577,455	5,111,252	4,650,746	4,195,939	3,746,828	3,303,415	2,865,700
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	13,724,270	12,964,719	12,212,671	11,469,199	10,734,306	10,007,990	9,290,251	8,581,091	7,880,507	7,188,501	6,505,073
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	13,724,270	12,964,719	12,212,671	11,469,199	10,734,306	10,007,990	9,290,251	8,581,091	7,880,507	7,188,501	6,505,073
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	18,081,210	17,079,560	16,089,203	15,110,139	14,141,031	13,182,583	12,235,456	11,299,652	10,375,169	9,462,009	8,560,170
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	18,553,940	17,521,374	16,499,504	15,489,304	14,490,772	13,503,909	12,528,715	11,565,190	10,613,334	9,673,147	8,744,629
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	26,991,704	25,487,537	24,000,352	22,530,149	21,076,927	19,640,687	18,221,429	16,819,152	15,433,857	14,064,988	12,712,115
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	26,991,704	25,487,537	24,000,352	22,530,149	21,076,927	19,640,687	18,221,429	16,819,152	15,433,857	14,064,988	12,712,115
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	34,302,859	32,388,510	30,495,778	28,624,664	26,775,168	24,947,289	23,141,029	21,356,385	19,593,360	17,851,951	16,132,161
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	34,302,859	32,388,510	30,495,778	28,624,664	26,775,168	24,947,289	23,141,029	21,356,385	19,593,360	17,851,951	16,132,161
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	42,878,574	40,485,637	38,119,723	35,780,830	33,468,960	31,184,111	28,926,285	26,695,481	24,491,699	22,314,939	20

COTSWOLD DISTRICT COUNCIL Sales value £4,981 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	110,684	104,605	98,594	92,653	86,779	80,975	75,239	69,570	63,972	58,440	52,979
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	110,684	104,605	98,594	92,653	86,779	80,975	75,239	69,570	63,972	58,440	52,979
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	553,421	523,026	492,974	463,264	433,897	404,873	376,192	347,852	319,856	292,202	264,892
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	553,421	523,026	492,974	463,264	433,897	404,873	376,192	347,852	319,856	292,202	264,892
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	1,106,842	1,046,053	985,947	926,528	867,795	809,746	752,382	695,704	639,713	584,406	529,784
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	1,106,842	1,046,053	985,947	926,528	867,795	809,746	752,382	695,704	639,713	584,406	529,784
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	2,011,577	1,901,470	1,792,603	1,684,978	1,578,591	1,473,445	1,369,540	1,266,874	1,165,448	1,065,263	966,318
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	2,011,577	1,901,470	1,792,603	1,684,978	1,578,591	1,473,445	1,369,540	1,266,874	1,165,448	1,065,263	966,318
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	3,017,365	2,852,205	2,688,906	2,527,466	2,367,887	2,210,168	2,054,309	1,900,311	1,748,173	1,597,895	1,449,477
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	3,017,365	2,852,205	2,688,906	2,527,466	2,367,887	2,210,168	2,054,309	1,900,311	1,748,173	1,597,895	1,449,477
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	3,933,593	3,717,979	3,504,794	3,294,038	3,085,711	2,879,814	2,676,344	2,475,304	2,276,693	2,080,511	1,886,759
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	3,447,517	3,228,908	3,012,842	2,799,317	2,588,334	2,379,893	2,173,993	1,970,637	1,769,821	1,571,548	1,375,817
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	4,916,992	4,647,474	4,380,993	4,117,548	3,857,140	3,599,767	3,345,431	3,094,131	2,845,867	2,600,639	2,358,447
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	4,570,118	4,305,082	4,043,071	3,784,082	3,528,118	3,275,176	3,025,258	2,778,364	2,534,493	2,293,645	2,055,822
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	7,375,487	6,971,211	6,571,489	6,176,322	5,785,709	5,399,650	5,018,146	4,641,196	4,268,800	3,900,959	3,537,672
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	7,375,487	6,971,211	6,571,489	6,176,322	5,785,709	5,399,650	5,018,146	4,641,196	4,268,800	3,900,959	3,537,672
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	9,833,983	9,294,948	8,761,986	8,235,096	7,714,279	7,199,534	6,690,862	6,188,261	5,691,733	5,201,279	4,716,896
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	8,077,743	7,561,612	7,051,486	6,547,362	6,049,242	5,557,125	5,071,011	4,590,901	4,116,794	3,648,690	3,186,589
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	14,592,498	13,791,233	12,998,996	12,215,789	11,441,611	10,676,463	9,920,344	9,173,255	8,435,194	7,706,163	6,986,162
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	14,592,498	13,791,233	12,998,996	12,215,789	11,441,611	10,676,463	9,920,344	9,173,255	8,435,194	7,706,163	6,986,162
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	19,221,857	18,164,936	17,119,930	16,086,836	15,065,656	14,056,390	13,059,036	12,073,595	11,100,068	10,138,454	9,188,754
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	19,679,643	18,593,160	17,518,936	16,456,969	15,407,261	14,369,810	13,344,617	12,331,683	11,331,007	10,342,589	9,366,428
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	28,628,989	27,047,743	25,484,338	23,938,374	22,409,412	20,898,307	19,405,059	17,929,671	16,472,140	15,032,467	13,610,654
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	28,628,989	27,047,743	25,484,338	23,938,374	22,409,412	20,898,307	19,405,059	17,929,671	16,472,140	15,032,467	13,610,654
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	36,368,306	34,356,634	32,367,662	30,401,391	28,457,820	26,536,951	24,638,782	22,763,313	20,910,546	19,080,478	17,273,112
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	36,368,306	34,356,634	32,367,662	30,401,391	28,457,820	26,536,951	24,638,782	22,763,313	20,910,546	19,080,478	17,273,112
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	45,460,383	42,945,793	40,459,578	38,001,739	35,572,276	33,171,189	30,798,477	28,454,142	26,138,181	23,850,598	21,591,390
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	45,460,383	42,945,793	40,459,578	38,001,739	35,572,276	33,171,189	30,798,477	28,454,142	26,138,181	23,850,598	21,591,390
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	62,752,079	59,275,934	55,839,026	52,441,354	49,082,917	45,763,716	42,483,751	39,243,022	36,041,530	32,879,272	29,756,251
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	62,752,079	59,275,934	55,839,026	52,441,354	49,082,917	45,763,716	42,483,751	39,243,022	36,041,530	32,879,272	29,756,251
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	70,546,169	66,631,475	62,760,973	58,934,663	55,152,545	51,414,617	47,720,880	44,071,336	40,465,982	36,904,821	33,387,850
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	70,546,169	66,631,475	62,760,973	58,934,663	55,152,545	51,414,617	47,720,880	44,071,336	40,465,982	36,904,821	33,387,850
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	84,135,248	79,462,463	74,842,426	70,275,137	65,760,595	61,298,801	56,889,756	52,533,460	48,229,911	43,979,109	39,781,056
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	84,135,248	79,462,463	74,842,426	70,275,137	65,760,595	61,298,801	56,889,756	52,533,460	48,229,911	43,979,109	39,781,056
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	117,758,720	111,219,089	104,753,263	98,361,241	92,043,023	85,798,609	79,627,999	73,530,080	67,504,979	61,553,697	55,676,235
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	123,860,358	116,971,968	110,161,322	103,428,420	96,772,487	90,192,073	83,689,430	77,264,560	70,917,460	64,648,132	58,456,575
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	145,796,628	137,677,672	129,650,351	121,711,811	113,863,624	106,107,111	98,442,275	90,869,114	83,387,628	75,997,817	68,699,681
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	117,646,511	111,076,986	104,579,755	98,156,690	91,807,789	85,533,051	79,332,478	73,206,070	67,151,056	61,167,211	55,257,595
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	117,646,511	111,076,986	104,579,755	98,156,690	91,807,789	85,533,051	79,332,478	73,206,070	67,151,056	61,167,211	55,257,595
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	2,323,247	2,095,736	1,871,010	1,649,069	1,429,913	1,213,540	999,953	789,151	581,134	375,900	171,600
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	110,684	104,605	98,594	92,653	86,779	80,975	75,239	69,570	63,972	58,440	52,979
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	110,684	104,605	98,594	92,653	86,779	80,975	75,239	69,570	63,972	58,440	52,979
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	553,421	523,026	492,974	463,264	433,897	404,873	376,192	347,852	319,856	292,202	264,892
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	553,421	523,026	492,974	463,264	433,897	404,873	376,192	347,852	319,856	292,202	264,892
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	1,106,842	1,046,053	985,947	926,528	867,795	809,746	752,382	695,704	639,713	584,406	529,784
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	1,106,842	1,046,053	985,947	926,528	867,795	809,746	752,382	695,704	639,713	584,406	529,784
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	2,011,577	1,901,470	1,792,603	1,684,978	1,578,591	1,473,445	1,369,540	1,266,874	1,165,448	1,065,263	966,318
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	2,011,577	1,901,470	1,792,603	1,684,978	1,578,591	1,473,445	1,369,540	1,266,874	1,165,448	1,065,263	966,318
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	3,017,365	2,852,205	2,688,906	2,527,466	2,367,887	2,210,168	2,054,309	1,900,311	1,748,173	1,597,895	1,449,477
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	3,017,365	2,852,205	2,688,906	2,527,466	2,367,887	2,210,168	2,054,309	1,900,311	1,748,173	1,597,895	1,449,477
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	3,933,593	3,717,979	3,504,794	3,294,038	3,085,711	2,879,814	2,676,344	2,475,304	2,276,693	2,080,511	1,886,759
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	3,447,517	3,228,908	3,012,842	2,799,317	2,588,334	2,379,893	2,173,993	1,970,637	1,769,821	1,571,548	1,375,817
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	4,916,992	4,647,474	4,380,993	4,117,548	3,857,140	3,599,767	3,345,431	3,094,131	2,845,867	2,600,639	2,358,447
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	4,570,118	4,305,082	4,043,071	3,784,082	3,528,118	3,275,176	3,025,258	2,778,364	2,534,493	2,293,645	2,055,822
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	7,375,487	6,971,211	6,571,489	6,176,322	5,785,709	5,399,650	5,018,146	4,641,196	4,268,800	3,900,959	3,537,672
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	7,375,487	6,971,211	6,571,489	6,176,322	5,785,709	5,399,650	5,018,146	4,641,196	4,268,800	3,900,959	3,537,672
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	9,833,983	9,294,948	8,761,986	8,235,096	7,714,279	7,199,534	6,690,862	6,188,261	5,691,733	5,201,279	4,716,896
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	8,077,743	7,561,612	7,051,486	6,547,362	6,049,242	5,557,125	5,071,011	4,590,901	4,116,794	3,648,690	3,186,589
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	14,592,498	13,791,233	12,998,996	12,215,789	11,441,611	10,676,463	9,920,344	9,173,255	8,435,194	7,706,163	6,986,162
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	14,592,498	13,791,233	12,998,996	12,215,789	11,441,611	10,676,463	9,920,344	9,173,255	8,435,194	7,706,163	6,986,162
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	19,221,857	18,164,936	17,119,930	16,086,836	15,065,656	14,056,390	13,059,036	12,073,595	11,100,068	10,138,454	9,188,754
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	19,679,643	18,593,160	17,518,936	16,456,969	15,407,261	14,369,810	13,344,617	12,331,683	11,331,007	10,342,589	9,366,428
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	28,628,989	27,047,743	25,484,338	23,938,374	22,409,412	20,898,307	19,405,059	17,929,671	16,472,140	15,032,467	13,610,654
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	28,628,989	27,047,743	25,484,338	23,938,374	22,409,412	20,898,307	19,405,059	17,929,671	16,472,140	15,032,467	13,610,654
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	36,368,306	34,356,634	32,367,662	30,401,391	28,457,820	26,536,951	24,638,782	22,763,313	20,910,546	19,080,478	17,273,112
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	36,368,306	34,356,634	32,367,662	30,401,391	28,457,820	26,536,951	24,638,782	22,763,313	20,910,546	19,080,478	17,273,112
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	45,460,383	42,945,793	40,459,578	38,001,739	35,572,276	33,171,189	30,798,477	28,454,142	26,138,181	23,850,598	21,591,390
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	45,460,383	42,945,793	40,459,578	38,001,739	35,572,276	33,171,189	30,798,477	28,454,142	26,138,181	23,850,598	21,591,390
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	62,752,079	59,275,934	55,839,026	52,441,354	49,082,917	45,763,716	42,483,751	39,243,022	36,041,530	32,879,272	29,756,251
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	62,752,079	59,275,934	55,839,026	52,441,354	49,082,917	45,763,716	42,483,751	39,243,022	36,041,530	32,879,272	29,756,251
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	70,546,169	66,631,475	62,760,973	58,934,663	55,152,545	51,414,617	47,720,880	44,071,336	40,465,982	36,904,821	33,387,850
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	70,546,169	66,631,475	62,760,973	58,934,663	55,152,545	51,414,617	47,720,880	44,071,336	40,465,982	36,904,821	33,387,850
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	84,135,248	79,462,463	74,842,426	70,275,137	65,760,595	61,298,801	56,889,756	52,533,460	48,229,911	43,979,109	39,781,056
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	84,135,248	79,462,463	74,842,426	70,275,137	65,760,595	61,298,801	56,889,756	52,533,460	48,229,911	43,979,109	39,781,056
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	117,758,720	111,219,089	104,753,263	98,361,241	92,043,023	85,798,609	79,627,999	73,530,080	67,504,979	61,553,697	55,676,235
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	123,860,358	116,971,968	110,161,322	103,428,420	96,772,487	90,192,073	83,689,430	77,264,560	70,917,460	64,648,132	58,456,575
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	145,796,628	137,677,672	129,650,351	121,711,811	113,863,624	106,107,111	98,442,275	90,869,114	83,387,628	75,997,817	68,699,681
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	117,646,511	111,076,986	104,579,755	98,156,690	91,807,789	85,533,051	79,332,478	73,206,070	67,151,056	61,167,211	55,257,595
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	117,646,511	111,076,986	104,579,755	98,156,690	91,807,789	85,533,051	79,332,478	73,206,070	67,151,056	61,167,211	55,257,595
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	2,323,247	2,095,736	1,871,010	1,649,069	1,429,913	1,213,540	999,953	789,151	581,134	375,900	171,600
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	110,684	104,605	98,594	92,653	86,779	80,975	75,239	69,570	63,972	58,440	52,979
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	110,684	104,605	98,594	92,653	86,779	80,975	75,239	69,570	63,972	58,440	52,979
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	553,421	523,026	492,974	463,264	433,897	404,873	376,192	347,852	319,856	292,202	264,892
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	553,421	523,026	492,974	463,264	433,897	404,873	376,192	347,852	319,856	292,202	264,892
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	1,106,842	1,046,053	985,947	926,528	867,795	809,746	752,382	695,704	639,713	584,406	529,784
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	1,106,842	1,046,053	985,947	926,528	867,795	809,746	752,382	695,704	639,713	584,406	529,784
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	2,011,577	1,901,470	1,792,603	1,684,978	1,578,591	1,473,445	1,369,540	1,266,874	1,165,448	1,065,263	966,318
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	2,011,577	1,901,470	1,792,603	1,684,978	1,578,591	1,473,445	1,369,540	1,266,874	1,165,448	1,065,263	966,318
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	3,017,365	2,852,205	2,688,906	2,527,466	2,367,887	2,210,168	2,054,309	1,900,311	1,748,173	1,597,895	1,449,477
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	3,017,365	2,852,205	2,688,906	2,527,466	2,367,887	2,210,168	2,054,309	1,900,311	1,748,173	1,597,895	1,449,477
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	3,933,593	3,717,979	3,504,794	3,294,038	3,085,711	2,879,814	2,676,344	2,475,304	2,276,693	2,080,511	1,886,759
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	3,447,517	3,228,908	3,012,842	2,799,317	2,588,334	2,379,893	2,173,993	1,970,637	1,769,821	1,571,548	1,375,817
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	4,916,992	4,647,474	4,380,993	4,117,548	3,857,140	3,599,767	3,345,431	3,094,131	2,845,867	2,600,639	2,358,447
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	4,570,118	4,305,082	4,043,071	3,784,082	3,528,118	3,275,176	3,025,258	2,778,364	2,534,493	2,293,645	2,055,822
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	7,375,487	6,971,211	6,571,489	6,176,322	5,785,709	5,399,650	5,018,146	4,641,196	4,268,800	3,900,959	3,537,672
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	7,375,487	6,971,211	6,571,489	6,176,322	5,785,709	5,399,650	5,018,146	4,641,196	4,268,800	3,900,959	3,537,672
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	9,833,983	9,294,948	8,761,986	8,235,096	7,714,279	7,199,534	6,690,862	6,188,261	5,691,733	5,201,279	4,716,896
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	8,077,743	7,561,612	7,051,486	6,547,362	6,049,242	5,557,125	5,071,011	4,590,901	4,116,794	3,648,690	3,186,589
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	14,592,498	13,791,233	12,998,996	12,215,789	11,441,611	10,676,463	9,920,344	9,173,255	8,435,194	7,706,163	6,986,162
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	14,592,498	13,791,233	12,998,996	12,215,789	11,441,611	10,676,463	9,920,344	9,173,255	8,435,194	7,706,163	6,986,162
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	19,221,857	18,164,936	17,119,930	16,086,836	15,065,656	14,056,390	13,059,036	12,073,595	11,100,068	10,138,454	9,188,754
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	19,679,643	18,593,160	17,518,936	16,456,969	15,407,261	14,369,810	13,344,617	12,331,683	11,331,007	10,342,589	9,366,428
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	28,628,989	27,047,743	25,484,338	23,938,374	22,409,412	20,898,307	19,405,059	17,929,671	16,472,140	15,032,467	13,610,654
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	28,628,989	27,047,743	25,484,338	23,938,374	22,409,412	20,898,307	19,405,059	17,929,671	16,472,140	15,032,467	13,610,654
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	36,368,306	34,356,634	32,367,662	30,401,391	28,457,820	26,536,951	24,638,782	22,763,313	20,910,546	19,080,478	17,273,112
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	36,368,306	34,356,634	32,367,662	30,401,391	28,457,820	26,536,951	24,638,782	22,763,313	20,910,546	19,080,478	17,273,112
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	45,460,383	42,945,793	40,459,578	38,001,739	35,572,276	33,171,189	30,798,477	28

COTSWOLD DISTRICT COUNCIL Sales value £5,078 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	117,179	110,796	104,484	98,244	92,076	85,981	79,956	74,005	68,125	62,316	56,580
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	117,179	110,796	104,484	98,244	92,076	85,981	79,956	74,005	68,125	62,316	56,580
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	585,898	553,980	522,420	491,222	460,382	429,903	399,782	370,022	340,621	311,580	282,898
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	585,898	553,980	522,420	491,222	460,382	429,903	399,782	370,022	340,621	311,580	282,898
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	1,171,796	1,107,960	1,044,842	982,444	920,765	859,805	799,565	740,043	681,242	623,159	565,796
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	1,171,796	1,107,960	1,044,842	982,444	920,765	859,805	799,565	740,043	681,242	623,159	565,796
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	2,133,093	2,017,303	1,902,816	1,789,633	1,677,753	1,567,177	1,457,903	1,349,934	1,243,268	1,137,904	1,033,718
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	2,133,093	2,017,303	1,902,816	1,789,633	1,677,753	1,567,177	1,457,903	1,349,934	1,243,268	1,137,904	1,033,718
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	3,199,639	3,025,954	2,854,224	2,684,449	2,516,629	2,350,765	2,186,855	2,024,900	1,864,901	1,706,856	1,550,577
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	3,199,639	3,025,954	2,854,224	2,684,449	2,516,629	2,350,765	2,186,855	2,024,900	1,864,901	1,706,856	1,550,577
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	4,169,528	3,942,870	3,718,763	3,497,207	3,278,204	3,061,752	2,847,852	2,636,503	2,427,707	2,221,462	2,017,194
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	3,678,917	3,449,454	3,222,655	2,998,520	2,777,049	2,558,242	2,342,100	2,128,622	1,917,807	1,709,658	1,504,173
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	5,211,911	4,928,588	4,648,453	4,371,510	4,097,755	3,827,190	3,559,815	3,295,629	3,034,634	2,776,828	2,521,491
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	4,862,820	4,584,071	4,308,498	4,036,103	3,766,884	3,500,842	3,237,977	2,978,289	2,721,777	2,468,442	2,218,285
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	7,817,866	7,392,881	6,972,680	6,557,264	6,146,632	5,740,785	5,339,723	4,943,445	4,551,950	4,165,241	3,782,238
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	7,817,866	7,392,881	6,972,680	6,557,264	6,146,632	5,740,785	5,339,723	4,943,445	4,551,950	4,165,241	3,782,238
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	10,423,822	9,857,174	9,296,907	8,743,018	8,195,509	7,654,380	7,119,630	6,591,259	6,069,268	5,553,656	5,042,984
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	8,656,243	8,112,975	7,576,017	7,045,368	6,521,029	6,002,998	5,491,276	4,985,864	4,486,760	3,993,965	3,507,479
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	15,459,652	14,617,746	13,785,321	12,962,378	12,148,916	11,344,936	10,550,437	9,765,418	8,989,881	8,223,825	7,467,251
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	15,459,652	14,617,746	13,785,321	12,962,378	12,148,916	11,344,936	10,550,437	9,765,418	8,989,881	8,223,825	7,467,251
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	20,355,672	19,245,567	18,147,967	17,062,872	15,990,282	14,930,196	13,882,615	12,847,538	11,824,966	10,814,899	9,817,337
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	20,804,373	19,664,946	18,538,367	17,424,635	16,323,750	15,235,712	14,160,520	13,098,176	12,048,680	11,012,030	9,988,227
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	30,258,729	28,599,577	26,959,135	25,337,405	23,734,386	22,150,076	20,584,478	19,037,590	17,509,414	15,999,948	14,509,192
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	30,258,729	28,599,577	26,959,135	25,337,405	23,734,386	22,150,076	20,584,478	19,037,590	17,509,414	15,999,948	14,509,192
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	38,433,755	36,324,759	34,239,547	32,178,118	30,140,474	28,126,613	26,136,535	24,170,241	22,227,731	20,308,570	18,412,306
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	38,433,755	36,324,759	34,239,547	32,178,118	30,140,474	28,126,613	26,136,535	24,170,241	22,227,731	20,308,570	18,412,306
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	48,042,193	45,405,948	42,799,433	40,222,647	37,675,592	35,158,266	32,670,669	30,212,801	27,784,665	25,385,713	23,015,382
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	48,042,193	45,405,948	42,799,433	40,222,647	37,675,592	35,158,266	32,670,669	30,212,801	27,784,665	25,385,713	23,015,382
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	66,291,181	62,648,123	59,046,159	55,485,288	51,965,511	48,486,827	45,049,238	41,652,741	38,297,339	34,983,029	31,709,813
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	66,291,181	62,648,123	59,046,159	55,485,288	51,965,511	48,486,827	45,049,238	41,652,741	38,297,339	34,983,029	31,709,813
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	74,513,620	70,411,689	66,356,034	62,346,654	58,383,550	54,466,721	50,596,168	46,771,890	42,993,888	39,262,161	35,576,709
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	74,513,620	70,411,689	66,356,034	62,346,654	58,383,550	54,466,721	50,596,168	46,771,890	42,993,888	39,262,161	35,576,709
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	88,874,253	83,977,800	79,136,584	74,350,606	69,619,865	64,944,362	60,324,096	55,759,069	51,249,278	46,794,727	42,395,412
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	88,874,253	83,977,800	79,136,584	74,350,606	69,619,865	64,944,362	60,324,096	55,759,069	51,249,278	46,794,727	42,395,412
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	124,457,785	117,602,256	110,824,045	104,123,156	97,499,585	90,953,336	84,484,405	78,092,794	71,778,504	65,541,534	59,381,882
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	130,903,908	123,683,253	116,544,040	109,486,269	102,509,942	95,615,057	88,801,614	82,069,615	75,419,058	68,849,944	62,359,209
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	154,092,813	145,582,403	137,167,985	128,849,562	120,627,131	112,500,693	104,470,247	96,535,795	88,693,307	80,945,700	73,294,139
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	124,359,747	117,475,490	110,668,884	103,939,931	97,288,629	90,714,039	84,213,306	77,790,277	71,444,948	65,177,322	58,986,523
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	124,359,747	117,475,490	110,668,884	103,939,931	97,288,629	90,714,039	84,213,306	77,790,277	71,444,948	65,177,322	58,986,523
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	2,594,465	2,354,219	2,116,903	1,882,516	1,651,060	1,422,534	1,196,938	974,271	754,535	537,729	323,852
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	117,179	110,796	104,484	98,244	92,076	85,981	79,956	74,005	68,125	62,316	56,580
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	117,179	110,796	104,484	98,244	92,076	85,981	79,956	74,005	68,125	62,316	56,580
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	585,898	553,980	522,420	491,222	460,382	429,903	399,782	370,022	340,621	311,580	282,898
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	585,898	553,980	522,420	491,222	460,382	429,903	399,782	370,022	340,621	311,580	282,898
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	1,171,796	1,107,960	1,044,842	982,444	920,765	859,805	799,565	740,043	681,242	623,159	565,796
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	1,171,796	1,107,960	1,044,842	982,444	920,765	859,805	799,565	740,043	681,242	623,159	565,796
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	2,133,093	2,017,303	1,902,816	1,789,633	1,677,753	1,567,177	1,457,903	1,349,934	1,243,268	1,137,904	1,033,718
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	2,133,093	2,017,303	1,902,816	1,789,633	1,677,753	1,567,177	1,457,903	1,349,934	1,243,268	1,137,904	1,033,718
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	3,199,639	3,025,954	2,854,224	2,684,449	2,516,629	2,350,765	2,186,855	2,024,900	1,864,901	1,706,856	1,550,577
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	3,199,639	3,025,954	2,854,224	2,684,449	2,516,629	2,350,765	2,186,855	2,024,900	1,864,901	1,706,856	1,550,577
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	4,169,528	3,942,870	3,718,763	3,497,207	3,278,204	3,061,752	2,847,852	2,636,503	2,427,707	2,221,462	2,017,194
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	3,678,917	3,449,454	3,222,655	2,998,520	2,777,049	2,558,242	2,342,100	2,128,622	1,917,807	1,709,658	1,504,173
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	5,211,911	4,928,588	4,648,453	4,371,510	4,097,755	3,827,190	3,559,815	3,295,629	3,034,634	2,776,828	2,521,491
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	4,862,820	4,584,071	4,308,498	4,036,103	3,766,884	3,500,842	3,237,977	2,978,289	2,721,777	2,468,442	2,218,285
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	7,817,866	7,392,881	6,972,680	6,557,264	6,146,632	5,740,785	5,339,723	4,943,445	4,551,950	4,165,241	3,782,238
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	7,817,866	7,392,881	6,972,680	6,557,264	6,146,632	5,740,785	5,339,723	4,943,445	4,551,950	4,165,241	3,782,238
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	10,423,822	9,857,174	9,296,907	8,743,018	8,195,509	7,654,380	7,119,630	6,591,259	6,069,268	5,553,656	5,042,984
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	8,656,243	8,112,975	7,576,017	7,045,368	6,521,029	6,002,998	5,491,276	4,985,864	4,486,760	3,993,965	3,507,479
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	15,459,652	14,617,746	13,785,321	12,962,378	12,148,916	11,344,936	10,550,437	9,765,418	8,989,881	8,223,825	7,467,251
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	15,459,652	14,617,746	13,785,321	12,962,378	12,148,916	11,344,936	10,550,437	9,765,418	8,989,881	8,223,825	7,467,251
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	20,355,672	19,245,567	18,147,967	17,062,872	15,990,282	14,930,196	13,882,615	12,847,538	11,824,966	10,814,899	9,817,337
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	20,804,373	19,664,946	18,538,367	17,424,635	16,323,750	15,235,712	14,160,520	13,098,176	12,048,680	11,012,030	9,988,227
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	30,258,729	28,599,577	26,959,135	25,337,405	23,734,386	22,150,076	20,584,478	19,037,590	17,509,414	15,999,948	14,509,192
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	30,258,729	28,599,577	26,959,135	25,337,405	23,734,386	22,150,076	20,584,478	19,037,590	17,509,414	15,999,948	14,509,192
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	38,433,755	36,324,759	34,239,547	32,178,118	30,140,474	28,126,613	26,136,535	24,170,241	22,227,731	20,308,570	18,412,306
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	38,433,755	36,324,759	34,239,547	32,178,118	30,140,474	28,126,613	26,136,535	24,170,241	22,227,731	20,308,570	18,412,306
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	48,042,193	45,405,948	42,799,433	40,222,647	37,675,592	35,158,266	32,670,669	30,212,801	27,784,665	25,385,713	23,015,382
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	48,042,193	45,405,948	42,799,433	40,222,647	37,675,592	35,158,266	32,670,669	30,212,801	27,784,665	25,385,713	23,015,382
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	66,291,181	62,648,123	59,046,159	55,485,288	51,965,511	48,486,827	45,049,238	41,652,741	38,297,339	34,983,029	31,709,813
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	66,291,181	62,648,123	59,046,159	55,485,288	51,965,511	48,486,827	45,049,238	41,652,741	38,297,339	34,983,029	31,709,813
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	74,513,620	70,411,689	66,356,034	62,346,654	58,383,550	54,466,721	50,596,168	46,771,890	42,993,888	39,262,161	35,576,709
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	74,513,620	70,411,689	66,356,034	62,346,654	58,383,550	54,466,721	50,596,168	46,771,890	42,993,888	39,262,161	35,576,709
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	88,874,253	83,977,800	79,136,584	74,350,606	69,619,865	64,944,362	60,324,096	55,759,069	51,249,278	46,794,727	42,395,412
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	88,874,253	83,977,800	79,136,584	74,350,606	69,619,865	64,944,362	60,324,096	55,759,069	51,249,278	46,794,727	42,395,412
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	124,457,785	117,602,256	110,824,045	104,123,156	97,499,585	90,953,336	84,484,405	78,092,794	71,778,504	65,541,534	59,381,882
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	130,903,908	123,683,253	116,544,040	109,486,269	102,509,942	95,615,057	88,801,614	82,069,615	75,419,058	68,849,944	62,359,209
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	154,092,813	145,582,403	137,167,985	128,849,562	120,627,131	112,500,693	104,470,247	96,535,795	88,693,307	80,945,700	73,294,139
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	124,359,747	117,475,490	110,668,884	103,939,931	97,288,629	90,714,039	84,213,306	77,790,277	71,444,948	65,177,322	58,986,523
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	124,359,747	117,475,490	110,668,884	103,939,931	97,288,629	90,714,039	84,213,306	77,790,277	71,444,948	65,177,322	58,986,523
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	2,594,465	2,354,219	2,116,903	1,882,516	1,651,060	1,422,534	1,196,938	974,271	754,535	537,729	323,852
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	117,179	110,796	104,484	98,244	92,076	85,981	79,956	74,005	68,125	62,316	56,580
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	117,179	110,796	104,484	98,244	92,076	85,981	79,956	74,005	68,125	62,316	56,580
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	585,898	553,980	522,420	491,222	460,382	429,903	399,782	370,022	340,621	311,580	282,898
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	585,898	553,980	522,420	491,222	460,382	429,903	399,782	370,022	340,621	311,580	282,898
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	1,171,796	1,107,960	1,044,842	982,444	920,765	859,805	799,565	740,043	681,242	623,159	565,796
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	1,171,796	1,107,960	1,044,842	982,444	920,765	859,805	799,565	740,043	681,242	623,159	565,796
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	2,133,093	2,017,303	1,902,816	1,789,633	1,677,753	1,567,177	1,457,903	1,349,934	1,243,268	1,137,904	1,033,718
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	2,133,093	2,017,303	1,902,816	1,789,633	1,677,753	1,567,177	1,457,903	1,349,934	1,243,268	1,137,904	1,033,718
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	3,199,639	3,025,954	2,854,224	2,684,449	2,516,629	2,350,765	2,186,855	2,024,900	1,864,901	1,706,856	1,550,577
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	3,199,639	3,025,954	2,854,224	2,684,449	2,516,629	2,350,765	2,186,855	2,024,900	1,864,901	1,706,856	1,550,577
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	4,169,528	3,942,870	3,718,763	3,497,207	3,278,204	3,061,752	2,847,852	2,636,503	2,427,707	2,221,462	2,017,194
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	3,678,917	3,449,454	3,222,655	2,998,520	2,777,049	2,558,242	2,342,100	2,128,622	1,917,807	1,709,658	1,504,173
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	5,211,911	4,928,588	4,648,453	4,371,510	4,097,755	3,827,190	3,559,815	3,295,629	3,034,634	2,776,828	2,521,491
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	4,862,820	4,584,071	4,308,498	4,036,103	3,766,884	3,500,842	3,237,977	2,978,289	2,721,777	2,468,442	2,218,285
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	7,817,866	7,392,881	6,972,680	6,557,264	6,146,632	5,740,785	5,339,723	4,943,445	4,551,950	4,165,241	3,782,238
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	7,817,866	7,392,881	6,972,680	6,557,264	6,146,632	5,740,785	5,339,723	4,943,445	4,551,950	4,165,241	3,782,238
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	10,423,822	9,857,174	9,296,907	8,743,018	8,195,509	7,654,380	7,119,630	6,591,259	6,069,268	5,553,656	5,042,984
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	8,656,243	8,112,975	7,576,017	7,045,368	6,521,029	6,002,998	5,491,276	4,985,864	4,486,760	3,993,965	3,507,479
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	15,459,652	14,617,746	13,785,321	12,962,378	12,148,916	11,344,936	10,550,437	9,765,418	8,989,881	8,223,825	7,467,251
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	15,459,652	14,617,746	13,785,321	12,962,378	12,148,916	11,344,936	10,550,437	9,765,418	8,989,881	8,223,825	7,467,251
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	20,355,672	19,245,567	18,147,967	17,062,872	15,990,282	14,930,196	13,882,615	12,847,538	11,824,966	10,814,899	9,817,337
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	20,804,373	19,664,946	18,538,367	17,424,635	16,323,750	15,235,712	14,160,520	13,098,176	12,048,680	11,012,030	9,988,227
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	30,258,729	28,599,577	26,959,135	25,337,405	23,734,386	22,150,076	20,584,478	19,037,590	17,509,414	15,999,948	14,509,192
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	30,258,729	28,599,577	26,959,135	25,337,405	23,734,386	22,150,076	20,584,478	19,037,590	17,509,414	15,999,948	14,509,192
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	38,433,755	36,324,759	34,239,547	32,178,118	30,140,474	28,126,613	26,136,535	24,170,241	22,227,731	20,308,570	18,412,306
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	38,433,755	36,324,759	34,239,547	32,178,118	30,140,474	28,126,613	26,136,535	24,170,241	22,227,731	20,308,570	18,412,306
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	48,042,193	45,405,948	42,799,433	40,222,647	37,675,592	35,158,266	32,670,669	30,212,801	27,784,665	25,385,713

COTSWOLD DISTRICT COUNCIL Sales value £5,175 psm AH tenure Rented 80% Intermediate: SO 20% S106 per unit: £7,600

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£2,689,739** PER HA Type of rent: 50% Soc Rent 30% Aff Rent FH 0%

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£126,576	123,676	116,986	110,374	103,836	97,373	90,987	84,675	78,438	72,278	66,192	60,181
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£105,480	123,676	116,986	110,374	103,836	97,373	90,987	84,675	78,438	72,278	66,192	60,181
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£632,880	618,376	584,933	551,868	519,180	486,867	454,933	423,373	392,191	361,386	330,956	300,904
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£527,400	618,376	584,933	551,868	519,180	486,867	454,933	423,373	392,191	361,386	330,956	300,904
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£1,120,725	1,236,750	1,169,867	1,103,737	1,038,359	973,735	909,864	846,747	784,382	722,771	661,913	601,808
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£960,621	1,236,750	1,169,867	1,103,737	1,038,359	973,735	909,864	846,747	784,382	722,771	661,913	601,808
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£2,241,450	2,254,609	2,133,136	2,013,029	1,894,288	1,776,915	1,660,908	1,546,267	1,432,993	1,321,075	1,210,099	1,100,497
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£1,921,242	2,254,609	2,133,136	2,013,029	1,894,288	1,776,915	1,660,908	1,546,267	1,432,993	1,321,075	1,210,099	1,100,497
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£3,362,174	3,381,913	3,199,703	3,019,543	2,841,433	2,665,373	2,491,362	2,319,401	2,149,490	1,981,612	1,815,149	1,650,746
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£2,881,864	3,381,913	3,199,703	3,019,543	2,841,433	2,665,373	2,491,362	2,319,401	2,149,490	1,981,612	1,815,149	1,650,746
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£4,482,899	4,405,464	4,167,760	3,932,731	3,700,376	3,470,696	3,243,690	3,019,359	2,797,703	2,578,270	2,361,169	2,146,753
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£2,445,218	3,910,317	3,669,999	3,432,467	3,197,722	2,965,764	2,736,592	2,510,206	2,286,607	2,065,794	1,847,768	1,632,528
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£5,603,624	5,506,830	5,209,700	4,915,913	4,625,470	4,338,370	4,054,613	3,774,199	3,497,129	3,222,837	2,951,461	2,683,441
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£4,202,718	5,155,522	4,863,059	4,573,926	4,288,124	4,005,651	3,726,509	3,450,695	3,178,213	2,909,061	2,643,240	2,380,747
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£8,405,436	8,260,245	7,814,551	7,373,870	6,938,205	6,507,555	6,081,920	5,661,299	5,245,692	4,834,257	4,427,191	4,025,162
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£7,204,659	8,260,245	7,814,551	7,373,870	6,938,205	6,507,555	6,081,920	5,661,299	5,245,692	4,834,257	4,427,191	4,025,162
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£11,954,398	11,013,660	10,419,400	9,831,827	9,250,941	8,676,740	8,109,226	7,548,399	6,994,256	6,445,676	5,902,922	5,366,882
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£6,520,581	9,234,742	8,664,338	8,100,549	7,543,375	6,992,816	6,448,871	5,911,541	5,380,826	4,856,726	4,339,240	3,828,369
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£17,931,597	16,326,804	15,444,259	14,571,647	13,708,968	12,856,221	12,013,408	11,180,529	10,357,582	9,544,568	8,740,705	7,944,853
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£15,369,940	16,326,804	15,444,259	14,571,647	13,708,968	12,856,221	12,013,408	11,180,529	10,357,582	9,544,568	8,740,705	7,944,853
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£23,908,795	21,489,488	20,326,198	19,176,005	18,038,908	16,914,907	15,804,002	14,706,194	13,621,481	12,549,865	11,491,345	10,445,525
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£20,493,253	21,929,104	20,736,733	19,557,798	18,392,301	17,240,239	16,101,613	14,976,424	13,864,670	12,766,352	11,681,471	10,610,026
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£35,863,193	31,885,043	30,149,277	28,433,075	26,736,436	25,059,360	23,401,846	21,763,897	20,145,511	18,546,687	16,967,427	15,407,731
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£30,739,880	31,885,043	30,149,277	28,433,075	26,736,436	25,059,360	23,401,846	21,763,897	20,145,511	18,546,687	16,967,427	15,407,731
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£47,817,591	40,499,202	38,292,883	36,110,684	33,953,084	31,820,368	29,712,535	27,629,585	25,571,519	23,538,336	21,530,036	19,546,620
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£40,986,506	40,499,202	38,292,883	36,110,684	33,953,084	31,820,368	29,712,535	27,629,585	25,571,519	23,538,336	21,530,036	19,546,620
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£64,041,416	50,624,002	47,866,103	45,138,356	42,441,355	39,775,460	37,140,669	34,536,981	31,964,399	29,422,919	26,912,546	24,433,275
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£54,892,642	50,624,002	47,866,103	45,138,356	42,441,355	39,775,460	37,140,669	34,536,981	31,964,399	29,422,919	26,912,546	24,433,275
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£103,451,518	69,830,283	66,020,311	62,253,291	58,529,223	54,848,105	51,209,939	47,614,723	44,062,459	40,553,147	37,086,785	33,663,376
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£88,672,730	69,830,283	66,020,311	62,253,291	58,529,223	54,848,105	51,209,939	47,614,723	44,062,459	40,553,147	37,086,785	33,663,376
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£149,429,971	78,481,071	74,191,903	69,951,094	65,758,845	61,614,555	57,518,825	53,471,455	49,472,444	45,521,793	41,619,502	37,765,570
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£128,082,832	78,481,071	74,191,903	69,951,094	65,758,845	61,614,555	57,518,825	53,471,455	49,472,444	45,521,793	41,619,502	37,765,570
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£194,258,962	93,596,852	88,478,825	83,418,508	78,415,899	73,471,001	68,583,812	63,754,332	58,982,563	54,268,503	49,610,343	45,009,767
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£166,507,682	93,596,852	88,478,825	83,418,508	78,415,899	73,471,001	68,583,812	63,754,332	58,982,563	54,268,503	49,610,343	45,009,767
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£256,165,665	131,156,850	123,985,421	116,894,828	109,885,070	102,956,149	96,108,063	89,340,812	82,654,397	76,048,817	69,524,073	63,080,166
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£320,207,081	137,947,459	130,394,538	122,926,758	115,544,118	108,246,620	101,034,262	93,907,045	86,864,969	79,908,034	73,036,240	66,249,585
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£448,289,913	162,388,997	153,487,134	144,685,620	135,984,457	127,383,643	118,883,180	110,483,067	102,183,303	93,983,889	85,884,825	77,886,111
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£597,719,884	131,072,983	123,871,861	116,751,917	109,713,153	102,755,568	95,879,161	89,083,933	82,369,885	75,736,071	69,178,899	62,702,968
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£512,331,329	131,072,983	123,871,861	116,751,917	109,713,153	102,755,568	95,879,161	89,083,933	82,369,885	75,736,071	69,178,899	62,702,968
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£5,594,658	2,865,684	2,612,702	2,362,795	2,115,964	1,872,208	1,631,528	1,393,922	1,159,391	927,936	699,556	474,252
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£1,075,896	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£13,448,697	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£13,448,697	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£26,897,395	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£26,897,395	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£53,794,790	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£53,794,790	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£1,252,139**

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£58,924	123,676	116,986	110,374	103,836	97,373	90,987	84,675	78,438	72,278	66,192	60,181
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£49,103	123,676	116,986	110,374	103,836	97,373	90,987	84,675	78,438	72,278	66,192	60,181
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£294,621	618,376	584,933	551,868	519,180	486,867	454,933	423,373	392,191	361,386	330,956	300,904
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£245,517	618,376	584,933	551,868	519,180	486,867	454,933	423,373	392,191	361,386	330,956	300,904
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£521,724	1,236,750	1,169,867	1,103,737	1,038,359	973,735	909,864	846,747	784,382	722,771	661,913	601,808
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£447,192	1,236,750	1,169,867	1,103,737	1,038,359	973,735	909,864	846,747	784,382	722,771	661,913	601,808
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£1,043,449	2,254,609	2,133,136	2,013,029	1,894,288	1,776,915	1,660,908	1,546,267	1,432,993	1,321,075	1,210,099	1,100,497
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£894,385	2,254,609	2,133,136	2,013,029	1,894,288	1,776,915	1,660,908	1,546,267	1,432,993	1,321,075	1,210,099	1,100,497
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£1,565,173	3,381,913	3,199,703	3,019,543	2,841,433	2,665,373	2,491,362	2,319,401	2,149,490	1,981,612	1,815,149	1,650,746
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£1,341,577	3,381,913	3,199,703	3,019,543	2,841,433	2,665,373	2,491,362	2,319,401	2,149,490	1,981,612	1,815,149	1,650,746
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£2,086,898	4,405,464	4,167,760	3,932,731	3,700,376	3,470,696	3,243,690	3,019,359	2,797,703	2,578,270	2,361,169	2,146,753
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£1,138,308	3,910,317	3,669,999	3,432,467	3,197,722	2,965,764	2,736,592	2,510,206	2,286,607	2,065,794	1,847,768	1,632,528
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£2,608,622	5,506,830	5,209,700	4,915,913	4,625,470	4,338,370	4,054,613	3,774,199	3,497,129	3,222,837	2,951,461	2,683,441
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£1,956,467	5,155,522	4,863,059	4,573,926	4,288,124	4,005,651	3,726,509	3,450,695	3,178,213	2,909,061	2,643,240	2,380,747
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£3,912,933	8,260,245	7,814,551	7,373,870	6,938,205	6,507,555	6,081,920	5,661,299	5,245,692	4,834,257	4,427,191	4,025,162
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£3,353,943	8,260,245	7,814,551	7,373,870	6,938,205	6,507,555	6,081,920	5,661,299	5,245,692	4,834,257	4,427,191	4,025,162
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£5,565,060	11,013,660	10,419,400	9,831,827	9,250,941	8,676,740	8,109,226	7,548,399	6,994,256	6,445,676	5,902,922	5,366,882
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£3,035,487	9,234,742	8,664,338	8,100,549	7,543,375	6,992,816	6,448,871	5,911,541	5,380,826	4,856,726	4,339,240	3,828,369
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£8,347,591	16,326,804	15,444,259	14,571,647	13,708,968	12,856,221	12,013,408	11,180,529	10,357,582	9,544,568	8,740,705	7,944,853
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£7,155,078	16,326,804	15,444,259	14,571,647	13,708,968	12,856,221	12,013,408	11,180,529	10,357,582	9,544,568	8,740,705	7,944,853
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£11,130,121	21,489,488	20,326,198	19,176,005	18,038,908	16,914,907	15,804,002	14,706,194	13,621,481	12,549,865	11,491,345	10,445,525
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£9,540,104	21,929,104	20,736,733	19,557,798	18,392,301	17,240,239	16,101,613	14,976,424	13,864,670	12,766,352	11,681,471	10,610,026
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£16,695,181	31,885,043	30,149,277	28,433,075	26,736,436	25,059,360	23,401,846	21,763,897	20,145,511	18,546,687	16,967,427	15,407,731
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£14,310,155	31,885,043	30,149,277	28,433,075	26,736,436	25,059,360	23,401,846	21,763,897	20,145,511	18,546,687	16,967,427	15,407,731
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£22,260,242	40,499,202	38,292,883	36,110,684	33,953,084	31,820,368	29,712,535	27,629,585	25,571,519	23,538,336	21,530,036	19,546,620
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£19,080,207	40,499,202	38,292,883	36,110,684	33,953,084	31,820,368	29,712,535	27,629,585	25,571,519	23,538,336	21,530,036	19,546,620
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£29,812,824	50,624,002	47,866,103	45,138,356	42,441,355	39,775,460	37,140,669	34,536,981	31,964,399	29,422,919	26,912,546	24,433,275
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£25,553,849	50,624,002	47,866,103	45,138,356	42,441,355	39,775,460	37,140,669	34,536,981	31,964,399	29,422,919	26,912,546	24,433,275
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£48,159,177	69,830,283	66,020,311	62,253,291	58,529,223	54,848,105	51,209,939	47,614,723	44,062,459	40,553,147	37,086,785	33,663,376
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£41,279,294	69,830,283	66,020,311	62,253,291	58,529,223	54,848,105	51,209,939	47,614,723	44,062,459	40,553,147	37,086,785	33,663,376
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£69,563,255	78,481,071	74,191,903	69,951,094	65,758,845	61,614,555	57,518,825	53,471,455	49,472,444	45,521,793	41,619,502	37,765,570
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£59,625,647	78,481,071	74,191,903	69,951,094	65,758,645	61,614,555	57,518,825	53,471,455	49,472,444	45,521,793	41,619,502	37,765,570
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£90,432,232	93,596,852	88,478,825	83,418,508	78,415,899	73,471,001	68,583,812	63,754,332	58,982,563	54,268,503	49,610,343	45,009,767
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£77,513,341	93,596,852	88,478,825	83,418,508	78,415,899	73,471,001	68,583,812	63,754,332	58,982,563	54,268,503	49,610,343	45,009,767
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£119,251,294	131,156,850	123,985,421	116,894,828	109,885,070	102,956,149	96,108,063	89,340,812	82,654,397	76,048,817	69,524,073	63,080,166
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£149,064,118	137,947,459	130,394,538	122,926,758	115,544,118	108,246,620	101,034,262	93,907,045	86,864,969	79,908,034	73,036,240	66,249,585
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£208,689,765	162,388,997	153,487,134	144,685,620	135,984,457	127,383,643	118,883,180	110,483,067	102,183,303	93,983,889	85,884,825	77,886,111
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£278,253,020	131,072,983	123,871,861	116,751,917	109,713,153	102,755,568	95,879,161	89,083,933	82,369,885	75,736,071	69,178,899	62,702,968
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£238,502,589	131,072,983	123,871,861	116,751,917	109,713,153	102,755,568	95,879,161	89,083,933	82,369,885	75,736,071	69,178,899	62,702,968
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£2,604,448	2,865,684	2,612,702	2,362,795	2,115,964	1,872,208	1,631,528	1,393,922	1,159,391	927,936	699,556	474,252
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£500,855	- 238,948	- 435,718	- 632,489	- 829,258	- 1,026,029	- 1,222,799	- 1,419,569	- 1,616,339	- 1,813,109	- 2,009,879	- 2,206,649
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£6,260,693	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779	5,195,779
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£6,260,693	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638	5,181,638
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£12,521,386	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539	8,593,539
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£12,521,386	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079	7,863,079
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£25,042,772	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722	15,782,722
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£25,042,772	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868	18,534,868

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£17,600	123,676	116,986	110,374	103,836	97,373	90,987	84,675	78,438	72,278	66,192	60,181
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£14,667	123,676	116,986	110,374	103,836	97,373	90,987	84,675	78,438	72,278	66,192	60,181
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£88,000	618,376	584,933	551,868	519,180	486,867	454,933	423,373	392,191	361,386	330,956	300,904
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£73,333	618,376	584,933	551,868	519,180	486,867	454,933	423,373	392,191	361,386	330,956	300,904
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£155,833	1,236,750	1,169,867	1,103,737	1,038,359	973,735	909,864	846,747	784,382	722,771	661,913	601,808
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£133,571	1,236,750	1,169,867	1,103,737	1,038,359	973,735	909,864	846,747	784,382	722,771	661,913	601,808
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£311,667	2,254,609	2,133,136	2,013,029	1,894,288	1,776,915	1,660,908	1,546,267	1,432,993	1,321,075	1,210,099	1,100,497
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£267,143	2,254,609	2,133,136	2,013,029	1,894,288	1,776,915	1,660,908	1,546,267	1,432,993	1,321,075	1,210,099	1,100,497
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£467,500	3,381,913	3,199,703	3,019,543	2,841,433	2,665,373	2,491,362	2,319,401	2,149,490	1,981,612	1,815,149	1,650,746
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£400,714	3,381,913	3,199,703	3,019,543	2,841,433	2,665,373	2,491,362	2,319,401	2,149,490	1,981,612	1,815,149	1,650,746
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£623,333	4,405,464	4,167,760	3,932,731	3,700,376	3,470,696	3,243,690	3,019,359	2,797,703	2,578,270	2,361,169	2,146,753
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£340,000	3,910,317	3,669,999	3,432,467	3,197,722	2,965,764	2,736,592	2,510,206	2,286,607	2,065,794	1,847,768	1,632,528
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£779,167	5,506,830	5,209,700	4,915,913	4,625,470	4,338,370	4,054,613	3,774,199	3,497,129	3,222,837	2,951,461	2,683,441
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£584,375	5,155,522	4,863,059	4,573,926	4,288,124	4,005,651	3,726,509	3,450,695	3,178,213	2,909,061	2,643,240	2,380,747
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£1,168,750	8,260,245	7,814,551	7,373,870	6,938,205	6,507,555	6,081,920	5,661,299	5,245,692	4,834,257	4,427,191	4,025,162
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£1,001,786	8,260,245	7,814,551	7,373,870	6,938,205	6,507,555	6,081,920	5,661,299	5,245,692	4,834,257	4,427,191	4,025,162
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£1,662,222	11,013,660	10,419,400	9,831,827	9,250,941	8,676,740	8,109,226	7,548,399	6,994,256	6,445,676	5,902,922	5,366,882
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£906,667	9,234,742	8,664,338	8,100,549	7,543,375	6,992,816	6,448,871	5,911,541	5,380,826	4,856,726	4,339,240	3,828,369
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£2,493,333	16,326,804	15,444,259	14,571,647	13,708,968	12,856,221	12,013,408	11,180,529	10,357,582	9,544,568	8,740,705	7,944,853
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£2,137,143	16,326,804	15,444,259	14,571,647	13,708,968	12,856,221	12,013,408	11,180,529	10,357,582	9,544,568	8,740,705	7,944,853
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£3,324,444	21,489,488	20,326,198	19,176,005	18,038,908	16,914,907	15,804,002	14,706,194	13,621,481	12,549,865	11,491,345	10,445,525
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£2,849,524	21,929,104	20,736,733	19,557,798	18,392,301	17,240,239	16,101,613	14,976,424	13,864,670	12,766,352	11,681,471	10,610,026
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£4,986,667	31,885,043	30,149,277	28,433,075	26,736,436	25,059,360	23,401,846	21,763,897	20,145,511	18,546,687	16,967,427	15,407,731
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£4,274,286	31,885,043	30,149,277	28,433,075	26,736,436	25,059,360	23,401,846	21,763,897	20,145,511	18,546,687	16,967,427	15,407,731
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£6,648,889	40,499,202	38,292,883	36,110,684	33,953,084	31,820,368	29,712,535	27,629,585	25,571,519	23,538,336	21,530,036	19,546,620
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£5,699,048	40,499,202	38,292,883	36,110,684	33,953,084	31,820,368	29,712,535	27,629,585	25,571,519	23,538,336	21,530,036	19,546,620
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£8,904,762	50,624,002	47,866,103

Appendix 10 - Cumulative policy impacts

COTSWOLD DISTRICT COUNCIL
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

Aff Hsg: 35%
Mkt value: £4,400 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.127	0.045	0.045	0.043	0.042	0.041	0.032	0.015
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.105	0.045	0.045	0.043	0.042	0.041	0.032	0.015
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.633	0.223	0.223	0.217	0.212	0.203	0.160	0.075
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.527	0.223	0.223	0.217	0.212	0.203	0.160	0.075
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	1.121	0.447	0.446	0.435	0.424	0.406	0.321	0.151
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.961	0.447	0.446	0.435	0.424	0.406	0.321	0.151
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	2.241	0.805	0.804	0.783	0.763	0.728	0.567	0.240
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	0.805	0.804	0.783	0.763	0.728	0.567	0.240
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	3.362	1.208	1.206	1.175	1.144	1.092	0.850	0.360
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	2.882	1.208	1.206	1.175	1.144	1.092	0.850	0.360
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	4.483	1.576	1.573	1.533	1.493	1.426	1.112	0.479
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	2.445	1.175	1.172	1.129	1.086	1.014	0.679	0.002
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	5.604	1.970	1.966	1.916	1.866	1.782	1.390	0.599
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	4.203	1.706	1.702	1.651	1.600	1.514	1.109	0.296
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	8.405	2.955	2.949	2.874	2.799	2.673	2.086	0.899
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	7.205	2.955	2.949	2.874	2.799	2.673	2.086	0.899
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	11.954	3.940	3.931	3.832	3.733	3.564	2.781	1.199
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	6.521	2.597	2.588	2.481	2.374	2.195	1.356	-0.346
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	17.932	5.846	5.834	5.686	5.538	5.288	4.131	1.790
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	15.370	5.846	5.834	5.686	5.538	5.288	4.131	1.790
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	23.909	7.706	7.691	7.499	7.306	6.981	5.455	2.380
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	20.493	7.948	7.933	7.746	7.559	7.242	5.767	2.761
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	35.863	11.566	11.544	11.276	11.007	10.550	8.423	4.097
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	30.740	11.566	11.544	11.276	11.007	10.550	8.423	4.097
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	47.818	14.698	14.671	14.330	13.990	13.413	10.736	5.294
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	40.987	14.698	14.671	14.330	13.990	13.413	10.736	5.294
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	64.041	18.373	18.338	17.913	17.487	16.766	13.420	6.618
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	54.893	18.373	18.338	17.913	17.487	16.766	13.420	6.618
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	103.452	25.349	25.303	24.721	24.137	23.147	18.565	9.261
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	88.673	25.349	25.303	24.721	24.137	23.147	18.565	9.261
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	28.441	28.388	27.738	27.087	25.985	20.862	10.468
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	128.083	28.441	28.388	27.738	27.087	25.985	20.862	10.468
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	194.259	33.880	33.818	33.042	32.265	30.950	24.846	12.455
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	166.508	33.880	33.818	33.042	32.265	30.950	24.846	12.455
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	256.166	47.164	47.075	45.965	44.856	42.976	34.225	16.358
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	320.207	49.477	49.383	48.218	47.050	45.071	35.872	17.067
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	448.290	58.063	57.952	56.581	55.208	52.872	42.024	19.819
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	597.720	46.539	46.449	45.333	44.218	42.324	33.505	15.377
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	46.539	46.449	45.333	44.218	42.324	33.505	15.377
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	5.595	0.050	0.046	-0.012	-0.071	-0.168	-0.626	-1.558
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.076	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	13.449	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	26.897	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	53.795	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	53.795	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 2: Secondary Industrial

Site ref	Site	No of units		BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.059	0.045	0.045	0.043	0.042	0.041	0.032	0.015
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.049	0.045	0.045	0.043	0.042	0.041	0.032	0.015
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.295	0.223	0.223	0.217	0.212	0.203	0.160	0.075
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.246	0.223	0.223	0.217	0.212	0.203	0.160	0.075
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.522	0.447	0.446	0.435	0.424	0.406	0.321	0.151
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.447	0.447	0.446	0.435	0.424	0.406	0.321	0.151
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	1.043	0.805	0.804	0.783	0.763	0.728	0.567	0.240
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	0.805	0.804	0.783	0.763	0.728	0.567	0.240
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	1.208	1.206	1.175	1.144	1.092	0.850	0.360
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	1.342	1.208	1.206	1.175	1.144	1.092	0.850	0.360
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	2.087	1.576	1.573	1.533	1.493	1.426	1.112	0.479
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	1.138	1.175	1.172	1.129	1.086	1.014	0.679	0.002
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	2.609	1.970	1.966	1.916	1.866	1.782	1.390	0.599
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	1.956	1.706	1.702	1.651	1.600	1.514	1.109	0.296
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	3.913	2.955	2.949	2.874	2.799	2.673	2.086	0.899
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	3.354	2.955	2.949	2.874	2.799	2.673	2.086	0.899
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	5.565	3.940	3.931	3.832	3.733	3.564	2.781	1.199
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	3.035	2.597	2.588	2.481	2.374	2.195	1.356	-0.346
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	8.348	5.846	5.834	5.686	5.538	5.288	4.131	1.790
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	7.155	5.846	5.834	5.686	5.538	5.288	4.131	1.790
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	11.130	7.706	7.691	7.499	7.306	6.981	5.455	2.380
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	9.540	7.948	7.933	7.746	7.559	7.242	5.767	2.761
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.695	11.566	11.544	11.276	11.007	10.550	8.423	4.097
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	14.310	11.566	11.544	11.276	11.007	10.550	8.423	4.097
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	22.260	14.698	14.671	14.330	13.990	13.413	10.736	5.294
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	19.080	14.698	14.671	14.330	13.990	13.413	10.736	5.294
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	29.813	18.373	18.338	17.913	17.487	16.766	13.420	6.618
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	25.554	18.373	18.338	17.913	17.487	16.766	13.420	6.618
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	48.159	25.349	25.303	24.721	24.137	23.147	18.565	9.261
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	41.279	25.349	25.303	24.721	24.137	23.147	18.565	9.261
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	69.563	28.441	28.388	27.738	27.087	25.985	20.862	10.468
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	59.626	28.441	28.388	27.738	27.087	25.985	20.862	10.468
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	90.432	33.880	33.818	33.042	32.265	30.950	24.846	12.455
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	77.513	33.880	33.818	33.042	32.265	30.950	24.846	12.455
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	119.251	47.164	47.075	45.965	44.856	42.976	34.225	16.358
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	149.064	49.477	49.383	48.218	47.050	45.071	35.872	17.067
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	208.690	58.063	57.952	56.581	55.208	52.872	42.024	19.819
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	278.253	46.539	46.449	45.333	44.218	42.324	33.505	15.377
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	46.539	46.449	45.333	44.218	42.324	33.505	15.377
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	2.604	0.050	0.046	-0.012	-0.071	-0.168	-0.626	-1.558
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	0.501	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	6.261	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	12.521	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.521	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 3: Higher value greenfield land

Site ref	Site	No of units		BLV	Baseline including affordable housing 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.018	0.041	0.041	0.040	0.039	0.037	0.029	0.012
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.015	0.041	0.041	0.040	0.039	0.037	0.029	0.012
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.088	0.206	0.206	0.200	0.195	0.186	0.143	0.059
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.073	0.206	0.206	0.200	0.195	0.186	0.143	0.059
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.156	0.413	0.412	0.401	0.390	0.371	0.287	0.118
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.134	0.413	0.412	0.401	0.390	0.371	0.287	0.118
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.312	0.745	0.743	0.722	0.702	0.666	0.506	0.182
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.267	0.745	0.743	0.722	0.702	0.666	0.506	0.182
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.468	1.117	1.114	1.084	1.053	0.999	0.759	0.273
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.401	1.117	1.114	1.084	1.053	0.999	0.759	0.273
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.623	1.456	1.453	1.414	1.374	1.305	0.994	0.365
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	0.340	1.051	1.048	1.005	0.963	0.890	0.556	-0.119
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.779	1.820	1.816	1.767	1.718	1.631	1.242	0.456
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.584	1.559	1.555	1.505	1.454	1.367	0.964	0.156
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	1.169	2.731	2.725	2.651	2.577	2.447	1.863	0.684
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	1.002	2.731	2.725	2.651	2.577	2.447	1.863	0.684
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.662	3.641	3.633	3.534	3.435	3.263	2.485	0.912
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	0.907	2.315	2.306	2.200	2.094	1.911	1.078	-0.620
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	2.493	5.403	5.391	5.244	5.098	4.841	3.691	1.364
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	2.137	5.403	5.391	5.244	5.098	4.841	3.691	1.364
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	3.324	7.120	7.104	6.913	6.722	6.388	4.874	1.816
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	2.850	7.334	7.319	7.134	6.948	6.623	5.158	2.167
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	4.987	10.670	10.648	10.381	10.114	9.647	7.534	3.228
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	4.274	10.670	10.648	10.381	10.114	9.647	7.534	3.228
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	6.649	13.556	13.529	13.191	12.852	12.260	9.600	4.186
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	5.699	13.556	13.529	13.191	12.852	12.260	9.600	4.186
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	8.905	16.946	16.911	16.488	16.066	15.326	12.000	5.233
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	7.633	16.946	16.911	16.488	16.066	15.326	12.000	5.233
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	14.385	23.371	23.324	22.747	22.167	21.152	16.596	7.338
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	12.330	23.371	23.324	22.747	22.167	21.152	16.596	7.338
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	20.778	26.208	26.156	25.510	24.863	23.733	18.636	8.285
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	17.810	26.208	26.156	25.510	24.863	23.733	18.636	8.285
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	27.011	31.214	31.152	30.381	29.609	28.260	22.188	9.845
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	23.152	31.214	31.152	30.381	29.609	28.260	22.188	9.845
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	35.619	43.455	43.365	42.263	41.162	39.234	30.529	12.714
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	44.524	45.567	45.473	44.314	43.153	41.123	31.969	13.210
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	62.333	53.451	53.341	51.979	50.610	48.214	37.417	15.247
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	83.111	42.805	42.715	41.607	40.499	38.550	29.767	11.636
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	71.238	42.805	42.715	41.607	40.499	38.550	29.767	11.636
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	0.778	-0.073	-0.077	-0.135	-0.193	-0.291	-0.749	-1.674
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	0.150	-0.704	-0.704	-0.751	-0.798	-0.798	-1.133	-1.805
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	1.870	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	1.870	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	3.740	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	3.740	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	7.480	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	7.480	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 4: Lower value greenfield land

Site ref	Site	No of units		BLV	Baseline including affordable housing 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.012	0.041	0.041	0.040	0.039	0.037	0.029	0.012
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.010	0.041	0.041	0.040	0.039	0.037	0.029	0.012
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.058	0.206	0.206	0.200	0.195	0.186	0.143	0.059
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.048	0.206	0.206	0.200	0.195	0.186	0.143	0.059
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.103	0.413	0.412	0.401	0.390	0.371	0.287	0.118
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.088	0.413	0.412	0.401	0.390	0.371	0.287	0.118
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.206	0.745	0.743	0.722	0.702	0.666	0.506	0.182
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.176	0.745	0.743	0.722	0.702	0.666	0.506	0.182
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.309	1.117	1.114	1.084	1.053	0.999	0.759	0.273
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.265	1.117	1.114	1.084	1.053	0.999	0.759	0.273
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.412	1.456	1.453	1.414	1.374	1.305	0.994	0.365
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	0.225	1.051	1.048	1.005	0.963	0.890	0.556	-0.119
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.515	1.820	1.816	1.767	1.718	1.631	1.242	0.456
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.386	1.559	1.555	1.505	1.454	1.367	0.964	0.156
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	0.772	2.731	2.725	2.651	2.577	2.447	1.863	0.684
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	0.662	2.731	2.725	2.651	2.577	2.447	1.863	0.684
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.098	3.641	3.633	3.534	3.435	3.263	2.485	0.912
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	0.599	2.315	2.306	2.200	2.094	1.911	1.078	-0.620
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	1.647	5.403	5.391	5.244	5.098	4.841	3.691	1.364
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	1.411	5.403	5.391	5.244	5.098	4.841	3.691	1.364
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	2.196	7.120	7.104	6.913	6.722	6.388	4.874	1.816
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	1.882	7.334	7.319	7.134	6.948	6.623	5.158	2.167
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	3.293	10.670	10.648	10.381	10.114	9.647	7.534	3.228
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	2.823	10.670	10.648	10.381	10.114	9.647	7.534	3.228
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	4.391	13.556	13.529	13.191	12.852	12.260	9.600	4.186
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	3.764	13.556	13.529	13.191	12.852	12.260	9.600	4.186
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	5.881	16.946	16.911	16.488	16.066	15.326	12.000	5.233
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	5.041	16.946	16.911	16.488	16.066	15.326	12.000	5.233
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	9.500	23.371	23.324	22.747	22.167	21.152	16.596	7.338
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	8.143	23.371	23.324	22.747	22.167	21.152	16.596	7.338
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	13.722	26.208	26.156	25.510	24.863	23.733	18.636	8.285
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	11.762	26.208	26.156	25.510	24.863	23.733	18.636	8.285
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,

COTSWOLD DISTRICT COUNCIL
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

Aff Hsg: 35%
Mkt value: £4,497 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.127	0.049	0.049	0.047	0.046	0.045	0.036	0.019
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.105	0.049	0.049	0.047	0.046	0.045	0.036	0.019
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.633	0.243	0.243	0.237	0.232	0.223	0.180	0.095
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.527	0.243	0.243	0.237	0.232	0.223	0.180	0.095
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	1.121	0.486	0.485	0.474	0.463	0.445	0.360	0.190
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.961	0.486	0.485	0.474	0.463	0.445	0.360	0.190
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	2.241	0.879	0.878	0.857	0.836	0.801	0.640	0.315
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	0.879	0.878	0.857	0.836	0.801	0.640	0.315
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	3.362	1.319	1.316	1.285	1.255	1.202	0.961	0.473
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	2.882	1.319	1.316	1.285	1.255	1.202	0.961	0.473
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	4.483	1.719	1.716	1.676	1.636	1.569	1.257	0.625
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	2.445	1.316	1.313	1.271	1.228	1.157	0.821	0.147
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	5.604	2.149	2.145	2.095	2.045	1.961	1.572	0.781
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	4.203	1.883	1.879	1.828	1.777	1.692	1.289	0.479
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	8.405	3.223	3.217	3.143	3.068	2.942	2.358	1.171
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	7.205	3.223	3.217	3.143	3.068	2.942	2.358	1.171
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	11.954	4.298	4.290	4.190	4.091	3.922	3.144	1.561
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	6.521	2.952	2.944	2.837	2.730	2.550	1.712	0.020
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	17.932	6.378	6.366	6.219	6.071	5.820	4.663	2.329
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	15.370	6.378	6.366	6.219	6.071	5.820	4.663	2.329
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	23.909	8.401	8.386	8.194	8.001	7.676	6.158	3.094
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	20.493	8.634	8.619	8.432	8.246	7.929	6.461	3.473
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	35.863	12.557	12.536	12.267	11.998	11.543	9.423	5.120
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	30.740	12.557	12.536	12.267	11.998	11.543	9.423	5.120
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	47.818	15.954	15.927	15.589	15.248	14.672	12.005	6.590
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	40.987	15.954	15.927	15.589	15.248	14.672	12.005	6.590
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	64.041	19.943	19.909	19.486	19.061	18.339	15.006	8.238
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	54.893	19.943	19.909	19.486	19.061	18.339	15.006	8.238
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	103.452	27.502	27.455	26.875	26.296	25.313	20.740	11.482
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	88.673	27.502	27.455	26.875	26.296	25.313	20.740	11.482
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	30.862	30.810	30.159	29.509	28.407	23.298	12.956
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	128.083	30.862	30.810	30.159	29.509	28.407	23.298	12.956
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	194.259	36.768	36.706	35.934	35.158	33.843	27.754	15.426
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	166.508	36.768	36.706	35.934	35.158	33.843	27.754	15.426
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	256.166	51.264	51.175	50.072	48.968	47.089	38.377	20.636
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	320.207	53.793	53.700	52.538	51.376	49.408	40.246	21.588
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	448.290	63.162	63.052	61.683	60.311	57.988	47.192	25.171
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	597.720	50.681	50.592	49.482	48.371	46.486	37.718	19.777
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	50.681	50.592	49.482	48.371	46.486	37.718	19.777
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	5.595	0.217	0.213	0.155	0.097	0.002	-0.456	-1.385
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.076	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	13.449	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	26.897	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	53.795	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	53.795	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 2: Secondary Industrial

Site ref	Site	No of units		BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.059	0.049	0.049	0.047	0.046	0.045	0.036	0.019
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.049	0.049	0.049	0.047	0.046	0.045	0.036	0.019
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.295	0.243	0.243	0.237	0.232	0.223	0.180	0.095
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.246	0.243	0.243	0.237	0.232	0.223	0.180	0.095
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.522	0.486	0.485	0.474	0.463	0.445	0.360	0.190
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.447	0.486	0.485	0.474	0.463	0.445	0.360	0.190
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	1.043	0.879	0.878	0.857	0.836	0.801	0.640	0.315
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	0.879	0.878	0.857	0.836	0.801	0.640	0.315
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	1.319	1.316	1.285	1.255	1.202	0.961	0.473
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	1.342	1.319	1.316	1.285	1.255	1.202	0.961	0.473
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	2.087	1.719	1.716	1.676	1.636	1.569	1.257	0.625
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	1.138	1.316	1.313	1.271	1.228	1.157	0.821	0.147
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	2.609	2.149	2.145	2.095	2.045	1.961	1.572	0.781
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	1.956	1.883	1.879	1.828	1.777	1.692	1.289	0.479
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	3.913	3.223	3.217	3.143	3.068	2.942	2.358	1.171
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	3.354	3.223	3.217	3.143	3.068	2.942	2.358	1.171
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	5.565	4.298	4.290	4.190	4.091	3.922	3.144	1.561
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	3.035	2.952	2.944	2.837	2.730	2.550	1.712	0.020
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	8.348	6.378	6.366	6.219	6.071	5.820	4.663	2.329
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	7.155	6.378	6.366	6.219	6.071	5.820	4.663	2.329
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	11.130	8.401	8.386	8.194	8.001	7.676	6.158	3.094
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	9.540	8.634	8.619	8.432	8.246	7.929	6.461	3.473
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.695	12.557	12.536	12.267	11.998	11.543	9.423	5.120
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	14.310	12.557	12.536	12.267	11.998	11.543	9.423	5.120
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	22.260	15.954	15.927	15.589	15.248	14.672	12.005	6.590
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	19.080	15.954	15.927	15.589	15.248	14.672	12.005	6.590
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	29.813	19.943	19.909	19.486	19.061	18.339	15.006	8.238
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	25.554	19.943	19.909	19.486	19.061	18.339	15.006	8.238
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	48.159	27.502	27.455	26.875	26.296	25.313	20.740	11.482
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	41.279	27.502	27.455	26.875	26.296	25.313	20.740	11.482
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	69.563	30.862	30.810	30.159	29.509	28.407	23.298	12.956
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	59.626	30.862	30.810	30.159	29.509	28.407	23.298	12.956
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	90.432	36.768	36.706	35.934	35.158	33.843	27.754	15.426
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	77.513	36.768	36.706	35.934	35.158	33.843	27.754	15.426
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	119.251	51.264	51.175	50.072	48.968	47.089	38.377	20.636
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	149.064	53.793	53.700	52.538	51.376	49.408	40.246	21.588
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	208.690	63.162	63.052	61.683	60.311	57.988	47.192	25.171
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	278.253	50.681	50.592	49.482	48.371	46.486	37.718	19.777
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	50.681	50.592	49.482	48.371	46.486	37.718	19.777
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	2.604	0.217	0.213	0.155	0.097	0.002	-0.456	-1.385
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	0.501	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	6.261	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	12.521	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.521	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 3: Higher value greenfield land

Site ref	Site	No of units		BLV	Baseline including affordable housing 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.018	0.045	0.045	0.044	0.043	0.041	0.032	0.015
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.015	0.045	0.045	0.044	0.043	0.041	0.032	0.015
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.088	0.225	0.224	0.219	0.214	0.204	0.162	0.077
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.073	0.225	0.224	0.219	0.214	0.204	0.162	0.077
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.156	0.450	0.449	0.438	0.427	0.408	0.324	0.155
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.134	0.450	0.449	0.438	0.427	0.408	0.324	0.155
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.312	0.814	0.812	0.792	0.771	0.735	0.575	0.252
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.267	0.814	0.812	0.792	0.771	0.735	0.575	0.252
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.468	1.221	1.218	1.187	1.157	1.103	0.863	0.378
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.401	1.221	1.218	1.187	1.157	1.103	0.863	0.378
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.623	1.591	1.587	1.548	1.508	1.439	1.130	0.501
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	0.340	1.183	1.180	1.138	1.096	1.023	0.690	0.018
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.779	1.988	1.984	1.935	1.885	1.799	1.412	0.626
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.584	1.726	1.722	1.671	1.621	1.533	1.133	0.327
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	1.169	2.982	2.976	2.902	2.828	2.698	2.118	0.939
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	1.002	2.982	2.976	2.902	2.828	2.698	2.118	0.939
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.662	3.976	3.968	3.870	3.771	3.598	2.824	1.252
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	0.907	2.648	2.639	2.533	2.427	2.244	1.411	-0.276
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	2.493	5.901	5.889	5.743	5.596	5.339	4.190	1.870
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	2.137	5.901	5.889	5.743	5.596	5.339	4.190	1.870
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	3.324	7.771	7.755	7.564	7.373	7.039	5.533	2.485
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	2.850	7.978	7.962	7.777	7.591	7.266	5.808	2.835
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	4.987	11.598	11.577	11.310	11.043	10.576	8.470	4.189
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	4.274	11.598	11.577	11.310	11.043	10.576	8.470	4.189
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	6.649	14.731	14.704	14.368	14.031	13.439	10.789	5.400
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	5.699	14.731	14.704	14.368	14.031	13.439	10.789	5.400
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	8.905	18.414	18.380	17.960	17.539	16.799	13.486	6.750
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	7.633	18.414	18.380	17.960	17.539	16.799	13.486	6.750
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	14.385	25.386	25.339	24.763	24.187	23.180	18.635	9.419
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	12.330	25.386	25.339	24.763	24.187	23.180	18.635	9.419
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	20.778	28.475	28.423	27.777	27.130	26.000	20.921	10.624
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	17.810	28.475	28.423	27.777	27.130	26.000	20.921	10.624
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	27.011	33.918	33.856	33.088	32.317	30.968	24.914	12.640
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	23.152	33.918	33.856	33.088	32.317	30.968	24.914	12.640
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	35.619	47.294	47.205	46.110	45.011	43.083	34.423	16.745
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	44.524	49.608	49.514	48.360	47.206	45.184	36.073	17.467
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	62.333	58.228	58.117	56.755	55.393	53.009	42.266	20.297
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	83.111	46.687	46.597	45.495	44.391	42.452	33.724	15.800
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	71.238	46.687	46.597	45.495	44.391	42.452	33.724	15.800
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	0.778	0.085	0.081	0.023	-0.034	-0.132	-0.587	-1.512
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	0.150	-0.704	-0.704	-0.751	-0.798	-0.798	-1.133	-1.805
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	1.870	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	1.870	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	3.740	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	3.740	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	7.480	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	7.480	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 4: Lower value greenfield land

Site ref	Site	No of units		BLV	Baseline including affordable housing 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.012	0.045	0.045	0.044	0.043	0.041	0.032	0.015
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.010	0.045	0.045	0.044	0.043	0.041	0.032	0.015
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.058	0.225	0.224	0.219	0.214	0.204	0.162	0.077
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.048	0.225	0.224	0.219	0.214	0.204	0.162	0.077
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.103	0.450	0.449	0.438	0.427	0.408	0.324	0.155
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.088	0.450	0.449	0.438	0.427	0.408	0.324	0.155
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.206	0.814	0.812	0.792	0.771	0.735	0.575	0.252
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.176	0.814	0.812	0.792	0.771	0.735	0.575	0.252
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.309	1.221	1.218	1.187	1.157	1.103	0.863	0.378
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.265	1.221	1.218	1.187	1.157	1.103	0.863	0.378
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.412	1.591	1.587	1.548	1.508	1.439	1.130	0.501
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	0.225	1.183	1.180	1.138	1.096	1.023	0.690	0.018
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.515	1.988	1.984	1.935	1.885	1.799	1.412	0.626
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.386	1.726	1.722	1.671	1.621	1.533	1.133	0.327
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	0.772	2.982	2.976	2.902	2.828	2.698	2.118	0.939
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	0.662	2.982	2.976	2.902	2.828	2.698	2.118	0.939
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.098	3.976	3.968	3.870	3.771	3.598	2.824	1.252
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	0.599	2.648	2.639	2.533	2.427	2.244	1.411	-0.276
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	1.647	5.901	5.889	5.743	5.596	5.339	4.190	1.870
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	1.411	5.901	5.889	5.743	5.596	5.339	4.190	1.870
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	2.196	7.771	7.755	7.564	7.373	7.039	5.533	2.485
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	1.882	7.978	7.962	7.777	7.591	7.266	5.808	2.835
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	3.293	11.598	11.577	11.310	11.043	10.576	8.470	4.189
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	2.823	11.598	11.577	11.310	11.043	10.576	8.470	4.189
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	4.391	14.731	14.704	14.368	14.031	13.439	10.789	5.400
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	3.764	14.731	14.704	14.368	14.031	13.439	10.789	5.400
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	5.881	18.414	18.380	17.960	17.539	16.799	13.486	6.750
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	5.041	18.414	18.380	17.960	17.539	16.799	13.486	6.750
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	9.500	25.386	25.339	24.763	24.187	23.180	18.635	9.419
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	8.143	25.386	25.339	24.763	24.187	23.180	18.635	9.419
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	13.722	28.475	28.423	27.777	27.130	26.000	20.921	10.624
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	11.762	28.475	28.423	27.777	27.130	26.000	20.921	10.624
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,

COTSWOLD DISTRICT COUNCIL
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

Aff Hsg: 35%
Mkt value: £4,594 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.127	0.053	0.052	0.051	0.050	0.048	0.040	0.023
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.105	0.053	0.052	0.051	0.050	0.048	0.040	0.023
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.633	0.263	0.262	0.257	0.251	0.242	0.200	0.115
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.527	0.263	0.262	0.257	0.251	0.242	0.200	0.115
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	1.121	0.525	0.525	0.514	0.503	0.484	0.399	0.229
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.961	0.525	0.525	0.514	0.503	0.484	0.399	0.229
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	2.241	0.953	0.951	0.931	0.910	0.875	0.714	0.390
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	0.953	0.951	0.931	0.910	0.875	0.714	0.390
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	3.362	1.429	1.427	1.396	1.365	1.313	1.071	0.585
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	2.882	1.429	1.427	1.396	1.365	1.313	1.071	0.585
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	4.483	1.862	1.859	1.819	1.780	1.712	1.401	0.770
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	2.445	1.456	1.453	1.411	1.369	1.298	0.963	0.291
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	5.604	2.328	2.324	2.274	2.224	2.140	1.751	0.962
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	4.203	2.061	2.057	2.006	1.955	1.869	1.469	0.659
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	8.405	3.492	3.486	3.411	3.337	3.210	2.626	1.443
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	7.205	3.492	3.486	3.411	3.337	3.210	2.626	1.443
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	11.954	4.656	4.648	4.548	4.449	4.280	3.502	1.924
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	6.521	3.305	3.297	3.192	3.085	2.906	2.067	0.381
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	17.932	6.907	6.895	6.749	6.603	6.353	5.196	2.869
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	15.370	6.907	6.895	6.749	6.603	6.353	5.196	2.869
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	23.909	9.096	9.080	8.889	8.696	8.371	6.862	3.804
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	20.493	9.321	9.306	9.119	8.932	8.616	7.153	4.177
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	35.863	13.549	13.527	13.259	12.990	12.535	10.423	6.142
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	30.740	13.549	13.527	13.259	12.990	12.535	10.423	6.142
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	47.818	17.204	17.177	16.840	16.502	15.930	13.264	7.873
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	40.987	17.204	17.177	16.840	16.502	15.930	13.264	7.873
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	64.041	21.506	21.472	21.050	20.628	19.913	16.580	9.842
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	54.893	21.506	21.472	21.050	20.628	19.913	16.580	9.842
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	103.452	29.655	29.608	29.028	28.448	27.466	22.906	13.686
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	88.673	29.655	29.608	29.028	28.448	27.466	22.906	13.686
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	33.276	33.224	32.577	31.930	30.828	25.733	15.430
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	128.083	33.276	33.224	32.577	31.930	30.828	25.733	15.430
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	194.259	39.646	39.584	38.812	38.040	36.732	30.659	18.380
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	166.508	39.646	39.584	38.812	38.040	36.732	30.659	18.380
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	256.166	55.354	55.265	54.163	53.060	51.192	42.514	24.877
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	320.207	58.100	58.007	56.852	55.692	53.725	44.603	26.061
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	448.290	68.240	68.130	66.766	65.401	63.090	52.334	30.470
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	597.720	54.808	54.719	53.614	52.509	50.630	41.906	24.116
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	54.808	54.719	53.614	52.509	50.630	41.906	24.116
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	5.595	0.384	0.380	0.322	0.264	0.169	-0.286	-1.213
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.076	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	13.449	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	26.897	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	53.795	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	53.795	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 2: Secondary Industrial

Site ref	Site	No of units		BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.059	0.053	0.052	0.051	0.050	0.048	0.040	0.023
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.049	0.053	0.052	0.051	0.050	0.048	0.040	0.023
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.295	0.263	0.262	0.257	0.251	0.242	0.200	0.115
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.246	0.263	0.262	0.257	0.251	0.242	0.200	0.115
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.522	0.525	0.525	0.514	0.503	0.484	0.399	0.229
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.447	0.525	0.525	0.514	0.503	0.484	0.399	0.229
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	1.043	0.953	0.951	0.931	0.910	0.875	0.714	0.390
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	0.953	0.951	0.931	0.910	0.875	0.714	0.390
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	1.429	1.427	1.396	1.365	1.313	1.071	0.585
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	1.342	1.429	1.427	1.396	1.365	1.313	1.071	0.585
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	2.087	1.862	1.859	1.819	1.780	1.712	1.401	0.770
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	1.138	1.456	1.453	1.411	1.369	1.298	0.963	0.291
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	2.609	2.328	2.324	2.274	2.224	2.140	1.751	0.962
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	1.956	2.061	2.057	2.006	1.955	1.869	1.469	0.659
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	3.913	3.492	3.486	3.411	3.337	3.210	2.626	1.443
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	3.354	3.492	3.486	3.411	3.337	3.210	2.626	1.443
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	5.565	4.656	4.648	4.548	4.449	4.280	3.502	1.924
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	3.035	3.305	3.297	3.192	3.085	2.906	2.067	0.381
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	8.348	6.907	6.895	6.749	6.603	6.353	5.196	2.869
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	7.155	6.907	6.895	6.749	6.603	6.353	5.196	2.869
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	11.130	9.096	9.080	8.889	8.696	8.371	6.862	3.804
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	9.540	9.321	9.306	9.119	8.932	8.616	7.153	4.177
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.695	13.549	13.527	13.259	12.990	12.535	10.423	6.142
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	14.310	13.549	13.527	13.259	12.990	12.535	10.423	6.142
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	22.260	17.204	17.177	16.840	16.502	15.930	13.264	7.873
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	19.080	17.204	17.177	16.840	16.502	15.930	13.264	7.873
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	29.813	21.506	21.472	21.050	20.628	19.913	16.580	9.842
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	25.554	21.506	21.472	21.050	20.628	19.913	16.580	9.842
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	48.159	29.655	29.608	29.028	28.448	27.466	22.906	13.686
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	41.279	29.655	29.608	29.028	28.448	27.466	22.906	13.686
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	69.563	33.276	33.224	32.577	31.930	30.828	25.733	15.430
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	59.626	33.276	33.224	32.577	31.930	30.828	25.733	15.430
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	90.432	39.646	39.584	38.812	38.040	36.732	30.659	18.380
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	77.513	39.646	39.584	38.812	38.040	36.732	30.659	18.380
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	119.251	55.354	55.265	54.163	53.060	51.192	42.514	24.877
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	149.064	58.100	58.007	56.852	55.692	53.725	44.603	26.061
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	208.690	68.240	68.130	66.766	65.401	63.090	52.334	30.470
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	278.253	54.808	54.719	53.614	52.509	50.630	41.906	24.116
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	54.808	54.719	53.614	52.509	50.630	41.906	24.116
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	2.604	0.384	0.380	0.322	0.264	0.169	-0.286	-1.213
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	0.501	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	6.261	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	12.521	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.521	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 3: Higher value greenfield land

Site ref	Site	No of units		BLV	Baseline including affordable housing 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.018	0.049	0.049	0.047	0.046	0.045	0.036	0.019
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.015	0.049	0.049	0.047	0.046	0.045	0.036	0.019
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.088	0.243	0.243	0.237	0.232	0.223	0.180	0.096
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.073	0.243	0.243	0.237	0.232	0.223	0.180	0.096
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.156	0.486	0.486	0.475	0.464	0.445	0.361	0.192
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.134	0.486	0.486	0.475	0.464	0.445	0.361	0.192
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.312	0.883	0.881	0.861	0.840	0.805	0.644	0.322
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.267	0.883	0.881	0.861	0.840	0.805	0.644	0.322
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.468	1.324	1.322	1.291	1.260	1.207	0.967	0.483
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.401	1.324	1.322	1.291	1.260	1.207	0.967	0.483
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.623	1.725	1.722	1.682	1.643	1.573	1.264	0.637
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	0.340	1.314	1.311	1.269	1.227	1.156	0.823	0.154
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.779	2.156	2.152	2.103	2.053	1.967	1.580	0.796
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.584	1.892	1.888	1.838	1.787	1.699	1.301	0.497
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	1.169	3.234	3.228	3.154	3.080	2.950	2.370	1.194
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	1.002	3.234	3.228	3.154	3.080	2.950	2.370	1.194
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.662	4.312	4.304	4.205	4.106	3.933	3.160	1.592
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	0.907	2.978	2.970	2.866	2.760	2.577	1.744	0.066
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	2.493	6.394	6.382	6.238	6.093	5.838	4.688	2.375
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	2.137	6.394	6.382	6.238	6.093	5.838	4.688	2.375
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	3.324	8.418	8.403	8.215	8.024	7.691	6.192	3.154
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	2.850	8.619	8.604	8.420	8.234	7.909	6.456	3.497
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	4.987	12.527	12.505	12.238	11.971	11.504	9.406	5.147
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	4.274	12.527	12.505	12.238	11.971	11.504	9.406	5.147
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	6.649	15.901	15.874	15.539	15.203	14.617	11.969	6.607
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	5.699	15.901	15.874	15.539	15.203	14.617	11.969	6.607
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	8.905	19.877	19.843	19.423	19.004	18.271	14.961	8.258
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	7.633	19.877	19.843	19.423	19.004	18.271	14.961	8.258
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	14.385	27.401	27.354	26.778	26.202	25.195	20.663	11.491
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	12.330	27.401	27.354	26.778	26.202	25.195	20.663	11.491
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	20.778	30.735	30.683	30.041	29.397	28.267	23.201	12.949
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	17.810	30.735	30.683	30.041	29.397	28.267	23.201	12.949
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	27.011	36.613	36.550	35.784	35.017	33.675	27.636	15.415
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	23.152	36.613	36.550	35.784	35.017	33.675	27.636	15.415
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	35.619	51.123	51.034	49.939	48.844	46.928	38.295	20.735
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	44.524	53.642	53.549	52.401	51.247	49.228	40.158	21.679
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	62.333	62.982	62.873	61.517	60.162	57.785	47.090	25.287
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	83.111	50.554	50.465	49.368	48.266	46.337	37.653	19.897
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	71.238	50.554	50.465	49.368	48.266	46.337	37.653	19.897
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	0.778	0.241	0.237	0.180	0.123	0.027	-0.428	-1.351
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	0.150	-0.704	-0.704	-0.751	-0.798	-0.798	-1.133	-1.805
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	1.870	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	1.870	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	3.740	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	3.740	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	7.480	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	7.480	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 4: Lower value greenfield land

Site ref	Site	No of units		BLV	Baseline including affordable housing 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.012	0.049	0.049	0.047	0.046	0.045	0.036	0.019
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.010	0.049	0.049	0.047	0.046	0.045	0.036	0.019
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.058	0.243	0.243	0.237	0.232	0.223	0.180	0.096
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.048	0.243	0.243	0.237	0.232	0.223	0.180	0.096
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.103	0.486	0.486	0.475	0.464	0.445	0.361	0.192
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.088	0.486	0.486	0.475	0.464	0.445	0.361	0.192
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.206	0.883	0.881	0.861	0.840	0.805	0.644	0.322
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.176	0.883	0.881	0.861	0.840	0.805	0.644	0.322
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.309	1.324	1.322	1.291	1.260	1.207	0.967	0.483
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.265	1.324	1.322	1.291	1.260	1.207	0.967	0.483
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.412	1.725	1.722	1.682	1.643	1.573	1.264	0.637
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	0.225	1.314	1.311	1.269	1.227	1.156	0.823	0.154
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.515	2.156	2.152	2.103	2.053	1.967	1.580	0.796
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.386	1.892	1.888	1.838	1.787	1.699	1.301	0.497
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	0.772	3.234	3.228	3.154	3.080	2.950	2.370	1.194
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	0.662	3.234	3.228	3.154	3.080	2.950	2.370	1.194
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.098	4.312	4.304	4.205	4.106	3.933	3.160	1.592
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	0.599	2.978	2.970	2.866	2.760	2.577	1.744	0.066
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	1.647	6.394	6.382	6.238	6.093	5.838	4.688	2.375
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	1.411	6.394	6.382	6.238	6.093	5.838	4.688	2.375
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	2.196	8.418	8.403	8.215	8.024	7.691	6.192	3.154
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	1.882	8.619	8.604	8.420	8.234	7.909	6.456	3.497
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	3.293	12.527	12.505	12.238	11.971	11.504	9.406	5.147
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	2.823	12.527	12.505	12.238	11.971	11.504	9.406	5.147
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	4.391	15.901	15.874	15.539	15.203	14.617	11.969	6.607
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	3.764	15.901	15.874	15.539	15.203	14.617	11.969	6.607
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	5.881	19.877	19.843	19.423	19.004	18.271	14.961	8.258
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	5.041	19.877	19.843	19.423	19.004	18.271	14.961	8.258
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	9.500	27.401	27.354	26.778	26.202	25.195	20.663	11.491
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	8.143	27.401	27.354	26.778	26.202	25.195	20.663	11.491
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	13.722	30.735	30.683	30.041	29.397	28.267	23.201	12.949
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	11.762	30.735	30.683	30.041	29.397	28.267	23.201	12.949
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,

COTSWOLD DISTRICT COUNCIL
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

Aff Hsg: 35%
Mkt value: £4,691 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.127	0.056	0.056	0.055	0.054	0.052	0.044	0.027
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.105	0.056	0.056	0.055	0.054	0.052	0.044	0.027
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.633	0.282	0.282	0.277	0.271	0.262	0.219	0.134
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.527	0.282	0.282	0.277	0.271	0.262	0.219	0.134
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	1.121	0.565	0.564	0.553	0.542	0.524	0.439	0.269
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.961	0.565	0.564	0.553	0.542	0.524	0.439	0.269
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	2.241	1.027	1.025	1.005	0.984	0.949	0.788	0.465
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	1.027	1.025	1.005	0.984	0.949	0.788	0.465
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	3.362	1.540	1.538	1.507	1.476	1.424	1.182	0.697
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	2.882	1.540	1.538	1.507	1.476	1.424	1.182	0.697
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	4.483	2.006	2.002	1.963	1.923	1.855	1.544	0.915
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	2.445	1.597	1.594	1.551	1.509	1.439	1.106	0.435
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	5.604	2.507	2.503	2.453	2.403	2.319	1.930	1.143
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	4.203	2.239	2.235	2.184	2.133	2.047	1.648	0.839
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	8.405	3.760	3.754	3.680	3.605	3.479	2.895	1.715
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	7.205	3.760	3.754	3.680	3.605	3.479	2.895	1.715
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	11.954	5.014	5.006	4.906	4.807	4.638	3.860	2.287
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	6.521	3.656	3.648	3.543	3.438	3.261	2.423	0.742
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	17.932	7.433	7.421	7.276	7.130	6.884	5.728	3.409
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	15.370	7.433	7.421	7.276	7.130	6.884	5.728	3.409
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	23.909	9.783	9.768	9.579	9.389	9.066	7.562	4.508
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	20.493	10.003	9.988	9.803	9.618	9.303	7.840	4.879
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	35.863	14.540	14.519	14.250	13.981	13.526	11.422	7.153
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	30.740	14.540	14.519	14.250	13.981	13.526	11.422	7.153
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	47.818	18.455	18.427	18.090	17.752	17.180	14.523	9.155
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	40.987	18.455	18.427	18.090	17.752	17.180	14.523	9.155
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	64.041	23.068	23.034	22.612	22.190	21.476	18.154	11.444
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	54.893	23.068	23.034	22.612	22.190	21.476	18.154	11.444
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	103.452	31.807	31.760	31.180	30.601	29.618	25.072	15.886
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	88.673	31.807	31.760	31.180	30.601	29.618	25.072	15.886
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	35.686	35.634	34.987	34.340	33.245	28.158	17.894
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	128.083	35.686	35.634	34.987	34.340	33.245	28.158	17.894
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	194.259	42.525	42.462	41.690	40.918	39.610	33.551	21.320
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	166.508	42.525	42.462	41.690	40.918	39.610	33.551	21.320
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	256.166	59.437	59.349	58.252	57.150	55.283	46.629	29.087
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	320.207	62.396	62.303	61.148	59.992	58.034	48.942	30.500
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	448.290	73.308	73.198	71.840	70.479	68.168	57.457	35.716
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	597.720	58.923	58.834	57.734	56.629	54.757	46.071	28.406
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	58.923	58.834	57.734	56.629	54.757	46.071	28.406
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	5.595	0.549	0.545	0.488	0.431	0.336	-0.117	-1.040
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.076	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	13.449	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	26.897	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	53.795	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	53.795	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 2: Secondary Industrial

Site ref	Site	No of units		BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.059	0.056	0.056	0.055	0.054	0.052	0.044	0.027
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.049	0.056	0.056	0.055	0.054	0.052	0.044	0.027
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.295	0.282	0.282	0.277	0.271	0.262	0.219	0.134
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.246	0.282	0.282	0.277	0.271	0.262	0.219	0.134
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.522	0.565	0.564	0.553	0.542	0.524	0.439	0.269
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.447	0.565	0.564	0.553	0.542	0.524	0.439	0.269
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	1.043	1.027	1.025	1.005	0.984	0.949	0.788	0.465
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	1.027	1.025	1.005	0.984	0.949	0.788	0.465
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	1.540	1.538	1.507	1.476	1.424	1.182	0.697
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	1.342	1.540	1.538	1.507	1.476	1.424	1.182	0.697
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	2.087	2.006	2.002	1.963	1.923	1.855	1.544	0.915
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	1.138	1.597	1.594	1.551	1.509	1.439	1.106	0.435
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	2.609	2.507	2.503	2.453	2.403	2.319	1.930	1.143
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	1.956	2.239	2.235	2.184	2.133	2.047	1.648	0.839
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	3.913	3.760	3.754	3.680	3.605	3.479	2.895	1.715
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	3.354	3.760	3.754	3.680	3.605	3.479	2.895	1.715
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	5.565	5.014	5.006	4.906	4.807	4.638	3.860	2.287
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	3.035	3.656	3.648	3.543	3.438	3.261	2.423	0.742
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	8.348	7.433	7.421	7.276	7.130	6.884	5.728	3.409
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	7.155	7.433	7.421	7.276	7.130	6.884	5.728	3.409
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	11.130	9.783	9.768	9.579	9.389	9.066	7.562	4.508
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	9.540	10.003	9.988	9.803	9.618	9.303	7.840	4.879
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.695	14.540	14.519	14.250	13.981	13.526	11.422	7.153
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	14.310	14.540	14.519	14.250	13.981	13.526	11.422	7.153
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	22.260	18.455	18.427	18.090	17.752	17.180	14.523	9.155
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	19.080	18.455	18.427	18.090	17.752	17.180	14.523	9.155
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	29.813	23.068	23.034	22.612	22.190	21.476	18.154	11.444
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	25.554	23.068	23.034	22.612	22.190	21.476	18.154	11.444
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	48.159	31.807	31.760	31.180	30.601	29.618	25.072	15.886
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	41.279	31.807	31.760	31.180	30.601	29.618	25.072	15.886
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	69.563	35.686	35.634	34.987	34.340	33.245	28.158	17.894
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	59.626	35.686	35.634	34.987	34.340	33.245	28.158	17.894
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	90.432	42.525	42.462	41.690	40.918	39.610	33.551	21.320
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	77.513	42.525	42.462	41.690	40.918	39.610	33.551	21.320
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	119.251	59.437	59.349	58.252	57.150	55.283	46.629	29.087
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	149.064	62.396	62.303	61.148	59.992	58.034	48.942	30.500
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	208.690	73.308	73.198	71.840	70.479	68.168	57.457	35.716
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	278.253	58.923	58.834	57.734	56.629	54.757	46.071	28.406
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	58.923	58.834	57.734	56.629	54.757	46.071	28.406
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	2.604	0.549	0.545	0.488	0.431	0.336	-0.117	-1.040
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	0.501	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	6.261	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	12.521	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.521	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 3: Higher value greenfield land

Site ref	Site	No of units		BLV	Baseline including affordable housing 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.018	0.052	0.052	0.051	0.050	0.048	0.040	0.023
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.015	0.052	0.052	0.051	0.050	0.048	0.040	0.023
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.088	0.262	0.261	0.256	0.250	0.241	0.199	0.114
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.073	0.262	0.261	0.256	0.250	0.241	0.199	0.114
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.156	0.523	0.522	0.512	0.501	0.482	0.398	0.229
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.134	0.523	0.522	0.512	0.501	0.482	0.398	0.229
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.312	0.952	0.950	0.930	0.909	0.874	0.714	0.392
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.267	0.952	0.950	0.930	0.909	0.874	0.714	0.392
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.468	1.428	1.426	1.395	1.364	1.311	1.070	0.588
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.401	1.428	1.426	1.395	1.364	1.311	1.070	0.588
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.623	1.859	1.856	1.816	1.777	1.708	1.398	0.773
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	0.340	1.446	1.443	1.401	1.359	1.287	0.956	0.289
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.779	2.324	2.320	2.270	2.221	2.134	1.748	0.966
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.584	2.059	2.055	2.004	1.954	1.866	1.470	0.665
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	1.169	3.485	3.479	3.405	3.331	3.202	2.622	1.449
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	1.002	3.485	3.479	3.405	3.331	3.202	2.622	1.449
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.662	4.647	4.639	4.541	4.442	4.269	3.495	1.932
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	0.907	3.307	3.299	3.194	3.090	2.910	2.077	0.405
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	2.493	6.887	6.875	6.731	6.586	6.334	5.187	2.881
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	2.137	6.887	6.875	6.731	6.586	6.334	5.187	2.881
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	3.324	9.062	9.047	8.859	8.671	8.342	6.847	3.813
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	2.850	9.257	9.242	9.058	8.875	8.553	7.099	4.155
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	4.987	13.455	13.433	13.166	12.899	12.432	10.342	6.097
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	4.274	13.455	13.433	13.166	12.899	12.432	10.342	6.097
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	6.649	17.072	17.045	16.709	16.374	15.787	13.147	7.807
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	5.699	17.072	17.045	16.709	16.374	15.787	13.147	7.807
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	8.905	21.340	21.306	20.886	20.467	19.734	16.434	9.759
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	7.633	21.340	21.306	20.886	20.467	19.734	16.434	9.759
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	14.385	29.416	29.369	28.793	28.217	27.210	22.691	13.551
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	12.330	29.416	29.369	28.793	28.217	27.210	22.691	13.551
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	20.778	32.991	32.939	32.296	31.654	30.530	25.474	15.259
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	17.810	32.991	32.939	32.296	31.654	30.530	25.474	15.259
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	27.011	39.307	39.245	38.478	37.711	36.369	30.345	18.172
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	23.152	39.307	39.245	38.478	37.711	36.369	30.345	18.172
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	35.619	54.946	54.858	53.768	52.673	50.757	42.155	24.690
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	44.524	57.663	57.570	56.423	55.275	53.266	44.221	25.854
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	62.333	67.730	67.620	66.271	64.916	62.544	51.890	30.225
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	83.111	54.410	54.322	53.225	52.127	50.207	41.561	23.940
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	71.238	54.410	54.322	53.225	52.127	50.207	41.561	23.940
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	0.778	0.397	0.393	0.336	0.279	0.183	-0.269	-1.189
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	0.150	-0.704	-0.704	-0.751	-0.798	-0.798	-1.133	-1.805
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	1.870	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	1.870	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	3.740	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	3.740	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	7.480	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	7.480	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 4: Lower value greenfield land

Site ref	Site	No of units		BLV	Baseline including affordable housing 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.012	0.052	0.052	0.051	0.050	0.048	0.040	0.023
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.010	0.052	0.052	0.051	0.050	0.048	0.040	0.023
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.058	0.262	0.261	0.256	0.250	0.241	0.199	0.114
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.048	0.262	0.261	0.256	0.250	0.241	0.199	0.114
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.103	0.523	0.522	0.512	0.501	0.482	0.398	0.229
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.088	0.523	0.522	0.512	0.501	0.482	0.398	0.229
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.206	0.952	0.950	0.930	0.909	0.874	0.714	0.392
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.176	0.952	0.950	0.930	0.909	0.874	0.714	0.392
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.309	1.428	1.426	1.395	1.364	1.311	1.070	0.588
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.265	1.428	1.426	1.395	1.364	1.311	1.070	0.588
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.412	1.859	1.856	1.816	1.777	1.708	1.398	0.773
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	0.225	1.446	1.443	1.401	1.359	1.287	0.956	0.289
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.515	2.324	2.320	2.270	2.221	2.134	1.748	0.966
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.386	2.059	2.055	2.004	1.954	1.866	1.470	0.665
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	0.772	3.485	3.479	3.405	3.331	3.202	2.622	1.449
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	0.662	3.485	3.479	3.405	3.331	3.202	2.622	1.449
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.098	4.647	4.639	4.541	4.442	4.269	3.495	1.932
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	0.599	3.307	3.299	3.194	3.090	2.910	2.077	0.405
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	1.647	6.887	6.875	6.731	6.586	6.334	5.187	2.881
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	1.411	6.887	6.875	6.731	6.586	6.334	5.187	2.881
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	2.196	9.062	9.047	8.859	8.671	8.342	6.847	3.813
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	1.882	9.257	9.242	9.058	8.875	8.553	7.099	4.155
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	3.293	13.455	13.433	13.166	12.899	12.432	10.342	6.097
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	2.823	13.455	13.433	13.166	12.899	12.432	10.342	6.097
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	4.391	17.072	17.045	16.709	16.374	15.787	13.147	7.807
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	3.764	17.072	17.045	16.709	16.374	15.787	13.147	7.807
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	5.881	21.340	21.306	20.886	20.467	19.734	16.434	9.759
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	5.041	21.340	21.306	20.886	20.467	19.734	16.434	9.759
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	9.500	29.416	29.369	28.793	28.217	27.210	22.691	13.551
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	8.143	29.416	29.369	28.793	28.217	27.210	22.691	13.551
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	13.722	32.991	32.939	32.296	31.654	30.530	25.474	15.259
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	11.762	32.991	32.939	32.296	31.654	30.530	25.474	15.259
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,

COTSWOLD DISTRICT COUNCIL
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

Aff Hsg: 35%
Mkt value: £4,788 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.127	0.060	0.060	0.059	0.058	0.056	0.048	0.031
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.105	0.060	0.060	0.059	0.058	0.056	0.048	0.031
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.633	0.302	0.302	0.296	0.291	0.282	0.239	0.154
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.527	0.302	0.302	0.296	0.291	0.282	0.239	0.154
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	1.121	0.604	0.603	0.593	0.582	0.563	0.478	0.308
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.961	0.604	0.603	0.593	0.582	0.563	0.478	0.308
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	2.241	1.101	1.099	1.078	1.058	1.023	0.862	0.540
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	1.101	1.099	1.078	1.058	1.023	0.862	0.540
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	3.362	1.651	1.648	1.618	1.587	1.534	1.293	0.809
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	2.882	1.651	1.648	1.618	1.587	1.534	1.293	0.809
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	4.483	2.149	2.146	2.106	2.066	1.999	1.687	1.060
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	2.445	1.737	1.734	1.692	1.650	1.579	1.248	0.577
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	5.604	2.686	2.682	2.632	2.582	2.498	2.109	1.325
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	4.203	2.416	2.412	2.361	2.310	2.225	1.826	1.018
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	8.405	4.029	4.023	3.948	3.874	3.747	3.164	1.987
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	7.205	4.029	4.023	3.948	3.874	3.747	3.164	1.987
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	11.954	5.372	5.364	5.264	5.165	4.997	4.218	2.649
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	6.521	4.007	3.999	3.894	3.788	3.612	2.778	1.101
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	17.932	7.959	7.947	7.802	7.656	7.410	6.260	3.946
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	15.370	7.959	7.947	7.802	7.656	7.410	6.260	3.946
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	23.909	10.471	10.456	10.266	10.077	9.756	8.257	5.212
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	20.493	10.684	10.669	10.484	10.299	9.987	8.527	5.578
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	35.863	15.529	15.507	15.241	14.973	14.517	12.414	8.163
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	30.740	15.529	15.507	15.241	14.973	14.517	12.414	8.163
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	47.818	19.705	19.678	19.340	19.002	18.431	15.782	10.428
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	40.987	19.705	19.678	19.340	19.002	18.431	15.782	10.428
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	64.041	24.631	24.597	24.175	23.753	23.038	19.728	13.035
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	54.893	24.631	24.597	24.175	23.753	23.038	19.728	13.035
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	103.452	33.956	33.909	33.333	32.753	31.771	27.232	18.069
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	88.673	33.956	33.909	33.333	32.753	31.771	27.232	18.069
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	38.096	38.044	37.397	36.750	35.654	30.580	20.345
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	128.083	38.096	38.044	37.397	36.750	35.654	30.580	20.345
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	194.259	45.398	45.336	44.567	43.797	42.489	36.443	24.246
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	166.508	45.398	45.336	44.567	43.797	42.489	36.443	24.246
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	256.166	63.508	63.420	62.323	61.227	59.369	50.742	33.273
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	320.207	66.685	66.592	65.442	64.288	62.330	53.264	34.910
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	448.290	78.364	78.255	76.897	75.539	73.238	62.559	40.926
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	597.720	63.027	62.938	61.838	60.737	58.873	50.217	32.658
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	63.027	62.938	61.838	60.737	58.873	50.217	32.658
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	5.595	0.713	0.709	0.653	0.596	0.502	0.052	-0.867
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.076	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	13.449	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	26.897	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	53.795	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	53.795	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 2: Secondary Industrial

Site ref	Site	No of units		BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.059	0.060	0.060	0.059	0.058	0.056	0.048	0.031
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.049	0.060	0.060	0.059	0.058	0.056	0.048	0.031
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.295	0.302	0.302	0.296	0.291	0.282	0.239	0.154
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.246	0.302	0.302	0.296	0.291	0.282	0.239	0.154
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.522	0.604	0.603	0.593	0.582	0.563	0.478	0.308
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.447	0.604	0.603	0.593	0.582	0.563	0.478	0.308
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	1.043	1.101	1.099	1.078	1.058	1.023	0.862	0.540
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	1.101	1.099	1.078	1.058	1.023	0.862	0.540
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	1.651	1.648	1.618	1.587	1.534	1.293	0.809
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	1.342	1.651	1.648	1.618	1.587	1.534	1.293	0.809
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	2.087	2.149	2.146	2.106	2.066	1.999	1.687	1.060
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	1.138	1.737	1.734	1.692	1.650	1.579	1.248	0.577
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	2.609	2.686	2.682	2.632	2.582	2.498	2.109	1.325
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	1.956	2.416	2.412	2.361	2.310	2.225	1.826	1.018
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	3.913	4.029	4.023	3.948	3.874	3.747	3.164	1.987
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	3.354	4.029	4.023	3.948	3.874	3.747	3.164	1.987
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	5.565	5.372	5.364	5.264	5.165	4.997	4.218	2.649
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	3.035	4.007	3.999	3.894	3.788	3.612	2.778	1.101
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	8.348	7.959	7.947	7.802	7.656	7.410	6.260	3.946
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	7.155	7.959	7.947	7.802	7.656	7.410	6.260	3.946
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	11.130	10.471	10.456	10.266	10.077	9.756	8.257	5.212
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	9.540	10.684	10.669	10.484	10.299	9.987	8.527	5.578
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.695	15.529	15.507	15.241	14.973	14.517	12.414	8.163
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	14.310	15.529	15.507	15.241	14.973	14.517	12.414	8.163
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	22.260	19.705	19.678	19.340	19.002	18.431	15.782	10.428
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	19.080	19.705	19.678	19.340	19.002	18.431	15.782	10.428
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	29.813	24.631	24.597	24.175	23.753	23.038	19.728	13.035
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	25.554	24.631	24.597	24.175	23.753	23.038	19.728	13.035
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	48.159	33.956	33.909	33.333	32.753	31.771	27.232	18.069
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	41.279	33.956	33.909	33.333	32.753	31.771	27.232	18.069
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	69.563	38.096	38.044	37.397	36.750	35.654	30.580	20.345
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	59.626	38.096	38.044	37.397	36.750	35.654	30.580	20.345
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	90.432	45.398	45.336	44.567	43.797	42.489	36.443	24.246
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	77.513	45.398	45.336	44.567	43.797	42.489	36.443	24.246
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	119.251	63.508	63.420	62.323	61.227	59.369	50.742	33.273
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	149.064	66.685	66.592	65.442	64.288	62.330	53.264	34.910
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	208.690	78.364	78.255	76.897	75.539	73.238	62.559	40.926
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	278.253	63.027	62.938	61.838	60.737	58.873	50.217	32.658
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	63.027	62.938	61.838	60.737	58.873	50.217	32.658
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	2.604	0.713	0.709	0.653	0.596	0.502	0.052	-0.867
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	0.501	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	6.261	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	12.521	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.521	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 3: Higher value greenfield land

Site ref	Site	No of units		BLV	Baseline including affordable housing 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.018	0.056	0.056	0.055	0.054	0.052	0.043	0.027
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.015	0.056	0.056	0.055	0.054	0.052	0.043	0.027
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.088	0.280	0.280	0.274	0.269	0.259	0.217	0.133
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.073	0.280	0.280	0.274	0.269	0.259	0.217	0.133
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.156	0.560	0.559	0.549	0.538	0.519	0.434	0.265
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.134	0.560	0.559	0.549	0.538	0.519	0.434	0.265
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.312	1.021	1.020	0.999	0.979	0.943	0.783	0.462
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.267	1.021	1.020	0.999	0.979	0.943	0.783	0.462
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.468	1.532	1.529	1.499	1.468	1.414	1.174	0.693
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.401	1.532	1.529	1.499	1.468	1.414	1.174	0.693
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.623	1.993	1.990	1.950	1.911	1.842	1.532	0.909
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	0.340	1.577	1.574	1.532	1.490	1.419	1.089	0.423
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.779	2.491	2.487	2.438	2.389	2.302	1.915	1.136
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.584	2.225	2.221	2.171	2.120	2.032	1.636	0.834
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	1.169	3.737	3.731	3.657	3.583	3.453	2.873	1.704
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	1.002	3.737	3.731	3.657	3.583	3.453	2.873	1.704
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.662	4.983	4.975	4.876	4.777	4.604	3.831	2.272
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	0.907	3.636	3.628	3.523	3.418	3.239	2.410	0.743
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	2.493	7.380	7.368	7.224	7.079	6.826	5.686	3.386
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	2.137	7.380	7.368	7.224	7.079	6.826	5.686	3.386
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	3.324	9.706	9.691	9.503	9.315	8.986	7.498	4.472
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	2.850	9.894	9.880	9.696	9.513	9.191	7.742	4.812
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	4.987	14.378	14.356	14.092	13.828	13.360	11.270	7.043
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	4.274	14.378	14.356	14.092	13.828	13.360	11.270	7.043
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	6.649	18.242	18.215	17.880	17.544	16.958	14.326	9.003
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	5.699	18.242	18.215	17.880	17.544	16.958	14.326	9.003
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	8.905	22.803	22.769	22.349	21.930	21.197	17.908	11.254
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	7.633	22.803	22.769	22.349	21.930	21.197	17.908	11.254
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	14.385	31.426	31.380	30.808	30.233	29.225	24.715	15.602
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	12.330	31.426	31.380	30.808	30.233	29.225	24.715	15.602
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	20.778	35.247	35.195	34.552	33.910	32.785	27.741	17.559
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	17.810	35.247	35.195	34.552	33.910	32.785	27.741	17.559
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	27.011	41.997	41.935	41.172	40.405	39.064	33.052	20.917
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	23.152	41.997	41.935	41.172	40.405	39.064	33.052	20.917
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	35.619	58.757	58.668	57.579	56.490	54.585	46.004	28.618
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	44.524	61.680	61.587	60.444	59.296	57.288	48.274	29.997
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	62.333	72.463	72.354	71.005	69.656	67.295	56.670	35.124
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	83.111	58.252	58.163	57.070	55.977	54.064	45.450	27.943
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	71.238	58.252	58.163	57.070	55.977	54.064	45.450	27.943
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	0.778	0.551	0.547	0.491	0.435	0.339	-0.110	-1.027
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	0.150	-0.704	-0.704	-0.751	-0.798	-0.798	-1.133	-1.805
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	1.870	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	1.870	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	3.740	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	3.740	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	7.480	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	7.480	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 4: Lower value greenfield land

Site ref	Site	No of units		BLV	Baseline including affordable housing 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.012	0.056	0.056	0.055	0.054	0.052	0.043	0.027
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.010	0.056	0.056	0.055	0.054	0.052	0.043	0.027
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.058	0.280	0.280	0.274	0.269	0.259	0.217	0.133
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.048	0.280	0.280	0.274	0.269	0.259	0.217	0.133
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.103	0.560	0.559	0.549	0.538	0.519	0.434	0.265
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.088	0.560	0.559	0.549	0.538	0.519	0.434	0.265
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.206	1.021	1.020	0.999	0.979	0.943	0.783	0.462
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.176	1.021	1.020	0.999	0.979	0.943	0.783	0.462
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.309	1.532	1.529	1.499	1.468	1.414	1.174	0.693
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.265	1.532	1.529	1.499	1.468	1.414	1.174	0.693
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.412	1.993	1.990	1.950	1.911	1.842	1.532	0.909
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	0.225	1.577	1.574	1.532	1.490	1.419	1.089	0.423
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.515	2.491	2.487	2.438	2.389	2.302	1.915	1.136
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.386	2.225	2.221	2.171	2.120	2.032	1.636	0.834
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	0.772	3.737	3.731	3.657	3.583	3.453	2.873	1.704
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	0.662	3.737	3.731	3.657	3.583	3.453	2.873	1.704
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.098	4.983	4.975	4.876	4.777	4.604	3.831	2.272
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	0.599	3.636	3.628	3.523	3.418	3.239	2.410	0.743
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	1.647	7.380	7.368	7.224	7.079	6.826	5.686	3.386
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	1.411	7.380	7.368	7.224	7.079	6.826	5.686	3.386
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	2.196	9.706	9.691	9.503	9.315	8.986	7.498	4.472
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	1.882	9.894	9.880	9.696	9.513	9.191	7.742	4.812
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	3.293	14.378	14.356	14.092	13.828	13.360	11.270	7.043
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	2.823	14.378	14.356	14.092	13.828	13.360	11.270	7.043
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	4.391	18.242	18.215	17.880	17.544	16.958	14.326	9.003
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	3.764	18.242	18.215	17.880	17.544	16.958	14.326	9.003
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	5.881	22.803	22.769	22.349	21.930	21.197	17.908	11.254
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	5.041	22.803	22.769	22.349	21.930	21.197	17.908	11.254
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	9.500	31.426	31.380	30.808	30.233	29.225	24.715	15.602
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	8.143	31.426	31.380	30.808	30.233	29.225	24.715	15.602
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	13.722	35.247	35.195	34.552	33.910	32.785	27.741	17.559
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	11.762	35.247	35.195	34.552	33.910	32.785	27.741	17.559
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,

COTSWOLD DISTRICT COUNCIL
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

Aff Hsg: 35%
Mkt value: £4,884 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.127	0.064	0.064	0.063	0.062	0.060	0.052	0.035
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.105	0.064	0.064	0.063	0.062	0.060	0.052	0.035
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.633	0.322	0.321	0.316	0.311	0.301	0.259	0.174
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.527	0.322	0.321	0.316	0.311	0.301	0.259	0.174
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	1.121	0.644	0.643	0.632	0.621	0.603	0.518	0.348
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.961	0.644	0.643	0.632	0.621	0.603	0.518	0.348
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	2.241	1.174	1.173	1.152	1.132	1.097	0.936	0.613
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	1.174	1.173	1.152	1.132	1.097	0.936	0.613
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	3.362	1.762	1.759	1.728	1.697	1.645	1.403	0.920
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	2.882	1.762	1.759	1.728	1.697	1.645	1.403	0.920
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	4.483	2.292	2.289	2.249	2.209	2.142	1.830	1.205
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	2.445	1.878	1.874	1.832	1.790	1.719	1.389	0.719
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	5.604	2.865	2.861	2.811	2.762	2.677	2.288	1.506
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	4.203	2.594	2.590	2.539	2.488	2.402	2.004	1.198
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	8.405	4.297	4.291	4.217	4.142	4.016	3.432	2.259
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	7.205	4.297	4.291	4.217	4.142	4.016	3.432	2.259
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	11.954	5.730	5.722	5.623	5.523	5.355	4.576	3.012
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	6.521	4.358	4.350	4.245	4.139	3.963	3.134	1.456
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	17.932	8.485	8.473	8.328	8.183	7.936	6.793	4.479
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	15.370	8.485	8.473	8.328	8.183	7.936	6.793	4.479
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	23.909	11.159	11.143	10.954	10.765	10.444	8.952	5.915
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	20.493	11.365	11.350	11.165	10.981	10.668	9.213	6.272
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	35.863	16.513	16.492	16.225	15.959	15.508	13.405	9.169
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	30.740	16.513	16.492	16.225	15.959	15.508	13.405	9.169
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	47.818	20.955	20.928	20.590	20.253	19.681	17.038	11.697
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	40.987	20.955	20.928	20.590	20.253	19.681	17.038	11.697
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	64.041	26.194	26.160	25.738	25.316	24.601	21.298	14.621
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	54.893	26.194	26.160	25.738	25.316	24.601	21.298	14.621
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	103.452	36.097	36.051	35.475	34.899	33.923	29.385	20.251
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	88.673	36.097	36.051	35.475	34.899	33.923	29.385	20.251
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	40.504	40.452	39.807	39.160	38.064	33.001	22.790
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	128.083	40.504	40.452	39.807	39.160	38.064	33.001	22.790
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	194.259	48.264	48.202	47.434	46.665	45.364	39.324	27.161
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	166.508	48.264	48.202	47.434	46.665	45.364	39.324	27.161
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	256.166	67.579	67.490	66.394	65.297	63.440	54.832	37.436
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	320.207	70.962	70.870	69.720	68.570	66.622	57.580	39.297
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	448.290	83.409	83.300	81.948	80.595	78.294	67.643	46.105
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	597.720	67.117	67.029	65.933	64.837	62.977	54.348	36.876
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	67.117	67.029	65.933	64.837	62.977	54.348	36.876
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	5.595	0.878	0.874	0.817	0.760	0.667	0.219	-0.695
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.076	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	13.449	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	26.897	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	53.795	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	53.795	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 2: Secondary Industrial

Site ref	Site	No of units		BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.059	0.064	0.064	0.063	0.062	0.060	0.052	0.035
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.049	0.064	0.064	0.063	0.062	0.060	0.052	0.035
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.295	0.322	0.321	0.316	0.311	0.301	0.259	0.174
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.246	0.322	0.321	0.316	0.311	0.301	0.259	0.174
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.522	0.644	0.643	0.632	0.621	0.603	0.518	0.348
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.447	0.644	0.643	0.632	0.621	0.603	0.518	0.348
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	1.043	1.174	1.173	1.152	1.132	1.097	0.936	0.613
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	1.174	1.173	1.152	1.132	1.097	0.936	0.613
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	1.762	1.759	1.728	1.697	1.645	1.403	0.920
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	1.342	1.762	1.759	1.728	1.697	1.645	1.403	0.920
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	2.087	2.292	2.289	2.249	2.209	2.142	1.830	1.205
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	1.138	1.878	1.874	1.832	1.790	1.719	1.389	0.719
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	2.609	2.865	2.861	2.811	2.762	2.677	2.288	1.506
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	1.956	2.594	2.590	2.539	2.488	2.402	2.004	1.198
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	3.913	4.297	4.291	4.217	4.142	4.016	3.432	2.259
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	3.354	4.297	4.291	4.217	4.142	4.016	3.432	2.259
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	5.565	5.730	5.722	5.623	5.523	5.355	4.576	3.012
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	3.035	4.358	4.350	4.245	4.139	3.963	3.134	1.456
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	8.348	8.485	8.473	8.328	8.183	7.936	6.793	4.479
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	7.155	8.485	8.473	8.328	8.183	7.936	6.793	4.479
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	11.130	11.159	11.143	10.954	10.765	10.444	8.952	5.915
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	9.540	11.365	11.350	11.165	10.981	10.668	9.213	6.272
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.695	16.513	16.492	16.225	15.959	15.508	13.405	9.169
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	14.310	16.513	16.492	16.225	15.959	15.508	13.405	9.169
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	22.260	20.955	20.928	20.590	20.253	19.681	17.038	11.697
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	19.080	20.955	20.928	20.590	20.253	19.681	17.038	11.697
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	29.813	26.194	26.160	25.738	25.316	24.601	21.298	14.621
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	25.554	26.194	26.160	25.738	25.316	24.601	21.298	14.621
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	48.159	36.097	36.051	35.475	34.899	33.923	29.385	20.251
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	41.279	36.097	36.051	35.475	34.899	33.923	29.385	20.251
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	69.563	40.504	40.452	39.807	39.160	38.064	33.001	22.790
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	59.626	40.504	40.452	39.807	39.160	38.064	33.001	22.790
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	90.432	48.264	48.202	47.434	46.665	45.364	39.324	27.161
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	77.513	48.264	48.202	47.434	46.665	45.364	39.324	27.161
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	119.251	67.579	67.490	66.394	65.297	63.440	54.832	37.436
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	149.064	70.962	70.870	69.720	68.570	66.622	57.580	39.297
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	208.690	83.409	83.300	81.948	80.595	78.294	67.643	46.105
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	278.253	67.117	67.029	65.933	64.837	62.977	54.348	36.876
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	67.117	67.029	65.933	64.837	62.977	54.348	36.876
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	2.604	0.878	0.874	0.817	0.760	0.667	0.219	-0.695
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	0.501	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	6.261	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	12.521	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.521	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 3: Higher value greenfield land

Site ref	Site	No of units		BLV	Baseline including affordable housing 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.018	0.060	0.060	0.059	0.057	0.056	0.047	0.030
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.015	0.060	0.060	0.059	0.057	0.056	0.047	0.030
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.088	0.299	0.298	0.293	0.287	0.278	0.236	0.151
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.073	0.299	0.298	0.293	0.287	0.278	0.236	0.151
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.156	0.597	0.596	0.585	0.575	0.556	0.471	0.302
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.134	0.597	0.596	0.585	0.575	0.556	0.471	0.302
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.312	1.090	1.089	1.068	1.048	1.012	0.852	0.532
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.267	1.090	1.089	1.068	1.048	1.012	0.852	0.532
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.468	1.635	1.633	1.602	1.572	1.518	1.278	0.798
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.401	1.635	1.633	1.602	1.572	1.518	1.278	0.798
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.623	2.127	2.124	2.085	2.045	1.976	1.667	1.045
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	0.340	1.709	1.706	1.664	1.622	1.550	1.222	0.556
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.779	2.659	2.655	2.606	2.556	2.470	2.083	1.306
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.584	2.392	2.387	2.337	2.286	2.199	1.803	1.002
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	1.169	3.989	3.983	3.909	3.835	3.705	3.125	1.959
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	1.002	3.989	3.983	3.909	3.835	3.705	3.125	1.959
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.662	5.318	5.310	5.211	5.113	4.940	4.166	2.612
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	0.907	3.965	3.957	3.852	3.747	3.568	2.743	1.077
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	2.493	7.873	7.861	7.716	7.572	7.319	6.185	3.885
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	2.137	7.873	7.861	7.716	7.572	7.319	6.185	3.885
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	3.324	10.350	10.335	10.147	9.959	9.630	8.149	5.132
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	2.850	10.532	10.517	10.334	10.150	9.829	8.385	5.462
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	4.987	15.299	15.278	15.014	14.749	14.287	12.198	7.989
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	4.274	15.299	15.278	15.014	14.749	14.287	12.198	7.989
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	6.649	19.413	19.385	19.050	18.715	18.128	15.502	10.192
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	5.699	19.413	19.385	19.050	18.715	18.128	15.502	10.192
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	8.905	24.266	24.232	23.813	23.393	22.660	19.378	12.740
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	7.633	24.266	24.232	23.813	23.393	22.660	19.378	12.740
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	14.385	33.431	33.384	32.812	32.240	31.239	26.730	17.645
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	12.330	33.431	33.384	32.812	32.240	31.239	26.730	17.645
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	20.778	37.501	37.449	36.808	36.165	35.041	30.008	19.853
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	17.810	37.501	37.449	36.808	36.165	35.041	30.008	19.853
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	27.011	44.680	44.618	43.855	43.092	41.757	35.753	23.655
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	23.152	44.680	44.618	43.855	43.092	41.757	35.753	23.655
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	35.619	62.568	62.479	61.390	60.301	58.396	49.839	32.524
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	44.524	65.684	65.592	64.449	63.307	61.309	52.315	34.115
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	62.333	77.189	77.080	75.737	74.389	72.029	61.438	39.989
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	83.111	62.084	61.996	60.908	59.818	57.906	49.325	31.912
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	71.238	62.084	61.996	60.908	59.818	57.906	49.325	31.912
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	0.778	0.705	0.701	0.645	0.589	0.494	0.048	-0.865
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	0.150	-0.704	-0.704	-0.751	-0.798	-0.798	-1.133	-1.805
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	1.870	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	1.870	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	3.740	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	3.740	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	7.480	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	7.480	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 4: Lower value greenfield land

Site ref	Site	No of units		BLV	Baseline including affordable housing 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.012	0.060	0.060	0.059	0.057	0.056	0.047	0.030
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.010	0.060	0.060	0.059	0.057	0.056	0.047	0.030
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.058	0.299	0.298	0.293	0.287	0.278	0.236	0.151
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.048	0.299	0.298	0.293	0.287	0.278	0.236	0.151
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.103	0.597	0.596	0.585	0.575	0.556	0.471	0.302
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.088	0.597	0.596	0.585	0.575	0.556	0.471	0.302
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.206	1.090	1.089	1.068	1.048	1.012	0.852	0.532
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.176	1.090	1.089	1.068	1.048	1.012	0.852	0.532
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.309	1.635	1.633	1.602	1.572	1.518	1.278	0.798
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.265	1.635	1.633	1.602	1.572	1.518	1.278	0.798
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.412	2.127	2.124	2.085	2.045	1.976	1.667	1.045
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	0.225	1.709	1.706	1.664	1.622	1.550	1.222	0.556
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.515	2.659	2.655	2.606	2.556	2.470	2.083	1.306
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.386	2.392	2.387	2.337	2.286	2.199	1.803	1.002
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	0.772	3.989	3.983	3.909	3.835	3.705	3.125	1.959
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	0.662	3.989	3.983	3.909	3.835	3.705	3.125	1.959
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.098	5.318	5.310	5.211	5.113	4.940	4.166	2.612
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	0.599	3.965	3.957	3.852	3.747	3.568	2.743	1.077
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	1.647	7.873	7.861	7.716	7.572	7.319	6.185	3.885
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	1.411	7.873	7.861	7.716	7.572	7.319	6.185	3.885
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	2.196	10.350	10.335	10.147	9.959	9.630	8.149	5.132
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	1.882	10.532	10.517	10.334	10.150	9.829	8.385	5.462
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	3.293	15.299	15.278	15.014	14.749	14.287	12.198	7.989
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	2.823	15.299	15.278	15.014	14.749	14.287	12.198	7.989
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	4.391	19.413	19.385	19.050	18.715	18.128	15.502	10.192
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	3.764	19.413	19.385	19.050	18.715	18.128	15.502	10.192
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	5.881	24.266	24.232	23.813	23.393	22.660	19.378	12.740
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	5.041	24.266	24.232	23.813	23.393	22.660	19.378	12.740
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	9.500	33.431	33.384	32.812	32.240	31.239	26.730	17.645
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	8.143	33.431	33.384	32.812	32.240	31.239	26.730	17.645
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	13.722	37.501	37.449	36.808	36.165	35.041	30.008	19.853
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	11.762	37.501	37.449	36.808	36.165	35.041	30.008	19.853
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,

COTSWOLD DISTRICT COUNCIL
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

Aff Hsg: 35%
Mkt value: £4,981 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.127	0.068	0.068	0.067	0.066	0.064	0.056	0.039
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.105	0.068	0.068	0.067	0.066	0.064	0.056	0.039
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.633	0.342	0.341	0.336	0.330	0.321	0.279	0.193
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.527	0.342	0.341	0.336	0.330	0.321	0.279	0.193
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	1.121	0.683	0.682	0.671	0.660	0.642	0.557	0.387
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.961	0.683	0.682	0.671	0.660	0.642	0.557	0.387
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	2.241	1.248	1.247	1.226	1.205	1.170	1.009	0.687
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	1.248	1.247	1.226	1.205	1.170	1.009	0.687
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	3.362	1.872	1.870	1.839	1.808	1.756	1.514	1.031
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	2.882	1.872	1.870	1.839	1.808	1.756	1.514	1.031
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	4.483	2.435	2.432	2.392	2.352	2.285	1.974	1.350
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	2.445	2.018	2.015	1.973	1.930	1.860	1.530	0.861
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	5.604	3.043	3.040	2.990	2.941	2.856	2.467	1.687
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	4.203	2.771	2.767	2.717	2.666	2.580	2.181	1.378
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	8.405	4.565	4.559	4.485	4.411	4.285	3.701	2.531
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	7.205	4.565	4.559	4.485	4.411	4.285	3.701	2.531
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	11.954	6.087	6.079	5.981	5.881	5.713	4.934	3.375
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	6.521	4.709	4.701	4.596	4.490	4.314	3.489	1.812
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	17.932	9.011	9.000	8.854	8.709	8.462	7.324	5.011
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	15.370	9.011	9.000	8.854	8.709	8.462	7.324	5.011
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	23.909	11.846	11.831	11.642	11.452	11.132	9.646	6.619
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	20.493	12.046	12.031	11.846	11.662	11.349	9.900	6.966
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	35.863	17.497	17.476	17.210	16.944	16.493	14.397	10.169
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	30.740	17.497	17.476	17.210	16.944	16.493	14.397	10.169
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	47.818	22.203	22.176	21.840	21.503	20.931	18.288	12.967
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	40.987	22.203	22.176	21.840	21.503	20.931	18.288	12.967
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	64.041	27.754	27.720	27.300	26.878	26.164	22.861	16.208
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	54.893	27.754	27.720	27.300	26.878	26.164	22.861	16.208
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	103.452	38.238	38.192	37.616	37.040	36.064	31.537	22.424
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	88.673	38.238	38.192	37.616	37.040	36.064	31.537	22.424
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	42.904	42.852	42.208	41.565	40.474	35.411	25.226
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	128.083	42.904	42.852	42.208	41.565	40.474	35.411	25.226
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	194.259	51.130	51.068	50.300	49.531	48.230	42.202	30.069
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	166.508	51.130	51.068	50.300	49.531	48.230	42.202	30.069
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	256.166	71.638	71.550	70.459	69.368	67.511	58.923	41.577
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	320.207	75.240	75.147	73.997	72.847	70.899	61.877	43.660
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	448.290	88.446	88.337	86.985	85.633	83.342	72.720	51.259
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	597.720	71.203	71.115	70.021	68.925	67.068	58.468	41.069
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	71.203	71.115	70.021	68.925	67.068	58.468	41.069
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	5.595	1.042	1.038	0.982	0.925	0.831	0.386	-0.524
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.076	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	13.449	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	26.897	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	53.795	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	53.795	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 2: Secondary Industrial

Site ref	Site	No of units		BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.059	0.068	0.068	0.067	0.066	0.064	0.056	0.039
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.049	0.068	0.068	0.067	0.066	0.064	0.056	0.039
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.295	0.342	0.341	0.336	0.330	0.321	0.279	0.193
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.246	0.342	0.341	0.336	0.330	0.321	0.279	0.193
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.522	0.683	0.682	0.671	0.660	0.642	0.557	0.387
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.447	0.683	0.682	0.671	0.660	0.642	0.557	0.387
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	1.043	1.248	1.247	1.226	1.205	1.170	1.009	0.687
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	1.248	1.247	1.226	1.205	1.170	1.009	0.687
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	1.872	1.870	1.839	1.808	1.756	1.514	1.031
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	1.342	1.872	1.870	1.839	1.808	1.756	1.514	1.031
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	2.087	2.435	2.432	2.392	2.352	2.285	1.974	1.350
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	1.138	2.018	2.015	1.973	1.930	1.860	1.530	0.861
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	2.609	3.043	3.040	2.990	2.941	2.856	2.467	1.687
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	1.956	2.771	2.767	2.717	2.666	2.580	2.181	1.378
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	3.913	4.565	4.559	4.485	4.411	4.285	3.701	2.531
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	3.354	4.565	4.559	4.485	4.411	4.285	3.701	2.531
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	5.565	6.087	6.079	5.981	5.881	5.713	4.934	3.375
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	3.035	4.709	4.701	4.596	4.490	4.314	3.489	1.812
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	8.348	9.011	9.000	8.854	8.709	8.462	7.324	5.011
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	7.155	9.011	9.000	8.854	8.709	8.462	7.324	5.011
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	11.130	11.846	11.831	11.642	11.452	11.132	9.646	6.619
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	9.540	12.046	12.031	11.846	11.662	11.349	9.900	6.966
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.695	17.497	17.476	17.210	16.944	16.493	14.397	10.169
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	14.310	17.497	17.476	17.210	16.944	16.493	14.397	10.169
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	22.260	22.203	22.176	21.840	21.503	20.931	18.288	12.967
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	19.080	22.203	22.176	21.840	21.503	20.931	18.288	12.967
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	29.813	27.754	27.720	27.300	26.878	26.164	22.861	16.208
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	25.554	27.754	27.720	27.300	26.878	26.164	22.861	16.208
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	48.159	38.238	38.192	37.616	37.040	36.064	31.537	22.424
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	41.279	38.238	38.192	37.616	37.040	36.064	31.537	22.424
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	69.563	42.904	42.852	42.208	41.565	40.474	35.411	25.226
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	59.626	42.904	42.852	42.208	41.565	40.474	35.411	25.226
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	90.432	51.130	51.068	50.300	49.531	48.230	42.202	30.069
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	77.513	51.130	51.068	50.300	49.531	48.230	42.202	30.069
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	119.251	71.638	71.550	70.459	69.368	67.511	58.923	41.577
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	149.064	75.240	75.147	73.997	72.847	70.899	61.877	43.660
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	208.690	88.446	88.337	86.985	85.633	83.342	72.720	51.259
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	278.253	71.203	71.115	70.021	68.925	67.068	58.468	41.069
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	71.203	71.115	70.021	68.925	67.068	58.468	41.069
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	2.604	1.042	1.038	0.982	0.925	0.831	0.386	-0.524
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	0.501	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	6.261	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	12.521	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.521	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 3: Higher value greenfield land

Site ref	Site	No of units		BLV	Baseline including affordable housing 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.018	0.063	0.063	0.062	0.061	0.059	0.051	0.034
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.015	0.063	0.063	0.062	0.061	0.059	0.051	0.034
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.088	0.317	0.317	0.311	0.306	0.296	0.254	0.170
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.073	0.317	0.317	0.311	0.306	0.296	0.254	0.170
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.156	0.634	0.633	0.622	0.612	0.593	0.508	0.339
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.134	0.634	0.633	0.622	0.612	0.593	0.508	0.339
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.312	1.159	1.157	1.137	1.117	1.081	0.921	0.601
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.267	1.159	1.157	1.137	1.117	1.081	0.921	0.601
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.468	1.738	1.736	1.706	1.675	1.622	1.382	0.901
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.401	1.738	1.736	1.706	1.675	1.622	1.382	0.901
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.623	2.260	2.257	2.218	2.179	2.110	1.801	1.181
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	0.340	1.840	1.837	1.795	1.753	1.682	1.354	0.689
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.779	2.825	2.821	2.773	2.724	2.638	2.251	1.476
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.584	2.558	2.554	2.503	2.453	2.365	1.969	1.171
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	1.169	4.238	4.232	4.159	4.086	3.956	3.376	2.214
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	1.002	4.238	4.232	4.159	4.086	3.956	3.376	2.214
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.662	5.650	5.642	5.545	5.448	5.275	4.502	2.952
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	0.907	4.293	4.285	4.181	4.076	3.896	3.076	1.410
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	2.493	8.365	8.353	8.209	8.065	7.812	6.681	4.384
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	2.137	8.365	8.353	8.209	8.065	7.812	6.681	4.384
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	3.324	10.995	10.979	10.791	10.603	10.274	8.800	5.791
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	2.850	11.170	11.155	10.971	10.788	10.467	9.028	6.112
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	4.987	16.221	16.200	15.935	15.671	15.208	13.127	8.925
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	4.274	16.221	16.200	15.935	15.671	15.208	13.127	8.925
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	6.649	20.579	20.552	20.219	19.885	19.298	16.673	11.380
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	5.699	20.579	20.552	20.219	19.885	19.298	16.673	11.380
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	8.905	25.724	25.690	25.274	24.856	24.123	20.841	14.225
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	7.633	25.724	25.690	25.274	24.856	24.123	20.841	14.225
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	14.385	35.435	35.389	34.817	34.244	33.244	28.745	19.686
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	12.330	35.435	35.389	34.817	34.244	33.244	28.745	19.686
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	20.778	39.747	39.695	39.056	38.417	37.297	32.266	22.136
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	17.810	39.747	39.695	39.056	38.417	37.297	32.266	22.136
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	27.011	47.363	47.301	46.538	45.775	44.440	38.447	26.378
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	23.152	47.363	47.301	46.538	45.775	44.440	38.447	26.378
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	35.619	66.367	66.280	65.196	64.112	62.207	53.669	36.415
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	44.524	69.688	69.596	68.454	67.311	65.313	56.343	38.212
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	62.333	81.903	81.795	80.452	79.109	76.759	66.192	44.827
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	83.111	65.911	65.823	64.734	63.646	61.741	53.183	35.853
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	71.238	65.911	65.823	64.734	63.646	61.741	53.183	35.853
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	0.778	0.859	0.855	0.799	0.743	0.648	0.204	-0.704
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	0.150	-0.704	-0.704	-0.751	-0.798	-0.798	-1.133	-1.805
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	1.870	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	1.870	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	3.740	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	3.740	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	7.480	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	7.480	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 4: Lower value greenfield land

Site ref	Site	No of units		BLV	Baseline including affordable housing 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.012	0.063	0.063	0.062	0.061	0.059	0.051	0.034
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.010	0.063	0.063	0.062	0.061	0.059	0.051	0.034
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.058	0.317	0.317	0.311	0.306	0.296	0.254	0.170
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.048	0.317	0.317	0.311	0.306	0.296	0.254	0.170
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.103	0.634	0.633	0.622	0.612	0.593	0.508	0.339
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.088	0.634	0.633	0.622	0.612	0.593	0.508	0.339
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.206	1.159	1.157	1.137	1.117	1.081	0.921	0.601
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.176	1.159	1.157	1.137	1.117	1.081	0.921	0.601
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.309	1.738	1.736	1.706	1.675	1.622	1.382	0.901
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.265	1.738	1.736	1.706	1.675	1.622	1.382	0.901
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.412	2.260	2.257	2.218	2.179	2.110	1.801	1.181
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	0.225	1.840	1.837	1.795	1.753	1.682	1.354	0.689
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.515	2.825	2.821	2.773	2.724	2.638	2.251	1.476
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.386	2.558	2.554	2.503	2.453	2.365	1.969	1.171
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	0.772	4.238	4.232	4.159	4.086	3.956	3.376	2.214
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	0.662	4.238	4.232	4.159	4.086	3.956	3.376	2.214
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.098	5.650	5.642	5.545	5.448	5.275	4.502	2.952
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	0.599	4.293	4.285	4.181	4.076	3.896	3.076	1.410
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	1.647	8.365	8.353	8.209	8.065	7.812	6.681	4.384
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	1.411	8.365	8.353	8.209	8.065	7.812	6.681	4.384
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	2.196	10.995	10.979	10.791	10.603	10.274	8.800	5.791
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	1.882	11.170	11.155	10.971	10.788	10.467	9.028	6.112
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	3.293	16.221	16.200	15.935	15.671	15.208	13.127	8.925
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	2.823	16.221	16.200	15.935	15.671	15.208	13.127	8.925
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	4.391	20.579	20.552	20.219	19.885	19.298	16.673	11.380
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	3.764	20.579	20.552	20.219	19.885	19.298	16.673	11.380
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	5.881	25.724	25.690	25.274	24.856	24.123	20.841	14.225
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	5.041	25.724	25.690	25.274	24.856	24.123	20.841	14.225
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	9.500	35.435	35.389	34.817	34.244	33.244	28.745	19.686
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	8.143	35.435	35.389	34.817	34.244	33.244	28.745	19.686
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	13.722	39.747	39.695	39.056	38.417	37.297	32.266	22.136
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	11.762	39.747	39.695	39.056	38.417	37.297	32.266	22.136
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,

COTSWOLD DISTRICT COUNCIL Aff Hsg: 35%
Cumulative impact of emerging policies Mkt value: £5,078 per square metre

BLV 1: Secondary Offices / secondary retail

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.127	0.072	0.072	0.071	0.070	0.068	0.060	0.043
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.105	0.072	0.072	0.071	0.070	0.068	0.060	0.043
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.633	0.361	0.361	0.355	0.350	0.341	0.298	0.213
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.527	0.361	0.361	0.355	0.350	0.341	0.298	0.213
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	1.121	0.722	0.722	0.711	0.700	0.681	0.596	0.426
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.961	0.722	0.722	0.711	0.700	0.681	0.596	0.426
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	2.241	1.321	1.320	1.299	1.279	1.244	1.083	0.761
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	1.321	1.320	1.299	1.279	1.244	1.083	0.761
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	3.362	1.982	1.979	1.949	1.919	1.866	1.625	1.141
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	2.882	1.982	1.979	1.949	1.919	1.866	1.625	1.141
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	4.483	2.576	2.573	2.534	2.495	2.428	2.117	1.494
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	2.445	2.158	2.155	2.113	2.071	2.000	1.670	1.003
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	5.604	3.221	3.217	3.168	3.119	3.035	2.646	1.868
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	4.203	2.949	2.945	2.894	2.843	2.758	2.359	1.558
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	8.405	4.831	4.825	4.752	4.678	4.553	3.969	2.802
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	7.205	4.831	4.825	4.752	4.678	4.553	3.969	2.802
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	11.954	6.441	6.433	6.336	6.238	6.071	5.292	3.736
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	6.521	5.060	5.052	4.947	4.841	4.665	3.840	2.167
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	17.932	9.535	9.523	9.380	9.235	8.988	7.850	5.543
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	15.370	9.535	9.523	9.380	9.235	8.988	7.850	5.543
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	23.909	12.534	12.519	12.329	12.140	11.819	10.337	7.323
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	20.493	12.727	12.712	12.527	12.343	12.030	10.584	7.661
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	35.863	18.482	18.460	18.194	17.928	17.477	15.388	11.170
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	30.740	18.482	18.460	18.194	17.928	17.477	15.388	11.170
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	47.818	23.446	23.419	23.084	22.749	22.181	19.539	14.227
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	40.987	23.446	23.419	23.084	22.749	22.181	19.539	14.227
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	64.041	29.308	29.274	28.856	28.437	27.726	24.423	17.783
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	54.893	29.308	29.274	28.856	28.437	27.726	24.423	17.783
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	103.452	40.379	40.333	39.757	39.181	38.206	33.690	24.590
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	88.673	40.379	40.333	39.757	39.181	38.206	33.690	24.590
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	45.303	45.252	44.608	43.964	42.874	37.820	27.660
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	128.083	45.303	45.252	44.608	43.964	42.874	37.820	27.660
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	194.259	53.996	53.934	53.166	52.398	51.096	45.080	32.967
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	166.508	53.996	53.934	53.166	52.398	51.096	45.080	32.967
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	256.166	75.691	75.603	74.512	73.422	71.574	62.999	45.711
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	320.207	79.502	79.410	78.265	77.121	75.177	66.173	48.006
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	448.290	93.477	93.369	92.021	90.669	88.378	77.776	56.387
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	597.720	75.276	75.189	74.097	73.005	71.156	62.571	45.239
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	75.276	75.189	74.097	73.005	71.156	62.571	45.239
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	5.595	1.207	1.203	1.146	1.089	0.996	0.552	-0.354
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.076	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	13.449	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	26.897	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	53.795	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	53.795	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 2: Secondary Industrial

Site ref	Site	No of units		BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.059	0.072	0.072	0.071	0.070	0.068	0.060	0.043
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.049	0.072	0.072	0.071	0.070	0.068	0.060	0.043
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.295	0.361	0.361	0.355	0.350	0.341	0.298	0.213
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.246	0.361	0.361	0.355	0.350	0.341	0.298	0.213
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.522	0.722	0.722	0.711	0.700	0.681	0.596	0.426
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.447	0.722	0.722	0.711	0.700	0.681	0.596	0.426
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	1.043	1.321	1.320	1.299	1.279	1.244	1.083	0.761
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	1.321	1.320	1.299	1.279	1.244	1.083	0.761
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	1.982	1.979	1.949	1.919	1.866	1.625	1.141
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	1.342	1.982	1.979	1.949	1.919	1.866	1.625	1.141
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	2.087	2.576	2.573	2.534	2.495	2.428	2.117	1.494
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	1.138	2.158	2.155	2.113	2.071	2.000	1.670	1.003
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	2.609	3.221	3.217	3.168	3.119	3.035	2.646	1.868
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	1.956	2.949	2.945	2.894	2.843	2.758	2.359	1.558
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	3.913	4.831	4.825	4.752	4.678	4.553	3.969	2.802
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	3.354	4.831	4.825	4.752	4.678	4.553	3.969	2.802
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	5.565	6.441	6.433	6.336	6.238	6.071	5.292	3.736
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	3.035	5.060	5.052	4.947	4.841	4.665	3.840	2.167
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	8.348	9.535	9.523	9.380	9.235	8.988	7.850	5.543
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	7.155	9.535	9.523	9.380	9.235	8.988	7.850	5.543
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	11.130	12.534	12.519	12.329	12.140	11.819	10.337	7.323
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	9.540	12.727	12.712	12.527	12.343	12.030	10.584	7.661
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.695	18.482	18.460	18.194	17.928	17.477	15.388	11.170
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	14.310	18.482	18.460	18.194	17.928	17.477	15.388	11.170
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	22.260	23.446	23.419	23.084	22.749	22.181	19.539	14.227
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	19.080	23.446	23.419	23.084	22.749	22.181	19.539	14.227
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	29.813	29.308	29.274	28.856	28.437	27.726	24.423	17.783
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	25.554	29.308	29.274	28.856	28.437	27.726	24.423	17.783
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	48.159	40.379	40.333	39.757	39.181	38.206	33.690	24.590
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	41.279	40.379	40.333	39.757	39.181	38.206	33.690	24.590
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	69.563	45.303	45.252	44.608	43.964	42.874	37.820	27.660
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	59.626	45.303	45.252	44.608	43.964	42.874	37.820	27.660
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	90.432	53.996	53.934	53.166	52.398	51.096	45.080	32.967
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	77.513	53.996	53.934	53.166	52.398	51.096	45.080	32.967
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	119.251	75.691	75.603	74.512	73.422	71.574	62.999	45.711
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	149.064	79.502	79.410	78.265	77.121	75.177	66.173	48.006
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	208.690	93.477	93.369	92.021	90.669	88.378	77.776	56.387
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	278.253	75.276	75.189	74.097	73.005	71.156	62.571	45.239
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	75.276	75.189	74.097	73.005	71.156	62.571	45.239
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	2.604	1.207	1.203	1.146	1.089	0.996	0.552	-0.354
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	0.501	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	6.261	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	12.521	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.521	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 3: Higher value greenfield land

Site ref	Site	No of units		BLV	Baseline including affordable housing 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.018	0.067	0.067	0.066	0.065	0.063	0.055	0.038
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.015	0.067	0.067	0.066	0.065	0.063	0.055	0.038
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.088	0.335	0.335	0.330	0.324	0.315	0.273	0.188
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.073	0.335	0.335	0.330	0.324	0.315	0.273	0.188
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.156	0.671	0.670	0.659	0.649	0.630	0.545	0.376
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.134	0.671	0.670	0.659	0.649	0.630	0.545	0.376
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.312	1.227	1.226	1.206	1.185	1.150	0.990	0.670
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.267	1.227	1.226	1.206	1.185	1.150	0.990	0.670
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.468	1.841	1.839	1.808	1.778	1.725	1.485	1.005
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.401	1.841	1.839	1.808	1.778	1.725	1.485	1.005
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.623	2.393	2.390	2.351	2.312	2.244	1.935	1.316
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	0.340	1.972	1.969	1.927	1.885	1.813	1.485	0.822
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.779	2.991	2.987	2.939	2.890	2.805	2.419	1.645
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.584	2.724	2.720	2.670	2.619	2.531	2.136	1.339
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	1.169	4.487	4.481	4.408	4.335	4.207	3.628	2.468
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	1.002	4.487	4.481	4.408	4.335	4.207	3.628	2.468
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.662	5.982	5.974	5.877	5.780	5.610	4.837	3.290
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	0.907	4.622	4.614	4.509	4.405	4.225	3.405	1.743
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	2.493	8.853	8.841	8.699	8.556	8.305	7.174	4.883
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	2.137	8.853	8.841	8.699	8.556	8.305	7.174	4.883
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	3.324	11.636	11.621	11.435	11.247	10.918	9.445	6.450
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	2.850	11.808	11.793	11.609	11.426	11.105	9.668	6.762
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	4.987	17.143	17.121	16.857	16.593	16.130	14.055	9.861
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	4.274	17.143	17.121	16.857	16.593	16.130	14.055	9.861
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	6.649	21.743	21.716	21.383	21.050	20.468	17.843	12.564
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	5.699	21.743	21.716	21.383	21.050	20.468	17.843	12.564
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	8.905	27.179	27.145	26.729	26.313	25.585	22.304	15.705
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	7.633	27.179	27.145	26.729	26.313	25.585	22.304	15.705
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	14.385	37.439	37.393	36.821	36.249	35.248	30.760	21.714
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	12.330	37.439	37.393	36.821	36.249	35.248	30.760	21.714
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	20.778	41.993	41.942	41.302	40.663	39.545	34.522	24.416
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	17.810	41.993	41.942	41.302	40.663	39.545	34.522	24.416
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	27.011	50.046	49.984	49.221	48.458	47.123	41.142	29.099
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	23.152	50.046	49.984	49.221	48.458	47.123	41.142	29.099
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	35.619	70.162	70.074	68.991	67.907	66.012	57.490	40.288
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	44.524	73.680	73.588	72.451	71.314	69.317	60.365	42.294
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	62.333	86.617	86.508	85.166	83.823	81.473	70.932	49.642
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	83.111	69.726	69.638	68.554	67.470	65.568	57.030	39.772
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	71.238	69.726	69.638	68.554	67.470	65.568	57.030	39.772
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	0.778	1.014	1.009	0.953	0.897	0.802	0.361	-0.544
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	0.150	-0.704	-0.704	-0.751	-0.798	-0.798	-1.133	-1.805
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	1.870	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	1.870	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	3.740	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	3.740	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	7.480	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	7.480	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 4: Lower value greenfield land

Site ref	Site	No of units		BLV	Baseline including affordable housing 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.012	0.067	0.067	0.066	0.065	0.063	0.055	0.038
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.010	0.067	0.067	0.066	0.065	0.063	0.055	0.038
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.058	0.335	0.335	0.330	0.324	0.315	0.273	0.188
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.048	0.335	0.335	0.330	0.324	0.315	0.273	0.188
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.103	0.671	0.670	0.659	0.649	0.630	0.545	0.376
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.088	0.671	0.670	0.659	0.649	0.630	0.545	0.376
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.206	1.227	1.226	1.206	1.185	1.150	0.990	0.670
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.176	1.227	1.226	1.206	1.185	1.150	0.990	0.670
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.309	1.841	1.839	1.808	1.778	1.725	1.485	1.005
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.265	1.841	1.839	1.808	1.778	1.725	1.485	1.005
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.412	2.393	2.390	2.351	2.312	2.244	1.935	1.316
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	0.225	1.972	1.969	1.927	1.885	1.813	1.485	0.822
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.515	2.991	2.987	2.939	2.890	2.805	2.419	1.645
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.386	2.724	2.720	2.670	2.619	2.531	2.136	1.339
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	0.772	4.487	4.481	4.408	4.335	4.207	3.628	2.468
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	0.662	4.487	4.481	4.408	4.335	4.207	3.628	2.468
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.098	5.982	5.974	5.877	5.780	5.610	4.837	3.290
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	0.599	4.622	4.614	4.509	4.405	4.225	3.405	1.743
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	1.647	8.853	8.841	8.699	8.556	8.305	7.174	4.883
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	1.411	8.853	8.841	8.699	8.556	8.305	7.174	4.883
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	2.196	11.636	11.621	11.435	11.247	10.918	9.445	6.450
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	1.882	11.808	11.793	11.609	11.426	11.105	9.668	6.762
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	3.293	17.143	17.121	16.857	16.593	16.130	14.055	9.861
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	2.823	17.143	17.121	16.857	16.593	16.130	14.055	9.861
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	4.391	21.743	21.716	21.383	21.050	20.468	17.843	12.564
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	3.764	21.743	21.716	21.383	21.050	20.468	17.843	12.564
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	5.881	27.179	27.145	26.729	26.313	25.585	22.304	15.705
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	5.041	27.179	27.145	26.729	26.313	25.585	22.304	15.705
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	9.500	37.439	37.393	36.821	36.249	35.248	30.760	21.714
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	8.143	37.439	37.393	36.821	36.249	35.248	30.760	21.714
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	13.722	41.993	41.942	41.302	40.663	39.545	34.522	24.416
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	11.762	41.993	41.942	41.302	40.663	39.545	34.522	24.416
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300

COTSWOLD DISTRICT COUNCIL Aff Hsg: 35%
Cumulative impact of emerging policies Mkt value: £5,175 per square metre

BLV 1: Secondary Offices / secondary retail

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.127	0.076	0.076	0.075	0.074	0.072	0.064	0.047
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.105	0.076	0.076	0.075	0.074	0.072	0.064	0.047
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.633	0.381	0.381	0.375	0.370	0.360	0.318	0.233
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.527	0.381	0.381	0.375	0.370	0.360	0.318	0.233
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	1.121	0.762	0.761	0.750	0.739	0.721	0.636	0.466
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.961	0.762	0.761	0.750	0.739	0.721	0.636	0.466
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	2.241	1.394	1.393	1.372	1.352	1.318	1.157	0.835
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	1.921	1.394	1.393	1.372	1.352	1.318	1.157	0.835
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	3.362	2.091	2.089	2.058	2.028	1.977	1.735	1.252
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	2.882	2.091	2.089	2.058	2.028	1.977	1.735	1.252
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	4.483	2.718	2.715	2.676	2.637	2.570	2.260	1.637
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	2.445	2.299	2.296	2.253	2.211	2.141	1.811	1.146
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	5.604	3.398	3.394	3.345	3.296	3.213	2.825	2.047
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	4.203	3.126	3.123	3.072	3.021	2.935	2.537	1.738
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	8.405	5.097	5.091	5.017	4.944	4.820	4.238	3.070
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	7.205	5.097	5.091	5.017	4.944	4.820	4.238	3.070
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	11.954	6.796	6.788	6.690	6.592	6.426	5.650	4.094
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	6.521	5.411	5.403	5.298	5.192	5.016	4.191	2.523
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	17.932	10.056	10.044	9.901	9.758	9.515	8.376	6.076
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	15.370	10.056	10.044	9.901	9.758	9.515	8.376	6.076
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	23.909	13.217	13.202	13.015	12.828	12.507	11.025	8.027
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	20.493	13.408	13.393	13.209	13.024	12.711	11.265	8.348
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	35.863	19.466	19.445	19.179	18.913	18.462	16.378	12.170
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	30.740	19.466	19.445	19.179	18.913	18.462	16.378	12.170
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	47.818	24.689	24.662	24.328	23.993	23.425	20.789	15.486
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	40.987	24.689	24.662	24.328	23.993	23.425	20.789	15.486
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	64.041	30.862	30.828	30.409	29.991	29.281	25.986	19.357
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	54.893	30.862	30.828	30.409	29.991	29.281	25.986	19.357
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	103.452	42.521	42.474	41.898	41.322	40.347	35.839	26.756
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	88.673	42.521	42.474	41.898	41.322	40.347	35.839	26.756
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	149.430	47.703	47.651	47.008	46.364	45.274	40.230	30.082
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	128.083	47.703	47.651	47.008	46.364	45.274	40.230	30.082
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	194.259	56.856	56.794	56.029	55.264	53.962	47.949	35.860
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	166.508	56.856	56.794	56.029	55.264	53.962	47.949	35.860
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	256.166	79.744	79.656	78.566	77.475	75.627	67.070	49.823
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	320.207	83.763	83.671	82.526	81.382	79.443	70.454	52.342
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	448.290	98.496	98.387	97.041	95.694	93.413	82.831	61.496
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	597.720	79.348	79.261	78.170	77.079	75.229	66.666	49.392
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	512.331	79.348	79.261	78.170	77.079	75.229	66.666	49.392
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	5.595	1.371	1.367	1.311	1.254	1.160	0.717	-0.185
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	1.076	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	13.449	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	13.449	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	26.897	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	26.897	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	53.795	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	53.795	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 2: Secondary Industrial

Site ref	Site	No of units		BLV	Baseline including affordable housing 35%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.059	0.076	0.076	0.075	0.074	0.072	0.064	0.047
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.049	0.076	0.076	0.075	0.074	0.072	0.064	0.047
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.295	0.381	0.381	0.375	0.370	0.360	0.318	0.233
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.246	0.381	0.381	0.375	0.370	0.360	0.318	0.233
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.522	0.762	0.761	0.750	0.739	0.721	0.636	0.466
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.447	0.762	0.761	0.750	0.739	0.721	0.636	0.466
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	1.043	1.394	1.393	1.372	1.352	1.318	1.157	0.835
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.894	1.394	1.393	1.372	1.352	1.318	1.157	0.835
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	1.565	2.091	2.089	2.058	2.028	1.977	1.735	1.252
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	1.342	2.091	2.089	2.058	2.028	1.977	1.735	1.252
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	2.087	2.718	2.715	2.676	2.637	2.570	2.260	1.637
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	1.138	2.299	2.296	2.253	2.211	2.141	1.811	1.146
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	2.609	3.398	3.394	3.345	3.296	3.213	2.825	2.047
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	1.956	3.126	3.123	3.072	3.021	2.935	2.537	1.738
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	3.913	5.097	5.091	5.017	4.944	4.820	4.238	3.070
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	3.354	5.097	5.091	5.017	4.944	4.820	4.238	3.070
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	5.565	6.796	6.788	6.690	6.592	6.426	5.650	4.094
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	3.035	5.411	5.403	5.298	5.192	5.016	4.191	2.523
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	8.348	10.056	10.044	9.901	9.758	9.515	8.376	6.076
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	7.155	10.056	10.044	9.901	9.758	9.515	8.376	6.076
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	11.130	13.217	13.202	13.015	12.828	12.507	11.025	8.027
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	9.540	13.408	13.393	13.209	13.024	12.711	11.265	8.348
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	16.695	19.466	19.445	19.179	18.913	18.462	16.378	12.170
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	14.310	19.466	19.445	19.179	18.913	18.462	16.378	12.170
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	22.260	24.689	24.662	24.328	23.993	23.425	20.789	15.486
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	19.080	24.689	24.662	24.328	23.993	23.425	20.789	15.486
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	29.813	30.862	30.828	30.409	29.991	29.281	25.986	19.357
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	25.554	30.862	30.828	30.409	29.991	29.281	25.986	19.357
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	48.159	42.521	42.474	41.898	41.322	40.347	35.839	26.756
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	41.279	42.521	42.474	41.898	41.322	40.347	35.839	26.756
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	69.563	47.703	47.651	47.008	46.364	45.274	40.230	30.082
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	59.626	47.703	47.651	47.008	46.364	45.274	40.230	30.082
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	90.432	56.856	56.794	56.029	55.264	53.962	47.949	35.860
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	77.513	56.856	56.794	56.029	55.264	53.962	47.949	35.860
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	119.251	79.744	79.656	78.566	77.475	75.627	67.070	49.823
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	149.064	83.763	83.671	82.526	81.382	79.443	70.454	52.342
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	208.690	98.496	98.387	97.041	95.694	93.413	82.831	61.496
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	278.253	79.348	79.261	78.170	77.079	75.229	66.666	49.392
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	238.503	79.348	79.261	78.170	77.079	75.229	66.666	49.392
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	2.604	1.371	1.367	1.311	1.254	1.160	0.717	-0.185
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	0.501	-0.507	-0.507	-0.554	-0.601	-0.601	-0.937	-1.608
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	6.261	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	6.261	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	12.521	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	12.521	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	25.043	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	25.043	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 3: Higher value greenfield land

Site ref	Site	No of units		BLV	Baseline including affordable housing 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.018	0.071	0.071	0.070	0.069	0.067	0.058	0.041
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.015	0.071	0.071	0.070	0.069	0.067	0.058	0.041
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.088	0.354	0.353	0.348	0.343	0.333	0.291	0.207
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.073	0.354	0.353	0.348	0.343	0.333	0.291	0.207
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.156	0.708	0.707	0.696	0.685	0.667	0.582	0.413
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.134	0.708	0.707	0.696	0.685	0.667	0.582	0.413
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.312	1.296	1.294	1.274	1.254	1.219	1.059	0.739
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.267	1.296	1.294	1.274	1.254	1.219	1.059	0.739
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.468	1.944	1.941	1.911	1.881	1.828	1.589	1.109
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.401	1.944	1.941	1.911	1.881	1.828	1.589	1.109
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.623	2.526	2.522	2.484	2.445	2.377	2.069	1.450
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	0.340	2.103	2.100	2.058	2.016	1.945	1.617	0.956
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.779	3.157	3.153	3.104	3.056	2.971	2.586	1.813
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.584	2.889	2.886	2.836	2.786	2.698	2.302	1.508
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	1.169	4.736	4.730	4.657	4.584	4.456	3.880	2.719
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	1.002	4.736	4.730	4.657	4.584	4.456	3.880	2.719
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.662	6.314	6.306	6.209	6.112	5.942	5.173	3.626
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	0.907	4.951	4.943	4.838	4.733	4.554	3.734	2.076
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	2.493	9.341	9.329	9.187	9.045	8.795	7.667	5.381
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	2.137	9.341	9.329	9.187	9.045	8.795	7.667	5.381
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	3.324	12.275	12.259	12.074	11.888	11.562	10.089	7.110
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	2.850	12.445	12.430	12.247	12.063	11.742	10.305	7.407
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	4.987	18.065	18.043	17.779	17.514	17.052	14.982	10.798
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	4.274	18.065	18.043	17.779	17.514	17.052	14.982	10.798
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	6.649	22.907	22.880	22.547	22.214	21.632	19.014	13.742
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	5.699	22.907	22.880	22.547	22.214	21.632	19.014	13.742
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	8.905	28.633	28.600	28.184	27.768	27.040	23.767	17.178
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	7.633	28.633	28.600	28.184	27.768	27.040	23.767	17.178
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	14.385	39.444	39.397	38.825	38.253	37.252	32.773	23.742
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	12.330	39.444	39.397	38.825	38.253	37.252	32.773	23.742
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	20.778	44.240	44.188	43.549	42.909	41.791	36.777	26.689
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	17.810	44.240	44.188	43.549	42.909	41.791	36.777	26.689
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	27.011	52.723	52.662	51.902	51.141	49.805	43.830	31.807
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	23.152	52.723	52.662	51.902	51.141	49.805	43.830	31.807
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	35.619	73.956	73.869	72.785	71.702	69.806	61.301	44.147
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	44.524	77.669	77.577	76.440	75.303	73.313	64.378	46.355
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	62.333	91.314	91.206	89.868	88.531	86.188	75.665	54.440
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	83.111	73.539	73.451	72.367	71.282	69.385	60.871	43.670
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	71.238	73.539	73.451	72.367	71.282	69.385	60.871	43.670
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	2.08	0.778	1.168	1.164	1.107	1.051	0.956	0.516	-0.385
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	0.150	-0.704	-0.704	-0.751	-0.798	-0.798	-1.133	-1.805
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	1.870	8.091	8.091	7.975	7.859	7.859	6.981	5.225
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	1.870	8.538	8.538	8.404	8.270	8.270	7.252	5.216
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	3.740	14.565	14.565	14.327	14.088	14.088	12.277	8.654
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	3.740	14.881	14.881	14.601	14.321	14.321	12.192	7.935
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	7.480	27.973	27.973	27.486	26.999	26.999	23.302	15.907
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	7.480	32.079	32.079	31.538	30.997	30.997	26.889	18.672

BLV 4: Lower value greenfield land

Site ref	Site	No of units		BLV	Baseline including affordable housing 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	0.012	0.071	0.071	0.070	0.069	0.067	0.058	0.041
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	0.010	0.071	0.071	0.070	0.069	0.067	0.058	0.041
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	0.058	0.354	0.353	0.348	0.343	0.333	0.291	0.207
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	0.048	0.354	0.353	0.348	0.343	0.333	0.291	0.207
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	0.103	0.708	0.707	0.696	0.685	0.667	0.582	0.413
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	0.088	0.708	0.707	0.696	0.685	0.667	0.582	0.413
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	0.206	1.296	1.294	1.274	1.254	1.219	1.059	0.739
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	0.176	1.296	1.294	1.274	1.254	1.219	1.059	0.739
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	0.309	1.944	1.941	1.911	1.881	1.828	1.589	1.109
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	0.265	1.944	1.941	1.911	1.881	1.828	1.589	1.109
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	0.412	2.526	2.522	2.484	2.445	2.377	2.069	1.450
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	0.225	2.103	2.100	2.058	2.016	1.945	1.617	0.956
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	0.515	3.157	3.153	3.104	3.056	2.971	2.586	1.813
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	0.386	2.889	2.886	2.836	2.786	2.698	2.302	1.508
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	0.772	4.736	4.730	4.657	4.584	4.456	3.880	2.719
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	0.662	4.736	4.730	4.657	4.584	4.456	3.880	2.719
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	1.098	6.314	6.306	6.209	6.112	5.942	5.173	3.626
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	0.599	4.951	4.943	4.838	4.733	4.554	3.734	2.076
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	1.647	9.341	9.329	9.187	9.045	8.795	7.667	5.381
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	1.411	9.341	9.329	9.187	9.045	8.795	7.667	5.381
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	2.196	12.275	12.259	12.074	11.888	11.562	10.089	7.110
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	1.882	12.445	12.430	12.247	12.063	11.742	10.305	7.407
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	3.293	18.065	18.043	17.779	17.514	17.052	14.982	10.798
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	2.823	18.065	18.043	17.779	17.514	17.052	14.982	10.798
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	4.391	22.907	22.880	22.547	22.214	21.632	19.014	13.742
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	3.764	22.907	22.880	22.547	22.214	21.632	19.014	13.742
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	5.881	28.633	28.600	28.184	27.768	27.040	23.767	17.178
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	5.041	28.633	28.600	28.184	27.768	27.040	23.767	17.178
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	9.500	39.444	39.397	38.825	38.253	37.252	32.773	23.742
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	8.143	39.444	39.397	38.825	38.253	37.252	32.773	23.742
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	13.722	44.240	44.188	43.549	42.909	41.791	36.777	26.689
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	11.762	44.240	44.188	43.549	42.909	41.791	36.777	26.689
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300

Appendix 11 - Policy by policy impacts

Accessibility Sales value (£ psm): 35% AFFORDABLE

BLV: SECONDARY OFFICES					£4,211 psm		£4,383 psm		£4,556 psm		£4,728 psm		£4,901 psm		£5,073 psm		£5,245 psm		£5,418 psm		£5,590 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.13	£0.0447	£0.0428	£0.0486	£0.0468	£0.0525	£0.0507	£0.0565	£0.0546	£0.0604	£0.0586	£0.0644	£0.0625	£0.0683	£0.0665	£0.0722	£0.0704	£0.0762	£0.0743
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.11	£0.0447	£0.0428	£0.0486	£0.0468	£0.0525	£0.0507	£0.0565	£0.0546	£0.0604	£0.0586	£0.0644	£0.0625	£0.0683	£0.0665	£0.0722	£0.0704	£0.0762	£0.0743
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.63	£0.2233	£0.2141	£0.2430	£0.2338	£0.2627	£0.2535	£0.2824	£0.2732	£0.3021	£0.2929	£0.3218	£0.3126	£0.3415	£0.3323	£0.3612	£0.3520	£0.3809	£0.3717
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.53	£0.2233	£0.2141	£0.2430	£0.2338	£0.2627	£0.2535	£0.2824	£0.2732	£0.3021	£0.2929	£0.3218	£0.3126	£0.3415	£0.3323	£0.3612	£0.3520	£0.3809	£0.3717
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£1.12	£0.4467	£0.4283	£0.4861	£0.4677	£0.5255	£0.5071	£0.5649	£0.5465	£0.6043	£0.5859	£0.6437	£0.6253	£0.6831	£0.6647	£0.7225	£0.7041	£0.7619	£0.7435
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.96	£0.4467	£0.4283	£0.4861	£0.4677	£0.5255	£0.5071	£0.5649	£0.5465	£0.6043	£0.5859	£0.6437	£0.6253	£0.6831	£0.6647	£0.7225	£0.7041	£0.7619	£0.7435
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£2.24	£0.8054	£0.7705	£0.8792	£0.8443	£0.9530	£0.9181	£1.0268	£0.9919	£1.1006	£1.0657	£1.1744	£1.1395	£1.2482	£1.2133	£1.3212	£1.2869	£1.3942	£1.3599
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£1.92	£0.8054	£0.7705	£0.8792	£0.8443	£0.9530	£0.9181	£1.0268	£0.9919	£1.1006	£1.0657	£1.1744	£1.1395	£1.2482	£1.2133	£1.3212	£1.2869	£1.3942	£1.3599
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£3.36	£1.2081	£1.1557	£1.3188	£1.2665	£1.4295	£1.3772	£1.5402	£1.4879	£1.6509	£1.5986	£1.7616	£1.7093	£1.8723	£1.8200	£1.9818	£1.9303	£2.0913	£2.0399
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£2.88	£1.2081	£1.1557	£1.3188	£1.2665	£1.4295	£1.3772	£1.5402	£1.4879	£1.6509	£1.5986	£1.7616	£1.7093	£1.8723	£1.8200	£1.9818	£1.9303	£2.0913	£2.0399
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£4.48	£1.5758	£1.5084	£1.7190	£1.6517	£1.8623	£1.7949	£2.0055	£1.9381	£2.1487	£2.0814	£2.2920	£2.2246	£2.4348	£2.3678	£2.5765	£2.5102	£2.7182	£2.6519
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£2.45	£1.1751	£1.1034	£1.3161	£1.2455	£1.4565	£1.3859	£1.5968	£1.5263	£1.7372	£1.6667	£1.8776	£1.8070	£2.0180	£1.9474	£2.1584	£2.0878	£2.2987	£2.2282
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£5.60	£1.9697	£1.8855	£2.1488	£2.0646	£2.3278	£2.2436	£2.5069	£2.4227	£2.6859	£2.6017	£2.8650	£2.7808	£3.0435	£2.9598	£3.2206	£3.1378	£3.3978	£3.3149
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£4.20	£1.7056	£1.6198	£1.8833	£1.7975	£2.0609	£1.9751	£2.2386	£2.1527	£2.4162	£2.3304	£2.5938	£2.5080	£2.7715	£2.6857	£2.9491	£2.8633	£3.1265	£3.0410
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£8.41	£2.9546	£2.8283	£3.2232	£3.0969	£3.4918	£3.3654	£3.7603	£3.6340	£4.0289	£3.9026	£4.2975	£4.1711	£4.5652	£4.4397	£4.8309	£4.7066	£5.0967	£4.9723
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£7.20	£2.9546	£2.8283	£3.2232	£3.0969	£3.4918	£3.3654	£3.7603	£3.6340	£4.0289	£3.9026	£4.2975	£4.1711	£4.5652	£4.4397	£4.8309	£4.7066	£5.0967	£4.9723
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£11.95	£3.9395	£3.7710	£4.2976	£4.1291	£4.6557	£4.4872	£5.0138	£4.8453	£5.3719	£5.2034	£5.7300	£5.5615	£6.0870	£5.9196	£6.4412	£6.2755	£6.7955	£6.6298
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	£6.52	£2.5966	£2.4173	£2.9521	£2.7728	£3.3054	£3.1283	£3.6564	£3.4800	£4.0073	£3.8309	£4.3583	£4.1819	£4.7092	£4.5328	£5.0602	£4.8838	£5.4111	£5.2348
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£17.93	£5.8460	£5.5956	£6.3783	£6.1279	£6.9066	£6.6602	£7.4327	£7.1864	£7.9589	£7.7125	£8.4851	£8.2387	£9.0113	£8.7649	£9.5346	£9.2911	£10.0558	£9.8130
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	£15.37	£5.8460	£5.5956	£6.3783	£6.1279	£6.9066	£6.6602	£7.4327	£7.1864	£7.9589	£7.7125	£8.4851	£8.2387	£9.0113	£8.7649	£9.5346	£9.2911	£10.0558	£9.8130
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£23.91	£7.7062	£7.3807	£8.4012	£8.0756	£9.0956	£8.7706	£9.7833	£9.4625	£10.4710	£10.1502	£11.1587	£10.8379	£11.8464	£11.5256	£12.5341	£12.2133	£13.2168	£12.9002
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	£20.49	£7.9476	£7.6310	£8.6344	£8.3178	£9.3213	£9.0047	£10.0028	£9.6898	£10.6839	£10.3709	£11.3649	£11.0520	£12.0460	£11.7331	£12.7271	£12.4141	£13.4082	£13.0952
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£35.86	£11.5661	£11.1108	£12.5575	£12.1022	£13.5489	£13.0936	£14.5403	£14.0851	£15.5285	£15.0765	£16.5130	£16.0621	£17.4975	£17.0466	£18.4819	£18.0311	£19.4664	£19.0155
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	£30.74	£11.5661	£11.1108	£12.5575	£12.1022	£13.5489	£13.0936	£14.5403	£14.0851	£15.5285	£15.0765	£16.5130	£16.0621	£17.4975	£17.0466	£18.4819	£18.0311	£19.4664	£19.0155
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£47.82	£14.6982	£14.1212	£15.9543	£15.3801	£17.2045	£16.6326	£18.4546	£17.8828	£19.7048	£19.1329	£20.9549	£20.3831	£22.2032	£21.6332	£23.4463	£22.8789	£24.6895	£24.1220
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	£40.99	£14.6982	£14.1212	£15.9543	£15.3801	£17.2045	£16.6326	£18.4546	£17.8828	£19.7048	£19.1329	£20.9549	£20.3831	£22.2032	£21.6332	£23.4463	£22.8789	£24.6895	£24.1220
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£64.04	£18.3727	£17.6515	£19.9429	£19.2252	£21.5056	£20.7908	£23.0683	£22.3535	£24.6310	£23.9161	£26.1937	£25.4788	£27.7540	£27.0415	£29.3079	£28.5987	£30.8618	£30.1526
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	£54.89	£18.3727	£17.6515	£19.9429	£19.2252	£21.5056	£20.7908	£23.0683	£22.3535	£24.6310	£23.9161	£26.1937	£25.4788	£27.7540	£27.0415	£29.3079	£28.5987	£30.8618	£30.1526
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£103.45	£25.3495	£24.3628	£27.5020	£26.5197	£29.6545	£28.6723	£31.8070	£30.8248	£33.9558	£32.9773	£36.0970	£35.1214	£38.2382	£37.2626	£40.3794	£39.4038	£42.5206	£41.5450
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	£88.67	£25.3495	£24.3628	£27.5020	£26.5197	£29.6545	£28.6723	£31.8070	£30.8248	£33.9558	£32.9773	£36.0970	£35.1214	£38.2382	£37.2626	£40.3794	£39.4038	£42.5206	£41.5450
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	£149.43	£28.4407	£27.3386	£30.8623	£29.7603	£33.2763	£32.1806	£35.6861	£34.5904	£38.0959	£37.0002	£40.5041	£39.4099	£42.9037	£41.8135	£45.3033	£44.2132	£47.7030	£46.6128
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	£128.08	£28.4407	£27.3386	£30.8623	£29.7603	£33.2763	£32.1806	£35.6861	£34.5904	£38.0959	£37.0002	£40.5041	£39.4099	£42.9037	£41.8135	£45.3033	£44.2132	£47.7030	£46.6128
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	£194.26	£33.8803	£32.5653	£36.7680	£35.4576	£39.6463	£38.3384	£42.5246	£41.2167	£45.3975	£44.0951	£48.2637	£46.9622	£51.1299	£49.8284	£53.9961	£52.6946	£56.8557	£55.5600
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	£166.51	£33.8803	£32.5653	£36.7680	£35.4576	£39.6463	£38.3384	£42.5246	£41.2167	£45.3975	£44.0951	£48.2637	£46.9622	£51.1299	£49.8284	£53.9961	£52.6946	£56.8557	£55.5600
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	£256.17	£47.1639	£45.2846	£51.2639	£49.3961	£55.3542	£53.4864	£59.4371	£57.5767	£63.5078	£61.6505	£67.5785	£65.7212	£71.6376	£69.7899	£75.6909	£73.8432	£79.7442	£77.8965
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	£320.21	£49.4768	£47.5014	£53.7931	£51.8252	£58.1003	£56.1415	£62.3962	£60.4386	£66.6847	£64.7346	£70.9623	£69.0143	£75.2398	£73.2918	£79.5023	£77.5632	£83.7633	£81.8242
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	£448.29	£58.0628	£55.7395	£63.1620	£60.8416	£68.2402	£65.9286	£73.3078	£71.0068	£78.3641	£76.0635	£83.4093	£81.1189	£88.4456	£86.1552	£93.4775	£91.1915	£98.4957	£96.2147
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	£597.72	£46.5389	£44.6491	£50.6813	£48.8006	£54.8081	£52.9361	£58.9229	£57.0566	£63.0265	£61.1626	£67.1169	£65.2605	£71.2030	£69.3484	£75.2764	£73.4272	£79.3483	£77.5006
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	£512.33	£46.5389	£44.6491	£50.6813	£48.8006	£54.8081	£52.9361	£58.9229	£57.0566	£63.0265	£61.1626	£67.1169	£65.2605	£71.2030	£69.3484	£75.2764	£73.4272	£79.3483	£77.5006
40	CDC-ELDER1 Older person's housing scheme (C3) 35 d	50	2.08	£5.59	£0.0498	-£0.0463	£0.2168	£0.1215	£0.3838	£0.2885	£0.5490	£0.4552	£0.7135	£0.6197	£0.8780	£0.7842	£1.0425	£0.9487	£1.2069	£1.1132	£1.3714	£1.2777
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	£1.08	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£13.45	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	£13.45	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	£26.90	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	£26.90	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	£53.79	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	£53.79	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787

35% AFFORDABLE

BLV: SECONDARY INDUSTRIAL					£4,211 psm		£4,383 psm		£4,556 psm		£4,728 psm		£4,901 psm		£5,073 psm		£5,245 psm		£5,418 psm		£5,590 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.06	£0.0447	£0.0428	£0.0486	£0.0468	£0.0525	£0.0507	£0.0565	£0.0546	£0.0604	£0.0586	£0.0644	£0.0625	£0.0683	£0.0665	£0.0722	£0.0704	£0.0762	£0.0743
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.05	£0.0447	£0.0428	£0.0486	£0.0468	£0.0525	£0.0507	£0.0565	£0.0546	£0.0604	£0.0586	£0.0644	£0.0625	£0.0683	£0.0665	£0.0722	£0.0704	£0.0762	£0.0743
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.29	£0.2233	£0.2141	£0.2430	£0.2338	£0.2627	£0.2535	£0.2824	£0.2732	£0.3021	£0.2929	£0.3218	£0.3126	£0.3415	£0.3323	£0.3612	£0.3520	£0.3809	£0.3717
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.25	£0.2233	£0.2141	£0.2430	£0.2338	£0.2627	£0.2535	£0.2824	£0.2732	£0.3021	£0.2929	£0.3218	£0.3126	£0.3415	£0.3323	£0.3612	£0.3520	£0.3809	£0.3717
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£0.52	£0.4467	£0.4283	£0.4861	£0.4677	£0.5255	£0.5071	£0.5649	£0.5465	£0.6043	£0.5859	£0.6437	£0.6253	£0.6831	£0.6647	£0.7225	£0.7041	£0.7619	£0.7435
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.45	£0.4467	£0.4283	£0.4861	£0.4677	£0.5255	£0.5071	£0.5649	£0.5465	£0.6043	£0.5859	£0.6437	£0.6253	£0.6831	£0.6647	£0.7225	£0.7041	£0.7619	£0.7435
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£1.04	£0.8054	£0.7705	£0.8792	£0.8443	£0.9530	£0.9181	£1.0268	£0.9919	£1.1006	£1.0657	£1.1744	£1.1395	£1.2482	£1.2133	£1.3212	£1.2869	£1.3942	£1.3599
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£0.89	£0.8054	£0.7705	£0.8792	£0.8443	£0.9530	£0.9181	£1.0268	£0.9919	£1.1006	£1.0657	£1.1744	£1.1395	£1.2482	£1.2133	£1.3212	£1.2869	£1.3942	£1.3599
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£1.57	£1.2081	£1.1557	£1.3188	£1.2665	£1.4295	£1.3772	£1.5402	£1.4879	£1.6509	£1.5986	£1.7616	£1.7093	£1.8723	£1.8200	£1.9818	£1.9303	£2.0913	£2.0399
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£1.34	£1.2081	£1.1557	£1.3188	£1.2665	£1.4295	£1.3772	£1.5402	£1.4879	£1.6509	£1.5986	£1.7616	£1.7093	£1.8723	£1.8200	£1.9818	£1.9303	£2.0913	£2.0399
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£2.09	£1.5758	£1.5084	£1.7190	£1.6517	£1.8623	£1.7949	£2.0055	£1.9381	£2.1487	£2.0814	£2.2920	£2.2246	£2.4348	£2.3678	£2.5765	£2.5102	£2.7182	£2.6519
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£1.14	£1.1751	£1.1034	£1.3161	£1.2455	£1.4565	£1.3859	£1.5968	£1.5263	£1.7372	£1.6667	£1.8776	£1.8070	£2.0180	£1.9474	£2.1584	£2.0878	£2.2987	£2.2282
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£2.61	£1.9697	£1.8855	£2.1488	£2.0646	£2.3278	£2.2436	£2.5069	£2.4227	£2.6859	£2.6017	£2.8650	£2.7808	£3.0435	£2.9598	£3.2206	£3.1378	£3.3978	£3.3149
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£1.96	£1.7056	£1.6198	£1.8833	£1.7975	£2.0609	£1.9751	£2.2386	£2.1527	£2.4162	£2.3304	£2.5938	£2.5080	£2.7715	£2.6857	£2.9491	£2.8633	£3.1265	£3.0410
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£3.91	£2.9546	£2.8283	£3.2232	£3.0969	£3.4918	£3.3654	£3.7603	£3.6340	£4.0289	£3.9026	£4.2975	£4.1711	£4.5652	£4.4397	£4.8309	£4.7066	£5.0967	£4.9723
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£3.35	£2.9546	£2.8283	£3.2232	£3.0969	£3.4918	£3.3654	£3.7603	£3.6340	£4.0289	£3.9026	£4.2975	£4.1711	£4.5652	£4.4397	£4.8309	£4.7066	£5.0967	£4.9723
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£5.57	£3.9395	£3.7710	£4.2976	£4.1291	£4.6557	£4.4872	£5.0138	£4.8453	£5.3719	£5.2034	£5.7300	£5.5615	£6.0870	£5.9196	£6.4412	£6.2755	£6.7955	£6.6298
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	£3.04	£2.5966	£2.4173	£2.9521	£2.7728	£3.3054	£3.1283	£3.6564	£3.4800	£4.0073	£3.8309	£4.3583	£4.1819	£4.7092	£4.5328	£5.0602	£4.8838	£5.4111	£5.2348
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£8.35	£5.8460	£5.5956	£6.3783	£6.1279	£6.9066	£6.6602	£7.4327	£7.1864	£7.9589	£7.7125	£8.4851	£8.2387	£9.0113	£8.7649	£9.5346	£9.2911	£10.0558	£9.8130
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	£7.16	£5.8460	£5.5956	£6.3783	£6.1279	£6.9066	£6.6602	£7.4327	£7.1864	£7.9589	£7.7125	£8.4851	£8.2387	£9.0113	£8.7649	£9.5346	£9.2911	£10.0558	£9.8130
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£11.13	£7.7062	£7.3807	£8.4012	£8.0756	£9.0956	£8.7706	£9.7833	£9.4625	£10.4710	£10.1502	£11.1587	£10.8379	£11.8464	£11.5256	£12.5341	£12.2133	£13.2168	£12.9002
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	£9.54	£7.9476	£7.6310	£8.6344	£8.3178	£9.3213	£9.0047	£10.0028	£9.6898	£10.6839	£10.3709	£11.3649	£11.0520	£12.0460	£11.7331	£12.7271	£12.4141	£13.4082	£13.0952
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£16.70	£11.5661	£11.1108	£12.5575	£12.1022	£13.5489	£13.0936	£14.5403	£14.0851	£15.5285	£15.0765	£16.5130	£16.0621	£17.4975	£17.0466	£18.4819	£18.0311	£19.4664	£19.0155
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	£14.31	£11.5661	£11.1108	£12.5575	£12.1022	£13.5489	£13.0936	£14.5403	£14.0851	£15.5285	£15.0765	£16.5130	£16.0621	£17.4975	£17.0466	£18.4819	£18.0311	£19.4664	£19.0155
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£22.26	£14.6982	£14.1212	£15.9543	£15.3801	£17.2045	£16.6326	£18.4546	£17.8828	£19.7048	£19.1329	£20.9549	£20.3831	£22.2032	£21.6332	£23.4463	£22.8789	£24.6895	£24.1220
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	£19.08	£14.6982	£14.1212	£15.9543	£15.3801	£17.2045	£16.6326	£18.4546	£17.8828	£19.7048	£19.1329	£20.9549	£20.3831	£22.2032	£21.6332	£23.4463	£22.8789	£24.6895	£24.1220
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£29.81	£18.3727	£17.6515	£19.9429	£19.2252	£21.5056	£20.7908	£23.0683	£22.3535	£24.6310	£23.9161	£26.1937	£25.4788	£27.7540	£27.0415	£29.3079	£28.5987	£30.8618	£30.1526
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	£25.55	£18.3727	£17.6515	£19.9429	£19.2252	£21.5056	£20.7908	£23.0683	£22.3535	£24.6310	£23.9161	£26.1937	£25.4788	£27.7540	£27.0415	£29.3079	£28.5987	£30.8618	£30.1526
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£48.16	£25.3495	£24.3628	£27.5020	£26.5197	£29.6545	£28.6723	£31.8070	£30.8248	£33.9558	£32.9773	£36.0970	£35.1214	£38.2382	£37.2626	£40.3794	£39.4038	£42.5206	£41.5450
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	£41.28	£25.3495	£24.3628	£27.5020	£26.5197	£29.6545	£28.6723	£31.8070	£30.8248	£33.9558	£32.9773	£36.0970	£35.1214	£38.2382	£37.2626	£40.3794	£39.4038	£42.5206	£41.5450
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1000	55.56	£69.56	£28.4407	£27.3386	£30.8623	£29.7603	£33.2763	£32.1806	£35.6861	£34.5904	£38.0959	£37.0002	£40.5041	£39.4099	£42.9037	£41.8135	£45.3033	£44.2132	£47.7030	£46.6128
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1000	47.62	£59.63	£28.4407	£27.3386	£30.8623	£29.7603	£33.2763	£32.1806	£35.6861	£34.5904	£38.0959	£37.0002	£40.5041	£39.4099	£42.9037	£41.8135	£45.3033	£44.2132	£47.7030	£46.6128
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1300	72.22	£90.43	£33.8803	£32.5653	£36.7680	£35.4576	£39.6463	£38.3384	£42.5246	£41.2167	£45.3975	£44.0951	£48.2637	£46.9622	£51.1299	£49.8284	£53.9961	£52.6946	£56.8557	£55.5600
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1300	61.90	£77.51	£33.8803	£32.5653	£36.7680	£35.4576	£39.6463	£38.3384	£42.5246	£41.2167	£45.3975	£44.0951	£48.2637	£46.9622	£51.1299	£49.8284	£53.9961	£52.6946	£56.8557	£55.5600
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2000	95.24	£119.25	£47.1639	£45.2846	£51.2639	£49.3961	£55.3542	£53.4864	£59.4371	£57.5767	£63.5078	£61.6505	£67.5785	£65.7212	£71.6376	£69.7899	£75.6909	£73.8432	£79.7442	£77.8965
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2500	119.05	£149.06	£49.4768	£47.5014	£53.7931	£51.8252	£58.1003	£56.1415	£62.3962	£60.4386	£66.6847	£64.7346	£70.9623	£69.0143	£75.2398	£73.2918	£79.5023	£77.5632	£83.7633	£81.8242
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3500	166.67	£208.69	£58.0628	£55.7395	£63.1620	£60.8416	£68.2402	£65.9286	£73.3078	£71.0068	£78.3641	£76.0635	£83.4093	£81.1189	£88.4456	£86.1552	£93.4775	£91.1915	£98.4957	£96.2147
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4000	222.22	£278.25	£46.5389	£44.6491	£50.6813	£48.8006	£54.8081	£52.9361	£58.9229	£57.0566	£63.0265	£61.1626	£67.1169	£65.2605	£71.2030	£69.3484	£75.2764	£73.4272	£79.3483	£77.5006
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4000	190.48	£238.50	£46.5389	£44.6491	£50.6813	£48.8006	£54.8081	£52.9361	£58.9229	£57.0566	£63.0265	£61.1626	£67.1169	£65.2605	£71.2030	£69.3484	£75.2764	£73.4272	£79.3483	£77.5006
40	CDC-ELDER1 Older person's housing scheme (C3) 35 d	50	2.08	£2.60	£0.0498	-£0.0463	£0.2168	£0.1215	£0.3838	£0.2885	£0.5490	£0.4552	£0.7135	£0.6197	£0.8780	£0.7842	£1.0425	£0.9487	£1.2069	£1.1132	£1.3714	£1.2777
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	£0.50	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£6.26	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910
43	CDC-EMP2 Employment - industrial 45% plot

Biodiversity Net Gain (10%) Sales value (£ psm): 35% AFFORDABLE

BLV: SECONDARY OFFICES				£4,211 psm		£4,383 psm		£4,556 psm		£4,728 psm		£4,901 psm		£5,073 psm		£5,245 psm		£5,418 psm		£5,590 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.13	£0.0447	£0.0436	£0.0486	£0.0475	£0.0525	£0.0515	£0.0565	£0.0554	£0.0604	£0.0593	£0.0644	£0.0633	£0.0683	£0.0672	£0.0722	£0.0712	£0.0762	£0.0751
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.11	£0.0447	£0.0436	£0.0486	£0.0475	£0.0525	£0.0515	£0.0565	£0.0554	£0.0604	£0.0593	£0.0644	£0.0633	£0.0683	£0.0672	£0.0722	£0.0712	£0.0762	£0.0751
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.63	£0.2233	£0.2179	£0.2430	£0.2376	£0.2627	£0.2573	£0.2824	£0.2770	£0.3021	£0.2967	£0.3218	£0.3164	£0.3415	£0.3361	£0.3612	£0.3558	£0.3809	£0.3755
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.53	£0.2233	£0.2179	£0.2430	£0.2376	£0.2627	£0.2573	£0.2824	£0.2770	£0.3021	£0.2967	£0.3218	£0.3164	£0.3415	£0.3361	£0.3612	£0.3558	£0.3809	£0.3755
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£1.12	£0.4467	£0.4358	£0.4861	£0.4752	£0.5255	£0.5146	£0.5649	£0.5540	£0.6043	£0.5934	£0.6437	£0.6328	£0.6831	£0.6722	£0.7225	£0.7116	£0.7619	£0.7510
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.96	£0.4467	£0.4358	£0.4861	£0.4752	£0.5255	£0.5146	£0.5649	£0.5540	£0.6043	£0.5934	£0.6437	£0.6328	£0.6831	£0.6722	£0.7225	£0.7116	£0.7619	£0.7510
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£2.24	£0.8054	£0.7848	£0.8792	£0.8586	£0.9530	£0.9324	£1.0268	£1.0062	£1.1006	£1.0800	£1.1744	£1.1538	£1.2482	£1.2276	£1.3212	£1.3009	£1.3942	£1.3740
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£1.92	£0.8054	£0.7848	£0.8792	£0.8586	£0.9530	£0.9324	£1.0268	£1.0062	£1.1006	£1.0800	£1.1744	£1.1538	£1.2482	£1.2276	£1.3212	£1.3009	£1.3942	£1.3740
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£3.36	£1.2081	£1.1772	£1.3188	£1.2879	£1.4295	£1.3986	£1.5402	£1.5093	£1.6509	£1.6200	£1.7616	£1.7307	£1.8723	£1.8414	£1.9818	£1.9514	£2.0913	£2.0609
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£2.88	£1.2081	£1.1772	£1.3188	£1.2879	£1.4295	£1.3986	£1.5402	£1.5093	£1.6509	£1.6200	£1.7616	£1.7307	£1.8723	£1.8414	£1.9818	£1.9514	£2.0913	£2.0609
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£4.48	£1.5758	£1.5360	£1.7190	£1.6793	£1.8623	£1.8225	£2.0055	£1.9657	£2.1487	£2.1090	£2.2920	£2.2522	£2.4348	£2.3954	£2.5765	£2.5374	£2.7182	£2.6791
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£2.45	£1.1751	£1.1322	£1.3161	£1.2739	£1.4565	£1.4143	£1.5968	£1.5547	£1.7372	£1.6950	£1.8776	£1.8354	£2.0180	£1.9758	£2.1584	£2.1162	£2.2987	£2.2566
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£5.60	£1.9697	£1.9200	£2.1488	£2.0991	£2.3278	£2.2781	£2.5069	£2.4572	£2.6859	£2.6362	£2.8650	£2.8153	£3.0435	£2.9943	£3.2206	£3.1717	£3.3978	£3.3488
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£4.20	£1.7056	£1.6547	£1.8833	£1.8323	£2.0609	£2.0100	£2.2386	£2.1876	£2.4162	£2.3653	£2.5938	£2.5429	£2.7715	£2.7206	£2.9491	£2.8982	£3.1265	£3.0759
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£8.41	£2.9546	£2.8800	£3.2232	£3.1486	£3.4918	£3.4172	£3.7603	£3.6857	£4.0289	£3.9543	£4.2975	£4.2229	£4.5652	£4.4915	£4.8309	£4.7576	£5.0967	£5.0233
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£7.20	£2.9546	£2.8800	£3.2232	£3.1486	£3.4918	£3.4172	£3.7603	£3.6857	£4.0289	£3.9543	£4.2975	£4.2229	£4.5652	£4.4915	£4.8309	£4.7576	£5.0967	£5.0233
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£11.95	£3.9395	£3.8401	£4.2976	£4.1981	£4.6557	£4.5562	£5.0138	£4.9143	£5.3719	£5.2724	£5.7300	£5.6305	£6.0870	£5.9886	£6.4412	£6.3434	£6.7955	£6.6977
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	£6.52	£2.5966	£2.4894	£2.9521	£2.8449	£3.3054	£3.2000	£3.6564	£3.5510	£4.0073	£3.9019	£4.3583	£4.2529	£4.7092	£4.6038	£5.0602	£4.9548	£5.4111	£5.3057
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£17.93	£5.8460	£5.6982	£6.3783	£6.2305	£6.9066	£6.7611	£7.4327	£7.2873	£7.9589	£7.8135	£8.4851	£8.3397	£9.0113	£8.8658	£9.5346	£9.3913	£10.0558	£9.9125
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	£15.37	£5.8460	£5.6982	£6.3783	£6.2305	£6.9066	£6.7611	£7.4327	£7.2873	£7.9589	£7.8135	£8.4851	£8.3397	£9.0113	£8.8658	£9.5346	£9.3913	£10.0558	£9.9125
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£23.91	£7.7062	£7.5140	£8.4012	£8.2090	£9.0956	£8.9040	£9.7833	£9.5939	£10.4710	£10.2816	£11.1587	£10.9693	£11.8464	£11.6570	£12.5341	£12.3447	£13.2168	£13.0299
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	£20.49	£7.9476	£7.7607	£8.6344	£8.4475	£9.3213	£9.1344	£10.0028	£9.8180	£10.6839	£10.4991	£11.3649	£11.1802	£12.0460	£11.8613	£12.7271	£12.5424	£13.4082	£13.2234
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£35.86	£11.5661	£11.2973	£12.5575	£12.2887	£13.5489	£13.2802	£14.5403	£14.2716	£15.5285	£15.2624	£16.5130	£16.2468	£17.4975	£17.2313	£18.4819	£18.2158	£19.4664	£19.2002
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	£30.74	£11.5661	£11.2973	£12.5575	£12.2887	£13.5489	£13.2802	£14.5403	£14.2716	£15.5285	£15.2624	£16.5130	£16.2468	£17.4975	£17.2313	£18.4819	£18.2158	£19.4664	£19.2002
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£47.82	£14.6982	£14.3576	£15.9543	£15.6165	£17.2045	£16.8669	£18.4546	£18.1170	£19.7048	£19.3672	£20.9549	£20.6174	£22.2032	£21.8675	£23.4463	£23.1114	£24.6895	£24.3545
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	£40.99	£14.6982	£14.3576	£15.9543	£15.6165	£17.2045	£16.8669	£18.4546	£18.1170	£19.7048	£19.3672	£20.9549	£20.6174	£22.2032	£21.8675	£23.4463	£23.1114	£24.6895	£24.3545
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£64.04	£18.3727	£17.9470	£19.9429	£19.5206	£21.5056	£21.0836	£23.0683	£22.6463	£24.6310	£24.2090	£26.1937	£25.7717	£27.7540	£27.3344	£29.3079	£28.8892	£30.8618	£30.4431
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	£54.89	£18.3727	£17.9470	£19.9429	£19.5206	£21.5056	£21.0836	£23.0683	£22.6463	£24.6310	£24.2090	£26.1937	£25.7717	£27.7540	£27.3344	£29.3079	£28.8892	£30.8618	£30.4431
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£103.45	£25.3495	£24.7682	£27.5020	£26.9221	£29.6545	£29.0747	£31.8070	£31.2272	£33.9558	£33.3797	£36.0970	£35.5211	£38.2382	£37.6623	£40.3794	£39.8035	£42.5206	£41.9447
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	£88.67	£25.3495	£24.7682	£27.5020	£26.9221	£29.6545	£29.0747	£31.8070	£31.2272	£33.9558	£33.3797	£36.0970	£35.5211	£38.2382	£37.6623	£40.3794	£39.8035	£42.5206	£41.9447
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	£149.43	£28.4407	£27.7901	£30.8623	£30.2118	£33.2763	£32.6295	£35.6861	£35.0393	£38.0959	£37.4491	£40.5041	£39.8589	£42.9037	£42.2601	£45.3033	£44.6598	£47.7030	£47.0594
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	£128.08	£28.4407	£27.7901	£30.8623	£30.2118	£33.2763	£32.6295	£35.6861	£35.0393	£38.0959	£37.4491	£40.5041	£39.8589	£42.9037	£42.2601	£45.3033	£44.6598	£47.7030	£47.0594
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	£194.26	£33.8803	£33.1041	£36.7680	£35.9959	£39.6463	£38.8742	£42.5246	£41.7525	£45.3975	£44.6292	£48.2637	£47.4954	£51.1299	£50.3616	£53.9961	£53.2278	£56.8557	£56.0908
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	£166.51	£33.8803	£33.1041	£36.7680	£35.9959	£39.6463	£38.8742	£42.5246	£41.7525	£45.3975	£44.6292	£48.2637	£47.4954	£51.1299	£50.3616	£53.9961	£53.2278	£56.8557	£56.0908
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	£256.17	£47.1639	£46.0545	£51.2639	£50.1613	£55.3542	£54.2516	£59.4371	£58.3407	£63.5078	£62.4114	£67.5785	£66.4821	£71.6376	£70.5469	£75.6909	£74.6002	£79.7442	£78.6535
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	£320.21	£49.4768	£48.3123	£53.7931	£52.6314	£58.1003	£56.9447	£62.3962	£61.2406	£66.6847	£65.5348	£70.9623	£69.8124	£75.2398	£74.0899	£79.5023	£78.3576	£83.7633	£82.6186
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	£448.29	£46.5389	£45.4233	£50.6813	£49.5711	£54.8081	£53.7030	£58.9229	£57.8226	£63.0265	£61.9262	£67.1169	£66.0210	£71.2030	£70.1089	£75.2764	£74.1848	£79.3483	£78.2582
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	£597.72	£46.5389	£45.4233	£50.6813	£49.5711	£54.8081	£53.7030	£58.9229	£57.8226	£63.0265	£61.9262	£67.1169	£66.0210	£71.2030	£70.1089	£75.2764	£74.1848	£79.3483	£78.2582
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	£512.33	£46.5389	£45.4233	£50.6813	£49.5711	£54.8081	£53.7030	£58.9229	£57.8226	£63.0265	£61.9262	£67.1169	£66.0210	£71.2030	£70.1089	£75.2764	£74.1848	£79.3483	£78.2582
40	CDC-ELDER1 Older person's housing scheme (C3) 35 d	50	2.08	£5.59	£0.0498	-£0.0080	£0.2168	£0.1591	£0.3838	£0.3261	£0.5490	£0.4923	£0.7135	£0.6568	£0.8780	£0.8213	£1.0425	£0.9858	£1.2069	£1.1502	£1.3714	£1.3147
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	£1.08	-£0.5069	-£0.5539	-£0.5069	-£0.5539	-£0.5069	-£0.5539	-£0.5069	-£0.5539	-£0.5069	-£0.5539	-£0.5069	-£0.5539	-£0.5069	-£0.5539	-£0.5069	-£0.5539	-£0.5069	-£0.5539
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£13.45	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	£13.45	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043	£8.5385	£8.4043
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	£26.90	£14.5655	£14.3269	£14.5655	£14.3269	£14.5655	£14.3269	£14.5655	£14.3269	£14.5655	£14.3269	£14.5655	£14.3269	£14.5655	£14.3269	£14.5655	£14.3269	£14.5655	£14.3269
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	£26.90	£14.8813	£14.6012	£14.8813	£14.6012	£14.8813	£14.6012	£14.8813	£14.6012	£14.8813	£14.6012	£14.8813	£14.6012	£14.8813	£14.6012	£14.8813	£14.6012	£14.8813	£14.6012
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	£53.79	£27.9729	£27.4862	£27.9729	£27.4862	£27.9729	£27.4862	£27.9729	£27.4862	£27.9729	£27.4862	£27.9729	£27.4862	£27.9729	£27.4862	£27.9729	£27.4862	£27.9729	£27.4862
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	£53.79	£32.0787	£31.5378	£32.0787	£31.5378	£32.0787	£31.5378	£32.0787	£31.5378	£32.0787	£31.5378	£32.0787	£31.5378	£32.0787	£31.5378	£32.0787	£31.5378	£32.0787	£31.5378

35% AFFORDABLE

BLV: SECONDARY INDUSTRIAL				£4,211 psm		£4,383 psm		£4,556 psm		£4,728 psm		£4,901 psm		£5,073 psm		£5,245 psm		£5,418 psm		£5,590 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.06	£0.0447	£0.0436	£0.0486	£0.0475	£0.0525	£0.0515	£0.0565	£0.0554	£0.0604	£0.0593	£0.0644	£0.0633	£0.0683	£0.0672	£0.0722	£0.0712	£0.0762	£0.0751
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.05	£0.0447	£0.0436	£0.0486	£0.0475	£0.0525	£0.0515	£0.0565	£0.0554	£0.0604	£0.0593	£0.0644	£0.0633	£0.0683	£0.0672	£0.0722	£0.0712	£0.0762	£0.0751
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.29	£0.2233	£0.2179	£0.2430	£0.2376	£0.2627	£0.2573	£0.2824	£0.2770	£0.3021	£0.2967	£0.3218	£0.3164	£0.3415	£0.3361	£0.3612	£0.3558	£0.3809	£0.3755
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.25	£0.2233	£0.2179	£0.2430	£0.2376	£0.2627	£0.2573	£0.2824	£0.2770	£0.3021	£0.2967	£0.3218	£0.3164	£0.3415	£0.3361	£0.3612	£0.3558	£0.3809	£0.3755
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£0.52	£0.4467	£0.4358	£0.4861	£0.4752	£0.5255	£0.5146	£0.5649	£0.5540	£0.6043	£0.5934	£0.6437	£0.6328	£0.6831	£0.6722	£0.7225	£0.7116	£0.7619	£0.7510
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.45	£0.4467	£0.4358	£0.4861	£0.4752	£0.5255	£0.5146	£0.5649	£0.5540	£0.6043	£0.5934	£0.6437	£0.6328	£0.6831	£0.6722	£0.7225	£0.7116	£0.7619	£0.7510
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£1.04	£0.8054	£0.7848	£0.8792	£0.8586	£0.9530	£0.9324	£1.0268	£1.0062	£1.1006	£1.0800	£1.1744	£1.1538	£1.2482	£1.2276	£1.3212	£1.3009	£1.3942	£1.3740
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£0.89	£0.8054	£0.7848	£0.8792	£0.8586	£0.9530	£0.9324	£1.0268	£1.0062	£1.1006	£1.0800	£1.1744	£1.1538	£1.2482	£1.2276	£1.3212	£1.3009	£1.3942	£1.3740
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£1.57	£1.2081	£1.1772	£1.3188	£1.2879	£1.4295	£1.3986	£1.5402	£1.5093	£1.6509	£1.6200	£1.7616	£1.7307	£1.8723	£1.8414	£1.9818	£1.9514	£2.0913	£2.0609
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£1.34	£1.2081	£1.1772	£1.3188	£1.2879	£1.4295	£1.3986	£1.5402	£1.5093	£1.6509	£1.6200	£1.7616	£1.7307	£1.8723	£1.8414	£1.9818	£1.9514	£2.0913	£2.0609
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£2.09	£1.5758	£1.5360	£1.7190	£1.6793	£1.8623	£1.8225	£2.0055	£1.9657	£2.1487	£2.1090	£2.2920	£2.2522	£2.4348	£2.3954	£2.5765	£2.5374	£2.7182	£2.6791
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£1.14	£1.1751	£1.1322	£1.3161	£1.2739	£1.4565	£1.4143	£1.5968	£1.5547	£1.7372	£1.6950	£1.8776	£1.8354	£2.0180	£1.9758	£2.1584	£2.1162	£2.2987	£2.2566
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£2.61	£1.9697	£1.9200	£2.1488	£2.0991	£2.3278	£2.2781	£2.5069	£2.4572	£2.6859	£2.6362	£2.8650	£2.8153	£3.0435	£2.9943	£3.2206	£3.1717	£3.3978	£3.3488
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£1.96	£1.7056	£1.6547	£1.8833	£1.8323	£2.0609	£2.0100	£2.2386	£2.1876	£2.4162	£2.3653	£2.5938	£2.5429	£2.7715	£2.7206	£2.9491	£2.8982	£3.1265	£3.0759
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£3.91	£2.9546	£2.8800	£3.2232	£3.1486	£3.4918	£3.4172	£3.7603	£3.6857	£4.0289	£3.9543	£4.2975	£4.2229	£4.5652	£4.4915	£4.8309	£4.7576	£5.0967	£5.0233
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£3.35	£2.9546	£2.8800	£3.2232	£3.1486	£3.4918	£3.4172	£3.7603	£3.6857	£4.0289	£3.9543	£4.2975	£4.2229	£4.5652	£4.4915	£4.8309	£4.7576	£5.0967	£5.0233
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£5.57	£3.9395	£3.8401	£4.2976	£4.1981	£4.6557	£4.5562	£5.0138	£4.9143	£5.3719	£5.2724	£5.7300	£5.6305	£6.0870	£5.9886	£6.4412	£6.3434	£6.7955	£6.6977
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	£3.04	£2.5966	£2.4894	£2.9521	£2.8449	£3.3054	£3.2000	£3.6564	£3.5510	£4.0073	£3.9019	£4.3583	£4.2529	£4.7092	£4.6038	£5.0602	£4.9548	£5.4111	£5.3057
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£8.35	£5.8460	£5.6982	£6.3783	£6.2305	£6.9066	£6.7611	£7.4327	£7.2873	£7.9589	£7.8135	£8.4851	£8.3397	£9.0113	£8.8658	£9.5346	£9.3913	£10.0558	£9.9125
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	£7.16	£5.8460	£5.6982	£6.3783	£6.2305	£6.9066	£6.7611	£7.4327	£7.2873	£7.9589	£7.8135	£8.4851	£8.3397	£9.0113	£8.8658	£9.5346	£9.3913	£10.0558	£9.9125
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£11.13	£7.7062	£7.5140	£8.4012	£8.2090	£9.0956	£8.9040	£9.7833	£9.5939	£10.4710	£10.2816	£11.1587	£10.9693	£11.8464	£11.6570	£12.5341	£12.3447	£13.2168	£13.0299
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	£9.54	£7.9476	£7.7607	£8.6344	£8.4475	£9.3213	£9.1344	£10.0028	£9.8180	£10.6839	£10.4991	£11.3649	£11.1802	£12.0460	£11.8613	£12.7271	£12.5424	£13.4082	£13.2234
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£16.70	£11.5661	£11.2973	£12.5575	£12.2887	£13.5489	£13.2802	£14.5403	£14.2716	£15.5285	£15.2624	£16.5130	£16.2468	£17.4975	£17.2313	£18.4819	£18.2158	£19.4664	£19.2002
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	£14.31	£11.5661	£11.2973	£12.5575	£12.2887	£13.5489	£13.2802	£14.5403	£14.2716	£15.5285	£15.2624	£16.5130	£16.2468	£17.4975	£17.2313	£18.4819	£18.2158	£19.4664	£19.2002
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£22.26	£14.6982	£14.3576	£15.9543	£15.6165	£17.2045	£16.8669	£18.4546	£18.1170	£19.7048	£19.3672	£20.9549	£20.6174	£22.2032	£21.8675	£23.4463	£23.1114	£24.6895	£24.3545
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	£19.08	£14.6982	£14.3576	£15.9543	£15.6165	£17.2045	£16.8669	£18.4546	£18.1170	£19.7048	£19.3672	£20.9549	£20.6174	£22.2032	£21.8675	£23.4463	£23.1114	£24.6895	£24.3545
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£29.81	£18.3727	£17.9470	£19.9429	£19.5206	£21.5056	£21.0836	£23.0683	£22.6463	£24.6310	£24.2090	£26.1937	£25.7717	£27.7540	£27.3344	£29.3079	£28.8892	£30.8618	£30.4431
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	£25.55	£18.3727	£17.9470	£19.9429	£19.5206	£21.5056	£21.0836	£23.0683	£22.6463	£24.6310	£24.2090	£26.1937	£25.7717	£27.7540	£27.3344	£29.3079	£28.8892	£30.8618	£30.4431
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£48.16	£25.3495	£24.7682	£27.5020	£26.9221	£29.6545	£29.0747	£31.8070	£31.2272	£33.9558	£33.3797	£36.0970	£35.5211	£38.2382	£37.6623	£40.3794	£39.8035	£42.5206	£41.9447
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	£41.28	£25.3495	£24.7682	£27.5020	£26.9221	£29.6545	£29.0747	£31.8070	£31.2272	£33.9558	£33.3797	£36.0970	£35.5211	£38.2382	£37.6623	£40.3794	£39.8035	£42.5206	£41.9447
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1000	55.56	£69.56	£28.4407	£27.7901	£30.8623	£30.2118	£33.2763	£32.6295	£35.6861	£35.0393	£38.0959	£37.4491	£40.5041	£39.8589	£42.9037	£42.2601	£45.3033	£44.6598	£47.7030	£47.0594
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1000	47.62	£59.63	£28.4407	£27.7901	£30.8623	£30.2118	£33.2763	£32.6295	£35.6861	£35.0393	£38.0959	£37.4491	£40.5041	£39.8589	£42.9037	£42.2601	£45.3033	£44.6598	£47.7030	£47.0594
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1300	72.22	£90.43	£33.8803	£33.1041	£36.7680	£35.9959	£39.6463	£38.8742	£42.5246	£41.7525	£45.3975	£44.6292	£48.2637	£47.4954	£51.1299	£50.3616	£53.9961	£53.2278	£56.8557	£56.0908
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1300	61.90	£77.51	£33.8803	£33.1041	£36.7680	£35.9959	£39.6463	£38.8742	£42.5246	£41.7525	£45.3975	£44.6292	£48.2637	£47.4954	£51.1299	£50.3616	£53.9961	£53.2278	£56.8557	£56.0908
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2000	95.24	£119.25	£47.1639	£46.0545	£51.2639	£50.1613	£55.3542	£54.2516	£59.4371	£58.3407	£63.5078	£62.4114	£67.5785	£66.4821	£71.6376	£70.5469	£75.6909	£74.6002	£79.7442	£78.6535
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2500	119.05	£149.06	£49.4768	£48.3123	£53.7931	£52.6314	£58.1003	£56.9447	£62.3962	£61.2406	£66.6847	£65.5348	£70.9623	£69.8124	£75.2398	£74.0899	£79.5023	£78.3576	£83.7633	£82.6186
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3500	166.67	£208.69	£58.0628	£56.6913	£63.1620	£61.7935	£68.2402	£66.8756	£73.3078	£71.9497	£78.3641	£77.0060	£83.4093	£82.0572	£88.4456	£87.0935	£93.4775	£92.1298	£98.4957	£97.1492
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4000	222.22	£278.25	£46.5389	£45.4233	£50.6813	£49.5711	£54.8081	£53.7030	£58.9229	£57.8226	£63.0265	£61.9262	£67.1169	£66.0210	£71.2030	£70.1089	£75.2764	£74.1848	£79.3483	£78.2582
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4000	190.48	£238.50	£46.5389	£45.4233	£50.6813	£49.5711	£54.8081	£53.7030	£58.9229	£57.8226	£63.0265	£61.9262	£67.1169	£66.0210	£71.2030	£70.1089	£75.2764	£74.1848	£79.3483	£78.2582
40	CDC-ELDER1 Older person's housing scheme (C3) 35 d	50	2.08	£2.60	£0.0498	-£0.0080	£0.2168	£0.1591	£0.3838	£0.3261	£0.5490	£0.4923	£0.7135	£0.6568	£0.8780	£0.8213	£1.0425	£0.9858	£1.2069	£1.1502	£1.3714	£1.3147
41	CDC-CARE1 Care home scheme (C2) - 70 units	0	0.40	£0.50	-£0.5069	-£0.5539	-£0.5069	-£0.5539	-£0.5069	-£0.5539	-£0.5069	-£0.5539	-£0.5069	-£0.5539	-£0.5069	-£0.5539	-£0.5069	-£0.5539	-£0.5069	-£0.5539	-£0.5069	-£0.5539
42	CDC-EMP1 Employment - industrial 40% plot ratio	0	5.00	£6.26	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753	£8.0910	£7.9753

Electric Vehicle Charging

Sales value (£ psm): 35% AFFORDABLE

BLV: SECONDARY OFFICES					£4,211 psm		£4,383 psm		£4,556 psm		£4,728 psm		£4,901 psm		£5,073 psm		£5,245 psm		£5,418 psm		£5,590 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.13	£0.0447	£0.0446	£0.0486	£0.0485	£0.0525	£0.0525	£0.0565	£0.0564	£0.0604	£0.0603	£0.0644	£0.0643	£0.0683	£0.0682	£0.0722	£0.0722	£0.0762	£0.0761
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.11	£0.0447	£0.0446	£0.0486	£0.0485	£0.0525	£0.0525	£0.0565	£0.0564	£0.0604	£0.0603	£0.0644	£0.0643	£0.0683	£0.0682	£0.0722	£0.0722	£0.0762	£0.0761
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.63	£0.2233	£0.2229	£0.2430	£0.2426	£0.2627	£0.2623	£0.2824	£0.2820	£0.3021	£0.3017	£0.3218	£0.3214	£0.3415	£0.3411	£0.3612	£0.3608	£0.3809	£0.3805
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.53	£0.2233	£0.2229	£0.2430	£0.2426	£0.2627	£0.2623	£0.2824	£0.2820	£0.3021	£0.3017	£0.3218	£0.3214	£0.3415	£0.3411	£0.3612	£0.3608	£0.3809	£0.3805
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£1.12	£0.4467	£0.4458	£0.4861	£0.4852	£0.5255	£0.5246	£0.5649	£0.5640	£0.6043	£0.6034	£0.6437	£0.6428	£0.6831	£0.6822	£0.7225	£0.7216	£0.7619	£0.7610
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.96	£0.4467	£0.4458	£0.4861	£0.4852	£0.5255	£0.5246	£0.5649	£0.5640	£0.6043	£0.6034	£0.6437	£0.6428	£0.6831	£0.6822	£0.7225	£0.7216	£0.7619	£0.7610
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£2.24	£0.8054	£0.8037	£0.8792	£0.8775	£0.9530	£0.9513	£1.0268	£1.0251	£1.1006	£1.0989	£1.1744	£1.1727	£1.2482	£1.2465	£1.3212	£1.3196	£1.3942	£1.3926
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£1.92	£0.8054	£0.8037	£0.8792	£0.8775	£0.9530	£0.9513	£1.0268	£1.0251	£1.1006	£1.0989	£1.1744	£1.1727	£1.2482	£1.2465	£1.3212	£1.3196	£1.3942	£1.3926
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£3.36	£1.2081	£1.2056	£1.3188	£1.3163	£1.4295	£1.4270	£1.5402	£1.5377	£1.6509	£1.6484	£1.7616	£1.7591	£1.8723	£1.8698	£1.9818	£1.9793	£2.0913	£2.0889
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£2.88	£1.2081	£1.2056	£1.3188	£1.3163	£1.4295	£1.4270	£1.5402	£1.5377	£1.6509	£1.6484	£1.7616	£1.7591	£1.8723	£1.8698	£1.9818	£1.9793	£2.0913	£2.0889
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£4.48	£1.5758	£1.5726	£1.7190	£1.7158	£1.8623	£1.8591	£2.0055	£2.0023	£2.1487	£2.1455	£2.2920	£2.2888	£2.4348	£2.4316	£2.5765	£2.5733	£2.7182	£2.7151
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£2.45	£1.1751	£1.1718	£1.3161	£1.3129	£1.4565	£1.4532	£1.5968	£1.5936	£1.7372	£1.7340	£1.8776	£1.8744	£2.0180	£2.0148	£2.1584	£2.1552	£2.2987	£2.2955
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£5.60	£1.9697	£1.9657	£2.1488	£2.1448	£2.3278	£2.3238	£2.5069	£2.5029	£2.6859	£2.6819	£2.8650	£2.8610	£3.0435	£3.0395	£3.2206	£3.2167	£3.3978	£3.3938
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£4.20	£1.7056	£1.7016	£1.8833	£1.8793	£2.0609	£2.0569	£2.2386	£2.2345	£2.4162	£2.4122	£2.5938	£2.5898	£2.7715	£2.7675	£2.9491	£2.9451	£3.1265	£3.1225
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£8.41	£2.9546	£2.9486	£3.2232	£3.2172	£3.4918	£3.4858	£3.7603	£3.7543	£4.0289	£4.0229	£4.2975	£4.2915	£4.5652	£4.5593	£4.8309	£4.8250	£5.0967	£5.0907
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£7.20	£2.9546	£2.9486	£3.2232	£3.2172	£3.4918	£3.4858	£3.7603	£3.7543	£4.0289	£4.0229	£4.2975	£4.2915	£4.5652	£4.5593	£4.8309	£4.8250	£5.0967	£5.0907
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£11.95	£3.9395	£3.9315	£4.2976	£4.2896	£4.6557	£4.6477	£5.0138	£5.0058	£5.3719	£5.3639	£5.7300	£5.7220	£6.0870	£6.0791	£6.4412	£6.4334	£6.7955	£6.7877
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	£6.52	£2.5966	£2.5884	£2.9521	£2.9439	£3.3054	£3.2974	£3.6564	£3.6484	£4.0073	£3.9993	£4.3583	£4.3503	£4.7092	£4.7012	£5.0602	£5.0522	£5.4111	£5.4031
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£17.93	£5.8460	£5.8341	£6.3783	£6.3664	£6.9066	£6.8948	£7.4327	£7.4210	£7.9589	£7.9472	£8.4851	£8.4734	£9.0113	£8.9996	£9.5346	£9.5231	£10.0558	£10.0443
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	£15.37	£5.8460	£5.8341	£6.3783	£6.3664	£6.9066	£6.8948	£7.4327	£7.4210	£7.9589	£7.9472	£8.4851	£8.4734	£9.0113	£8.9996	£9.5346	£9.5231	£10.0558	£10.0443
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£23.91	£7.7062	£7.6907	£8.4012	£8.3857	£9.0956	£9.0803	£9.7833	£9.7680	£10.4710	£10.4557	£11.1587	£11.1435	£11.8464	£11.8312	£12.5341	£12.5189	£13.2168	£13.2018
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	£20.49	£7.9476	£7.9326	£8.6344	£8.6194	£9.3213	£9.3062	£10.0028	£9.9879	£10.6839	£10.6690	£11.3649	£11.3501	£12.0460	£12.0312	£12.7271	£12.7122	£13.4082	£13.3933
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£35.86	£11.5661	£11.5444	£12.5575	£12.5359	£13.5489	£13.5273	£14.5403	£14.5187	£15.5285	£15.5071	£16.5130	£16.4916	£17.4975	£17.4760	£18.4819	£18.4605	£19.4664	£19.4450
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	£30.74	£11.5661	£11.5444	£12.5575	£12.5359	£13.5489	£13.5273	£14.5403	£14.5187	£15.5285	£15.5071	£16.5130	£16.4916	£17.4975	£17.4760	£18.4819	£18.4605	£19.4664	£19.4450
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£47.82	£14.6982	£14.6708	£15.9543	£15.9271	£17.2045	£17.1773	£18.4546	£18.4274	£19.7048	£19.6776	£20.9549	£20.9278	£22.2032	£22.1763	£23.4463	£23.4194	£24.6895	£24.6625
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	£40.99	£14.6982	£14.6708	£15.9543	£15.9271	£17.2045	£17.1773	£18.4546	£18.4274	£19.7048	£19.6776	£20.9549	£20.9278	£22.2032	£22.1763	£23.4463	£23.4194	£24.6895	£24.6625
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£64.04	£18.3727	£18.3385	£19.9429	£19.9089	£21.5056	£21.4716	£23.0683	£23.0343	£24.6310	£24.5970	£26.1937	£26.1597	£27.7540	£27.7203	£29.3079	£29.2742	£30.8618	£30.8281
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	£54.89	£18.3727	£18.3385	£19.9429	£19.9089	£21.5056	£21.4716	£23.0683	£23.0343	£24.6310	£24.5970	£26.1937	£26.1597	£27.7540	£27.7203	£29.3079	£29.2742	£30.8618	£30.8281
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£103.45	£25.3495	£25.3028	£27.5020	£27.4553	£29.6545	£29.6078	£31.8070	£31.7603	£33.9558	£33.9094	£36.0970	£36.0506	£38.2382	£38.1918	£40.3794	£40.3330	£42.5206	£42.4743
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	£88.67	£25.3495	£25.3028	£27.5020	£27.4553	£29.6545	£29.6078	£31.8070	£31.7603	£33.9558	£33.9094	£36.0970	£36.0506	£38.2382	£38.1918	£40.3794	£40.3330	£42.5206	£42.4743
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	£149.43	£28.4407	£28.3883	£30.8623	£30.8099	£33.2763	£33.2243	£35.6861	£35.6340	£38.0959	£38.0438	£40.5041	£40.4522	£42.9037	£42.8519	£45.3033	£45.2515	£47.7030	£47.6511
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	£128.08	£28.4407	£28.3883	£30.8623	£30.8099	£33.2763	£33.2243	£35.6861	£35.6340	£38.0959	£38.0438	£40.5041	£40.4522	£42.9037	£42.8519	£45.3033	£45.2515	£47.7030	£47.6511
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	£194.26	£33.8803	£33.8178	£36.7680	£36.7058	£39.6463	£39.5841	£42.5246	£42.4624	£45.3975	£45.3357	£48.2637	£48.2018	£51.1299	£51.0680	£53.9961	£53.9342	£56.8557	£56.7941
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	£166.51	£33.8803	£33.8178	£36.7680	£36.7058	£39.6463	£39.5841	£42.5246	£42.4624	£45.3975	£45.3357	£48.2637	£48.2018	£51.1299	£51.0680	£53.9961	£53.9342	£56.8557	£56.7941
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	£256.17	£47.1639	£47.0745	£51.2639	£51.1751	£55.3542	£55.2654	£59.4371	£59.3489	£63.5078	£63.4195	£67.5785	£67.4902	£71.6376	£71.5498	£75.6909	£75.6031	£79.7442	£79.6564
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	£320.21	£49.4768	£49.3833	£53.7931	£53.6996	£58.1003	£58.0072	£62.3962	£62.3031	£66.6847	£66.5922	£70.9623	£70.8697	£75.2398	£75.1472	£79.5023	£79.4101	£83.7633	£83.6711
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	£448.29	£58.0628	£57.9524	£63.1620	£63.0521	£68.2402	£68.1303	£73.3078	£73.1985	£78.3641	£78.2547	£83.4093	£83.3005	£88.4456	£88.3367	£93.4775	£93.3690	£98.4957	£98.3873
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	£597.72	£46.5389	£46.4490	£50.6813	£50.5919	£54.8081	£54.7191	£58.9229	£58.8343	£63.0265	£62.9379	£67.1169	£67.0286	£71.2030	£71.1152	£75.2764	£75.1885	£79.3483	£79.2607
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	£512.33	£46.5389	£46.4490	£50.6813	£50.5919	£54.8081	£54.7191	£58.9229	£58.8343	£63.0265	£62.9379	£67.1169	£67.0286	£71.2030	£71.1152	£75.2764	£75.1885	£79.3483	£79.2607
40	CDC-ELDER1 Older person's housing scheme (C3) 35 d	50	2.08	£5.59	£0.0498	£0.0456	£0.2168	£0.2126	£0.3838	£0.3796	£0.5490	£0.5449	£0.7135	£0.7094	£0.8780	£0.8739	£1.0425	£1.0384	£1.2069	£1.2029	£1.3714	£1.3674
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	£1.08	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£13.45	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	£13.45	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385	£8.5385
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	£26.90	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655	£14.5655
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	£26.90	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813	£14.8813
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	£53.79	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729	£27.9729
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	£53.79	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787	£32.0787

35% AFFORDABLE

BLV: SECONDARY INDUSTRIAL					£4,211 psm		£4,383 psm		£4,556 psm		£4,728 psm		£4,901 psm		£5,073 psm		£5,245 psm		£5,418 psm		£5,590 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.06	£0.0447	£0.0446	£0.0486	£0.0485	£0.0525	£0.0525	£0.0565	£0.0564	£0.0604	£0.0603	£0.0644	£0.0643	£0.0683	£0.0682	£0.0722	£0.0722	£0.0762	£0.0761
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.05	£0.0447	£0.0446	£0.0486	£0.0485	£0.0525	£0.0525	£0.0565	£0.0564	£0.0604	£0.0603	£0.0644	£0.0643	£0.0683	£0.0682	£0.0722	£0.0722	£0.0762	£0.0761
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.29	£0.2233	£0.2229	£0.2430	£0.2426	£0.2627	£0.2623	£0.2824	£0.2820	£0.3021	£0.3017	£0.3218	£0.3214	£0.3415	£0.3411	£0.3612	£0.3608	£0.3809	£0.3805
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.25	£0.2233	£0.2229	£0.2430	£0.2426	£0.2627	£0.2623	£0.2824	£0.2820	£0.3021	£0.3017	£0.3218	£0.3214	£0.3415	£0.3411	£0.3612	£0.3608	£0.3809	£0.3805
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£0.52	£0.4467	£0.4458	£0.4861	£0.4852	£0.5255	£0.5246	£0.5649	£0.5640	£0.6043	£0.6034	£0.6437	£0.6428	£0.6831	£0.6822	£0.7225	£0.7216	£0.7619	£0.7610
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.45	£0.4467	£0.4458	£0.4861	£0.4852	£0.5255	£0.5246	£0.5649	£0.5640	£0.6043	£0.6034	£0.6437	£0.6428	£0.6831	£0.6822	£0.7225	£0.7216	£0.7619	£0.7610
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£1.04	£0.8054	£0.8037	£0.8792	£0.8775	£0.9530	£0.9513	£1.0268	£1.0251	£1.1006	£1.0989	£1.1744	£1.1727	£1.2482	£1.2465	£1.3212	£1.3196	£1.3942	£1.3926
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£0.89	£0.8054	£0.8037	£0.8792	£0.8775	£0.9530	£0.9513	£1.0268	£1.0251	£1.1006	£1.0989	£1.1744	£1.1727	£1.2482	£1.2465	£1.3212	£1.3196	£1.3942	£1.3926
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£1.57	£1.2081	£1.2056	£1.3188	£1.3163	£1.4295	£1.4270	£1.5402	£1.5377	£1.6509	£1.6484	£1.7616	£1.7591	£1.8723	£1.8698	£1.9818	£1.9793	£2.0913	£2.0889
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£1.34	£1.2081	£1.2056	£1.3188	£1.3163	£1.4295	£1.4270	£1.5402	£1.5377	£1.6509	£1.6484	£1.7616	£1.7591	£1.8723	£1.8698	£1.9818	£1.9793	£2.0913	£2.0889
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£2.09	£1.5758	£1.5726	£1.7190	£1.7158	£1.8623	£1.8591	£2.0055	£2.0023	£2.1487	£2.1455	£2.2920	£2.2888	£2.4348	£2.4316	£2.5765	£2.5733	£2.7182	£2.7151
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£1.14	£1.1751	£1.1718	£1.3161	£1.3129	£1.4565	£1.4532	£1.5968	£1.5936	£1.7372	£1.7340	£1.8776	£1.8744	£2.0180	£2.0148	£2.1584	£2.1552	£2.2987	£2.2955
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£2.61	£1.9697	£1.9657	£2.1488	£2.1448	£2.3278	£2.3238	£2.5069	£2.5029	£2.6859	£2.6819	£2.8650	£2.8610	£3.0435	£3.0395	£3.2206	£3.2167	£3.3978	£3.3938
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£1.96	£1.7056	£1.7016	£1.8833	£1.8793	£2.0609	£2.0569	£2.2386	£2.2345	£2.4162	£2.4122	£2.5938	£2.5898	£2.7715	£2.7675	£2.9491	£2.9451	£3.1265	£3.1225
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£3.91	£2.9546	£2.9486	£3.2232	£3.2172	£3.4918	£3.4858	£3.7603	£3.7543	£4.0289	£4.0229	£4.2975	£4.2915	£4.5652	£4.5593	£4.8309	£4.8250	£5.0967	£5.0907
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£3.35	£2.9546	£2.9486	£3.2232	£3.2172	£3.4918	£3.4858	£3.7603	£3.7543	£4.0289	£4.0229	£4.2975	£4.2915	£4.5652	£4.5593	£4.8309	£4.8250	£5.0967	£5.0907
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£5.57	£3.9395	£3.9315	£4.2976	£4.2896	£4.6557	£4.6477	£5.0138	£5.0058	£5.3719	£5.3639	£5.7300	£5.7220	£6.0870	£6.0791	£6.4412	£6.4334	£6.7955	£6.7877
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	£3.04	£2.5966	£2.5884	£2.9521	£2.9439	£3.3054	£3.2974	£3.6564	£3.6484	£4.0073	£3.9993	£4.3583	£4.3503	£4.7092	£4.7012	£5.0602	£5.0522	£5.4111	£5.4031
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£8.35	£5.8460	£5.8341	£6.3783	£6.3664	£6.9066	£6.8948	£7.4327	£7.4210	£7.9589	£7.9472	£8.4851	£8.4734	£9.0113	£8.9996	£9.5346	£9.5231	£10.0558	£10.0443
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	£7.16	£5.8460	£5.8341	£6.3783	£6.3664	£6.9066	£6.8948	£7.4327	£7.4210	£7.9589	£7.9472	£8.4851	£8.4734	£9.0113	£8.9996	£9.5346	£9.5231	£10.0558	£10.0443
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£11.13	£7.7062	£7.6907	£8.4012	£8.3857	£9.0956	£9.0803	£9.7833	£9.7680	£10.4710	£10.4557	£11.1587	£11.1435	£11.8464	£11.8312	£12.5341	£12.5189	£13.2168	£13.2018
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	£9.54	£7.9476	£7.9326	£8.6344	£8.6194	£9.3213	£9.3062	£10.0028	£9.9879	£10.6839	£10.6690	£11.3649	£11.3501	£12.0460	£12.0312	£12.7271	£12.7122	£13.4082	£13.3933
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£16.70	£11.5661	£11.5444	£12.5575	£12.5359	£13.5489	£13.5273	£14.5403	£14.5187	£15.5285	£15.5071	£16.5130	£16.4916	£17.4975	£17.4760	£18.4819	£18.4605	£19.4664	£19.4450
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	£14.31	£11.5661	£11.5444	£12.5575	£12.5359	£13.5489	£13.5273	£14.5403	£14.5187	£15.5285	£15.5071	£16.5130	£16.4916	£17.4975	£17.4760	£18.4819	£18.4605	£19.4664	£19.4450
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£23.76	£14.6982	£14.6708	£15.9543	£15.9271	£17.2045	£17.1773	£18.4546	£18.4274	£19.7048	£19.6776	£20.9549	£20.9278	£22.2032	£22.1763	£23.4463	£23.4194	£24.6895	£24.6625
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	£20.99	£14.6982	£14.6708	£15.9543	£15.9271	£17.2045	£17.1773	£18.4546	£18.4274	£19.7048	£19.6776	£20.9549	£20.9278	£22.2032	£22.1763	£23.4463	£23.4194	£24.6895	£24.6625
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£32.04	£18.3727	£18.3385	£19.9429	£19.9089	£21.5056	£21.4716	£23.0683	£23.0343	£24.6310	£24.5970	£26.1937	£26.1597	£27.7540	£27.7203	£29.3079	£29.2742	£30.8618	£30.8281
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	£27.44	£18.3727	£18.3385	£19.9429	£19.9089	£21.5056	£21.4716	£23.0683	£23.0343	£24.6310	£24.5970	£26.1937	£26.1597	£27.7540	£27.7203	£29.3079	£29.2742	£30.8618	£30.8281
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£51.73	£25.3495	£25.3028	£27.5020	£27.4553	£29.6545	£29.6078	£31.8070	£31.7603	£33.9558	£33.9094	£36.0970	£36.0506	£38.2382	£38.1918	£40.3794	£40.3330	£42.5206	£42.4743
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	£44.33	£25.3495	£25.3028	£27.5020	£27.4553	£29.6545	£29.6078	£31.8070	£31.7603	£33.9558	£33.9094	£36.0970	£36.0506	£38.2382	£38.1918	£40.3794	£40.3330	£42.5206	£42.4743
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	£74.72	£28.4407	£28.3883	£30.8623	£30.8099	£33.2763	£33.2243	£35.6861	£35.6340	£38.0959	£38.0438	£40.5041	£40.4522	£42.9037	£42.8519	£45.3033	£45.2515	£47.7030	£47.6511
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	£64.04	£28.4407	£28.3883	£30.8623	£30.8099	£33.2763	£33.2243	£35.6861	£35.6340	£38.0959	£38.0438	£40.5041	£40.4522	£42.9037	£42.8519	£45.3033	£45.2515	£47.7030	£47.6511
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	£97.14	£33.8803	£33.8178	£36.7680	£36.7058	£39.6463	£39.5841	£42.5246	£42.4624	£45.3975	£45.3357	£48.2637	£48.2018	£51.1299	£51.0680	£53.9961	£53.9342	£56.8557	£56.7941
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	£83.25	£33.8803	£33.8178	£36.7680	£36.7058	£39.6463	£39.5841	£42.5246	£42.4624	£45.3975	£45.3357	£48.2637	£48.2018	£51.1299	£51.0680	£53.9961	£53.9342	£56.8557	£56.7941
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	£128.09	£47.1639	£47.0745	£51.2639	£51.1751	£55.3542	£55.2654	£59.4371	£59.3489	£63.5078	£63.4195	£67.5785	£67.4902	£71.6376	£71.5498	£75.6909	£75.6031	£79.7442	£79.6564
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	£160.11	£49.4768	£49.3833	£53.7931	£53.6996	£58.1003	£58.0072	£62.3962	£62.3031	£66.6847	£66.5922	£70.9623	£70.8697	£75.2398	£75.1472	£79.5023	£79.4101	£83.7633	£83.6711
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	£224.14	£58.0628	£57.9524	£63.1620	£63.0521	£68.2402	£68.1303	£73.3078	£73.1985	£78.3641	£78.2547	£83.4093	£83.3005	£88.4456	£88.3367	£93.4775	£93.3690	£98.4957	£98.3873
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	£298.86	£46.5389	£46.4490	£50.6813	£50.5919	£54.8081	£54.7191	£58.9229	£58.8343	£63.0265	£62.9379	£67.1169	£67.0286	£71.2030	£71.1152	£75.2764	£75.1885	£79.3483	£79.2607
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	£256.17	£46.5389	£46.4490	£50.6813	£50.5919	£54.8081	£54.7191	£58.9229	£58.8343	£63.0265	£62.9379	£67.1169	£67.0286	£71.2030	£71.1152	£75.2764	£75.1885	£79.3483	£79.2607
40	CDC-ELDER1 Older person's housing scheme (C3) 35 d	50	2.08	£2.80	£0.0498	£0.0456	£0.2168	£0.2126	£0.3838	£0.3796	£0.5490	£0.5449	£0.7135	£0.7094	£0.8780	£0.8739	£1.0425	£1.0384	£1.2069	£1.2029	£1.3714	£1.3674
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	£0.54	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069	-£0.5069
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£6.73	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8.0910	£8

Net zero carbon (operational only) Sales value (£ psm): 35% AFFORDABLE

BLV: SECONDARY OFFICES					£4,211 psm		£4,383 psm		£4,556 psm		£4,728 psm		£4,901 psm		£5,073 psm		£5,245 psm		£5,418 psm		£5,590 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.13	£0.0447	£0.0364	£0.0486	£0.0403	£0.0525	£0.0442	£0.0565	£0.0482	£0.0604	£0.0521	£0.0644	£0.0561	£0.0683	£0.0600	£0.0722	£0.0639	£0.0762	£0.0679
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.11	£0.0447	£0.0364	£0.0486	£0.0403	£0.0525	£0.0442	£0.0565	£0.0482	£0.0604	£0.0521	£0.0644	£0.0561	£0.0683	£0.0600	£0.0722	£0.0639	£0.0762	£0.0679
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.63	£0.2233	£0.1818	£0.2430	£0.2015	£0.2627	£0.2212	£0.2824	£0.2409	£0.3021	£0.2606	£0.3218	£0.2803	£0.3415	£0.3000	£0.3612	£0.3197	£0.3809	£0.3394
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.53	£0.2233	£0.1818	£0.2430	£0.2015	£0.2627	£0.2212	£0.2824	£0.2409	£0.3021	£0.2606	£0.3218	£0.2803	£0.3415	£0.3000	£0.3612	£0.3197	£0.3809	£0.3394
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£1.12	£0.4467	£0.3637	£0.4861	£0.4031	£0.5255	£0.4425	£0.5649	£0.4819	£0.6043	£0.5213	£0.6437	£0.5607	£0.6831	£0.6001	£0.7225	£0.6395	£0.7619	£0.6789
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.96	£0.4467	£0.3637	£0.4861	£0.4031	£0.5255	£0.4425	£0.5649	£0.4819	£0.6043	£0.5213	£0.6437	£0.5607	£0.6831	£0.6001	£0.7225	£0.6395	£0.7619	£0.6789
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£2.24	£0.8054	£0.6480	£0.8792	£0.7218	£0.9530	£0.7957	£1.0268	£0.8695	£1.1006	£0.9433	£1.1744	£1.0171	£1.2482	£1.0909	£1.3212	£1.1647	£1.3942	£1.2385
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£1.92	£0.8054	£0.6480	£0.8792	£0.7218	£0.9530	£0.7957	£1.0268	£0.8695	£1.1006	£0.9433	£1.1744	£1.0171	£1.2482	£1.0909	£1.3212	£1.1647	£1.3942	£1.2385
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£3.36	£1.2081	£0.9721	£1.3188	£1.0828	£1.4295	£1.1935	£1.5402	£1.3042	£1.6509	£1.4149	£1.7616	£1.5256	£1.8723	£1.6363	£1.9818	£1.7470	£2.0913	£1.8577
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£2.88	£1.2081	£0.9721	£1.3188	£1.0828	£1.4295	£1.1935	£1.5402	£1.3042	£1.6509	£1.4149	£1.7616	£1.5256	£1.8723	£1.6363	£1.9818	£1.7470	£2.0913	£1.8577
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£4.48	£1.5758	£1.2718	£1.7190	£1.4150	£1.8623	£1.5583	£2.0055	£1.7015	£2.1487	£1.8447	£2.2920	£1.9880	£2.4348	£2.1312	£2.5765	£2.2744	£2.7182	£2.4177
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£2.45	£1.1751	£0.8475	£1.3161	£0.9897	£1.4565	£1.1319	£1.5968	£1.2741	£1.7372	£1.4149	£1.8776	£1.5553	£2.0180	£1.6957	£2.1584	£1.8360	£2.2987	£1.9764
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£5.60	£1.9697	£1.5897	£2.1488	£1.7688	£2.3278	£1.9478	£2.5069	£2.1269	£2.6859	£2.3059	£2.8650	£2.4850	£3.0435	£2.6640	£3.2206	£2.8431	£3.3978	£3.0221
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£4.20	£1.7056	£1.3130	£1.8833	£1.4929	£2.0609	£1.6718	£2.2386	£1.8495	£2.4162	£2.0271	£2.5938	£2.2047	£2.7715	£2.3824	£2.9491	£2.5600	£3.1265	£2.7377
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£8.41	£2.9546	£2.3846	£3.2232	£2.6532	£3.4918	£2.9217	£3.7603	£3.1903	£4.0289	£3.4589	£4.2975	£3.7274	£4.5652	£3.9960	£4.8309	£4.2646	£5.0967	£4.5332
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£7.20	£2.9546	£2.3846	£3.2232	£2.6532	£3.4918	£2.9217	£3.7603	£3.1903	£4.0289	£3.4589	£4.2975	£3.7274	£4.5652	£3.9960	£4.8309	£4.2646	£5.0967	£4.5332
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£11.95	£3.9395	£3.1795	£4.2976	£3.5376	£4.6557	£3.8957	£5.0138	£4.2537	£5.3719	£4.6118	£5.7300	£4.9699	£6.0870	£5.3280	£6.4412	£5.6861	£6.7955	£6.0442
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	£6.52	£2.5966	£1.7776	£2.9521	£2.1331	£3.3054	£2.4886	£3.6564	£2.8441	£4.0073	£3.1996	£4.3583	£3.5525	£4.7092	£3.9035	£5.0602	£4.2544	£5.4111	£4.6054
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£17.93	£5.8460	£4.7162	£6.3783	£5.2486	£6.9066	£5.7809	£7.4327	£6.3133	£7.9589	£6.8457	£8.4851	£7.3735	£9.0113	£7.8997	£9.5346	£8.4259	£10.0558	£8.9520
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	£7.16	£5.8460	£4.7162	£6.3783	£5.2486	£6.9066	£5.7809	£7.4327	£6.3133	£7.9589	£6.8457	£8.4851	£7.3735	£9.0113	£7.8997	£9.5346	£8.4259	£10.0558	£8.9520
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£11.13	£7.7062	£6.2279	£8.4012	£6.9316	£9.0956	£7.6274	£9.7833	£8.3224	£10.4710	£9.0174	£11.1587	£9.7113	£11.8464	£10.3990	£12.5341	£11.0867	£13.2168	£11.7744
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	£9.54	£7.9476	£6.5168	£8.6344	£7.2060	£9.3213	£7.8928	£10.0028	£8.5797	£10.6839	£9.2665	£11.3649	£9.9529	£12.0460	£10.6340	£12.7271	£11.3151	£13.4082	£11.9961
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£16.70	£11.5661	£9.4989	£12.5575	£10.4990	£13.5489	£11.4949	£14.5403	£12.4863	£15.5285	£13.4777	£16.5130	£14.4691	£17.4975	£15.4606	£18.4819	£16.4477	£19.4664	£17.4322
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	£14.31	£11.5661	£9.4989	£12.5575	£10.4990	£13.5489	£11.4949	£14.5403	£12.4863	£15.5285	£13.4777	£16.5130	£14.4691	£17.4975	£15.4606	£18.4819	£16.4477	£19.4664	£17.4322
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£22.26	£14.6982	£12.0950	£15.9543	£13.3539	£17.2045	£14.6129	£18.4546	£15.8718	£19.7048	£17.1247	£20.9549	£18.3748	£22.2032	£19.6250	£23.4463	£20.8752	£24.6895	£22.1253
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	£19.08	£14.6982	£12.0950	£15.9543	£13.3539	£17.2045	£14.6129	£18.4546	£15.8718	£19.7048	£17.1247	£20.9549	£18.3748	£22.2032	£19.6250	£23.4463	£20.8752	£24.6895	£22.1253
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£29.81	£18.3727	£15.1187	£19.9429	£16.6924	£21.5056	£18.2661	£23.0683	£19.8397	£24.6310	£21.4059	£26.1937	£22.9686	£27.7540	£24.5312	£29.3079	£26.0939	£30.8618	£27.6566
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	£25.55	£18.3727	£15.1187	£19.9429	£16.6924	£21.5056	£18.2661	£23.0683	£19.8397	£24.6310	£21.4059	£26.1937	£22.9686	£27.7540	£24.5312	£29.3079	£26.0939	£30.8618	£27.6566
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£48.16	£25.3495	£20.8871	£27.5020	£23.0532	£29.6545	£25.2193	£31.8070	£27.3754	£33.9558	£29.5279	£36.0970	£31.6805	£38.2382	£33.8330	£40.3794	£35.9776	£42.5206	£38.1188
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	£41.28	£25.3495	£20.8871	£27.5020	£23.0532	£29.6545	£25.2193	£31.8070	£27.3754	£33.9558	£29.5279	£36.0970	£31.6805	£38.2382	£33.8330	£40.3794	£35.9776	£42.5206	£38.1188
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1000	55.56	£69.56	£28.4407	£23.4546	£30.8623	£25.8899	£33.2763	£28.3119	£35.6861	£30.7336	£38.0959	£33.1521	£40.5041	£35.5619	£42.9037	£37.9717	£45.3033	£40.3815	£47.7030	£42.7844
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1000	47.62	£59.63	£28.4407	£23.4546	£30.8623	£25.8899	£33.2763	£28.3119	£35.6861	£30.7336	£38.0959	£33.1521	£40.5041	£35.5619	£42.9037	£37.9717	£45.3033	£40.3815	£47.7030	£42.7844
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1300	72.22	£90.43	£33.8803	£27.9372	£36.7680	£30.8397	£39.6463	£33.7319	£42.5246	£36.6238	£45.3975	£39.5021	£48.2637	£42.3804	£51.1299	£45.2580	£53.9961	£48.1242	£56.8557	£50.9904
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1300	61.90	£77.51	£33.8803	£27.9372	£36.7680	£30.8397	£39.6463	£33.7319	£42.5246	£36.6238	£45.3975	£39.5021	£48.2637	£42.3804	£51.1299	£45.2580	£53.9961	£48.1242	£56.8557	£50.9904
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2000	95.24	£119.25	£47.1639	£38.6619	£51.2639	£42.7972	£55.3542	£46.9094	£59.4371	£51.0173	£63.5078	£55.1076	£67.5785	£59.1979	£71.6376	£63.2695	£75.6909	£67.3402	£79.7442	£71.4081
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2500	119.05	£149.06	£49.4768	£40.5368	£53.7931	£44.8899	£58.1003	£49.2285	£62.3962	£53.5468	£66.6847	£57.8601	£70.9623	£62.1561	£75.2398	£66.4512	£79.5023	£70.7287	£83.7633	£75.0062
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3500	166.67	£208.69	£58.0628	£47.5266	£63.1620	£52.6657	£68.2402	£57.7847	£73.3078	£62.8869	£78.3641	£67.9673	£83.4093	£73.0406	£88.4456	£78.0968	£93.4775	£83.1481	£98.4957	£88.1844
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4000	222.22	£278.25	£46.5389	£37.9803	£50.6813	£42.1659	£54.8081	£46.3292	£58.9229	£50.4737	£63.0265	£54.6030	£67.1169	£58.7204	£71.2030	£62.8240	£75.2764	£66.9173	£79.3483	£71.0051
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4000	190.48	£238.50	£46.5389	£37.9803	£50.6813	£42.1659	£54.8081	£46.3292	£58.9229	£50.4737	£63.0265	£54.6030	£67.1169	£58.7204	£71.2030	£62.8240	£75.2764	£66.9173	£79.3483	£71.0051
40	CDC-ELDER1 Older person's housing scheme (C3) 35 d	50	2.08	£2.60	£0.0498	£0.3970	£0.2168	£0.2273	£0.3838	£0.0576	£0.5490	£0.1104	£0.7135	£0.2774	£0.8780	£0.4443	£1.0425	£0.6091	£1.2069	£0.7736	£1.3714	£0.9381
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	£1.08	£0.5069	£0.8382	£0.5069	£0.8382	£0.5069	£0.8382	£0.5069	£0.8382	£0.5069	£0.8382	£0.5069	£0.8382	£0.5069	£0.8382	£0.5069	£0.8382	£0.5069	£0.8382
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£13.45	£8.0910	£7.2242	£8.0910	£7.2242	£8.0910	£7.2242	£8.0910	£7.2242	£8.0910	£7.2242	£8.0910	£7.2242	£8.0910	£7.2242	£8.0910	£7.2242	£8.0910	£7.2242
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	£13.45	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334	£8.5385	£7.5334
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	£26.90	£14.5655	£12.7774	£14.5655	£12.7774	£14.5655	£12.7774	£14.5655	£12.7774	£14.5655	£12.7774	£14.5655	£12.7774	£14.5655	£12.7774	£14.5655	£12.7774	£14.5655	£12.7774
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	£26.90	£14.8813	£12.7799	£14.8813	£12.7799	£14.8813	£12.7799	£14.8813	£12.7799	£14.8813	£12.7799	£14.8813	£12.7799	£14.8813	£12.7799	£14.8813	£12.7799	£14.8813	£12.7799
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	£53.79	£27.9729	£24.3231	£27.9729	£24.3231	£27.9729	£24.3231	£27.9729	£24.3231	£27.9729	£24.3231	£27.9729	£24.3231	£27.9729	£24.3231	£27.9729	£24.3231	£27.9729	£24.3231
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	£53.79	£32.0787	£28.0235	£32.0787	£28.0235	£32.0787	£28.0235	£32.0787	£28.0235	£32.0787	£28.0235	£32.0787	£28.0235	£32.0787	£28.0235	£32.0787	£28.0235	£32.0787	£28.0235

35% AFFORDABLE

BLV: SECONDARY INDUSTRIAL					£4,211 psm		£4,383 psm		£4,556 psm		£4,728 psm		£4,901 psm		£5,073 psm		£5,245 psm		£5,418 psm		£5,590 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.06	£0.0447	£0.0364	£0.0486	£0.0403	£0.0525	£0.0442	£0.0565	£0.0482	£0.0604	£0.0521	£0.0644	£0.0561	£0.0683	£0.0600	£0.0722	£0.0639	£0.0762	£0.0679
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.05	£0.0447	£0.0364	£0.0486	£0.0403	£0.0525	£0.0442	£0.0565	£0.0482	£0.0604	£0.0521	£0.0644	£0.0561	£0.0683	£0.0600	£0.0722	£0.0639	£0.0762	£0.0679
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.29	£0.2233	£0.1818	£0.2430	£0.2015	£0.2627	£0.2212	£0.2824	£0.2409	£0.3021	£0.2606	£0.3218	£0.2803	£0.3415	£0.3000	£0.3612	£0.3197	£0.3809	£0.3394
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.25	£0.2233	£0.1818	£0.2430	£0.2015	£0.2627	£0.2212	£0.2824	£0.2409	£0.3021	£0.2606	£0.3218	£0.2803	£0.3415	£0.3000	£0.3612	£0.3197	£0.3809	£0.3394
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£0.52	£0.4467	£0.3637	£0.4861	£0.4031	£0.5255	£0.4425	£0.5649	£0.4819	£0.6043	£0.5213	£0.6437	£0.5607	£0.6831	£0.6001	£0.7225	£0.6395	£0.7619	£0.6789
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.45	£0.4467	£0.3637	£0.4861	£0.4031	£0.5255	£0.4425	£0.5649	£0.4819	£0.6043	£0.5213	£0.6437	£0.5607	£0.6831	£0.6001	£0.7225	£0.6395	£0.7619	£0.6789
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£1.04	£0.8054	£0.6480	£0.8792	£0.7218	£0.9530	£0.7957	£1.0268	£0.8695	£1.1006	£0.9433	£1.1744	£1.0171	£1.2482	£1.0909	£1.3212	£1.1647	£1.3942	£1.2385
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£0.89	£0.8054	£0.6480	£0.8792	£0.7218	£0.9530	£0.7957	£1.0268	£0.8695	£1.1006	£0.9433	£1.1744	£1.0171	£1.2482	£1.0909	£1.3212	£1.1647	£1.3942	£1.2385
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£1.57	£1.2081	£0.9721	£1.3188	£1.0828	£1.4295	£1.1935	£1.5402	£1.3042	£1.6509	£1.4149	£1.7616	£1.5256	£1.8723	£1.6363	£1.9818	£1.7470	£2.0913	£1.8577
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£1.34	£1.2081	£0.9721	£1.3188	£1.0828	£1.4295	£1.1935	£1.5402	£1.3042	£1.6509	£1.4149	£1.7616	£1.5256	£1.8723	£1.6363	£1.9818	£1.7470	£2.0913	£1.8577
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£2.09	£1.5758	£1.2718	£1.7190	£1.4150	£1.8623	£1.5583	£2.0055	£1.7015	£2.1487	£1.8447	£2.2920	£1.9880	£2.4348	£2.1312	£2.5765	£2.2744	£2.7182	£2.4177
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£1.14	£1.1751	£0.8475	£1.3161	£0.9897	£1.4565	£1.1319	£1.5968	£1.2741	£1.7372	£1.4149	£1.8776	£1.5553	£2.0180	£1.6957	£2.1584	£1.8360	£2.2987	£1.9764
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£2.61	£1.9697	£1.5897	£2.1488	£1.7688	£2.3278	£1.9478	£2.5069	£2.1269	£2.6859	£2.3059	£2.8650	£2.4850	£3.0435	£2.6640	£3.2206	£2.8431	£3.3978	£3.0221
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£1.96	£1.7056	£1.3130	£1.8833	£1.4929	£2.0609	£1.6718	£2.2386	£1.8495	£2.4162	£2.0271	£2.5938	£2.2047	£2.7715	£2.3824	£2.9491	£2.5600	£3.1265	£2.7377
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£3.91	£2.9546	£2.3846	£3.2232	£2.6532	£3.4918	£2.9217	£3.7603	£3.1903	£4.0289	£3.4589	£4.2975	£3.7274	£4.5652	£3.9960	£4.8309	£4.2646	£5.0967	£4.5332
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£3.35	£2.9546	£2.3846	£3.2232	£2.6532	£3.4918	£2.9217	£3.7603	£3.1903	£4.0289	£3.4589	£4.2975	£3.7274	£4.5652	£3.9960	£4.8309	£4.2646	£5.0967	£4.5332
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£5.57	£3.9395	£3.1795	£4.2976	£3.5376	£4.6557	£3.8957	£5.0138	£4.2537	£5.3719	£4.6118	£5.7300	£4.9699	£6.0870	£5.3280	£6.4412	£5.6861	£6.7955	£6.0442
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	£3.04	£2.5966	£1.7776	£2.9521	£2.1331	£3.3054	£2.4886	£3.6564	£2.8441	£4.0073	£3.1996	£4.3583	£3.5525	£4.7092	£3.9035	£5.0602	£4.2544	£5.4111	£4.6054
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£8.35	£5.8460	£4.7162	£6.3783	£5.2486	£6.9066	£5.7809	£7.4327	£6.3133	£7.9589	£6.8457	£8.4851	£7.3735	£9.0113	£7.8997	£9.5346	£8.4259	£10.0558	£8.9520
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	£7.16	£5.8460	£4.7162	£6.3783	£5.2486	£6.9066	£5.7809	£7.4327	£6.3133	£7.9589	£6.8457	£8.4851	£7.3735	£9.0113	£7.8997	£9.5346	£8.4259	£10.0558	£8.9520
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£11.13	£7.7062	£6.2279	£8.4012	£6.9316	£9.0956	£7.6274	£9.7833	£8.3224	£10.4710	£9.0174	£11.1587	£9.7113	£11.8464	£10.3990	£12.5341	£11.0867	£13.2168	£11.7744
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	£9.54	£7.9476	£6.5168	£8.6344	£7.2060	£9.3213	£7.8928	£10.0028	£8.5797	£10.6839	£9.2665	£11.3649	£9.9529	£12.0460	£10.6340	£12.7271	£11.3151	£13.4082	£11.9961
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£16.70	£11.5661	£9.4989	£12.5575	£10.4990	£13.5489	£11.4949	£14.5403	£12.4863	£15.5285	£13.4777	£16.5130	£14.4691	£17.4975	£15.4606	£18.4819	£16.4477	£19.4664	£17.4322
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	£14.31	£11.5661	£9.4989	£12.5575	£10.4990	£13.5489	£11.4949	£14.5403	£12.4863	£15.5285	£13.4777	£16.5130	£14.4691	£17.4975	£15.4606	£18.4819	£16.4477	£19.4664	£17.4322
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£22.26	£14.6982	£12.0950	£15.9543	£13.3539	£17.2045	£14.6129	£18.4546	£15.8718	£19.7048	£17.1247	£20.9549	£18.3748	£22.2032	£19.6250	£23.4463	£20.8752	£24.6895	£22.1253
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	£19.08	£14.6982	£12.0950	£15.9543	£13.3539	£17.2045	£14.6129	£18.4546	£15.8718	£19.7048	£17.1247	£20.9549	£18.3748	£22.2032	£19.6250	£23.4463	£20.8752	£24.6895	£22.1253
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£29.81	£18.3727	£15.1187	£19.9429	£16.6924	£21.5056	£18.2661	£23.0683	£19.8397	£24.6310	£21.4059	£26.1937	£22.9686	£27.7540	£24.5312	£29.3079	£26.0939	£30.8618	£27.6566
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	£25.55	£18.3727	£15.1187	£19.9429	£16.6924	£21.5056	£18.2661	£23.0683	£19.8397	£24.6310	£21.4059	£26.1937	£22.9686	£27.7540	£24.5312	£29.3079	£26.0939	£30.8618	£27.6566
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£48.16	£25.3495	£20.8871	£27.5020	£23.0532	£29.6545	£25.2193	£31.8070	£27.3754	£33.9558	£29.5279	£36.0970	£31.6805	£38.2382	£33.8330	£40.3794	£35.9776	£42.5206	£38.1188
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	£41.28	£25.3495	£20.8871	£27.5020	£23.0532	£29.6545	£25.2193	£31.8070	£27.3754	£33.9558	£29.5279	£36.0970	£31.6805	£38.2382	£33.8330	£40.3794	£35.9776	£42.5206	£38.1188
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1000	55.56	£69.56	£28.4407	£23.4546	£30.8623	£25.8899	£33.2763	£28.3119	£35.6861	£30.7336	£38.0959	£33.1521	£40.5041	£35.5619	£42.9037	£37.9717	£45.3033	£40.3815	£47.7030	£42.7844
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1000	47.62	£59.63	£28.4407	£23.4546	£30.8623	£25.8899	£33.2763	£28.3119	£35.6861	£30.7336	£38.0959	£33.1521	£40.5041	£35.5619	£42.9037	£37.9717	£45.3033	£40.3815	£47.7030	£42.7844
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1300	72.22	£90.43	£33.8803	£27.9372	£36.7680	£30.8397	£39.6463	£33.7319	£42.5246	£36.6238	£45.3975	£39.5021	£48.2637	£42.3804	£51.1299	£45.2580	£53.9961	£48.1242	£56.8557	£50.9904
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1300	61.90	£77.51	£33.8803	£27.9372	£36.7680	£30.8397	£39.6463	£33.7319	£42.5246	£36.6238	£45.3975	£39.5021	£48.2637	£42.3804	£51.1299	£45.2580	£53.9961	£48.1242	£56.8557	£50.9904
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2000	95.24	£119.25	£47.1639	£38.6619	£51.2639	£42.7972	£55.3542	£46.9094	£59.4371	£51.0173	£63.5078	£55.1076	£67.5785	£59.1979	£71.6376	£63.2695	£75.6909	£67.3402	£79.7442	£71.4081
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2500	119.05	£149.06	£49.4768	£40.5368	£53.7931	£44.8899	£58.1003	£49.2285	£62.3962	£53.5468	£66.6847	£57.8601	£70.9623	£62.1561	£75.2398	£66.4512	£79.5023	£70.7287	£83.7633	£75.0062
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3500	166.67	£208.69	£58.0628	£47.5266	£63.1620	£52.6657	£68.2402	£57.7847	£73.3078	£62.8869	£78.3641	£67.9673	£83.4093	£73.0406	£88.4456	£78.0968	£93.4775	£83.1481	£98.4957	£88.1844
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4000	222.22	£278.25	£46.5389	£37.9803	£50.6813	£42.1659	£54.8081	£46.3292	£58.9229	£50.4737	£63.0265	£54.6030	£67.1169	£58.7204	£71.2030	£62.8240	£75.2764	£66.9173	£79.3483	£71.0051
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4000	190.48	£238.50	£46.5389	£37.9803	£50.6813	£42.1659	£54.8081	£46.3292	£58.9229	£50.4737	£63.0265	£54.6030	£67.1169	£58.7204	£71.2030	£62.8240	£75.2764	£66.9173	£79.3483	£71.0051
40	CDC-ELDER1 Older person's housing scheme (C3) 35 d	50	2.08	£2.60	£0.0498	£0.3970	£0.2168	£0.2273	£0.3838	£0.0576	£0.5490	£0.1104	£0.7135	£0.2774	£0.8780	£0.4443	£1.0425	£0.6091	£1.2069	£0.7736	£1.3714	£0.9381
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	£1.08	£0.5069	£0.8382	£0.5069	£0.8382	£0.5069	£0.8382	£0.5069	£0.8382	£0.5069	£0.8382	£0.5069	£0.8382	£0.5069	£0.8382	£0.5069	£0.8382	£0.5069	£0.8382
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£13.45	£8.0910	£7.2242	£8.0910	£7.2242	£8.0910	£7.2242	£8.0910	£7.2242	£8.0910	£7.2242	£8.0910	£7.2242	£

Net zero carbon (operational and embodied) Sales value (£ psm): 35% AFFORDABLE

BLV: SECONDARY OFFICES					£4,211 psm		£4,383 psm		£4,556 psm		£4,728 psm		£4,901 psm		£5,073 psm		£5,245 psm		£5,418 psm		£5,590 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.13	£0.0447	£0.0198	£0.0486	£0.0237	£0.0525	£0.0276	£0.0565	£0.0316	£0.0604	£0.0355	£0.0644	£0.0395	£0.0683	£0.0434	£0.0722	£0.0473	£0.0762	£0.0513
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.11	£0.0447	£0.0198	£0.0486	£0.0237	£0.0525	£0.0276	£0.0565	£0.0316	£0.0604	£0.0355	£0.0644	£0.0395	£0.0683	£0.0434	£0.0722	£0.0473	£0.0762	£0.0513
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.63	£0.2233	£0.0988	£0.2430	£0.1185	£0.2627	£0.1382	£0.2824	£0.1579	£0.3021	£0.1776	£0.3218	£0.1973	£0.3415	£0.2170	£0.3612	£0.2367	£0.3809	£0.2564
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.53	£0.2233	£0.0988	£0.2430	£0.1185	£0.2627	£0.1382	£0.2824	£0.1579	£0.3021	£0.1776	£0.3218	£0.1973	£0.3415	£0.2170	£0.3612	£0.2367	£0.3809	£0.2564
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£1.12	£0.4467	£0.1976	£0.4861	£0.2370	£0.5255	£0.2764	£0.5649	£0.3158	£0.6043	£0.3552	£0.6437	£0.3946	£0.6831	£0.4340	£0.7225	£0.4734	£0.7619	£0.5128
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.96	£0.4467	£0.1976	£0.4861	£0.2370	£0.5255	£0.2764	£0.5649	£0.3158	£0.6043	£0.3552	£0.6437	£0.3946	£0.6831	£0.4340	£0.7225	£0.4734	£0.7619	£0.5128
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£2.24	£0.8054	£0.3309	£0.8792	£0.4057	£0.9530	£0.4805	£1.0268	£0.5548	£1.1006	£0.6286	£1.1744	£0.7024	£1.2482	£0.7762	£1.3212	£0.8500	£1.3942	£0.9238
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£1.92	£0.8054	£0.3309	£0.8792	£0.4057	£0.9530	£0.4805	£1.0268	£0.5548	£1.1006	£0.6286	£1.1744	£0.7024	£1.2482	£0.7762	£1.3212	£0.8500	£1.3942	£0.9238
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£3.36	£1.2081	£0.4963	£1.3188	£0.6085	£1.4295	£0.7207	£1.5402	£0.8322	£1.6509	£0.9429	£1.7616	£1.0536	£1.8723	£1.1643	£1.9818	£1.2750	£2.0913	£1.3857
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£2.88	£1.2081	£0.4963	£1.3188	£0.6085	£1.4295	£0.7207	£1.5402	£0.8322	£1.6509	£0.9429	£1.7616	£1.0536	£1.8723	£1.1643	£1.9818	£1.2750	£2.0913	£1.3857
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£4.48	£1.5758	£0.6544	£1.7190	£0.7995	£1.8623	£0.9446	£2.0055	£1.0897	£2.1487	£1.2348	£2.2920	£1.3799	£2.4348	£1.5232	£2.5765	£1.6664	£2.7182	£1.8097
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£2.45	£1.1751	£0.1897	£1.3161	£0.3341	£1.4565	£0.4767	£1.5968	£0.6189	£1.7372	£0.7612	£1.8776	£0.9034	£2.0180	£1.0456	£2.1584	£1.1878	£2.2987	£1.3300
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£5.60	£1.9697	£0.8180	£2.1488	£0.9994	£2.3278	£1.1807	£2.5069	£1.3621	£2.6859	£1.5435	£2.8650	£1.7249	£3.0435	£1.9040	£3.2206	£2.0830	£3.3978	£2.2621
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£4.20	£1.7056	£0.5220	£1.8833	£0.7020	£2.0609	£0.8820	£2.2386	£1.0619	£2.4162	£1.2419	£2.5938	£1.4218	£2.7715	£1.6018	£2.9491	£1.7817	£3.1265	£1.9595
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£8.41	£2.9546	£1.2270	£3.2232	£1.4991	£3.4918	£1.7711	£3.7603	£2.0432	£4.0289	£2.3152	£4.2975	£2.5873	£4.5652	£2.8560	£4.8309	£3.1245	£5.0967	£3.3931
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£7.20	£2.9546	£1.2270	£3.2232	£1.4991	£3.4918	£1.7711	£3.7603	£2.0432	£4.0289	£2.3152	£4.2975	£2.5873	£4.5652	£2.8560	£4.8309	£3.1245	£5.0967	£3.3931
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£11.95	£3.9395	£1.6360	£4.2976	£1.9987	£4.6557	£2.3615	£5.0138	£2.7242	£5.3719	£3.0870	£5.7300	£3.4497	£6.0870	£3.8080	£6.4412	£4.1661	£6.7955	£4.5241
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	£6.52	£2.5966	£0.1276	£2.9521	£0.4885	£3.3054	£0.8495	£3.6564	£1.2062	£4.0073	£1.5617	£4.3583	£1.9172	£4.7092	£2.2727	£5.0602	£2.6282	£5.4111	£2.9838
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£17.93	£5.8460	£2.4400	£6.3783	£2.9797	£6.9066	£3.5193	£7.4327	£4.0538	£7.9589	£4.5861	£8.4851	£5.1185	£9.0113	£5.6508	£9.5346	£6.1832	£10.0558	£6.7156
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	£15.37	£5.8460	£2.4400	£6.3783	£2.9797	£6.9066	£3.5193	£7.4327	£4.0538	£7.9589	£4.5861	£8.4851	£5.1185	£9.0113	£5.6508	£9.5346	£6.1832	£10.0558	£6.7156
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£23.91	£7.7062	£3.2392	£8.4012	£3.9460	£9.0956	£4.6497	£9.7833	£5.3534	£10.4710	£6.0572	£11.1587	£6.7609	£11.8464	£7.4646	£12.5341	£8.1648	£13.2168	£8.8598
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	£20.49	£7.9476	£3.6033	£8.6344	£4.3060	£9.3213	£5.0086	£10.0028	£5.7042	£10.6839	£6.3982	£11.3649	£7.0922	£12.0460	£7.7833	£12.7271	£8.4701	£13.4082	£9.1570
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£35.86	£11.5661	£5.3048	£12.5575	£6.3225	£13.5489	£7.3329	£14.5403	£8.3434	£15.5285	£9.3455	£16.5130	£10.3456	£17.4975	£11.3457	£18.4819	£12.3439	£19.4664	£13.3353
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	£30.74	£11.5661	£5.3048	£12.5575	£6.3225	£13.5489	£7.3329	£14.5403	£8.3434	£15.5285	£9.3455	£16.5130	£10.3456	£17.4975	£11.3457	£18.4819	£12.3439	£19.4664	£13.3353
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£47.82	£14.6982	£6.8154	£15.9543	£8.0972	£17.2045	£9.3779	£18.4546	£10.6474	£19.7048	£11.9168	£20.9549	£13.1832	£22.2032	£14.4422	£23.4463	£15.7011	£24.6895	£16.9600
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	£40.99	£14.6982	£6.8154	£15.9543	£8.0972	£17.2045	£9.3779	£18.4546	£10.6474	£19.7048	£11.9168	£20.9549	£13.1832	£22.2032	£14.4422	£23.4463	£15.7011	£24.6895	£16.9600
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£64.04	£18.3727	£8.5193	£19.9429	£10.1216	£21.5056	£11.7224	£23.0683	£13.3092	£24.6310	£14.8961	£26.1937	£16.4791	£27.7540	£18.0527	£29.3079	£19.6264	£30.8618	£21.2000
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	£54.89	£18.3727	£8.5193	£19.9429	£10.1216	£21.5056	£11.7224	£23.0683	£13.3092	£24.6310	£14.8961	£26.1937	£16.4791	£27.7540	£18.0527	£29.3079	£19.6264	£30.8618	£21.2000
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£103.45	£25.3495	£11.8594	£27.5020	£14.0596	£29.6545	£16.2550	£31.8070	£18.4370	£33.9558	£20.6190	£36.0970	£22.7868	£38.2382	£24.9529	£40.3794	£27.1191	£42.5206	£29.2748
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	£88.67	£25.3495	£11.8594	£27.5020	£14.0596	£29.6545	£16.2550	£31.8070	£18.4370	£33.9558	£20.6190	£36.0970	£22.7868	£38.2382	£24.9529	£40.3794	£27.1191	£42.5206	£29.2748
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	55.56	£149.43	£28.4407	£13.3670	£30.8623	£15.8365	£33.2763	£18.2970	£35.6861	£20.7477	£38.0959	£23.1888	£40.5041	£25.6241	£42.9037	£28.0544	£45.3033	£30.4760	£47.7030	£32.8977
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	47.62	£128.08	£28.4407	£13.3670	£30.8623	£15.8365	£33.2763	£18.2970	£35.6861	£20.7477	£38.0959	£23.1888	£40.5041	£25.6241	£42.9037	£28.0544	£45.3033	£30.4760	£47.7030	£32.8977
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	72.22	£194.26	£33.8803	£15.9112	£36.7680	£18.8604	£39.6463	£21.7965	£42.5246	£24.7221	£45.3975	£27.6329	£48.2637	£30.5409	£51.1299	£33.4352	£53.9961	£36.3274	£56.8557	£39.2138
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	61.90	£166.51	£33.8803	£15.9112	£36.7680	£18.8604	£39.6463	£21.7965	£42.5246	£24.7221	£45.3975	£27.6329	£48.2637	£30.5409	£51.1299	£33.4352	£53.9961	£36.3274	£56.8557	£39.2138
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	95.24	£256.17	£47.1639	£21.3634	£51.2639	£25.5967	£55.3542	£29.7991	£59.4371	£33.9774	£63.5078	£38.1383	£67.5785	£42.2747	£71.6376	£46.4005	£75.6909	£50.5127	£79.7442	£54.6143
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	119.05	£320.21	£49.4768	£22.3382	£53.7931	£26.8051	£58.1003	£31.2374	£62.3962	£35.6411	£66.6847	£40.0220	£70.9623	£44.3851	£75.2398	£48.7244	£79.5023	£53.0543	£83.7633	£57.3706
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	166.67	£448.29	£58.0628	£26.0495	£63.1620	£31.3357	£68.2402	£36.5758	£73.3078	£41.7792	£78.3641	£46.9520	£83.4093	£52.0999	£88.4456	£57.2279	£93.4775	£62.3306	£98.4957	£67.4215
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	222.22	£597.72	£46.5389	£20.4784	£50.6813	£24.8099	£54.8081	£29.0958	£58.9229	£33.3400	£63.0265	£37.5542	£67.1169	£41.7430	£71.2030	£45.9099	£75.2764	£50.0586	£79.3483	£54.1926
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	190.48	£512.33	£46.5389	£20.4784	£50.6813	£24.8099	£54.8081	£29.0958	£58.9229	£33.3400	£63.0265	£37.5542	£67.1169	£41.7430	£71.2030	£45.9099	£75.2764	£50.0586	£79.3483	£54.1926
40	CDC-ELDER1 Older person's housing scheme (C3) 35 d	50	2.08	£5.59	£0.0498	-£1.3036	£0.2168	-£1.1309	£0.3838	-£0.9582	£0.5490	-£0.7855	£0.7135	-£0.6133	£0.8780	-£0.4436	£1.0425	-£0.2739	£1.2069	-£0.1042	£1.3714	£0.0645
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	0.40	£1.08	-£0.5069	-£1.5007	-£0.5069	-£1.5007	-£0.5069	-£1.5007	-£0.5069	-£1.5007	-£0.5069	-£1.5007	-£0.5069	-£1.5007	-£0.5069	-£1.5007	-£0.5069	-£1.5007	-£0.5069	-£1.5007
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	5.00	£13.45	£8.0910	£5.4906	£8.0910	£5.4906	£8.0910	£5.4906	£8.0910	£5.4906	£8.0910	£5.4906	£8.0910	£5.4906	£8.0910	£5.4906	£8.0910	£5.4906	£8.0910	£5.4906
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	5.00	£13.45	£8.5385	£5.5234	£8.5385	£5.5234	£8.5385	£5.5234	£8.5385	£5.5234	£8.5385	£5.5234	£8.5385	£5.5234	£8.5385	£5.5234	£8.5385	£5.5234	£8.5385	£5.5234
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	10.00	£26.90	£14.5655	£9.2014	£14.5655	£9.2014	£14.5655	£9.2014	£14.5655	£9.2014	£14.5655	£9.2014	£14.5655	£9.2014	£14.5655	£9.2014	£14.5655	£9.2014	£14.5655	£9.2014
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	10.00	£26.90	£14.8813	£8.5772	£14.8813	£8.5772	£14.8813	£8.5772	£14.8813	£8.5772	£14.8813	£8.5772	£14.8813	£8.5772	£14.8813	£8.5772	£14.8813	£8.5772	£14.8813	£8.5772
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	20.00	£53.79	£27.9729	£17.0233	£27.9729	£17.0233	£27.9729	£17.0233	£27.9729	£17.0233	£27.9729	£17.0233	£27.9729	£17.0233	£27.9729	£17.0233	£27.9729	£17.0233	£27.9729	£17.0233
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	20.00	£53.79	£32.0787	£19.9133	£32.0787	£19.9133	£32.0787	£19.9133	£32.0787	£19.9133	£32.0787	£19.9133	£32.0787	£19.9133	£32.0787	£19.9133	£32.0787	£19.9133	£32.0787	£19.9133

35% AFFORDABLE

BLV: SECONDARY INDUSTRIAL					£4,211 psm		£4,383 psm		£4,556 psm		£4,728 psm		£4,901 psm		£5,073 psm		£5,245 psm		£5,418 psm		£5,590 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	0.05	£0.06	£0.0447	£0.0198	£0.0486	£0.0237	£0.0525	£0.0276	£0.0565	£0.0316	£0.0604	£0.0355	£0.0644	£0.0395	£0.0683	£0.0434	£0.0722	£0.0473	£0.0762	£0.0513
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	0.04	£0.05	£0.0447	£0.0198	£0.0486	£0.0237	£0.0525	£0.0276	£0.0565	£0.0316	£0.0604	£0.0355	£0.0644	£0.0395	£0.0683	£0.0434	£0.0722	£0.0473	£0.0762	£0.0513
3	CDC-RES3 Small scheme (5 units) 25 dph	5	0.24	£0.29	£0.2233	£0.0988	£0.2430	£0.1185	£0.2627	£0.1382	£0.2824	£0.1579	£0.3021	£0.1776	£0.3218	£0.1973	£0.3415	£0.2170	£0.3612	£0.2367	£0.3809	£0.2564
4	CDC-RES4 Small scheme (5 units) 30 dph	5	0.20	£0.25	£0.2233	£0.0988	£0.2430	£0.1185	£0.2627	£0.1382	£0.2824	£0.1579	£0.3021	£0.1776	£0.3218	£0.1973	£0.3415	£0.2170	£0.3612	£0.2367	£0.3809	£0.2564
5	CDC-RES5 Small scheme (10 units) 30 dph	10	0.42	£0.52	£0.4467	£0.1976	£0.4861	£0.2370	£0.5255	£0.2764	£0.5649	£0.3158	£0.6043	£0.3552	£0.6437	£0.3946	£0.6831	£0.4340	£0.7225	£0.4734	£0.7619	£0.5128
6	CDC-RES6 Small scheme (10 units) 35 dph	10	0.36	£0.45	£0.4467	£0.1976	£0.4861	£0.2370	£0.5255	£0.2764	£0.5649	£0.3158	£0.6043	£0.3552	£0.6437	£0.3946	£0.6831	£0.4340	£0.7225	£0.4734	£0.7619	£0.5128
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	0.83	£1.04	£0.8054	£0.3309	£0.8792	£0.4057	£0.9530	£0.4805	£1.0268	£0.5548	£1.1006	£0.6286	£1.1744	£0.7024	£1.2482	£0.7762	£1.3212	£0.8500	£1.3942	£0.9238
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	0.71	£0.89	£0.8054	£0.3309	£0.8792	£0.4057	£0.9530	£0.4805	£1.0268	£0.5548	£1.1006	£0.6286	£1.1744	£0.7024	£1.2482	£0.7762	£1.3212	£0.8500	£1.3942	£0.9238
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	1.25	£1.57	£1.2081	£0.4963	£1.3188	£0.6085	£1.4295	£0.7207	£1.5402	£0.8322	£1.6509	£0.9429	£1.7616	£1.0536	£1.8723	£1.1643	£1.9818	£1.2750	£2.0913	£1.3857
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	1.07	£1.34	£1.2081	£0.4963	£1.3188	£0.6085	£1.4295	£0.7207	£1.5402	£0.8322	£1.6509	£0.9429	£1.7616	£1.0536	£1.8723	£1.1643	£1.9818	£1.2750	£2.0913	£1.3857
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	1.67	£2.09	£1.5758	£0.6544	£1.7190	£0.7995	£1.8623	£0.9446	£2.0055	£1.0897	£2.1487	£1.2348	£2.2920	£1.3799	£2.4348	£1.5232	£2.5765	£1.6664	£2.7182	£1.8097
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	0.91	£1.14	£1.1751	£0.1897	£1.3161	£0.3341	£1.4565	£0.4767	£1.5968	£0.6189	£1.7372	£0.7612	£1.8776	£0.9034	£2.0180	£1.0456	£2.1584	£1.1878	£2.2987	£1.3300
13	CDC-RES13 Large scheme (50 units) 30 dph	50	2.08	£2.61	£1.9697	£0.8180	£2.1488	£0.9994	£2.3278	£1.1807	£2.5069	£1.3621	£2.6859	£1.5435	£2.8650	£1.7249	£3.0435	£1.9040	£3.2206	£2.0830	£3.3978	£2.2621
14	CDC-RES14 Large scheme (50 units) 40 dph	50	1.56	£1.96	£1.7056	£0.5220	£1.8833	£0.7020	£2.0609	£0.8820	£2.2386	£1.0619	£2.4162	£1.2419	£2.5938	£1.4218	£2.7715	£1.6018	£2.9491	£1.7817	£3.1265	£1.9595
15	CDC-RES15 Large scheme (75 units) 30 dph	75	3.13	£3.91	£2.9546	£1.2270	£3.2232	£1.4991	£3.4918	£1.7711	£3.7603	£2.0432	£4.0289	£2.3152	£4.2975	£2.5873	£4.5652	£2.8560	£4.8309	£3.1245	£5.0967	£3.3931
16	CDC-RES16 Large scheme (75 units) 35 dph	75	2.68	£3.35	£2.9546	£1.2270	£3.2232	£1.4991	£3.4918	£1.7711	£3.7603	£2.0432	£4.0289	£2.3152	£4.2975	£2.5873	£4.5652	£2.8560	£4.8309	£3.1245	£5.0967	£3.3931
17	CDC-RES17 Large scheme (100 units) 30 dph	100	4.44	£5.57	£3.9395	£1.6360	£4.2976	£1.9987	£4.6557	£2.3615	£5.0138	£2.7242	£5.3719	£3.0870	£5.7300	£3.4497	£6.0870	£3.8080	£6.4412	£4.1661	£6.7955	£4.5241
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	2.42	£3.04	£2.5966	£0.1276	£2.9521	£0.4885	£3.3054	£0.8495	£3.6564	£1.2062	£4.0073	£1.5617	£4.3583	£1.9172	£4.7092	£2.2727	£5.0602	£2.6282	£5.4111	£2.9838
19	CDC-RES19 Large scheme (150 units) 30 dph	150	6.67	£8.35	£5.8460	£2.4400	£6.3783	£2.9797	£6.9066	£3.5193	£7.4327	£4.0538	£7.9589	£4.5861	£8.4851	£5.1185	£9.0113	£5.6508	£9.5346	£6.1832	£10.0558	£6.7156
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	5.71	£7.16	£5.8460	£2.4400	£6.3783	£2.9797	£6.9066	£3.5193	£7.4327	£4.0538	£7.9589	£4.5861	£8.4851	£5.1185	£9.0113	£5.6508	£9.5346	£6.1832	£10.0558	£6.7156
21	CDC-RES21 Large scheme (200 units) 30 dph	200	8.89	£11.13	£7.7062	£3.2392	£8.4012	£3.9460	£9.0956	£4.6497	£9.7833	£5.3534	£10.4710	£6.0572	£11.1587	£6.7609	£11.8464	£7.4646	£12.5341	£8.1648	£13.2168	£8.8598
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	7.62	£9.54	£7.9476	£3.6033	£8.6344	£4.3060	£9.3213	£5.0086	£10.0028	£5.7042	£10.6839	£6.3982	£11.3649	£7.0922	£12.0460	£7.7833	£12.7271	£8.4701	£13.4082	£9.1570
23	CDC-RES23 Large scheme (300 units) 30 dph	300	13.33	£16.70	£11.5661	£5.3048	£12.5575	£6.3225	£13.5489	£7.3329	£14.5403	£8.3434	£15.5285	£9.3455	£16.5130	£10.3456	£17.4975	£11.3457	£18.4819	£12.3439	£19.4664	£13.3353
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	11.43	£14.31	£11.5661	£5.3048	£12.5575	£6.3225	£13.5489	£7.3329	£14.5403	£8.3434	£15.5285	£9.3455	£16.5130	£10.3456	£17.4975	£11.3457	£18.4819	£12.3439	£19.4664	£13.3353
25	CDC-RES25 Large scheme (400 units) 30 dph	400	17.78	£22.26	£14.6982	£6.8154	£15.9543	£8.0972	£17.2045	£9.3779	£18.4546	£10.6474	£19.7048	£11.9168	£20.9549	£13.1832	£22.2032	£14.4422	£23.4463	£15.7011	£24.6895	£16.9600
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	15.24	£19.08	£14.6982	£6.8154	£15.9543	£8.0972	£17.2045	£9.3779	£18.4546	£10.6474	£19.7048	£11.9168	£20.9549	£13.1832	£22.2032	£14.4422	£23.4463	£15.7011	£24.6895	£16.9600
27	CDC-RES27 Large scheme (500 units) 30 dph	500	23.81	£29.81	£18.3727	£8.5193	£19.9429	£10.1216	£21.5056	£11.7224	£23.0683	£13.3092	£24.6310	£14.8961	£26.1937	£16.4791	£27.7540	£18.0527	£29.3079	£19.6264	£30.8618	£21.2000
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	20.41	£25.55	£18.3727	£8.5193	£19.9429	£10.1216	£21.5056	£11.7224	£23.0683	£13.3092	£24.6310	£14.8961	£26.1937	£16.4791	£27.7540	£18.0527	£29.3079	£19.6264	£30.8618	£21.2000
29	CDC-RES29 Large scheme (750 units) 30 dph	750	38.46	£48.16	£25.3495	£11.8594	£27.5020	£14.0596	£29.6545	£16.2550	£31.8070	£18.4370	£33.9558	£20.6190	£36.0970	£22.7868	£38.2382	£24.9529	£40.3794	£27.1191	£42.5206	£29.2748
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	32.97	£41.28	£25.3495	£11.8594	£27.5020	£14.0596	£29.6545	£16.2550	£31.8070	£18.4370	£33.9558	£20.6190	£36.0970	£22.7868	£38.2382	£24.9529	£40.3794	£27.1191	£42.5206	£29.2748
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1000	55.56	£69.56	£28.4407	£13.3670	£30.8623	£15.8365	£33.2763	£18.2970	£35.6861	£20.7477	£38.0959	£23.1888	£40.5041	£25.6241	£42.9037	£28.0544	£45.3033	£30.4760	£47.7030	£32.8977
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1000	47.62	£59.63	£28.4407	£13.3670	£30.8623	£15.8365	£33.2763	£18.2970	£35.6861	£20.7477	£38.0959	£23.1888	£40.5041	£25.6241	£42.9037	£28.0544	£45.3033	£30.4760	£47.7030	£32.8977
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1300	72.22	£90.43	£33.8803	£15.9112	£36.7680	£18.8604	£39.6463	£21.7965	£42.5246	£24.7221	£45.3975	£27.6329	£48.2637	£30.5409	£51.1299	£33.4352	£53.9961	£36.3274	£56.8557	£39.2138
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1300	61.90	£77.51	£33.8803	£15.9112	£36.7680	£18.8604	£39.6463	£21.7965	£42.5246	£24.7221	£45.3975	£27.6329	£48.2637	£30.5409	£51.1299	£33.4352	£53.9961	£36.3274	£56.8557	£39.2138
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2000	95.24	£119.25	£47.1639	£21.3634	£51.2639	£25.5967	£55.3542	£29.7991	£59.4371	£33.9774	£63.5078	£38.1383	£67.5785	£42.2747	£71.6376	£46.4005	£75.6909	£50.5127	£79.7442	£54.6143
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2500	119.05	£149.06	£49.4768	£22.3382	£53.7931	£26.8051	£58.1003	£31.2374	£62.3962	£35.6411	£66.6847	£40.0220	£70.9623	£44.3851	£75.2398	£48.7244	£79.5023	£53.0543	£83.7633	£57.3706
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3500	166.67	£208.69	£58.0628	£26.0495	£63.1620	£31.3357	£68.2402	£36.5758	£73.3078	£41.7792	£78.3641	£46.9520	£83.4093	£52.0999	£88.4456	£57.2279	£93.4775	£62.3306	£98.4957	£67.4215
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4000	222.22	£278.25	£46.5389	£20.4784	£50.6813	£24.8099	£54.8081	£29.0958	£58.9229	£33.3400	£63.0265	£37.5542	£67.1169	£41.7430	£71.2030	£45.9099	£75.2764	£50.0586	£79.3483	£54.1926
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4000	190.48	£238.50	£46.5389	£20.4784	£50.6813	£24.8099	£54.8081	£29.0958	£58.9229	£33.3400	£63.0265	£37.5542	£67.1169	£41.7430	£71.2030	£45.9099	£75.2764	£50.0586	£79.3483	£54.1926
40	CDC-ELDER1 Older person's housing scheme (C3) 35 d	50	2.08	£2.60	£0.0498	-£1.3036	£0.2168	-£1.1309	£0.3838	-£0.9582	£0.5490	-£0.7855	£0.7135	-£0.6133	£0.8780	-£0.4436	£1.0425	-£0.2739	£1.2069	-£0.1042	£1.3714	£0.0645
41	CDC-CARE1 Care home scheme (C2) - 70 units	0	0.40	£0.50	-£0.5069	-£1.5007	-£0.5069	-£1.5007	-£0.5069	-£1.5007	-£0.5069	-£1.5007	-£0.5069	-£1.5007	-£0.5069	-£1.5007	-£0.5069	-£1.5007	-£0.5069	-£1.5007	-£0.5069	-£1.5007
42	CDC-EMP1 Employment - industrial 40% plot ratio	0	5.00	£6.26	£8.0910	£5.4906	£8.

Appendix 12 - Funding available for infrastructure

COTSWOLD DISTRICT COUNCIL

Sales value £4,400 psm

Maximum infrastructure contributions (in excess of CIL and S106)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

			Maximum additional capacity to fund infrastructure (£ millions)																									
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

			Maximum additional capacity to fund infrastructure (£ millions)																									
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.01	£	0.01	£	0.00	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.05	£	0.03	£	0.01	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.06	£	0.02	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.13	£	0.10	£	0.06	£	0.02	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.14	£	0.07	£	0.01	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	0.21	£	0.11	£	0.01	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	0.49	£	0.36	£	0.22	£	0.09	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	0.27	£	0.11	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	0.45	£	0.20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	0.49	£	0.18	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	0.37	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	0.91	£	0.25	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	0.95	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	0.38	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	0.33	£	0.14	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£	8.75	£	8.75	£	8.75	£	8.75	£	8.75	£	8.75	£	8.75	£	8.75	£	8.75	£	8.75	£	8.75	£	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	-

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) PER HA

			Maximum additional capacity to fund infrastructure (£ millions)																									
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.04	£	0.04	£	0.03	£	0.03	£	0.03	£	0.02	£	0.02	£	0.02	£	0.01	£	0.01	£	0.01	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.04	£	0.04	£	0.04	£	0.03	£	0.03	£	0.03	£	0.02	£	0.02	£	0.02	£	0.01	£	0.01	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.20	£	0.18	£	0.17	£	0.15	£	0.13	£	0.11	£	0.10	£	0.08	£	0.06	£	0.04	£	0.03	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.22	£	0.20	£	0.18	£	0.16	£	0.14	£	0.13	£	0.11	£	0.09	£	0.08	£	0.06	£	0.04	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.43	£	0.39	£	0.35	£	0.32	£	0.28	£	0.25	£	0.21	£	0.18	£	0.14	£	0.11	£	0.08	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.45	£	0.41	£	0.37	£	0.34	£	0.30	£	0.27	£	0.23	£	0.20	£	0.16	£	0.13	£	0.10	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.72	£	0.66	£	0.59	£	0.53	£	0.46	£	0.40	£	0.34	£	0.28	£	0.22	£	0.16	£	0.10	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.77	£	0.70	£	0.63	£	0.57	£	0.51	£	0.44	£	0.38	£	0.32	£	0.26	£	0.20	£	0.14	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	1.08	£	0.98	£	0.89	£	0.79	£	0.69	£	0.60	£	0.51	£	0.41	£	0.32	£	0.23	£	0.15	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	1.15	£	1.05	£	0.95	£	0.86	£	0.76	£	0.67	£	0.57	£	0.48	£	0.39	£	0.30	£	0.21	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	1.40	£	1.27	£	1.15	£	1.02	£	0.90	£	0.77	£	0.65	£	0.53	£	0.41	£	0.30	£	0.18	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	1.29	£	1.15	£	1.02	£	0.89	£	0.76	£	0.63	£	0.51	£	0.38	£	0.26	£	0.14	£	0.02	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	1.75	£	1.59	£	1.43	£	1.28	£	1.12	£	0.97	£	0.81	£	0.66	£	0.52	£	0.37	£	0.22	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	1.64	£	1.49	£	1.33	£	1.18	£	1.02	£	0.87	£	0.73	£	0.58	£	0.43	£	0.29	£	0.15	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	2.63	£	2.39	£	2.15	£	1.91	£	1.68	£	1.45	£	1.22	£	1.00	£	0.77	£	0.55	£	0.34	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	2.80	£	2.56	£	2.32	£	2.08	£	1.85	£	1.62	£	1.39	£	1.16	£	0.94	£	0.72	£	0.50	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	3.41	£	3.08	£	2.76	£	2.45	£	2.14	£	1.83	£	1.53	£	1.22	£	0.93	£	0.63	£	0.35	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	2.62	£	2.31	£	2.01	£	1.71	£	1.42	£	1.13	£	0.84	£	0.56	£	0.28	£	0.01	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	5.03	£	4.55	£	4.08	£	3.61	£	3.15	£	2.69	£	2.24	£	1.79	£	1.35	£	0.92	£	0.49	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	5.39	£	4.91	£	4.44	£	3.97	£	3.50	£	3.05	£	2.60	£	2.15	£	1.71	£	1.27	£	0.84	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	6.61	£	5.98	£	5.35	£	4.74	£	4.12	£	3.52	£	2.92	£	2.34	£	1.75	£	1.18	£	0.61	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	7.60	£	6.94	£	6.28	£	5.63	£	4.99	£	4.36	£	3.73	£	3.12	£	2.51	£	1.90	£	1.31	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	10.27	£	9.30	£	8.34	£	7.40	£	6.46	£	5.54	£	4.62	£	3.72	£	2.83	£	1.95	£	1.08	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	10.98	£	10.01	£	9.06	£	8.11	£	7.17	£	6.25	£	5.34	£	4.43	£	3.54	£	2.66	£	1.79	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	12.81	£	11.57	£	10.35	£	9.14	£	7.95	£	6.77	£	5.60	£	4.45	£	3.31	£	2.19	£	1.08	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	13.76	£	12.52	£	11.30	£	10.09	£	8.90	£	7.72	£	6.55	£	5.40	£	4.26	£	3.14	£	2.03	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	15.42	£	13.87	£	12.34	£	10.83	£	9.34	£	7.86	£	6.41	£	4.97	£	3.54	£	2.14	£	0.75	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	16.69	£	15.14	£	13.61	£	12.10	£	10.61	£	9.14	£	7.68	£	6.24	£	4.82	£	3.41	£	2.02	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	19.28	£	17.14	£	15.02	£	12.93	£	10.86	£	8.82	£	6.80	£	4.80	£	2.83	£	0.88	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	21.34	£	19.19	£	17.08	£	14.98	£	12.92	£	10.87	£	8.85	£	6.85	£	4.88	£	2.93	£	1.01	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	17.13	£	14.71	£	12.32	£	9.95	£	7.62	£	5.31	£	3.03	£	0.77	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	20.10	£	17.68	£	15.29	£	12.92	£	10.58	£	8.28	£	5.99	£	3.74	£	1.51	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	18.20	£	15.30	£	12.45	£	9.62	£	6.83	£	4.07	£	1.35	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	22.05	£	19.16	£	16.31	£	13.48	£	10.69	£	7.93	£	5.21	£	2.51	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	26.97	£	22.95	£	18.97	£	15.05	£	11.16	£	7.33	£	3.54	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	21.27	£	17.03	£	12.83	£	8.69	£	4.59	£	0.54	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	14.99	£	9.99	£	5.05	£	0.16	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	0.38

COTSWOLD DISTRICT COUNCIL

Sales value £4,497 psm

Maximum infrastructure contributions (in excess of CIL and S106)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

			Maximum additional capacity to fund infrastructure (£ millions)																									
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

			Maximum additional capacity to fund infrastructure (£ millions)																									
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.00	£	0.00	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.01	£	0.01	£	0.01	£	0.00	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.02	£	0.01	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.07	£	0.05	£	0.03	£	0.02	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.12	£	0.08	£	0.04	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.19	£	0.15	£	0.11	£	0.07	£	0.04	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.10	£	0.03	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.25	£	0.18	£	0.11	£	0.04	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	0.15	£	0.04	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	0.37	£	0.26	£	0.16	£	0.05	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	0.15	£	0.01	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	0.70	£	0.56	£	0.41	£	0.27	£	0.13	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	0.19	£	0.02	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	0.54	£	0.37	£	0.20	£	0.03	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	0.29	£	0.03	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	0.84	£	0.58	£	0.33	£	0.07	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	0.03	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	1.01	£	0.68	£	0.35	£	0.03	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	1.15	£	0.63	£	0.12	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	1.93	£	1.22	£	0.51	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	0.03	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	2.41	£	1.38	£	0.35	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	2.23	£	0.91	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	1.08	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	0.33	£	0.14	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	5.23	£	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	5.52	£	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	8.79	£	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£	8.75	£	8.75	£	8.75	£	8.75	£	8.75	£	8.75	£	8.75	£	8.75	£	8.75	£	8.75	£	8.75	£	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	16.33	£	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	19.98	£	-

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) PER HA

			Maximum additional capacity to fund infrastructure (£ millions)																									
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.05	£	0.04	£	0.04	£	0.03	£	0.03	£	0.03	£	0.02	£	0.02	£	0.02	£	0.01	£	0.01	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.05	£	0.05	£	0.04	£	0.04	£	0.03	£	0.03	£	0.03	£	0.02	£	0.02	£	0.02	£	0.01	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.23	£	0.21	£	0.19	£	0.17	£	0.15	£	0.13	£	0.12	£	0.10	£	0.08	£	0.06	£	0.04	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.25	£	0.23	£	0.21	£	0.19	£	0.17	£	0.15	£	0.13	£	0.11	£	0.09	£	0.08	£	0.06	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.48	£	0.44	£	0.40	£	0.37	£	0.33	£	0.29	£	0.25	£	0.22	£	0.18	£	0.14	£	0.11	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.51	£	0.47	£	0.43	£	0.39	£	0.35	£	0.31	£	0.27	£	0.24	£	0.20	£	0.17	£	0.13	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.83	£	0.76	£	0.69	£	0.62	£	0.55	£	0.48	£	0.42	£	0.35	£	0.29	£	0.22	£	0.16	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.87	£	0.80	£	0.73	£	0.66	£	0.60	£	0.53	£	0.46	£	0.39	£	0.33	£	0.27	£	0.20	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	1.24	£	1.14	£	1.03	£	0.93	£	0.83	£	0.72	£	0.62	£	0.53	£	0.43	£	0.33	£	0.24	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	1.31	£	1.20	£	1.10	£	1.00	£	0.89	£	0.79	£	0.69	£	0.59	£	0.49	£	0.40	£	0.30	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	1.62	£	1.48	£	1.34	£	1.20	£	1.07	£	0.94	£	0.81	£	0.68	£	0.55	£	0.42	£	0.30	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	1.50	£	1.35	£	1.21	£	1.07	£	0.93	£	0.80	£	0.66	£	0.53	£	0.39	£	0.26	£	0.14	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	2.02	£	1.85	£	1.67	£	1.50	£	1.34	£	1.17	£	1.01	£	0.84	£	0.68	£	0.53	£	0.37	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	1.91	£	1.74	£	1.57	£	1.40	£	1.24	£	1.08	£	0.92	£	0.76	£	0.60	£	0.45	£	0.30	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	3.03	£	2.77	£	2.51	£	2.26	£	2.01	£	1.76	£	1.51	£	1.27	£	1.03	£	0.79	£	0.56	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	3.20	£	2.94	£	2.68	£	2.42	£	2.17	£	1.92	£	1.68	£	1.43	£	1.19	£	0.96	£	0.72	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	3.94	£	3.59	£	3.25	£	2.91	£	2.57	£	2.24	£	1.91	£	1.59	£	1.27	£	0.95	£	0.64	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	3.14	£	2.81	£	2.48	£	2.16	£	1.85	£	1.53	£	1.22	£	0.92	£	0.62	£	0.32	£	0.03	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	5.81	£	5.30	£	4.79	£	4.28	£	3.78	£	3.29	£	2.81	£	2.33	£	1.85	£	1.38	£	0.92	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	6.17	£	5.65	£	5.14	£	4.64	£	4.14	£	3.65	£	3.16	£	2.68	£	2.21	£	1.74	£	1.28	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	7.64	£	6.96	£	6.29	£	5.62	£	4.97	£	4.32	£	3.67	£	3.04	£	2.41	£	1.79	£	1.18	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	8.62	£	7.91	£	7.20	£	6.51	£	5.82	£	5.14	£	4.47	£	3.81	£	3.16	£	2.51	£	1.87	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	11.74	£	10.70	£	9.67	£	8.66	£	7.66	£	6.67	£	5.69	£	4.72	£	3.77	£	2.82	£	1.89	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	12.45	£	11.41	£	10.39	£	9.37	£	8.37	£	7.38	£	6.40	£	5.43	£	4.48	£	3.54	£	2.60	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	14.66	£	13.34	£	12.03	£	10.74	£	9.46	£	8.19	£	6.95	£	5.71	£	4.50	£	3.29	£	2.11	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	15.61	£	14.29	£	12.98	£	11.69	£	10.41	£	9.14	£	7.90	£	6.66	£	5.45	£	4.24	£	3.06	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	17.73	£	16.08	£	14.44	£	12.83	£	11.23	£	9.65	£	8.09	£	6.55	£	5.03	£	3.52	£	2.04	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	19.00	£	17.35	£	15.72	£	14.10	£	12.50	£	10.92	£	9.36	£	7.82	£	6.30	£	4.80	£	3.31	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	22.46	£	20.17	£	17.90	£	15.67	£	13.45	£	11.26	£	9.10	£	6.97	£	4.86	£	2.78	£	0.72	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	24.52	£	22.23	£	19.96	£	17.72	£	15.51	£	13.32	£	11.16	£	9.02	£	6.91	£	4.83	£	2.78	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	20.70	£	18.11	£	15.56	£	13.03	£	10.53	£	8.06	£	5.62	£	3.21	£	0.83	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	23.67	£	21.08	£	18.53	£	16.00	£	13.50	£	11.03	£	8.59	£	6.18	£	3.79	£	1.44	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	22.45	£	19.36	£	16.31	£	13.29	£	10.31	£	7.36	£	4.44	£	1.56	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	26.31	£	23.22	£	20.16	£	17.15	£	14.16	£	11.22	£	8.30	£	5.42	£	2.58	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	33.03	£	28.73	£	24.48	£	20.27	£	16.11	£	12.00	£	7.94	£	3.93	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	27.64	£	23.10	£	18.62	£	14.18	£	9.80	£	5.47	£	1.19	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	22.51	£	17.16	£	11.87	£	6.64	£	1.47	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£

COTSWOLD DISTRICT COUNCIL

Sales value £4,594 psm

Maximum infrastructure contributions (in excess of CIL and S106)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

			Maximum additional capacity to fund infrastructure (£ millions)																					
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

			Maximum additional capacity to fund infrastructure (£ millions)																					
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.01	£	0.01	£	0.00	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.02	£	0.02	£	0.01	£	0.01	£	0.00	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.05	£	0.03	£	0.01	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.10	£	0.08	£	0.06	£	0.04	£	0.02	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.17	£	0.13	£	0.09	£	0.05	£	0.01	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.25	£	0.21	£	0.17	£	0.12	£	0.08	£	0.04	£	0.00	£	-	£	-	£	-	£	-	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.21	£	0.13	£	0.05	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.35	£	0.28	£	0.20	£	0.13	£	0.06	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	0.31	£	0.19	£	0.08	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	0.53	£	0.42	£	0.31	£	0.19	£	0.08	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	0.36	£	0.21	£	0.07	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	0.91	£	0.75	£	0.60	£	0.45	£	0.30	£	0.16	£	0.01	£	-	£	-	£	-	£	-	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	0.45	£	0.27	£	0.08	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	0.80	£	0.62	£	0.44	£	0.26	£	0.08	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	0.68	£	0.40	£	0.12	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	1.24	£	0.96	£	0.68	£	0.41	£	0.14	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	0.56	£	0.19	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	1.53	£	1.17	£	0.83	£	0.48	£	0.14	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	0.74	£	0.18	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	1.93	£	1.38	£	0.83	£	0.29	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	0.87	£	0.14	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	2.94	£	2.18	£	1.43	£	0.69	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	1.50	£	0.39	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	3.88	£	2.77	£	1.68	£	0.60	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	0.90	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	4.08	£	2.67	£	1.27	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	3.39	£	1.63	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	-

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) PER HA

			Maximum additional capacity to fund infrastructure (£ millions)																					
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.05	£	0.05	£	0.04	£	0.04	£	0.04	£	0.03	£	0.03	£	0.02	£	0.02	£	0.02	£	0.01	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.06	£	0.05	£	0.05	£	0.04	£	0.04	£	0.03	£	0.03	£	0.03	£	0.02	£	0.02	£	0.01	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.26	£	0.24	£	0.22	£	0.20	£	0.18	£	0.16	£	0.14	£	0.12	£	0.10	£	0.08	£	0.06	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.28	£	0.25	£	0.23	£	0.21	£	0.19	£	0.17	£	0.15	£	0.13	£	0.11	£	0.09	£	0.07	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.54	£	0.50	£	0.46	£	0.42	£	0.37	£	0.33	£	0.29	£	0.26	£	0.22	£	0.18	£	0.14	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.56	£	0.52	£	0.48	£	0.44	£	0.40	£	0.36	£	0.32	£	0.28	£	0.24	£	0.20	£	0.16	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.94	£	0.86	£	0.79	£	0.71	£	0.64	£	0.57	£	0.49	£	0.42	£	0.35	£	0.29	£	0.22	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.98	£	0.91	£	0.83	£	0.76	£	0.68	£	0.61	£	0.54	£	0.47	£	0.40	£	0.33	£	0.26	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	1.41	£	1.29	£	1.18	£	1.07	£	0.96	£	0.85	£	0.74	£	0.64	£	0.53	£	0.43	£	0.33	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	1.47	£	1.36	£	1.25	£	1.13	£	1.03	£	0.92	£	0.81	£	0.70	£	0.60	£	0.49	£	0.39	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	1.83	£	1.68	£	1.53	£	1.38	£	1.24	£	1.10	£	0.96	£	0.82	£	0.68	£	0.55	£	0.41	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	1.71	£	1.55	£	1.40	£	1.25	£	1.10	£	0.96	£	0.81	£	0.67	£	0.53	£	0.39	£	0.25	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	2.28	£	2.10	£	1.91	£	1.73	£	1.55	£	1.37	£	1.20	£	1.02	£	0.85	£	0.68	£	0.52	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	2.17	£	1.99	£	1.81	£	1.63	£	1.45	£	1.28	£	1.11	£	0.94	£	0.77	£	0.61	£	0.44	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	3.42	£	3.14	£	2.87	£	2.60	£	2.33	£	2.06	£	1.80	£	1.54	£	1.28	£	1.03	£	0.77	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	3.59	£	3.31	£	3.04	£	2.76	£	2.49	£	2.23	£	1.96	£	1.70	£	1.45	£	1.19	£	0.94	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	4.46	£	4.09	£	3.72	£	3.36	£	3.00	£	2.64	£	2.29	£	1.94	£	1.60	£	1.26	£	0.93	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	3.66	£	3.30	£	2.95	£	2.61	£	2.27	£	1.93	£	1.60	£	1.27	£	0.95	£	0.63	£	0.31	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	6.59	£	6.04	£	5.49	£	4.95	£	4.42	£	3.89	£	3.37	£	2.86	£	2.35	£	1.85	£	1.35	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	6.95	£	6.40	£	5.85	£	5.31	£	4.78	£	4.25	£	3.73	£	3.21	£	2.71	£	2.20	£	1.71	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	8.67	£	7.94	£	7.22	£	6.51	£	5.81	£	5.11	£	4.42	£	3.74	£	3.07	£	2.41	£	1.75	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	9.63	£	8.87	£	8.12	£	7.38	£	6.65	£	5.92	£	5.21	£	4.50	£	3.80	£	3.11	£	2.43	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	13.21	£	12.10	£	11.00	£	9.92	£	8.85	£	7.80	£	6.75	£	5.72	£	4.70	£	3.70	£	2.70	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	13.92	£	12.81	£	11.72	£	10.63	£	9.57	£	8.51	£	7.47	£	6.43	£	5.42	£	4.41	£	3.42	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	16.51	£	15.10	£	13.70	£	12.33	£	10.96	£	9.62	£	8.29	£	6.97	£	5.68	£	4.39	£	3.13	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	17.46	£	16.05	£	14.65	£	13.28	£	11.91	£	10.57	£	9.24	£	7.92	£	6.62	£	5.34	£	4.08	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	20.04	£	18.28	£	16.54	£	14.81	£	13.11	£	11.43	£	9.77	£	8.12	£	6.50	£	4.90	£	3.32	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	21.31	£	19.55	£	17.81	£	16.09	£	14.38	£	12.70	£	11.04	£	9.39	£	7.77	£	6.17	£	4.59	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	25.64	£	23.20	£	20.79	£	18.40	£	16.04	£	13.71	£	11.41	£	9.13	£	6.89	£	4.67	£	2.48	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	27.70	£	25.26	£	22.84	£	20.46	£	18.10	£	15.77	£	13.46	£	11.19	£	8.94	£	6.72	£	4.53	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	24.26	£	21.50	£	18.78	£	16.09	£	13.43	£	10.80	£	8.21	£	5.64	£	3.11	£	0.60	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	27.23	£	24.47	£	21.75	£	19.06	£	16.40	£	13.77	£	11.18	£	8.61	£	6.07	£	3.57	£	1.09	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	26.70	£	23.41	£	20.16	£	16.94	£	13.77	£	10.63	£	7.53	£	4.46	£	1.44	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	30.55	£	27.27	£	24.01	£	20.80	£	17.63	£	14.49	£	11.39	£	8.32	£	5.29	£	2.30	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	39.06	£	34.48	£	29.95	£	25.47	£	21.04	£	16.66	£	12.34	£	8.06	£	3.84	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	33.99	£	29.16	£	24.39	£	19.66	£	14.99	£	10.37	£	5.81	£	1.31	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	30.00	£	24.30	£	18.67	£	13.10	£	7.59	£	2.15	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£

COTSWOLD DISTRICT COUNCIL

Sales value £4,691 psm

Maximum infrastructure contributions (in excess of CIL and S106)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

			Maximum additional capacity to fund infrastructure (£ millions)																					
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

			Maximum additional capacity to fund infrastructure (£ millions)																					
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.02	£	0.01	£	0.01	£	0.00	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.03	£	0.02	£	0.02	£	0.01	£	0.01	£	0.00	£	0.00	£	-	£	-	£	-	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.08	£	0.06	£	0.04	£	0.02	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.13	£	0.11	£	0.09	£	0.06	£	0.04	£	0.02	£	0.00	£	-	£	-	£	-	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.23	£	0.19	£	0.14	£	0.10	£	0.06	£	0.01	£	-	£	-	£	-	£	-	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.31	£	0.26	£	0.22	£	0.17	£	0.13	£	0.09	£	0.04	£	0.00	£	-	£	-	£	-	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.31	£	0.23	£	0.15	£	0.07	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.46	£	0.38	£	0.30	£	0.22	£	0.14	£	0.07	£	-	£	-	£	-	£	-	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	0.47	£	0.35	£	0.23	£	0.11	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	0.69	£	0.57	£	0.45	£	0.33	£	0.22	£	0.10	£	-	£	-	£	-	£	-	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	0.57	£	0.41	£	0.26	£	0.10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	1.12	£	0.95	£	0.79	£	0.63	£	0.47	£	0.32	£	0.16	£	0.01	£	-	£	-	£	-	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	0.72	£	0.52	£	0.32	£	0.13	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	1.06	£	0.87	£	0.67	£	0.48	£	0.30	£	0.11	£	-	£	-	£	-	£	-	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	1.07	£	0.78	£	0.48	£	0.19	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	1.63	£	1.33	£	1.04	£	0.75	£	0.46	£	0.18	£	-	£	-	£	-	£	-	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	1.08	£	0.69	£	0.29	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	2.05	£	1.67	£	1.30	£	0.93	£	0.57	£	0.21	£	-	£	-	£	-	£	-	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	1.52	£	0.93	£	0.35	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	2.71	£	2.12	£	1.54	£	0.96	£	0.39	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	1.89	£	1.12	£	0.35	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	3.95	£	3.14	£	2.34	£	1.56	£	0.78	£	0.01	£	-	£	-	£	-	£	-	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	2.96	£	1.78	£	0.62	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	5.34	£	4.17	£	3.01	£	1.86	£	0.72	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	2.74	£	1.25	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	5.92	£	4.43	£	2.95	£	1.48	£	0.04	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	1.44	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	5.70	£	3.83	£	1.98	£	0.15	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	1.92	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	-

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) PER HA

			Maximum additional capacity to fund infrastructure (£ millions)																					
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.06	£	0.05	£	0.05	£	0.04	£	0.04	£	0.04	£	0.03	£	0.03	£	0.02	£	0.02	£	0.02	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.06	£	0.06	£	0.05	£	0.05	£	0.04	£	0.04	£	0.03	£	0.03	£	0.03	£	0.02	£	0.02	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.29	£	0.27	£	0.24	£	0.22	£	0.20	£	0.18	£	0.16	£	0.14	£	0.12	£	0.10	£	0.08	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.30	£	0.28	£	0.26	£	0.24	£	0.22	£	0.19	£	0.17	£	0.15	£	0.13	£	0.11	£	0.09	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.60	£	0.55	£	0.51	£	0.47	£	0.42	£	0.38	£	0.34	£	0.29	£	0.25	£	0.21	£	0.17	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.62	£	0.58	£	0.53	£	0.49	£	0.44	£	0.40	£	0.36	£	0.32	£	0.28	£	0.23	£	0.19	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	1.05	£	0.96	£	0.88	£	0.81	£	0.73	£	0.65	£	0.57	£	0.50	£	0.42	£	0.35	£	0.28	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	1.09	£	1.01	£	0.93	£	0.85	£	0.77	£	0.69	£	0.62	£	0.54	£	0.47	£	0.39	£	0.32	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	1.57	£	1.45	£	1.33	£	1.21	£	1.09	£	0.97	£	0.86	£	0.75	£	0.64	£	0.52	£	0.42	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	1.63	£	1.51	£	1.39	£	1.27	£	1.16	£	1.04	£	0.93	£	0.81	£	0.70	£	0.59	£	0.48	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	2.04	£	1.88	£	1.72	£	1.56	£	1.41	£	1.26	£	1.11	£	0.96	£	0.82	£	0.67	£	0.53	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	1.91	£	1.75	£	1.59	£	1.43	£	1.27	£	1.12	£	0.96	£	0.81	£	0.66	£	0.51	£	0.37	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	2.54	£	2.35	£	2.15	£	1.96	£	1.76	£	1.58	£	1.39	£	1.20	£	1.02	£	0.84	£	0.66	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	2.43	£	2.24	£	2.05	£	1.86	£	1.67	£	1.48	£	1.30	£	1.12	£	0.94	£	0.76	£	0.59	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	3.82	£	3.52	£	3.22	£	2.93	£	2.65	£	2.36	£	2.08	£	1.80	£	1.53	£	1.26	£	0.99	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	3.98	£	3.69	£	3.39	£	3.10	£	2.81	£	2.53	£	2.25	£	1.97	£	1.70	£	1.43	£	1.16	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	4.99	£	4.59	£	4.20	£	3.81	£	3.43	£	3.05	£	2.67	£	2.30	£	1.94	£	1.58	£	1.22	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	4.18	£	3.80	£	3.43	£	3.06	£	2.69	£	2.33	£	1.98	£	1.63	£	1.28	£	0.94	£	0.60	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	7.37	£	6.78	£	6.20	£	5.62	£	5.06	£	4.49	£	3.94	£	3.39	£	2.85	£	2.31	£	1.78	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	7.73	£	7.14	£	6.56	£	5.98	£	5.41	£	4.85	£	4.29	£	3.75	£	3.20	£	2.67	£	2.14	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	9.70	£	8.92	£	8.15	£	7.39	£	6.64	£	5.90	£	5.16	£	4.44	£	3.72	£	3.02	£	2.32	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	10.64	£	9.83	£	9.03	£	8.25	£	7.47	£	6.70	£	5.94	£	5.19	£	4.44	£	3.71	£	2.99	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	14.67	£	13.49	£	12.33	£	11.18	£	10.04	£	8.92	£	7.81	£	6.72	£	5.64	£	4.57	£	3.51	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	15.38	£	14.20	£	13.04	£	11.89	£	10.76	£	9.63	£	8.53	£	7.43	£	6.35	£	5.28	£	4.22	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	18.36	£	16.86	£	15.38	£	13.92	£	12.47	£	11.04	£	9.63	£	8.23	£	6.85	£	5.49	£	4.15	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	19.31	£	17.81	£	16.33	£	14.87	£	13.42	£	11.99	£	10.58	£	9.18	£	7.80	£	6.44	£	5.10	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	22.35	£	20.48	£	18.63	£	16.80	£	14.99	£	13.21	£	11.44	£	9.70	£	7.97	£	6.27	£	4.59	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	23.62	£	21.75	£	19.90	£	18.07	£	16.26	£	14.48	£	12.71	£	10.97	£	9.25	£	7.54	£	5.86	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	28.82	£	26.23	£	23.66	£	21.13	£	18.63	£	16.16	£	13.72	£	11.30	£	8.92	£	6.56	£	4.23	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	30.87	£	28.28	£	25.72	£	23.19	£	20.69	£	18.21	£	15.77	£	13.36	£	10.97	£	8.62	£	6.29	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	27.81	£	24.89	£	22.00	£	19.15	£	16.33	£	13.54	£	10.79	£	8.06	£	5.37	£	2.72	£	0.10	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	30.78	£	27.86	£	24.97	£	22.12	£	19.30	£	16.51	£	13.75	£	11.03	£	8.34	£	5.69	£	3.06	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	30.93	£	27.45	£	24.00	£	20.60	£	17.23	£	13.90	£	10.61	£	7.35	£	4.14	£	0.97	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 35 dph	1,300	£	34.79	£	31.31	£	27.86	£	24.45	£	21.09	£	17.75	£	14.46	£	11.21	£	8.00	£	4.83	£	1.70	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	45.09	£	40.22	£	35.41	£	30.66	£	25.95	£	21.31	£	16.71	£	12.18	£	7.69	£	3.27	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	40.33	£	35.20	£	30.13	£	25.12	£	20.16	£	15.26	£	10.42	£	5.64	£	0.92	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	37.47	£	31.42	£	25.44	£	19.54	£	13.69	£	7.91	£	2.20	£	-	£	-	£

COTSWOLD DISTRICT COUNCIL

Sales value £4,788 psm

Maximum infrastructure contributions (in excess of CIL and S106)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

			Maximum additional capacity to fund infrastructure (£ millions)																					
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	0.01	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

			Maximum additional capacity to fund infrastructure (£ millions)																					
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.02	£	0.02	£	0.01	£	0.01	£	0.00	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.03	£	0.03	£	0.02	£	0.02	£	0.01	£	0.01	£	0.00	£	-	£	-	£	-	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.11	£	0.09	£	0.06	£	0.04	£	0.02	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.16	£	0.14	£	0.11	£	0.09	£	0.07	£	0.04	£	0.02	£	-	£	-	£	-	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.29	£	0.24	£	0.20	£	0.15	£	0.10	£	0.06	£	0.01	£	-	£	-	£	-	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.36	£	0.32	£	0.27	£	0.22	£	0.18	£	0.13	£	0.09	£	0.04	£	-	£	-	£	-	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.42	£	0.34	£	0.25	£	0.17	£	0.08	£	0.00	£	-	£	-	£	-	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.57	£	0.48	£	0.40	£	0.32	£	0.23	£	0.15	£	0.07	£	-	£	-	£	-	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	0.63	£	0.50	£	0.38	£	0.25	£	0.12	£	0.00	£	-	£	-	£	-	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	0.86	£	0.73	£	0.60	£	0.47	£	0.35	£	0.23	£	0.10	£	-	£	-	£	-	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	0.78	£	0.61	£	0.45	£	0.28	£	0.12	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	1.32	£	1.15	£	0.98	£	0.81	£	0.64	£	0.48	£	0.32	£	0.15	£	-	£	-	£	-	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	0.98	£	0.77	£	0.56	£	0.35	£	0.15	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	1.32	£	1.11	£	0.91	£	0.71	£	0.51	£	0.31	£	0.12	£	-	£	-	£	-	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	1.47	£	1.15	£	0.84	£	0.53	£	0.22	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	2.02	£	1.71	£	1.40	£	1.09	£	0.78	£	0.48	£	0.18	£	-	£	-	£	-	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	1.61	£	1.19	£	0.77	£	0.36	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	2.57	£	2.17	£	1.77	£	1.38	£	0.99	£	0.61	£	0.23	£	-	£	-	£	-	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	2.30	£	1.67	£	1.05	£	0.44	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	3.49	£	2.86	£	2.24	£	1.63	£	1.03	£	0.43	£	-	£	-	£	-	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	2.91	£	2.09	£	1.27	£	0.46	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	4.95	£	4.10	£	3.26	£	2.42	£	1.60	£	0.78	£	-	£	-	£	-	£	-	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	4.41	£	3.17	£	1.94	£	0.72	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	6.80	£	5.55	£	4.32	£	3.11	£	1.91	£	0.72	£	-	£	-	£	-	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	4.59	£	3.01	£	1.44	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	7.77	£	6.19	£	4.62	£	3.07	£	1.54	£	0.03	£	-	£	-	£	-	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	3.75	£	1.77	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	8.01	£	6.03	£	4.07	£	2.14	£	0.23	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	5.08	£	2.34	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	-

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) PER HA

			Maximum additional capacity to fund infrastructure (£ millions)																					
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.06	£	0.06	£	0.05	£	0.05	£	0.04	£	0.04	£	0.04	£	0.03	£	0.03	£	0.02	£	0.02	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.07	£	0.06	£	0.06	£	0.05	£	0.05	£	0.04	£	0.04	£	0.03	£	0.03	£	0.03	£	0.02	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.32	£	0.29	£	0.27	£	0.25	£	0.22	£	0.20	£	0.18	£	0.16	£	0.13	£	0.11	£	0.09	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.33	£	0.31	£	0.29	£	0.26	£	0.24	£	0.22	£	0.19	£	0.17	£	0.15	£	0.13	£	0.11	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.66	£	0.61	£	0.56	£	0.51	£	0.47	£	0.42	£	0.38	£	0.33	£	0.29	£	0.25	£	0.20	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.68	£	0.63	£	0.58	£	0.54	£	0.49	£	0.45	£	0.40	£	0.36	£	0.31	£	0.27	£	0.23	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	1.15	£	1.07	£	0.98	£	0.90	£	0.82	£	0.73	£	0.65	£	0.57	£	0.49	£	0.41	£	0.34	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	1.20	£	1.11	£	1.03	£	0.94	£	0.86	£	0.78	£	0.70	£	0.62	£	0.54	£	0.46	£	0.38	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	1.73	£	1.60	£	1.47	£	1.35	£	1.22	£	1.10	£	0.98	£	0.86	£	0.74	£	0.62	£	0.51	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	1.80	£	1.67	£	1.54	£	1.41	£	1.29	£	1.17	£	1.04	£	0.92	£	0.81	£	0.69	£	0.57	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	2.25	£	2.08	£	1.91	£	1.75	£	1.58	£	1.42	£	1.26	£	1.11	£	0.95	£	0.80	£	0.65	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	2.12	£	1.95	£	1.78	£	1.61	£	1.44	£	1.28	£	1.11	£	0.95	£	0.79	£	0.64	£	0.48	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	2.81	£	2.60	£	2.39	£	2.18	£	1.98	£	1.78	£	1.58	£	1.38	£	1.19	£	1.00	£	0.81	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	2.69	£	2.49	£	2.28	£	2.08	£	1.88	£	1.68	£	1.49	£	1.30	£	1.11	£	0.92	£	0.73	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	4.21	£	3.89	£	3.58	£	3.27	£	2.97	£	2.67	£	2.37	£	2.07	£	1.78	£	1.49	£	1.21	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	4.38	£	4.06	£	3.75	£	3.44	£	3.13	£	2.83	£	2.53	£	2.24	£	1.95	£	1.66	£	1.38	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	5.51	£	5.09	£	4.67	£	4.26	£	3.85	£	3.45	£	3.05	£	2.66	£	2.27	£	1.89	£	1.51	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	4.70	£	4.30	£	3.90	£	3.51	£	3.12	£	2.74	£	2.36	£	1.98	£	1.62	£	1.25	£	0.89	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	8.15	£	7.52	£	6.91	£	6.30	£	5.69	£	5.09	£	4.50	£	3.92	£	3.35	£	2.78	£	2.22	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	8.51	£	7.88	£	7.26	£	6.65	£	6.05	£	5.45	£	4.86	£	4.28	£	3.70	£	3.13	£	2.57	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	10.72	£	9.89	£	9.07	£	8.27	£	7.47	£	6.68	£	5.90	£	5.13	£	4.37	£	3.62	£	2.88	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	11.64	£	10.79	£	9.95	£	9.11	£	8.29	£	7.47	£	6.67	£	5.87	£	5.09	£	4.31	£	3.55	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	16.12	£	14.88	£	13.65	£	12.43	£	11.23	£	10.04	£	8.87	£	7.71	£	6.56	£	5.43	£	4.32	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	16.83	£	15.59	£	14.36	£	13.14	£	11.94	£	10.75	£	9.58	£	8.42	£	7.28	£	6.14	£	5.03	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	20.20	£	18.62	£	17.05	£	15.50	£	13.97	£	12.46	£	10.97	£	9.49	£	8.03	£	6.59	£	5.17	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	21.15	£	19.57	£	18.00	£	16.45	£	14.92	£	13.41	£	11.92	£	10.44	£	8.98	£	7.54	£	6.12	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	24.66	£	22.68	£	20.72	£	18.79	£	16.87	£	14.98	£	13.12	£	11.27	£	9.45	£	7.65	£	5.87	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	25.93	£	23.95	£	22.00	£	20.06	£	18.15	£	16.26	£	14.39	£	12.54	£	10.72	£	8.92	£	7.14	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	31.98	£	29.24	£	26.53	£	23.85	£	21.21	£	18.59	£	16.01	£	13.46	£	10.94	£	8.44	£	5.99	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	34.03	£	31.29	£	28.58	£	25.91	£	23.26	£	20.65	£	18.06	£	15.51	£	12.99	£	10.50	£	8.04	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	31.36	£	28.28	£	25.22	£	22.21	£	19.23	£	16.28	£	13.36	£	10.48	£	7.64	£	4.83	£	2.06	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	34.33	£	31.24	£	28.19	£	25.18	£	22.19	£	19.25	£	16.33	£	13.45	£	10.61	£	7.80	£	5.03	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	35.16	£	31.48	£	27.83	£	24.23	£	20.67	£	17.15	£	13.68	£	10.24	£	6.85	£	3.50	£	0.18	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	39.02	£	35.34	£	31.69	£	28.09	£	24.53	£	21.01	£	17.54	£	14.10	£	10.71	£	7.36	£	4.04	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	51.09	£	45.95	£	40.86	£	35.82	£	30.85	£	25.94	£	21.08	£	16.28	£	11.54	£	6.86	£	2.23	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	46.65	£	41.23	£	35.86	£	30.56	£	25.32	£	20.14	£	15.02	£	9.96	£	4.96	£	0.03	£	-	£

COTSWOLD DISTRICT COUNCIL

Sales value £4,884 psm

Maximum infrastructure contributions (in excess of CIL and S106)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

			Maximum additional capacity to fund infrastructure (£ millions)																									
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	0.22	£	0.04	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

			Maximum additional capacity to fund infrastructure (£ millions)																									
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.03	£	0.02	£	0.02	£	0.01	£	0.01	£	0.00	£	-	£	-	£	-	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.04	£	0.03	£	0.03	£	0.02	£	0.02	£	0.01	£	0.01	£	0.00	£	-	£	-	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.14	£	0.12	£	0.09	£	0.07	£	0.04	£	0.02	£	-	£	-	£	-	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.19	£	0.16	£	0.14	£	0.11	£	0.09	£	0.07	£	0.04	£	0.02	£	-	£	-	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.35	£	0.30	£	0.25	£	0.20	£	0.15	£	0.10	£	0.05	£	0.01	£	-	£	-	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.42	£	0.37	£	0.32	£	0.27	£	0.22	£	0.18	£	0.13	£	0.08	£	0.04	£	-	£	-	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.53	£	0.44	£	0.35	£	0.26	£	0.17	£	0.08	£	-	£	-	£	-	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.68	£	0.59	£	0.50	£	0.41	£	0.32	£	0.23	£	0.15	£	0.06	£	-	£	-	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	0.79	£	0.66	£	0.52	£	0.39	£	0.26	£	0.13	£	-	£	-	£	-	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	1.02	£	0.88	£	0.75	£	0.61	£	0.48	£	0.35	£	0.22	£	0.09	£	-	£	-	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	0.99	£	0.81	£	0.64	£	0.46	£	0.29	£	0.12	£	-	£	-	£	-	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	1.53	£	1.34	£	1.16	£	0.99	£	0.81	£	0.64	£	0.46	£	0.30	£	0.13	£	-	£	-	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	1.24	£	1.02	£	0.80	£	0.58	£	0.36	£	0.15	£	-	£	-	£	-	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	1.58	£	1.36	£	1.15	£	0.93	£	0.72	£	0.51	£	0.30	£	0.10	£	-	£	-	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	1.86	£	1.52	£	1.19	£	0.87	£	0.54	£	0.22	£	-	£	-	£	-	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	2.42	£	2.08	£	1.75	£	1.43	£	1.10	£	0.78	£	0.47	£	0.16	£	-	£	-	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	2.13	£	1.68	£	1.24	£	0.81	£	0.38	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	3.09	£	2.66	£	2.24	£	1.83	£	1.41	£	1.01	£	0.61	£	0.21	£	-	£	-	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	3.07	£	2.41	£	1.76	£	1.11	£	0.47	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	4.27	£	3.61	£	2.95	£	2.30	£	1.67	£	1.03	£	0.41	£	-	£	-	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	3.93	£	3.06	£	2.19	£	1.34	£	0.49	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	5.96	£	5.06	£	4.17	£	3.29	£	2.42	£	1.56	£	0.71	£	-	£	-	£	-	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	5.87	£	4.56	£	3.26	£	1.98	£	0.71	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	8.25	£	6.94	£	5.64	£	4.36	£	3.09	£	1.84	£	0.60	£	-	£	-	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	6.43	£	4.76	£	3.11	£	1.48	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	9.61	£	7.94	£	6.29	£	4.66	£	3.04	£	1.45	£	-	£	-	£	-	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	6.05	£	3.96	£	1.90	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	10.31	£	8.22	£	6.16	£	4.12	£	2.10	£	0.10	£	-	£	-	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	1.36	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	8.24	£	5.35	£	2.50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	-

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) PER HA

			Maximum additional capacity to fund infrastructure (£ millions)																									
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.07	£	0.06	£	0.06	£	0.05	£	0.05	£	0.04	£	0.04	£	0.04	£	0.03	£	0.03	£	0.02	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.07	£	0.07	£	0.06	£	0.06	£	0.05	£	0.05	£	0.04	£	0.04	£	0.03	£	0.03	£	0.02	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.35	£	0.32	£	0.30	£	0.27	£	0.25	£	0.22	£	0.20	£	0.18	£	0.15	£	0.13	£	0.11	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.36	£	0.34	£	0.31	£	0.29	£	0.26	£	0.24	£	0.21	£	0.19	£	0.17	£	0.15	£	0.12	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.71	£	0.66	£	0.61	£	0.56	£	0.52	£	0.47	£	0.42	£	0.37	£	0.33	£	0.28	£	0.24	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.74	£	0.69	£	0.64	£	0.59	£	0.54	£	0.49	£	0.44	£	0.40	£	0.35	£	0.30	£	0.26	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	1.26	£	1.17	£	1.08	£	0.99	£	0.90	£	0.82	£	0.73	£	0.65	£	0.56	£	0.48	£	0.40	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	1.31	£	1.21	£	1.12	£	1.04	£	0.95	£	0.86	£	0.77	£	0.69	£	0.61	£	0.52	£	0.44	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	1.89	£	1.76	£	1.62	£	1.49	£	1.35	£	1.22	£	1.10	£	0.97	£	0.84	£	0.72	£	0.60	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	1.96	£	1.82	£	1.69	£	1.55	£	1.42	£	1.29	£	1.16	£	1.04	£	0.91	£	0.79	£	0.66	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	2.45	£	2.28	£	2.10	£	1.93	£	1.75	£	1.58	£	1.42	£	1.25	£	1.08	£	0.92	£	0.76	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	2.33	£	2.14	£	1.96	£	1.78	£	1.61	£	1.44	£	1.26	£	1.09	£	0.93	£	0.76	£	0.60	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	3.07	£	2.85	£	2.63	£	2.41	£	2.19	£	1.98	£	1.77	£	1.56	£	1.36	£	1.15	£	0.95	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	2.95	£	2.73	£	2.52	£	2.30	£	2.09	£	1.88	£	1.68	£	1.47	£	1.27	£	1.07	£	0.88	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	4.60	£	4.27	£	3.94	£	3.61	£	3.29	£	2.97	£	2.65	£	2.34	£	2.03	£	1.73	£	1.43	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	4.77	£	4.44	£	4.10	£	3.78	£	3.46	£	3.14	£	2.82	£	2.51	£	2.20	£	1.90	£	1.60	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	6.03	£	5.59	£	5.15	£	4.71	£	4.28	£	3.85	£	3.43	£	3.02	£	2.61	£	2.20	£	1.80	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	5.22	£	4.79	£	4.37	£	3.95	£	3.54	£	3.14	£	2.74	£	2.34	£	1.95	£	1.56	£	1.18	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	8.93	£	8.27	£	7.61	£	6.97	£	6.33	£	5.70	£	5.07	£	4.45	£	3.85	£	3.24	£	2.65	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	9.28	£	8.62	£	7.97	£	7.32	£	6.68	£	6.05	£	5.43	£	4.81	£	4.20	£	3.60	£	3.00	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	11.73	£	10.86	£	10.00	£	9.14	£	8.30	£	7.47	£	6.64	£	5.83	£	5.02	£	4.23	£	3.45	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	12.65	£	11.75	£	10.86	£	9.98	£	9.11	£	8.25	£	7.40	£	6.56	£	5.73	£	4.91	£	4.10	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	17.58	£	16.26	£	14.97	£	13.68	£	12.42	£	11.16	£	9.92	£	8.70	£	7.49	£	6.30	£	5.12	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	18.29	£	16.98	£	15.68	£	14.40	£	13.13	£	11.87	£	10.64	£	9.41	£	8.20	£	7.01	£	5.83	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	22.04	£	20.37	£	18.72	£	17.09	£	15.47	£	13.88	£	12.30	£	10.74	£	9.21	£	7.69	£	6.19	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	22.99	£	21.32	£	19.67	£	18.04	£	16.42	£	14.83	£	13.25	£	11.69	£	10.16	£	8.64	£	7.14	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	26.96	£	24.87	£	22.81	£	20.76	£	18.75	£	16.75	£	14.78	£	12.84	£	10.91	£	9.01	£	7.14	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	28.23	£	26.14	£	24.08	£	22.04	£	20.02	£	18.03	£	16.05	£	14.11	£	12.19	£	10.29	£	8.41	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	35.14	£	32.25	£	29.39	£	26.57	£	23.78	£	21.02	£	18.30	£	15.61	£	12.95	£	10.32	£	7.73	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	37.19	£	34.30	£	31.45	£	28.63	£	25.84	£	23.08	£	20.36	£	17.66	£	15.01	£	12.38	£	9.79	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	34.90	£	31.65	£	28.43	£	25.25	£	22.11	£	19.00	£	15.93	£	12.90	£	9.91	£	6.95	£	4.02	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	37.87	£	34.62	£	31.40	£	28.22	£	25.08	£	21.97	£	18.90	£	15.87	£	12.88	£	9.92	£	6.99	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	39.39	£	35.51	£	31.66	£	27.87	£	24.12	£	20.41	£	16.74	£	13.12	£	9.55	£	6.01	£	2.53	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	43.25	£	39.36	£	35.52	£	31.73	£	27.97	£	24.27	£	20.60	£	16.98	£	13.41	£	9.87	£	6.39	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	57.10	£	51.67	£	46.30	£	40.99	£	35.74	£	30.56

COTSWOLD DISTRICT COUNCIL

Sales value £4,981 psm

Maximum infrastructure contributions (in excess of CIL and S106)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

			Maximum additional capacity to fund infrastructure (£ millions)																					
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	0.43	£	0.23	£	0.04	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	0.12	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

			Maximum additional capacity to fund infrastructure (£ millions)																					
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.03	£	0.03	£	0.02	£	0.02	£	0.01	£	0.01	£	0.00	£	-	£	-	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.04	£	0.04	£	0.03	£	0.03	£	0.02	£	0.02	£	0.01	£	0.01	£	0.00	£	-	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.17	£	0.14	£	0.12	£	0.09	£	0.06	£	0.04	£	0.01	£	-	£	-	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.22	£	0.19	£	0.17	£	0.14	£	0.11	£	0.09	£	0.06	£	0.04	£	0.01	£	-	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.41	£	0.35	£	0.30	£	0.25	£	0.20	£	0.15	£	0.10	£	0.05	£	-	£	-	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.48	£	0.43	£	0.37	£	0.32	£	0.27	£	0.22	£	0.17	£	0.12	£	0.07	£	0.02	£	-	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.64	£	0.54	£	0.45	£	0.35	£	0.26	£	0.17	£	0.08	£	-	£	-	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.79	£	0.69	£	0.60	£	0.50	£	0.41	£	0.32	£	0.23	£	0.14	£	0.05	£	-	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	0.96	£	0.81	£	0.67	£	0.53	£	0.39	£	0.25	£	0.12	£	-	£	-	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	1.18	£	1.04	£	0.89	£	0.75	£	0.61	£	0.48	£	0.34	£	0.20	£	0.07	£	-	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	1.20	£	1.01	£	0.83	£	0.64	£	0.46	£	0.28	£	0.10	£	-	£	-	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	1.73	£	1.54	£	1.35	£	1.16	£	0.98	£	0.80	£	0.61	£	0.44	£	0.26	£	0.09	£	-	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	1.50	£	1.27	£	1.03	£	0.80	£	0.58	£	0.35	£	0.13	£	-	£	-	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	1.84	£	1.61	£	1.38	£	1.16	£	0.93	£	0.71	£	0.49	£	0.28	£	0.07	£	-	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	2.25	£	1.90	£	1.55	£	1.21	£	0.86	£	0.53	£	0.19	£	-	£	-	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	2.81	£	2.46	£	2.11	£	1.76	£	1.42	£	1.09	£	0.75	£	0.43	£	0.10	£	-	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	2.65	£	2.18	£	1.72	£	1.26	£	0.81	£	0.36	£	-	£	-	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	3.60	£	3.15	£	2.71	£	2.27	£	1.83	£	1.41	£	0.98	£	0.56	£	0.15	£	-	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	3.85	£	3.16	£	2.47	£	1.78	£	1.11	£	0.44	£	-	£	-	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	5.05	£	4.35	£	3.66	£	2.98	£	2.30	£	1.63	£	0.97	£	0.32	£	-	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	4.95	£	4.03	£	3.11	£	2.21	£	1.32	£	0.45	£	-	£	-	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	6.97	£	6.02	£	5.08	£	4.16	£	3.24	£	2.33	£	1.44	£	0.56	£	-	£	-	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	7.32	£	5.94	£	4.58	£	3.23	£	1.89	£	0.57	£	-	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	9.71	£	8.33	£	6.96	£	5.61	£	4.28	£	2.96	£	1.66	£	0.37	£	-	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	8.27	£	6.51	£	4.77	£	3.05	£	1.36	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	11.45	£	9.69	£	7.95	£	6.23	£	4.54	£	2.86	£	1.20	£	-	£	-	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	8.35	£	6.15	£	3.98	£	1.83	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	12.60	£	10.41	£	8.24	£	6.09	£	3.97	£	1.87	£	-	£	-	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	4.52	£	1.49	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	11.40	£	8.37	£	5.36	£	2.40	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	-

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) PER HA

			Maximum additional capacity to fund infrastructure (£ millions)																					
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.08	£	0.07	£	0.06	£	0.06	£	0.05	£	0.05	£	0.04	£	0.04	£	0.03	£	0.03	£	0.02	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.08	£	0.07	£	0.07	£	0.06	£	0.06	£	0.05	£	0.05	£	0.04	£	0.04	£	0.03	£	0.03	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.38	£	0.35	£	0.32	£	0.30	£	0.27	£	0.25	£	0.22	£	0.20	£	0.17	£	0.15	£	0.12	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.39	£	0.36	£	0.34	£	0.31	£	0.29	£	0.26	£	0.24	£	0.21	£	0.19	£	0.16	£	0.14	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.77	£	0.72	£	0.67	£	0.61	£	0.56	£	0.51	£	0.46	£	0.41	£	0.36	£	0.32	£	0.27	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.79	£	0.74	£	0.69	£	0.64	£	0.59	£	0.53	£	0.48	£	0.43	£	0.39	£	0.34	£	0.29	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	1.37	£	1.27	£	1.18	£	1.08	£	0.99	£	0.90	£	0.81	£	0.72	£	0.63	£	0.54	£	0.46	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	1.41	£	1.32	£	1.22	£	1.13	£	1.04	£	0.94	£	0.85	£	0.76	£	0.68	£	0.59	£	0.50	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	2.05	£	1.91	£	1.77	£	1.63	£	1.49	£	1.35	£	1.21	£	1.08	£	0.95	£	0.82	£	0.69	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	2.12	£	1.98	£	1.83	£	1.69	£	1.55	£	1.42	£	1.28	£	1.15	£	1.01	£	0.88	£	0.75	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	2.66	£	2.48	£	2.29	£	2.11	£	1.92	£	1.75	£	1.57	£	1.39	£	1.22	£	1.05	£	0.88	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	2.53	£	2.34	£	2.15	£	1.96	£	1.78	£	1.59	£	1.41	£	1.23	£	1.06	£	0.88	£	0.71	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	3.33	£	3.10	£	2.86	£	2.63	£	2.41	£	2.18	£	1.96	£	1.74	£	1.52	£	1.31	£	1.10	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	3.21	£	2.98	£	2.75	£	2.53	£	2.30	£	2.08	£	1.87	£	1.65	£	1.44	£	1.23	£	1.02	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	5.00	£	4.64	£	4.29	£	3.95	£	3.61	£	3.27	£	2.94	£	2.61	£	2.29	£	1.96	£	1.65	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	5.16	£	4.81	£	4.46	£	4.12	£	3.78	£	3.44	£	3.11	£	2.78	£	2.45	£	2.13	£	1.81	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	6.56	£	6.09	£	5.62	£	5.16	£	4.71	£	4.26	£	3.81	£	3.38	£	2.94	£	2.52	£	2.09	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	5.73	£	5.28	£	4.84	£	4.40	£	3.96	£	3.53	£	3.11	£	2.69	£	2.28	£	1.87	£	1.47	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	9.71	£	9.01	£	8.32	£	7.64	£	6.96	£	6.29	£	5.64	£	4.98	£	4.34	£	3.70	£	3.08	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	10.06	£	9.37	£	8.68	£	7.99	£	7.32	£	6.65	£	5.99	£	5.34	£	4.70	£	4.06	£	3.43	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	12.75	£	11.83	£	10.92	£	10.02	£	9.13	£	8.25	£	7.38	£	6.52	£	5.67	£	4.84	£	4.01	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	13.66	£	12.71	£	11.77	£	10.85	£	9.93	£	9.03	£	8.13	£	7.25	£	6.37	£	5.51	£	4.66	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	19.03	£	17.65	£	16.29	£	14.94	£	13.60	£	12.28	£	10.98	£	9.69	£	8.42	£	7.16	£	5.92	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	19.74	£	18.36	£	17.00	£	15.65	£	14.31	£	12.99	£	11.69	£	10.40	£	9.13	£	7.88	£	6.64	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	23.88	£	22.12	£	20.38	£	18.67	£	16.97	£	15.29	£	13.63	£	11.99	£	10.38	£	8.78	£	7.20	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	24.83	£	23.07	£	21.33	£	19.62	£	17.92	£	16.24	£	14.58	£	12.94	£	11.33	£	9.73	£	8.15	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	29.25	£	27.06	£	24.89	£	22.74	£	20.62	£	18.52	£	16.45	£	14.40	£	12.38	£	10.38	£	8.41	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	30.53	£	28.33	£	26.16	£	24.01	£	21.89	£	19.79	£	17.72	£	15.67	£	13.65	£	11.65	£	9.68	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	38.30	£	35.26	£	32.26	£	29.29	£	26.36	£	23.46	£	20.59	£	17.76	£	14.97	£	12.20	£	9.48	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	40.35	£	37.32	£	34.31	£	31.34	£	28.41	£	25.51	£	22.65	£	19.82	£	17.02	£	14.26	£	11.53	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	38.44	£	35.02	£	31.64	£	28.30	£	24.99	£	21.73	£	18.50	£	15.31	£	12.16	£	9.05	£	5.98	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	41.41	£	37.99	£	34.61	£	31.27	£	27.96	£	24.70	£	21.47	£	18.28	£	15.13	£	12.02	£	8.95	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	43.61	£	39.53	£	35.49	£	31.50	£	27.56	£	23.66	£	19.81	£	16.00	£	12.24	£	8.53	£	4.86	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	47.47	£	43.39	£	39.35	£	35.36	£	31.42	£	27.52	£	23.67	£	19.86	£	16.10	£	12.39	£	8.72	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	63.07	£

COTSWOLD DISTRICT COUNCIL

Sales value £5,078 psm

Maximum infrastructure contributions (in excess of CIL and S106)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

			Maximum additional capacity to fund infrastructure (£ millions)																					
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.02	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	0.63	£	0.43	£	0.23	£	0.03	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	0.63	£	0.16	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

			Maximum additional capacity to fund infrastructure (£ millions)																					
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.04	£	0.03	£	0.03	£	0.02	£	0.02	£	0.01	£	0.01	£	0.00	£	-	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.05	£	0.04	£	0.04	£	0.03	£	0.03	£	0.02	£	0.02	£	0.01	£	0.01	£	0.00	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.20	£	0.17	£	0.14	£	0.12	£	0.09	£	0.06	£	0.04	£	0.01	£	-	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.25	£	0.22	£	0.19	£	0.16	£	0.14	£	0.11	£	0.08	£	0.06	£	0.03	£	0.01	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.46	£	0.41	£	0.35	£	0.30	£	0.24	£	0.19	£	0.14	£	0.09	£	0.03	£	-	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.54	£	0.48	£	0.43	£	0.37	£	0.32	£	0.27	£	0.21	£	0.16	£	0.11	£	0.06	£	0.01	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.75	£	0.64	£	0.54	£	0.45	£	0.35	£	0.25	£	0.16	£	0.06	£	-	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	0.89	£	0.79	£	0.69	£	0.59	£	0.50	£	0.40	£	0.30	£	0.21	£	0.12	£	0.03	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	1.12	£	0.97	£	0.82	£	0.67	£	0.52	£	0.38	£	0.23	£	0.09	£	-	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	1.34	£	1.19	£	1.04	£	0.89	£	0.74	£	0.60	£	0.46	£	0.32	£	0.18	£	0.04	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	1.41	£	1.21	£	1.02	£	0.82	£	0.63	£	0.44	£	0.26	£	0.07	£	-	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	1.94	£	1.74	£	1.54	£	1.34	£	1.15	£	0.95	£	0.76	£	0.58	£	0.39	£	0.21	£	0.03	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	1.76	£	1.52	£	1.27	£	1.03	£	0.79	£	0.55	£	0.32	£	0.09	£	-	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	2.10	£	1.86	£	1.62	£	1.38	£	1.14	£	0.91	£	0.68	£	0.46	£	0.23	£	0.01	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	2.64	£	2.27	£	1.91	£	1.54	£	1.19	£	0.83	£	0.48	£	0.13	£	-	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	3.20	£	2.83	£	2.47	£	2.10	£	1.74	£	1.39	£	1.04	£	0.69	£	0.35	£	0.01	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	3.18	£	2.68	£	2.19	£	1.71	£	1.23	£	0.76	£	0.29	£	-	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	4.12	£	3.64	£	3.17	£	2.71	£	2.25	£	1.80	£	1.36	£	0.91	£	0.48	£	0.05	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	4.63	£	3.89	£	3.17	£	2.45	£	1.74	£	1.03	£	0.34	£	-	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	5.82	£	5.09	£	4.36	£	3.64	£	2.93	£	2.23	£	1.53	£	0.85	£	0.17	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	5.96	£	4.99	£	4.04	£	3.09	£	2.15	£	1.22	£	0.31	£	-	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	7.97	£	6.98	£	5.99	£	5.02	£	4.06	£	3.11	£	2.17	£	1.24	£	0.32	£	-	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	8.78	£	7.33	£	5.90	£	4.48	£	3.08	£	1.69	£	0.33	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	11.16	£	9.71	£	8.28	£	6.86	£	5.46	£	4.08	£	2.71	£	1.36	£	0.03	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	10.10	£	8.26	£	6.43	£	4.63	£	2.85	£	1.09	£	-	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	13.28	£	11.44	£	9.61	£	7.81	£	6.03	£	4.27	£	2.53	£	0.81	£	-	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	10.64	£	8.33	£	6.06	£	3.80	£	1.58	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	14.90	£	12.59	£	10.32	£	8.06	£	5.84	£	3.64	£	1.46	£	-	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	7.68	£	4.50	£	1.35	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	14.56	£	11.38	£	8.23	£	5.11	£	2.04	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	3.13	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	-

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) PER HA

			Maximum additional capacity to fund infrastructure (£ millions)																					
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.08	£	0.08	£	0.07	£	0.06	£	0.06	£	0.05	£	0.05	£	0.04	£	0.04	£	0.03	£	0.03	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.08	£	0.08	£	0.07	£	0.07	£	0.06	£	0.06	£	0.05	£	0.05	£	0.04	£	0.04	£	0.03	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.40	£	0.38	£	0.35	£	0.32	£	0.29	£	0.27	£	0.24	£	0.22	£	0.19	£	0.16	£	0.14	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.42	£	0.39	£	0.36	£	0.34	£	0.31	£	0.28	£	0.26	£	0.23	£	0.20	£	0.18	£	0.15	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.83	£	0.77	£	0.72	£	0.66	£	0.61	£	0.56	£	0.50	£	0.45	£	0.40	£	0.35	£	0.30	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.85	£	0.80	£	0.74	£	0.69	£	0.63	£	0.58	£	0.53	£	0.47	£	0.42	£	0.37	£	0.32	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	1.48	£	1.38	£	1.28	£	1.18	£	1.08	£	0.98	£	0.89	£	0.79	£	0.70	£	0.61	£	0.52	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	1.52	£	1.42	£	1.32	£	1.22	£	1.12	£	1.03	£	0.93	£	0.84	£	0.74	£	0.65	£	0.56	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	2.22	£	2.06	£	1.91	£	1.77	£	1.62	£	1.47	£	1.33	£	1.19	£	1.05	£	0.91	£	0.78	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	2.28	£	2.13	£	1.98	£	1.83	£	1.69	£	1.54	£	1.40	£	1.26	£	1.12	£	0.98	£	0.84	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	2.87	£	2.68	£	2.48	£	2.29	£	2.10	£	1.91	£	1.72	£	1.54	£	1.35	£	1.17	£	1.00	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	2.74	£	2.54	£	2.34	£	2.14	£	1.94	£	1.75	£	1.56	£	1.37	£	1.19	£	1.01	£	0.83	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	3.59	£	3.35	£	3.10	£	2.86	£	2.62	£	2.38	£	2.15	£	1.92	£	1.69	£	1.47	£	1.24	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	3.47	£	3.23	£	2.99	£	2.75	£	2.52	£	2.28	£	2.05	£	1.83	£	1.60	£	1.38	£	1.16	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	5.39	£	5.02	£	4.65	£	4.29	£	3.93	£	3.58	£	3.22	£	2.88	£	2.54	£	2.20	£	1.87	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	5.56	£	5.18	£	4.82	£	4.46	£	4.10	£	3.74	£	3.39	£	3.05	£	2.70	£	2.37	£	2.03	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	7.08	£	6.59	£	6.10	£	5.61	£	5.14	£	4.66	£	4.20	£	3.73	£	3.28	£	2.83	£	2.38	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	6.24	£	5.77	£	5.30	£	4.84	£	4.38	£	3.93	£	3.48	£	3.04	£	2.61	£	2.18	£	1.76	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	10.48	£	9.75	£	9.02	£	8.30	£	7.59	£	6.89	£	6.19	£	5.51	£	4.83	£	4.16	£	3.50	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	10.84	£	10.10	£	9.38	£	8.66	£	7.95	£	7.25	£	6.55	£	5.87	£	5.19	£	4.52	£	3.86	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	13.77	£	12.80	£	11.84	£	10.89	£	9.96	£	9.03	£	8.12	£	7.21	£	6.32	£	5.44	£	4.56	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	14.66	£	13.67	£	12.68	£	11.71	£	10.75	£	9.80	£	8.86	£	7.93	£	7.01	£	6.10	£	5.21	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	20.49	£	19.04	£	17.60	£	16.19	£	14.79	£	13.40	£	12.03	£	10.68	£	9.35	£	8.03	£	6.73	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	21.20	£	19.75	£	18.32	£	16.90	£	15.50	£	14.11	£	12.75	£	11.40	£	10.06	£	8.74	£	7.44	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	25.71	£	23.87	£	22.05	£	20.24	£	18.46	£	16.70	£	14.96	£	13.24	£	11.55	£	9.87	£	8.21	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	26.66	£	24.82	£	23.00	£	21.19	£	19.41	£	17.65	£	15.91	£	14.19	£	12.50	£	10.82	£	9.16	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	31.55	£	29.24	£	26.96	£	24.71	£	22.48	£	20.28	£	18.11	£	15.96	£	13.84	£	11.74	£	9.67	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	32.82	£	30.52	£	28.24	£	25.98	£	23.76	£	21.56	£	19.38	£	17.23	£	15.11	£	13.02	£	10.95	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	41.46	£	38.27	£	35.12	£	32.01	£	28.93	£	25.89	£	22.88	£	19.91	£	16.98	£	14.08	£	11.22	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	43.51	£	40.33	£	37.18	£	34.06	£	30.99	£	27.94	£	24.94	£	21.97	£	19.04	£	16.14	£	13.28	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	41.98	£	38.39	£	34.85	£	31.34	£	27.88	£	24.45	£	21.07	£	17.72	£	14.42	£	11.16	£	7.93	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	44.95	£	41.36	£	37.82	£	34.31	£	30.84	£	27.42	£	24.03	£	20.69	£	17.39	£	14.12	£	10.90	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	47.82	£	43.54	£	39.31	£	35.13	£	30.99	£	26.91	£	22.87	£	18.88	£	14.94	£	11.04	£	7.19	£	9.88
34	CDC-RES34 Str

COTSWOLD DISTRICT COUNCIL

Sales value £5,175 psm

Maximum infrastructure contributions (in excess of CIL and S106)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

			Maximum additional capacity to fund infrastructure (£ millions)																					
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.08	£	0.02	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	0.84	£	0.63	£	0.42	£	0.21	£	0.01	£	-	£	-	£	-	£	-	£	-	£	-	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	0.11	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	1.14	£	0.65	£	0.15	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

			Maximum additional capacity to fund infrastructure (£ millions)																					
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.05	£	0.04	£	0.03	£	0.03	£	0.02	£	0.02	£	0.01	£	0.01	£	0.00	£	-	£	-	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.06	£	0.05	£	0.04	£	0.04	£	0.03	£	0.03	£	0.02	£	0.02	£	0.01	£	0.00	£	-	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.23	£	0.20	£	0.17	£	0.14	£	0.11	£	0.08	£	0.06	£	0.03	£	0.00	£	-	£	-	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.28	£	0.25	£	0.22	£	0.19	£	0.16	£	0.13	£	0.11	£	0.08	£	0.05	£	0.02	£	-	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.52	£	0.46	£	0.40	£	0.35	£	0.29	£	0.24	£	0.18	£	0.13	£	0.07	£	0.02	£	-	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.60	£	0.54	£	0.48	£	0.42	£	0.37	£	0.31	£	0.25	£	0.20	£	0.15	£	0.09	£	0.04	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	0.85	£	0.75	£	0.64	£	0.54	£	0.44	£	0.33	£	0.23	£	0.14	£	0.04	£	-	£	-	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	1.00	£	0.90	£	0.79	£	0.69	£	0.58	£	0.48	£	0.38	£	0.28	£	0.19	£	0.09	£	-	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	1.28	£	1.12	£	0.96	£	0.81	£	0.65	£	0.50	£	0.35	£	0.20	£	0.06	£	-	£	-	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	1.50	£	1.34	£	1.19	£	1.03	£	0.88	£	0.73	£	0.57	£	0.43	£	0.28	£	0.13	£	-	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	1.62	£	1.41	£	1.21	£	1.00	£	0.80	£	0.60	£	0.41	£	0.22	£	0.02	£	-	£	-	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	2.14	£	1.93	£	1.72	£	1.52	£	1.31	£	1.11	£	0.91	£	0.72	£	0.52	£	0.33	£	0.14	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	2.03	£	1.77	£	1.51	£	1.25	£	1.00	£	0.76	£	0.51	£	0.27	£	0.03	£	-	£	-	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	2.36	£	2.11	£	1.85	£	1.60	£	1.36	£	1.11	£	0.87	£	0.63	£	0.40	£	0.17	£	-	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	3.04	£	2.65	£	2.26	£	1.88	£	1.51	£	1.13	£	0.77	£	0.40	£	0.04	£	-	£	-	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	3.60	£	3.21	£	2.82	£	2.44	£	2.07	£	1.69	£	1.33	£	0.96	£	0.60	£	0.25	£	-	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	3.70	£	3.18	£	2.67	£	2.16	£	1.66	£	1.16	£	0.67	£	0.19	£	-	£	-	£	-	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	4.63	£	4.13	£	3.64	£	3.15	£	2.67	£	2.20	£	1.73	£	1.27	£	0.81	£	0.36	£	-	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	5.40	£	4.63	£	3.86	£	3.11	£	2.37	£	1.63	£	0.90	£	0.18	£	-	£	-	£	-	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	6.59	£	5.82	£	5.06	£	4.30	£	3.56	£	2.82	£	2.09	£	1.37	£	0.66	£	-	£	-	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	6.97	£	5.95	£	4.95	£	3.96	£	2.97	£	2.00	£	1.04	£	0.09	£	-	£	-	£	-	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	8.97	£	7.93	£	6.90	£	5.88	£	4.87	£	3.88	£	2.89	£	1.92	£	0.96	£	0.01	£	-	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	10.23	£	8.72	£	7.21	£	5.73	£	4.26	£	2.81	£	1.38	£	-	£	-	£	-	£	-	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	12.62	£	11.10	£	9.60	£	8.11	£	6.65	£	5.20	£	3.76	£	2.35	£	0.95	£	-	£	-	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	11.94	£	10.01	£	8.10	£	6.21	£	4.35	£	2.50	£	0.68	£	-	£	-	£	-	£	-	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	15.12	£	13.19	£	11.28	£	9.39	£	7.53	£	5.68	£	3.86	£	2.06	£	0.29	£	-	£	-	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	12.93	£	10.52	£	8.14	£	5.78	£	3.45	£	1.14	£	-	£	-	£	-	£	-	£	-	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	17.19	£	14.78	£	12.39	£	10.04	£	7.70	£	5.40	£	3.12	£	0.88	£	-	£	-	£	-	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	10.83	£	7.49	£	4.20	£	0.94	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	17.71	£	14.37	£	11.08	£	7.82	£	4.60	£	1.42	£	-	£	-	£	-	£	-	£	-	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	6.66	£	2.91	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
34	CDC-RES34 Strategic site (1,300 units) 30 dph	1,300	£	1.53	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	9.88
35	CDC-RES35 Strategic site (2,000 units) 35 dph	2,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	15.20
36	CDC-RES36 Strategic site (2,500 units) 35 dph	2,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	19.00
37	CDC-RES37 Strategic site (3,500 units) 35 dph	3,500	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	26.60
38	CDC-RES38 Strategic site (4,000 units) 30 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
39	CDC-RES39 Strategic site (4,000 units) 35 dph	4,000	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	30.40
40	CDC-ELDER1 Older person's housing scheme (C3) 35 dph	50	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	0.38
41	CDC-CARE1 Care home scheme (C2) - 70 units	-	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	-
42	CDC-EMP1 Employment - industrial 40% plot ratio	-	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	0.84	£	-
43	CDC-EMP2 Employment - industrial 45% plot ratio	-	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	1.13	£	-
44	CDC-EMP3 Employment - industrial 40% plot ratio	-	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	0.01	£	-
45	CDC-EMP4 Employment - industrial 45% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
46	CDC-EMP5 Employment - industrial 40% plot ratio	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
47	CDC-EMP6 Employment - industrial 45% plot ratio	-	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	2.41	£	-

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) PER HA

			Maximum additional capacity to fund infrastructure (£ millions)																					
	Description	No of units	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH		S106 (£ millions)	
1	CDC-RES1 Small scheme (1 unit) 25 dph	1	£	0.09	£	0.08	£	0.08	£	0.07	£	0.06	£	0.06	£	0.05	£	0.05	£	0.04	£	0.04	£	0.03	£	0.01
2	CDC-RES2 Small scheme (1 unit) 30 dph	1	£	0.09	£	0.08	£	0.08	£	0.07	£	0.07	£	0.06	£	0.06	£	0.05	£	0.04	£	0.04	£	0.03	£	0.01
3	CDC-RES3 Small scheme (5 units) 25 dph	5	£	0.43	£	0.40	£	0.38	£	0.35	£	0.32	£	0.29	£	0.26	£	0.24	£	0.21	£	0.18	£	0.16	£	0.04
4	CDC-RES4 Small scheme (5 units) 30 dph	5	£	0.45	£	0.42	£	0.39	£	0.36	£	0.33	£	0.31	£	0.28	£	0.25	£	0.22	£	0.20	£	0.17	£	0.04
5	CDC-RES5 Small scheme (10 units) 30 dph	10	£	0.89	£	0.83	£	0.77	£	0.71	£	0.66	£	0.60	£	0.55	£	0.49	£	0.44	£	0.38	£	0.33	£	0.08
6	CDC-RES6 Small scheme (10 units) 35 dph	10	£	0.91	£	0.85	£	0.79	£	0.74	£	0.68	£	0.62	£	0.57	£	0.51	£	0.46	£	0.41	£	0.35	£	0.08
7	CDC-RES7 Medium scheme (20 units) 30 dph	20	£	1.59	£	1.48	£	1.37	£	1.27	£	1.17	£	1.07	£	0.97	£	0.87	£	0.77	£	0.67	£	0.58	£	0.15
8	CDC-RES8 Medium scheme (20 units) 35 dph	20	£	1.63	£	1.52	£	1.42	£	1.31	£	1.21	£	1.11	£	1.01	£	0.91	£	0.81	£	0.72	£	0.62	£	0.15
9	CDC-RES9 Medium scheme (30 units) 30 dph	30	£	2.38	£	2.22	£	2.06	£	1.91	£	1.75	£	1.60	£	1.45	£	1.30	£	1.15	£	1.01	£	0.87	£	0.23
10	CDC-RES10 Medium scheme (30 units) 35 dph	30	£	2.44	£	2.29	£	2.13	£	1.97	£	1.82	£	1.67	£	1.52	£	1.37	£	1.22	£	1.08	£	0.93	£	0.23
11	CDC-RES11 Medium scheme (40 units) 30 dph	40	£	3.08	£	2.88	£	2.67	£	2.47	£	2.27	£	2.07	£	1.87	£	1.68	£	1.49	£	1.30	£	1.11	£	0.30
12	CDC-RES12 Medium scheme (40 units) 55 dph	40	£	2.94	£	2.73	£	2.52	£	2.32	£	2.11	£	1.91	£	1.71	£	1.51	£	1.32	£	1.13	£	0.94	£	0.30
13	CDC-RES13 Large scheme (50 units) 30 dph	50	£	3.85	£	3.60	£	3.34	£	3.08	£	2.83	£	2.59	£	2.34	£	2.10	£	1.86	£	1.62	£	1.39	£	0.38
14	CDC-RES14 Large scheme (50 units) 40 dph	50	£	3.73	£	3.48	£	3.22	£	2.98	£	2.73	£	2.48	£	2.24	£	2.01	£	1.77	£	1.54	£	1.31	£	0.38
15	CDC-RES15 Large scheme (75 units) 30 dph	75	£	5.78	£	5.39	£	5.01	£	4.63	£	4.25	£	3.88	£	3.51	£	3.15	£	2.79	£	2.43	£	2.08	£	0.57
16	CDC-RES16 Large scheme (75 units) 35 dph	75	£	5.95	£	5.56	£	5.17	£	4.79	£	4.42	£	4.05	£	3.68	£	3.31	£	2.96	£	2.60	£	2.25	£	0.57
17	CDC-RES17 Large scheme (100 units) 30 dph	100	£	7.61	£	7.09	£	6.57	£	6.06	£	5.56	£	5.07	£	4.58	£	4.09	£	3.61	£	3.14	£	2.68	£	0.76
18	CDC-RES18 Large scheme (100 units) 55 dph)	100	£	6.76	£	6.26	£	5.77	£	5.28	£	4.80	£	4.33	£	3.86	£	3.39	£	2.94	£	2.49	£	2.04	£	0.76
19	CDC-RES19 Large scheme (150 units) 30 dph	150	£	11.25	£	10.48	£	9.72	£	8.97	£	8.22	£	7.48	£	6.75	£	6.04	£	5.33	£	4.62	£	3.93	£	1.14
20	CDC-RES20 Large scheme (150 units) 35 dph)	150	£	11.61	£	10.84	£	10.08	£	9.32	£	8.58	£	7.84	£	7.11	£	6.39	£	5.68	£	4.98	£	4.29	£	1.14
21	CDC-RES21 Large scheme (200 units) 30 dph	200	£	14.78	£	13.76	£	12.75	£	11.76	£	10.78	£	9.81	£	8.85	£	7.90	£	6.96	£	6.04	£	5.12	£	1.52
22	CDC-RES22 Large scheme (200 units) 35 dph)	200	£	15.66	£	14.62	£	13.59	£	12.57	£	11.56	£	10.57	£	9.58	£	8.61	£	7.65	£	6.70	£	5.76	£	1.52
23	CDC-RES23 Large scheme (300 units) 30 dph	300	£	21.94	£	20.42	£	18.92	£	17.44	£	15.97	£	14.52	£	13.09	£	11.67	£	10.27	£	8.89	£	7.53	£	2.28
24	CDC-RES24 Large scheme (300 units) 35 dph)	300	£	22.65	£	21.14	£	19.63	£	18.15	£	16.68	£	15.23	£	13.80	£	12.38	£	10.98	£	9.60	£	8.24	£	2.28
25	CDC-RES25 Large scheme (400 units) 30 dph	400	£	27.55	£	25.62	£	23.71	£	21.82	£	19.96	£	18.11	£	16.29	£	14.49	£	12.72	£	10.96	£	9.23	£	3.04
26	CDC-RES26 Large scheme (400 units) 35 dph)	400	£	28.50	£	26.57	£	24.66	£	22.77	£	20.91	£	19.06	£	17.24	£	15.44	£	13.67	£	11.91	£	10.18	£	3.04
27	CDC-RES27 Large scheme (500 units) 30 dph	500	£	33.84	£	31.43	£	29.04	£	26.68	£	24.35	£	22.05	£	19.77	£	17.52	£	15.30	£	13.11	£	10.94	£	3.80
28	CDC-RES28 Large scheme (500 units) 35 dph)	500	£	35.11	£	32.70	£	30.32	£	27.96	£	25.63	£	23.32	£	21.05	£	18.80	£	16.57	£	14.38	£	12.21	£	3.80
29	CDC-RES29 Large scheme (750 units) 30 dph	750	£	44.60	£	41.27	£	37.97	£	34.71	£	31.49	£	28.31	£	25.17	£	22.06	£	18.99	£	15.96	£	12.96	£	5.70
30	CDC-RES30 Large scheme (750 units) 35 dph)	750	£	46.66	£	43.32	£	40.03	£	36.77	£	33.55	£	30.37	£	27.22	£	24.11	£	21.04	£	18.01	£	15.02	£	5.70
31	CDC-RES31 Strategic site (1,000 units) 30 dph	1,000	£	45.51	£	41.76	£	38.05	£	34.38	£	30.76	£	27.17	£	23.63	£	20.13	£	16.67	£	13.26	£	9.89	£	7.60
32	CDC-RES32 Strategic site (1,000 units) 35 dph	1,000	£	48.48	£	44.73	£	41.02	£	37.35	£	33.72	£	30.14	£	26.60	£	23.10	£	19.64	£	16.23	£	12.86	£	7.60
33	CDC-RES33 Strategic site (1,300 units) 30 dph	1,300	£	52.03	£	47.55	£	43.12	£

This page is intentionally left blank

Quintic Advisory LLP

COTSWOLD DISTRICT COUNCIL – INFRASTRUCUTRE COSTS ADDENDUM TO FINANCIAL VIABILITY ASSESSMENT

1. Introduction

1.1. This note considers the ability of strategic sites allocated in Cotswold District Council's ('the Council') emerging Local Plan to absorb the requirements identified in the Infrastructure Delivery Plan ('IDP'). It should be read in conjunction with the Local Plan Viability Study (July 2026), which details the typologies and assumptions that we used to test policies in the Council's emerging Local Plan, as summarised in Table 1.1.

Table 1.1.1: Strategic sites and typologies used for testing purposes

Strategic Sites	No of units	Closest typology	Units in typology
Cirencester: Steadings southern extension	1,364	CDC-RES-34	1,300
Cirencester: Land south east of Cirencester and south of Preston	1,368	CDC-RES-34	1,300
Cirencester: Land east of Kingshill Lane	613	CDC-RES-28	500
Siddington: Land south west of Siddington	372	CDC-RES-26	400
Down Ampney: Land surrounding Down Ampney	1,658	CDC-RES-35	2,000
Driffield: Land south of Driffield	2,222	CDC-RES-35	2,000
Fairford: Land north-east of Fairford	1,141	CDC-RES-32	1,000
Kemble: Land south-west of Kemble	1,020	CDC-RES-32	1,000
Mickleton - Strategic - Land North and west of Mickleton	1,238	CDC-RES-34	1,300
Moreton-in-Marsh: Land north, east and south of Moreton-in-Marsh	2,217	CDC-RES-35	2,000
Total units	**13,211**		12,800

2. Infrastructure requirements identified by the IDP

2.1. The IDP identifies a range of infrastructure requirements in a number of categories. The first is site-specific infrastructure (such as schools); the second is infrastructure that supports a group of sites, such as boosting utilities capacity or putting flood mitigation in place; and the third is highways interventions which are associated with more than one site.

2.2. The total requirements falling to strategic sites in the three categories above are as follows:

- On-site infrastructure: £273.69 million
- Sub-area infrastructure: £4.40 million
- Sub-area highways interventions: £37.84 million

When considered in aggregate, the infrastructure requirements range from £18,453 to £40,929 per dwelling.

3. Potential funding generated by the typologies

3.1. As noted in the Local Plan Viability Study, the appraisals incorporate CIL and Section 106 obligations, both of which could be used (in principle) to fund infrastructure costs identified by the IDP. The Council expects to review its CIL Charging Schedule prior to the adoption of the emerging Local Plan and it expects to set nil rates for strategic sites, as they are providing infrastructure on site. In our calculations, the column headed CIL will simply be additional surplus residual land value.

3.2. We have identified the residual land value generated by each typology and deducted the relevant benchmark land value to identify any 'surplus' residual value that could be used to fund infrastructure.

3.3. The total funding that each typology would be able to make available for infrastructure is therefore the total of (a) surplus residual land value, (b) CIL included in the appraisals and (c) Section 106 financial contributions included in the appraisals.

3.4. These outputs are summarised in Table 3.4.1 and Table 3.4.2 (which shows the data in Table 3.4.1 on a per unit basis).

Table 3.4.1: Funding available for infrastructure

Site	Residential units	Closest typology	Units in typology	RLV	BLV	Surplus RLV	CIL (see para 3.1)	S106	Total resources generated
Cirencester: Steadings southern extension	1,364	CDC-RES-34	1,300	£31,154,605	£15,289,300	£15,865,305	£6,624,517	£9,880,000	£32,369,822
Cirencester: Land south east of Cirencester and south of Preston	1,368	CDC-RES-34	1,300	£31,154,605	£15,289,300	£15,865,305	£6,624,517	£9,880,000	£32,369,822
Cirencester: Land east of Kingshill Lane	613	CDC-RES-28	500	£16,878,257	£5,040,816	£11,837,441	£2,547,891	£3,800,000	£18,185,332
Siddington: Land south west of Siddington	372	CDC-RES-26	400	£13,502,606	£3,763,810	£9,738,796	£2,038,313	£3,040,000	£14,817,109
Down Ampney: Land surrounding Down Ampney	1,658	CDC-RES-35	2,000	£43,311,623	£23,523,810	£19,787,813	£6,624,517	£9,880,000	£36,292,330

Site	Residential units	Closest typology	Units in typology	RLV	BLV	Surplus RLV	CIL (see para 3.1)	S106	Total resources generated
Driffield: Land south of Driffield	2,222	CDC-RES-35	2,000	£43,311,623	£23,523,810	£19,787,813	£6,624,517	£9,880,000	£36,292,330
Fairford: Land north-east of Fairford	1,141	CDC-RES-32	1,000	£19,323,821	£11,761,905	£7,561,916	£5,095,782	£7,600,000	£20,257,698
Kemble: Land south-west of Kemble	1,020	CDC-RES-32	1,000	£26,152,199	£11,761,905	£14,390,295	£5,095,782	£7,600,000	£27,086,077
Mickleton - Strategic - Land North and west of Mickleton	1,238	CDC-RES-34	1,300	£39,252,461	£15,289,300	£23,963,161	£6,624,517	£9,880,000	£40,467,679
Moreton-in-Marsh: Land north, east and south of Moreton-in-Marsh	2,217	CDC-RES-35	2,000	£47,160,189	£23,523,810	£23,636,379	£10,191,565	£15,200,000	£49,027,944
	13,211		12,800	**£311,201,990**	**£148,767,766**	**£162,434,224**	**£58,091,920**	**£86,640,000**	**£307,166,144**

Table 3.4.2: Funding available for infrastructure per unit

Site	Residential units	Closest typology	Units in typology	RLV per unit	BLV per unit	Surplus RLV per unit	CIL per unit (see para 3.1)	S106 per unit	Total resources generated per unit
Cirencester: Steadings southern extension	1,364	CDC-RES-34	1,300	£23,965	£11,761	£12,204	£5,096	£7,600	£24,900
Cirencester: Land south east of Cirencester and south of Preston	1,368	CDC-RES-34	1,300	£23,965	£11,761	£12,204	£5,096	£7,600	£24,900
Cirencester: Land east of Kingshill Lane	613	CDC-RES-28	500	£33,757	£10,082	£23,675	£5,096	£7,600	£36,371
Siddington: Land south west of Siddington	372	CDC-RES-26	400	£33,757	£9,410	£24,347	£5,096	£7,600	£37,043
Down Ampney: Land surrounding Down Ampney	1,658	CDC-RES-35	2,000	£21,656	£11,762	£9,894	£3,312	£4,940	£18,146
Driffield: Land south of Driffield	2,222	CDC-RES-35	2,000	£21,656	£11,762	£9,894	£3,312	£4,940	£18,146
Fairford: Land north-east of Fairford	1,141	CDC-RES-32	1,000	£19,324	£11,762	£7,562	£5,096	£7,600	£20,258

Site	Residential units	Closest typology	Units in typology	RLV per unit	BLV per unit	Surplus RLV per unit	CIL per unit (see para 3.1)	S106 per unit	Total resources generated per unit
Kemble: Land south-west of Kemble	1,020	CDC-RES-32	1,000	£26,152	£11,762	£14,390	£5,096	£7,600	£27,086
Mickleton - Strategic - Land North and west of Mickleton	1,238	CDC-RES-34	1,300	£30,194	£11,761	£18,433	£5,096	£7,600	£31,129
Moreton-in-Marsh: Land north, east and south of Moreton-in-Marsh	2,217	CDC-RES-35	2,000	£23,580	£11,762	£11,818	£5,096	£7,600	£24,514
	13,211		12,800	**£24,313**	**£11,622**	**£12,690**	**£4,538**	**£6,769**	**£23,997**

4. Conclusions

4.1. Table 4.1.1 below draws together the total resources generated by the typologies on a per unit basis and compares this to the total infrastructure requirement, again per unit. As can be noted, there is an even split between the sites that can fund all the infrastructure requirement at the present time and those that cannot fund 100% of the requirement. It is likely that these funding gaps could be closed relatively easily by increasing values over the course of the development or by re-profiling of the timing of infrastructure payments or timing of provision.

Table 4.1.1: Summary of capacity and infrastructure requirements per unit

Site	Residential units	Units in typology	Closest typology	Infra requirement per unit	Total resources generated
Cirencester: Steadings southern extension	1,364	1,300	CDC-RES-34	£20,039	£24,900
Cirencester: Land south east of Cirencester and south of Preston	1,368	1,300	CDC-RES-34	£25,746	£24,900
Cirencester: Land east of Kingshill Lane	613	500	CDC-RES-28	£22,190	£36,371
Siddington: Land south west of Siddington	372	400	CDC-RES-26	£18,453	£37,043
Down Ampney: Land surrounding Down Ampney	1,658	2,000	CDC-RES-35	£29,020	£18,146
Driffield: Land south of Driffield	2,222	2,000	CDC-RES-35	£27,520	£18,146
Fairford: Land north-east of Fairford	1,141	1,000	CDC-RES-32	£27,639	£20,258
Kemble: Land south-west of Kemble	1,020	1,000	CDC-RES-32	£24,395	£27,086
Mickleton - Strategic - Land North and west of Mickleton	1,238	1,300	CDC-RES-34	£22,385	£31,129

Site	Residential units	Units in typology	Closest typology	Infra requirement per unit	Total resources generated
Moreton-in-Marsh: Land north, east and south of Moreton-in-Marsh	2,217	2,000	CDC-RES-35	£40,929	£24,514
	13,211	**£27,789**			**£23,997**

4.2. It should also be borne in mind that our appraisals do not include any affordable housing grant funding which may be made available, nor have we included any funding from other sources that may be made available to developments. Section 5 of the IDP points to other sources of funding that may be deployed, including funding streams from private sector organisations including UKPN, Thames Water and digital service providers, as well as public sector organisations including the NHS. It is unusual for all sites in a Local Plan to be able to absorb the entire identified infrastructure requirement at the outset, so our findings for CDC are consistent with other areas.

Quintic Advisory
27 July 2026

This page is intentionally left blank

Cotswold District Council
Infrastructure Delivery
Plan (Draft for Reg 19)

PRIOR + PTNRS

Draft document for Council governance process July and August 2026

Cotswold IDP

July 2026

Issued by Prior + Partners alongside Newsteer, supported by CDC and GCC.

Author	Date	Reviewed by	Version
JWC	July 2026	TC	Reg 19 consultation version (draft)

Contents

01 Introduction 05

01.1 Background and scope 06

02 Infrastructure baseline 13

02.1 Education 14

02.2 Community and culture 26

02.3 Primary healthcare 32

02.4 Emergency Services 36

02.5 Sports and recreation 38

02.6 Open space 40

02.7 Transport 42

02.8 Utilities 46

03 Site allocations and population modelling 55

03.1 Site allocations and population projections 56

04 Growth requirements per theme 63

04.1 Education 64

04.2 Community and culture 68

04.3 Healthcare 70

04.4 Emergency services 72

04.5 Transport 74

04.6 Open space, SANG, Sport and recreation 84

04.7 Flood management requirements 88

04.8 Utilities 90

05 Infrastructure requirements 95

05.1 Funding and delivery 96

05.2 Infrastructure Delivery schedule (2043) 100

06 Appendix 103

01
Introduction

This section will outline the purpose, and context of this Infrastructure Delivery Plan (IDP) and how local and national planning policy context has informed the scope and requirements.

01.1

Background and scope

01.1.1

Context

Prior + Partners (P+P) have been instructed by Cotswold District Council (CDC) to produce an Infrastructure Delivery plan (hereafter IDP) to support the emerging Local Plan 2026-2043 (hereafter referred to as the emerging Local Plan).

The IDP process has been iteratively developed in parallel to consultation on the emerging Local Plan, informing and being informed by the proposed allocations and wider approach to the housing and employment requirement identified in the emerging Local Plan. This report has been collated by P+P but relies upon significant engagement with key providers, stakeholders and the evidence base for the emerging Local Plan examination.

This version is shared alongside the Regulation 19 consultation although this may be updated to respond to issues raised ahead of the Examination in Public.

Role of the IDP

IDP reports function to identify existing infrastructure and capacity across the district, including deficiencies and potential capacity to accommodate new local plan growth where applicable, and setting out future infrastructure requirements in line with local plan housing growth over the plan period.

IDPs are strategic documents which identify, coordinate, and schedule necessary infrastructure as the starting point for future delivery.

In line with the National Planing Policy Framework (December 2024, given the emerging plan it supports will be issued under the transition arrangements), the supporting PPG[1] and broader Planning Advisory Service guidance plans should set out the contributions expected from development, including setting out the types of infrastructure required. This infrastructure should be proportional to the plan making stage and subject to refinement at the application stage, however it must also demonstrate that there is a realistic prospect of its delivery and help support the examination of the plan such that the cumulative policies and requirements should not undermine the deliverability of the plan.

This IDP is a ‘live’ document, which means that each iteration provides an opportunity to revisit and re-establish communications and discussions with key stakeholders. Each iteration also provides an opportunity to re-visit the Infrastructure Delivery Schedule to ensure that it contains the most up-to-date information relating to infrastructure requirements, including costs and delivery timescales for each project.

1 See here: https://www.gov.uk/government/collections/planning-practice-guidance

Relationship to other documents

This IDP forms a core evidence base document for the CDC emerging Local Plan by providing an overview of identified infrastructure requirements. Whilst some of the requirements are bespoke to the IDP, such as calculations of education requirements, the IDP relies on a number of additional evidence base documents produced to the support the plan's development and examination. These are referenced throughout this document but notably and non exhaustively include: the CDC Green Infrastructure Strategy, the City Science Transport Strategy, the LUC SANG Strategy/Recreation and Mitigation strategy, the JBA Water Cycle study (covering utilities upgrades) and a series of evidence base documents prepared by ONH, KKP and AECOM covering indoor and outdoor sport requirements.

In addition, the IDP has been prepared following extensive engagement with a number of stakeholders who have produced substantial guidance which has informed the recommendations of the IDP.

Although the engagement undertaken is set out thematically within this document, Gloucestershire County Council (GCC) have been a key stakeholder in the production of this IDP, given their responsibility for education and learning, libraries, and is the local highway authority within the county omitting the strategic road network managed by National Highways.

Relationship to CIL

The Infrastructure Funding Statement (IFS) is an annual report which provides a summary of all financial and non-financial developer contributions relating to S106 and the CIL collected and spent by CDC. The latest report runs from 1 April 2024 to 31 March 2025 and was approved in November 2025. The 2025-2026 report is in progress.

For the purposes of this IDP, it is currently assumed that the strategic sites will be 'zero rated' and not liable for payment of CIL (with planning obligations secured by alternative measures).

As a result, this IDP retains reference to CIL as this will be collected under the non-strategic site allocations and windfall development, and the supporting work will be a helpful resource for future CIL applications.

01.1.2

Scope of this IDP

Infrastructure sub-themes

The types of infrastructure covered in this report respond to both national policy and best practice guidance, and have been agreed with CDC in advance. The topics covered therefore include:

- Education
  - Early years
  - Primary education
  - Secondary education and Post 16
- Community and culture
  - Community spaces
  - Libraries
  - Burial grounds
- Primary Healthcare
- Emergency services
- Open space and Sports
  - Open space
  - SANG
  - Sports and Recreation
- Emergency services
- Transport
  - Rail
  - Bus
  - Active mode
  - Highways
  - Behaviour change
- Flood management
- Utilities
  - Electricity
  - Water and waste
  - Digital infrastructure

Given the role of GCC as Minerals and Waste Planning Authority (MWPA), for avoidance of doubt, these themes are not included in the infrastructure requirements identified within this IDP and instead have been scoped to be considered outside of the CDC local Plan 2043 as part of the Statutory review of the Minerals Local Plan and part of the (currently emerging) Waste Local Plan.

Furthermore, as set out in the Gloucestershire Local Development Guide (2025) it is GCC's policy to require SEND funding for applications over 4,000 homes. As there is not a site at this scale proposed in the emerging Local Plan, this is not included with this IDP.

01.1.3

Approach

Structure

This report includes the following chapters:

1. Introduction; will set out the context, scope, and methodology for the following work.

2. Infrastructure baseline; provides the underpinning data alongside cross reference to other Local Plan evidence base documents, county guidance and online sources to produce the infrastructure baseline. This section will include the appropriate consideration of pipeline and currently committed projects across the sub themes (outlined in 01.1.4) and this section forms the basis upon which future infrastructure requirements are estimated.

3. Proposed growth scenario and resulting population modelling; this section of the IDP takes the local plan growth scenario to produce a housing and population projection using the draft site allocations and predicted windfall development. This will be used to estimate requirements across sub-areas of the District and strategic sites in IDP.

4. Modelled infrastructure requirements per theme; using the population projections and applying benchmark standards and considering against the baseline infrastructure to determine or otherwise quantify future infrastructure needs

5. Infrastructure requirements and funding mechanisms; as an overview of the appended Infrastructure Delivery Schedule; this is effectively the summary of infrastructure requirements at the heart of the IDP, summarised into a set of key projects and recommendations to inform future delivery, funding applications and the review of submitted planning applications.

01.1.4

Overview of methodology

Study area

The study area is primarily focused on Cotswold District Council's Local Planning Area, although cross boundary considerations are relevant for adjacent authorities, notably with a proposed spatial strategy focused on areas outside of the National Landscape in the south of the district.

An overview of the existing settlement pattern and a list of principal settlements (set out in the CDC settlement hierarchy) is provided overleaf in figure 1.

Baseline information and engagement

As far as possible the baseline data has been aligned with an April 2025 as the baseline date for the IDP unless otherwise specified. Although the CDC housing trajectory has been updated since this point, where relevant within the sub themes, this IDP has reviewed any reliance on baseline capacities.

Significant engagement with statutory providers, including multiple workshops and discipline specific engagement has been undertaken to inform this IDP. This will be captured in Statement of Common Ground where relevant.

Local standard benchmarking

Local standards have been used to establish projected demand against the growth scenario in the emerging Local Plan. Where directly proportional to future population (namely a relevant provision per person) these are quantified as far as possible, but some requirements are also related to wider needs and evidence base established by key stakeholders providers. Sources for this are provided throughout the IDP per theme

'Pipeline' projects

Pipeline projects within this IDP are commitments that are sufficiently committed and considered to reasonably influence capacity have been incorporated or referenced in the baseline. This is specific for each theme and justified appropriately.

Cross boundary considerations

Where relevant, cross boundary considerations such as provision outside of the district, have been considered as far as is appropriate. This varies depending on the theme and other considerations but is set out within.

For the avoidance of doubt, this IDP is not reliant upon regionally significant infrastructure or mitigation being provided to support local plan growth.

It is noted that a number of themes, such as the use of existing sports facilities, have considered usage by those outside of CDC as the practical reality of usage is blind to authority boundaries. Where relevant, such as the Water Cycle Study, appropriate consideration of cumulative growth has been considered through engagement with neighbouring authorities, and where items are required to be delivered outside of CDC and GCC's control, such as on offsite transport mitigation, these are explicitly flagged.

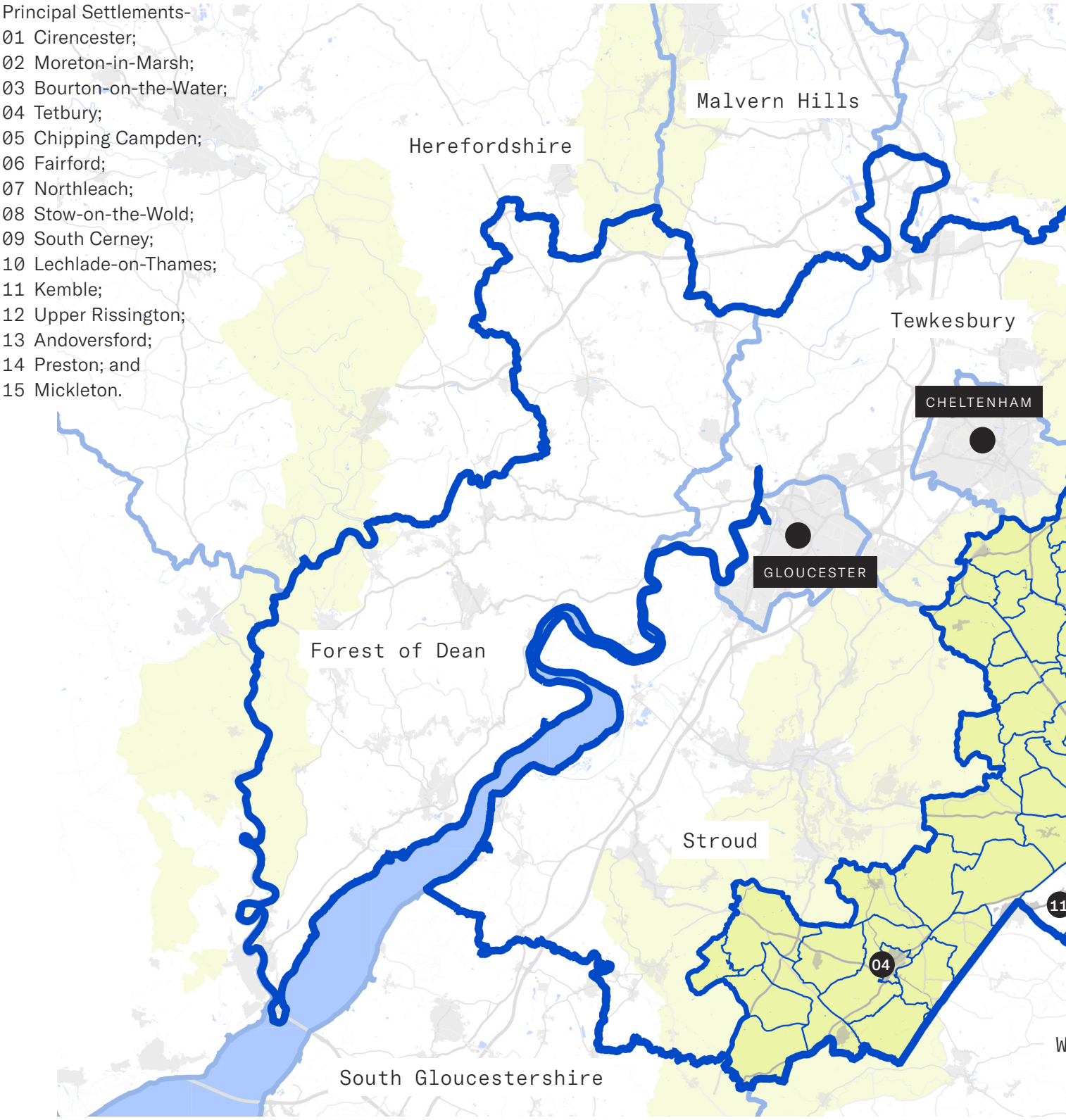
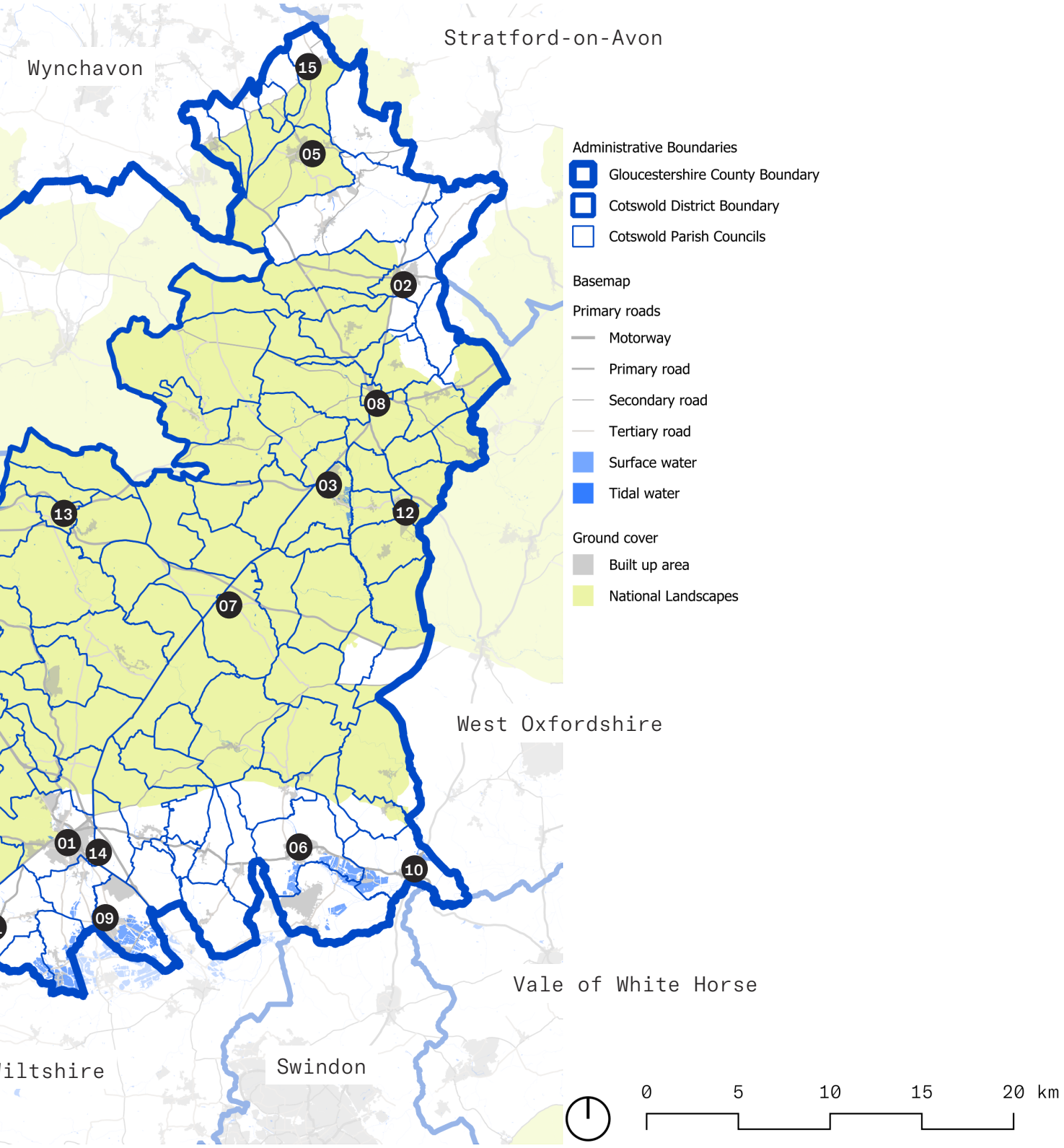


Figure map showing Cotswold District in Gloucestershire County


Stratford-on-Avon
Wynchavon
15
05
02
08
03
13
12
07
West Oxfordshire
01
14
06
10
09
Vale of White Horse
Swindon
Administrative Boundaries
Gloucestershire County Boundary
Cotswold District Boundary
Cotswold Parish Councils
Basemap
Primary roads
Motorway
Primary road
Secondary road
Tertiary road
Surface water
Tidal water
Ground cover
Built up area
National Landscapes
0 5 10 15 20 km

02 Infrastructure baseline

This chapter provides an overview of existing infrastructure provision within the district, as well as noting existing commitments at the time of writing, relevant for consideration in the future growth scenario.

02.1
Education

02.1.1
Early years

Policy context

Local authorities have specific powers and duties, alongside other regulatory bodies, in relation to the well-being of young children, specifically in regards to the provision of childcare and the provision of information to parents and other persons; to make provision about the regulation and inspection of childcare provision. In summary, the Childcare Act (2006) states that:

(1) An English local authority must—

(a) improve the well-being of young children in their area, and

(b) reduce inequalities between young children in their area in relation to the matters mentioned in subsection (2).

(1) The meaning of "early childhood services for the purposes of section 3 is as follows:

(a) early years provision;

(b) the social services functions of the local authority, so far as relating to young children, parents or prospective parents;

(c) health services relating to young children, parents or prospective parents;

(d) the provision, under arrangements made under section 2 of the Employment and Training Act 1973 (c. 50), of assistance to parents or prospective parents;

(3) Specific duties of a local authority in relation to early childhood services:

(2)The authority must make arrangements to secure that early childhood services in their area are provided in an integrated manner which is calculated to—

(a)facilitate access to those services, and

(b)maximise the benefit of those services to parents, prospective parents and young children.

This is relevant because it sets out that should a deficit by identified in the provision of early years education and childcare, the local authority (GCC) must take steps to address this and to satisfy the above regulations.

GCC is responsible ensuring that funding entitlement for early years childcare is provided and works in collaboration with private providers who operate in response to commercial demand. As a result, early year childcare is provided both by GCC and also private companies.

Data used & evidence

This assessment was produced with reference to a bespoke GIS database created for the project which used a combination of data received from Cotswold District Council, and publicly available national datasets released on the Open Geography Portal by the Office for National Statistics, and by private providers on their websites. For private nurseries, GIS data was extracted from daynurseries.co.uk; public nurseries, data extracted from https://get-information-schools.service.gov.uk/. Information was then manually checked for accuracy by searching online using postcode then adjusted using OpenStreetMaps. All GIS data dates from April 2025 but has been reviewed as of June 2026 for accuracy.

Commentary

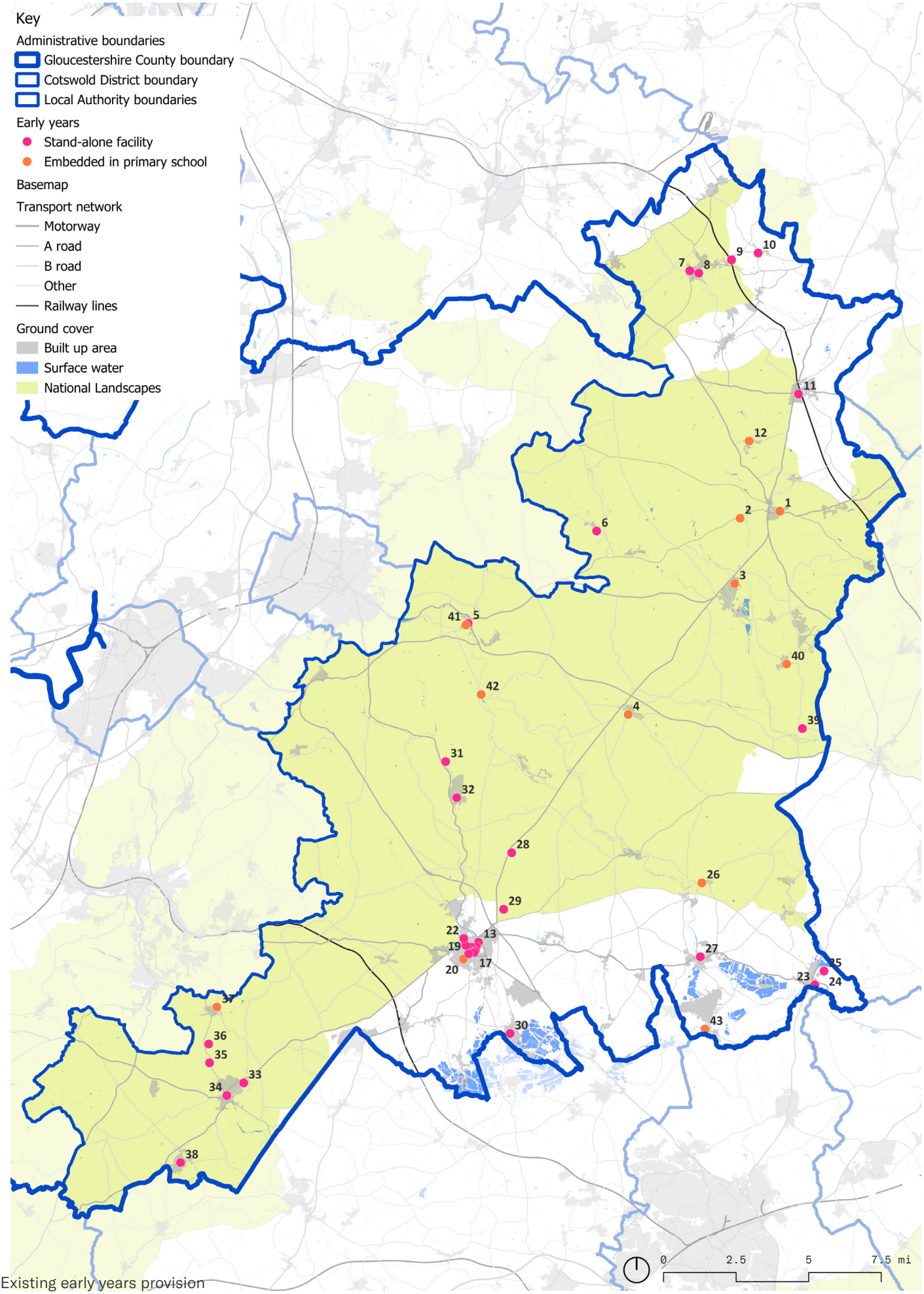
The baseline identifies 43 total early years childcare and education providers which varied from nurseries, Montessori, and playgroups. Most facilities were stand-alone, but 12 facilities functioned as nursery classes embedded into primary schools. Facilities are predominantly privately provided, many premises accept payment via the Free Childcare for Working Parents scheme which offers 30 hours of free childcare per week.

1,230 total spaces of capacity were identified across the 26 providers who publicly publish their data publicly online[1].

The geographical spread of facilities is aligned to population distribution across the district, with the highest proportion of facilities concentrated in Cirencester. However, there is a good physical distribution of nurseries and other childcare across the district, with slightly limited services in more sparsely populated localities within the National Landscape. In these locations, the majority of facilities are embedded within existing primary schools, as shown in the figure overleaf.

It should be noted that significant additional providers, particularly at smaller scale such as child minders, play an important role in provision and will not be captured by the below mapping.

1 See here: https://www.daynurseries.co.uk/



Existing early years provision

02.1.2

Existing early years provision

	FACILITY NAME
01	Springboard Children's Centre
02	Swell Preschool
03	Bourton-On-The-Water Day Nursery
04	Northleach Playgroup
05	The Ark
06	Cotswold Montessori @ Guiting
07	Chipping Campden Pre-School Playgroup
08	Kiddywinks Nursery
09	Rompers Nursery
10	Ebrington's Little Pickles
11	Walkers Private Day Nursery
12	Longborough's Little Pickles
13	Cirencester Opportunity Group
14	Edward Bears Private Daycare
15	Paternoster School
16	Bingham Kindergarten
17	Wild Oaks Early Learning Centre
18	Key Steps Day Nursery
19	Sunflowers at St Peters

	FACILITY NAME
20	Busy Bees at Chesterton School
21	Tiny Tots Nursery at Rugrats and Halfpints
22	Acorns Nursery School
23	Lechlade Little Learners
24	The Manor Farm Nursery
25	Pippa’s Barn
26	Hatherop Castle Nursery
27	Flying Start Nursery & Preschool
28	Farm Nursery
29	The Farm Nursery
30	School Playgroup
31	Stable House
32	Rendcomb College
33	Tiggers @ Tetbury Private Day Nursery
34	Tetbury Nursery Playgroup
35	The Old Stables Nursery
36	Cotswold Bunnies in the Cowshed
37	Avening Playgroup
38	Westonbirt Nursery
39	Cotswold Montessori @ Burford

	FACILITY NAME
40	The Rissington School
41	Andoversford Primary School
42	Withington Church of England Primary School
43	Kempsford Church of England Primary School

02.1.3

Primary education

Data used & evidence

Educational facilities data was obtained from the Department for Education (DfE)'s public dataset, updated April 2025 and cross referenced with CDC held data. GCC's School Places Strategy for Primary and Secondary Schools (2025-2030) was also reviewed to understand the local capacity, pipeline investments, challenges and other influencing factors in pupil place planning. Although the baseline data (particularly the detailed number of pupils on roll) the projections for 2027 remains robust for the purposes of assessing potential future impact at the local plan stage.

Whilst they are recognised as an important part of the overall provision of education in the study area, Independent schools have not been incorporated into the scope of the study. This is because allowances made under the pupil modelling undertaken in Chapter 4 consider a percentage of pupils attending private institutions.

As part of early engagement with GCC, relevant School Place Plan areas were identified for any cross boundary issues. In combination with the recommendations (set out in Section 4) there was not considered to be an impact on adjacent authorities outside of GCC, who are also responsible for some of the adjacent LPAs.

Commentary

For the purposes of the study, schools were considered at full capacity at 95% full to allow for a 5% allowance for parental preference, windfall growth and in migration during school year. This is in line with the Gloucestershire County Council Local Development Guide[1].

This report identifies 44 total primary schools in the district, with 32 either at or under capacity, i.e., that the Published Admission Number (PAN) is up to 95% of the total capacity. The remaining nine schools were identified as over target capacity. The majority of schools are 2 forms of entry (FE), eight schools had one FE, and one school had 3FE.

Local authorities supply the DfE with their own low-level planning area forecasts using their own methodologies that are based on a variety of local factors including ONS data on live births, local migration patterns, pupil yield from housing developments and data provided by local health bodies. These have incorporated the 2027/2028 projected demand (place planning) which was developed using the average birth rate for 2021-2025. This was included as it should capture the future baseline for the new Local Plan by aligning with the delivery of existing commitments as part of the extant Local Plan.

The highest proportion of primary schools is concentrated in Cirencester which has six operational schools, the largest of which is operating over capacity but the remaining five schools are either at or under capacity.

As per the S106 agreement for The Steadings (an existing commitment), a new 3FE primary school will be developed on the site and is scheduled to open in September 2029 according to the Corinium Education Trust who will operate the school. This new school was incepted in response to an established need for a 3FE school with early years facilities following the outline approval of 2,300 homes in Chesterton, Cirencester and will be delivered in phases.

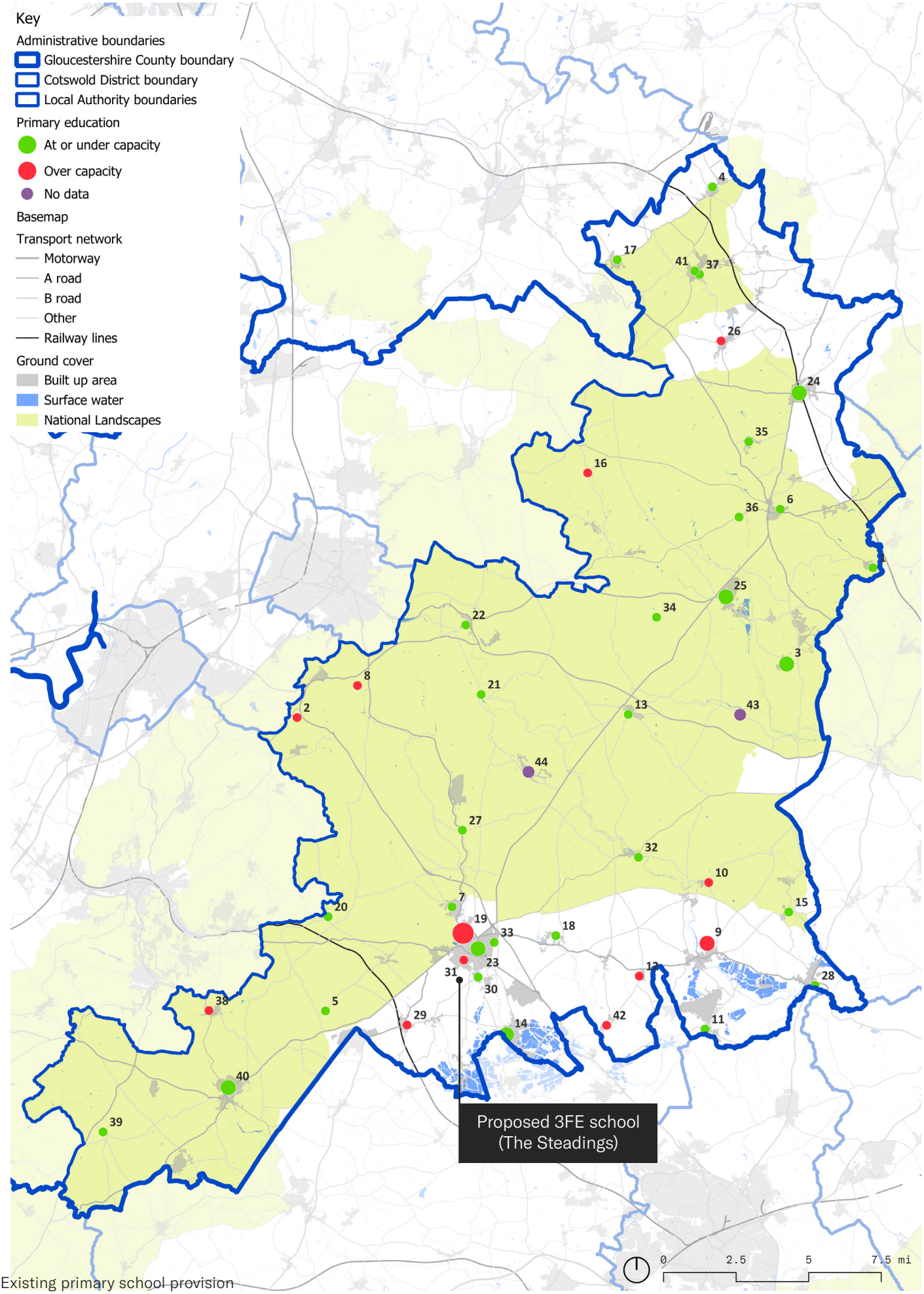
As a result, this potential provision is relevant to the recommendations for The Steadings southern extension.

1 See here: https://www.gloucestershire.gov.uk/media/5cghwzsn/local-development-guide-2025-final.pdf

02.1.4

School place planning areas

		2027/2028 PROJECTED CAPACITY					
CODE	PLANNING AREA	RECEPTION PLACES	RECEPTION NUMBER ON ROLL	TOTAL PLACES	TOTAL NUMBER ON ROLL	TOTAL SURPLUS PLACES	TOTAL SURPLUS PLACES (%)
D13	Chipping Campden	159	128	1155	924	231	19.5%
D14	Stow-on-the-Wold	42	54	299	239	60	20.07%
D15	Bourton-on-the-Water	128	90	869	682	214	26.96%
D16	Northleach	70	52	490	352	138	25.71%
D17	Fairford	155	106	1085	816	269	31.61%
D18	Cirencester	265	222	1960	1613	347	16.23%
D19	Tetbury	115	98	805	705	100	12.42%



Existing primary school provision

02.1.5

Existing primary school provision

	FACILITY NAME
01	Bledington Primary School
02	Birdlip Primary School
03	The Rissington School
04	Mickleton Primary School
05	Rodmarton Primary School
06	Stow-on-the-Wold Primary School
07	Stratton Church of England Primary School
08	Coberley Church of England Primary School
09	Fairford Church of England Primary School
10	Hatherop Church of England Primary School
11	Kempsford Church of England Primary School
12	Meysey Hampton Church of England Primary School
13	Northleach Church of England Primary School
14	Ann Edwards Church of England Primary School
15	Southrop Church of England Primary School
16	Temple Guiting Church of England School
17	Willersey Church of England Primary School

	FACILITY NAME
18	Ampney Crucis Church of England Primary School
19	Powell's Church of England Primary School
20	Sapperton Church of England Primary School
21	Withington Church of England Primary School
22	Andoversford Primary School
23	Cirencester Primary School
24	St David's Church of England Primary School
25	Bourton-on-the-Water Primary School
26	Blockley Church of England Primary School
27	North Cerney Church of England Primary Academy
28	St Lawrence Church of England Primary School
29	Kemble Primary School
30	Siddington Church of England Primary School
31	Chesterton Primary School
32	Bibury Church of England Primary School
33	Watermoor Church of England Primary School

	FACILITY NAME
34	Cold Aston Church of England Primary School
35	Longborough Church of England Primary School
36	Swell Church of England Primary School
37	St James and Ebrington Church of England Primary School
38	Avening Primary School
39	Leighterton Primary School
40	St Mary's Church of England Primary School
41	St Catharine's Catholic Primary School
42	Down Ampney Church of England Primary School
43	Sherborne Church of England Primary School
44	St Andrew's Church of England Primary School

02.1.6

Secondary and Post 16 education

Approach

Educational facilities data was obtained from the Department for Education (DfE)'s public dataset, updated April 2025 and cross referenced with CDC held data. GCC's School Places Strategy for Primary and Secondary Schools (2025-2030) was also reviewed to understand the local capacity, pipeline investments, challenges and other influencing factors in pupil place planning. Although the baseline data (particularly the detailed number of pupils on roll) the projections for 2027 remains robust for the purposes of assessing potential future impact at the local plan stage.

Independent schools have also been omitted from the quantitative assessment due to their lack of impact on local educational needs, however, two have been identified within the district.

Policy context

GCC has a statutory duty to plan the provision of school places and to ensure there are sufficient appropriately located places for all 4 to 16-year-old young people in the county. The council manages the impact of rising and declining pupil numbers and helps to create a diverse community of schools.

The Education Planning and Infrastructure Team receive new pupil forecasts in February each year, when the data is examined to identify action that may be required to meet the need for September of the following year. Priority projects are included in the SPS Implementation Plan and officer engage with schools to discuss findings and explore how additional capacity might be realised.

According to the Gloucestershire School Place Strategy, the optimum size for an 11 to 16 secondary school is 900 (6FE) to 1,200 (9FE) pupils. GCC however recognises that provision in some communities may fall outside the ideal size of secondary school and demand for additional places could be met either by expanding existing schools, if there is sufficient capacity on the site, or by new provision located within a new housing community. Gloucestershire secondary school provision includes grammar or selective and two faith schools as an option for students transferring to Y7. In the autumn term, Y6 pupils are invited to sit an entry test for grammar schools. There are five selective single sex grammar schools and two selective co-educational grammar schools in Gloucestershire places are open to all students both in county and across county borders, subject to meeting the criteria. All of the grammar schools (as of the 2025-2030 strategy) have recently increased in capacity and there are now a total of 1,050 selective places in Year 7.

Commentary

Both school place planning areas are projected to have a reasonable operating surplus, approximately 5% each, to facilitate parental choice and windfall. However at the facility level, four schools are at or over capacity and two, located in Tetbury and Cirencester are under capacity.

At this stage, there are no committed or planned school development identified for secondary provision, although this is reported regularly by CDC[1].

Cirencester College is a specialist sixth form provider catering for ages 16-19, and is also the only institution offering adult education in the district. There re six courses available for adult education as per November 2025, as follows:

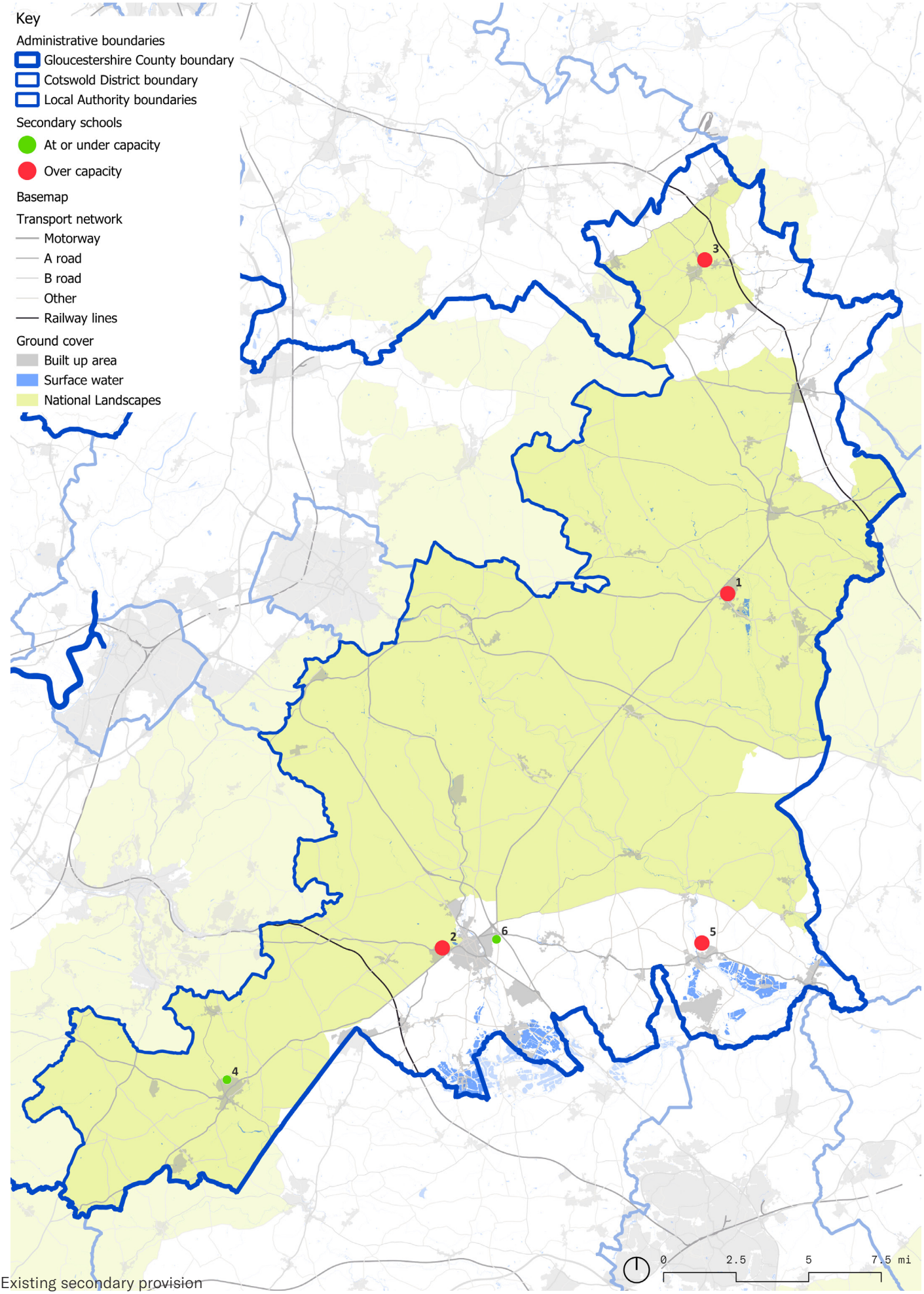
- English as a second language (ESOL)
- Level 5 Diploma in Teaching
- Adult GCSE Maths and English
- Level 2 Award in Support Work in Schools and Colleges
- Functional Skills Maths and English
- 1 Day Introduction to Holistic and Sports Massage

1 See here: https://www.gloucestershire.gov.uk/education-and-learning/school-planning-and-projects/cotswold-school-places/

02.1.7

School place planning areas

	PLANNING AREA	TOTAL PLACES	TOTAL NUMBER ON ROLL (PROJECTED 27/28)	TOTAL SURPLUS PLACES PROJECTED 27/28)	TOTAL SURPLUS PLACES (%)
01	Cotswold North	2375	2264	111	4.67%
02	Cotswold South	3490	3280	210	6.02%



Existing secondary provision

02.1.8
Existing secondary schools

	FACILITY NAME
01	The Cotswold Academy
02	Cirencester Deer Park School
03	Chipping Campden School
04	Sir William Romney's School
05	Farmor's School
06	Cirencester Kingshill School

02.2

Community and culture

Approach

The following facilities will be considered under cultural and community infrastructure in the IDP due to their condition as fixed physical assets which are suitable for a range of activities and public uses:

— Community facilities, including community centres, church/parish/village halls
— Libraries
— Burial grounds

This is not to exclude a multitude of other services which provide a community and cultural function. Please note, indoor sports facilities are covered later in the IDP under the Sports and Recreation section.

GIS data was assessed alongside various internet sources and formal strategy documents to produce a quantitative account of community infrastructure across the district and their geographic distribution. Data is compiled using a combination of CDC held data based on survey work, P+P data base and supplemented manually using OpenStreetMap. Unlike schools, there is not as strong correlation with capacity with the majority of facilities within this section given their nature.

Libraries data was extracted from the Gloucestershire County website and then geolocalised using postcodes and OpenStreetMaps. Other community spaces such as community centres, village halls and parish halls were identified using online resources which were cross checked against OpenStreetMaps.

Community facilities

CDC are not duty bound to adopt a Cultural Strategy, however, following an ambition set out in the 2024 Corporate Plan, a cultural strategy was commissioned by the district council in July 2025[1], and is currently live with recommendations still emerging.

According to the ONS 2024 (counts and per capita counts of Community Facilities in Local Authority Districts (LAD) in England and Wales), there are 143 identified facilities in Cotswold (as of July 2024) with 156.30 facilities per 100,000 people.

This is equivalent to 0.48ha (or 48,031 sqm) per 100,000 people and a mean facility size of 308sqm per facility. This is above the provision for a comparable region.

Parish Halls, Village Halls, Reading Rooms and other small community venues are not owned or managed by CDC but by local organisations such as voluntary trusts or committees, typically in associated with the local Parish Council and there is no district wide strategy for their management.

The CDC Settlement role and function Study (July 2026) provides additional information on the current distribution of community facilities and assets across the district.

When combining a number of local facilities and services across settlements (including: Library, Primary School Pre-school / Nursery, GP Surgery, Dentist, Pharmacy, Pub, Community Hall, Sports Field, Allotments, Play areas) it concluded that “none of the local facilities and services assessed are available across the board, although more than half of the settlements has a primary school, pub, village hall and/or play area. Only the larger settlements have access to a library, GP, dentist and/or pharmacy. The lack of local facilities does not only occur in small settlement such as Coates and Shipton, but also medium sized settlements such as Willersey”.

Libraries

Seven out of eight of the libraries in CDC are owned and managed by the GCC libraries team, the one additional library at Lechlade is a community library and is operated independently. GCC operated libraries are managed in accordance with the Gloucestershire Libraries Strategy 2023-2028[2] which sets out the ambitions for the service over a five year period. Gloucestershire Libraries also publishes an annual report on progress against the Library Strategy, the

1 See here: https://meetings.cotswold.gov.uk/documents/s13135/Culture%20Strategy%20Report.pdf

2 See here: https://gloslibraries.uk/sites/gloslibraries.uk/files/2024-08/gloucestershire-library-strategy-2023-2028.pdf

LIBRARY	CATCHMENT POPULATION (2021)	SPACE REQUIREMENT IN SQM	TOTAL ACTUAL PUBLIC AREA IN SQM	TOTAL VISITS 2025-26
Bourton-on-the-Water	8,462	253.86	45.76	13149
Chipping Campden	8,695	260.85	177.22	23324
Cirencester	38,104	1,143.12	443.06	69702
Moreton	6,807	204.21	143.39	26180
Stow-on-the-Wold	8,146	244.38	143.39	31317
Tetbury	9,634	289.02	134.52	19412
Fairford	10,992	329.76	257.28	25269
Lechlade	*community library, no data held by GCC			

latest available at the time of writing is from the period April 2023 - March 2024[3].

Internal space data was shared directly by the GCC libraries team, table included overleaf. Museums, Libraries and Archives (MLA) advise a service requirement of 30m2 of public library space per 1,000 population which are shown in column 3. This shows that, compared to this recommended target, current library provision is lower than that suggested as required to serve the catchment population (derived from user postcode data). However, as set out in the libraries strategy above, GCC are looking at rationalising the existing assets to improve service offer and this is considered in Section 4 of this IDP.

Burial grounds and cemeteries

There are approximately 167 churchyard cemeteries within the district which are largely closed to new burials. There are two functional cemeteries in Cotswold District, both operated by CDC. The information provided in this IDP has been derived through engagement with the CDC Bereavement team and not part of a published strategy.

Chesterton Cemetery is the larger with 14,404 burials (April 2026) through a mixture of cremation remains, single double and treble depth graves. The operation is currently working on burials in Plot 29 which is the last available ground to be used for this purpose and will provide approx. 395 grave spaces remaining for single double or treble depth graves. Cremated remains are currently undertaken on Plot 36. This remains ongoing and no current capacity issues have been highlighted to date for this type. As an estimate of uptake, there have been 15 reservations at Chesterton cemetery over the past year (April 2025 to April 2026).

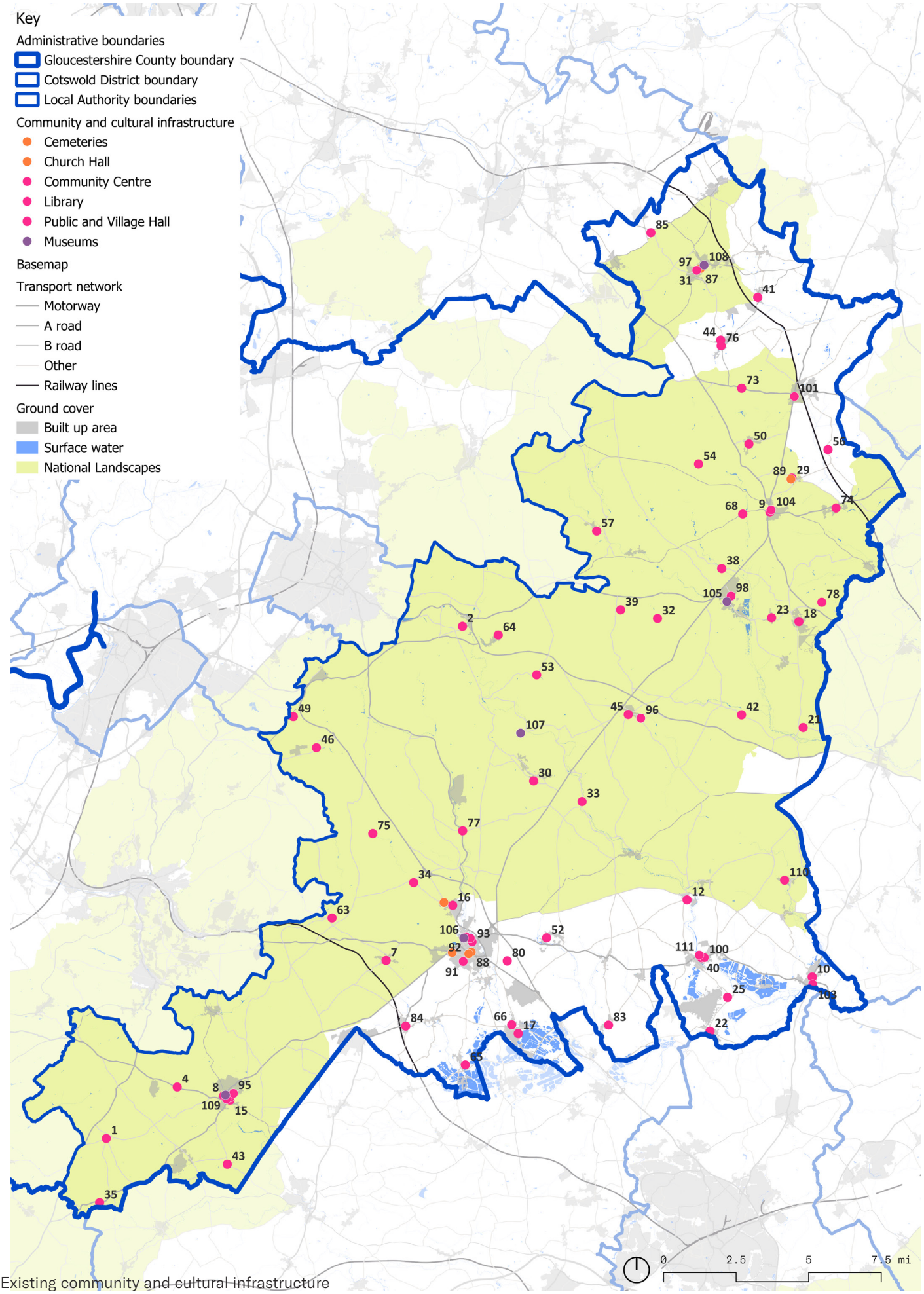
Stratton Cemetery totals 2,243 burials (April 2026), through a mixture of cremation remains, single double and treble depth graves. The operation is currently working on burials in Plot 12 which is the last available space at Stratton for full burials. As of April 2026, of the 113 spaces created, 97 remain and are available for single depth only.

Cremated remains are currently undertaken on Plot 11. This remains ongoing and no current capacity issues have been highlighted to date for this type.

As an estimate of uptake, there have been 23 reservations at Stratton cemetery over the past year (April 2025 to April 2026).

On this basis, Stratton Cemetery is considered to be most likely to have insufficient capacity over the plan period.

3 See here: https://gloslibraries.uk/sites/gloslibraries.uk/files/2024-08/Library%20Strategy%20Annual%20Report%202023%202024.pdf



Existing community and cultural infrastructure

02.2.1

Existing community and cultural infrastructure

	FACILITY NAME	TYPE
01	Leighterton Parish Hall	Hall
02	Andoversford Village Hall	Hall
03	New Memorial Hall	Hall
04	Beverstone Parish Hall	Hall
05	Bibury Village Hall	Hall
06	Bledington Village Hall	Hall
07	Coates Village Hall	Hall
08	Dolphins Hall	Hall
09	Masonic Hall	Hall
10	New Memorial Hall	Hall
11	Poole Keynes Village Hall	Hall
12	Quenington Village Hall	Hall
13	Rhodes Memorial Hall	Hall
14	Siddington Village Hall	Hall
15	St Michaels Church Hall	Hall
16	Stratton Village Hall	Hall
17	The Raymond Fenton Centre	Community centre
18	Upper Rissington Village Hall	Hall
19	Village Hall	Hall
20	Village Hall	Hall
21	Village Hall	Hall
22	Village Hall	Hall
23	Village Hall	Hall

	FACILITY NAME	TYPE
24	Village Hall	Hall
25	Whelford Working Mens Club	Hall
26	Aldsworth Village Hall	Hall
27	Barnsley Village Hall	Hall
28	Village Hall	Hall
29	Broadwell Village Hall	Hall
30	Village Hall	Hall
31	Town Hall	Hall
32	Village Hall	Hall
33	The Coln Valley Village Hall	Hall
34	Daglingworth Village Hall	Hall
35	Didmarton Village Hall	Hall
36	Hazleton Village Hall	Hall
37	Village Hall	Hall
38	Lower Slaughter Village Hall	Hall
39	The Village Hall	Hall
40	The Palmer Hall	Hall
41	The Village Hall	Hall
42	The Village Hall	Hall
43	Village Hall	Hall
44	St Georges Hall	Hall
45	Northleach Pavilion	Hall
46	Brimpsfield Village Hall	Hall

	FACILITY NAME	TYPE
47	The Village Hall	Hall
48	Todenham Village Hall	Hall
49	Birdlip Village Hall	Hall
50	Longborough And Sezincote Village Hall	Hall
51	Village Hall	Hall
52	Village Hall	Hall
53	Village Hall	Hall
54	Village Hall	Hall
55	Village Hall	Hall
56	Evenlode Village Hall	Hall
57	Village Hall	Hall
58	Village Hall	Hall
59	The Village Hall	Hall
60	Village Hall	Hall
61	Village Hall	Hall
62	Village Hall	Hall
63	Sapperton Village Hall	Hall
64	The Reading Room Hall	Hall
65	Village Hall	Hall
66	Village Hall	Hall
67	Village Hall	Hall
68	Village Hall	Hall
69	Temple Guiting Village Hall	Hall

	FACILITY NAME	TYPE
70	Upper Slaughter Village Hall	Hall
71	Village Hall	Hall
72	Village Hall	Hall
73	Old School Hall	Hall
74	Village Hall	Hall
75	Village Hall	Hall
76	Blockley Village Hall	Hall
77	North Cerney Village Hall	Hall
78	Westcote Village Hall	Hall
79	Village Hall	Hall
80	Village Hall	Hall
81	Village Hall	Hall
82	Village Hall	Hall
83	Down Ampney Village Hall	Hall
84	Village Hall Kemble	Hall
85	Village Hall	Hall
86	Village Hall	Hall
87	St James Church Rooms	Hall
88	Watermoor Church Hall	Hall
89	Church Office	Hall
90	Meadowbank House	Hall
91	St Lawrence Church Support Office	Hall
92	The Clubhouse	Hall

	FACILITY NAME	TYPE
93	Impact Youth Project	Hall
94	The Old Malthouse	Hall
95	Tetbury Goods Shed Art Centre	Community centre
96	Westwoods Community Centre	Hall
97	Chipping Campden County Library	Library
98	Bourton-on-the Water Library	Library
99	Tetbury Library	Library
100	Fairford Library	Library
101	Moreton-in-Marsh Library	Library
102	Cirencester Bingham Library	Library
103	Lechlade Library	Library
104	Stow-on-the-wold Library	Library
105	Cotswold Motoring Museum	Museum
106	Corinium Museum	Museum
107	Chedworth Roman Villa	Museum
108	Court Barn Museum	Museum
109	Tetbury Police Museum	Museum
110	Eastleach Village Hall	Hall
111	Fairford Community Centre	Community centre
112	Stratton Cemetery	Cemetery
113	Chesterton Cemetery	Cemetery

02.3

Primary healthcare

Approach

The Gloucestershire Integrated Care Board (ICB) is the NHS statutory organisation responsible for planning and funding and improving health services in Gloucestershire including emergency and elective hospital care, specialist medical care and surgical services, outpatient and diagnostic services, and maternity and paediatric care. They oversee and work closely with individual practices providing primary health care services. As part of the engagement on the IDP, the ICB were also supported by the NHS Property Services.

The Gloucestershire ICB produces public reports to monitor services and to manage its estate. The ICB sets out ambitions and a joint forward plan, as well as an estate overview, and risks and mitigations in the Gloucestershire Infrastructure Strategy and Summary (2024-2034)[1]. The ICB also produces an update from the commissioner (July 2025) for 2025/2026.

GIS data for hospitals and GPs was sourced from the NHS Patient-Led Assessments of the Care Environment (PLACE), dated February 2026.

As of 1 April 2026 and during the preparation of this IDP, NHS Gloucestershire Integrated Care Board has clustered with NHS Bristol, North Somerset and South Gloucestershire (BNSSG) ICB. While remaining separate statutory legal entities, they share a joint Chair, Chief Executive, and executive team, and are operating under a formal Joint Cluster Board. the Glocustershire ICB maintains its own Board, which holds responsibility for the governance and decision making of the organisation.

Commentary

According to public NHS data from March 2026, within the Gloucestershire ICB there are 698,253 patients registered with a GP practice and 64 practices across the County.

Two Primary Care Networks (PCNs) operate in the district, a PCN is a made up of a group of neighbouring GP practices that join together to serve a combined population, potentially share staff, services and resources, and deliver NHS services locally. Two PCNs operate in the district, North Cotswolds, which has circa 33,070 registered patients as of March 2026, and South Cotswolds, which has 61,661.

In Cotswold total of 16 facilities, estimated to be circa 7,560 sqm of practicing space (a mean size of 467.5sqm), with combined FTE of circa 60 workforce (May 2026) and serving 93,731 patients in total, with approximately two thirds of those in the South Cotswold PCN. This is equivalent to circa 80.7 sqm per 1,000 patients in Cotswold LPA.

Several pipeline projects have been identified through evidence monitoring and engagement with Gloucestershire ICB. This includes a number of existing Future Funding Commitments and identified potential projects to provide additional capacity for an additional circa 18,000 patients over the next ten years. These are specifically relevant to the recommendations, covered in the subsequent section of this IDP, as there is an opportunity to help implement the current project size to provide for the additional capacity created by the proposed Local Plan growth. This includes the consolidation of existing GP surgeries in Cirencester and the creation of two new, larger and more efficient surgeries capable of handing a larger patient list.

The NHS has made a future funding commitment for the Park Surgery in Cirencester Town which would create capacity for 3,000 additional patients.

Another new facility will replace The Phoenix Surgery

1 See here: https://www.nhsglos.nhs.uk/wp-content/uploads/2025/06/Gloucs-ICS-Infrastructure-Strategy-Summary-Version-May-2025-Final-.pdf

Cirencester and will be located within The Steadings development, also to provide additional capacity for 3,000 patients. Chipping Campden's new site is a priority for the NHS and will provide for an additional 1,500 patients. This practice is likely to be provided on GCC owned land.

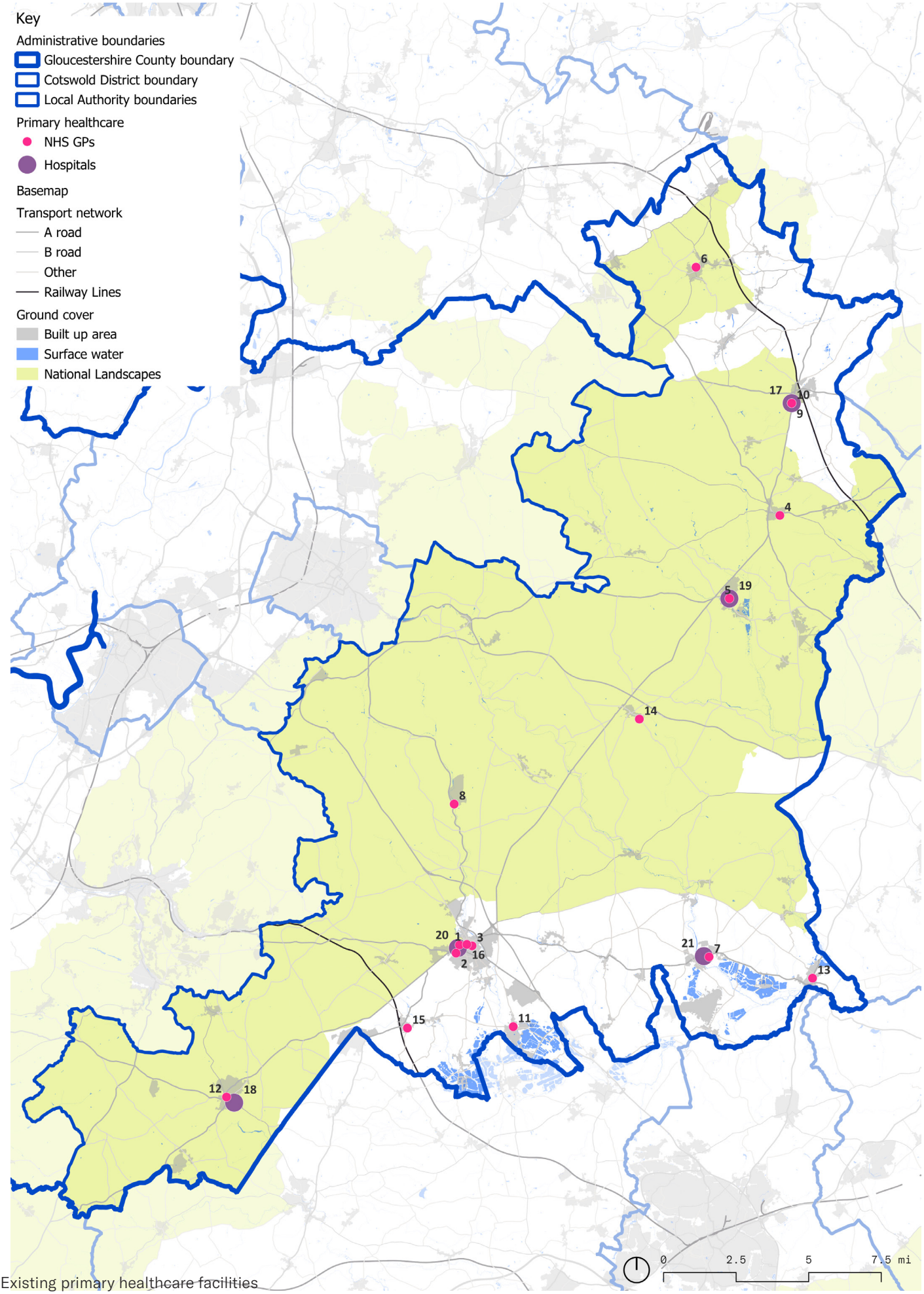
The Tetbury facility at Worwell Farm is currently under construction and will provide for 2,500 additional patients. Stowe Surgery still has capacity for up to 2,00 patients, and while Moreton-in-Marsh's two facilities are adequate for the current population, new provision will likely be required by growth.

There are existing commitments in existing section 106 agreements, such as The Steadings, to support the relocation although detailed sites are not yet identified for all projects.

Separately, a future funding commitment made to support the new Cirencester Neighbourhood Health hub, although land is required to support its implementation. Potential site although subject to further work, and therefore alternatives sought.

The Spending Review 2025[2] and the government's 10 Year Health Plan for England together set out some of the most significant reforms of NHS capital in recent history. The NHS has a 4-year capital settlement, extending to 2029/30, and a further 5 years of certainty for estates maintenance. This report continues to state that "Capital allocations do not cover additional facilities required due to housing developments. NHS organisations should work with local authorities to secure developer contributions for extra capacity. These contributions are additional funding recorded as a "credit" to capital departmental expenditure limit (CDEL), increasing spending power without reducing regular NHS allocations".

2 https://www.england.nhs.uk/long-read/capital-guidance-2026-27-to-2029-30/



Existing primary healthcare facilities

02.3.1
Existing GPs

	FACILITY NAME
1	Upper Thames Medical Group Park Surgery
2	Phoenix Health Group Chesterton Lane Surgery
3	Cirencester Health Group The Avenue
4	Stow Surgery
5	Cotswold Medical Practice Bourton-on-the-Water
6	Chipping Campden Surgery
7	Hilary Cottage Surgery
8	Rendcomb Surgery
9	Mann Cottage Surgery
10	White House Surgery
11	Phoenix Health Group South Cerney
12	Pheonix Health Group Romney House Surgery Tetbury
13	Upper Thames Medical Group Lechlade Medical Centre
14	Cotswold Medical Practice Westwoods Surgery
15	Pheonix Health Group Kemble
16	Cirencester Health Group St Peter's Road

02.3.2
Existing hospitals

	FACILITY NAME
17	Cirencester Hospital
18	Fairford Hospital
19	George Moore Community Clinic
20	North Cotswold Hospital
21	Tetbury Hospital

02.4

Emergency Services

Approach

A list of assets was created after identifying primary providers, then georeferenced on OpenStreetMap and added to the GIS workspace. This includes consideration of the South Western Ambulance Service, Gloucestershire Constabulary and Gloucestershire Fire and Rescue.

Ambulance

South Western Ambulance Service (SWAS) NHS Foundation Trust provides accident and emergency services throughout the South West region including Gloucestershire. The Great Western Air Ambulance Charity also serves Gloucestershire and surrounding areas. They staff the Cirencester Ambulance Station and have a number of community response posts across the district.

Fire

Gloucestershire Fire and Rescue Service fulfils the role of the Fire Authority in the county as prescribed under the Fire and Rescue Services Act 2004[1]. The fire authority is responsible for: Setting the overarching Corporate Strategy[2], making strategic decisions on expenditure and service, overseeing business activities, internal audits, and provision of an Annual Governance Statement as set out in the Accounts and Audit Regulations 2015[3].

Police

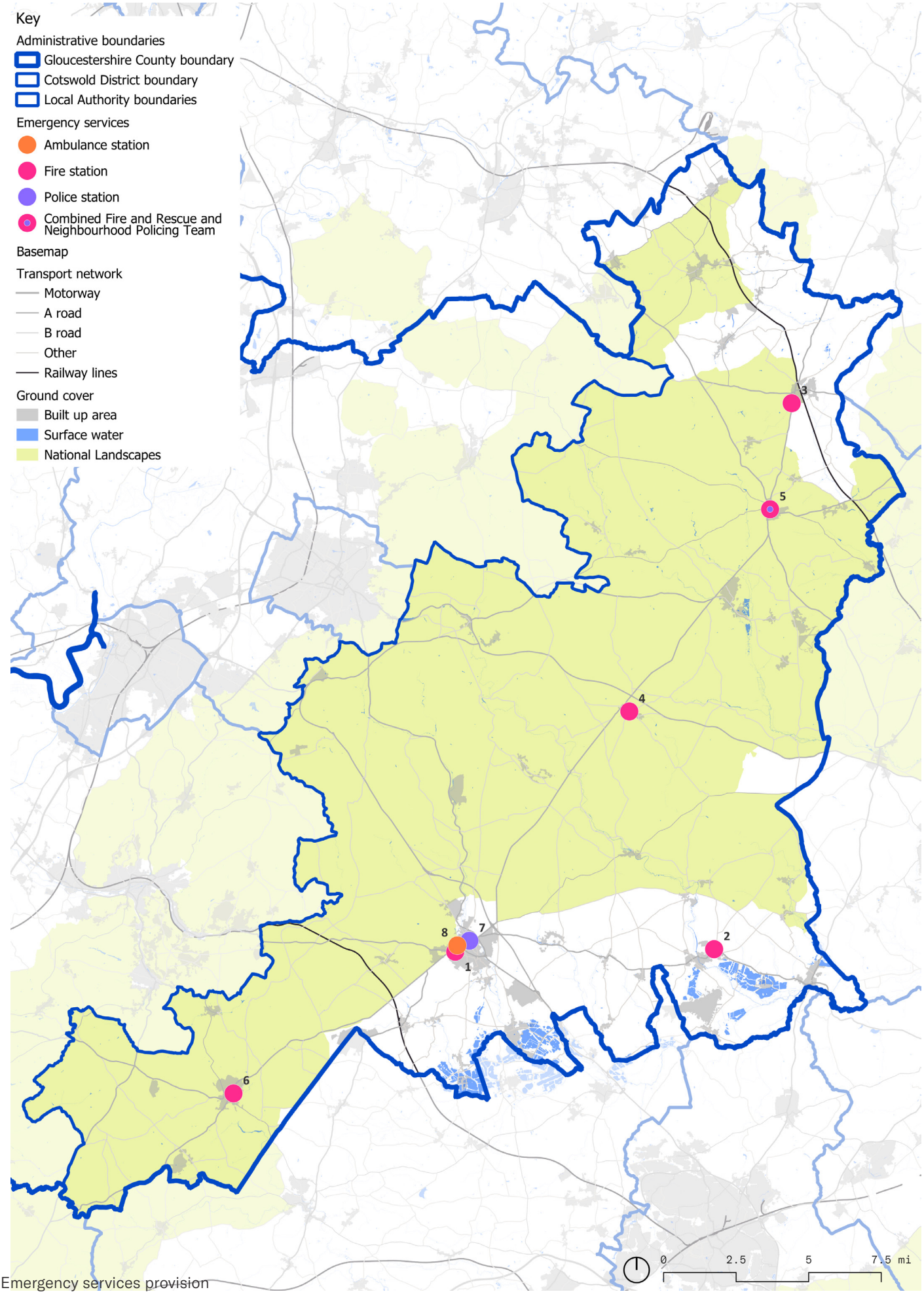
Gloucestershire Constabulary is the local police service in CDC, covering a total area of around 1000 square miles and a population of around 600,000 people. Day-to-day policing is delivered through six areas including Cheltenham, Gloucester, Tewkesbury, Stroud, Cotswold and Forest of Dean.

Stroud Police Station is located just to the west of the boundary, Cheltenham to the northwest, and Tewkesbury to the north, all of which provide custody and front-counter services for neighbouring districts.

Cotswold Community Safety Partnership (CCSP) brings together local organisations, including police and fire and rescue, to share knowledge and skills to prevent and reduce crime. There is one police station in the district at Cirencester. The police force is also enacting the Gloucestershire Rapid Improvement Plan 2025/26 to transform the operational service to make £12.3 in savings over the coming year. This will make 60 police posts redundant during that time. However, new dedicated Policy Community Support Officers (PCOS) will be taken on to ensure one for every neighbourhood.

	FACILITY	TYPE
01	Cirencester Community Fire and Rescue Station	Fire station
02	Fairford Community Fire and Rescue Station	Fire station
03	Moreton-in-Marsh	Fire station
04	Northleach	Fire station
05	Stow-on-the-Wold	Combined Fire station and Neighbourhood Policing Team
06	Tetbury Community Fire and Rescue Station	Fire station
07	Cirencester Police Station	Police station
08	Cirencester Ambulance Station	Ambulance station

1 See here: https://www.legislation.gov.uk/ukpga/2004/21/section/1
2 See here: https://www.gloucestershire.gov.uk/media/ohqnkunu/gcc_3309-council-strategy-2022.pdf
3 See here: https://www.legislation.gov.uk/uksi/2015/234/pdfs/uksi_20150234_en.pdf



Emergency services provision

02.5

Sports and recreation

Approach

The IDP is supported by sport provision assessments being undertaken by ORH on behalf of Sport England (Facilities Planning Model Assessment of Sports Hall Provision for Cotswold District Council, and Facilities Planning Model Assessment for Swimming Pool Provision for Cotswold District Council). The Cotswold District Council Playing Pitch & Outdoor Sport Strategy & Action Plan (June, 2023) by KKP also provides a strategic framework for the maintenance and improvement of existing playing pitches as well as an assessment of provision as of 2023 and a maintenance plan up to 2031.

As a result, this IDP baseline has sought to integrate the baseline position into a single map, but otherwise relies upon the data provided by the supporting evidence base. Sport facilities demand includes the consideration of generated use beyond the district boundary as in reality as there are users outside of the LPA. This will be considered in the final recommendations in section 4.

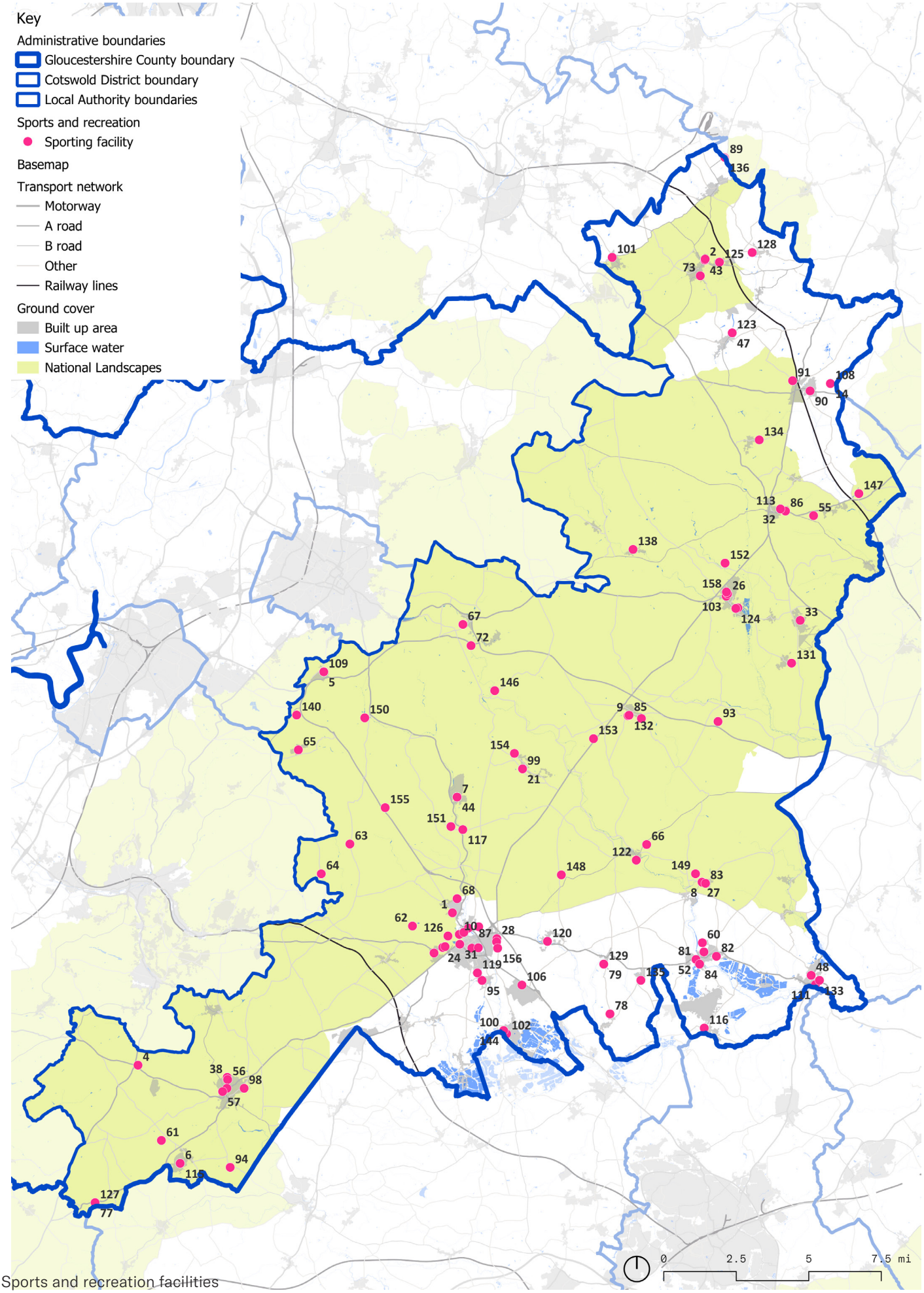
Sport England Active Places Data was used for map points, dated February 2026, cross checked against the above studies. The map provides demonstrates the following distribution of sports facilities by type:

- PPS database points: 105
- Football pitches (outdoor): 54
- Cricket pitches: 36
- Sports halls: 26
- Swimming pools: 15
- Rugby Union pitches: 12
- 3G pitches: 11
- Hockey pitches: 7
- Polo pitches: 5
- Leisure centres: 3

Commentary

Capacity, condition and geographical spread of outdoor sports facilities can be found in the summary sections of the Playing Pitch and Outdoor Sport Strategy[1]. The report found that unlike some authorities nationally, there is not too much an over reliance for on the education sector to provide for most of the demand for playing pitch and outdoor sport facilities. However, where this is the case, particularly for the likes of hockey, it is imperative that future opportunities to secure tenure for clubs is explored and progressed where possible.

1 See here: https://www.cotswold.gov.uk/media/v0ulu014/a5-4-5-playing-pitch-strategy-and-action-plan-jun-2023.pdf



Sports and recreation facilities

02.6

Open space

Approach

The Cotswold Green Infrastructure Strategy (2023)[1] includes a comprehensive overview of both green and blue (i.e. water-related features) infrastructure and protected ecological sites within Cotswold. As a result, additional baseline mapping has not been produced to support this IDP, which instead cross refers to this more comprehensive evidence base which cross refers to a number of guidance and legislative requirements, such as the Gloucestershire Local Nature Recovery Strategy[2] and the Cotswold Nature Recovery Plan (2021)[3].

The Green Infrastructure strategy states that circa 80% of the district covered by the National Landscape and circa 11% of the district if covered by priority habitats and wildlife sites (Page 15).

The Green Infrastructure Study was prepared to direct the design and delivery of Green Infrastructure in the district to maximise its environmental, community and economic benefits. This culminates in an implementation plan for Cotswold District Council which will be brought forward by the emerging Local Plan. It is explicitly framed as both a strategic framework and a practical guide — for developers, statutory consultees, parish and town councils, landowners, and the public.

The Cotswold District has a large number of strategic scale open spaces, ranging from 20ha to over 500ha mapped. However, when mapped against the ANGsT (Accessible Natural Greenspace Standards) there are a number of deficits identified, particularly related to accessibility to open spaces.

As a result, there is considered to be a deficit of accessible and door step based access to green infrastructure.

The context and recommendations captured in the policy recommendations and Green Infrastructure potential in the Principal Settlements has been integrated into the later Sections of this IDP.

As set out in the LUC Recreation Mitigation Study (2026) many protected habitats and species can be damaged or disturbed by high visitor numbers. Activities like dog walking, cycling or even repeated footfall can disturb wildlife, reduce breeding success and lead to the erosion of fragile ecosystems. National planning policy and environmental legislation (the Conservation of Habitats and Species Regulations 2017 (as amended), or 'Habitats Regulations') include provisions that seek to ensure that plans and projects (including applications for planning permission) are not approved where they could harm the integrity of certain designated sites. Within Cotswolds, this includes Special Areas of Conservation (SACs) in particular the Cotswold Beechwoods SAC and North Meadow and Clattinger Farm SAC.

A Zone of Influence (ZoI) is a designated buffer radius around a protected ecological site (such as a Special Protection Area or Special Area of Conservation), relevant to the mitigation identified in Section 4. Identifying alternative green spaces forms a key part of the mitigation strategy for residential site allocations located near sensitive ecological sites and they will need to be delivered alongside new housing development.

2 https://www.gloucestershire.gov.uk/planning-and-environment/ecology-and-landscape/gloucestershire-local-nature-recovery-strategy/

2 https://www.gloucestershire.gov.uk/planning-and-environment/ecology-and-landscape/gloucestershire-local-nature-recovery-strategy/

3 See here: https://www.cotswolds-nl.org.uk/our-work/nature-recovery/cotswolds-nature-recovery-plan/

This page is intentionally left blank.

02.7
Transport

Approach

Transport planning is the primary responsibility of GCC, which acts as the Highway Authority for the County and has closely supported the development of the emerging Local Plan evidence base. Transport infrastructure is planned for through the Local Transport Plan, which was most recently updated in March 2021, for the period 2020-2041. GCC are currently undertaking a review of the transport plan which will capture the emerging local plan growth in CDC.

Detailed transport assessment and modelling has been produced by City Science consultants and key outputs of this study are integrated into this IDP.

A series of transport workshops was planned to feed information between City Science, the district and county transport teams and P+P to ensure the requirements of the transport workstream are adequately captured in the IDS.

Commentary

Given the combination of transport interventions being delivered at both the strategic scale and at the application level, the identification of pipeline projects assumed to be in place ahead of the growth planned within the emerging Local Plan is developing in parallel is less defined compared to other topics in this IDP.

However, there a number of committed projects already secured which are assumed to be implemented. This is particularly important where they are adjacent to existing developments which are still completing.

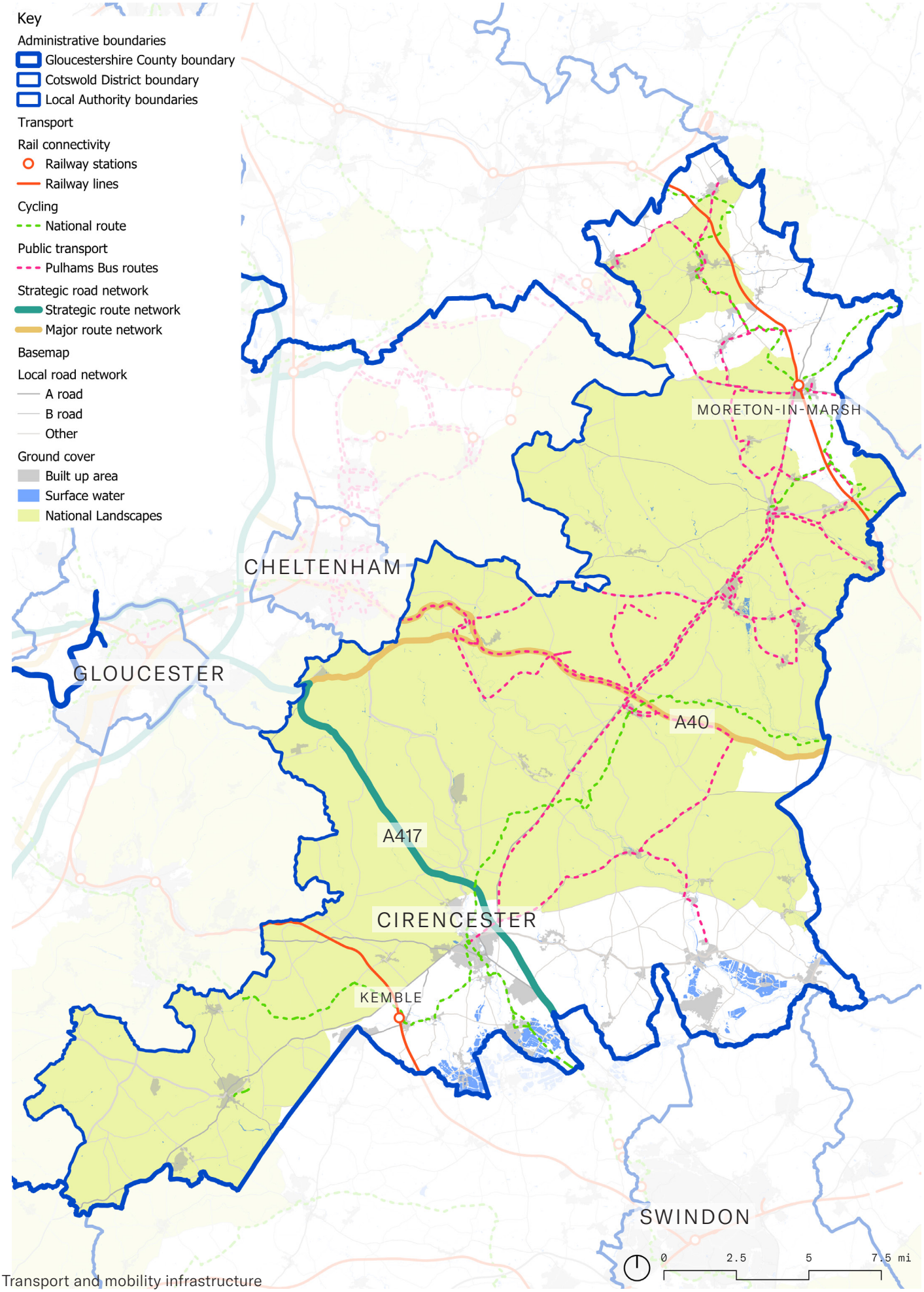
For example, improvements to the junction of A429/ A433 to mitigate congestion and provide better connectivity between Kemble and Cirencester in the current situation has been secured by the Steadings development.

For additional detail, on the approach to the modelling undertaken to support the emerging Local Plan please review the supporting transport strategy.

The Strategic Transport Assessment (July, 2026) identified that travel demand and movement patterns in the district are strongly shaped by its rural settlement pattern, ageing population, and dispersed provision of key services. The district has a population of 91,360 (GCC, 2023), with most residents concentrated in Cirencester, as well as the smaller towns of Tetbury, Moreton-in-Marsh, Stow-on-the-Wold and Chipping Camden. These act as the main origins and destinations for most trips in the district. Outside of these towns, low density rural settlements with longer distances to key services increase reliance on the highway network.

The population is older that the national average, with a median age of around 49 years and approximately 28% of residents aged over 65 years old (GCC, 2023). This age profile, which is also associated with higher levels of long term conditions, can increase dependence on accessible and reliable transport, particularly for essential journeys such as healthcare, education and shopping.

Overall, the combination of rurality and an ageing population means that travel demand is unevenly distributed and strongly car-reliant, with towns concentrating most activity and rural areas facing more limited accessibility.



Transport and mobility infrastructure

02.7.1

Pipeline investment

	CIL FUNDING ALLOCATIONS	DETAIL
1	Cirencester to Kemble Cycle Link – Cirencester End - The Cycle link connecting Cirencester to Kemble railway station is recognised in Gloucestershire's adopted Local Transport Plan (LTP). This bid is for the Preliminary design work, which will give the detail required for Gloucestershire CC to seek and secure funding to deliver the corridor – it focusses on the Cirencester end of the link connecting the town centre to the Steadings development.	— £100,000 in 2024/2025
2	Bourton-on-the-Water Interchange Hub - Local Corridor Transport Link Hubs provide an interchange facility that links a local catchment area into the core transport network. This facility would include: a bus boarding area compliant with the Equalities Act 2010	— £185,700 in 2024/2025
3	Footpath in Moreton-in-Marsh - footway and a pedestrian crossing across the A429 Fosse Way in Moreton-in-Marsh. This initiative seeks to provide a safe passage for pedestrians, connecting the Fosse Way Garden Centre with existing facilities and fostering a more pedestrian-friendly environment within the community.	— £146,040 in 2024/2025
4	The Forum Interchange Hub - The scheme proposes replacing the two existing bus stops on the western side of South Way with an 8-bay bus shelter to accommodate the high number of services and demand in this area.	— £66,300 in 2024/2025

	ROADS AND HIGHWAYS	DETAILS
11	Junction improvements at A429 / A433, between Cirencester and Kemble (CDC IFS 2022-2023)	— Identified by extant Local Plan Policy SA1
12	Improvements to the A429 at Fosse Way (CDC IFS 2022-2023)	— Identified by extant Local Plan Policy SA1
13	Junction improvements at A429 (High Street)/A44 (Oxford Street), Moreton-in-Marsh (CDC IFS 2022-2023)	— Identified by extant Local Plan Policy SA3
14	Junction improvements at A29 (High Street/ A44 (Bourton Road), Moreton-in-Marsh (CDC IFS 2022-2023)	— Identified by extant Local Plan Policy SA3
15	Improvement of Unicorn junction (A436/B4068), Stow-on-the-Wold (CDC IFS 2022-2023)	— Identified by extant Local Plan Policy SA1
16	Junction improvements at A433 (London Road / Long Street) Hampton Street / New Church Street, Tetbury (CDC IFS 2022-2023)	— Identified by extant Local Plan Policy SA1

This page is intentionally left blank.

02.8
Utilities

02.8.1
Water supply and waste water

Approach

Water companies serving the area have a statutory duty to serve new development both in water supply and treatment of wastewater.

Under the Water Industry Act 1991, providers are required to plan for and enable growth by providing new connections and maintain the system of water supply such that it can make supplies available to persons demanding them[1].

Capacity is not considered a constraint, given adequate time and planning certainty, which are both required in order to provide investment in additional capacity when and where it is needed. Strategic infrastructure such as extensions to wastewater treatment works can be planned and funded through the price review process, and coordinated with new development as part of wider Asset Management Planning.

In a number of areas throughout the district, the local sewerage system currently has limited capacity to accommodate additional development. The water industry's investment in new infrastructure requires a degree of certainty that sites will proceed to development. This involves a site either being allocated in an adopted local plan, or having a valid planning permission. The emerging Local plan is therefore a key step in future expansion in capacity.

Water and sewerage infrastructure is constructed and maintained by private providers who are regulated by Ofwat to ensure standards under the Water Environment Regulations policy 2017.

There are a number of organisations responsible for water supply and waste water in Cotswold District and they are summarised in the table overleaf.

Given the coverages within the supporting Water cycle Study (JBA, 2026) the baseline mapping of existing assets and provider coverage is not replicated here.

In addition, a number Regulation 18 consultation responses reference a lack of capacity (both for potable and sewage treatment capacity).

Cotswold District is classified by the Environment Agency as an area of serious water stress. The district's geology (Jurassic limestone and chalk) means rivers have low flows and groundwater is sensitive to abstraction. Water Industry National Environment Programme (WINEP) investigations are underway at several abstraction sources where there are concerns about the Water Framework Directive's (WFD) no-deterioration obligations.

The WCS, in line with Defra guidance, recommends a new Building Regulations target of 100 litres per day (l/p/d), reducing to 90 l/p/d in 2030, using a fittings-based approach, subject to viability testing by the LPA.

In terms of pipeline projects, there is a scheme planned for Blockley Wastewater Treatment Works 2020-2025 to increase the amount of flow to be treated to improve water quality of the receiving watercourse. The scheme is funded by Severn Trent and due for completion by 2025.

As part of early correspondence, Severn Trent flagged that there is an improvement scheme planned for Honeybourne WwTW to meet a new phosphate permit to improve water quality of the receiving watercourse by 2025. An element of this scheme will increase flows to treatment in line with the permit.

Severn Trent also confirmed there are plans for a sewerage network scheme to address current planned growth in the catchment (identified in existing adopted local plan and with existing planning permissions), this will look at providing capacity at Willersey – Badsey Lane Sewage Pumping Station (SPS) and Saintbury – The Cross SPS which is impacted downstream.

1 See here: https://www.ofwat.gov.uk/regulated-companies/markets/connections-market/new-connections/#:~:text=assurance%20terms').-,Planning%20for%20and%20enabling%20growth,sufficient%20evidence%20%E2%80%92%20for%20them%20to:

NAME	KEY RESPONSIBILITIES
Environment Agency (EA)	The EA are the environmental regulators in the UK. Their responsibilities are within water quality, flood risk and administrating water abstraction licences. They are a statutory consultee for many development plan documents and for some planning applications. They advise on environmental and infrastructure capacity issues across the water cycle.
Natural England (NE)	Natural England are the Government's advisors on the natural environment, which they have a responsibility to protect and enhance. In a WCS they may provide information on the conservation objectives, and guidance on, the protection of designated sites.
Bristol Water, Severn Trent Water, Wessex Water and Thames Water.	Bristol Water, Severn Trent Water and Thames Water are the water suppliers for the Cotswold district; therefore, they have a statutory duty under the Water Industry Act to maintain an efficient and economical system of water supply within their areas and supply households with a reliable and sufficient water supply.
Severn Trent Water, Thames Water and Wessex Water	Severn Trent Water, Thames Water and Wessex Water are the sewerage undertakers for the district. This means they have a duty under the Water Industry Act to provide, improve and extend a system of public sewers (for both domestic and trade flows) so as to cleanse and maintain those sewers (and any lateral drain), to ensure that the area that they serve is effectually drained. There is also a duty to make provision for the emptying of those sewers, normally through sewage treatment works or where appropriate through discharges direct to watercourses.

As the proposed growth in the emerging Local Plan is largely in addition to existing planned growth, it is possible that the scope of this existing scheme will need to broaden or an additional scheme may be required. This is covered in section 4.

Wessex Water, responsible for a small element of the District, have a proposed AMP8 scheme at Tetbury WRC for Phosphorous Removal and chemical permit. The scheme is now in design and construction is due to commence in 2027.

02.8.2

Digital infrastructure (telecoms)

Telecoms infrastructure is constructed and maintained by private providers who are regulated by the Office of Communications (Ofcom[1]) to ensure standards under the Communications Act 2003. The following telecoms providers operate within the district:

— Cotswold Telecoms Services (offers high-speed fibre)
— Wurzel (focuses on superfast broadband)

As part of the GCC Digital infrastructure Inclusion and Innovation strategy, they have set out a 2026-203 action plan[2]. A primary action within this is to extend gigabit-capable digital infrastructure across Gloucestershire, working in collaboration with the national Project Gigabit programme and broadband providers to accelerate rollout in urban and hard-to-reach rural areas.

As part of that strategy GCC highlight that fixed line broadband continues to be the primary digital infrastructure in the UK, providing most households and businesses with access to the internet. This infrastructure also supports and enables much of the UK's mobile 4G and 5G mast cells. In 2025, 98.8% of properties in Gloucestershire have access to a superfast (>30Mbps) connection, continuing the deployment of faster more reliable gigabit-capable full fibre broadband across the county is essential for delivering long-term economic growth.

The IDP does not produce a detailed assessment of digital infrastructure capacity however, assumed that against local plan growth, further investment and expansion of the network will be required. Developers of strategic housing sites must identify an appropriate provider under The Internet Services Providers' Association UK to ensure a 'connectivity plan' is produced at an early stage.

1 See here: https://www.ofcom.org.uk
2 See here: https://www.gloucestershire.gov.uk/council-and-democracy/grow-gloucestershire/digital-gloucestershire/digital-infrastructure-inclusion-and-innovation-strategy/5-action-plan-2026-2030/

This page is intentionally left blank.

02.8.3

Electricity

Approach

The provision of electricity in England is primarily managed by the National Grid who operate the distribution and transmission network. The Office of Gas and Electricity Markets (Ofgem) serves as the regulator overseeing the markets, ensuring consumer protection. Individual energy operators are then responsible for the actual construction and maintenance of energy infrastructure. Scottish and Southern Electricity Networks (SSEN) is the largest operator in Cotswold District. Other parts of the district are covered by Western Power Distribution including in the vicinity of Moreton-in-Marsh and Mickleton, and in the South east (excluding Cirencester but including some areas of Kemble).

SSEN's Distribution System Operator (DSO) 'Whole System' approach - May 2026 and the publication of the Distributions Network Development Plan[1] (May 2026, NDP) is well timed to understand current projected capacity, overview of planned works and to underpin estimated new connection and reinforcement works which may be required. The reporting gives users access to information pertaining to SSEN's network plans for the next ten years in relation to 11kV networks and the Minety Strategic Development Plan[2] (Feb 2026) provide additional detail of currently planned reinforcement works.

Forecast generation and headroom capacity estimates are publicly available via the Network Scenario Headroom Report[3] (NSHR). This report is published to enable customers, developers, generators, local authorities and other interested third parties to view the possible headroom capacity at their Primary Substations and Bulk Supply Points (BSP) up to 2050, set out to four scenarios of demand and generation forecasts associated with a transition to net zero. Estimate requirements for domestic gas is not estimated within this IDP given the emerging Local plan requirements and we have therefore focused on the minimum headroom scenario.

As a result, whilst the NSHR provides a view of the future in terms of potential available capacity and constraints on the network, SSEN encourage any party using this information in their decision-making process to engage with them at the earliest instance.

For the electricity distribution network, from substations to the supply of homes, SSEN have indicated that electrical reinforcement may be required in a number of locations across the district to cater for new development at the strategic scale, towards the end of the plan period. An overview of the SSEN infrastructure relevant to the Cotswold and a summary of capacity/ generation headroom assessment is summarised in Table 1 overleaf. This is current as of May 2026, but reflecting some data from November 2025. Although dependent on electricity consumption (particularly in relation to EV charging, removal of gas and increased uses of heat pumps) National Grid Electricity Distribution annual report for 24/25 estimates that baseline consumption per home is approximately of 3,100 kWh and this is helpful context for the scale of development which can currently be served on top of planned growth within the existing infrastructure.

However it is noted that energy planning is based on peak demand and this has the potential to increase over the plan period and should be monitored[4].

Further information is not forthcoming without electrical loading data only available at the application stage, but it is not foreseen that electrical infrastructure would be a constraint to development if suitable planning in advance, but may impact timing of connection (and therefore occupation.

Requirements in this regard would be agreed in discussion with developers with the local connection infrastructure funded by developers and could impact delivery rates if not considered at the outset.

1 See here: https://www.ssen.co.uk/globalassets/about-us/dso/current-consultations/for-publication/minety---strategic-development-plan---strategic-development-plan---february-2026.pdf

2 See here: https://www.ssen.co.uk/globalassets/about-us/dso/current-consultations/for-publication/minety---strategic-development-plan---strategic-development-plan---february-2026.pdf

3 See here: https://www.ssen.co.uk/globalassets/about-us/dso/publication--reports/network-development-report/2026/shepd-network-development-report-2026.pdf

4 See here: https://assets.publishing.service.gov.uk/media/69c16a6113101e9908704acb/Future_Buildings_Standard_Impact_Assessment.pdf

GRID SUPPLY POINT	BULK SUPPLY POINT	PRIMARY SUBSTATION
MELKSHAM GSP (Earliest in service date for applications >1MW in 2036)	CHIPPENHAM BSP (No identified negative headroom [minimum headroom scenario] in future projection occurs before 2050)	ALDERTON PRIMARY (No identified negative headroom [minimum headroom scenario] in future projection occurs before 2050)
COWLEY GSP (Earliest in service date for applications >1MW in 2029)	WITNEY BSP (No identified negative headroom [minimum headroom scenario] in future projection occurs before 2050)	BLEDINGTON PRIMARY (No identified negative headroom [minimum headroom scenario] in future projection occurs before 2050)
MINETY GSP (Earliest in service date for applications >1MW in 2036)	CIRENCESTER BSP (Earliest identified negative headroom [minimum headroom scenario] in future projection occurs in 2031)	CIRENCESTER TOWN PRIMARY (No identified negative headroom [minimum headroom scenario] in future projection occurs before 2050)
MINETY GSP (Earliest in service date for applications >1MW in 2036)	CIRENCESTER BSP (Earliest identified negative headroom [minimum headroom scenario] in future projection occurs in 2031)	CRICKLADE PRIMARY (No identified negative headroom [minimum headroom scenario] in future projection occurs before 2050)
MINETY GSP (Earliest in service date for applications >1MW in 2036)	CIRENCESTER BSP (Earliest identified negative headroom [minimum headroom scenario] in future projection occurs in 2031)	FAIRFORD PRIMARY (No identified negative headroom [minimum headroom scenario] in future projection occurs before 2050)
MINETY GSP (Earliest in service date for applications >1MW in 2036)	STRATTON (RESERVE) BSP (Earliest identified negative headroom [minimum headroom scenario] in future projection occurs in 2029)	LECHLADE PRIMARY (No identified negative headroom [minimum headroom scenario] in future projection occurs before 2050)
MELKSHAM GSP (Earliest in service date for applications >1MW in 2036)	CHIPPENHAM BSP (No identified negative headroom [minimum headroom scenario] in future projection occurs before 2050)	MALMESBURY PRIMARY (Earliest identified negative headroom [minimum headroom scenario] in future projection occurs in 2045)
MINETY GSP (Earliest in service date for applications >1MW in 2036)	CIRENCESTER BSP (Earliest identified negative headroom [minimum headroom scenario] in future projection occurs in 2031)	MINETY VILLAGE PRIMARY (No identified negative headroom [minimum headroom scenario] in future projection occurs before 2050)
MINETY GSP (Earliest in service date for applications >1MW in 2036)	CIRENCESTER BSP (Earliest identified negative headroom [minimum headroom scenario] in future projection occurs in 2031)	NORTHLEACH PRIMARY (No identified negative headroom [minimum headroom scenario] in future projection occurs before 2050)
COWLEY GSP (Earliest in service date for applications >1MW in 2029)	WITNEY BSP (No identified negative headroom [minimum headroom scenario] in future projection occurs before 2050)	RISSINGTON PRIMARY (No identified negative headroom [minimum headroom scenario] in future projection occurs before 2050)
MINETY GSP (Earliest in service date for applications >1MW in 2036)	CIRENCESTER BSP (Earliest identified negative headroom [minimum headroom scenario] in future projection occurs in 2031)	SHIPTON OLIFFE PRIMARY (No identified negative headroom [minimum headroom scenario] in future projection occurs before 2050)
MINETY GSP (Earliest in service date for applications >1MW in 2036)	STRATTON (RESERVE) BSP (Earliest identified negative headroom [minimum headroom scenario] in future projection occurs in 2029)	STANTON FITZWARREN PRIMARY (Earliest identified negative headroom [minimum headroom scenario] in future projection occurs in 2040)
MELKSHAM GSP (Earliest in service date for applications >1MW in 2036)	CHIPPENHAM BSP (No identified negative headroom [minimum headroom scenario] in future projection occurs before 2050)	TETBURY PRIMARY (No identified negative headroom [minimum headroom scenario] in future projection occurs before 2050)
MINETY GSP (Earliest in service date for applications >1MW in 2036)	CIRENCESTER BSP (Earliest identified negative headroom [minimum headroom scenario] in future projection occurs in 2031)	WHITEWAY PRIMARY (No identified negative headroom [minimum headroom scenario] in future projection occurs before 2050)
FLEET-BRAMLEY GSP (Earliest in service date for applications >1MW in 2036)	BURGHFIELD (MAIN) BSP (Earliest identified negative headroom [minimum headroom scenario] in future projection occurs in 2040)	WHITLEY WOOD PRIMARY (Earliest identified negative headroom [minimum headroom scenario] in future projection occurs in 2040)

02.8.4

Flood management

Flood risk management sits at the intersection of infrastructure planning, development management, and environmental policy requirements. This IDP does not cover aspect within the Strategic Flood Risk Assessment (SFRA) Levels 1 and 2, or consider evidence on Flood Zones or SuDS requirements. However, best practice IDPs consider flood management as an infrastructure theme to identify if any strategic scale projects are required to serve the emerging Local Plan growth beyond that which is capable of being delivered at the site level and to consider the shared responsibility to not increase flood risk as part of new development.

GCC is the Lead Local Flood Authority for Cotswold, but they work in tandem with CDC development management officers and the Environment Agency in the application of relevant standards, requirements and guidance at the application level.

The Flood and Water Management Act 2010 places a statutory duty on the Environment Agency to develop a National Flood and Coastal Erosion Risk Management Strategy for England. This strategy[1] describes what needs to be done by all risk management authorities (RMAs) involved in flood and coastal erosion risk management for the benefit of people and places. This includes: the Environment Agency; lead local flood authorities; district councils; internal drainage boards; highways authorities water and sewerage companies.

At the more local level, GCC have prepared a Local Flood risk Management Strategy and provided a 25-27 Progress and Implementation plan[2].

The Strategy focusses on GCC's responsibilities to manage risk of flooding from ordinary watercourses, surface water and groundwater and is clear that other Risk Management Authorities are responsible for other sources of flooding, for example main river flooding lying with the EA. GCC has committed to allocate at least £2.1m a year to flood prevention across the county.

GCC is leading on approximately 23 flood alleviation schemes, funded through GCC resources (capital and revenue) and a variety of external sources, primarily Flood Defence Grant-in-Aid and Local Levy.

Although GCC are moving away from a parish to a catchment based prioritisation programme, a number of Cotswold Parishes have received support and completed works (such as Andoversford, Blockley, Bourton-on-the-Water, Chipping Camden, Northleach with Eastington), some are in progress (such as Cirencester, Fairford, Kempsford and Moreton-in-Marsh) and others are flagged as area for potential intervention at the local scale.

Beyond this, no other strategic scale flood defence work has been identified to be relevant to the Cotswold baseline.

1 See here: https://www.gov.uk/government/publications/national-flood-and-coastal-erosion-risk-management-strategy-for-england--2
2 See here: https://www.gloucestershire.gov.uk/media/i0mg01om/local-flood-risk-management-strategy-annual-progress-and-implementation-plan-2025-26_2026-27.pdf

This page is intentionally left blank.

03
Site allocations and population modelling

This section of the IDP sets out the proposed emerging local plan growth scenario and introduces the proposed sub areas used throughout the remainder of the IDP.

03.1

Site allocations and population projections

03.8.1

Indicative housing and population projections

This IDP is based on the proposed spatial strategy within the Regulation 19 consultation version of the plan and has been developed in parallel to site selection and policy drafting.

As the IDP concerns both the impact of proposed sites individually and the potential impact of cumulative growth, the estimated housing growth is attributed to sub areas, set out overleaf. For each sub area, this will combined the proposed Strategic and non-strategic site allocations, as well as estimated windfall growth per parish set out in the emerging Local Plan.

The sub areas are proposed based on alignment with existing policy approaches (notably to North and South Cotswold, used for Secondary school planning and in the Gloucestershire Local transport Plan). To align with the apportionment of CIL and the existing and emerging neighbourhood plans, parish boundaries are used to delineate sub areas and are centred on the areas of largest potential growth and which share a functional relationship.

This is not to suggest that any impact of proposed development would be limited to these sub areas but they are used to help identify where mitigation is required and apportioned to development sites based on their estimated and evidenced impact. At the application stage, the potential impact of individual applications will be reviewed by officers and may differ from the sub areas proposed in this IDP.

Typically, strategic sites fall within their own sub areas, although the those sites which share a key functional relationship to Cirencester and its town centre are considered collectively. The remaining parishes outside of these sub areas have been combined into “North Cotswold” and “South Cotswold” to recognise that there are infrastructure needs arising from windfall based growth.

There are a small number of parishes where the proposed boundary between North and South Cotswold (namely the A40) does not align as the parish boundary and therefore, some parishes straddle the North and South sub areas. The total estimated windfall for these is comparatively low and, by its nature, difficult to predict. For the purposes of this IDP they have been designated for windfall in the below sub areas below:

South Cotswold:

- Andoversford (Village is to the South of the road);
- Barrington (area outside of National Landscape is to the south of the road);
- Hampnett (the majority of land within parish is to the South of the road);
- Northleach (the alluvial and the majority of land within parish is to the South of the road); and
- Windrush (area outside of National Landscape is to the south of the road).

North Cotswold:

- Farmington (the majority of land within parish is to the North of the road);
- Sherborne (the majority of land within parish is to the North of the road);
- Shipton (Village is to the North of the road); and
- Whittington (the majority of land within parish is to the North of the road).

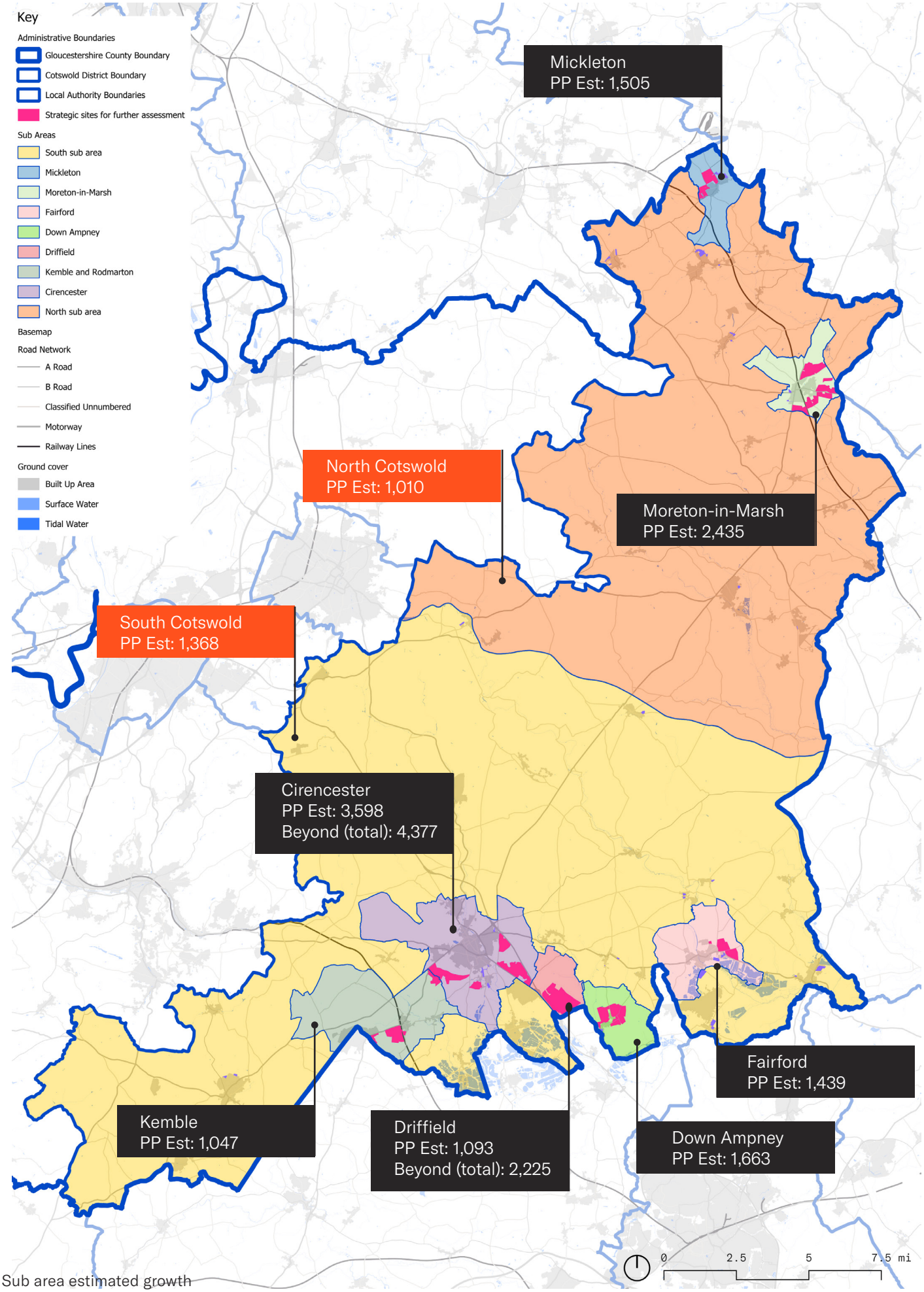
The figures within the plan period are based on the Iceni Housing Delivery Trajectory work. It is important to note that some sites, notably the Steadings southern extension and the Strategic Site at Driffiled are proposed to be allocated at their full potential capacity although they are not currently anticipated to be built out to completion within the plan period. As a result, mitigation for these sites are calculated on their full capacity, whilst the assessment to emerging Local Plan need does not include their full build out. However, for the majority of the allocations proposed, including all windfall and non strategic sites, these are considered deliverable within the plan period.

To aid in understanding, the proposed growth scenario at the heart of this IDP is set out overleaf.

Within the remainder of the sections of this IDP the estimated population which requires mitigation is set out, with some infrastructure themes taking a different approach. For example, open space requirements are based on total population, whilst education requirements are based on forecast pupils and primary healthcare on increase in patients. However, for the majority of items the estimated household occupancy rate has been assumed to be 2.2, aligning with projected demographic work for Cotswold.

On the basis of an estimate Local Plan growth scenario of 15,158, this is an estimated population considered in this IDP of 33,347.

This figure is considered to potentially be higher than could be experienced over the plan period, as there will be a number of existing households within the proposed affordable housing already resident in Cotswold, but is considered to be robust for estimating infrastructure requirements at the plan making stage.



Sub area estimated growth

RESIDENTIAL GROWTH

CATEGORY	WITHIN PLAN PERIOD	BEYOND PLAN PERIOD
Strategic sites	11,30	13,212
Non-strategic sites	1,568	1,568
Parish windfall	2,289	2,289
Total additional growth	15,158	17,069

EMPLOYMENT GROWTH

SITE NAME	TYPE / USE CLASS	AVAILABLE DEVELOPMENT LAND
Cirencester and surrounding villages		
Steadings southern extension	B2, B8 and E(g)	2.5 ha
Land south east of Cirencester and south of Preston	B2, B8 and E(g)	5.6 ha
South Cotswold Area		
Strategic extension to the north-east of Fairford	B2, B8 and E(g)	4.2 ha
Strategic extension to the south-west of Kemble	B2, B8 and E(g)	8.6 ha
New settlement to the south of Driffield	B2, B8 and E(g)	10.9 ha
Total additional growth		31.8 ha

SUB AREA	SITE ALLOCATION/ WINDFALL ASSUMPTION	LOCAL PLAN PERIOD GROWTH (2026-2043)	(TOTAL) CONSIDERATION OF BEYOND PLAN PERIOD GROWTH
Cirencester	Steadings southern extension	585	1,364
	Land south east of Cirencester and south of Preston	1,368	1,368
	Land east of Kingshill Lane	613	613
	Land east of Kingshill Lane	372	372
	Land south west of Siddington	41	41
	Non-strategic site allocation	62	62
	Sub area parishes	557	557
	Sub area total	**3,598**	**4,377**
Down Ampney	Land surrounding Down Ampney	1,658	1,658
	Sub area parishes	5	5
	Sub area total	**1,663**	**1,663**
Driffield	Land south of Driffield	1,090	2,222
	Sub area parishes	3	3
	Sub area total	**1,093**	**2,225**
Fairford	Land north-east of Fairford	1,141	1,141
	Non-strategic site allocation	235	235
	Sub area parishes	63	63
	Sub area total	**1,439**	**1,439**
Kemble	Land south-west of Kemble	28	28
	Sub area parishes	1,019	1,019
	Sub area total	**1,047**	**1,047**
Mickleton	Land North and west of Mickleton	1,238	1,238
	Non-strategic site allocation	149	149
	Sub area parishes	118	118
	Sub area total	**1,505**	**1,505**

SUB AREA	SITE ALLOCATION/ WINDFALL ASSUMPTION	LOCAL PLAN PERIOD GROWTH (2026-2043)	(TOTAL) CONSIDERATION OF BEYOND PLAN PERIOD GROWTH
Moreton-in-Marsh	Land north, east and south of Moreton-in-Marsh	2,217	2,217
	Non-strategic site allocation	54	54
	Sub area parishes	164	164
	Sub area total	**2,435**	**2,435**
North Cotswold	Blockley - Non strategic site allocation	48	48
	Bourton-on-the-Water - Non-strategic site allocation	53	53
	Chipping Campden - Non-strategic site allocation	168	168
	Stow-on-the-Wold - Non-strategic site allocation	53	53
	Upper Rissington - Non-strategic site allocation	26	26
	Willersey - Non-strategic site allocation	100	100
	Sub area parishes	562	562
	Sub area total	**1,010**	**1,010**
South Cotswold	Andoversford - Non-strategic site allocation	52	52
	Lechlade-on-Thames - Non-strategic site allocation	165	165
	Tetbury - Non-strategic site allocation	94	94
	Northleach- Non-strategic site allocation	50	50
	Coln St Aldwyns, Hatherop, Quenington - Non-strategic site allocation	59	59
	Poulton - Non-strategic site allocation	10	10
	Kempsford - Non-strategic site allocation	149	149
	Sub area parishes	789	789
	Sub area total	**1,368**	**1,368**

04 Growth requirements per theme

This section of the IDP sets out the estimated infrastructure requirements per theme to inform policy development, the approach to assessing future planning applications for potential obligations, CIL spending and other wider business case and grant funding applications.

04.1
Education

04.1.1
Infrastructure requirements from Local Plan growth

Infrastructure standards

GCC will assess the impact of new development in terms of the ability of local primary and secondary schools to offer places to children arising from the development.

For large-scale schemes where a new school is required, in accordance with the DfE Guidance, the expectation will usually be that land, financial contributions and potential direct delivery (subject to adherence with GCC requirements) to meet the needs will be provided on-site.

Where there are multiple new developments that together require a new school, GCC splits the full cost of education infrastructure between developers based on estimated pupil yields arising from development. All new schools provided in this way will need to meet applicable GCC design standards at the time the development is built. These design standards are based on DfE's "Building Bulletin 103: Area Guidelines for Mainstream Schools" along with local modifications.

Estimated demand

As set our in Section 2, GCC publishes a School Places Strategy including the approach to planning and delivering education in Cotswold District, which is also summarised in the GCC Local Developer Guide. Appendix B of that document sets out the Pupil Product Ratios, Cost Multipliers & School Site Sizes used within this IDP. These are summarised below and in the table overleaf.

Please note that the costs and multipliers are reviewed annually, and are consistent with the DfE's pupil yield dashboard published in September 2025. The following standards included in the table overleaf have been identified via the DfE's latest scorecard and benchmarking, noting that costs within are subject to change and indexation over the plan period.

To note for Early Years demand that the GCC IDG is being reviewed at the time of writing (July 2026) and the latest scorecard is 7.4.

These standards are applied to the growth scenario in Section 3. It should be noted that this assumes that all dwellings proposed are 'qualifying units' and are otherwise not restricted in such a way they would not be liable to contribute to education provision, such as age restricted accommodation. As such, the estimated requirements will be refined at the application stage based on more detailed proposals on the number of homes to be provided.

Commentary

Early years
On the basis of the above standards and assumptions, plan wide need is set out in the following table.

Approach taken for majority of sites and identified need is that early years provision envisaged to be included on site as part of primary schools (covered below). This is included in the space requirements set out in the masterplan frameworks and meets GCC's duty whilst providing benefits for shared and linked trips.

The private provision of early years is also something encouraged within new local centres and although not a requirement (where need is met through primary schools), this is included on the IDS as a potential use in future local centres.

Primary
GCC's preference (in line with DfE advice) is to seek a 2FE minimum to support ongoing viability and vitality of schools. GCC will seek the provision of serviced land within strategic sites, as well as proportional

	SECTOR	ESTIMATED DEMAND	BENCHMARK COST	PLAN WIDE NEED
01	Early years education	7 per 100 dwellings	£24,660 per place	1,061 places
02	Primary education	30 per 100 dwellings	£24,660 per place	4,547 places - equivalent to c. 21.7FE
03	Secondary education	14.7 per 100 dwellings	£29,875 per place	2,228 - equivalent to c.14.9FE
04	Post 16	5 per 100 dwellings	£29,200 per place	758 places

contributions towards their delivery. This will be pooled and aligned with wider funding from the DfE to delivery primary schools. Based on the current scorecard and benchmarking from the DfE, financial contributions sought are currently £24,660 per place, or the equivalent of:

- 1FE - £5.2m (site area of 1.5ha)
- 2FE - £10.4m (site area of 2.0ha)
- 3FE - £15.6m (site area of 2.8ha)

As the plan wide mitigation is proposed to be met through delivery on strategic sites, the costs assumed in the IDS are for the establishment of a new school, although it is noted that the School Place scorecard produces a slightly lower figure where an existing school is proposed to be expanded. At this stage, the higher cost is allowed for.

Site specific commentary
There is insufficient capacity to support the scale of growth proposed. Strategic scale sites are generally of a sufficient size that they generate a need for on site primary school. This varies in size dependent on the scale of development proposed to be allocated and this is captured in the IDS.

For avoidance of doubt, existing project primary school capacity in the sub areas in Fairford, Cirencester and Kemble have been considered in the recommendations for on-site provision.

There is potential for some initial capacity to be served in existing primary schools and this is especially true for the North and South Cotswold sub area, which may benefit from capacity in the Chipping Campden, Bourton-on-the-Water and Northleach pupil place areas.

Recommendations are based on the strategic sites also providing sufficient space for the residual need generated by non-strategic sites and assumed parish based windfall for the sub areas, but with each dwelling in the sub area proportionally contributing financially to its delivery.

Total provision allowed for across strategic sites equates to total need. As flagged, there are some strategic sites identified as liable to provide a 1FE school / equivalent contribution on site but to be expanded to accommodate attendance from pupils in wider growth, notably the South Cotswold sub area.

The Siddington allocation does not generate the need for on-site primary, but there is not sufficient capacity to serve it in isolation. Depending on the coordination with other strategic sites, the build out of the 3FE in The Steadings (secured via the section 106 as set out in Section 2) and creation of a new primary school to serve the Steadings extension, would likely create capacity at Siddlington Primary (who currently attend here in general) to serve the new development. Although covered under the transport section, an active mode link is proposed which would provide safe access to this school.

As part of this strategy, there are also wider possibilities for the committed 3FE primary at The Steadings to accommodate some of the additional need generated by the southern extension. At this stage however, this requirement should be held at The Steadings extension (as sufficient capacity cannot be identified at this stage) but subject to further engagement with GCC at the application stage.

Some sites shown as being built out after the emerging local plan period, such as Driffield. Cognisant of this, a 3FE primary can be provided more efficiently on a single

site compared to two separate schools. However, based on the housing trajectory work the Local Plan plan build out would only generate a need for a new 2FE school on site but a 3FE is required for the site's full capacity.

At Moreton-in-Marsh sub area (including growth in the sub area) the detailed modelling has suggested that the proposed 3FE school would be marginally smaller than total identified need. As stated above, there is a potential for the North Cotswold sub area contributions to be used to expand an existing school to provide for this which is considered more proportional than expanding the requirement at Moreton-in-Marsh. Furthermore, Moreton-in-Marsh has been identified as a potential location for growth in a future plan period, where the needs of the settlement would be revisited.

The mitigation approach for the windfall development is based on a per home mitigation cost sought to provide reinforcement of existing schools or the expansion of new, smaller schools on the strategic sites. The scale of windfall development, by its nature, is difficult to predict and therefore a number of schools, subject to feasibility work and school performance, could be suitable for expansion to support local plan growth. This is included as a separate line item in the IDS to clearly show this. As a result, the cumulative requirements set out in this IDS for the provision of 20FE and a 1 FE expansion (At this stage, the potential expansion from 1FE to 2FE at the Kingshill site would provide an options for this) in combination with existing projected capacity is sufficient to mitigate the plan wider need of 21.7FE equivalent.

Secondary
Existing secondary schools in the district have insufficient capacity to serve local plan growth.

GCC will seek the provision of serviced land within strategic sites, as well as proportional contributions towards their delivery. This will be pooled and aligned with wider funding from the DfE to deliver secondary schools in a timely manner.

Based on the current scorecard and benchmarking from the DfE, these are currently £29,875 per place, or the equivalent of:

- 6FE - £26.9m (site area of 6.8ha)
- 8FE - £35.9m (site area of 8.7ha)

Geographic access is also important, with the district split into north and south pupil plan areas. GCC's preference is that a secondary school would need to be a minimum of 6FE to support its ongoing viability.

Whilst the majority of provision and available capacity, centred on Cirencester, is currently located to the south it is also the location of the majority of strategic sites. The strategic sites generate an estimated 11FE need, subject to assumptions regarding windfall growth.

For the south plan area, a new standalone 6FE secondary would be required on a site area of 6.8ha. This should have suitable access to support the majority of growth in this location.

This is currently proposed to be located south east of Cirencester on- Land south east of Cirencester and south of Preston site. From a spatial perspective, the transport strategy support safe access to this site by walking and cycling and public transport and is based on existing connections and links to existing schools in the vicinity. The illustrative concept framework work completed to support the also demonstrates that suitable land is available to achieve the allocation as a whole. For the avoidance of doubt, land will be required at this site in an accessible location, but the full delivery of this school will be supported by proportional contributions from other development.

In the north, the developments at Moreton-in-Marsh, Mickleton and the north sub area are proposed to be met by a new secondary school at the Moreton-in-Marsh strategic site. To support the viable functioning of the school this is required to provide the land for 6FE, noting that new development on this site only would generate less than this demand, with the additional funding provided by proportional contributions from other new development.

There is currently estimated to be circa 2FE of secondary school pupils in this area currently 'commuting' to Chipping Camden school from this area of the Cotswold and wider School plan area for schools could be adjusted to reduce the average journey to school times.

It is noted that for the smaller scale sites and windfall growth these could be accommodated through existing potential capacity where available, although this is subject to suitable evidence at the application stage and

is envisaged to be relevant for the early phases of the Local Plan period only.

The IDS captures this by identifying the estimated proportional contribution for each strategic site, based on their estimated secondary school pupil yields totalling approximately £66m. For avoidance of doubt, this is considered sufficient to provide the two secondary school sites proposed, subject to additional details being refined at the application stage.

Post 16
Based on benchmark costs of £29,200 per place, a demand of 758 places would result in a cost of an estimated plan wide cost of £22.6m. This contribution would be to a strategic pot to support delivery of post 16 education within the district, in combination with national funding.

Delivery

GCC will be an important partner in the delivery of education in CDC and, via the Comprehensive Masterplan process, it is expected that strategic allocations will identify a suitable and serviced plot to transfer to GCC, alongside proportional financial contributions. The Comprehensive Masterplan process will also need to ensure that the site proposed is unfettered by constraints and has appropriate consideration of adjacent development, including provision of safe access and alignment with GCC published school design requirements.

04.2

Community and culture

04.2.1

Infrastructure requirements from Local Plan growth

Community centres
As sect out in Section 2, the community spaces are wide ranging and can consider things such as cultural and museum space, library space and even indoor sports provision. As a result, the requirements for a provision of a specific requirement per person are less defined, with the focus being on ensure provision to serve new communities as they grow without placing undue pressure on existing facilities.

As part of the previous IDP work to support the Cotswold current local plan, a community centre of 645sqm was sought per 4,000 population, which equates to a community centre per 1,860 dwellings (then based on an average household size of 2.15). Translating that requirement to the proposed local plan growth scenario, this would work out to 161sqm per 1,000 people.

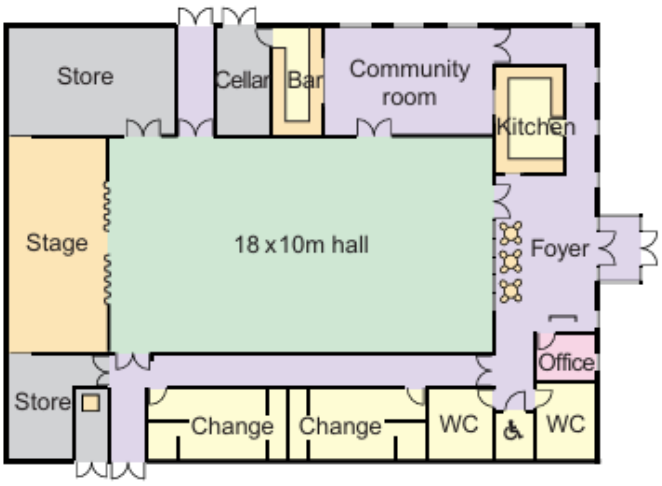
It should be reiterated that the requirement for strategic sites to provide community facilities is reinforced by the transport modelling work which has included the need for onsite facilities to reduce demand on the wider network by providing for day to day uses. Given the scale of sites, it is more appropriate therefore to seek to include the provision of new community uses within strategic sites, and the wider reinforcement of existing facilities for the non-strategic or windfall development.

Engagement as part of this IDP confirmed a trend towards a preferences for consolidated multifunctional facilities to help reduce staffing and other operational costs. Although a number of successful community facilities within CDC may be smaller than this, (as flagged in Section 2) to improve the financial viability and programming options available emerging guidance suggests that 400sqm provides the minimum space to provide ongoing revenue generating opportunities to support delivery. For reference, see below extract from the Sport England Village and Community Hall Design guidance showing a potential multifunctional use building. This is however dependent on planned uses within the building and subject to additional work at the application stage.

The larger strategic sites would generate a need above the 400sqm minimum threshold and this is captured in the IDS. The costs associated with this infrastructure requirement set out in the IDS is based on a proposed BCIS costs as an estimate, proportional to the scale of development required. As a result, it identifies the requirement but this is likely subject to refinement at the application stage. At this stage, the IDP is based on an estimated facility size using the above standards but balanced against the minimum site size requirements to ensure there is a reasonable prospect of its delivery.

Please note, this section should also be read alongside the conclusions on emergency service infrastructure requirements.

Reinforcement of existing facilities is also welcomed for smaller sites and will be reviewed on an application basis. This could include improvement of service offer to accommodate local growth and also support the installation of Community Public Access Defibrillators (CPADs).



Symmetrical support accommodation around a hall with a separate stage.

Libraries
Planning applications for 25 dwellings or more are assessed by GCC to determine their likely impact on existing local library services and the scope of resultant mitigation works required. As part of this assessment, qualitative factors are considered, together with the existing physical capacity of the local library which is currently calculated having regard to the national recommended floorspace benchmark of 30sqm per 1,000 population (as stated in Arts Council England's "Guidance on seeking and securing developer contributions for library and archive provision in England" published in September 2023.

Where large-scale developments are proposed and the associated Section 106 (S106) funding allocated to library services is significant, GCC are exploring additional or alternative options including a satellite site or collection points utilising digital technology.

While S106 funding can support the capital costs of delivering library infrastructure, such as design, fit-out, and equipment, it cannot be used to fund ongoing staffing costs, which must be met from existing revenue budgets. This presents a constraint for the delivery of additional traditional staffed library models within new developments.

The alternatives GCC are exploring provides a pragmatic and sustainable alternatives, enabling access to core library services without the requirement for dedicated on-site staff at all times. Such integrated facilities can deliver a meaningful library presence within new communities, supporting access to resources, digital inclusion, and reading engagement. Options could offer a range of services, including (but not limited to):

- A curated lending stock
- Self-service kiosks for issuing and returning items
- Book reservation and collection services
- Public access computers
- Printing and associated digital services

These models offer flexibility in terms of location and design. Provision could be situated within a dedicated room or integrated into a shared community space, such as a hub, leisure facility, or café area. Access arrangements could also vary, with the facility operating either during specific hours or aligned with the wider opening times of the host building. The final configuration, scale, and service offer of any satellite library would be determined by the nature of the development, the level of available S106 funding, and the range of complementary services provided on-site.

Expansion or improvements to funded by proportional contributions from across the district. The IDP is based on a continuation of a per unit contribution set out in the GCC Developer Guide (£196 per home across 15,158 homes), used to fund reinforcement and potential expansion or relocation of an existing library. New facilities will not be pursued due to staffing constraints and ongoing pressure on budgets.

At this stage, the preferred location for this would be the Moreton-in-Marsh strategic site, as this could be aligned with the expansion and relocation of the existing facility. There are benefits to anchor uses on the strategic sites in terms of overall modal share.

Burial grounds
There is no statutory requirement for CDC to provide burial spaces, however, this is a key concern for the district and something CDC would support through the use of CIL.

A specific scheme has been identified in consultation with the CDC Bereavement team which is to support the expansion of Stratton Cemetery, potentially though the provision of land in kind of CIL contributions or otherwise purchase and facilitation through CIL.

Establishment costs are proportional to build out with largest barrier being the land transfer costs associated with adjacent land owner (Bathurst Development Limited). CDC will support the delivery of this expansion through the use of CIL or an in kind contribution equivalent.

04.3
Healthcare

04.3.1
Infrastructure requirements from Local Plan growth

Infrastructure standards

Primary healthcare
Engagement with Gloucestershire ICB was carried out in the development of this IDP and input was also received from NHS Property Services team during transitional arrangements and from July 2026.

Traditionally, S106 requests made by health to support new developments have been centred around the capacity and development needs of a single GP Practice. However, over the last few years there has been a move towards new healthcare models on a larger scale at neighbourhood level involving multiple organisations including primary care. This approach is set out in the NHS Ten Year Plan published in July 2025.

The GCC ICB has produced the GP Premises Development & Delivery Plan April 2024 to March 2031 (July 2024). This outlines, in line with national guidelines[1] a requirement for 83.33m2 gross internal area (GIA) per 1,000 patients up to 10,000 patients then 41.66m2 GIA per 1,000 patients.

As set out in the baseline section for reference Cotswold is currently served by the estimated equivalent to 69.8 m2 per 1,000 patients in Cotswold LPA, although this is not a measured figure for existing provision.

However, The ICB has recently adopted an updated approach to establishing primary care infrastructure requirements. The approach is set out below.

Step 1: Assess level of primary care infrastructure need proposal generates

- Average household size applied to total number of residential units (for Cotswold this is 2.2 patients per dwelling)
- Integrated Care Strategy (ICS) floorspace requirement for growth are then set at 150sqm GIA per 1,750 patients

Step 2: Review capacity of existing primary care infrastructure

- Identify existing practices likely to be impacted identified by ICS. ICS benchmark for existing capacity 120sqm NIA per 1,750 patients

Step 3: Consider appropriate additional capacity solutions and approaches

- Potential for expansion of existing facilities or new provision (either with or in addition to existing practices.

Step 4: Identify appropriate form of developer contributions

- ICS 2024 build cost benchmarks (will be updated annually) which differentiate for mitigation in the form of refurbishment/extension or new build will be applied.

At this stage therefore, the IDS is based on the upper end estimated requirement. For 15,158 homes and 2.2 patients per home, a new build requirement to serve the local growth would equate to a Local plan wide need for 2,858sqm, ranging from a total new build cost of between £15.3 million (based on expansion rates) to £20.26 million for stand alone new build provision. This would be on the basis of available capacity being refined at the application stage.

There is no individual sub area of a sufficient size for the minimum commissioning threshold (to serve 10,000 patients) but there is not sufficient capacity for the new patients within existing facilities. However, as set out above the likely reality is that a significant element of

1 See here: https://www.england.nhs.uk/wp-content/uploads/2021/05/HBN_11-01_Final.pdf

the mitigation proposed would be based on the lower figure (sometimes call the marginal rate) as they would be expansions to existing (or otherwise committed but not yet built) facilities.

It is noted that recent new facilities commissioned have been larger and the per home requirement would be reduced (as other core/ancillary space remains constant), with the reduction focused on additional clinical and practicing space, providing a significant build cost efficiency and one which would assist ongoing running costs.

As set out in the baseline section, the focus of the emerging Local Plan is on identifying land and contributions within strategic sites to allow for the implementation of approved business cases (funded outside of the new development in the emerging local plan) to enable the expansion in provision required to serve existing growth (as covered in the 2024-2031 plan) but cognisant of the additional growth identified in the emerging local plan up to 2043.

As set out in the baseline, existing funding commitments are in place for a number of pipeline projects. As identified through discussions with the ICB, a key barrier for expansion of existing premises is land and supporting contributions to facilitate the initial capital expenditure, either on current sites or alternatives allocated in the emerging local plan.

Identified schemes include:

- Land to support new GP surgery/ existing Business Case for Chipping Campden surgery (expanded);
- Land to support new GP surgery/ existing Business Case for the replacement Phoenix Health surgery (currently envisaged to be delivered on existing Steadings site and in tandem with the proposed extension);
- Identify land to support new GP surgery/ existing Business Case for the expansion of Cirencester Neighbourhood Health Centre (site preliminarily identified on land at Kingshill); and

Cumulatively, the identified projects when implemented would provide a significant element of the total local plan need, with a residual need to mitigate patient 358sqm, or the equivalent for 3,347 patients. Although subject to further feasibility a potential location for this additional provision in the latter stages of the plan period could be at the Moreton-In-Marsh existing facility to provide additional capacity in the North Cotswolds PCN.

As set out in the IDS, it is important to also include a ‘fallback’ mitigation line item should this provision not be delivered or the business cases are impacted by cost increases or loss of available funding. This would require offsite financial contributions (in lieu of contributions towards the identified schemes) for alternative mitigation within the plan period.

The Driffield allocation has potential to expand in future plan periods, as a result, the requirement for additional primary healthcare facilities will be monitored as part of subsequent update to this IDP but would be a logical space to support the expansion of primary health care with ready access to existing populations should the current sites not be feasible.

As a result and although to be refined at the application stage, the request for land and contributions towards primary care is considered to meet the wider requirement of the CIL regulations.

Although covered further in the transport section, the provision of on-site facilities which meet the day to day needs of current and future residents has the significant additional benefits of helping to reduce modal share.

04.4

Emergency services

04.4.1

Infrastructure requirements from Local Plan growth

Combined blue light facilities
Through precedent research and stakeholder engagement, it was agreed that there is a general preference for integration of blue light services on singular campuses for efficiency, and provision to be incorporated within new community infrastructure, supported (where justified) by proportional contributions. Consolidation must align with existing review of staffing arrangements and ongoing changes to national funding.

The IDS advocates for the integration of 'blue light facilities' to help improved both operation efficiency and collaboration as well as support ongoing estate renewal. The IDS also references inclusion of blue light facilities and associated parking at community hubs.

Police
Policing is a population based service and therefore this proposed uplift in population would inevitably place demands on existing policing services. Provision of new infrastructure to meet the additional demands placed upon policing services generated as a direct result of this projected increase in population and associated planned developments will be required in order to maintain effective and efficient policing services.

Whilst additional staff posts would not be sought to be funded through the planning system, there will likely be capital projects associated with accommodating this staff growth. There is a need to provide adequate space for staff and equipment, resulting from this growth.

Regarding policing, equipment provision is considered to be better considered as part of future funding requests at the CIL stage, or requests at the application stage.

Ambulance
The Trust operates a network of Ambulance Community Response Posts (ACRPs) across its area - a facility which provides rest facilities for staff between emergencies, normally accommodating one crew at any one time. The locations for the response posts have been strategically matched with potential demand and expansions to the urban area to ensure as many people as quickly as possible can be reached quickly. These facilities are supplemented by Community First Responders (CFRs) who are trained to attend emergency calls received by the ambulance service and provide care until the ambulance arrives.

Regarding ambulance services, additional provision for parking within strategic sites, particularly next to community facilities where blue light service access may be arranged, would assist in coverage. These have been identified in new strategic sites without an existing response post nearby or where the most significant growth is proposed. This is not considered to be a significant additional costs to the development costs set out in the viability assessment and therefore a specific cost is not identified for this intervention.

Fire service
Gloucestershire Fire and Rescue Service's 'Productivity and Efficiency Plan 2025-2026' notes a preference at planning to mitigate impact through reduction in incidents. These are, compared to existing building stock, comparatively lower risk for new build (subject to integration of necessary safety features).

The IDS is therefore based on estimated increases in incidents to be mitigated through onsite provision of hydrants. The requirement for on site hydrant provision for schemes over 50 homes and on selected commercial developments is set out in the GCC developer guide. Where local fire risk could be demonstrably heightened, the provision for modern suppression in appropriate homes to reduce call outs will be sought.

This page is intentionally left blank.

04.5
Transport

04.5.1
Infrastructure requirements from Local Plan growth

Introduction and structure of chapter

This chapter will differ from the structure of previous chapters as the infrastructure requirements are identified in the Strategic Transport Assessment prepared by City Science.

This IDP therefore reflects a summary of the work undertaken by City Science which had a focus on achieving modal shift to sustainable transport methods and a vision-led direction from CDC and is summarised in the IDS. Significant engagement has been undertaken with CDC's transport team, GCC and City Science throughout the emerging Local Plan development and the development of the IDP. This includes multiple workshops, regular check-ins and an membership of a working group with engagement on transport matters.

This IDP provides a high level summary of requirements across key themes (covering Rail, Bus, Active Mode, Highways and Behaviour Change), before covering specific items relevant to strategic sites and coordination within and between them.

The identified schemes have been mapped graphically by City Science in Appendix D of the Strategic Transport Assessment and reproduced over the next few pages.

Rail

To achieve a plan wide mode share targets for public transport, development has been allocated near to existing stations and improvements sought at Kemble and at Moreton-in-Marsh station. These are based on the improvements to the accessibility and other improvements to facilities to increase and accommodate projected increases in their use. A more detailed specification has been preliminarily identified in the IDS but details are subject to additional feasibility work.

Bus

To prioritise the use of public transport, a number of interventions are identified to support the expansion and diversion of existing and new bus routes to serve the proposed allocations. This includes a range of scales as set out in the IDS but include, amongst others:

- A Cirencester Park and Ride, providing bus access to Cirencester;
- The establishment of a Cirencester-Swindon Bus Rapid Transit (BRT) to serve the South of Preston, Driffield and Down Ampney sites, and a (separate) Moreton-in-Marsh to Cheltenham BRT;
- More localised improvements to support specific sites, such as enhancements to the 76 bus route and establishment and viability of new routes; and
- Enhancements to the existing North Cotswolds Robin Community Bus to support increased projected patronage.

Active mode

The most significant number of projects identified on the IDS is for active travel improvements to improve the sustainability of existing sites and reduce the need to travel by private car. These are shown on the Masterplan frameworks to show broad extent and length, although more detailed work will be required at the application stage.

Behaviour change and supporting sustainable transport integration

As part of the vision led approach, the transport work has also identified the need and benefits of sustainable transport integration. This ranges from a requirement for onsite services within local centres at new strategic sites, to the specific integration of local transport corridor interchanges to reduce barriers to public transport access .

In addition, this category includes a requirement to expand GCC s current 20mph speed work, increase

the installation of public EV charging where possible and to support localised improvements to safety and car parking rationalisation, where compliant with the CIL tests and identified as necessary in supporting Transport Assessments.

Highways

As a result of the modelling referenced above, there is a need for a number of highways schemes to look at improvements to existing junctions and roads, ranging from optimised signalisation, new approaches and arm flares, as well as new roundabouts to improve traffic flow.

The most significant highway intervention (although active mode links are embedded within) is focused on the new road to serve the Moreton-in-Marsh strategic site, as set out in the Moreton-in-Marsh feasibility study.

For each site, smaller scale interventions must be monitored and managed to improve safety and implement TROs, improvements to safety at school access (where relied upon for smaller sites) such as additional bus stop infrastructure identified where specified but to be derived by Transport Assessments. A number of smaller scale highway interventions could also be funded by CIL including safety concerns, expansion of Electric Vehicle charging in public realm to encourage uptake.

Support for regionally significant schemes and relationship with CIL

Although local plan growth is not predicated upon it, CDC support the wider potential of the North Cotswold Line transformation. This is a series of improvements including doubling of the line leading to the a doubling of the frequency (to two trains per hour) and improved speed which would further make routes along this line such as Oxford-Worcester and London (and onto further connections) more time competitive with private modes. As part of the City Science work, it set out that the SOBC estimated the whole cost of this improvement to be £199 million but includes enabling of more housing in Oxfordshire.

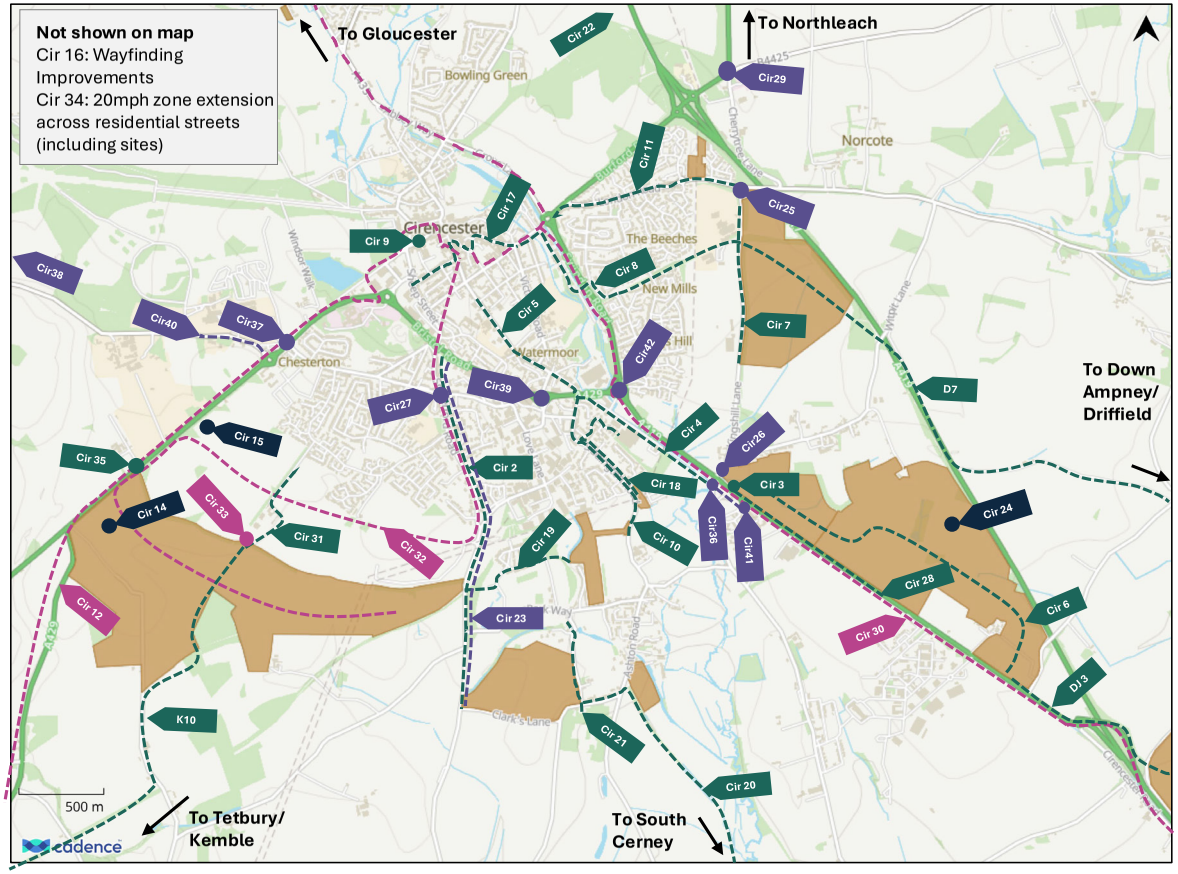
As a result, this scheme is identified on the IDS as a potential use for CIL in the future, notably as part of any early feasibility work required to support its refinement, although contributions are not sought from current development. Should this project gain significant momentum, it would likely trigger the need to review the transport strategy at the heart of this IDP.

Coordination between strategic sites

The majority of schemes identified are for a specific strategic sites and are the responsibility (in tandem with partners) to subsequent applications to ensure their delivery. However, some are attributed to a wider sub area (for example for interventions in Cirencester town centre based on cumulative development).

There is also a linkage for the three south east of Cirencester sites in Land South east of Cirencester and South of Preston, Driffield and Down Ampney which share a functional relationship with Cirencester. Key to this is a change in character of Cirencester road for the existing condition, improving active mode connection and improved bus services. As a result, this forms a potential combined ‘scheme’ of interventions which collectively provide sustainable transport modes across all three sites, to be delivered by the sites in tandem. These costs are apportioned based on a proportional contribution approach in that each strategic site will deliver elements of the intervention but each is reliant upon its implementation in the long term. As a result, there is a need for coordination between these three strategic sites in their delivery trajectories and this is flagged in the IDS. In the absence of this, a potentially longer connection may be required for the earlier applications and may increase the cost per home current assumed in the IDP. This is because the delivery of only part of this mitigation is unlikely to support the required mode share and wider sustainability of the individual site.

Cirencester



Active Travel Interventions	
Cir2	Spratsgate Lane/Somerfield Road active travel links
Cir3	Active travel access Swindon Road
Cir4	Cricklade Road cycleway enhancement
Cir5	Watermoor Road roadspace reallocation
Cir6	Internal active travel links for Site R650
Cir7	Active travel access on Kingshill Lane
Cir8	Queen Elizabeth Road/Beeches Road cycleway
Cir9	Pedestrainise Castle Street
Cir10	Siddington Road cycleway
Cir11	Extend London Road cycleway
Cir16	Wayfinding improvements
Cir17	East-West pedestrian / cycle route improvements
Cir18	Tesco–Siddington Road active travel link
Cir19	Orchard Fields–Steadings active link
Cir20	Siddington–South Cerney active travel link
Cir21	Green Lane Quiet Road
Cir22	Dower's Lane and A417 Underpass roundabout active travel mitigation
Cir28	Cirencester Road AT Flag
Cir31	Active Travel Connections with and Through the Steadings Site
Cir35	Active Travel Route from South Steadings to Tetbury Road Entrance of Agricultural College

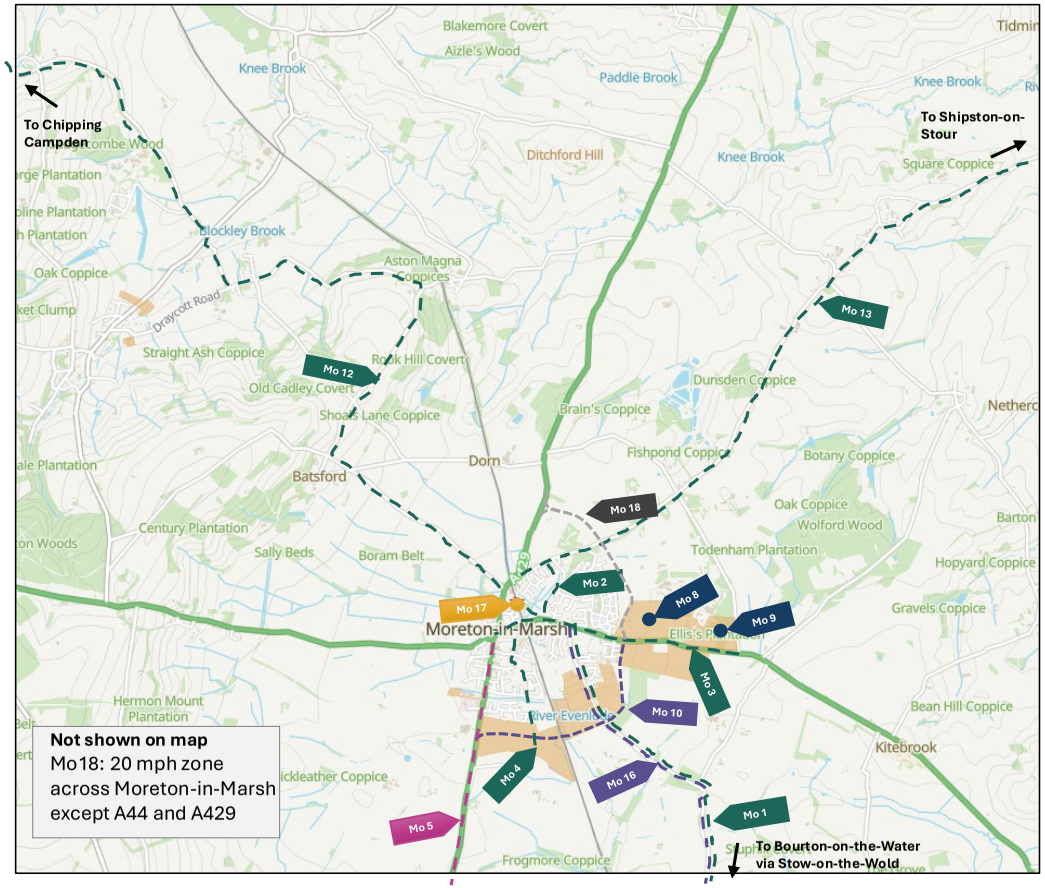
Bus Interventions	
Cir12	Enhancement to 882 bus service
Cir30	Cirencester to Swindon BRT
Cir32	Enhanced or extended bus service between Site C187 via the Steadings to Cirencester
Cir33	Local transport corridor interchange hub in The Steadings

Behavioural and Multi-modal Interventions	
Cir24	On site provision of services
Cir14	Cirencester mobility hub
Cir15	Cirencester Park and Ride

Highway Interventions	
Cir34	20 mph zone extension across residential streets (including sites)

Highway Impact Mitigations	
Cir23	Spratsgate Lane active travel mitigation
Cir25	Kingshill Road/London Road mitigation
Cir26	Kingshill Road/Cirencester Road mitigation
Cir27	Somerford Road/Chesterton Lane HW Mitigation
Cir 29	B4425/A429 Stow Road mitigation
Cir36	A419 Swindon Road/Silver Street
Cir37	A429/Chesterton Ln Junction
Cir38	A419 Stroud Road/Trewsbury Road
Cir39	A429 Watermoor Roundabout
Cir40	Stroud Road north of Tetbury Roundabout
Cir41	A419 Swindon Road\Cirencester Road
Cir42	A29 Swindon Road/Bristol Road Roundabout

Moreton-in-Marsh



Active Travel Interventions	
Mo1	Moreton-in-Marsh to Bourton-on-the-Water via Stow-on-the-Wold active travel link
Mo2	Blenheim Meadow active travel routes upgrade
Mo3	A44 Active travel route
Mo4	Southern Moreton greenway
Mo12	Moreton-In-Marsh to Chipping Campden greenway
Mo13	Moreton-In-Marsh to Shipston-on-Stour cycleway

Bus Interventions	
Mo5	Moreton-in-Marsh to Cheltenham BRT

Rail Interventions	
Mo17	Moreton-in-Marsh Station Improvements

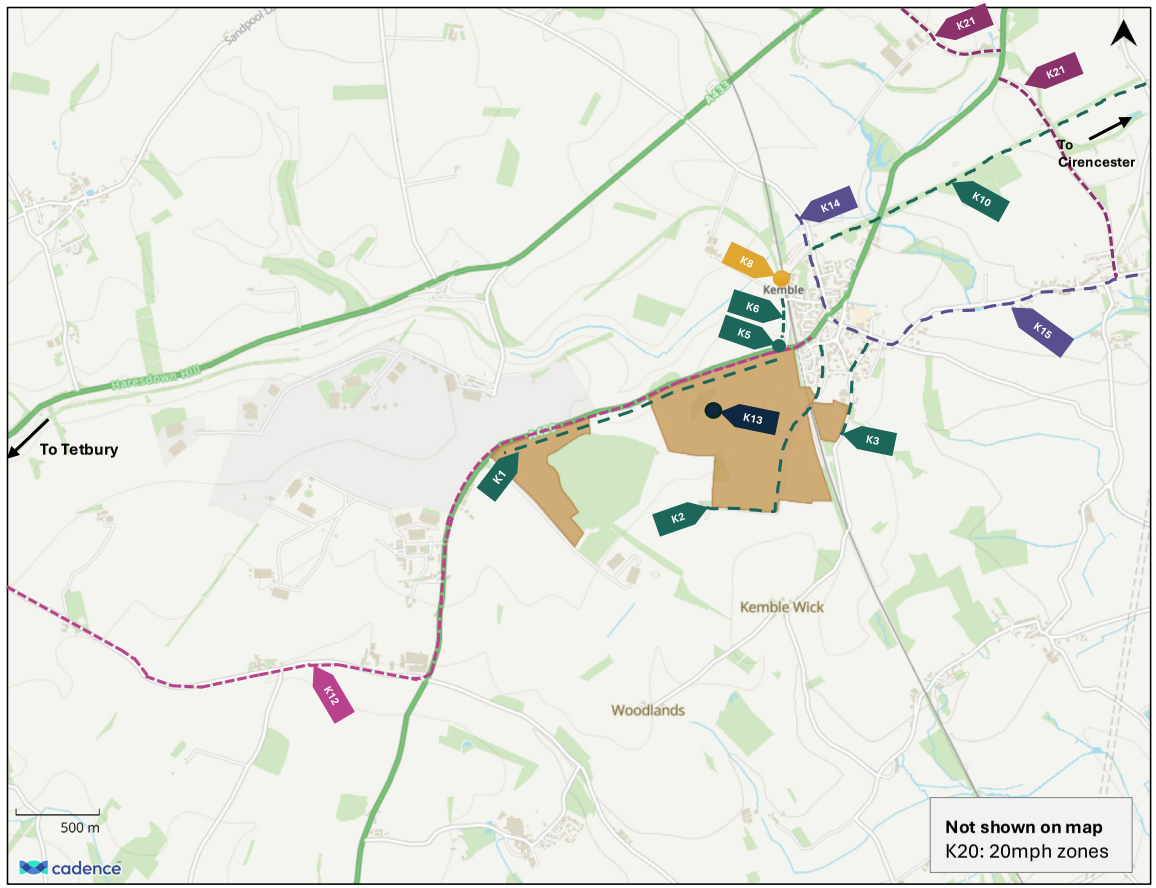
Behavioural and Multi-modal Interventions	
Mo8	Moreton-in-Marsh transport hub, parking and road space reallocation
Mo9	On site services

Highway Interventions	
Mo18	20 mph zone across Moreton-in-Marsh except A44 and A429

Highway Impact Mitigations	
Mo10	Moreton-in-Marsh new link-street
Mo16	Evenlode Road active travel mitigation

Safeguarded for Possible Future Interventions	
Mo18	Moreton-in-Marsh north extension of new link-street road

Kemble



Active Travel Interventions	
K1	Active travel route (part of site masterplan)
K2	Access to Old Vicarage Lane
K3	Church Road active travel
K5	Improved A429 crossing facilities
K6	Station Road active travel
K10	Kemble -Cirencester cycleway

Bus Interventions	
K12	Kemble to Tetbury Service bus service

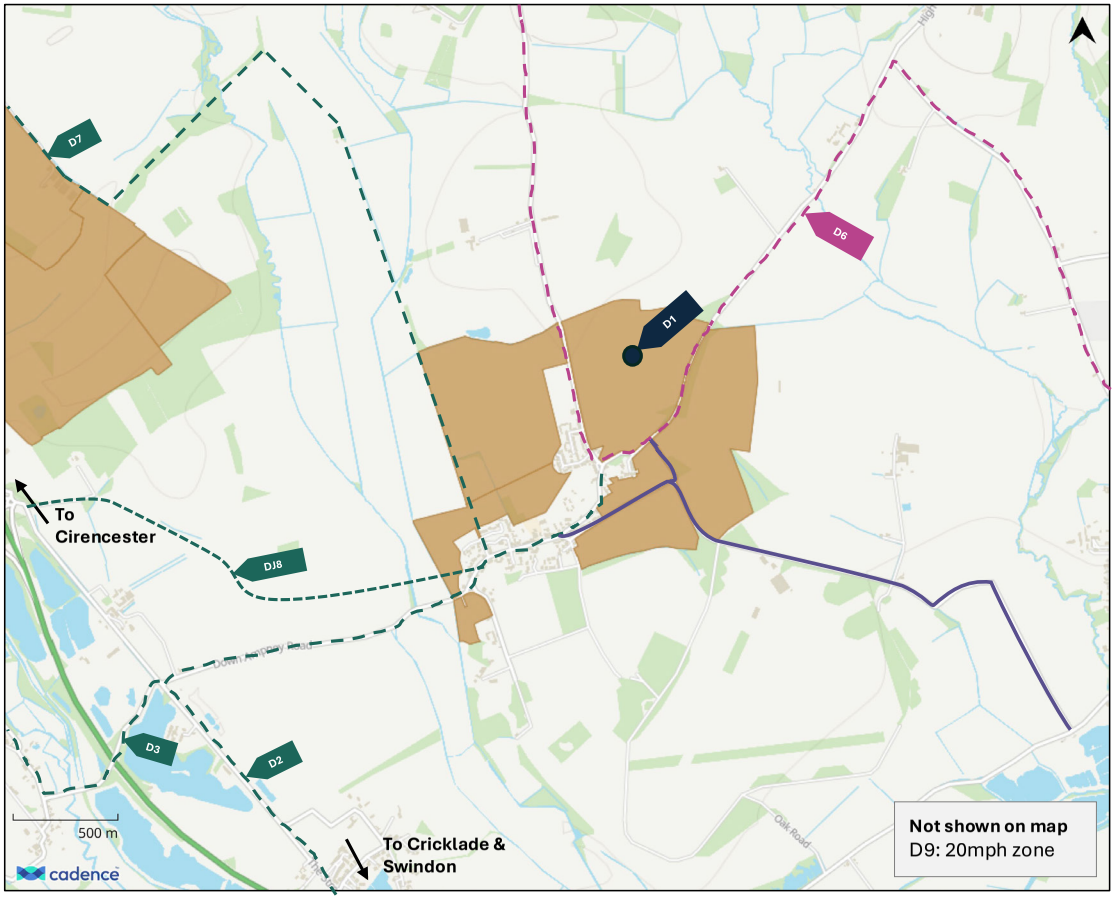
Rail Interventions	
K8	Kemble station improvements

Behavioural and Multi-modal	
K13	On site provision of services

Highway Interventions	
K20	20 mph zone across all streets (including sites) except A429
K21	Anti-Ratrunning Measures on Unnamed Road between A429 and A433

Highway Impact Mitigations	
K14	Windmill Road active travel mitigation
K15	Kemble to Ewen active travel mitigation

Down Ampney



Active Travel Interventions	
D2	Cricklade cycle route
D3	South Cerney cycle route
D7	Down Ampney - Cirencester Greenway

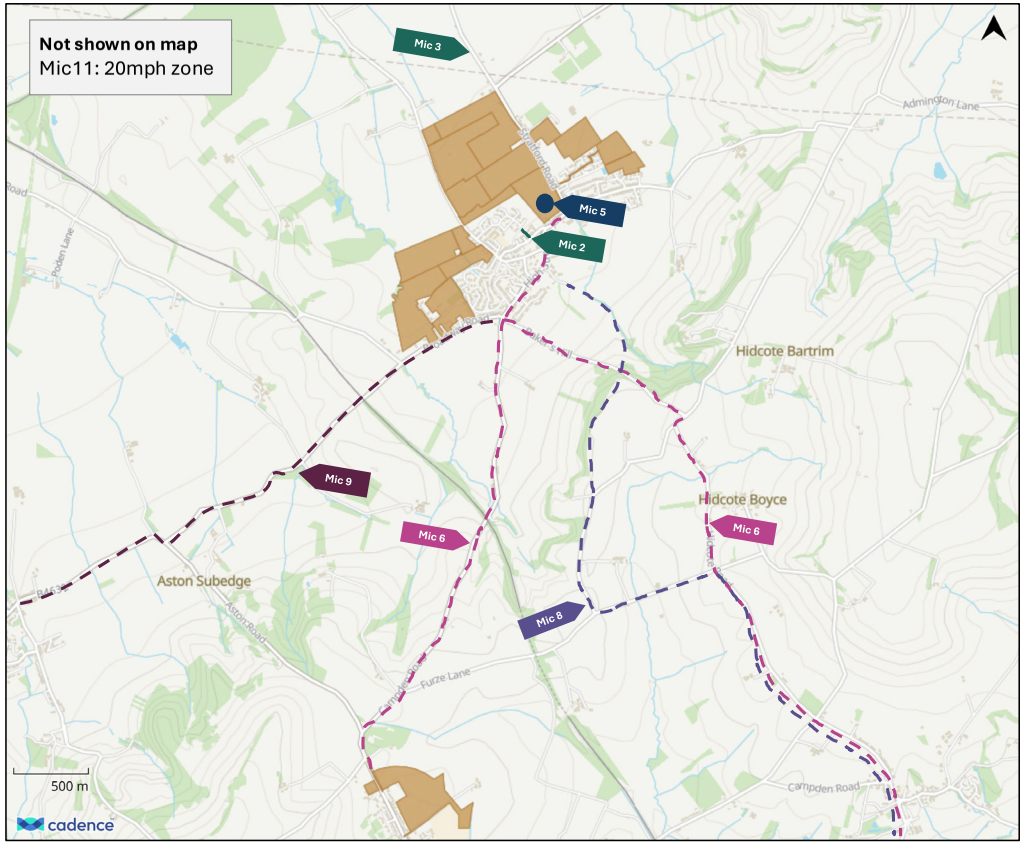
Bus Interventions	
D6	Enhancements of 76 bus route

Behavioural and Multi-modal	
D1	On site provision of services

Highway Interventions	
D9	20 mph zone across all streets (including sites)

Highway Impact Mitigations	
D10	Quiet Lane Treatment on Unnamed Road between Oak Road and Fairford Road

Mickleton



Active Travel Interventions	
Mic2	Site active travel connections and wider offsite improvements to car-free routes
Mic3	Long Marsdon Road active travel connection

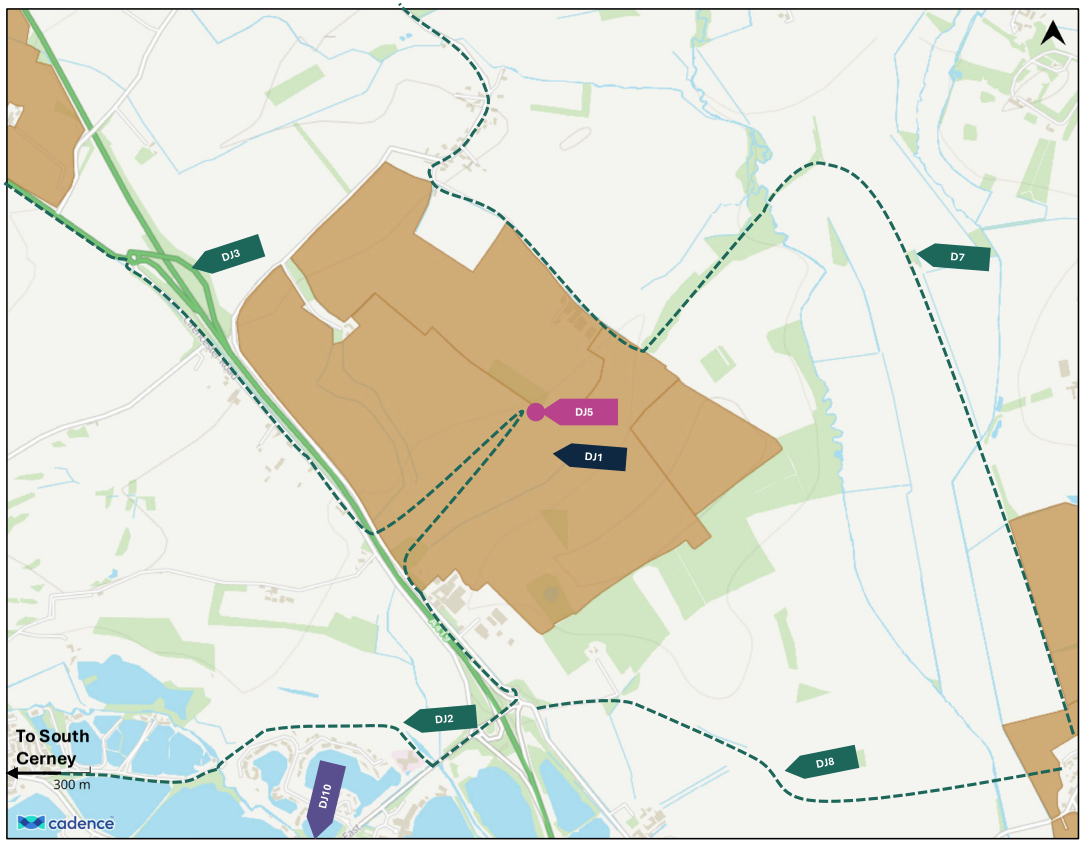
Bus Interventions	
Mic6	Improved Bus Services Mickleton to Moreton-in-Marsh

Behavioural and Multi-modal	
Mic5	Mickleton Local Centre and Services Hub

Highway Interventions	
Mic9	Mickleton to Willersey Speed Route Treatment
Mic11	Mickleton 20mph zone (including sites)

Highway Impact Mitigations	
Mic8	Mickleton to Ebrington Primary School AT Flag

Driffield Junction Development



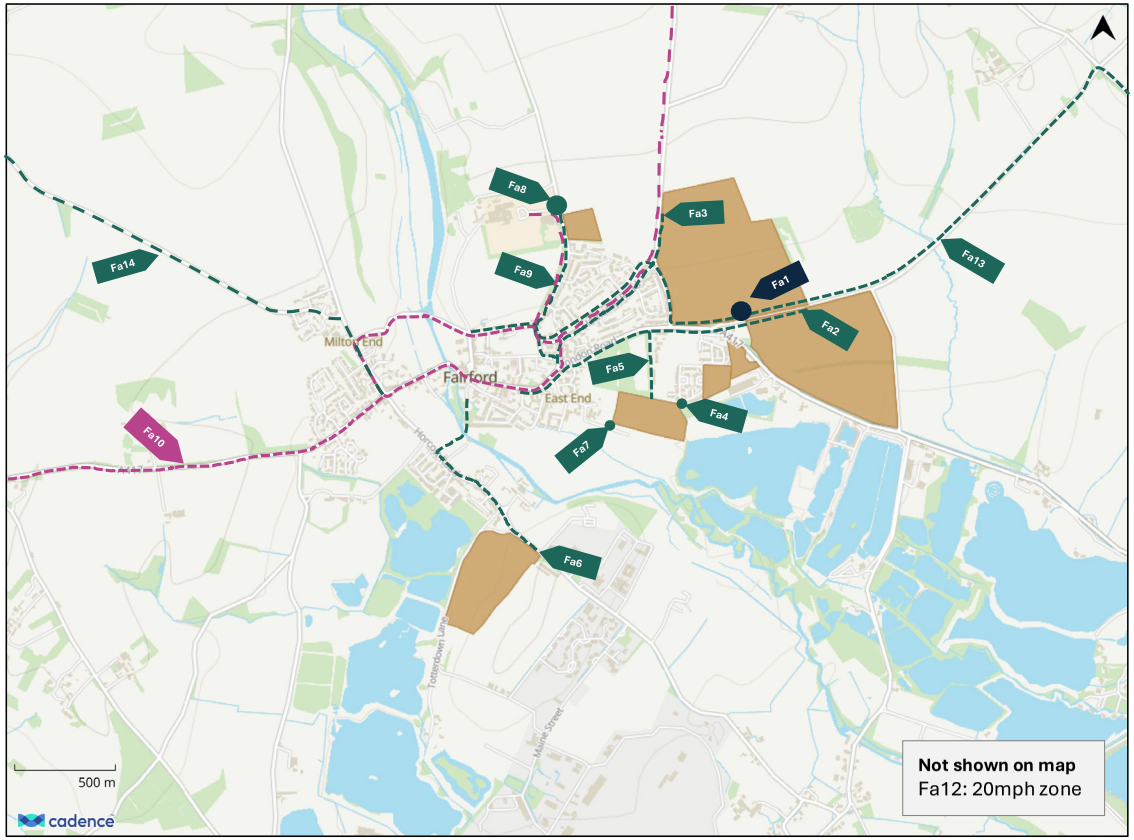
Active Travel Interventions	
DJ2	South Cerney active travel route
DJ3	Cirencester active travel route
DJ8	Bridleway Enhancement to Down Ampney (Wiltshire)

Bus Interventions	
DJ5	Driffield Junction Development Village Hub

Behavioural and Multi-modal	
DJ1	On site provision of services
DJ9	Future Proofing for Post-Local Plan Growth

Highway Mitigations	
DJ10	B4696 Spine Rd Approach to Station Rd/Cerney Wick Ln Intersection

Fairford



Active Travel Interventions	
Fa2	Southrop Road/London Road active travel route
Fa3	Hatherop Road active travel route
Fa4	Trubshaw Way active travel access
Fa5	Cinder Lane quiet road
Fa6	Horcott Road active travel route
Fa7	E End active travel access
Fa8	Leafield Road crossing
Fa9	Leafield Road active travel route
Fa13	Fairford-Lechlade AT Route
Fa14	Fairford-Cirencester AT Route

Bus Interventions	
Fa10	Enhancement to 76 bus service

Behavioural and Multi-modal	
Fa1	On-site provision of services

Highway Interventions	
Fa12	20 mph zone across all streets (including sites) except A417

Interventions Outside of Focus Areas

Highway Mitigations	
LP7	Stow-on-the-Wold Sheep Street/A429/High Street Mitigation
LP8	Avening High Street AT Mitigation
LP9	Coates AT Mitigation
LP10	B4040/B4696
LP16	Willersey AT Flag

Active Travel Interventions	
XXMO1+	Southrop Road/London Road active travel route

04.6

Open space, SANG, Sport and recreation

04.6.1

Infrastructure requirements from Local Plan growth

Accessible Greenspace
Accessible Greenspaces are available for the general public to use free of charge and without time restrictions (although some sites may be closed to the public overnight and there may be fees for parking a vehicle). Accessible greenspaces are available to all, meaning that every reasonable effort is made to comply with the requirements of the Equality Act 2020. Accessible Greenspaces are areas of vegetation set within a landscape or townscape, often include blue space (i.e. lakes, rivers and wetlands). There are a range of types of greenspaces included within the definition of publicly accessible greenspace and will be refined at application stage.

The Green Infrastructure Strategy sets a requirement for 3ha of accessible greenspace per 1,000 people. At the estimated population generation in this IDP this would result in the provision of circa 100ha of additional open space to be secured as part of new sites, with a particular focus on the strategic sites providing 75% of this.

As part of the illustrative concept framework workstream, it has been demonstrated that sites can meet this standard alongside other allocation requirements.

The Green Infrastructure Strategy includes addition guidance, particularly covering provision of Play space. More detailed open space categories not defined on the framework plans to avoid prejudicing more detailed masterplanning and survey information.

Although expected to be direct delivered and included within typical development costs, policy compliant open space is included in the IDS for clarity.

The National Allotment Society[1] states that 'An allotment is traditionally measured in rods (perches or poles), an old measurement dating back to Anglo-Saxon times. 10 poles is the accepted size of an allotment, the equivalent of 250 square metres or about the size of a doubles tennis court. There should be 15 allotment plots per 1000 households'.

Using the estimated population across the plan period and adjusted to 3,750 sqm per 1000 population would equate to a plan wide provision of circa 5.7ha of allotments.

Sport and recreation
As set out in the baseline Sports provision, is also identified in the KKP work at the plan level. This considers in detail the available capacity, projected demand and identified potential shortfalls. The report uses the Sport England's Playing Pitch Calculator as a tool for helping to determine the additional demand for pitches and to estimate the likely developer contribution required linking to sites within the locality.

The calculator uses the current number of teams by sports pitch type contained within the Assessment Report and calculates the percentage within each age group that play that sport. That percentage is then applied to the population growth. The additional teams likely to be generated are then converted into match equivalent sessions and associated pitch requirements in the peak period, with the associated costs (both for providing the pitch/facility and for its life cycle) then given. The calculator splits the requirement into peak time demand for natural turf pitches, training demand for artificial grass pitches, and the number of new changing rooms required.

This estimates that for a 500 dwelling allocation, additional demand for a combined total of 0.65 pitches

1 https://thenas.org.uk/uploads/NAS%20Development%20Brochure%202023%20LR.pdf

Table 7.4: Estimated demand and costs for new pitch provision

Pitch type	Estimated demand and costs for new pitches				Changing rooms	
	Number of pitches to meet demand	Capital cost[33]	Lifecycle Cost (per annum)[34]		Number	Capital cost
Adult football	0.09	£10,097	£2,130		0.18	£36,300
Youth football	0.19	£17,031	£3,577		0.24	£47,679
Mini soccer	0.13	£4,038	£848		0.00	£0
Rugby union	0.08	£13,291	£2,844		0.16	£31,358
Rugby league	0.00	£0	£0		0.00	£0
Cricket	0.12	£40,467	£8,174		0.24	£46,291
Sand based AGPs	0.01	£11,086	£344		0.02	£4,866
3G	0.02	£24,393	£868		0.04	£8,566
Total	**0.65**	**£120,403**	**£18,785**		**0.89**	**£175,061**

is required. On the basis of 15,238 homes within the plan period, this is equivalent to a plan wide need for approximately 20 pitches, 15 of which are generated by the new strategic sites.

Contributions to increase carrying capacity of existing facilities Local Plan wide need for 20 playing pitches, typologies to be identified at the application stage. The costs within are identified as per pitch but as shown in the extracted table, above, will depend on the type of pitch provided. The costs assumed at this stage will be refined and will dependent on the detailed specification of new pitches and the sports they provide for at the application stage, however are considered robust to support the plan making stage.

Sport England recommend that contributions should also be secured towards the first ten years of maintenance on new pitches (lifecycle costs), the cost of which is indicated by the Sport England Playing Pitch Calculator.

External funding should also be sought/secured to achieve maximum benefit from the investment into appropriate facility enhancement, alongside other open space provision, and its subsequent maintenance.

Indicative locations are identified on the concept frameworks considered capable of providing for local plan need, subject to more detailed design and engagement at the application stage.

However, to determine what supply of provision is provided, it is imperative that the PPS findings are taken into consideration and that for particularly large developments consultation takes place with the relevant NGBs and Sport England. This is due to the importance of ensuring that the stock of facilities provided is correct to avoid provision becoming unsustainable and unused. The preference is for multi-pitch and potentially multi-sport sites to be developed, supported by a clubhouse and adequate parking facilities which consider the potential for future AGP development. This is because single-pitch facilities are more likely to become under-used (or unused), non-viable and unsustainable.

This is subject to additional details and investigation of need at the time of application and to ensure that a local partner is identified to manage and maintain the sports pitches throughout their lifetime.

As part of the Action plan element of the KKP work, it is recommended that such discussions take place within PPS Steering Group meetings, which should take place regularly following adoption of the study as part of the ongoing monitoring and evaluation process.

As part of the Local Plan evidence base, CDC have procured two separate reports by ORH on behalf of Sports England to assess the current provision of swimming pools and sports hall and to assess the project need in relation to local plan growth, as follows:

- Facilities Planning Model Assessment of Swimming Pool Provision for Cotswold District Council (May 2026)

- Facilities Planning Model Assessment for Sports Halls Provision for Cotswold District Council (May 2026)

Since the preparation of these reports, the spatial strategy for the Cotswold Local Plan has increased the number of homes being delivered across the plan period. Whilst the majority of the key findings in relation to the total supply, available supply and the distribution of provision are still relevant for the purpose of the Local Plan, the outcomes in relation to the identified need up to 2043 for swimming pool and sports hall provision are based on a level of housing delivery that has been superseded.

A Swimming Pool and Sports Hall Provision - Addendum (July 2026), was then produced by AECOM to assess both Swimming Pool provision and Indoor Sport provision using The Sports Facility Calculator (SFC).

This addendum outline the new requirement for swimming pools and sports halls, as follows:

- 1.7 new swimming pools (358.16 sqm and 6 lanes) with an estimated cost of £7,736,226.
- Two new Sports Centres (to provide 8 new courts) with an estimated cost of £5,865,436.

This is on the basis of continued CUAs however, and therefore included as a requirement in the IDS.

In addition, it is noted that the identified multifunctional community may have an element of indoor sports available for rent (notably for items such as Badminton or fitness classes) and therefore to support with viable operation of the community spaces.

SANG

LUC have prepared a detailed Recreation Mitigation Study (2026) based on the proposed growth scenario. This work has been completed in consultation with Natural England.

Within Cotswold District Council this mitigation comprises three main measures:

- Suitable Accessible Natural Greenspace (SANG): new or enhanced greenspace, designed to divert recreation trips away from designated sites.
- Alternative Natural Recreational Greenspaces (ANRG): new or enhanced greenspace, public right of way enhancements, and high quality green infrastructure, designed to divert recreation trips away from designated sites.
- Strategic Access Management and Monitoring (SAMM): measures to manage the residual impact at the designated sites.

The objective of SANG delivery is to offer a naturalistic green space that is appealing and more conveniently located than the protected areas they relieve pressure from. They do not need to exactly replicate the sites they are diverting trips from but must be attractive and local enough to result in people choosing the SANG (for example for dog walking) over the more sensitive site.

ANRG is an approach to recreation mitigation where is has not been deemed necessary to apply the stricter SANG design requirements. ANRG can be of a more flexible design, resembling enhanced green infrastructure and open spaces as opposed to the key requirements for naturalness and a variety of habitats in SANG.

SANG requirements are 8ha per 1000 people for those within the identified Zone of Influence (ZoI), with a requirement for on site Alternative Natural Recreational Greenspace (ANRG) for those strategic sites outside of the immediate ZoI.

Broadly, the proposed mitigation is that the strategic sites in the ZoI (namely The Steadings Extension and Kemble) will mitigate their own need through onsite SANG.

Large Development sites typically provide their own new bespoke SANGs via S106 Agreements which are then normally transferred to Council ownership with a commuted maintenance payment for their ongoing upkeep. All SANGs have to be laid out in accordance with a SANG Management Plan which is agreed with the Council and Natural England.

Onsite mitigation at Strategic Allocations will be able to meet the SANG and ANRG requirements for the Strategic Allocations, and the wider ANRG requirements for non-strategic and windfall development. There is, therefore, a need to secure an additional 18.84 ha of SANG for the 1,070 dwellings delivered by non-strategic residential and windfall development within the Cotswold Beechwoods ZoI.

Not all development proposals will be capable of delivering bespoke onsite mitigation given a need to ensure a minimum SANG size. In particular, smaller schemes and windfall developments may find opportunities to provide new SANG within the site boundary to be limited. To maintain flexibility and support sustainable growth, financial contributions may therefore be secured in lieu of on-site provision and used to purchase units or capacity at a Strategic SANG or capacity at other mitigation sites.

The delivery of this mitigation could be a private opportunity (making land available for this form in exchange for contributions from smaller scale development).

A site to the south of the Kemble Strategic site allocation has been identified to be available, capable of providing sufficient SANG capacity, is located within the vicinity of the majority of the proposed development within the district, and has a reasonable prospect of being delivered to meet the SANG needs.

Currently, the proposed Strategic SANG site has been drawn as have a capacity of approximately 30ha which would give it a SANG mitigation capacity of 3,750 dwellings, a surplus of 11.16ha which would be able to provide mitigation for an additional 635 dwellings (in addition to those within the emerging Local Plan). Developments using the new strategic SANG as mitigation will be required to make financial contributions towards the enhancement and in-perpetuity management and maintenance through a combination of s106 agreements and the Community Infrastructure Levy (CIL). Each development using the Strategic SANG cannot be occupied until the relevant enhancement works are provided at the SANG. This can be delivered via a s106 obligation to restrict occupation is required to be entered into by the developer.

04.7

Flood management requirements

04.7.1

Infrastructure requirements from Local Plan growth

Infrastructure standards

Based on the Strategic Flood Risk Assessment (SFRA) and individual detailed site assessments by JBA, relevant recommendations included within this IDP. As part of this work, no significant flood mitigation measures to support flood management has been identified as required to enable the allocations proposed beyond reasonable on site measures.

Natural Flood Management (NFM) describes the process of restoring the natural function of our river catchments, with the aim of increasing communities' resilience to flooding. Some NFM measures are taken in or next to the river itself, such as leaky dams, reconnecting rivers with their floodplains or even beaver reintroductions. Others operate in the wider river catchment like sustainable soil management or tree planting. Taken together they can reduce and delay flood peaks in communities downstream whilst contributing multiple other benefits including carbon sequestration, biodiversity improvements and cleaner water. Crucially, this makes NFM very good value for money when used in conjunction with traditional engineered flood schemes.

The Gloucestershire NFM Partnership aims to expand the scale, scope and impact of Natural Flood Management in Gloucestershire and is building a pipeline of NFM projects across the county in priority catchments and by providing funding through the Gloucestershire NFM Grant Scheme.

GCC is leading on approximately 23 flood alleviation schemes, funded through GCC resources (capital and revenue) and a variety of external sources, primarily Flood Defence Grant-in-Aid and Local Levy.

The government's new approach to flood funding has earmarked £300m for Natural Flood Management over 10 years and became live in April 2026.

Commentary and initial conclusions

Given the findings of the SFRA, there is a residual need only to include a requirement to comply with CDC policy and national policy regarding integration of SuDS, although the detail of this will be refined at the application stage.

In addition, CDC support (as outlined in the extant IDP) wider approaches to natural flood mitigation in upstream catchments to reduce downstream risk to the town. Although this is not identified as required mitigation to serve the local plan growth, CDC and GCC will explore opportunities for funding to seek its delivery.

It is therefore added to the IDS as a potential use of CIL in the future.

This page is intentionally left blank.

04.8
Utilities

04.8.1
Infrastructure requirements from Local Plan growth

Introduction
The responsibility for the delivery of utilities infrastructure is split between various bodies, with networks delivered, operated and maintained by regulated utilities companies. Individual sector regulators (Ofgem, Ofwat, Ofcom) are responsible for the overseeing of and adherence to regulations and standards.

Digital infrastructure (telecoms)
There is an expectation for Fibre to the Premises (FTTP) for all schemes over ten homes. All development allocation will likely be funded by Universal Service Obligation, a system whereby connections are provided to sites during development free of charge, such that future ISPs regain this investment through new customer.

Electricity
Connection costs for new homes to the electricity network is paid for by the developer and not considered relevant to the IDP. However, it is less clear cut regarding reinforcement costs (essentially the improvement of the strategic scale, offsite infrastructure required) outside of planned growth.

As part of large scale applications there may be a need to work with SSEN and National Grid on a bespoke assessment of capacity, tied to detailed build out and scheme design to ensure available capacity. This is largely to prevent any delays in accessing power but also to ensure that any costs associated with reinforcement are included within broader price controls. In some instances, there may be a need for more detailed discussion regarding connection timing and associated costs. This is because, as set out in this IDP there will need to be reinforcement of the existing network to serve large scale development in some areas.

However, at this stage there are no identified systemic issues with accessing power across the plan period There has been a significant increase in public data regarding connection points. Although there are not envisaged to be any section 106 costs associated with this (and instead included within the overall development costs) these are included in the IDS for completeness.

Water and Wastewater
Based on the comparatively small scale of growth likely within the catchment for the Tetbury STW, Wessex Water have confirmed that no additional upgrades beyond that already identified in the baseline section of this IDP are required to support the Local Plan growth, although this will be monitored over the plan period. This position is also echoed by Bristol Water who do not foresee any major infrastructure requirements as a result of the forecast growth in the Bristol Water area of supply.

Thames Water undertook a RAG assessment of water supply infrastructure at 55 potential local plan allocations in the SWOX WRZ. Of these, 15 sites received a red rating (extensive upgrades to local and strategic supply network anticipated), 20 received amber (hydraulic modelling likely required, upgrades possible), and 12 received green.

Thames Water also undertook a RAG assessment of waste water collection capacity at emerging allocations and found 12 sites rated red (network upgrades necessary) and 23 rated green; four sites were not assessed. Two Wessex Water sites (near Tetbury) have incomplete sewer records and require pre-planning enquiry before connection points can be confirmed.

Feedback from Thames Water suggests: “The time to deliver water/wastewater infrastructure should not be underestimated. It can take 18 months – 3 years for

WASTEWATER TREATMENT WORKS CATCHMENT	POTENTIAL HOUSING	EMPLOYMENT SPACE (SQM)
Ampney St Peter STW	5,062	109,000
Andoversford STW	109	0
Blockley (WRW)	65	0
Bourton-on-the-Water STW	934	0
Broadwell STW	198	0
Chipping Campden (WRW)	198	0
Cirencester STW	11,600	252,912
Fairford STW	2,018	42,000
Honeybourne (WRW)	1,412	0
Lechlade STW	220	0
Moreton-in-Marsh STW	4,302	51,000
Tetbury STW	336	0
No public sewerage in the vicinity	153	0
Total	26,607	454,912

local upgrades and 3 – 5 years plus for more strategic solutions to be delivered. It is therefore vital that the Council and Developers work alongside Thames Water so that we can build up a detailed picture what is being built where, get confidence of when that development is going to start and what the phasing of that development will be."

The understood cumulative growth, including cross boundary considerations, is captured in the WCS (Table 3.1) and replicated above. The WCS also concluded, following a site-by-site assessment of potential allocations in their supply area, that there are 15 sites where further modelling by Thames Water is definitely required, and a further 20 where modelling may be required. In both cases, upgrades to the water supply network may be needed to accommodate development.

Upgrades to the local supply network would be funded as part of the developer Infrastructure Charge. Early engagement between developers, CDC and the water companies is recommended to ensure upgrades are in place prior to occupation.

A RAG assessment for wastewater capacity and wastewater treatment works (WwTW) was also provided, also replicated overleaf.

THAMES WATER RAG ASSESSMENT FOR WASTEWATER CAPACITY

WwTW	Predicted housing during LP period (no. dwellings)	Predicted employment during LP period (sqm)	JBA Assessment	Estimated spare hydraulic capacity following planned development (number of dwellings)
AMPNEY ST PETER STW	5,062	109,000	AMBER - Likely to be close to or exceed permit during plan period. Upgrades and / or a change to permit limit may be required. No significant constraints have been identified.	-5,062
ANDOVERSFORD STW	109	0	GREEN - Sufficient capacity to accommodate growth.	541
BLOCKLEY (WRW)	65	0	AMBER - Likely to be close to or exceed permit during plan period. Upgrades and / or a change to permit limit may be required. No significant constraints have been identified.	-485
BOURTON-ON-THE-WATER STW	934	0	GREEN - Sufficient capacity to accommodate growth.	2,559
BROADWELL STW	198	0	GREEN - Sufficient capacity to accommodate growth.	984
CHIPPING CAMPDEN (WRW)	198	0	GREEN - Sufficient capacity to accommodate growth.	1,001
CIRENCESTER STW	11,600	252,912	AMBER - Likely to be close to or exceed permit during plan period. Upgrades and / or a change to permit limit may be required. No significant constraints have been identified.	1,987
FAIRFORD STW	2,018	42,000	AMBER - Likely to be close to or exceed permit during plan period. Upgrades and / or a change to permit limit may be required. No significant constraints have been identified.	-1,631
HONEYBOURNE (WRW)	1,412	0	AMBER - Likely to be close to or exceed permit during plan period. Upgrades and / or a change to permit limit may be required. No significant constraints have been identified.	-870
LECHLADE STW	220	0	AMBER - Likely to be close to or exceed permit during plan period. Upgrades and / or a change to permit limit may be required. No significant constraints have been identified.	225
MORETON-IN-MARSH STW	4,302	51,000	AMBER - Likely to be close to or exceed permit during plan period. Upgrades and / or a change to permit limit may be required. No significant constraints have been identified.	-4,025
TETBURY STW CATCHMENT	336	0	GREEN - Sufficient capacity to accommodate growth.	3,515

This page is intentionally left blank.

05 Infrastructure requirements

A summary of infrastructure requirements outlined in the previous chapter and as per the accompanying Infrastructure Delivery Schedule.

05.1
Funding and delivery

05.1.1
Potential funding mechanisms

The IDP is a living document and intended to be updated during the Local Plan's lifecycle. Infrastructure planning is inherently dynamic, drawing information from a wide range of sources and strategies at different stages of development. This current iteration of the IDP is a proportional response to the available information at this stage and will be periodically reviewed.

The NPPF paragraph 35 sets the policy framework for funding infrastructure. It states:

"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan."

The two principal mechanisms available to fund infrastructure are s106 legal agreements entered into with developers on individual sites and CIL. Both of these methods of raising funds from private developers are well-trodden paths which have contributed to the successful delivery of infrastructure such as schools and community spaces. These charges are levied on detailed proposals advanced by developers on specific sites and as such, it is challenging to predict with anything other than a broad degree of accuracy, the potential quantum of funding these sources could raise during the life of the plan.

The Local Plan CIL Viability Study explores the potential of strategic sites and other sites on a typology basis to estimate the potential receipts both charges could raise to be deployed against infrastructure needs, without compromising the financial viability and deliverability of those same sites. It also considers the applicability of zero-rated CIL in accordance with the requirements of the NPPF and so should be read in conjunction with this document.

Facilitated by the English Devolution and Community Empowerment Act 2026, Local Government reorganisation will create new relationships between the current different tiers of local government, with shifting responsibilities likely to have an impact on service delivery. This IDP has been prepared to reflect the current legislative and funding requirement. Future iterations will need to respond to any significant changes that influence the infrastructure planning process.

CIL

The Council's Infrastructure Funding Statement (1 April 2023 to 31 March 2024) contains the most up to date record of CIL receipts and s106 contributions held by the Council. The total value of demand notices issued in 2023/24 was £3,397,266.72. After the deduction of administrative expenses in accordance with CIL Regulation 61, the amount retained by the Council is **£3,325,758.01**.

An estimate of the potential CIL receipts that could be realised during the plan has been calculated overleaf. This is based on notional development mixes per site calculated in the mid-range of the Council's emerging housing mix requirement as set out in the below table and typical dwelling sizes set out, although this is subject to detailed proposals at the application stage.

This estimate has been calculated assuming that 40% affordable housing is delivered as advised by the Council. The mix between shared ownership and affordable rent is 40%:60% in favour of affordable rent.

As such 40% mandatory affordable housing relief is applied in our calculations.

It is not possible to estimate the potential additional relief that could be granted (such as self-build/ custom build relief) and demolition/in-use credits at this strategic level. In addition, there is no allowance for indexation as it is not possible to estimate the timescales of delivery of individual sites. Until demand notices are issued, this figure should only be regarded as a reasonable estimate.

For the purposes of this modelling, the current indexed rate of £100.63m/2 for residential floorspace has been applied. There is no clear estimate of the quantum of retail space that could come forward for the purposes of this modelling and so no calculation of CIL that could be gained from retail development is included in the estimate.

As such, the projected CIL estimate using the above assumptions as the basis for the calculation is **£20,440,972**.

Adopted Housing Mix - CIL Estimate

MIX	1B	2B	3B	4B	TOTAL
Market	5%	35%	40%	20%	100%
Shared ownership	20%	40%	30%	10%	100%
Affordable rent	30%	35%	25%	10%	100%
Adopted typical dwelling size (square metres)	50 1B2P (APARTMENT)	79 2B4P (2-STOREY HOUSE)	93 3B5P (2-STOREY HOUSE)	115 4B7P (2-STOREY HOUSE)	

S106 contributions

The total s106 contributions held by the Council as per the above Infrastructure statement that have not been allocated is **£1,689,311.92**.

Further obligations amounting to **£143,760** were secured via agreement in the 2023/24 year.

The Council has allocated **£750,965.24** to stated projects.

Contributions can be secured from developers by (but not limited to) the following mechanisms:

- The provision of a turnkey, fully-fitted out facility for the local authority/operator provided at nil cost (such as a health facility).
- The provision of a serviced plot of land and/or capital contributions equivalent in scale to the required facility (such as a school).
- Capital contributions towards modernisation, facilitation or expansion of existing or new facilities (such as a community project).

The Highways Authority will generally prefer to secure contributions via sections 38 and 278 of the Highways Act 1980.

Strategic projects and capital grants

The coordination and delivery of strategic infrastructure is more complex. Delivery of major infrastructure requirements necessary for the delivery of development can require pooling of land and development contributions alongside the deployment of the Council's statutory powers to enable delivery. Depending on the criticality of infrastructure and the nature of the barriers to effective delivery, the use of the Council's compulsory purchase powers may be used as a last resort.

For these more complex schemes, there is often a need for grant funding to either offset delivery cost, cash flow delivery costs in advance of recouping those costs via planned/consented developments or to pay for delivery costs in their entirety. Periodic capital grant funding programmes are released by central government to fund such requirements which are usually distributed to local authorities via a competitive bidding process. Specific projects may be funded via specific requests made to the Department of Transport or in partnership with other public sector organisations such as Homes England. Historic and current examples include:

- Housing Infrastructure Funding (HIF)
- Brownfield release fund
- One Public Estate
- DFT Structures Fund

More innovative approaches for strategic sites may include:

- Land equalisation agreements
- Roof taxes

The provision of critical infrastructure via these routes is best secured through more in-depth feasibility studies and design work so that more accurate scheme costs can be compiled with the appropriate funding sources identified. The strategic road connection to the proposed strategic site at Moreton-in-Marsh is a good example of this. Future development of the North Cotswold Line transformation would require this. These approaches could potentially be utilised as part of the Comprehensive Masterplan process and the underpinning infrastructure phasing work.

Other sources of funding

Not all infrastructure is funded and delivered by the Council, however it does play a critical role in convening the necessary stakeholders from other affected parties to coordinate the delivery of infrastructure where possible.

This is particularly true for utility providers such as UKPN, Thames Water and digital service providers but also community representatives and technical experts. Each party brings their own unique perspective to shaping infrastructure that responds to the evolving needs of the changing population and is resilient to economic and climate change shocks.

Private enterprise responsible for delivering utilities and other services will deliver business plans that respond to user demand. At a point in time where the public ownership of utilities is being discussed at a national level, this plan should be updated should significant changes occur that will affect the coordination and delivery of utility infrastructure.

The NHS has received funding via the 10 Year Health Plan for England, with a funding settlement extending to 2029/30 with a further 5 years of certainty for estates maintenance. This is distributed via the ICB allocations which are referred to earlier in this report. Availability of land via safeguarded, serviced plots remains the primary limitation for delivering additional health infrastructure. The provision of this attracts private and institutional capital into revenue-based models of funding health infrastructure which should be explored during the plan as a way of accelerating delivery.

05.2

Infrastructure Delivery schedule (2043)

05.2.1

Structure

The Infrastructure Delivery Schedule is set out to the following column headings:

- **Relevant Sub area**: To aid with orientation, this column flags which sub area of Cotswold is relevant for the individual infrastructure item. Some items are relevant to all sites and the full list of sub areas is set out in Section 3.
- **Site/Sub area attribution:** This column identifies the allocation, set of allocation or wider sub area considered related to the infrastructure proposed.
- **Ref**: Each scheme has been given a unique reference number. For Transport items, this reference is consistent with the Strategic Modelling Assessment.
- **Scheme name**: A scheme name
- **Scheme description:** Details provided on the scope of infrastructure required and additional details relevant to understanding the item required
- **Infrastructure category**: The Infrastructure Delivery Schedule is set out in the same order as the headings within this IDP
- **Infrastructure sub-category**: To assist with project categorisation, additional sub themes are added
- **Source:** A reference to the evidence base/ stakeholder or policy document where the infrastructure has been raised
- **Prioritisation:** The relative level of prioritisation used to help structure the IDS (expanded below)
- **Cost (£):** The current best estimate of cost for each scheme, based upon the most recent published costs where available (please reference to Source of Cost)
- **Source of cost:** The origin or other contextual information to understand the project estimated cost. The costs included are proportional to the plan making stage and are generally subject to indexation (to adjust for inflation and other influences) over time. Actual costs should therefore be treated as a starting point, with more detailed re-calculation being necessary at the time development comes forward
- **Confirmed funding:** Existing funding already confirmed as in place for schemes, where relevant. This will become more relevant as the IDS is updated over the delivery of the plan period.
- **Potential funding mechanism**: The mechanism through which the infrastructure is expected to be funded. This is largely related to S106 and CIL (defined in the following section) but can also include committed funding, grant sources or other natural or provider specific funding.
- **Initial phasing:** This phasing estimate the key phase across the plan period where the infrastructure is envisaged or otherwise required to be in place, based on the need for infrastructure and the projected phasing of development. This also includes consideration of the potential lead in time for delivery of the scheme and early contributions (such as towards more detailed feasibility or initial financial obligations) may be required, as defined at the application stage.
- **Potential Delivery partners**: The infrastructure provider, public body and/or partners with responsibility for the delivery of the scheme. Responsibility may be shared between several delivery bodies, with this indicated where appropriate.
- **Commentary**: Any additional commentary relevant to understanding the infrastructure item required.

Prioritisation

To support future investment and funding decisions, each scheme has been assigned a relative priority level based on an assessment of its relative significance. These priorities reflect a practical and pragmatic basis for decision-making when balancing competing demands, and do not necessarily represent the views of all stakeholders.

It is important to note that a lower priority rating does not mean a scheme is optional or less critical to making development acceptable in planning terms. Schemes

requiring mitigation will still be required to deliver identified infrastructure, regardless of its assigned priority level.

Categories used include:

- **Critical**: Infrastructure that must be provided for development to proceed. This generally includes connections to infrastructure networks and items crucial to the acceptability of proposed sites (in planning terms) and will often be triggered by the commencement of development or early occupation.
- **Essential**: Infrastructure that will mitigate impacts arising from development. It often addresses demand generated by occupiers of new development (whether residential or commercial) and is usually triggered in line with occupation.
- **Important**: Infrastructure that is required to achieve sustainable growth and deliver high-quality places in line with the CDC policy requirements. It will generally improve operational infrastructure capacity, and/or deliver wider benefits to society
- **Regionally Significant**: These schemes are identified. They are usually so significant that they have cross boundary implications or otherwise require coordination of funding and benefits beyond the LPA boundary.

Sources of costs

This IDP was primarily completed in 2025 and 2026 and refers to and collates cost estimates from a range of evidence bases. Whilst the IDS is clear on the origin of these costs and they are considered robust for the plan making stage, these are a best estimate which will require monitoring for potential updates as the Local Plan period progresses. These costs have been supported by viability testing but are not intended to prevent refinement at the application stage as more detail becomes available.

All costs within are subject to indexation and wider review at the application stage. At the time of publishing, the Minister of State for Housing and Planning has written to the Planning Inspectorate (July 2026) to state "In light of the December 2026 submission deadline for legacy system local plans, you will be acutely aware that we are approaching a period of higher demand for local plan examination services. That forthcoming rise in demand obviously takes place against a backdrop of volatile economic conditions, largely owing to current geopolitical tensions, which is likely to impact on local plan preparation...

While deliverability and viability must remain important considerations in plan making, substantial economic volatility can generate uncertainty which may not reflect the longer-term prospects for delivery over the life of plan. With the benefits of up-to-date local plans firmly in mind, it is important that local plan deliverability and viability challenges be considered in a broad context, especially when economic conditions are volatile and are causing fluctuations to market conditions and heightening development risk and associated costs. As such, allocations should generally be assessed against their prospects of delivery over the plan period as a whole, rather than solely against current market conditions.

For these reasons, where a robust evidence base exists and there is a reasonable basis for concluding that allocations are capable of delivery over the plan period as a whole, I expect concerns regarding deliverability and viability to be approached pragmatically".

Conclusions and Next steps

This report is provided to support the Reg 19 consultation of the emerging CDC Local Plan.

The supporting IDS forms a key summary to this IDP and, in combination with the wider Local Plan evidence base, demonstrates that there is a reasonable prospect required infrastructure to support the proposed allocations and provides clarity in potential obligations due at application stage, although is not intended to prevent or otherwise restrict the use of CIL or other financial obligations for additional requests which meet the CIL tests and other national policy.

The IDP recognises that specific requirements will be refined at the application stage and it is important that this document otherwise be kept as a 'live' document and updated to monitor delivery and progress across the plan period.

06
Appendix

Infrastructure Delivery Schedule per theme

Sub area		Scheme information			Categ	
Relevant Sub area	**Site/Sub area attribution**	**Ref**	**Scheme name**	**Scheme description**	Infrastructure category	Infrastructur category
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	1.112	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Early years
Cirencester	Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	1.113	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Early years
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	1.114	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Early years
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	1.115	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Early years
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	1.116	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Early years
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	1.117	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Early years
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	1.118	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Early years
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	1.219	Land north of Mickleton Primary school	2FE Primary school	01_Education	01_Primary
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	1.119	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Early years
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	1.210	Land north, east and south of Moreton-in-Marsh	3 FE Primary school	01_Education	01_Primary
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	1.22	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Early years
District-wide	All sites	1.122	Assess Local capacity at application stage	Support within nearby local centre	01_Education	01_Early years
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	1.212	Steading Southern Extension Primary school	1FE Primary school (with and additional 1FE to be delivered to cover growth beyond Plan period)	01_Education	01_Primary
Cirencester	Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	1.213	Land south east of Cirencester and south of Preston Primary school	2FE Primary school	01_Education	01_Primary
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	1.214	Land east of Kingshill Lane Primary School	1FE Primary school (with land for expansion to 2FE)	01_Education	01_Primary
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	1.215	Land surrounding Down Ampney Primary school	3FE Primary school	01_Education	01_Primary
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	1.216	Land south of Driffield Primary school	2FE Primary school (room for expansion to 3FE to serve broad location for growth)	01_Education	01_Primary
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	1.217	Land north-east of Fairford Primary school	2FE Primary school	01_Education	01_Primary
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	1.218	Land south-west of Kemble Primary school	2FE Primary school	01_Education	01_Primary
North Cotswold	North Cotswold Sub area	1.221	Financial contributions towards primary delivery	Financial contributions to support delivery of local school expansion (where not provided by strategic sites)	01_Education	01_Primary
South Cotswold	South Cotswold Sub area	1.222	Financial contributions towards primary delivery	Financial contributions to support delivery of local school expansion (where not provided by strategic sites)	01_Education	01_Primary
Cirencester	All sites	1.311	South Cotswold new Secondary	6FE Secondary school (room for expansion) to be delivered on Land South East of Cirencester and south of Preston	01_Education	01_Secondary
Moreton-in-Marsh	All sites	1.312	North Cotswold new Secondary	6FE Secondary school (with contributions in line with mitigation / support wider re-distribution of students travelling to Chipping Camden) to be delivered at Moreton in Marsh	01_Education	01_Secondary
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	1.314	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary
Cirencester	Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	1.315	Secondary Financial contributions	Financial contributions provided to deliver onsite secondary school	01_Education	01_Secondary
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	1.316	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	1.317	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	1.318	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	1.319	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	1.32	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	1.321	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	1.322	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	1.323	Secondary Financial contributions	Financial contributions provided to deliver onsite secondary school	01_Education	01_Secondary
North Cotswold	North Cotswold Sub area	1.324	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary
South Cotswold	South Cotswold Sub area	1.325	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary
District-wide	All sites	1.41	Post 16 education contribution	Contribution to strategic pot to support delivery of post 16 education	01_Education	01_Post 16

orisation			Cost and delivery						
e sub-	Source	Prioritisation	Cost (£)	Source of cost	Confirmed funding	Potential funding mechanism	Initial phasing	Potential Delivery partners/ providers	Commentary
	IDP modelling	Important	Covered under primary school delivery/ privately funded	GCC early years	N/A	S106; commercial funding	02: 2027-2037 (inclusive)	GCC; Private sector provider	Additional privately run facilities within site local centre will also be supported
	IDP modelling	Important	Covered under primary school delivery/ privately funded	GCC early years	N/A	S106; commercial funding	02: 2027-2037 (inclusive)	GCC; Private sector provider	Additional privately run facilities within site local centre will also be supported
	IDP modelling	Important	Covered under primary school delivery/ privately funded	GCC early years	N/A	S106; commercial funding	02: 2027-2037 (inclusive)	GCC; Private sector provider	Additional privately run facilities within site local centre will also be supported
	IDP modelling	Important	Covered under primary school delivery/ privately funded	GCC early years	N/A	S106; commercial funding	02: 2027-2037 (inclusive)	GCC; Private sector provider	Additional privately run facilities within site local centre will also be supported
	IDP modelling	Important	Covered under primary school delivery/ privately funded	GCC early years	N/A	S106; commercial funding	02: 2027-2037 (inclusive)	GCC; Private sector provider	Additional privately run facilities within site local centre will also be supported
	IDP modelling	Important	Covered under primary school delivery/ privately funded	GCC early years	N/A	S106; commercial funding	02: 2027-2037 (inclusive)	GCC; Private sector provider	Additional privately run facilities within site local centre will also be supported
	IDP modelling	Important	Covered under primary school delivery/ privately funded	GCC early years	N/A	S106; commercial funding	02: 2027-2037 (inclusive)	GCC; Private sector provider	Additional privately run facilities within site local centre will also be supported
	IDP modelling	Essential	£ 9,148,860	GCC Education (Benchmark per primary pupil of £24,660) and an estimated 371 pupils	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	Additional funding to deliver total growth to be provided by growth in sub area/ captured under item 1.311 and 1.312
	IDP modelling	Important	Covered under primary school delivery/ privately funded	GCC early years	N/A	S106; commercial funding	02: 2027-2037 (inclusive)	GCC; Private sector provider	Additional privately run facilities within site local centre will also be supported
	IDP modelling	Essential	£ 16,423,560	GCC Education (Benchmark per primary pupil of £24,660) and estimated 666 pupils	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	Additional funding to deliver total growth to be provided by growth in sub area/ captured under item 1.311 and 1.312
	IDP modelling	Important	Covered under primary school delivery/ privately funded	GCC early years	N/A	S106; commercial funding	02: 2027-2037 (inclusive)	GCC; Private sector provider	Additional privately run facilities within site local centre will also be supported
	IDP modelling	Important	Planning obligation	GCC early years	N/A	S106; commercial funding	06: 2027-2043 (inclusive)	GCC; Private sector provider	
	IDP modelling	Essential	£ 10,085,940	GCC Education (Benchmark per primary pupil of £24,660) and estimated 409 pupils (an estimated 176 pupils in the plan period)	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	Additional funding to deliver total growth to be provided by growth in sub area/ captured under item 1.311 and 1.312
	IDP modelling	Essential	£ 10,135,260	GCC Education (Benchmark per primary pupil of £24,660) and an estimated 410 pupils	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	Additional funding to deliver total growth to be provided by growth in sub area/ captured under item 1.311 and 1.312
	IDP modelling	Essential	£ 4,537,440	GCC Education (Benchmark per primary pupil of £24,660) and an estimate 184 pupils	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	Additional funding to deliver total growth to be provided by growth in sub area/ captured under item 1.311 and 1.312
	IDP modelling	Essential	£ 12,280,680	GCC Education (Benchmark per primary pupil of £24,660) and an estimated 498 pupils	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	Additional funding to deliver total growth to be provided by growth in sub area/ captured under item 1.311 and 1.312
	IDP modelling	Essential	£ 16,448,220	GCC Education (Benchmark per primary pupil of £24,660) and an estimated 667 pupils, with 327 in the plan period	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	Additional funding to deliver total growth to be provided by growth in sub area/ captured under item 1.311 and 1.312
	IDP modelling	Essential	£ 8,458,380	GCC Education (Benchmark per primary pupil of £24,660) and an estimated 343 pupils	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	Additional funding to deliver total growth to be provided by growth in sub area/ captured under item 1.311 and 1.312
	IDP modelling	Essential	£ 7,545,960	GCC Education (Benchmark per primary pupil of £24,660) and an estimated 306 pupils	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	Additional funding to deliver total growth to be provided by growth in sub area/ captured under item 1.311 and 1.312
	IDP modelling	Essential	£ 11,047,680	GCC Education (Benchmark per primary pupil of £24,660) and an estimated 448 pupils, including non-strategic sites	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	
	IDP modelling	Essential	£ 17,459,280	GCC Education (Benchmark per primary pupil of £24,660) and an estimated 708 pupils, including non-strategic sites	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	
	IDP modelling	Essential	See site totals to avoid double counting	GCC Education (Benchmark per Secondary pupil of £29,875 for 900) for £26,887,500	£ -	S106; DfE grant	03: 2033-2037 (inclusive)	GCC; existing MATs	Qualifying sites to contribute to new provision on identified site
	IDP modelling	Essential	See site totals to avoid double counting	GCC Education (Benchmark per Secondary pupil of £29,875 for 900) for £26,887,500	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs	Qualifying sites to contribute to new provision on identified site
	IDP modelling	Essential	£ 6,004,875.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 201, 86 within the plan period	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs	
	IDP modelling	Essential	£ 6,034,750.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 202	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs	
	IDP modelling	Essential	£ 2,718,625.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 91	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs	
	IDP modelling	Essential	£ 1,643,125.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 55	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs	
	IDP modelling	Essential	£ 7,289,500.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 244	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs	
	IDP modelling	Essential	£ 9,769,125.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 327, 161 within the plan period	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs	
	IDP modelling	Essential	£ 5,019,000.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 168	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs	
	IDP modelling	Essential	£ 4,481,250.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 150	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs	
	IDP modelling	Essential	£ 5,437,250.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 182	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs	
	IDP modelling	Essential	£ 9,739,250.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 326	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs	
	IDP modelling	Essential	£ 6,572,500.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 220, including non-strategic sites	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs	To note sub area also includes consideration of Non-strategic allocations in sub area
	IDP modelling	Essential	£ 10,396,500.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 348, including non-strategic sites	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs	To note sub area also includes consideration of Non-strategic allocations in sub area
	IDP modelling	Important	£ 22,645,250	GCC Education (Benchmark per post pupil of £29,875 for total of 758 places)	N/A	Section 106	07: Phased in line with delivery	GCC; existing MATs	

Sub area		Scheme information			Catego	
Relevant Sub area	**Site/Sub area attribution**	**Ref**	**Scheme name**	**Scheme description**	Infrastructure category	Infrastructure category
District-wide	All sites	2.111	Reinforcement of existing community space	Existing provision well served to be reinforced where required and for schemes which do not deliver their own community facilities. This could include improvement of service offer and installation of Community Public Access Defibrillators (CPADs)	02_Community and social infrastructure	02_Multifunction community spac
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	2.113	New onsite multifunctional community hub	A combined facility (covering community, culture, blue light and potential indoor sport requirement) of approximately 400sqm. This will cover both local plan and beyond plan period growth scenario	02_Community and social infrastructure	02_Multifunction community spac
Cirencester	Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	2.114	New onsite multifunctional community hub	A combined facility (covering community, culture, blue light and potential indoor sport requirement) of approximately 500sqm.	02_Community and social infrastructure	02_Multifunction community spac
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	2.115	New onsite multifunctional community hub	A combined facility (covering community, culture, blue light and potential indoor sport requirement) of approximately 400sqm.	02_Community and social infrastructure	02_Multifunction community spac
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	2.116	New onsite multifunctional community hub	A combined facility (covering community, culture, blue light and potential indoor sport requirement) of approximately 600sqm.	02_Community and social infrastructure	02_Multifunction community spac
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	2.117	New onsite multifunctional community hub	A combined facility (covering community, culture, blue light and potential indoor sport requirement) of approximately 600sqm to cover both the current Local Plan and the broad location for growth.	02_Community and social infrastructure	02_Multifunction community spac
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	2.118	New onsite multifunctional community hub	A combined facility (covering community, culture, blue light and potential indoor sport requirement) of approximately 400sqm.	02_Community and social infrastructure	02_Multifunction community spac
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	2.119	New onsite multifunctional community hub	A combined facility (covering community, culture, blue light and potential indoor sport requirement) of approximately 400sqm. At this stage this is considered to be the smallest viable community facility but subject to refinement at application stage	02_Community and social infrastructure	02_Multifunction community spac
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	2.12	New onsite multifunctional community hub	A combined facility (covering community, culture, blue light and potential indoor sport requirement) of approximately 400sqm.	02_Community and social infrastructure	02_Multifunction community spac
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	2.121	New onsite multifunctional community hub	A combined facility (covering community, culture, blue light and potential indoor sport requirement) of approximately 600sqm.	02_Community and social infrastructure	02_Multifunction community spac
District-wide	All sites	2.21	Reinforcement of existing Library provision to support current Local Plan growth	Current preferred option is the expansion/relocation of the Moreton-in- Marsh Library. The alternatives (a satellite site of collection point in a multifunctional community building) provides a pragmatic and sustainable alternatives, enabling access to core library services without the requirement for dedicated on-site staff at all times. Such facilities can deliver a meaningful library presence within new communities, supporting access to resources, digital inclusion, and reading engagement. Both options could offer a range of services, including (but not limited to): •A curated lending stock •Self-service kiosks for issuing and returning items •Book reservation and collection services •Public access computers •Printing and associated digital services These models offer flexibility in terms of location and design. Provision could be situated within a dedicated room or integrated into a shared community space, such as a hub, leisure facility, or café area	02_Community and social infrastructure	02_Library
Cirencester	All sites	2.31	Expansion of Stratton Cemetery	Potential expansion of Stratton Cemetery - provision of land in kind of CIL	02_Community and social infrastructure	02_Burial ground/cemeteri

Sub area		Scheme information			Catego	
Relevant Sub area	**Site/Sub area attribution**	**Ref**	**Scheme name**	**Scheme description**	Infrastructure category	Infrastructure category
North Cotswold	North Cotswold Sub area	3.11	Land / contributions to support new GP surgery/ existing Business Case	Support Chipping Camden Surgery to be expanded to align with the current future funding commitment. In combination with schemes 3.11,3.12 and 3.13 these collectively provide circa 2,500sqm of practicing space capable of provide services to circa 30,000 patients though collective funding of approximately £18.24m).	03_Primary Healthcare	03_GP space
Cirencester	Circencester Sub area	3.12	Land to support new GP surgery/ existing Business Cass	Support replacement of Pheonix Health surgery (moving from Chesterton Lane). In combination with schemes 3.11,3.12 and 3.13 these collectively provide circa 2,500sqm of practicing space capable of provide services to circa 30,000 patients though collective funding of approximately £18.24m). Currently envisaged to be delivered on existing Steadings site or as part of Southern Expansion through new build	03_Primary Healthcare	03_GP space
Cirencester	Circencester Sub area	3.13	Identify land to support new GP surgery/ existing Business Cass	Support expansion of Cirencester Neighbourhood health centre In combination with schemes 3.11,3.12 and 3.13 these collectively provide circa 2,500sqm of practicing space capable of provide services to circa 30,000 patients though collective funding of approximately £18.24m). Specific site to be identified in Cirencester sub area, preliminarily identified as Land at Kingshill	03_Primary Healthcare	03_GP space
District-wide	All sites	3.14	Residual need for primary healthcare (and consideration of fall back measures)	This scheme includes the residual cost estimate for additional planned projects towards the end of the Local Plan period, on the basis the identified schemes within this IDS collectively provide approximately 2,500sqm of practicing space. This cost would therefore mitigate the need for approximately 3,347 additional patients at the latter end of the plan period. This is currently understood to be reviewed at the Moreton-in-Marsh, subject to feasibility.	03_Primary Healthcare	03_GP space
District-wide	All sites	3.15	Seek opportunities to provide a Neighbourhood Health Centre	Subject to business case work being prepared but the Neighbourhood Health Centre scheme is supported by CDC	03_Primary Healthcare	03_GP space

risation			Cost and delivery						
e sub-	Source	Prioritisation	Cost (£)	Source of cost	Confirmed funding	Potential funding mechanism	Initial phasing	Potential Delivery partners/ providers	Commentary
al e	IDP modelling	Important	Included in CIL	N/A	N/A	CIL	07: Phased in line with delivery	Parish and Town Councils	Where strategic sites are identified to required the provision of new community facilities, they are encouraged to liaise with existing facilities to ensure alignment and collaboration where possible, including through combined facilities where appropriate
al e	IDP modelling	Important	£ 1,200,000	BCIS estimate of £2,640/m^2 + fees (£3,000) for outside London combined facility applied to facility size, including fit out but excluding land cost	£ -	S106; direct delivery	02: 2027-2037 (inclusive)	Parish and Town Councils	Cost estimate dependent on specification and subject to refinement. Broad order of magnitude costs provided to ensure considered at viability testing but subject to refinement at application stage.
al e	IDP modelling	Important	£ 1,500,000	BCIS estimate of £2,640/m^2 + fees (£3,000) for outside London combined facility applied to facility size, including fit out but excluding land cost	£ -	S106; direct delivery	02: 2027-2037 (inclusive)	Parish and Town Councils	
al e	IDP modelling	Important	£ 1,200,000	BCIS estimate of £2,640/m^2 + fees (£3,000) for outside London combined facility applied to facility size, including fit out but excluding land cost	£ -	S106; direct delivery	02: 2027-2037 (inclusive)	Parish and Town Councils	This is in excess of modelled need but considered to be the minimum viable size of amulti-functional community building and is otherwise required to support modelled mode share
al e	IDP modelling	Important	£ 1,800,000	BCIS estimate of £2,640/m^2 + fees (£3,000) for outside London combined facility applied to facility size, including fit out but excluding land cost	£ -	S106; direct delivery	02: 2027-2037 (inclusive)	Parish and Town Councils	
al e	IDP modelling	Important	£ 1,800,000	BCIS estimate of £2,640/m^2 + fees (£3,000) for outside London combined facility applied to facility size, including fit out but excluding land cost	£ -	S106; direct delivery	02: 2027-2037 (inclusive)	Parish and Town Councils	
al e	IDP modelling	Important	£ 1,200,000	BCIS estimate of £2,640/m^2 + fees (£3,000) for outside London combined facility applied to facility size, including fit out but excluding land cost	£ -	S106; direct delivery	02: 2027-2037 (inclusive)	Parish and Town Councils	
al e	IDP modelling	Important	£ 1,200,000	BCIS estimate of £2,640/m^2 + fees (£3,000) for outside London combined facility applied to facility size, including fit out but excluding land cost	£ -	S106; direct delivery	02: 2027-2037 (inclusive)	Parish and Town Councils	
al e	IDP modelling	Important	£ 1,800,000	BCIS estimate of £2,640/m^2 + fees (£3,000) for outside London combined facility applied to facility size, including fit out but excluding land cost	£ -	S106; direct delivery	02: 2027-2037 (inclusive)	Parish and Town Councils	
	IDP modelling	Important	£ 2,970,968	GCC Developer Guide rate of £196 per homes x 15,158 homes	£ -	S106	07: Phased in line with delivery	GCC Libraries	Alternative sites for new sites will also be supported but subject to retention of existing staffing levels
es	CDC Bereavement team	Important	Included in CIL	Establishment costs are proportional to build out with largest barrier being the land transfer costs associated with adjacent land owner (BDL)	£ -	CIL	05: 2033-2043 (inclusive)	CDC Bereavement team	

risation			Cost and delivery						
e sub-	Source	Prioritisation	Cost (£)	Source of cost	Confirmed funding	Potential funding mechanism	Initial phasing	Potential Delivery partners/ providers	Commentary
	IDP modelling	Essential	Planning obligation/ covered by separate line item	N/A	Business case approved covering operational costs	S106/CIL	01: 2027-2032 (inclusive)	GCC ICB; NHS	Cost assumed to be based on provision of land to support current business case approval and related to potential fallback mechanism contained in item 3.14
	IDP modelling	Essential	Planning obligation/ covered by separate line item	N/A	Business case approved covering operational costs	S106/CIL	01: 2027-2032 (inclusive)	GCC ICB; NHS	Cost assumed to be based on provision of land to support current business case approval and related to potential fallback mechanism contained in item 3.14
	IDP modelling	Essential	Planning obligation/ covered by separate line item	N/A	Business case approved covering operational costs	S106/CIL	01: 2027-2032 (inclusive)	GCC ICB; NHS	Cost assumed to be based on provision of land to support current business case approval and related to potential fallback mechanism contained in item 3.14. Alternative locations would also be considered on their merits but Kingshill benefits from the need for onsite facilities to support modal share and access to existing patient lists in Cirencester
	IDP modelling	Important	£ 2,034,256	Cost based on a plan wide need for 2,854sqm at a total costs of £20.26 million based on delivered and fitted out space, with provision for ceca 30,000 patients delivered by existing programme (at an equivalent new build cost of £18.24 million). The residual demand (3,347 patient or 287sqm) at the same fit out (£7,088 per sqm) is therefore included	See committed schemes	S106/CIL	03: 2033-2037 (inclusive)	GCC ICB; NHS	As set out in the body of the IDP, whilst there is an element of funding committed as part of the business case under schemes 3.11,3.12 and 3.13, these are yet to be implemented. In this event, the same methodology would apply to the wider housing growth figures and therefore be increased significantly. As set out in the body of the IDP this would equate to an estimated range of £15.63 to £20.26 million. As a result if the on-site provision is not provided, off-site financial contribution towards refurb and/or extensions of impacted PCN(s). Any on-site provision should meet the NHS's minimum requirements regarding commercial terms, scale and design of the primary care facility
	IDP modelling	Important	Included in CIL	N/A	N/A	CIL	07: Phased in line with delivery	GCC ICB; NHS	

Sub area		Scheme information			Categ	
Relevant Sub area	**Site/Sub area attribution**	**Ref**	**Scheme name**	**Scheme description**	Infrastructure category	Infrastructure category
District-wide	All sites	4.11	Compliance with onsite open space standards	Covering Accessible Green Space, Allotments and Play in particular	04_Open space and Sports	04_Onsite Open standards
District-wide	All sites	4.21	Sport hall CUAs	Support continued Community Use Agreements of sports halls, particularly in Cirencester and as part of new Educational facilities	04_Open space and Sports	04_Sport and recreation
District-wide	All sites	4.31	KKP playing pitch report conclusions	Contributions to increase carrying capacity of existing facilities	04_Open space and Sports	04_Sport and recreation
District-wide	All sites	4.32	KKP playing pitch report conclusions	Local Plan wide need for 20 playing pitches (based on 0.65 pitches per 500 homes)	04_Open space and Sports	04_Sport and recreation
District-wide	All sites	4.33	Lifecycle costs associated with pitch provision	Lifecycle costs associated with Local Plan wide need for 20 playing pitches	04_Open space and Sports	04_Sport and recreation
District-wide	All sites	4.34	Indoor Sports Halls	Local Plan wide need for two new Sports Centres requiring 8 new courts. Given the distribution of unmet need across the district, the Council will seek provision via land at Strategic Sites and via financial contributions from all sites	04_Open space and Sports	04_Sport and recreation
District-wide	All sites	4.35	Swimming pool provision	Local Plan wide need for the equivalent of 1.7 new swimming pools (calculated to be 358.16sqm or 6 lane equivalent). Given the distribution of unmet need across the district, the Council will seek provision (both land and proportional financial contributions) in both the North and South of the District	04_Open space and Sports	04_Sport and recreation
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	4.41	Onsite SANG	The provision of onsite SANG (delivered in line with Natural England Guidance) based on the need to provide 8ha per 1000 people. Suitable offsite solutions which mitigate the same impact will also be considered on its merits.	04_Open space and Sports	04_SANG provisi
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	4.42	Onsite ANRG	The provision of onsite ANRG (delivered in line with Natural England Guidance). Suitable offsite solutions which mitigate the same impact will also be considered on its merits.	04_Open space and Sports	04_SANG provisi
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	4.43	Onsite ANRG	The provision of onsite ANRG (delivered in line with Natural England Guidance). Suitable offsite solutions which mitigate the same impact will also be considered on its merits.	04_Open space and Sports	04_SANG provisi
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	4.44	Onsite SANG	The provision of onsite SANG (delivered in line with Natural England Guidance) based on the need to provide 8ha per 1000 people. Suitable offsite solutions which mitigate the same impact will also be considered on its merits.	04_Open space and Sports	04_SANG provisi
District-wide	All sites	4.45	Strategic Local Plan SANG to serve non-strategic and windfall sites	Potential need for residual SANG provision to mitigate impact of windfall, saved allocations and non-strategic allocations of circa 15ha, subject to scale of windfall development. Could be provided as part of strategic sites, or an alterative potential strategic location for Local Plan SANG. This has preliminarily been identified adjacent to the Kemble Strategic Site but would be paid for by qualifying development	04_Open space and Sports	04_SANG provisi
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	4.46	North Meadow SAMM contribution	Contributions to North Meadows SAMM mitigation to provide onsite enhancements in line with latest recreation mitigation strategy	04_Open space and Sports	04_SANG provisi
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	4.46	North Meadow SAMM contribution	Contributions to North Meadows SAMM mitigation to provide onsite enhancements in line with latest recreation mitigation strategy	04_Open space and Sports	04_SANG provisi
Cirencester	Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	4.46	North Meadow SAMM contribution	Contributions to North Meadows SAMM mitigation to provide onsite enhancements in line with latest recreation mitigation strategy	04_Open space and Sports	04_SANG provisi
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	4.46	North Meadow SAMM contribution	Contributions to North Meadows SAMM mitigation to provide onsite enhancements in line with latest recreation mitigation strategy	04_Open space and Sports	04_SANG provisi
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	4.46	North Meadow SAMM contribution	Contributions to North Meadows SAMM mitigation to provide onsite enhancements in line with latest recreation mitigation strategy	04_Open space and Sports	04_SANG provisi
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	4.46	Beechwood SAMM contribution	Contributions to Beechwood SAMM mitigation to provide onsite enhancements in line with latest recreation mitigation strategy	04_Open space and Sports	04_SANG provisi
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	4.46	North Meadow SAMM contribution	Contributions to North Meadows SAMM mitigation to provide onsite enhancements in line with latest recreation mitigation strategy	04_Open space and Sports	04_SANG provisi
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	4.46	North Meadow and Beechwood SAMM contribution	Contributions to North Meadows and Beechwood SAMM mitigation to provide onsite enhancements in line with latest recreation mitigation strategy	04_Open space and Sports	04_SANG provisi
South Cotswold	South Cotswold Sub area	4.46	North Meadow and Beechwood SAMM contribution	Residual contributions to North Meadows and Beechwood SAMM mitigation to provide onsite enhancements in line with latest recreation mitigation strategy for non strategic allocations and estimated windfall	04_Open space and Sports	04_SANG provisi

risation			Cost and delivery						
e sub-	Source	Prioritisation	Cost (£)	Source of cost	Confirmed funding	Potential funding mechanism	Initial phasing	Potential Delivery partners/ providers	Commentary
space	IDP modelling	Important	Planning obligation	N/A	N/A	Direct delivery	07: Phased in line with delivery	CDC Policy team; management companies	Costs considered covered by site delivery costs
	Sport England	Important	Included in CIL	N/A	N/A	CIL	04: 2038-2043 (inclusive)	Multi-academy trusts, CDC Leisure, Sports England, National Governing Boards	
	KKP Playing Pitch Strategy	Important	Included in CIL	N/A	N/A	CIL	07: Phased in line with delivery	CDC Leisure, Sports England, National Governing Boards	
	KKP Playing Pitch Strategy	Important	£ 3,704,708	KKP evidence base for pitch cost, calculated across plan period. This figure is based on capital costs only at this stage, and does not include ongoing lifecycle costs. These are dependent on the type of pitch provided and the management arrangement and will be subject to refinement at the application stage.	N/A	S106	07: Phased in line with delivery	CDC Leisure, Sports England, National Governing Boards, Strategic Sites	Scope of cost dependent on need identified at application stage. It is envisaged these will be delivered on the strategic sites in full although standalone sites will be supported
	KKP Playing Pitch Strategy	Important	£ 3,757,000	Lifecycle costs based on KKP estimate of £18,785 per annum for 10 years per site, combined with plan wide need for 20 pitches	N/A	S106	07: Phased in line with delivery	CDC Leisure, Sports England, National Governing Boards, Strategic Sites	
	AECOM Leisure addendum	Important	£ 5,865,436	Sport England Facilities Calculator (utilising Q3 2025 build costs)	N/A	S106	07: Phased in line with delivery	CDC Leisure, Sports England, National Governing Boards, Strategic Sites	
	AECOM Leisure addendum	Important	£ 7,736,226	Sport England Facilities Calculator (utilising Q3 2025 build costs)	N/A	S106	07: Phased in line with delivery	CDC Leisure, Sports England, National Governing Boards, Strategic Sites	
on	LUC SANG Strategy	Essential	Planning obligation	N/A	N/A	Direct delivery	01: 2027-2032 (inclusive)	Natural England	Considered covered by site delivery costs
on	LUC SANG Strategy	Essential	Planning obligation	N/A	£ -	Direct delivery	01: 2027-2032 (inclusive)	Natural England	Considered covered by site delivery costs
on	LUC SANG Strategy	Essential	Planning obligation	N/A	N/A	Direct delivery	01: 2027-2032 (inclusive)	Natural England	Considered covered by site delivery costs
on	LUC SANG Strategy	Essential	Planning obligation	N/A	N/A	Direct delivery	01: 2027-2032 (inclusive)	Natural England	Considered covered by site delivery costs
on	LUC SANG Strategy	Essential	£ -	Potential to be delivered as a commercial enterprise	N/A	Direct delivery	01: 2027-2032 (inclusive)	Natural England; CDC	Alternative sites will also be supported. Please see policy position. SANG Strategy estimates that the total per hectare cost for the creation of an appropriate SANG site has been calculated to be £17,615.64.
on	LUC SANG Strategy	Essential	£ 218,357	SAMM tariffs taken from CDC website (April 2026) of £356.21 per dwelling for North Meadow	N/A	S106	07: Phased in line with delivery	Natural England; CDC	
on	LUC SANG Strategy	Essential	£ 406,436	SAMM tariffs taken from CDC website (April 2026) of £356.21 per dwelling for North Meadow	N/A	S106	07: Phased in line with delivery	Natural England; CDC	
on	LUC SANG Strategy	Essential	£ 487,295	SAMM tariffs taken from CDC website (April 2026) of £356.21 per dwelling for North Meadow	N/A	S106	07: Phased in line with delivery	Natural England; CDC	
on	LUC SANG Strategy	Essential	£ 791,499	SAMM tariffs taken from CDC website (April 2026) of £356.21 per dwelling for North Meadow	N/A	S106	07: Phased in line with delivery	Natural England; CDC	
on	LUC SANG Strategy	Essential	£ 132,510	SAMM tariffs taken from CDC website (April 2026) of £356.21 per dwelling for North Meadow	N/A	S106	07: Phased in line with delivery	Natural England; CDC	
on	LUC SANG Strategy	Essential	£ 225,757	SAMM tariffs taken from CDC website (April 2026) of £221.33 per dwelling	N/A	S106	07: Phased in line with delivery	Natural England; CDC	
on	LUC SANG Strategy	Essential	£ 590,596	SAMM tariffs taken from CDC website (April 2026) of £356.21 per dwelling for North Meadow	N/A	S106	07: Phased in line with delivery	Natural England; CDC	
on	LUC SANG Strategy	Essential	£ 787,765	SAMM tariffs taken from CDC website (April 2026) of £221.33 per dwelling for Beechwoods and £356.21 per dwelling for North Meadow	N/A	S106	07: Phased in line with delivery	Natural England; CDC	
on	LUC SANG Strategy	Essential	£ 1,014,296	SAMM tariffs taken from CDC website (April 2026) of £221.33 per dwelling for Beechwoods and £356.21 per dwelling for North Meadow	N/A	S106	07: Phased in line with delivery	Natural England; CDC	To note that the detailed contribution due will be calculated per dwelling at the application stage

Sub area		Scheme information			Categ	
Relevant Sub area	**Site/Sub area attribution**	**Ref**	**Scheme name**	**Scheme description**	Infrastructure category	Infrastructure category
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa14	Fairford-Circencester AT Route	An active travel route including cycling and walking to join onto intervention D7 to provide a route between all the major sites and Cirencester. This route is 10.7km long and would be formed through 3.4km predominantly upgraded bridleways, footpaths and tracks followed by 1.3km of quiet lane treatment followed by 1.6km of on road segregation followed by 3.2km of quiet lane treatment on Welsh Way followed by small bit of shared pathway on the A417 between Village Street and Waterton Farm (BAC25 footpath) 0.4km followed by 1.7km of upgraded footpath to shared space.	05_Transport	05_Active travel public realm
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Cir10	Siddington Road Cycleway	Provision of an on-road cycleway connecting Sites SD23 and SD17 to town centre via Siddington Road. Cycleway would follow Siddington Road then turn onto Kingsmead Road to connect to existing cycleway underpass under Bristol Road. To be delivered along with Cir5 to provide onwards cycle access to town centre.	05_Transport	05_Active travel public realm
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Cir11	Extend London Road cycleway	Extend London Road cycleway next to Site C81B toward town centre with on-road cycle lane. Connect to existing active travel bridge over Swindon Road, creating a shared use path for pedestrians and cyclists. Rejoin cycleway to London Road and towards town centre with	05_Transport	05_Active travel public realm
Cirencester	Kemble Sub area	Cir12	Enhancement to 882 bus service	Increase the frequency of the Stagecoach West 882 bus service to run once an hour to provide better public transport connectivity to Cirencester.	05_Transport	05_Public transp Bus
Cirencester	Circencester Sub area	Cir14	Cirencester mobility hub	Development of a new or enhanced mobility hub integrating public transport, micromobility, cycle facilities, and shared mobility options	05_Transport	05_Supporting Sustainable tran integration
Cirencester	All sites	Cir15	Cirencester Park and Ride	Park and ride/stride provision to intercept car trips at the edge of town, with potential for targeted bus priority measures to improve reliability and attractiveness of services into Cirencester. Park and Rides tend to target cars coming from out of town. Given the placement of this it is unlikely to be used by sites within the local plan. It is will be important for reducing overall traffic levels which may help local plan traffic however at present the modelling does not suggest it is critical for the functioning of the network	05_Transport	05_Public transp Bus
Cirencester	Circencester Sub area	Cir16	Wayfinding improvements	Introduction of a coherent, high-quality wayfinding strategy to improve navigation, reinforce key destinations, and enhance the legibility of walking and cycling networks across the town.	05_Transport	05_Active travel public realm
Cirencester	Circencester Sub area	Cir17	East-West Pedestrian / Cycle route improvements	Strengthening east–west pedestrian and cycle connectivity across Cirencester, improving continuity, safety, and accessibility.	05_Transport	05_Active travel public realm
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Cir18	Tesco–Siddington Road Active Travel Link	Creation of a direct, safe walking and cycling route connecting Tesco to Siddington Road, improving local accessibility and reducing short car trips.	05_Transport	05_Active travel public realm
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir19	Orchard Fields–Steadings Active Link	Establishment of a walking and cycling route through Orchard Fields connecting Siddington to The Steadings.	05_Transport	05_Active travel public realm
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir2	Spratsgate Lane/Somerfield Road active travel links	Package of active travel measure could include providing pedestrian footpaths for residents willing to walk into Cirencester, as well as a on-road segregated cycleway. Require active travel access points along Spratsgate Lane for Sites SD20 and C190	05_Transport	05_Active travel public realm
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Cir20	Siddington–South Cerney active travel link	Development of a strategic active travel corridor utilising the disused railway line to provide a direct, segregated walking and cycling link between Siddington and South Cerney.	05_Transport	05_Active travel public realm
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Cir21	Green Lane Quiet Road	Reclassification of Green Lane (off Clark's Lane) from highway use to a quiet lane with lower speed limits and appropriate signage to enable shared use road for walking and cycling.	05_Transport	05_Active travel public realm
Cirencester	Circencester Sub area	Cir22	A417 Underpass Roundabouts Active Travel Mitigation	Model suggests that cycling along the Dower's Lane becomes unsuitable for most people from suitable for some people due to increased traffic volumes. Many surrounding roads are currently assessed to have low suitability for cycling however there are a few off-road routes nearby meaning some cycle routing may be happening. Mitigation is likely to involve speed limit treatment on Dower's Lane and a shared pathway/cyclops upgrade to the two roundabouts. There is limited suitability in the wider area for cycling so this is unlikely to be a critical mitigation	05_Transport	05_Active travel public realm
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Cir23	Spratsgate Lane AT Mitigation	At present the road has minimal segregated infrastructure (with the exception of the new roundabout that feeds into the development near the Wilkinson Road Junction). The change is traffic is significant enough that even with minimal interventions such as 20mph zones and traffic calming or non-segregated cycle lanes are unlikely to be sufficient to leave the road suitable for most people. At present this route lies on the National Route 45. Multiple options should be explored including providing segregated provision or through alternative routing for the key routes that may use this route. For example K10 intervention may open up a route through Chesterton Farm and into the town centre and to east provision could be improved for a route along love lane. These interventions would be in addition to that proposed as part of the committed steadings site.	05_Transport	05_Active travel public realm
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Cir24	On site provision of services	Site further from Cirencester Town centre require on site provision of essential services to reduce travel in to the town centre. This should include at a minimum a primary school, a community space, a retail offering (ideally a small convenience store and service for last mile delivery such a RM parcel box and parcel collection (either within a retail offering or through an external parcel collection service).	05_Transport	05_Behaviour ch
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Cir25	Kingshill Road/London Road mitigation	Upgrade Junction to a signalised Junction	05_Transport	05_Highways
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Cir26	Kingshill Road/Cirencester Road mitigation	Upgrade Junction to a signalised Junction	05_Transport	05_Highways
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Cir27	Somerford Road/Chesterton Lane HW Mitigation	Upgrade intersection between Somerford road and Chesterton lane to be signalised. The modelling suggests that increased traffic on Chesterton road will lead to severe queueing on the Somerford road due to them being unable to merge	05_Transport	05_Highways
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir28	Cirencester Road AT Flag	Limit issues for active travel using speed limits (20mph) and soft segregation	05_Transport	05_Active travel public realm
Cirencester	Circencester Sub area	Cir29	B4425/A429 Stow Road mitigation	Signal Optimisation/ Increase cycle time (reduce amount of loss time for Cherrytree Ln and increase green time B4425 and Stow Rd) Required to deal with harm to network	05_Transport	05_Highways
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir3	Active travel access Swindon Road	Active travel access onto Swindon Road at the northeastern corner of Site R519 to give access to existing cycleway crossing the A419 and along Cricklade Road to town centre.	05_Transport	05_Active travel public realm
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir30	Cirencester-Swindon BRT	Implementation of BRT route prosed between Cirencester and Swindon. This is assumed to contain enough bus priority interventions to keep the journey times down and a service that is frequent a minimum of every fifteen minutes. In order to maximise the utility of these route for the local plan it is assumed that this will be an express stopping service that would call at Swindon-Down Ampney-Driffield Junction- Preston-Kingshill Lane-Cirencester. This captures around 2300 dwellings in the local plan. Journey time between Swindon and Cirencester should be no longer than 50-60 minutes to provide a competitive journey time to driving.	05_Transport	05_Public transp Bus
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir32	Enhanced or extended bus service between Site C187 via the Steadings to Cirencester	Increase the frequency of existing bus routes or implementation of a new bus route to connect the new site south of the Steadings via The Steadings to Cirencester. Could include a bus gate to permit bus movements between the Steadings and site C187.	05_Transport	05_Public transp Bus
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir33	Local transport corridor interchange hub in The Steadings	Implement a Local Transport Corridor Interchange Hub within The Steadings where bus service between The Steading and Cirencester will stop on site.	05_Transport	05_Supporting Sustainable tran integration
Cirencester	Circencester Sub area	Cir34	20mph zones	Extended the 20mph zones to cover residential street and development sites. This follows the consultation currently out	05_Transport	05_Behaviour ch
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir35	Active Travel Route from South Steadings to Tetbury Road Entrance of Agricultural College	Route following the existing planned interconnection between the Steadings and South Steadings extension. Exiting on the southern access from the Steadings (assuming the roundabout has been designed with adequate segregation. Then 0.2km of shared pathway on the north bound side of the road. Given the likely low volumes of both pedestrians and cyclists a 3m shared pathway would be sufficient and can be delivered within the HW boundary	05_Transport	05_Active travel public realm
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir36	A419 Swindon Road/Silver Street	Upgrade the junction to a signalised junction and add approach flares.	05_Transport	05_Highways
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir37	A429/Chesterton Ln Junction	Change the stages and phases (having an all A429 stage followed by a Chesterton ln stage, and more green time for Stroud lane approach)	05_Transport	05_Highways
Cirencester	Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	Cir38	A419 Stroud Road/Trewsbury Road	Upgrade the junction to a signalised junction and add approach flares.	05_Transport	05_Highways
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir39	A429 Watermoor Roundabout	Add approach arm flares to the roundabout and widen the eastbound approach arm.	05_Transport	05_Highways
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir4	Cricklade Road Cycleway Enhancement	Upgrade the cycleway from Preston Toll Bar along Cricklade Road by installing high-quality road surface throughout, introducing a designated on-road cycle lane, and implementing clear signage. Extend this cycleway improvements to the town centre, passing under the foot tunnel under the Bristol Road and joining Watermoor Way	05_Transport	05_Active travel public realm

orisation			Cost and delivery						
e sub-	Source	Prioritisation	Cost (£)	Source of cost	Confirmed funding	Potential funding mechanism	Initial phasing	Potential Delivery partners/ providers	Commentary
/	City Science modelling	Critical	£ 5,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	
/	City Science modelling	Essential	£ 300,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC	
/	City Science modelling	Critical	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC	
ort -	City Science modelling	Critical	£ 400,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	01: 2027-2032 (inclusive)	Bus provider, GCC	
sport	Cotswold DC	Essential	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC	
ort -	Cotswold DC	Important	£ 10,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	04: 2038-2043 (inclusive)	Bus provider, GCC	
/	Cotswold DC	Important	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	05: 2033-2043 (inclusive)	GCC; Town and Parish Councils	
/	Cotswold DC	Important	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	
/	Cotswold DC	Essential	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	05: 2033-2043 (inclusive)	GCC	
/	Cotswold DC	Essential	£ 375,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	05: 2033-2043 (inclusive)	GCC	
/	City Science modelling	Critical	£ 1,400,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC	
/	Cotswold DC	Essential	£ 1,100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC	
/	Cotswold DC	Essential	£ 100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC	
/	City Science modelling	Important	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC	
/	City Science modelling	Critical	£ 1,400,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC	
ange	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter	
	City Science modelling	Critical	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways	
	City Science modelling	Critical	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC Highways	
	City Science modelling	Essential	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways	
/	City Science modelling	Critical	£ 400,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -		01: 2027-2032 (inclusive)	GCC	
	City Science modelling	Critical	£ 50,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways	
/	City Science modelling	Critical	£ 200,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC	
ort -	City Science modelling	Critical	£ 5,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC	
ort -	City Science modelling	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC	Scheme requires alignment between saved allocation and Steadings Phase 2
sport	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ 1,000,000	S106	01: 2027-2032 (inclusive)	Bathurst Development Ltd; GCC	Existing scheme being delivered by the Steading existing allocation and included as an assumption in the baseline transport modelling
ange	GCC (20mph Speed Work)	Essential	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC	
/	City Science/ GCC	Critical	£ 100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC; Agricultural College	
	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways	
	City Science modelling	Critical	£ 50,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways	
	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways	
	City Science modelling	Critical	£ 10,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways	
/	City Science modelling	Critical	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	

Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir40	Stroud Road north of Tetbury Roundabout	Widen the road to two lanes to accommodate development access.	05_Transport	05_Highways
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir41	A419 Swindon Road\Cirencester Road	Widen the roundabout to provide two lanes between the roundabout and the Kingsmill Lane signalised junction.	05_Transport	05_Highways
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir42	A29 Swindon Road/Bristol Road Roundabout	Widen the roundabout.	05_Transport	05_Highways
Cirencester	Circencester Sub area	Cir43	Chesterton Road Active Travel Mitigation	Segregated cycle route from Chesterton Farm Lodge to join into A429/A419 underpass. This is to account for the decreased suitability for mixed traffic cycling due to the increase in traffic.	05_Transport	05_Active travel / public realm
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir5	Watermoor Road space reallocation	Reallocate road space along Watermoor Road to create a serrated cycleway, joining with Cycleway improvements in Cir4 to provide active travel links for southern development sites into Cirencester.	05_Transport	05_Active travel / public realm
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Cir7	Active travel access on Kingshill Lane	Active travel access on western boundary of site directly opposite off road leading to Cirencester skate park.	05_Transport	05_Active travel / public realm
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Cir8	Queen Elizabeth Road/Beeches Road cycleway	On road cycleway connecting to existing east-west cycle route to link Sites R650 and R519 to town centre. Include on road cycleways along Queen Elizabeth Road and Beeches Road. Then a segregated cycle lane along London Road/Lewis Lane to access town centre.	05_Transport	05_Active travel / public realm
Cirencester	Circencester Sub area	Cir9	Pedestrianise Castle Street	Extend current pedestrian zone restrictions to on Crickade Road to cover Castle Street for more attractive placemaking in town centre. Reallocate road space to active travel infrastructure and green space. Divert East West traffic along Park Lane, Black Jack Street, Market Place and The Waterloo to reach London Road	05_Transport	05_Active travel / public realm
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D1	On site provision of services	Site requires on-Site provision of key services such as retail and healthcare as there is currently only one small village shop in Down Ampney, with other retail and healthcare services located over 3km away.	05_Transport	05_Behaviour cha
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D2	Cricklade cycle route	Cycleway connecting Down Ampney and Cricklade to give sustainable access to retail services in Crickade. Route would follow Down Ampney Road and head south on Cirencester road, cross the A419 and continue down into Crickade.	05_Transport	05_Active travel / public realm
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D3	South Cerney cycle route	Cycleway connecting Down Ampney and Cricklade to give sustainable access to retail services in South Cerney. Route would follow Down Ampney Road west and cross the A419, before turning north onto Cerney Wick Lane and following north on to Station Road into the centre of South Cerney.	05_Transport	05_Active travel / public realm
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D6	Enhancements of 76 bus route	Increase the frequency of the Stagecoach West 76 bus service to run once an hour to provide better public transport connectivity to Cirencester.	05_Transport	05_Public transpo Bus
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D7	Down Ampney -Cirencester Greenway	Extended greenway linking Sites in Down Ampney to Cirencester. Route would extend up through the sites in Down Ampney, north along the PROW route (BDA1) and the west towards Driffield (Route BDD16). It would then connect with the sites at Driffield Junction Development, running directly through these sites and onwards to the existing bridleway running northeast from Harnhill and adjacent to the A419. It would cross the A417 at Witpit Lane and connect to the sites along Kingshill Lane. For there it would follow Cir8 into town centre.	05_Transport	05_Active travel / public realm
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D9	20mph zones	Introducing 20mph zones across Down Ampney including within development sites	05_Transport	05_Behaviour cha
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D10	Quiet Lane Treatment on Unnamed Road between Oak Road and Fairford Road	In order to limit the use of this not suitable single track road several measures are pursued: Speed limit Change from National Speed limit to 30mph - this change will ensure that subtility level for active travel is improved as well as limit the perceived advantage of the route. Traffic calming measures including road marking and bumps. In addition formally designating this as a rural quiet lane with measures to ensure that traffic is kept beneath 1000 pcu a day. Finally in order to facilitated passing more passing places to be implemented with	05_Transport	05_Highways
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	DJ1	On site provision of services	Site requires on-Site provision of key services such as retail, education and healthcare as closest services are 2 miles away in South Cerney or Down Ampney.	05_Transport	05_Behaviour cha
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	DJ10	B4696 Spine Rd Approach to Station Rd/Cerney Wick Ln Intersection	Upgrade Junction to a signalised Junction	05_Transport	05_Highways
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	DJ2	South Cerney active travel route	Provision of a segregated cycleway linking the western boundary of the Site to services in South Cerney for those who are able to cycle the distance. This could include active travel priority at A419/B4696 junction, then an onwards active travel route along the B4696 and Station Road into South Cerney. Alternatively could explore an active travel bridge over A419 connecting to and active trave route along Bow Wow Road directly into South Cerney. This assumed D3 is delivered	05_Transport	05_Active travel / public realm
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	DJ3	Cirencester active travel route	Provision of a segregated cycleway connecting the Site to Cirencester via Cirencester Road for those able to cycle the distance. It is assumed that this should be delivered using a crossing of Cirencester Road which requires a change in the character of that road. GCC expressed support for this.	05_Transport	05_Active travel / public realm
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	DJ5	Driffield Junction Development Village Mobility Hub	A smaller mobility hub providing bus services, EV charging and parcel drop off points.	05_Transport	05_Supporting Sustainable transp integration
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	DJ8	Bridleway enhancement to Down Ampney (Wiltshire)	Enhancement of Bridleways through Wiltshire to high quality cycleway and walking route to Down Ampney	05_Transport	05_Active travel / public realm
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa1	On site provision of services	On-Site provision of key services such as retail and healthcare.	05_Transport	05_Behaviour cha
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa10	Enhancement to 76 bus service	Increase the frequency of the Stagecoach West 76 bus service to run once an hour to provide better public transport connectivity to Cirencester.	05_Transport	05_Public transpo Bus
Fairford	Fairford Sub area	Fa11	Fairford High Street Placemaking and AT	Increased traffic from Local Plan developments lead the high street to become "unsuitable" for most people. At present the high street has dedicated a lot of space to private vehicle use including parking and minimal space to active travel. Possible solutions include limiting or removing through traffic from the high street, full pedestrianisation, a one way system in additional to the removal of parking to allow for more segregated routes.	05_Transport	05_Active travel / public realm
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa12	20mph zones	Introducing 20mph zones across Down Ampney including within development sites	05_Transport	05_Behaviour cha
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa13	Fairford-Lechlade AT Route	Segregated Cycleway on Park Street (0.3km) followed by quiet lane treatment (with physical calming measures) on Leafield Road (0.5km) followed by footway upgrade to shared space (0.4km), segregated route along Hatherop Lane (0.3km) and then again (shared) along to Slothop Road (2.2km) followed by enhanced of a bridleway (1.6km) finally quiet lane treatment on Hambidge Lane (2.7km). Cost is additional to Fa3. This scheme is dependent on Fa2 being delivered	05_Transport	05_Active travel / public realm
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa2	Southrop Road/London Road active travel route	Provision of a segregated active route linking Site F57C to the town centre via Southrop Road and London Road. Package of measures include ensuring filling in gaps in pedestrian infrastructure and ensuring continuous footpaths and adequate crossing facilities, as well as enabling a shared used road with a cycleway. Requires active travel access of the southern boundary of the large Site along Hatherop Road and active travel access of the northern boundary of the large Site south of Southrop road.	05_Transport	05_Active travel / public realm
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa3	Hatherop Road active travel route	Provision of an active route connecting Site F57B to the town centre via Hatherop Road. Measures could include widening existing footpaths in some areas and, ensuing adequate crossing facilities and implementing shared used road with a cycleway. Requires active travel access to Site along northwestern boundary along Hatherop Road.	05_Transport	05_Active travel / public realm
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa5	Cinder Lane quiet road	Designation of Cinder Lane as a quiet road, to encourage active travel from Site F20A to the Town centre. Requires active travel access to Cinder Lane on northern boundary of Site. Includes surfacing upgrade.	05_Transport	05_Active travel / public realm
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa6	Horcott Road active travel route	Improve active travel links along Horcott Road to encourage sustainable access from Site F53A to the town centre. This includes by widen footpaths and improving crossing over wide-mouth junctions heading to town centre, as well as introducing a cycleway. This could connect to existing the cycleway crossing Dilly's Bridge and connecting to Gas Lane, providing a more direct route to High Street.	05_Transport	05_Active travel / public realm
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa8	Leafield Road Crossing	Provision of pedestrian crossing connecting Site to the east of Leafield Road to the Primary School opposite.	05_Transport	05_Active travel / public realm
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa9	Leafield Road active travel route	Providing footpaths along Leafield road and a cycleway to enable active travel into town centre from Site F57A.	05_Transport	05_Active travel / public realm
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K10	Kemble -Cirencester cycleway	Reuse of former rail route as a cycleway connecting Kemble and Cirencester for access to employment and education.	05_Transport	05_Active travel / public realm
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K12	Kemble to Tetbury Service bus service	New bus service connecting town centre of Kemble, developments Sites and Tetbury, along A439, Oxleaze Road and A433. Modelling suggests 100-200 passengers a day	05_Transport	05_Public transpo Bus
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K13	On site provision of services	Sites require on-site provision of key services such as retail and healthcare as there are minimal key services available in Kemble.	05_Transport	05_Behaviour cha

	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways	Existing scheme being delivered by the Steading existing allocation and included as an assumption in the baseline transport modelling
	City Science modelling	Critical	£ 10,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways	
	City Science modelling	Critical	£ 10,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways	
	City Science modelling	Critical	£ 300,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	07: Phased in line with delivery	GCC Highways	
	City Science modelling	Critical	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	
	City Science modelling	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC	
	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	
	City Science modelling	Important	£ 100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC; Town and Parish Councils	
nge	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter	
	City Science modelling	Critical	£ 900,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	
	City Science modelling	Critical	£ 1,750,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC	
rt -	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC	
	Cotswold DC	Critical	£ 3,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	
nge	GCC (20mph Speed Work)	Essential	£ 75,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	Direct delivery	01: 2027-2032 (inclusive)	GCC	
	City Science modelling	Essential	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	
nge	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter	
	City Science modelling	Critical	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways	
	City Science modelling	Critical	£ 200,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC	
	City Science modelling	Critical	£ 5,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	
port	City Science modelling	Critical	£ 1,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	GCC	
	City Science modelling	Critical	£ 750,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	Wilshire Highways	To note this scheme would be implemented outside of GCC highways boundary in Wiltshire
nge	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter	
rt -	City Science modelling	Critical	£ 350,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC	
	City Science modelling	Important	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC Highways	
nge	GCC (20mph Speed Work)	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC	
	City Science modelling	Essential	£ 800,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC	
	City Science modelling	Critical	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	
	City Science modelling	Critical	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	
	City Science modelling	Critical	£ 380,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	
	City Science modelling	Critical	£ 620,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	
	City Science modelling	Critical	£ 140,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	Multi-academy trust; GCC	
	City Science modelling	Critical	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	
	GCC (LTP)	Critical	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	
rt -	City Science modelling	Critical	£ 400,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC	
nge	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter	

Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K14	Windmill Road AT Mitigation	Flag identifies cycling may become unsuitable for most people as a result of increased traffic flow. At present the road is functionally not a full two-way street due to parking on the street. Mitigation could involve removing on street parking given most houses have drives to accommodate segregation	05_Transport	05_Active travel / public realm
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K15	Kemble to Ewen Cycle Mitigation	Model suggests that local plan traffic will make Windmill Road, School Road to Ewen no longer 'suitable for most people'. Mitigation involves shared pathway and reduction to 40mph	05_Transport	05_Active travel / public realm
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K20	20mph zones	Introducing 20mph zones across all streets in Kemble, including within the development sites.	05_Transport	05_Behaviour cha
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K3	Church Road active travel	Improvements to active travel along Church Road for Site K12. This includes active travel access to site boundary on Church road, continuous footways and possible exploration of a quiet lane on Church Road with lower speed limits and signage to improve mixed use of road for cycling.	05_Transport	05_Active travel / public realm
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K5	Improved A429 crossing facilities	Improved active travel crossing facilities to allow active travel access from Site K12 to access Station Road, for onwards access to Kemble Station.	05_Transport	05_Active travel / public realm
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K6	Station Road active travel	Improved pedestrian footways and cycleways along Station Road to promote active travel access from Sites K12 to Kemble Station	05_Transport	05_Active travel / public realm
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K8	Kemble station improvements	Package of improvements including improving accessibility at the station with step free bridge, cycle parking etc.	05_Transport	05_Public transpo Rail
Kemble	Kemble Sub area	K21	Anti-Ratrunning Measures on Unnamed Road between A429 and A433	Minor alterations including speed interventions and no left turn into it from A429 and no right turn into it from A433 in order to stop traffic using to avoid A429/A433 junction	05_Transport	05_Highways
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	LP10	B4040/B4696	Signal Optimisation	05_Transport	05_Highways
Kemble	North Cotswold Sub area	LP7	Stow-on-the-Wold Sheep Street/A429/High Street Mitigation	Change signal stages with indicative arrows at high street/Roman Rd Junctions. Signal optimisation at A429/B4068.	05_Transport	05_Highways
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	LP8	Avening High Street AT Mitigation	Model suggests that Avening High Street becomes unsuitable to most people to cycle on after the local plan. Mixed traffic suitability could be restored if the speed limit is reduced to 20mph with a corresponding amount of traffic calming to ensure the design speed matches the new speed limit. The remainder of links surrounding this one are deemed unsuitable according to LTN1/20 before and after the local plan which means this stretch is unlikely to currently form part of a whole route however there are some non-road routes near by which this may cut off.	05_Transport	05_Active travel / public realm
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	LP9	Coates AT Mitigation	Model suggests that cycling on the Trewsbury Road becomes unsuitable for most people due to increased traffic volumes. Caveat: At present all the surrounding rounds into Coates are current deemed to be unsuitable for most cyclists and this is unlikely to block a route. Solutions include implementing a one way system around coates to allow for cycle lanes and/or speed reductions.	05_Transport	05_Active travel / public realm
Kemble	North Cotswold Sub area	LP16	Willersey AT Flag	Willersey Leamington Road and Main Street because unsuitable for cycling due to increased traffic. 20mph speed limit would resolve this.	05_Transport	05_Highways
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic11	20mph zones	Introducing 20mph zones across all streets in Mickleton, including within the development sites.	05_Transport	05_Behaviour cha
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic2	Site Active Travel Connections and wider offsite improvements to car-free routes	Active Travel only connections to the public park to provide attractive active travel routes within Mickleton. At present the paths within the park are not sufficient for cycling and so upgrade of widths for a shared pathway or separate cycling routes would be required. Includes at least 2.6km of pathways to upgrade	05_Transport	05_Active travel / public realm
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic3	Long Marsdon Road Active Travel Connection	Cycleway and/or Shared Pathways along Long Marsdon Road to facilitate segregated access to National Cycleway 5 route featuring a fully car-free travel route to Stratford-Upon-Avon the distance being approximated 12-14km/ 7.5-8.5 mi within the distance that some may commute especially if coupled with targeted e-micromobility interventions.	05_Transport	05_Active travel / public realm
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic5	On site provision of services	At present that are limited services within Mickleton itself. Providing a local hub including some GP services, Schools and Retail offerings and mobility hub	05_Transport	05_Behaviour cha
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic6	Improved Bus Services Mickleton to Moreton-in-Marsh	Current services offer routes to Stratford-Upon-Avon, Chipping Campden and Moreton-In-Marsh. Frequency is approximately every one to two hours with early and late travel options available. No services exist to nearby Evesham. This intervention would look at improving frequency of the current offering whilst also adding connections to Evesham in line with new population. Nearby Warwickshire also has some sites nearby in REG18 so there is potential for collaboration.	05_Transport	05_Public transpo Bus
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic8	Mickleton to Ebrington Primary School AT Flag	Baker's Hill, Hidcote Road are expected to become unsuitable to cycle. Part of the route sits on the existing national 42 cycle route. Mitigations that could be effective at retaining the cycle routes suitability include: 20mph along the stretch with included enforcement however this is unlikely to be viable across such a long stretch of rural road therefore share pathway segregation utilising bridleway for some of it.	05_Transport	05_Active travel / public realm
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic9	Mickleton to Willersey speed route treatment	Reduction of Willersey Speed Limit to 20mph and "route treatment" to Mickleton. Could be potentially extended into Mickleton.	05_Transport	05_Behaviour cha
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo1	Moreton-in-Marsh to Bourton-on-the-Water via Stow-on-the-Wold active travel link	An LTN1/20 compliant route from Moreton-In-Marsh to Bourton-on-the-Water via Stow-in-the-Wold. This route can either be in the form of a segregated addition to the Fosse Road or along the routes identified in the GCC countywide LCWIP (Evenload Road-Chapel Street-Ex railway alignment). The latter was estimated to need ~1-2million to deliver and the latter is assumed	05_Transport	05_Active travel / public realm
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo10	Moreton-in-Marsh New Road	South eastern portion of the link road around Moreton-in-Marsh to the East in an attempt to move through traffic and some development traffic away from currently constrained double roundabout. In order to remain inline with the vision to not induce increased car use this should include a wider array of measures including the potential to be car capacity neutral by e.g. pedestrianising or semi-pedestrianising the high street.	05_Transport	05_Highways
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo12	Moreton-In-Marsh to Chipping Campden Greenway	A quiet street and infrastructure approach to delivering a car-lite route from Moreton-In-Marsh to Chipping Campden. This largely would be upgrades the current 442 national cycle route and could include closure/one-way/speed treatments on one leg of the triangle near Batsford, work on the crossing at station road and lanes or shared pathways along areas of the road that can facilitate it. Alternatively a route could be pursued through upgrading of Rights of Way footpaths along the railway line via Paxford this route is flatter but may be harder to deliver. Also to note that it opens up railway access for Chipping Campden including sites being delivered there	05_Transport	05_Active travel / public realm
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo13	Moreton-In-Marsh to Shipston-on-Stour Cycleway	Greenway from Moreton-in-Marsh to Shipstone-on-the-Stour. This could utilise the verge to make a shared pathway along Todenham Street and joining to an upgraded Bridleway to Shipston-on-Stour. It should be noted that there may be grounds for cross-collaboration over the border with development along this route	05_Transport	05_Active travel / public realm
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo16	Evenlode Improvements	Currently part of the National 48 and the 442 cycle routes and all cyclists are expected to mix with general traffic. The high amount of additional traffic from developments along the route means that cycling is likely to become unsuitable for most people. It is likely that to remain suitable some form of segregation is likely to be required. There is a marginal possibility that limiting speed along the road to 20mph as well with measures to decrease or reroute traffic may retain the route as suitable for some people	05_Transport	05_Active travel / public realm
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo17	Moreton-in-Marsh Station Improvements	Upgrades to the facilities of the station in line with high patronage including better active travel connections.	05_Transport	05_Public transpo Rail
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo18	20mph zones	Introducing 20mph zones across Moreton-in-Marsh (excluding A44 and A429)	05_Transport	05_Behaviour cha
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo2	Blenheim Meadow AT routes upgrade	Upgrading the traffic-free paths through Blenheim Meadow to be suitable for cycling. Current paths cycling is not allowed and there are key barriers along the route. Upgrading these including widening and removal of barriers/gates will allow the developments further away from the centre to use cycling to access the town centre and railway station.	05_Transport	05_Active travel / public realm
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo3	A44 Corridor Active Transport Route	From edge of Fire Service College Site to High Street roundabout on A44. A combination of measures including a shared pathway or pathway and cycleway up to the junction with Evenload Road where geometric constraint may need a different approach e.g. speed limit reductions or alternative routing.	05_Transport	05_Active travel / public realm
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo4	Southern Moreton greenway	Footpaths HMM8 and HMM18 to be upgraded to shared green way and options explored to facilitate onwards routing in a low traffic environment, possibly through allotments and through quiet East Street. Facilitating traffic free travel from southern sites to town services.	05_Transport	05_Active travel / public realm
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo5	BRT Route C09/C08 Moreton-in-Marsh to Cheltenham	BRT Route C09/C08 Moreton-in-Marsh to Cheltenham	05_Transport	05_Public transpo Bus

	City Science modelling	Critical	£ 160,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC	
	City Science modelling	Essential	£ 1,100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC	
nge	GCC (20mph Speed Work)	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC	
	City Science modelling	Critical	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC	
	City Science modelling	Critical	£ 100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC	
	City Science modelling	Critical	£ 120,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC	
rt -	GCC (LTP)	Critical	£ 2,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	GWR, Network Rail	
	City Science modelling	Critical	£ 10,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC	
	City Science modelling	Essential	£ 50,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	Wilshire Highways	To note this scheme would be implemented outside of GCC highways boundary in Wiltshire
	City Science modelling	Critical	£ 130,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways	
	City Science modelling	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC	
	City Science modelling	Essential	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC	
	City Science modelling	Critical	£ 10,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC	
nge	GCC (20mph Speed Work)	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC	
	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC	
	City Science modelling	Important	£ 3,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC	
nge	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter	
rt -	City Science modelling	Critical	£ 400,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC	
	City Science modelling	Essential	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	Multi-academy trust; GCC	
nge	GCC (20mph Speed Work)	Important	£ 75,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ 75,000	S106; S278	01: 2027-2032 (inclusive)	GCC	
	City Science/GCC LCWIP	Essential	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC	
	GCC/CDC/WSP	Critical	£ 37,450,252	Bentley V2 costing report, subject to confirmation on length of road and specification, as set out in the Moreton-in-Marsh feasibility study	£ -	S106; S278; Homes England forward funding	02: 2027-2037 (inclusive)	GCC Highways; Strategic Site landowners	Delivery approach and cost based on the phased implementation of the access road across applications and aligned to the agreed masterplan, rather than pooled funding and delivery by GCC
	City Science modelling	Essential	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC	
	City Science modelling	Essential	£ 1,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC	
	City Science modelling	Critical	£ 350,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	
rt -	City Science modelling	Critical	£ 3,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	GWR, Network Rail	
nge	GCC (20mph Speed Work)	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC	
	City Science modelling	Critical	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	
	City Science modelling	Critical	£ 1,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	
	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	
rt -	WSP/GCC	Essential	£ 3,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC	

Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo8	Moreton-in-Marsh Transport Hub, parking and road space reallocation	Moving the predominant parking away from the High street to free up capacity on the road for other uses including any road adjustments required and a higher focus on placemaking activities and improved Active Travel facilities. It could include utilisation of parking pricing to further dis-incentivise the use of private vehicles. Includes "Park and Stride" facilities which are simply redistributed parking away from high street with branding and guided walking routes to high street.	05_Transport	05_Active travel / public realm
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo9	On site provision of services	On-Site provision of key services such as retail and healthcare.	05_Transport	05_Behaviour cha
District-wide	All sites	TRA1	EV Charging Provision	Providing Additional EV charging infrastructure for public use in addition to provision within new homes, This could also feature incentives e.g. pricing to encourage uptake.	05_Transport	05_Behaviour cha
District-wide	All sites	TRA1	Travel Plan and Monitor and manage measures	smaller scale interventions to improve safety and implement TROs, improvements to expanded schools , additional bus stop infrastructure - identified where specified but to be derived by TAs	05_Transport	05_Behaviour cha
Mickleton	Mickleton Sub area	TRA2	Enhancements to North Cotswolds Robin Community Bus	Improving the frequency of The Robin within Mickleton.	05_Transport	05_Public transpo Bus
Moreton-in-Marsh	North Cotswold Sub area	TRA3	North Cotswold Line transformation	A series of improvements including doubling of the line leading to the a doubling of the frequency (to 2 trains per hour) and improved speed which would further make routes along this line such as Oxford-Worchester and London (and onto further connections) more time competitive with private modes. SOBC estimated the whole cost of this improvement to be £199 million but includes enabling of more housing in Oxfordshire so delivery could be partly delivered by this too.	05_Transport	05_Public transpo Rail
District-wide	North Cotswold Sub area	XXMO1+	Kingham Station-Stow-on-the-Wold-Bourton-On-The-Water Greenway	Active Travel route	05_Transport	05_Active travel / public realm

Sub area		Scheme information			Categ	
Relevant Sub area	**Site/Sub area attribution**	**Ref**	**Scheme name**	**Scheme description**	Infrastructure category	Infrastructure category
District-wide	All sites	6.11	Fibre to the premises	FTTP expectation for all schemes over 10 homes	06_Utilities	06_Digital
District-wide	All sites	6.21	Reinforcement of electricity supply	Scale of reinforcement dependent on wider energy transition. Requirements likely to be triggered in early stages of the local plan (0-5 years) and therefore early engagement is required to determine scale of upgrade required once Local Plan is found sound. Specific schemes identified as supporting scale of growth identified separately	06_Utilities	06_Electricity su
District-wide	Circencester Sub area	6.22	Reinforcement of electricity supply	CIRENCESTER Bulk Supply Point (Earliest identified negative headroom [minimum headroom scenario] in future projection occurs in 2031)	06_Utilities	06_Electricity su
District-wide	All sites	6.23	Reinforcement of electricity supply	STRATTON (RESERVE) Bulk Supply Point (Earliest identified negative headroom [minimum headroom scenario] in future projection occurs in 2029)	06_Utilities	06_Electricity su
District-wide	South Cotswold Sub area	6.24	Reinforcement of electricity supply	MELKSHAM Grid Supply point (Earliest in service date for applications >1MW in 2036)	06_Utilities	06_Electricity su
District-wide	North Cotswold Sub area	6.25	Reinforcement of electricity supply	COWLEY Grid Supply point (Earliest in service date for applications >1MW in 2029)	06_Utilities	06_Electricity su
District-wide	All sites	6.26	Reinforcement of electricity supply	Minety Grid Supply point (Earliest in service date for applications >1MW in 2036)	06_Utilities	06_Electricity su
North Cotswold	North Cotswold Sub area	6.27	Reinforcement of electricity supply	Moreton-in-Marsh Primary substation	06_Utilities	06_Electricity su
Cirencester	Circencester Sub area	6.31	Cirencester STW	Cirencester - Will be approaching its permit limit towards the end of the plan period and would only have 5% headroom left in 2045. As a result, it will likely require planned upgrades within the plan period	06_Utilities	06_Water Supply Wastewater
Fairford	Fairford Sub area	6.32	Fairford STW works	Fairford - Expected to require additional capacity between 2030 and 2035	06_Utilities	06_Water Supply Wastewater
Mickleton	Mickleton Sub area	6.33	Honeybourne STW	Honeybourne - Expected to require additional capacity between 2040 and 2045	06_Utilities	06_Water Supply Wastewater
Moreton-in-Marsh	Moreton-in-Marsh Sub area	6.34	Moreton in Marsh STW	Moreton-in-Marsh - Expected to require additional capacity between 2030 and 2035	06_Utilities	06_Water Supply Wastewater
North Cotswold	North Cotswold Sub area	6.35	Blockley STW	Blockley STW is currently at or close to capacity and could impact windfall development	06_Utilities	06_Water Supply Wastewater
South Cotswold	Multiple: Ampney St Peter STW	6.36	Ampney St Peter	Ampney St Peter - Expected to require additional capacity between 2030 and 2035	06_Utilities	06_Water Supply Wastewater
South Cotswold	South Cotswold Sub area	6.37	Lechlade STW	Lechlade - Will be approaching its permit limit towards the end of the plan period and would only have 7% headroom left in 2045. As a result, it will likely require planned upgrades within the plan period	06_Utilities	06_Water Supply Wastewater
Kemble	Kemble Sub area	6.38	Wessex Water upgrades	Given scale of growth envisaged within their coverage area, no mitigation was identified as required to serve the additional growth although this is dependent on the scale of windfall growth and is therefore added to this IDS for completeness.	06_Utilities	06_Water Supply Wastewater
Kemble	Kemble Sub area	6.39	Bristol Water upgrades	Given scale of growth envisaged within their coverage area, no mitigation was identified as required to serve the additional growth although this is dependent on the scale of windfall growth and is therefore added to this IDS for completeness.	06_Utilities	06_Water Supply Wastewater

	City Science/Moreton-in-Marsh Neighbourhood Plan	Critical	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC; Town and Parish Councils	
nge	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter	
nge	City Science modelling	Important	Included in CIL	N/A	£ -	CIL	07: Phased in line with delivery	GCC Highways	
nge	Cotswold DC	Essential	Included in CIL	N/A	N/A	S106; S278; CIL	07: Phased in line with delivery	GCC Highways	
rt -	City Science modelling	Essential	Included in CIL	N/A	£ -	CIL	07: Phased in line with delivery	GCC Highways	
rt -	North Cotswold Line Taskforce	Regionally significant	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; CIL	07: Phased in line with delivery	GWR, Network Rail	The Local Plan growth is not predicated upon the delivery of the Cotswold Line Transformation but is a project supported by CDC, who will consider using CIL to contribute to early feasibility work.
	City Science modelling	Important	Included in CIL	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	Included in CIL	CIL	07: Phased in line with delivery	GCC	This scheme is supported as a wider aspiration but is not identified by the Local Plan evidence base as linked to proposed growth

orisation			Cost and delivery						
e sub-	Source	Prioritisation	Cost (£)	Source of cost	Confirmed funding	Potential funding mechanism	Initial phasing	Potential Delivery partners/ providers	Commentary
	GCC developer guide	Important	Planning obligation	N/A	Full costs	Likely funded by Universal Service Obligation	07: Phased in line with delivery	Openreach	
pply	IDP modelling	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan	01: 2027-2032 (inclusive)	SSEN	
pply	IDP modelling	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan	01: 2027-2032 (inclusive)	SSEN	
pply	IDP modelling	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan	01: 2027-2032 (inclusive)	SSEN	
pply	IDP modelling	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan	03: 2033-2037 (inclusive)	SSEN	To note it is estimated that the Melksham GSP currently serves nearly 250,000 customers and is in the process of being upgraded
pply	IDP modelling	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan	01: 2027-2032 (inclusive)	SSEN	To note it is estimated that the Cowley GSP currently serves nearly 270,000 customers and is in the process of being upgraded
pply	IDP modelling	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan	02: 2027-2037 (inclusive)	SSEN	To note it is estimated that the Minety GSP currently serves nearly 150,000 customers and is in the process of being upgraded
pply	IDP modelling	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan	02: 2027-2037 (inclusive)	National Grid/Western Power Distribution	
y and	Thames Water	Critical	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan; water industry price review	06: 2027-2043 (inclusive)	Thames water	
y and	Thames Water	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan; water industry price review	01: 2027-2032 (inclusive)	Thames water	
y and	Severn Trent	Critical	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan; water industry price review	04: 2038-2043 (inclusive)	Severn Trent	
y and	Thames Water	Critical	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan; water industry price review	01: 2027-2032 (inclusive)	Thames water	
y and	Thames Water	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan; water industry price review	01: 2027-2032 (inclusive)	Thames water	
y and	Thames Water	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan; water industry price review	01: 2027-2032 (inclusive)	Thames water	
y and	Thames Water	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan; water industry price review	04: 2038-2043 (inclusive)	Thames water	
y and	Wessex Water	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan; water industry price review	04: 2038-2043 (inclusive)	Wessex Water	
y and	Bristol Water	Essential	£ -	N/a	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan; water industry price review	04: 2038-2043 (inclusive)	Bristol Water	

Sub area		Scheme information			Categ	
Relevant Sub area	**Site/Sub area attribution**	**Ref**	**Scheme name**	**Scheme description**	Infrastructure category	Infrastructure category
District-wide	All sites	7.11	Consolidation of blue light facilities	Support in the delivery of shared services and hubs and in existing Community Fire Stations, in line with the GFRS 'Productivity and Efficiency Plan 2025-2026'	07_Emergency services	07_Fire and resc
District-wide	All sites	7.12	Support for consolidation of existing facilities and inclusion within multi-functional community hubs for blue light functions	Support in the delivery of shared services and hubs within new proposed community hubs provided on strategic sites	07_Emergency services	07_Police
District-wide	All sites	7.21	On site provision of hydrants	Requirement for on site hydrant provision for schemes over 50 homes and on selected commercial developments. Where local fire risk could be demonstrably heightened, the provision for modern suppression in appropriate homes to reduce call outs will be sought	07_Emergency services	07_Fire and resc
Cirencester	Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	7.31	New Community Response post	Provision of space within strategic site applications to allow for parking of response vehicles, ideally adjacent to usable facilities within community hubs	07_Emergency services	07_Ambulance
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	7.32	New Community Response post	Provision of space within strategic site applications to allow for parking of response vehicles, ideally adjacent to usable facilities within community hubs	07_Emergency services	07_Ambulance
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	7.33	New Community Response post	Provision of space within strategic site applications to allow for parking of response vehicles, ideally adjacent to usable facilities within community hubs	07_Emergency services	07_Ambulance
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	7.34	New Community Response post	Provision of space within strategic site applications to allow for parking of response vehicles, ideally adjacent to usable facilities within community hubs	07_Emergency services	07_Ambulance

Sub area		Scheme information			Categ	
Relevant Sub area	**Site/Sub area attribution**	**Ref**	**Scheme name**	**Scheme description**	Infrastructure category	Infrastructur category
District-wide	All sites	8.11	On site SUDS	To meet local plan standards	08_Flood Management	08_Onsite mitig
Cirencester	Circencester Sub area	8.12	Natural Flood Mitigation schemes	CDC support for GCC programme of work for natural flood mitigation at the parish level	08_Flood Management	08_Offsite mitig

prisation			Cost and delivery						
e sub-	Source	Prioritisation	Cost (£)	Source of cost	Confirmed funding	Potential funding mechanism	Initial phasing	Potential Delivery partners/ providers	Commentary
ue	IDP modelling	Important	Included in CIL	N/A	CIL	S106; CIL; National funding	07: Phased in line with delivery	Gloucestershire Constabulary; SW Ambulance Service; Gloucestershire Fire and Rescue	Identified through a number of strategic plans but not specific project identified as required to deliver the local plan growth
	IDP modelling	Important	Covered separately under multifunctional community hub costs	N/A	N/A	S106; CIL; National funding	07: Phased in line with delivery	Gloucestershire Constabulary; SW Ambulance Service; Gloucestershire Fire and Rescue	Costs included in estimates for multifunctional community building
ue	GCC developer guide	Important	Planning obligation	N/A	N/A	Direct delivery	07: Phased in line with delivery	Gloucestershire Fire and Rescue	Scale of obligation considered to be covered by site development costs
	IDP modelling	Important	Planning obligation	N/A	N/A	Direct delivery	02: 2027-2037 (inclusive)	SW Ambulance Trust	Scale of obligation considered to be covered by site development costs
	IDP modelling	Important	Planning obligation	N/A	N/A	Direct delivery	02: 2027-2037 (inclusive)	SW Ambulance Trust	Scale of obligation considered to be covered by site development costs
	IDP modelling	Important	Planning obligation	N/A	N/A	Direct delivery	02: 2027-2037 (inclusive)	SW Ambulance Trust	Scale of obligation considered to be covered by site development costs
	IDP modelling	Important	Planning obligation	N/A	N/A	Direct delivery	02: 2027-2037 (inclusive)	SW Ambulance Trust	Scale of obligation considered to be covered by site development costs

orisation			Cost and delivery						
e sub-	Source	Prioritisation	Cost (£)	Source of cost	Confirmed funding	Potential funding mechanism	Initial phasing	Potential Delivery partners/ providers	Commentary
ation	SFRA	Essential	Planning obligation	N/A	N/A	Direct delivery	07: Phased in line with delivery	Strategic site promoter	Scale of obligation considered to be covered by site development costs
ation	LLFA	Important	Included in CIL	N/A	£ -	S106; CIL; EA	04: 2038-2043 (inclusive)	GCC LLFA	

PRIOR
+PTNRS

Prior + Partners
70 Cowcross Street
London EC1M 6EJ
+44 (0)2039 510 052

priorandpartners.com

Sub area		Scheme information			Categorisation				Cost and delivery									
Relevant Sub area	**Site/Sub area attribution**	**Ref**	**Scheme name**	**Scheme description**	Infrastructure category	Infrastructure sub-category	Source	Prioritisation	Cost (£)	Source of cost	Confirmed funding	Potential funding mechanism	Initial phasing	Potential Delivery partners/ providers	Commentary	Working Commentary (to be deleted)	Sensitive to growth figure	Status of agreement (to be deleted)
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	1.112	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Early years	IDP modelling	Important	Covered under primary school delivery/ privately funded	GCC early years	N/A	S106; commercial funding	02: 2027-2037 (inclusive)	GCC; Private sector provider	Additional privately run facilities within site local centre will also be supported		No	Agreed in principle
Cirencester	Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	1.113	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Early years	IDP modelling	Important	Covered under primary school delivery/ privately funded	GCC early years	N/A	S106; commercial funding	02: 2027-2037 (inclusive)	GCC; Private sector provider	Additional privately run facilities within site local centre will also be supported		No	Agreed in principle
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	1.114	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Early years	IDP modelling	Important	Covered under primary school delivery/ privately funded	GCC early years	N/A	S106; commercial funding	02: 2027-2037 (inclusive)	GCC; Private sector provider	Additional privately run facilities within site local centre will also be supported		No	Agreed in principle
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	1.115	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Early years	IDP modelling	Important	Covered under primary school delivery/ privately funded	GCC early years	N/A	S106; commercial funding	02: 2027-2037 (inclusive)	GCC; Private sector provider	Additional privately run facilities within site local centre will also be supported		No	Agreed in principle
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	1.116	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Early years	IDP modelling	Important	Covered under primary school delivery/ privately funded	GCC early years	N/A	S106; commercial funding	02: 2027-2037 (inclusive)	GCC; Private sector provider	Additional privately run facilities within site local centre will also be supported		No	Agreed in principle
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	1.117	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Early years	IDP modelling	Important	Covered under primary school delivery/ privately funded	GCC early years	N/A	S106; commercial funding	02: 2027-2037 (inclusive)	GCC; Private sector provider	Additional privately run facilities within site local centre will also be supported		No	Agreed in principle
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	1.118	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Early years	IDP modelling	Important	Covered under primary school delivery/ privately funded	GCC early years	N/A	S106; commercial funding	02: 2027-2037 (inclusive)	GCC; Private sector provider	Additional privately run facilities within site local centre will also be supported		No	Agreed in principle
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	1.119	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Primary	IDP modelling	Essential	£ 9,148,860	GCC Education (Benchmark per primary pupil of £24,660) and an estimated 371 pupils	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	Additional funding to deliver total growth to be provided by growth in sub area/ captured under item 1.311 and 1.312		Yes	Agreed in principle
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	1.119	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Early years	IDP modelling	Important	Covered under primary school delivery/ privately funded	GCC early years	N/A	S106; commercial funding	02: 2027-2037 (inclusive)	GCC; Private sector provider	Additional privately run facilities within site local centre will also be supported		No	Agreed in principle
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	1.210	Land north, east and south of Moreton-in-Marsh	3 FE Primary school	01_Education	01_Primary	IDP modelling	Essential	£ 16,423,560	GCC Education (Benchmark per primary pupil of £24,660) and estimated 666 pupils	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	Additional funding to deliver total growth to be provided by growth in sub area/ captured under item 1.311 and 1.312		Yes	Agreed in principle
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	1.22	Onsite early year provision	Onsite early year provision in primary school	01_Education	01_Early years	IDP modelling	Important	Covered under primary school delivery/ privately funded	GCC early years	N/A	S106; commercial funding	02: 2027-2037 (inclusive)	GCC; Private sector provider	Additional privately run facilities within site local centre will also be supported		No	Agreed in principle
District-wide	All sites	1.122	Assess Local capacity at application stage	Support within nearby local centre	01_Education	01_Early years	IDP modelling	Important	Planning obligation	GCC early years	N/A	S106; commercial funding	06: 2027-2043 (inclusive)	GCC; Private sector provider			No	Agreed in principle
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	1.212	Steading Southern Extension Primary school	1FE Primary school (with and additional 1FE to be delivered to cover growth beyond Plan period)	01_Education	01_Primary	IDP modelling	Essential	£ 10,085,940	GCC Education (Benchmark per primary pupil of £24,660) and estimated 409 pupils (an estimated 176 pupils in the plan period)	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	Additional funding to deliver total growth to be provided by growth in sub area/ captured under item 1.311 and 1.312		Yes	Agreed in principle
Cirencester	Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	1.213	Land south east of Cirencester and south of Preston Primary school	2FE Primary school	01_Education	01_Primary	IDP modelling	Essential	£ 10,135,260	GCC Education (Benchmark per primary pupil of £24,660) and an estimated 410 pupils	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	Additional funding to deliver total growth to be provided by growth in sub area/ captured under item 1.311 and 1.312		Yes	Agreed in principle
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	1.214	Land east of Kingshill Lane Primary School	1FE Primary school (with land for expansion to 2FE)	01_Education	01_Primary	IDP modelling	Essential	£ 4,537,440	GCC Education (Benchmark per primary pupil of £24,660) and an estimate 184 pupils	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	Additional funding to deliver total growth to be provided by growth in sub area/ captured under item 1.311 and 1.312		Yes	Agreed in principle
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	1.215	Land surrounding Down Ampney Primary school	3FE Primary school	01_Education	01_Primary	IDP modelling	Essential	£ 12,280,680	GCC Education (Benchmark per primary pupil of £24,660) and an estimated 498 pupils	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	Additional funding to deliver total growth to be provided by growth in sub area/ captured under item 1.311 and 1.312		Yes	Agreed in principle
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	1.216	Land south of Driffield Primary school	2FE Primary school (room for expansion to 3FE to serve broad location for growth)	01_Education	01_Primary	IDP modelling	Essential	£ 16,448,220	GCC Education (Benchmark per primary pupil of £24,660) and an estimated 667 pupils, with 327 in the plan period	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	Additional funding to deliver total growth to be provided by growth in sub area/ captured under item 1.311 and 1.312		Yes	Agreed in principle
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	1.217	Land north-east of Fairford Primary school	2FE Primary school	01_Education	01_Primary	IDP modelling	Essential	£ 8,458,380	GCC Education (Benchmark per primary pupil of £24,660) and an estimated 343 pupils	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	Additional funding to deliver total growth to be provided by growth in sub area/ captured under item 1.311 and 1.312		Yes	Agreed in principle
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	1.218	Land south-west of Kemble Primary school	2FE Primary school	01_Education	01_Primary	IDP modelling	Essential	£ 7,545,960	GCC Education (Benchmark per primary pupil of £24,660) and an estimated 306 pupils	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs	Additional funding to deliver total growth to be provided by growth in sub area/ captured under item 1.311 and 1.312		Yes	Agreed in principle
North Cotswold	North Cotswold Sub area	1.221	Financial contributions towards primary delivery	Financial contributions to support delivery of local school expansion (where not provided by strategic sites)	01_Education	01_Primary	IDP modelling	Essential	£ 11,047,680	GCC Education (Benchmark per primary pupil of £24,660) and an estimated 448 pupils, including non-strategic sites	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs			Yes	Agreed in principle
South Cotswold	South Cotswold Sub area	1.222	Financial contributions towards primary delivery	Financial contributions to support delivery of local school expansion (where not provided by strategic sites)	01_Education	01_Primary	IDP modelling	Essential	£ 17,459,280	GCC Education (Benchmark per primary pupil of £24,660) and an estimated 708 pupils, including non-strategic sites	£ -	S106; DfE grant	02: 2027-2037 (inclusive)	GCC; existing MATs			Yes	Agreed in principle
Cirencester	All sites	1.311	South Cotswold new Secondary	6FE Secondary school (room for expansion) to be delivered on Land South East of Cirencester and south of Preston	01_Education	01_Secondary	IDP modelling	Essential	See site totals to avoid double counting	GCC Education (Benchmark per Secondary pupil of £29,875 for 900) for £26,887,500	£ -	S106; DfE grant	03: 2033-2037 (inclusive)	GCC; existing MATs	Qualifying sites to contribute to new provision on identified site		Yes	Agreed in principle
Moreton-in-Marsh	All sites	1.312	North Cotswold new Secondary	6FE Secondary school (with contributions in line with mitigation / support wider re-distribution of students travelling to Chipping Camden) to be delivered at Moreton in Marsh	01_Education	01_Secondary	IDP modelling	Essential	See site totals to avoid double counting	GCC Education (Benchmark per Secondary pupil of £29,875 for 900) for £26,887,500	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs	Qualifying sites to contribute to new provision on identified site		Yes	Agreed in principle
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	1.314	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary	IDP modelling	Essential	£ 6,004,875.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 201, 86 within the plan period	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs			Yes	Agreed in principle
Cirencester	Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	1.315	Secondary Financial contributions	Financial contributions provided to deliver onsite secondary school	01_Education	01_Secondary	IDP modelling	Essential	£ 6,034,750.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 202	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs			Yes	Agreed in principle
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	1.316	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary	IDP modelling	Essential	£ 2,718,625.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 91	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs			Yes	Agreed in principle
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	1.317	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary	IDP modelling	Essential	£ 1,643,125.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 55	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs			Yes	Agreed in principle
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	1.318	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary	IDP modelling	Essential	£ 7,289,500.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 244	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs			Yes	Agreed in principle
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	1.319	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary	IDP modelling	Essential	£ 9,769,125.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 327, 161 within the plan period	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs			Yes	Agreed in principle
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	1.32	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary	IDP modelling	Essential	£ 5,019,000.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 168	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs			Yes	Agreed in principle
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	1.321	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary	IDP modelling	Essential	£ 4,481,250.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 150	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs			Yes	Agreed in principle
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	1.322	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary	IDP modelling	Essential	£ 5,437,250.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 182	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs			Yes	Agreed in principle
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	1.323	Secondary Financial contributions	Financial contributions provided to deliver onsite secondary school	01_Education	01_Secondary	IDP modelling	Essential	£ 9,739,250.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 326	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs			Yes	Agreed in principle
North Cotswold	North Cotswold Sub area	1.324	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary	IDP modelling	Essential	£ 6,572,500.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 220, including non-strategic sites	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs	To note sub area also includes consideration of Non-strategic allocations in sub area		Yes	Agreed in principle
South Cotswold	South Cotswold Sub area	1.325	Secondary Financial contributions	Financial contributions provided to deliver offsite secondary school as identified in IDS	01_Education	01_Secondary	IDP modelling	Essential	£ 10,396,500.00	GCC Education (Benchmark per Secondary pupil of £29,875 based on an estimated pupil yield of 348, including non-strategic sites	£ -	S106; DfE grant	07: Phased in line with delivery	GCC; existing MATs	To note sub area also includes consideration of Non-strategic allocations in sub area		Yes	Agreed in principle
District-wide	All sites	1.41	Post 16 education contribution	Contribution to strategic pot to support delivery of post 16 education	01_Education	01_Post 16	IDP modelling	Important	£ 22,645,250	GCC Education (Benchmark per post pupil of £29,875 for total of 758 places)	N/A	Section 106	07: Phased in line with delivery	GCC; existing MATs			Yes	Agreed in principle
District-wide	All sites	2.111	Reinforcement of existing community space	Existing provision well served to be reinforced where required and for schemes which do not deliver their own community facilities. This could include improvement of service offer and installation of Community Public Access Defibrillators (CPADs)	02_Community and social infrastructure	02_Multifunctional community space	IDP modelling	Important	Included in CIL	N/A	N/A	CIL	07: Phased in line with delivery	Parish and Town Councils	Where strategic sites are identified to required the provision of new community facilities, they are encouraged to liaise with existing facilities to ensure alignment and collaboration where possible, including through combined facilities where appropriate		No	Draft for comment
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	2.113	New onsite multifunctional community hub	A combined facility (covering community, culture, blue light and potential indoor sport requirement) of approximately 400sqm. This will cover both local plan and beyond plan period growth scenario	02_Community and social infrastructure	02_Multifunctional community space	IDP modelling	Important	£ 1,200,000	BCIS estimate of £2,640/m^2 + fees (£3,000) for outside London combined facility applied to facility size, including fit out but excluding land cost	£ -	S106; direct delivery	02: 2027-2037 (inclusive)	Parish and Town Councils	Cost estimate dependent on specification and subject to refinement. Broad order of magnitude costs provided to ensure considered at viability testing but subject to refinement at application stage.		No	Draft for comment
Cirencester	Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	2.114	New onsite multifunctional community hub	A combined facility (covering community, culture, blue light and potential indoor sport requirement) of approximately 500sqm.	02_Community and social infrastructure	02_Multifunctional community space	IDP modelling	Important	£ 1,500,000	BCIS estimate of £2,640/m^2 + fees (£3,000) for outside London combined facility applied to facility size, including fit out but excluding land cost	£ -	S106; direct delivery	02: 2027-2037 (inclusive)	Parish and Town Councils			No	Draft for comment
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	2.115	New onsite multifunctional community hub	A combined facility (covering community, culture, blue light and potential indoor sport requirement) of approximately 400sqm.	02_Community and social infrastructure	02_Multifunctional community space	IDP modelling	Important	£ 1,200,000	BCIS estimate of £2,640/m^2 + fees (£3,000) for outside London combined facility applied to facility size, including fit out but excluding land cost	£ -	S106; direct delivery	02: 2027-2037 (inclusive)	Parish and Town Councils	This is in excess of modelled need but considered to be the minimum viable size of amulti-functional community building and is otherwise required to support modelled mode share		No	Draft for comment
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	2.116	New onsite multifunctional community hub	A combined facility (covering community, culture, blue light and potential indoor sport requirement) of approximately 600sqm.	02_Community and social infrastructure	02_Multifunctional community space	IDP modelling	Important	£ 1,800,000	BCIS estimate of £2,640/m^2 + fees (£3,000) for outside London combined facility applied to facility size, including fit out but excluding land cost	£ -	S106; direct delivery	02: 2027-2037 (inclusive)	Parish and Town Councils			No	Draft for comment
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	2.117	New onsite multifunctional community hub	A combined facility (covering community, culture, blue light and potential indoor sport requirement) of approximately 600sqm to cover both the current Local Plan and the broad location for growth.	02_Community and social infrastructure	02_Multifunctional community space	IDP modelling	Important	£ 1,800,000	BCIS estimate of £2,640/m^2 + fees (£3,000) for outside London combined facility applied to facility size, including fit out but excluding land cost	£ -	S106; direct delivery	02: 2027-2037 (inclusive)	Parish and Town Councils			No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	2.118	New onsite multifunctional community hub	A combined facility (covering community, culture, blue light and potential indoor sport requirement) of approximately 400sqm.	02_Community and social infrastructure	02_Multifunctional community space	IDP modelling	Important	£ 1,200,000	BCIS estimate of £2,640/m^2 + fees (£3,000) for outside London combined facility applied to facility size, including fit out but excluding land cost	£ -	S106; direct delivery	02: 2027-2037 (inclusive)	Parish and Town Councils			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	2.119	New onsite multifunctional community hub	A combined facility (covering community, culture, blue light and potential indoor sport requirement) of approximately 400sqm. At this stage this is considered to be the smallest viable community facility but subject to refinement at application stage	02_Community and social infrastructure	02_Multifunctional community space	IDP modelling	Important	£ 1,200,000	BCIS estimate of £2,640/m^2 + fees (£3,000) for outside London combined facility applied to facility size, including fit out but excluding land cost	£ -	S106; direct delivery	02: 2027-2037 (inclusive)	Parish and Town Councils			No	Draft for comment
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	2.12	New onsite multifunctional community hub	A combined facility (covering community, culture, blue light and potential indoor sport requirement) of approximately 400sqm.	02_Community and social infrastructure	02_Multifunctional community space	IDP modelling	Important	£ 1,200,000	BCIS estimate of £2,640/m^2 + fees (£3,000) for outside London combined facility applied to facility size, including fit out but excluding land cost	£ -	S106; direct delivery	02: 2027-2037 (inclusive)	Parish and Town Councils			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	2.121	New onsite multifunctional community hub	A combined facility (covering community, culture, blue light and potential indoor sport requirement) of approximately 600sqm.	02_Community and social infrastructure	02_Multifunctional community space	IDP modelling	Important	£ 1,800,000	BCIS estimate of £2,640/m^2 + fees (£3,000) for outside London combined facility applied to facility size, including fit out but excluding land cost	£ -	S106; direct delivery	02: 2027-2037 (inclusive)	Parish and Town Councils			No	Draft for comment
District-wide	All sites	2.21	Reinforcement of existing Library provision to support current Local Plan growth	Current preferred option is the expansion/relocation of the Moreton-in- Marsh Library. The alternatives (a satellite site of collection point in a multifunctional community building) provides a pragmatic and sustainable alternatives, enabling access to core library services without the requirement for dedicated on-site staff at all times. Such facilities can deliver a meaningful library presence within new communities, supporting access to resources, digital inclusion, and reading engagement. Both options could offer a range of services, including (but not limited to): •A curated lending stock •Self-service kiosks for issuing and returning items •Book reservation and collection services •Public access computers •Printing and associated digital services These models offer flexibility in terms of location and design. Provision could be situated within a dedicated room or integrated into a shared community space, such as a hub, leisure facility, or café area	02_Community and social infrastructure	02_Library	IDP modelling	Important	£ 2,970,968	GCC Developer Guide rate of £196 per homes x 15,158 homes	£ -	S106	07: Phased in line with delivery	GCC Libraries	Alternative sites for new sites will also be supported but subject to retention of existing staffing levels		Yes	Agreed in principle
Cirencester	All sites	2.31	Expansion of Stratton Cemetery	Potential expansion of Stratton Cemetery - provision of land in kind of CIL	02_Community and social infrastructure	02_Burial ground/cemeteries	CDC Bereavement team	Important	Included in CIL	Establishment costs are proportional to build out with largest barrier being the land transfer costs associated with adjacent land owner (BDL)	£ -	CIL	05: 2033-2043 (inclusive)	CDC Bereavement team			No	Draft for comment
North Cotswold	North Cotswold Sub area	3.11	Land / contributions to support new GP surgery/ existing Business Case	Support Chipping Camden Surgery to be expanded to align with the current future funding commitment. In combination with schemes 3.11,3.12 and 3.13 these collectively provide circa 2,500sqm of practicing space capable of provide services to circa 30,000 patients though collective funding of approximately £19.24m).	03_Primary Healthcare	03_GP space	IDP modelling	Essential	Planning obligation/ covered by separate line item	N/A	Business case approved covering operational costs	S106/CIL	01: 2027-2032 (inclusive)	GCC ICB; NHS	Cost assumed to be based on provision of land to support current business case approval and related to potential fallback mechanism contained in item 3.14		Yes	Agreed in principle

Sub area		Scheme information			Categorisation				Cost and delivery									
Relevant Sub area	Site/Sub area attribution	Ref	Scheme name	Scheme description	Infrastructure category	Infrastructure sub-category	Source	Prioritisation	Cost (£)	Source of cost	Confirmed funding	Potential funding mechanism	Initial phasing	Potential Delivery partners/ providers	Commentary	Working Commentary (to be deleted)	Sensitive to growth figure	Status of agreement (to be deleted)
Cirencester	Cirencester Sub area	3.12	Land to support new GP surgery/ existing Business Cass	Support replacement of Pheonix Health surgery (moving from Chesterton Lane). In combination with schemes 3.11,3.12 and 3.13 these collectively provide circa 2,500sqm of practicing space capable of provide services to circa 30,000 patients though collective funding of approximately £18.24m). Currently envisaged to be delivered on existing Steadings site or as part of Southern Expansion through new build	03_Primary Healthcare	03_GP space	IDP modelling	Essential	Planning obligation/ covered by separate line item	N/A	Business case approved covering operational costs	S106/CIL	01: 2027-2032 (inclusive)	GCC ICB; NHS	Cost assumed to be based on provision of land to support current business case approval and related to potential fallback mechanism contained in item 3.14		Yes	Agreed in principle
Cirencester	Cirencester Sub area	3.13	Identify land to support new GP surgery/ existing Business Cass	Support expansion of Cirencester Neighbourhood health centre in combination with schemes 3.11,3.12 and 3.13 these collectively provide circa 2,500sqm of practicing space capable of provide services to circa 30,000 patients though collective funding of approximately £18.24m). Specific site to be identified in Cirencester sub area, preliminarily identified as Land at Kingshill	03_Primary Healthcare	03_GP space	IDP modelling	Essential	Planning obligation/ covered by separate line item	N/A	Business case approved covering operational costs	S106/CIL	01: 2027-2032 (inclusive)	GCC ICB; NHS	Cost assumed to be based on provision of land to support current business case approval and related to potential fallback mechanism contained in item 3.14. Alternative locations would also be considered on their merits but Kingshill benefits from the need for onsite facilities to support modal share and access to existing patient lists in Cirencester		Yes	Agreed in principle
District-wide	All sites	3.14	Residual need for primary healthcare (and consideration of tall back measures)	This scheme includes the residual cost estimate for additional planned projects towards the end of the Local Plan period, on the basis the identified schemes within this IDS collectively provide approximately 2,500sqm of practicing space. This cost would therefore mitigate the need for approximately 3,347 additional patients at the latter end of the plan period. This is currently understood to be reviewed at the Moreton-in-Marsh, subject to feasibility.	03_Primary Healthcare	03_GP space	IDP modelling	Important	£ 2,034,256	Cost based on a plan wide need for 2,854sqm at a total costs of £20.26 million based on delivered and fitted out space, with provision for circa 30,000 patients delivered by existing programme (at an equivalent new build cost of £18.24 million). The residual demand (3,347 patient or 287sqm) at the same fit out (£7,088 per sqm) is therefore included	See committed schemes	S106/CIL	03: 2033-2037 (inclusive)	GCC ICB; NHS	As set out in the body of the IDP, whilst there is an element of funding committed as part of the business case under schemes 3.11,3.12 and 3.13, these are yet to be implemented. In this event, the same methodology would apply to the wider housing growth figures and therefore be increased significantly. As set out in the body of the IDP this would equate to an estimated range of £15.63 to £20.26 million. As a result if the on-site provision is not provided, off-site financial contribution towards refurb and/or extensions of impacted PCN(s). Any on-site provision should meet the NHS's minimum requirements regarding commercial terms, scale and design of the primary care facility		Yes	
District-wide	All sites	3.15	Seek opportunities to provide a Neighbourhood Health Centre	Subject to business case work being prepared but the Neighbourhood Health Centre scheme is supported by CDC	03_Primary Healthcare	03_GP space	IDP modelling	Important	Included in CIL	N/A	N/A	CIL	07: Phased in line with delivery	GCC ICB; NHS			No	Agreed in principle
District-wide	All sites	4.11	Compliance with onsite open space standards	Covering Accessible Green Space, Allotments and Play in particular	04_Open space and Sports	04_Onsite Open space standards	IDP modelling	Important	Planning obligation	N/A	N/A	Direct delivery	07: Phased in line with delivery	CDC Policy team; management companies	Costs considered covered by site delivery costs		No	Agreed in principle
District-wide	All sites	4.21	Sport hall CUAs	Support continued Community Use Agreements of sports halls, particularly in Cirencester and as part of new Educational facilities	04_Open space and Sports	04_Sport and recreation	Sport England	Important	Included in CIL	N/A	N/A	CIL	04: 2038-2043 (inclusive)	Multi-academy trusts, CDC Leisure, Sports England, National Governing Boards			No	Agreed in principle
District-wide	All sites	4.31	KKP playing pitch report conclusions	Contributions to increase carrying capacity of existing facilities	04_Open space and Sports	04_Sport and recreation	KKP Playing Pitch Strategy	Important	Included in CIL	N/A	N/A	CIL	07: Phased in line with delivery	CDC Leisure, Sports England, National Governing Boards			Yes	Draft for comment
District-wide	All sites	4.32	KKP playing pitch report conclusions	Local Plan wide need for 20 playing pitches (based on 0.65 pitches per 500 homes)	04_Open space and Sports	04_Sport and recreation	KKP Playing Pitch Strategy	Important	£ 3,704,708	KKP evidence base for pitch cost, calculated across plan period. This figure is based on capital costs only at this stage, and does not include ongoing lifecycle costs. These are dependent on the type of pitch provided and the management arrangement and will be subject to refinement at the application stage.	N/A	S106	07: Phased in line with delivery	CDC Leisure, Sports England, National Governing Boards, Strategic Sites	Scope of cost dependent on need identified at application stage. It is envisaged these will be delivered on the strategic sites in full although standalone sites will be supported		Yes	Draft for comment
District-wide	All sites	4.33	Lifecycle costs associated with pitch provision	Lifecycle costs associated with Local Plan wide need for 20 playing pitches	04_Open space and Sports	04_Sport and recreation	KKP Playing Pitch Strategy	Important	£ 3,757,000	Lifecycle costs based on KKP estimate of £18,785 per annum for 10 years per site, combined with plan wide need for 20 pitches	N/A	S106	07: Phased in line with delivery	CDC Leisure, Sports England, National Governing Boards, Strategic Sites			Yes	
District-wide	All sites	4.34	Indoor Sports Halls	Local Plan wide need for two new Sports Centres requiring 8 new courts. Given the distribution of unmet need across the district, the Council will seek provision via land at Strategic Sites and via financial contributions from all sites	04_Open space and Sports	04_Sport and recreation	AECOM Leisure addendum	Important	£ 5,865,436	Sport England Facilities Calculator (utilising Q3 2025 build costs)	N/A	S106	07: Phased in line with delivery	CDC Leisure, Sports England, National Governing Boards, Strategic Sites			Yes	
District-wide	All sites	4.35	Swimming pool provision	Local Plan wide need for the equivalent of 1.7 new swimming pools (calculated to be 358.16sqm or 6 lane equivalent). Given the distribution of unmet need across the district, the Council will seek provision (both land and proportional financial contributions) in both the North and South of the District	04_Open space and Sports	04_Sport and recreation	AECOM Leisure addendum	Important	£ 7,736,226	Sport England Facilities Calculator (utilising Q3 2025 build costs)	N/A	S106	07: Phased in line with delivery	CDC Leisure, Sports England, National Governing Boards, Strategic Sites			Yes	
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	4.41	Onsite SANG	The provision of onsite SANG (delivered in line with Natural England Guidance) based on the need to provide 8ha per 1000 people. Suitable offsite solutions which mitigate the same impact will also be considered on its merits.	04_Open space and Sports	04_SANG provision	LUC SANG Strategy	Essential	Planning obligation	N/A	N/A	Direct delivery	01: 2027-2032 (inclusive)	Natural England	Considered covered by site delivery costs		Yes	Agreed in principle
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	4.42	Onsite ANRG	The provision of onsite ANRG (delivered in line with Natural England Guidance). Suitable offsite solutions which mitigate the same impact will also be considered on its merits.	04_Open space and Sports	04_SANG provision	LUC SANG Strategy	Essential	Planning obligation	N/A	£ -	Direct delivery	01: 2027-2032 (inclusive)	Natural England	Considered covered by site delivery costs		Yes	Agreed in principle
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	4.43	Onsite ANRG	The provision of onsite ANRG (delivered in line with Natural England Guidance). Suitable offsite solutions which mitigate the same impact will also be considered on its merits.	04_Open space and Sports	04_SANG provision	LUC SANG Strategy	Essential	Planning obligation	N/A	N/A	Direct delivery	01: 2027-2032 (inclusive)	Natural England	Considered covered by site delivery costs		Yes	Agreed in principle
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	4.44	Onsite SANG	The provision of onsite SANG (delivered in line with Natural England Guidance) based on the need to provide 8ha per 1000 people. Suitable offsite solutions which mitigate the same impact will also be considered on its merits.	04_Open space and Sports	04_SANG provision	LUC SANG Strategy	Essential	Planning obligation	N/A	N/A	Direct delivery	01: 2027-2032 (inclusive)	Natural England	Considered covered by site delivery costs		Yes	Agreed in principle
District-wide	All sites	4.45	Strategic Local Plan SANG to serve non-strategic and windfall sites	Potential need for residual SANG provision to mitigate impact of windfall, saved allocations and non-strategic allocations of circa 15ha, subject to scale of windfall development. Could be provided as part of strategic sites, or an alterative potential strategic location for Local Plan SANG. This has preliminarily been identified adjacent to the Kemble Strategic Site but would be paid for by qualifying development	04_Open space and Sports	04_SANG provision	LUC SANG Strategy	Essential	£ -	Potential to be delivered as a commercial enterprise	N/A	Direct delivery	01: 2027-2032 (inclusive)	Natural England; CDC	Alternative sites will also be supported. Please see policy position. SANG Strategy estimates that the total per hectare cost for the creation of an appropriate SANG site has been calculated to be £17,615.64.		Yes	Agreed in principle
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	4.46	North Meadow SAMM contribution	Contributions to North Meadows SAMM mitigation to provide onsite enhancements in line with latest recreation mitigation strategy	04_Open space and Sports	04_SANG provision	LUC SANG Strategy	Essential	£ 218,357	SAMM tariffs taken from CDC website (April 2026) of £356.21 per dwelling for North Meadow	N/A	S106	07: Phased in line with delivery	Natural England; CDC			Yes	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	4.46	North Meadow SAMM contribution	Contributions to North Meadows SAMM mitigation to provide onsite enhancements in line with latest recreation mitigation strategy	04_Open space and Sports	04_SANG provision	LUC SANG Strategy	Essential	£ 406,436	SAMM tariffs taken from CDC website (April 2026) of £356.21 per dwelling for North Meadow	N/A	S106	07: Phased in line with delivery	Natural England; CDC			Yes	Draft for comment
Cirencester	Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	4.46	North Meadow SAMM contribution	Contributions to North Meadows SAMM mitigation to provide onsite enhancements in line with latest recreation mitigation strategy	04_Open space and Sports	04_SANG provision	LUC SANG Strategy	Essential	£ 487,295	SAMM tariffs taken from CDC website (April 2026) of £356.21 per dwelling for North Meadow	N/A	S106	07: Phased in line with delivery	Natural England; CDC			Yes	Draft for comment
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	4.46	North Meadow SAMM contribution	Contributions to North Meadows SAMM mitigation to provide onsite enhancements in line with latest recreation mitigation strategy	04_Open space and Sports	04_SANG provision	LUC SANG Strategy	Essential	£ 791,499	SAMM tariffs taken from CDC website (April 2026) of £356.21 per dwelling for North Meadow	N/A	S106	07: Phased in line with delivery	Natural England; CDC			Yes	Draft for comment
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	4.46	North Meadow SAMM contribution	Contributions to North Meadows SAMM mitigation to provide onsite enhancements in line with latest recreation mitigation strategy	04_Open space and Sports	04_SANG provision	LUC SANG Strategy	Essential	£ 132,510	SAMM tariffs taken from CDC website (April 2026) of £356.21 per dwelling for North Meadow	N/A	S106	07: Phased in line with delivery	Natural England; CDC			Yes	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	4.46	Beechwood SAMM contribution	Contributions to Beechwood SAMM mitigation to provide onsite enhancements in line with latest recreation mitigation strategy	04_Open space and Sports	04_SANG provision	LUC SANG Strategy	Essential	£ 225,757	SAMM tariffs taken from CDC website (April 2026) of £221.33 per dwelling	N/A	S106	07: Phased in line with delivery	Natural England; CDC			Yes	Draft for comment
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	4.46	North Meadow SAMM contribution	Contributions to North Meadows SAMM mitigation to provide onsite enhancements in line with latest recreation mitigation strategy	04_Open space and Sports	04_SANG provision	LUC SANG Strategy	Essential	£ 590,596	SAMM tariffs taken from CDC website (April 2026) of £356.21 per dwelling for North Meadow	N/A	S106	07: Phased in line with delivery	Natural England; CDC			Yes	Draft for comment
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	4.46	North Meadow and Beechwood SAMM contribution	Contributions to North Meadows and Beechwood SAMM mitigation to provide onsite enhancements in line with latest recreation mitigation strategy	04_Open space and Sports	04_SANG provision	LUC SANG Strategy	Essential	£ 787,765	SAMM tariffs taken from CDC website (April 2026) of £221.33 per dwelling for Beechwoods and £356.21 per dwelling for North Meadow	N/A	S106	07: Phased in line with delivery	Natural England; CDC			Yes	Draft for comment
South Cotswold	South Cotswold Sub area	4.46	North Meadow and Beechwood SAMM contribution	Residual contributions to North Meadows and Beechwood SAMM mitigation to provide onsite enhancements in line with latest recreation mitigation strategy for non strategic allocations and estimated windfall	04_Open space and Sports	04_SANG provision	LUC SANG Strategy	Essential	£ 1,014,296	SAMM tariffs taken from CDC website (April 2026) of £221.33 per dwelling for Beechwoods and £356.21 per dwelling for North Meadow	N/A	S106	07: Phased in line with delivery	Natural England; CDC	To note that the detailed contribution due will be calculated per dwelling at the application stage		Yes	Draft for comment
District-wide	All sites	6.11	Fibre to the premises	FTTP expectation for all schemes over 10 homes	06_Utilities	06_Digital	GCC developer guide	Important	Planning obligation	N/A	Full costs	Likely funded by Universal Service Obligation	07: Phased in line with delivery	Openreach			No	Agreed in principle
District-wide	All sites	6.21	Reinforcement of electricity supply	Scale of reinforcement dependent on wider energy transition. Requirements likely to be triggered in early stages of the local plan (0-5 years) and therefore early engagement is required to determine scale of upgrade required once Local Plan is found sound. Specific schemes identified as supporting scale of growth identified separately	06_Utilities	06_Electricity supply	IDP modelling	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan	01: 2027-2032 (inclusive)	SSEN			No	Draft for comment
District-wide	Circencester Sub area	6.22	Reinforcement of electricity supply	CIRENCESTER Bulk Supply Point (Earliest identified negative headroom [minimum headroom scenario] in future projection occurs in 2031)	06_Utilities	06_Electricity supply	IDP modelling	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan	01: 2027-2032 (inclusive)	SSEN	To be refined with statutory providers		No	Draft for comment
District-wide	All sites	6.23	Reinforcement of electricity supply	STRATTON (RESERVE) Bulk Supply Point (Earliest identified negative headroom [minimum headroom scenario] in future projection occurs in 2029)	06_Utilities	06_Electricity supply	IDP modelling	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan	01: 2027-2032 (inclusive)	SSEN	To be refined with statutory providers		No	Draft for comment
District-wide	South Cotswold Sub area	6.24	Reinforcement of electricity supply	MELKSHAM Grid Supply point (Earliest in service date for applications >1MW in 2036)	06_Utilities	06_Electricity supply	IDP modelling	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan	03: 2033-2037 (inclusive)	SSEN	To note it is estimated that the Melksham GSP currently serves nearly 250,000 customers and is in the process of being upgraded	To be refined with statutory providers	No	Draft for comment
District-wide	North Cotswold Sub area	6.25	Reinforcement of electricity supply	COWLEY Grid Supply point (Earliest in service date for applications >1MW in 2029)	06_Utilities	06_Electricity supply	IDP modelling	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan	01: 2027-2032 (inclusive)	SSEN	To note it is estimated that the Cowley GSP currently serves nearly 270,000 customers and is in the process of being upgraded	To be refined with statutory providers	No	Draft for comment
District-wide	All sites	6.26	Reinforcement of electricity supply	Minety Grid Supply point (Earliest in service date for applications >1MW in 2036)	06_Utilities	06_Electricity supply	IDP modelling	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan	02: 2027-2037 (inclusive)	SSEN	To note it is estimated that the Minety GSP currently serves nearly 150,000 customers and is in the process of being upgraded	To be refined with statutory providers	No	Draft for comment
North Cotswold	North Cotswold Sub area	6.27	Reinforcement of electricity supply	Moreton-in-Marsh Primary substation	06_Utilities	06_Electricity supply	IDP modelling	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan	02: 2027-2037 (inclusive)	National Grid/Western Power Distribution		To be refined with statutory providers	No	Draft for comment
Cirencester	Circencester Sub area	6.31	Cirencester STW	Cirencester - Will be approaching its permit limit towards the end of the plan period and would only have 5% headroom left in 2045. As a result, it will likely require planned upgrades within the plan period	06_Utilities	06_Water Supply and Wastewater	Thames Water	Critical	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan; water industry price review	06: 2027-2043 (inclusive)	Thames water		To be refined with statutory providers	No	Draft for comment
Fairford	Fairford Sub area	6.32	Fairford STW works	Fairford - Expected to require additional capacity between 2030 and 2035	06_Utilities	06_Water Supply and Wastewater	Thames Water	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan; water industry price review	01: 2027-2032 (inclusive)	Thames water		To be refined with statutory providers	No	Draft for comment
Mickleton	Mickleton Sub area	6.33	Honeybourne STW	Honeybourne - Expected to require additional capacity between 2040 and 2045	06_Utilities	06_Water Supply and Wastewater	Severn Trent	Critical	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan; water industry price review	04: 2038-2043 (inclusive)	Severn Trent		To be refined with statutory providers	No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh Sub area	6.34	Moreton in Marsh STW	Moreton-in-Marsh - Expected to require additional capacity between 2030 and 2035	06_Utilities	06_Water Supply and Wastewater	Thames Water	Critical	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan; water industry price review	01: 2027-2032 (inclusive)	Thames water		To be refined with statutory providers	No	Draft for comment
North Cotswold	North Cotswold Sub area	6.35	Blockley STW	Blockley STW is currently at or close to capacity and could impact windfall development	06_Utilities	06_Water Supply and Wastewater	Thames Water	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan; water industry price review	01: 2027-2032 (inclusive)	Thames water		To be refined with statutory providers	No	Draft for comment
South Cotswold	Multiple: Ampney St Peter STW	6.36	Ampney St Peter	Ampney St Peter - Expected to require additional capacity between 2030 and 2035	06_Utilities	06_Water Supply and Wastewater	Thames Water	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan; water industry price review	01: 2027-2032 (inclusive)	Thames water		To be refined with statutory providers	No	Draft for comment
South Cotswold	South Cotswold Sub area	6.37	Lechlade STW	Lechlade - Will be approaching its permit limit towards the end of the plan period and would only have 7% headroom left in 2045. As a result, it will likely require planned upgrades within the plan period	06_Utilities	06_Water Supply and Wastewater	Thames Water	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan; water industry price review	04: 2038-2043 (inclusive)	Thames water		To be refined with statutory providers	No	Draft for comment
Kemble	Kemble Sub area	6.38	Wessex Water upgrades	Given scale of growth envisaged within their coverage area, no mitigation was identified as required to serve the additional growth although this is dependent on the scale of windfall growth and is therefore added to this IDS for completeness.	06_Utilities	06_Water Supply and Wastewater	Wessex Water	Essential	£ -	N/A	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan; water industry price review	04: 2038-2043 (inclusive)	Wessex Water			No	
Kemble	Kemble Sub area	6.39	Bristol Water upgrades	Given scale of growth envisaged within their coverage area, no mitigation was identified as required to serve the additional growth although this is dependent on the scale of windfall growth and is therefore added to this IDS for completeness.	06_Utilities	06_Water Supply and Wastewater	Bristol Water	Essential	£ -	N/a	£ -	Infrastructure Charge; Statutory Undertaker Assets Management Plan; water industry price review	04: 2038-2043 (inclusive)	Bristol Water			No	
District-wide	All sites	7.11	Consolidation of blue light facilities	Support in the delivery of shared services and hubs and in existing Community Fire Stations, in line with the GFRS 'Productivity and Efficiency Plan 2025-2026'	07_Emergency services	07_Fire and rescue	IDP modelling	Important	Included in CIL	N/A	CIL	S106; CIL; National funding	07: Phased in line with delivery	Gloucestershire Constabulary; SW Ambulance Service; Gloucestershire Fire and Rescue	Identified through a number of strategic plans but not specific project identified as required to deliver the local plan growth		No	Draft for comment
District-wide	All sites	7.12	Support for consolidation of existing facilities and inclusion within multi-functional community hubs for blue light functions	Support in the delivery of shared services and hubs within new proposed community hubs provided on strategic sites	07_Emergency services	07_Police	IDP modelling	Important	Covered separately under multifunctional community hub costs	N/A	N/A	S106; CIL; National funding	07: Phased in line with delivery	Gloucestershire Constabulary; SW Ambulance Service; Gloucestershire Fire and Rescue	Costs included in estimates for multifunctional community building		No	Draft for comment

Sub area		Scheme information			Categorisation				Cost and delivery									
Relevant Sub area	Site/Sub area attribution	Ref	Scheme name	Scheme description	Infrastructure category	Infrastructure sub-category	Source	Prioritisation	Cost (£)	Source of cost	Confirmed funding	Potential funding mechanism	Initial phasing	Potential Delivery partners/ providers	Commentary	Working Commentary (to be deleted)	Sensitive to growth figure	Status of agreement (to be deleted)
District-wide	All sites	7.21	On site provision of hydrants	Requirement for on site hydrant provision for schemes over 50 homes and on selected commercial developments. Where local fire risk could be demonstrably heightened, the provision for modern suppression in appropriate homes to reduce call outs will be sought	07_Emergency services	07_Fire and rescue	GCC developer guide	Important	Planning obligation	N/A	N/A	Direct delivery	07: Phased in line with delivery	Gloucestershire Fire and Rescue	Scale of obligation considered to be covered by site development costs		No	Agreed in principle
Cirencester	Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	7.31	New Community Response post	Provision of space within strategic site applications to allow for parking of response vehicles, ideally adjacent to usable facilities within community hubs	07_Emergency services	07_Ambulance	IDP modelling	Important	Planning obligation	N/A	N/A	Direct delivery	02: 2027-2037 (inclusive)	SW Ambulance Trust	Scale of obligation considered to be covered by site development costs		No	Draft for comment
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	7.32	New Community Response post	Provision of space within strategic site applications to allow for parking of response vehicles, ideally adjacent to usable facilities within community hubs	07_Emergency services	07_Ambulance	IDP modelling	Important	Planning obligation	N/A	N/A	Direct delivery	02: 2027-2037 (inclusive)	SW Ambulance Trust	Scale of obligation considered to be covered by site development costs		No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	7.33	New Community Response post	Provision of space within strategic site applications to allow for parking of response vehicles, ideally adjacent to usable facilities within community hubs	07_Emergency services	07_Ambulance	IDP modelling	Important	Planning obligation	N/A	N/A	Direct delivery	02: 2027-2037 (inclusive)	SW Ambulance Trust	Scale of obligation considered to be covered by site development costs		No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	7.34	New Community Response post	Provision of space within strategic site applications to allow for parking of response vehicles, ideally adjacent to usable facilities within community hubs	07_Emergency services	07_Ambulance	IDP modelling	Important	Planning obligation	N/A	N/A	Direct delivery	02: 2027-2037 (inclusive)	SW Ambulance Trust	Scale of obligation considered to be covered by site development costs		No	Draft for comment
District-wide	All sites	8.11	On site SUDS	To meet local plan standards	08_Flood Management	08_Onsite mitigation	SFRA	Essential	Planning obligation	N/A	N/A	Direct delivery	07: Phased in line with delivery	Strategic site promoter	Scale of obligation considered to be covered by site development costs		No	Draft for comment
Cirencester	Cirencester Sub area	8.12	Natural Flood Mitigation schemes	CDC support for GCC programme of work for natural flood mitigation at the parish level	08_Flood Management	08_Offsite mitigation	LLFA	Important	Included in CIL	N/A	£ -	S106; CIL; EA	04: 2038-2043 (inclusive)	GCC LLFA		To check if still appetite to support at CDC and GCC- retained from previous IDP	No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa14	Fairford-Circencester AT Route	An active travel route including cycling and walking to join onto intervention D7 to provide a route between all the major sites and Cirencester. This route is 10.7km long and would be formed through 3.4km predominantly upgraded bridleways, footpaths and tracks followed by 1.3km of quiet lane treatment followed by 1.6km of on road segregation followed by 3.2km of quiet lane treatment on Welsh Way followed by small bit of shared pathway on the A417 between Village Street and Waterton Farm (BAC25 footpath) 0.4km followed by 1.7km of upgraded footpath to shared space.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 5,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Cir10	Siddington Road Cycleway	Provision of an on-road cycleway connecting Sites SD23 and SD17 to town centre via Siddington Road. Cycleway would follow Siddington Road then turn onto Kingsmead Road to connect to existing cycleway underpass under Bristol Road. To be delivered along with Cir5 to provide onwards cycle access to town centre.	05_Transport	05_Active travel / public realm	City Science modelling	Essential	£ 300,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC			No	Draft for comment
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Cir11	Extend London Road cycleway	Extend London Road cycleway next to Site C81B toward town centre with on-road cycle lane. Connect to existing active travel bridge over Swindon Road, creating a shared use path for pedestrians and cyclists. Rejoin cycleway to London Road and towards town centre with	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Cirencester	Kemble Sub area	Cir12	Enhancement to 882 bus service	Increase the frequency of the Stagecoach West 882 bus service to run once an hour to provide better public transport connectivity to Cirencester.	05_Transport	05_Public transport - Bus	City Science modelling	Critical	£ 400,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	01: 2027-2032 (inclusive)	Bus provider, GCC			No	Draft for comment
Cirencester	Cirencester Sub area	Cir14	Cirencester mobility hub	Development of a new or enhanced mobility hub integrating public transport, micromobility, cycle facilities, and shared mobility options	05_Transport	05_Supporting Sustainable transport integration	Cotswold DC	Essential	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Cirencester	All sites	Cir15	Cirencester Park and Ride	Park and ride/stride provision to intercept car trips at the edge of town, with potential for targeted bus priority measures to improve reliability and attractiveness of services into Cirencester. Park and Rides tend to target cars coming from out of town. Given the placement of this it is unlikely to be used by sites within the local plan. It is will be important for reducing overall traffic levels which may help local plan traffic however at present the modelling does not suggest it is critical for the functioning of the network	05_Transport	05_Public transport - Bus	Cotswold DC	Important	£ 10,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	04: 2038-2043 (inclusive)	Bus provider, GCC			No	Draft for comment
Cirencester	Cirencester Sub area	Cir16	Wayfinding improvements	Introduction of a coherent, high-quality wayfinding strategy to improve navigation, reinforce key destinations, and enhance the legibility of walking and cycling networks across the town.	05_Transport	05_Active travel / public realm	Cotswold DC	Important	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	05: 2033-2043 (inclusive)	GCC; Town and Parish Councils			No	Draft for comment
Cirencester	Cirencester Sub area	Cir17	East-West Pedestrian / Cycle route improvements	Strengthening east-west pedestrian and cycle connectivity across Cirencester, improving continuity, safety, and accessibility.	05_Transport	05_Active travel / public realm	Cotswold DC	Important	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Cir18	Tesco-Siddington Road Active Travel Link	Creation of a direct, safe walking and cycling route connecting Tesco to Siddington Road, improving local accessibility and reducing short car trips.	05_Transport	05_Active travel / public realm	Cotswold DC	Essential	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	05: 2033-2043 (inclusive)	GCC			No	Draft for comment
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir19	Orchard Fields-Steadings Active Link	Establishment of a walking and cycling route through Orchard Fields connecting Siddington to The Steadings.	05_Transport	05_Active travel / public realm	Cotswold DC	Essential	£ 375,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	05: 2033-2043 (inclusive)	GCC			No	Draft for comment
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir2	Spratsgate Lane/Somerfield Road active travel links	Package of active travel measure could include providing pedestrian footpaths for residents willing to walk into Cirencester, as well as a on-road segregated cycleway. Require active travel access points along Spratsgate Lane for Sites SD20 and C190	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 1,400,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Cir20	Siddington-South Cerney active travel link	Development of a strategic active travel corridor utilising the disused railway line to provide a direct, segregated walking and cycling link between Siddington and South Cerney.	05_Transport	05_Active travel / public realm	Cotswold DC	Essential	£ 1,100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC			No	Draft for comment
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Cir21	Green Lane Quiet Road	Reclassification of Green Lane (off Clark's Lane) from highway use to a quiet lane with lower speed limits and appropriate signage to enable shared use road for walking and cycling.	05_Transport	05_Active travel / public realm	Cotswold DC	Essential	£ 100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC			No	Draft for comment
Cirencester	Cirencester Sub area	Cir22	A417 Underpass Roundabouts Active Travel Mitigation	Model suggests that cycling along the Dower's Lane becomes unsuitable for most people from suitable for some people due to increased traffic volumes. Many surrounding roads are currently assessed to have low suitability for cycling however there are a few off-road routes nearby meaning some cycle routing may be happening. Mitigation is likely to involve speed limit treatment on Dower's Lane and a shared pathway/cyclops upgrade to the two roundabouts. There is limited suitability in the wider area for cycling so this is unlikely to be a critical mitigation	05_Transport	05_Active travel / public realm	City Science modelling	Important	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Cir23	Spratsgate Lane AT Mitigation	At present the road has minimal segregated infrastructure (with the exception of the new roundabout that feeds into the development near the Wilkinson Road Junction). The change is traffic is significant enough that even with minimal interventions such as 20mph zones and traffic calming or non-segregated cycle lanes are unlikely to be sufficient to leave the road suitable for most people. At present this route lies on the National Route 45. Multiple options should be explored including providing segregated provision or through alternative routing for the key routes that may use this route. For example K10 intervention may open up a route through Chesterton Farm and into the town centre and to east provision could be improved for a route along love lane. These interventions would be in addition to that proposed as part of the committed steadings site.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 1,400,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Cir24	On site provision of services	Site further from Cirencester Town centre require on site provision of essential services to reduce travel in to the town centre. This should include at a minimum a primary school, a community space, a retail offering (ideally a small convenience store and service for last mile delivery such a RM parcel box and parcel collection (either within a retail offering or through an external parcel collection service).	05_Transport	05_Behaviour change	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter			No	Draft for comment
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Cir25	Kingshill Road/London Road mitigation	Upgrade Junction to a signalised Junction	05_Transport	05_Highways	City Science modelling	Critical	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Cir26	Kingshill Road/Cirencester Road mitigation	Upgrade Junction to a signalised Junction	05_Transport	05_Highways	City Science modelling	Critical	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Cir27	Somerford Road/Chesterton Lane HW Mitigation	Upgrade intersection between Somerford road and Chesterton lane to be signalised. The modelling suggests that increased traffic on Chesterton road will lead to severe queueing on the Somerford road due to them being unable to merge	05_Transport	05_Highways	City Science modelling	Essential	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir28	Cirencester Road AT Flag	Limit issues for active travel using speed limits (20mph) and soft segregation	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 400,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -		01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Cirencester	Cirencester Sub area	Cir29	B4425/A429 Stow Road mitigation	Signal Optimisation/ Increase cycle time (reduce amount of loss time for Cherrytree Ln and increase green time B4425 and Stow Rd) Required to deal with harm to network	05_Transport	05_Highways	City Science modelling	Critical	£ 50,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir3	Active travel access Swindon Road	Active travel access onto Swindon Road at the northeastern corner of Site R519 to give access to existing cycleway crossing the A419 and along Cricklade Road to town centre.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 200,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir30	Cirencester-Swindon BRT	Implementation of BRT route prosed between Cirencester and Swindon. This is assumed to contain enough bus priority interventions to keep the journey times down and a service that is frequent a minimum of every fifteen minutes. In order to maximise the utility of these route for the local plan it is assumed that this will be an express stopping service that would call at Swindon-Down Ampney-Driffield Junction- Preston-Kingshill Lane-Cirencester. This captures around 2300 dwellings in the local plan. Journey time between Swindon and Cirencester should be no longer than 50-60 minutes to provide a competitive journey time to driving.	05_Transport	05_Public transport - Bus	City Science modelling	Critical	£ 5,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC			No	Draft for comment
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir32	Enhanced or extended bus service between Site C187 via the Steadings to Cirencester	Increase the frequency of existing bus routes or implementation of a new bus route to connect the new site south of the Steadings via The Steadings to Cirencester. Could include a bus gate to permit bus movements between the Steadings and site C187.	05_Transport	05_Public transport - Bus	City Science modelling	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC	Scheme requires alignment between saved allocation and Steadings Phase 2		No	Draft for comment
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir33	Local transport corridor interchange hub in The Steadings	Implement a Local Transport Corridor Interchange Hub within The Steadings where bus service between The Steading and Cirencester will stop on site.	05_Transport	05_Supporting Sustainable transport integration	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ 1,000,000	S106	01: 2027-2032 (inclusive)	Bathurst Development Ltd; GCC	Existing scheme being delivered by the Steading existing allocation and included as an assumption in the baseline transport modelling		No	Draft for comment
Cirencester	Cirencester Sub area	Cir34	20mph zones	Extended the 20mph zones to cover residential street and development sites. This follows the consultation currently out	05_Transport	05_Behaviour change	GCC (20mph Speed Work)	Essential	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir35	Active Travel Route from South Steadings to Tetbury Road Entrance of Agricultural College	Route following the existing planned interconnection between the Steadings and South Steadings extension. Exiting on the southern access from the Steadings (assuming the roundabout has been designed with adequate segregation. Then 0.2km of shared pathway on the north bound side of the road. Given the likely low volumes of both pedestrians and cyclists a 3m shared pathway would be sufficient and can be delivered within the HW boundary	05_Transport	05_Active travel / public realm	City Science/ GCC	Critical	£ 100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC; Agricultural College			No	Draft for comment
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir36	A419 Swindon Road/Silver Street	Upgrade the junction to a signalised junction and add approach flares.	05_Transport	05_Highways	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir37	A429/Chesterton Ln Junction	Change the stages and phases (having an all A429 stage followed by a Chesterton In stage, and more green time for Stroud lane approach)	05_Transport	05_Highways	City Science modelling	Critical	£ 50,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	Cir38	A419 Stroud Road/Trewsbury Road	Upgrade the junction to a signalised junction and add approach flares.	05_Transport	05_Highways	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir39	A429 Watermoor Roundabout	Add approach arm flares to the roundabout and widen the eastbound approach arm.	05_Transport	05_Highways	City Science modelling	Critical	£ 10,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir4	Cricklade Road Cycleway Enhancement	Upgrade the cycleway from Preston Toll Bar along Cricklade Road by installing high-quality road surface throughout, introducing a designated on-road cycle lane, and implementing clear signage. Extend this cycleway improvements to the town centre, passing under the foot tunnel under the Bristol Road and joining Watermoor Way	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment

Sub area		Scheme information			Categorisation				Cost and delivery									
Relevant Sub area	**Site/Sub area attribution**	**Ref**	**Scheme name**	**Scheme description**	Infrastructure category	Infrastructure sub-category	Source	Prioritisation	Cost (£)	Source of cost	Confirmed funding	Potential funding mechanism	Initial phasing	Potential Delivery partners/ providers	Commentary	Working Commentary (to be deleted)	Sensitive to growth figure	Status of agreement (to be deleted)
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir40	Stroud Road north of Tetbury Roundabout	Widen the road to two lanes to accommodate development access.	05_Transport	05_Highways	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways	Existing scheme being delivered by the Steading existing allocation and included as an assumption in the baseline transport modelling		No	Draft for comment
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir41	A419 Swindon Road\Cirencester Road	Widen the roundabout to provide two lanes between the roundabout and the Kingsmill Lane signalised junction.	05_Transport	05_Highways	City Science modelling	Critical	£ 10,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir42	A29 Swindon Road/Bristol Road Roundabout	Widen the roundabout.	05_Transport	05_Highways	City Science modelling	Critical	£ 10,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Cirencester Sub area	Cir43	Chesterton Road Active Travel Mitigation	Segregated cycle route from Chesterton Farm Lodge to join into A429/A419 underpass. This is to account for the decreased suitability for mixed traffic cycling due to the increase in traffic.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 300,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	07: Phased in line with delivery	GCC Highways			No	Draft for comment
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir5	Watermoor Road space reallocation	Reallocate road space along Watermoor Road to create a serrated cycleway, joining with Cycleway improvements in Cir4 to provide active travel links for southern development sites into Cirencester.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Cir7	Active travel access on Kingshill Lane	Active travel access on western boundary of site directly opposite off road leading to Cirencester skate park.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Cir8	Queen Elizabeth Road/Beeches Road cycleway	On road cycleway connecting to existing east-west cycle route to link Sites R650 and R519 to town centre. Include on road cycleways along Queen Elizabeth Road and Beeches Road. Then a segregated cycle lane along London Road/Lewis Lane to access town centre.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Cirencester	Cirencester Sub area	Cir9	Pedestrianise Castle Street	Extend current pedestrian zone restrictions to on Crickade Road to cover Castle Street for more attractive placemaking in town centre. Reallocate road space to active travel infrastructure and green space. Divert East West traffic along Park Lane, Black Jack Street, Market Place and The Waterloo to reach London Road	05_Transport	05_Active travel / public realm	City Science modelling	Important	£ 100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC; Town and Parish Councils			No	Draft for comment
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D1	On site provision of services	Site requires on-Site provision of key services such as retail and healthcare as there is currently only one small village shop in Down Ampney, with other retail and healthcare services located over 3km away.	05_Transport	05_Behaviour change	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter			No	Draft for comment
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D2	Cricklade cycle route	Cycleway connecting Down Ampney and Cricklade to give sustainable access to retail services in Crickade. Route would follow Down Ampney Road and head south on Cirencester road, cross the A419 and continue down into Crickade.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 900,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D3	South Cerney cycle route	Cycleway connecting Down Ampney and Cricklade to give sustainable access to retail services in South Cerney. Route would follow Down Ampney Road west and cross the A419, before turning north onto Cerney Wick Lane and following north on to Station Road into the centre of South Cerney.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 1,750,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D6	Enhancements of 76 bus route	Increase the frequency of the Stagecoach West 76 bus service to run once an hour to provide better public transport connectivity to Cirencester.	05_Transport	05_Public transport - Bus	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC			No	Draft for comment
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D7	Down Ampney -Cirencester Greenway	Extended greenway linking Sites in Down Ampney to Cirencester. Route would extend up through the sites in Down Ampney, north along the PROW route (BDA1) and the west towards Driffield (Route BDD16). It would then connect with the sites at Driffield Junction Development, running directly through these sites and onwards to the existing bridleway running northeast from Hamhill and adjacent to the A419. It would cross the A417 at Witpit Lane and connect to the sites along Kingshill Lane. For there it would follow Cir8 into town centre.	05_Transport	05_Active travel / public realm	Cotswold DC	Critical	£ 3,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D9	20mph zones	Introducing 20mph zones across Down Ampney including within development sites	05_Transport	05_Behaviour change	GCC (20mph Speed Work)	Essential	£ 75,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	Direct delivery	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D10	Quiet Lane Treatment on Unnamed Road between Oak Road and Fairford Road	In order to limit the use of this not suitable single track road several measures are pursued: Speed limit Change from National Speed limit to 30mph - this change will ensure that suitability level for active travel is improved as well as limit the perceived advantage of the route. Traffic calming measures including road marking and bumps. In addition formally designating this as a rural quiet lane with measures to ensure that traffic is kept beneath 1000 pcu a day. Finally in order to facilitated passing more passing places to be implemented with	05_Transport	05_Highways	City Science modelling	Essential	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	DJ1	On site provision of services	Site requires on-Site provision of key services such as retail, education and healthcare as closest services are 2 miles away in South Cerney or Down Ampney.	05_Transport	05_Behaviour change	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter			No	Draft for comment
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	DJ10	B4696 Spine Rd Approach to Station Rd/Cerney Wick Ln Intersection	Upgrade Junction to a signalised Junction	05_Transport	05_Highways	City Science modelling	Critical	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	DJ2	South Cerney active travel route	Provision of a segregated cycleway linking the western boundary of the Site to services in South Cerney for those who are able to cycle the distance. This could include active travel priority at A419/B4696 junction, then an onwards active travel route along the B4696 and Station Road into South Cerney. Alternatively could explore an active travel bridge over A419 connecting to and active trave route along Bow Wow Road directly into South Cerney. This assumed DJ is delivered	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 200,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC			No	Draft for comment
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	DJ3	Cirencester active travel route	Provision of a segregated cycleway connecting the Site to Cirencester via Cirencester Road for those able to cycle the distance. It is assumed that this should be delivered using a crossing of Cirencester Road which requires a change in the character of that road. GCC expressed support for this.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 5,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	DJ5	Driffield Junction Development Village Mobility Hub	A smaller mobility hub providing bus services, EV charging and parcel drop off points.	05_Transport	05_Supporting Sustainable transport integration	City Science modelling	Critical	£ 1,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	DJ8	Bridleway enhancement to Down Ampney (Wiltshire)	Enhancement of Bridleways through Wiltshire to high quality cycleway and walking route to Down Ampney	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 750,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	Wilshire Highways	To note this scheme would be implemented outside of GCC highways boundary in Wiltshire		No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa1	On site provision of services	On-Site provision of key services such as retail and healthcare.	05_Transport	05_Behaviour change	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter			No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa10	Enhancement to 76 bus service	Increase the frequency of the Stagecoach West 76 bus service to run once an hour to provide better public transport connectivity to Cirencester.	05_Transport	05_Public transport - Bus	City Science modelling	Critical	£ 350,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC			No	Draft for comment
Fairford	Fairford Sub area	Fa11	Fairford High Street Placemaking and AT	Increased traffic from Local Plan developments lead the high street to become "unsuitable" for most people. At present the high street has dedicated a lot of space to private vehicle use including parking and minimal space to active travel. Possible solutions include limiting or removing through traffic from the high street, full pedestrianisation, a one way system in additional to the removal of parking to allow for more segregated routes.	05_Transport	05_Active travel / public realm	City Science modelling	Important	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC Highways			No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa12	20mph zones	Introducing 20mph zones across Down Ampney including within development sites	05_Transport	05_Behaviour change	GCC (20mph Speed Work)	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa13	Fairford-Lechlade AT Route	Segregated Cycleway on Park Street (0.3km) followed by quiet lane treatment (with physical calming measures) on Leafield Road (0.5km) followed by footway upgrade to shared space (0.4km), segregated route along Hatherop Lane (0.3km) and then again (shared) along to Slothop Road (2.2km) followed by enhanced of a bridleway (1.6km) finally quiet lane treatment on Hambidge Lane (2.7km). Cost is additional to Fa3. This scheme is dependent on Fa2 being delivered	05_Transport	05_Active travel / public realm	City Science modelling	Essential	£ 800,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC			No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa2	Southrop Road/London Road active travel route	Provision of a segregated active route linking Site F57C to the town centre via Southrop Road and London Road. Package of measures include ensuring filling in gaps in pedestrian infrastructure and ensuring continuous footpaths and adequate crossing facilities, as well as enabling a shared used road with a cycleway. Requires active travel access of the southern boundary of the large Site along Hatherop Road and active travel access of the northern boundary of the large Site south of Southrop road.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa3	Hatherop Road active travel route	Provision of an active route connecting Site F57B to the town centre via Hatherop Road. Measures could include widening existing footpaths in some areas and, ensuing adequate crossing facilities and implementing shared used road with a cycleway. Requires active travel access to Site along northwestern boundary along Hatherop Road.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa5	Cinder Lane quiet road	Designation of Cinder Lane as a quiet road, to encourage active travel from Site F20A to the Town centre. Requires active travel access to Cinder Lane on northern boundary of Site. Includes surfacing upgrade.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 380,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa6	Horcott Road active travel route	Improve active travel links along Horcott Road to encourage sustainable access from Site F53A to the town centre. This includes by widen footpaths and improving crossing over wide-mouth junctions heading to town centre, as well as introducing a cycleway. This could connect to existing the cycleway crossing Dilly's Bridge and connecting to Gas Lane, providing a more direct route to Hah Street.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 620,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa8	Leafield Road Crossing	Provision of pedestrian crossing connecting Site to the east of Leafield Road to the Primary School opposite.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 140,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	Multi-academy trust; GCC			No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa9	Leafield Road active travel route	Providing footpaths along Leafield road and a cycleway to enable active travel into town centre from Site F57A.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K10	Kemble -Cirencester cycleway	Reuse of former rail route as a cycleway connecting Kemble and Cirencester for access to employment and education.	05_Transport	05_Active travel / public realm	GCC (LTP)	Critical	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K12	Kemble to Tetbury Service bus service	New bus service connecting town centre of Kemble, developments Sites and Tetbury, along A429, Oxleaze Road and A433. Modelling suggests 100-200 passengers a day.	05_Transport	05_Public transport - Bus	City Science modelling	Critical	£ 400,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K13	On site provision of services	Sites require on-site provision of key services such as retail and healthcare as there are minimal key services available in Kemble.	05_Transport	05_Behaviour change	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K14	Windmill Road AT Mitigation	Flag identifies cycling may become unsuitable for most people as a result of increased traffic flow. At present the road is functionally not a full two-way street due to parking on the street. Mitigation could involve removing on street parking given most houses have drives to accommodate segregation	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 160,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K15	Kemble to Ewen Cycle Mitigation	Model suggests that local plan traffic will make Windmill Road, School Road to Ewen no longer 'suitable for most people'. Mitigation involves shared pathway and reduction to 40mph	05_Transport	05_Active travel / public realm	City Science modelling	Essential	£ 1,100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K20	20mph zones	Introducing 20mph zones across all streets in Kemble, including within the development sites.	05_Transport	05_Behaviour change	GCC (20mph Speed Work)	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K3	Church Road active travel	Improvements to active travel along Church Road for Site K12. This includes active travel access to site boundary on Church road, continuous footways and possible exploration of a quiet lane on Church Road with lower speed limits and signage to improve mixed use of road for cycling.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC			No	Draft for comment

Sub area		Scheme information			Categorisation				Cost and delivery										
Relevant Sub area	**Site/Sub area attribution**	**Ref**	**Scheme name**	**Scheme description**	Infrastructure category	Infrastructure sub-category	Source	Prioritisation	Cost (£)	Source of cost	Confirmed funding	Potential funding mechanism	Initial phasing	Potential Delivery partners/ providers	Commentary	Working Commentary (to be deleted)	Sensitive to growth figure	Status of agreement (to be deleted)
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K5	Improved A429 crossing facilities	Improved active travel crossing facilities to allow active travel access from Site K12 to access Station Road, for onwards access to Kemble Station.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K6	Station Road active travel	Improved pedestrian footways and cycleways along Station Road to promote active travel access from Sites K12 to Kemble Station	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 120,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K8	Kemble station improvements	Package of improvements including improving accessibility at the station with step free bridge, cycle parking etc.	05_Transport	05_Public transport - Rail	GCC (LTP)	Critical	£ 2,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	GWR, Network Rail			No	Draft for comment
Kemble	Kemble Sub area	K21	Anti-Ratrunning Measures on Unnamed Road between A429 and A433	Minor alterations including speed interventions and no left turn into it from A429 and no right turn into it from A433 in order to stop traffic using to avoid A429/A433 junction	05_Transport	05_Highways	City Science modelling	Critical	£ 10,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	LP10	B4040/B4696	Signal Optimisation	05_Transport	05_Highways	City Science modelling	Essential	£ 50,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	Wilshire Highways	To note this scheme would be implemented outside of GCC highways boundary in Wiltshire		No	Draft for comment
Kemble	North Cotswold Sub area	LP7	Stow-on-the-Wold Sheep Street/A429/High Street Mitigation	Change signal stages with indicative arrows at high street/Roman Rd Junctions. Signal optimisation at A429/B4068.	05_Transport	05_Highways	City Science modelling	Critical	£ 130,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	LP8	Avening High Street AT Mitigation	Model suggests that Avening High Street becomes unsuitable to most people to cycle on after the local plan. Mixed traffic suitability could be restored if the speed limit is reduced to 20mph with a corresponding amount of traffic calming to ensure the design speed matches the new speed limit. The remainder of links surrounding this one are deemed unsuitable according to LTN1/20 before and after the local plan which means this stretch is unlikely to currently form part of a whole route however there are some non-road routes near by which this may cut off.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	LP9	Coates AT Mitigation	Model suggests that cycling on the Trewsbury Road becomes unsuitable for most people due to increased traffic volumes. Caveat: At present all the surrounding rounds into Coates are current deemed to be unsuitable for most cyclists and this is unlikely to block a route. Solutions include implementing a one way system around coates to allow for cycle lanes and/or speed reductions.	05_Transport	05_Active travel / public realm	City Science modelling	Essential	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC			No	Draft for comment
Kemble	North Cotswold Sub area	LP16	Willersey AT Flag	Willersey Leamington Road and Main Street because unsuitable for cycling due to increased traffic. 20mph speed limit would resolve this.	05_Transport	05_Highways	City Science modelling	Critical	£ 10,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC			No	
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic11	20mph zones	Introducing 20mph zones across all streets in Mickleton, including within the development sites.	05_Transport	05_Behaviour change	GCC (20mph Speed Work)	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic2	Site Active Travel Connections and wider offsite improvements to car-free routes	Active Travel only connections to the public park to provide attractive active travel routes within Mickleton. At present the paths within the park are not sufficient for cycling and so upgrade of widths for a shared pathway or separate cycling routes would be required. Includes at least 2.6km of pathways to upgrade	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic3	Long Marsdon Road Active Travel Connection	Cycleway and/or Shared Pathways along Long Marsdon Road to facilitate segregated access to National Cycleway 5 route featuring a fully car-free travel route to Stratford-Upon-Avon the distance being approximated 12-14km/ 7.5-8.5 mi within the distance that some may commute especially if coupled with targeted e-micromobility interventions.	05_Transport	05_Active travel / public realm	City Science modelling	Important	£ 3,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC			No	Draft for comment
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic5	On site provision of services	At present that are limited services within Mickleton itself. Providing a local hub including some GP services, Schools and Retail offerings and mobility hub	05_Transport	05_Behaviour change	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter			No	Draft for comment
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic6	Improved Bus Services Mickleton to Moreton-in-Marsh	Current services offer routes to Stratford-Upon-Avon, Chipping Campden and Moreton-In-Marsh. Frequency is approximately every one to two hours with early and late travel options available. No services exist to nearby Evesham. This intervention would look at improving frequency of the current offering whilst also adding connections to Evesham in line with new population. Nearby Warwickshire also has some sites nearby in REG18 so there is potential for collaboration.	05_Transport	05_Public transport - Bus	City Science modelling	Critical	£ 400,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC			No	Draft for comment
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic8	Mickleton to Ebrington Primary School AT Flag	Baker's Hill, Hidcote Road are expected to become unsuitable to cycle. Part of the route sits on the existing national 42 cycle route. Mitigations that could be effective at retaining the cycle routes suitability include: 20mph along the stretch with included enforcement however this is unlikely to be viable across such a long stretch of rural road therefore share pathway segregation utilising bridleway for some of it.	05_Transport	05_Active travel / public realm	City Science modelling	Essential	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	Multi-academy trust; GCC			No	Draft for comment
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic9	Mickleton to Willersey speed route treatment	Reduction of Willersey Speed Limit to 20mph and "route treatment" to Mickleton. Could be potentially extended into Mickleton.	05_Transport	05_Behaviour change	GCC (20mph Speed Work)	Important	£ 75,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ 75,000	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo1	Moreton-in-Marsh to Bourton-on-the-Water via Stow-on-the-Wold active travel link	An LTN1/20 compliant route from Moreton-In-Marsh to Bourton-on-the-Water via Stow-in-the-Wold. This route can either be in the form of a segregated addition to the Fosse Road or along the routes identified in the GCC countywide LCWIP (Evenload Road-Chapel Street-Ex railway alignment). The latter was estimated to need ~1-2million to deliver and the latter is assumed	05_Transport	05_Active travel / public realm	City Science/GCC LCWIP	Essential	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo10	Moreton-in-Marsh New Road	South eastern portion of the link road around Moreton-in-Marsh to the East in an attempt to move through traffic and some development traffic away from currently constrained double roundabout. In order to remain inline with the vision to not induce increased car use this should include a wider array of measures including the potential to be car capacity neutral by e.g. pedestrianising or semi-pedestrianising the high street.	05_Transport	05_Highways	GCC/CDC/WSP	Critical	£ 37,450,252	Bentley V2 costing report, subject to confirmation on length of road and specification, as set out in the Moreton-in-Marsh feasibility study	£ -	S106; S278; Homes England forward funding	02: 2027-2037 (inclusive)	GCC Highways; Strategic Site landowners	Delivery approach and cost based on the phased implementation of the access road across applications and aligned to the agreed masterplan, rather than pooled funding and delivery by GCC	Cost to be refined on revised length	No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo12	Moreton-In-Marsh to Chipping Campden Greenway	A quiet street and infrastructure approach to delivering a car-lite route from Moreton-In-Marsh to Chipping Campden. This largely would be upgrades the current 442 national cycle route and could include closure/one-way/speed treatments on one leg of the triangle near Batsford, work on the crossing at station road and lanes or shared pathways along areas of the road that can facilitate it. Alternatively a route could be pursued through upgrading of Rights of Way footpaths along the railway line via Paxford - this route is flatter but may be harder to deliver. Also to note that it opens up railway access for Chipping Campden including sites being delivered there	05_Transport	05_Active travel / public realm	City Science modelling	Essential	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo13	Moreton-In-Marsh to Shipston-on-Stour Cycleway	Greenway from Moreton-in-Marsh to Shipstone-on-the-Stour. This could utilise the verge to make a shared pathway along Todenham Street and joining to an upgraded Bridleway to Shipston-on-Stour. It should be noted that there may be grounds for cross-collaboration over the border with development along this route	05_Transport	05_Active travel / public realm	City Science modelling	Essential	£ 1,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo16	Evenlode Improvements	Currently part of the National 48 and the 442 cycle routes and all cyclists are expected to mix with general traffic. The high amount of additional traffic from developments along the route means that cycling is likely to become unsuitable for most people. It is likely that to remain suitable some form of segregation is likely to be required. There is a marginal possibility that limiting speed along the road to 20mph as well with measures to decrease or reroute traffic may retain the route as suitable for some people	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 350,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo17	Moreton-in-Marsh Station Improvements	Upgrades to the facilities of the station in line with high patronage including better active travel connections.	05_Transport	05_Public transport - Rail	City Science modelling	Critical	£ 3,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	GWR, Network Rail			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo18	20mph zones	Introducing 20mph zones across Moreton-in-Marsh (excluding A44 and A429)	05_Transport	05_Behaviour change	GCC (20mph Speed Work)	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo2	Blenheim Meadow AT routes upgrade	Upgrading the traffic-free paths through Blenheim Meadow to be suitable for cycling. Current paths cycling is not allowed and there are key barriers along the route. Upgrading these including widening and removal of barriers/gates will allow the developments further away from the centre to use cycling to access the town centre and railway station.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo3	A44 Corridor Active Transport Route	From edge of Fire Service College Site to High Street roundabout on A44. A combination of measures including a shared pathway or pathway and cycleway up to the junction with Evenload Road where geometric constraint may need a different approach e.g. speed limit reductions or alternative routing.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 1,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo4	Southern Moreton greenway	Footpaths HMH6 and HMH18 to be upgraded to shared green way and options explored to facilitate onwards routing in a low traffic environment, possibly through allotments and through quiet East Street. Facilitating traffic free travel from southern sites to town services.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo5	BRT Route C09/C08 Moreton-in-Marsh to Cheltenham	BRT Route C09/C08 Moreton-in-Marsh to Cheltenham	05_Transport	05_Public transport - Bus	WSP/GCC	Essential	£ 3,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo8	Moreton-in-Marsh Transport Hub, parking and road space reallocation	Moving the predominant parking away from the High street to free up capacity on the road for other uses including any road adjustments required and a higher focus on placemaking activities and improved Active Travel facilities. It could include utilisation of parking pricing to further dis-incentivise the use of private vehicles. Includes "Park and Stride" facilities which are simply redistributed parking away from high street with branding and guided walking routes to high street.	05_Transport	05_Active travel / public realm	City Science/Moreton-in-Marsh Neighbourhood Plan	Critical	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC; Town and Parish Councils			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo9	On site provision of services	On-Site provision of key services such as retail and healthcare.	05_Transport	05_Behaviour change	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter			No	Draft for comment
District-wide	All sites	TRA1	EV Charging Provision	Providing Additional EV charging infrastructure for public use in addition to provision within new homes, This could also feature incentives e.g. pricing to encourage uptake.	05_Transport	05_Behaviour change	City Science modelling	Important	Included in CIL	N/A	£ -	CIL	07: Phased in line with delivery	GCC Highways			No	Draft for comment
District-wide	All sites	TRA1	Travel Plan and Monitor and manage measures	smaller scale interventions to improve safety and implement TROs, improvements to expanded schools , additional bus stop infrastructure - identified where specified but to be derived by TAs	05_Transport	05_Behaviour change	Cotswold DC	Essential	Included in CIL	N/A	N/A	S106; S278; CIL	07: Phased in line with delivery	GCC Highways			No	Draft for comment
Mickleton	Mickleton Sub area	TRA2	Einhancements to North Cotswolds Robin Community Bus	Improving the frequency of The Robin within Mickleton.	05_Transport	05_Public transport - Bus	City Science modelling	Essential	Included in CIL	N/A	£ -	CIL	07: Phased in line with delivery	GCC Highways			No	Draft for comment
Moreton-in-Marsh	North Cotswold Sub area	TRA3	North Cotswold Line transformation	A series of improvements including doubling of the line leading to the a doubling of the frequency (to 2 trains per hour) and improved speed which would further make routes along this line such as Oxford-Worchester and London (and onto further connections) more time competitive with private modes. SOBC estimated the whole cost of this improvement to be £199 million but includes enabling of more housing in Oxfordshire so delivery could be partly delivered by this too.	05_Transport	05_Public transport - Rail	North Cotswold Line Taskforce	Regionally significant	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	£ -	S106; CIL	07: Phased in line with delivery	GWR, Network Rail	The Local Plan growth is not predicated upon the delivery of the Cotswold Line Transformation but is a project supported by CDC, who will consider using CIL to contribute to early feasibility work.		No	Draft for comment
District-wide	North Cotswold Sub area	XXMO1+	Kingham Station-Stow-on-the-Wold-Bourton-On-The-Water Greenway	Active Travel route	05_Transport	05_Active travel / public realm	City Science modelling	Important	Included in CIL	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment.	Included in CIL	CIL	07: Phased in line with delivery	GCC	This scheme is supported as a wider aspiration but is not identified by the Local Plan evidence base as linked to proposed growth		No	Draft for comment

Relevant Sub area	Total cost in category
District-wide	£ 48,713,843.69
Multiple	£ -
Ampney Crucis	£ -
Cirencester	£ 107,410,941.69
Down Ampney	£ 29,735,776.18
Driffield	£ 36,508,843.62
Fairford	£ 27,523,815.61
Kemble	£ 20,682,966.60
Mickleton	£ 22,911,110.00
Moreton-in-Marsh	£ 82,163,062.00
North Cotswold	£ 17,620,180.00
South Cotswold	£ 28,870,075.57
Total check	£ 422,140,614.96

Site/Sub area	Number of schemes	Total cost in category	Total homes	Estimated per unit costs
All sites	28	£58,713,843.69	15158	£ 3,873.46
Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	8	£37,850,000.00	5248	£ 7,212.27
Multiple: SW Cirencester (Kemble and Steadings)	0	£0.00	2214	£ -
Ampney Crucis Sub Area	0	£0.00	0	#DIV/0!
Ampney Crucis - Strategic - Ampney Crucis (1x landowner)	0	£0.00	0	#DIV/0!
Circencester Sub area	13	£2,850,000.00	4377	£ 651.13
Cirencester - Strategic - Steadings southern extension (1x landowner)	14	£21,153,579.56	1364	£ 15,508.49
Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	7	£19,157,305.28	1368	£ 14,003.88
Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	11	£10,824,421.73	613	£ 17,658.11
Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	8	£5,175,635.12	372	£ 13,913.00
Down Ampney Sub area	0	£0.00	1663	£ -
Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	14	£29,735,776.18	1658	£ 17,934.73
Driffield Sub area	0	£0.00	2225	£ -
Driffield - Strategic - Land south of Driffield (2x landowners)	13	£36,508,843.62	2222	£ 16,430.62
Fairford Sub area	2	£2,000,000.00	1439	£ 1,389.85
Fairford - Strategic - Land north-east of Fairford (1x landowner)	17	£25,523,815.61	1141	£ 22,369.69
Kemble Sub area	4	£410,000.00	1047	£ 391.60
Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	18	£20,532,966.60	1019	£ 20,150.11
Mickleton Sub area	2	£0.00	1505	£ -
Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	11	£22,911,110.00	1238	£ 18,506.55
Moreton-in-Marsh Sub area	1	£0.00	2435	£ -
Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	18	£82,163,062.00	2217	£ 37,060.47
North Cotswold Sub area	10	£17,760,180.00	1010	£ 17,584.34
South Cotswold Sub area	5	£28,870,075.57	1368	£ 21,103.86
Multiple: Ampney St Peter STW	1	£0.00		
Total attributed	205			
Total Schemes	205			
Schemes requiring attribution	0			

Infrastructure category	Total cost in category
01_Education	£ 221,322,260.00
02_Community and social infrastructure	£ 15,870,968.00
03_Primary Healthcare	£ 2,034,256.00
04_Open space and Sports	£ 25,717,878.96
05_Transport	£ 157,195,252.00
06_Utilities	£ -
07_Emergency services	£ -
08_Flood Management	£ -
Total check	£422,140,614.96

Prioritisation	Total cost in category
Regionally significant	£ -
Critical	£ 124,070,252.00
Essential	£ 219,531,519.27
Important	£ 78,538,843.69
TBC	£ -
Total check	£422,140,614.96

Infrastructure category	Infrastructure sub-category	Prioritisation	Initial phasing (27-32;33-37; 38-43)	Relevant Sub area	Attribution	Each item	Site/Sub area	Status of agreement (to be deleted)
01_Education	01_Early years	Regionally significant	01: 2027-2032 (inclusive)	District-wide	All sites	All sites	All sites	Draft for comment
02_Community and social infrastructure	01_Primary	Critical	02: 2027-2037 (inclusive)	Multiple	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Ampney Crucis Sub Area	Multiple	Agreed in principle
03_Primary Healthcare	01_Secondary	Essential	03: 2033-2037 (inclusive)	Ampney Crucis	Multiple: SW Cirencester (Kemble and Steadings)	Circencester Sub area	Circencester Sub area	Fully agreed
04_Open space and Sports	01_Post 16	Important	04: 2038-2043 (inclusive)	Cirencester	Ampney Crucis Sub Area	Down Ampney Sub area	Cirencester - Strategic - Steadings southern extension (1x landowner)	
05_Transport	02_Multifunctional community space	TBC	05: 2033-2043 (inclusive)	Down Ampney	Ampney Crucis - Strategic - Ampney Crucis (1x landowner)	Driffield Sub area	Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	
06_Utilities	02_Library		06: 2027-2043 (inclusive)	Driffield	Circencester Sub area	Fairford Sub area	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	
07_Emergency services	02_Burial ground/cemeteries		07: Phased in line with delivery	Fairford	Cirencester - Strategic - Steadings southern extension (1x landowner)	Kemble Sub area	Cirencester - South East Circencester Strategic sites (South of Preston, Down Ampney and Driffield)	
08_Flood Management	03_GP space		TBC	Kemble	Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	Mickleton Sub area	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	
	04_Onsite Open space standards			Mickleton	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Moreton-in-Marsh Sub area	Ampney Crucis - Strategic	
	04_Accessible Green Space			Moreton-in-Marsh	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	North Cotswold Sub area	Cirencester - Non-strategic site allocations in Principal Settlements	
	04_Allotments			North Cotswold	Down Ampney Sub area	South Cotswold Sub area	Siddington - Non-strategic site allocations in Principal Settlements	
	04_Play area			South Cotswold	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	Ampney Crucis - Strategic - Ampney Crucs (1x landowner)	Cirencester sub area parishes	
	04_Sport and recreation				Driffield Sub area	Cirencester - Strategic - Steadings southern extension (1x landowner)	Down Ampney Sub area	
	04_SANG provision				Driffield - Strategic - Land south of Driffield (2x landowners)	Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	
	05_Active travel / public realm				Fairford Sub area	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Down Ampney - Non-strategic site allocations in Non-Principal Settlements	
	05_Behaviour change				Fairford - Strategic - Land north-east of Fairford (1x landowner)	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Down Ampney sub area parishes	
	05_Highways				Kemble Sub area	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	Driffield Sub area	
	05_Public transport - Bus				Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	Driffield - Strategic - Land south of Driffield (2x landowners)	Driffield - Strategic - Land south of Driffield (2x landowners)	
	05_Public transport - Rail				Mickleton Sub area	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Driffield sub area parishes	
	05_Supporting Sustainable transport integration				Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	Fairford Sub area	
	06_Electricity supply				Moreton-in-Marsh Sub area	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Fairford - Strategic - Land north-east of Fairford (1x landowner)	
	06_Water Supply and Wastewater				Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Fairford - Non-strategic site allocations in Principal Settlements	
	06_Digital				North Cotswold Sub area	North Cotswold Sub area	Fairford sub area parishes	
	07_Police				South Cotswold Sub area	South Cotswold Sub area	Kemble Sub area	
	07_Ambulance				Multiple: Ampney St Peter STW		Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	
	07_Fire and rescue						Kemble sub area parishes	
	08_Offsite mitigation						Mickleton Sub area	
	08_Onsite mitigation						Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	
							Mickleton - Non-strategic site allocations in Principal Settlements	
							Mickleton sub area parishes	
							Moreton-in-Marsh Sub area	
							Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	
							Moreton-in-Marsh - Non-strategic site allocations in Principal Settlements	
							Moreton-in-Marsh sub area parishes	
							North Cotswold Sub area	
							Blockley - Non strategic site allocation in principal settlement	
							Bourton-on-the-Water - Non-strategic site allocations in Principal Settlements	
							Chipping Campden - Non-strategic site allocations in Principal Settlements	
							Stow-on-the-Wold - Non-strategic site allocations in Principal Settlements	
							Upper Rissington - Non-strategic site allocations in Principal Settlements	
							Willersey - Non-strategic site allocations in Non-Principal Settlements	
							North Cotswold sub area parishes	
							South Cotswold Sub area	
							Lechlade-on-Thames - Non-strategic site allocations in Principal Settlements	
							Tetbury - Non-strategic site allocations in Principal Settlements	
							Coln St Aldwyns, Hatherop, Quenington - Non-strategic site allocations in Non-Principal Settlements	
							Poulton - Non-strategic site allocations in Non-Principal Settlements	
							Kempsford - Non-strategic site allocations in Non-Principal Settlements	
							South Cotswold sub area parishes	

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
XXMO1+	Kingham Station-Stow-on-the-Wold-Bourton-On-The-Water Greenway	AK CDC	Active Travel route	£2,000,000.00	Important	Proposed	All
Ac1	On-site services	City Science	This site represents a singificant expansion of an existing village to the north. At present there is extremely limited services around the village including a small village hall, a small primary school (~100 pupils), a small play park and green space and a small church. The level development (660 dwellings) combined with the more isolated nature of the site (~5miles from Cirencester which is likely to be where most services are for the housing). It is approximately 2-2.5 miles from the Driffield Site. The scale of the development suggests that it would require at least an additional primary school, a retail offering ideally with a sizable convience	£0	Critical	LP: On-site	Cotswold: Ampney Cruicis
Ac2	Enhancements to 50 Bus	City Science	Currently the 50 bus provides a circularly route between Cirencester and Amney Cruicis Monday to Friday between 8:50 13:50. This intervention will increase the frequency of the bus from hourly to half-hourly and extend the times to 0730 to 1830 (to allow for work time commuting). In addition services would run a more limited service on saturday and sunday (at present there is no services. Given the level of current provision an additional vehicle would likely be needed.	£500,000	Critical	LP: Strategic (off-site)	Cotswold: Ampney Cruicis
Ac3	Active Travel route to join D7 (access to Down Ampney, Driffield Site and	City Science	An active travel route including cycling and walking to join onto intervention D7 to provide a route between all the major sites and Cirencester. This route is 2.1km long and would be formed through small bit of shared pathway on the A417 between Village Street and Waterton Farm (BAC25 footpath) 0.4km followed by 1.7km of upgraded footpath to shared space.	£1,000,000	Critical	LP: Strategic (off-site)	Cotswold: Ampney Cruicis
Ac4	Ampney Cruicis-Poulton-Fairford Active Travel Route	City Science	An active travel route providing a route to Poulton including Ampney St Peter. 3.4km predominantly upgraded bridleways, footpaths and tracks followed by 1.3km of quiet lane treatment, 1.6km of on road segregation followed by 3.2km of quiet lane treatment on Welsh Way. The whole route is 8.6km.	£4,000,000	Critical	LP: Strategic (off-site)	Cotswold: Ampney Cruicis
Ac5	Amney Cruicis 20mph zone	City Science	20mph within Ampney Cruicis including new residential streets, village street, school lane, butchers arm lane, allotment lane, and riding lane (from the northern edge of the site to ashbrook lane junction)	£100,000	Critical	LP: Local access	Cotswold: Ampney Cruicis
Ac6	Diversion of 77 through Village Street	City Science	Diversion of the 76/77 bus route through Ampney Crucis. This will provide bus services to fairford and additional services to circencester	£100,000	Critical	LP: Strategic (off-site)	Cotswold: Ampney Cruicis
Ac7	Segregated Active Travel Route on Access Road and B4425	City Science	Route along new access road and then extend and enhance segregated cycleway within road boundary,	£2,500,000	Critical	LP: Strategic (off-site)	Cotswold: Ampney Cruicis
Cir2	Spratsgate Lane/Somerfield Road active travel links	City Science	Package of active travel measure could include providing pedestrian footpaths for residents willing to walk into Cirencester, as well as a on-road segregated cycleway. Require active travel access points along Spratsgate Lane for Sites SD20 and C190	£1,400,000	Critical	LP: Strategic (off-site)	Cotswold: Cirencester
Cir3	Active travel access Swindon Road	City Science	Active travel access onto Swindon Road at the northeastern corner of Site R519 to give access to existing cycleway crossing the A419 and along Cricklade Road to town centre.	£200,000	Critical	LP: Local access	Cotswold: Cirencester

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Cir4	Cricklade Road Cycleway Enhancement	City Science	Upgrade the cycleway from Preston Toll Bar along Cricklade Road by installing high-quality road surface throughout, introducing a designated on-road cycle lane, and implementing clear signage. Extend this cycleway improvements to the town centre, passing under the foot tunnel under the Bristol Road and joining Watermoor Way	£2,000,000	Critical	LP: Strategic (off-site)	Cotswold: Cirencester
Cir5	Watermoor Road road space reallocation	City Science	Reallocate road space along Watermoor Road to create a serrated cycleway, joining with Cycleway improvements in Cir4 to provide active travel links for southern development sites into Cirencester.	£250,000	Critical	LP: Local access	Cotswold: Cirencester
Cir6	Internal active travel links for Site R650	City Science	Internal active links connecting Site R650 to Site R519 to benefit from active travel access towards town centre suggested in Cir4 and Cir5.	£0	Critical	LP: Local access	Cotswold: Cirencester
Cir7	Active travel access on Kingshill Lane	City Science	Active travel access on western boundary of site directly opposite off road leading to Cirencester skate park.	£150,000	Critical	LP: Local access	Cotswold: Cirencester
Cir8	Queen Elizabeth Road/Beeches Road cycleway	City Science	On road cycleway connecting to existing east-west cycle route to link Sites R650 and R519 to town centre. Include on road cycleways along Queen Elizabeth Road and Beeches Road. Then a segregated cycle lane along London Road/Lewis Lane to access town centre.	£1,000,000	Critical	LP: Local access	Cotswold: Cirencester
Cir9	Pedestrianise Castle Street	City Science	Extend current pedestrian zone restrictions to on Crickade Road to cover Castle Street for more attractive placemaking in town centre. Reallocate road space to active travel infrastructure and green space. Divert East West traffic along Park Lane, Black Jack Street, Market Place and The Waterloo to reach London Road	£100,000	Important	LP: Strategic (off-site)	Cotswold: Cirencester
Cir10	Siddington Road Cycleway	City Science	Provision of an on-road cycleway connecting Sites SD23 and SD17 to town centre via Siddington Road. Cycleway would follow Siddington Road then turn onto Kingsmead Road to connect to existing cycleway underpass under Bristol Road. To be delivered along with Cir5 to provide onwards cycle access to town centre.	£300,000	Essential	LP: Strategic (off-site)	Cotswold: Cirencester
Cir11	Extend London Road cycleway	City Science	Extend London Road cycleway next to Site C81B toward town centre with on-road cycle lane. Connect to existing active travel bridge over Swindon Road, creating a shared use path for pedestrians and cyclists. Rejoin cycleway to London Road and towards town centre with	£500,000	Critical	LP: Strategic (off-site)	Cotswold: Cirencester
Cir12	Enhancement to 882 bus service	City Science	Increase the frequency of the Stagecoach West 882 bus service to run once an hour to provide better public transport connectivity to Cirencester.	£400,000	Critical	LP: Strategic (off-site)	Cotswold: Cirencester
Cir14	Cirencester mobility hub	Cotswold DC	Development of a new or enhanced mobility hub integrating public transport, micromobility, cycle facilities, and shared mobility options	£1,000,000	Essential	LP: Strategic (off-site)	Cotswold: Cirencester

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Cir15	Cirencester Park and Ride	Cotswold DC	Park and ride/stride provision to intercept car trips at the edge of town, with potential for targeted bus priority measures to improve reliability and attractiveness of services into Cirencester. Park and Rides tend to target cars coming from out of town. Given the placement of this it is unlikely to be used by sites within the local plan. It is will be important for reducing overal traffic levels which may help local plan traffic however at present the modelling does not suggest it is critical for the functioning of the network	£10,000,000	Important	LP: Strategic (off-site)	Cotswold: Cirencester
Cir16	Wayfinding improvements	Cotswold DC	Introduction of a coherent, high-quality wayfinding strategy to improve navigation, reinforce key destinations, and enhance the legibility of walking and cycling networks across the town.	£500,000	Important	LP: Strategic (off-site)	Cotswold: Cirencester
Cir17	East-West Pedestrian / Cycle route improvements	Cotswold DC	Strengthening east–west pedestrian and cycle connectivity across Cirencester, improving continuity, safety, and accessibility.	£500,000	Important	LP: Strategic (off-site)	Cotswold: Cirencester
Cir18	Tesco–Siddington Road Active Travel Link	Cotswold DC	Creation of a direct, safe walking and cycling route connecting Tesco to Siddington Road, improving local accessibility and reducing short car trips.	£250,000	Essential	LP: Strategic (off-site)	Cotswold: Cirencester
Cir19	Orchard Fields–Steadings Active Link	Cotswold DC	Establishment of a walking and cycling route through Orchard Fields connecting Siddington to The Steadings.	£375,000	Essential	LP: Strategic (off-site)	Cotswold: Cirencester
Cir20	Siddington–South Cerney active travel link	Cotswold DC	Development of a strategic active travel corridor utilising the disused railway line to provide a direct, segregated walking and cycling link between Siddington and South Cerney.	£1,100,000	Essential	LP: Strategic (off-site)	Cotswold: Cirencester
Cir21	Green Lane Quiet Road	Cotswold DC	Reclassification of Green Lane (off Clark's Lane) from highway use to a quiet lane with lower speed limits and appropriate signage to enable shared use road for walking and cycling.	£100,000	Essential	LP: Strategic (off-site)	Cotswold: Cirencester
Cir22	Dower's Lane and A417 Underpass Roundabouts Active Travel	City Science	Model suggests that cycling along the Dower's Lane becomes unsuitable for most people from suitable for some people due to increased traffic volumes. Many surrounding roads are currently assessed to have low suitability for cycling however there are a few off-road routes nearby meaning some cycle routing may be happening. Mitigation is likely to involve speed limit treatment on Dower's Lane and a shared pathway/cyclops upgrade to the two roundabouts. There is limited suitability in the wider area for cycling so this is unlikely to be a critical mitigation	£250,000	Not Important	Proposed	Cotswold: Cirencester
Cir23	Spratsgate Lane AT Mitigation	City Science	At present the road has minimal segregated infrastructure (with the exception of the new roundabout that feeds into the development near the Wilkinson Road Junction). The change is traffic is significant enough that even with minimal interventions such as 20mph zones and traffic calming or non-segregated cycle lanes are unlikely to be sufficient to leave the road suitable for most people. At present this route lies on the National Route 45. Multiple options should be explored including providing segregated provision or through alternative routing for the key routes that may use this route. For example K10 intervention may	£1,400,000	Critical	Proposed	Cotswold: Cirencester
Cir24	On site provision of services	City Science	Site further from Cirencester Town centre require on site provision of essential services to reduce travel in to the town centre. This should include at a minimum a primary school, a community space, a retail offering (ideally a small convience store and service for last mile delivery such a RM parcel box and parcel collection (either within a retail offering or through an external parcel collection service).	£0	Critical	LP: On-site	Cotswold: Cirencester

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Cir25	Kingshill Road/London Road mitigation	City Science	Upgrade Junction to a signalised Junction	£250,000	Critical	Proposed	Cotswold: Cirencester
Cir26	Kingshill Road/Cirencester Road mitigation	City Science	Upgrade Junction to a signalised Junction	£250,000	Critical	Proposed	Cotswold: Cirencester
Cir27	Somerford Road/Chesterton Lane HW Mitigation	City Science	Upgrade intersection between somerford road and chesterton lane to be signalised. The modelling suggests that increased traffic on Chesterton road will lead to severe queueing on the Somerford road due to them being unable to merge	£250,000	Essential	Proposed	Cotswold: Cirencester
Cir28	Cirencester Road AT Flag	Ciry Science	Limit issues for active travel using speed limits (20mph) and soft segregation	£400,000	Critical	0	Cotswold: Cirencester
Cir29	B4425/A429 Stow Road mitigation	City Science	Signal Optimisation/ Increase cycle time (reduce amount of loss time for Cherytree Ln and increase green time B4425 and Stow Rd) Required to deal with harm to network	£10-50k	Critical	Proposed	Cotswold: Cirencester
Cir30	Cirencester-Swindon BRT	City Science	Implementation of BRT route prosed between Cirencester and Swindon. This is assumed to contain enough bus priority interventions to keep the journey times down and a service that is frequent a minimum of every fifteen minutes. In order to maximise the utility of thise route for the local plan it is assumed that this will be an express stopping service that would call at Swindon-Down Ampney-Driffield Junction- Preston-Kingshill Lane-Cirencester. This captures around 2300 dwellings in the local plan. Journey time between Swindon and Cirencester should be no longer than 50-60 minutes to provide a competitive journey	£5,000,000	Critical	LP: Strategic (off-site)	Cotswold: Cirencester
Cir31	Active travel connections with and through The Steadings	City Science	Connection of Cirencester to Kemble active travel route to the south side of The Steading site, with active connections through the site to allow onwards active travel to Cirencester.	£0	Critical	LP: Local access	Cotswold: Cirencester
Cir32	Enhanced or extended bus service between Site C187 via the Steadings to	City Science	Increase the frequency of existing bus routes or implementation of a new bus route to connect the new site south of the Steadings via The Steadings to Cirencester. Could include a bus gate to permit bus movements between the Steadings and site C187.	£150,000	Critical	BAU+	Cotswold: Cirencester
Cir33	Local transport corridor interchange hub in The Steadings	City Science	Implement a Local Transport Corridor Interchange Hub within The Steadings where bus service between The Steading and Cirencester will stop on site.	£0	Critical	LP: Strategic (off-site)	Cotswold: Cirencester
Cir34	20mph zones	City Science	Extended the 20mph zones to cover residential street and development sites. This follows the consultation currently out	£150,000	Essential	LP: On-site	Cotswold: Cirencester

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Cir35	Active Travel Route from South Steadings to Tetbury Road Entrance of	City Science/ GCC	Route following the existing planned interconnection between the Steadings and South Steadings extension. Exiting on the southern access from the Steadings (assuming the roundabout has been designed with adequate segregation. Then 0.2km of shared pathway on the north bound side of the road. Given the likely low volumes of both pedestrians and cyclists a 3m shared pathway would be sufficient and can be delivered within the HW boundary	£100,000	Critical	LP: Local access	Cotswold: Cirencester
Cir36	A419 Swindon Road/Silver Street	City Science	Upgrade the junction to a signalised junction and add approach flares.	~0.5-1million	Critical	Proposed	Cotswold: Cirencester
Cir37	A429/Chesterton Ln Junction	City Science	Change the stages and phases (having an all A429 stage followed by a Chesterton ln stage, and more green time for Stroud lane approach)	£10-50k	Critical	Proposed	Cotswold: Cirencester
Cir38	A419 Stroud Road/Trewsbury Road	City Science	Upgrade the junction to a signalised junction and add approach flares.	~0.5-1million	Critical	Proposed	East of Cirencester
Cir39	A429 Watermoor Roundabout	City Science	Add approach arm flares to the roundabout and widen the eastbound approach arm.	£1-10million	Critical	Proposed	Cotswold: Cirencester
Cir40	Stroud Road north of Tetbury Roundabout	City Science	Widen the road to two lanes to accommodate development access.	£1-10million	Critical	Proposed	Cotswold: Cirencester
Cir41	A419 Swindon Road\Cirencester Road	City Science	Widen the roundabout to provide two lanes between the roundabout and the Kingsmill Lane signalised junction.	£1-10million	Critical	Proposed	Cotswold: Cirencester
Cir42	A29 Swindon Road/Bristol Road Roundabout	City Science	Widen the roundabout.	£1-10million	Critical	Proposed	Cotswold: Cirencester
D1	On site provision of services	City Science	Site requires on-Site provision of key services such as retail and healthcare as there is currently only one small village shop in Down Ampney, with other retail and healthcare services located over 3km away.	£0	Critical	LP: On-site	Cotswold: Down Ampney
D2	Cricklade cycle route	City Science	Cycleway connecting Down Ampney and Cricklade to give sustainable access to retail services in Crickade. Route would follow Down Ampney Road and head south on Cirencester road, cross the A419 and continue down into Crickade.	£900,000	Critical	LP: Strategic (off-site)	Cotswold: Down Ampney
D3	South Cerney cycle route	City Science	Cycleway connecting Down Ampney and Cricklade to give sustainable access to retail services in South Cerney. Route would follow Down Ampney Road west and cross the A419, before turning north onto Cerney Wick Lane and following north on to Station Road into the centre of South Cerney.	£1,750,000	Critical	LP: Strategic (off-site)	Cotswold: Down Ampney
D4	Driffield Junction Development cycle route	City Science	Cycleway connecting Down Ampney to Driffield Junction Development via existing bridleway to the north of the development Site. Route meets the eastern boundary of the Driffield Junction Development Site, where, in conjunction with Option DJ3 it would benefit from onwards cycle access to Cirencester.	£1,500,000	Critical	LP: Strategic (off-site)	Cotswold: Down Ampney

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
D6	Enhancements of 76 bus route	City Science	Increase the frequency of the Stagecoach West 76 bus service to run once an hour to provide better public transport connectivity to Cirencester.	£1,000,000	Critical	LP: Strategic (off-site)	Cotswold: Down Ampney
D7	Down Ampney - Cirencester Greenway	Cotswold DC	Extended greenway linking Sites in Down Ampney to Cirencester. Route would extend up through the sites in Down Ampney, north along the PROW route (BDA1) and the west towards Driffield (Route BDD16). It would then connect with the sites at Driffield Junction Development, running directly through these sites and onwards to the existing bridleway running northeast from Harnhill and adjacent to the A419. It would cross the A417 at Witpit Lane and connect to the sites along Kingshill Lane. For there it would follow Cir8 into town centre	£3,500,000	Critical	LP: Strategic (off-site)	Cotswold: Down Ampney
D9	20 mph zones	City Science	Introducing 20mph zones across Down Ampney including within development sites	£75,000	Essential	LP: Strategic (off-site)	Cotswold: Down Ampney
DJ1	On site provision of services	City Science	Site requires on-Site provision of key services such as retail, education and healthcare as closest services are 2 miles away in South Cerney or Down Ampney.	£0	Critical	LP: On-site	Cotswold: Driffield Junction Development
DJ2	South Cerney active travel route	City Science	Provision of a segregated cycleway linking the western boundary of the Site to services in South Cerney for those who are able to cycle the distance. This could include active travel priority at A419/B4696 junction, then an onwards active travel route along the B4696 and Station Road into South Cerney. Alternatively could explore an active travel bridge over A419 connecting to and active trave route along Bow Wow Road directly into South Cerney. This assumed D3 is delivered	£200,000	Critical	LP: Strategic (off-site)	Cotswold: Driffield Junction Development
DJ3	Cirencester active travel route	City Science	Provision of a segregated cycleway connecting the Site to Cirencester via Cirencester Road for those able to cycle the distance. It is assumed that this should be delivered using a crossing of Cirencester Road which requires a change in the character of that road. GCC expressed support for this.	£3,000,000	Critical	LP: Strategic (off-site)	Cotswold: Driffield Junction Development
DJ5	Driffield Junction Development Village Mobility Hub	City Science	A smaller mobility hub providing bus services, EV charging and parcel drop off points.	£1,500,000	Critical	LP: Strategic (off-site)	Cotswold: Driffield Junction Development
DJ6	Charlham Lane access	City Science	Active travel access to Charlham Lane to facilitate onward active travel to Primary school and shop. Much of this is covered by D4 but this just ensures the access is secured in the masterplan	£0	Critical	LP: Local access	Cotswold: Driffield Junction Development
DJ8	Bridleway enhancement to Down Ampney (Wiltshire)	City Science	Enhancement of Bridleways through Wiltshire to high quality cycleway and walking route to Down Ampney	£750,000	Critical	LP: Strategic (off-site)	Cotswold: Driffield Junction Development
DJ9	Future Proofing for Post-Local Plan Growth	City Science	Ensuring that internal design accounts for future post-local growth particularly around the prevention of through-traffic	£0	Critical	LP: On-site	Cotswold: Driffield Junction Development

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
DJ10	B4696 Spine Rd Approach to Station Rd/Cerney Wick Ln Intersection	City Science	Upgrade Junction to a signalised Junction	£250,000	Critical	Proposed	Cotswold: Driffield Junction Development
Fa1	On-site provision of services	City Science	On-Site provision of key services such as retail and healthcare.	£0	Critical	LP: On-site	Cotswold: Fairford
Fa2	Southrop Road/London Road active travel route	City Science	Provision of a segregated active route linking Site F57C to the town centre via Southrop Road and London Road. Package of measures include ensuring filling in gaps in pedestrian infrastructure and ensuring continuous footpaths and adequate crossing facilities, as well as enabling a shared used road with a cycleway. Requires active travel access of the southern boundary of the large Site along Hatherop Road and active travel access of the northern boundary of the large Site south of Southrop road.	£0	Critical	LP: Local access	Cotswold: Fairford
Fa3	Hatherop Road active travel route	City Science	Provision of an active route connecting Site F57B to the town centre via Hatherop Road. Measures could include widening existing footpaths in some areas and, ensuing adequate crossing facilities and implementing shared used road with a cycleway. Requires active travel access to Site along northwestern boundary along Hatherop Road.	£2,000,000	Critical	LP: Local access	Cotswold: Fairford
Fa4	Trubshaw Way active travel access	City Science	Active travel access to Trubshaw Way for Site F20A for onward active travel to town centre.	£0	Critical	LP: On-site	Cotswold: Fairford
Fa5	Cinder Lane quiet road	City Science	Designation of Cinder Lane as a quiet road, to encourage active travel from Site F20A to the Town centre. Requires active travel access to Cinder Lane on northern boundary of Site. Includes surfacing upgrade.	£380,000	Critical	LP: Local access	Cotswold: Fairford
Fa6	Horcott Road active travel route	City Science	Improve active travel links along Horcott Road to encourage sustainable access from Site F53A to the town centre. This includes by widen footpaths and improving crossing over wide-mouth junctions heading to town centre, as well as introducing a cycleway. This could connect to existing the cycleway crossing Dilly's Bridge and connecting to Gas Lane, providing a more direct route to High Street.	£620,000	Critical	LP: Local access	Cotswold: Fairford
Fa7	E End active travel access	City Science	Provision of an active travel access from the western boundary of the Site F20A, enhancing the existing footpath the connects to E End	£0	Critical	LP: Local access	Cotswold: Fairford
Fa8	Leafield Road Crossing	City Science	Provision of pedestrian crossing connecting Site to the east of Leafield Road to the Primary School opposite.	£140,000	Critical	LP: Local access	Cotswold: Fairford
Fa9	Leafield Road active travel route	City Science	Providing footpaths along Leafield road and a cycleway to enable active travel into town centre from Site F57A.	£0	Critical	LP: Local access	Cotswold: Fairford

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Fa10	Enhancement to 76 bus service	City Science	Increase the frequency of the Stagecoach West 76 bus service to run once an hour to provide better public transport connectivity to Cirencester.	£350,000	Critical	LP: Strategic (off-site)	Cotswold: Fairford
Fa12	20mph zones	City Science	Introducing 20mph zones across Down Ampney including within development sites	£150,000	Critical	LP: On-site	Cotswold: Fairford
Fa13	Fairford-Lechlade AT Route	City Science	Segregated Cycleway on Park Street (0.3km) followed by quiet lane treatment (with physical calming measures) on Leafield Road (0.5km) followed by footway upgrade to shared space (0.4km), segregated route along Hatherop Lane (0.3km) and then again (shared) along to Slothop Road (2.2km) followed by enhanced of a bridleway (1.6km) finally quiet lane treatment on Hambidge Lane (2.7km). Cost is additional to Fa3	£800,000	Essential	LP: Strategic (off-site)	Cotswold: Fairford
K1	A429 Active travel route	City Science	The A429 is the single route currently connecting the K15 sites to Kemble centre. Provide a segregated cycleway along road to improve active travel access to key services and schools in Kemble centre, along with improved continuous footpaths.	£0	Critical	LP: Strategic (off-site)	Cotswold: Kemble
K2	Access to Old Vicarage Lane	City Science	Active travel access to the south of Old Vicarage Lane of the eastern boundary of Site K12 to allow onwards active travel access to centre of Kemble.	£0	Critical	LP: Local access	Cotswold: Kemble
K3	Church Road active travel	City Science	Improvements to active travel along Church Road for Site K12. This includes active travel access to site boundary on Church road, continuous footways and possible exploration of a quiet lane on Church Road with lower speed limits and signage to improve mixed use of road for cycling.	£250,000	Critical	LP: Local access	Cotswold: Kemble
K5	Improved A429 crossing facilities	City Science	Improved active travel crossing facilities to allow active travel access from Site K12 to access Station Road, for onwards access to Kemble Station.	£100,000	Critical	LP: Strategic (off-site)	Cotswold: Kemble
K6	Station Road active travel	City Science	Improved pedestrian footways and cycleways along Station Road to promote active travel access from Sites K12 to Kemble Station	£120,000	Critical	LP: Strategic (off-site)	Cotswold: Kemble
K8	Kemble station improvements	GCC (LTP)	Package of improvements including improving accessibility at the station with step free bridge, cycle parking etc.	£2,500,000	Critical	LP: Strategic (off-site)	Cotswold: Kemble
LP7	Stow-on-the-Wold Sheep Street/A429/High Street Mitigation	City Science	Change signal stages with indicative arrows at high street/Roman Rd Junctions. Signal optimisation at A429/B4068.	~£90-130k	Critical	Proposed	

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
LP8	Avening High Street AT Mitigation	City Science	Model suggests that Avening High Street becomes unsuitable to most people to cycle on after the local plan. Mixed traffic suitability could be restored if the speed limit is reduced to 20mph with a corresponding amount of traffic calming to ensure the design speed matches the new speed limit. The remainder of links surrounding this one are deemed unsuitable according to LTN1/20 before and after the local plan which means this stretch is unlikely to currently form part of a whole route however there are some non-road routes near by which this may cut off	£150,000	Critical	Proposed	Cotswold: Kemble
LP9	Coates AT Mitigation	City Science	Model suggests that cycling on the Trewsbury Road becomes unsuitable for most people due to increased traffic volumes. Caveat: At present all the surrounding rounds into Coates are current deemed to be unsuitable for most cyclists and this is unlikely to block a route. Solutions include implementing a one way system around coates to allow for cycle lanes and/or speed reductions.	£150,000	Essential	Proposed	Cotswold: Kemble
LP10	B4040/B4696	City Science	Signal Optimisation	£10-50k	Essential	Proposed	In Wiltshire
K10	Kemble - Cirencester cycleway	GCC (LTP)	Reuse of former rail route as a cycleway connecting Kemble and Cirencester for access to employment and education.	£2,000,000	Critical	LP: Strategic (off-site)	Cotswold: Kemble
K12	Kemble to Tetbury Service bus service	City Science	New bus service connecting town centre of Kemble, developments Sites and Tetbury, along A439, Oxleaze Road and A433. Modelling suggests 100-200 passengers a day	£400,000	Critical	LP: Strategic (off-site)	Cotswold: Kemble
K13	On site provision of services	City Science	Sites require on-site provision of key services such as retail and healthcare as there are minimal key services available in Kemble.	£0	Critical	LP: On-site	Cotswold: Kemble
K14	Windmill Road AT Mitigation	City Science	Flag identifies cycling may become unsuitable for most people as a result of increased traffic flow. At present the road is functionally not a full two-way street due to parking on the street. Mitigation could involve removing on street parking given most houses have drives to accommodate segregation	£160,000	Critical	Proposed	Cotswold: Kemble
K15	Kemble to Ewen Cycle Mitigation	City Science	Model suggests that local plan traffic will make Windmill Road, School Road to Ewen no longer 'suitable for most people'. Mitigation involves shared pathway and reduction to 40mph	£1,100,000	Essential	Proposed	Cotswold: Kemble
K20	20mph zones	City Science	Introducing 20mph zones across all streets in Kemble, including within the development sites.	£150,000	Critical	LP: Strategic (off-site)	Cotswold: Kemble
Mic2	Site Active Travel Connections and wider offsite improvements to car-free	City Science	Active Travel only connections to the public park to provide attractive active travel routes within Mickleton. At present the paths within the park are not sufficient for cycling and so upgrade of widths for a shared pathway or separate cycling routes would be required	£50,000	Critical	LP: Local access	Cotswold: Mickleton
Mic3	Long Marsdon Road Active Travel Connection	City Science	Cycleway and/or Shared Pathways along Long Marsdon Road to facilitate segregated access to National Cycleway 5 route featuring a fully car-free travel route to Stratford-Upon-Avon the distance being approximated 12-14km/ 7.5-8.5 mi within the distance that some may commute especially if coupled with targeted e-micromobility interventions.	£3,500,000	Important	LP: Strategic (off-site)	Cotswold: Mickleton

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Mic5	Mickleton Local Centre and Services Hub	City Science	At present that are limited services within Mickleton itself. Providing a local hub including some GP services, Schools and Retail offerings and mobility hub	£0	Critical	LP: On-site	Cotswold: Mickleton
Mic6	Improved Bus Services Mickleton to Moreton-in-Marsh	City Science	Current services offer routes to Stratford-Upon-Avon, Chipping Campden and Moreton-In-Marsh. Frequency is approximately every one to two hours with early and late travel options available. No services exist to nearby Evesham. This intervention would look at improving frequency of the current offering whilst also adding connections to Evesham in line with new population. Nearby Warwickshire also has some sites nearby in REG18 so there is potential for collaboration.	£400,000	Critical	LP: Strategic (off-site)	Cotswold: Mickleton
Mic8	Mickleton to Ebrington Primary School AT Flag	City Science	Baker's Hill, Hidcote Road are expected to become unsuitable to cycle. Part of the route sits on the existing national 42 cycle route. Mitigations that could be effective at retaining the cycle routes suitability include: 20mph along the stretch with included enforcement however this is unlikely to be viable across such a long stretch of rural road therefore share pathway segregation utilising bridleway for some of it.	£2,000,000	Essential	Proposed	Cotswold: Mickleton
Mic9	Mickleton to Willersey speed route treatment	GCC (20mph Speed Work)	Reduction of Willersey Speed Limit to 20mph and "route treatment" to Mickleton. Could be potentially extended into Mickleton.	£0	Important	LP: Strategic (off-site)	Cotswold: Mickleton
Mic11	20mph zones	City Science	Introducing 20mph zones across all streets in Mickleton, including within the development sites.	£150,000	Critical	LP: Strategic (off-site)	Cotswold: Mickleton
Mo1	Moreton-in-Marsh to Bourton-on-the-Water via Stow-on-the-Wold	City Science/GCC LCWIP	An LTN1/20 compliant route from Moreton-In-Marsh to Bourton-on-the-Water via Stow-in-the-Wold. This route can either be in the form of a segregated addition to the Fosse Road or along the routes identified in the GCC countywide LCWIP (Evenload Road-Chapel Street-Ex railway alignment). The latter was estimated to need ~1-2million to deliver and the latter is assumed	£2,000,000	Essential	Proposed	Cotswold: Moreton-In-Marsh
Mo2	Blenheim Meadow AT routes upgrade	City Science	Upgrading the traffic-free paths through Blenheim Meadow to be suitable for cycling. Current paths cycling is not allowed and there are key barriers along the route. Upgrading these including widening and removal of barriers/gates will allow the developments further away from the centre to use cycling to access the town centre and railway station.	£250,000	Critical	LP: Local access	Cotswold: Moreton-In-Marsh
Mo3	A44 Corridor Active Transport Route	City Science	From edge of Fire Service College Site to High Street roundabout on A44. A combination of measures including a shared pathway or pathway and cycleway up to the junction with Evenload Road where geometric constraint may need a different approach e.g. speed limit reductions or alternative routing.	£1,500,000	Critical	LP: Local access	Cotswold: Moreton-In-Marsh
Mo4	Southern Moreton greenway	City Science	Footpaths HMM8 and HMM18 to be upgraded to shared green way and options explored to facilitate onwards routing in a low traffic environment, possibly through allotments and through quiet East Street. Facilitating traffic free travel from southern sites to town services.	£1,000,000	Critical	LP: Local access	Cotswold: Moreton-In-Marsh
Mo5	Moreton-in-Marsh to Cheltenham BRT	WSP/GCC	BRT Route C09/C08 Moreton-in-Marsh to Cheltenham	£3,500,000	Essential	BAU+	Cotswold: Moreton-In-Marsh

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Mo8	Moreton-in-Marsh Transport Hub, parking and road space reallocation	City Science/Moreton-in-Marsh Neighbourhood Plan	Moving the predominant parking away from the High street to free up capacity on the road for other uses including any road adjustments required and a higher focus on placemaking activities and improved Active Travel facilities. It could include utilisation of parking pricing to further dis-incentivise the use of private vehicles. Includes "Park and Stride" facilities.	£1,000,000	Critical	BAU+	Cotswold: Moreton-In-Marsh
Mo9	On-site services	City Science	On-Site provision of key services such as retail and healthcare.	£0	Critical	LP: On-site	Cotswold: Moreton-In-Marsh
Mo10	Moreton-in-Marsh New Road	GCC/CDC/WSP	South easten portion of the link road around Moreton-in-Marsh to the East in an attempt to move through traffic and some development traffic away from currently constrained double roundabout. In order to remain inline with the vision to not induce increased car use this should include a wider array of measures including the potential to be car capacity neutral by e.g. pedestrianising or semi-pedestrianising the high street.	£37,450,252	Critical	Proposed	Cotswold: Moreton-In-Marsh
Mo12	Moreton-In-Marsh to Chipping Campden Greenway	City Science	A quiet street and infrastructure approach to delivering a car-lite route from Moreton-In-Marsh to Chipping Campden. This largely would be upgrades the current 442 national cycle route and could include closure/one-way/speed treatments on one leg of the triangle near Batsford, work on the crossing at station road and lanes or shared pathways along areas of the road that can facilitate it. Alternatively a route could be pursued through upgrading of Rights of Way footpaths along the railway line via Paxford - this route is flatter but may be harder to deliver. Also to note that it opens up railway access for Chipping Campden including sites being	£1,000,000	Essential	LP: Strategic (off-site)	Cotswold: Moreton-In-Marsh
Mo13	Moreton-In-Marsh to Shipston-on-Stour Cycleway	City Science	Greenway from Moreton-in-Marsh to Shipstone-on-the-Stour. This could utilise the verge to make a shared pathway along Todenham Street and joining to an upgraded Bridleway to Shipston-on-Stour. It should be noted that there may be grounds for cross-collaboration over the border with development along this route	£1,500,000	Essential	LP: Strategic (off-site)	Cotswold: Moreton-In-Marsh
Mo16	Evenlode Improvements	City Science	Currently part of the National 48 and the 442 cycle routes and all cyclists are expected to mix with general traffic. The high amount of additional traffic from developments along the route means that cycling is likely to become unsuitable for most people. It is likely that to remain suitable some form of segregation is likely to be required. There is a marginal possibility that limiting speed along the road to 20mph as well with measures to decrease or reroute traffic may retain the route as suitable for some people	£350,000	Critical	LP: Local access	Cotswold: Moreton-In-Marsh
Mo17	Moreton-in-Marsh Station Improvements	City Science	Upgrades to the facilities of the station in line with high patronage including better active travel connections.	£3,500,000	Critical	LP: Strategic (off-site)	Cotswold: Moreton-In-Marsh
Mo18	20 mph zones	City Science	Introducing 20mph zones across Moreton-in-Marsh (excluding A44 and A429)	£150,000	Critical	LP: Strategic (off-site)	Cotswold: Moreton-In-Marsh

Sub area		Scheme information			Categorisation				Cost and delivery									
Relevant Sub area	**Site/Sub area attribution**	**Ref**	**Scheme name**	**Scheme description**	Infrastructure category	Infrastructure sub-category	Source	Prioritisation	Cost (£)	Source of cost	Confirmed funding	Potential funding mechanism	Initial phasing	Potential Delivery partners/ providers	Commentary (to be added to final IDP)	Working Commentary (to be deleted)	Sensitive to growth figure	Status of agreement (to be deleted)
Ampney Crucis	Ampney Crucis - Strategic - Ampney Crucis (1x landowner)	Ac1	On site provision of services	This site represents a significant expansion of an existing village to the north. At present there is extremely limited services around the village including a small village hall, a small primary school (~100 pupils), a small play park and green space and a small church. The level development (660 dwellings) combined with the more isolated nature of the site (~5miles from Cirencester which is likely to be where most services are for the housing). It is approximately 2-2.5 miles from the Driffield Site. The scale of the development suggests that it would require at least an additional primary school, a retail offering ideally with a sizable convenience shop and/or postal facilities collection/delivery and a third space such as community centre	05_Transport	05_Behaviour change	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter			No	Draft for comment
Ampney Crucis	Ampney Crucis - Strategic - Ampney Crucis (1x landowner)	Ac2	Enhancements to 50 Bus	Currently the 50 bus provides a circularly route between Cirencester and Ampney Crucis Monday to Friday between 8:50 13:50. This intervention will increase the frequency of the bus from hourly to half-hourly and extend the times to 0730 to 1830 (to allow for work time commuting). In addition services would run a more limited service on Saturday and Sunday (at present there is no services. Given the level of current provision an additional vehicle would likely be needed.	05_Transport	05_Public transport - Bus	City Science modelling	Critical	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106	01: 2027-2032 (inclusive)	Bus provider, GCC			No	Draft for comment
Ampney Crucis	Ampney Crucis - Strategic - Ampney Crucis (1x landowner)	Ac3	Active Travel route to join D7 (access to Down Ampney, Driffield Site and Cirencester)	An active travel route including cycling and walking to join onto intervention D7 to provide a route between all the major sites and Cirencester. This route is 2.1km long and would be formed through small bit of shared pathway on the A417 between Village Street and Waterton Farm (BAC25 footpath) 0.4km followed by 1.7km of upgraded footpath to shared space. Explicitly Dependent on D7, Cir4, Cir5, Cir7 and Cir8 being delivered	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Ampney Crucis	Ampney Crucis Sub Area	Ac4	Ampney Cruicis-Poulton-Fairford Active Travel Route	An active travel route providing a route to Poulton including Ampney St Peter. 3.4km predominantly upgraded bridleways, footpaths and tracks followed by 1.3km of quiet lane treatment, 1.6km of on road segregation followed by 3.2km of quiet lane treatment on Welsh Way. The whole route is 8.6km.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 4,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC			No	Draft for comment
Ampney Crucis	Ampney Crucis Sub Area	Ac5	Amney Cruicis 20mph zone	20mph within Ampney Crucis including new residential streets, village street, school lane, butchers arm lane, allotment lane, and riding lane (from the northern edge of the site to Ashbrook lane junction)	05_Transport	05_Behaviour change	City Science modelling	Critical	£ 100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Ampney Crucis	Ampney Crucis - Strategic - Ampney Crucis (1x landowner)	Ac6	Diversion of 77 through Village Street	Diversion of the 76/77 bus route through Ampney Crucis. This will provide bus services to Fairford and additional services to Circencester	05_Transport	05_Public transport - Bus	City Science modelling	Critical	£ 100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106	01: 2027-2032 (inclusive)	Bus provider, GCC			No	Draft for comment
Ampney Crucis	Ampney Crucis - Strategic - Ampney Crucis (1x landowner)	Ac7	Segregated Active Travel Route on Access Road and B4425	Route along new access road and then extend and enhance segregated cycleway within road boundary,	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 2,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC			No	Draft for comment
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Cir10	Siddington Road Cycleway	Provision of an on-road cycleway connecting Sites SD23 and SD17 to town centre via Siddington Road. Cycleway would follow Siddington Road then turn onto Kingsmead Road to connect to existing cycleway underpass under Bristol Road. To be delivered along wth Cir5 to provide onwards cycle access to town centre.	05_Transport	05_Active travel / public realm	City Science modelling	Essential	£ 300,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC			No	Draft for comment
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Cir11	Extend London Road cycleway	Extend London Road cycleway next to Site C81B toward town centre with on-road cycle lane. Connect to existing active travel bridge over Swindon Road, creating a shared use path for pedestrians and cyclists. Rejoin cycleway to London Road and towards town centre with	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Cirencester	Kemble Sub area	Cir12	Enhancement to 882 bus service	Increase the frequency of the Stagecoach West 882 bus service to run once an hour to provide better public transport connectivity to Cirencester.	05_Transport	05_Public transport - Bus	City Science modelling	Critical	£ 400,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106	01: 2027-2032 (inclusive)	Bus provider, GCC			No	Draft for comment
Cirencester	Circencester Sub area	Cir14	Cirencester mobility hub	Development of a new or enhanced mobility hub integrating public transport, micromobility, cycle facilities, and shared mobility options	05_Transport	05_Supporting Sustainable transport integration	Cotswold DC	Essential	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Cirencester	All sites	Cir15	Cirencester Park and Ride	Park and ride/stride provision to intercept car trips at the edge of town, with potential for targeted bus priority measures to improve reliability and attractiveness of services into Cirencester. Park and Rides tend to target cars coming from out of town. Given the placement of this it is unlikely to be used by sites within the local plan. It is will be important for reducing overall traffic levels which may help local plan traffic however at present the modelling does not suggest it is critical for the functioning of the network	05_Transport	05_Public transport - Bus	Cotswold DC	Important	£ 10,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106	04: 2038-2043 (inclusive)	Bus provider, GCC		To be raised with GCC. City Science identify this is difficult evidence in model. GCC and WSP working on this as a project but considered difficult to link to LP sites. If retained, we would suggest this is raised to be a more significant priority.	No	Draft for comment
Cirencester	Circencester Sub area	Cir16	Wayfinding improvements	Introduction of a coherent, high-quality wayfinding strategy to improve navigation, reinforce key destinations, and enhance the legibility of walking and cycling networks across the town.	05_Transport	05_Active travel / public realm	Cotswold DC	Important	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	05: 2033-2043 (inclusive)	GCC; Town and Parish Councils			No	Draft for comment
Cirencester	Circencester Sub area	Cir17	East-West Pedestrian / Cycle route improvements	Strengthening east–west pedestrian and cycle connectivity across Cirencester, improving continuity, safety, and accessibility.	05_Transport	05_Active travel / public realm	Cotswold DC	Important	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Cir18	Tesco–Siddington Road Active Travel Link	Creation of a direct, safe walking and cycling route connecting Tesco to Siddington Road, improving local accessibility and reducing short car trips.	05_Transport	05_Active travel / public realm	Cotswold DC	Essential	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	05: 2033-2043 (inclusive)	GCC			No	Draft for comment
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir19	Orchard Fields–Steadings Active Link	Establishment of a walking and cycling route through Orchard Fields connecting Siddington to The Steadings.	05_Transport	05_Active travel / public realm	Cotswold DC	Essential	£ 375,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	05: 2033-2043 (inclusive)	GCC			No	Draft for comment
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir2	Spratsgate Lane/Somerfield Road active travel links	Package of active travel measure could include providing pedestrian footpaths for residents willing to walk into Cirencester, as well as a on-road segregated cycleway. Require active travel access points along Spratsgate Lane for Sites SD20 and C190	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 1,400,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Cir20	Siddington–South Cerney active travel link	Development of a strategic active travel corridor utilising the disused railway line to provide a direct, segregated walking and cycling link between Siddington and South Cerney.	05_Transport	05_Active travel / public realm	Cotswold DC	Essential	£ 1,100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC			No	Draft for comment
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Cir21	Green Lane Quiet Road	Reclassification of Green Lane (off Clark's Lane) from highway use to a quiet lane with lower speed limits and appropriate signage to enable shared use road for walking and cycling.	05_Transport	05_Active travel / public realm	Cotswold DC	Essential	£ 100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC			No	Draft for comment
Cirencester	Circencester Sub area	Cir22	A417 Underpass Roundabouts Active Travel Mitigation	Model suggests that cycling along the Dower's Lane becomes unsuitable for most people from suitable for some people due to increased traffic volumes. Many surrounding roads are currently assessed to have low suitability for cycling however there are a few off-road routes nearby meaning some cycle routing may be happening. Mitigation is likely to involve speed limit treatment on Dower's Lane and a shared pathway/cyclops upgrade to the two roundabouts. There is limited suitability in the wider area for cycling so this is unlikely to be a critical mitigation	05_Transport	05_Active travel / public realm	City Science modelling	Important	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC		This has been adjusted slightly keeping only the underpass as this is still a problem and acts as the only AT way across the A417. The price remains constant because the section lost was very minor speed limit changes.	No	Draft for comment
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Cir23	Spratsgate Lane AT Mitigation	At present the road has minimal segregated infrastructure (with the exception of the new roundabout that feeds into the development near the Wilkinson Road Junction). The change is traffic is significant enough that even with minimal interventions such as 20mph zones and traffic calming or non-segregated cycle lanes are unlikely to be sufficient to leave the road suitable for most people. At present this route lies on the National Route 45. Multiple options should be explored including providing segregated provision or through alternative routing for the key routes that may use this route. For example K10 intervention may open up a route through Chesterton Farm and into the town centre and to east provision could be improved for a route along love lane. These interventions would be in addition to that proposed as part of the committed steadings site.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 1,400,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Cir24	On site provision of services	Site further from Cirencester Town centre require on site provision of essential services to reduce travel in to the town centre. This should include at a minimum a primary school, a community space, a retail offering (ideally a small convenience store and service for last mile delivery such a RM parcel box and parcel collection (either within a retail offering or through an external parcel collection service).	05_Transport	05_Behaviour change	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter			No	Draft for comment
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Cir25	Kingshill Road/London Road mitigation	Upgrade Junction to a signalised Junction	05_Transport	05_Highways	City Science modelling	Critical	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Cir26	Kingshill Road/Cirencester Road mitigation	Upgrade Junction to a signalised Junction	05_Transport	05_Highways	City Science modelling	Critical	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Siddington -Strategic- Land south west of Siddington (1x landowner / promoter)	Cir27	Somerford Road/Chesterton Lane HW Mitigation	Upgrade intersection between Somerford road and Chesterton lane to be signalised. The modelling suggests that increased traffic on Chesterton road will lead to severe queueing on the Somerford road due to them being unable to merge	05_Transport	05_Highways	City Science modelling	Essential	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir28	Cirencester Road AT Flag	Limit issues for active travel using speed limits (20mph) and soft segregation	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 400,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -		01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Cirencester	Ampney Crucis - Strategic - Ampney Crucis (1x landowner)	Cir29	B4425/A429 Stow Road mitigation	Signal Optimisation/ Increase cycle time (reduce amount of loss time for Cherrytree Ln and increase green time B4425 and Stow Rd) Required to deal with harm to network	05_Transport	05_Highways	City Science modelling	Critical	£ 50,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir3	Active travel access Swindon Road	Active travel access onto Swindon Road at the northeastern corner of Site R519 to give access to existing cycleway crossing the A419 and along Cricklade Road to town centre.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 200,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir30	Cirencester-Swindon BRT	Implementation of BRT route prosed between Cirencester and Swindon. This is assumed to contain enough bus priority interventions to keep the journey times down and a service that is frequent a minimum of every fifteen minutes. In order to maximise the utility of these route for the local plan it is assumed that this will be an express stopping service that would call at Swindon-Down Ampney-Driffield Junction- Preston-Kingshill Lane-Cirencester. This captures around 2300 dwellings in the local plan. Journey time between Swindon and Cirencester should be no longer than 50-60 minutes to provide a competitive journey time to driving.	05_Transport	05_Public transport - Bus	City Science modelling	Critical	£ 5,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC			No	Draft for comment
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir32	Enhanced or extended bus service between Site C187 via the Steadings to Cirencester	Increase the frequency of existing bus routes or implementation of a new bus route to connect the new site south of the Steadings via The Steadings to Cirencester. Could include a bus gate to permit bus movements between the Steadings and site C187.	05_Transport	05_Public transport - Bus	City Science modelling	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC	Scheme requires alignment between saved allocation and Steadings Phase 2		No	Draft for comment

Sub area		Scheme information			Categorisation				Cost and delivery									
Relevant Sub area	**Site/Sub area attribution**	**Ref**	**Scheme name**	**Scheme description**	Infrastructure category	Infrastructure sub-category	Source	Prioritisation	Cost (£)	Source of cost	Confirmed funding	Potential funding mechanism	Initial phasing	Potential Delivery partners/ providers	Commentary (to be added to final IDP)	Working Commentary (to be deleted)	Sensitive to growth figure	Status of agreement (to be deleted)
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir33	Local transport corridor interchange hub in The Steadings	Implement a Local Transport Corridor Interchange Hub within The Steadings where bus service between The Steading and Cirencester will stop on site.	05_Transport	05_Supporting Sustainable transport integration	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ 1,000,000	S106	01: 2027-2032 (inclusive)	Bathhurst Development Ltd; GCC	Existing scheme being delivered by the Steading existing allocation and included as an assumption in the baseline transport modelling		No	Draft for comment
Cirencester	Circencester Sub area	Cir34	20mph zones	Extended the 20mph zones to cover residential street and development sites. This follows the consultation currently out	05_Transport	05_Behaviour change	GCC (20mph Speed Work)	Essential	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir35	Active Travel Route from South Steadings to Tetbury Road Entrance of Agricultural College	Route following the existing planned interconnection between the Steadings and South Steadings extension. Exiting on the southern access from the Steadings (assuming the roundabout has been designed with adequate segregation. Then 0.2km of shared pathway on the north bound side of the road. Given the likely low volumes of both pedestrians and cyclists a 3m shared pathway would be sufficient and can be delivered within the HW boundary	05_Transport	05_Active travel / public realm	City Science/ GCC	Critical	£ 100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC; Agricultural College			No	Draft for comment
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir36	A419 Swindon Road/Silver Street	Upgrade the junction to a signalised junction and add approach flares.	05_Transport	05_Highways	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir37	A429/Chesterton Ln Junction	Change the stages and phases (having an all A429 stage followed by a Chesterton ln stage, and more green time for Stroud lane approach)	05_Transport	05_Highways	City Science modelling	Critical	£ 50,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Cirencester - Strategic - Land south east of Cirencester and south of Preston (2x landowners / promoter)	Cir38	A419 Stroud Road/Trewsbury Road	Upgrade the junction to a signalised junction and add approach flares.	05_Transport	05_Highways	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir39	A429 Watermoor Roundabout	Add approach arm flares to the roundabout and widen the eastbound approach arm.	05_Transport	05_Highways	City Science modelling	Critical	£ 10,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir4	Cricklade Road Cycleway Enhancement	Upgrade the cycleway from Preston Toll Bar along Cricklade Road by installing high-quality road surface throughout, introducing a designated on-road cycle lane, and implementing clear signage. Extend this cycleway improvements to the town centre, passing under the foot tunnel under the Bristol Road and joining Watermoor Way	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Cirencester	Cirencester - Strategic - Steadings southern extension (1x landowner)	Cir40	Stroud Road north of Tetbury Roundabout	Widen the road to two lanes to accommodate development access.	05_Transport	05_Highways	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways	Existing scheme being delivered by the Steading existing allocation and included as an assumption in the baseline transport modelling		No	Draft for comment
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir41	A419 Swindon Road\Cirencester Road	Widen the roundabout to provide two lanes between the roundabout and the Kingsmill Lane signalised junction.	05_Transport	05_Highways	City Science modelling	Critical	£ 10,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir42	A29 Swindon Road/Bristol Road Roundabout	Widen the roundabout.	05_Transport	05_Highways	City Science modelling	Critical	£ 10,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Cirencester	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	Cir5	Watermoor Road space reallocation	Reallocate road space along Watermoor Road to create a serrated cycleway, joining with Cycleway improvements in Cir4 to provide active travel links for southern development sites into Cirencester.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Cir7	Active travel access on Kingshill Lane	Active travel access on western boundary of site directly opposite off road leading to Cirencester skate park.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Cirencester	Cirencester - Strategic - Land east of Kingshill Lane (1x landowner / promoter)	Cir8	Queen Elizabeth Road/Beeches Road cycleway	On road cycleway connecting to existing east-west cycle route to link Sites R650 and R519 to town centre. Include on road cycleways along Queen Elizabeth Road and Beeches Road. Then a segregated cycle lane along London Road/Lewis Lane to access town centre.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Cirencester	Circencester Sub area	Cir9	Pedestrianise Castle Street	Extend current pedestrian zone restrictions to on Crickade Road to cover Castle Street for more attractive placemaking in town centre. Reallocate road space to active travel infrastructure and green space. Divert East West traffic along Park Lane, Black Jack Street, Market Place and The Waterloo to reach London Road	05_Transport	05_Active travel / public realm	City Science modelling	Important	£ 100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC; Town and Parish Councils			No	Draft for comment
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D1	On site provision of services	Site requires on-Site provision of key services such as retail and healthcare as there is currently only one small village shop in Down Ampney, with other retail and healthcare services located over 3km away.	05_Transport	05_Behaviour change	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter			No	Draft for comment
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D2	Cricklade cycle route	Cycleway connecting Down Ampney and Cricklade to give sustainable access to retail services in Crickade. Route would follow Down Ampney Road and head south on Cirencester road, cross the A419 and continue down into Crickade.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 900,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D3	South Cerney cycle route	Cycleway connecting Down Ampney and Cricklade to give sustainable access to retail services in South Cerney. Route would follow Down Ampney Road west and cross the A419, before turning north onto Cerney Wick Lane and following north on to Station Road into the centre of South Cerney.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 1,750,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Down Ampney	Multiple: SE Cirencester Strategic sites (South of Preston, Down Ampney and Driffield)	D4	Driffield Junction Development cycle route	Cycleway connecting Down Ampney to Driffield Junction Development via existing bridleway to the north of the development Site. Route meets the eastern boundary of the Driffield Junction Development Site, where, in conjunction with Option DJ3 it would benefit from onwards cycle access to Cirencester.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 1,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	City Science to review costs. Scheme is effectively the mechanism to deliver wider change to character to support the SE Cirencester sites		No	Draft for comment
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D6	Enhancements of 76 bus route	Increase the frequency of the Stagecoach West 76 bus service to run once an hour to provide better public transport connectivity to Cirencester.	05_Transport	05_Public transport - Bus	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC			No	Draft for comment
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D7	Down Ampney -Cirencester Greenway	Extended greenway linking Sites in Down Ampney to Cirencester. Route would extend up through the sites in Down Ampney, north along the PROW route (BDA1) and the west towards Driffield (Route BDD16). It would then connect with the sites at Driffield Junction Development, running directly through these sites and onwards to the existing bridleway running northeast from Hamhill and adjacent to the A419. It would cross the A417 at Wilpit Lane and connect to the sites along Kingshill Lane. For there it would follow Cir8 into town centre. Explicity Dependent on Cir4, Cir5, Cir7 and Cir8	05_Transport	05_Active travel / public realm	Cotswold DC	Critical	£ 3,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D9	20mph zones	Introducing 20mph zones across Down Ampney including within development sites	05_Transport	05_Behaviour change	GCC (20mph Speed Work)	Essential	£ 75,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	Direct delivery	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	D10	Quiet Lane Treatment on Unnamed Road between Oak Road and Fairford Road	In order to limit the use of this not suitable single track road several measures are pursured: Speed limit Change from National Speed limit to 30mph - this change will ensure that suitabity level for active travel is improved as well as limit the perceived advantage of the route. Traffic calming measures including road marking and bumps. In addition formally designating this as a rural quiet lane with measures to ensure that traffic is kept beneath 1000 pcu a day. Finally in order to faciliated passing more passing places to be implemented with	05_Transport	05_Highways	City Science modelling	Essential	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	City Science Added		No	Draft for comment
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	DJ1	On site provision of services	Site requires on-Site provision of key services such as retail, education and healthcare as closest services are 2 miles away in South Cerney or Down Ampney.	05_Transport	05_Behaviour change	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter			No	Draft for comment
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	DJ10	B4696 Spine Rd Approach to Station Rd/Cerney Wick Ln Intersection	Upgrade Junction to a signalised Junction	05_Transport	05_Highways	City Science modelling	Critical	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	DJ2	South Cerney active travel route	Provision of a segregated cycleway linking the western boundary of the Site to services in South Cerney for those who are able to cycle the distance. This could include active travel priority at A419/B4696 junction, then an onwards active travel route along the B4696 and Station Road into South Cerney. Alternatively could explore an active travel bridge over A419 connecting to and active trave route along Bow Wow Road directly into South Cerney. This assumed D3 is delivered	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 200,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC			No	Draft for comment
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	DJ3	Cirencester active travel route	Provision of a segregated cycleway connecting the Site to Cirencester via Cirencester Road for those able to cycle the distance. It is assumed that this should be delivered using a crossing of Cirencester Road which requires a change in the character of that road. GCC expressed support for this.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 3,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC	Yes -CS to comeback to this		No	Draft for comment
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	DJ5	Driffield Junction Development Village Mobility Hub	A smaller mobility hub providing bus services, EV charging and parcel drop off points.	05_Transport	05_Supporting Sustainable transport integration	City Science modelling	Critical	£ 1,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Driffield	Driffield - Strategic - Land south of Driffield (2x landowners)	DJ8	Bridleway enhancement to Down Ampney (Wiltshire)	Enhancement of Bridleways through Wiltshire to high quality cycleway and walking route to Down Ampney	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 750,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	Wilshire Highways	To note this scheme would be implemented outside of GCC highways boundary in Wiltshire		No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa1	On site provision of services	On-Site provision of key services such as retail and healthcare.	05_Transport	05_Behaviour change	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter			No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa10	Enhancement to 76 bus service	Increase the frequency of the Stagecoach West 76 bus service to run once an hour to provide better public transport connectivity to Cirencester.	05_Transport	05_Public transport - Bus	City Science modelling	Critical	£ 350,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC			No	Draft for comment
Fairford	Fairford Sub area	Fa11	Fairford High Street Placemaking and AT	Increased traffic from Local Plan developments lead the high street to become "unsuitable" for most people. At present the high street has dedicated a lot of space to private vehicle use including parking and minimal space to active travel. Possible solutions include limiting or removing through traffic from the high street, full pedestrianisation, a one way system in additional to the removal of parking to allow for more segregated routes.	05_Transport	05_Active travel / public realm	City Science modelling	Important	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC Highways	This has been adjusted and kept in on vision grounds. There is also some evidence of an issue for active travel		No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa12	20mph zones	Introducing 20mph zones across Down Ampney including within development sites	05_Transport	05_Behaviour change	GCC (20mph Speed Work)	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment

Sub area		Scheme information			Categorisation				Cost and delivery									
Relevant Sub area	**Site/Sub area attribution**	**Ref**	**Scheme name**	**Scheme description**	Infrastructure category	Infrastructure sub-category	Source	Prioritisation	Cost (£)	Source of cost	Confirmed funding	Potential funding mechanism	Initial phasing	Potential Delivery partners/ providers	Commentary (to be added to final IDP)	Working Commentary (to be deleted)	Sensitive to growth figure	Status of agreement (to be deleted)
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa13	Fairford-Lechlade AT Route	Segregated Cycleway on Park Street (0.3km) followed by quiet lane treatment (with physical calming measures) on Leafield Road (0.5km) followed by footway upgrade to shared space (0.4km), segregated route along Hatherop Lane (0.3km) and then again (shared) along to Slothop Road (2.2km) followed by enhanced of a bridleway (1.6km) finally quiet lane treatment on Hambidge Lane (2.7km). Cost is additional to Fa3	05_Transport	05_Active travel / public realm	City Science modelling	Essential	£ 800,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment . This scheme is dependent on Fa2 being delivered	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC		Linked to Fa2 - Delivery of Fa2 is a requirement of delivering this	No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa2	Southrop Road/London Road active travel route	Provision of a segregated active route linking Site F57C to the town centre via Southrop Road and London Road. Package of measures include ensuring filling in gaps in pedestrian infrastructure and ensuring continuous footpaths and adequate crossing facilities, as well as enabling a shared used road with a cycleway. Requires active travel access of the southern boundary of the large Site along Hatherop Road and active travel access of the northern boundary of the large Site south of Southrop road.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC		Costs have been reviewed and this is correct for only the portion this covers	No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa3	Hatherop Road active travel route	Provision of an active route connecting Site F57B to the town centre via Hatherop Road. Measures could include widening existing footpaths in some areas and, ensuing adequate crossing facilities and implementing shared used road with a cycleway. Requires active travel access to Site along northwestern boundary along Hatherop Road.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa5	Cinder Lane quiet road	Designation of Cinder Lane as a quiet road, to encourage active travel from Site F20A to the Town centre. Requires active travel access to Cinder Lane on northern boundary of Site. Includes surfacing upgrade.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 380,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa6	Horcott Road active travel route	Improve active travel links along Horcott Road to encourage sustainable access from Site F53A to the town centre. This includes by widen footpaths and improving crossing over wide-mouth junctions heading to town centre, as well as introducing a cycleway. This could connect to existing the cycleway crossing Dilly's Bridge and connecting to Gas Lane, providing a more direct route to High Street.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 620,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa8	Leafield Road Crossing	Provision of pedestrian crossing connecting Site to the east of Leafield Road to the Primary School opposite.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 140,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	Multi-academy trust; GCC			No	Draft for comment
Fairford	Fairford - Strategic - Land north-east of Fairford (1x landowner)	Fa9	Leafield Road active travel route	Providing footpaths along Leafield road and a shared space to enable active travel into town centre from Site F57A.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC		Reviewed and updated	No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K10	Kemble -Cirencester cycleway	Reuse of former rail route as a cycleway connecting Kemble and Cirencester for access to employment and education.	05_Transport	05_Active travel / public realm	GCC (LTP)	Critical	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K12	Kemble to Tetbury Service bus service	New bus service connecting town centre of Kemble, developments Sites and Tetbury, along A439, Oxleaze Road and A433. Modelling suggests 100-200 passengers a day	05_Transport	05_Public transport - Bus	City Science modelling	Critical	£ 400,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K13	On site provision of services	Sites require on-site provision of key services such as retail and healthcare as there are minimal key services available in Kemble.	05_Transport	05_Behaviour change	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K14	Windmill Road AT Mitigation	Flag identifies cycling may become unsuitable for most people as a result of increased traffic flow. At present the road is functionally not a full two-way street due to parking on the street. Mitigation could involve removing on street parking given most houses have drives to accommodate segregation	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 160,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K15	Kemble to Ewen Cycle Mitigation	Model suggests that local plan traffic will make Windmill Road, School Road to Ewen no longer 'suitable for most people'. Mitigation involves shared pathway and reduction to 40mph	05_Transport	05_Active travel / public realm	City Science modelling	Essential	£ 1,100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K20	20mph zones	Introducing 20mph zones across all streets in Kemble, including within the development sites.	05_Transport	05_Behaviour change	GCC (20mph Speed Work)	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K3	Church Road active travel	Improvements to active travel along Church Road for Site K12. This includes active travel access to site boundary on Church road, continuous footways and possible exploration of a quiet lane on Church Road with lower speed limits and signage to improve mixed use of road for cycling.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K5	Improved A429 crossing facilities	Improved active travel crossing facilities to allow active travel access from Site K12 to access Station Road, for onwards access to Kemble Station.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 100,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K6	Station Road active travel	Improved pedestrian footways and cycleways along Station Road to promote active travel access from Sites K12 to Kemble Station	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 120,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	K8	Kemble station improvements	Package of improvements including improving accessibility at the station with step free bridge, cycle parking etc.	05_Transport	05_Public transport - Rail	GCC (LTP)	Critical	£ 2,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106	02: 2027-2037 (inclusive)	GWR, Network Rail			No	Draft for comment
Down Ampney	Down Ampney - Strategic - Land surrounding Down Ampney (2x landowners/ promoters)	LP10	B4040/B4696	Signal Optimisation	05_Transport	05_Highways	City Science modelling	Essential	£ 50,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	Wilshire Highways	To note this scheme would be implemented outside of GCC highways boundary in Wiltshire		No	Draft for comment
North Cotswold	North Cotswold Sub area	LP4	Rail Level Crossings: Chipping Campden and Blockley Risk Flag	Increased traffic has the potential to impact the traffic on two level crossings on the rail network: Chipping Campden and Blockley. Mitigations may include safety upgrades	05_Transport	05_Public transport - Rail	City Science modelling	Critical	TBC	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106	02: 2027-2037 (inclusive)	GWR, Network Rail		Level crossing no longer appear to flag as a risk. CS has not seen GWR formal response but if it suggests otherwise we have to revisit. These crossing were not flagged by GCC rail feedback	No	Draft for comment
Kemble	North Cotswold Sub area	LP7	Stow-on-the-Wold Sheep Street/A429/High Street Mitigation	Change signal stages with indicative arrows at high street/Roman Rd Junctions. Signal optimisation at A429/B4068.	05_Transport	05_Highways	City Science modelling	Critical	£ 130,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC Highways			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	LP8	Avening High Street AT Mitigation	Model suggests that Avening High Street becomes unsuitable to most people to cycle on after the local plan. Mixed traffic suitability could be restored if the speed limit is reduced to 20mph with a corresponding amount of traffic calming to ensure the design speed matches the new speed limit. The remainder of links surrounding this one are deemed unsuitable according to LTN1/20 before and after the local plan which means this stretch is unlikely to currently form part of a whole route however there are some non-road routes near by which this may cut off.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC			No	Draft for comment
Kemble	Kemble - Strategic - Land south-west of Kemble (1X landowner / promoter)	LP9	Coates AT Mitigation	Model suggests that cycling on the Trewsbury Road becomes unsuitable for most people due to increased traffic volumes. Caveat: At present all the surrounding rounds into Coates are current deemed to be unsuitable for most cyclists and this is unlikely to block a route. Solutions include implementing a one way system around coates to allow for cycle lanes and/or speed reductions.	05_Transport	05_Active travel / public realm	City Science modelling	Essential	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC			No	Draft for comment
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic11	20mph zones	Introducing 20mph zones across all streets in Mickleton, including within the development sites.	05_Transport	05_Behaviour change	GCC (20mph Speed Work)	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic2	Site Active Travel Connections and wider offsite improvements to car-free routes	Active Travel only connections to the public park to provide attractive active travel routes within Mickleton. At present the paths within the park are not sufficient for cycling and so upgrade of widths for a shared pathway or separate cycling routes would be required. Includes at least 2.6km of pathways to upgrade	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC		Costs have been updated in line with the new stretch of paths treated	No	Draft for comment
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic3	Long Marsdon Road Active Travel Connection	Cycleway and/or Shared Pathways along Long Marsdon Road to faciliate segregated access to National Cycleway 5 route featuring a fully car-free travel route to Stratford-Upon-Avon the distance being approximated 12-14km/ 7.5-8.5 mi within the distance that some may commute especially if coupled with targeted e-micromobility interventions.	05_Transport	05_Active travel / public realm	City Science modelling	Important	£ 3,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	03: 2033-2037 (inclusive)	GCC			No	Draft for comment
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic5	On site provision of services	At present that are limited services within Mickleton itself. Providing a local hub including some GP services, Schools and Retail offerings and mobility hub	05_Transport	05_Behaviour change	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter			No	Draft for comment
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic6	Improved Bus Services Mickleton to Moreton-in-Marsh	Current services offer routes to Stratford-Upon-Avon, Chipping Campden and Moreton-in-Marsh. Frequency is approximately every one to two hours with early and late travel options available. No services exist to nearby Evesham. This intervention would look at improving frequency of the current offering whilst also adding connections to Evesham in line with new population. Nearby Warwickshire also has some sites nearby in REG18 so there is potential for collaboration.	05_Transport	05_Public transport - Bus	City Science modelling	Critical	£ 400,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC			No	Draft for comment
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic8	Mickleton to Ebrington Primary School AT Flag	Baker's Hill, Hidcote Road are expected to become unsuitable to cycle. Part of the route sits on the existing national 42 cycle route. Mitigations that could be effective at retaining the cycle routes suitability include: 20mph along the stretch with included enforcement however this is unlikely to be viable across such a long stretch of rural road therefore share pathway segregation utilising bridleway for some of it.	05_Transport	05_Active travel / public realm	City Science modelling	Essential	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	Multi-academy trust; GCC			No	Draft for comment
Mickleton	Mickleton - Strategic - Land North and west of Mickleton (8 landowners / promoters)	Mic9	Mickleton to Willersey speed route treatment	Reduction of Willersey Speed Limit to 20mph and "route treatment" to Mickleton. Could be potentially extended into Mickleton.	05_Transport	05_Behaviour change	GCC (20mph Speed Work)	Important	£ 75,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ 75,000	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo1	Moreton-in-Marsh to Bourton-on-the-Water via Stow-on-the-Wold active travel link	An LTN1/20 compliant route from Moreton-In-Marsh to Bourton-on-the-Water via Stow-in-the-Wold. This route can either be in the form of a segregated addition to the Fosse Road or along the routes identified in the GCC countywide LCWIP (Evenload Road-Chapel Street-Ex railway alignment). The latter was estimated to need ~1-2million to deliver and the latter is assumed	05_Transport	05_Active travel / public realm	City Science/GCC LCWIP	Essential	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo10	Moreton-in-Marsh New Road	South eastern portion of the link road around Moreton-in-Marsh to the East in an attempt to move through traffic and some development traffic away from currently constrained double roundabout. In order to remain inline with the vision to not induce increased car use this should include a wider array of measures including the potential to be car capacity neutral by e.g. pedestrianising or semi-pedestrianising the high street.	05_Transport	05_Highways	GCC/CDC/WSP	Critical	£ 37,450,252	Bentley V2 costing report	£ -	S106; S278; Homes England forward funding	02: 2027-2037 (inclusive)	GCC Highways; Strategic Site landowners	Delivery approach and cost based on the phased implementation of the access road across applications and aligned to the agreed masterplan, rather than pooled funding and delivery by GCC		No	Draft for comment

Sub area		Scheme information			Categorisation				Cost and delivery									
Relevant Sub area	**Site/Sub area attribution**	**Ref**	**Scheme name**	**Scheme description**	Infrastructure category	Infrastructure sub-category	Source	Prioritisation	Cost (£)	Source of cost	Confirmed funding	Potential funding mechanism	Initial phasing	Potential Delivery partners/ providers	Commentary (to be added to final IDP)	Working Commentary (to be deleted)	Sensitive to growth figure	Status of agreement (to be deleted)
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo12	Moreton-In-Marsh to Chipping Campden Greenway	A quiet street and infrastructure approach to delivering a car-lite route from Moreton-In-Marsh to Chipping Campden. This largely would be upgrades the current 442 national cycle route and could include closure/one-way/speed treatments on one leg of the triangle near Batsford, work on the crossing at station road and lanes or shared pathways along areas of the road that can facilitate it. Alternatively a route could be pursued through upgrading of Rights of Way footpaths along the railway line via Pasford - this route is flatter but may be harder to deliver. Also to note that it opens up railway access for Chipping Campden including sites being delivered there	05_Transport	05_Active travel / public realm	City Science modelling	Essential	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo13	Moreton-In-Marsh to Shipston-on-Stour Cycleway	Greenway from Moreton-in-Marsh to Shipstone-on-the-Stour. This could utilise the verge to make a shared pathway along Todenham Street and joining to an upgraded Bridleway to Shipston-on-Stour. It should be noted that there may be grounds for cross-collaboration over the border with development along this route	05_Transport	05_Active travel / public realm	City Science modelling	Essential	£ 1,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	04: 2038-2043 (inclusive)	GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo16	Evenlode Improvements	Currently part of the National 48 and the 442 cycle routes and all cyclists are expected to mix with general traffic. The high amount of additional traffic from developments along the route means that cycling is likely to become unsuitable for most people. It is likely that to remain suitable some form of segregation is likely to be required. There is a marginal possibility that limiting speed along the road to 20mph as well with measures to decrease or reroute traffic may retain the route as suitable for some people	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 350,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo17	Moreton-in-Marsh Station Improvements	Upgrades to the facilities of the station in line with high patronage including better active travel connections.	05_Transport	05_Public transport - Rail	City Science modelling	Critical	£ 3,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106	02: 2027-2037 (inclusive)	GWR, Network Rail			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo18	20mph zones	Introducing 20mph zones across Moreton-in-Marsh (excluding A44 and A429)	05_Transport	05_Behaviour change	GCC (20mph Speed Work)	Critical	£ 150,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo2	Blenheim Meadow AT routes upgrade	Upgrading the traffic-free paths through Blenheim Meadow to be suitable for cycling. Current paths cycling is not allowed and there are key barriers along the route. Upgrading these including widening and removal of barriers/gates will allow the developments further away from the centre to use cycling to access the town centre and railway station.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 250,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo3	A44 Corridor Active Transport Route	From edge of Fire Service College Site to High Street roundabout on A44. A combination of measures including a shared pathway or pathway and cycleway up to the junction with Evenload Road where geometric constraint may need a different approach e.g. speed limit reductions or alternative routing.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 1,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo4	Southern Moreton greenway	Footpaths HMM8 and HMM18 to be upgraded to shared green way and options explored to facilitate onwards routing in a low traffic environment, possibly through allotments and through quiet East Street. Facilitating traffic free travel from southern sites to town services.	05_Transport	05_Active travel / public realm	City Science modelling	Critical	£ 1,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	02: 2027-2037 (inclusive)	GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo5	Moreton-in-Marsh to Cheltenham BRT	BRT Route C09/C08 Moreton-in-Marsh to Cheltenham	05_Transport	05_Public transport - Bus	WSP/GCC	Essential	£ 3,500,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106	02: 2027-2037 (inclusive)	Bus provider, GCC			No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo8	Moreton-in-Marsh Transport Hub, parking and road space reallocation	Moving the predominant parking away from the High street to free up capacity on the road for other uses including any road adjustments required and a higher focus on placemaking activities and improved Active Travel facilities. It could include utilisation of parking pricing to further dis-incentivise the use of private vehicles. Includes "Park and Stride" facilities which are simply redistibuted parking away from high street with branding and guided walking routes to high street.	05_Transport	05_Active travel / public realm	City Science/Moreton-in Marsh Neighbourhood Plan	Critical	£ 2,000,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; S278	01: 2027-2032 (inclusive)	GCC; Town and Parish Councils		Updated costs and updated the detail to describe park and stride element	No	Draft for comment
Moreton-in-Marsh	Moreton-in-Marsh - Strategic - Land north, east and south of Moreton-in-Marsh (c. 14x landowners / promoters)	Mo9	On site provision of services	On-Site provision of key services such as retail and healthcare.	05_Transport	05_Behaviour change	City Science modelling	Critical	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	N/A	Direct delivery	02: 2027-2037 (inclusive)	Strategic site promoter			No	Draft for comment
District-wide	All sites	TBC	EV Charging Provision	Providing Additional EV charging infrastructure for public use in addition to provision within new homes, This could also feature incentives e.g. pricing to encourage uptake.	05_Transport	05_Behaviour change	City Science modelling	Important	Included in CIL	N/A	£ -	CIL	07: Phased in line with delivery	GCC Highways			No	Draft for comment
District-wide	All sites	TBC	Travel Plan and Monitor and manage measures	smaller scale interventions to improve safety and implement TROs, improvements to expanded schools , additional bus stop infrastructure - identified where specified but to be derived by TAs	05_Transport	05_Behaviour change	Cotswold DC	Essential	Included in CIL	N/A	N/A	S106; S278; CIL	07: Phased in line with delivery	GCC Highways			No	Draft for comment
Mickleton	Mickleton Sub area	TBC	Enhancements to North Cotswolds Robin Community Bus	Improving the frequency of The Robin within Mickleton.	05_Transport	05_Public transport - Bus	City Science modelling	Essential	Included in CIL	N/A	£ -	CIL	07: Phased in line with delivery	GCC Highways			No	Draft for comment
Moreton-in-Marsh	North Cotswold Sub area	TBC	North Cotswold Line transformation	A series of improvements including doubling of the line leading to the a doubling of the frequency (to 2 trains per hour) and improved speed which would further make routes along this line such as Oxford-Worchester and London (and onto further connections) more time competitive with private modes. SOBC estimated the whole cost of this improvement to be £199 million but includes enabling of more housing in Oxfordshire so delivery could be partly delivered by this too.	05_Transport	05_Public transport - Rail	North Cotswold Line Taskforce	Regionally significant	£ -	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	£ -	S106; CIL	07: Phased in line with delivery	GWR, Network Rail	The Local Plan growth is not predicated upon the delivery of the Cotswold Line Transformation but is a project supported by CDC, who will consider using CIL to contribute to early feasibility work.		No	Draft for comment
District-wide	North Cotswold Sub area	XXMO1+	Kingham Station-Stow-on-the-Wold-Bourton-On-The-Water Greenway	Active Travel route	05_Transport	05_Active travel / public realm	City Science modelling	Important	Included in CIL	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment	Included in CIL	CIL	07: Phased in line with delivery	GCC	This scheme is supported as a wider aspiration but is not identified by the Local Plan evidence base as linked to proposed growth		No	Draft for comment
Kemble	Kemble Sub area	K21	Anti-Ratrunning Measures on Unnamed Road between A429 and A433	Minor alterations including speed interventions and no left turn into it from A429 and no right turn into it from A433 in order to stop traffic using to avoid A429/A433 junction	05_Transport	05_Highways	City Science modelling	Critical	£ 10,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment								
North Cotswold	North Cotswold Sub area	LP16	Willersey AT Flag	Willersey Leamington Road and Main Street because unsuitable for cycling due to increased traffic. 20mph speed limit would resolve this.	05_Transport	05_Highways	City Science modelling	Critical	£ 10,000	City Science estimate based on scheme typology and length of intervention. Additional details on methodology in Strategic Transport Assessment								

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
XXMO1+	Kingham Station-Stow-on-the-Wold-Bourton-On-The-Water Greenway	AK CDC	Active Travel route	£2,000,000.00	Important	Proposed	All
Ac1	On-site services	City Science	This site represents a singificant expansion of an existing village to the north. At present there is extremely limited services around the village including a small village hall, a small primary school (~100 pupils), a small play park and green space and a small church. The level development (660 dwellings) combined with the more isolated nature of the site (~5miles from Cirencester which is likely to be where most services are for the housing). It is approximately 2-2.5 miles from the Driffield Site. The scale of the development suggests that it would require at least an additional primary school, a retail offering ideally with a sizable convience	£0	Critical	LP: On-site	Cotswold: Ampney Cruicis
Ac2	Enhancements to 50 Bus	City Science	Currently the 50 bus provides a circularly route between Cirencester and Amney Cruicis Monday to Friday between 8:50 13:50. This intervention will increase the frequency of the bus from hourly to half-hourly and extend the times to 0730 to 1830 (to allow for work time commuting). In addition services would run a more limited service on saturday and sunday (at present there is no services. Given the level of current provision an additional vehicle would likely be needed.	£500,000	Critical	LP: Strategic (off-site)	Cotswold: Ampney Cruicis
Ac3	Active Travel route to join D7 (access to Down Ampney, Driffield Site and	City Science	An active travel route including cycling and walking to join onto intervention D7 to provide a route between all the major sites and Cirencester. This route is 2.1km long and would be formed through small bit of shared pathway on the A417 between Village Street and Waterton Farm (BAC25 footpath) 0.4km followed by 1.7km of upgraded footpath to shared space.	£1,000,000	Critical	LP: Strategic (off-site)	Cotswold: Ampney Cruicis
Ac4	Ampney Cruicis-Poulton-Fairford Active Travel Route	City Science	An active travel route providing a route to Poulton including Ampney St Peter. 3.4km predominantly upgraded bridleways, footpaths and tracks followed by 1.3km of quiet lane treatment, 1.6km of on road segregation followed by 3.2km of quiet lane treatment on Welsh Way. The whole route is 8.6km.	£4,000,000	Critical	LP: Strategic (off-site)	Cotswold: Ampney Cruicis
Ac5	Amney Cruicis 20mph zone	City Science	20mph within Ampney Cruicis including new residential streets, village street, school lane, butchers arm lane, allotment lane, and riding lane (from the northern edge of the site to ashbrook lane junction)	£100,000	Critical	LP: Local access	Cotswold: Ampney Cruicis
Ac6	Diversion of 77 through Village Street	City Science	Diversion of the 76/77 bus route through Ampney Crucis. This will provide bus services to fairford and additional services to circencester	£100,000	Critical	LP: Strategic (off-site)	Cotswold: Ampney Cruicis
Ac7	Segregated Active Travel Route on Access Road and B4425	City Science	Route along new access road and then extend and enhance segregated cycleway within road boundary,	£2,500,000	Critical	LP: Strategic (off-site)	Cotswold: Ampney Cruicis
Cir2	Spratsgate Lane/Somerfield Road active travel links	City Science	Package of active travel measure could include providing pedestrian footpaths for residents willing to walk into Cirencester, as well as a on-road segregated cycleway. Require active travel access points along Spratsgate Lane for Sites SD20 and C190	£1,400,000	Critical	LP: Strategic (off-site)	Cotswold: Cirencester

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Cir3	Active travel access Swindon Road	City Science	Active travel access onto Swindon Road at the northeastern corner of Site R519 to give access to existing cycleway crossing the A419 and along Cricklade Road to town centre.	£200,000	Critical	LP: Local access	Cotswold: Cirencester
Cir4	Cricklade Road Cycleway Enhancement	City Science	Upgrade the cycleway from Preston Toll Bar along Cricklade Road by installing high-quality road surface throughout, introducing a designated on-road cycle lane, and implementing clear signage. Extend this cycleway improvements to the town centre, passing under the foot tunnel under the Bristol Road and joining Watermoor Way	£2,000,000	Critical	LP: Strategic (off-site)	Cotswold: Cirencester
Cir5	Watermoor Road road space reallocation	City Science	Reallocate road space along Watermoor Road to create a serrated cycleway, joining with Cycleway improvements in **Cir4** to provide active travel links for southern development sites into Cirencester.	£250,000	Critical	LP: Local access	Cotswold: Cirencester
Cir6	Internal active travel links for Site R650	City Science	Internal active links connecting Site R650 to Site R519 to benefit from active travel access towards town centre suggested in **Cir4** and **Cir5**.	£0	Critical	LP: Local access	Cotswold: Cirencester
Cir7	Active travel access on Kingshill Lane	City Science	Active travel access on western boundary of site directly opposite off road leading to Cirencester skate park.	£150,000	Critical	LP: Local access	Cotswold: Cirencester
Cir8	Queen Elizabeth Road/Beeches Road cycleway	City Science	On road cycleway connecting to existing east-west cycle route to link Sites R650 and R519 to town centre. Include on road cycleways along Queen Elizabeth Road and Beeches Road. Then a segregated cycle lane along London Road/Lewis Lane to access town centre.	£1,000,000	Critical	LP: Local access	Cotswold: Cirencester
Cir9	Pedestrianise Castle Street	City Science	Extend current pedestrian zone restrictions to on Crickade Road to cover Castle Street for more attractive placemaking in town centre. Reallocate road space to active travel infrastructure and green space. Divert East West traffic along Park Lane, Black Jack Street, Market Place and The Waterloo to reach London Road	£100,000	Important	LP: Strategic (off-site)	Cotswold: Cirencester
Cir10	Siddington Road Cycleway	City Science	Provision of an on-road cycleway connecting Sites SD23 and SD17 to town centre via Siddington Road. Cycleway would follow Siddington Road then turn onto Kingsmead Road to connect to existing cycleway underpass under Bristol Road. To be delivered along with **Cir5** to provide onwards cycle access to town centre.	£300,000	Essential	LP: Strategic (off-site)	Cotswold: Cirencester
Cir11	Extend London Road cycleway	City Science	Extend London Road cycleway next to Site C81B toward town centre with on-road cycle lane. Connect to existing active travel bridge over Swindon Road, creating a shared use path for pedestrians and cyclists. Rejoin cycleway to London Road and towards town centre with	£500,000	Critical	LP: Strategic (off-site)	Cotswold: Cirencester

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Cir12	Enhancement to 882 bus service	City Science	Increase the frequency of the Stagecoach West 882 bus service to run once an hour to provide better public transport connectivity to Cirencester.	£400,000	Critical	LP: Strategic (off-site)	Cotswold: Cirencester
Cir14	Cirencester mobility hub	Cotswold DC	Development of a new or enhanced mobility hub integrating public transport, micromobility, cycle facilities, and shared mobility options	£1,000,000	Essential	LP: Strategic (off-site)	Cotswold: Cirencester
Cir15	Cirencester Park and Ride	Cotswold DC	Park and ride/stride provision to intercept car trips at the edge of town, with potential for targeted bus priority measures to improve reliability and attractiveness of services into Cirencester. Park and Rides tend to target cars coming from out of town. Given the placement of this it is unlikely to be used by sites within the local plan. It is will be important for reducing overal traffic levels which may help local plan traffic however at present the modelling does not suggest it is critical for the functioning of the network	£10,000,000	Important	LP: Strategic (off-site)	Cotswold: Cirencester
Cir16	Wayfinding improvements	Cotswold DC	Introduction of a coherent, high-quality wayfinding strategy to improve navigation, reinforce key destinations, and enhance the legibility of walking and cycling networks across the town.	£500,000	Important	LP: Strategic (off-site)	Cotswold: Cirencester
Cir17	East-West Pedestrian / Cycle route improvements	Cotswold DC	Strengthening east–west pedestrian and cycle connectivity across Cirencester, improving continuity, safety, and accessibility.	£500,000	Important	LP: Strategic (off-site)	Cotswold: Cirencester
Cir18	Tesco–Siddington Road Active Travel Link	Cotswold DC	Creation of a direct, safe walking and cycling route connecting Tesco to Siddington Road, improving local accessibility and reducing short car trips.	£250,000	Essential	LP: Strategic (off-site)	Cotswold: Cirencester
Cir19	Orchard Fields–Steadings Active Link	Cotswold DC	Establishment of a walking and cycling route through Orchard Fields connecting Siddington to The Steadings.	£375,000	Essential	LP: Strategic (off-site)	Cotswold: Cirencester
Cir20	Siddington–South Cerney active travel link	Cotswold DC	Development of a strategic active travel corridor utilising the disused railway line to provide a direct, segregated walking and cycling link between Siddington and South Cerney.	£1,100,000	Essential	LP: Strategic (off-site)	Cotswold: Cirencester
Cir21	Green Lane Quiet Road	Cotswold DC	Reclassification of Green Lane (off Clark's Lane) from highway use to a quiet lane with lower speed limits and appropriate signage to enable shared use road for walking and cycling.	£100,000	Essential	LP: Strategic (off-site)	Cotswold: Cirencester

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Cir22	Dower's Lane and A417 Underpass Roundabouts Active Travel		Model suggests that cycling along the Dower's Lane becomes unsuitable for most people from suitable for some people due to increased traffic volumes. Many surrounding roads are currently assessed to have low suitability for cycling however there are a few off-road routes nearby meaning some cycle routing may be happening. Mitigation is likely to involve speed limit treatment on Dower's Lane and a shared pathway/cyclops upgrade to the two roundabouts. There is limited suitability in the wider area for cycling so this is unlikely to be a critical mitigation	£250,000	Not Important	Proposed	Cotswold: Cirencester
Cir23	Spratsgate Lane AT Mitigation	City Science	At present the road has minimal segregated infrastructure (with the exception of the new roundabout that feeds into the development near the Wilkinson Road Junction). The change is traffic is significant enough that even with minimal interventions such as 20mph zones and traffic calming or non-segregated cycle lanes are unlikely to be sufficient to leave the road suitable for most people. At present this route lies on the National Route 45. Multiple options should be explored including providing segregated provision or through alternative routing for the key routes that may use this route. For example K10 intervention may	£1,400,000	Critical	Proposed	Cotswold: Cirencester
Cir24	On site provision of services	City Science	Site further from Cirencester Town centre require on site provision of essential services to reduce travel in to the town centre. This should include at a minimum a primary school, a community space, a retail offering (ideally a small convience store and service for last mile delivery such a RM parcel box and parcel collection (either within a retail offering or through an external parcel collection service).	£0	Critical	LP: On-site	Cotswold: Cirencester
Cir25	Kingshill Road/London Road mitigation	City Science	Targeted junction improvements to address capacity constraints and improve traffic flow.	£200,000	Critical	Proposed	Cotswold: Cirencester
Cir26	Kingshill Road/Cirencester Road mitigation	City Science	Corridor-based measures to alleviate congestion and improve travel into and Cirencester.	£250,000	Critical	Proposed	Cotswold: Cirencester
Cir27	Somerford Road/Chesterton Lane HW Mitigation	City Science	Upgrade intersection between somerford road and chesterton lane to be signalised. The modelling suggests that increased traffic on Chesterton road will lead to severe queueing on the Somerford road due to them being unable to merge	£250,000	Essential	Proposed	Cotswold: Cirencester
Cir28	Cirencester Road AT Flag	Ciry Science	Limit issues for active travel using speed limits (20mph) and soft segregation	£400,000	Critical	0	Cotswold: Cirencester
Cir29	B4425/A429 Stow Road mitigation	City Science	Signal Optimisation/ Increase cycle time (reduce amount of loss time for Cherytree Ln and increase green time B4425 and Stow Rd) Required to deal with harm to network	£10-50k	Critical	Proposed	Cotswold: Cirencester
Cir30	Cirencester-Swindon BRT	City Science	Implementation of BRT route prosed between Cirencester and Swindon. This is assumed to contain enough bus priority interventions to keep the journey times down and a service that is frequent a minimum of every fifteen minutes. In order to maximise the utility of thise route for the local plan it is assumed that this will be an express stopping service that would call at Swindon-Down Ampney-Driffield Junction- Preston-Kingshill Lane-Cirencester. This captures around 2300 dwellings in the local plan. Journey time between Swindon and Cirencester should be no longer than 50-60 minutes to provide a competitive journey time	£5,000,000	Critical	LP: Strategic (off-site)	Cotswold: Cirencester

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Cir31	Active travel connections with and through The Steadings	City Science	Connection of Cirencester to Kemble active travel route to the south side of The Steading site, with active connections through the site to allow onwards active travel to Cirencester.	£0	Critical	LP: Local access	Cotswold: Cirencester
Cir32	Enhanced or extended bus service between Site C187 via the Steadings to	City Science	Increase the frequency of existing bus routes or implementation of a new bus route to connect the new site south of the Steadings via The Steadings to Cirencester. Could include a bus gate to permit bus movements between the Steadings and site C187.	£150,000	Critical	BAU+	Cotswold: Cirencester
Cir33	Local transport corridor interchange hub in The Steadings	City Science	Implement a Local Transport Corridor Interchange Hub within The Steadings where bus service between The Steading and Cirencester will stop on site.	£0	Critical	LP: Strategic (off-site)	Cotswold: Cirencester
Cir34	20mph zones	City Science	Extended the 20mph zones to cover residential street and development sites. This follows the consultation currently out	£150,000	Essential	LP: On-site	Cotswold: Cirencester
Cir35	Active Travel Route from South Steadings to Tetbury Road Entrance of	City Science/ GCC	Route following the existing planned interconnection between the Steadings and South Steadings extension. Exiting on the southern access from the Steadings (assuming the roundabout has been designed with adequate segregation. Then 0.2km of shared pathway on the north bound side of the road. Given the likely low volumes of both pedestrians and cyclists a 3m shared pathway would be sufficient and can be delivered within the HW boundary	£100,000	Critical	LP: Local access	Cotswold: Cirencester
Cir36	A419 Swindon Road/Silver Street	City Science	Upgrade the junction to a signalised junction and add approach flares.	~0.5-1million	Critical	Proposed	Cotswold: Cirencester
Cir37	A429/Chesterton Ln Junction	City Science	Change the stages and phases (having an all A429 stage followed by a Chesterton ln stage, and more green time for Stroud lane approach)	£10-50k	Critical	Proposed	Cotswold: Cirencester
Cir38	A419 Stroud Road/Trewsbury Road	City Science	Upgrade the junction to a signalised junction and add approach flares.	~0.5-1million	Critical	Proposed	East of Cirencester
Cir39	A429 Watermoor Roundabout	City Science	Add approach arm flares to the roundabout and widen the eastbound approach arm.	£1-10million	Critical	Proposed	Cotswold: Cirencester

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Cir40	Stroud Road north of Tetbury Roundabout	City Science	Widen the road to two lanes to accommodate development access.	£1-10million	Critical	Proposed	Cotswold: Cirencester
Cir41	A419 Swindon Road\Cirencester Road	City Science	Widen the roundabout to provide two lanes between the roundabout and the Kingsmill Lane signalised junction.	£1-10million	Critical	Proposed	Cotswold: Cirencester
Cir42	A29 Swindon Road/Bristol Road Roundabout	City Science	Widen the roundabout.	£1-10million	Critical	Proposed	Cotswold: Cirencester
D1	On site provision of services	City Science	Site requires on-Site provision of key services such as retail and healthcare as there is currently only one small village shop in Down Ampney, with other retail and healthcare services located over 3km away.	£0	Critical	LP: On-site	Cotswold: Down Ampney
D2	Cricklade cycle route	City Science	Cycleway connecting Down Ampney and Cricklade to give sustainable access to retail services in Crickade. Route would follow Down Ampney Road and head south on Cirencester road, cross the A419 and continue down into Crickade.	£900,000	Critical	LP: Strategic (off-site)	Cotswold: Down Ampney
D3	South Cerney cycle route	City Science	Cycleway connecting Down Ampney and Cricklade to give sustainable access to retail services in South Cerney. Route would follow Down Ampney Road west and cross the A419, before turning north onto Cerney Wick Lane and following north on to Station Road into the centre of South Cerney.	£1,750,000	Critical	LP: Strategic (off-site)	Cotswold: Down Ampney
D4	Driffield Junction Development cycle route	City Science	Cycleway connecting Down Ampney to Driffield Junction Development via existing bridleway to the north of the development Site. Route meets the eastern boundary of the Driffield Junction Development Site, where, in conjunction with Option DJ3 it would benefit from onwards cycle access to Cirencester.	£1,500,000	Critical	LP: Strategic (off-site)	Cotswold: Down Ampney
D6	Enhancements of 76 bus route	City Science	Increase the frequency of the Stagecoach West 76 bus service to run once an hour to provide better public transport connectivity to Cirencester.	£1,000,000	Critical	LP: Strategic (off-site)	Cotswold: Down Ampney
D7	Down Ampney - Cirencester Greenway	Cotswold DC	Extended greenway linking Sites in Down Ampney to Cirencester. Route would extend up through the sites in Down Ampney, north along the PROW route (BDA1) and the west towards Driffield (Route BDD16). It would then connect with the sites at Driffield Junction Development, running directly through these sites and onwards to the existing bridleway running northeast from Harnhill and adjacent to the A419. It would cross the A417 at Witpit Lane and connect to the sites along Kingshill Lane. For there it would follow Cir8 into town centre.	£3,500,000	Critical	LP: Strategic (off-site)	Cotswold: Down Ampney

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
D9	20 mph zones	City Science	Introducing 20mph zones across Down Ampney including within development sites	£75,000	Essential	LP: Strategic (off-site)	Cotswold: Down Ampney
DJ1	On site provision of services	City Science	Site requires on-Site provision of key services such as retail, education and healthcare as closest services are 2 miles away in South Cerney or Down Ampney.	£0	Critical	LP: On-site	Cotswold: Driffield Junction Development
DJ2	South Cerney active travel route	City Science	Provision of a segregated cycleway linking the western boundary of the Site to services in South Cerney for those who are able to cycle the distance. This could include active travel priority at A419/B4696 junction, then an onwards active travel route along the B4696 and Station Road into South Cerney. Alternatively could explore an active travel bridge over A419 connecting to and active trave route along Bow Wow Road directly into South Cerney. This assumed D3 is delivered	£200,000	Critical	LP: Strategic (off-site)	Cotswold: Driffield Junction Development
DJ3	Cirencester active travel route	City Science	Provision of a segregated cycleway connecting the Site to Cirencester via Cirencester Road for those able to cycle the distance. It is assumed that this should be delivered using a crossing of Cirencester Road which requires a change in the character of that road. GCC expressed support for this.	£3,000,000	Critical	LP: Strategic (off-site)	Cotswold: Driffield Junction Development
DJ5	Driffield Junction Development Village Mobility Hub	City Science	A smaller mobility hub providing bus services, EV charging and parcel drop off points.	£1,500,000	Critical	LP: Strategic (off-site)	Cotswold: Driffield Junction Development
DJ6	Charlham Lane access	City Science	Active travel access to Charlham Lane to facilitate onward active travel to Primary school and shop. Much of this is covered by D4 but this just ensures the access is secured in the masterplan	£0	Critical	LP: Local access	Cotswold: Driffield Junction Development
DJ8	Bridleway enhancement to Down Ampney (Wiltshire)	City Science	Enhancement of Bridleways through Wiltshire to high quality cycleway and walking route to Down Ampney	£750,000	Critical	LP: Strategic (off-site)	Cotswold: Driffield Junction Development
DJ9	Future Proofing for Post-Local Plan Growth	City Science	Ensuring that internal design accounts for future post-local growth particularly around the prevention of through-traffic	£0	Critical	LP: On-site	Cotswold: Driffield Junction Development
DJ10	B4696 Spine Rd Approach to Station Rd/Cerney Wick Ln Intersection	City Science	Upgrade Junction to a signalised Junction	£250,000	Critical	Proposed	Cotswold: Driffield Junction Development

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Fa1	On-site provision of services	City Science	On-Site provision of key services such as retail and healthcare.	£0	Critical	LP: On-site	Cotswold: Fairford
Fa2	Southrop Road/London Road active travel route	City Science	Provision of a segregated active route linking Site F57C to the town centre via Southrop Road and London Road. Package of measures include ensuring filling in gaps in pedestrian infrastructure and ensuring continuous footpaths and adequate crossing facilities, as well as enabling a shared used road with a cycleway. Requires active travel access of the southern boundary of the large Site along Hatherop Road and active travel access of the northern boundary of the large Site south of Southrop road.	£0	Critical	LP: Local access	Cotswold: Fairford
Fa3	Hatherop Road active travel route	City Science	Provision of an active route connecting Site F57B to the town centre via Hatherop Road. Measures could include widening existing footpaths in some areas and, ensuing adequate crossing facilities and implementing shared used road with a cycleway. Requires active travel access to Site along northwestern boundary along Hatherop Road.	£2,000,000	Critical	LP: Local access	Cotswold: Fairford
Fa4	Trubshaw Way active travel access	City Science	Active travel access to Trubshaw Way for Site F20A for onward active travel to town centre.	£0	Critical	LP: On-site	Cotswold: Fairford
Fa5	Cinder Lane quiet road	City Science	Designation of Cinder Lane as a quiet road, to encourage active travel from Site F20A to the Town centre. Requires active travel access to Cinder Lane on northern boundary of Site. Includes surfacing upgrade.	£380,000	Critical	LP: Local access	Cotswold: Fairford
Fa6	Horcott Road active travel route	City Science	Improve active travel links along Horcott Road to encourage sustainable access from Site F53A to the town centre. This includes by widen footpaths and improving crossing over wide-mouth junctions heading to town centre, as well as introducing a cycleway. This could connect to existing the cycleway crossing Dilly's Bridge and connecting to Gas Lane, providing a more direct route to High Street.	£620,000	Critical	LP: Local access	Cotswold: Fairford
Fa7	E End active travel access	City Science	Provision of an active travel access from the western boundary of the Site F20A, enhancing the existing footpath the connects to E End	£0	Critical	LP: Local access	Cotswold: Fairford
Fa8	Leafield Road Crossing	City Science	Provision of pedestrian crossing connecting Site to the east of Leafield Road to the Primary School opposite.	£140,000	Critical	LP: Local access	Cotswold: Fairford
Fa9	Leafield Road active travel route	City Science	Providing footpaths along Leafield road and a cycleway to enable active travel into town centre from Site F57A.	£0	Critical	LP: Local access	Cotswold: Fairford

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Fa10	Enhancement to 76 bus service	City Science	Increase the frequency of the Stagecoach West 76 bus service to run once an hour to provide better public transport connectivity to Cirencester.	£350,000	Critical	LP: Strategic (off-site)	Cotswold: Fairford
Fa12	20mph zones	City Science	Introducing 20mph zones across Down Ampney including within development sites	£150,000	Critical	LP: On-site	Cotswold: Fairford
Fa13	Fairford-Lechlade AT Route	City Science	Segregated Cycleway on Park Street (0.3km) followed by quiet lane treatment (with physical calming measures) on Leafield Road (0.5km) followed by footway upgrade to shared space (0.4km), segregated route along Hatherop Lane (0.3km) and then again (shared) along to Slothop Road (2.2km) followed by enhanced of a bridleway (1.6km) finally quiet lane treatment on Hambidge Lane (2.7km). Cost is additional to Fa3	£800,000	Essential	LP: Strategic (off-site)	Cotswold: Fairford
K1	A429 Active travel route	City Science	The A429 is the single route currently connecting the K15 sites to Kemble centre. Provide a segregated cycleway along road to improve active travel access to key services and schools in Kemble centre, along with improved continuous footpaths.	£0	Critical	LP: Strategic (off-site)	Cotswold: Kemble
K2	Access to Old Vicarage Lane	City Science	Active travel access to the south of Old Vicarage Lane of the eastern boundary of Site K12 to allow onwards active travel access to centre of Kemble.	£0	Critical	LP: Local access	Cotswold: Kemble
K3	Church Road active travel	City Science	Improvements to active travel along Church Road for Site K12. This includes active travel access to site boundary on Church road, continuous footways and possible exploration of a quiet lane on Church Road with lower speed limits and signage to improve mixed use of road for cycling.	£250,000	Critical	LP: Local access	Cotswold: Kemble
K5	Improved A429 crossing facilities	City Science	Improved active travel crossing facilities to allow active travel access from Site K12 to access Station Road, for onwards access to Kemble Station.	£100,000	Critical	LP: Strategic (off-site)	Cotswold: Kemble
K6	Station Road active travel	City Science	Improved pedestrian footways and cycleways along Station Road to promote active travel access from Sites K12 to Kemble Station	£120,000	Critical	LP: Strategic (off-site)	Cotswold: Kemble
K8	Kemble station improvements	GCC (LTP)	Package of improvements including improving accessibility at the station with step free bridge, cycle parking etc.	£2,500,000	Critical	LP: Strategic (off-site)	Cotswold: Kemble

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
K21	Anti-Ratrunning Measures on Unnamed Road between A429 and A433	City Science	Minor alterations including speed interventions and no left turn into it from A429 and no right turn into it from A433 in order to stop traffic using to avoid A429/A433 junction	£10,000	Critical		Cotswold: Kemble
LP7	Stow-on-the-Wold Sheep Street/A429/High Street Mitigation	City Science	Change signal stages with indicative arrows at high street/Roman Rd Junctions. Signal optimisation at A429/B4068.	~£90-130k	Critical	Proposed	
LP8	Avening High Street AT Mitigation	City Science	Model suggests that Avening High Street becomes unsuitable to most people to cycle on after the local plan. Mixed traffic suitability could be restored if the speed limit is reduced to 20mph with a corresponding amount of traffic calming to ensure the design speed matches the new speed limit. The remainder of links surrounding this one are deemed unsuitable according to LTN1/20 before and after the local plan which means this stretch is unlikely to currently form part of a whole route however there are some non-road routes near by which this may cut off	£150,000	Critical	Proposed	Cotswold: Kemble
LP9	Coates AT Mitigation	City Science	Model suggests that cycling on the Trewsbury Road becomes unsuitable for most people due to increased traffic volumes. Caveat: At present all the surrounding rounds into Coates are current deemed to be unsuitable for most cyclists and this is unlikely to block a route. Solutions include implementing a one way system around coates to allow for cycle lanes and/or speed reductions.	£150,000	Essential	Proposed	Cotswold: Kemble
LP10	B4040/B4696	City Science	Signal Optimisation	£10-50k	Essential	Proposed	In Wiltshire
LP16	Willersey AT Flag	City Science	Willersey Leamington Road and Main Street because unsuitable for cycling due to increased traffic. 20mph speed limit would resolve this.	£10,000	Critical		North Cotswold
K10	Kemble - Cirencester cycleway	GCC (LTP)	Reuse of former rail route as a cycleway connecting Kemble and Cirencester for access to employment and education.	£2,000,000	Critical	LP: Strategic (off-site)	Cotswold: Kemble
K12	Kemble to Tetbury Service bus service	City Science	New bus service connecting town centre of Kemble, developments Sites and Tetbury, along A439, Oxleaze Road and A433. Modelling suggests 100-200 passengers a day	£400,000	Critical	LP: Strategic (off-site)	Cotswold: Kemble
K13	On site provision of services	City Science	Sites require on-site provision of key services such as retail and healthcare as there are minimal key services available in Kemble.	£0	Critical	LP: On-site	Cotswold: Kemble

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
K14	Windmill Road AT Mitigation	City Science	Flag identifies cycling may become unsuitable for most people as a result of increased traffic flow. At present the road is functionally not a full two-way street due to parking on the street. Mitigation could involve removing on street parking given most houses have drives to accommodate segregation	£160,000	Critical	Proposed	Cotswold: Kemble
K15	Kemble to Ewen Cycle Mitigation	City Science	Model suggests that local plan traffic will make Windmill Road, School Road to Ewen no longer 'suitable for most people'. Mitigation involves shared pathway and reduction to 40mph	£1,100,000	Essential	Proposed	Cotswold: Kemble
K20	20mph zones	City Science	Introducing 20mph zones across all streets in Kemble, including within the development sites.	£150,000	Critical	LP: Strategic (off-site)	Cotswold: Kemble
Mic2	Site Active Travel Connections and wider offsite improvements to car-free routes	City Science	Active Travel only connections to the public park to provide attractive active travel routes within Mickleton. At present the paths within the park are not sufficient for cycling and so upgrade of widths for a shared pathway or separate cycling routes would be required	£50,000	Critical	LP: Local access	Cotswold: Mickleton
Mic3	Long Marsdon Road Active Travel Connection	City Science	Cycleway and/or Shared Pathways along Long Marsdon Road to facilitate segregated access to National Cycleway 5 route featuring a fully car-free travel route to Stratford-Upon-Avon the distance being approximated 12-14km/ 7.5-8.5 mi within the distance that some may commute especially if coupled with targeted e-micromobility interventions.	£3,500,000	Important	LP: Strategic (off-site)	Cotswold: Mickleton
Mic5	Mickleton Local Centre and Services Hub	City Science	At present that are limited services within Mickleton itself. Providing a local hub including some GP services, Schools and Retail offerings and mobility hub	£0	Critical	LP: On-site	Cotswold: Mickleton
Mic6	Improved Bus Services Mickleton to Moreton-in-Marsh	City Science	Current services offer routes to Stratford-Upon-Avon, Chipping Campden and Moreton-In-Marsh. Frequency is approximately every one to two hours with early and late travel options available. No services exist to nearby Evesham. This intervention would look at improving frequency of the current offering whilst also adding connections to Evesham in line with new population. Nearby Warwickshire also has some sites nearby in REG18 so there is potential for collaboration.	£400,000	Critical	LP: Strategic (off-site)	Cotswold: Mickleton
Mic8	Mickleton to Ebrington Primary School AT Flag	City Science	Baker's Hill, Hidcote Road are expected to become unsuitable to cycle. Part of the route sits on the existing national 42 cycle route. Mitigations that could be effective at retaining the cycle routes suitability include: 20mph along the stretch with included enforcement however this is unlikely to be viable across such a long stretch of rural road therefore share pathway segregation utilising bridleway for some of it.	£2,000,000	Essential	Proposed	Cotswold: Mickleton
Mic9	Mickleton to Willersey speed route treatment	GCC (20mph Speed Work)	Reduction of Willersey Speed Limit to 20mph and "route treatment" to Mickleton. Could be potentially extended into Mickleton.	£0	Important	LP: Strategic (off-site)	Cotswold: Mickleton

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Mic11	20mph zones	City Science	Introducing 20mph zones across all streets in Mickleton, including within the development sites.	£150,000	Critical	LP: Strategic (off-site)	Cotswold: Mickleton
Mo1	Moreton-in-Marsh to Bourton-on-the-Water via Stow-on-the-Wold	City Science/GCC LCWIP	An LTN1/20 compliant route from Moreton-In-Marsh to Bourton-on-the-Water via Stow-in-the-Wold. This route can either be in the form of a segregated addition to the Fosse Road or along the routes identified in the GCC countywide LCWIP (Evenload Road-Chapel Street-Ex railway alignment). The latter was estimated to need ~1-2million to deliver and the latter is assumed	£2,000,000	Essential	Proposed	Cotswold: Moreton-In-Marsh
Mo2	Blenheim Meadow AT routes upgrade	City Science	Upgrading the traffic-free paths through Blenheim Meadow to be suitable for cycling. Current paths cycling is not allowed and there are key barriers along the route. Upgrading these including widening and removal of barriers/gates will allow the developments further away from the centre to use cycling to access the town centre and railway station.	£250,000	Critical	LP: Local access	Cotswold: Moreton-In-Marsh
Mo3	A44 Corridor Active Transport Route	City Science	From edge of Fire Service College Site to High Street roundabout on A44. A combination of measures including a shared pathway or pathway and cycleway up to the junction with Evenload Road where geometric constraint may need a different approach e.g. speed limit reductions or alternative routing.	£1,500,000	Critical	LP: Local access	Cotswold: Moreton-In-Marsh
Mo4	Southern Moreton greenway	City Science	Footpaths HMM8 and HMM18 to be upgraded to shared green way and options explored to facilitate onwards routing in a low traffic environment, possibly through allotments and through quiet East Street. Facilitating traffic free travel from southern sites to town services.	£1,000,000	Critical	LP: Local access	Cotswold: Moreton-In-Marsh
Mo5	Moreton-in-Marsh to Cheltenham BRT	WSP/GCC	BRT Route C09/C08 Moreton-in-Marsh to Cheltenham	£3,500,000	Essential	BAU+	Cotswold: Moreton-In-Marsh
Mo8	Moreton-in-Marsh Transport Hub, parking and road space reallocation	City Science/Moreton-in-Marsh Neighbourhood Plan	Moving the predominant parking away from the High street to free up capacity on the road for other uses including any road adjustments required and a higher focus on placemaking activities and improved Active Travel facilities. It could include utilisation of parking pricing to further dis-incentivise the use of private vehicles. Includes "Park and Stride" facilities.	£2,000,000	Critical	BAU+	Cotswold: Moreton-In-Marsh
Mo9	On-site services	City Science	On-Site provision of key services such as retail and healthcare.	£0	Critical	LP: On-site	Cotswold: Moreton-In-Marsh
Mo10	Moreton-in-Marsh New Road	GCC/CDC/WSP	South easten portion of the link road around Moreton-in-Marsh to the East in an attempt to move through traffic and some development traffic away from currently constrained double roundabout. In order to remain inline with the vision to not induce increased car use this should include a wider array of measures including the potential to be car capacity neutral by e.g. pedestrianising or semi-pedestrianising the high street.	???	Critical	Proposed	Cotswold: Moreton-In-Marsh

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Mo12	Moreton-In-Marsh to Chipping Campden Greenway	City Science	A quiet street and infrastructure approach to delivering a car-lite route from Moreton-In-Marsh to Chipping Campden. This largely would be upgrades the current 442 national cycle route and could include closure/one-way/speed treatments on one leg of the triangle near Batsford, work on the crossing at station road and lanes or shared pathways along areas of the road that can facilitate it. Alternatively a route could be pursued through upgrading of Rights of Way footpaths along the railway line via Paxford - this route is flatter but may be harder to deliver. Also to note that it opens up railway access for Chipping Campden including sites being	£1,000,000	Essential	LP: Strategic (off-site)	Cotswold: Moreton-In-Marsh
Mo13	Moreton-In-Marsh to Shipston-on-Stour Cycleway	City Science	Greenway from Moreton-in-Marsh to Shipstone-on-the-Stour. This could utilise the verge to make a shared pathway along Todenham Street and joining to an upgraded Bridleway to Shipston-on-Stour. It should be noted that there may be grounds for cross-collaboration over the border with development along this route	£1,500,000	Essential	LP: Strategic (off-site)	Cotswold: Moreton-In-Marsh
Mo16	Evenlode Improvements	City Science	Currently part of the National 48 and the 442 cycle routes and all cyclists are expected to mix with general traffic. The high amount of additional traffic from developments along the route means that cycling is likely to become unsuitable for most people. It is likely that to remain suitable some form of segregation is likely to be required. There is a marginal possibility that limiting speed along the road to 20mph as well with measures to decrease or reroute traffic may retain the route as suitable for some people	£350,000	Critical	LP: Local access	Cotswold: Moreton-In-Marsh
Mo17	Moreton-in-Marsh Station Improvements	City Science	Upgrades to the facilities of the station in line with high patronage including better active travel connections.	£3,500,000	Critical	LP: Strategic (off-site)	Cotswold: Moreton-In-Marsh
Mo18	20 mph zones	City Science	Introducing 20mph zones across Moreton-in-Marsh (excluding A44 and A429)	£150,000	Critical	LP: Strategic (off-site)	Cotswold: Moreton-In-Marsh

06/07/2026

Development type	New homes proposed	Occupation (2.2)	Area of SANG required (ha)	Area of ANRG required (ha)
Non-strategic; non-principal settlements	188	414		0.18
Non-strategic; principal settlements	425	935	1.6	
Saved allocations from 2011-31 Local Plan	96	211	1.69	
Strategic Site	9,491	20,880	28.23	68.29
Windfall	1,264	2,781	15.54	1.8
Grand Total	**11,464**	**25,221***	**47.06**	**70.26**

		Amount outside SS				18.83				1.98		

Development details			Zone(s) of Influence			Uplift		Mitigation required		Mitigation drawn		SAMM requirements	
Settlemen	Development type	Site Name	Beech wood	North Meadow 4.2kr	North Meadow 9.4kr	New homes proposed	Occupation (2.2)	Area (ha) of SANG require	Area of ANRG required (ha	Masterplan SANG drawn (ha)	Masterplan ANRG drawn (ha)	Beechwoods SAMM	North Meadow SAMM
	Windfall	Beechwoods	y			956	2,103	16.83					
	Windfall	North Meadow 4.2		y		110	242		1.94				
	Windfall	North Meadow 9.4			y	333	733						
Cirencester	Strategic site	Land east of Kingshill Lane			y	613	1,349						y
Cirencester	Strategic site	Land south east of Cirencester and south of Preston			y	1,288	2,834				13.50		y
Cirencester	Strategic site	Steadings southern extension	y		y	1,403	3,087	24.69		28.70		y	y

Down Ampney	Strategic site	Land surrounding Down Ampney		y		1,658	3,648		29.18		32.00		y
Driffield	Strategic site	Land south of Driffield		y		2,222	4,888		39.11		51.70		y
Fairford	Strategic site	Land north-east of Fairford			y	1,125	2,475				11.70		y
Kemble	Strategic site	Land south-west of Kemble	y			1,019	2,242	17.93		28.10		y	
Siddington	Strategic site	Land south west of Siddington			y	381	838						y
Ampney Crucis	Strategic site	Ampney Crucis			y	600	1,320						y
Andoversford	Small extension	Land to rear of Templefields and Crossfields	y			52	114	0.92				y	
Cirencester	Small extension	Land west of Gardner Way	y		y	31	68	0.55				y	y
Down Ampney	Small extension	Land west of Church Lane		y		10	22		0.18				y
Fairford	Small extension	Land west of Terminus Cottage and Station Cottage			y	20	44						y
Poulton	Small extension	Land north of London Road			y	22	48						y
Siddington	Small extension	Plummers Farm, east of Ashton Road			y	50	110						y
Siddington	Small extension	Land east of Siddington Road and west of Bluebell Drive			y	5	11						y
Tetbury	Small extension	Land adjacent to Blind Lane	y			44	97	0.77				y	
Tetbury	Small extension	Land north-west of Highfield Cottage	y			50	110	0.88				y	
Fairford	Large extension	Land south-east of Fairford			y	109	240						y
Fairford	Large extension	Land at Totterdown Hill, Horcott			y	100	220						y
Kempsford	Large extension	Land to rear of the Knoll, Whelford Road			y	149	328						y
Siddington	Large extension	Land between disused canal and disused railway line, north of Park Way			y	50	110						y
Cirencester	General infill	Land adjacent 'Donside', off Barn Way	y			10	22	0.18				y	
Poulton	General infill	The Nurseries, The Butts, Cricklade Street			y	7	15						y
Traveller sites		N/a				40	88	0.70					
								63.45	70.40	56.80	108.90		

Hi Matt,

Based on our call with Tom the SANG deficit is now 14.9 hectares as below with the Strategic Sites primarily mitigating against their own development with some capacity to provide for other types of development:

Development type	Sum of Area (ha) of SANG required	Sum of Masterplan SANG drawn (ha)	Sum of Area of ANRG required (ha)	Sum of Masterplan ANRG drawn (ha)
Non-strategic; non-principal settlements				
Non-strategic; principal settlements	1.61			
Saved allocations from 2011-31 LP; no planning permission	1.69			
Strategic Site	41.96	45.90	68.29	83.70
Windfall	15.54		1.80	
Total	**60.80**	**45.90**	**70.08**	**83.70**
Deficit / Surplus	-14.90		+13.62	

If the southern Kemble site were to be used solely for mitigating the non-Strategic Sites (i.e., other site allocations and windfall) then the requirement would be for 18.84 hectares of SANG. Looking at it from a purely operational perspective, this may be the simplest way of organising the SANG capacity as there would be only one management company/developer to allocate all of the SANG monies to.

If you need another call to discuss how we proceed with this let me know. I will begin to update the report to reflect these figures, and to include reference to the availability of the southern parcel of land at Kemble that can accommodate this c15ha requirement. I have set aside tomorrow to focus on this so can have as many calls as we need to get it sorted.

Hi Tom,

SAMM contributions for Strategic Sites are as in Table 1 below. SAMM contribution estimates for all development in Table 2. Please note that these have been calculated using the most recent SAMM tariffs given on the CDC website and not the sums from the specific recreation mitigation strategies. These figures also do not include the Council's a
fee.

We are currently putting together the suggested policy wording for the strategic SANG south of the Kemble allocation as discussed with Matt and will share ASAP.

Table 1 – Strategic Sites SAMM

Strategic Allocation	**Dwellings**	**Total Beechwoods SAMM contribution (£221.33 per dwelling)**	**Total North Meadow SAMM contribution (£356.21 per dwelling)**
Land east of Kingshill Lane	613		£218,356.73
Land north-east of Fairford	1,141		£406,435.61
Land south east of Cirencester and south of Preston	1,368		£487,295.28
Land south of Driffield	2,222		£791,498.62
Land south west of Siddington	372		£132,510.12
Land south-west of Kemble	1,020	£225,756.60	
Land surrounding Down Ampney	1,658		£590,596.18
Steadings southern extension	1,364	£301,894.12	£485,870.44
Grand Total	**9,758**	**£527,650.72**	**£3,112,562.98**

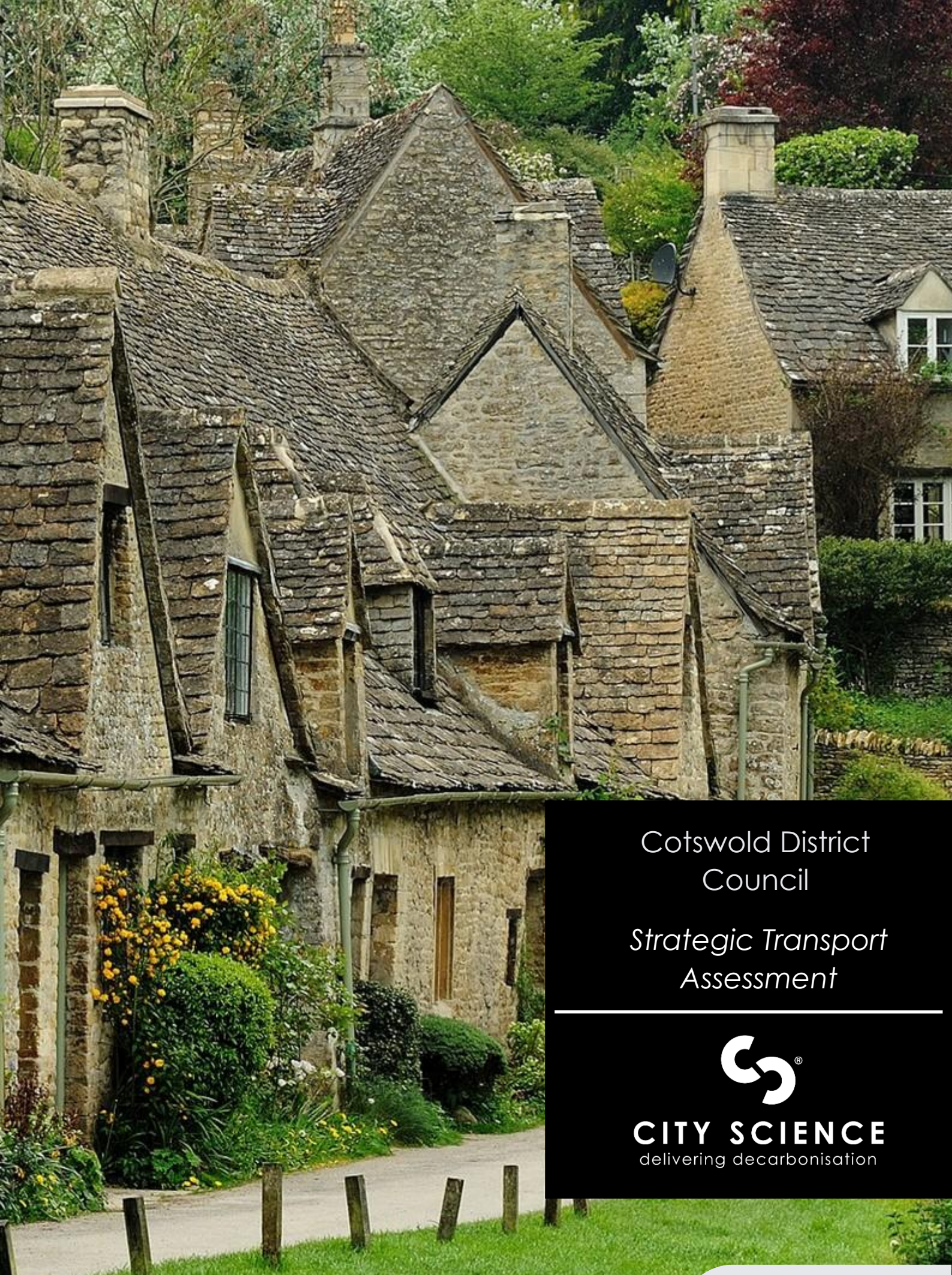
Table 2 – All residential development SAMM

Development Type	**Dwellings**	**Total Beechwoods SAMM contribution (£221.33 per dwelling)**	**Total North Meadow SAMM contribution (£356.21 per dwelling)**
Non-strategic; non-principal settlements	169		£60,199.49

Non-strategic; principal settlements	388	£20,141.03	£138,209.48
ved allocations from 2011-31 LP; no planning rmission	96	£21,247.68	
rategic Site	9,758	£527,650.72	£3,112,562.98
ndfall	1,264	£195,434.39	£135,716.01
and Total	**11,675**	**£764,473.82**	**£3,446,687.96**

ican

This page is intentionally left blank



Cotswold District Council

Strategic Transport Assessment

CITY SCIENCE
delivering decarbonisation

Document details

Date issued: 27/07/2026

Document status: Final

Version number: 1.0

Document history

Version	Date issued	Description
0.1	26/06/2026	Chapters 1 to 6
0.2	03/07/2026	Chapters 1 to 7
1.0	27/07/2026	Final document

Contributing Authors

Karl Jarvis BA MSc CTPP	Project Director	City Science
Suzan Zakka	Project Manager	City Science
Mo Farahi MSc MBA	Transport Modelling Lead	City Science
Dr Drew Pearce PhD MSc MPhys	Transport Planning Lead	City Science
Greg Hartshorn BSc (Hons) MSc PG Cert MCIHT	Local Plan Specialist	City Science
David Battershill BSc (Hons) MSc	Senior Transport Modeller	City Science
Mounir Samadi BEng MSc	Transport Modelling Support	City Science
Katie Sharp MSc BSc PRINCE2	Senior Transport Planner & Engagement Lead	City Science
Catherine Hollins MSc	Transport Planner & Engagement Coordinator	City Science
Chris Richman MSc	Transport Modelling Support	City Science

Contents

1.	**Introduction & Background**	**2**
1.1	Purpose of this document	2
1.2	Background	2
1.3	The transport evidence base	3
1.4	Involvement of stakeholders & Duty to Cooperate	3
2.	**Our vision-led approach**	**4**
2.1	Introduction	4
2.2	The 'Vision & Validate' approach	4
2.3	Encouraging sustainable travel	6
2.4	The transport vision	8
2.5	The transport objectives	8
2.6	Key performance indicators (KPIs) and targets	13
3.	**Current transport & travel conditions**	**15**
3.1	Introduction	15
3.2	Current transport networks	15
3.3	Current network conditions and performance	23
3.4	Travel behaviour & movement patterns	31
4.	**Policy context**	**32**
4.1	Introduction	32
4.2	National policy	33
4.3	County-wide policy	34
4.4	Cotswold District Council policy	34
4.5	Adjacent authorities' policy	35
4.6	Guidance and best practice	35
5.	**Forecasting methodology**	**37**
5.1	Introduction	37
5.2	Summary of approach	37
5.3	The GC3M	38
5.4	Future year Forecasting Assumptions	40
5.5	Forecasting the PSO	44
5.6	Intervention Assessment Methodology	44
5.7	Intervention package testing and refinement	46
5.8	Approach to forecasting effects of the interventions	47
6.	**The preferred spatial option**	**49**

6.1	Introduction	49
6.2	Local Plan settlements	49
6.3	Current accessibility of PSO sites	51
6.4	Site context	51
6.5	Forecast impacts of the PSO without intervention	56
7.	**Vision-led transport strategy**	**73**
7.1	Introduction	73
7.2	Summary of approach	73
7.3	Interventions 'long list'	73
7.4	The intervention 'long list'	75
7.5	Initial intervention sift	76
7.6	Forecast impacts of the Vision-Led Scenario	77
8.	**Costs, funding, delivery & viability**	**95**
8.1	Introduction	95
8.2	Methodology for estimating costs	95
8.3	Viability and Deliverability	96
8.4	Funding	98
9.	**Implementation & monitoring**	**99**
9.1	Introduction	99
9.2	Proposed delivery framework and integration with business-as-usual	99
9.3	Monitor and manage	99
10.	**Conclusions**	**101**
10.1	Introduction	101
10.2	Demonstration of soundness	101
10.3	Legal compliance	101
10.4	Demonstrating Effective Cooperation	102
10.5	Final summary conclusion	103

Executive Summary

City Science has worked with Cotswold District Council to provide a transport evidence base as part of its draft local plan. This Strategic Transport Assessment forms a central part of the transport evidence base designed to fulfil its legal and procedural requirements..

Vision and Validate Approach

Under the new NPPF framework this work has adopted a vision and validate approach. This is designed to set a direction for the Local Plan and then work to deliver the necessary change to deliver it. This sits in contrast with previous approaches which have tended to focus on managing and mitigating any impacts.

Our approach has been designed to prioritise sustainable travel measures in line with the vision at every stage. Initial interventions and measures were designed wholly to meet and further the objectives and where residual mitigations have been required it is expected that they still deliver improvement for the vision.

The measures identified in this document provide for a substantive improvement to active and public transport networks for new developments that will also have positive impacts for all residents of the district. They have been robustly studied and tested to ensure that, cumulatively, they provide a comprehensive and viable route to achieving the vision and objectives alongside ensuring no adverse severe harms.

Local Plan Impacts

The Local Plan sets out to deliver 18,859 new homes and 79.68 new hectares of employment. This leads to an additional 157,600 trips within the district. The evidence suggests that sites with the sustainable measures are able to deliver key outcomes that outperform equivalent areas (e.g. on sustainable mode share) whilst also avoiding adverse harm to the network through key necessary changes to the network.

Conclusions

This STA provides a robust, comprehensive, and legally compliant evidence base. It confirms that the transport implications of the spatial strategy have been fully evaluated and appropriately mitigated and integrated whilst ensuring that the direction of travel is to fulfil the vision and objectives.

1. Introduction & Background

1.1 Purpose of this document

This Strategic Transport Assessment is one of several documents which provide evidence that the draft Cotswold District Local Plan has been prepared in accordance with legal and procedural requirements and is sound with regard to transport matters[1].

Specifically, this document demonstrates that the transport policies and measures set out in the Local Plan:

- meet Cotswold District's objectively assessed housing needs;
- were prepared in cooperation and liaison with neighbouring planning and transport authorities, and with Gloucestershire County Council and National Highways as highway authorities;
- represent a strategy which is appropriate and based on consideration of reasonable alternatives;
- are deliverable either directly by Cotswold District Council (CDC) or through joint working with neighbouring authorities, the highway authorities and/or other stakeholders;
- are consistent with national policy, particularly the principles of the National Planning Policy Framework (NPPF), including adopting a 'vision-led' approach intended to maximise the sustainability of new developments; and
- are aligned with strategic policies in the area including the emerging Gloucestershire Local Transport Plan 5.

This document has been prepared prior to the Regulation 19 public consultation on the draft Local Plan prior to planned submission for independent public examination in December 2026.

1.2 Background

CDC commenced a review of its adopted Local Plan (2011-2031) in 2020, with an initial Regulation 18 Issues and Options consultation in 2022. The purpose of this review was to ensure the plan remained up to date and responsive to national planning policy changes, while also strengthening its approach to environmental sustainability through a "green to the core" agenda. This initial stage sought views on the key issues that the emerging plan needed to address, including climate change, biodiversity, sustainable development and the overall effectiveness of existing policies. A further Regulation 18 consultation followed in 2024. This included both draft policy updates for the partial Local Plan review and an Issues and Options consultation for a separate Development Strategy and Site Allocations Plan. This considered how growth beyond 2031 might be accommodated across the district.

In December 2024, the Government published a revised National Planning Policy Framework consultation, which introduced a new Standard Method for assessing local housing need. This resulted in a substantial increase in Cotswold District's housing

[1] As set out in Paragraph 36 of the National Planning Policy Guidance (December 2024)

requirement to approximately 1,036 dwellings per year. In response, the Council committed to a full review of the Local Plan.

In July 2025, the Council resolved to consolidate the two ongoing Local Plan projects:

- the partial update of the adopted Cotswold District Local Plan (2011-2031);
- and the Development Strategy and Site Allocations Plan,

into a single comprehensive Full Local Plan Update, with a view to submission in 2026 and adoption in 2027.

Following this decision, the Council progressed a further Regulation 18 consultation on Preferred Spatial Options, informed by an evidence base including a Broad Locations Study and a Settlement Role and Function Study, alongside a further Call for Sites exercise. These studies assess environmental constraints, infrastructure capacity, settlement sustainability and potential growth locations. The Council has now refined its preferred spatial strategy and preparing for the next stage for the plan process; a Regulation 19 Draft Local Plan and subsequent submission for examination.

1.3 The transport evidence base

This transport evidence base forms a key component of the supporting evidence underpinning the Local Plan. It tests the deliverability of the proposed strategy, assesses the impact of planned growth on the highway network and sustainable transport systems, and identifies any necessary mitigation and infrastructure improvements.

The December 2024 NPPF update put an increased focus on Local Plans being developed using a 'Vision & Validate' approach, as opposed to the previous 'Predict & Provide' approach.

As a result, in September 2025 the Council appointed City Science to deliver the transport evidence base required for a compliant and effective Local Plan. This evidence base is intended to meet the tests of soundness and enable Regulation 19 consultation by summer 2026. The evidence is presented in this Strategic Transport Assessment.

1.4 Involvement of stakeholders & Duty to Cooperate

The Duty to Cooperate was established under the Localism Act 2011 and requires local planning authorities to work together in a proactive and constructive way on strategic cross-boundary issues, thereby strengthening the preparation of Local Plans. It ensures that key matters such as transport are considered jointly by neighbouring authorities and relevant statutory bodies. This transport evidence base has been developed in coordination with Gloucestershire County Council, in its role as the highway authority.

Whilst the Duty as a legal test is unlikely to apply when the plan is examined, CDC, through City Science, has regularly engaged with key partners on transport matters. This includes National Highways, Gloucestershire County Council, Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council as Strategic Local Plan (SLP), Worcestershire County Council, Oxfordshire County Council, Warwickshire County Council, Swindon Borough Council, Wiltshire County Council, Network Rail, and the Environment Agency.

2. Our vision-led approach

2.1 Introduction

This chapter firstly describes our 'vision & validate' approach for determining the transport measures required to support the Preferred Spatial Option. The chapter sets out the aspiration (i.e. 'the vision') for travel related to the Preferred Spatial Option, which has a strong focus on sustainability. Objectives and sub-objectives of this vision are also described along with the Key Performance Indicators (KPIs) which can be used to monitor the delivery of the vision going forward. The vision is cross-referenced against the existing policy context to ensure alignment.

2.2 The 'Vision & Validate' approach

2.2.1 Overview: What is Vision & Validate?

The transport evidence base for CDC applies a 'Vision & Validate' methodology to establish a robust, future-focused foundation for planning decisions. This approach is centred around defining the transport outcomes the district seeks to achieve and identifying the policies, infrastructure, and behaviours required to deliver them. This follows a recent shift away from the previous 'Predict & Provide' approach following the December 2024 revision of the National Planning Policy Framework. Where 'Predict & Provide' relied on projecting future travel demand from historic data and providing capacity to accommodate it, 'Vision & Validate' shifts away from reactive forecasting to proactive outcome-led planning. The method involves three key steps:

- **A Long-term, Place-based Vision:** The process begins by establishing a clear vision for the future, grounded in the objectives of the CDC Local Plan and informed by national, regional, and local priorities. This vision reflects the type of places the CDC Local Plan wants to create (e.g. walkable, connected, low-carbon communities) and sets clear ambitions for mode shift, accessibility, and climate mitigation and resilience.
- **Defining Infrastructure, Policies & Behaviours**: Rather than extrapolating past trends, Vision & Validate works back from the desired outcomes by considering the infrastructure, services, and behaviours that need to be in place to realise this vision. This allows planning to focus on the enablers of desired change and ensuring that spatial growth is aligned with transport opportunities.
- **Validated through Scenario Testing & Engagement**: Once the vision is defined, a series of transport scenarios are tested to understand the range of ways in which the outcomes could be delivered. A preferred package of interventions is then selected, informed by these tests and other planning considerations. The preferred approach is then validated against a multi-criteria assessment framework (using KPIs representing the objectives), modelling evidence, stakeholder input, and deliverability criteria, ensuring it is both ambitious and achievable.
- **Avoiding Substantive Harm:** A vision and validate approach must still avoid any substantive residual harm to the highway network. Residual mitigations may be needed in addition to vision-based interventions in order to ensure this.

Importantly, further validation of this vision-led approach can be achieved through planned performance monitoring to measure progress towards the vision (e.g. through the share of

journeys by sustainable modes). Where progress is not as planned, potential risks can be identified, and mitigated, and consideration is given to why this is the case and how progress can be improved.

Where progress is better than expected, examination of why this is the case can inform future delivery, by understanding what has worked well, and consideration of a more ambitious vision. In this context, consideration should be given to the potential for reduced car travel resulting from the design of new developments to increase the viability of further investment in active travel and public transport. This 'virtuous circle' of changing travel behaviour and investment has been recognised by organisations such as the CIHT and the Transport Planning Society (Hopkinson L, 2025).

2.2.2 Rationale: Why Vision & Validate?

Traditional transport planning has often relied on a 'Predict and Provide' approach - forecasting future travel demand based on historic trends and planning infrastructure around anticipated volumes. While this can be useful for short-term operational management, it risks encouraging car dependency, underinvesting in sustainable modes, and failing to account for changing behaviours, policy shifts, or new technologies.

By contrast, the Vision & Validate approach has several benefits for plan making, as shown in Figure 2-1.

Figure 2-1: Benefits of the Vision & Validate approach

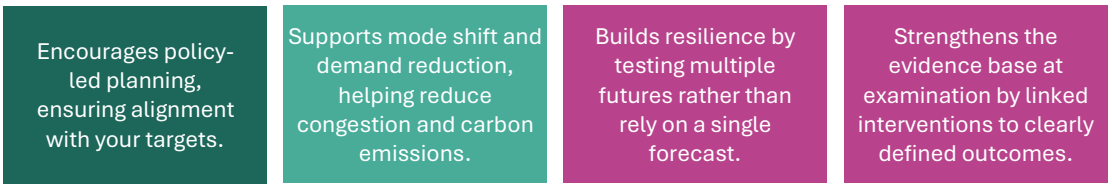
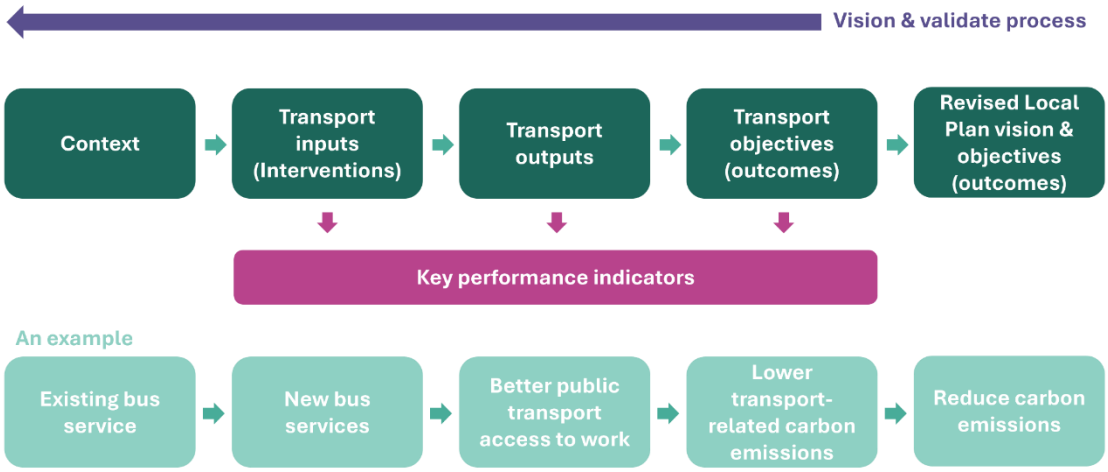


Figure 2-2 demonstrates how logic mapping can clarify these linkages, providing an illustrative example. The 'logic map' is read from left to right but developed from right to left, consistent with the Vision & Validate approach.

Figure 2-2: Tavistock Institute approach to logic mapping



2.2.3 Applying the Vision & Validate Approach

The Vision & Validate approach has been embedded throughout the preparation of the Local Plan and supporting transport evidence. Rather than forecasting future travel demand based solely on past trends, the process has started with the outcomes sought by the Council and its partners, as articulated through the transport vision and objectives. Transport interventions and development strategies have then been tested to determine the extent to which they can support delivery of these outcomes.

A preferred spatial option (PSO) was created with the sites for development that would be taken forward. A two stage approach was designed: Intervention and Mitigation.

- **Intervention:** Interventions were measures that were designed to deliver the vision and objectives for the local plan. This was informed both from modelling (e.g. on likely demand corridors with the most impact for active travel) and through good practice urban design (e.g. ensuring active travel corridors to key services in line with guidance). This testing process was used to validate whether proposed growth and associated transport measures could contribute to achieving the desired transport vision.
- **Mitigation:** Where potential issues were identified, mitigation measures were then considered and the PSO was re-assessed to determine the extent to which impacts could be reduced or appropriately managed. This iterative process ensured that the spatial strategy was refined in response to evidence, rather than assumptions, and that any harmful effects were addressed where possible. These mitigations are still expected to prioritise the vision as much as possible. For example, junction capacity increases should be designed to also deliver active travel segregation and/or public transport priority.

This Vision & Validate approach has therefore ensured that sustainable measures in line with the vision have been prioritised throughout. By focusing on desired outcomes from the outset and using evidence to test and refine proposals, the approach provides a more robust framework for achieving the Council's long-term transport ambitions.

2.3 Encouraging sustainable travel

Cotswold District Council has demonstrated a strong commitment to sustainable travel and net zero through a series of formal actions and adopted targets. In July 2019, the Council declared a climate emergency and committed to achieving net zero carbon emissions from its own activities as soon as possible, with an 80% reduction against a 1990 baseline by 2030 and full decarbonisation by 2045, alongside achieving 100% clean energy use by 2030. These commitments are supported by the appointment of a Climate Emergency Manager, the establishment of a Climate Change Panel, and the adoption of a Climate Emergency Strategy for 2020–2030, embedding climate considerations across decision-making and reporting.

These commitments are further reflected in the Council’s approach to plan-making, including the review of the Local Plan to ensure it is “green to the core” and the integration of climate and sustainability objectives throughout its policies, including those relating to transport and development.

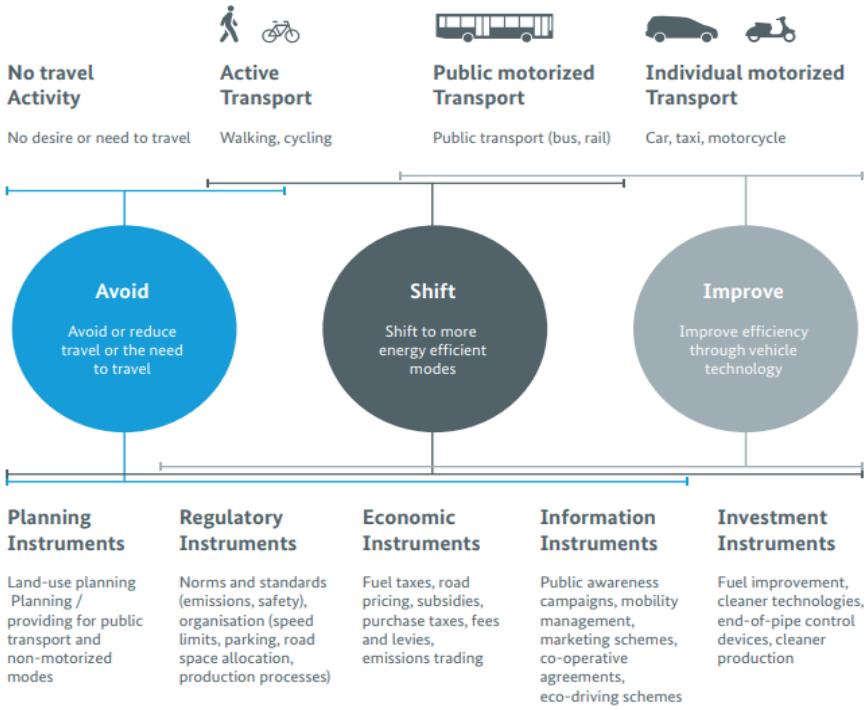
The NPPF recommends use of the vision-led approach in plan-making to identify "transport solutions that deliver well-designed, sustainable and popular places." The Council is fully committed to delivering these outcomes through the Local Plan process.

In terms of sustainable travel specifically, this has been achieved through adoption of a key principle, informing all stages of decision-making. This is the 'avoid/shift/improve' ('ASI') framework, first applied in Europe in the 1990s but since widely applied in the UK. ASI focuses on the needs of people, rather than car infrastructure, and on the demand for travel rather than the supply of infrastructure. It seeks to create more liveable places, reduce production of greenhouse gases and congestion and improve energy efficiency.

The ASI framework sequentially prioritises:

- Those measures which AVOID the need to travel (either negating the need for some journeys altogether or reducing the length of journeys) through measures such as transit-orientated development and compact multi-use development.
- SHIFT as many of the remaining journeys onto the most sustainable and energy efficient modes of travel: public transport, wheeling and walking.
- Minimising the impact of residual vehicle trips by IMPROVING their sustainability. This includes promotion of electric vehicles and energy efficiency in the provision of public transport.

Figure 2-3: Avoid/Shift/Improve instruments



Source: New Urban Agenda #114[2]

[2] https://www.transformative-mobility.org/wp-content/uploads/2023/03/ASI_TUMI_SUTP_iNUA_No-9_April-2019-Mykme0.pdf

As such, this STA proposes measures and policies which, for example, enable shorter journeys and digital rather than physical accessibility, over those which encourage public transport use and over those which support use of private cars.

2.4 The transport vision

The transport vision and objectives set the basis for decision-making and ensure that those decisions link back to best practice, adopted policy and emerging priorities. Transport is not an end, but an enabler of wider societal benefits such as health and wellbeing, and placemaking. The transport vision provides a simple statement of what is being sought through the Local Plan and is consistent with the broader vision for the Local Plan as a whole.

The transport vision for the Local Plan is shown in Figure 2-4.

Figure 2-4: Transport vision for the Local Plan

The 'what': Residents in developments within the Cotswold District will have access to high quality sustainable low-carbon transport with low car dependency. Developments will prioritise active travel and public transport as we transition to net zero carbon.

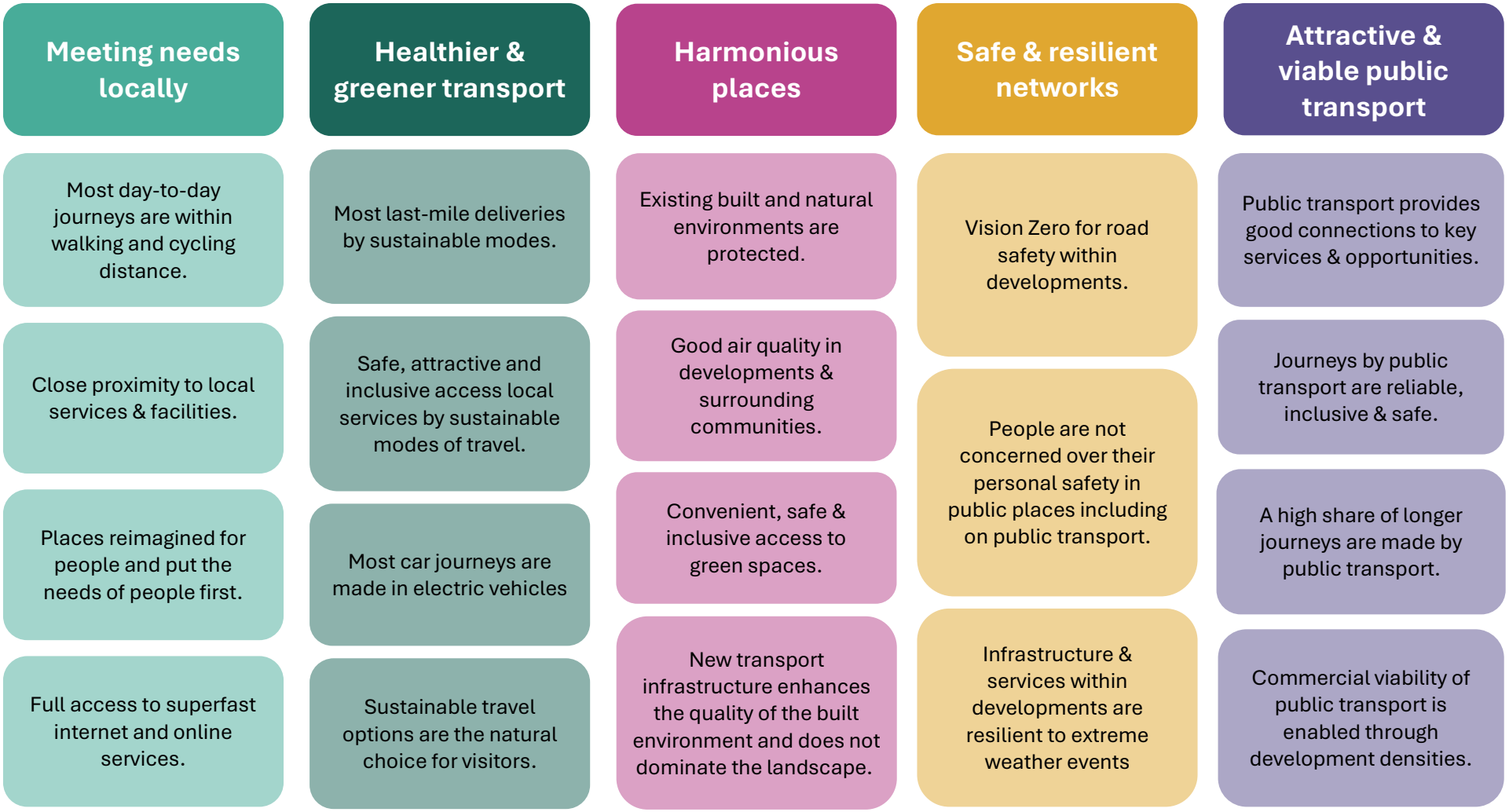
The 'so-what': Residents will be well connected to their everyday needs with options that enable low-carbon travel choices for all to reduce emissions, boost health and wellbeing, supporting local people and the environment to thrive."

2.5 The transport objectives

While the transport vision outlines the Council's long-term aspirations for the transport network, the objectives define the specific ways in which transport will help realise that vision. They draw on the existing Regulation 18 Local Plan objectives, that have shaped the development of policies and interventions in the plan preparation process. The objectives were refined collaboratively with key stakeholders, including Gloucestershire County Council, National Highways, and other partners, through a programme of targeted workshops and stakeholder discussions.

The transport objectives are shown in Figure 2-5. They are intentionally aspirational, providing a more detailed expression of the transport vision and the outcomes it seeks to achieve. However, it is acknowledged that full delivery of every objective may not be achievable within the Plan period, particularly where progress is dependent on external factors or agencies beyond the Council's direct influence. Consequently, any proposals, decisions, or actions that could hinder advancement towards these objectives should be carefully assessed and justified.

Figure 2-5: Transport Objectives and Sub Objectives



2.5.1 Objective 1: Meeting needs locally

Meeting needs locally means ensuring that people can access day-to-day services, such as a local shop, primary education and leisure opportunities within their own communities. Travel demand is largely 'derived', arising from where homes, workplaces, schools, shops, and leisure facilities are located. By providing opportunities to meet these needs locally, fewer and shorter trips are required which are more likely to be made walking, cycling and through using public transport (DfT, 2025). This mode shift reduces emissions from road transport, while encouraging more active and healthy lifestyles.

Ensuring needs are met locally is key for achieving the wider Local Plan objective. It reduces the need to travel by car, helping to cut carbon emissions from transport. It also reduces pressure for new road infrastructure, protecting the Cotswolds' natural, built and historic environment. It also enables a vibrant, low-carbon local economy by concentrating economic activity within towns and villages, promoting self-sustaining communities.

The types of policies and measures that could support this objective include:

- Building mixed-use developments that combine residential, commercial, and community uses;
- Situating new developments near existing services and employment opportunities;
- Maintaining or enhancing access to essential services within walking or cycling distance from new developments;
- Promoting remote access to services and ensuring developments accommodate remote working; and
- Designing streets for safe and convenient walking and cycling.

2.5.2 Objective 2: Healthier & greener transport

Healthier and greener transport means promoting travel options that minimise environmental impacts, improve air quality, and support active lifestyles. This includes encouraging walking, cycling, and the use of public transport for most everyday journeys. Where these options are not feasible, it prioritises ensuring that most motorised vehicle miles are undertaken by electric or other zero-emission vehicles.

Transport accounts for 44% of greenhouse gas emissions in the Cotswold District (DESNZ, 2023). Encouraging greener travel helps reduce transport emissions, improves air quality and support safer, more liveable streets. Healthier travel delivers physical and mental health benefits, increasing social interaction, and reducing traffic-related injuries. Low-emissions technologies, such as EVs, produce less negative health externalities (e.g. due to emissions) and when integrated with active travel infrastructure ensure healthier outcomes.

Healthier and greener transport is necessary to meet the wider objectives for the Local Plan, reducing carbon emissions from road transport and supports the transition to a low-carbon transport system. Promoting active and sustainable travel also supports inclusive, healthy communities by improving access to jobs, services and facilities, while creating safe, accessible and connected neighbourhoods.

The types of policies and measures that could support this objective include:

- Dedicated walking and cycling routes, cycle parking, and pedestrian-friendly streets;
- EV charging networks, incentives for electric vehicles, and low-emission zones;

- Reduced speed limits, establishing shared streets, and pedestrian priority areas;
- Integration of green corridors, trees, and shading along walking and cycling routes;
- Public awareness campaigns to promote active travel and low-emission modes; and
- Transitioning public transport and municipal fleets to low-emission vehicles.

2.5.3 Objective 3: Harmonious places

Harmonious places are designed to integrate transport and public spaces in a way that complements the natural, built, and historic environment while creating safe, attractive, and functional streets and public realms. They combine transport networks, streetscapes, and public spaces in ways that respect local character, enhance the quality of life for residents, and promote sustainable travel modes such as walking, cycling, and public transport.

The development of harmonious places ensures that transport networks enhance sustainability, connectivity, and community resilience. This can be achieved through measures such as sensitively designed streets and public spaces, careful landscaping, traffic calming, prioritising active and sustainable travel modes, and integrating transport improvements with heritage and natural conservation. This enables communities to become safer, more inclusive, and healthier.

Creating harmonious places is key to achieving the Local Plan objectives by ensuring that the natural, built, and historic environment is conserved and enhanced. This includes protecting heritage assets, landscapes, and biodiversity while integrating necessary transport infrastructure and supporting resilient communities that can adapt to climate change.

The types of policies and measures that could support this objective include:

- Streets and public spaces designed to reflect local heritage and character;
- Reducing vehicle dominance to create safer, more attractive environments;
- Walking and cycling routes are prioritised and integrated into public spaces;
- Improving lighting, seating, public art, and landscaping to enhance attractiveness of public spaces; and
- Engaging communities in designing streets and public spaces to ensure they are inclusive.

2.5.4 Objective 4: Safe & resilient places

Safe and resilient multi-modal networks are integrated transport systems that allow people to travel safely and efficiently using a variety of modes, including walking, cycling, public transport, and private vehicles. These networks should be designed in accordance with relevant transport, accessibility and safety standards, ensuring that infrastructure is inclusive, well-maintained, and suitable for people of all ages and abilities.

The design and management of multi-modal networks should align with Vision Zero principles, which seek to eliminate deaths and serious injuries on the transport network by prioritising safe system design and reducing risks. By embedding safety in transport planning, concerns over personal safety should not be a barrier to people choosing sustainable transport.

Resilient networks can withstand extreme weather events, infrastructure failures, or other disruptions, ensuing reliable connections and continued access to essential services. By integrating multiple modes and ensuring safe access, residents are more likely to use walking, cycling, or public transport, reducing reliance on private cars and cutting carbon emissions. Safety-focused design prevents accidents and injuries, making streets and transport corridors more inclusive and usable for people of all ages and abilities.

Safe and resilient multi-modal networks support wider Local Plan objectives by responding to the climate crisis through adaptation. Well-designed, resilient networks reduce vulnerability to climate risks, ensuring reliable access to essential services. By providing reliable connections to employment, education, retail, and leisure, multi-modal networks enable a vibrant, low-carbon local economy, supporting local businesses and reducing travel-related barriers to economic activity.

The types of policies and measures that could support this objective include:

- Ensuring transport infrastructure is designed to withstand flooding, heat, and extreme weather;
- Coordinated walking, cycling, public transport, and car networks;
- Regular inspection and maintenance to ensure reliability and safety; and
- Contingency routes and accessibility plans for essential services.

2.5.5 Objective 5: Attractive & viable public transport

Providing attractive and viable public transport choices means ensuring that buses, trains, and other shared transport services are frequent, reliable, affordable, and accessible for all residents. High quality transport provides public transport provides a practical alternative to private car travel for commuting, education, shopping, and leisure trips, helping reduce car dependency, transport emissions and congestion.

Accessible, inclusive, and reliable public transport ensures that all residents, including those without a car, older people, and people with disabilities, can participate fully in work, education, and community life. Integrating public transport with active travel, journeys become more convenient and more attractive.

This supports the Local Plan objectives by helping to address the climate crisis, enabling a low-carbon local economy, improving access to services and supporting sustainable, connected communities. A resilient public transport network also provides greater travel choice and adaptability to future challenges.

The types of policies and measures that could support this objective include:

- High quality, high frequency and reliable public transport services;
- Improved bus infrastructure such as dedicated bus lanes and traffic signal priority to improve reliability of services;
- Step-free access, seating, shelters, and real-time information for all users;
- Development of transport hubs linking public transport and active travel and increasing multi-modal travel; and
- Simplified multi-modal ticketing and fare structures.

2.6 Key performance indicators (KPIs) and targets

2.6.1 Key performance indicators

During the plan-making process, key performance indicators (KPIs) were developed to support the objectives. The KPIs serve the following purposes:

- They provide additional detail in terms of 'success factors' in terms of sustainable development (from a transport perspective). This draws on guidance and best practice such as the National Planning Policy Framework, National Planning Guidelines, Active Travel England design resources and best practice from other Local Plans.
- They highlight that some measures of success are inputs into the Vision & Validate approach and that this is worthy of proper consideration. This is typically where an input defines the behavioural outcome sought, for example vehicle trip rates. Testing different assumptions about such inputs is an important part of the vision and validate approach.
- They are the source of the criteria used to compare the potential impacts of the Preferred Spatial Option, and the effects of any transport interventions proposed (as part of the Multi-Criteria Assessment Framework).
- They identify the transport outputs that the package of Local Plan transport policies, interventions and services could deliver.
- They can be used as the basis for development of travel behaviour monitoring and evaluation programmes for individual Local Plan sites (or groups of sites). This would aid understanding of whether the transport vision is likely to be met ('validation') and, if not, to inform decisions about the need for further intervention.

Typically, two KPIs were identified for each transport sub-objective/overarching objective. Table 2-1**Error! Reference source not found.** provides a summary by showing the success factors for each sub-objective.

Table 2-1: Success factors by sub-objective

Success indicator
Objective 1: Meeting needs locally
Developments include (or are close to) local services, shops and local work hubs.
Development is designed to prioritise people over vehicles.
Superfast broadband is provided to all properties during construction. 100% 5G coverage in new developments.
Objective 2: Healthier and greener transport
New developments are located in close proximity to existing active travel networks, enabling and encouraging walking and cycling from the outset.
Cycle parking and supporting facilities are integrated as standard within new commercial developments.
High-quality pedestrian and cycle routes are delivered in and around developments, designed to be safe, direct, well-lit, and attractive for users.
New development contributes to a net reduction in transport-related emissions, particularly from road traffic.
Electric vehicle charging infrastructure is provided to support the transition to electric mobility.

Success indicator
Local communities and urban centres support sustainable freight and servicing solutions, including e-cargo bike deliveries and dynamic kerbside management.
Objective 3: Harmonious places
Direct active travel routes are provided to local green and blue spaces.
Existing built and natural environments are protected from transport impacts of developments.
Air quality is improved across the district, with particularly high standards expected within new developments and their immediate surroundings.
New transport infrastructure enhances, rather than detracts from, the character of places.
Objective 4: Safe & resilient networks
Road safety improves in line with Vision Zero principles within new developments.
Adherence to relevant standards, guidance best practice within and beyond sites.
Concerns over personal safety are not a barrier to active travel.
Transport infrastructure is resilient to climate change and extreme weather events.
Transport system is not reliant on a small number of modes, junctions and links to function
Objective 5: Attractive & viable public transport
Development sites are located close to existing or planned public transport services.
Developments are well-served by direct and frequent public transport to employment and service locations.
Accessible and attractive active travel routes to public transport services.
Higher-density areas within developments close to core sustainable transport corridors.

3. Current transport & travel conditions

3.1 Introduction

This chapter sets out the existing transport baseline for the Cotswold district. It presents the current transport infrastructure and networks, assesses existing operating conditions, describes travel demand and movement characteristics, and identifies principal transport matters that require further consideration within the Sustainable Transport Assessment.

3.2 Current transport networks

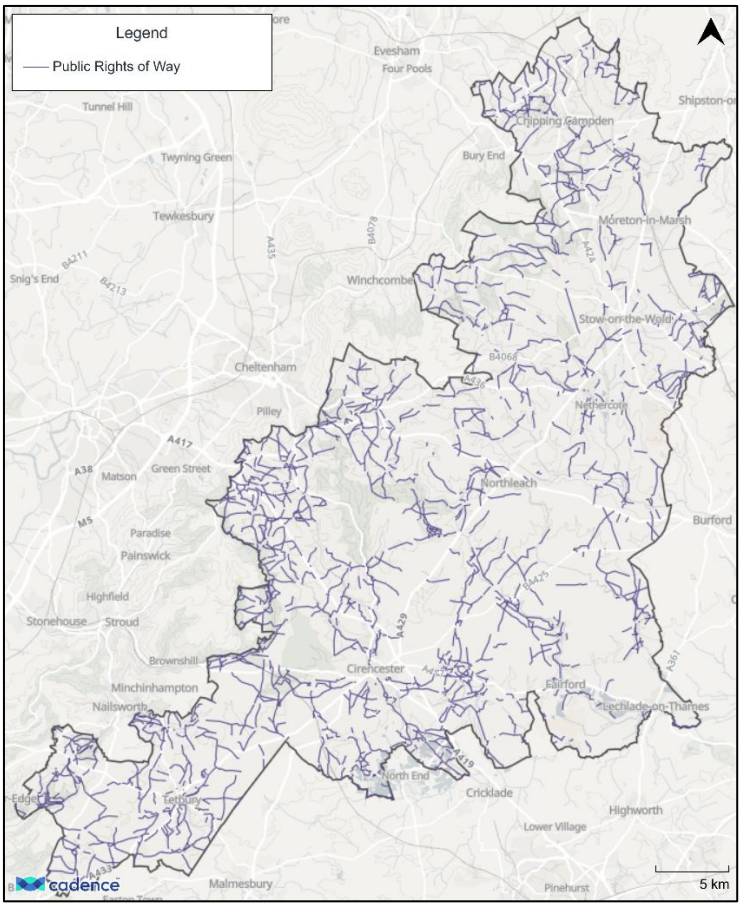
3.2.1 Active travel

3.2.1.1 Walking and wheeling

The ability to walk, wheel and access local destinations safely is an important indicator of transport accessibility and community connectivity. Within the Cotswold District, active travel is influenced by the area's rural geography, dispersed settlements and historic built environment. While many towns and villages benefit from attractive walking environments and an extensive network of Public Rights of Way (PROW), the quality, directness and accessibility of routes can vary considerably.

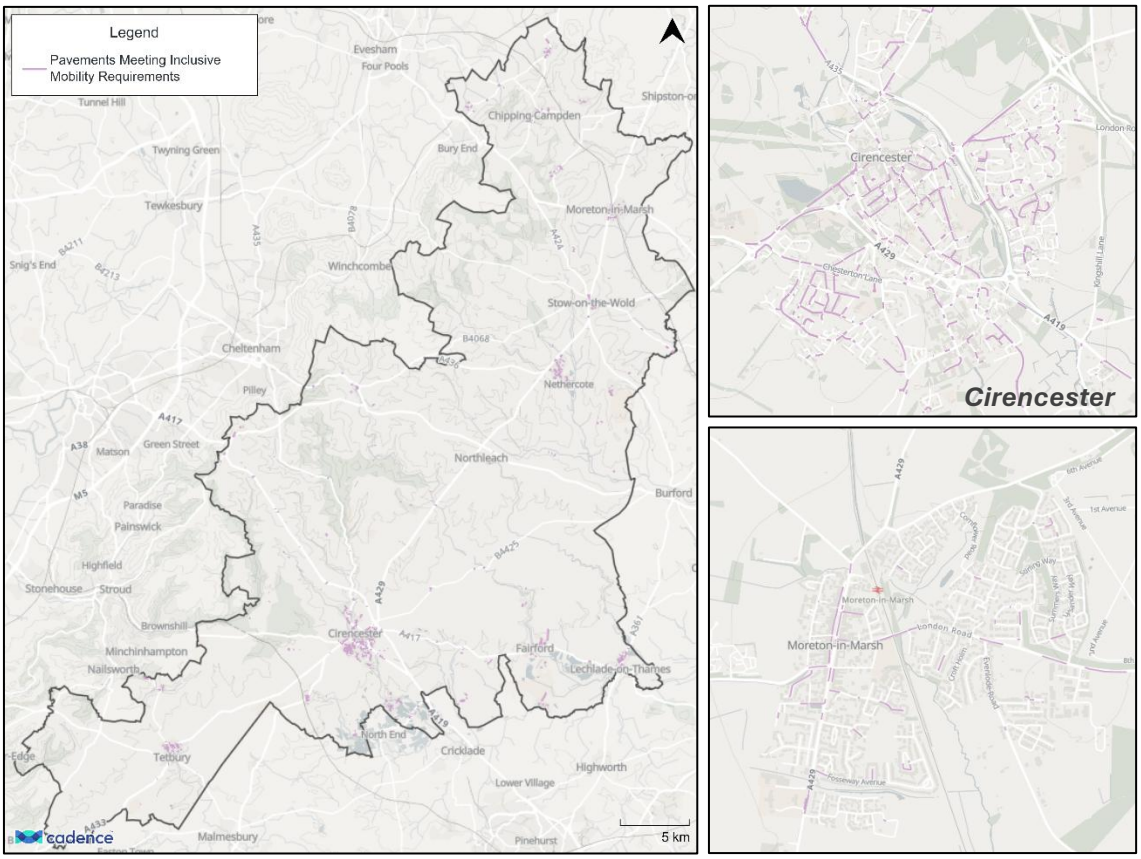
Figure 3-1 shows the distribution of Public Rights of Way across the district. Outside the main settlements, the PROW network is extensive and forms an important part of the wider green infrastructure network. However, it is mainly rural in nature and is used primarily for recreation and leisure walking. These routes are generally not designed to provide direct or continuous links to everyday services or employment areas, and are often constrained by surface condition, changes in elevation, limited width, and weak integration with settlements.

Figure 3-1: Rights of way (OpenStreetMap (OSM), 2022)



In many settlements, infrastructure has developed incrementally over time, resulting in gaps in provision and inconsistencies in route quality between settlements. Walking routes were assessed against the widths requirements of the DfT's Inclusive Mobility requirements. The highest concentration of suitable pedestrian infrastructure is generally found in the district's main settlements such as Cirencester, Fairford, Tetbury, Stow-on-the-Wold and Moreton-in-Marsh. However, within these settlements the network remains fragmented and route continuity and accessibility are often constrained by narrow footways, crossing difficulties and limited provision on the approaches to settlements.

Figure 3-2: Footpaths meeting Inclusive Design Mobility guidance (DfT, 2021) across the district and for key settlements within the district



Due to the relatively long distances between settlements and the dispersed nature of services and employment opportunities, inter-urban utility trips are unlikely to be undertaken on foot or by wheeling for most users. Thus, opportunities to increase utility walking and wheeling are likely to be focused on strengthening connections between new development sites, local services and public transport networks, ensuring that key destinations can be accessed safely and conveniently without reliance on the private car.

3.2.1.2 Cycle Network

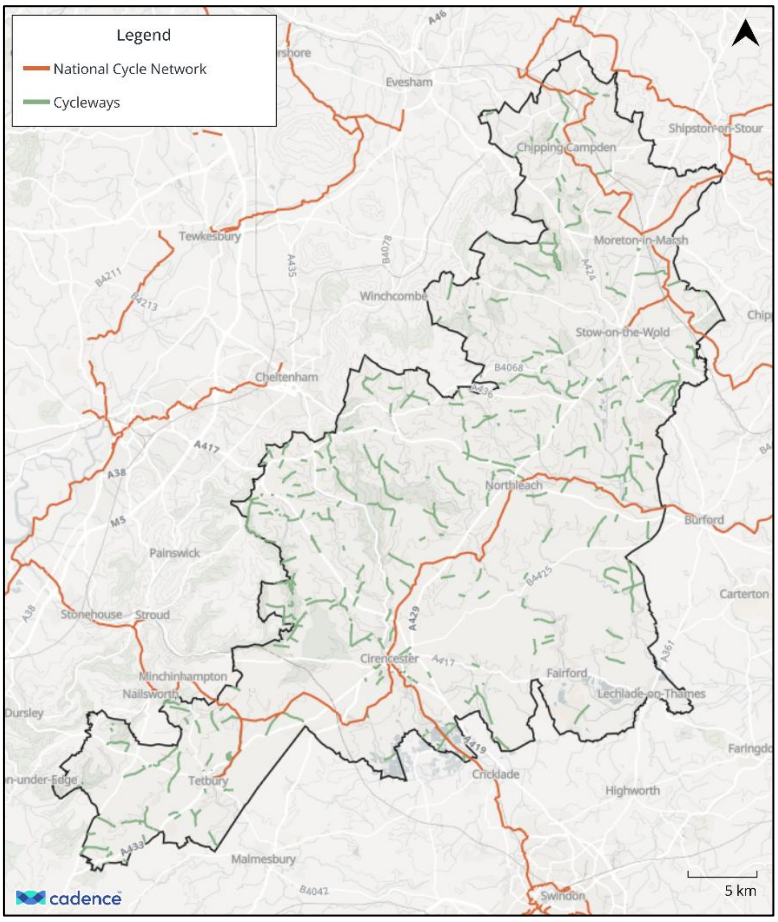
Cycle networks in the Cotswold District are also influenced by the area's rural geography, dispersed settlement pattern and the relatively long distances between key settlements. As a result, cycling is generally most viable within towns and in their immediate surroundings, while longer inter-urban trips are less likely to be undertaken by bike. Some cycle tourism is, however, expected given the district's landscape quality and attraction.

Existing cycle provision is typically fragmented, with limited continuity between settlements and reliance upon on-road routes for key sections of the network, including parts of the National Cycle Network (NCN), as seen in Figure 3-3. The NCN within the Cotswold District is a composite network with variable provision, including a significant reliance upon on-road alignments, rather than a consistently off-road strategic cycle network. Where on-road sections are present, particularly on key corridors, perceived safety and attractiveness can be reduced, especially where cyclists are required to share space with higher-speed or higher-volume traffic.

As new development comes forward, additional traffic accessing these sites has the potential to further decrease the quality and attractiveness of existing on-road cycle routes, particularly where they form part of longer-distance or leisure-focused corridors.

Moreton-in-Marsh

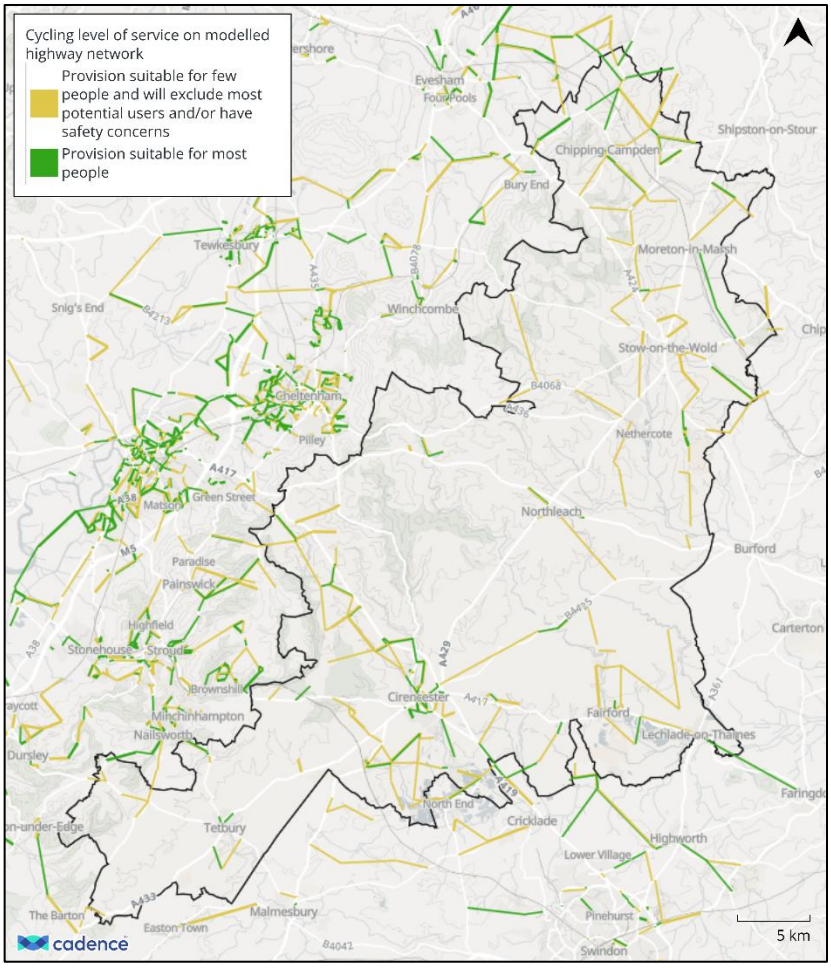
Figure 3-3: National cycle networks and cycleways (Ordnance Survey, 2023)



The extent and quality of cycle infrastructure influence cycling uptake, particularly in relation to perceived safety and comfort. Figure 3-4 displays the assessment of the highway network in the district using DfT LTN1/20 Cycling Levels of Service guidance. This determines the suitability of the highway network for active travel. A key factor is the degree of physical segregation required, which varies according to road speed and traffic volume. Traffic volumes were estimated using available Gloucestershire datasets, and speeds were derived from Ordnance Survey speed limits. Routes were classified as suitable where segregation requirements are met either through existing infrastructure or where traffic conditions are sufficiently low.

Applying Local Transport Note 1/20 (LTN 1/20) thresholds to the highway network suggests that there is some suitability for cycling; however, the network of roads currently suitable for everyday cycling remains limited and fragmented. Alongside this, there are several routes suitable for active travel dispersed across the district. At present viable cycling for all is largely delivered through traffic volumes being low enough to allow for mixed traffic rather than a lot of existing infrastructure.

Figure 3-4: Cycling Level of Service (CLoS) rating for cycleways (City Science Analysis, 2025)



3.2.2 Public Transport

3.2.2.1 Rail

Rail provision within the Cotswold District is limited, with only two stations serving the area, namely Kemble and Moreton-in-Marsh, which do not have a direct connection to each other (Figure 3-5). As a result, rail is unlikely to function for movement between settlements within the district but instead provides targeted access to the wider regional and national rail network.

Kemble station is located on the Golden Valley Line between Swindon and Gloucester and is served by Great Western Railway services. It provides direct hourly connections to Gloucester, Cheltenham and London Paddington. Moreton-in-Marsh station is located on the Cotswold Line between Oxford and Worcester and is also served by Great Western Railway, providing direct hourly services to London, Worcester and Hereford. Together, these stations provide the district with access to the wider rail network, supporting commuting, business and leisure travel. Both stations provide supporting facilities for rail users, including car parking and cycle storage, although the scale of provision varies.

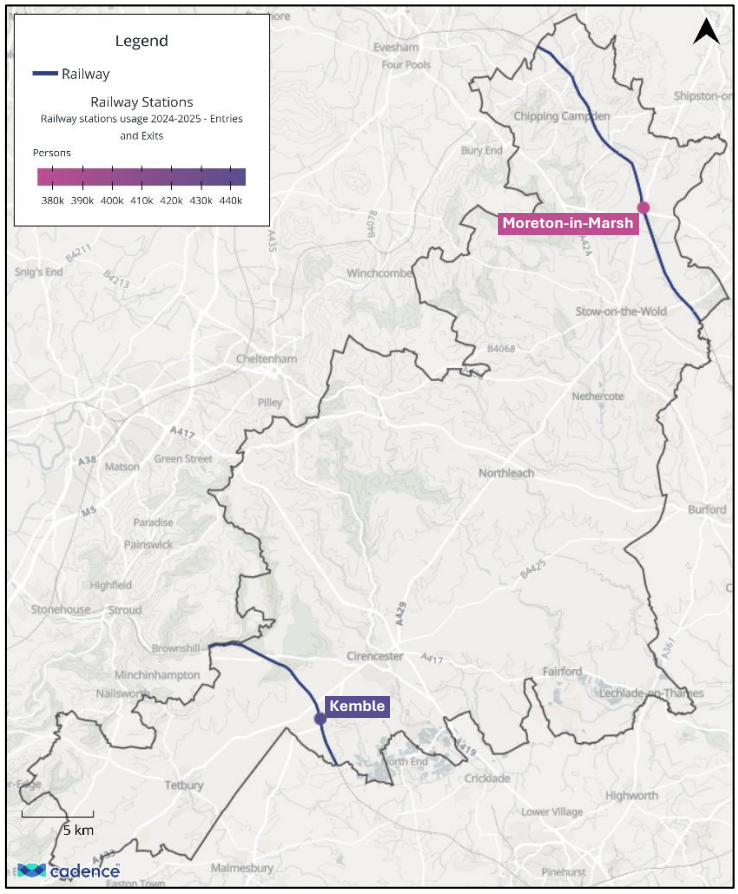
Cirencester, the largest settlement within the district, does not have its own railway station, following the closure of the former Cirencester branch line. Kemble Station, located approximately 8 km to the south-west, functions as the principal rail access for the town.

Access between Cirencester and Kemble is currently reliant on bus services, active travel connections and private vehicle travel, highlighting the importance of improving sustainable first- and last-mile connectivity.

Annual station usage data from the Office of Rail and Road (2025) shows that Kemble accommodates significantly higher passenger numbers at just over 444,000 passenger entries and exits to the station between 2024-25. Comparatively, Moreton-in-Marsh station has just over 375,000 passenger entries and exits. This categorises both stations as Category D stations, which are defined as medium-sized staffed stations that typically serve a moderate level of passenger demand and provide staffed facilities during operation hours.

A key transport focus for the Local Plan is improving sustainable access to these stations, ensuring that the development is effectively connected through walking, cycling and public transport links to support rail use as part of multi-modal journeys.

Figure 3-5: Rail network (ORR, 2025)



3.2.2.2 Bus services

Bus service provision within the Cotswold District is largely focused on connecting the main settlements, with more limited coverage across rural areas (Figure 3-6). Service frequency is generally highest within and between the larger towns, while rural routes tend to operate less frequently, reflecting lower demand and longer journey distances. Figure 3-6 illustrates

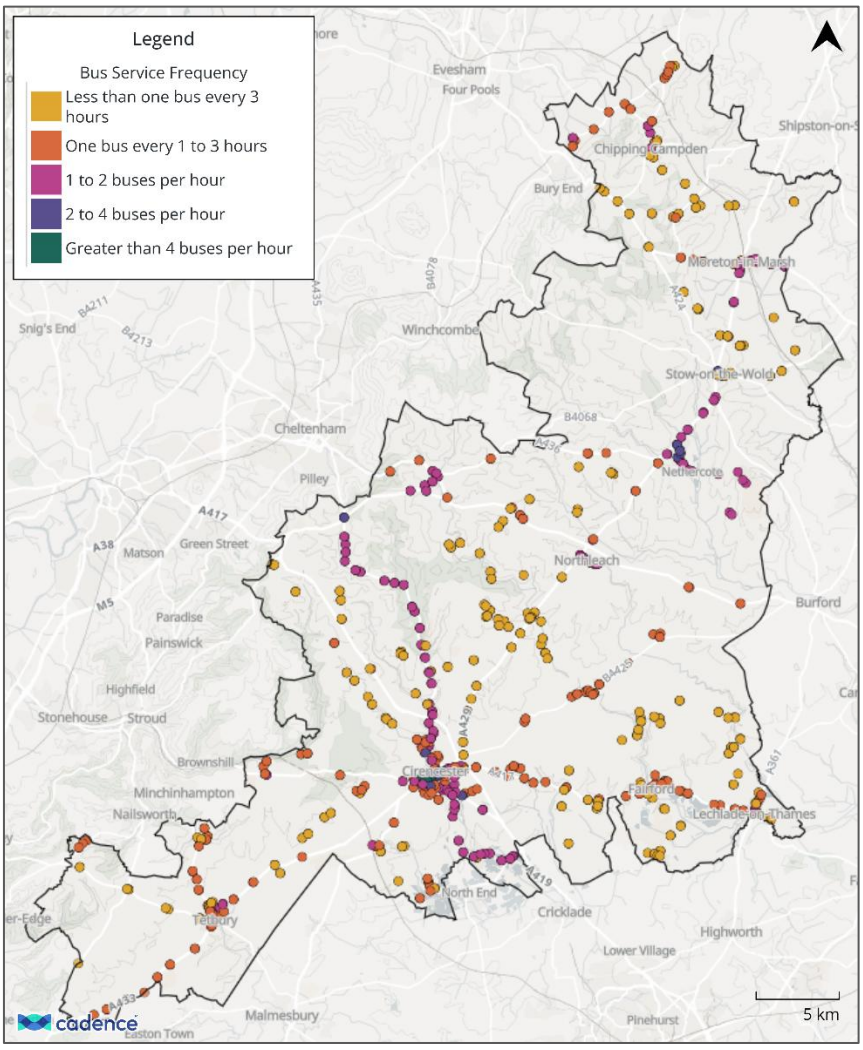
that rural areas are served by low frequency services, with areas only having a handful of bus services a day. Whereas the bus stops within Cirencester have more than four services an hour in comparison.

The district has a relatively limited level of dedicated bus infrastructure. Bus services primarily operate on the local highway network alongside general traffic, with limited provision of bus priority measures to improve bus reliability and journey times.

Consequently, operational performance varies across the network. Bus punctuality is measured as the proportion of services operating 'on time', where a service is considered on time if it departs between 1 minute early and 5 minutes 59 seconds late compared to the scheduled time. Bus punctuality in some areas of Cirencester fell to around 50% across a three-month period, indicating reliability challenges on busier urban corridors.

While the bus network provides important access to services for non-car users, especially within main settlements, the combination of variable reliability and low frequency rural services can limit its attractiveness as an alternative to the private car. This is especially true for time-sensitive journeys.

Figure 3-6: Bus service frequency at each bus stop (BODS, 2025)



3.2.3 Highway network

The Cotswolds District highway network is formed by both Strategic Road Network (SRN) and Major Road Network (MRN), which primarily accommodate longer-distance and through traffic movements, as well as the local road network. The A417 forms part of the SRN, providing a strategic link between the M4 and M5 and supporting regional and national connectivity. Key MRN corridors, include the A429 and A40, connecting the district to major centres such as Gloucester, Swindon and Oxford, supporting commuting, business, freight and tourism movements.

As a predominantly rural district, many settlements rely on these strategic corridors for access to employment, education, healthcare and other services. Consequently, the SRN and MRN are critical to both the local economy and wider regional connectivity, which can lead to pressure on the network, particularly in and around market towns and larger villages.

3.3 Current network conditions and performance

3.3.1 Congestion & capacity

Modelled 2024 base year outputs from the Gloucestershire County Council Countywide Model (GC3M), which has been calibrated and validated against observed data, for the morning peak hour (08:00–09:00) indicate that most of the highway network within the Cotswold District is operating within its capacity (Figure 3-7). However, several key routes and junctions are experiencing congestion and are operating at, or close to, capacity.

The most constrained locations include the southbound A429 approaching Cirencester (105% volume-to-capacity ratio), the A419 approaching the first roundabout on the eastern outskirts of Cirencester (100%), and the A417/B4070 junction connecting Cheltenham and Cirencester (100%). Several other sections of the A417 corridor are also operating at between 85% and 100% of capacity, indicating limited spare capacity and reduced resilience to future traffic growth.

Cirencester Road approaching Cirencester is operating at approximately 88% of its capacity. Overall, the model suggests that currently, congestion is largely concentrated on the main approaches to Cirencester and along strategic corridors, reflecting the towns role as the principal service and employment centre.

Figure 3-7: Modelled traffic flow at links as a percentage of total capacity during morning peak hour (08:00-09:00) in the 2024 Base Year

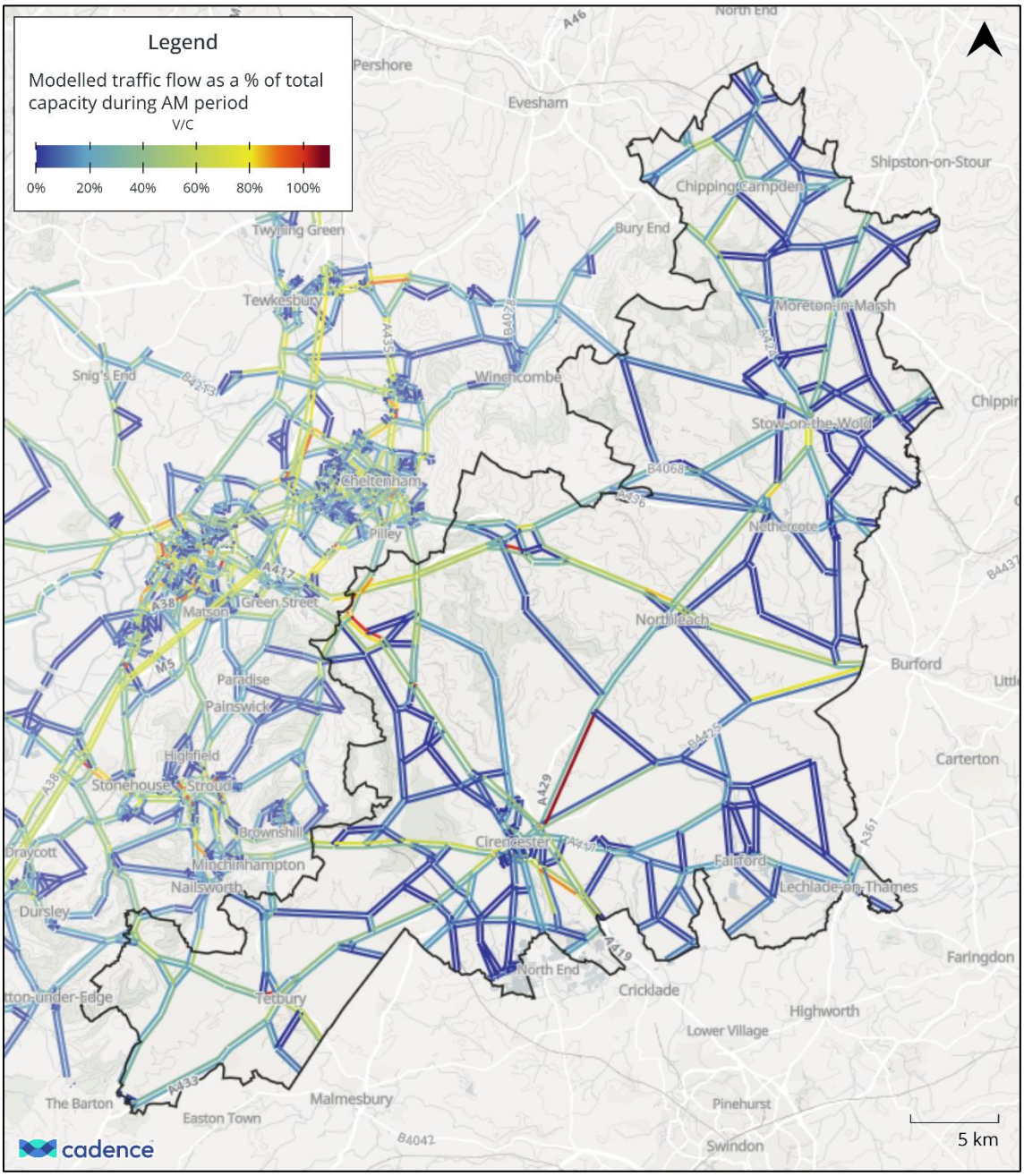
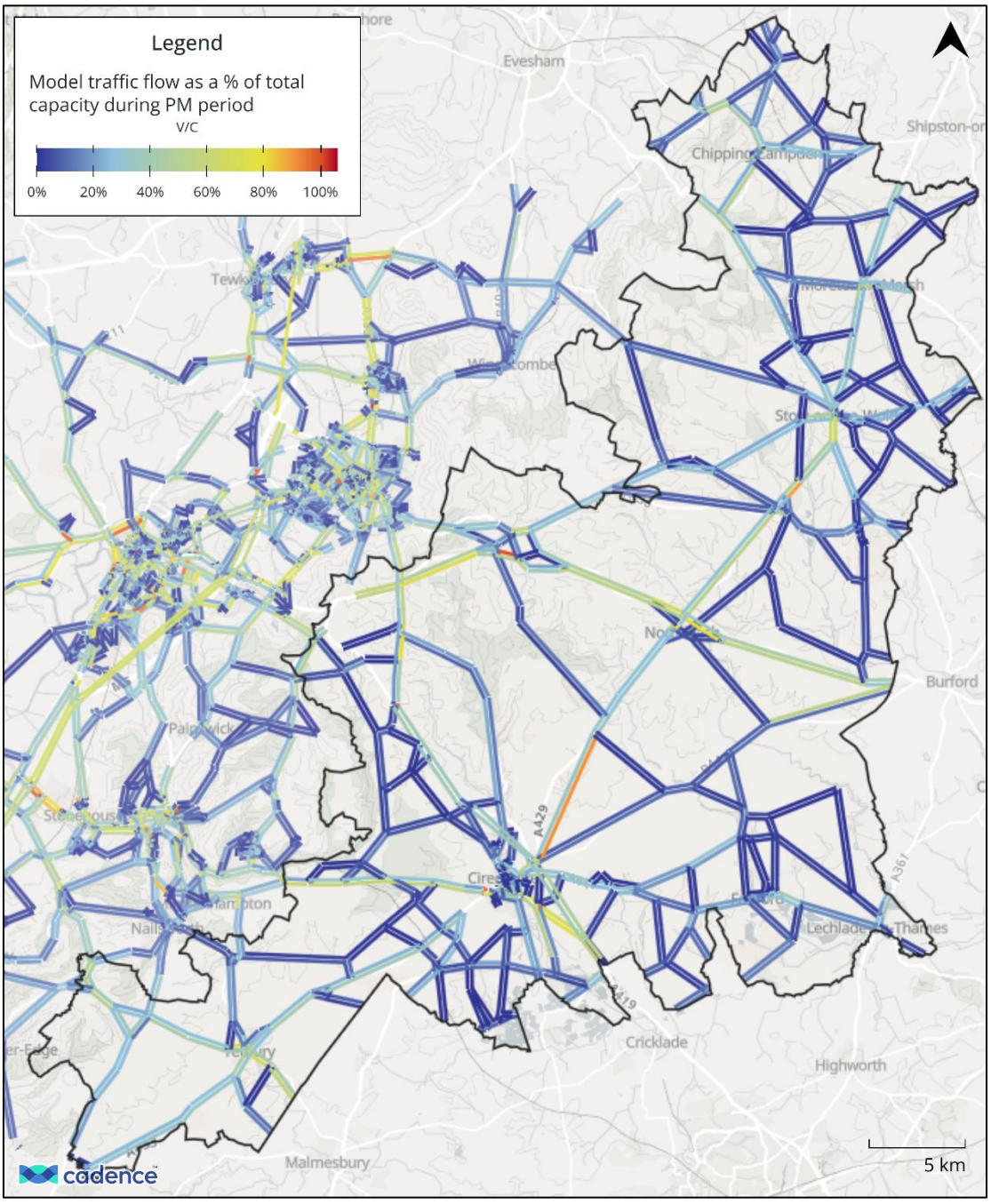


Figure 3-8: Modelled traffic flow at links as a percentage of total capacity during evening peak hour (17:00-18:00) in the 2024 Base Year

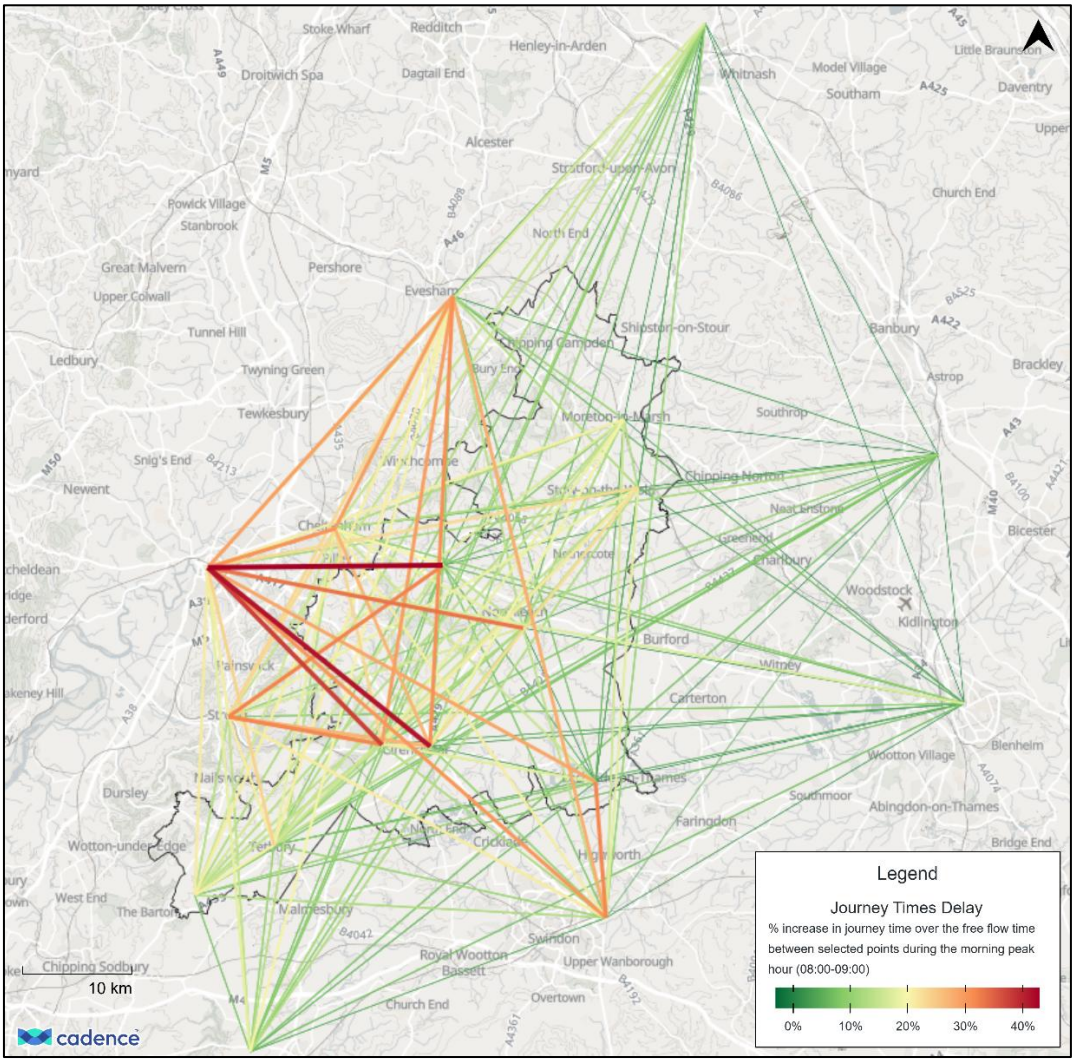


Alongside the assessment of network capacity, an analysis of journey time delays relative to free-flow conditions was undertaken using outputs from the GC3M 2024 base year. It identifies locations where congestion has the greatest impact on travel times. The results during the morning peak period (08:00-09:00) are shown in Figure 3-9. This period was selected as it exhibited the highest levels of journey time delays observed across the time periods.

The results indicate that the most significant delays occur on routes to and from Cheltenham, as well as on routes to and through Cirencester. Journeys between Cheltenham and Cirencester experience travel times of up to 40% above free-flow conditions during the morning peak period.

Similarly, routes passing through Cirencester, including movements between Swindon, Evesham and Stroud, are subject to notable delays, reflecting the concentration of traffic demand on the district's key strategic corridors. Overall, this suggests that while network-wide capacity constraints are relatively limited, congestion at key locations can have a disproportionate effect on journey times.

Figure 3-9: Modelled percentage difference in journey times across the district compared to free flow times during the morning peak period (08:00-09:00) in the 2024 Base Year



The potential effects of Local Plan growth on the operation of these strategic corridors have been assessed, with consideration given to maintaining network resilience and operational safety. Where necessary, opportunities for mitigation and network improvements have also been identified.

The assessment has considered the transport impacts of Local Plan growth on these strategic corridors in line with the National Planning Policy Framework, including whether

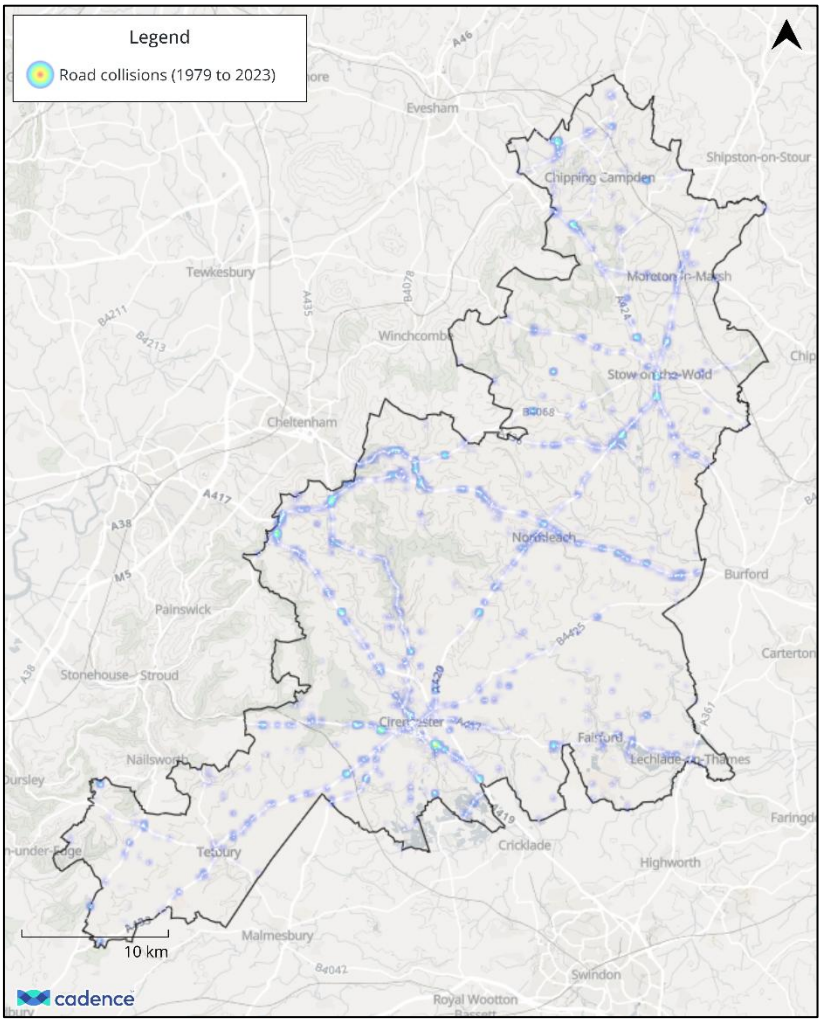
safe and suitable access can be achieved and whether any residual cumulative impacts on the road network would be severe.

3.3.2 Road safety

Figure 3-10 shows a clear pattern of where severe road collisions and fatalities have happened across the Cotswold highway network between 1979 and 2023. Most collisions are concentrated around Cirencester, which is the main hotspot in the area. There is a clear radial pattern, with collisions occurring along the strategic routes connecting Cirencester to nearby towns, especially Cheltenham, Swindon, and Stroud.

Outside Cirencester, there are far fewer collisions, with only a few scattered cases in rural areas. However, small clusters can still be seen near key junctions and on approaches to towns like Stow-on-the-Wold and Moreton-in-Marsh.

Figure 3-10: Locations of killed or seriously injured collisions between (1979-2023) (DfT, Road Safety Data, 2024)



3.3.3 Accessibility & equity

Connectivity by mode varies across the district, as shown in Figure 3-11 and Figure 3-12 using the DfT's connectivity tool. This tool evaluates how many key destinations (retail, education, healthcare etc.) can be reached within 60 minutes using different modes of travel, with higher scores indicating better connectivity to key services. The highest levels of connectivity for active travel and public transport are found in towns, particularly Cirencester, where services, infrastructure, and shorter distances make walking, cycling and bus use more viable. These areas benefit from denser networks and stronger links between key services. In contrast, more rural villages have lower connectivity due to fewer services and limited active travel infrastructure.

In comparison, car connectivity is relatively strong across the district, with the road network providing direct links between most settlements. This reinforces the reliance on private vehicle outside of towns.

Overall, this creates an inequitable pattern of accessibility, where larger towns have a wider choice of transport options, and rural areas are more dependent on cars to access essential services.

Figure 3-11: Connectivity score for active travel (DfT Connectivity Tool, 2025)

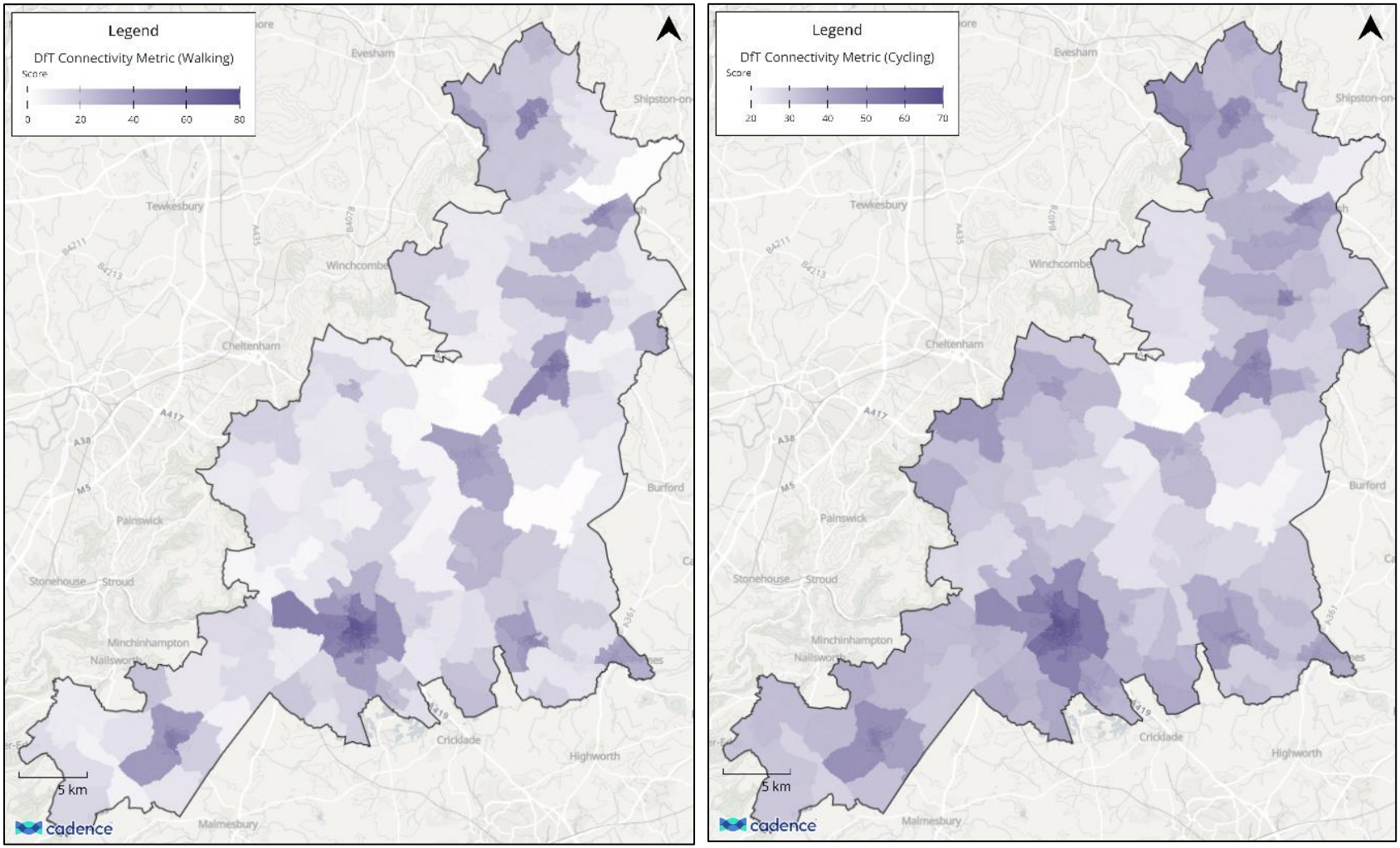
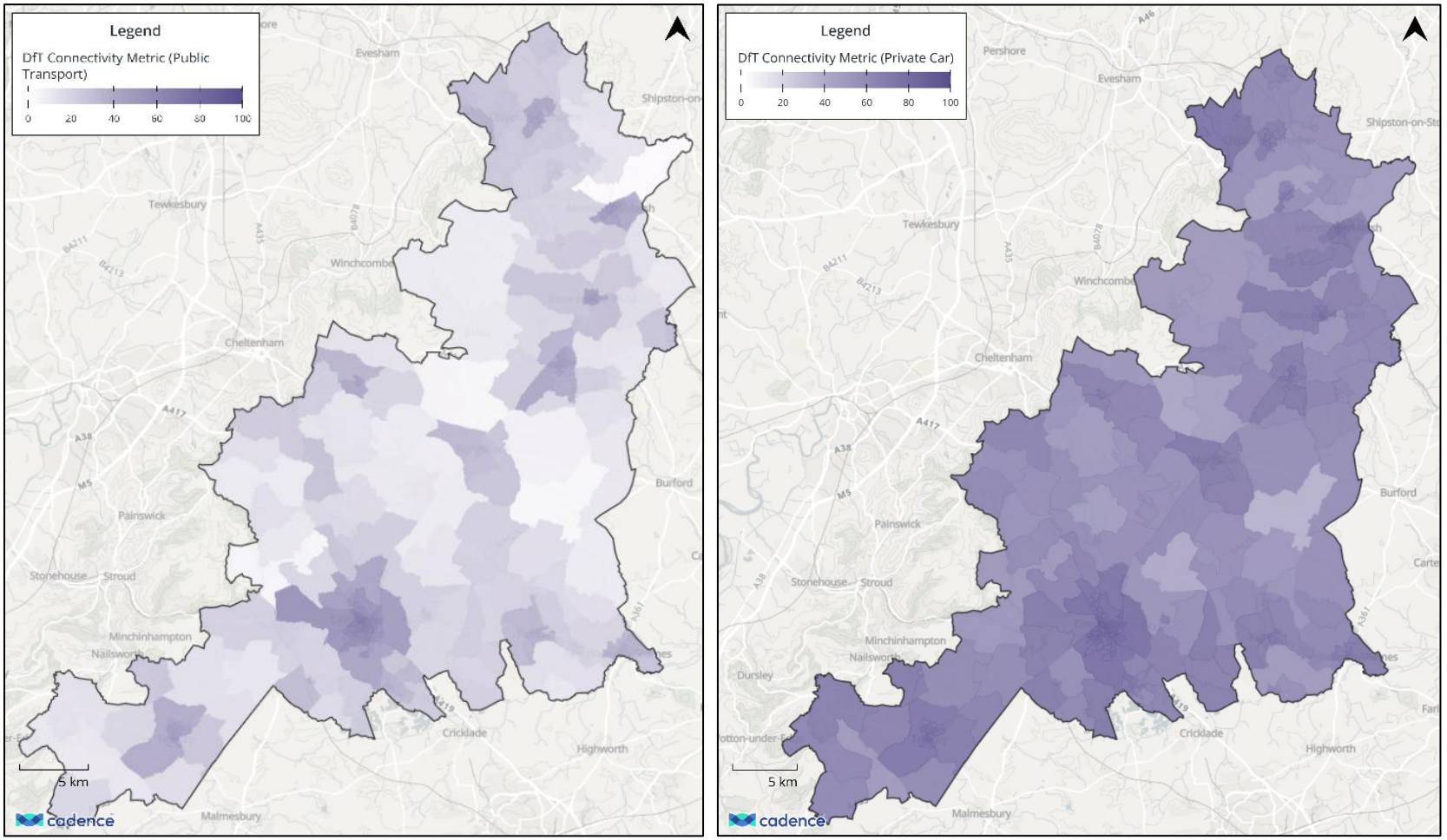


Figure 3-12: Connectivity score for public transport and private car (DfT Connectivity Tool, 2025)



3.4 Travel behaviour & movement patterns

Travel demand and movement patterns in the Cotswold district are strongly shaped by its rural settlement pattern, ageing population, and dispersed provision of key services. The district has a population of 91,360 (GCC, 2023), with most residents concentrated in Cirencester, as well as the smaller towns of Tetbury, Moreton-in-Marsh, Stow-on-the-Wold and Chipping Camden. These act as the main origin and destinations for most trips in the district. Outside these towns, low density rural settlements and longer distances to key services increase reliance on the highway network.

The population is older than the national average, with a median age of around 49 years and approximately 28% of residents aged over 65 years old (GCC, 2023). The ageing profile, alongside higher levels of long-term conditions, can increase dependence on accessible and reliable transport, particularly for essential journeys such as healthcare, education and shopping.

Overall, the combination of rurality and an ageing population mean that travel demand is unevenly distributed and strongly car-reliant, with towns concentrating most activity and rural areas facing more limited accessibility.

4. Policy context

4.1 Introduction

A comprehensive review of transport and planning policy, guidance and best practice relevant to the Local Plan transport evidence base was undertaken. The review included documents at national, county-wide and district levels, as well as policies of neighbouring authorities, best practice and guidance.

The review informed the Local Plan transport strategy by identifying best practice from elsewhere, and policies and plans to be considered when developing the Local Plan. The documents included in the review are shown in Figure 4-1.

Figure 4-1: Summary of documents reviewed



4.2 National policy

The national policy landscape is undergoing significant change following the July 2024 General Election, with economic growth, housing delivery, and decarbonisation central to the government's agenda. Five areas of national policy are of particular relevance to the Cotswold District Local Plan Transport evidence base: planning reform and housebuilding; major transport infrastructure; and net zero and local sustainable transport; the future of rural connectivity; and mobility for older people.

Primarily, significant planning reform in the form of the revised National Planning Policy Framework (NPPF) (2024) is the most relevant area of national policy, outlining a vision-led approach to transport planning, to provide a strong evidence base to inform decisions about transport policies and measures. It establishes the role of transport as a key enabler of achieving the new mandatory housing growth targets for Cotswold, and the importance of locating development where the need to travel is minimised and transport options exist.

Regarding major transport infrastructure, the government is shifting away from large capital schemes towards smaller evidence-led interventions. This is seen in the scaling back of HS2, which has potential implications for proposed local rail schemes such as the Cirencester - Kemble railway restoration. The A417 and A419 are the only Strategic Road Network routes in the district, and National Highways (2024) have shifted focus from network expansion and enhancement to prioritising renewals, resilience, and efficiency.

The government's 2050 net zero target requires local plans to demonstrate a shift away from private car use. Most active travel investment is directed at urban environments. Given the district's dispersed settlement pattern and higher road speeds, e-bikes and micromobility are likely to be more relevant than conventional cycling and walking infrastructure across much of the district. The DfT's Future of Transport: Supporting Rural Transport Innovation (2023) directly addresses this context, identifying high car dependency as both an environmental and socioeconomic issue and setting out nine principles for rural transport planning, which emphasise:

- Safety and accessibility for all users
- Micromobility as the default for short rural trips
- Affordable public transport and shared mobility as system fundamentals
- Rapid transition to zero emissions
- Integrated systems combining public, private, and community-led modes
- Open data sharing to improve user choice and system performance

Finally, with Cotswold district having a median age of 49 years old, exceeding the national average of 40 years old, the mobility needs of older residents are central to this assessment. The ORR's Accessible Travel Policy (2020) and the DfT's Inclusive Transport Strategy (2018) require adequate provision for mobility aid users, rest spaces at transport hubs, accessible wayfinding that does not assume high digital literacy, and early engagement with older and disabled people in the design of new infrastructure.

Collectively, the national policy context establishes clear expectation for this assessment. Sustainable and active travel should be prioritised where viable, with rural specific solutions implemented where conventional options are not appropriate. Additionally, given the district's demographic context, the needs of an aging population must be embedded throughout the assessment. Underpinning this is a vision-led approach, that puts the transport vision for Cotswolds at the centre from the outset.

4.3 County-wide policy

Gloucestershire County Council has developed strategies that collectively set the county transport policy framework. The Local Transport Plan (Gloucestershire County Council, 2020) establishes overarching ambitions around sustainable growth, rural connectivity, and equality of opportunity, with a target of net zero transport emissions by 2045. At the beginning of 2026, GCC has launched engagement to update their Local Transport Plan, for adoption of a new plan in 2027. This translates these ambitions into a practical plan, targeting an 80% reduction in transport emissions by 2030 through modal shift, avoiding unnecessary travel, and improving vehicle efficiency. The Climate Change Strategy provides the broader environmental framework, reinforcing the need for low-carbon travel and resilient, inclusive networks.

For Cotswold district, the key consideration across these strategies is balancing ambitious decarbonisation targets and the practical challenges of delivering sustainable transport in a dispersed, car-dependent rural district. Improving rural bus services is a key priority, though long routes, low passenger numbers, and high subsidy requirements make this particularly challenging in the district. Active travel investment is most deliverable within market towns such as Cirencester, while longer inter-settlement distances and higher road speeds limit its effectiveness across the wider rural area. Supporting the transition to electric vehicles is likely to play a greater role in reducing emissions across the district than modal shift alone, given the reliance on private cars for many journeys. Underpinning all of this is the need to maintain accessible, resilient transport networks that serve an ageing population and communities.

4.4 Cotswold District Council policy

The update of the Local Plan (2025-2043) forms part of a wider programme of work which moves towards achieving the Council's net zero ambitions, adopting the 'Do Everything' approach set out the Cotswold Transport Decarbonisation Plan (2023). Under this approach, there is no single solution to delivering CDC's net zero ambitions by 2045, all modes and options need to be considered. The Local Cycling and Walking Infrastructure Plans (LCWIPs) identify long-term improvements needed to support walking and cycling in the district. Within Cotswold, only Cirencester has an adopted LCWIP (Gloucestershire County Council, 2022), which identifies fragmented active travel routes, poor links to public transport and a high dependence on private car use. The plan proposes improved cycle corridors, enhanced pedestrian connections, and better access to key destinations such as schools, employment areas, the town centre, and Kemble Station.

The Cirencester LCWIP (2022) offers a detailed framework for local interventions, while the Gloucestershire Overarching Cycling Infrastructure Plan (Gloucestershire County Council, 2023) highlights the need to improve rural cycling connectivity and prioritises the Cirencester–Cricklade and Moreton-in-Marsh–Stow-on-the-Wold corridors. Together, they support the identification of active travel schemes that could reduce car dependency and improve sustainable access across the district.

4.5 Adjacent authorities' policy

A review of neighbouring authorities' Local Plans and comparable rural-tourism areas highlights several external factors that could influence transport demand and infrastructure requirements within the Cotswold District.

Neighbouring authorities, such as West Oxfordshire District council are currently in the process of reviewing their Local Plans. The current West Oxfordshire Local Plan was formally adopted in 2018 and sets out the district's planning framework from 2011 to 2031. The plan is currently in consultation for extending the plan to 2043, looking at currently delivery and potential new developments. Importantly for Cotswold, this could include further development at Chipping Norton, whic may impact traffic volumes on the A44 connecting to Moreton-in-Marsh.

Similarly, an emerging joint development plan is being prepared by Stratford-on-Avon District council and Warwick District Council, establishing a long-term spatial growth strategy up until 2050. Importantly for Cotswold, the Plan considers potential growth at Shipston-on-Stour, potentially impacting traffic volumes along the A429 through Moreton-in-Marsh. Additionally, the Plan puts forward a large strategic site near Long Marston, which could substantially impact traffic levels near Mickleton.

Alongside this, the emerging South Gloucestershire Local Plan proposes major growth at Brabazon and Charfield, supported by new rail stations, mobility hubs, public transport enhancements and a strong focus on reducing car dependency.

The review also highlights valuable lessons from rural tourism destinations such as the Highlands and the Lake District, where seasonal visitor demand places significant pressure on transport networks and local communities. Both areas emphasise the need for sustainable access measures, including seasonal public transport services, mobility hubs, park-and-ride facilities, active travel infrastructure and improved connections between visitor destinations. For the Cotswold Local Plan, this suggests that transport planning should consider not only local growth but also the cumulative impacts of neighbouring development and tourism-related travel demand. The findings support a stronger focus on sustainable transport, modal shift and integrated land-use planning, while recognising the need to balance economic benefits from tourism with the protection of resident quality of life, environmental objectives and network performance.

4.6 Guidance and best practice

Issues for consideration identified in guidance and best practice include:

- The DfT's Common Analytical Scenarios provide a useful reference point for understanding future uncertainties related to the economy, behaviour, and technology, and offer insights that can help shape local scenario development.
- National Design Guidance [3] promotes the creation of well-designed, climate-conscious communities where people can live, work, and thrive. It recommends developments that integrate environmental considerations and promote healthy, low-carbon lifestyles. This aligns with CDC's ambition for encouraging sustainable modes and vision-led transport planning.

[3] Ministry of Housing, Communities & Local Government, 2021

- The National Design Guidance also emphasises the importance of clear street layouts and accessible, safe, and efficient transport networks. It supports a multi-modal transport approach, highlighting walking, cycling, and public transport. This informed the Local Plan's overall objectives to encourage modal shift towards more sustainable and inclusive transport options.
- Encouragement for local planning authorities to define a clear vision for future growth and then test a range of development scenarios to determine the most sustainable and efficient transport solutions. [4]
- The importance of early engagement with National Highways strongly emphasises the importance of early and ongoing engagement to identify and address capacity, connectivity, and safety issues on the SRN.
- National Highways' focus on assessing the cumulative and residual impacts of proposed development on the SRN; the sustainability and accessibility of site allocations; and the extent to which transport policies are aligned with local and national infrastructure priorities
- Active Travel England recommends criteria that may be useful to inform the Local Plan in terms of sustainability. These include trip generation and assignment for non-vehicular modes; access to amenities and public transport, off-site transport infrastructure, place-making, end-of trip facilities (such as cycle parking) and travel planning. [5]
- LTN1/20 provides technical guidance on national standards for cycle infrastructure based on networks being coherent, direct, safe, comfortable and attractive. [6]
- Guidance sets out ten core principles of Active Design to help shape environments that encourage people to be active as part of daily life. The principles include: walkable communities, providing connected active travel routes, mixing land uses and high quality streets and spaces.[7]

[4] Economic Role of National Highways (2024)

[5] Active Travel England Standing Advice Note: Active Travel & Sustainable Development (2024)

[6] Local Transport Note (LTN1/20) Cycle Infrastructure Design (DfT, 2020)

[7] Active Design (Sport England, Active Travel England and Office for Health Improvement and Disparities, 2023)

5. Forecasting methodology

5.1 Introduction

This chapter describes the forecasting methodology adopted for the Cotswold District Local Plan transport assessment. It outlines the strategic transport model used to undertake the forecasting, the updates made to tailor the model for the Cotswold District, and the assumptions adopted to develop the future year scenarios. The chapter also describes the general approach used to forecast the Preferred Spatial Option (PSO) and the intervention packages, with the detailed application of the methodology presented in the subsequent chapters.

5.2 Summary of approach

Figure 5-1 provides an overview of the forecasting methodology. The primary strategic modelling tool used was the Gloucestershire Countywide Multi-Modal Model (GC3M) described in further detail in the following section. The existing base and future year models were updated to align with the Cotswold District Local Plan period and to provide greater network detail and representation within the Cotswolds. The GC3M has a 2019 base year, and a present-day validation exercise was undertaken comparing a November 2024 forecast year against observed 2024 traffic counts and journey time data. This ensured the model had a robust starting point for forecasting.

Future year forecasting followed a staged approach, progressing from the 2043 Core and Core Minus Scenarios to the assessment of the Spatial Options, the Preferred Spatial Option and the intervention packages. Each stage of the methodology is described in the following sections, with its application presented in Chapters 6 to 8.

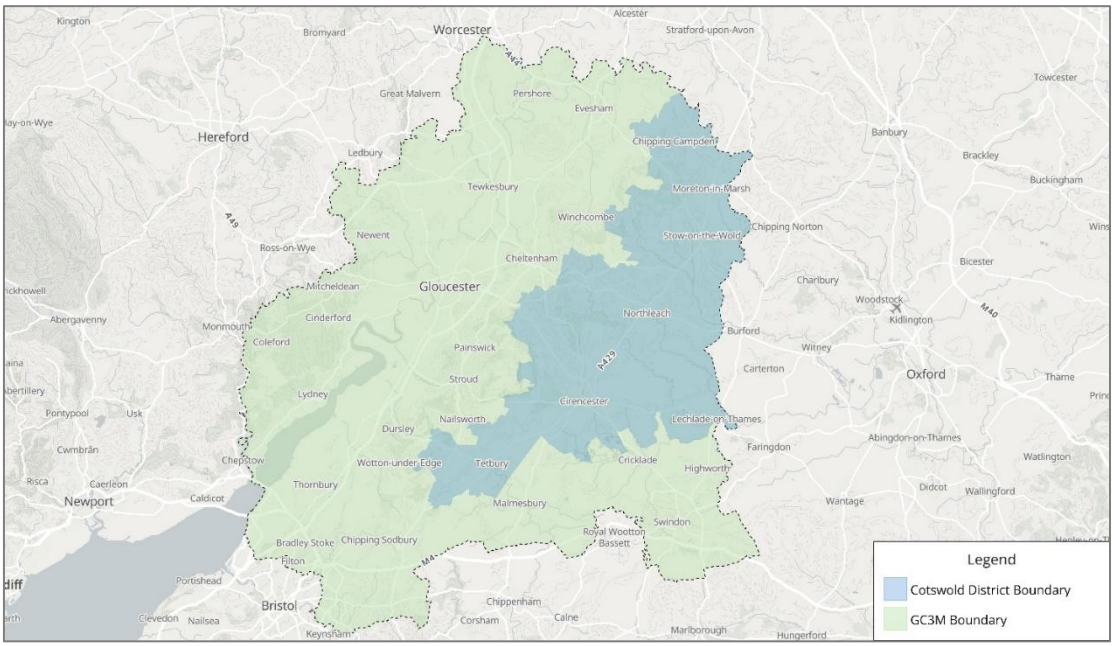
Figure 5-1: Summary of approach to forecasting

Order	Stage	Notes	Further detail
First	GC3M	• 2019 base year • 2031 and 2041 forecast years • Gloucestershire County Council Uncertainty Log	Chapter 5
	Present Year Validation	• Update the GC3M from a 2019 to a 2024 base year, including highway network updates • Validate the updated model against observed 2024 traffic counts and journey time data	Chapter 5
	2043 Core Scenario	• Incorporate committed land use changes and transport network schemes	Chapter 5
	2043 Core Minus Scenario	• Remove Local Plan development growth from the Cotswold District while retaining background traffic growth	Chapter 5
	Preferred Spatial Option	• Forecast the transport impacts of the Preferred Spatial Option	Chapter 6
Last	Preferred Spatial Option with Interventions	• Assess the Preferred Spatial Option under three intervention packages comprising: ○ (A) Business as Usual+ ○ (B) Visionary Ambition ○ (C) Residual Impacts Mitigation ○ (D) Vision Led Scenario (VLS)	Chapter 7

5.3 The GC3M

The GC3M is a strategic multi-modal model developed for Gloucestershire County Council, Figure 5-2 illustrates the extent of the area covered by the GC3M, showing that it encompasses the whole Cotswold District as well as the remainder of Gloucestershire and areas beyond. The GC3M consists of a highway model and a public transport and variable demand model, with travel segmented by car, goods vehicles, bus, rail, cycling and walking.

Figure 5-2: GC3M area of detailed modelling coverage



5.3.1 GC3M structure

The GC3M follows a traditional four-stage modelling structure (trip generation, trip distribution, mode choice and assignment). The trip distribution and mode choice stages are carried out by the Variable Demand Model, which is implemented in VISUM, while highway assignment is carried out in SATURN. VISUM is also used for the public transport model.

5.3.2 Modelled time periods

The GC3M represents a neutral weekday (Monday to Thursday) in 2024. The highway model includes derivatives for three time periods, while the public transport model represents the average hour across these periods. As the GC3M covers the whole of Gloucestershire County, the morning and evening peak periods in the highway model are aligned with the county-wide peaks, rather than being specific to the Cotswold District. These time periods are set out in Table 5-1.

Table 5-1: GC3M modelled time periods

Highway model	Public transport model
Morning - 08:00 to 09:00	AM average hour - 07:00 to 10:00
Inter peak average hour - 10:00 to 16:00	Inter peak average hour - 10:00 to 16:00
Evening - 17:00 to 18:00	PM average hour - 16:00 to 19:00

5.3.3 Variable demand model

The Variable Demand Model (VDM) is a 24-hour, logit-based model that determines both destination and mode choice. It does not include an explicit time-period choice; instead, daily trips are allocated to specific time periods using fixed factors. Freight is represented by a base-year origin–destination matrix, which can be scaled for future scenario years. The demand matrices produced by the VDM capture all trips across all modes, including active travel.

5.3.4 Highway network

The area within the GC3M boundary (see Figure 5-2) represents the detailed modelling area, where the highway network and junctions are simulated in detail (e.g., via simulation coding) to capture junction delay. Outside this boundary, links are coded using fixed speeds (e.g., via buffer network coding).

5.3.5 Public transport networks

The public transport network comprises rail, bus, rail-based Park & Ride, and bus-based Park & Ride services. While the bus-based Park & Ride element is uncalibrated, it accounts for only a minor proportion of total journeys; this omission is not considered significant in the context of this strategic-level assessment. The public transport model is timetable-based and consists of services imported directly from General Transit Feed Specification (GTFS) datasets.

5.3.6 Initial GC3M modifications for Cotswold District

Modifications were made to the GC3M to tailor it for use in the development of the CDC Local Plan as follows:

- The base year was updated from 2019 to 2024 as described in the 2024 Present Year Validation Technical Note
- the modelled highway network was updated to capture any highway schemes introduced between 2019 to 2024. A full list of schemes is provided in the Forecasting Approach Technical Note

Following these modifications the model base year was validated against observed counts and journey times to ensure the model was suitable for forecasting.

5.4 Future year Forecasting Assumptions

5.4.1 2043 Forecast Year

A future year model was developed for the 2043 forecast year, aligning with the plan period of the CDC Local Plan. Future year demand matrices were generated within the GC3M to reflect projected land-use changes across the study area.

5.4.2 Core Scenario

The 2043 Core Scenario was developed for the Cotswold District using the GC3M to provide a robust and consistent baseline from which to derive background traffic growth, modal shares, and trip distribution for the PSO.

The Core Scenario represents forecast land use changes within the Cotswold District and the wider Gloucestershire County area in accordance with the GC3M Uncertainty Log (Version 2.1), as described in Annex D. The scenario includes all committed residential and non-residential developments classified as 'near certain' and 'more than likely' within the Uncertainty Log. Outside Gloucestershire County, background traffic growth has been applied using the Department for Transport's National Trip End Model (NTEM) forecasts through TEMPro.

Figure 5-3 and Figure 5-4 illustrate the locations of committed residential and employment sites from the baseline 2043 Core Scenario.

Figure 5-3:Uncertainty Log 2043 Committed Residential Sites

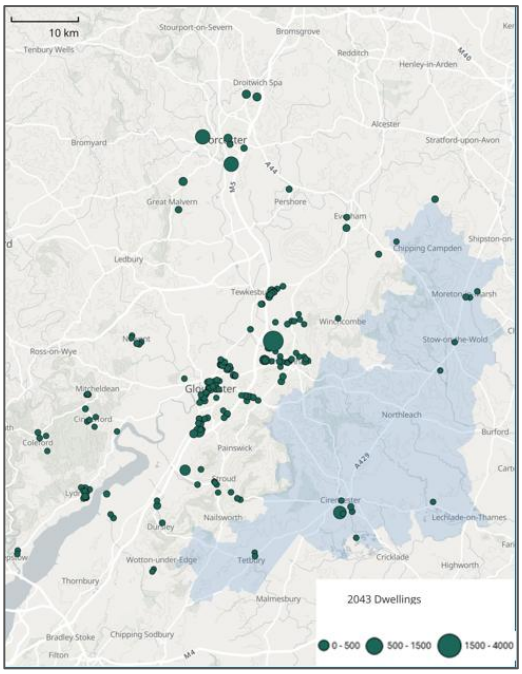
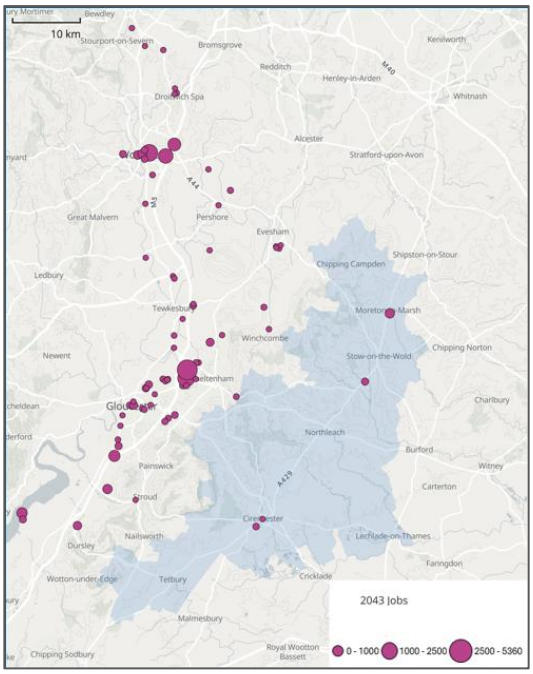


Figure 5-4: Uncertainty Log 2043 Committed Employment Sites



5.4.3 The Core Minus Scenario

The 2043 Core Minus Scenario was developed using the GC3M to provide the baseline comparator for the assessing the PSO. In the Core Minus Scenario, all development growth within the Cotswold District between 2024 and 2043 is removed. Background traffic growth is retained across the Cotswold area, while growth in areas outside the district is represented using the GC3M growth assumptions, which are equal to or exceed NTEM forecasts in all external locations.

5.4.4 Trip rates

Trip rates for residential, mixed-use and employment sites were derived from the TRICS database. This was achieved by classifying the sites and applying class-specific trip rates. This generalised approach is appropriate for the strategic nature of a local plan transport assessment. More detailed assessments of trip generation and distribution will be determined through site-specific transport assessments as part of the planning process for individual developments.

Residential sites were classified according to their location type, based on differences in travel behaviour, levels of car dependency, and access to public transport. The trip rates were further categorised into three location types: Residential, Residential Isolated, and Village, reflecting the characteristics associated with each location type.

illustrates the location of the strategic residential sites and their respective classification. Table 5-2 outlines the residential trip rates for each category. Full trip rates by mode are provided in the SLP and Cotswold Local Plan Trip Rate Technical Note. The classes are:

- **Residential:** Located within continuous urban built-up areas. Travel patterns and trip rates are lower compared with other categories, reflecting higher levels of accessibility and a lower reliance on private vehicles.
- **Residential Isolated**: Located within the vicinity of the main towns but surrounded predominantly by non-residential land uses. Travel patterns tend to differ from residential areas, as a greater reliance on private vehicles is expected, resulting in trip rates that reflect longer average journeys.
- **Village:** Located within rural areas and physically separated from main urban areas and towns, with the intervening land being mostly undeveloped. Travel behaviour and trip rates differ from both Residential and Residential Isolated areas, as accessing core services requires longer, rural journeys.

Table 5-2: Residential Trip Rates (per dwelling per hour) by location category

Category	Period	Vehicles		
		Arrivals	Departures	2-Way
Residential	AM (08:00-09:00)	0.120	0.313	**0.43**
	IP (Avg 10:00-16:00)	0.148	0.143	**0.29**
	PM (17:00-18:00)	0.293	0.145	**0.44**
Isolated Residential	AM (08:00-09:00)	0.124	0.349	**0.47**
	IP (Avg 10:00-16:00)	0.155	0.149	**0.30**
	PM (17:00-18:00)	0.309	0.164	**0.47**
Village	AM (08:00-09:00)	0.164	0.416	**0.58**
	IP (Avg 10:00-16:00)	0.159	0.153	**0.31**
	PM (17:00-18:00)	0.342	0.166	**0.51**

It should be noted that no residential sites within the Cotswold Study area were assessed as meeting the TRICs criteria for Residential classification. Consequently, all sites were classified as either Residential Isolated or Village in accordance with TRICS methodology (Figure 5-5 and Figure 5-6).

Figure 5-5: North Cotswold trip rate categories for residential sites in the PSO

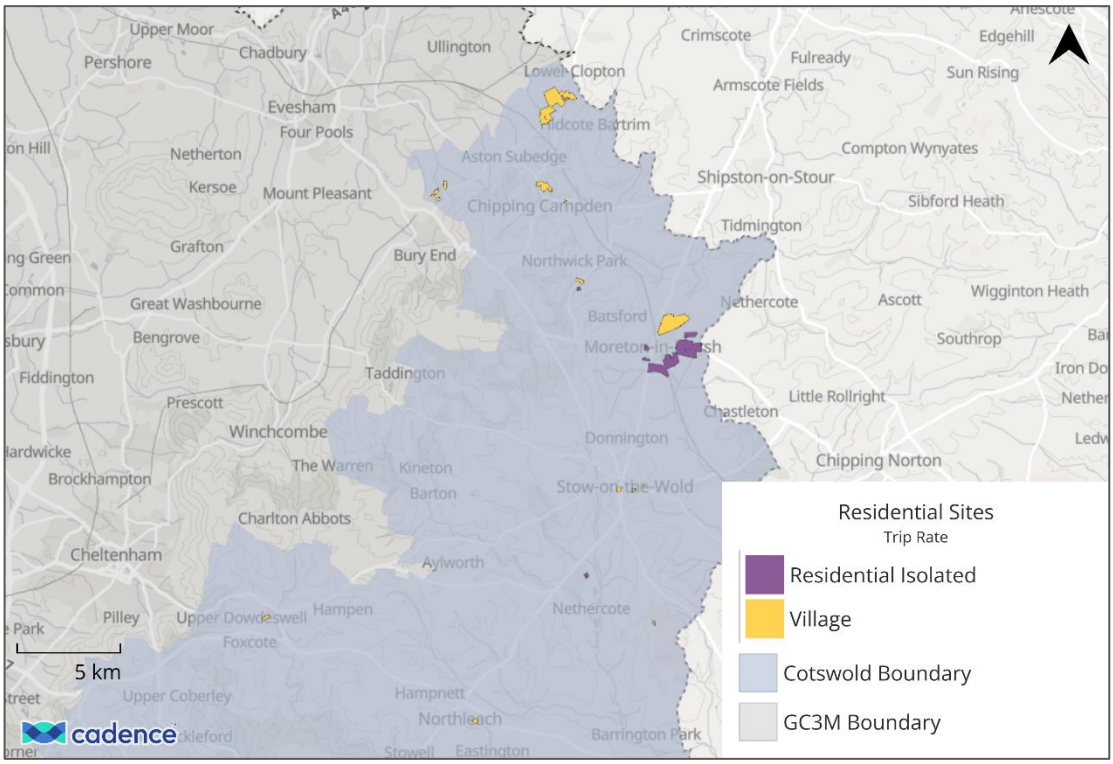
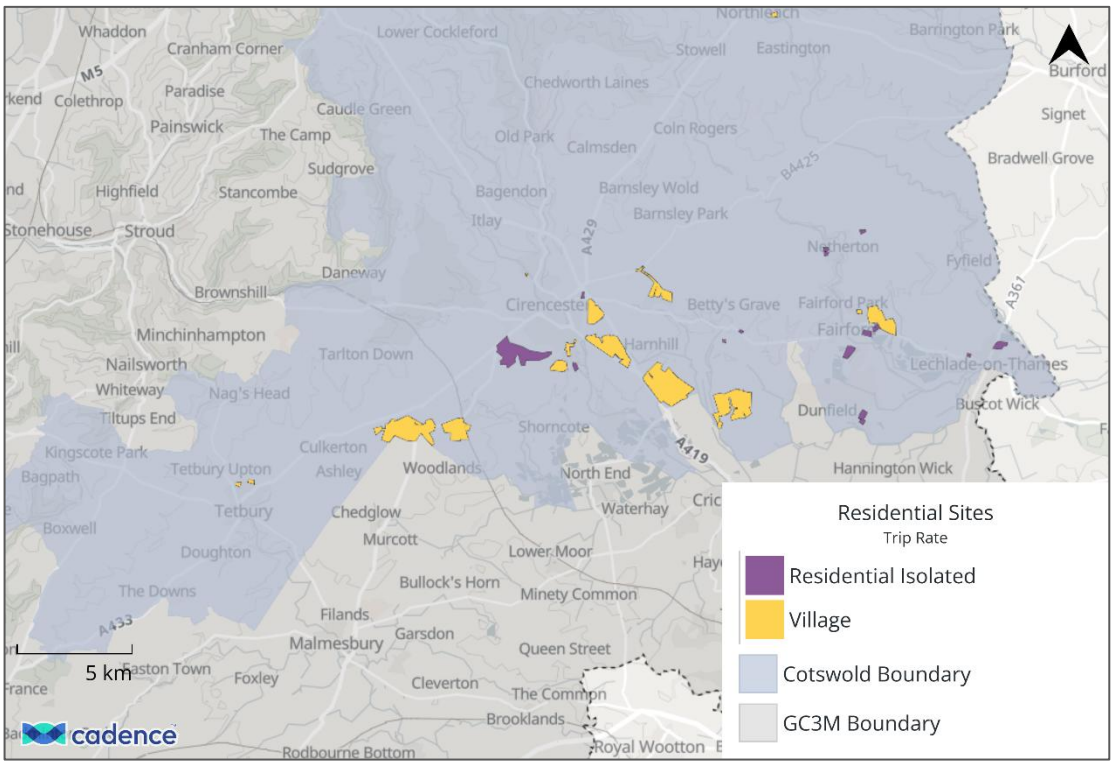


Figure 5-6: South Cotswold trip rate categories for residential sites in the PSO



Employment sites were classified according to the proposed land use in uncertainty log, with the classes being: Business Park (B1/Office), Industrial Estate (B2), or Warehousing (B8). Table 2-1 summarises the trip rates for each land use.

Table 5-3: Employment Trip Rates (per dwelling per hour) by location category

Category	Period	Vehicles		
		Arrivals	Departures	2-Way
Business Park	AM (08:00-09:00)	1.512	0.127	**1.64**
	IP (Avg 10:00-16:00)	0.126	0.161	**0.29**
	PM (17:00-18:00)	0.126	1.290	**1.42**
Industrial Estate	AM (08:00-09:00)	0.371	0.145	**0.52**
	IP (Avg 10:00-16:00)	0.221	0.237	**0.46**
	PM (17:00-18:00)	0.119	0.344	**0.46**
Warehousing	AM (08:00-09:00)	0.083	0.040	**0.12**
	IP (Avg 10:00-16:00)	0.057	0.068	**0.12**
	PM (17:00-18:00)	0.045	0.081	**0.13**

5.4.5 Trip Distribution

Trip distributions represent the spatial pattern of travel demand associated with each development site, determining how trips are allocated across the transport network between zones. These distributions were derived from the GC3M by extracting zone-to-zone trip patterns from the VDM output matrices. Consequently, new development trips were allocated across the network in proportion to the demand patterns derived from the VDM's destination choice module. This allocation is based on the generalised cost of travel, the residential and employment zonal data, and the trip rates derived from the TRICS analysis.

5.5 Forecasting the PSO

Following the selection of the PSO, the agreed residential and employment land use assumptions were incorporated into the GC3M. New model zones were created for residential sites exceeding 500 dwellings and for all employment sites, while smaller residential developments were allocated to the existing GC3M zoning system.

Trip rates, as described in Section 5.4.4, were applied to derive updated trip ends reflecting the additional travel demand generated by each scenario. The modelled demand was controlled to these trip ends, ensuring that the forecast demand remained consistent with the agreed trip rates. No internalisation reduction factor was applied, providing a robust assessment of the transport impacts. The resulting zonal demand was processed through the GC3M to determine destination and mode choice before the forecast trip matrices were assigned to the corresponding modal networks. The detailed Spatial Options assessment is presented in Chapter 6.

The resulting forecast represented the preferred development strategy and formed the basis for the subsequent assessment of the four intervention packages

5.6 Intervention Assessment Methodology

5.6.1 Introduction

Section 2.2 introduced the Vision & Validate approach, including the three key steps of:

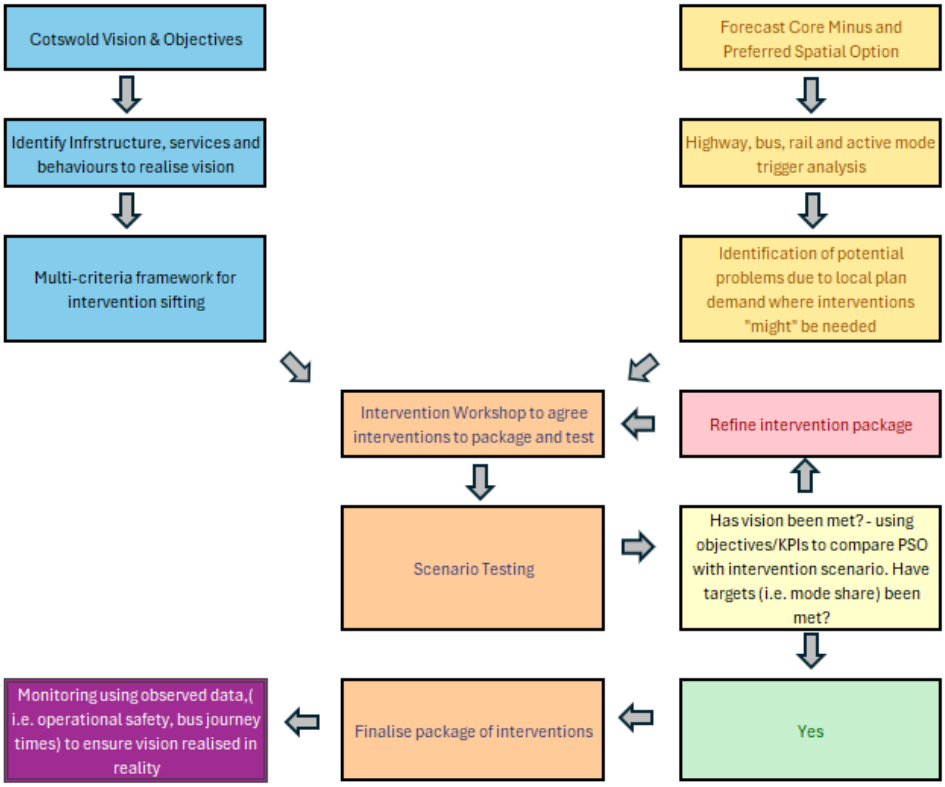
- agreeing a long-term vision for the places the Local Plan seeks to create;

- identifying the infrastructure, services and behaviours needed to realise the vision; and
- validating whether the preferred spatial option achieves the outcomes described in the vision.

Transport modelling formed an important part of a wider assessment of the PSO. Historically, transport modelling has been shaped by a 'predict and provide' approach rather than being aligned with Vision & Validate. Fundamentally, the modelling approach used differs from a predict and provide approach as modelling is used as a proactive tool to inform the plan-making process rather than a reactive tool to simply assess the impacts of the spatial options and measures.

Figure 5-7 summarises the intervention assessment methodology, combining the vision and objectives as well as the flag analysis and the Multi Criteria Assessment Framework (MCAF) to develop and iteratively test intervention packages against the Local Plan transport objectives and associated Key Performance Indicators (KPIs).

Figure 5-7: Interventions Flow Chart



5.6.2 Informing visioning

Outputs from the GC3M model informed an understanding of the transport issues in the Cotswold District. In addition, the model inputs, such as trip rates, provided an understanding of expected travel behaviours in a scenario where the vision is not realised. Whilst Vision & Validate is not about extrapolating existing trends into the future, the model outputs still have an important role in informing the outcomes described in the vision and transport objectives.

As described in Section 2.6, success factors describing 'what good looks like' were developed for each transport objective and sub-objective, with related key performance

indicators (KPIs). As part of this process, consideration was given to how the model could provide measurable outputs to act as some of the KPIs, for example forecast mode share.

5.6.3 Flag Analysis

Transport modelling played an important role in identifying the infrastructure, services and behaviours needed to realise the vision under different spatial options. Following the forecasting of the PSO, a 'flag' analysis was undertaken to identify locations where Local Plan growth may result in transport impacts requiring intervention. The analysis compared the 2043 Core Minus Scenario with the Preferred Spatial Option to identify changes in network performance attributable to the Local Plan growth.

The flag analysis considered a range of transport metrics across highway, public transport and active travel. Table 5-4 summarises the flag analysis metrics used in the assessment.

Table 5-4: Flag Analysis Metrics

Mode	Metrics	Source
Active Modes	Actual flow by vehicle type	GC3M
	% HGVs	Derived from above
	Vehicle speeds	GC3M
Bus Service	Route journey times by scenario (including link and junction delays)	GC3M VISUM
	Frequencies	GC3M/GTFS
Rail	Change in traffic flow at level crossings	GC3M & National Rail station facilities design guidance
	Change in annual passengers causing a change to station category	GC3M & ORR station demand estimates
	Annual Station Patronage change	GC3M & ORR station demand estimates
Highway	Maximum queue length on SRN slips	GC3M
	Slip Road queue length as a % of capacity	GC3M
	v/c	GC3M
	Delays	GC3M

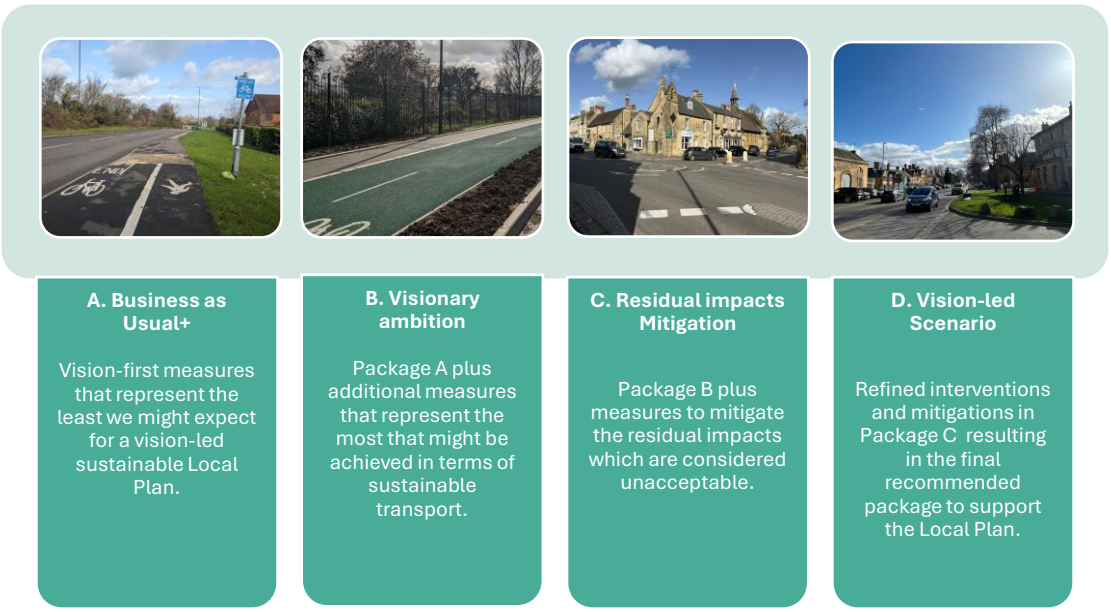
The flag analysis provided an evidence base for identifying potential intervention locations. These findings were considered alongside the Vision and Validate objectives and the Multi Criteria Assessment Framework (MCAF) to inform the development of the intervention packages, which were subsequently tested and refined through an iterative modelling process.

5.7 Intervention package testing and refinement

Three intervention packages were developed and assessed through an iterative modelling process (see Figure 5-8). Package A (Business as Usual+) represented the minimum level of vision-led intervention. Package B (Visionary Ambition) built upon Package A by introducing additional sustainable transport measures to maximise progress towards the Local Plan transport vision. Following the assessment of each package, the PSO was reviewed against the Local Plan transport objectives, Key Performance Indicators (KPIs) and flag analysis metrics to identify any remaining transport impacts requiring intervention.

Where residual impacts remained following the assessment of Package B, a third package was developed. Package C comprised the critical and essential measures from the Visionary Ambition package together with targeted highway mitigation measures to address the remaining impacts on network operation. Package D (Vision-Led Scenario) was developed following the refined PSO. It refined the interventions in response to the modelling results, stakeholder feedback and minor changes to the spatial strategy, resulting in the final recommended package of transport interventions to support the Local Plan.

Figure 5-8: Intervention Packages



5.8 Approach to forecasting effects of the interventions

The impact of the remaining intervention package was assessed collectively, but different approaches were taken for modelling the interventions in the package based on the type of intervention. The approaches were:

- **Assume already captured:** Some interventions were assumed to be necessary to deliver the accessibility and access requirements inherent in the trip rates. Our approach avoids double counting their impacts.
- **Code into VDM:** Used for interventions expected to be significant enough to have meaningful impact within the VDM, for example: new bus routes, altered bus frequencies, bus priority measures, or longer-distance greenways.
- **Adjust trip rates:** Since the modelling contains no internalisation, some interventions are assumed to alter the trip rate classification of a site, representing the generation of fewer trips. This approach was used for interventions which deliver significant on-site services such as schools, retail and GPs. This was only applied for sites classified to have the greatest trip rates (Village), with a shift to the next smallest category (Residential Isolated).

- **Adjust mode shares:** Interventions aimed at improving the overall quality and attractiveness of the active travel network were incorporated into mode-specific networks surrounding strategic-scale development sites. Their impact on the mode share of trips generated by each site was assessed and represented through post-VDM mode share adjustments. These mode share adjustments are based on the STB Carbon Assessment Playbook methodology. This is an online industry leading tool developed by City Science, WSP and Steer for the Sub-national Transport Bodies. The Playbook provides an evidence-based assessment of the impacts of transport interventions on travel behaviour, accounting for place-specific characteristics and existing travel patterns. It has been used to derive distance-dependent trip rate adjustment factors based on the intervention. These adjustments are only applied to short-distance trips, with mode share shifts ranging between 0.5% and 0.7% for eligible trips.
- **Withhold until later testing:** In line with the vision & validate approach, the intervention testing at this stage focuses on the impact of the vision-led interventions. Highway mitigations will be subsequently considered for mitigating unacceptable residual impacts of the Local Plan on highway operations.

6. The preferred spatial option

6.1 Introduction

The Preferred Spatial Option (PSO) is a set of residential, employment and mixed-use sites which are proposed to be included in the Local Plan. It is in these sites that new development is primarily expected to occur. In aggregate, these sites are planned to provide:

- sufficient land to accommodate the housing requirement for the 2025 - 2043 plan period of 18,859 homes; and
- sufficient land for the forecast employment need (79.68 hectares).

Background to the local plan work is described in Section 0.

6.2 Local Plan settlements

The PSO sets out a strategy involving predominantly targeted, planned expansion of existing settlements within the Cotswold district. Alongside this, several smaller scale development sites are dispersed across the district. The housing and employment figures, and distribution across strategic sites, are indicative assumptions used to inform the analysis. Although these assumptions are considered sufficiently robust for the purpose of this assessment, they are not intended to represent definitive site capacity or final development s proposals and may be refined through subsequent stages of planning.

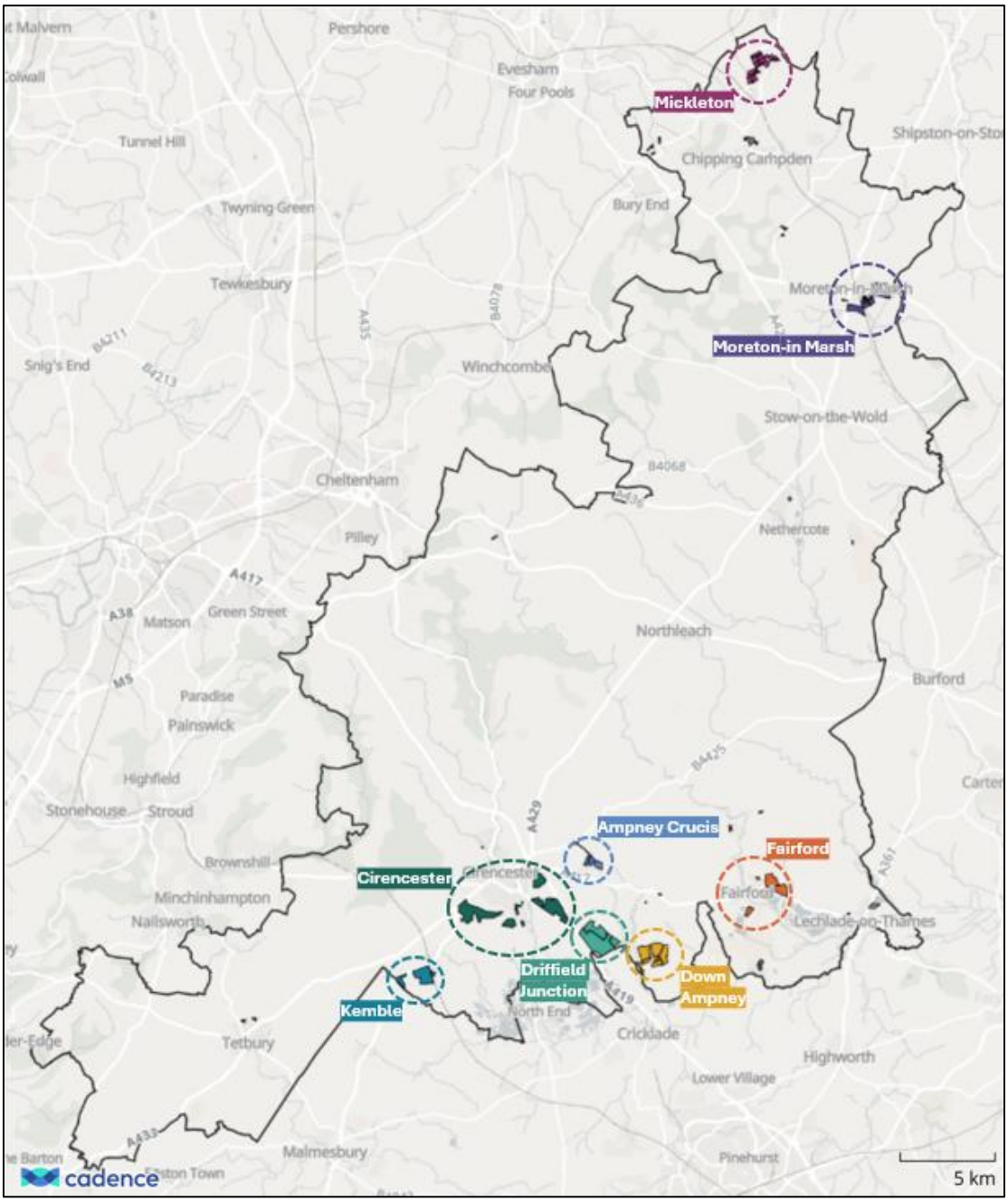
Table 6-1 below shows the number of dwellings and the amount of employment land by settlement. Figure 6-1 presents the locations of the development sites by location.

Table 6-1: Dwellings and employment land in PSO by location

Location	Number of dwellings	Employment land (ha)
Ampney Crucis	660	-
Cirencester *(including Preston and Siddington)*	2,766	13.7
Down Ampney[8]	1,670	-
Driffield	1,090	10
Fairford	1,387	4
Kemble	1,020	27.03
Mickleton	1,413	1
Moreton-in-Marsh	1,972	5.5
Other settlements	6,881	9.65
Existing commitments	-	9.1
All sites	**18,859**	**79.68**

[8] It should be noted that the Ampney Crucis site has been included within the modelling assessment to provide a robust presentation of the potential transport impacts associated with the wider strategy. However, the development site at Ampney Crucis is not proposed as an allocation within the Regulation 19 Local Plan.

Figure 6-1: Locations of housing development sites by settlement



Since the modelling was undertaken, there have also been refinements to the transport strategy presented in the Regulation 19 Local Plan. As such, the modelling results provide an indication of the likely transport outcomes associated with the proposed development strategy, although the reported impacts may represent a more conservative scenario than would be expected from the final strategy.

6.3 Current accessibility of PSO sites

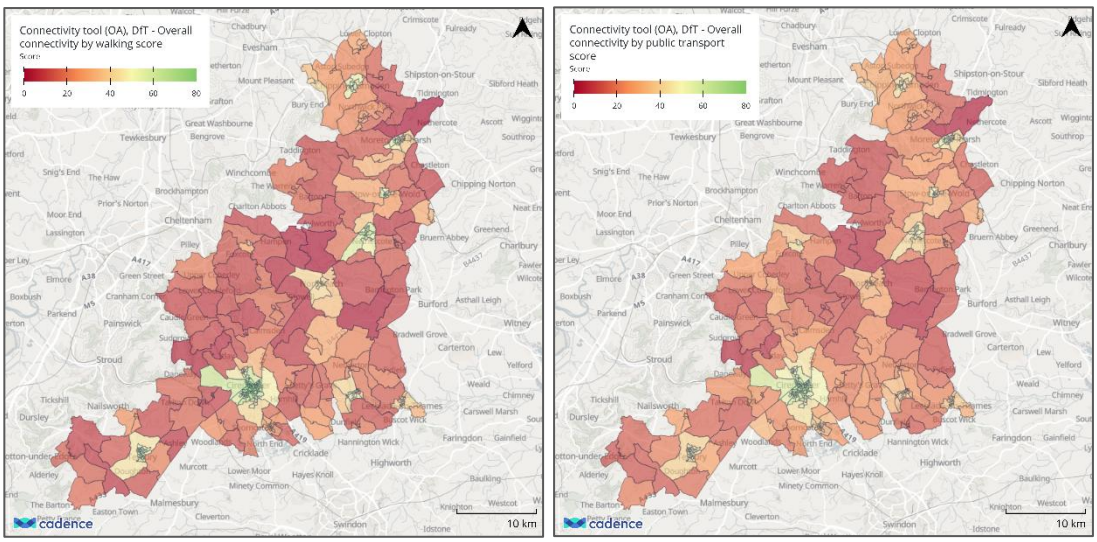
The Local Plan vision for transport is to maximise the sustainability of the development sites using the Avoid/Shift/Improve philosophy and the sustainable transport hierarchy (see Section 2.3 for details). An important consideration to achieving this vision is to locate new development as close as possible to existing amenities, such as schools, shops and jobs, and to existing public transport and active travel networks. By making walking, cycling, wheeling and public transport more attractive, residents and employees have greater choice in how they travel, and to do so sustainably.

The current accessibility of the PSO sites on foot and by public transport is shown in Figure 6-2. The data shows 'overall accessibility' to all destinations included in the DfT Connectivity Tool (business, education, employment, healthcare and leisure & community). The best-connected place in England and Wales has a score of 100, with other locations scored relative to the best-connected place.

In the Cotswold District, walking scores range from 70-80 in the largest settlement, Cirencester, to below 10 in the most rural areas. Other urban centres in the district are typically between 50-60, which are in the lowest 20-40% of locations in England and Wales.

Public transport scores are 60-70 in Cirencester but 40-50 in the other settlements, such as Moreton-in-Marsh and Mickleton. Fairford stands out with public transport scores below 40 across the settlement. As with the walking scores, in the most rural areas scores fall below 10. A public transport score of below 60 means that location is in the bottom 30% in England and Wales, and a score of below 40 in the bottom 10%. This clearly demonstrates most places in the district are poorly connected by public transport relative to the average of England and Wales.

Figure 6-2: Current accessibility by walking and public transport



6.4 Site context

This section describes the PSO sites covering:

- The approximate number of dwellings and/or amount of employment land (for modelling purposes);

- the location of the sites within the settlement, and the strategic context, for example proximity to neighbouring communities and facilities.

6.4.1 Cirencester

The Cirencester growth area, which includes the settlements at Siddington and Preston, comprises sites in and around the district's main settlement and plans to deliver a total of 2,766 dwellings and 13.7 hectares of employment land. The sites occupy a highly sustainable location on the southern and eastern edges of Cirencester, adjacent to existing residential areas and close to key services, employment opportunities, schools, healthcare provision and strategic transport corridors.

Central Cirencester sites:

- Steading southern extension (585 dwellings & 1.7 employment hectares)
- Land adjacent 'Donside', off Barn Way (10 dwellings)
- Land west of Gardner Way (31 dwellings)

Preston sites:

- Land southeast of Cirencester and south of Preston (1,084 dwellings)
- Land east of Kingshill Lane (613 dwellings & 1 employment hectare)
- Land south-west of Preston (10 employment hectares)

Siddington sites:

- Land southwest of Siddington (381 dwellings)
- Plummers Farm, east of Ashton Road (35 dwellings)
- Land east of Siddington Road (5 dwellings)
- Land between disused canal and disused railway line, north of Park Way (22 dwellings)
- Land north of Clark's Lane and south of Old Canal (1 employment hectare)

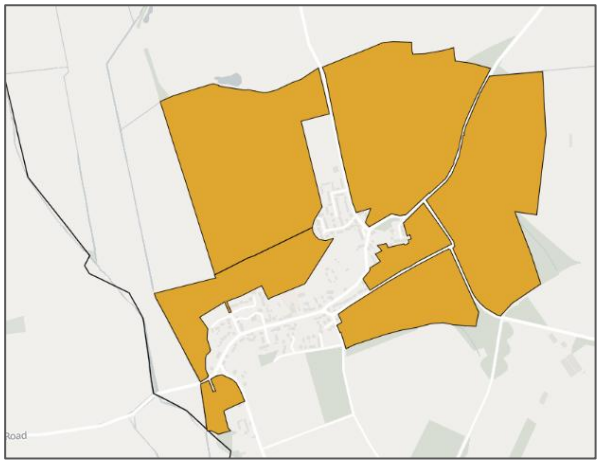


6.4.2 Down Ampney

Down Ampney has a development site of approximately 1,670 dwellings. It represents a key strategic allocation that would significantly expand a small rural village. The village currently has a small number of services, including a small shop and a primary school, and has relatively limited active travel and public transport connections to the services in Cirencester.

It comprises the following major sites:

- Land at Rooktree Farm (77 dwellings)
- Down Ampney Airfield (Site A) (243 dwellings)
- Castle Hill Farm (Site A) (390 dwellings)
- Land between Poulton Road and Meysey Hampton Road (450 dwellings)
- Land north of Down Ampney (Site A) (320 dwellings)
- Land north of Chestnut Close and Suffolk Place (180 dwellings)
- Land west of Church Lane (10 dwellings)



6.4.3 Ampney Crucis

Ampney Crucis is a small village located approximately 3 miles east of Cirencester. It has a proposed single site development of 660 dwellings, doubling the current population of the village. The development includes improved highway access to the B4425, providing connections to Cirencester and the surrounding network. Beyond this proposed access, the village has relatively limited transport infrastructure and a restricted range of local services.

It comprises the following major site:

- Land north of Ampney Crucis (660 dwellings)

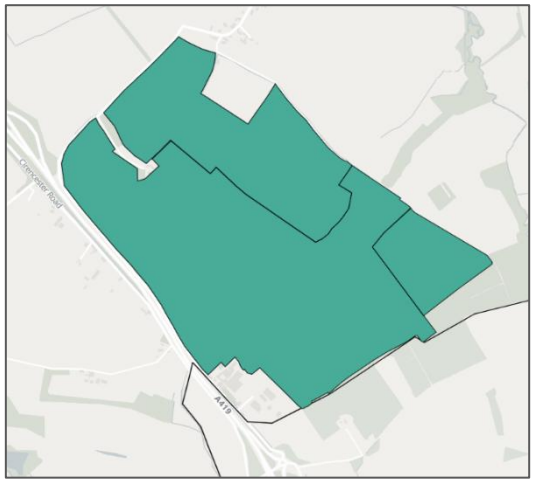


6.4.4 Driffield

Driffield has a proposed allocation of approximately 1,090 dwellings alongside 10 hectares of employment land, representing a substantial addition to a small settlement with limited existing services. It relies on connections to Cirencester for access to key services. Local road connectivity feeds into the A417/A419 network, offering reasonable regional road connectivity but causing a reliance on private cars for daily trips. Active and public transport is limited as the site is constrained by A417 along its western border.

It comprises the following major sites:

- Fosse Farm (475 dwellings & 10 employment hectares)
- Land south of Driffield (405 dwellings)
- Land north of The Folly (210 dwellings)

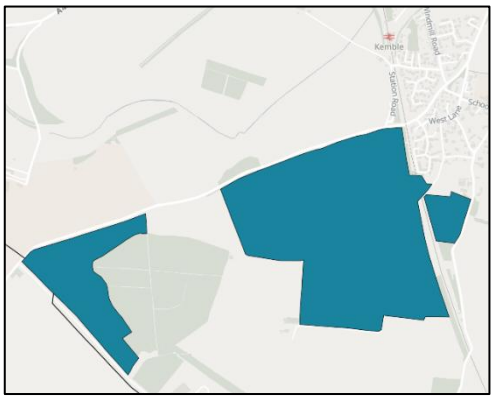


6.4.5 Kemble

Kemble has a proposed allocation of approximately 1,020 dwellings, alongside an additional 27.03 hectares of employment land assumed in the Kemble area. The development would roughly triple the existing scale of the village community. Local amenities in Kemble are currently limited, with a reliance on connections to the neighbouring settlements of Cirencester and Tetbury for a wider range of services. Distinct from other rural developments in the district, the site benefits from strategic public transport connectivity through Kemble Railway Station, with direct mainline links to London, Swindon, and Gloucester.

It comprises the following major site:

- Land south-west of Kemble (1,020 dwellings)

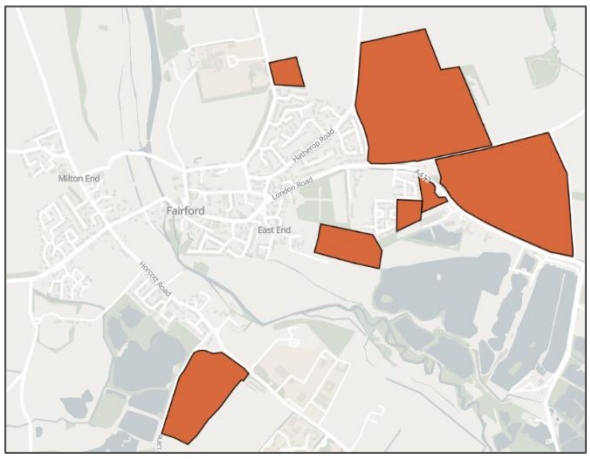


6.4.6 Fairford

Fairford has a proposed allocation of approximately 1,387 dwellings, alongside 4 hectares of employment land. The proposed development is broadly comparable in scale to the existing town, forming a major urban extension to an established settlement. Fairford has a range of services, including a town centre with independent retail shops, primary and secondary schools, and a GP surgery. Strategic access is via the A417 corridor, providing links to Cirencester and Lechlade, although local junctions may experience capacity constraints during peak periods. However, transport options are limited, with no rail access, only moderate-frequency bus services, and limited cycling infrastructure to nearby employment areas.

It comprises the following major sites:

- Land north-east of Fairford (1,108 dwellings & 4 employment hectares)
- Land south-east of Fairford (109 dwellings)
- Land west of Terminus Cottage and Station Cottage (20 dwellings)
- Land at Totterdown Hill, Horcott (150 dwellings



6.4.7 Moreton-in-Marsh

In the north of the Cotswold District, Moreton-in-Marsh has a proposed allocation of approximately 1,972 dwellings and 5.5 hectares of employment land. Moreton-in-Marsh acts as the primary service hub for the North Cotswolds, with a strong town centre, supermarkets, a community hospital, and established primary schools. The sites also benefit from the railway station, providing strong strategic public transport links, while road access via the A44 and Fosse Way (A429) offers good regional connectivity.

It comprises the following major sites:

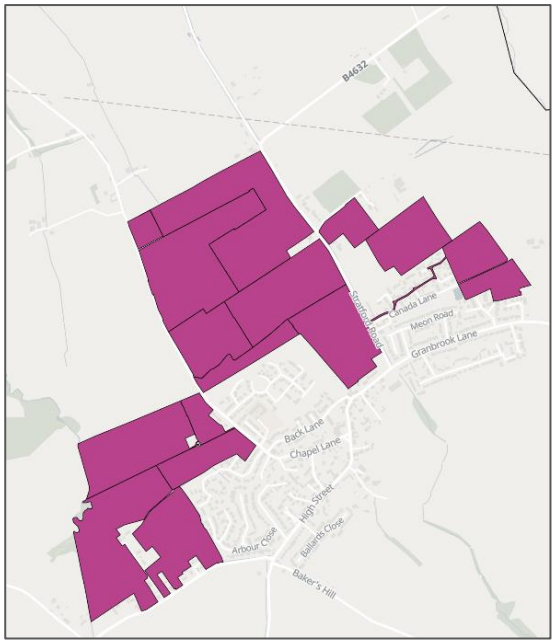
- Fire Service College (638 dwellings and 4 employment hectares)
- Land east of Cotswold Business Village (195 dwellings)
- Land south of Fire Service College (485 dwellings)
- Dunstall Farm, Fosseway (644 dwellings)
- Land west of Aldi (10 dwellings)
- Land south of Moreton-in-Marsh (1.5 employment hectares)



6.4.8 Mickleton

Mickleton has a proposed allocation of approximately 1,413 dwellings, alongside 1 hectare of employment land. The proposed development would double the size of the village. The sites benefit from strategic road access, provided via the B4632, supporting wider regional travel. Public transport provision is limited in Mickleton, relying mainly on infrequent bus services. Active travel is also constrained by the rural setting and the village's location at the northern edge of the district, resulting in a high reliance on private car use for trips beyond the immediate area.

It comprises the following major sites:



- Land at Prospect Gardens (109 dwellings)
- Land south-west of Mickleton (71 dwellings)
- Glebe Land, Broad Marston Road (109 dwellings)
- Land east of Broad Marston Road (109 dwellings)
- Meadow View (109 dwellings)
- Field adjoining Market Garden Close, Broad Marston Road (109 dwellings)
- Land west of Stratford Road (109 dwellings)
- Land south-west of Mickleton (33 dwellings)
- Land west of nurseries on Broad Marston Road (147 dwellings)
- Land north of Broadway Road and east of Norton Brook (179 dwellings)
- Land north-east of Mickleton (40 dwellings)
- Land between Summerville Ltd. and Stratford Road (33 dwellings)
- Land east of Stratford Road (76 dwellings)
  Land at Prospect Gardens (1 hectare of employment)

6.5 Forecast impacts of the PSO without intervention

6.5.1 Introduction

The forecasted impacts on the travel network as a result of the developments with the PSO were assessed. The focus was on the additional trips generated on the highway network, their routing and impacts of this traffic on network performance with regard to:

- attractiveness of the highway network for use by active modes; and
- delays and congestion affecting general traffic and bus services.

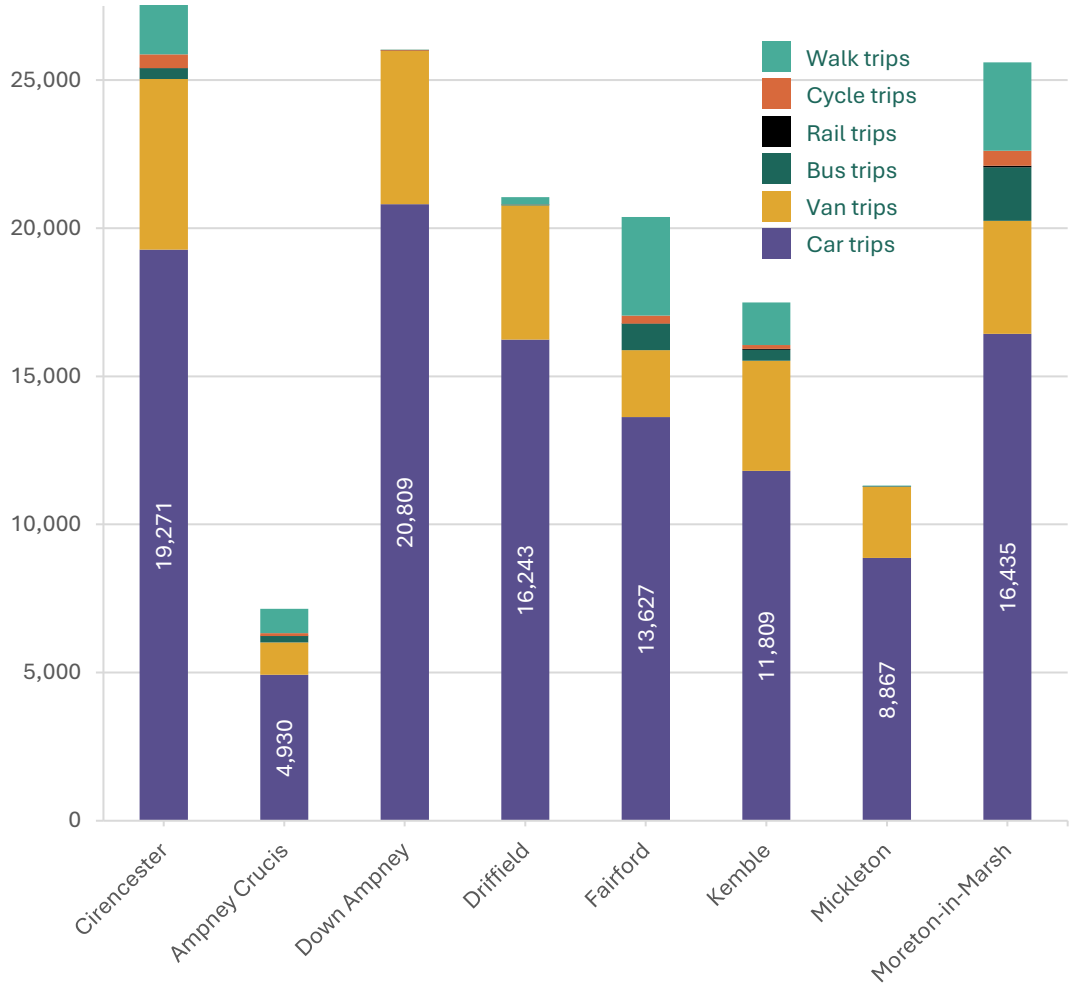
To isolate the impacts of the proposed PSO growth from committed development, the assessment compares the PSO scenario against the Core Minus scenario (both defined in Section 5.4. This comparison identifies cumulative network pressures and pinpoints where the PSO sites introduce specific, additional pressure beyond that already anticipated under the Core Minus scenario.

These findings expand the evidence base needed to target transport interventions and mitigation measures precisely where the proposed development impacts network operation most heavily. The vision-led interventions go beyond traditional mitigation measures by proactively addressing transport impacts through measures that support mode shift, improve sustainable travel options, and enhance network resilience. As a result, they provide a more comprehensive approach to managing development-related impacts and supporting the long-term operation of the transport network.

6.5.2 Changes in overall amount of trip-making

The introduction of the PSO development sites generates additional trips across the Cotswold District. Sites comprising more than 500 dwellings were represented as separate zones within the GC3M, allowing their trip generation and network impacts to be isolated. While the assessment considers the impacts of the PSO development in its entirety, Figure 6-3 illustrates the additional trips associated with these major development sites, aggregated by settlement. Collectively, the modelled sites are forecasted to result in an additional 157,600 trips across the district. Over 70% of these additional trips are taken by car. The main settlements of Cirencester and Moreton-in-Marsh contribute a large proportion of these trips, as well as the strategic sites at Down Ampney and Driffield.

Figure 6-3: Total number of trips to/from the PSO sites (without intervention) by settlement (during a weekday 12-hour period)



6.5.3 Impacts on active travel

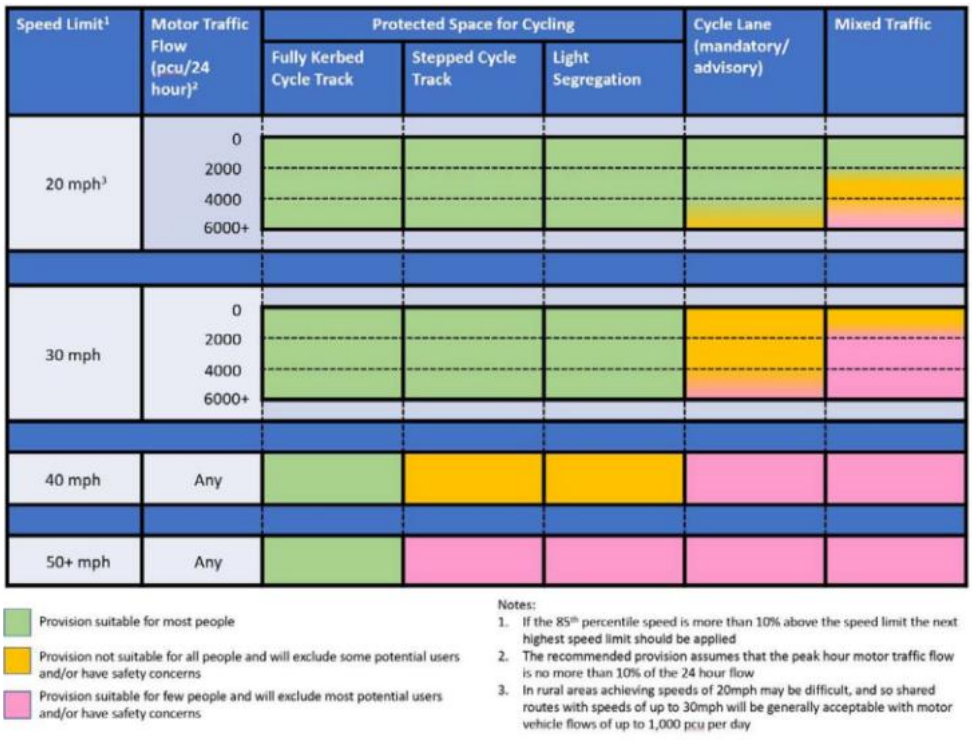
6.5.3.1 Approach

To understand the potential impacts of the PSO on active travel, without intervention, all modelled links were assessed in terms of whether they offer appropriate protection from motor traffic. The factors considered were:

- The type of cycle infrastructure in place (from no provision to fully kerbed cycle track)
- The speed limit
- The traffic volume (from GC3M); and
- The proportion of HGVs (from GC3M).

Links were classified as having adequate protection based on Figure 4.1 of LTN 1/20 (reproduced in Figure 6-4)

Figure 6-4: Appropriate protection from motor traffic on highways



Reproduced from LTN1/20 Figure 4.1

The LTN1/20 guidance was combined with the change in motor traffic flow between the Core Minus scenario and the PSO, to determine which modelled links on the highway network become unsuitable for active travel due to Local Plan Growth. The thresholds are presented in Table 6-2 below.

Table 6-2: Active travel flag analysis

Change In Motor Traffic Flow (between Core Minus and with PSO)	Change in RAG Rating for LTN /120 (using traffic flow, traffic speeds and AT infrastructure)			
	No Detriment	Green to Amber	Amber to Red	Green to Red

Less than 5% Change	Low	Low	Low	Low
5% to 10% Increase	Low	Medium	Medium	High
More than 10% Increase	Low	High	High	High

6.5.3.2 Forecast impacts of the PSO on active travel

The assessment indicates that only a small proportion of the highway network in the Cotswold District is forecast to be suitable for active travel users under the Core Minus scenario (Figure 6-5). The inclusion of Local Plan growth in the PSO scenario results in some routes in the district flagging as 'high' impacts for active travel users. Key routes include Lewis Lane in the centre of Cirencester, as well as Somerfield Road and Sparsgate Lane, connecting the Siddington developments to the centre of Cirencester.

Near Mickleton, Bakers Hill/Hidcote Road additionally flags as high impact. In Fairford, the High Street, Park Street and Leafield Road flag as high risk for active travel users under the PSO scenario.

The findings suggest targeted interventions will be required to improve active travel connectivity, particularly for local trips in and around the developments.

Figure 6-5: Active travel flags on the highways network under the PSO



6.5.4 Impacts on public transport

6.5.4.1 Approach

Public transport impacts were assessed separately for rail stations and bus service impacts using the flag analysis approach introduced in Chapter 5. Rail impacts were assessed by

forecasting annual station patronage and identifying whether the resulting additional PSO demand would lead to a change in station category (at either Kemble or Moreton-in-Marsh). The flag analysis criteria for railway stations are presented in Table 6-3below and are based on the railway station categories defined in the Network Rail Station Facilities and Amenities Design Guidance (Figure 6-6). A change in station category indicates that the existing level of facilities may no longer be appropriate for the forecast demand and is therefore identified as a flag for further consideration, in parallel to the vision-led considerations.

Table 6-3: Rail Flag Analysis Criteria

			Station Type Category based on Annual Station Patronage					
			F	E	D	C	B	A
Change in annual passengers causing a change to station category	Change from F	Low	Low	High	High	High	High	High
	Change from E	Medium	n/a	Low	High	High	High	High
	Change from D	High	n/a	n/a	Low	High	High	High
	Change from C	High	n/a	n/a	n/a	Low	High	High
	Change from B	High	n/a	n/a	n/a	n/a	Low	High
	Change from A	High	n/a	n/a	n/a	n/a	n/a	High

Figure 6-6: Rail Station Type Categories

	No.	Type	Criteria per annum
A	28	National Hub	Over 2m trips: over £20m
B	67	Regional Interchange	Over 2m trips: over £20m
C	248	Important Feeder	0.5–2m trips: £2–20m
D	298	Medium Staffed	0.25–0.5m trips: £1–2m
E	695	Small Staffed	Under 0.25m trips: Under £1m
F	1,200	Small Unstaffed	Under 0.25m trips: Under £1m
Total	2,536		

Bus service impacts were assessed by comparing changes in end-to-end bus journey times between the 2043 Core Minus Scenario and the Preferred Spatial Option and the resultant impact on bus service frequencies (i.e. buses per hour). Frequency in this instance has been used as a proxy for bus passenger demand. Flag thresholds are presented in Table 6-4. A high impact was identified where end-to-end bus service journey times increased by more than 5 minutes or where the forecast impact resulted in a reduction of two or more bus services per hour. The 5 minute threshold comes from liaison with GCC's integrated transport team and rules set out nationally by the traffic commissioner as definition of a late running bus service.

Table 6-4: Bus Flag Analysis Criteria

		Impact on bus service vehicles/frequency		
		no frequency change	1 less bus per hour	>2 less buses per hour
Change in bus route end to end journey times (between Core Minus and PSO)	0-5 mins	Low	Medium	High
	5-10 mins	High	High	High
	>10 mins	High	High	High

6.5.4.2 Forecast impacts of the PSO on public transport

Rail impacts were assessed by forecasting annual station patronage for the two stations within the Cotswold District, Moreton-in-Marsh and Kemble. Forecast patronage was derived using a combination of TEMPro growth and additional demand associated with the Local Plan PSO development.

According to the latest Office of Rail and Road (ORR) station usage statistics (April 2024 to March 2025), both Moreton-in-Marsh and Kemble stations currently record fewer than 0.5 million annual passenger entries and exits, placing them within Station Category D (medium staffed station). Although forecast patronage increases under the Preferred Spatial Option, both stations remain below the 0.5 million passenger threshold and therefore remain within Category D. Consequently, no rail flag was identified.

Table 6-5: Forecast growth in rail station patronage

Station	2024 Patronage	2024 Station Category	2043 Patronage	2043 Station Category
Kemble	444,760	D	480,085	D
Moreton-in-Marsh	375,804	D	396,447	D

Bus service impacts were assessed by comparing changes in end-to-end bus journey times between the 2043 Core Minus Scenario and the Preferred Spatial Option and the resultant impact on bus service frequencies (i.e. buses per hour) as mentioned in the approach section. The assessment identified increased journey times on a small number of bus services, while no reductions in service frequency were forecast. The services identified as having a high impact were Route 51X (Swindon-Cirencester), Route 50 (Cirencester town service), Route 99 (Cheltenham-Gloucester), Route 606 (Cheltenham- Chipping Campden) and Route 93 (Crudwell-Cirencester).

A link-by-link review of these routes was undertaken to identify the locations contributing to the increased journey times. The analysis showed that the affected links coincide with highway congestion hotspots, reflecting the increased traffic demand associated with the Local Plan. These findings are consistent with the highway volume-to-capacity and delay assessments presented in the following section.

6.5.5 Impacts on delays and congestion affecting highway traffic

6.5.5.1 Approach

To understand the potential highway impacts of the PSO, an assessment of the operational performance of the highway network was undertaken for both the Core Minus scenario and the PSO scenario. The assessment drew on GC3M-based outputs for these scenarios, specifically:

- forecast differences in traffic flows between the Core Minus Scenario and the PSO
- forecast differences in the ratio of traffic volume and capacity ('V/C') of links and nodes; and
- where forecast increases (in the PSO scenario with respect to the Core Minus scenario) in traffic delay

Flow difference plots were used to identify the locations where Local Plan growth generates additional traffic on the highway network, while the V/C and delay assessments were used to determine whether these changes result in operational issues.

6.5.5.2 Forecast impacts of the PSO on traffic flows

Figure 6-7 and Figure 6-8 represent the forecast difference in traffic flows between the PSO and the 2043 Core Minus Scenario during the morning and evening peak hours. The plots highlight the redistribution of traffic associated with Local Plan growth with the greatest increases generally occurring on routes serving the proposed development sites.

The largest increases in traffic flow are concentrated around Cirencester, particularly along the A419 and A417 corridors, the A429 between Cirencester and Kemble, and the A417 London Road corridor serving both Cirencester and Fairford. Additional traffic is also evident on routes serving Moreton-in-Marsh and the northern part of the district, including the A429 and the A44 London Road.

These increases reflect the distribution of development proposed within the PSO.

Figure 6-7: Forecasted traffic flow difference on links between PSO and Core Minus scenario during morning peak hour (08:00-09:00)

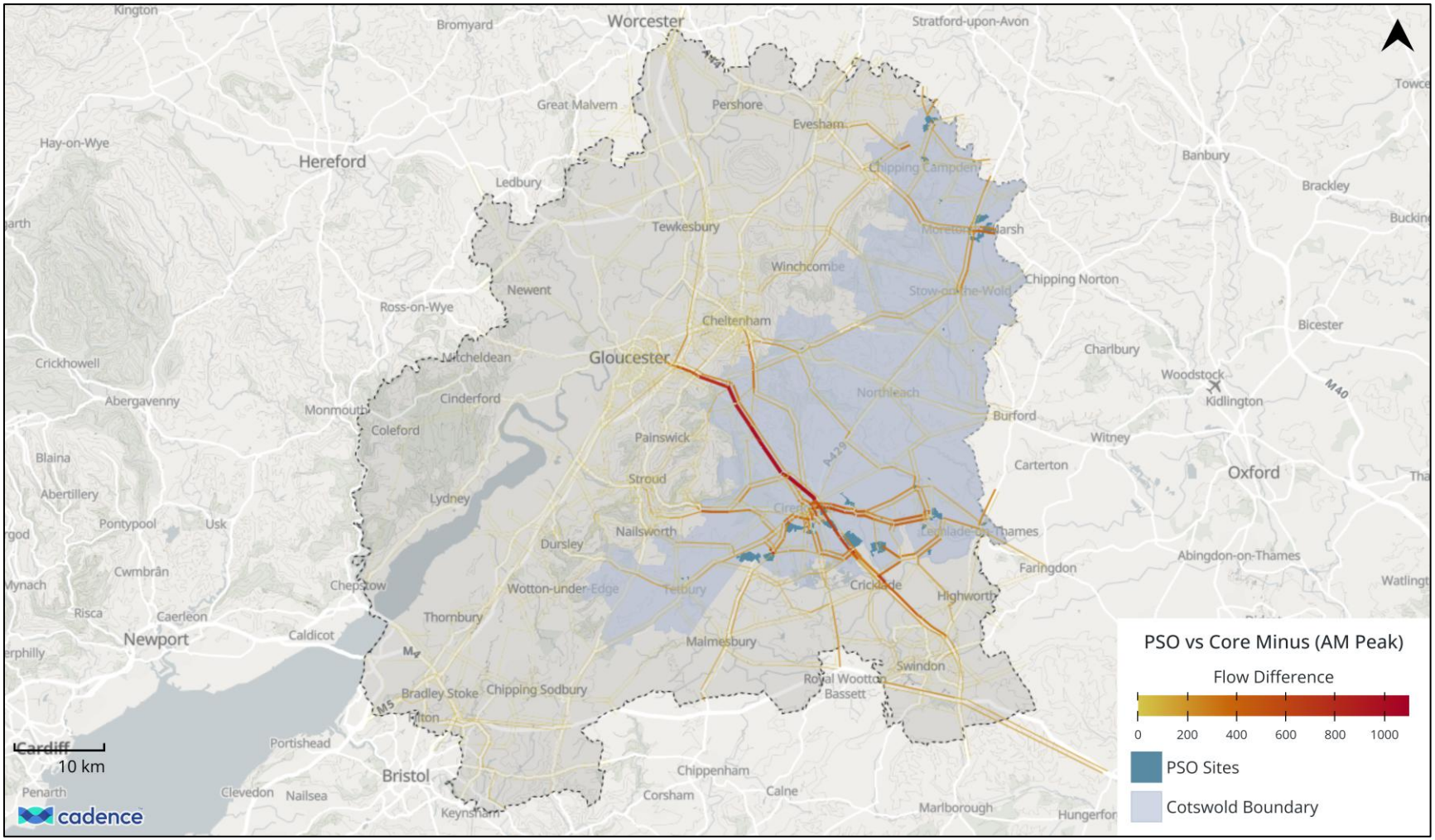
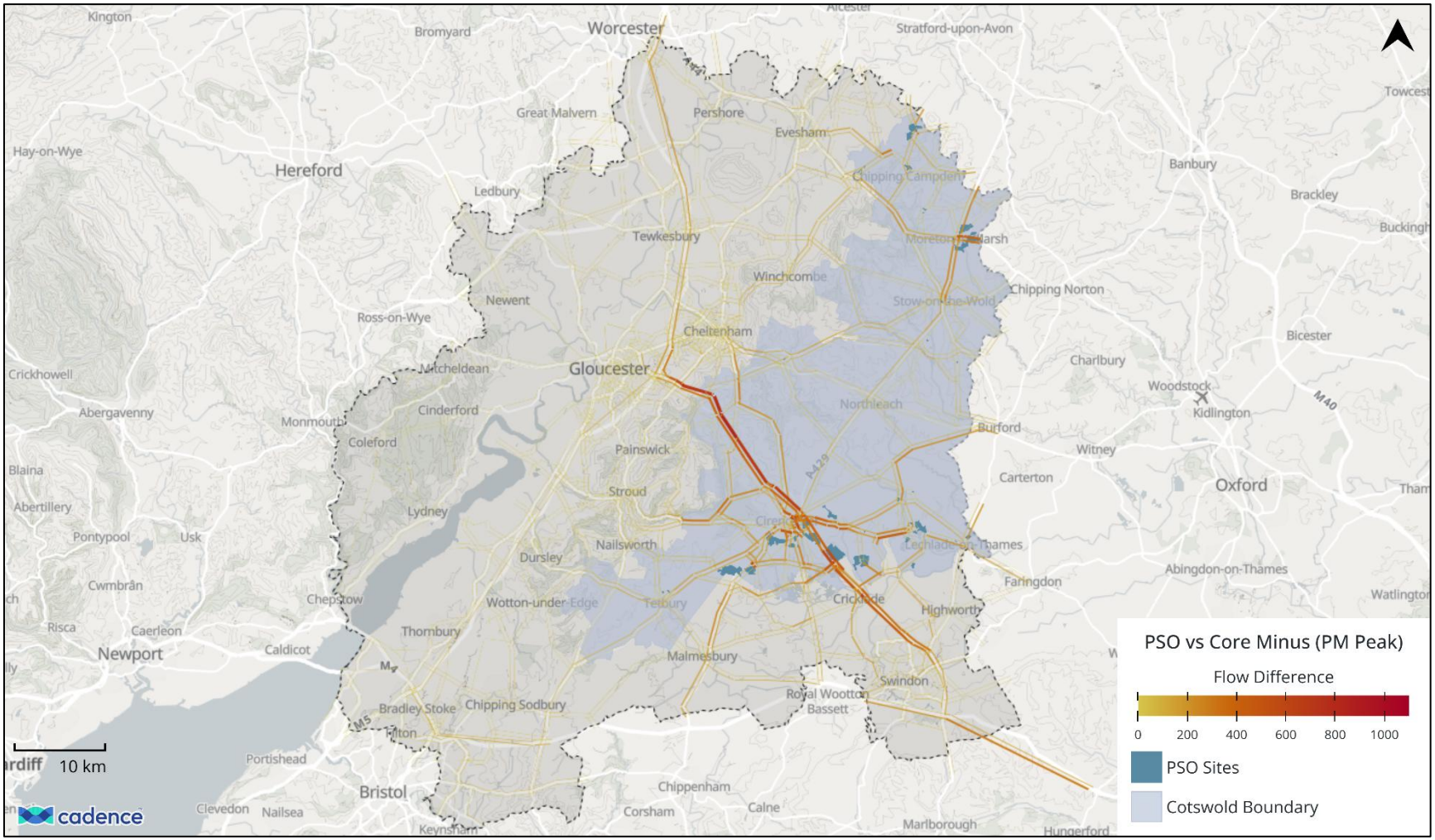


Figure 6-8: Forecasted traffic flow difference on links between PSO and Core Minus scenario during evening peak hour (17:00-18:00)



6.5.5.3 Forecast impacts of the PSO on the ratio of traffic volume and capacity ('V/C')

The modelling outputs show the V/C as a percentage for links on the network. The V/C value shows the forecast modelled flow on a link on the highway network as a proportion of the capacity of that link. A higher V/C value indicates increased congestion. V/C >100% indicates that the link is anticipated to exceed "absolute" capacity.

The model incorporates the capacity at junction stop lines. Some junctions have limited capacity to start with, and V/C is a function of level of capacity and number of vehicles, rather than solely the number of vehicles.

A comparison of modelled link V/C ratios in the Cotswold Core Minus scenario and the PSO in the future year morning peak hour (08:00-09:00) is shown in Figure 6-9. The figures show higher V/C ratios on several key network links in the PSO scenario. The most significant differences in the morning peak hours are on:

- B4081 southbound from Chipping Campden approaching A44/B4081 intersection;
- High street / Oxford Street junction in Moreton-in-Marsh;
- South Cirencester; Somerford Road, A429/Chesterton Lane;
- B4425 approaching A429/B4229 intersection;
- Spine Road East approaching Station Road/Cerney Wick Lane Intersection;
- High Street approaching a417 Roman Road

Figure 6-9: Forecasted PSO vs Core Minus volume to capacity ratio on links during morning peak hour



Core Minus Scenario

PSO

6.5.6 Delay and V/C ratio 'flag' analysis

6.5.6.1 Approach

In addition to assessing links and nodes with significantly worsening performance (above) a separate analysis identified ('flagged') links and nodes forecast to have:

- a large increase in V/C of more than 5% between the Core Minus scenario and the PSO scenario, resulting in a delay of greater than 100%; or
- a large increase in delay of more than 5% between the Core Minus scenario and the PSO scenario, resulting in a delay exceeding 5 minutes

Traffic volume changes of less than 20 vehicles or 1% between the Core Minus and PSO were screened out.

Figure 6-10 shows how these two factors were used to determine if the impact of the PSO without intervention should be rated as 'low', 'medium' or 'high'.

Figure 6-10: Derivation of ratings for 'flag analysis'

		Resultant V/C ratio (in PSO scenario)		
		Below 85%	85 to 100%	Over 100%
Increase in V/C ratio	Less than 5%	Low	Low	Medium
	5 to 10%	Low	Medium	High
	Over 10%	Low	Medium	High

		Resultant delay (in PSO scenario)		
		1-2 mins	2-5 mins	5 mins +
Increase in delay	Less than 5%	Low	Low	Medium
	5 to 10%	Low	Medium	High
	Over 10%	Low	Medium	High

Links and junctions rated as 'high' are those where additional traffic associated with the PSO could have a significant impact on the highway network which may require some form of mitigation, such as a junction improvement. Links and nodes rated as 'medium' were also flagged. These represent locations where the PSO is expected to have a noticeable impact on traffic conditions that may require monitoring.

6.5.6.2 Links and nodes flagged as 'high' or 'medium'

Following this assessment, there were several key network pinch points that flagged as high or medium for exceeding their operational capacity or delays.

Table 6-6 to Table 6-9 summarise the V/C and delay flag assessment results for highway links and junctions during the AM and PM peak hours.

The V/C assessment identified 13 high-impact locations during the AM peak hour and 10 during the PM peak hour. For the delay assessment, only one high-impact link or node was identified during the AM peak hour, increasing to two during the PM peak hour.

Table 6-6: Summary of link and junction V/C flag assessment results (AM Peak Hour)

		Resultant V/C ratio (in PSO scenario)		
		Below 85%	85 to 100%	Over 100%
Increase in V/C ratio	Less than 5%	2647	59	13
	5 to 10%	652	29	1
	Over 10%	715	42	12

Table 6-7: Summary of link and junction V/C flag assessment results (PM Peak Hour)

		Resultant V/C ratio (in PSO scenario)		
		Below 85%	85 to 100%	Over 100%
Increase in V/C ratio	Less than 5%	2722	47	10
	5 to 10%	716	25	3
	Over 10%	675	38	7

Table 6-8: Summary of link and junction delay flag assessment results (AM Peak Hour)

		Resultant delay (in PSO scenario)		
		1-2 mins	2-5 mins	5 mins +
Increase in delay	Less than 5%	2454	7	0
	5 to 10%	377	0	0
	Over 10%	1313	18	1

Table 6-9: Summary of link and junction delay flag assessment results (PM Peak Hour)

		Resultant delay (in PSO scenario)		
		1-2 mins	2-5 mins	5 mins +
Increase in delay	Less than 5%	2530	7	0
	5 to 10%	372	1	1
	Over 10%	1315	16	1

Figure 6-11 and Figure 6-12 shows the locations of these links across both peak periods. The assessment focuses on areas where the impacts of the Local Plan are forecast to result in notable changes in network performance, meaning areas where links have flagged 'high' risk. These include:

Cirencester

- A429 approaching A429/Chesterton Lane junction
- Somerfield Road approaching Somerford Road/Chesterton Lane intersection
- Midland Road approaching A429 Watermoor roundabout
- Swindon Road after Cirencester Road/Swindon Road mini roundabout
- Kingshill Lane approaching Swindon Road junction
- Kingshill Lane approaching London Road junction
- B4696 Spine Road Approach to Station Road/Cerney Wick Lane Intersection

- A429 approaching B4425/A429 Stow Road junction

Moreton-in-Marsh

- Oxford Street approaching High St/Oxford St Roundabout
- High Street approaching High St/Oxford St Roundabout

Other areas for consideration:

- A4135 New Church St approaching A433 by Tetbury
- B4081 approaching A44/B4081 intersection
- Roads approaching A429 Fosse Way /A436 Sheep Street by Stow-on-the-Wold
- Stow-on-the-Wold High Street approaching Roman Road

Figure 6-11: Link flagging as 'high' or 'medium' risk for V/C under the PSO

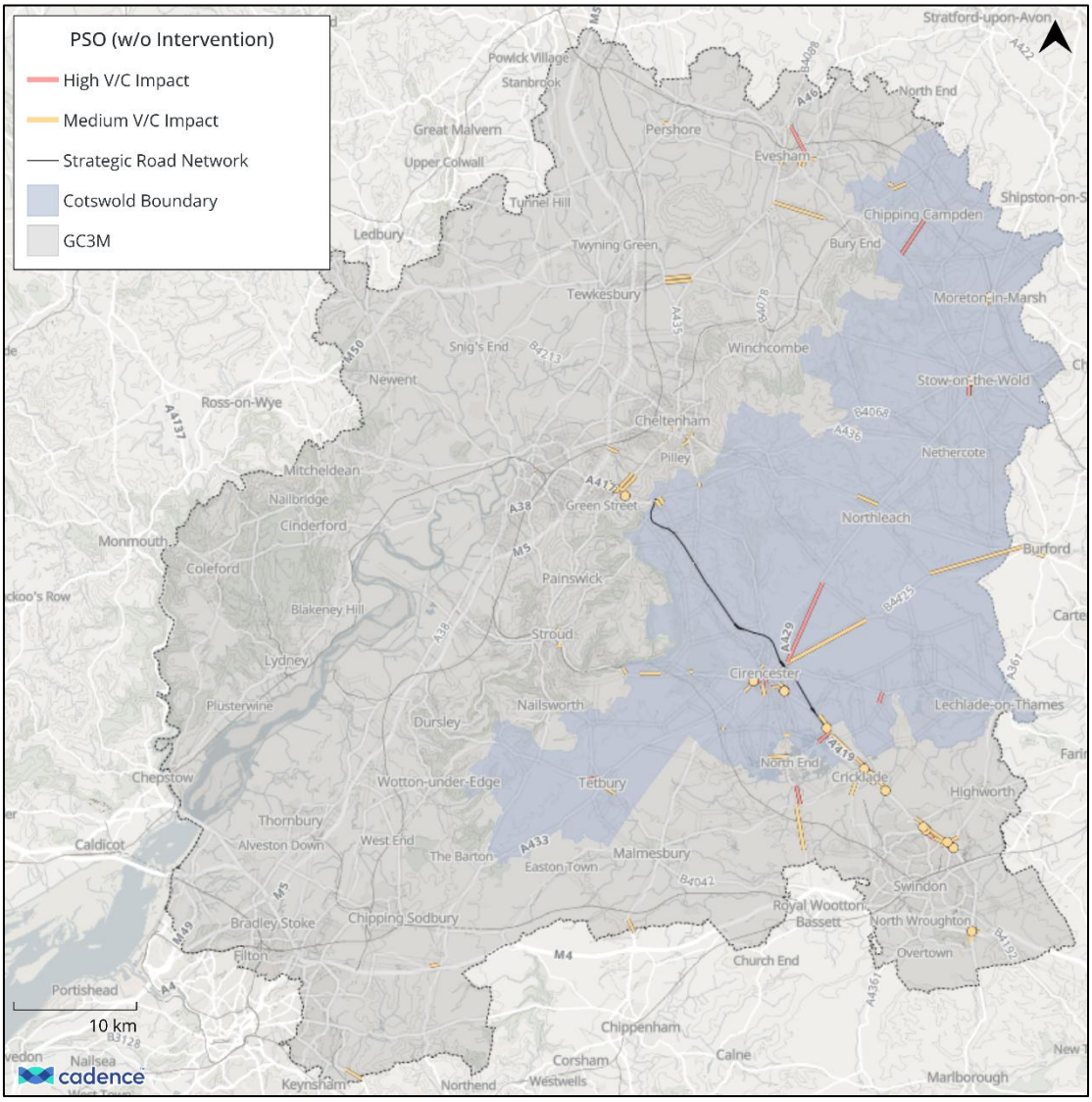
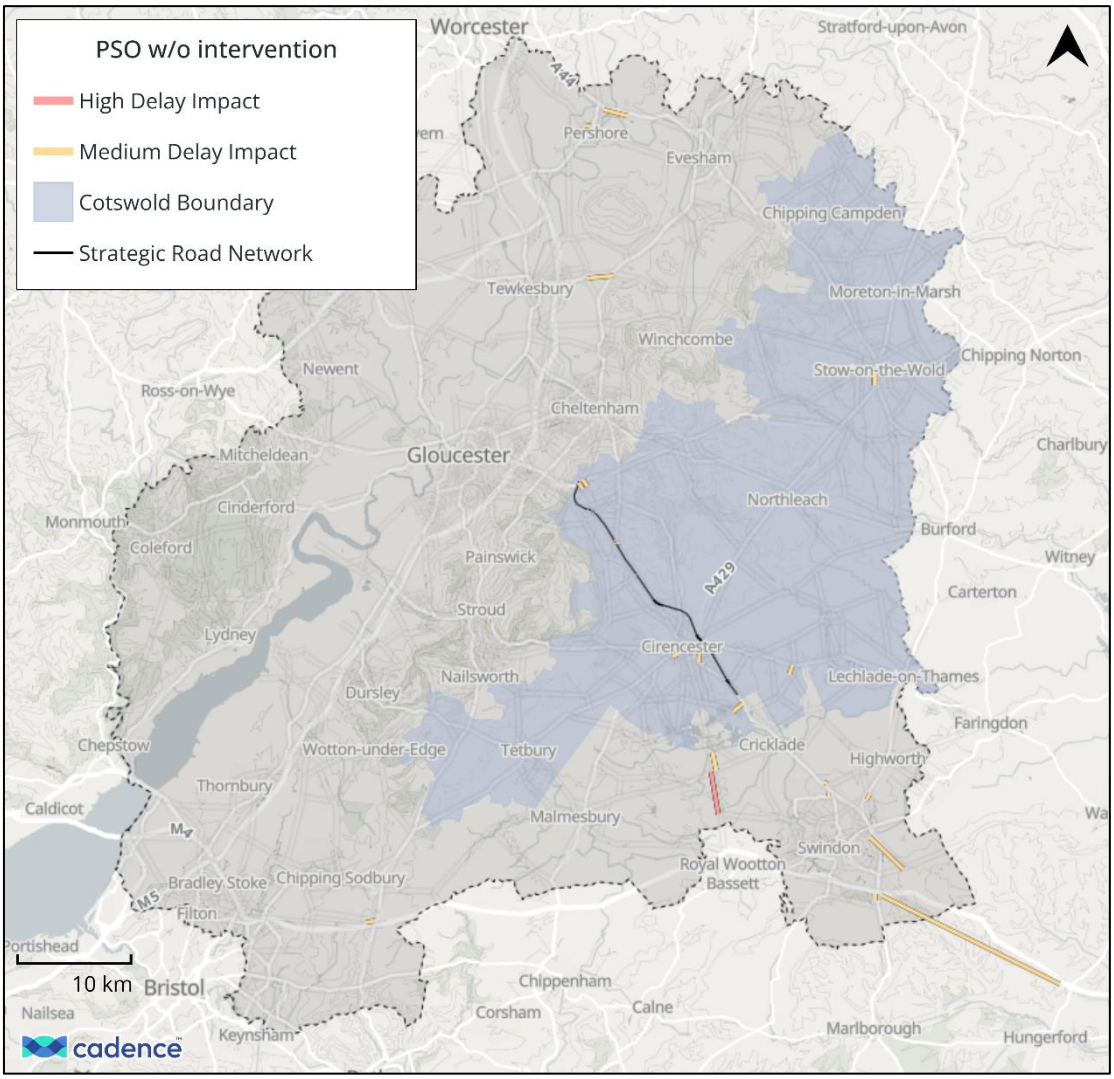


Figure 6-12: Link flagging as 'high' or 'medium' risk for delay under the PSO



The high risk locations have been considered further within the development of interventions and highways mitigations.

6.5.6.3 Highways Operational safety

In addition to the link and node V/C assessment described above, an operational safety flag analysis was undertaken for the Strategic Road Network (SRN), focusing on slip road queuing and operational capacity.

A location was flagged as high risk if

- a large increase in V/C of more than 5% between the Core Minus scenario and the PSO scenario, resulting in a delay of greater than 100%; or
- the change in the maximum SRN slip road queue length between the Core Minus and PSO scenarios exceeded 50 m, and the resulting slip road queue length (expressed as a percentage of link capacity) exceeded 100%.

Traffic volume changes of less than 20 vehicles or 1% were screened out.

Figure 6-13 shows how these two factors were used to determine if the impact of the PSO without intervention should be rated as 'low', 'medium' or 'high'.

Figure 6-13: Derivation of ratings for operational safety 'flag analysis'

		Resultant V/C ratio (in PSO scenario)		
		Below 85%	85 to 100%	Over 100%
Increase in V/C ratio	Less than 5%	Low	Low	Medium
	5 to 10%	Low	Medium	High
	Over 10%	Low	Medium	High

		Slip road queue length (as a % of link capacity)		
		Below 85%	85 to 100%	Over 100%
Change in slip road maximum queue length	Less than 50m	Low	Low	High
	50m to 400m	Low	Medium	High
	Over 400m	Low	Medium	High

Following this assessment, no SRN slip road locations were found to flag as medium or high risk for either queue length change or resultant V/C, in either the AM or PM peak period. On this basis, no operational safety concerns relating to SRN slip road queuing have been identified as a result of the PSO.

6.5.6.4 Level Crossings

There are two general traffic level crossings within the Cotswolds District: Blockley and Chipping Campden. According to Network Rail's current Level Crossing Risk Assessment, Blockley has a risk rating of K while Chipping Campden has a risk rating of J. The assessment uses a scale from A to M where A represents a very high risk and M represents a very low risk. Therefore, both level crossings are currently classified as being on the lower-risk end of the scale.

To assess the impact of the PSO, ALCRM outputs for the baseline level crossing risk have been considered alongside a high-level assessment of the changes in crossing usage arising from the Local Plan. The assessment criteria and thresholds were discussed and agreed with the Technical Working Group (TWG). The assessment considered a combination of the percentage increase in traffic flow across each level crossing under the PSO scenario compared with the Core Minus scenario, together with the maximum queue length.

A level crossing is flagged as high impact if:

- more than a 10% increase in traffic flow and a maximum queue length exceeding 75% of the available stacking distance;
- a maximum queue length exceeding 100% of the available stacking distance.

The assessment criteria are summarised in Table 6-10.

Table 6-10: Derivation of ratings for level crossing 'flag analysis'

			Maximum Queue Length		
			<75% stacking distance	75-100%	>100%
% increase in traffic flow across the level crossing with the PSO compared to the Core Minus	<5% increase in traffic flow	Low	Low	Medium	High
	5-10% increase in traffic flow	Medium	Low	Medium	High
	>10% increase in traffic flow	High	Low	High	High

This assessment identified that the majority of affected level crossings have a medium-low baseline risk. However, Northway and Blockley level crossings were identified as higher-risk crossings (ALCRM Risk Category D) where forecast peak hour traffic flows are expected to increase by more than 10%. These locations may therefore require further consideration by Network Rail through more detailed assessment of the potential impacts.

7. Vision-led transport strategy

7.1 Introduction

This chapter describes the process of identifying, assessing, shortlisting and packaging the transport policies, infrastructure and services which:

- are necessary to take every practical means to achieve the transport vision and objectives of the Local Plan;
- mitigate unacceptable, residual impacts of the Preferred Spatial Option (PSO); and
- are feasible and affordable.

7.2 Summary of approach

Primarily, a comprehensive long list of transport interventions was identified and assessed individually at a high level, including consideration and alignment with the Local Plan vision and objectives, feasibility, deliverability and affordability. This assessment informed the selection of interventions for a series of transport packages, previously introduced in Section 5.7.

In total, four intervention packages were developed and tested through an iterative process:

- **Package A (Business as Usual+)** represented the minimum level of vision-led intervention, comprising measures that are expected to be delivered through existing commitments together with additional interventions required to support the Local Plan
- **Package B (Visionary Ambition)** built on Package A by introducing additional sustainable transport measures intended to maximise progress towards the Local Plan transport vision and objectives.
- **Package C (Mitigation Measures)** was developed based on where residual impacts remained after the assessment of Package B. It retained the critical and essential measures from Package B and added targeted highways mitigation measures to address remaining impacts on the network.
- **Package D (Vision-Led Scenario)** was developed following refinement of the PSO, incorporating changes arising from the modelling results, stakeholder feedback and minor updates to the spatial strategy. It represents the final recommended package of vision-led transport interventions to support the Local Plan, alongside the residual mitigation measures identified in Package C.

The packaged interventions were then assessed collectively for their impact, using the forecasting approaches described in Section 5.8. This assessment is presented in Section 7.6.

7.3 Interventions 'long list'

7.3.1 Introduction

This section describes the long list of interventions and how they were identified. Later sections describe how the long list was reduced to the final Package D of interventions and policies for inclusion in the Local Plan and/or Infrastructure Delivery Plan.

It is important to note that the objective was to identify interventions to support achievement of the transport vision; and to mitigate unacceptable transport impacts of the Local Plan related growth. Measures to support the transport vision are inherently intended to provide sustainable travel options to and from the PSO sites and minimise the need for travel by private car. Connecting the sites to existing amenities and sustainable transport networks was therefore a priority.

Implicit in this approach, is that it was not the intention to identify interventions required to deal with existing transport issues or those expected in the future without the Local Plan. Such matters are the responsibility of relevant highway and local transport authorities within the district and beyond. The focus on interventions was therefore where the Local Plan development traffic would make the transport network unacceptably worse compared to a without Local Plan future scenario.

The long list of interventions is intentionally broad and includes both site-specific and wider strategic interventions. Inclusion within the long list does not imply confirmed delivery, funding, or policy commitment. Instead, it provides the basis for subsequent sifting, appraisal, and identification of potential transport packages capable of supporting the emerging Local Plan strategy.

7.3.2 Identification of interventions

The long list of interventions was developed iteratively over a period of weeks. The initial focus was on identification of 'vision-led' interventions, i.e. proactive, top-down interventions which could support achievement of the transport vision and objectives. Subsequent activities identified 'mitigation' measures, i.e. interventions which may be required to manage unacceptable impacts of PSO-related traffic on the highway network.

Figure 7-1: Intervention classes



The following activities informed identification of the long list of interventions:

1. Review of existing infrastructure and service provision.
2. Examination of levels of connectivity by mode (using the DfT's Connectivity Tool) and current challenges and issues on the networks.
3. A review of existing delivery plans at district, county and national levels; for example the Gloucestershire County Council (GCC) Local Cycling & Walking Implementation Plans and Bus Service Improvement Plan.
4. Engagement with GCC, National Highways and other key stakeholders about investment plans under development (such as GCC's bus rapid transit proposal and updated Local Transport Plan).

5. Review of site masterplans (where existing).
6. Site visits to identify local connectivity measures to/from sites.
7. Examination of the location of existing local amenities, barriers to movement and opportunities to improve accessibility to identify additional local and strategic interventions.
8. Further engagement with GCC and National Highways to review the long list, identify any remaining gaps or issues.

7.4 The intervention 'long list'

Interventions within the long list can be broadly grouped as shown in Figure 7-2. All interventions are assumed to be compliant with relevant standard and best practice, and relevant Local Plan strategic policies.

Figure 7-2: Intervention typology

Class	Type	Example
Vision-led	Enhanced provision of **amenities and facilities** within new settlements and large sites.	Schools, retail, flexible office space.
	Local active travel infrastructure to provide direct access to the PSO sites.	New or improved walking and cycling routes.
	Strategic active travel infrastructure to provide high quality walking and/or cycling connectivity between sites and existing amenities, or to neighbouring settlements.	Greenways and 'quiet lanes'.
	New or enhanced **bus services** serving the sites.	Higher frequencies, route diversion, bus services.
	Rail service enhancements.	New stations, higher frequencies.
	New or enhanced **public transport infrastructure** to improve the reliability and attractiveness of public transport journeys.	Enhanced bus stops, mobility hubs, bus priority, bus gates.
	Infrastructure and/or services to support uptake of **micromobility and e-bikes**.	Micromobility trials, e-bike hire schemes.
	Improvements to the quality of **public realm** to enhance the quality of places.	Liveable neighbourhoods.
	Infrastructure or policies to **manage down the demand** for use of private cars.	Parking supply management, park & ride sites
Mitigation	Local **highway access** to sites.	New or improved junctions.
	Measures to **improve safety** for all road users including pedestrians and cyclists.	20 mph zones, traffic restrictions.
	Additional measures to ensure reliable bus services where PSO-related traffic increases delays.	Bus priority.

Class	Type	Example
	Targeted measures to **reduce unacceptable impacts (delays)** on general traffic and buses.	Junction capacity improvements, highway widening.

7.5 Initial intervention sift

7.5.1 Introduction

Following identification of the long list, an initial sifting process was followed to rule-out any interventions deemed to be undeliverable or unaffordable. The remaining interventions were taken forward for further assessment in terms of their impacts, feasibility and cost. A relatively small number of interventions were ruled out as the approach taken was to retain them unless there was a strong reason for, and agreement amongst stakeholders to, rule them out.

7.5.2 Approach to sifting

The sifting followed an approach considered proportionate to the stage in the planning process, the large number of interventions and the wide range of small active travel schemes to large infrastructure proposals.

The interventions were assessed against criteria which captured their alignment to the transport objectives (see Section 2.5) and their deliverability. The eleven criteria are shown in Figure 7-3; they are a combination of tests of alignment with the Local Plan transport objectives and a number of measures of deliverability.

Figure 7-3: Intervention assessment criteria and themes

Alignment to transport objectives	Fit with Objective #1: Meeting needs locally
	Fit with Objective #2: Healthier & greener transport
	Fit with Objective #3: Harmonious places
	Fit with Objective #4**:** Safe & resilient networks
	Fit with Objective #5**:** Attractive & viable public transport
Deliverability	Public acceptability
	Technical feasibility
	Timeliness
	Capital cost
	Affordability
	Alignment with wider policy and strategy objectives

The alignment to transport objective criteria were assessed by considering the:

- likely effectiveness of the intervention in supporting achievement of the objective; and
- the number of trips likely to be influenced by the intervention.

Interventions affecting a larger proportion of Local Plan trips and achieving stronger transport outcomes generally received higher ratings, while measures with limited effectiveness or influence received lower scores.

Each intervention was scored using a Red/Amber/Green (RAG) rating system against each criterion. The interventions were scored based on professional judgement informed by outcomes elsewhere. Scoring of the affordability of interventions was based on high level cost estimates based on unit rates and outturn costs from previous projects. Detailed costing, design or risk identification was not undertaken at this stage.

Following the high-level assessment and scoring of the intervention long list, together with detailed engagement with CDC and other key stakeholders, the long list was refined to develop Package A (Business as Usual+) and Package B (Visionary Ambition).

Each package was assessed and the outputs were reviewed against the vision and objectives, as well as the flag analysis presented in Section 7.5. This analysis evaluated the transport measures and identified locations where they had resolved or reduced transport impacts, meaning that highway interventions were not required. As part of this process, each intervention was reviewed and categorised as 'Critical', 'Essential' or 'Important', according to its relative importance in supporting the Local Plan.

These findings, together with stakeholder feedback, informed the development of Package C (Mitigation Package), which introduced the targeted highways mitigation measures to address any residual impacts on the network.

The assessment of Packages A, B and C, together with continued engagement with CDC and key stakeholders and revisions to the PSO informed the development of Package D, the final transport intervention package. It comprises the recommended combination of transport interventions required to support the delivery of the Local Plan, maximise progress towards the transport vision and objectives, and mitigate the residual transport impacts of the PSO.

A comprehensive list of the interventions and mitigation measures included within Package D is provided in Annex F. The locations of these interventions and mitigation measures are illustrated in the maps presented in Annex G.

7.6 Forecast impacts of the Vision-Led Scenario

The Vision-Led Scenario (VLS) for CDC is comprised of Package D, combining the Local Plan growth with the refined transport intervention and mitigations. This section compares the VLS with the PSO scenario (i.e. the PSO without transport interventions) to assess the impact of the Package D measures. Both scenarios assume the same Local Plan sites; however, only the VLS includes the final transport interventions and mitigation measures detailed in the final shortlist (Package D) set out in Annex F.

This section details the impact of the VLS in terms of changes to overall trip making and in regard to the KPIs set out in Section 2.6. Overall, it assesses the extent to which the transport interventions and mitigations present in the VLS fulfil the transport vision and objectives set out for the Local Plan.

The results presented are considered to be worst-case in terms of the share of trips which are made by modes other than car or van. This is because:

- The average public transport and active travel mode shares in the district are considerably higher than those assumed in the modelling via the trip rates, even for deeply rural locations.
- As the VDM predicts the mode shift, not the absolute mode share, a higher non-car mode share assumption pre-VDM would result in a higher non-car mode share post-VDM than can reliably be expected. They do not reflect:
  - understanding that new behaviour is easier to shift than existing behaviour;
  - cultural change factors e.g. Netherlands style change in attitudes towards cycling; or
  - multi-modal factors e.g. active travel improvements creating high viability of public transport for longer distance trips.

7.6.1 Overall changes to trip making

As previously discussed in Section 6.5.2, Local Plan growth is expected to substantially increase the number of trips undertaken in the district compared to the Core Minus scenario. Similar to modelling the impacts of the PSO, when modelling the impacts of the VLS, sites comprising more than 500 dwellings were represented as separate zones within the GC3M, allowing their trip generation and network impacts to be isolated. Figure 7-4 illustrates the additional trips associated with these major development sites, aggregated by settlement, after the introduction of the interventions and mitigations in the VLS.

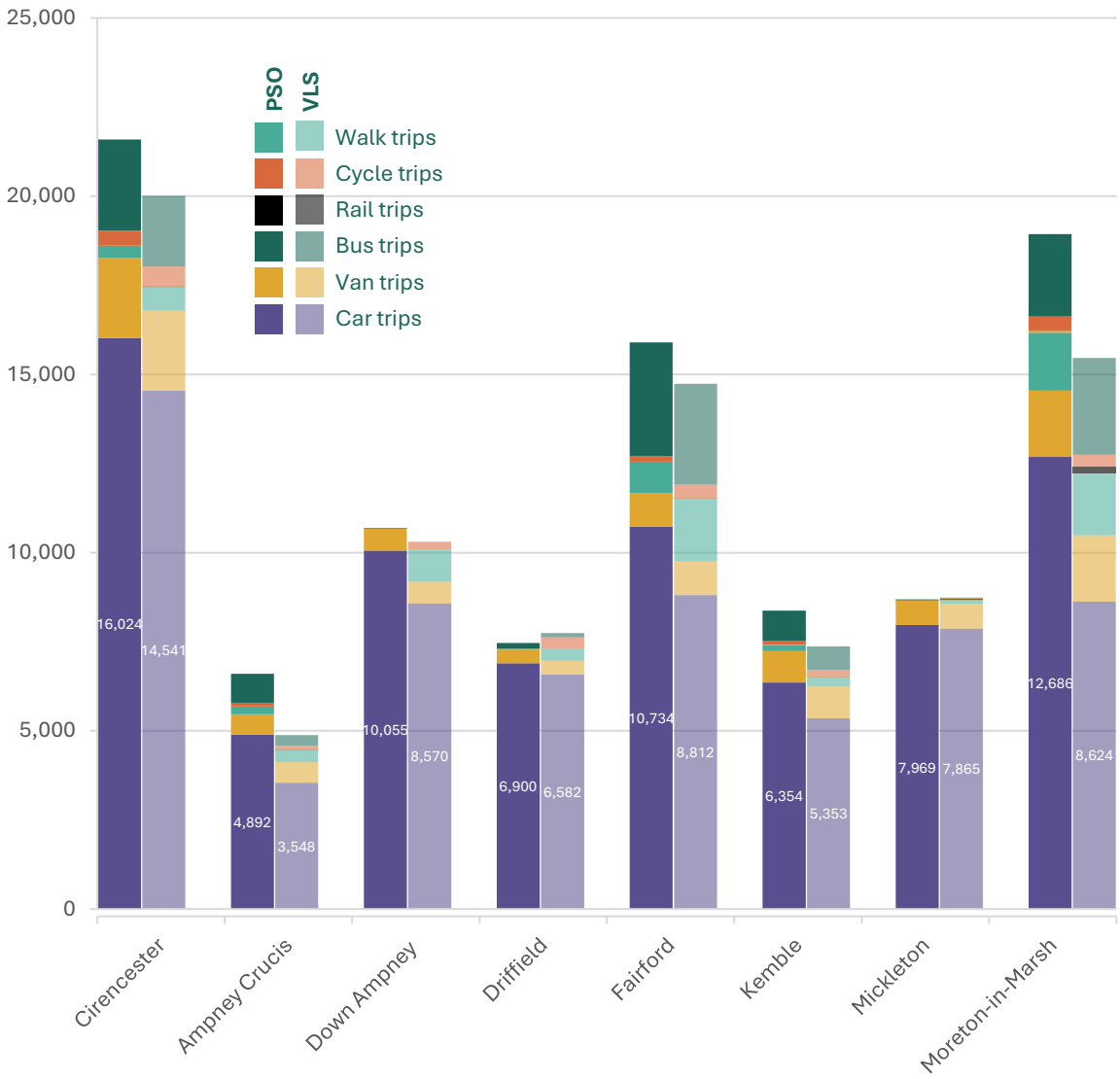
The majority of this decrease is driven by a reduction in car travel, with car trips falling by around 11,700 across the settlements. While there are increases in bus, rail and cycle trips, these only partially offset the reduction in car use. Van trips remain effectively unchanged, reflecting that the VLS does not include any interventions specifically targeting van travel.

Walking trips appear to decrease under the VLS. This may reflect some short walking trips shifting to cycling or public transport as these modes become more attractive. It may also be influenced by the modelling approach, which does not fully capture the internalisation of trips, meaning the reduction in walking trip should be interpreted with caution.

Overall, the package results in a net reduction in total trips, driven primarily by lower levels of car travel and accompanied by a shift towards more sustainable modes. The reduction in car trips is likely to reflect a combination of trip evaporation and trip consolidation, as some interventions make some car journeys less convenient while encouraging travellers to combine trips or choose alternative modes. In addition, the several site masterplans include onsite services. There are expected to increase the number of shorter, intra-site trips that can be made on foot or cycle, which are not included in the trip outputs.

It should be noted that during model development, an issue with the VLS network connectors restricted access to bus stops close to the Ampney Crucis settlement, affecting access to routes and influencing the distribution of bus trips. This issue was resolved by adjusting the affected trips so access from an alternative direction was increased, restoring connectivity to the bus stops.

Figure 7-4: Total number of trips to/from the residential sites in the PSO and VLS by settlement (during a weekday 12-hour period)



7.6.2 Impact on meeting vision and objectives

7.6.2.1 Objective #1: Meeting needs locally

To achieve Objective #1, under the VLS the development sites masterplans are expected to deliver services and facilities within the sites where appropriate, reducing the need to travel. The masterplans are expected to prioritise walking and cycling journey within the sites, delivered alongside high quality active travel interventions connecting the sites to local services. This enables residents to access a wider range of services without relying on a private car.

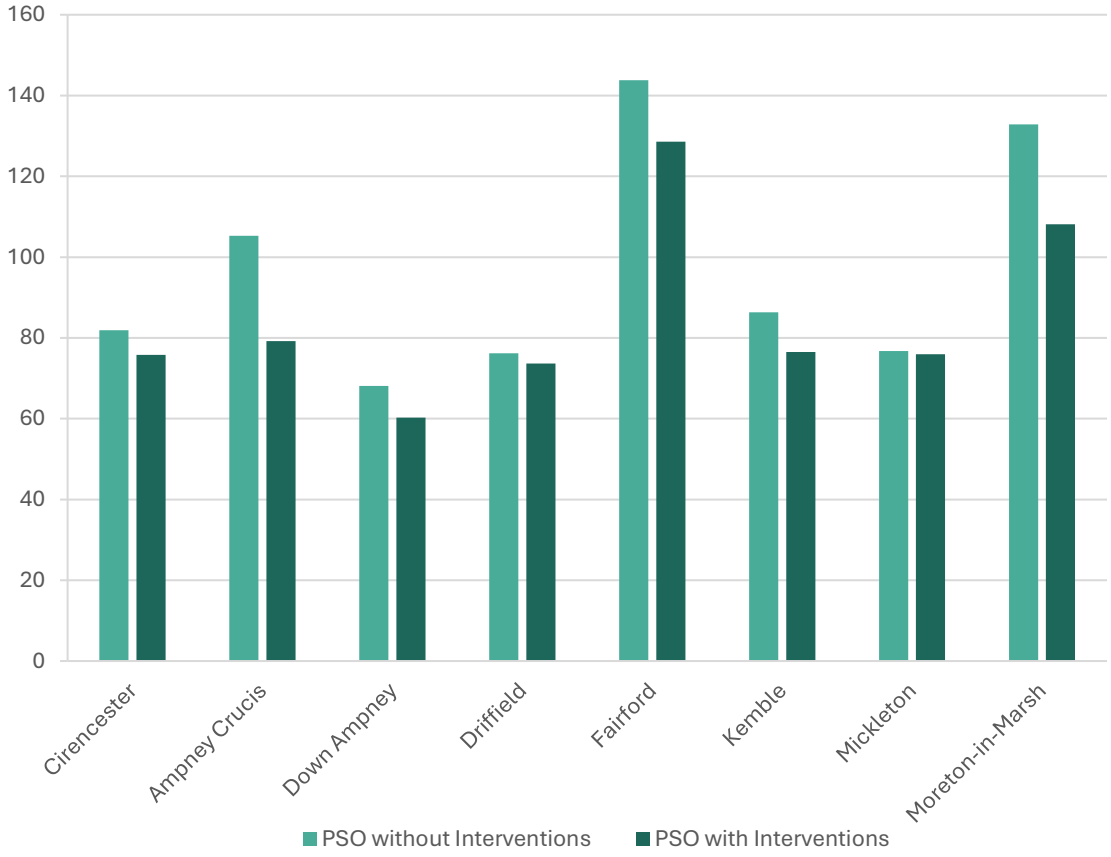
To assess the impact of the VLS on Objective #1, the average total distance travelled per day by cars/van per resident was calculated across the settlements. Figure 7-5 shows that the VLS reduces average travel distances across all settlements, with the most significant

reductions observed in Ampney Crucis (-22%) and Moreton-in-Marsh (-18%). The smallest reduction is seen in Mickleton, where travel distances decrease by less than 1%.

Despite the reductions achieved through the VLS, average daily distance travelled per resident remains the highest in Fairford, at 128 km per day, followed by Moreton-in-Marsh at 108 km per day. Conversely, Down Ampney records the lowest average distance travelled per resident, at 60 km per day.

These results indicate that while the VLS helps reduce car and van travel across settlements, existing difference in travel patterns and settlement characteristics continue to influence overall travel demand.

Figure 7-5: Average distance travelled per day per resident in the PSO and VLS (weekday 12 hours)



7.6.2.2 Objective #2: Healthier & greener transport

To support Objective #2, under the VLS the masterplans and policies for the proposed sites are assumed to promote active and sustainable travel and deliver best practice levels of infrastructure. This includes the delivery of high-quality active travel infrastructure within the sites, alongside wider interventions that enable healthier and greener travel patterns. These measures will support sustainable journeys both within the sites and to/from surrounding areas.

In addition, EV charging points are expected to be delivered across the sites, aligning with the wider district-wide EV charging strategy and supporting the transition towards lower-emission travel. Parcel hubs and dedicated drop-off/collection points are also expected to

be incorporated within the sites to support more efficient last-mile freight deliveries, reducing unnecessary vehicle trips.

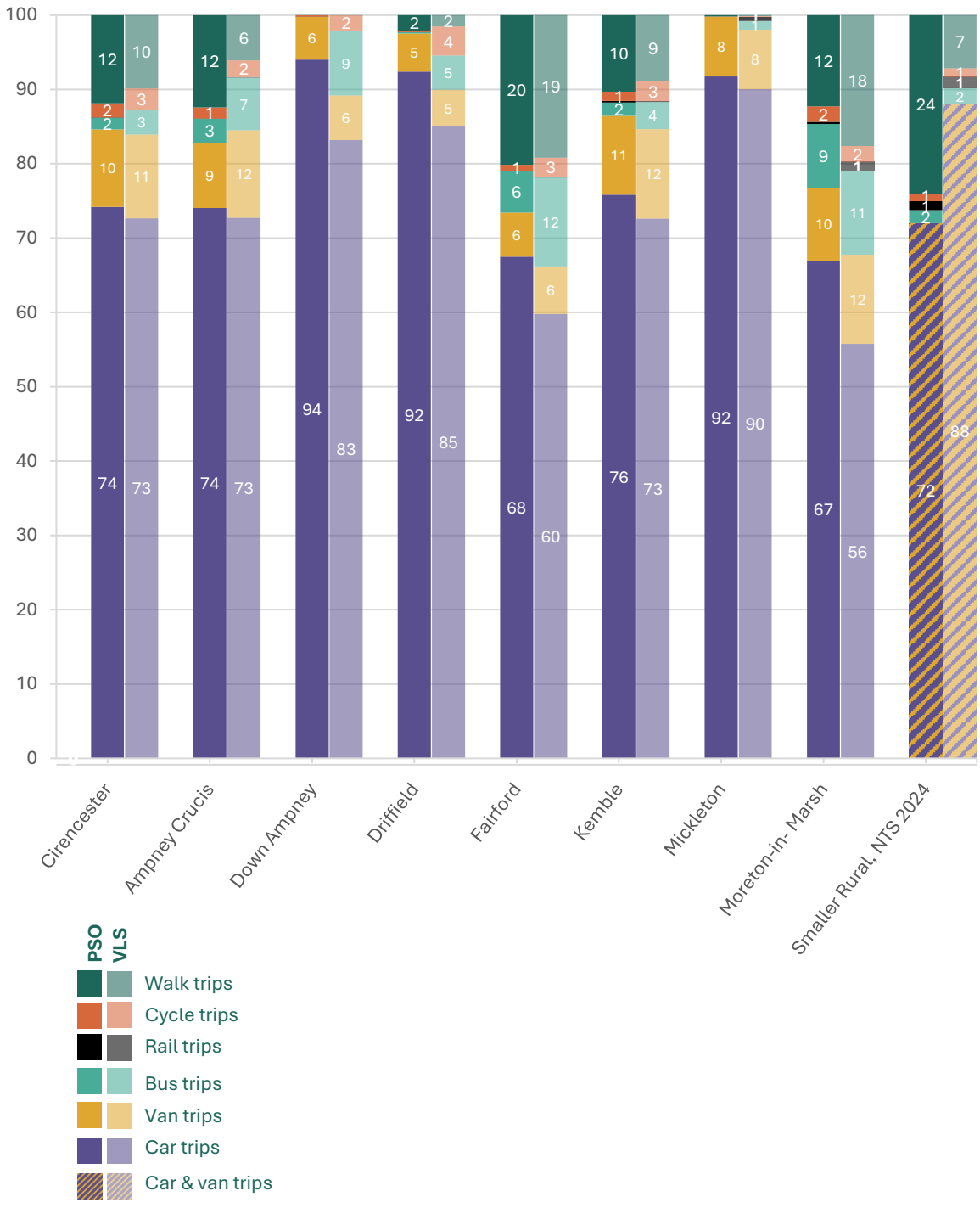
To assess the impacts of VLS against Objective #2, the change in mode share for trips to/from the residential sites was calculated for each settlement. Figure 7-6 below present the mode share for each settlement in the PSO scenario and with the impacts of the VLS.

Under the VLS, a reduction in car and van mode share is observed in Down Ampney, Driffield, Fairford, Kemble and Moreton-in-Marsh, indicating a shift away from private vehicle use in these settlements. This change is accompanied by an increase in bus mode share across all settlements, with the most notable increases observed in Fairford, Ampney Crucis and Kemble. These results suggest that the VLS supports a shift towards more sustainable travel modes, particularly through improved uptake of public transport.

The GC3M strategic model generally forecasts lower levels of walking than would be expected in practice. This is likely because the model is not designed to capture many shorter walking trips, particularly those of less than one mile, which fall beyond the scope of the strategic model. To provide a more representative comparison, National Travel Survey (2024) benchmarks have been included for similar smaller rural settlements to account for these shorter walking trips. These benchmarks provide a reasonable range within which the walking mode share is likely to fall.

Taking this into account, the results indicate that, aside from the known limitations related to walking, the VLS mode shares are generally comparable to, or better than, those observed in similar settlements for cycling, bus and walking, and in the case of Moreton-in-Marsh, rail. Kemble remains below similar settlements for rail mode share, while Mickleton continues to perform below comparable settlements across sustainable modes, even following the implementation of the VLS.

Figure 7-6: Mode share of all trips to/from PSO residential sites only in the PSO and VLS (weekday 12 hours)



7.6.2.3 Objective #3: Harmonious places

In achieving Objective #3, the development sites and the required transport infrastructure to support them are expected to be designed and delivered to a high standard. This includes minimising the impacts of through traffic on air quality, ensuring site layouts and

infrastructure proposals adhere to natural heritage and protected landscape guidelines, and integrating high-quality green spaces as part of the overall design.

Transport infrastructure should be carefully planned to enable safe and sustainable movement while complementing the character of the surrounding area. This means ensuring the roads and associated infrastructure do not dominate the landscape or detract from the quality and identity of the places being created.

7.6.2.4 Objective #4: Safe & resilient networks

To achieve Objective #4, it is expected that the masterplans of each site would adopt a Vision Zero approach, prioritising the prevention of serious injuries and improving safety through design. Alongside this, all new transport interventions and services are expected to be delivered to a high safety standard, incorporating appropriate measures such as lighting, clear visibility, barriers and signage to support safe movement for all users.

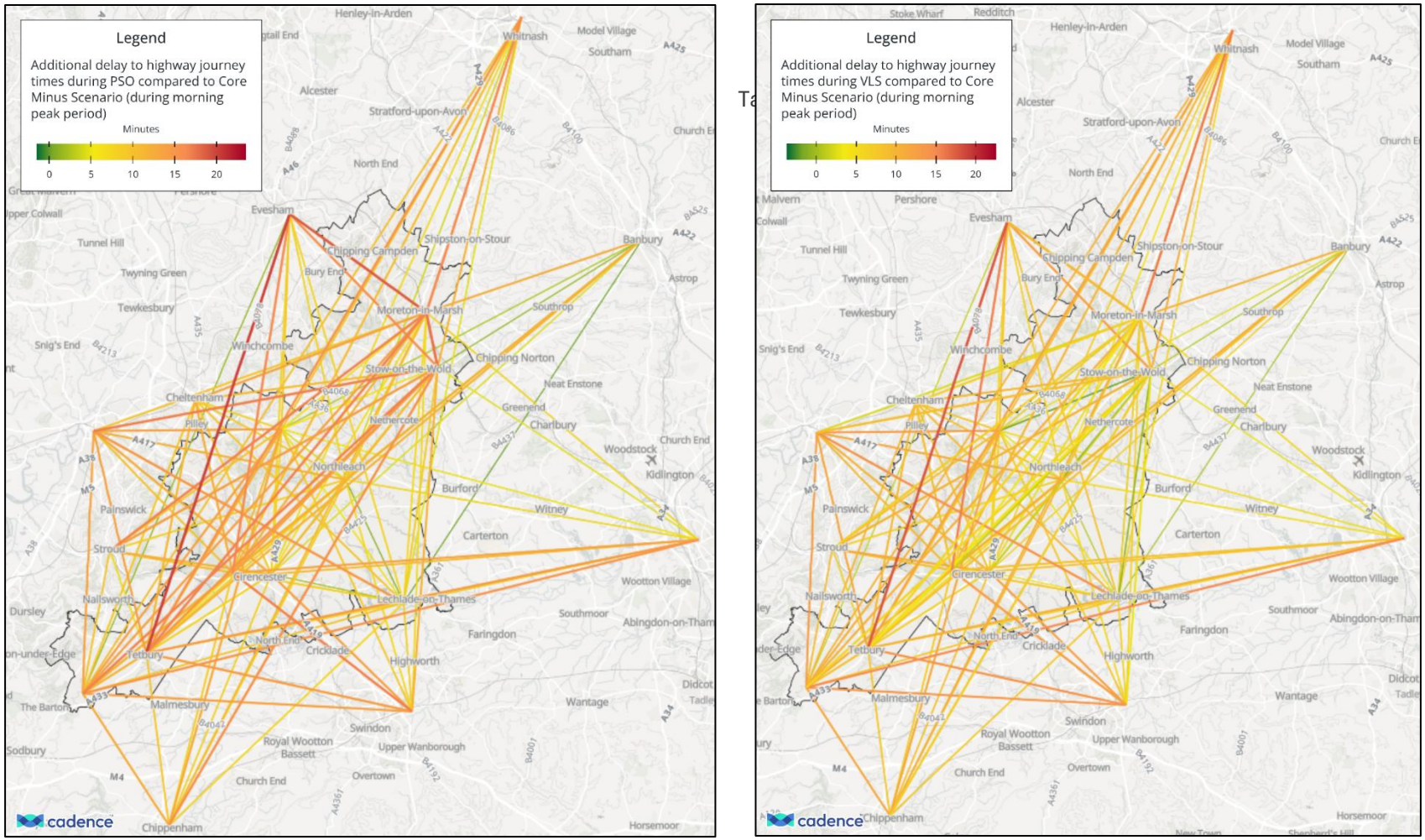
The VLS delivers a multimodal transport strategy, including improved active travel and public transport provision, providing users with a range of travel options for individual journeys. The new walking and cycling routes will be designed to be safe, attractive and resilient, providing reliable connections that can support travel in all conditions.

To assess the impact of the VLS on achieving Objective #3, highways journey times were compared under the PSO and VLS scenarios. This provides an indication of the highway network's resilience, showing the ability of the network to absorb disruption and support safe and reliable movement within the district.

Under the PSO scenario (Figure 7-7), a large proportion of routes within and to/from the district experience additional delays of at least 10 mins, compared to travel times in the Core Minus scenario. The greatest impacts are observed on inter district routes connecting Tetbury, Moreton-in-Marsh and Stow-on-the-Wold. In addition, intra-district routes originating from Tetbury experience the most significant delays, with journey times increasing by up to 20 minutes compared with the Core Minus scenario when travelling towards Evesham.

Under the VLS scenario (Figure 7-7), highway journey times experience comparatively lower additional delay of the Core Minus travel times than under the PSO scenario with intervention. The majority of routes within the district experience delays of between 1 and 10 minutes, demonstrating the effectiveness of the transport interventions and mitigations in the VLS. However, some intra-district routes continue to experience delays of over 15 minutes, including routes between Tetbury and Evesham, and Morton-in-Marsh and Leamington Spa. This indicates that areas with residual impacts remain.

Figure 7-7: Additional delay to highway journey times (mins) over the Core Minus scenario during morning peak period (08:00-09:00) under the PSO (left) and VLS (right)



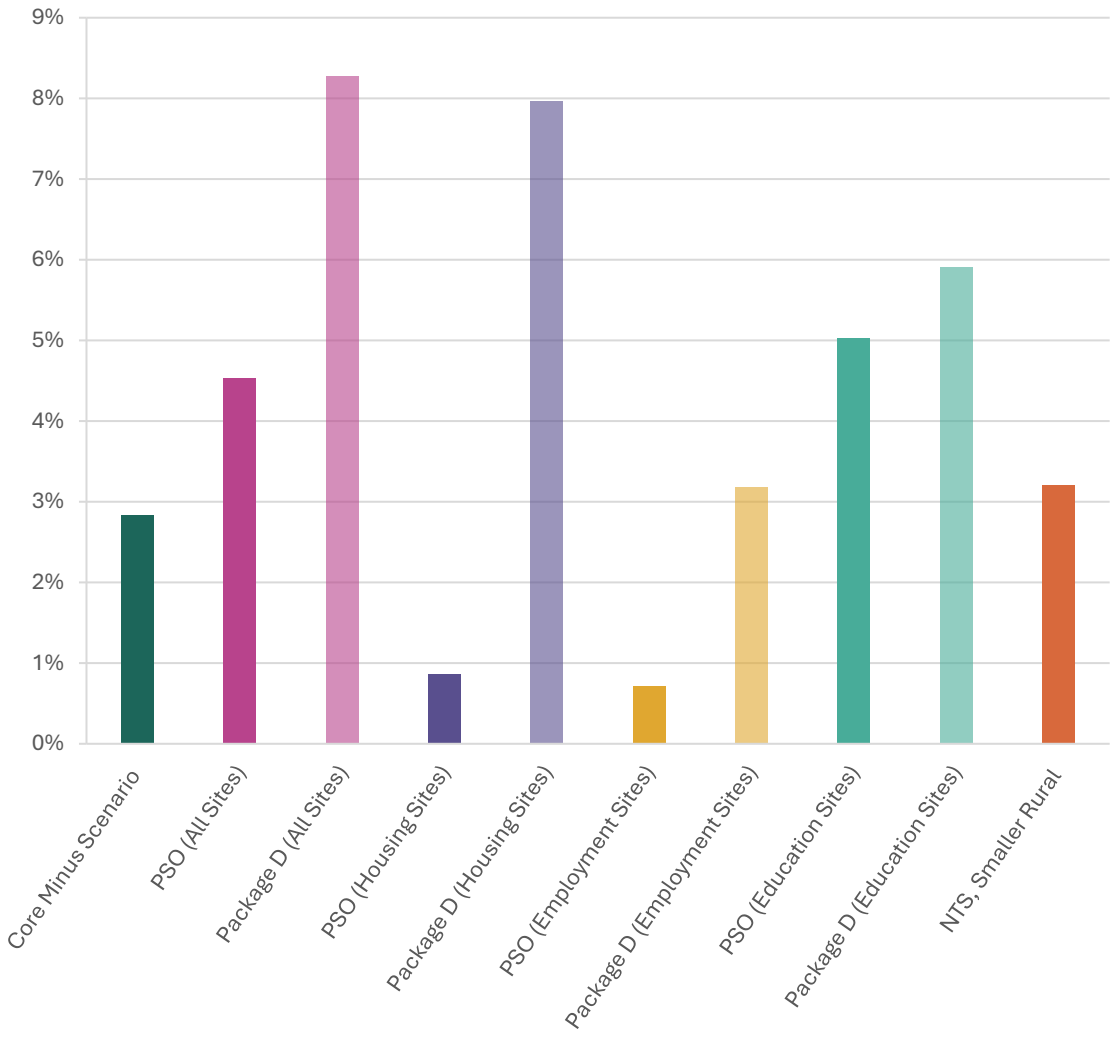
7.6.2.5 Objective #5: Attractive & viable public transport

To achieve Objective #5, all new public transport routes under the VLS are expected to be delivered to a high standard, with high quality supporting infrastructure such as accessible stops, passenger waiting facilities, clear information and safe access.

To assess the impact of the VLS against Objective #5, the public transport mode share for all trips to/from PSO sites across the district was examined, in comparison to the public transport mode shares in the PSO scenario without intervention (Figure 7-8).

Figure 7-8 shows that averaged across all sites, the public transport mode share increases from 4.5% to 8.3% under the VLS. The largest increases are seen for housing and employment sites. Educations sites display a relatively smaller increase of only 0.9 percentage points. This is likely because trips to/from education sites already exhibit a comparatively high public transport mode share due to existing travel patterns.

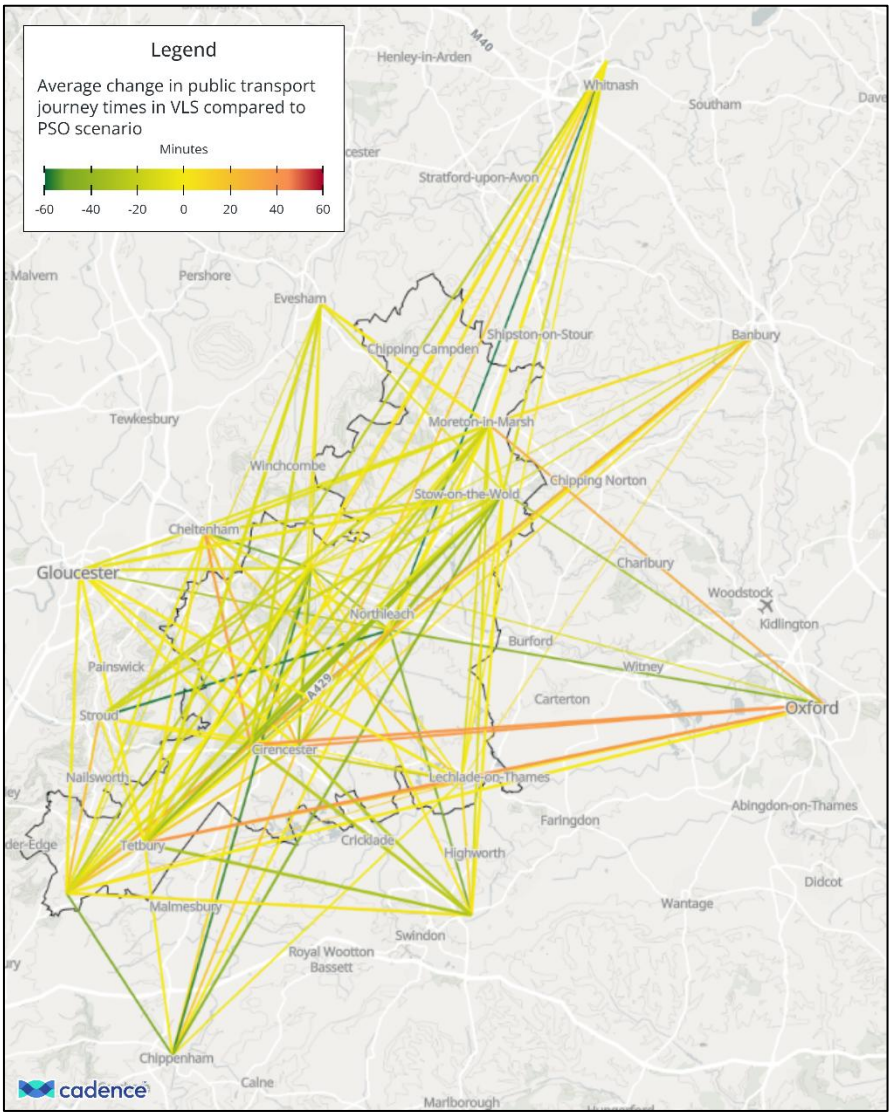
Figure 7-8: Public transport mode share of all trips to/from the PSO sites (weekday 12 hours)



Additionally, the average change of public transport journey times under the VLS, compared to the PSO was assessed to understand the impacts of the proposed public transport interventions on achieving Objective #5.

Figure 7-9 shows that intra-district public transport journey times either reduce or remain unchanged, whereas journeys to Oxford particularly appear to increase in time. Overall, the improvements to journey times within the district helps strengthen the attractiveness of the public transport network under the VLS.

Figure 7-9: Average change in public transport journey times (mins) in the VLS compared to the PSO scenario



ofImpacts on transport networks

7.6.2.6 Impacts on active travel

The impacts of the VLS on active travel networks was assessed following the approach used to assess the impacts of the PSO in Section 6.5.3. All modelled links were reviewed against the LTN 1/20 criteria to determine whether they provide adequate protection from motor traffic, based on cycling infrastructure, speed limits, traffic volumes, and HGV proportions.

The previous assessment of the PSO without intervention identified several routes, particularly in and around Cirencester, that became unsuitable for the majority of cyclists as a result of Local Plan growth. These flagged locations were subsequently assessed according to the scale and value of the mitigation required. For most of the active travel issues identified through the PSO, targeted interventions were incorporated into Package D to improve suitability for active travel. In addition, further active travel mitigation measures have been identified, although these were not included in the modelling at the time of the assessment.

Several active travel flags were considered not to require intervention or mitigation. These are summarised below in Table 7-1, together with the rationale for each decision.

Table 7-1: Active travel flags not receiving mitigation

Settlement	Flag Location	Reason
Cirencester	Spitalgate Lane/Thomas Street/Park Street	Methodology quirk- represents several different routes through one way system.
Cirencester	Unnamed Road from Cheltenham to Whiteway	This location is surrounded by an unsuitable active travel network and is therefore unlikely to attract or accommodate active travel movements.
Italy	Slip roads off A417 eastbound and westbound to Daglingworth	This flag arises from the methodology used to identify active travel flags, which is based on a speed assessment. Although the assessment highlights these locations, the roads are not considered suitable for active travel use and therefore no intervention or mitigation is proposed.
Kemble	Oxlease Road	This location is surrounded by an unsuitable active travel network and is therefore unlikely to attract or accommodate active travel movements.
Kemble	Unnamed road A433 to Rodmarton	This location is surrounded by an unsuitable active travel network and is therefore unlikely to attract or accommodate active travel movements.
Ewen	Ewen Road	This location is surrounded by an unsuitable active travel network and is therefore unlikely

Settlement	Flag Location	Reason
		to attract or accommodate active travel movements.
Driffield Junction	Slip road off A417 southbound at Spine Road Junction	This flag arises from the methodology used to identify active travel flags, which is based on a speed assessment. Although the assessment highlights these locations, the roads are not considered suitable for active travel use and therefore no intervention or mitigation is proposed.
Netherton	Springfield Road	This location is surrounded by an unsuitable active travel network and is therefore unlikely to attract or accommodate active travel movements.
Netherton	Church Road/Victoria Road	This location is surrounded by an unsuitable active travel network and is therefore unlikely to attract or accommodate active travel movements.
Northleach	West End/East End	This location is surrounded by an unsuitable active travel network and is therefore unlikely to attract or accommodate active travel movements.
Lower Slaughter	B4068	This location is surrounded by an unsuitable active travel network and is therefore unlikely to attract or accommodate active travel movements.
Stow-on-the-Wold	Parson's Corner	This location is surrounded by an unsuitable active travel network and is caused by only a minimal change in traffic flows along the route.
Evenlode	Adlestrop Road	This location is surrounded by an unsuitable active travel network and is therefore unlikely to attract or accommodate active travel movements.
Blockley	Station Road	This location is surrounded by an unsuitable active travel network and is therefore unlikely to attract or accommodate active travel movements.
Chipping Camden	Sheep Street	This is a result of the sensitivity of the methodology, where only minimal changes in flow cause locations to exceed the threshold considered unsuitable for active travel.

7.6.2.7 Impacts on delays and congestion affecting highway traffic

Approach

To understand the potential highway impacts of the PSO with Intervention, an identical VLS assessment of the operational performance of the highway network was undertaken for this scenario. The assessment drew on GC3M-based outputs for these scenarios, specifically:

- forecast differences in traffic flows between the Core Minus Scenario and the VLS;
- forecast differences in the ratio of traffic volume and capacity ('V/C') of links and nodes; and
- where forecast increases (in the VLS scenario with respect to the Core Minus scenario) in traffic delay.

Forecast impact of the VLS on traffic flows

Figure 7-10 and Figure 7-11 represent the forecast difference in traffic flows between the VLS and the Core Minus scenario during the morning and evening peak hours, illustrating the impact of the proposed interventions and mitigations.

Compared to the PSO, the VLS results in a redistribution of traffic around Cirencester itself, with more traffic rerouted onto the Bristol Road/Swindon Road corridor and the A429 (Bristol Road) within the town, rather than concentrated on the A419/A417 approaches as under the PSO scenario. Additionally, under the VLS, traffic growth on the A429 north of Cirencester is reduced relative to PSO scenario, and the increases previously seen on routes serving Moreton-in-Marsh and the northern part of the district are also lower under the VLS.

Figure 7-10: Forecasted traffic flow difference on links between VLS and Core Minus scenario during morning peak hour (08:00-09:00)

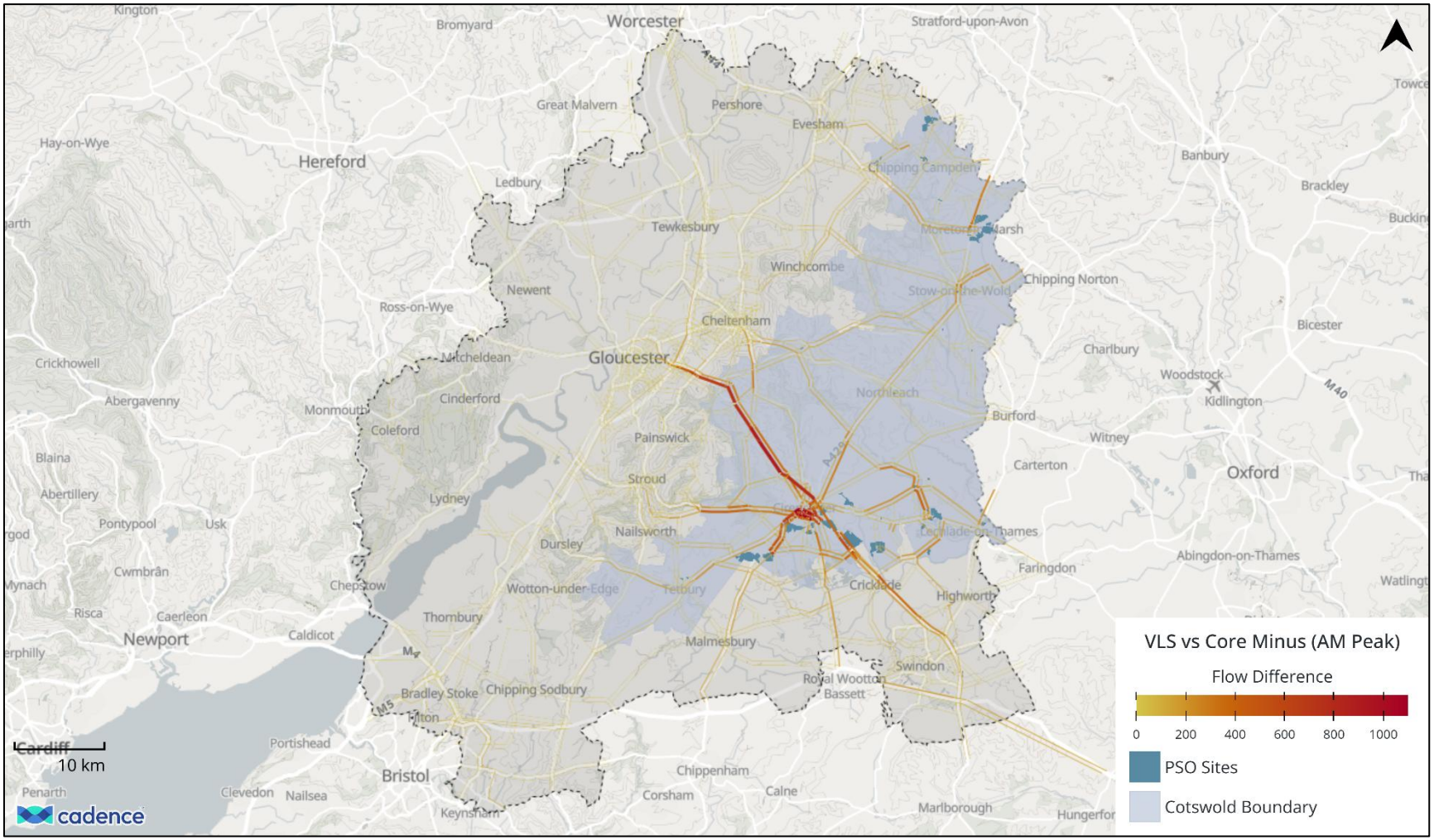
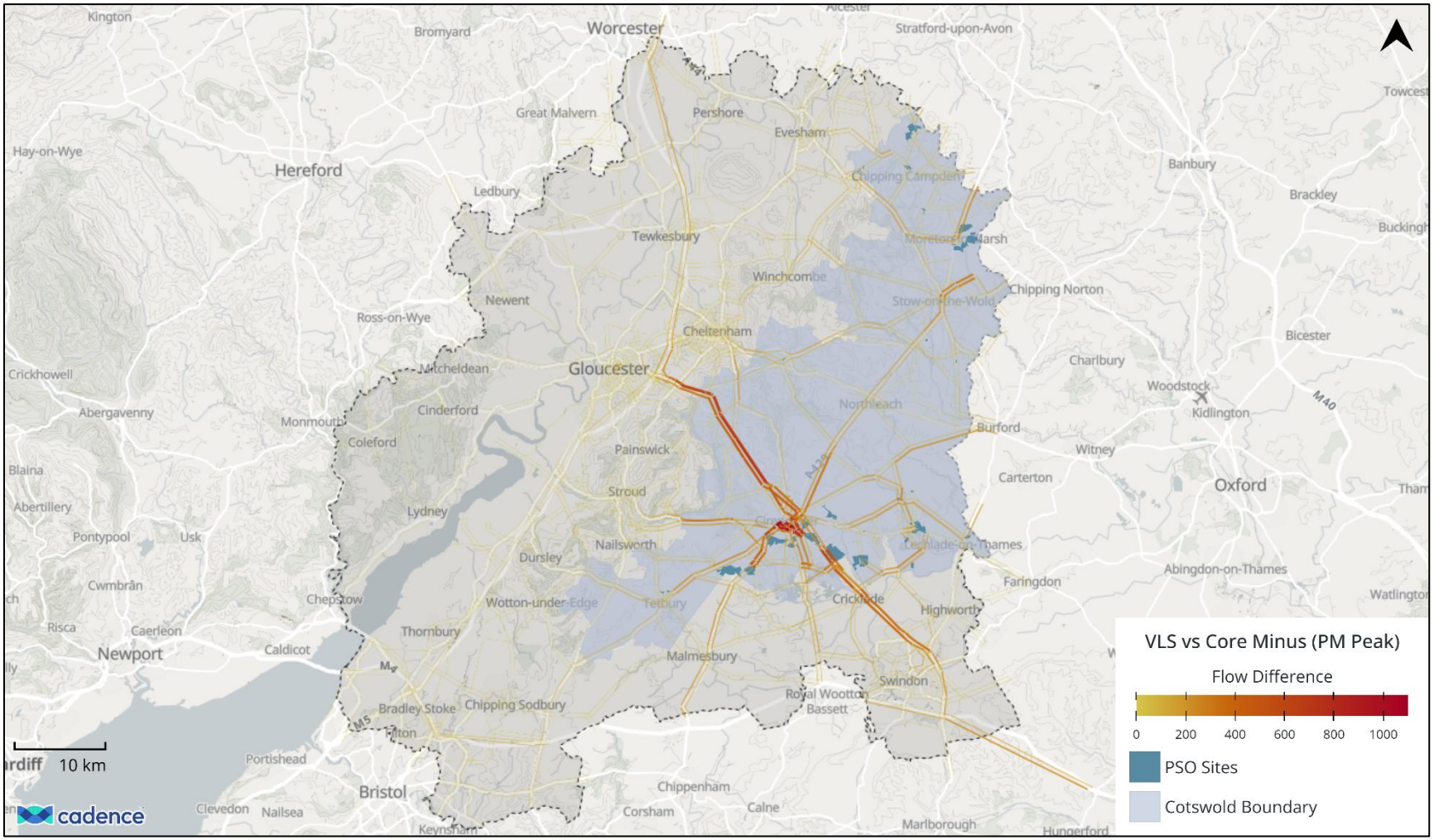


Figure 7-11: Forecasted traffic flow difference on links between VLS and Core Minus scenario during evening peak hour (17:00-18:00)



Forecast impacts of the VLS on the ratio of traffic volume and capacity ('V/C')

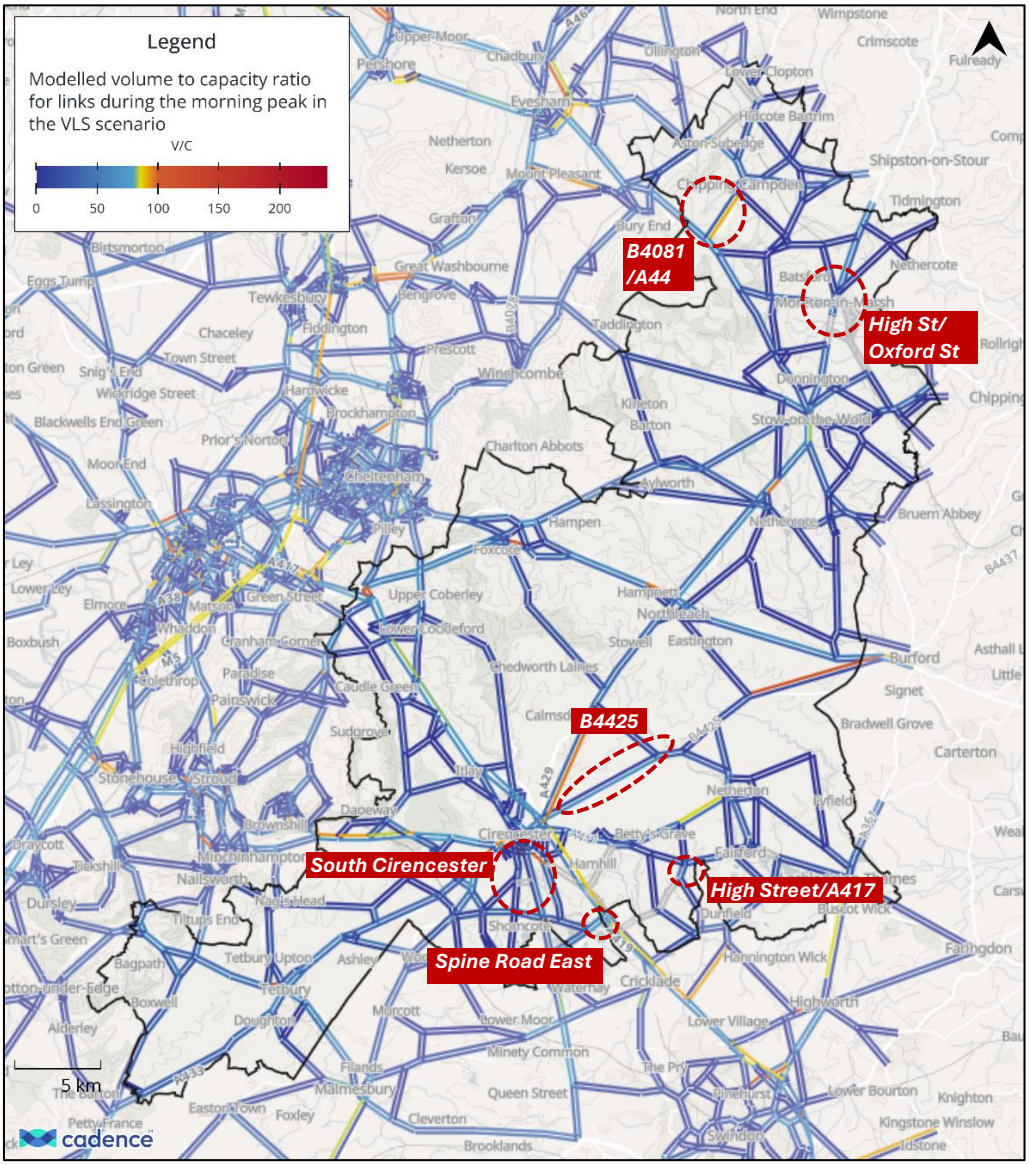
The modelled link V/C ratios for the VLS scenario in the future year morning peak hour (08:00-09:00) are shown in Figure 7-12.

Compared with the PSO, the VLS shows reduced V/C ratios on several key network links. This reflects the impact of the proposed interventions reducing traffic volumes at locations that were previously approaching or exceeding operational capacity.

The following locations were identified in the PSO as exceeding operational capacity during the morning peak hour but now have reduced V/C ratios:

- B4081 southbound from Chipping Campden approaching the A44/B4081 intersection, where V/C reduces from 101% to 90%;
- the High Street/Oxford Street junction in Moreton-in-Marsh, where V/C reduces from 105%/102% to 91%/74%;
- south Cirencester, where V/C on Somerford Road reduces substantially from 102%/97% to 14%/15%, and on the A429/Chesterton Lane junction reduces from 109% to 95%;
- the B4425 approaching the A429/B4229 intersection, where V/C reduces from 92% to 66%;
- Spine Road East approaching the Station Road/Cerney Wick Lane intersection, where V/C reduces from 101% to 78%;
- High Street approaching the A417 Roman Road junction, where V/C reduces from 103% to 59%.

Figure 7-12: Forecasted volume to capacity (V/C) ratio on modelled links under the VLS during morning peak hour (08:00-09:00)



7.6.2.8 Delay and V/C ratio 'flag' analysis

Delay and V/C ratio flag analysis was undertaken for the VLS in accordance with the methodology and rating thresholds set out in Section 6.5.6.

The analysis indicates that the majority of links and junctions initially identified as experiencing high impacts were successfully addressed through the tested mitigation measures. Results are summarised in Table 7-2 to Table 7-5.

In the AM peak, one junction remains flagged at the A419 Swindon Road/A429 Bristol Road Roundabout in Cirencester. A mitigation strategy has already been identified for this location. It is therefore recommended that any remaining operational concerns are

considered through more detailed junction assessment or microsimulation modelling at the detailed design stage, rather than through further strategic model testing.

In the PM Peak, the following junctions remain flagged:

- B4063 London Road/ Horton Road (In Gloucester);
- A4019 Swindon Road/Poole Way (In Cheltenham);
- B4014/A4135 (In Tetbury); and
- Merlin Way/Covingham Drive (In Covingham).

These locations lie outside the study area and beyond the Cotswold District boundary. As such, they are considered to represent modelled network 'noise' rather than impacts directly related to the proposed development. As such, they are not expected to require mitigation as part of this assessment and should instead be subject to a monitor and manage approach.

Table 7-2: Summary of link and junction V/C flag assessment results (AM Peak Hour)

		Resultant V/C ratio (in PSO scenario)		
		Below 85%	85 to 100%	Over 100%
Increase in V/C ratio	Less than 5%	2338	52	6
	5 to 10%	574	26	0
	Over 10%	580	33	1

Table 7-3: Summary of link and junction V/C flag assessment results (PM Peak Hour)

		Resultant V/C ratio (in PSO scenario)		
		Below 85%	85 to 100%	Over 100%
Increase in V/C ratio	Less than 5%	2400	45	10
	5 to 10%	629	22	1
	Over 10%	594	21	2

Table 7-4: Summary of link and junction delay flag assessment results (AM Peak Hour)

		Resultant delay (in PSO scenario)		
		1-2 mins	2-5 mins	5 mins +
Increase in delay	Less than 5%	2158	6	0
	5 to 10%	314	1	0
	Over 10%	1124	7	0

Table 7-5: Summary of link and junction delay flag assessment results (PM Peak Hour)

		Resultant delay (in PSO scenario)		
		1-2 mins	2-5 mins	5 mins +
Increase in delay	Less than 5%	2418	7	1
	5 to 10%	358	1	1
	Over 10%	1260	14	1

8. Costs, funding, delivery & viability

8.1 Introduction

This section describes the approach taken to assessing the viability and deliverability of interventions in the transport package. The assessment has been informed by ongoing engagement with key stakeholders including Cotswold District Council (CDC), Gloucestershire County Council (GCC), National Highways (NH) and the Infrastructure Delivery Plan (IDP) consultants. These discussions have helped inform the feasibility, cost estimates and deliverability of the proposed interventions.

8.2 Methodology for estimating costs

A comprehensive exercise was undertaken to estimate the costs of all identified transport interventions, with a particular focus on larger strategic interventions. Provision of on-site amenities such as schools and retail were not costed as are addressed in the IDP. The methodology estimated both the cost of constructing new assets (capital costs) and the cost of ongoing operations and commuted maintenance (revenue expenditure).

8.2.1 Estimation of capital costs ('capex')

Capital costs were estimated for each intervention based on unit rates derived from outturn prices and estimates from a range of sources. Details of sources are provided in Annex F. Unit rates were derived for the following intervention types:

- Active travel infrastructure (including links to new developments): Unit rates were on a per-kilometre basis.
- Public transport infrastructure: Unit rates were a mix of a per-kilometre basis (e.g. bus lanes) and per-scheme basis (e.g. mobility hubs). Where appropriate a range of unit rates were used depending on the scheme size.
- Highway infrastructure: As above, some unit rates were on a per-kilometre basis (e.g. acoustic barriers, traffic calming) whilst others were on a per-scheme basis (e.g. new junctions, junction signalisation).
- Micro-mobility trials: Unit rates were based on the number of residents in developments.
- Park & ride sites: Based on the published costs for a previously delivered similar park & ride scheme.
- Bus services: Capital costs were not included because depreciation is included in the calculation of bus operating costs (see below).

For some of the schemes indicative total cost was used in the absence of sufficient detail to allow use of unit rates at this time.

Outturn costs and cost estimates were converted to 2025/26 prices using the DfT's Cost inflation Series (TAG Table A1.2.1).

8.2.2 Estimation of maintenance and operating costs ('opex')

Maintenance and operating costs were estimated for each intervention as follows:

- Infrastructure projects delivering asset types requiring intensive upkeep: additional commuted sum over a 15-year lifecycle period. The value applied was a percentage of the original capex, intended to reflect annual routine maintenance and a single renewal event. This includes interventions such as structures.
- All other infrastructure projects: no additional maintenance, renewal, or operating costs were assumed.
- Bus services: A unit rate per service kilometre was applied to additional mileage from new or enhanced conventional bus services. The unit rate was derived from the annual Cost Monitor (June 2025) prepared by the Confederation for Passenger Transport. Operating costs were assumed to be incurred for a five-year period.

8.3 Viability and Deliverability

The proposed transport interventions have undergone proportionate technical feasibility testing to ensure they are physically deliverable within the plan period. This assessment draws on the structured sifting and appraisal process set out in Chapter 7, where technical feasibility has been considered alongside deliverability factors including cost, timeliness and policy alignment.

Overall, the assessment indicates that the majority of interventions are capable of delivery within the Local Plan period, with no fundamental constraints identified that would preclude implementation.

1. **Route Design and Cost Assessment**

Interventions have been developed to a proportionate level of design detail to demonstrate their deliverability and provide an appropriate basis for cost estimation. Route options, particularly for active travel corridors and highways improvements, have been reviewed against land requirements, accessibility considerations and likely construction requirements.

Indicative costs have been developed based on the level of design available at this stage, with assumptions reflecting typical infrastructure requirements. Further detailed design, surveys and cost refinement would be undertaken at subsequent stages. However, the current assessment provides sufficient confidence that the interventions and mitigations represent viable and deliverahas ble measures.

2. **Feasibility Constraints**

Interventions have been subject to a high-level feasibility assessment to consider local constraints, including road widths, available road space, junction geometry, accessibility requirements and existing infrastructure conditions. Particular consideration has been given to locations identified as challenges through stakeholder feedback.

Where constraints have been identified, interventions have been refined through design/route amendments or changes to the intervention type. Schemes with significant challenges or uncertainty have been removed through the sifting process.

3. **Geographical and Third Party Land Constraints**

Schemes have been designed within the boundary of the existing public highway wherever possible, particularly for local highway access, junction improvements and active travel interventions. This reflects the intention to minimise land take and reduce delivery risk.

Where third-party land acquisition is required for more strategic interventions, such as strategic active travel corridors, mobility hubs or highway capacity improvements, a high-level assessment has been undertaken. Land requirements have been minimised where possible, and alternative options or safeguarding approaches have been identified to reduce potential barriers to delivery.

At this stage, third-party land requirements are not considered to represent insurmountable constraints and are consistent with standard delivery mechanisms through the Local Plan and Infrastructure Delivery Plan.

Interventions with more significant land or infrastructure requirements, particularly major rail schemes, have been subject to initial sifting and, where necessary, excluded or identified as requiring further feasibility work.

4. **Topographical and Environmental Factors**

Active travel designs have been verified against local topography to ensure gradients are broadly consistent with LTN 1/20 accessibility standards. Route selection prioritised more direct and lower-gradient corridors where feasible. Complementary measures, such as micromobility, also support feasibility in more challenging locations.

Drainage and environmental considerations have been incorporated at a high level. In particular, drainage assessments ensure designs can accommodate sustainable drainage systems (SuDS), especially where highway widening or corridor interventions are proposed. Wider environmental constraints, including flood risk, have been considered in identifying feasible intervention types and locations.

5. **Utility Allocations**

Utility allocations have been considered proportionately within the feasibility assessment. For major junction and highway schemes, indicative layouts and cost assumptions allow for potential diversions of statutory undertakers' equipment, including fibre, gas and electricity infrastructure.

Whilst detailed ground investigations (e.g. GPR surveys) would be required at later design stages, these constraints have been appropriately reflected at this stage and are not considered to undermine the overall feasibility of the intervention package.

6. **Transport Impact and Intervention Justification**

The final intervention package has been informed by evidence from the transport modelling assessment, ensuring that the interventions are proportionate to the identified impacts of the development. Where the PSO assessment indicated a limited change in transport conditions or where the model demonstrated limited uptake or benefit from the proposed interventions, the schemes were reviewed and, where appropriate, removed or amended.

This ensures that the final intervention package is focused on measures that provide a clear and evidenced transport benefit and can be justified against the impacts of Local Plan growth.

7. **Stakeholder Engagement and Package Refinement**

Stakeholder feedback has been incorporated throughout the development of the intervention package. Comments received during workshops and engagement have informed changes to the intervention scope, feasibility and prioritisation.

Where stakeholders identified additional transport issues or opportunities, new interventions were considered and incorporated where they demonstrated sufficient justification, deliverability and alignment with the Local Plan objectives.

8. **Infrastructure Delivery Plan Alignment and Delivery Review**

The intervention package has been reviewed iteratively with the Infrastructure Delivery Plan (IDP) consultants (Prior and Partners) to ensure that infrastructure requirements are appropriately identified, justified, and align with the wider delivery framework. This has included consideration of overall package viability, funding requirements, delivery mechanisms and justification based on site impacts.

This process has supported the refinement of the package to ensure that interventions are proportionate, deliverable and capable of being incorporated within the IDP.

9. **Summary**

The proposed package of interventions is technically feasible overall. While some schemes will require further detailed design, land assembly, and utility coordination, no fundamental engineering or physical constraints have been identified that would prevent delivery.

Consistent with the vision & validate approach, interventions have only been excluded where there is clear evidence of deliverability risk. The remaining package therefore represents a realistic and deliverable set of measures which can be progressed through subsequent stages of design and implementation.

8.4 Funding

High-level indicative costs have been prepared for the transport intervention package, based on the level of design available at this stage and assumptions reflecting typical infrastructure requirements. These costs have been provided to the IDP process to support the consideration of potential funding sources and delivery mechanisms. The assessment demonstrated that, while costs will be refined through subsequent stages of design and development, the overall package represents a fundable and deliverable set of interventions.

9. Implementation & monitoring

9.1 Introduction

This section summarises the approach to delivering the vision-led and mitigation interventions described in this document.

This section also sets out our current thinking on how we monitor whether the Local Plan transport vision and objectives are being achieved on a site-by-site basis.

9.2 Proposed delivery framework and integration with business-as-usual

The interventions identified within the VLS have been developed to provide evidence of the transport measures required to support delivery of the Local Plan. All of the components of the package are considered necessary to achieve the Local Plan vision and objectives. Many are new, having been identified during the plan-making process. Some are strategic interventions required to unlock housing allocations or respond to the combined effects of several development sites. Others are smaller and are expected to be delivered by developers within or in proximity to their sites.

Some are previously identified proposals or measures which would be expected to be delivered as part of 'business as usual' through the future core programmes of agencies including GCC and National Highways. The delivery framework therefore distinguishes between standard Business-as-Usual (BAU) network management and plan-led strategic growth interventions.

This document provides the supporting evidence base for the Infrastructure Delivery Plan (IDP), including the rationale for interventions, their relationship with planned growth and an indication of potential delivery requirements. The IDP will establish the detailed delivery framework for these interventions, including responsibilities, phasing, funding mechanisms and integration with existing programmes. Some measures are expected to be delivered through the development process, while others may require coordination between delivering bodies and integration with wider transport programmes.

Further work will be undertaken through the IDP process to refine the delivery approach as the interventions are confirmed and the requirements for implementation become clearer.

9.3 Monitor and manage

'Monitor and manage' (M&M) is a best practice mechanism by which Cotswold District Council, as the planning authority, can require a developer to take action if the impacts of a development are not modelled and agreed at the time of planning consent. In example, it may require remedial action from a developer if the amount of car traffic to and from a site exceeds a previously agreed level.

To be effective, a M&M framework must be legally set in a S106 agreement during the consenting process. The make-up of M&M frameworks differs in terms of the approaches to monitoring travel behaviour, and the remedial measures required in response to monitoring.

At this point, the Cotswold District Council is not committing to establishing a M&M framework for the Local Plan sites but is discussing the practicalities of so doing with partners, particularly GCC. However, there are clear benefits; M&M is supportive of the concept of vision & validate as it allows the local planning authority to require corrective

action when indicators suggest that a development is not on track to meet the overall Local Plan vision. Regular course correction can result in better outcomes than remedial action once the development is fully complete.

10. Conclusions

10.1 Introduction

This concluding chapter shows how this Strategic Transport Assessment (STA) provides a robust, comprehensive, and legally compliant evidence base. It confirms that the transport implications of the spatial strategy have been fully evaluated and appropriately mitigated and integrated. Consequently, the transport evidence supports the Local Plan in satisfying all statutory tests of soundness and legal compliance required at Examination in Public (EiP).

10.2 Demonstration of soundness

In accordance with Paragraph 36 of the National Planning Policy Framework (updated December 2024), this assessment confirms that the Local Plan is sound regarding its transport impacts and strategies:

- **Positively Prepared:** The STA is based on an intervention strategy that seeks to meet the objectively assessed housing and employment needs of the Cotswold District Council. The transport measures described here and in the IDP proactively schedules infrastructure delivery to support sustainable growth using a vision & validate approach, rather than simply reflecting current and forecast patterns of congestion.
- **Justified:** Assessment included a rigorous multi-modal transport modelling process to iterate to a preferred package. The Local Plan as a whole relies on proportionate, evidence-based assumptions from the TRICS database and locally calibrated baseline data and models.
- **Effective:** The transport package is deliverable over the plan period. This document provides the evidence base for the IDP by setting out the rationale, relationship to planned growth, and potential delivery requirements for the interventions, with the detailed delivery framework, responsibilities, funding, and phasing to be developed through the IDP process.
- **Consistent with National Policy:** The STA reflects a shift away from traditional "predict and provide" methodologies. It adopts a vision-led approach that aligns with the National Planning Policy Framework, DfT's Local Transport Plan guidance and Active Travel England guidelines. It uses a sustainable transport hierarchy to maximise active travel opportunities and public transport capacity before proposing additional highway capacity and other mitigations. This aligns with the National Planning Policy Framework requirement for active travel and public transport opportunities to be provided to transport users, regardless of mitigating traffic impact.

10.3 Legal compliance

The preparation of the STA has strictly adhered to all relevant statutory requirements under the current anning system:

- **Planning & Compulsory Purchase Act 2004 (Section 19):** The STA ensures that the Local Plan policies contribute directly to the mitigation of, and adaptation to,

climate change. This is achieved through use of the sustainable travel hierarchy which prioritises positioning of developments and providing on-site amenities to reduce the overall need to travel, and use of low-carbon modes over private cars and vans.

- **Regulation 18 and 19 Compliance:** Transport evidence was published alongside the Local Plan consultation documents at both preferred options (Regulation 18) and publication (Regulation 19) stages. Responses from statutory consultees and members of the public directly influenced the final iteration of the transport mitigation package.
- **Alignment with the Planning and Infrastructure Act (2025):** The STA ensures that the transport evidence base is proportionate, relevant, and prepared to support fast-paced delivery. Funding structures and cross-boundary delivery proposals reflect the Act's focus on unlocking key growth zones efficiently.

The updated Local Plan will be submitted under the existing legislation in the Planning and Compulsory Purchase Act 2004. Ministry of Housing, Communities and Local Government (MHCLG) consultation on proposed revisions to the NPPF to reflect that these legislative changes are ongoing. Whilst they do not directly apply to the updated Cotswold District Council Local Plan, due regard has been made to ensure that this document remains sound and valid under the new regulations.

10.4 Demonstrating Effective Cooperation

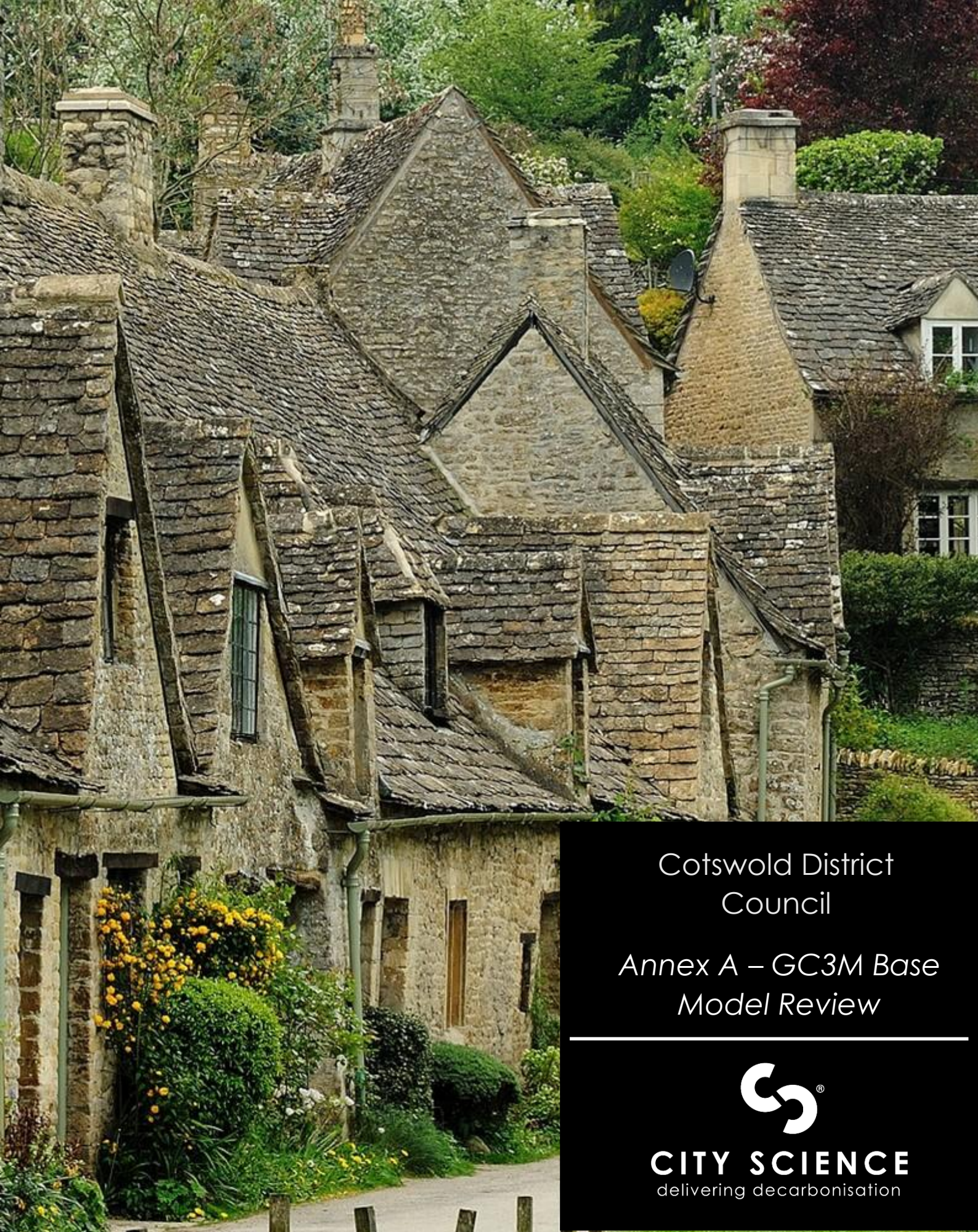
The preparation of this STA involved continuous, constructive, and active engagement with key strategic partners compliant with the requirement for effective cooperation (NPPF).

- **Gloucestershire County Council (GCC):** Local Transport Authority and Local Highway Authority. The evidence presented in this STA was significantly shaped by engagement with transport planners and the transport development management team at GCC. GCC was a key stakeholder throughout the process and provided comments on all technical notes as well as allowing use of their strategic model, GC3M.
- **National Highways:** Highway Authority of the Strategic Road Network (SRN). Structured and detailed engagement was maintained throughout the Plan-making process with National Highways. Representatives sat on the Transport Working Group. Specific issues regarding impacts on the SRN, were frequently discussed and approaches to preparation of further evidence collaboratively developed.
- **Neighbouring Authorities:** Regular engagement has taken place with Gloucester, Cheltenham and Tewkesbury as promoters of the Strategic Local Plan (SLP), Wiltshire Council, Oxfordshire County Council, Worcestershire County Council, Warwickshire County Council, and Swindon Borough Council, through the Transport Working Group. The purpose of this engagement was to discuss potential cross-boundary and cumulative transport impacts, collaborate on the development of the evidence base, and consider potential mitigation measures and solutions.

10.5 Final summary conclusion

The transport evidence base is comprehensive, legally compliant, and sound. It establishes that the Local Plan's preferred spatial strategy will not cause a severe impact on the transport networks in the Cotswold District or neighbouring authority areas following mitigation. Instead, it provides a clear framework to achieve sustainable, vision-led growth. The plan is therefore ready for examination.

This page is intentionally left blank



Cotswold District Council

Annex A – GC3M Base Model Review

CITY SCIENCE
delivering decarbonisation

Document details

Date issued: 09/07/2026

Document status: Final

Version number: 1.1

Document history

Version	Date issued	Description
0.1	05/09/2025	First Draft
1.0	12/09/2025	Updated following CDC Feedback
1.1	09/07/2026	Updated for the STA

Contributing Authors

Karl Jarvis BA MSc CTPP	Project Director	City Science
Suzan Zakka	Project Manager	City Science
Mo Farahi MSc MBA	Transport Modelling Lead	City Science

This Report has been prepared by City Science Corporation Limited with reasonable skill, care and diligence. This Report has been prepared for Cotswold District Council and should not be shared with any third parties, nor reproduced in whole or in part, without the prior written approval of City Science Corporation Limited.

Contents

2 Introduction 1
2.1 Overview 1
2.2 Note Purpose 1
2.3 Summary 2
3 Data Review 3
3.1 Overview 3
3.2 Rail Data 3
3.3 Bus Data 3
3.4 Traffic Counts 3
3.5 Screenlines 4
3.6 Journey Time Routes 5
4 Network Review 7
4.1 Node & Link Structure 7
4.2 Signal Coding 7
4.3 Buffer Area Speeds 7
4.4 Connector Coding 7
4.5 Sector and Zoning System 8
5 Calibration & Validation 9
5.1 Highway Calibration & Validation Summary 9
5.1.1 Analysis of Results: 10
5.2 GEH Performance Near Potential Major Development Sites 11
5.3 Public Transport Calibration & Validation Summary 13
5.3.1 Rail 13
5.3.2 Bus 14
6 Public Transport Fare & Journey Time Elasticities 16
6.1 Overview 16
6.2 Model Performance 16
6.3 Conclusion 16
7 Variable Demand Model 17
7.1 Key Results 17
8 Recommendations & Conclusion 18
8.1 Recommendations 18
8.2 Conclusion 18

1 Introduction

1.1 Overview

City Science has been commissioned by Cotswold District Council (CDC) to support the development of the Regulation 19 transport evidence base for the Cotswold Local Plan. For this work, the Gloucestershire Countywide Multi-Modal Model (GC3M), owned by Gloucestershire County Council, has been identified as the most appropriate tool given its geographic coverage. The GC3M will support the identification of the preferred spatial option, assess the impacts of Local Plan land use on the transport network, and test potential transport interventions to inform the strategic transport assessment. Figure 1:1 illustrates the extent of the GC3M and highlights the Cotswold District area within its boundary.

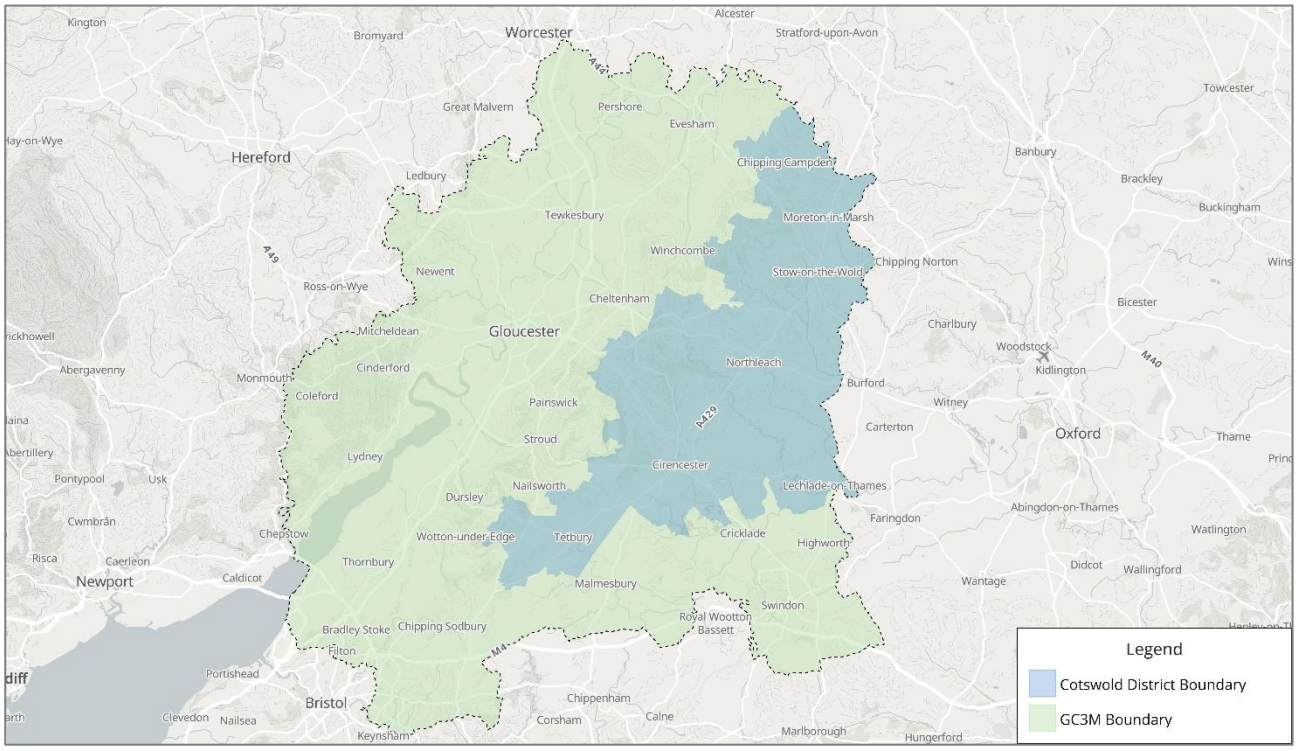


Figure 1:1: Extent of the GC3M and Cotswold District Boundary

1.2 Note Purpose

The purpose of this note is to present findings from our review of the GC3M 2019 base model, with the objective of assessing its suitability for supporting the Cotswold Local Plan strategic transport assessment, identifying areas requiring enhancement, and ensuring alignment with best practice and DfT Transport Appraisal Guidance (TAG).The GC3M is a strategic model covering both highway, public transport (bus and rail) and active modes, it was developed to test land use strategies and transport schemes. Its base year is 2019, which has been calibrated and validated against observed data. It has forecast years for 2031, 2041, 2046, and 2061. There are no plans to rebase the model.

Our review examines the GC3M's available data, network representation, model calibration and validation within the Cotswold area, and the various components of the model, namely the highway assignment model, the public transport model, and the Variable Demand Model (VDM). Particular attention is given to flow and journey time validation around major sites being considered in the local plan, as well as the adequacy of connectivity, network detail, and zone structure in representing these sites.

1.3 Summary

Overall, the review finds that the GC3M performs to a generally good standard, meeting most TAG calibration and validation criteria. Nevertheless, observations are made of area of model weakness including potential areas for improvement if required, given its use in supporting the transport evidence base for future decision-making.

2 Data Review

2.1 Overview

The most recent GC3M development, which has a 2019 base year, did not involve new data collection; existing sources were used and adjusted to represent 2019 conditions. For the Cotswold area, existing data including rail data, bus data, traffic counts, screenlines and journey time routes have been reviewed and are summarised below.

2.2 Rail Data

Due to the absence of new boarding and alighting rail passenger surveys, the availability of independent rail passenger count data is limited. Validation of modelled rail passenger flows from the GC3M public transport assignment was undertaken at an aggregated annual level using the Office of Rail and Road annual station usage statistics. While this provides a high-level check, the lack of finer granular validation data limits confidence in local model performance.

It is noted that at the time of the model build, it was not possible to undertake on-site surveys due to COVID shutdowns. However, it is also important to note although model validation was carried out using the annual Office of Road and Rail statistics, granular MOIRA data at the hourly level was used for calibration. It is considered that MOIRA is a robust source for station entries and exits, and from experience it is typically closely aligned with well-conducted survey data.

2.3 Bus Data

Similarly, no new bus passenger surveys were conducted. Validation of modelled bus passenger flows from the public transport assignment relies on aggregated annual data from the Department for Transport bus statistics. This approach provides only a broad assessment of bus passenger demand and does not support route-level validation.

Similar to the rail data approach, it is noted that, electronic ticket machine (ETM) data was collected from bus operators. This data is highly granular, recorded at the fare stage level with time stamps, and serves as a robust source for boarding information. However, ETM data lacks direct alighting information. To address this, alighting points were inferred from single and return tickets, where accurate alighting data is available - this accounts for approximately 20% of total ticket sales. These partial tickets were then expanded to represent total ticket sales, as outlined in Section 7.4.3 of the Model Development and Validation Report (MDVR).

2.4 Traffic Counts

Traffic counts within the GC3M base model provide a good representation of travel patterns across the Cotswold District, as they are well distributed across the network rather than concentrated in a single area. The coverage ensures that both strategic and local routes are captured, improving the robustness of the model calibration. Cirencester is well covered, with a cluster of counts located on its key entry and exit roads, ensuring that traffic movements into and out of the town are accurately reflected. Additional counts are also spread across important corridors such as the A429 and towards Stow-on-the-Wold, Northleach, and Moreton-in-Marsh. Figure 2:1 illustrates the existing traffic counts in the Cotswold district.

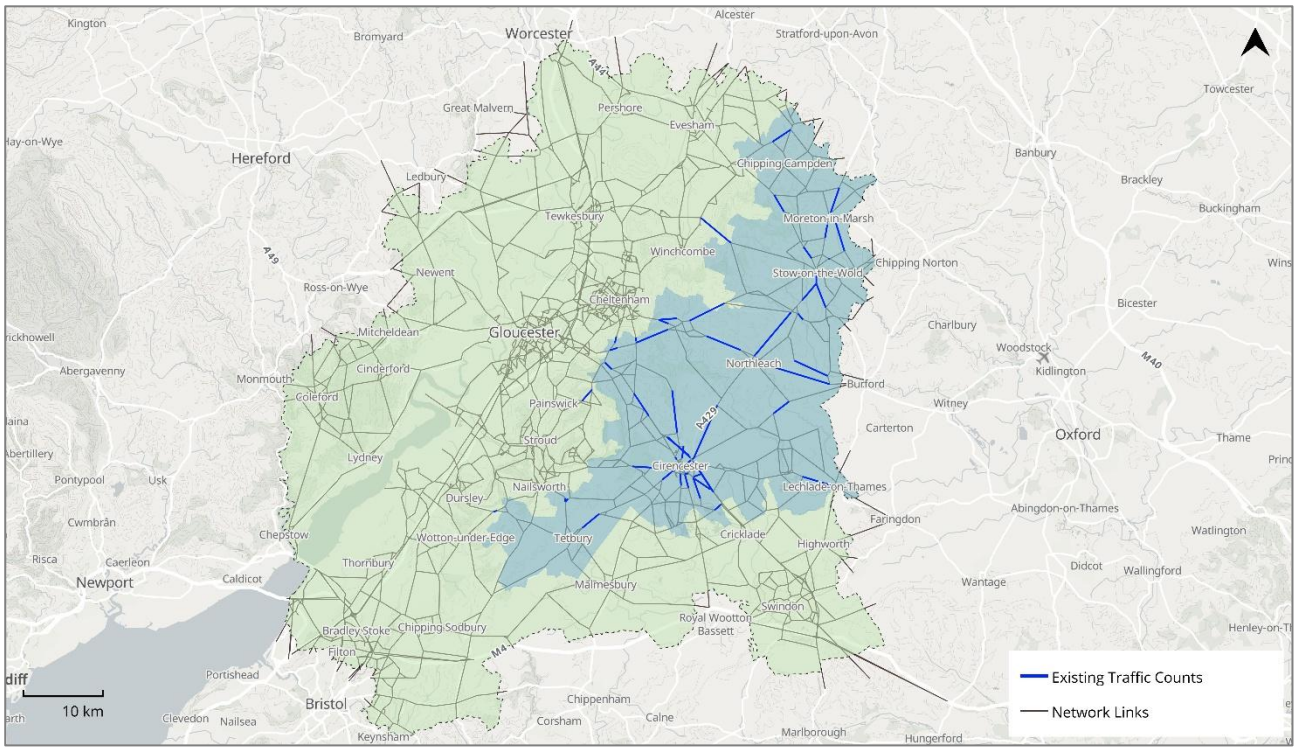


Figure 2:1. Existing Traffic Counts in the Cotswold District

2.5 Screenlines

The 2019 base GC3M includes a set of cordons and screenlines that provide a good framework for validating traffic movements across the Cotswold District. A cordon is established around Cirencester, capturing entry and exit flows to this key urban area. In addition, wider screenlines are positioned to the east of the district (covering Stow-on-the-Wold and Moreton-in-Marsh), south of Nailsworth, and to the west of the Cotswolds. These locations are effective in capturing both strategic through-traffic and local trips, providing a good spread across the district's network. Two screenlines (west of Cotswold and south of Nailsworth) were used for calibration, while one screenline (east of Cotswold) and the Cirencester cordon were used for model validation. Together, they give confidence that traffic flows are being robustly checked in both urban and rural contexts. Figure 2:2 shows the GC3M screenlines and cordons in the Cotswold district.

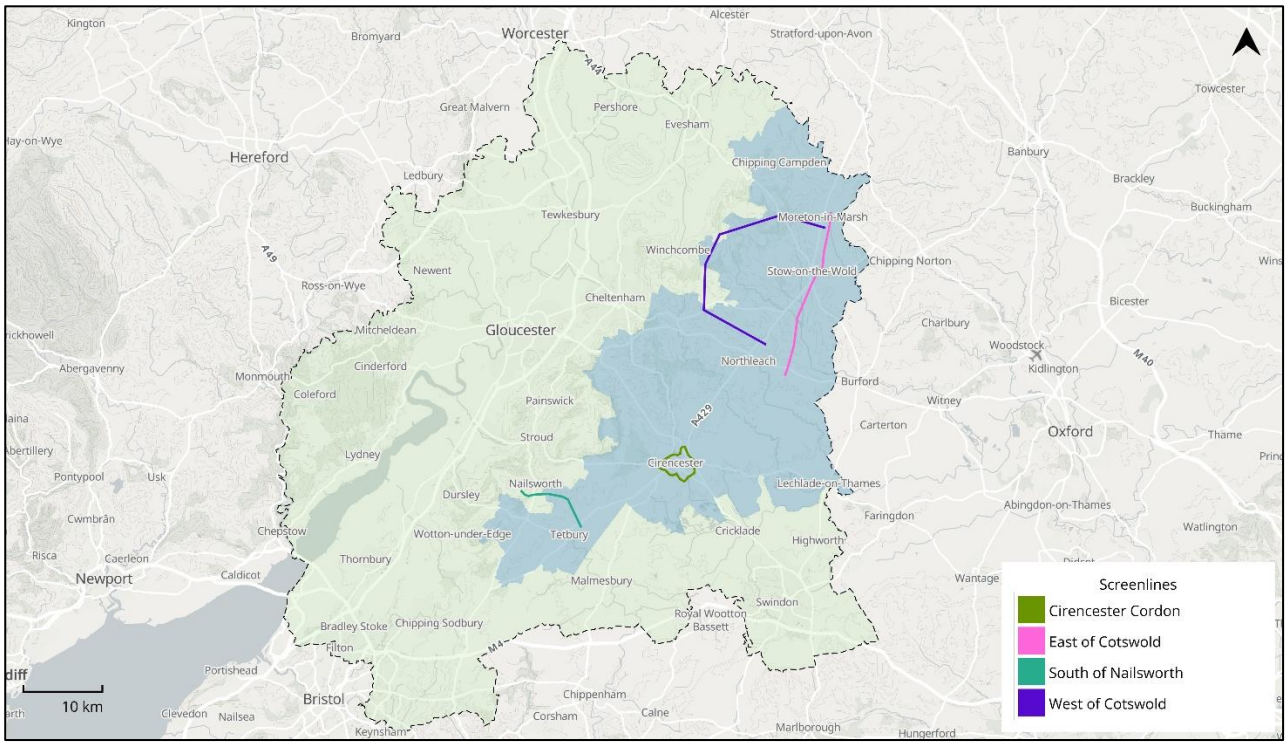


Figure 2:2 GC3M Screenlines and Cordons in the Cotswold District

2.6 Journey Time Routes

In total, six two-directional journey time (JT) routes have been defined in the base model (refer to Figure 2:3). These cover the major corridors within the Cotswold District, including the A40, A4135, A429, and A435, as well as key parts of the Strategic Road Network (SRN), namely the A417 and A419. Collectively, these routes provide good coverage of the network, allowing journey time validation to be undertaken across both local and strategic movements.

However, it is recommended that two additional journey time routes be introduced to strengthen the coverage of the network, particularly in the north of the Cotswold District. These would include:

- A44 – forming an important east–west corridor through Moreton-in-Marsh.
- A424 – serving as a key corridor through Stow-on-the-Wold.

Figure 2:4 shows the location of the proposed journey time routes.

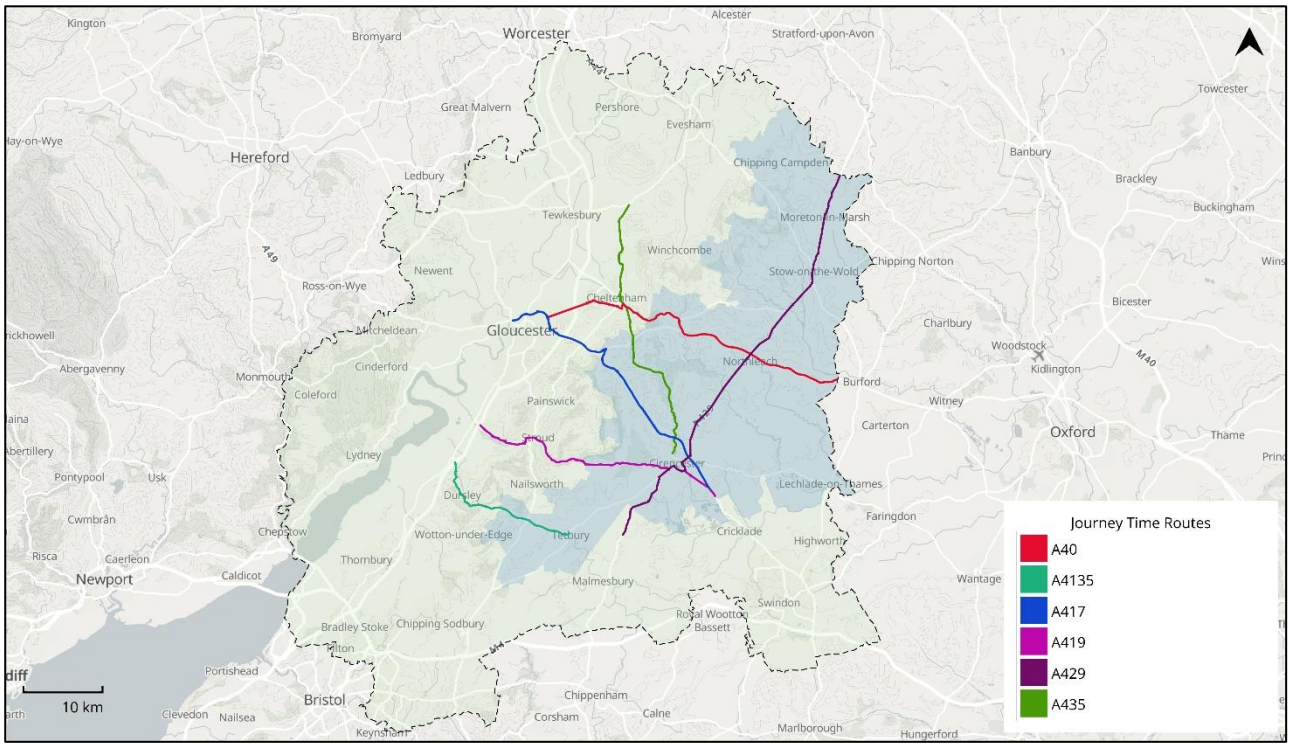


Figure 2:3 GC3M Journey Time Routes in the Cotswold District (from 2019)

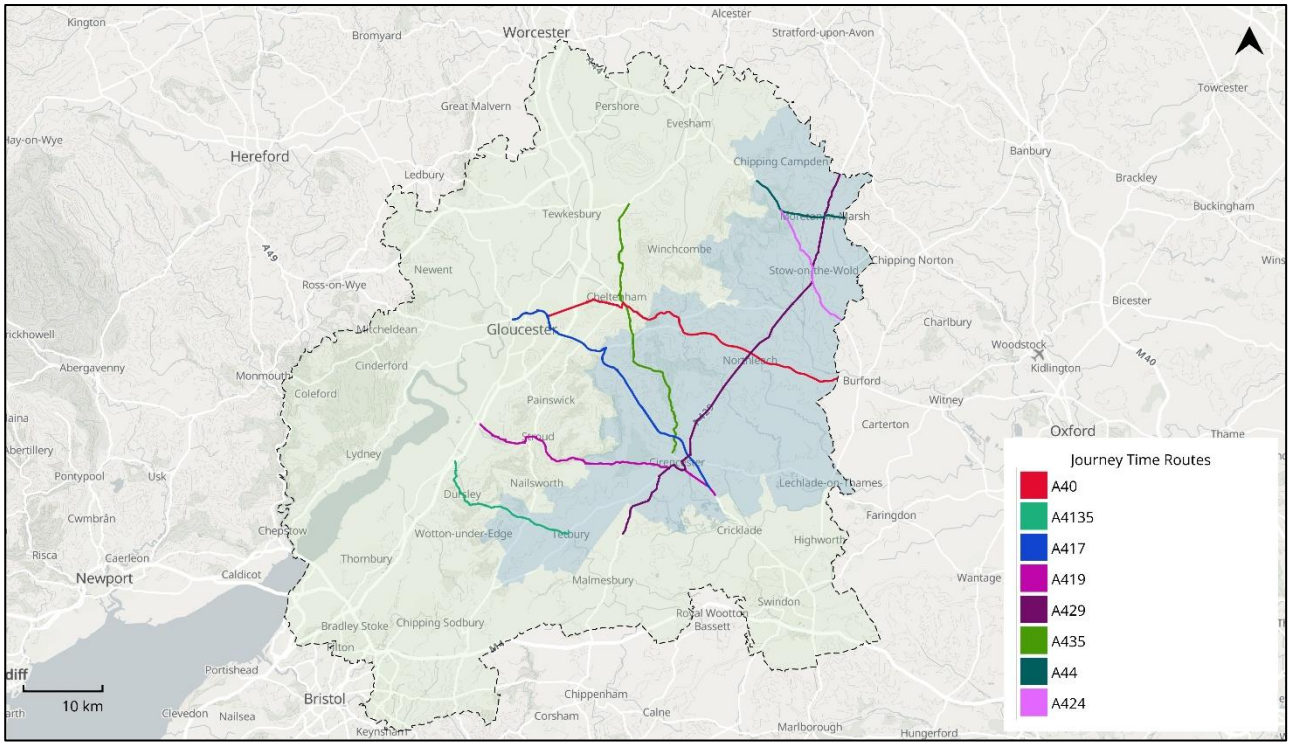


Figure 2:4 Proposed Journey Time Routes (including the two additional) for 2024

3 Network Review

3.1 Node & Link Structure

Review of the GC3M SATURN network representation indicates that dummy nodes are primarily located outside of the simulation external areas of the model for example around the Bristol area. While these are often used to simplify coding or support assignment stability, their excessive use can reduce the accuracy of the network representation and should be reviewed. This is not considered a concern at this stage of the model review. Furthermore, the locations of large developments have been provided, and none are in proximity to dummy nodes

3.2 Signal Coding

There are 18 signalised junctions with observed data available. The remainder are coded using template or default settings. Where possible, observed data should be incorporated to better reflect actual signal timings and delay patterns. In addition to this, pedestrian phases are missing for some modelled junctions. As part of the review, we identified three signalised junctions where the staging, timings, or saturation flows are incorrect, as illustrated in the figure below.

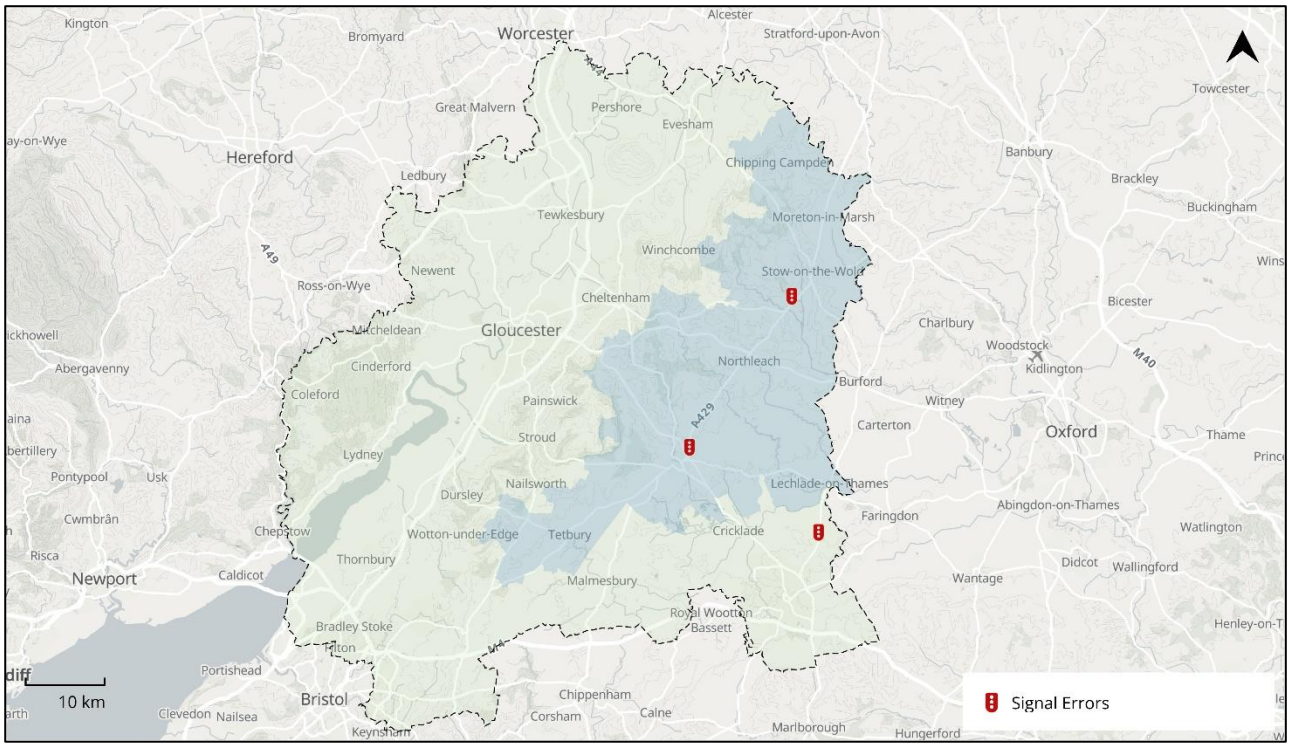


Figure 3:1 Signalised Junctions with Incorrect Inputs

3.3 Buffer Area Speeds

The fixed speeds applied in the buffer area remain unchanged from the 2015 model. Given network changes and evolving travel behaviour, it is recommended that buffer area speeds are reviewed and, where necessary, updated to ensure appropriate route choice behaviour compared with the simulated areas. However, since the journey time routes in the Cotswold area do not compete with any routes in the model's buffer area, it may not be necessary to update buffer link speeds in this case.

3.4 Connector Coding

The internal zoning system mainly uses standard spanning connectors, which distribute trips along a link. While stub connectors can better represent zone-to-network interaction in dense urban areas, a selective review near strategic allocations is recommended. However, the review indicates that

spanning connectors remain more appropriate overall, given the low density and rural nature of the Cotswold District.

3.5 Sector and Zoning System

Based on the GC3M development, the Cotswold District is currently divided into six sectors, each comprising groups of model zones that allow inputs and results to be conveniently aggregated for review and analysis. These sectors are:

- Cirencester (10 zones)
- Cotswold South (20 zones)
- Cotswold Central (29 zones
- Cotswold East (15 zones)
- Cotswold West (4 zones)
- Cotswold North (11 zones)

The size of model zones is an important consideration, as it defines the spatial area within which trips are generated and attracted. Larger zones concentrate more demand into a single network loading point. TAG guidance (Unit M3.1, section 2.3.11) suggests that the number of trips entering or leaving a zone should typically be limited to 200-300 per hour, to avoid such overloading. By contrast, smaller zones provide greater detail and allow more accurate representation of trip origins and destinations, particularly in areas of interest.

Therefore, large development sites would benefit from their own dedicated zones in line with the assumptions set out in Table 3-1. This ensures that development-related trips can be isolated and analysed independently, rather than being merged with surrounding demand that may exhibit different trip characteristics. Specific connectors can then be assigned to accurately represent access to and from the development.

To support this, CDC has provided a list of potential major settlements at the time of this report (see Figure 3:2) These sites have been used to inform the proposed zoning structure.

Assumption	Proposed Approach Taken
0 – 9 dwellings / jobs	Not specifically modelled- included as part of background growth.
10 – 500 dwellings / jobs	Development applied to current GC3M Zones.
500+ dwellings / jobs	Development is modelled fully. Allocated to its own zone with specific network and accesses modelled.

Table 3-1 Zoning Approach for Different Development Sizes

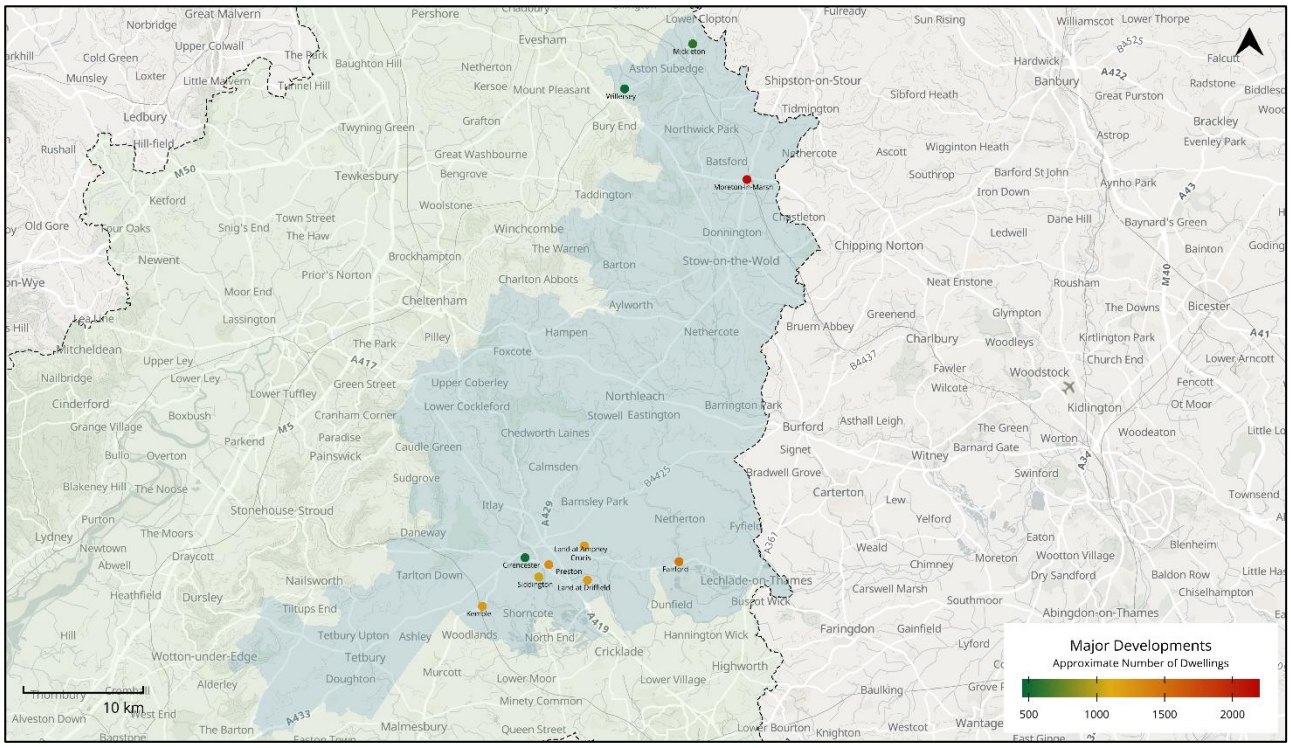


Figure 3:2 Location of the Major Developments

4 Calibration & Validation

4.1 Highway Calibration & Validation Summary

The model has been assessed against DfT's TAG calibration and validation standards.. For link flow validation, the following measures were used:

- The GEH statistic, which is a commonly used measure in transport modelling to assess discrepancies between modelled and observed flows, incorporating both relative and absolute errors.
- The absolute and percentage difference between modelled flows and observed counts.

According to TAG guidance, a link is generally considered to pass if it meets either the GEH threshold of less than 5 or satisfies the 'TAG Flow' criterion (as set out in Table 4-1).

Type	Description of Criteria	Acceptability Guideline
1	Individual flows within 100 vehicles/hour of counts for flows less than 700 vehicles/hour	>85% of cases
	Individual flows within 15% of counts for flows from 700 to 2700 vehicles/hour	>85% of cases
	Individual flows within 400 vehicles/hour of counts for flows more than 2,700 vehicles/hour	>85% of cases
2	GEH < 5 for individual flows	>85% of cases

Table 4-1 Acceptability guidelines for link flow validation (Source: TAG Unit M3.1 (3.2.8, Table 2))

For screenline flow validation, TAG requires that all or nearly all (95%) screenlines have differences between modelled flows and observed counts of less than 5% of the counts.

For Journey Time routes, TAG requires that at least 85% of routes have modelled times within 15% of surveyed times (or within 1 minute, where this is greater than 15%).

4.1.1 Analysis of Results:

Figures 4.1, 4.2, and 4.3 summarise the performance of the GC3M 2019 base model in the Cotswold District for the AM, IP and PM time periods.

- Calibration performance is very strong across all modelled periods, with 100% of screenlines passing the <5% difference test and over 85% of links meeting either the GEH or flow criterion. This indicates that the model is well calibrated to observed data.
- Validation performance is slightly weaker, as would be expected, but still within TAG acceptability ranges. Validation screenlines show strong results in the AM and PM (100% pass), though performance in the IP is lower (50% pass, 50% near).
- For validation link flows, between 70–72% of links pass the GEH <5 criterion, with a further proportion falling into the 'near' category. When combining GEH and flow criteria, overall validation success rates rise to 85–94% across periods, indicating the model represents observed traffic patterns reasonably well.
- Journey time validation is excellent, with 100% of routes passing the <15% difference threshold across all time periods.

Overall, the GC3M 2019 base year model meets most of the TAG calibration and validation criteria, providing confidence in its ability to represent traffic conditions in the Cotswold district.

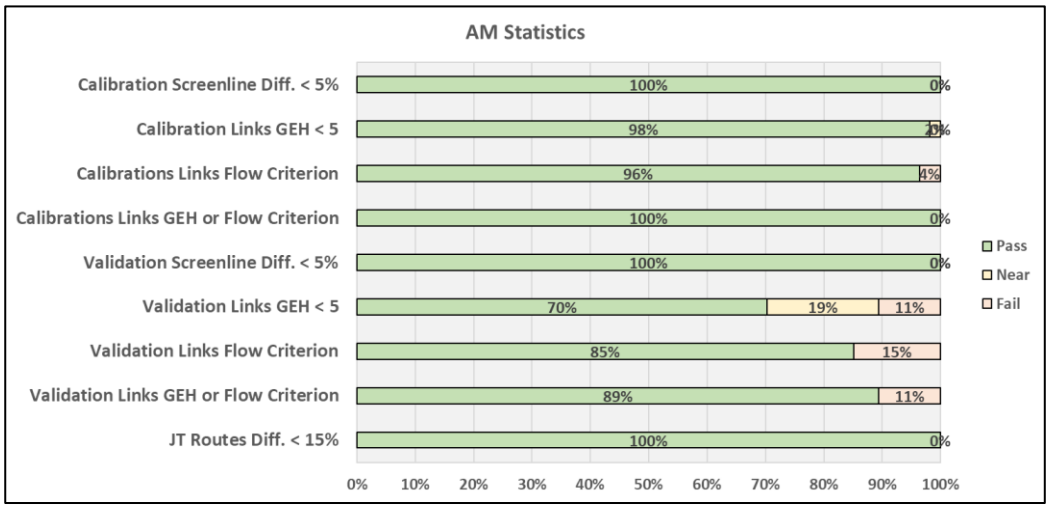


Figure 4:1. AM Calibration and Validation Summary Statistics

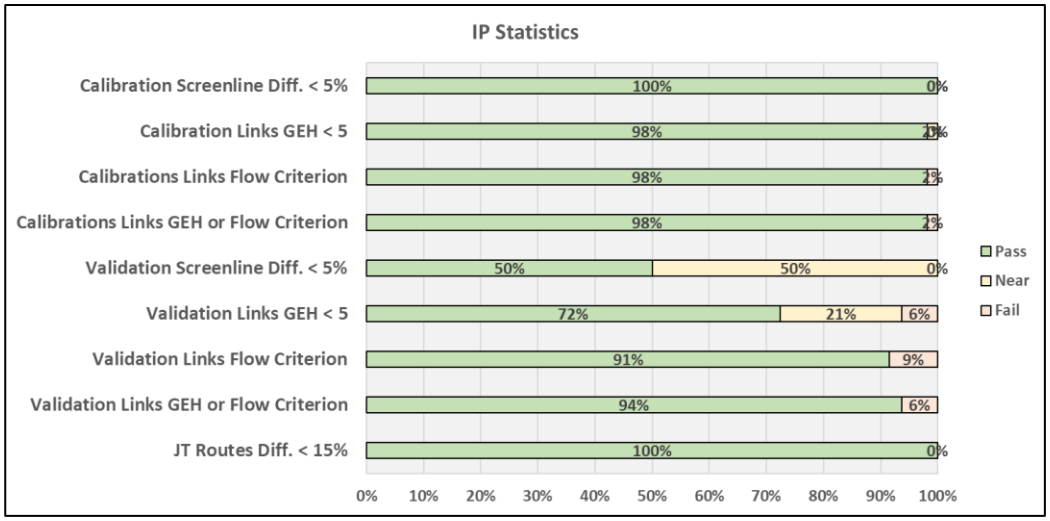


Figure 4:2 IP Calibration and Validation Summary Statistics

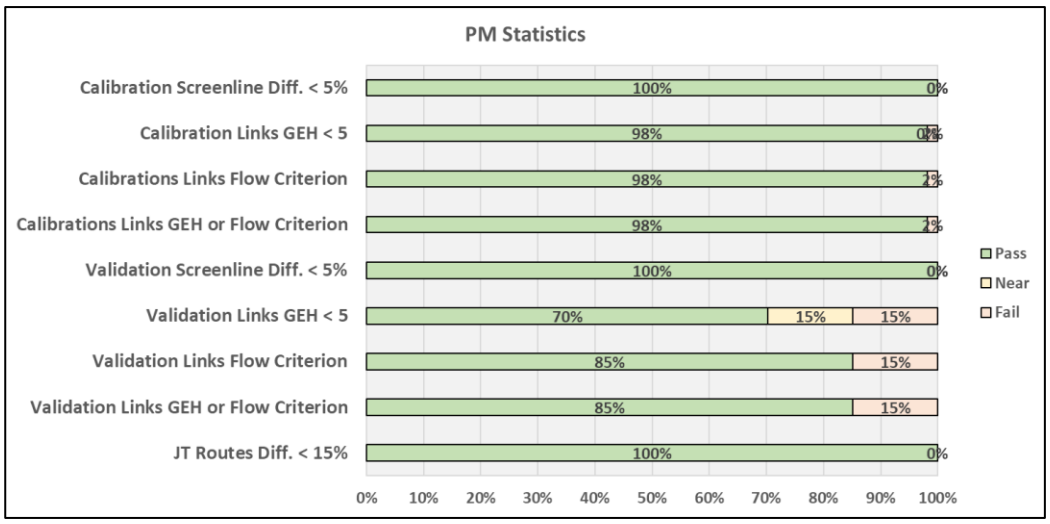


Figure 4:3 PM Calibration and Validation Summary Statistics

4.2 GEH Performance Near Potential Major Development Sites

4.2.1.1 Context and Findings

The GEH performance for each modelled period is summarised in Figures 4.4, 4.5, and 4.6, which highlight model count locations with GEH <5 shown in green, 5 ≤ GEH <10 in orange, and GEH ≥10 in red. Reviewing traffic count sites near major development locations is important to identify modelled flows that may require improvement to better reflect existing traffic conditions.

Most links across the district are green, indicating that modelled flows are very close to observed counts and meet TAG standards. A smaller number of links are orange, showing moderate discrepancies, while only a few are red, where modelled flows diverge more significantly from observed counts.

The orange and red GEH results are concentrated around Cirencester, Siddington, Preston, Moreton-in-Marsh, and Willersey in all three time periods, with additional discrepancies observed in Mickleton during the AM peak. Addressing these discrepancies will help strengthen the model and ensure it provides a more robust and reliable assessment of development impacts.

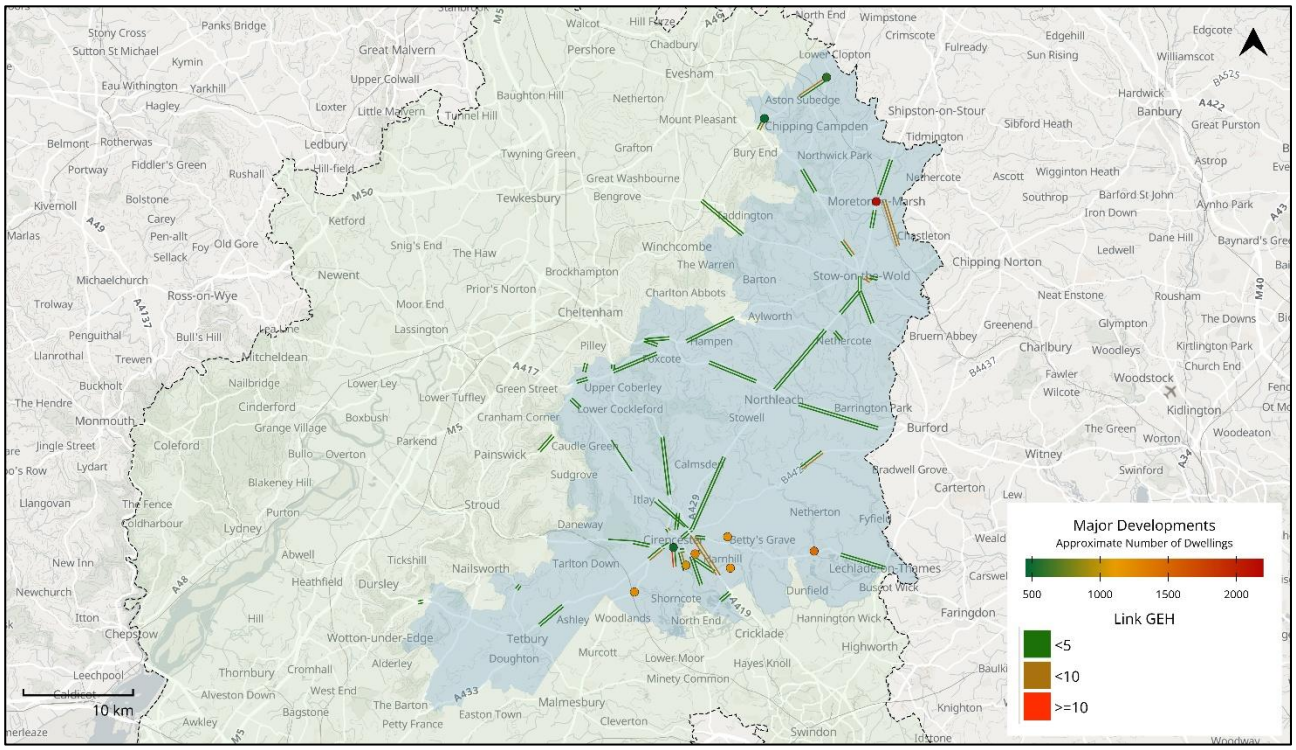


Figure 4:4 AM Peak GEH Performance Near Potential Major Development Sites

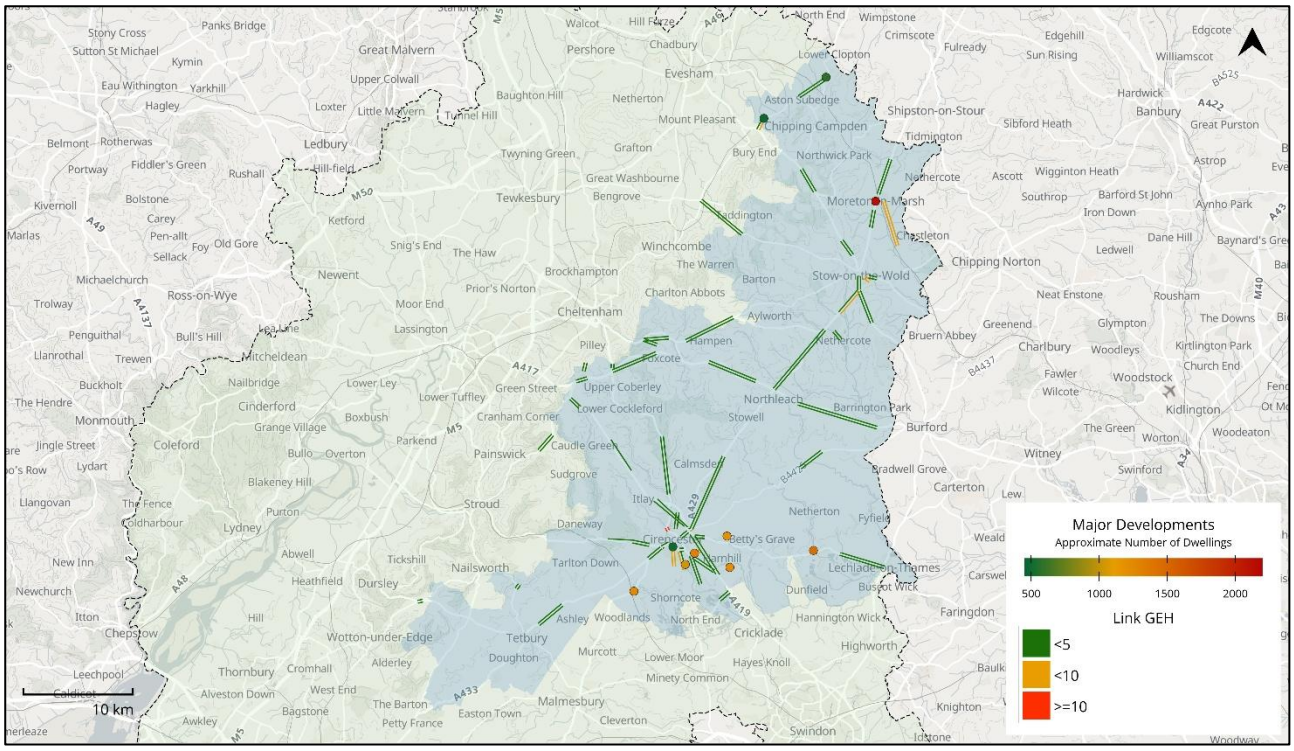


Figure 4:5 Inter-Peak GEH Performance Near Potential Major Development Sites

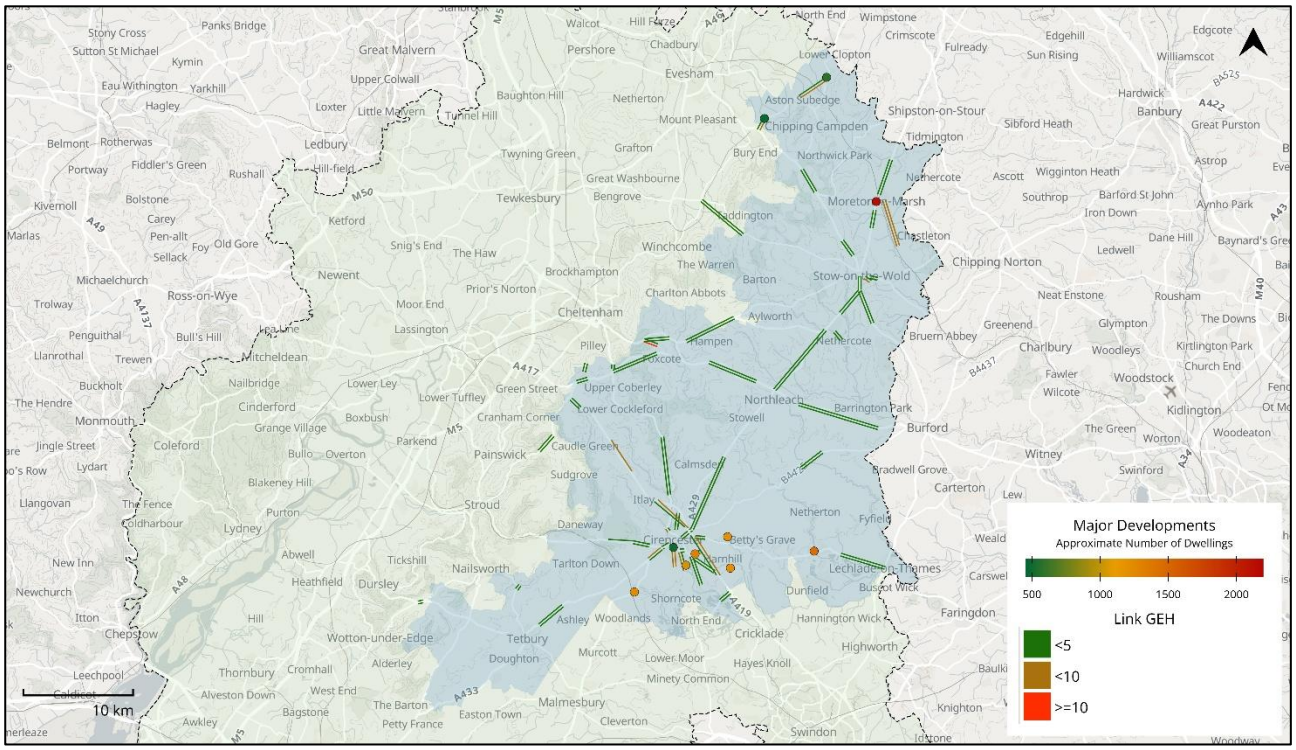


Figure 4:6 PM Peak GEH Performance Near Potential Major Development Sites

4.3 Public Transport Calibration & Validation Summary

4.3.1 Rail

In the Cotswold District, there are only two railway stations: Kemble and Moreton-in-Marsh. Moira data at the hourly level was used to calibrate the station entries and exits. The calibration results for each modelled period are presented in Tables 4.2 to 4.7. TAG requires that, for all or nearly all individual railway stations, the difference between observed and modelled entries and exits should be less than 25%, except where flows are below 150 passengers per hour, in which case the GEH statistic applies. The results show that both railway stations meet the GEH criteria; however, noticeable differences remain between the observed and modelled values. For validation, the annual calculated entries and exits of each station were compared with ORR data. This revealed a significant difference of 71% for Moreton-in-Marsh (refer to Table 4-8). It is recommended that further adjustments be made to improve alignment with the ORR figures.

Name	Observed Entry	Modelled Entry	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 25%; GEH <5 if flow <150)
Kemble	91	53	-42%	5	-38	Pass
Moreton In Marsh	61	36	-41%	4	-25	Pass

Table 4-2 AM Rail Entries Calibration

Name	Observed Entry	Modelled Entry	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 25%; GEH <5 if flow <150)
Kemble	36	20	-44%	3	-16	Pass
Moreton In Marsh	23	13	-44%	2	-10	Pass

Table 4-3 IP Rail Entries' Calibration

Name	Observed Entry	Modelled Entry	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 25%; GEH <5 if flow <150)
Kemble	46	33	-28%	2	-13	Pass
Moreton In Marsh	26	17	-36%	2	-9	Pass

Table 4-4 PM Rail Entries' Calibration

Name	Observed Entry	Modelled Entry	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 25%; GEH <5 if flow <150)
Kemble	58	46	-21%	2	-12	Pass
Moreton In Marsh	17	11	-36%	2	-6	Pass

Table 4-5 AM Rail Exits' Calibration

Name	Observed Entry	Modelled Entry	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 25%; GEH <5 if flow <150)
Kemble	27	13	-54%	3	-15	Pass
Moreton In Marsh	24	16	-33%	2	-8	Pass

Table 4-6 IP Rail Exits' Calibration

Name	Observed Entry	Modelled Entry	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 25%; GEH <5 if flow <150)
Kemble	8	4	-49%	2	-4	Pass
Moreton In Marsh	50	23	-54%	4	-27	Pass

Table 4-7 PM Rail Exits' Calibration

Name	Yearly Observed	ORR	% Diff
Kemble	384208	409170	-6%
Moreton In Marsh	171211	292544	-71%

Table 4-8 AM Rail Entries Validation

4.3.2 Bus

Bus passenger flow validation was carried out at the sector level by grouping stops within each sector. TAG requires that, for all or nearly all stops, the difference in boardings and alightings between observed and modelled values should be less than 15%, with the GEH statistic applied where flows are low. Tables 4.9 to 4.11 present the results for the Cotswold sectors across each modelled period. Cirencester, notably, fails to meet the 15% criterion and does not satisfy the more flexible 25% threshold. Cotswolds central also fails to meet both criteria in the PM. As Cirencester is a key urban area within the Cotswold District, improvements should be prioritised there, alongside adjustments to better represent passenger flows in the Cotswolds Central sector.

Sector	Observed Boardings	Modelled Boardings	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 15%; GEH <5 if flow <150)	Pass / Fail (% diff <= 25%; GEH <5 if flow <150)
Cotswold Central	100	64	-36%	4	-36	Pass	Pass
Costwold East	64	67	4%	0	2	Pass	Pass
Cotswold South	54	42	-22%	2	-12	Pass	Pass
Cirencester	16	57	258%	7	41	Fail	Fail
Cotswold West	1	1	61%	0	0	Pass	Pass

Table 4-9 AM Bus Boardings Validation

Sector	Observed Boardings	Modelled Boardings	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 15%; GEH <5 if flow <150)	Pass / Fail (% diff <= 25%; GEH <5 if flow <150)
Cotswold Central	97	128	32%	3	31	Pass	Pass
Costwold East	44	44	1%	0	0	Pass	Pass
Cotswold South	26	21	-18%	1	-5	Pass	Pass
Cirencester	25	62	142%	5	36	Fail	Fail
Cotswold West	0	1	178%	1	1	Pass	Pass
Cotswold North	1	1	19%	0	0	Pass	Pass

Table 4-10 IP Bus Boardings Validation

Sector	Observed Boardings	Modelled Boardings	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 15%; GEH <5 if flow <150)	Pass / Fail (% diff <= 25%; GEH <5 if flow <150)
Cotswold Central	64	15	-77%	8	-49	Fail	Fail
Costwold East	36	36	-1%	0	0	Pass	Pass
Cotswold South	15	14	-2%	0	0	Pass	Pass
Cirencester	8	69	772%	10	61	Fail	Fail
Cotswold West	0	2	998%	2	2	Pass	Pass

Table 4-11 PM Bus Boardings Validation

5 Public Transport Fare & Journey Time Elasticities

5.1 Overview

The public transport (PT) fare elasticity test examines how PT trip-making, across all sub-modes, responds to a 10% increase in both bus and rail fares, applied consistently across all demand segments.

5.2 Model Performance

The modelled elasticities are broadly in line with TAG Unit M2.1 guidance, though some deviations have been identified that may warrant further review:

- Bus Fare Elasticity: The modelled elasticity is -0.2, which lies at the lower end of the typical TAG range (-0.2 to -0.9 for public transport trips and −0.35 to −0.9 for bus trips for full fare paying passengers) and below the recommended value of -0.4 for bus sub-mode choice. This suggests that the model may understate bus users' sensitivity to fare changes, potentially limiting its responsiveness to pricing interventions. However, it is noted that that around 25% of the daily ticket sales within Gloucestershire are free journeys which would impact the derived elasticities.
- Rail Fare Elasticity: It is noted that the latest TAG includes sub-mode elasticities (-0.7 to-1.5), which were not available at the time of 2019 model build. However, the modelled elasticity is higher than expected relative to TAG guidance, indicating that demand appears overly responsive to rail fare increases. This could result in exaggerated mode shift away from rail and reduce the reliability of rail demand forecasts under fare change scenarios. It is noted in the MDVR that further improvements can be done to better match synthetic and assignment matrices. The MDVR also notes that the rail passenger demand levels are relatively small when compared to the total trips and no proposed rail use cases were identified at the time of model development.

5.3 Conclusion

The model generally performs well. Further calibration could be considered to better align fare elasticities with TAG, although limitations should be noted.

6 Variable Demand Model

6.1 Key Results

The Variable Demand Model (VDM) results show differences between the synthetic and final assigned models, suggesting that the demand responses such as modal shift are not well replicated. This will be important given the focus on sustainable transport measures as part of the Cotswold Local Plan and capturing demand changes accurately. This highlights a need for further monitoring, with a view to identifying refinements if required, particularly regarding how mode shift and trip length are represented. Section 6.14 of the MDVR report discusses the different pivoting processes that are used, depending on the relative difference between synthetic and assignment trips at a zonal level. These are chosen per-zone and are dependent on values of these parameters. The intention is to use the standard Absolute Model Applied Incrementally whenever possible though to fall back to an additive function where required.

Time Period	HAM Matrix Total	VDM Matrix Total	Difference	% Difference
AM Peak	97,726	86,271	-11,456	-12%
IP Peak	72,915	57,201	-15,714	-22%
PM Peak	106,901	101,851	-5,050	-5%

Figure 6:1 Comparison of Total Matrix Sizes for Car (VDM vs final HAM, both vehicle trips)

Mode	Time Period	PT AM Matrix Total	VDM Matrix Total	Difference	% Difference
Bus	AM Peak	4,842	4,007	-835	-17%
	IP Peak	4,477	4,817	340	8%
	PM Peak	4,126	5,586	1,460	35%
Rail	AM Peak	1,551	2,720	1,169	75%
	IP Peak	800	762	-38	-5%
	PM Peak	1,597	2,481	884	55%

Figure 6:2 Comparison of Total Matrix Sizes for public transport (VDM vs PTAM)

7 Recommendations & Conclusion

7.1 Recommendations

Several recommendations emerged from the review of the GC3M 2019 base model, including:

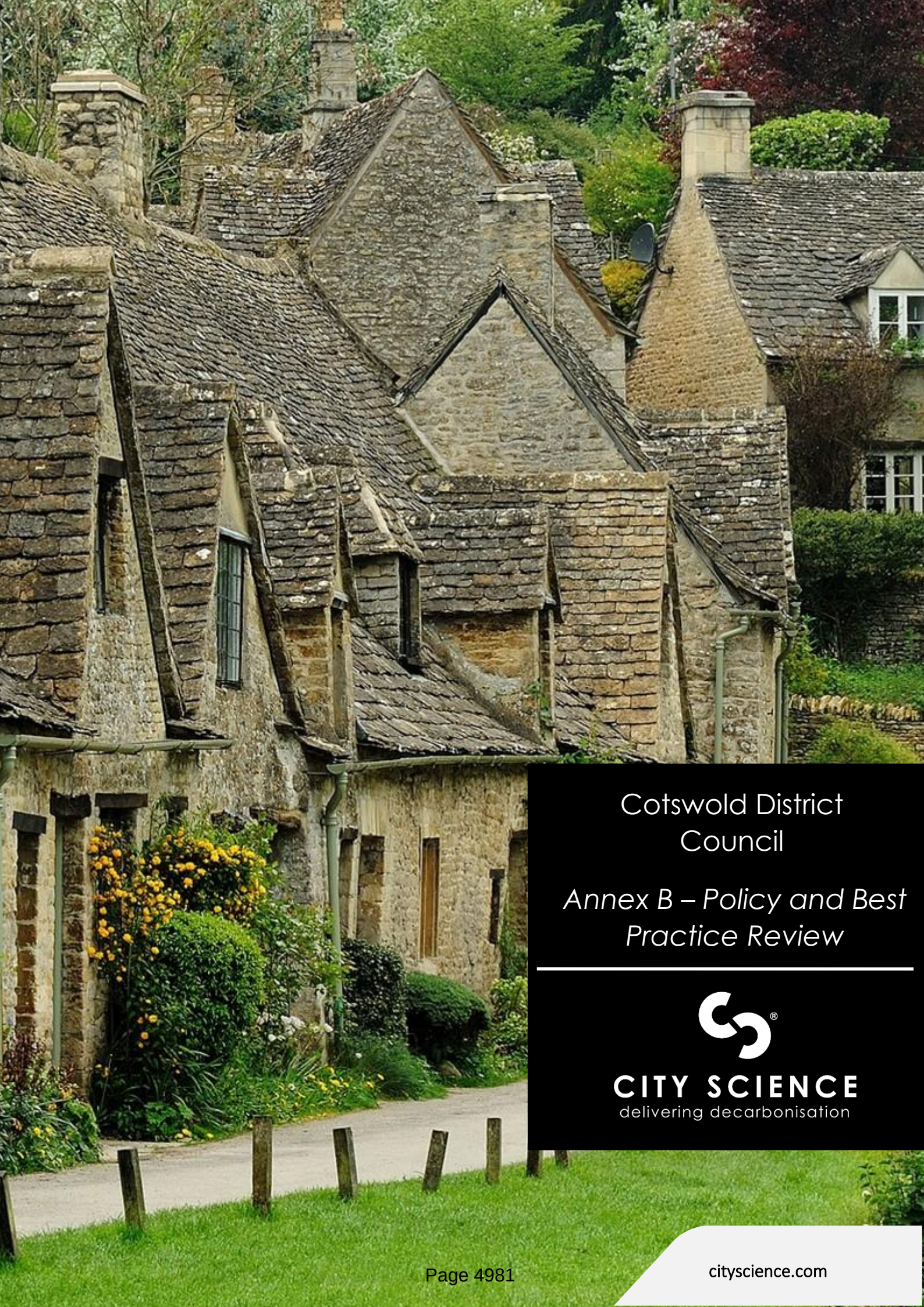
1. Additional Journey Time Routes: Introducing additional journey time routes to cover all the main roads in the area and enhance the reliability of the model, particularly around large sites under consideration such as in Mickleton, Willersey, and Moreton-in-Marsh.
2. Signal Data Enhancement: Correcting the identified issues at three signalised junctions where staging, timings, or saturation flows are inaccurate.
3. Additional Zones: Adding dedicated zones for each of the 10 potential development sites with high number of dwellings. This will ensure consistency with the future year structure and allow site to be fully modelled with its own zone and associated connectors.
4. Enhancing count validation: Improving validation of traffic counts, particularly around major development sites, including Cirencester, Siddington, Preston, Moreton-in-Marsh, and Willersey, where GEH performance is weaker. This will help minimise discrepancies between modelled and observed flows and ensure the model provides a more robust assessment of development impacts.
5. Improving Public Transport Validation: Enhance the validation of rail stations, with a focus on Moreton-in-Marsh, to closely match the ORR values, and improve bus validation in the Cirencester area to bring results within the required criteria.
6. Bus and Rail fare elasticities: The modelled elasticities are broadly in line with TAG Unit M2.1 guidance, though some deviations have been identified that may warrant further review. We note that the bus sub-mode fare elasticity is outside the TAG range however it is noted that that around 25% of the daily ticket sales within Gloucestershire are free journeys which would impact the derived elasticities, therefore no further action is needed. In addition, the rail sub-mode fare elasticity is higher than the TAG range but it is noted that rail demand constitutes a small proportion of total trips, we therefore don't intend to make changes as we think the resultant adjustment would have minimal impact.
7. VDM: Given the observations regarding the VDM it is recommended to benchmark the forecast modal splits and shift against available datasets such as NTS (i.e. modal split) and observed modal shifts from outturn data when equivalent polices are enacted.

7.2 Conclusion

The GC3M demonstrates a generally good level of performance, meeting most TAG criteria for calibration and validation. Some refinement is possible on the demand side; for example, VDM results show differences between synthetic and assigned demand. Similarly, the average trip length between prior and post matrix estimation could be improved to fully meet TAG criteria, although some deviation on demand-related criteria is common. Targeted enhancements, particularly near large developments, would further strengthen model reliability and forecasting accuracy, reinforcing its value as a robust evidence base for future decision-making.

In summary, this note highlights key aspects of the GC3M that may benefit from refinement or ongoing monitoring during the Cotswold local plan strategic transport assessment. Overall, the GC3M demonstrates good performance, but areas for improvement have been identified. Enhancements around the potential strategic site allocations are recommended, and further localised assessments of the model's network structure, zoning, calibration, and validation will be carried out.

This page is intentionally left blank



Cotswold District Council

Annex B – Policy and Best Practice Review

CITY SCIENCE
delivering decarbonisation

Document details

Date issued: 06/10/2025

Document status: Final

Version number: 1.0

Document history

Version	Date issued	Description
0.1	24/09/2025	First Draft
1.0	06/10/2025	Updated following CDC Feedback

Contributing Authors

Karl Jarvis BA MSc CTPP	**Project Director**	City Science
Greg Hartshorn BSc (Hons) MSc PG Cert MCIHT	**Local Plan Specialist**	City Science
Dr Drew Pearce PhD MSc MPhys	**Transport Planning Lead**	City Science
Catherine Hollins MSc	**Transport Planner & Engagement Coordinator**	City Science

This Report has been prepared by City Science Corporation Limited with reasonable skill, care and diligence. This Report has been prepared for Cotswold District Council and should not be shared with any third parties, nor reproduced in whole or in part, without the prior written approval of City Science Corporation Limited. Front Photo Courtesy of Saffron Blaze.

Contents

1 Policy & Technical Guidance Review 1
1.1 National Policy Context 1
1.2 Sub-national Policies & Plans 9
1.3 Gloucestershire-wide policies and plans 10
1.4 Local Policies & Plans 12
1.5 Relevant Policies & Plans of Neighbouring and Similar Authorities 13
1.6 Technical Documents & Guidance 14
2 Good Practice & Lessons Learnt 21
2.1 Examples of Good Practice 21
2.2 Building on Lessons Learnt 22
3 Bibliography 24

1 Policy & Technical Guidance Review

Cotswold District Council is preparing a new Local Plan, which will establish the planning framework for development and land use across the district. *The Plan will set out both strategic priorities and locally tailored policies to guide growth and change. The Local Plan covers the Cotswold District, shown in* Figure 1-1.

City Science has been commissioned to support the development of the transport evidence base for the Local Plan through the preparation of a Strategic Transport Assessment. The Review gives particular attention to three themes that are deemed to define the Cotswolds' context: an ageing population, the challenges of rural living, and the district's strong role in leisure and tourism. These themes are considered throughout the Review and help shape the findings and recommendations of this report.

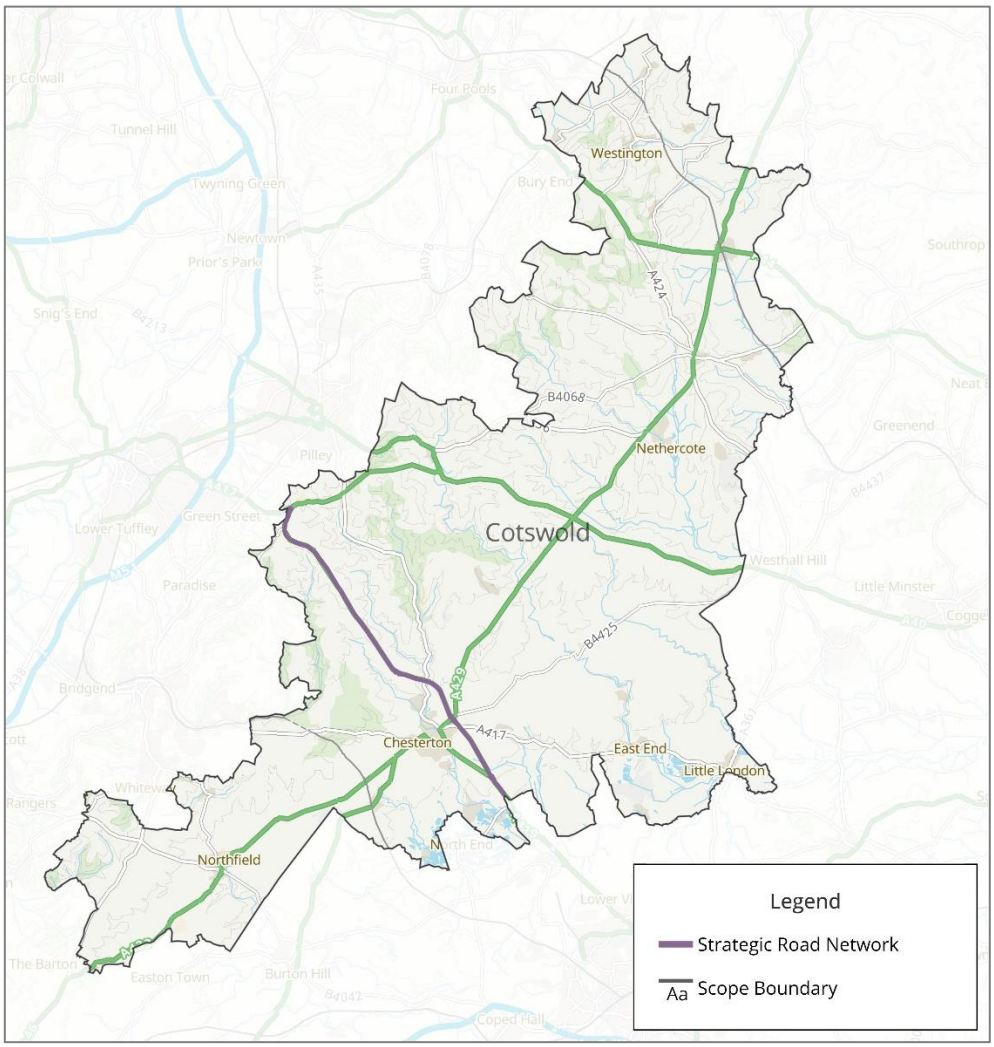


Figure 1-1: Core Study Area & Strategic Road Network

1.1 National Policy Context

1.1.1 Introduction

The national policy context is undergoing a period of significant change following the July 2024 General Election. Additionally, a new Secretary of State for Housing, Communities and Local Government has recently been appointed however no major changes in policy direction is expected. Policies and legislation have largely been designed to reflect the government's five 'missions' set out in the Plan for Change (HM Government, 2024). These are shown in Figure 1-2.

Kick Start Economic Growth | Build an NHS Fit for Future | Safer Streets | Break Down the Barriers to Opportunity | Make Britain a Clean Energy Superpower

Figure 1-2: The Government's five missions

The legislative agenda of the current parliament (running to July 2029 unless an early election is triggered) was set out in the King's Speech (2024). Economic growth was identified as the driving aim of the government, and this has been reinforced in recent policy announcements.

In April 2025, the Secretary of State for Transport announced her vision for transport including tasks for a better decade of transport

- **Towards a better Railway:** Establishing Great British Railways and seeking to unify track and train.
- **Towards Public Ownership:** Moving all operators into public hands starting with Southwestern and c2c.
- **Towards Better Buses:** Greater control for local authorities for buses including franchising options.
- **Towards Better Roads:** Increased financing for local highways with a focus on dealing with road surface quality.
- **Towards Fairer Work:** Greater protections for seafarers.
- **Towards Cleaner Skies:** New Sustainable Aviation Fuel mandate.
- **Towards a Fossil-Free Future:** Driving the decarbonisation of all modes of transport.

Having run a call for ideas until February 2025 an Integrated National Transport Strategy is currently being drafted and is due to be published by the end of the year. Initial showcases of the strategy suggest that it will focus on embedding people at the heart of transport planning rather than a focus of on major infrastructure projects. Balancing the benefits of devolution with a national strategic vision is also expected to feature.

In parallel, the Ministry of Housing, Communities and Local Government has embarked on a programme of reform to the planning system, and to local government devolution and reorganisation. This has included changes to the National Planning Policy Framework as well as an English Devolution white paper. These changes are intended to drive shorter development times for infrastructure as well as increase the accountability of transport systems.

This section summarises the national policy environment (as of **July 2025**) most relevant to the development of the **Cotswold Local Plan**, organised under the themes shown in Figure 1-3.

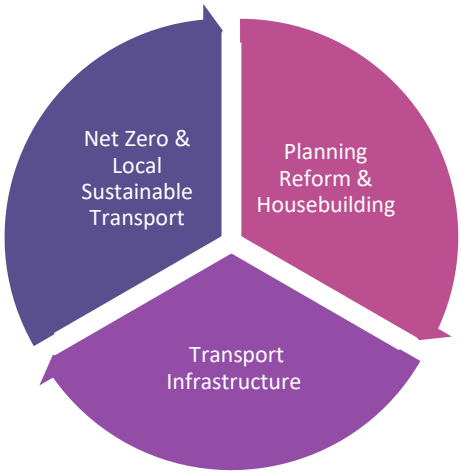


Figure 1-3: National Policy Themes Described in this Section

1.1.2 Planning Reform & Housebuilding

One identified key enabler of the missions is reform of the planning system to be more 'pro-growth' and, 'pro-infrastructure'. This is intended to build in a default approval to development occurring on brownfield sites as well as critically important infrastructure. To support this, the Government has committed to fast-tracking planning decisions for at least 150 major economic infrastructure projects within the current parliamentary term. These policies centre on:

- Updating: All relevant National Policy Statements (NPS) planned by summer 2025. Consultations on updates to the NPS were completed in May 2025. A new Water Resources Infrastructure NPS was deployed in July 2025 with other updates expected.
- Publishing: A revised National Planning Policy Framework (NPPF). This was published in December 2024.
- Improving: Local planning processes and increasing capacity. The government has recently launched a consultation on changes to streamline the planning of nationally significant infrastructure planning.

Whilst all are important, revision of the NPPF is of particular significance in the context of the Cotswold local plan. The revised NPPF (2024b), released in December 2024, places greater emphasis in several areas including achieving sustainable development, prioritising economic growth and addressing climate change. Promoting' healthy and safe communities' and 'sustainable transport' are key planks of the framework, outlining the following recommendations:

- Places should promote social interaction and community cohesion through mixed-use spaces, walkable street layouts, and accessible, active public areas.
- Ensure environments are safe, inclusive, and support healthy lifestyles by reducing crime, providing green spaces, and encouraging walking, cycling, and access to healthy amenities.
- Considering transport in the early stages of the plan-making process.
- Using a vision-led approach to identify transport interventions which will deliver well-designed, sustainable and popular places, with internal transport networks and external connectivity considered in full.
- Locating development in locations where the need to travel can be minimised and which can offer a genuine choice of travel modes.
- Providing a mix of uses which will minimise the number and length of journeys.
- Providing attractive active travel infrastructure to maximise the share of short journeys made on foot or by bicycle.
- Providing appropriate public transport facilities and services and connecting to existing networks.
- Developments that generate significant movement must provide a travel plan and be supported by a vision-led transport statement or transport assessment.
- Be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators, and neighbouring councils.

The Government has identified a pressing need to speed up housebuilding, including affordable and social housing (Prime Minister's Office, 2024b). The Planning & Infrastructure Bill (2025b), currently in the committee stage in the House of Lords, would enact tools to support this ambition, including Spatial Development Strategies which will support cross-boundary strategic planning, and amending the Transport & Works Act (1992) to streamline delivery of transport infrastructure supporting new housing.

More generally, the Government has set out the importance of appropriate investment, devolution of local government decision-making, and planning reform (including reintroducing mandatory housing targets with a new calculation method) to achieve a step-change in the number of houses built. In the Plan for Change, the Government sets a milestone of delivering 1.5 million new homes within this Parliament (by July 2029 at the latest), some of which will be in "a new generation of new towns" and major urban extensions.

Relevance to the Cotswold Transport Evidence Base

- **Rural Connectivity**: Given the rural nature of the district, transport planning must focus on improving accessibility across dispersed settlements, maintaining essential services, and connecting communities to necessary services such as employment, education, and healthcare.
- **Engagement:** The Transport Working Group will comprise representatives of relevant local and transport authorities across this project. Each organisation will be actively involved in the ongoing process of the evidence base, interventions and modelling.
- **Vision-led:** Transport proposals will be guided by a vision-led methodology, maximising sustainability for Local Plan sites and the wider district, while considering the distinctive social, economic, and environmental characteristics of the Cotswolds.
- **Scenario Planning:** Multiple scenarios will be assessed to understand the effects of development on transport networks and the wider environment. This ensures that proposed interventions are robust, adaptable, and responsive to the district's unique challenges, including seasonal tourism pressures and rural access.

1.1.3 Transport Infrastructure

Transport infrastructure investment is a key focus of the Government's agenda for delivering national and regional economic growth. While many national initiatives focus on large urban or nationally significant projects, the Cotswolds' rural context, dispersed settlements, and tourism-driven traffic mean that infrastructure planning must carefully balance local needs with broader policy objectives. Policies to date suggest that the Government is seeking local authorities to focus on building and developing communities that can promote sustainable transport solutions.

The Infrastructure Strategy (HM Treasury, 2025b) and related announcements reinforce this commitment, focusing on projects that directly support housing and job creation. Central to these efforts is integrated spatial planning, ensuring transport systems effectively support new developments. Key initiatives include:

- Over 50 nationally significant road and rail upgrades, designed to unlock approximately 39,000 new homes and create 42,000 new jobs.
- Renewed backing for major regional projects like East West Rail and TransPennine Route Upgrades, to enhance connectivity.
- Encouragement of transport investment that closely integrates with spatial planning and the wider industrial strategy for sustainable growth.

However, Phase 1 of the Spending Review (HM Treasury, 2025a) introduced a more selective, evidence-driven funding approach. Several large transport schemes were paused or cancelled due to concerns about cost, deliverability, and local impacts, signalling a pivot towards investments with clear, measurable benefits for communities and economies.

Large transport investments projects have been scaled back or cancelled suggesting a government focus on delivering smaller scale interventions that can still provide an impact. For example, the scaling back of HS2, reflects the growing emphasis on affordability, regional benefit, and deliverability (DfT, 2024e). This is likely to have implications for potential local rail schemes such as the Cirencester-Kemble railway restoration.

The Strategic Road Network (SRN) provides vital connections between the Cotswolds and regional centres. Key routes such as the A40, A429, and A436 link Cirencester to major hubs such as Gloucester, Birmingham and Bristol, providing important access for both residents and visitors. The National Highways Initial Report (2024b) highlights a shift from network expansion and enhancement to prioritising renewals, resilience, and efficiency. Further, DfT Circular 01/2022 (2022) requires local authorities to develop robust transport evidence bases and collaborate closely with National Highways to ensure sustainable growth that does not overburden the SRN. Reducing local trip demand on strategic roads by expanding active travel and public transport is a key government expectation - highly relevant for new developments across the Cotswold District.

Although some nationally significant schemes have been paused or scaled back, local transport funding remains a priority. The Local Transport Fund commits £2.4 billion over the same period for local priorities, including supporting housing growth. Road maintenance remains a priority too, with the Government allocating funding for pothole repairs and road maintenance, signalling its intent to promote road safety.

To ensure investments meet broader economic, social, and environmental goals, new appraisal guidance and a comprehensive Transport Infrastructure Review are being introduced. These reforms aim to promote accountability, and projects that advance levelling up, social inclusion and net zero ambitions.

Relevance to the Cotswold Transport Evidence Base

- **Vision & Validate:** A vision-led approach will guide the development of Transport Evidence Base ensuring proposals support sustainable growth, rural accessibility, and the distinctive character of the Cotswolds. This methodology naturally aligns with the guidance set out by National Highways, strengthening the case for delivering well-designed transport infrastructure that supports long-term place-based goals.
- **Robust Evidence:** Transport interventions will be assessed for cost, deliverability, and local impact, ensuring decisions are well-justified and deliver measurable benefits.
- **Local Priorities:** The Transport Evidence Base will be informed by local transport priorities, including improving rural transport links, supporting the mobility needs of an ageing population, and managing seasonal pressures from leisure and tourism.
- **Multi-Criteria Appraisal:** Proposals will be evaluated using a multi-criteria framework considering economic, social, and environmental factors, including climate and net zero objectives.
- **Integration with Planning:** Transport evidence will inform all stages of the Local Plan, ensuring housing, economic development, and leisure/tourism infrastructure are well-connected and accessible, and that new developments are in the most sustainable locations from a transport perspective

1.1.4 Net zero & Local Sustainable Transport

The UK Government remains committed to its legally binding target to achieve net zero emissions by 2050, with transport seen as both a major contributor to emissions and a critical solution. The Plan for Change reinforces this ambition, positioning net zero as a driver of economic growth, job creation, and investment. While it does not set detailed transport policy, it reaffirms that carbon budgets will be used to measure progress, underlining the importance of aligning local planning decisions with national climate goals.

The Transport Decarbonisation Plan (DfT, 2021a) remains a critical strategy, setting out a national vision for reducing transport emissions through modal shift, electrification, demand management, and investment in active and public transport. While the current government has not indicated that it intends to reissue the Plan, sector-specific initiatives have continued including:

- Bus Reform: The Bus Services (No.2) Bill (2025b) includes provisions to expand local authority powers over service franchising, mandate zero-emission buses by 2030, and strengthen duties around socially necessary services. In parallel, the Government continues to provide financial support for network improvement through initiatives like the Bus Service Improvement Plans (BSIPs) (DfT, 2023a), the Bus Service Operators Grant Plus (DfT, 2023b), and a recent £38 million allocation to purchase over 300 new electric buses (DfT, 2025e). Ongoing national fare caps (DfT, 2024b) and a focus on affordability and reliability make buses a key strategic priority, particularly for spatial strategies aiming to reduce car dependency in both urban and rural settings. The rural context of the Cotswolds provides a challenging area for buses with services requiring high subsidies with longer journeys and fewer passengers. Additionally, the Spending Review (2025a) committed £750 million per annum during this Parliament to improve bus services, including around £250 million per annum of Bus Service Operators' Grant.
- Active Travel & Mode Shift: The Spending Review (2025a) has committed £616m in active travel funding from 2026/27 to 2029/30. Alongside this, Gear Change (DfT, 2021b), prepared under the previous government, sets a strong foundation with ambitions for half of all journeys in towns and cities being cycled or walked by 2030. Recent funding allocations for active travel include over £300 million through the Third Cycling and Walking Investment Strategy (CWIS3) (DfT, 2025g). This is aimed to support local authorities in delivering better connected, walkable and cycle-friendly neighbourhoods. This direction aligns closely with the updated NPPF (2024b), which reinforces expectations that new development should prioritise active and sustainable modes of travel. The focus on active travel for towns and cities means there has been comparatively less focus on active travels role in rural trips. Rural trips and often longer and are more likely to require full segregation due to higher road speeds. Due to the longer trips a focus on e-micromobility may be most relevant to the Cotswolds.
- Local Sustainable Transport: The Local Transport Fund (SR2025) was suggested to represent a major shift in national policy, by devolving over £2.4 billion for locally led transport schemes (DfT, 2025f). Funding focuses on bus improvements, cycling and walking infrastructure, road safety, and digital mobility - particularly outside major city-regions. This new funding stream supports the principle of devolved responsibility for transport planning, encouraging councils to integrate transport upgrades with wider regeneration, housing, and climate goals.
- Climate Adaptation & Resilience in Transport Systems: The Government has launched a consultation on improving climate resilience within transport systems (DfT, 2024a), including proposals for infrastructure risk assessments and updated design standards.

Relevance to the Cotswold Transport Evidence Base:

- **Decarbonising Transport:** National policy places strong emphasis on decarbonising all aspects of the transport system, with significant commitments to accelerate the transition away from fossil fuel dependence. Across EV incentives, bus reform, and modal shift strategies, the clear objective is to reduce car dependency and promote cleaner, more efficient alternatives. The Transport Evidence Base will support this by testing how transport interventions enable low-carbon travel choices to support sustainable development.
- **Prioritising Sustainable Transport:** The national vision supports a long-term shift toward more sustainable travel modes - walking, cycling, and public transport - within new development and regeneration areas. The Transport Decarbonisation Plan and supporting strategies set out ambitions for a significant reduction in car use in favour of sustainable travel, while the Local Transport Fund reinforces the importance of locally led, place-based delivery. The Transport Evidence Base will help embed these principles by identifying where sustainable transport infrastructure is most needed and can be most effective in shaping future growth.
- **Prioritising Active Travel & Mirco-Mobility:** Government strategy sets clear goals that half of all journeys in towns and cities will be cycled or walked by 2030. In the Cotswolds, long distances between towns and villages limit the uptake of conventional walking and cycling. Within market towns such as Cirencester and Tetbury, pedestrian- and cycle-friendly neighbourhoods can be successfully promoted. In more rural areas, e-bikes, e-scooters, and other micromobility solutions may be essential to enable short, low-carbon trips. The Transport Evidence Base will assess where infrastructure can be most effectively delivered to support these modes, helping to prioritise investment and maximise accessibility.
- **Rural Buses:** The upcoming Bus Services (No. 2) Bill will give local authorities greater control over franchising, route planning, and protection of socially necessary services. Delivering sustainable bus networks in rural areas is challenging due to longer routes, low passenger numbers, and higher subsidy requirements. The Transport Evidence Base will provide detailed analysis of demand, route viability, and service design to support reliable and affordable bus provision across the district. New developments could focus on attempting to bolster the demand for existing services.
- **Network Resilience and Climate Adaptation:** Sparse transport networks in rural areas mean disruptions, such as road closures or infrastructure failures, have disproportionate effects. Climate adaptation and resilient design are therefore crucial. The Transport Evidence Base will help identify vulnerable routes, assess risk, and prioritise interventions, ensuring continuity of access for residents, visitors, and businesses.

1.1.5 Future of Rural Transport

There is an increasing understanding and focus on the different challenges faced by rural communities. To address this, the DfT issued a report following a consultation called “Future of Transport: supporting rural transport innovation” (DfT, 2023). The report found that:

- **Car Dependence:** The rural environment makes the socio-economic impact of a lack of access to a car more pronounced. This means that there is a higher importance for the reliability of rural roads but also the additional challenges to sustain an alternative system.
- **Local Integrated Transport Strategies:** Local plans in rural areas need to be more integrated across land use, economic growth and housing to maximise the connectivity that can be delivered through sustainable transport.
- **Innovative in Rural Mobility:** Rural areas can benefit from emerging and innovative technologies such as Demand Responsive Services, automated and shared mobility options.

- **Electrification Infrastructure:** The higher dependence on private vehicles for transport in rural areas means that meeting sustainability goals will rely more heavily on electrification than in urban areas and as such a higher focus on electric charging infrastructure is needed.

The report outlines nine rural principles for transport:

1. New modes of transport and new mobility services must be safe and secure by design.
2. Innovation in transport should consider the needs of rural transport users and must be available and accessible to all parts of the UK and all segments of society.
3. Walking, wheeling, cycling and micromobility must be enabled as the best options for short rural journeys.
4. Affordable and accessible public transport and shared mobility must be fundamental to an efficient rural transport system.
5. New transport modes and services in rural areas should support a rapid transition to zero emissions and be adapted to climate change.
6. Innovation should improve road efficiency and reduce congestion by promoting shared mobility, improving user choice and consolidating freight.
7. The marketplace for mobility must be open to stimulate innovation and give the best deal to users, working alongside local authorities to complement existing services.
8. New transport services must be designed to operate as part of an integrated system that combines public and private modes with community-led schemes for transport users.
9. Data from new transport services must be shared where appropriate to improve both choice and the operation of the transport system.

1.1.6 Mobility for Older People

The median age of the Cotswold (49 years old) is above the median for the region (44 years) and England as a whole (40 years old). Over the last decade the median age of the Cotswolds has also increased from 46 years old suggesting that the region is likely to continue to have an aging population and this should be reflected in its wider local planning. There are several national policies and guidelines that determine how to integrate older people into planning.

1.1.6.1 Accessible Travel Policy by the Office of Road and Rail (ORR, 2020)

The Accessible Travel Policy by the Office of Road and Rail (ORR, 2020) the document provides guidance around the provision of transport to be fair and equitable to those with disabilities as well as older people. It highlights the need to provide:

- **Space and Clearance:** Standards for ensuring that transport spaces provide enough clearance and space for wheelchair and mobility assistance users
- **Spaces to Rest:** The guidance highlights the need for older and disabled people to have spaces to sit down and rest to facilitate their transport needs. This includes walks to transport hubs as well as within transport systems themselves (e.g. bus stops)
- **Toilet Provision:** Ensuring that public spaces provide adequate facilities for going to the toilet is of more importance to older and disabled individuals.
- **Wayfinding and Journey Planning:** Additional consideration should also be given to neurodiverse users and ensuring that transport systems and spaces provide welcoming and easy to navigate spaces.

1.1.6.2 Inclusive Transport Strategy

The inclusive transport strategy (DfT, 2018) outlined the Government's strategy for ensuring the needs of those with additional needs (such as reduced mobility) were being fully accounted for in transport planning. It identified five key themes.

1. **Existing Rights:** The report identified that existing rights of equality were not always known and enforcement needed to improve.

2. **Staff Training:** The report identified that staff awareness (e.g. bus drivers) was lacking about the needs and rights of disabled people
3. **Improved Information:** The report highlighted the need to produce information in forms that all people could access and understand. For older people this highlights the need to consider lower digital literacy.
4. **Inclusive Infrastructure:** New systems must ensure that the infrastructure is built without barriers to those with mobility and other impairments.
5. **Future:** Early involvement and engagement with disabled people was deemed to be highly important for these communities in any change or innovation to the transport system.

1.2 Sub-national Policies & Plans

1.2.1 Route Strategy Initial Overview Report Route 19: Birmingham to Exeter (National Highways, 2023)

Route 19 forms part of the M5 corridor between Birmingham and Exeter and is one of 20 routes assessed by National Highways. The Initial Overview Report (2023) identifies strategic issues and opportunities, including connectivity with the Cotswolds and wider regional networks. Key pressures are safety, congestion, and severance at junctions where the M5 interacts key A roads. These factors directly influence access into and across the Cotswolds, particularly via key east-west links.

A particular link along this route relevant to Cotswold is between M5 J11A and J12 (Gloucester). This stretch of the motorway is strategically important for the Cotswolds, as J11A provides direct access to the A417, the main east-west route across the Cotswolds towards Cirencester, Swindon, and the M4 corridor. As a result, pressures on this section of the M5 affect both the reliability of long-distance travel and visitor movement to and from the Cotswolds.

Another relevant section is between M5 Junctions 12 and 14, which provides onward connectivity from Cirencester and the central Cotswolds to the M5 corridor. This link supports both commuter movements and visitor travel, linking the A419 corridor via Stroud. It also links Cirencester with destinations further south, including Bristol and the South West. Ensuring resilience along this section is key for both for local accessibility and for sustaining the visitor economy.

Generally, both sections record relatively low collision rates compared with other parts of the corridor. However, pressures remain around these junctions, particularly in the form of long slip-road queues and the associated risks of poor air quality and elevated noise levels. The report identifies measures to strengthen local connections and safeguard environmental receptors around Junctions 11A and 12, alongside proposals to improve resilience to seasonal traffic flows along the M5.

Relevance to the Cotswold Transport Evidence Base

- **Engagement with National Highways:** Ongoing collaboration with National Highways ensures alignment with strategic road planning, including recognition of existing issues and anticipated pressures along the M5 corridor affecting the Cotswolds.
- **Severance & Connectivity:** Observed severance at junctions such as J11A and J11 highlights the importance of planning for inclusive, well-connected development, particularly in areas divided by major infrastructure. Ensuring smooth east–west movement across the Cotswolds remains a key consideration.

1.3 Gloucestershire-wide policies and plans

1.3.1 Gloucestershire Local Transport Plan (2020-2041) (Gloucestershire County Council, 2020b)

The Gloucestershire Local Transport Plan (LTP) set out Gloucestershire County Council's (GCCs) local transport ambitions for the next 20 years. The main priorities are to: protect and enhance the natural and built environment; support sustainable economic growth; enable safe and affordable community connectivity; improve community health and wellbeing; and promote equality of opportunity.

Relevance to the Cotswolds Transport Evidence Base

- **Transport Emissions Reductions:** Gloucestershire County Council's aim for net zero transport emissions by 2045 is significant for the Cotswolds, where dispersed settlements and reliance on private vehicles contribute significantly to emissions. Strategies that improve sustainable transport options, such as public transport enhancements, active travel, and low-emission modes, are essential for reducing the environmental impact of travel across the rural area.
- **Rural Connectivity and Mode Choice:** The LTP highlights the importance of supporting accessible and reliable transport networks in rural areas. In the Cotswolds, this includes improving bus and rail services, as well as safe walking, wheeling, and cycling routes between key employment and service hubs. Enhancing these networks supports local mobility and reduces dependence on private vehicles.
- **Managing Population and Travel Demand:** With an ageing population and dispersed communities, transport interventions must address accessibility for all residents, particularly those without access to a car. Targeted improvements to local transport infrastructure can maintain social inclusion and enable access to healthcare, education, and essential services.
- **Major Transport Projects:** Key infrastructure improvements relevant to the Cotswolds include enhancements to the M5 corridor and bus priority schemes. These projects improve regional connectivity while supporting rural communities, facilitating both commuter and visitor travel.

1.3.2 Gloucestershire Bus Service Improvement Plan (BSIP) 2024 (Gloucestershire County Council, 2024a)

The BSIP outlines GCC's strategy to increase bus use, and support decarbonisation by improving service quality, coverage and integration. It includes a range of proposed measures such as faster and more reliable routes, new ticketing options, zero-emissions buses, and plans for a future mass rapid transit system.

Relevance to the Cotswolds Transport Evidence Base

- **Enhancing Rural Accessibility:** The Bus Service Improvement Plan (BSIP) focuses on improving service quality, coverage, and integration, which is particularly relevant for Cotswold's dispersed rural communities. Reliable and frequent bus services can support residents without access to private vehicles, enhancing access to employment, education, healthcare, and other essential services.
- **Informing Future Transport Planning:** The BSIP provides input for planning and scenario development, particularly in assessing how bus service improvements could influence mode shift and connectivity within the Cotswolds. By integrating these measures, transport strategies can better reflect the needs of rural populations and visitor demand.
- **Integration with Wider Transport Networks:** Proposals for bus priority measures also contribute to more integrated regional travel, linking the Cotswolds to neighbouring centres and major corridors, supporting both daily mobility and the visitor economy.

1.3.3 Journey to Net Zero (Gloucestershire County Council, 2024b)

This Roadmap, published by GCC, provides a summary of the current transport emissions in the county and a resulting plan to reach net zero by 2045, reducing emissions by 80% by 2030. It focuses on three overarching aims of avoiding the need to travel, shifting mode of travel, and improving vehicles and driving via more efficient networks and more low carbon vehicles.

Relevance to Cotswolds Transport Evidence Base

- **Supporting Behavioural Shifts in Rural Areas**: The Roadmap identifies five key behavioural changes including making more local trips, shifting from private cars to sustainable modes, and adopting smaller or zero-emission vehicles. In the Cotswolds, achieving these outcomes requires not only transport interventions but also developments that support sustainable behaviours, particularly in dispersed rural settlements.
- **Reducing Transport Emissions:** With transport accounting for a significant portion of local emissions, these measures are critical to achieving net zero targets while maintaining access for residents and visitors. Rural-focused solutions, such as low-emission buses, active travel routes, and improvements to key corridors, help reduce reliance on private vehicles and support decarbonisation.
- **Stakeholder Collaboration:** The Roadmap highlights the importance of working with a range of stakeholders, including transport operators, and strategic bodies such as National Highways. For the Cotswolds, such collaboration ensures that transport strategies reflect local needs, support connectivity across rural communities.

1.3.4 Gloucestershire Climate Change Strategy (Gloucestershire County Council, 2025)

Published in 2019, this Strategy (Gloucestershire County Council, 2019) establishes clear decarbonisation targets (e.g. carbon neutral by 2050 and 80% reduction in emissions by 203). Since then, it has been operating on a five-year rolling Action Plan with themes and targets updated as relevant.

Relevance to the Cotswold Transport Evidence Base

- **Low-Carbon Transport Options: The** Strategy emphasises providing practical, low-carbon travel solutions for all, including improvements to local bus services, school transport, and cycling and walking infrastructure, particularly relevant for dispersed rural settlements in the Cotswolds.
- **Behavioural Change: En**couraging residents to shift away from private car use is a central focus. Supporting behaviour change alongside transport interventions helps reduce emissions while maintaining accessibility in rural areas.
- **Rural Resilience and Accessibility:** By embedding decarbonisation measures into planning, the Strategy encourages that transport networks remain resilient, inclusive, and capable of meeting the mobility needs of Cotswolds communities.

1.4 Local Policies & Plans

1.4.1 Local Cycling & Walking Infrastructure Plans

Local Cycling and Walking Infrastructure Plans (LCWIPs) identify cycling and walking improvements required in local areas and set out a long-term approach to developing local cycling and walking networks. Much of the LCWIP and national focus has been on urban environments and as such there are no LCWIPs in the Cotswold District outside of Cirencester.

Policy	Relevance to the Cotswold Transport Evidence Base
Cirencester Local Cycling & Walking Infrastructure Plan (Gloucestershire County Council, 2022)	The plan identified both existing barriers to active travel and a series of proposed measures to address them. It highlights that Cirencester suffers from fragmented walking and cycling routes and poor integration with wider transport networks, leading to high dependency on private cars even for short trips. It sets out a package of improvements including the development of continuous and safer cycle corridors, enhanced pedestrian routes to schools and employment areas, and better connections to public transport hubs such as Cirencester town centre and Kemble Station. Its detailed route mapping and community engagement insights can be used to inform broader transport planning, guide infrastructure investment, and support scenario development in the Cotswold Transport Evidence base.
Overarching Cycling Infrastructure Plan (Gloucestershire County Council, 2023)	The countywide plan determined that existing cycle routes were concentrated within the urban environments particularly Gloucester and Cheltenham. The plan focuses on filling the gaps between LCWIPs to promote a cohesive cross-county network accounting for the more rural character. In particular the challenges of building LTN1/20 compliant routes in rural areas where high speeds and traffic volumes limit the ability for segregation despite it being most necessary in those places. Five routes are found to have a high degree of deliverability and impact: Coleford to Lydney, Tewkesbury - Bishops Cleeve, Moreton in Marsh - Stow-on-the-Wold, Stonehouse – Dursley and Cirencester to Cricklade. Of these only Cirencester to Cricklade and Moreton in Marsh to Stow-on-the-Wold within the Cotswold District are prioritised.

Table 1-1: Cotswold Area Local Cycling and Walking Plans

1.5 Relevant Policies & Plans of Neighbouring and Similar Authorities

The Local Plans of adjacent LPAs have been reviewed to understand current and emerging growth ambitions, and to identify strategic developments, infrastructure proposals, and cross-boundary transport pressures that could influence outcomes within the Cotswold District. The table below summarises some of the most relevant and recent plans.

Policy	Relevance to the Cotswold Transport Evidence Base
South Gloucestershire New Local Plan (Reg 19) (South Gloucestershire Council, 2025)	South Gloucestershire is currently in the process of developing a new Local Plan that will guide and manage growth across the district to 2041. The Regulation 19 consultation closed in April 2025, with submission to the Planning Inspectorate expected by September 2025. The Plan is strongly aligned with the principles of Vision and Validate planning, setting out a clear long-term vision for 2041 and using strategic objectives and policies to guide development toward that desired future. South Gloucestershire's vision centres on sustainable, connected, and thriving communities, reduced car dependency, and integrated, resilient transport infrastructure. Strategic objectives and policies, such as LPS9 (Sustainable Movement) and LPS10 (Climate Change) support development patterns that reduce the need to travel, promote active and sustainable modes over private vehicles, and embed modal shift principles. These policies go beyond reacting to current transport conditions and instead set clear ambitions for reducing emissions, enhancing accessibility, and shifting travel behaviour. As a neighbouring authority, South Gloucestershire provides a valuable example of applying a Vision and Validate approach to spatial and transport planning, offering a clear framework that the Cotswold district can utilise. The Plan proposes major developments at: • Brabazon (Filton Airfield) with a minimum of 6,500 homes, a new railway station, student accommodation, new offices, services and amenities as well as a 17,000-seat arena. • Charfield Village, delivering over 3,000 new homes as well as a mobility hub, new commercial and retail space and a community meeting space. To service these developments there will be significant improvements to transport infrastructure, including MetroBus service extensions and a new railway station in development at Charfield. These developments, combined with enhanced public transport provision, are expected to increase commuter flows, influence modal shift and reshape cross-border travel patterns, particularly along the M5 and A38 corridors.
Forest of Dean Draft Local Plan 2021-2041 (Forest of Dean District Council, 2024)	The Plan places strong emphasis on sustainable development, net zero construction, and climate adaptation. These policy directions contribute to the broader regional commitment to sustainability and inform how future interventions might align across boundaries.

Policy	Relevance to the Cotswold Transport Evidence Base
Worcestershire Local Transport Plan 2018-2030 (Worcestershire County Council, 2017)	The Worcestershire LTP shares key themes with Gloucestershire's LTP, particularly around investment in transport technology, promoting travel choice, and increasing capacity. Its objectives - centred on economic development, environmental sustainability, public health, safety, equality, and quality of life.
Sustainable Tourism Strategy 2024 to 2030 (Highland Council, 2024)	The highlands in Scotland have a similar transport profile to the Cotswolds. That is that a high proportion of transport in the council is made up of tourism alongside an area that is strongly rural. The council has developed a strategy to deliver a sustainable tourism sector. The strategy identified that domestic tourism as a sector was likely to increase due to more conscious approach to travel. They outlined the need to provide effective infrastructure (including housing) that can meet the growth in tourism. They identify the importance of providing seasonal transport options and working closely with the tourism sector to promote them.
Lake District Local Plan	The Lake District is another area where seasonal tourism contributes a large amount of the total traffic and carbon emissions of the region. The local plan outlines the dichotomy the region has wishing to ensure high quality of life for local people as well provide vibrant places to sustain its tourism sector and ultimately its economy. There are two policies that are highly relevant for the Cotswolds: • Accommodation for tourism: The need for housing and buildings that can sustain longer stays with high quality experiences whilst not jeopardising the needs of local people. ` • Sustainable Access: The local plan focuses on building out sustainable transport options including park and ride and mobility hubs as well restoring lost railway connections and pursuing novel electric micromobility. They identify that protecting and enhancing the rights of way and cycle network will be key to allow modal shift.

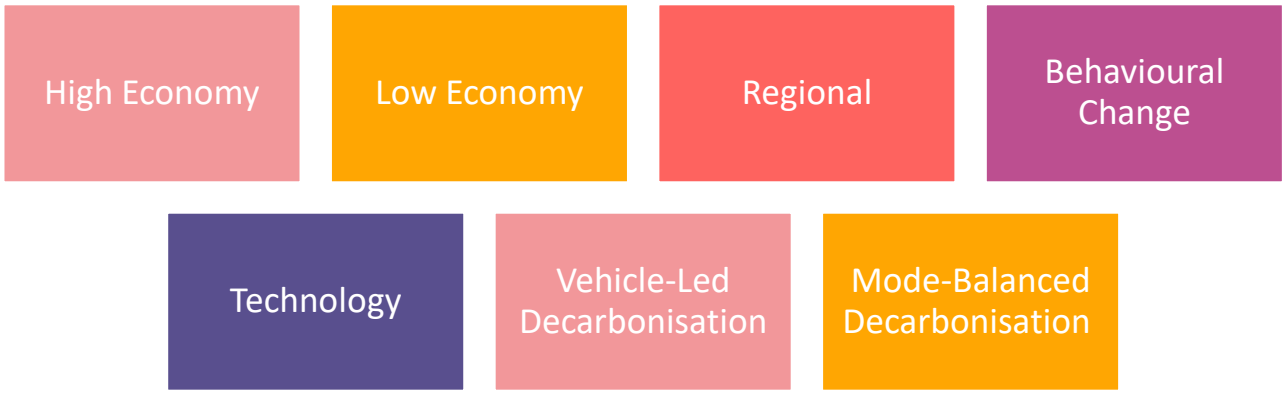
Table 1-2: Neighbouring Authorities' Local Plans

1.6 Technical Documents & Guidance

1.6.1 TAG Uncertainty Toolkit, Data Book & Common Analytical Scenarios (DfT, 2023c)

These documents, published as part of the DfT's Transport Analysis Guidance (TAG), are primarily designed to support scheme-level transport modelling and appraisal, rather than local plan-making. However, they provide a structured approach to handling uncertainty in forecasting and appraisals, which can still offer useful principles when considering future transport scenarios.

- The TAG Uncertainty Toolkit outlines how to assess uncertainty and introduces the Common Analytical Scenarios - seven standardised, cross-modal futures designed for consistent national-level analysis including:



- The TAG Data Book provides model input assumptions and appraisal values aligned with TAG methodology.

Relevance to the Cotswold Transport Evidence Base

- **Scenario Development:** The base model which is the foundation for forecasting for the Transport evidence base of the Cotswold local plan will need to be consistent with TAG. Forecasting will also need to consider future uncertainties at the national level around the economy and behaviour to ensure the local scenarios can validate the vision put forward.

1.6.2 National Design Guidance (Ministry of Housing, Communities & Local Government, 2021)

This guidance sits alongside the NPPF to confirm the national stance on designs for new developments. It works to support the NPPF and focuses on specific design aspects of developments, including movement and public spaces.

Relevance to the Cotswold Transport Evidence Base

- **Sustainable Places:** The guidance promotes the creation of well-designed, climate-conscious communities where people can live, work, and thrive. A vision for the Cotswolds that can promote a tourism sector which can grow whilst also providing sustainable transport options in a highly rural setting is crucial. New developments can provide increased demand that can help make existing sustainable transport options more viable.
- **Sustainable Movement:** The guidance emphasises the importance of clear street layouts and accessible, safe, and efficient transport networks. It supports a multi-modal transport approach, highlighting walking, cycling, and public transport. Multi-modality and innovative transport solutions will likely play a key role in the Cotswolds rural locations

1.6.3 Economic Role of National Highways - Role 3: Planning and Placemaking (2024a)

This document suggests a clear and practical framework for how LPAs can collaborate with infrastructure providers, such as National Highways, to develop robust, deliverable, and sustainable Local Plans.

Relevance to the Cotswold Transport Evidence Base

- **Support for Vision-led & Scenario-based Planning:** A central theme is the promotion of vision-led, scenario-based planning, encouraging LPAs to define a clear vision for future growth and then test a range of development scenarios to determine the most sustainable and efficient transport solutions. The evidence base will utilise the vision-led methodology. A clear vision is needed that meets stakeholder needs and requirements. Early engagement with stakeholders will be used and combined with the key goals and desired of the region (e.g. decarbonisation).
- **Early Engagement:** National Highways strongly emphasises the importance of early and ongoing engagement. It advocates for LPAs to work collaboratively with transport infrastructure providers well before Regulation 19 consultation to identify and address capacity, connectivity, and safety issues on the SRN. There is a limited amount of the SRN that lies within the Cotswolds (only the A417) and this means that other local roads will likely be more important in considering the impacts of development.
- **Evaluation Framework:** Key themes are outlined that National Highways will assess when reviewing Local Plans. These include:
  - The cumulative and residual impacts of proposed development on the SRN. Due to the nature of the Cotswolds this will largely focus on any development in or around Cirencester.
  - The sustainability and accessibility of site allocations.
  - The extent to which transport policies are aligned with local and national infrastructure priorities

  Our transport assessments and modelling outputs will be structured to reflect National Highways' evaluation priorities, including safety, operational performance, and accessibility. Given that so little of the SRN is within the Cotswolds it will also account for local priorities
- **Funding:** The document stresses the importance of using Section 278 agreements and developer contributions to support transport infrastructure delivery. Given the rural nature of this area and the increased need for subsidy for sustainable transport this will be fully integrated into the evidence base.

1.6.4 Active Travel England Standing Advice Note: Active Travel & Sustainable Development (Active Travel England, 2024)

This supplementary guidance is designed to support the implementation of active travel in new developments. Whilst primarily designed to support development-level planning, the advice includes useful principles to consider in a plan making context. Active Travel England is a statutory consultee for larger developments, so its advice will be relevant to applications that may arise from the Cotswold area. It includes a Planning Application Assessment Toolkit, which sets out ten criteria for planning developments (listed below).

Relevance to the Cotswold Transport Evidence Base

- **Sustainable Development:** The Standing Advice Note sets out criteria that may be useful to inform the Transport Strategy for the Cotswolds:
  - Trip generation and assignment for non-vehicular modes
  - Qualitative route audits
  - Access to amenities
  - Access to public transport and passenger facilities

- Off-site transport infrastructure
- Masterplanning and site permeability
- Placemaking
- Cycle parking and end-of trip facilities
- Travel planning

1.6.5 Local Transport Note (LTN1/20) Cycle Infrastructure Design (DfT, 2020)

LTN1/20 sets out national standards for designing high-quality cycle infrastructure. It aims to make cycling a safer, more attractive, and practical mode of transport for all ages and abilities. The document emphasises the need for inclusive design, ensuring accessibility for everyone, including disabled users. It outlines core design principles such as coherence, directness, safety, comfort, and attractiveness. LTN 1/20 promotes the separation of cyclists from motor traffic on busy roads. It supports integrated planning with other transport modes and land use strategies. Overall, it provides technical guidance for local authorities to create cycling environments that encourage more people to cycle, more often. Of particular relevance to the Cotswolds due its rural nature and its ageing population is the advice guidance around facilitating the use of electrically assisted bikes. Developments should account for the need to facilitate charging of such bikes. Non-standard cycles (such as those for people with mobility needs) will also require parking that can facilitate them.

Relevance to the Cotswold Transport Evidence Base

- **Sustainable Development:** LTN1/20 sets out the following criteria that may be useful to inform the Transport Evidence Base and Strategy for the Cotswolds:
  - Sets national standards for cycle infrastructure
  - Supports active travel in spatial planning
  - Informs requirements for new developments
  - Promotes inclusive, safe and accessible design
  - Guides sustainable site allocations
  - Aligns with climate and health objectives
  - Justifies developer-funded cycle improvements
  - Strengthens Local Plan policy compliance

New development sites will be assessed for their ability to provide sustainable sites as well as ensuring that new developments enhance not detract from existing infrastructure.

1.6.6 Active Design (Sport England, Active Travel England and Office for Health Improvement and Disparities, 2023)

Active Design offers guidance on how the built environment can promote physical activity, health, and well-being through thoughtful planning and design. It outlines ten key principles to embed activity into everyday life, focusing on movement, access, and inclusivity. The document is aimed at planners, designers, developers, and policymakers working across all scales of development. It encourages integration of walking, cycling, and play into neighbourhood layouts, green spaces, and transport links. The guidance supports national planning objectives around sustainability, health, and reducing inequalities. It highlights co-benefits like improved mental health, community cohesion, and

climate resilience. Ultimately, Active Design promotes places where being active is easy, natural, and part of daily routines.

Relevance to the Cotswold Transport Evidence Base

- The ten core principles of Active Design **(Sports England , 2023)** are designed to help shape environments that encourage people to be active as part of daily life. The principles, listed below, may be useful to inform the Transport Evidence Base and Strategy:
  - **Activity for All:** Ensure everyone can be active, regardless of age, ability, or background.
  - **Walkable Communities:** Prioritise walking and cycling through connected, compact, and permeable layouts.
  - **Providing Connected Active Travel Routes:** Direct, safe, and attractive routes linking homes, work, and services.
  - **Mixing Uses & Co-locating Facilities:** Cluster everyday destinations to encourage multi-purpose trips and reduce car dependency.
  - **Network of Multifunctional Open Spaces:** Design inclusive, high-quality open spaces that support formal and informal activity.
  - **High-Quality Streets & Spaces:** Make public spaces inviting, safe, and sociable to encourage active travel and community use.
  - **Providing Activity Infrastructure:** Delivering cycle parking, showers, and wayfinding to support active lifestyles.
  - **Active Buildings:** Design buildings that promote movement and shared activity spaces.
  - **Maintaining High-quality Flexible Spaces:** Ensuring spaces remain clean, safe, and welcoming over time.
  - **Activating Spaces:** Celebrate local culture and promote active use through signage, events, and engagement.

Whilst the rural disperse nature of the Cotswolds means that services are less likely to be able to fully walkable the guidance should still ensure that communities are walkable and provide the ability to sustain active lifestyles.

1.6.7 Decarbonising Rural Communities and Economies (Rural Services Network, 2021)

Rural areas account for more than a sixth of the population of England and a majority of its land. The challenge for decarbonisation is that the whole country and every sector must reach net-zero carbon emissions. Net-zero emissions will come primarily from a reduction in carbon emissions rather than negative emissions technology. This means that every place and sector in the UK will need to see significant change in our it currently operates. As it has a smaller share of the population than urban areas decarbonising rural communities has received less focus. The Decarbonising Rural Communities and Economies (Rural Services Network, 2021) report attempts to fill this gap. It outlines several key features of decarbonising rural communities.

- **Renewable Power:** Rural locations are the sites of the majority (60%) of renewable power generation in England and that is likely to increase as recent planning changes to wind turbines take effect.
- **Building Decarbonisation Challenges:** The report showcases evidence that building in predominantly rural areas are older and have more significant challenges to being made more energy efficient. It also highlights that many of them are off grid for both gas and waste.

- **Electrification Infrastructure:** The report highlights how electric charging infrastructure in rural areas will offer high costs for fewer returns. This is due to the larger distances and lower density of customers. Current progress is slower in rural areas than in urban ores. There are additional challenges with ensuring the electrical grid in rural areas can cope with demand.

The report identifies several policies solutions:

- **Housing:** A targeted focus on ensuring that development and housing is built to the highest possible energy efficiency standards with energy generation included. Rural areas are likely to need a wider range of technologies for retrofitting e.g. heat networks.
- **Electric Vehicle Charging:** A well-planned strategy of roll-out of charging infrastructure that accounts for the longer distances between rural places. It is identified that where rural infrastructure has been built it has largely focussed on SRN chargers to help accommodate through traffic and more needed to be done for communities far away from the SRN.
- **Rural Buses:** The report suggests that the higher route distances and the lower revenue will make rural buses harder to electrify. A study is called for including investigating non-electric options such as a hydrogen.
- **Electricity Grid:** The electricity grid is less developed in rural areas and sustained action must be taken to ensure that carrying capacity is high enough for households and business that transition as well as new supply that comes online. The report also calls for the investigation of the use of microgrids in rural settings.
- **Digital Connectivity and Local Services:** Ensuring that all services can be accessed either physically or digitally will ensure the greatest impact in reduction of carbon emissions.

1.6.8 Compendium of Practice in Rural Mobility (Transport East, 2023)

The Transport East area has a high proportion of rural areas. The STB produced a compendium of best practice rural mobility. The report found that

- **Access to Services:** There was a high degree of variability in what services were available. Secondary and tertiary services had the least availability. These are predominantly infrequent services (supermarkets, larger goods and post-primary education.
- **Mobile Services:** Some rural areas were experimenting with mobile services such as banking and libraries which was seen as a way of reducing the need for travel.
- **Fuel:** Access to fuel and charging facilities was notably poor away from the main roads. This has implications for changing ranges for electrification.
- **No Expansion of Services:** The study found an appetite for increased services accessible locally but also found that the economics and dynamics of rural places meant that there were few considering such an expansion.
- **Poor Transport Options:** Overall, residents had low perceptions of the available transport offerings in rural areas. Rail scored the worst due to the focus placed on commuting trips rather than everyday trips. Buses also scored poorly with many indicating very poor reliable access to bus routes.
- **Community Transport:** Community Transport was well regarded in rural areas and provided evidence that it provided a key transport role in rural communities.
- **Antisocial Driver Behaviour:** All communities reported a high degree of problems arising from congestion and high speeds of cars in their areas. This was exacerbated in areas with points of interest where there are a high proportion of visitors without the infrastructure to support them.

1.6.9 Best Practice Review (Low Carbon Destinations, 2023)

Low Carbon Destinations is a research project studying the carbon impacts in areas that are destinations. That is areas with a large component of tourism. The work has studied national and international cases to determine key priorities for regions in this category. They found that

- Increase Capacity: Transport services specifically targeting full home-to-destination trips. This is required to limit the number of private cars driven into the areas. It suggests that dedication and innovation is needed to develop and promote new multi-model options particularly in rural areas away from mainline train stations.
- Diversity is Growth: The study found that there are already significant numbers of people nationwide with low access to cars (25%) and that increasing alternative transport provisions meant that the tourism sector could benefit.
- User Costs: Making sure that costs of sustainable travel are kept competitive. It also stressed the need to increase the full costs of car use and utilise policy to bring the externalities of car use into the user costs.
- Active Demand Management: They argue that active demand management can be achieved through engagement with existing service providers.

The work also outlines a six-step approach to decarbonisation of visitors:

1. Back-casting: Working backwards from the desired endpoint to identify first steps to delivery.
2. Stakeholder Mapping: Mapping key people to include and at which point in the process.
3. Place-Based Design: Design mobility options in place-based way.
4. Co-Benefits: Determine and maximise the co-benefits of the system. Co-benefits will help to ensure wider support.
5. Economic Model Development: Determine the nature and scale of investment required and where likely funding will come from. Outline expected governance of the scheme.
6. Delivery Pathway: Plot the delivery pathway for the scheme.

2 Good Practice & Lessons Learnt

The significant changes in legislation and policy described in Chapter 1 mean that the requirements for local plan transport evidence bases continues to develop. All relevant good practice and lessons learnt from the development of local plans in other areas will be considered in developing the local plan for the Cotswolds. Space and the evolving nature of this practice preclude an exhaustive summary, so this section highlights a selection that is particularly relevant to the Cotswolds.

2.1 Examples of Good Practice

2.1.1 The Chichester Local Plan 2021–2039 (Chichester District Council, 2023)

The Chichester Local Plan covers the Chichester District (excluding the South Downs National Park) and sets the framework for development up to 2039. The Plan is currently at the Regulation 19 stage and awaiting examination.

Relevance to the Cotswold Transport Evidence Base

- **Integrated Transport Evidence Base:** The Chichester Transport Study (Stantec, 2023) assessed the impacts of proposed development on the transport network and identified potential enabling measures. This Study evaluated various growth scenarios and their effects on the highway network, particularly focusing on the A27 corridor. This supports the Plan in meeting the tests of soundness under Regulation 19 and reduces the risk of sites being found unsound due to transport objections at examination. For the Cotswold Transport Evidence Base will adopt this same approach - developing a multimodal STA in partnership with key stakeholders to ensure that up-to-date, proportionate evidence supports infrastructure planning and site selection across the district.
- **Monitor & Manage:** The Plan embraces a Monitor & Manage Approach, co-identifying a suite of potential transport interventions with National Highways and West Sussex County Council, and deploying them responsively, if necessary, as development progresses. It thereby focused on transport mitigation only when it is justified by actual patterns of growth and behaviour.
  - The monitoring focused on network performance including real traffic flows, queuing levels and delays at key junctions, mode share outcomes from travel plans, and cumulative impacts from multiple development sites.
  - A dedicated Traffic & Infrastructure Management Group oversaw the monitoring process, using this evidence to determine whether and when specific interventions should be triggered. Monitoring focused on locations such as the A27 Chichester Bypass and its key junctions, as well as local distributor roads.
  - This approach was largely adopted as costs of improvements to the A27 junction could not be funded through contributions from new development alone and no additional funding sources were identified.
- **Early & Structured Collaboration:** A Traffic and Management Group was established as a standing governance mechanism, with key stakeholders including Chichester District Council, National Highways and West Sussex County Council, ensuring strategic buy-in and alignment across organisations as the Plan was developed. The Cotswold Local Plan will also look to establish a similar mechanism through the Transport Working Group, in collaboration with GCC, National Highways, and neighbouring authorities. Ensuring structured engagement throughout the programme helps to secure buy-in to the methodology, outputs and overarching evidence base. This ensures regional travel patterns and strategic corridors are accounted for and addressed consistently.

2.1.2 Oxfordshire's Local Transport & Connectivity Plan

Oxfordshire's most recent Local Transport and Connectivity Plan, adopted in July 2022, introduces a forward-thinking approach to transport planning, emphasising sustainability and active travel.

Relevance to the Cotswold Transport Evidence Base

- **Vision-led Approach:** Oxfordshire has moved away from the traditional 'predict and provide' model by first establishing a desired future transport outcome - such as reducing car dependency and promoting sustainable modes - and then identifying the infrastructure and policy interventions needed to achieve that outcome. In line with the updated NPPF the Cotswold Local plan will also seek to adopt a vision-led approach. To do this an engagement session with the key stakeholders will be pursued in order to collate a shared vision for the district. This will form a distinct transport vision for the developments and from this vision key measurable objectives will be outlined and tests will be run against these outcomes.
- **Prioritisation of Active Travel & Public Transport Connections:** In preparing site-specific and countywide transport strategies, Oxfordshire placed a strong emphasis on demonstrating connectivity through walking, cycling, and public transport, and diverted funding from road-based interventions to sustainable alternatives. This was achieved by setting active travel mode share targets linked to bonds that can be drawn on if those outcomes are not achieved. As part of the Strategic Transport Assessment, a detailed analysis of current active travel and public transport networks will be undertaken to identify gaps in accessibility for proposed development areas. The Cotswold district has only small stretches of SRN and national rail which means that the scope for growth in major road and rail capacity is likely to be limited. The Cotswold Local Plan will focus on key measures using public and active transport that could be delivered with maximal cost effectiveness.

2.2 Building on Lessons Learnt

In preparing the Local Plan for the Cotswolds it is essential to reflect on recent examination outcomes to help ensure the strategy is robust, deliverable, and capable of passing soundness tests at examination. Ensuring that consensus can be achieved to ensure that a strong local plan can be adopted.

2.2.1 Stroud District Local Plan Examination Review

A particularly relevant case is the Stroud District Local Plan Review, which underwent an extended examination and was ultimately recommended for withdrawal by Inspectors in February 2025. Despite additional work and a ten-month pause to address earlier concerns, the Inspectors concluded that the Plan remained unsound. This decision was primarily due to unresolved issues relating to the transport and infrastructure evidence base - particularly related to the deliverability and funding strategy for critical infrastructure, and uncertainties around the deliverability of major allocations.

The Cotswold Local Plan and Evidence Base will ensure that these lessons are learnt from the outset. The main challenges and associated lessons have been reviewed. The reviewed documents include:

- SDC Letter to Inspectors - December 2024 (Stroud District Council, 2024)
- Stroud District Local Plan Review Examination - February 2025 (Lucas & Wright, 2025a)
- SDC Letter in Response to Inspectors - March 2025 (Stroud District Council, 2025)
- Letter from Inspectors – April 2025 (Lucas & Wright, 2025b)

The findings from this review are summarised below, with a focus on ensuring the Cotswold transport evidence builds on the identified lessons learnt and ultimately presents a strong case to Inspectors.

Relevance to the Cotswold Transport Evidence Base

- Right Development in the Right Place: It is important that the development of spatial strategies consider transport impacts and infrastructure needs from an early stage. With the limited scope for new infrastructure in the region this is even more important. This shows the importance of front-loading the transport evidence and letting this shape the plan. Our approach puts transport at the heart of strategy-making from the outset, so that development is directed to the right places, at the right time, with the right infrastructure to support it. We will focus where development can increase the viability and effectiveness of existing infrastructure
- Clear & Credible Funding Strategy: The rural nature of the Cotswold will make funding a challenge, and it vital to identify clear realistic funding pathways for proposed measures early in the process. We will prepare a deliverability assessment once the preferred option package is agreed, including a high-level appraisal of costs, risks, and funding options.
- Engagement with Key Stakeholders: Unresolved issues with key stakeholders, such as National Highways and Network Rail, undermine confidence in deliverability. Utilising our extensive experience of engagement we will prioritise early and sustained engagement with infrastructure stakeholders to jointly develop and validate transport modelling assumptions. We will pursue a consensus-based approach that ensures a strategy with maximal support across the stakeholders.
- Robust Transport Modelling & Evidence to Justify Decision-making: The lack of proportionate, shared and transparent transport evidence - particularly for key sites – can lead Inspectors to question housing delivery assumptions and spatial strategies. To address this, our approach commits to scenario-based testing of spatial options. Full documentation and open sharing of modelling methods and outputs will be embedded throughout the process.

3 Bibliography

Active Travel England, 2024. *Standing Advice Note: Active Travel and Sustainable Development.* [Online]
Available at: https://assets.publishing.service.gov.uk/media/667ace3fc7f64e234208ffb5/ate-travel-sustainable-development.pdf
[Accessed 16 05 2025].

Cheltenham Borough Council, 2019. *Connecting Cheltenham Strategy Report.* [Online]
Available at: https://www.cheltenham.gov.uk/info/61/climate_and_sustainability/1652/connecting_cheltenham_strategy_report
[Accessed 21 05 2025].

Cheltenham Borough Council, 2020. *Cheltenham Plan.* [Online]
Available at: file:///C:/Users/MeganLand/Downloads/Cheltenham_Plan%20(1).pdf
[Accessed 20 05 2025].

Chichester District Council, 2023. *Chichester Local Plan 2021 - 2039: Proposed Submission.* [Online]
Available at: https://chichester.oc2.uk/document/45/300#:~:text=The%20Local%20Plan%202021%20-%202039%20will%20provide,the%20South%20Downs%20National%20Park%20%28see%20Map%201.1%29.

DfT, 2018. *Inclusive Transport Strategy,* s.l.: s.n.

DfT, 2020. *LTN 1/20 Cycle Infrastructure Design.* [Online]
Available at: https://assets.publishing.service.gov.uk/media/5ffa1f96d3bf7f65d9e35825/cycle-infrastructure-design-ltn-1-20.pdf

DfT, 2021a. *Decarbonising Transport: A Better Greener Britain.* [Online]
Available at: https://assets.publishing.service.gov.uk/media/610d63ffe90e0706d92fa282/decarbonising-transport-a-better-greener-britain.pdf
[Accessed 07 02 2025].

DfT, 2021b. *'Gear Change': A Bold Vision for Cycling and Walking.* [Online]
Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/904146/gear-change-a-bold-vision-for-cycling-and-walking.pdf
[Accessed 09 05 2025].

DfT, 2022. *Strategic road network and the delivery of sustainable development.* [Online]
Available at: https://www.gov.uk/government/publications/strategic-road-network-and-the-delivery-of-sustainable-development/strategic-road-network-and-the-delivery-of-sustainable-development

DfT, 2023a. *Bus service improvement plans: local transport authority allocations.* [Online]
Available at: https://www.gov.uk/government/publications/bus-service-improvement-plans-local-transport-authority-allocations
[Accessed 07 2025].

DfT, 2023b. *Bus Service Operators Grant Plus.* [Online]
Available at: https://www.gov.uk/government/publications/bus-service-operators-grant-plus
[Accessed 07 2025].

DfT, 2023c. *TAG Uncertainty Toolkit.* [Online]
Available at: https://assets.publishing.service.gov.uk/media/65a6bc74867cd8000d5ae9b3/tag-uncertainty-toolkit.pdf
[Accessed 15 05 2025].

DfT, 2023. *Future of Transport: Helping local authorities to unlock the benefits of technology & innovation in rural transport,* s.l.: s.n.

DfT, 2024a. *Adapting the UK's transport system to the impacts of climate change.* [Online]
Available at: https://www.gov.uk/government/consultations/adapting-the-uks-transport-system-to-the-impacts-of-climate-change
[Accessed 07 2025].

DfT, 2024b. *Over £1 billion to boost bus services across the country as bus fares capped at £3.* [Online]
Available at: https://www.gov.uk/government/news/over-1-billion-to-boost-bus-services-across-the-country-as-bus-fares-capped-at-3
[Accessed 07 2025].

DfT, 2024c. *Future of Great British Railways.* [Online]
Available at: https://www.gov.uk/government/speeches/future-of-great-british-railways

DfT, 2024d. *Transport Secretary sets out 5 key priorities to deliver the biggest overhaul to transport in a generation.* [Online]
Available at: https://www.gov.uk/government/news/transport-secretary-sets-out-5-key-priorities-to-deliver-the-biggest-overhaul-to-transport-in-a-generation

DfT, 2024e. *Transport Secretary announces urgent action to get a grip on spiralling HS2 costs .* [Online]
Available at: https://www.gov.uk/government/news/transport-secretary-announces-urgent-action-to-get-a-grip-on-spiralling-hs2-costs

DfT, 2025a. *£120 million to roll-out more electric vans, taxis and motorbikes.* [Online]
Available at: https://www.gov.uk/government/news/120-million-to-roll-out-more-electric-vans-taxis-and-motorbikes

DfT, 2025b. *Bus Services (No. 2) Bill [HL].* [Online]
Available at: https://bills.parliament.uk/bills/3910
[Accessed 07 2025].

DfT, 2025c. *Charging into the future: government set to deliver over 100,000 more EV chargepoints.* [Online]
Available at: https://www.gov.uk/government/news/charging-into-the-future-government-set-to-deliver-over-100000-more-ev-chargepoints

DfT, 2025d. *Discount of up to £3,750 on electric cars set to slash costs for thousands.* [Online]
Available at: https://www.gov.uk/government/news/discount-of-up-to-3750-on-electric-cars-set-to-slash-costs-for-thousands

DfT, 2025e. *Government invests nearly £38 million to bring 319 new green buses to communities across England.* [Online]
Available at: https://www.gov.uk/government/news/government-invests-nearly-38-million-to-bring-319-new-green-buses-to-communities-across-england
[Accessed 07 2025].

DfT, 2025f. *Local Transport Grant allocations.* [Online]
Available at: https://www.gov.uk/government/publications/local-transport-grant-allocations
[Accessed 07 2025].

DfT, 2025g. *Third cycling and walking investment strategy.* [Online]
Available at: https://www.gov.uk/government/speeches/third-cycling-and-walking-investment-strategy
[Accessed 07 2025].

DfT, 2025h. *Phasing out the sale of new petrol and diesel cars from 2030 and support for zero emission vehicle (ZEV) transition.* [Online]
Available at: https://www.gov.uk/government/speeches/phasing-out-the-sale-of-new-petrol-and-diesel-cars-from-2030-and-support-for-zero-emission-vehicle-zev-transition

Forest of Dean District Council, 2024. *Forest of Dean District Council Draft Local Plan: Regulation 18 Consultation Version.* [Online]
Available at: https://www.fdean.gov.uk/media/q4knjcpj/forest-of-dean-district-local-plan-2021-2041-consultation-version-july-2024.pdf
[Accessed 21 05 2025].

Gloucester City Council, 2023. *Gloucester City Plan.* [Online]
Available at: https://www.gloucester.gov.uk/media/ynedezpg/gloucester-city-plan-low-res.pdf
[Accessed 20 05 2025].

Gloucestershire County Council, 2019. *Gloucestershire's Climate Change Strategy: Leading the response to the climate emergency.* [Online]
Available at: https://www.gloucestershire.gov.uk/media/vxqfj5kq/here-pdf-906-kb-gloucestershire-climate-change-strategy.pdf
[Accessed 20 05 2025].

Gloucestershire County Council, 2020a. *Central Severn Vale Cycling and Walking Infrastructure Plan.* [Online]
Available at: https://www.gloucestershire.gov.uk/media/0oub2eio/cycling-and-walking-infrastructure-plan-final-20200828.pdf
[Accessed 30 05 2025].

Gloucestershire County Council, 2020b. *Gloucestershire County Council Local Transport Plan 2020-2041.* [Online]
Available at: https://www.gloucestershire.gov.uk/media/p5melmok/ltp-policy-document-final-v132-2.pdf
[Accessed 13 05 2025].

Gloucestershire County Council, 2022. *Cirencester Local Cycling & Walking Infrastructure Plan.* [Online]
Available at: https://www.gloucestershire.gov.uk/media/o2vbvw4b/cirencester-lcwip-v20-final-plus-exsum.pdf

Gloucestershire County Council, 2023. *Overarching Cycling Infrastructure Plan,* s.l.: Gloucestershire County Council.

Gloucestershire County Council, 2024a. *Gloucestershire Bus Service Improvement Plan.* [Online]
Available at: https://www.gloucestershire.gov.uk/media/nrmhfcdo/10969-gcc_bus-service-improvement-plan-2024.pdf
[Accessed 20 05 2025].

Gloucestershire County Council, 2024b. *Journey to Net Zero: A routemap for transforming travel in Gloucestershire.* [Online]
Available at: https://www.gloucestershire.gov.uk/media/acih5xp3/j2nz_decarbroutemapsummary_for-issuev22_final_with-hyperlink.pdf
[Accessed 20 05 2025].

Gloucestershire County Council, 2024c. *Tewkesbury Local Cycling and Walking Infrastructure Plan (2024 Update).* [Online]
Available at: https://www.gloucestershire.gov.uk/media/ty0bvtuo/tewks-lcwip-v2-2024-final.pdf
[Accessed 20 05 2025].

Gloucestershire County Council, 2025. *Gloucestereshire Climate Change Strategy. Fifth Annual Report, 2023-2024.* [Online]
Available at: https://glostext.gloucestershire.gov.uk/mgConvert2PDF.aspx?ID=106876
[Accessed 20 05 2025].

Highland Council, 2024. *Sustainable Tourism Strategy 2024 to 2030,* s.l.: s.n.

HM Government, 2024. *Plan for Change: Milestones for mission-led governmen.* [Online]
Available at: https://assets.publishing.service.gov.uk/media/6751af4719e0c816d18d1df3/Plan_for_Change.pdf

HM Treasury, 2025a. *Spending Review 2025.* [Online]
Available at: https://www.gov.uk/government/publications/spending-review-2025-document/spending-review-2025-html

HM Treasury, 2025b. *UK Infrastructure:: A 10 Year Strategy.* [Online]
Available at:
https://assets.publishing.service.gov.uk/media/6853c5db99b009dcdcb73649/UK_Infrastructure_A_10_Year_Strategy_Web_Accessible.pdf

Lucas, V. & Wright, Y., 2025a. *Letter from Inspectors.* [Online]
Available at: https://www.stroud.gov.uk/media/qsbb4fjl/id-018-stroud-dlp-letter-from-inspectors-07-february-2025.pdf

Lucas, V. & Wright, Y., 2025b. *Stroud District Local Plan Review Examination.* [Online]
Available at: https://www.stroud.gov.uk/media/ri1jzwyx/id-019-stroud-dlp-letter-from-inspectors-09-april-2025.pdf

Ministry of Housing, Communities & Local Government, 2021. *National Design Guide: Planning practice guidance for beautiful, enduring and successful places.* [Online]
Available at: https://assets.publishing.service.gov.uk/media/602cef1d8fa8f5038595091b/National_design_guide.pdf
[Accessed 16 05 2025].

Ministry of Housing, Communities & Local Government, 2024a. *English Devolution White Paper.* [Online]
Available at: https://www.gov.uk/government/publications/english-devolution-white-paper-power-and-partnership-foundations-for-growth/english-devolution-white-paper

Ministry of Housing, Communities & Local Government, 2024b. *National Planning Policy Framework.* [Online]
Available at: https://assets.publishing.service.gov.uk/media/67a610df6006e4154dc498a0/NPPF_December_2024.pdf
[Accessed 07 02 2025].

Ministry of Housing, Communities & Local Government, 2025a. *English Devolution and Community Empowerment Bill.* [Online]
Available at: https://www.gov.uk/government/collections/english-devolution-and-community-empowerment-bill

Ministry of Housing, Communities & Local Government, 2025b. *Guide to the Planning and Infrastructure Bill.* [Online]
Available at: https://www.gov.uk/government/publications/the-planning-and-infrastructure-bill/guide-to-the-planning-and-infrastructure-bill

National Highways, 2023. *Route Strategy Initial Overview Report Birmingham to Exeter.* [Online]
Available at: https://nationalhighways.co.uk/media/ceamkb5m/r19-birmingham-to-exeter_acc.pdf

National Highways, 2024a. *Economic Role of National Highways - Role 3: Planning and Placemaking.* [Online]
Available at: https://nationalhighways.co.uk/media/h5vdavdy/role-3-jan-24_clean_v2-fin.pdf

National Highways, 2024b. *Strategic Road Network Initial Report 2025-2030.* [Online]
Available at: https://nationalhighways.co.uk/media/3v2nqsee/cre22_0102-srn-initial-report-2025-2030_vn-updated.pdf

ORR, 2020. *Accessible Travel Policy (ATP),* s.l.: s.n.

Parliment, 2009. *Local Democracy, Economic Development and Construction Act 2009.* [Online]
Available at: https://www.legislation.gov.uk/ukpga/2009/20/contents

Prime Minister Office, 2024. *The King's Speech 2024a.* [Online]
Available at: https://www.gov.uk/government/speeches/the-kings-speech-2024

Prime Minister's Office, 2024b. *Our plan to build more homes.* [Online]
Available at: https://www.gov.uk/government/news/our-plan-to-build-more-homes

South Gloucestershire Council, 2025. *Local Plan Full Regulation 19 Consultation Document.* [Online]
Available at: https://localplan.commonplace.is/en-GB/proposals/local-plan-document/step1

Sports England , 2023. *Active Design - Creating Active Environments Through Planning & Design.* [Online]
Available at: https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/2023-05/Document%201%20-%20Active%20Design%20FINAL%20-%20May%202023.pdf?VersionId=8r2r2fz4cAR7cgXcuhgkDC6g4egV3bKH

Stantec, 2023. *Chichester Transport Study Local Plan Review Transport Assessment.* [Online]
Available at: https://www.chichester.gov.uk/media/37767/Chichester-Transport-Study-Local-Plan-Review-Transport-Assessment/pdf/_CDCLocalPlanTransportAsessment_2039.pdf?m=1673627501573

Strategic Local Plan, 2017. *Gloucester, Cheltenham and Tewksbury Joint Core Strategy Local Strategic Plan 2011-2031.* [Online]
Available at: https://strategiclocalplan.org/wp-content/uploads/2024/06/jcs-plan.pdf
[Accessed 20 05 2025].

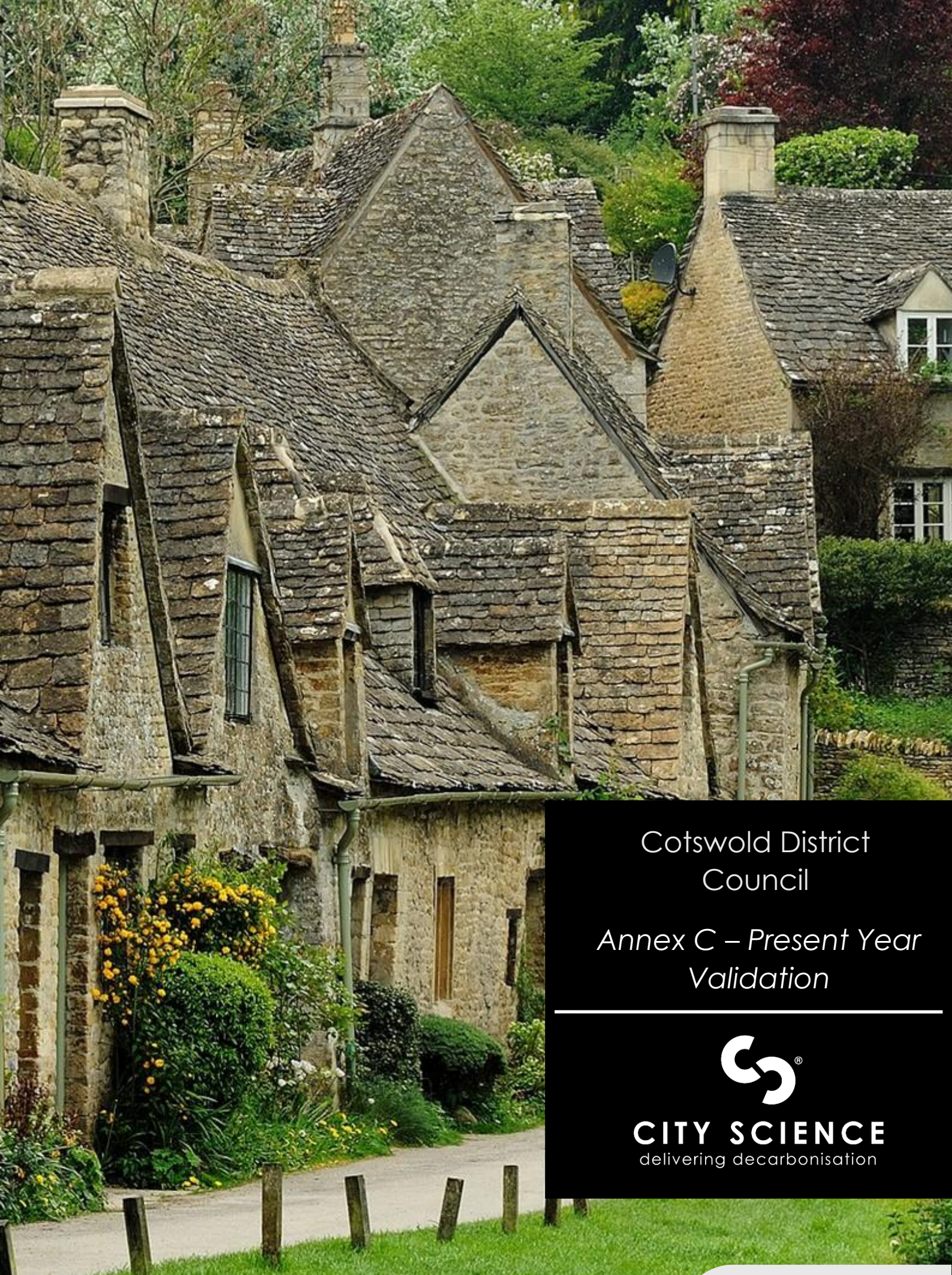
Stroud District Council, 2024. *Letter to Inspectors.* [Online]
Available at: https://www.stroud.gov.uk/media/5hdkn133/sdc-letter-to-the-inspectors-5-dec-2024.pdf

Stroud District Council, 2025. *Response to Inspectors.* [Online]
Available at: https://www.stroud.gov.uk/media/yyebwepg/sdc-response-to-inspectors-03032025.pdf

Tewksbury Borough Council, 2024. *Council Plan 2024-2030.* [Online]
Available at: https://tewkesbury.gov.uk/wp-content/uploads/2024/05/council-plan-2024-30.pdf
[Accessed 12 06 2025].

Western Gateway Sub-national Transport Body, 2024. *Western Gateway Strategic Transport Plan 2024-2050.* [Online]
Available at: https://westerngatewaystb.org.uk/wp-content/uploads/2024/10/3523.Western-Gateway-STP-2024-2050.pdf
[Accessed 12 05 2025].

Worcestershire County Council, 2017. *Worcestershire County Council Local Transport Plan.* [Online]
Available at: https://www.worcestershire.gov.uk/sites/default/files/2022-09/appendix_b_ltp4_strategy_main_doc_2_.pdf
[Accessed 21 05 2025].



Cotswold District Council

Annex C – Present Year Validation

CITY SCIENCE
delivering decarbonisation

Document details

Date issued: 09/01/2026

Document status: Final

Version number: 1.0

Document history

Version	Date issued	Description
0.1	06/11/2025	First Draft
1.0	09/01/2026	Updated following GCC & NH Feedback

Contributing Authors

Karl Jarvis BA MSc CTPP	**Project Director**	City Science
Suzan Zakka	**Project Manager**	City Science
Mo Farahi MSc MBA	**Transport Modelling Lead**	City Science
Mounir Samadi BEng MSc	**Transport Modelling Support**	City Science

This Report has been prepared by City Science Corporation Limited with reasonable skill, care and diligence. This Report has been prepared for Cotswold District Council and should not be shared with any third parties, nor reproduced in whole or in part, without the prior written approval of City Science Corporation Limited.

Contents

2 Introduction 4
2.1 Overview 4
2.2 Note Purpose 4
3 Highway Model Validation 5
3.1 Overview 5
3.2 Present Year Highway Data Analysis 5
3.2.1 Data Sources 5
3.2.2 Traffic Growth: 2019 to 2024 7
3.3 Highway Network Updates 10
3.4 Matrix Adjustments 12
3.5 TAG Criteria 12
3.6 Screenline Validation 13
3.7 Link Flow Validation 16
3.7.1 GC3M Area 16
3.7.2 Cotswold Area 16
3.8 Journey Time Validation 18
3.8.1 GC3M Area 18
3.8.2 Cotswold Area 20
3.9 Convergence 25
3.9.1 Convergence Criteria 25
3.9.2 Model Convergence 25
3.10 Route Validation 26
3.11 Assignment Stress Testing 26
3.12 Cross Boundary Count Validation 26
4 Public Transport Model Validation 28
4.1 Overview 28
4.2 Bus Service Updates 28
4.3 Rail Service Updates 28
4.4 Fare Adjustments 28
4.5 Matrix Adjustments 29
4.6 TAG Criteria 30
4.7 Validation Summary 31
4.7.1 Cotswold Area 34
5 Conclusion & Next Steps 37
5.1 Conclusion 37
5.2 Next Steps 38
6 Bibliography 39
7 Appendices 40
7.1 Appendix A – Highway Route Validation Comparison 40
7.2 Appendix B – Journey Time Route Graphs 51

7.2.1 GC3M Journey Time Route Graphs 51
7.2.2 Cotswold Journey Time Route Graphs 93
7.3 Appendix C - Cross Boundary Count Validation 144
7.4 Appendix D – Link flow Validation Tables 146
7.4.1 AM Link Flows 146
7.4.2 IP Link Flows 178
7.4.3 PM Link Flows 212

1 Introduction

1.1 Overview

City Science has been commissioned by Cotswold District Council (CDC) to support the development of the Regulation 19 transport evidence base for the Cotswold Local Plan. The Gloucestershire Countywide Multi-Modal Model (GC3M) will support the identification of the preferred spatial option, assess the impacts of Local Plan land use on the transport network, and test potential transport interventions to inform the strategic transport assessment. Figure 1-1 illustrates the geographical extent of the GC3M and highlights the Cotswold District area.

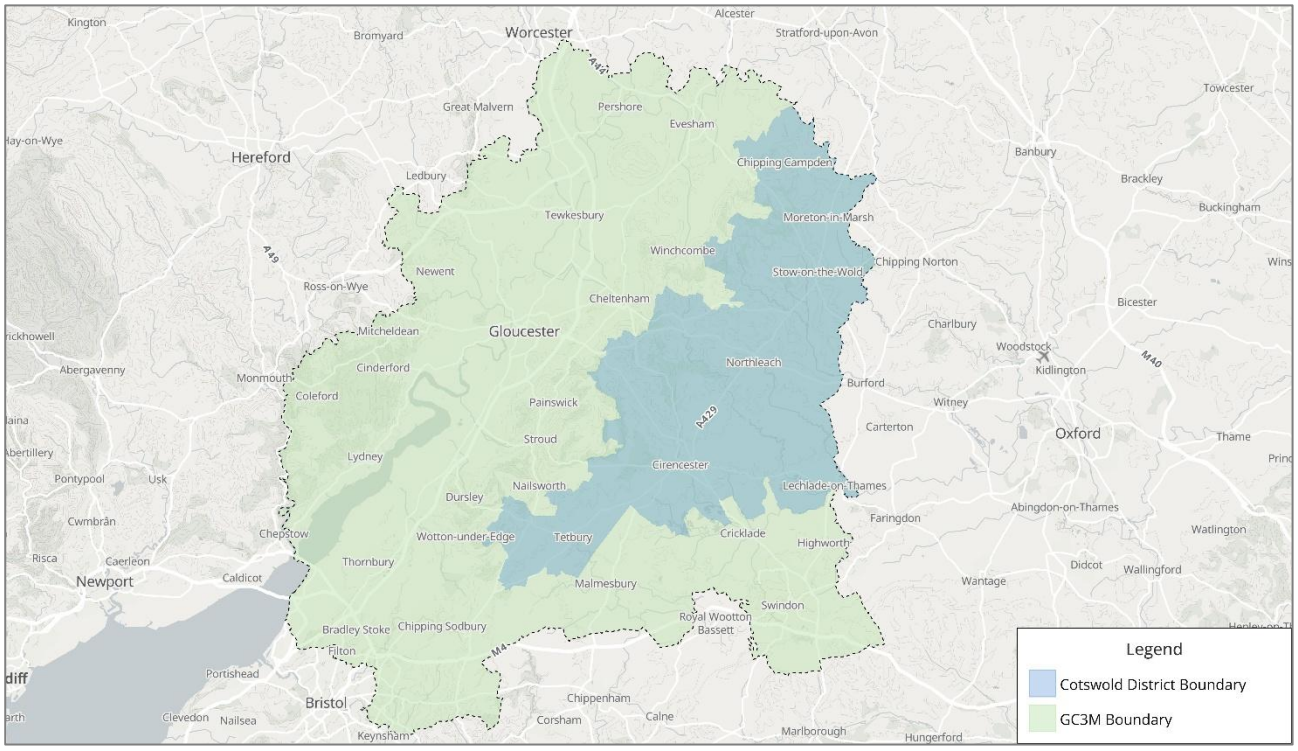


Figure 1-1: Extent of the GC3M and Cotswold District Boundary

1.2 Note Purpose

The purpose of this technical note is to present the methodology and results of the present year (2024) validation of the updated version of the GC3M that is being utilised and developed as part of the Cotswold Local Plan Regulation 19 transport evidence base. To ensure the transport evidence base for Cotswold is accurately informed, this validation was conducted to confirm the reliability of the GC3M. This note presents the validation of the 2024 Highway and Public Transport models against the available data sources, with reference to the Department for Transport's (DfT) Transport Analysis Guidance (TAG) criteria, and their suitability for future forecasting scenarios and evaluation of the Cotswold local plan.

2 Highway Model Validation

2.1 Overview

This Chapter details the development of the 2024 GC3M highway model present year validation, utilising the data sources outlined in Section 2.2. The following updates have been undertaken:

- **Network Updates:** All identified uncertainty log schemes between 2019-2024 have been included in the modelled network (see Section 2.3)
- **Parameters:** Assignment Value of Time (VoT) and Vehicle Operating Costs (VOC) parameters have been updated based on TAG Databook v1.24 (November 2024).
- **Matrix Adjustments**: In line with the observed traffic trends, matrix adjustments have been applied by modelled period and vehicle class.
- **Highway**: Highway assignments have been undertaken using SATURN version 11.6.03E.

2.2 Present Year Highway Data Analysis

2.2.1 Data Sources

A 2024 present year validation of the GC3M has been undertaken to check the accuracy of the model against observed post-pandemic travel behaviour using updated demand and network data. This 2024 present year validation has been undertaken utilising available traffic counts from Gloucestershire County Council and National Highways. The Gloucestershire County Council counts cover local roads within Cheltenham, Gloucester, Tewkesbury, and Cotswold and have been sourced through Gloucestershire County Council's Drakewell C2 cloud-based traffic count platform. This includes counts from the following sources:

- Vivacity sensors (November 2024 data).
- Permanent count sites (on both trunk and non-trunk networks, with data taken from 2024).
- Temporary Automatic Traffic Count sites (November 2024 data).

Figure 2-1 below shows the coverage of the existing GC3M 2019 traffic count data as well as the additional observed 2024 validation data. INRIX 2024 data, mapped against the Ordnance Survey Highway Network, has been used for journey time validation. The present year validation journey time routes are presented in Figure 2-3.These data sources have been used to undertake the validation of the highway model as follows:

- **Screenline Validation:** Based on the previous 2019 GC3M screenline count data uplifted to 2024 (See Section 2.2.2).
- **Link Flow Validation:** Separate evaluations have been undertaken based on the previous 2019 GC3M data uplifted to 2024, as well as a selection of new 2024 observed validation data sites.
- **Journey Time Validation**: For the 2024 Journey Time Route Validation, several GC3M 2019 model routes within the Cotswold area were divided, as the original routes did not meet the TAG criteria for route length. According to TAG guidance, validation routes should be neither excessively long (greater than 15 km) nor excessively short (less than 3 km). All routes have now been reviewed and adjusted to ensure compliance with these criteria. The observed journey time data used for validation was derived from 2024 INRIX data.

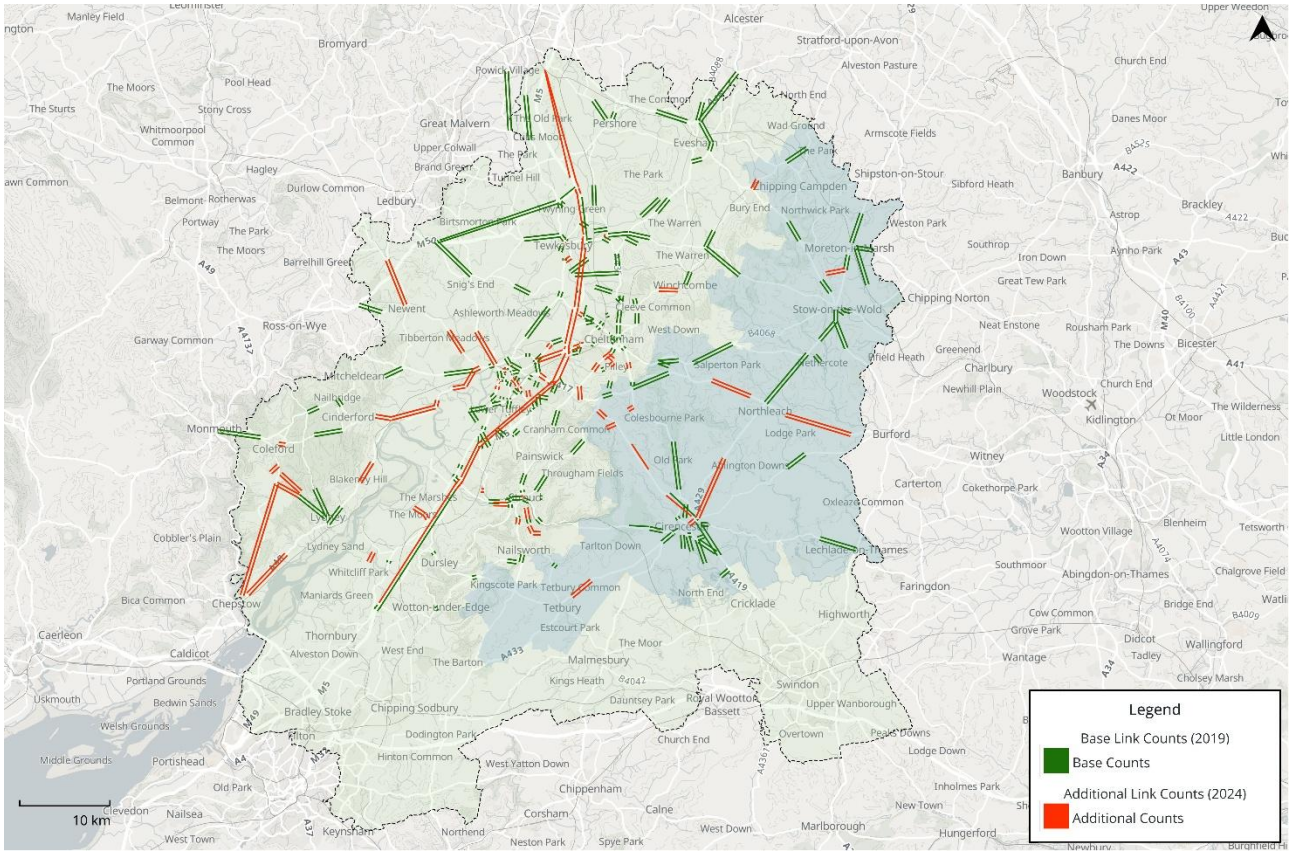


Figure 2-1: GC3M Present Year Validation – Traffic Count Data Coverage

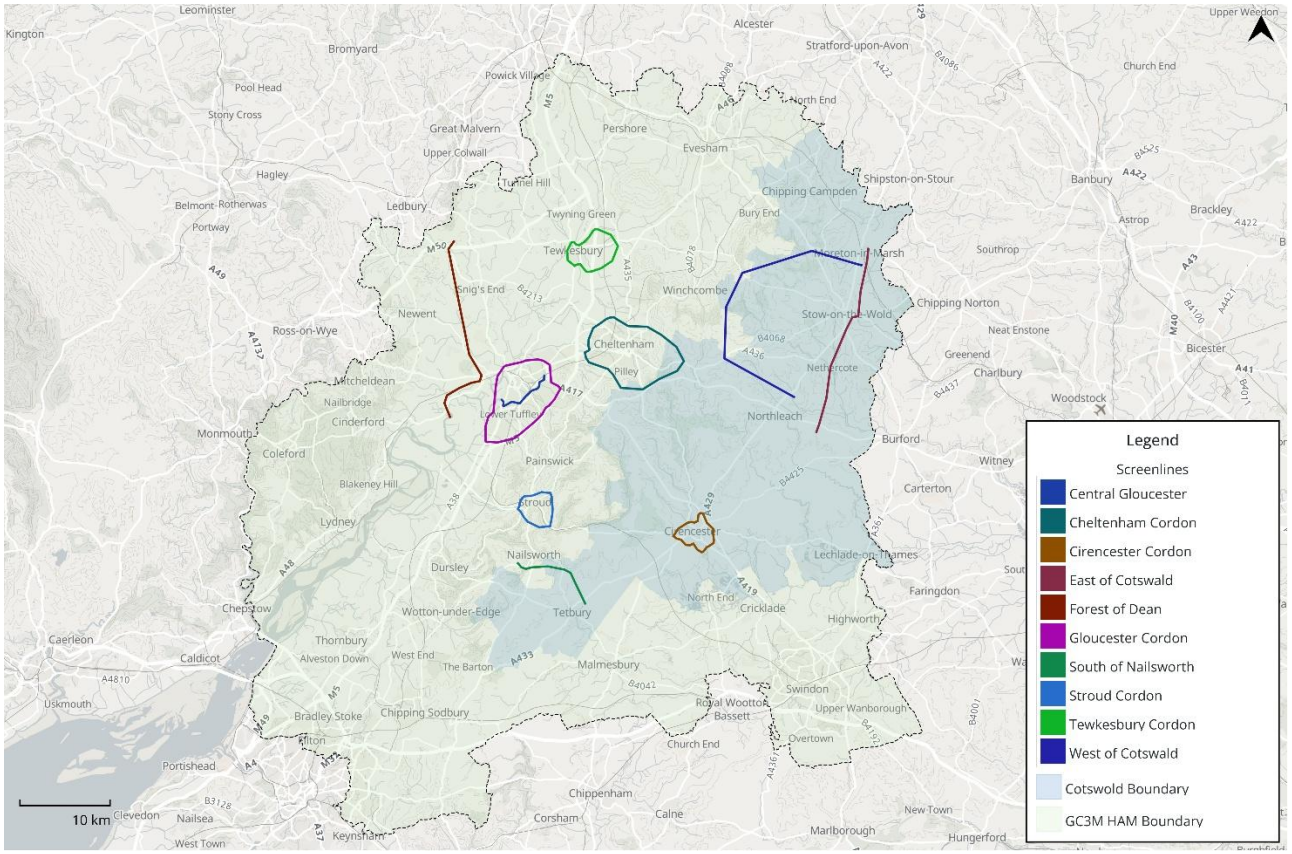


Figure 2-2: GC3M Screenlines & Cordons

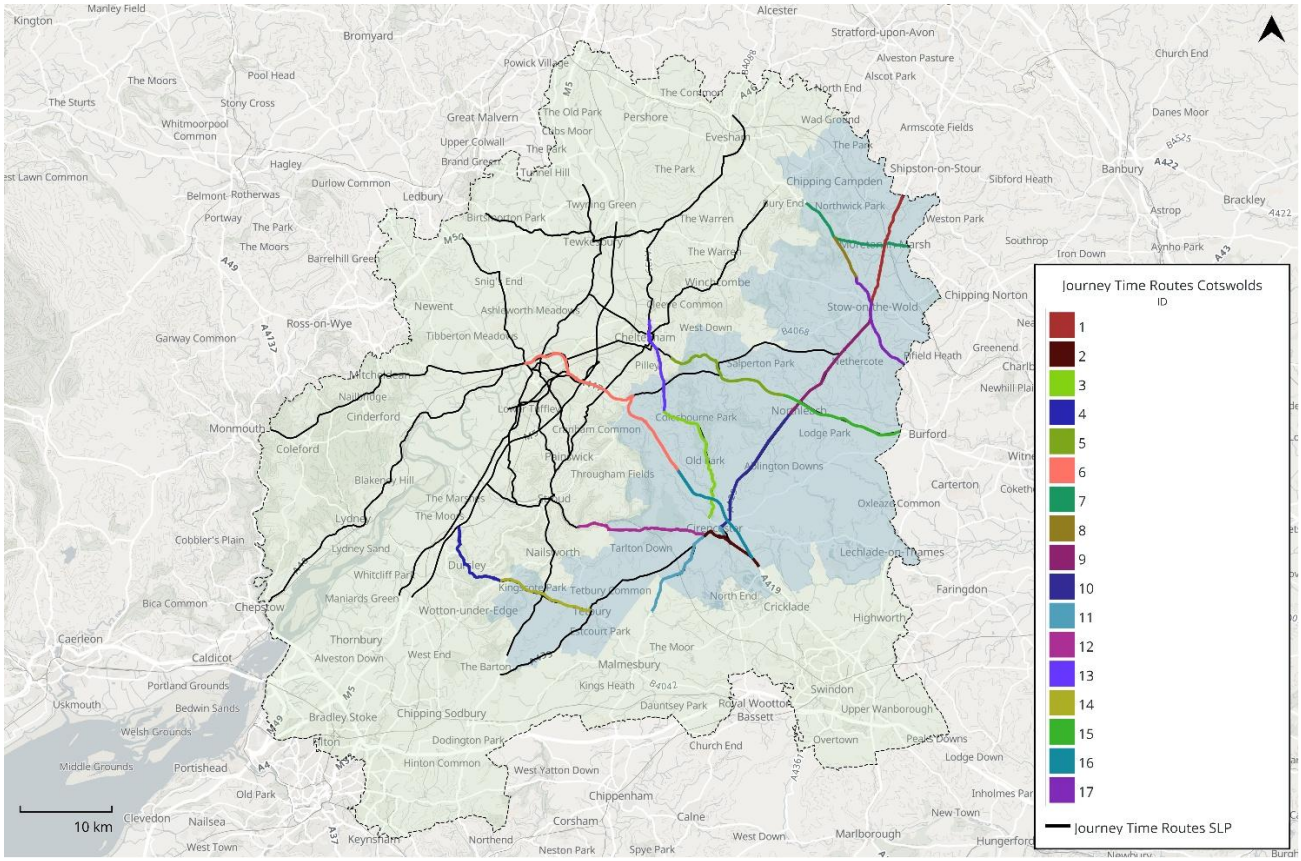


Figure 2-3: GC3M Present Year Validation - Journey Time Routes

2.2.2 Traffic Growth: 2019 to 2024

Highways traffic trends have been derived from the analysis of DfT and National Highways' WebTRIS data sources. Figure 2-4 below shows the overall annual traffic trends across Gloucestershire derived from DfT road traffic statistics. Figure 2-5 shows the total analysis of all comparable DfT Average Annual Daily Flow traffic counters between 2019 and 2024. Overall, there has been a decrease in traffic of around 1% in total traffic and around 4% in car and taxi traffic. HGV traffic trends also show a decrease in traffic of around 5% whereas LGVs (with a gross weight below 3.5 tonnes or 4.25 tonnes if zero emission, including many vans for example) show an increase of approximately 18% between 2019 and 2024.

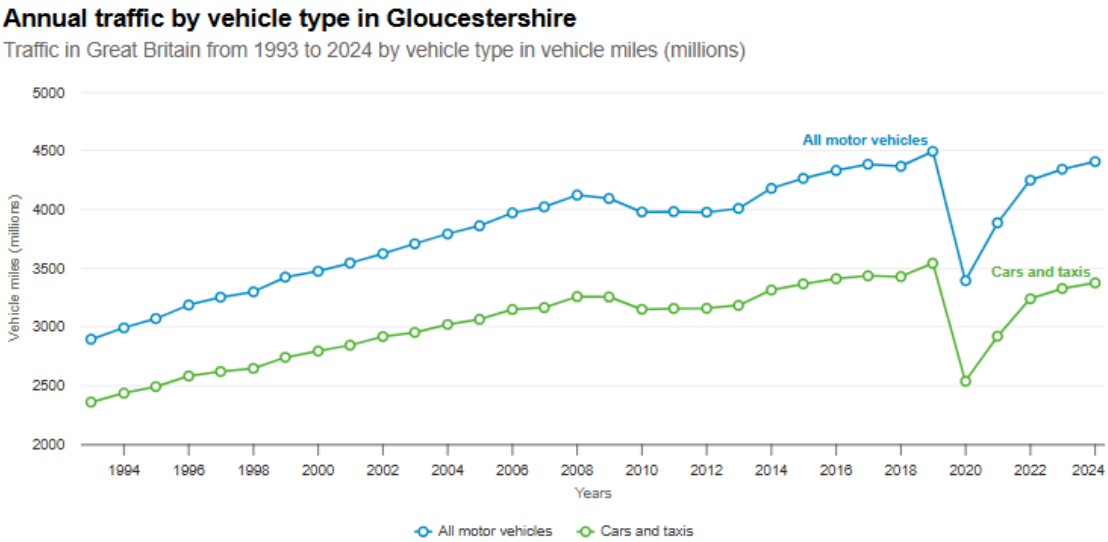
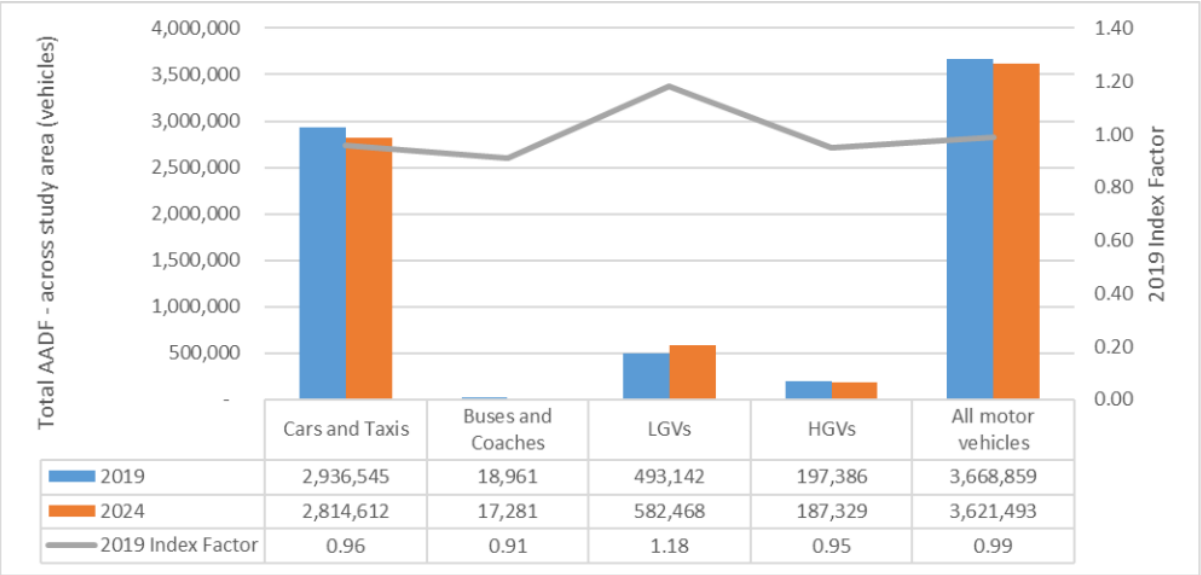


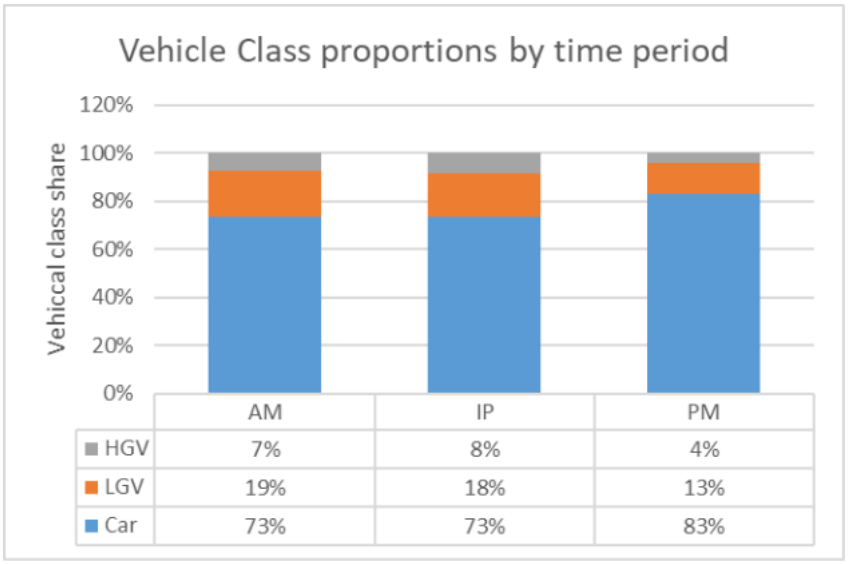
Figure 2-4: DfT Annual Traffic Trends (DfT, 2024a)



	Cars and Taxis	Buses and Coaches	LGVs	HGVs	All motor vehicles
2019	2,936,545	18,961	493,142	197,386	3,668,859
2024	2,814,612	17,281	582,468	187,329	3,621,493
2019 Index Factor	0.96	0.91	1.18	0.95	0.99

Figure 2-5: DfT Average Annual Daily Flow Traffic Comparison 2019 vs 2024 (DfT, 2024a)

From the DfT raw traffic count information a database of around 670 one-day Manual Classified Counts, within the GC3M's simulation network, were extracted for 2024. Figure 2-6 below shows the aggregate vehicle class proportions derived from the AM, IP and PM peak traffic counts.



	AM	IP	PM
HGV	7%	8%	4%
LGV	19%	18%	13%
Car	73%	73%	83%

Figure 2-6: DfT Raw Traffic Count Vehicle Class Proportions (DfT, 2024a)

Table 2-1 below shows the traffic trends by model period (AM, IP, PM) derived from a sample of consistent traffic counters between November 2019 and 2024 in Gloucestershire Area. Overall, a consistent pattern of traffic trends was observed, showing a decrease in the AM (8:00-9:00) and PM (17:00-18:00) peaks of around 4% and 5% respectively. Whereas the IP shows only a slight decrease of less than 1% between 2019 and 2024. The traffic counts cover various areas across Gloucestershire, and the factors were derived using the same method as the SLP model to maintain consistency.

Site			2019			2024			Difference			Factor		
Code	Location	Dir	AM	IP Ave	PM	AM	IP Ave	PM	AM	IP Ave	PM	AM	IP Ave	PM
M5/7810B	M5 J11 between J10	NB	2,688	3,100	3,354	2,608	3,046	3,174	81	53	180	0.970	0.983	0.946
M5/7802A		SB	3,414	2,720	3,013	3,287	2,750	2,864	-127	30	-49	0.963	1.011	0.951
M5/7846B	M5 J11 between Jn11A	NB	2,944	3,012	3,273	3,125	2,979	3,201	182	-34	-72	1.062	0.989	0.978
M5/7845A		SB	3,310	2,889	3,421	3,211	2,939	3,327	-99	50	-94	0.970	1.017	0.973
M5/7877B	M5 J11A between 12	NB	3,823	3,098	3,770	3,573	3,056	3,520	-250	-42	-251	0.935	0.987	0.933
M5/7890A		SB	3,334	2,857	3,758	3,284	2,881	3,493	-50	24	-265	0.985	1.008	0.929
M5/8031B	M5 J12 between 13	NB	2,880	2,847	3,241	2,707	2,756	3,003	-173	-91	-237	0.940	0.968	0.927
M5/8031A		SB	2,825	2,512	2,872	2,594	2,487	2,653	- 231	-25	-219	0.918	0.990	0.924
M50/2020B	M50\M5 J8 between M50 J1	EB	1,681	1,072	1,089	1,545	1,116	1,031	-136	43	-58	0.919	1.040	0.947
M50/2020A		WB	1,102	1,022	1,563	1,030	1,049	1,390	-72	28	-173	0.934	1.027	0.889
5297/1	A417 between A429 and A436	NB	880	941	1,098	840	903	1,036	-41	-38	-62	0.954	0.959	0.943
5297/2		SB	1,257	957	1,062	1,160	960	1,067	-97	3	5	0.923	1.003	1.004
7004/1	A46 between A435 near Bishop's Cleeve and A44 near Evesham	NB	697	595	833	665	622	817	-32	26	-16	0.954	1.044	0.981
7004/2		SB	790	584	700	720	588	652	-71	4	-48	0.911	1.007	0.931
		Total	31,626	28,206	33,050	30,348	28,132	31,228	1,278	74	1,821	0.960	0.997	0.945

Table 2-1: WebTRIS Traffic Comparison 2019 vs 2024 (National Highways, 2025)

Table 2-2 below shows the combined DfT and National Highways' WebTRIS growth factors between 2019 and 2024. The DfT daily Car growth factors have been adjusted to fit the WebTRIS data at a time period level based on the vehicle class proportions derived in Figure 2-6, whilst LGV and HGV factors have been held constant over the day. Therefore, the LGV and HGV growth factors are weighted by the DfT proportions of vehicle class traffic by modelled period and the Car factors are adjusted in line with the WebTRIS data. As expected, the factors derived across the three time periods are relatively consistent with the daily DfT traffic factors, in particular the IP factors which represent a larger proportion of the total daily traffic (IP: Car 0.96, Daily (DfT) 0.96). The primary adjustment to the WebTRIS time period data relates to the Car AM and PM peak factors, which have been reduced in line with the DfT vehicle class proportion data (AM: 0.91, PM 0.91, Daily (DfT) 0.96).

Vehicle Class	AM	IP	PM	Daily (DfT)
Car	0.91	0.96	0.91	0.96
LGV	1.18	1.18	1.18	1.18
HGV	0.95	0.95	0.95	0.95
Total	0.960	0.997	0.945	0.99

Table 2-2: Traffic Growth Factors split by Modelled Period and Vehicle Class - 2019 vs 2024 (National Highways, 2025)

2.3 Highway Network Updates

Table 2-3 below shows the network scheme changes completed between 2019 and 2024, identified from the latest Uncertainty Log (v5.0) provided by Gloucestershire County Council. These schemes were verified using Google Map imagery, comparing historical street views from previous years up to 2024 where available. These schemes were also cross-referenced with information available on Gloucestershire County Council website, which provided further detail (e.g. planned construction start dates and expected completion dates). In addition to the schemes listed below, additional network coding was added to represent the access arrangements to the Fiddington Masterplan, located to the east of the M5 Junction 9. Figure 2-7 below shows the extent of the SATURN simulation node network alterations applied to produce the 2024 present day validation.

Highway Scheme Name
Elmbridge Transport Scheme, Gloucester
A417/A40 Barnwood Link
A40 Over Roundabout Improvement (phase 2), Gloucester
Junction improvement A40 Longford Roundabout, Gloucester
A38 Cross Key Roundabout
West Cheltenham Transport Improvement P1 Arle Court
West Cheltenham Transport Improvement P2 (J11)
West Cheltenham Transport Improvement P3 Arle Court
West Cheltenham Transport Improvement P4 Arle Court
Arle Court Transport Hub (access improvements for all vehicles)
Twigworth Development Access (new roundabout on A38, and new roundabout within site)
Perrybrook Development Access (new roundabout on Court Road for site access)
Fiddington development A46/A438 mitigation
Innsworth Development Roundabout Improvement (new roundabout on A40)
Junction improvement A429 Cherry Tree junction, Cirencester
A46 / Kidnappers Lane, Cheltenham
M5 Gloucester Motorway Services
Land at Barnwood Link Road (Centre Severn – Barnwood)

Highway Scheme Name
Staverton crossroads junction (B4063 / B4634), Staverton
Highway improvement A435 corridor improvement, Bishops Cleeve
Highway improvement Thames Street / High Street, Lechlade on Thames
Junction improvement Highfield Hill including traffic calming, Lydney
Land west of Farm Lane, Shurdington. Site Access Junctions.
Parcel 3745, Land At Pirton Fields, Churchdown (new priority access junction)
Land At North Road West/Grovefield Way
M4 J16
M49 Avonmouth Junction
Land at Quedgeley Trading Estate
SA3 Land northeast of Draycott Cam - 3x site access junctions on Box Road, 1x site access junction on A4135
SA2 Land west of Stonehouse, site link road, and 3x new access points into development site

Table 2-3: Completed Highway Schemes (2019-2024)

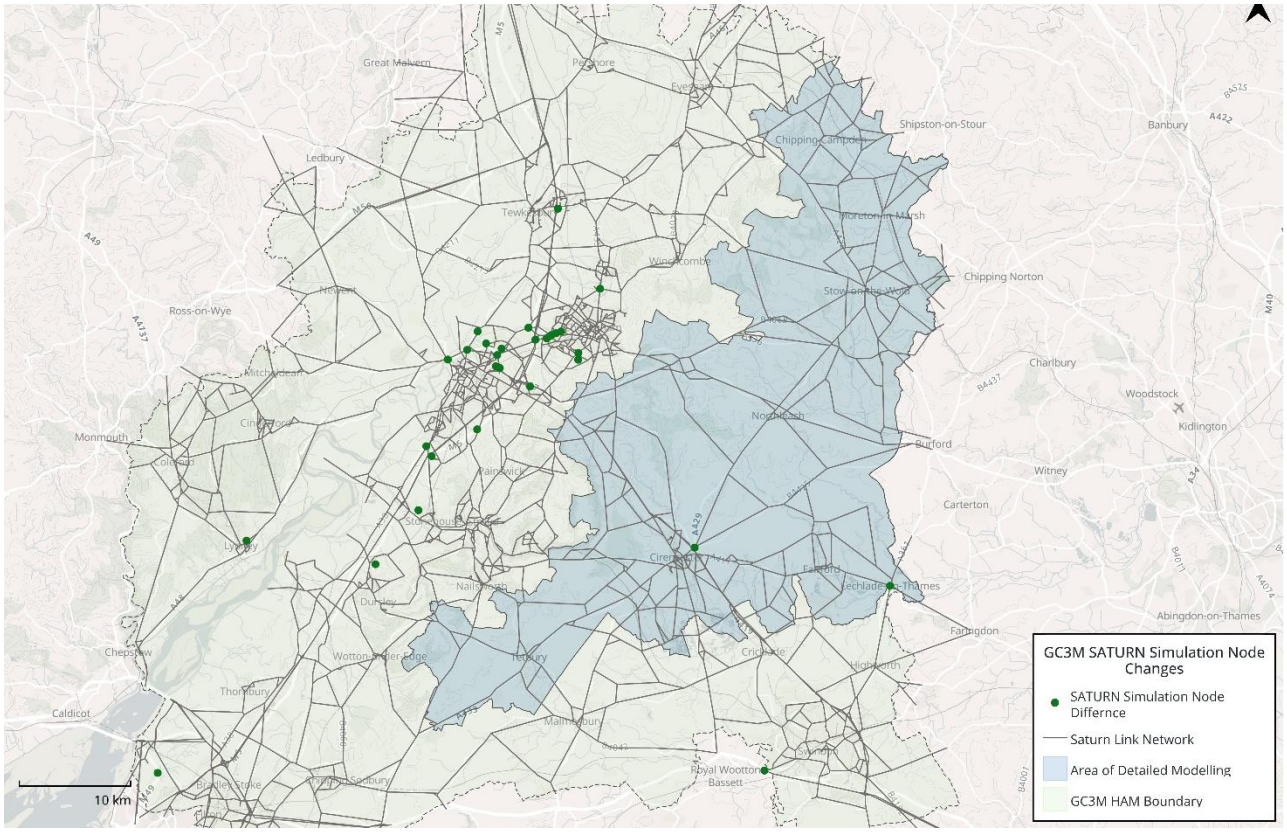


Figure 2-7: GC3M SATURN Simulation Node Changes between 2019 and 2024

Table 2-4 and Table 2-5 show the generalised cost parameters, VoT and VOC, used in the 2024 GC3M highway model. The VoT and VOC parameters were derived from TAG Databook v1.24 (November 2024) and are displayed below in units of Pence Per Minute (PPM) and Pence Per Kilometre (PPK) respectively.

Time Period	Car - Business	Car - Commuting	Car - Other	LGV	HGV
AM	31.23	20.95	14.45	23.23	48.52
IP	32.01	21.29	15.39	23.23	48.52
PM	31.68	21.02	15.13	23.23	48.52

Table 2-4: Value of Time (PPM) - 2024

Time Period	Car - Business	Car - Commuting	Car - Other	LGV	HGV
AM, IP, and PM	11.66	5.89	5.89	13.22	37.04

Table 2-5: Vehicle Operating Cost (PPK) - 2024

2.4 Matrix Adjustments

Table 2-6 below shows the derived 2019-2024 matrix adjustment factors applied to the 2019 base year matrix, to create 2024 present year demand matrices by modelled period. The TAG adjustments, correspond to the proposed TAG Post-Covid adjustments by journey purpose (DfT, 2023). The 'Global Factors' shown in Table 2-6 below are calculated for all Car user classes combined based on the total 2024 validation data set. The 'Adjusted TAG factors' are based on the combination of the TAG proposed factors, which are split by journey purpose, and the 'Global Factors' which match the total 2024 validation data set. Overall, a decrease of around 0.02 is derived in the AM and PM, between the proposed TAG and adjusted values.

User Class	TAG Adjustments			Global Factors			Adjusted TAG Factors		
	AM	IP	PM	AM	IP	PM	AM	IP	PM
Car-EB	0.91	0.91	0.91	0.93	0.99	0.93	0.89	0.94	0.89
Car-Work	0.94	0.94	0.94	0.93	0.99	0.93	0.92	0.98	0.92
Car-Other	0.96	0.96	0.96	0.93	0.99	0.93	0.94	1.00	0.94
LGV	1.14	1.14	1.16	1.14	1.14	1.16	1.14	1.14	1.16
HGV	0.99	0.97	0.94	0.99	0.97	0.94	0.99	0.97	0.94
Car Total	0.95	0.95	0.95	0.93	0.99	0.93	0.93	0.99	0.93
Total	0.98	0.98	0.97	0.96	1.00	0.96	0.96	1.00	0.96

Table 2-6: Matrix Adjustment Factors (DfT, 2023)

2.5 TAG Criteria

Model calibration and validation is a vital part of model development. It is the basis on which the model can be considered suitable for use for future year reference case model production, scheme option testing, changes in land use and future year forecasting. TAG Unit M3.1 provides criteria and acceptability guidelines for the following features of the model:

- Modelled flows and observed counts on screenlines (See Table 2-7 (Source: TAG Unit M3.1 Paragraph 3.3.7 - Table 1) (DfT, 2024b)))
- Modelled flows and observed counts on links (See Table 2-8 (Source: TAG Unit M3.1 Paragraph 3.3.11 - Table 2) (DfT, 2024b))
- Modelled and observed journey times (See Table 2-9 (Source: TAG Unit M3.1 Paragraph 3.3.15 - Table 3) (DfT, 2024b)))

While the evaluation of the model against TAG criteria has been reported on in this technical note, it should be recognised that TAG is primarily designed for scheme appraisal and central government business cases. Furthermore, TAG notes that 'achievement of the validation acceptability guidelines specified in this section does not necessarily guarantee that a model is 'fit for purpose' and likewise a failure to meet the specified validation standards does not mean that a model is not 'fit for purpose'. It is therefore considered that, if in most cases TAG criteria have been met (or exceeded), then where they are not met and the differences are relatively minor a slight widening of the criteria allows them to be met.

Description of Criteria	Acceptability Guideline
Total screenline flows (normally >5 links) to be within ±5%.	All or nearly all screenlines

Table 2-7: Screenline Calibration Criteria and Acceptability Guideline (DfT, 2024b)

Criteria	Description of Criteria	Acceptability Guideline
1	Individual flows within 100 vehicles/hour of counts for flows less than 700 vehicles/hour	> 85% of cases
	Individual flows within 15% of counts for flows from 700 to 2,700 vehicles/hour	> 85% of cases
	Individual flows within 400 vehicles/hour of counts for flows more than 2,700 vehicles/hour	> 85% of cases
2	GEH < 5 for individual flows	> 85% of cases

Table 2-8: Link Flow Validation Criteria and Acceptability Guideline (DfT, 2024b)

Description of Criteria	Acceptability Guideline
Modelled times along routes should be within 15% of surveyed times (or 1 minute, if higher)	> 85% of routes

Table 2-9: Journey Time Validation Criteria and Acceptability Guideline (DfT, 2024b)

2.6 Screenline Validation

Table 2-10 below summarises the screenline validation across the GC3M simulation area. Table 2-11 details the validation results of total traffic flow (in vehicles) across all 30 screenlines by time period. The results indicate that a good level of validation has been achieved. The 5% flow difference criterion is met for 100% of screenlines in the AM Peak, 87% of screenlines in the Inter Peak and 90% of screenlines in the PM Peak. The screenline 10% flow difference criterion is achieved for 100%, 93% and 97% of Screenlines for the AM Peak, Inter Peak and PM Peak respectively.

Only the East of Cotswold screenline in the Westbound direction for IP and the Central Gloucester screenline in the Southeast bound direction for both IP and PM do not pass the 10% criteria. On a link validation level, most of the counts pass the TAG link criteria and all are within GEH 7.5. However, the screenline totals are calculated from the difference between the summed modelled and observed flows across the individual count locations contained within the screenline. This indicates that as the modelled flows are consistently higher across the screenline than the observed flows, the total screenline flows add up to be slightly above the +10% boundary. As the screenline is relatively short, only consisting of six counts in total, it is not considered that this positive bias (slightly above the 10% threshold) will unduly impact the model's overall validation.

The total flow differences are negligible at just approximately 1% to 2%. The 2024 GC3M therefore is in line with the TAG screenline criteria for all model periods, with nearly all screenlines having total model flows within +/-5% of the observed across the screenlines.

Screenline	AM Peak	Inter-Peak	PM Peak
No of Screenlines	30	30	30
No of Screenlines with Differences within ±5%	30	26	27
Pass Rates	100%	87%	90%
No of Screenlines with Differences within ±10%	30	28	29
Pass Rates	100%	93%	97%

Table 2-10: Screenline Validation Summary

Name	Dir	AM					IP					PM				
		Obs	Mod	% Diff	Flow Diff <5%	Flow Diff <10%	Obs	Mod	% Diff	Flow Diff <5%	Flow Diff <10%	Obs	Mod	% Diff	Flow Diff <5%	Flow Diff <10%
Central Gloucester	NWB	4,003	3,888	-2.9%	✓	✓	2,526	2,743	8.6%	×	✓	3,200	3,213	0.4%	✓	✓
Central Gloucester	SEB	2,976	2,956	-0.7%	✓	✓	2,607	2,889	10.8%	×	×	3,547	3,936	10.9%	×	×
Cheltenham	IB	9,017	9,137	1.3%	✓	✓	5,235	5,382	2.8%	✓	✓	7,374	7,645	3.7%	✓	✓
Cheltenham	OB	7,524	7,862	4.5%	✓	✓	5,463	5,686	4.1%	✓	✓	8,968	9,186	2.4%	✓	✓
Cirencester	IB	6,962	6,884	-1.1%	✓	✓	4,537	4,536	0.0%	✓	✓	5,752	6,014	4.6%	✓	✓
Cirencester	OB	5,423	5,691	5.0%	✓	✓	4,571	4,577	0.1%	✓	✓	6,669	6,857	2.8%	✓	✓
East of Cotswold	EB	1,586	1,642	3.5%	✓	✓	1,259	1,376	9.3%	×	✓	1,544	1,665	7.8%	×	✓
East of Cotswold	WB	1,507	1,499	-0.5%	✓	✓	1,250	1,378	10.2%	×	×	1,639	1,672	2.0%	✓	✓
Forest of Dean	EB	2,957	2,951	-0.2%	✓	✓	2,093	2,080	-0.6%	✓	✓	2,244	2,144	-4.5%	✓	✓
Forest of Dean	WB	2,089	2,023	-3.1%	✓	✓	2,114	2,105	-0.4%	✓	✓	3,415	3,414	0.0%	✓	✓
Gloucester	IB	11,717	11,895	1.5%	✓	✓	7,546	7,725	2.4%	✓	✓	10,759	10,861	1.0%	✓	✓
Gloucester	OB	10,532	10,691	1.5%	✓	✓	7,634	7,823	2.5%	✓	✓	11,633	11,941	2.6%	✓	✓
South of Nailsworth	NB	883	875	-0.9%	✓	✓	653	655	0.4%	✓	✓	998	1,017	1.9%	✓	✓
South of Nailsworth	SB	1,029	1,001	-2.7%	✓	✓	643	637	-1.0%	✓	✓	906	917	1.2%	✓	✓
Stroud	IB	4,738	4,718	-0.4%	✓	✓	3,428	3,368	-1.7%	✓	✓	4,569	4,610	0.9%	✓	✓
Stroud	OB	4,305	4,296	-0.2%	✓	✓	3,457	3,464	0.2%	✓	✓	4,586	4,620	0.7%	✓	✓
Tewkesbury	IB	9,468	9,515	0.5%	✓	✓	7,671	7,901	3.0%	✓	✓	9,483	9,566	0.9%	✓	✓
Tewkesbury	OB	9,148	9,304	1.7%	✓	✓	7,972	8,053	1.0%	✓	✓	9,874	9,909	0.4%	✓	✓
West of Cotswold	EB	1,289	1,309	1.5%	✓	✓	1,030	1,066	3.4%	✓	✓	1,306	1,342	2.8%	✓	✓
West of Cotswold	WB	1,228	1,247	1.6%	✓	✓	1,049	1,095	4.4%	✓	✓	1,343	1,408	4.8%	✓	✓
North of Evesham	NB	6,199	6,304	1.7%	✓	✓	5,709	5,865	2.7%	✓	✓	6,392	6,492	1.6%	✓	✓

North of Evesham	SB	6,390	6,653	4.1%	✓	✓	5,416	5,486	1.3%	✓	✓	6,252	6,333	1.3%	✓	✓
North of Tewkesbury	NB	3,494	3,604	3.2%	✓	✓	3,786	3,765	-0.5%	✓	✓	4,916	4,879	-0.8%	✓	✓
North of Tewkesbury	SB	4,546	4,439	-2.3%	✓	✓	3,075	3,174	3.2%	✓	✓	3,533	3,536	0.1%	✓	✓
West of Tewkesbury	EB	2,494	2,451	-1.7%	✓	✓	1,568	1,608	2.5%	✓	✓	1,866	1,897	1.7%	✓	✓
West of Tewkesbury	WB	2,019	1,983	-1.8%	✓	✓	1,720	1,734	0.8%	✓	✓	2,648	2,484	-6.2%	×	✓
East of Tewkesbury	EB	1,493	1,518	1.7%	✓	✓	811	834	2.9%	✓	✓	1,329	1,380	3.8%	✓	✓
East of Tewkesbury	WB	1,313	1,250	-4.8%	✓	✓	871	881	1.1%	✓	✓	1,450	1,460	0.7%	✓	✓
South of Tewkesbury	NB	4,864	4,923	1.2%	✓	✓	4,833	4,908	1.6%	✓	✓	6,683	6,818	2.0%	✓	✓
South of Tewkesbury	SB	6,413	6,665	3.9%	✓	✓	4,483	4,557	1.6%	✓	✓	5,152	5,212	1.2%	✓	✓
Total		**137,603**	**139,174**	**1.1%**	✓	✓	**105,011**	**107,352**	**2.2%**	✓	✓	**140,032**	**142,428**	**1.7%**	✓	✓

Table 2-11: Screenline Validation Detailed Results

2.7 Link Flow Validation

Table 2-13 summarises the GC3M link validation results across the following datasets:

- **2019 Uplifted Dataset:** The existing GC3M 2019 count data set, uplifted to 2024 (factors detailed in Section 2.2), with no 2024 data included
- **2024 Dataset:** The additional 2024 observed independent validation data sites
- **Total:** Both the factored 2019 and additional 2024 count data sets combined

2.7.1 GC3M Area

For all three modelled periods, the TAG criteria (passing either GEH 5 or the TAG flow criterion) are met for 87-94% of the "Total" data set defined above, exceeding the 85% acceptability guideline in all periods. For the 2024 validation data TAG criterion pass rates are between 83% and 93%. If a slightly wider pass range of GEH 7.5 is considered, then the model achieves a pass rate of between 92% to 96% for the 2024 validation data set. **Appendix D – Link flow Validation Tables** details the flow validation per link within the GC3M model for cars and total vehicles in each time period.

Count	AM			IP			PM		
	2019 Uplifted Dataset	2024 Dataset	Total	2019 data set	2024 data set	Total	2019 data set	2024 data set	Total
No of counts	512	168	680	512	168	680	512	168	680
Total flow difference across all counts	2%	3%	2%	1%	-3%	0%	2%	3%	2%
Counts satisfying TAG criteria	89%	83%	88%	93%	93%	93%	88%	84%	87%
Counts with GEH <7.5	93%	92%	93%	95%	96%	95%	92%	93%	92%

Table 2-12: GC3M Count Data Validation

2.7.2 Cotswold Area

For all three modelled periods, the TAG criteria (passing either GEH 5 or the TAG flow criterion) are met for 88-93%, exceeding the 85% acceptability guideline in all periods. Furthermore, Figure 2-8 to Figure 2-10 illustrate the spatial distribution of GEH results across the GC3M study area around key developments in Cotswold. As part of the process, we ensured that traffic counts in the vicinity of this location achieved a good level of validation. As shown in the figures, most links are within acceptable limits (GEH < 5), and there are no nearby locations with GEH values exceeding 10.

Validation All Flows				
Link Counts		DMRB Diff Test	GEH<5	DMRB and GEH<5
AM Peak	% Pass	88%	75%	88%
Inter-Peak	% Pass	93%	83%	93%
PM Peak	% Pass	88%	80%	88%

Table 2-13: Cotswold Link Flow Validation Summary - All Peak Periods

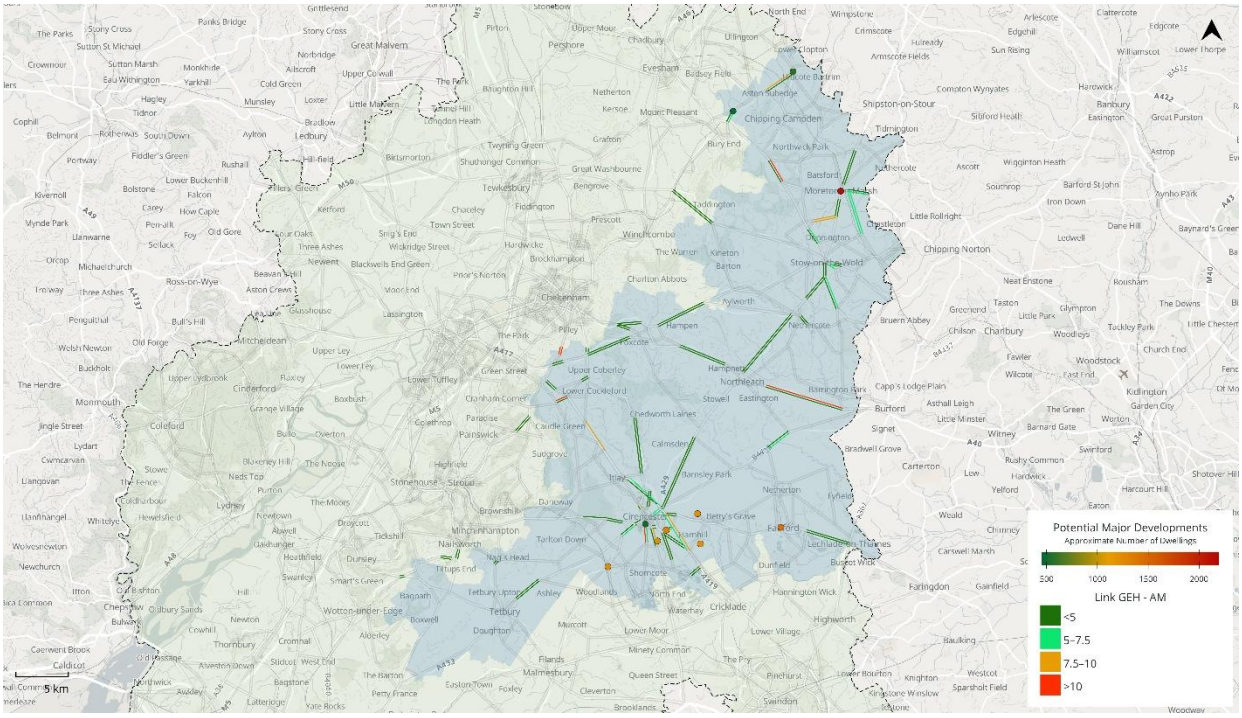


Figure 2-8: AM Peak Count GEH Statistics by Link

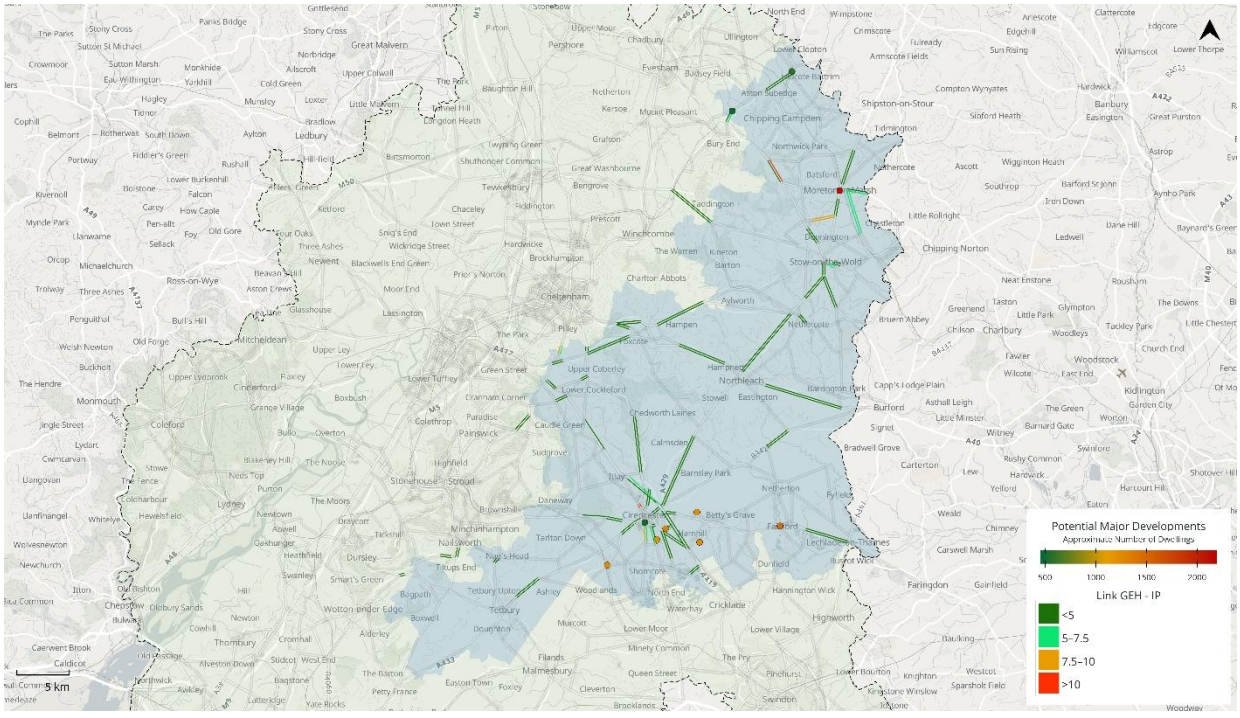


Figure 2-9: IP Peak Count GEH Statistics by link

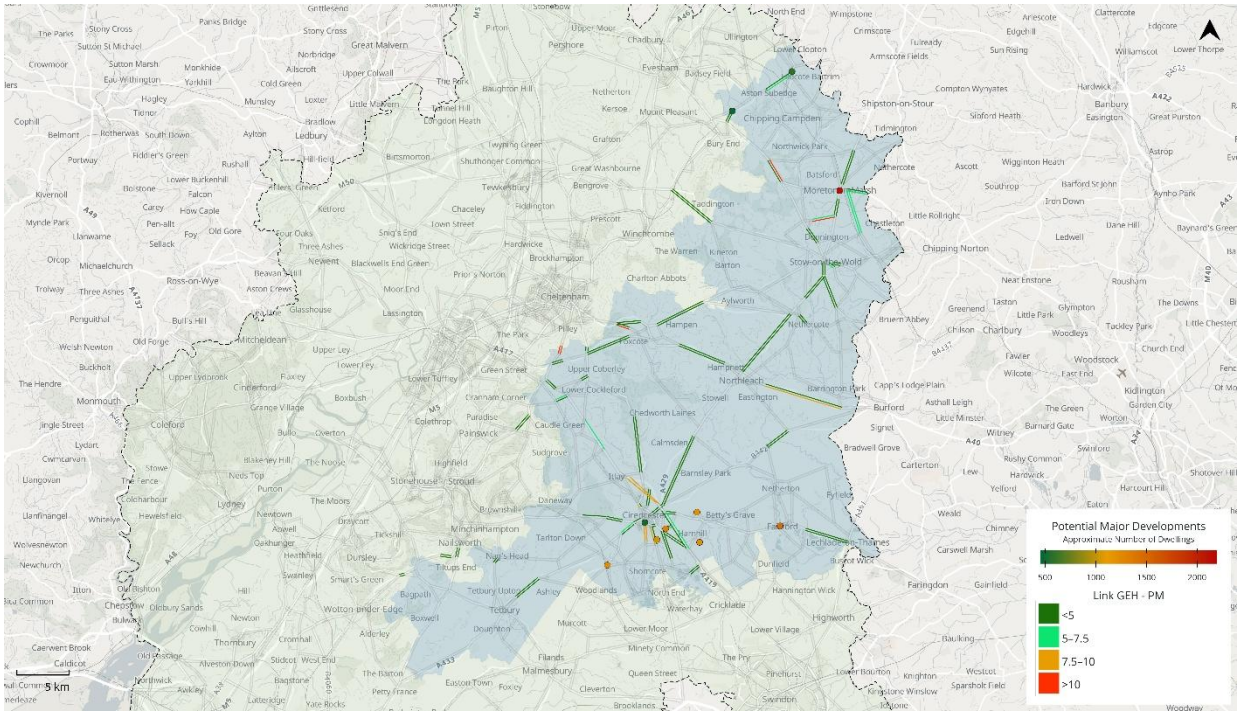


Figure 2-10: PM Peak Count GEH Statistics by Link

2.8 Journey Time Validation

2.8.1 GC3M Area

Table 2-14 summarises the present year GC3M journey time validation results. **Appendix B – Journey Time Route Graphs** provides the time distance profile of all journey times results and all time periods. In summary 93%, 100% and 96% of routes fall within ±15% (or 1 minute if greater) of observed journey times for the AM Peak, Inter Peak and PM Peak respectively. This exceeds the TAG acceptability guidance of 85% for this criterion in all periods. Based on a wider pass criterion of ±25%, the AM and PM peak pass rates increase further to 100%.

Route Name	Route ID	Dir	AM						IP						PM					
			Observed	Modelled	Absolute Diff	% Diff	Pass/Fail	Wider Pass/Fail	Observed	Modelled	Absolute Diff	% Diff	Pass/Fail	Wider Pass/Fail	Observed	Modelled	Absolute Diff	% Diff	Pass/Fail	Wider Pass/Fail
A4019	1A	EB	11.7	12.0	0.3	2%	✓	✓	11.5	10.8	0.8	-7%	✓	✓	12.3	11.0	1.4	-11%	✓	✓
	1B	WB	11.7	10.8	0.9	-7%	✓	✓	11.6	11.0	0.6	-5%	✓	✓	13.0	13.8	0.8	6%	✓	✓
B4008	3A	NB	28.0	30.4	2.5	9%	✓	✓	26.1	27.8	1.7	6%	✓	✓	33.6	29.7	3.9	-12%	✓	✓
	3B	SB	30.1	31.3	1.2	4%	✓	✓	26.8	28.8	2.1	8%	✓	✓	38.6	31.3	7.3	-19%	×	✓
A4135	4A	EB	21.0	22.4	1.4	7%	✓	✓	21.8	20.5	1.3	-6%	✓	✓	22.6	21.1	1.5	-6%	✓	✓
	4B	WB	21.6	21.5	0.1	-1%	✓	✓	22.0	20.9	1.1	-5%	✓	✓	22.3	22.3	0.0	0%	✓	✓
A38	5A	NB	33.1	34.9	1.9	6%	✓	✓	32.5	33.6	1.1	3%	✓	✓	34.9	36.9	2.0	6%	✓	✓
	5B	SB	33.5	37.4	3.9	12%	✓	✓	33.1	34.7	1.6	5%	✓	✓	35.9	36.5	0.6	2%	✓	✓
A435	6A	NB	40.3	39.8	0.6	-1%	✓	✓	39.9	37.2	2.7	-7%	✓	✓	42.2	40.6	1.6	-4%	✓	✓
	6B	SB	38.4	41.5	3.1	8%	✓	✓	38.9	37.0	1.9	-5%	✓	✓	39.9	39.9	0.1	0%	✓	✓
A419	8A	EB	37.1	43.5	6.4	17%	×	✓	36.7	38.7	2.1	6%	✓	✓	38.8	42.6	3.8	10%	✓	✓
	8B	WB	36.7	43.6	6.9	19%	×	✓	36.9	40.6	3.7	10%	✓	✓	39.1	43.8	4.7	12%	✓	✓
A38	9A	NB	46.3	49.0	2.7	6%	✓	✓	44.6	46.8	2.1	5%	✓	✓	48.0	49.6	1.6	3%	✓	✓
	9B	SB	45.8	50.0	4.2	9%	✓	✓	45.2	48.1	2.8	6%	✓	✓	49.1	49.7	0.6	1%	✓	✓
A417	10A	EB	47.1	44.1	3.0	-6%	✓	✓	45.9	42.5	3.4	-7%	✓	✓	50.7	46.9	3.9	-8%	✓	✓
	10B	WB	44.4	48.0	3.5	8%	✓	✓	42.1	41.6	0.5	-1%	✓	✓	42.0	42.5	0.5	1%	✓	✓
A48	11A	NB	61.5	60.1	1.4	-2%	✓	✓	59.9	58.0	1.9	-3%	✓	✓	62.8	60.5	2.3	-4%	✓	✓
	11B	SB	56.8	58.4	1.5	3%	✓	✓	58.5	56.8	1.7	-3%	✓	✓	67.5	62.1	5.4	-8%	✓	✓
A40	12A	NB	58.1	58.3	0.2	0%	✓	✓	53.9	54.7	0.8	2%	✓	✓	57.5	56.0	1.5	-3%	✓	✓
	12B	SB	56.9	54.6	2.4	-4%	✓	✓	55.1	54.7	0.3	-1%	✓	✓	61.4	57.2	4.2	-7%	✓	✓
A429	13A	NB	64.8	64.7	0.0	0%	✓	✓	68.5	62.0	6.5	-10%	✓	✓	70.0	63.3	6.7	-10%	✓	✓
	13B	SB	66.8	67.1	0.2	0%	✓	✓	70.1	62.6	7.5	-11%	✓	✓	69.6	65.2	4.3	-6%	✓	✓
A46	14A	EB	87.7	78.9	8.8	-10%	✓	✓	79.0	74.9	4.1	-5%	✓	✓	83.1	79.2	3.9	-5%	✓	✓
	14B	WB	90.0	91.9	1.8	2%	✓	✓	89.4	84.8	4.5	-5%	✓	✓	91.9	88.5	3.4	-4%	✓	✓
M5	15A	NB	45.6	47.5	2.0	4%	✓	✓	45.9	47.7	1.8	4%	✓	✓	45.7	48.3	2.6	6%	✓	✓
	15B	SB	47.2	48.7	1.5	3%	✓	✓	46.8	47.0	0.2	0%	✓	✓	45.4	46.8	1.5	3%	✓	✓
A46-A438	7A	EB	41.9	45.5	3.6	9%	✓	✓	40.2	41.8	1.6	4%	✓	✓	45.0	42.7	2.3	-5%	✓	✓
	7B	WB	42.8	42.3	0.5	-1%	✓	✓	40.0	41.7	1.7	4%	✓	✓	45.3	43.4	2.0	-4%	✓	✓

Table 2-14: GC3M Present Year Validation - Journey Time Validation

2.8.2 Cotswold Area

Further validation was undertaken focusing on the Cotswold area. Tables 2-16 to 2-18 summarise the 2024 GC3M journey time within Cotswold validation results. Overall, 91% of routes in the AM Peak and Inter Peak, and 88% in the PM Peak, are within ±15% (or 1 minute, if greater) of the observed journey times. Where validation failures occur, they are generally marginal, indicating that the model demonstrates a very good level of validation against the 2024 observed data. Some delays on the A417 routes are not reflected in the observed data, which could be due to seasonality. After reviewing the model outputs, Google Maps data, and 2019 data, we believe the model accurately represents the level of delay, while the observed data for this section of the A417 (Route 6SB, just south of A436) appears to be inaccurate or not fully capturing actual conditions. The difference for this section is 1–2 minutes, but coding has been checked against the layout, and the capacity index reflects the road characteristics. A few subsections of routes show discrepancies of more than 25%, or 2–3 minutes; however, for the full routes in Gloucestershire as mentioned earlier, we achieve 100% of routes with less than 25% deviation. We therefore did not adjust the CI or the road characteristics solely to achieve a validation pass. This approach has been consistently applied to all JT routes. **Appendix B – Journey Time Route Graphs** includes journey time graphs by showing detailed information for each route and a visual comparison of modelled and observed journey times for each modelled peak period. Table 2-15 below identifies the journey time routes incorporated within the GC3M Model for Cotswold and classifies them by route name and direction.

Route	JTR ID	Route Name
R1	1_NB	A429
R2	1_SB	A429
R3	2_EB	A419
R4	2_WB	A419
R5	3_NB	A435
R6	3_SB	A435
R7	4_EB	A4135
R8	4_WB	A4135
R9	5_EB	A40
R10	5_WB	A40
R11	6_NB	A417
R12	6_SB	A417
R13	7_EB	A44
R14	7_WB	A44
R15	8_NB	A424
R16	8_SB	A424
R17	9_NB	A429
R18	9_SB	A429
R19	10_NB	A429
R20	10_SB	A429
R21	11_NB	A429
R22	11_SB	A429
R23	12_EB	A419
R24	12_WB	A419
R25	13_NB	A435
R26	13_SB	A435
R27	14_EB	A435
R28	14_WB	A435

R29	15_EB	A40
R30	15_WB	A40
R31	16_NB	A417
R32	16_SB	A417
R33	17_NB	A424
R34	17_SB	A424

Table 2-15: Journey Time Route Information

AM Peak												
JTR_ID	Journey Time Route	Direction	Name	Obs Distance (m)	Modelled Dist (m)	diff	%diff	Obs JT (mins)	Modelled JT (mins)	diff	%diff	Pass Fail
1_NB	1	NB	A429	12702	13059	357	3%	12.05	12.62	1	5%	✓
1_SB	1	SB	A429	14420	14418	-2	0%	14.60	13.61	-1	-7%	✓
2_EB	2	EB	A419	7076	6780	-296	-4%	6.20	6.73	1	9%	✓
2_WB	2	WB	A419	7551	7763	212	3%	7.00	7.20	0	3%	✓
3_NB	3	NB	A435	15049	15014	-35	0%	12.61	11.38	-1	-10%	✓
3_SB	3	SB	A435	15014	15056	43	0%	12.08	11.74	0	-3%	✓
4_EB	4	EB	A4135	8615	8575	-40	0%	10.89	11.60	1	7%	✓
4_WB	4	WB	A4135	8635	8575	-60	-1%	11.17	11.65	0	4%	✓
5_EB	5	EB	A40	14838	15205	367	2%	10.84	11.98	1	11%	✓
5_WB	5	WB	A40	14834	15202	368	2%	11.02	12.17	1	10%	✓
6_NB	6	NB	A417	10177	10306	129	1%	10.75	9.41	-1	-12%	✓
6_SB	6	SB	A417	10304	10277	-27	0%	8.17	11.49	3	41%	×
7_EB	7	EB	A44	11770	11720	-50	0%	11.07	10.34	-1	-7%	✓
7_WB	7	WB	A44	11768	11720	-48	0%	11.36	10.05	-1	-12%	✓
8_NB	8	NB	A424	4925	4939	14	0%	4.05	3.60	0	-11%	✓
8_SB	8	SB	A424	4925	4939	14	0%	3.62	3.71	0	2%	✓
9_NB	9	NB	A429	13678	13666	-12	0%	12.32	12.63	0	3%	✓
9_SB	9	SB	A429	13682	13666	-16	0%	12.77	13.32	1	4%	✓
10_NB	10	NB	A429	14599	14601	2	0%	11.84	12.98	1	10%	✓
10_SB	10	SB	A429	14607	14596	-11	0%	12.24	16.01	4	31%	×
11_NB	11	NB	A429	13048	13281	233	2%	12.13	11.93	0	-2%	✓
11_SB	11	SB	A429	13371	13350	-21	0%	12.50	11.16	-1	-11%	✓
12_EB	12	EB	A419	14372	14351	-21	0%	13.11	14.27	1	9%	✓
12_WB	12	WB	A419	14409	14388	-21	0%	12.94	12.80	0	-1%	✓
13_NB	13	NB	A435	10556	10544	-12	0%	17.27	15.69	-2	-9%	✓
13_SB	13	SB	A435	10522	10547	25	0%	14.75	16.95	2	15%	✓
14_EB	14	EB	A435	10774	10744	-30	0%	9.45	10.06	1	7%	✓
14_WB	14	WB	A435	10752	10744	-8	0%	9.84	8.64	-1	-12%	✓
15_EB	15	EB	A40	11998	12026	28	0%	8.62	10.28	2	19%	×
15_WB	15	WB	A40	11996	12026	30	0%	8.90	9.44	1	6%	✓
16_NB	16	NB	A417	12756	12748	-8	0%	6.91	7.02	0	2%	✓
16_SB	16	SB	A417	12871	12857	-14	0%	7.09	7.29	0	3%	✓
17_NB	17	NB	A424	10404	10381	-23	0%	9.48	9.81	0	3%	✓
17_SB	17	SB	A424	10385	10368	-17	0%	9.60	10.06	0	5%	✓

Table 2-16: Journey Time Route Validation - AM Peak

IP Peak												
JTR_ID	Journey Time Route	Direction	Name	Obs Distance (m)	Modelled Dist (m)	diff	%diff	Obs JT (mins)	Modelled JT (mins)	diff	%diff	Pass Fail
1_NB	1	NB	A429	12702	13059	357	3%	13.40	12.19	-1	-9%	✓
1_SB	1	SB	A429	14420	14418	-2	0%	15.97	13.13	-3	-18%	×
2_EB	2	EB	A419	7076	6780	-296	-4%	6.64	6.32	0	-5%	✓
2_WB	2	WB	A419	7551	7763	212	3%	7.01	6.65	0	-5%	✓
3_NB	3	NB	A435	15049	15014	-35	0%	12.63	11.28	-1	-11%	✓
3_SB	3	SB	A435	15014	15056	43	0%	12.63	11.44	-1	-9%	✓
4_EB	4	EB	A4135	8615	8575	-40	0%	11.32	11.19	0	-1%	✓
4_WB	4	WB	A4135	8635	8575	-60	-1%	11.47	11.29	0	-2%	✓
5_EB	5	EB	A40	14838	15205	367	2%	11.12	11.44	0	3%	✓
5_WB	5	WB	A40	14834	15202	368	2%	11.34	12.25	1	8%	✓
6_NB	6	NB	A417	10177	10306	129	1%	10.36	9.32	-1	-10%	✓
6_SB	6	SB	A417	10304	10277	-27	0%	7.28	8.68	1	19%	×
7_EB	7	EB	A44	11770	11720	-50	0%	11.79	10.03	-2	-15%	✓
7_WB	7	WB	A44	11768	11720	-48	0%	12.23	10.08	-2	-18%	×
8_NB	8	NB	A424	4925	4939	14	0%	3.95	3.62	0	-8%	✓
8_SB	8	SB	A424	4925	4939	14	0%	3.88	3.63	0	-6%	✓
9_NB	9	NB	A429	13678	13666	-12	0%	13.13	12.37	-1	-6%	✓
9_SB	9	SB	A429	13682	13666	-16	0%	13.45	12.92	-1	-4%	✓
10_NB	10	NB	A429	14599	14601	2	0%	12.29	12.74	0	4%	✓
10_SB	10	SB	A429	14607	14596	-11	0%	12.77	13.09	0	3%	✓
11_NB	11	NB	A429	13048	13281	233	2%	13.07	11.18	-2	-14%	✓
11_SB	11	SB	A429	13371	13350	-21	0%	12.70	11.02	-2	-13%	✓
12_EB	12	EB	A419	14372	14351	-21	0%	13.14	12.37	-1	-6%	✓
12_WB	12	WB	A419	14409	14388	-21	0%	13.15	12.61	-1	-4%	✓
13_NB	13	NB	A435	10556	10544	-12	0%	16.52	14.44	-2	-13%	✓
13_SB	13	SB	A435	10522	10547	25	0%	15.36	14.83	-1	-3%	✓
14_EB	14	EB	A435	10774	10744	-30	0%	9.87	8.55	-1	-13%	✓
14_WB	14	WB	A435	10752	10744	-8	0%	9.94	8.45	-1	-15%	×
15_EB	15	EB	A40	11998	12026	28	0%	8.84	9.62	1	9%	✓
15_WB	15	WB	A40	11996	12026	30	0%	9.15	9.72	1	6%	✓
16_NB	16	NB	A417	12756	12748	-8	0%	7.00	6.99	0	0%	✓
16_SB	16	SB	A417	12871	12857	-14	0%	7.13	7.05	0	-1%	✓
17_NB	17	NB	A424	10404	10381	-23	0%	10.04	9.63	0	-4%	✓
17_SB	17	SB	A424	10385	10368	-17	0%	10.29	9.50	-1	-8%	✓

Table 2-17: Journey Time Route Validation - IP Peak

PM Peak												
JTR_ID	Journey Time Route	Direction	Name	Obs Distance (m)	Modelled Dist (m)	diff	%diff	Obs JT (mins)	Modelled JT (mins)	diff	%diff	Pass Fail
1_NB	1	NB	A429	12702	13059	357	3%	14.67	12.51	-2	-15%	✓
1_SB	1	SB	A429	14420	14418	-2	0%	14.79	13.48	-1	-9%	✓
2_EB	2	EB	A419	7076	6780	-296	-4%	6.77	7.09	0	5%	✓
2_WB	2	WB	A419	7551	7763	212	3%	7.12	6.92	0	-3%	✓
3_NB	3	NB	A435	15049	15014	-35	0%	12.21	11.41	-1	-7%	✓
3_SB	3	SB	A435	15014	15056	43	0%	12.22	11.63	-1	-5%	✓
4_EB	4	EB	A4135	8615	8575	-40	0%	12.02	11.55	0	-4%	✓
4_WB	4	WB	A4135	8635	8575	-60	-1%	11.75	12.10	0	3%	✓
5_EB	5	EB	A40	14838	15205	367	2%	10.94	11.54	1	6%	✓
5_WB	5	WB	A40	14834	15202	368	2%	11.38	12.58	1	11%	✓
6_NB	6	NB	A417	10177	10306	129	1%	12.57	11.39	-1	-9%	✓
6_SB	6	SB	A417	10304	10277	-27	0%	7.24	9.23	2	28%	×
7_EB	7	EB	A44	11770	11720	-50	0%	11.90	10.02	-2	-16%	×
7_WB	7	WB	A44	11768	11720	-48	0%	12.01	10.30	-2	-14%	✓
8_NB	8	NB	A424	4925	4939	14	0%	3.42	3.67	0	7%	✓
8_SB	8	SB	A424	4925	4939	14	0%	3.80	3.63	0	-5%	✓
9_NB	9	NB	A429	13678	13666	-12	0%	12.98	12.66	0	-2%	✓
9_SB	9	SB	A429	13682	13666	-16	0%	13.19	13.72	1	4%	✓
10_NB	10	NB	A429	14599	14601	2	0%	12.08	12.72	1	5%	✓
10_SB	10	SB	A429	14607	14596	-11	0%	13.20	13.52	0	2%	✓
11_NB	11	NB	A429	13048	13281	233	2%	13.62	11.48	-2	-16%	×
11_SB	11	SB	A429	13371	13350	-21	0%	12.48	11.40	-1	-9%	✓
12_EB	12	EB	A419	14372	14351	-21	0%	12.92	12.46	0	-4%	✓
12_WB	12	WB	A419	14409	14388	-21	0%	12.99	13.86	1	7%	✓
13_NB	13	NB	A435	10556	10544	-12	0%	18.97	15.19	-4	-20%	×
13_SB	13	SB	A435	10522	10547	25	0%	16.06	16.56	1	3%	✓
14_EB	14	EB	A435	10774	10744	-30	0%	9.89	8.77	-1	-11%	✓
14_WB	14	WB	A435	10752	10744	-8	0%	9.89	8.85	-1	-10%	✓
15_EB	15	EB	A40	11998	12026	28	0%	8.76	9.67	1	10%	✓
15_WB	15	WB	A40	11996	12026	30	0%	8.93	10.10	1	13%	✓
16_NB	16	NB	A417	12756	12748	-8	0%	6.86	7.09	0	3%	✓
16_SB	16	SB	A417	12871	12857	-14	0%	6.97	7.15	0	2%	✓
17_NB	17	NB	A424	10404	10381	-23	0%	10.45	9.92	-1	-5%	✓
17_SB	17	SB	A424	10385	10368	-17	0%	10.32	9.67	-1	-6%	✓

Table 2-18: Journey Time Route Validation - PM Peak

2.9 Convergence

2.9.1 Convergence Criteria

Model convergence is essential to produce a stable model suitable for forecasting and option testing. As described in TAG Unit M1.1, it refers to the process of ensuring the model reaches a stable balance between supply and demand so that the results are reliable. Models typically run iteratively, with each cycle adjusting travel choices such as mode and destination until they are close to optimum. While perfect convergence is rarely achieved, the process should reduce changes in costs and demand to a small level, giving confidence that the outputs are robust enough for analysis.

Table 2-19 summarises the TAG guidelines for convergence measures of proximity and stability (Source: TAG Unit M3.1 Paragraph 3.4.17 - Table 4 (DfT, 2024b))

Measure of Convergence	Base Model Acceptable Values (TAG Unit M3.1)
Delta and %Gap	Less than 0.1% or at least stable with convergence fully documented and all other criteria met
Percentage of Links with Flow Change Less than 1%	Four consecutive iterations greater than 98%
Percentage of links with Cost Change Less than 1%	Four consecutive iterations greater than 98%

Table 2-19: Convergence Guidelines and Stopping Criteria (DfT, 2024b)

2.9.2 Model Convergence

The convergence results in the final four loops for the AM Peak, Inter Peak and PM Peak are shown in Table 2-20 to Table 2-22. The results show high levels of convergence throughout. Achieving convergence to better than 0.001% for all three periods indicates a good level of convergence. In addition, the TAG %Flow and %Delay criteria are achieved across all three modelled periods.

Loop	Delta (δ)	%Flows	%Delays	%Gap
35	0.0001	99.8	99.8	0.0001
36	0.0001	99.9	99.8	0.00012
37	0.0001	99.7	99.8	0.00017
38	0.0001	99.5	99.7	0.00018

Table 2-20: AM Peak Convergence

Loop	Delta (δ)	%Flows	%Delays	%Gap
37	0.0000	99.5	99.9	0.00004
38	0.0000	99.7	99.9	0.00004
39	0.0000	99.6	99.9	0.00005
40	0.0000	99.7	99.9	0.00005

Table 2-21: IP Peak Convergence

Loop	Delta (δ)	%Flows	%Delays	%Gap
67	0.0001	99.2	99.8	0.00006
68	0.0001	99.9	99.9	0.00009
69	0.0001	99.7	99.8	0.00008
70	0.0001	99.7	99.8	0.00006

Table 2-22: PM Peak Convergence

2.10 Route Validation

As part of the model validation process, routing was assessed by comparing modelled routes against those suggested by Google Maps. This helped confirm that key journey paths are logical, reflect expected driver behaviour, and are free from significant anomalies such as inappropriate rat-running.

The review also ensured that the network connectivity is functioning correctly and that no unrealistic diversions or missing links are impacting route choice. Where discrepancies were identified, further checks were carried out to verify junction coding, restrictions, and turn penalties. Detailed routing validation results are presented in Appendix A – Highway Route Choice Validation Checks

2.11 Assignment Stress Testing

In line with TAG, a stress test was undertaken on the Cotswold highway model to assess how it performs under artificially increased traffic demand. This exercise helps identify any issues such as unrealistic congestion or route choice - that may not emerge during base year calibration but could affect future forecasting scenarios. TAG suggests increasing demand by 10% to 20%; for Cotswold, a 20% increase was applied, reflecting the scale of growth anticipated in future years based on TEMPro projections.

The model assignment results were closely reviewed to identify any locations where excessive delays appeared under this increased demand. Where delays were found to be the result of network coding issues, the model was refined accordingly. However, where increased delays were a natural outcome of higher traffic volumes, no further adjustments were made. This process ensured the model is resilient and performs realistically under future growth conditions.

2.12 Cross Boundary Count Validation

We compared the modelled flows against some DfT counts, including observed data from outside the study area and counts from the buffer area, to assess how the model performs in these locations, particularly in Wiltshire. The results of this comparison are presented in Appendix C.

Please note that these data are based on a single day of MCC data. Additionally, these areas were not modelled in great detail and were not part of the formal validation process. However, taking these factors into account, the results appear reasonable and the model behaviour is considered robust.

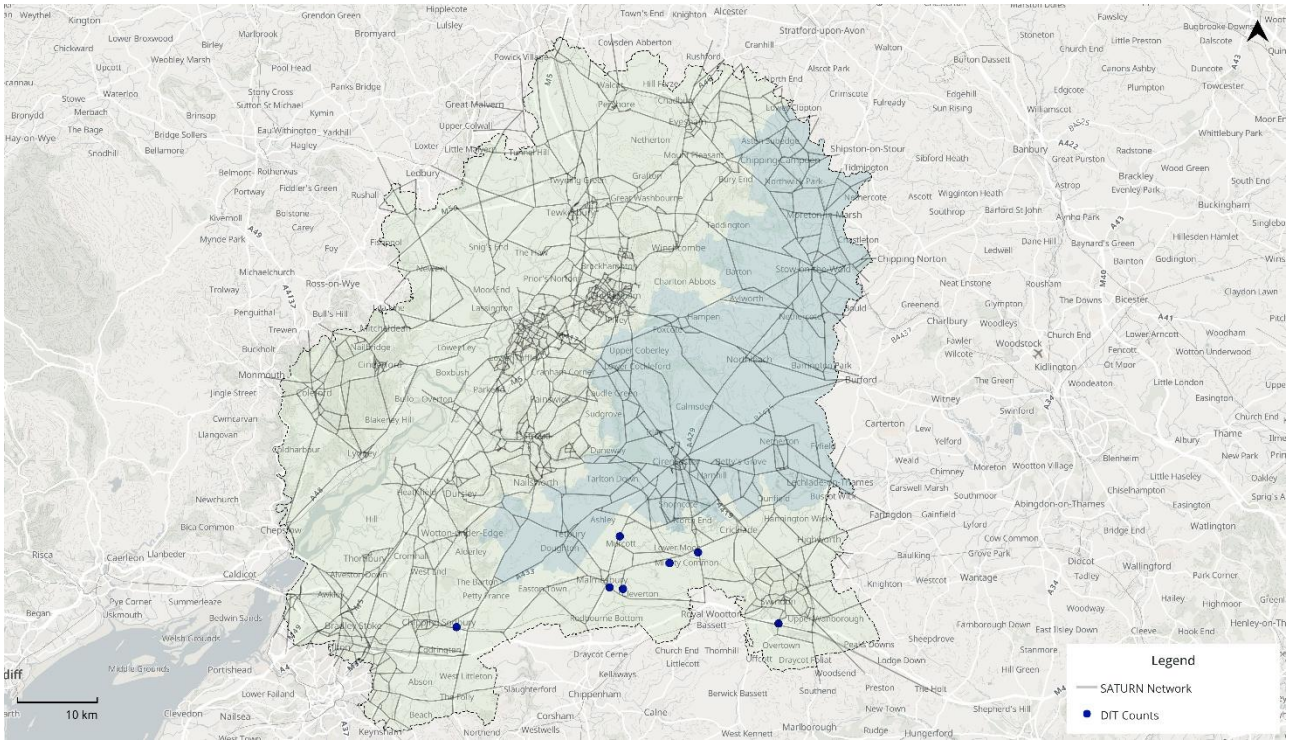


Figure 2-11 Additional Counts in Buffer Area

3 Public Transport Model Validation

3.1 Overview

This section details the 2024 present year validation of the updated GC3M public transport model. The following updates have been undertaken:

- **Bus Network Lines:** Updated from 2019 to 2024 based on the latest (July 2025) DfT Bus Open Data Service (BODS) data.
- **Fare Parameters:** Updated to 2024 based on TAG Databook v1.24 (DfT, 2024c)
- **Matrix Adjustments:** DfT and Office of Rail and Road statistics (ORR) data has been reviewed to assess the change in aggregate level passenger demand from 2019 to 2024.

The Public Transport assignments have been undertaken utilising PTV VISUM 2025. Section 4 of the GC3M forecasting note details the application of network forecasting changes in the Foundation Case GC3M post covid forecasting. As part of this assessment BODs 2025 (August) data was utilised to updated bus routes and timetables.

3.2 Bus Service Updates

Bus routes and timetables were obtained from the DfT's BODS data set. All bus services that are within the study area were included. Bus service data was imported to VISUM as GTFS files and modelled as full timetabled services. Therefore, the GC3M has been updated to reflect the latest bus supply data, including bus routes and timetables. As part of the GTFS import, the following bus routes have been identified as being discontinued since 2019 and therefore removed from the 2024 modelled bus network:

- E
- 24A
- 61
- 60F
- 66X
- 94U
- 132
- 761
- 827
- 864
- 805
- 860
- 861
- 862
- 863
- 865
- 866
- 867
- 869
- 710
- 748

3.3 Rail Service Updates

The rail network has been updated to include three additional service lines, each fully coded with their corresponding time profiles and vehicle journeys. These services were taken from the GC3M foundation case forecast models. The newly added services include:

- A rail passenger service line between Cheltenham Spa and Maesteg
- A rail passenger service line between Bristol Temple Meads and Gloucester
- A rail passenger service line between Worcester Foregate Street and Westbury

3.4 Fare Adjustments

Bus and Rail fares are included and represented in the GC3M using generalised journey time (minutes). Therefore, based on TAG databook (DfT, 2024c), the fares were uplifted to represent the generalised journey time based on the ratio of 2019 and 2024 VOT. In addition, real term Retail Price Index (RPI) growth was applied to represent increases in fares between 2019 to 2024. It is noted that in 2024 a £2 national bus fare price cap was introduced by DfT, which was subsequently increased to £3 in 2025. However, as bus fare is applied in the GC3M by distance band, the cap would only be relevant to relatively larger distances (circa 25km trips). Therefore, given that this cap is only applicable to single journey bus services and is not relevant to other fare types (i.e. single, weekly, Day Rider, Return, Monthly etc), concessionary users or coach services, the price cap has not been

directly applied as a cap within the model. Table 3-1 below details the VOT and RPI fare adjustment factors derived from the TAG databook.

User Class	VOT Adjustment	RPI Growth	Fare Adjustment Factor
PT Fare Adjustment Parameters	100.4%	110.7%	111.1%

Table 3-1: GC3M 2024 PT Fare Adjustment Parameters (DfT, 2024c)

3.5 Matrix Adjustments

Figure 3-1 below show the long-term trend in bus passenger journeys across Gloucestershire based on the DfT's local bus passenger journeys information. Overall, a relative decrease in the level of passenger journeys is observed, of around 25% in 2024 compared to 2019.

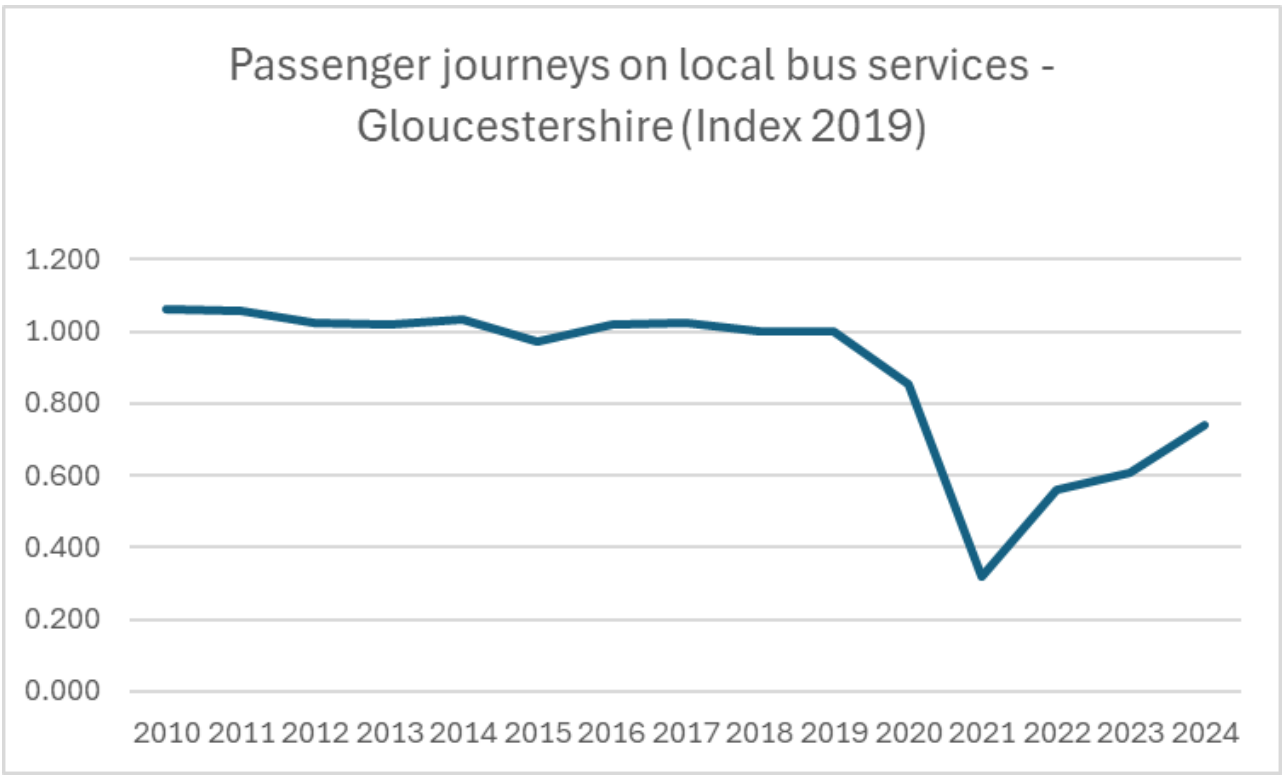


Figure 3-1: DfT Passenger Journeys on Local Bus Services in Gloucestershire (Dft, 2025)

Figure 3-2 below shows the long-term trends in total station entries and exits derived from the ORR data. It should be noted that data is only available up until 2023-24 so data for 2024-25 has been extrapolated from the latest 2023-2024 trend.

Overall rail passenger flows for Gloucester have recovered to above the 2019 (pre-covid) observations (approximately 2% above 2019 in 2023-24 and 10% in 2024-2025). Whereas at Cheltenham Spa railway station passenger flows, although showing an increasing yearly trend, passenger numbers are still below the 2019 observations (approximately -20% below 2019 in in 2023-24 and -18% in 2024-2025). Ashchurch for Tewkesbury shows a slight decrease of around 2% compared to the 2019 observations.

In contrast, rail passenger flows within the Cotswold area have demonstrated a stronger recovery, exceeding 2019 levels by approximately 10 percent in 2024/25.

To account for varying levels of post-COVID rail passenger recovery across different areas, separate adjustment factors have been applied to the GC3M rail passenger demand matrix, one for zones within the Cotswold area and another combined factor for all remaining origin and destination pairs. Accordingly, the rail passenger demand matrix has been factored using the following values:

- Cotswold Rail Factor: 1.096
- Rest of GCC Rail Factor: 0.944

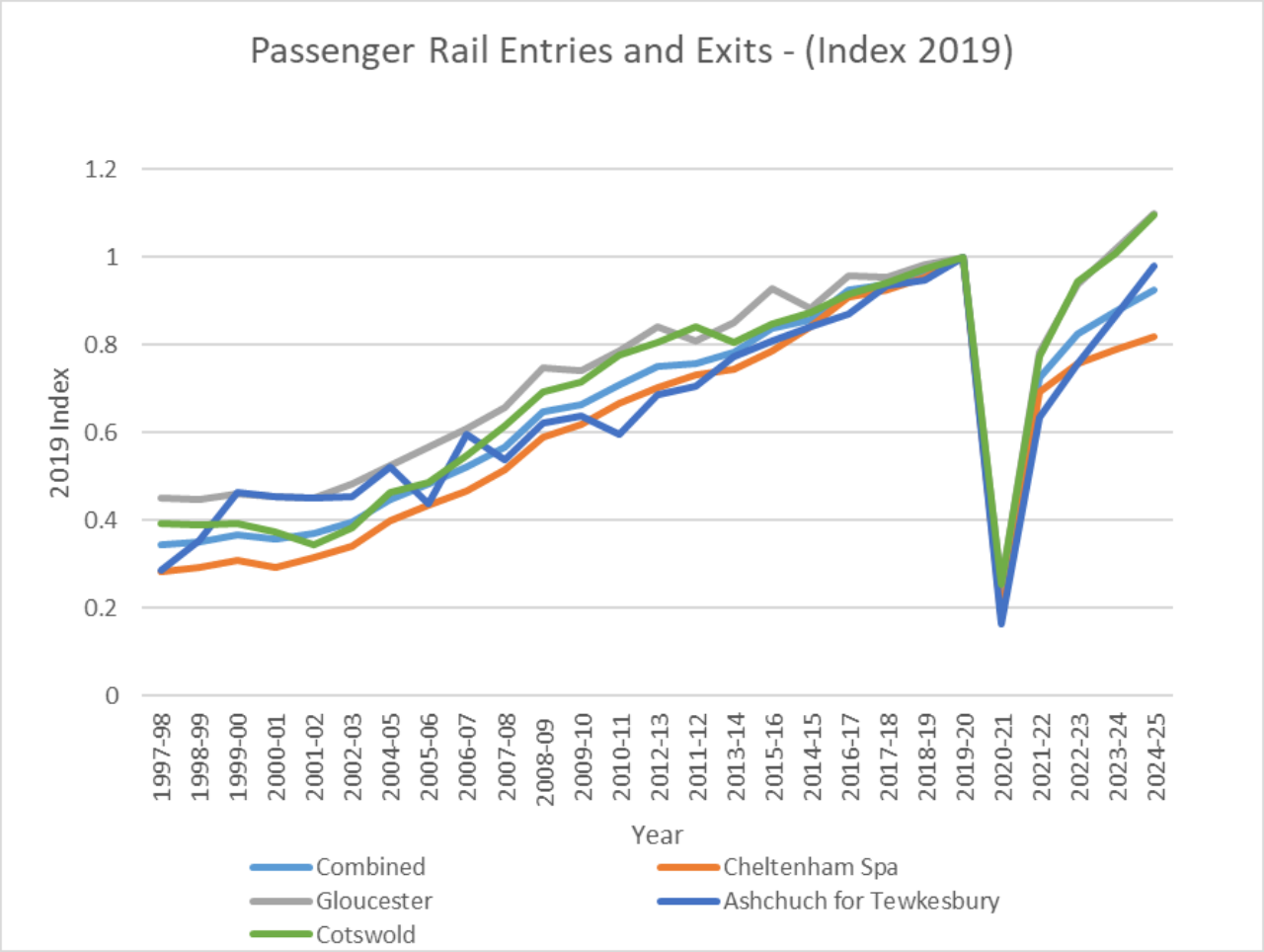


Figure 3-2:ORR passenger entries and exits – Index 2019 (ORR, 2025)

3.6 TAG Criteria

TAG Unit M3.2 provides the primary source for guidance for all public transport modelling. The criteria and acceptability guidelines adopted for the GC3M assignment validation are listed below:

- Grouped stops/stations by fare stages or corridors, applied at a sector level (See Table 3-2 (Source: TAG Unit M3.2 Paragraph 4.3.3 - Table 4) (DfT, 2024d)
- Individual stops/stations (See Table 3-3 for validation criteria (Source: TAG Unit M3.2 Paragraph 4.3.9 - Table 5 (DfT, 2024d))
- Annual Patronage (Source: TAG Unit M3.2 Paragraph 4.3.17) (DfT, 2024d))
  "Wherever possible, a check should be made between the annual patronage derived from the model and annual patronage obtained from the operators (TAG unit M1.2 Data Sources and Surveys provides advice on annualisation). Differences in total patronage should be as small as possible (for instance less than 5% for services with significant patronage). Greater differences need to be explained, including how model results might be used to predict future patronage and revenue. Practitioners should note and make adjustment for definitional inconsistencies, for example, operator patronage may be boardings and not trips. Boarding information will contain the start location but not the end of the journey, whereas trip data contains start to end information for a journey"

As discussed in Section 2.5, that while the evaluation of the model against TAG criteria has been reported on in this technical note, it should be recognised that TAG is primarily designed for scheme appraisal and central government business cases. As, TAG notes that 'achievement of the validation acceptability guidelines specified in this section does not necessarily guarantee that a model is 'fit for purpose' and likewise a failure to meet the specified validation standards does not mean that a model is not 'fit for purpose'. It is therefore considered that, if in most cases TAG criteria have been met (or exceeded), then where they are not met and the differences are relatively minor where a slight widening of the criteria allows them to be met, then the model can still be deemed fit for purpose. Furthermore, consideration of the relative age of the observed data as well as any other data limitations, such as annualisation parameters, should also be considered when evaluating the model's validation.

Description of Criteria	Acceptability Guideline	GC3M Supplementary Criteria
Differences between assigned and observed flows should be less than 15% across screenline, boarding, alighting and service groups.	All or nearly all screenlines (e.g. 95%)	GEH values of <5 are also monitored if the observed flows < 150 passengers per hour.

Table 3-2: Screenline Calibration Criteria and Acceptability Guideline (DfT, 2024d)

Description of Criteria	Acceptability Guideline	GC3M Supplementary Criteria
Individual stops/stations (total passengers) passengers) < 25% (except where observed flows < 150 passengers per hour).	All or nearly all (e.g. 95%) stops/stations.	GEH values of <5 are also monitored if the observed flows < 150 passengers per hour.

Table 3-3 Individual Stops/Stations Validation Criteria and Acceptability Guideline (DfT, 2024d)

3.7 Validation Summary

Table 3-4 compares the observed annual bus passenger journeys, derived from DfT Bus statistics (Table BUS01e), compared to annualised boardings taken from the assignment model. Table 3-5 Table 3-7 presents the validation of the bus boarding validation results, based on the GC3M sector definitions defined in Section 12 of the MDVR Report, compared to the 2019 observations adjusted to 2024 as discussed in Section 3.4 above.

In summary, the updated 2024 present year validation of the GC3M, with the refreshed 2024 public transport lines and timetables, retains a good level of validation at an aggregated boarding sector level.

Furthermore the 2024 present year validated GC3M compares well to the observed DfT annual bus passenger journeys. As discussed in Section 3.5 above there has been a decrease in overall bus passenger journeys across the Gloucestershire region since 2019 of around 25%. Therefore, the annual validation, presented in Table 3-4, indicates that this decrease in bus passenger journeys has been replicated in the GC3M. As noted in the GC3M Model Development and Validation Report, considering the uncertainty in the expansion of the model from weekday periods to annualised boardings, the assignment compares well to the observed data across the region.

Authority	Observed Annual Pax Journeys (millions)	Annualised Modelled Boardings (millions)	% Difference
Gloucestershire	14.9	13.9	-7%

Table 3-4: Comparison of Estimated Annual Modelled Bus Journeys to Observed

Sector	AM Observed Boardings	AM Modelled Boardings	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 15%; GEH <5 if flow <150)
Gloucester	1,532	1,517	-1%	0.4	-15	Pass
Cheltenham Spa	1,141	1,070	-6%	2.1	-71	Pass
Stroud	409	393	-4%	0.8	-16	Pass
Tewkesbury	406	399	-2%	0.4	-7	Pass
Cotswold	174	197	14%	1.7	23	Pass
Forest of Dean	187	170	-9%	1.3	-17	Pass
Total	**3,849**	**3,746**	-3%	1.7	-103	Pass
Bus Terminal	**AM Observed Boardings**	**AM Modelled Boardings**	**% Diff**	**GEH**	**Absolute Difference**	**Pass / Fail (% diff <= 25%; GEH <5 if flow <150)**
Gloucester City Centre	482	470	-3%	0.6	-12	Pass
Cheltenham Spa	323	205	-37%	7.3	-119	Fail
Stroud	81	84	4%	0.4	3	Pass
P&R Sites	**AM Observed Boardings**	**AM Modelled Boardings**	**% Diff**	**GEH**	**Absolute Difference**	**Pass / Fail (% diff <= 25%; GEH <5 if flow <150)**
Waterwells P&R	6	6	-3%	0.1	0	Pass
Arle Court P&R	71	76	8%	0.6	6	Pass
Racecourse P&R	34	23	-33%	2.1	-11	Pass

Table 3-5: Bus AM Peak Boarding Comparison

Sector	IP Observed Boardings	IP Modelled Boardings	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 15%; GEH <5 if flow <150)
Gloucester	1,323	1,338	1%	0.4	15	Pass
Cheltenham Spa	1,118	1,106	-1%	0.4	-13	Pass
Stroud	343	340	-1%	0.2	-3	Pass
Tewkesbury	336	356	6%	1.1	20	Pass
Cotswold	143	188	31%	3.5	45	Pass
Forest of Dean	122	133	9%	0.9	11	Pass
Total	**3,387**	**3,461**	2%	1.3	74	Pass
Bus Terminal	**IP Observed Boardings**	**IP Modelled Boardings**	**% Diff**	**GEH**	**Absolute Difference**	**Pass / Fail (% diff <= 25%; GEH <5 if flow <150)**
Gloucester City Centre	631	626	-1%	0.2	-5	Pass
Cheltenham Spa	530	437	-17%	4.2	-93	Pass
Stroud	111	121	9%	0.9	10	Pass
P&R Sites	**IP Observed Boardings**	**IP Modelled Boardings**	**% Diff**	**GEH**	**Absolute Difference**	**Pass / Fail (% diff <= 25%; GEH <5 if flow <150)**
Waterwells P&R	10	10	-4%	0.1	0	Pass

Arle Court P&R	17	27	59%	2.1	10	Pass
Racecourse P&R	22	20	-9%	0.4	-2	Pass

Table 3-6: Bus IP Peak Boarding Comparison

Sector	PM Observed Boardings	PM Modelled Boardings	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 15%; GEH <5 if flow <150)
Gloucester	1,405	1,341	-5%	1.7	-64	Pass
Cheltenham Spa	1,214	1,172	-3%	1.2	-41	Pass
Stroud	219	224	2%	0.3	4	Pass
Tewkesbury	292	305	5%	0.8	14	Pass
Cotswold	91	161	77%	6.2	70	Fail
Forest of Dean	52	61	18%	1.3	9	Pass
Total	**3,272**	**3,264**	0%	0.1	-8	Pass
Bus Terminal	**PM Observed Boardings**	**PM Modelled Boardings**	**% Diff**	**GEH**	**Absolute Difference**	**Pass / Fail (% diff <= 25%; GEH <5 if flow <150)**
Gloucester City Centre	874	803	-8%	2.4	-71	Pass
Cheltenham Spa	741	522	-30%	8.7	-219	Fail
Stroud	102	98	-4%	0.4	-4	Pass
P&R Sites	**PM Observed Boardings**	**PM Modelled Boardings**	**% Diff**	**GEH**	**Absolute Difference**	**Pass / Fail (% diff <= 25%; GEH <5 if flow <150)**
Waterwells P&R	31	26	-15%	0.8	-4	Pass
Arle Court P&R	4	25	565%	5.6	21	Fail
Racecourse P&R	11	10	-13%	0.4	-1	Pass

Table 3-7: Bus PM Peak Boarding Comparison

3.7.1 Cotswold Area

Network Rail's SRAM 2023 data has been collated and processed for the two rail stations within the Cotswold District, namely Kemble and Moreton-in-Marsh, and subsequently factored to 2024 using ORR-derived growth factors. As the SRAM dataset represents post-COVID conditions, relies on a good sample of OD data from mobile phone data and is closer to the modelled 2024 present year, it has been considered more suitable for comparison and validation purposes.

Table 3-8 to Table 3-13 present the validation of rail entries and exits by time-period. Overall, the validation results show a good level of alignment, with modelled values closely matching the observed entries and exits. The only notable exception is Kemble station exits, which currently fall outside the acceptable validation range.

A closer review of the observed data indicates that the results may have been influenced by an unusually high observation recorded during a specific hour, which has skewed the average. When focusing on the 16:00–17:00 hour, the observed exits are 12 passengers, which aligns closely with the modelled value. Furthermore, when comparing against the earlier 2019 observed counts from the GC3M model data collation, the number of entries was only 8.

Based on this evidence, it is considered likely that the observed data for Kemble station contains an inconsistency. As there is insufficient recent data to verify this further, no adjustment has been made to the modelled values at this stage.

Table 3-14 to Table 3-16 presents the validation of the bus boarding validation results within Cotswold, based on the GC3M sector definitions defined in Section 12 of the MDVR Report, compared to the 2019 observations adjusted to 2024 as discussed in Section 3.4 above.

All sectors within the Cotswold District record fewer than 150 observed boardings during peak periods. Despite the low observed totals, the modelled results show comparable values and low GEH statistics, indicating a satisfactory level of validation for all sectors except Cirencester in the PM peak, which was also identified as an issue in the original 2019 GC3M model validation.

It is important to note that the 2019 observed data for Cotswold sectors are based on relatively small sample sizes. When these observed values were factored to 2024 using a growth factor derived for the wider Gloucestershire area, rather than specifically for Cotswold, the adjusted values decreased by approximately 25 percent. This reduction may not accurately represent local conditions, particularly for Cirencester, which is served by more than 50 bus stops across the town. The observed values therefore appear to under-represent actual demand.

Given this uncertainty and the limited availability of more recent data, no further adjustment or down-lifting has been applied to the modelled values at this stage.

Name	AM Observed Entries	AM Modelled Entries	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 15%; GEH <5 if flow <150)
Kemble	56	50	-10%	1	-6	Pass
Moreton In Marsh	54	58	7%	1	4	Pass

Table 3-8: Rail AM Peak Entries Comparison

Name	AM Observed Exits	AM Modelled Exits	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 15%; GEH <5 if flow <150)

Kemble	19	45	138%	5	26	Pass
Moreton In Marsh	9	20	122%	3	11	Pass

Table 3-9: Rail AM Peak Exits Comparison

Name	IP Observed Entries	IP Modelled Entries	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 15%; GEH <5 if flow <150)
Kemble	43	20	-53%	4	-23	Pass
Moreton In Marsh	26	24	-9%	0	-2	Pass

Table 3-10: Rail IP Peak Entries Comparison

Name	IP Observed Exits	IP Modelled Exits	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 15%; GEH <5 if flow <150)
Kemble	35	15	-57%	4	-20	Pass
Moreton In Marsh	23	18	-23%	1	-5	Pass

Table 3-11: Rail IP Peak Exits Comparison

Name	PM Observed Entries	PM Modelled Entries	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 15%; GEH <5 if flow <150)
Kemble	28	29	5%	0	1	Pass
Moreton In Marsh	23	35	49%	2	12	Pass

Table 3-12: Rail PM Peak Entries Comparison

Name	PM Observed Exits	PM Modelled Exits	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 15%; GEH <5 if flow <150)
Kemble	56	5	-91%	9	-51	Fail
Moreton In Marsh	58	27	-53%	5	-31	Pass

Table 3-13: Rail PM Peak Exits Comparison

Sector	AM Observed Boardings	AM Modelled Boardings	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 15%; GEH <5 if flow <150)
Cotswold Central	74	87	18%	1	13	Pass
Cotswold East	48	48	0%	0	0	Pass
Cotswold South	40	31	-22%	2	-9	Pass
Cirencester	12	30	152%	4	18	Pass
Cotswold West	1	1	0%	0	0	Pass

Table 3-14: Bus AM Peak Boarding Comparison

Sector	IP Observed Boardings	IP Modelled Boardings	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 15%; GEH <5 if flow <150)
Cotswold Central	72	110	53%	4	38	Pass

Cotswold East	33	29	-11%	1	-4	Pass
Cotswold South	19	16	-16%	1	-3	Pass
Cirencester	19	30	59%	2	11	Pass
Cotswold West	0	1	185%	1	1	Pass

Table 3-15: Bus IP Peak Boarding Comparison

Sector	PM Observed Boardings	PM Modelled Boardings	% Diff	GEH	Absolute Difference	Pass / Fail (% diff <= 15%; GEH <5 if flow <150)
Cotswold Central	47	83	75%	4	36	Pass
Cotswold East	27	31	16%	1	4	Pass
Cotswold South	11	10	-9%	0	-1	Pass
Cirencester	6	41	594%	7	35	Fail
Cotswold West	0	1	708%	1	1	Pass

Table 3-16: Bus PM Peak Boarding Comparison

4 Conclusion & Next Steps

4.1 Conclusion

Chapter 2 provides the statistics for the highway model validation for screenline, counts and journey time assessments for each modelled time period. The evidence presented in Chapter 2 demonstrates a high level of model calibration and validation performance has been achieved. In summary:

- Networks have been updated based on the latest 2024 uncertainty log information and matrices adjusted based on observed count data.
- Screenline validation (Flow Difference <5%): Screenline 1 meets the TAG criterion of in all time periods. Screenline 2 was validated using GEH values, as this approach is more appropriate for screenlines with low observed traffic volumes. GEH values are below 5 across all periods and directions, indicating good performance, though a stricter margin of GEH <4 criterion shows minor deviations mainly during the PM peak period.
- Link flow calibration for the combined 'total' data set: AM =88%, IP = 96% PM =88%. This exceeds the TAG acceptability guideline of 85% for this criterion in all periods.
- Journey time validation: AM = 91%, IP = 91%, PM = 94%. This exceeds the TAG acceptability guideline of 85% for this criterion in all periods.
- TAG Convergence criteria achieved all time periods.

Similarly, Chapter 3 summarises the development of the 2024 present year public transport validation assessment:

- Bus supply and demand data have been updated to incorporate the latest DfT data and 2024 bus timetables.
- A high level of validation has been achieved across AM, IP and PM periods for bus boardings.
- A good match against the aggregate annualised DfT passenger journey data has been achieved. Since 2019, there has been a decrease in overall bus passenger journeys across the Gloucestershire region of around 25%. Therefore, the aggregated annualised validation indicates that this decrease in passenger journeys has been replicated in the GC3M
- Within the Cotswold area, rail demand has shown strong recovery, exceeding 2019 levels by approximately 10 percent.
- Network Rail's SRAM 2023 rail validation data for Kemble and Moreton-in-Marsh, factored to 2024 using ORR-derived growth rates, confirm that the rail model provides a good level of alignment with observed data. All validation results fall within acceptable ranges, except for Kemble station exits, where anomalies in the observed data are suspected and no model adjustment has been applied.

Overall, the model results demonstrate a good level of validation against 2024 data has been achieved for both GC3M's Highway and Public Transport models. With respect to the Highways model, a good level of screenline calibration was achieved, with the flow difference criterion met for all Screenlines in all peak periods. Link flow calibration results are appropriate for a strategic model. Furthermore, the modelling achieved a good level of journey time validation in the context of a strategic modelling assessment with most routes meeting the DfT TAG criterion. TAG Convergence criteria are achieved for all time periods.

As discussed in Sections 2.5 and 3.5, that the evaluation of the model against TAG criteria does not necessarily guarantee that a model is 'fit for purpose' and likewise a failure to meet the specified validation standards does not mean that a model is not 'fit for purpose'. Overall, for the 2024 present year validation of the GC3M, in most cases TAG criteria have been met (or exceeded). Where they are not met the differences are relatively minor and slight widening of the criteria allows them to be met. This performance, against TAG criteria designed for more detailed appraisals, represents a strong performance for a strategic model for the purpose of assessing a local plan's impact.

Therefore, given the overall high level of validation achieved, the model is regarded as 'fit for purpose' for assessing the Cotswold's Local Plan.

4.2 Next Steps

This document details the development of the 2024 present year validation of the GC3M. The updated GC3M will provide the baseline for forecasting the impacts of the Cotswold development scenarios, as well as assessing public transport and highway network impacts and improvements. As such the 2024 demand matrix alterations and supply side updates will be incorporated into the forecast year models. In addition, further analysis of the base year highway model will be conducted when the location of the local plan spatial options has been defined. This will provide further information on the validation of the model in the specific area impacted by any potential development sites.

5 Bibliography

DfT. (2023). *TAG Unit M4 Forecasting and Uncertainty.* Retrieved from https://assets.publishing.service.gov.uk/media/65a6bdbf64060200143cb7b0/tag-unit-m4-forecasting-and-uncertainty.pdf

DfT. (2024a). *Road Traffic Statistics.* Retrieved from https://roadtraffic.dft.gov.uk/#10/51.8468/-2.4671/basemap-localauthorities-countpoints

DfT. (2024b). *TAG Unit M3.1 Highway Assignment Modelling.* Retrieved from https://assets.publishing.service.gov.uk/media/67ed0e54e9c76fa33048c634/tag-m3-1-highway-assignment-modelling.pdf#:~:text=1.1.1%20This%20unit%20provides%20guidance%20on%20developing%2C%20calibrating,conditions%20over%20the%20modelled%20period%2C%20often%2

DfT. (2024c). *TAG data book.* Retrieved from https://webarchive.nationalarchives.gov.uk/ukgwa/20241211232508/https://www.gov.uk/government/publications/tag-data-book

DfT. (2024d). *TAG Unit 3.2 Public Transport Assignment Modelling*. Retrieved from https://assets.publishing.service.gov.uk/media/666af32effd07973a043d110/tag-unit-m3.2-public-transport-assignment-modelling.pdf

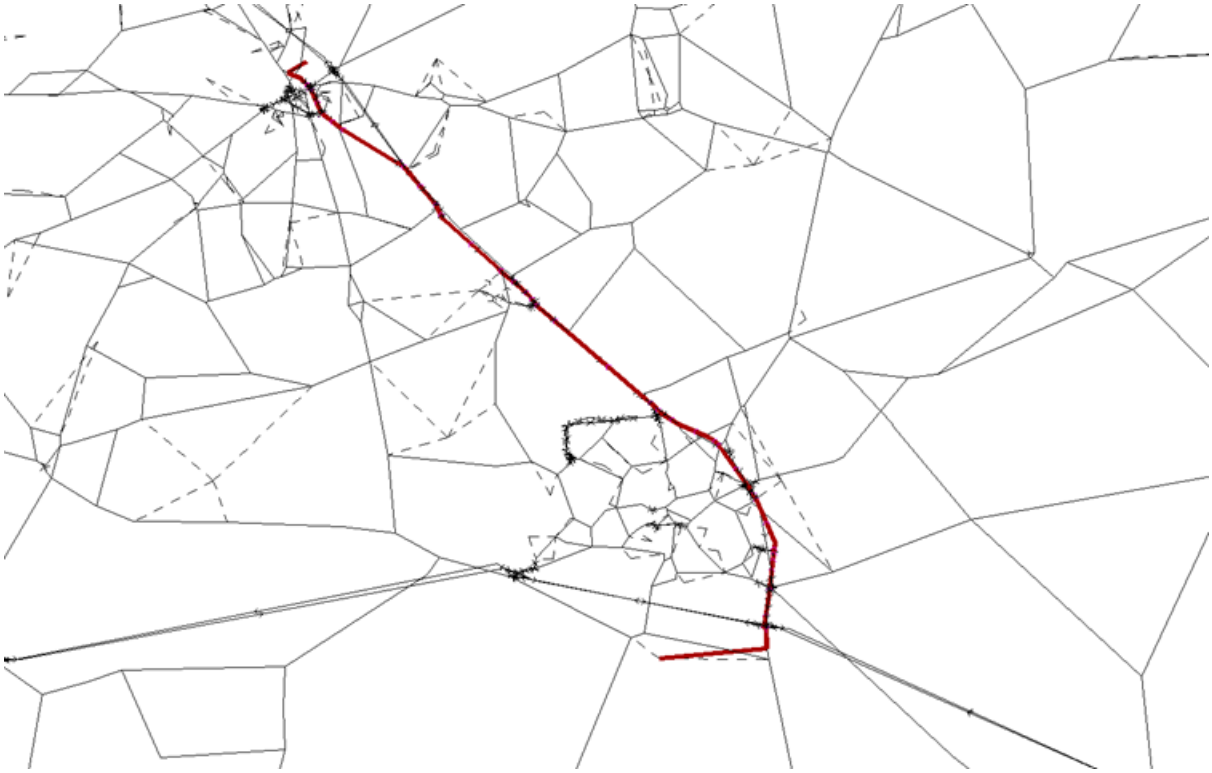
Dft. (2025). *Bus statistics data tables.* Retrieved from https://www.gov.uk/government/statistical-data-sets/bus-statistics-data-tables#local-bus-passenger-journeys-bus01

National Highways. (2025). *WebTRIS data*. Retrieved from https://webtris.highwaysengland.co.uk/

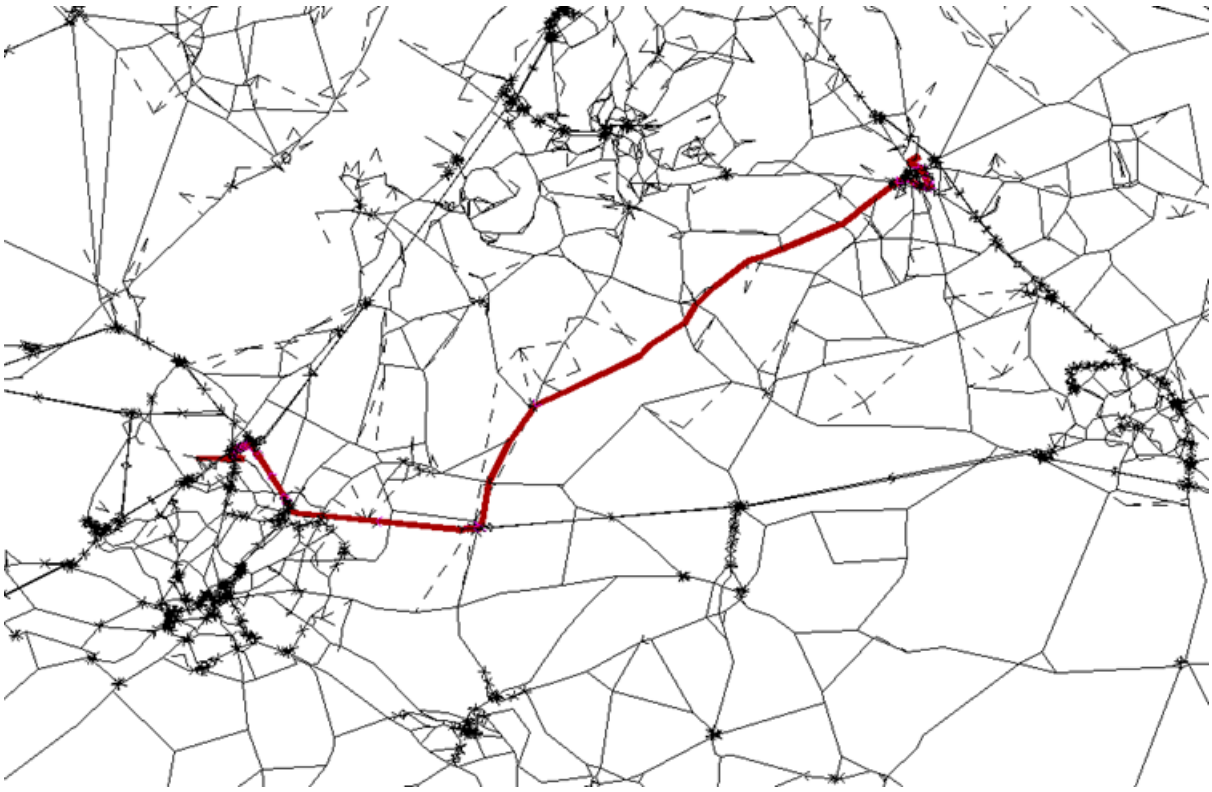
ORR. (2025). Retrieved from https://dataportal.orr.gov.uk/statistics/usage/estimates-of-station-usage

6 Appendices

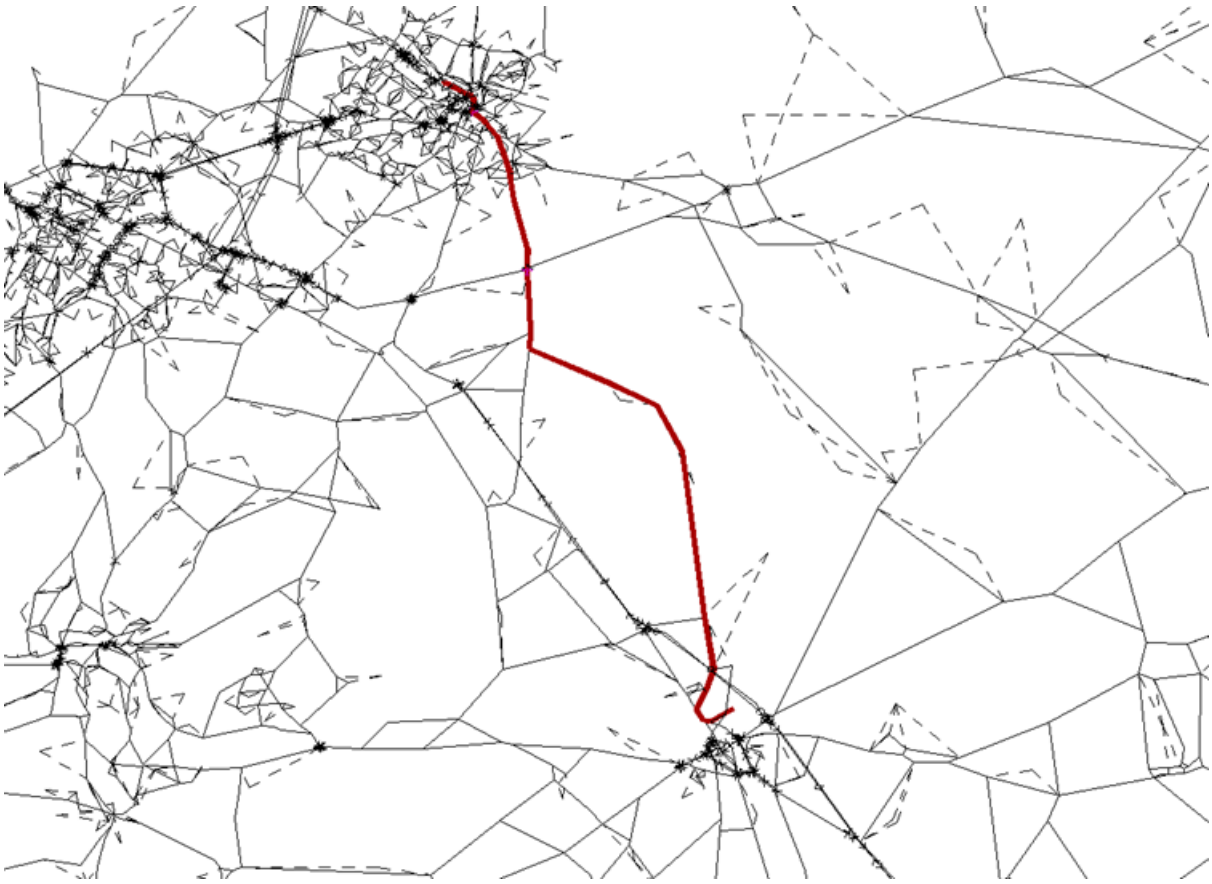
6.1 Appendix A – Highway Route Validation Comparison



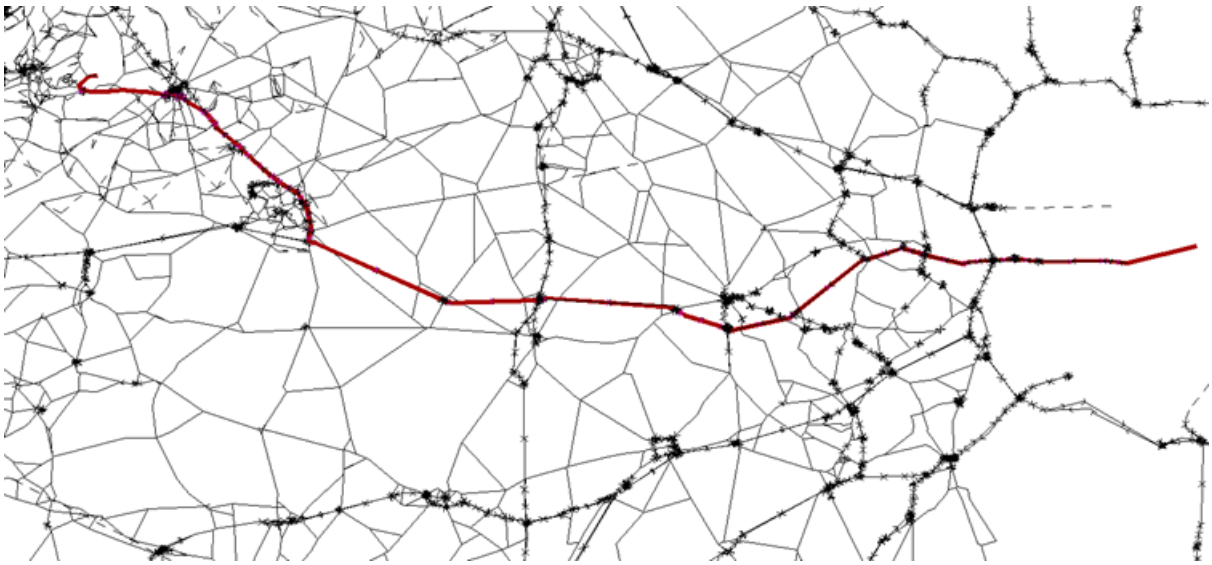




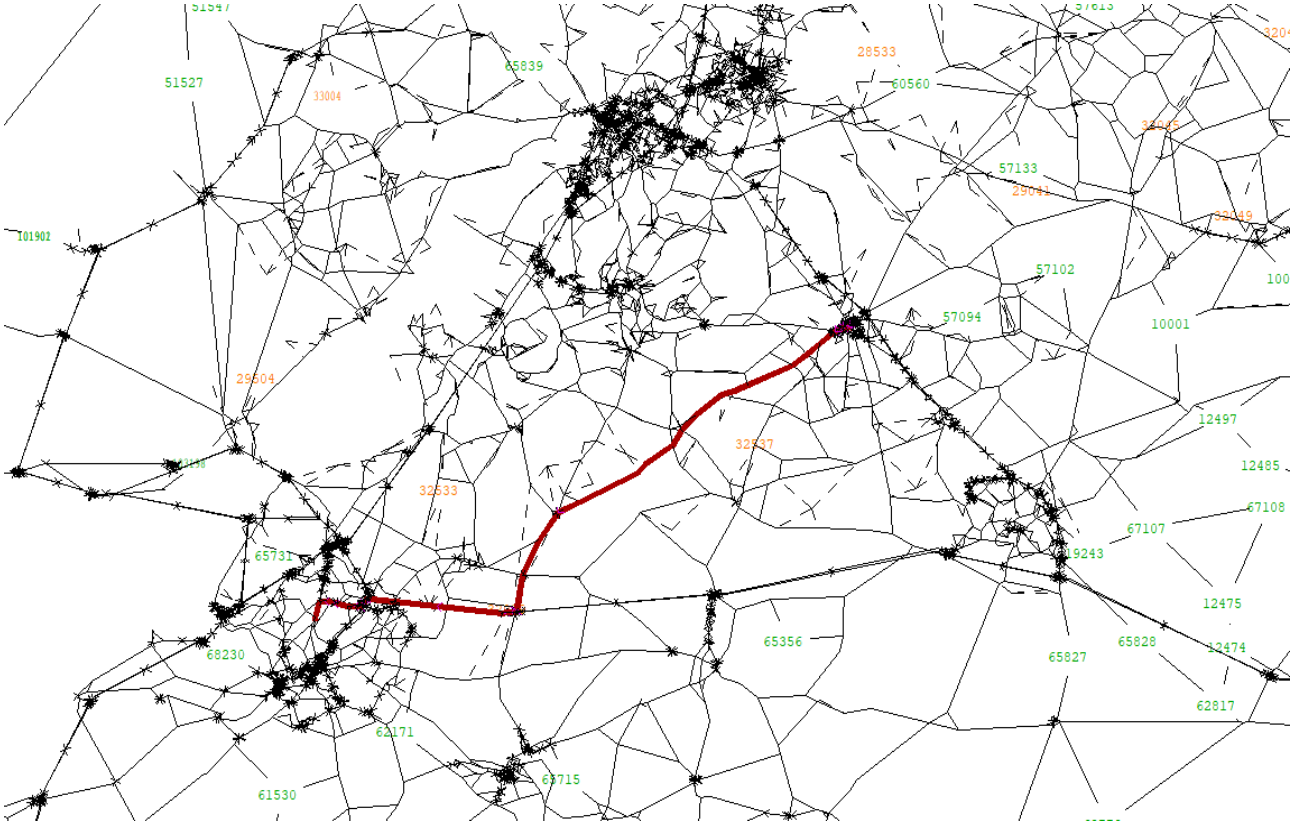

Penallt
Coleford
Clearwell
St Briavels
Lydney
Frampton on Severn
Painswick
Cotswolds AONB
Bibury
Stroud
Stratton
Fairford
Nailsworth
Dursley
South Cerney
Cricklade
1 hr 15 min
46.1 miles
Charfield
Thornbury
Pilning Wetlands
Malmesbury
Purton
Sherston
Swindon
Royal Wootton Bassett
Yate
Winterbourne
Lyneham
Filton
1 hr 8 min
46 miles
Bristol
Chippenham
Nailsea
Long Ashton
Colerne
Corsham
Calne
Avebury
Keynsham



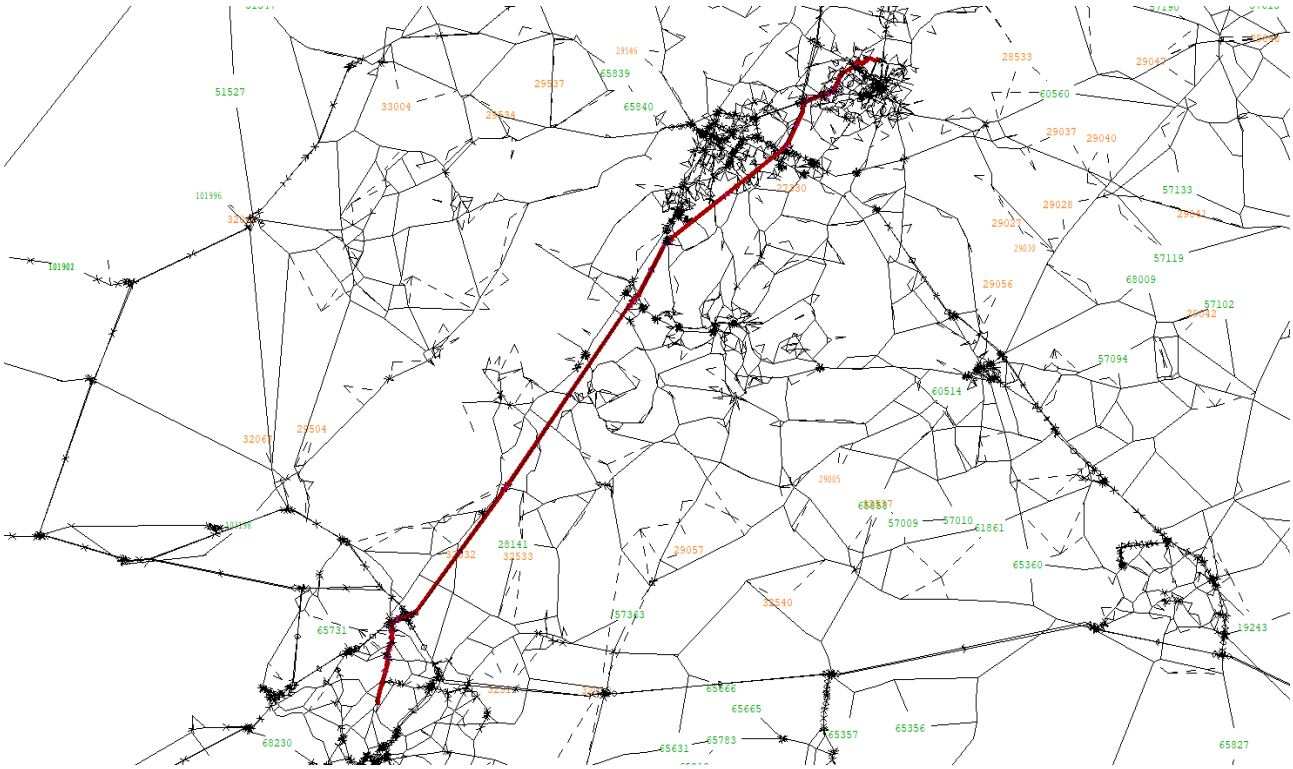

Funky Warehouse
Prestbury
HESTER'S WAY
Cheltenham
Montpellier
Charlton Kings
LECKHAMPTON
Churchdown
Gloucester
Abbeymead
Tuffley
Painswick
Slad
Stroud
Lypiatt
Eastcombe
Sapperton
Cirencester
Brockhampton
Guiting Power
Upper Slaughter
Notgrove
Shipton Oliffe
Hampnett
Northleach
Eastington
Aldsworth
Ablington
Bibury
Coln St Aldwyns
Baunton
Stratton
Ampney St Mary
34 min
15.6 miles
34 min
15.2 miles
Osprey Charging Station
Cotswolds AONB
A40
A436
A417
M5
A429
A419



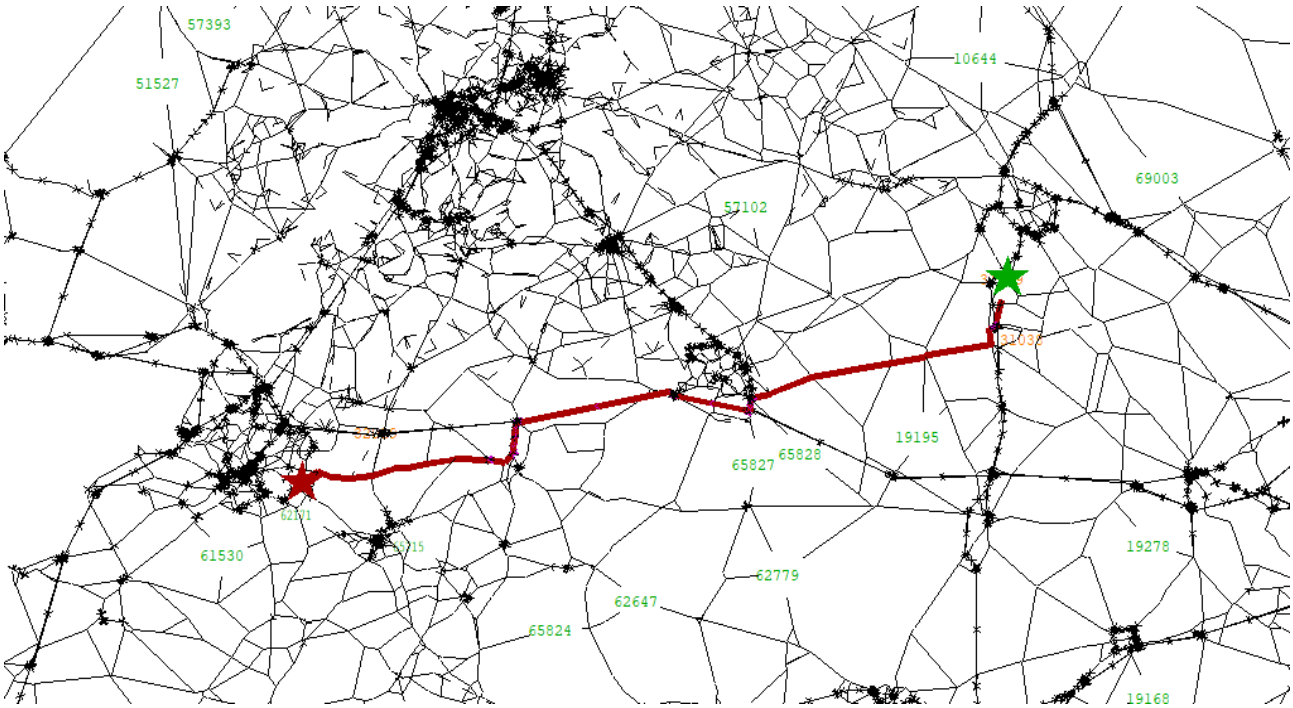

Cheltenham
2 hr
86.7 miles
Bicester
Buzzard
Luton
Kidlington
Aylesbury
Cotswolds AONB
Witney
Carterton
Oxford
A419
2 hr 2 min
92.7 miles
Chilterns National Landscape
Watford
Malmesbury
Swindon
Hillingdon
Reading
1 hr 36 min
86.2 miles
Marlborough
Bracknell
Kingston upon Thames
Devizes
Camberley
Woking
Epsom
Basingstoke
Aldershot
Surrey Hills National

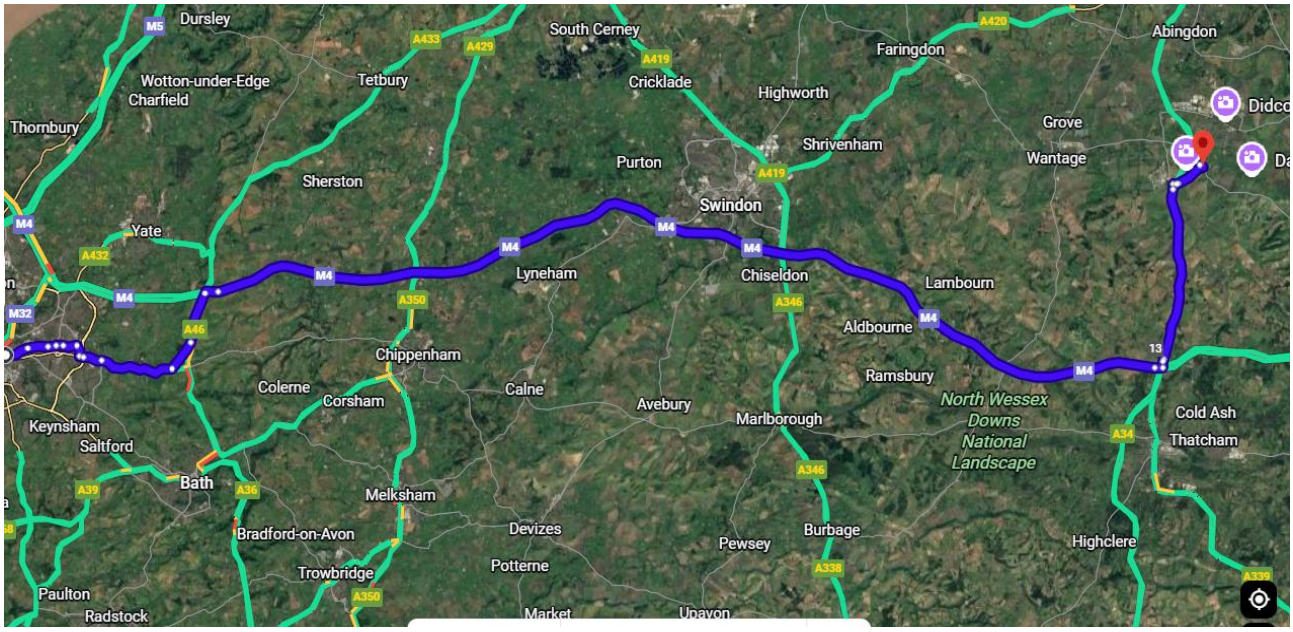

51527
65839
28533
60560
57133
57102
57094
10001
12497
12485
67108
67107
12475
12474
65828
65827
65356
62817
65731
68230
62171
61530
32533
32537
29504
101902

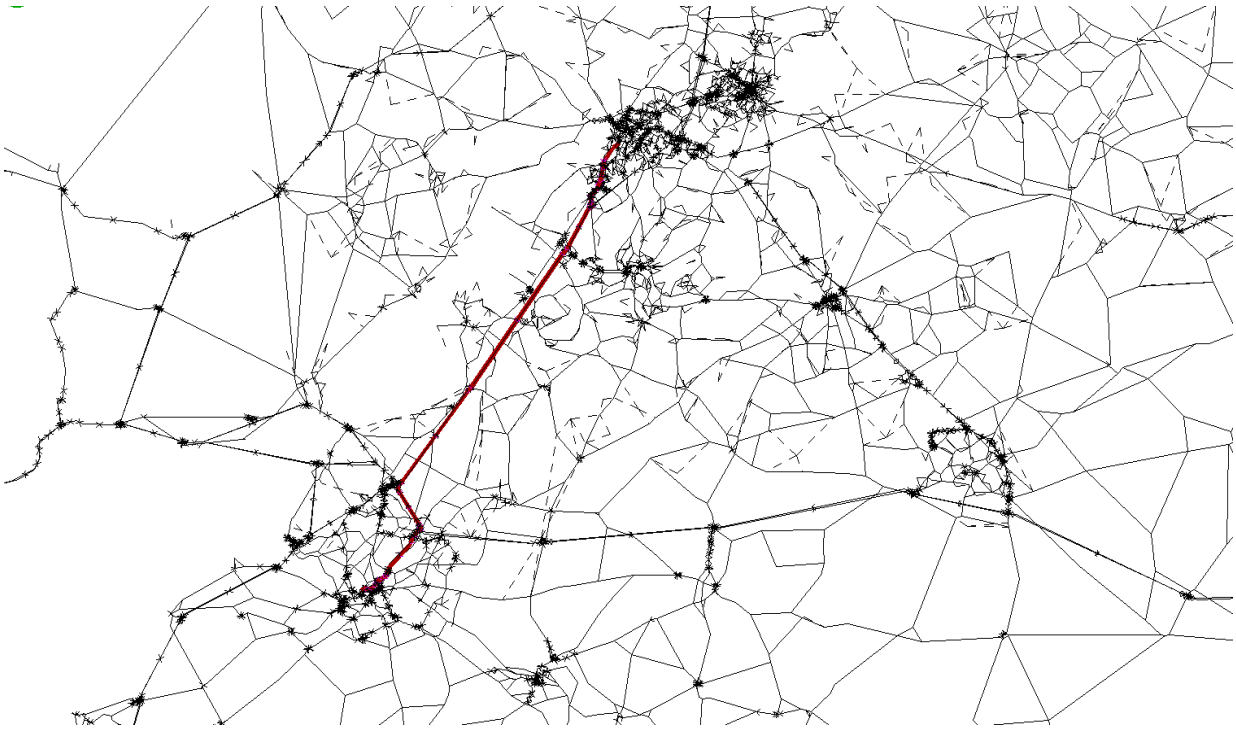

Churchdown
Gloucester
Mitcheldean
Wye Valley National Landscape
Rockfield
Cinderford
Quedgeley
Hardwicke
Penallt
Coleford
Clearwell
St Briavels
Lydney
Stroud
Cirencester
Cotswolds AONB
Northleach
Burford
Bibury
Fairford
Lechlade
Nailsworth
Dursley
South Cerney
Cricklade
Highworth
Chepstow
Beachley
Wotton-under-Edge
Tetbury
Thornbury
Malmesbury
Purton
Shrivenham
Sherston
Severn Beach
Yate
Royal Wootton Bassett
Swindon
Lyneham
Chiseldon
Filton
Portishead
Bristol
Chippenham
Aldbourn
Nailsea
Long Ashton
Colerne
Corsham
Calne
Ayebury
1 hr 24 min
50.7 miles
1 hr 12 min
39.1 miles
1 hr 12 min
42.4 miles

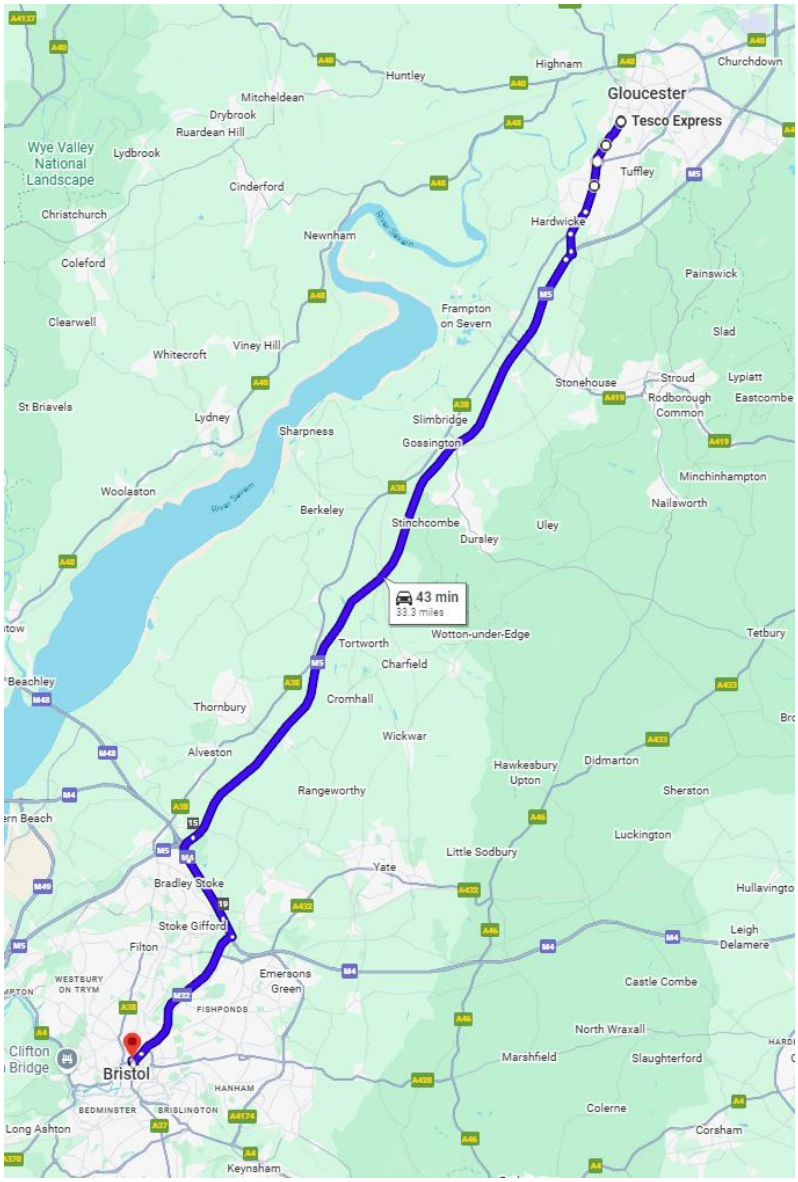


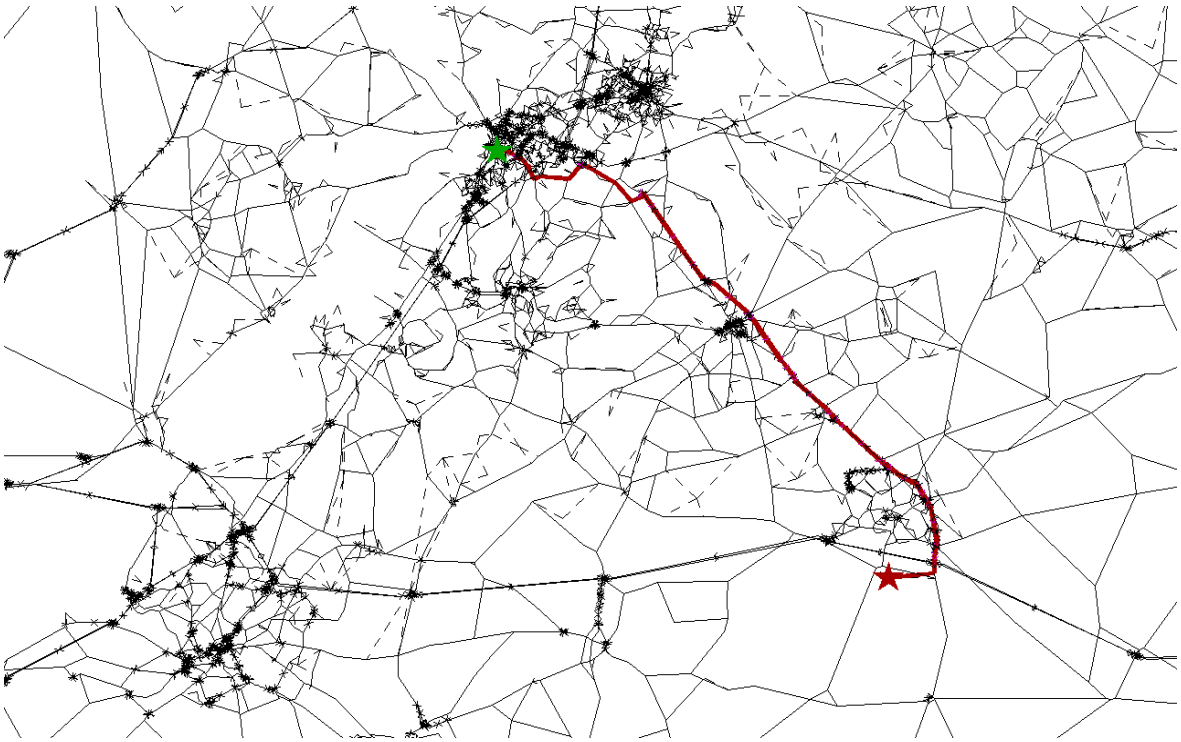

1 hr 2 min
38.5 miles
1 Gloucester Road
Newent
Ross-on-Wye
Mitcheldean
Gloucester
Churchdown
Cinderford
Quedgeley
Hardwicke
Painswick
Stroud
Wye Valley National Landscape
Penallt
Coleford
Clearwell
St Briavels
Lydney
Dursley
Nailsworth
Wotton-under-Edge
Charfield
Chepstow
Beachley
Thornbury
Severn Beach
Yate
Pen Park Hole
Sherston
Malmesbury
Tetbury
Cirencester
Cotswolds AONB
Bibury
Fairford
Lechlade
South Cerney
Cricklade
Highworth
Shrivenham
Purton
Swindon
Royal Wootton Bassett
Chiseldon
Northleach
Burford
Bourton-on-the-Water
Upper Slaughter
Stow-on-the-Wold
Shipton-unde
Typical traffic
Fast
Slow

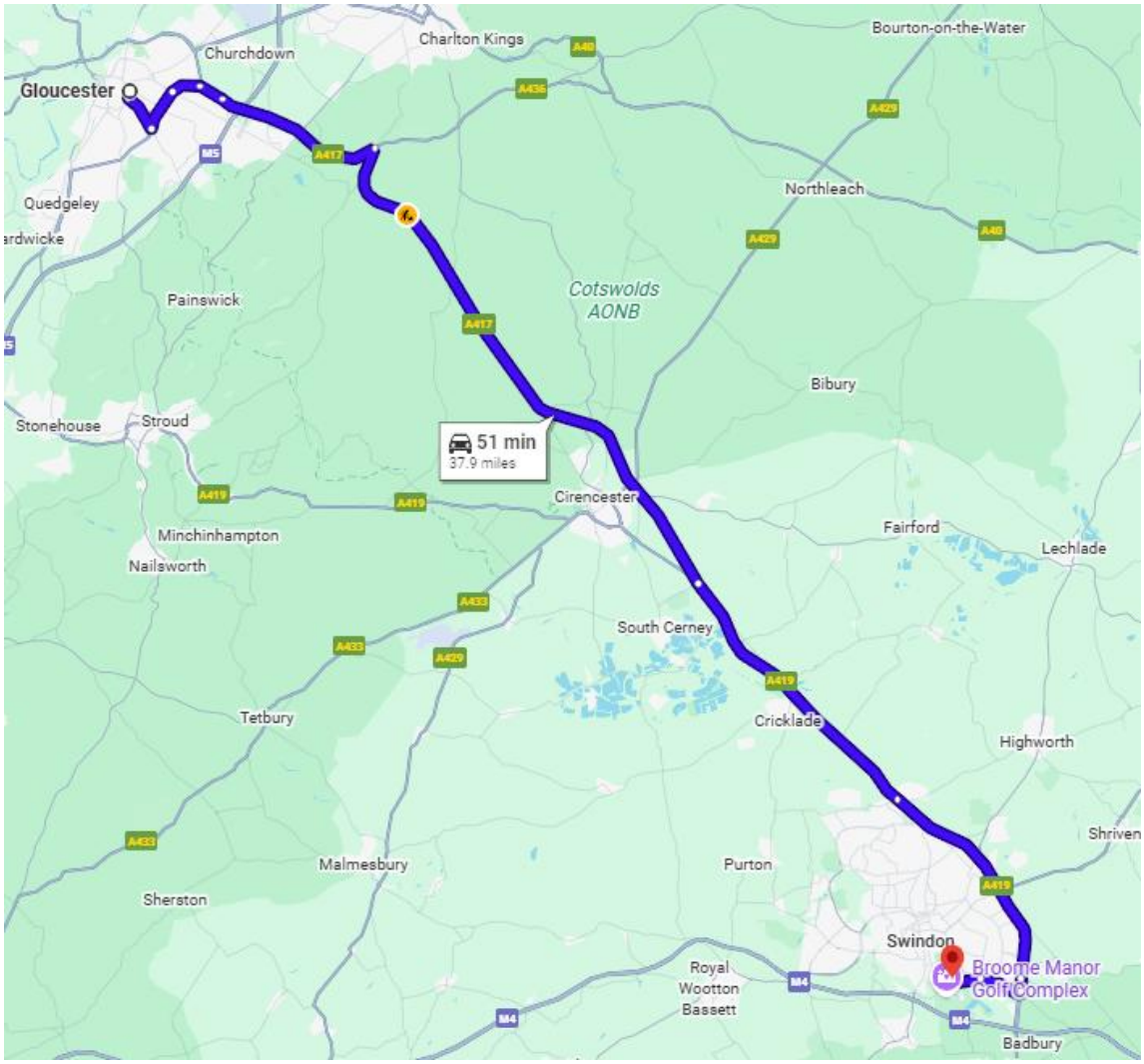

57393
51527
10644
69003
57102
19195
65827
65828
61530
62779
62647
65824
19278
19168

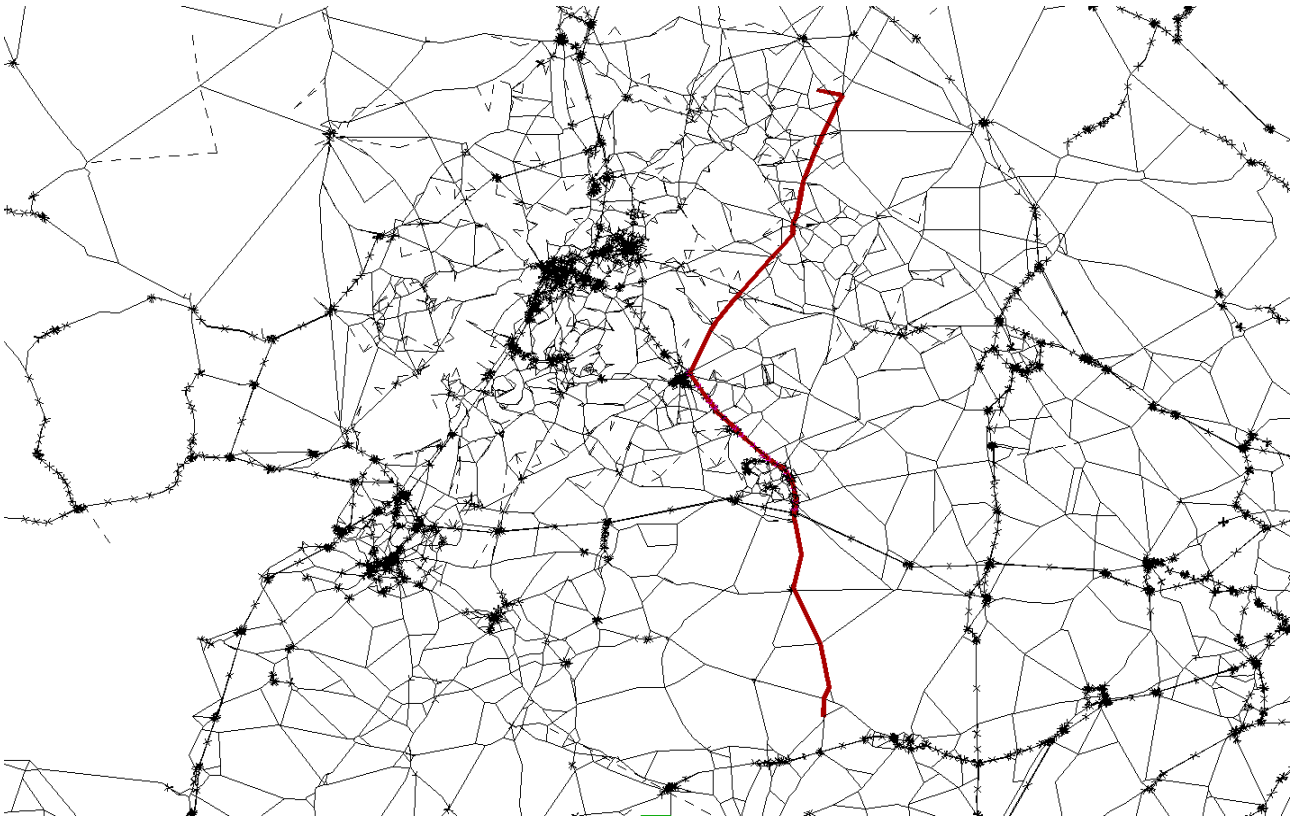

Dursley
Wotton-under-Edge
Charfield
Tetbury
South Cerney
Cricklade
Highworth
Faringdon
Abingdon
Thornbury
Sherston
Purton
Shrivenham
Swindon
Grove
Wantage
Yate
Lyneham
Chiseldon
Lambourn
Aldbourne
Chippenham
Ramsbury
Colerne
Corsham
Calne
Avebury
Marlborough
North Wessex Downs National Landscape
Cold Ash
Thatcham
Keynsham
Saltford
Bath
Melksham
Bradford-on-Avon
Devizes
Pewsey
Burbage
Highclere
Trowbridge
Potterne
Paulton
Radstock
Market
Upavon



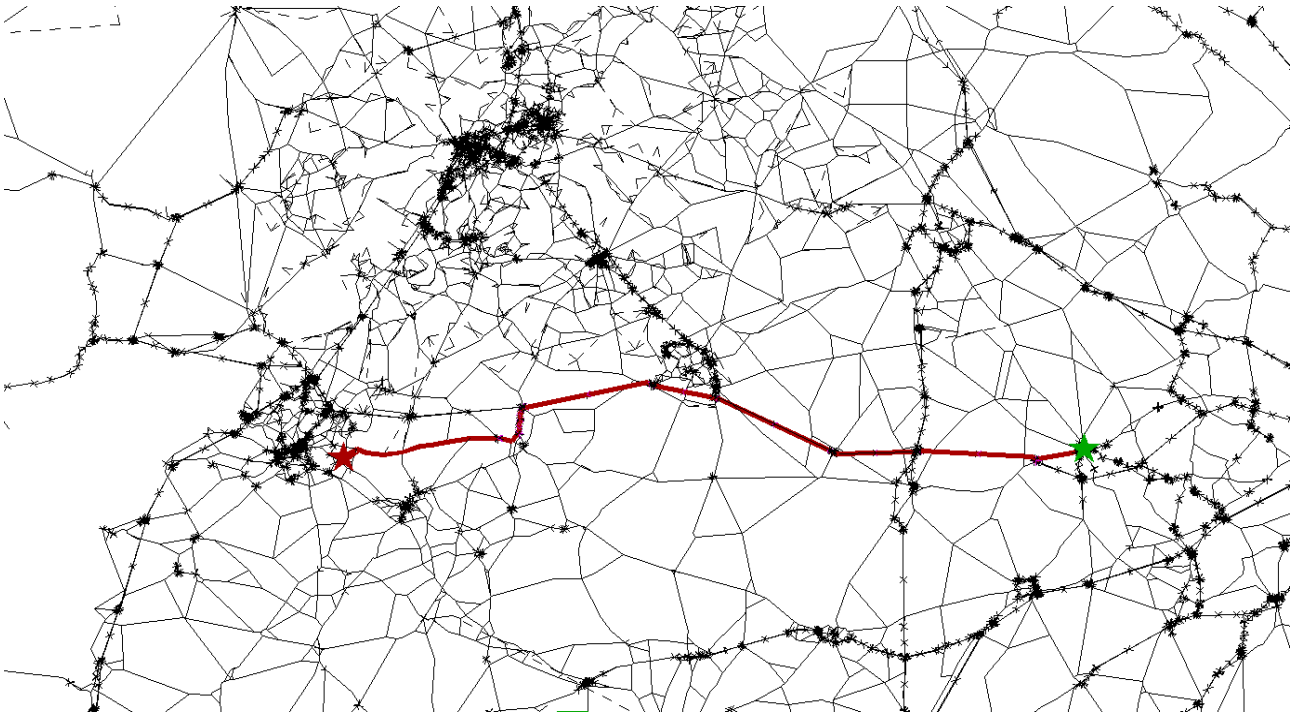

Gloucester
Tesco Express
Huntley
Highnam
Churchdown
Mitcheldean
Drybrook
Ruardean Hill
Wye Valley National Landscape
Lydbrook
Cinderford
Tuffley
Christchurch
Hardwicke
Newnham
Coleford
Painswick
Clearwell
Frampton on Severn
Slad
Whitecroft
Viney Hill
Stonehouse
Stroud
Lypiatt
Rodborough Common
Eastcombe
St Briavels
Lydney
Sharpness
Slimbridge
Gossington
Minchinhampton
Woolaston
Berkeley
Nailsworth
Stinchcombe
Dursley
Uley
43 min
33.3 miles
Wotton-under-Edge
Tetbury
Tortworth
Charfield
Thornbury
Cromhall
Wickwar
Alveston
Hawkesbury Upton
Didmarton
Rangeworthy
Sherston
Luckington
Little Sodbury
Yate
Bradley Stoke
Stoke Gifford
Filton
Leigh Delamere
Emersons Green
Castle Combe
Clifton Bridge
Bristol
North Wraxall
Marshfield
Slaughterford
Colerne
Corsham
Long Ashton
Keynsham

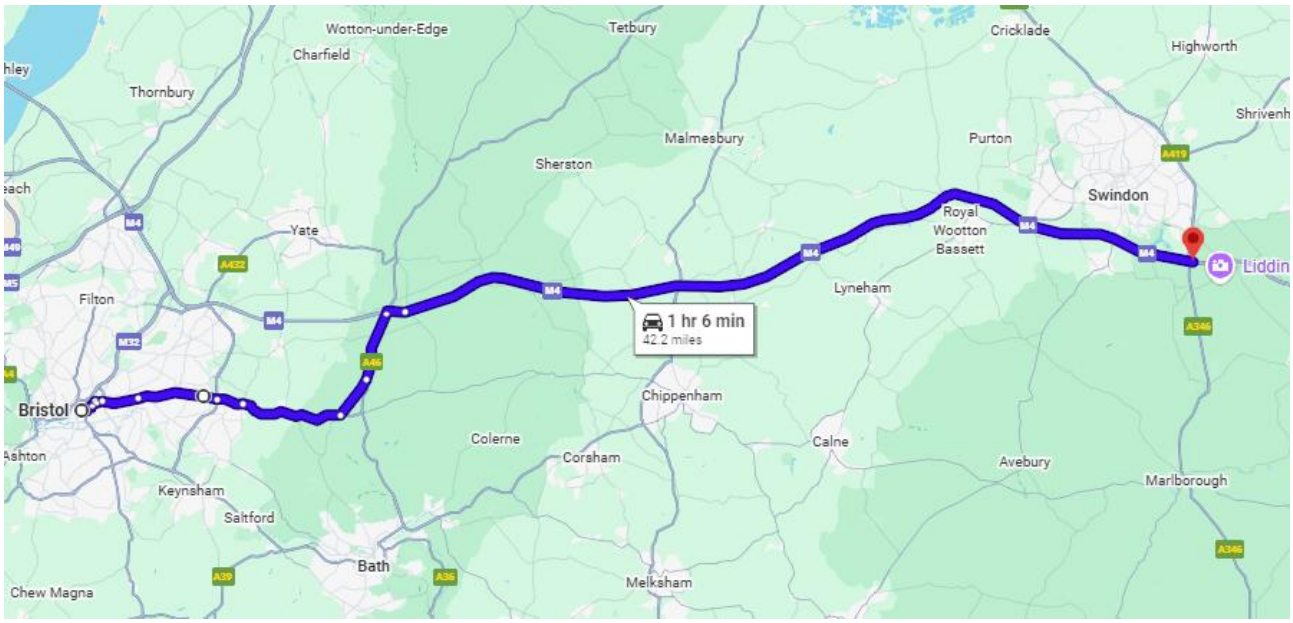



Gloucester
Churchdown
Charlton Kings
Bourton-on-the-Water
Quedgeley
Northleach
Painswick
Cotswolds AONB
Bibury
Stonehouse
Stroud
51 min
37.9 miles
Cirencester
Minchinhampton
Nailsworth
Fairford
Lechlade
South Cerney
Tetbury
Cricklade
Highworth
Malmesbury
Purton
Sherston
Swindon
Broome Manor Golf Complex
Royal Wootton Bassett
Badbury




23 Portland Street
51 min
29.6 miles
Gloucester
Churchdown
Quedgeley
Hardwicke
Painswick
Stroud
Nailsworth
Dursley
Tetbury
Malmesbury
Sherston
Cotswolds AONB
Stow-on-the-Wold
Upper Slaughter
Bourton-on-the-Water
Kingham
Charlbury
Shipton-under-Wychwood
Northleach
Burford
Witney
Bibury
Carterton
Bampton
Fairford
Lechlade
South Cerney
Cricklade
Highworth
Faringdon
Shrivenham
Purton
Swindon
Chiseldon
REME Museum

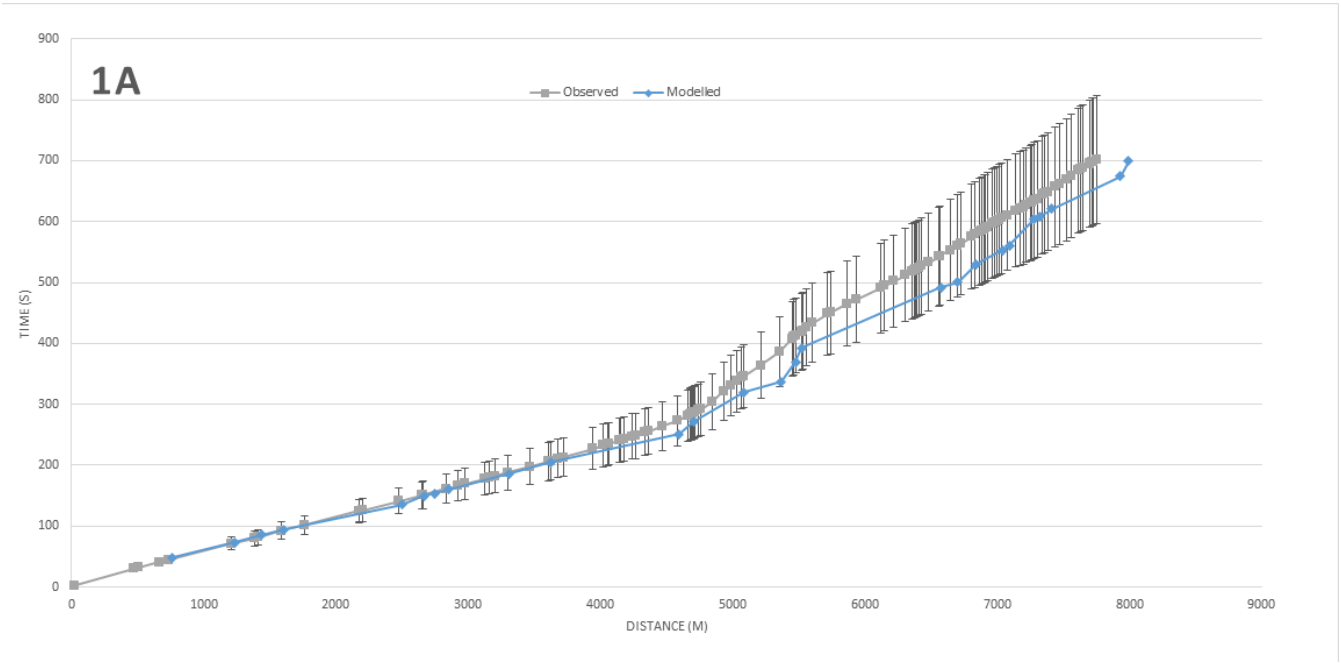


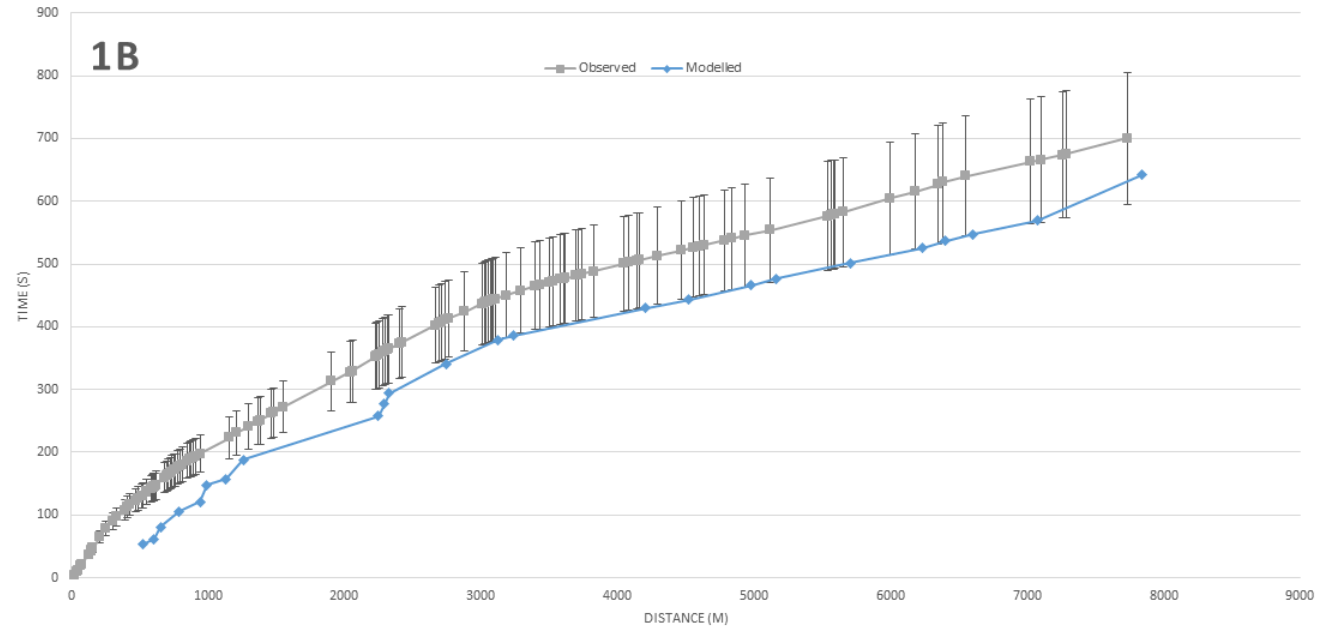

Wotton-under-Edge
Tetbury
Cricklade
Highworth
Charfield
Thornbury
Malmesbury
Purton
Sherston
Swindon
Royal Wootton Bassett
Yate
Lyneham
Filton
1 hr 6 min
42.2 miles
Bristol
Chippenham
Colerne
Corsham
Calne
Avebury
Keynsham
Saltford
Marlborough
Bath
Chew Magna
Melksham

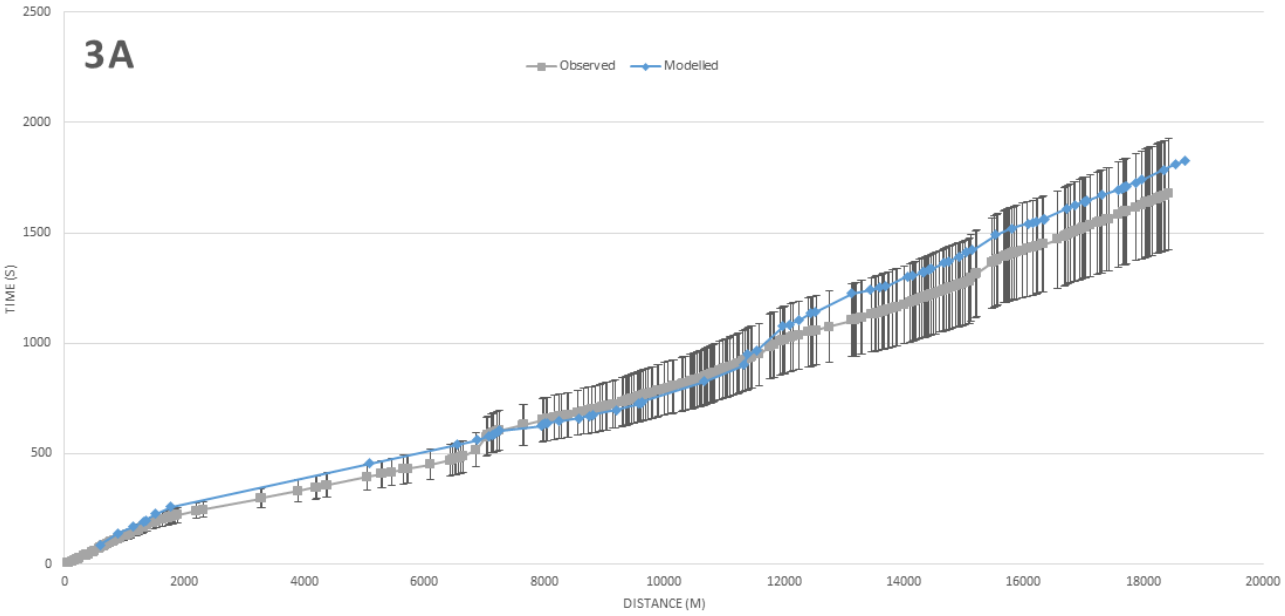
6.2 Appendix B – Journey Time Route Graphs

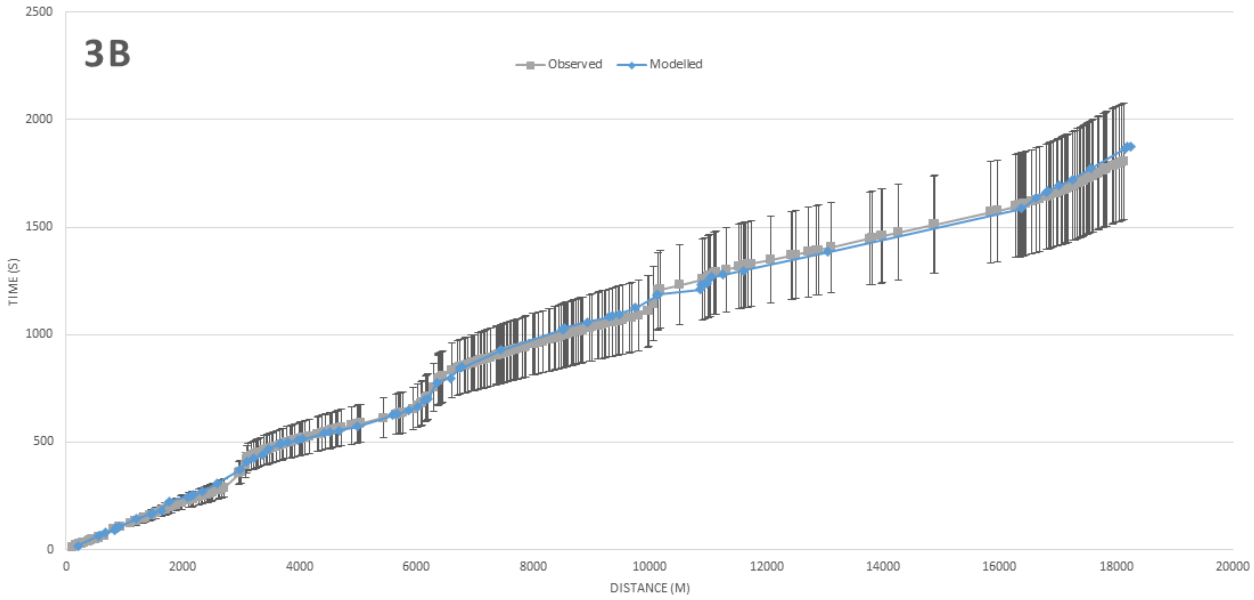
6.2.1 GC3M Journey Time Route Graphs

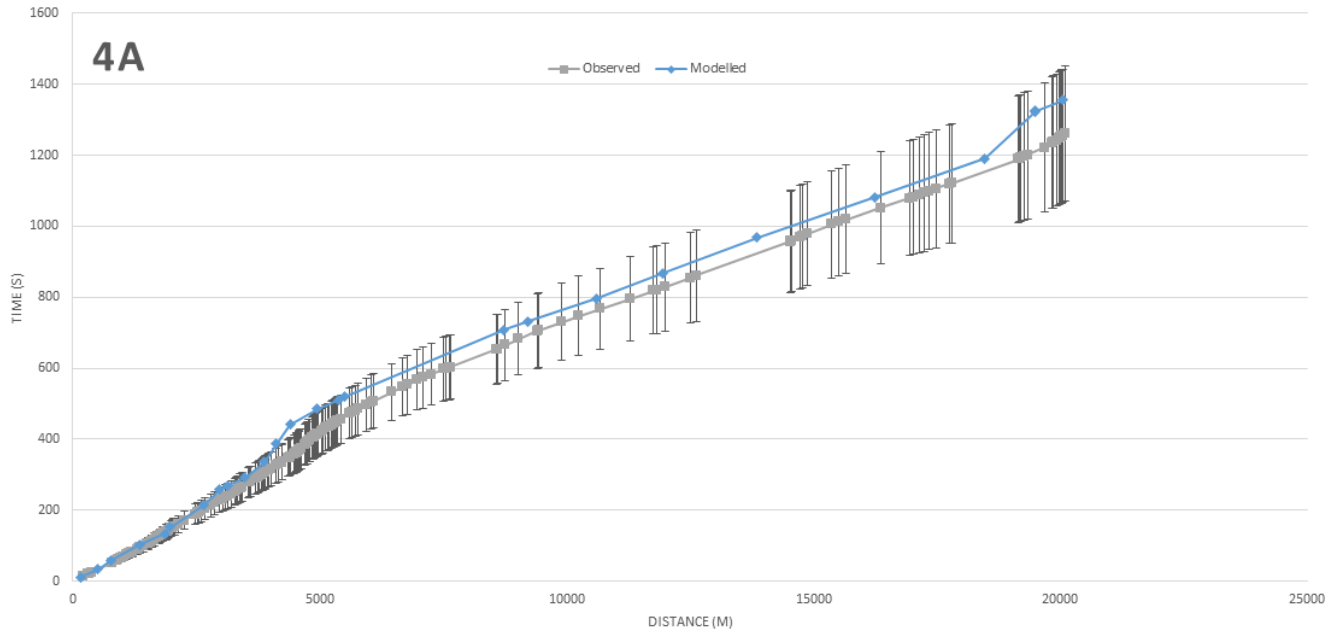
AM Peak

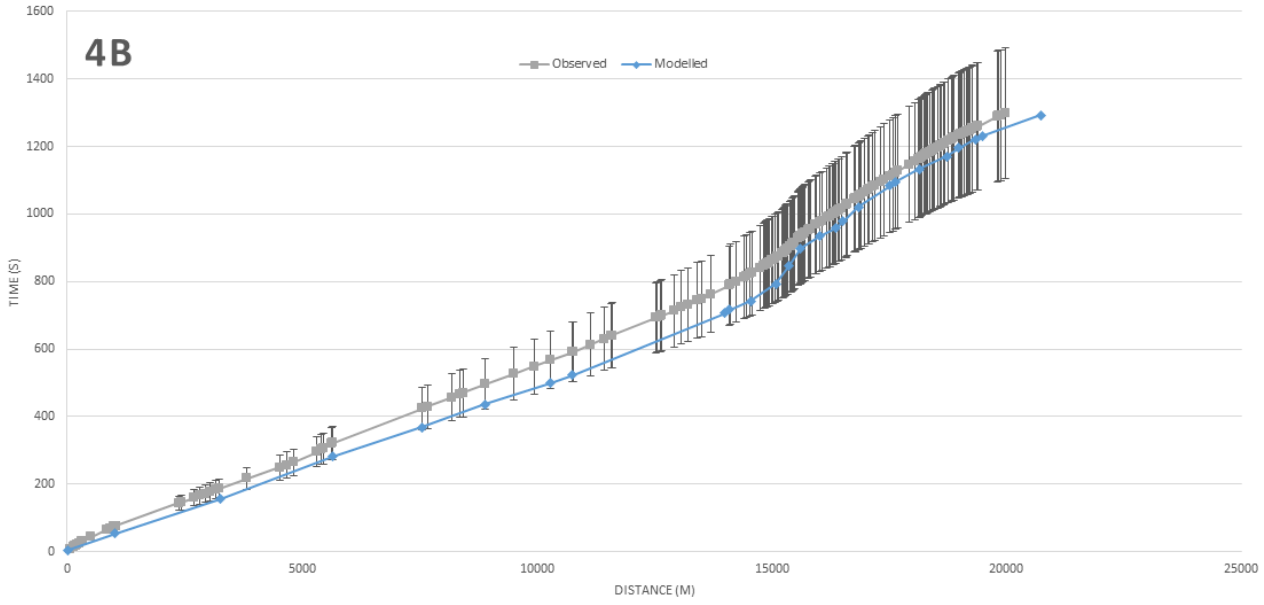


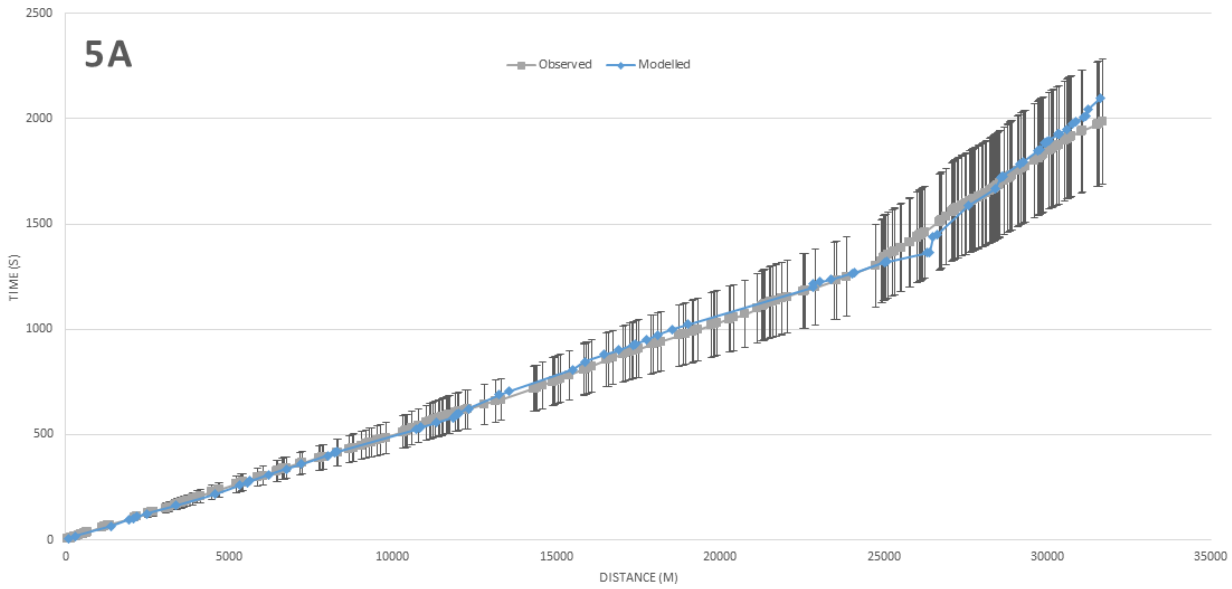


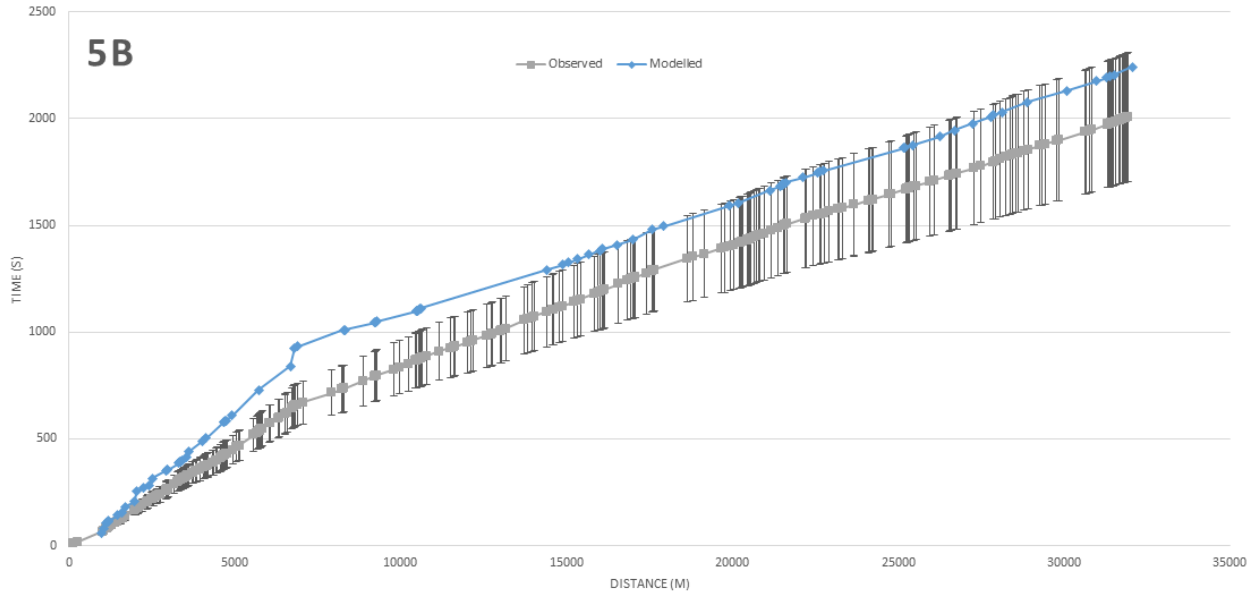

3A
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
0
2000
4000
6000
8000
10000
12000
14000
16000
18000
20000

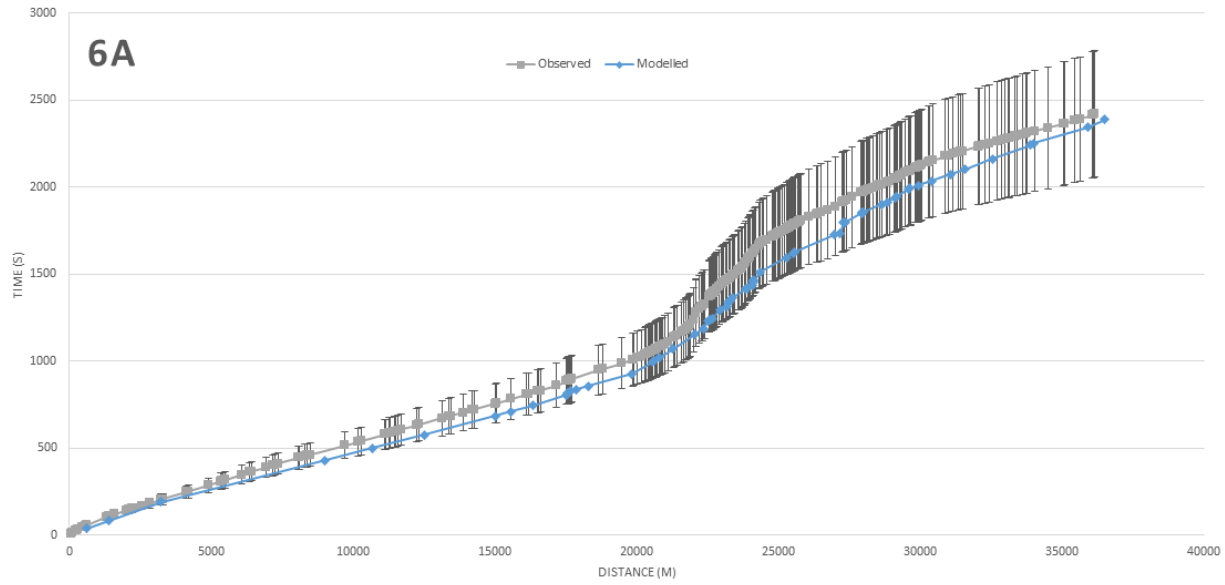

3B
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
0
2000
4000
6000
8000
10000
12000
14000
16000
18000
20000

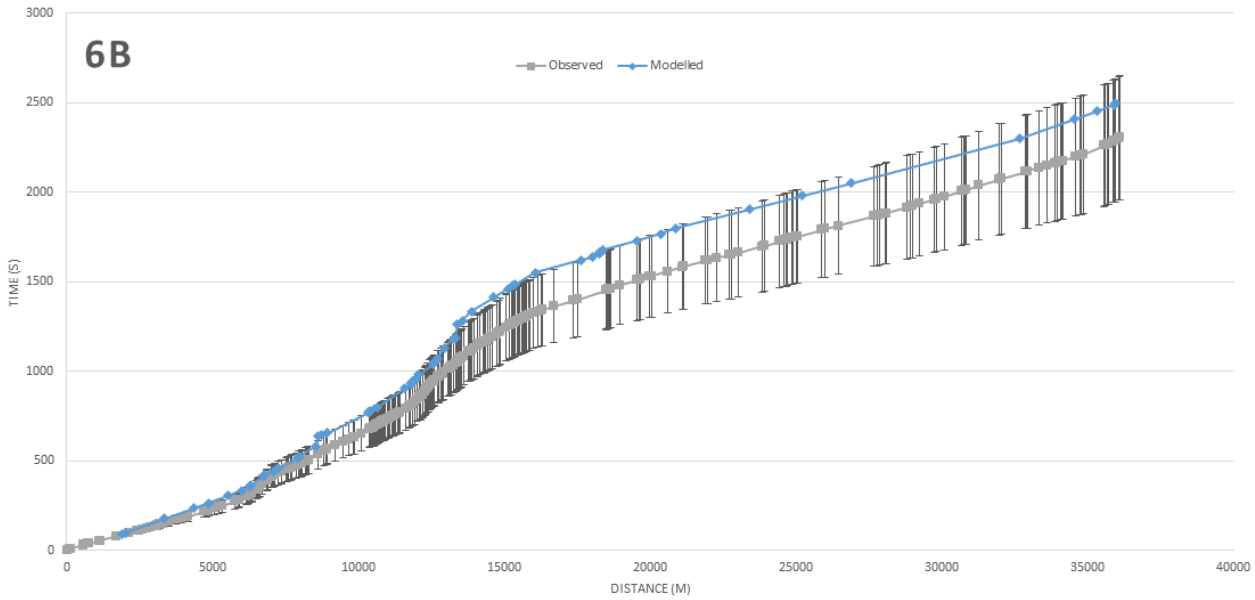

4A
Observed
Modelled
TIME (S)
DISTANCE (M)
0
200
400
600
800
1000
1200
1400
1600
0
5000
10000
15000
20000
25000

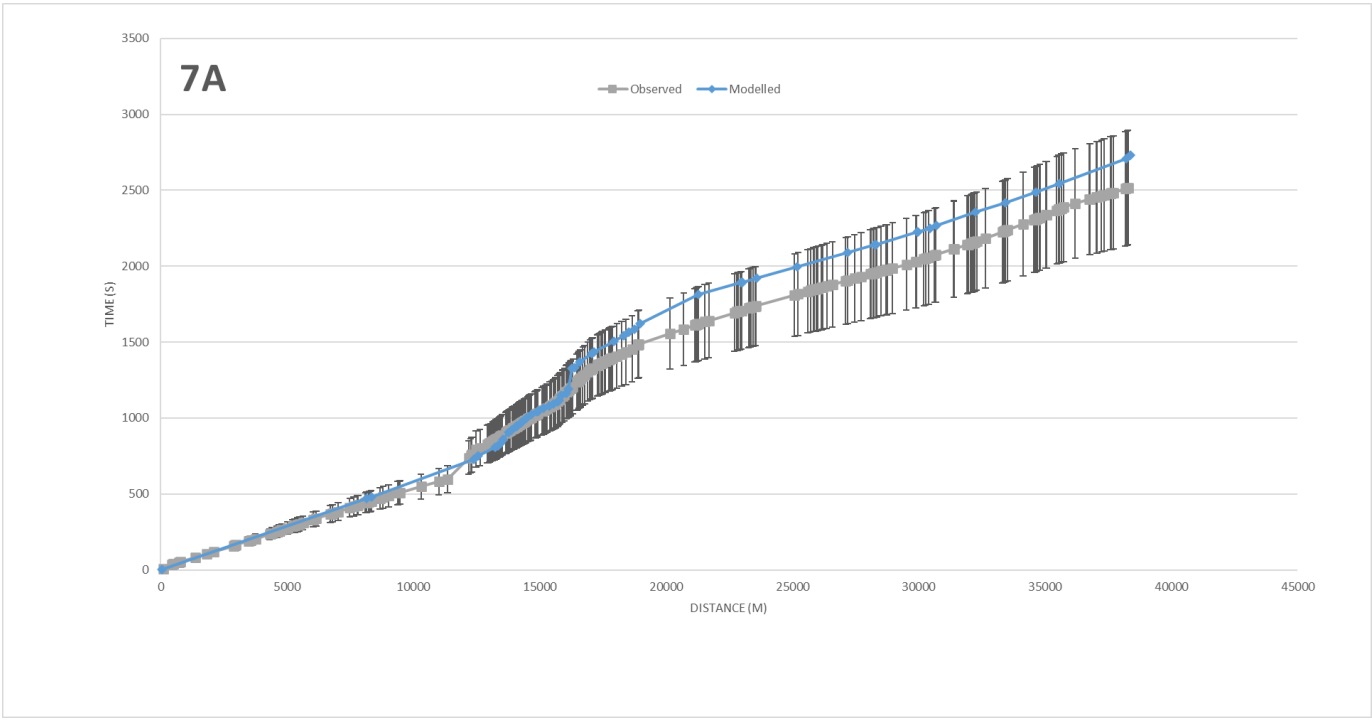

4B
Observed
Modelled
TIME (S)
DISTANCE (M)
0
200
400
600
800
1000
1200
1400
1600
0
5000
10000
15000
20000
25000

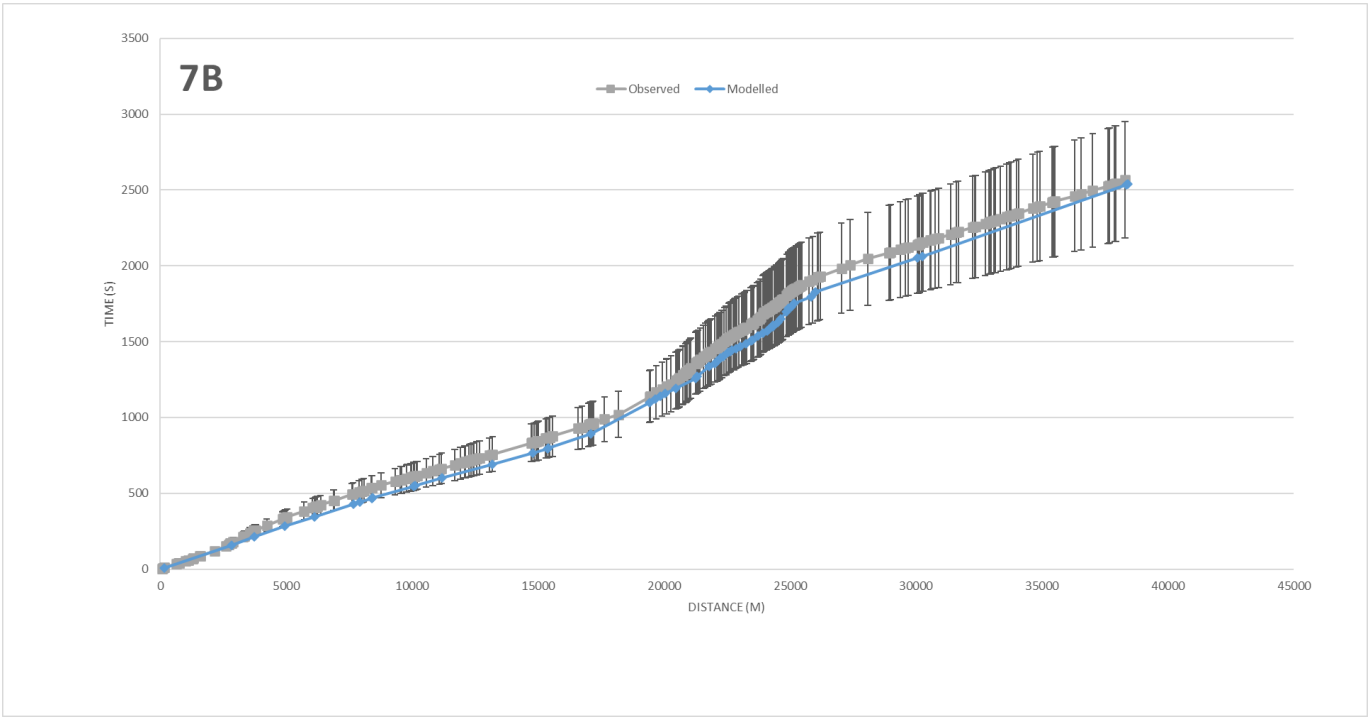

5A
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
0
5000
10000
15000
20000
25000
30000
35000

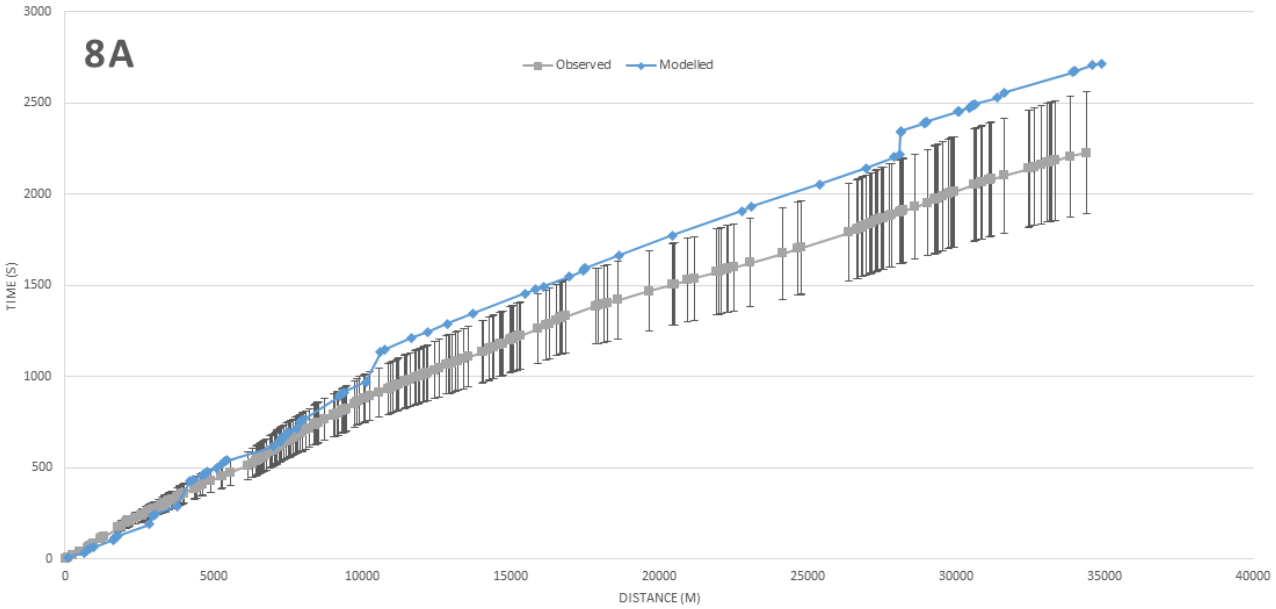

5B
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
0
5000
10000
15000
20000
25000
30000
35000

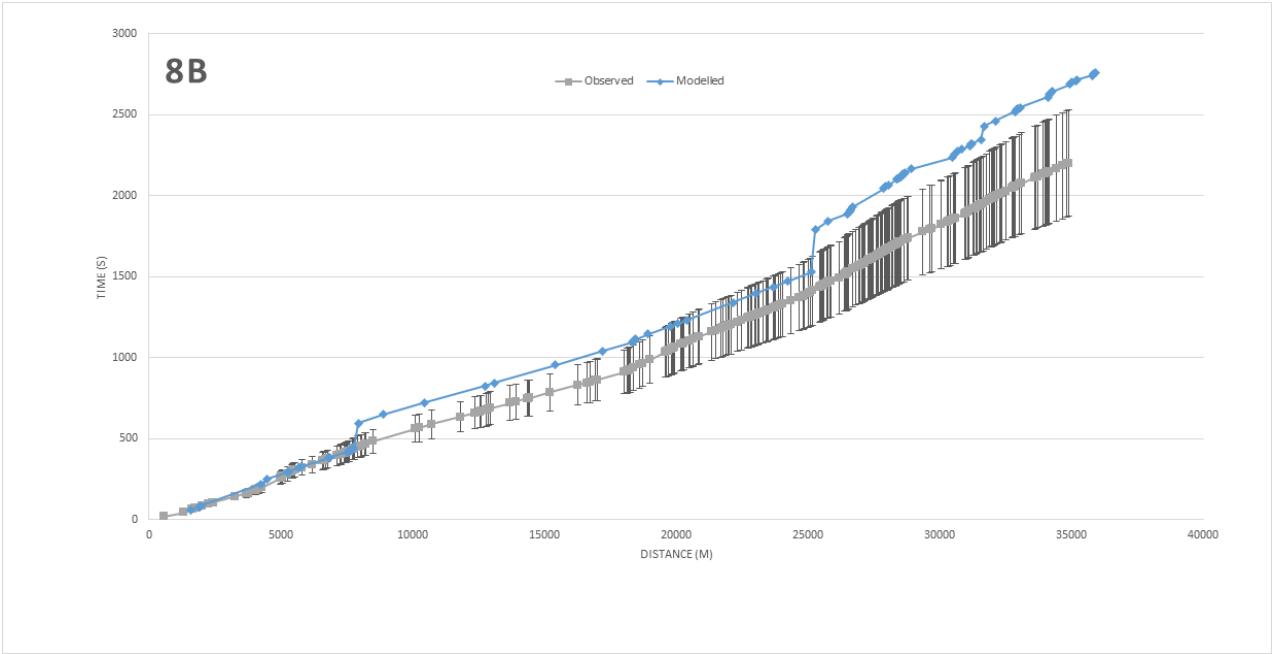

6A
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
3000
0
5000
10000
15000
20000
25000
30000
35000
40000

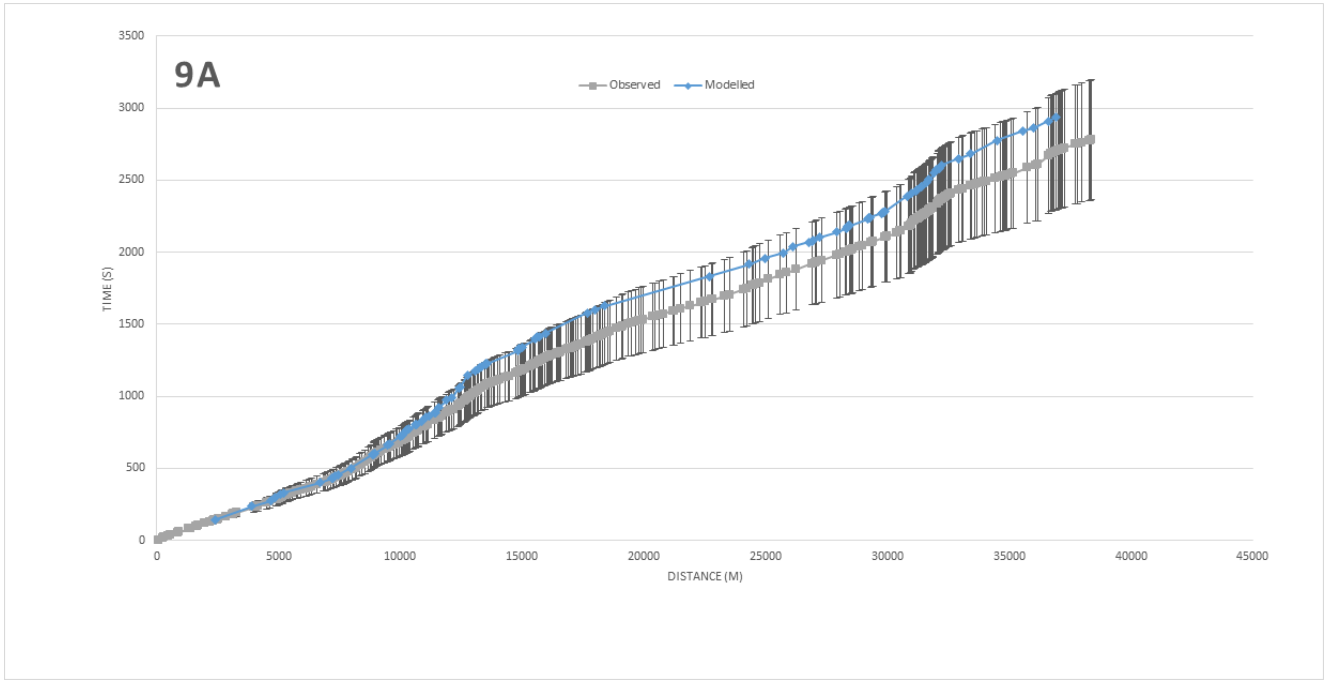

6B
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
3000
0
5000
10000
15000
20000
25000
30000
35000
40000

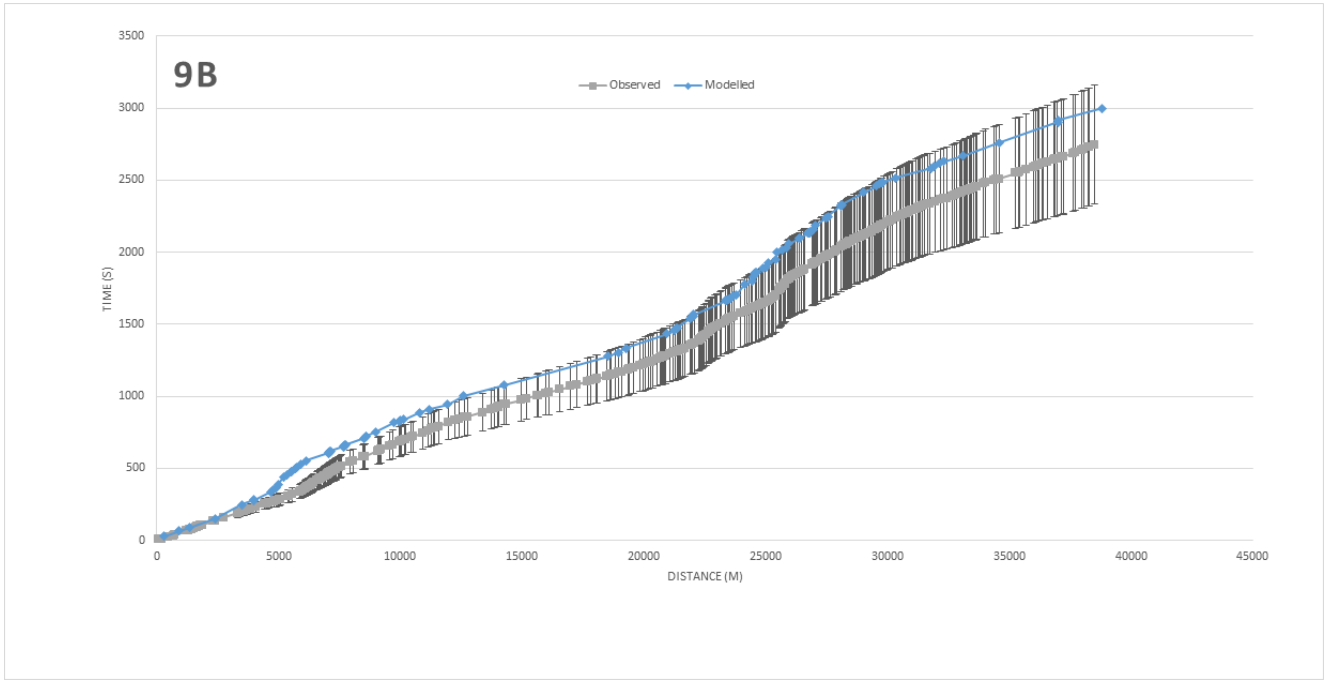

7A
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
3000
3500
0
5000
10000
15000
20000
25000
30000
35000
40000
45000

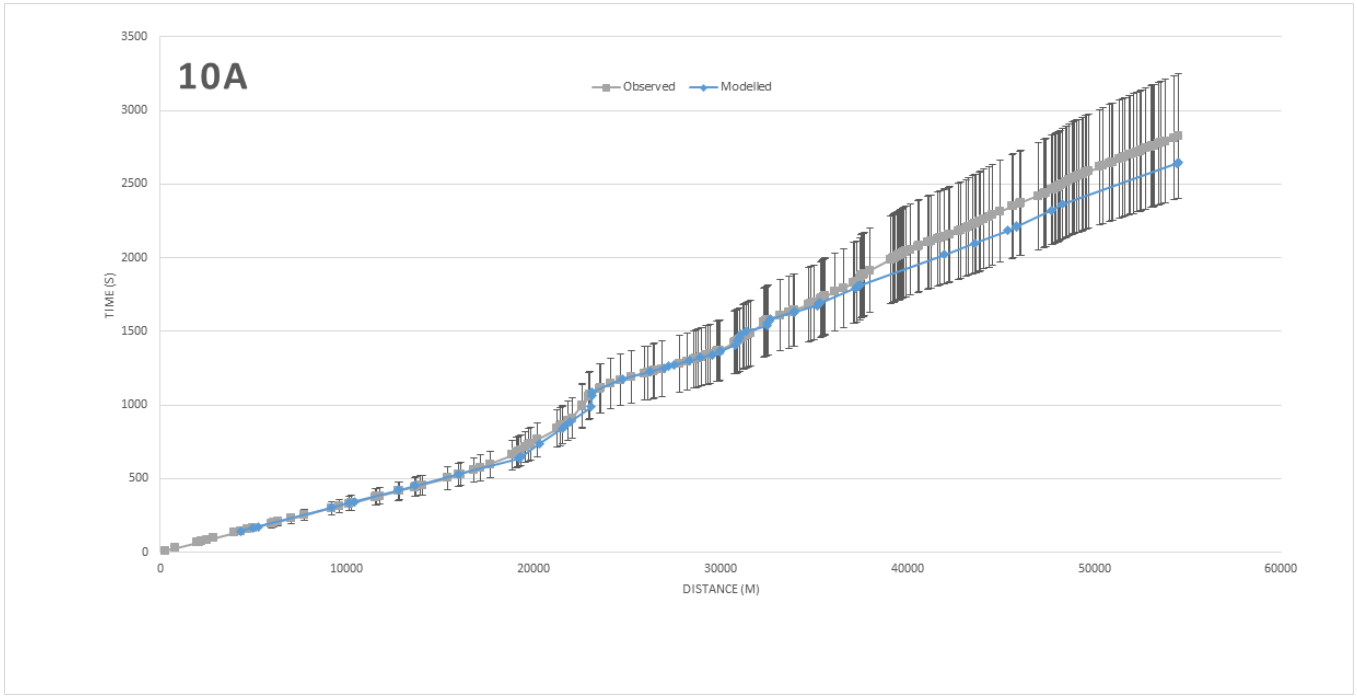

7B
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
3000
3500
0
5000
10000
15000
20000
25000
30000
35000
40000
45000

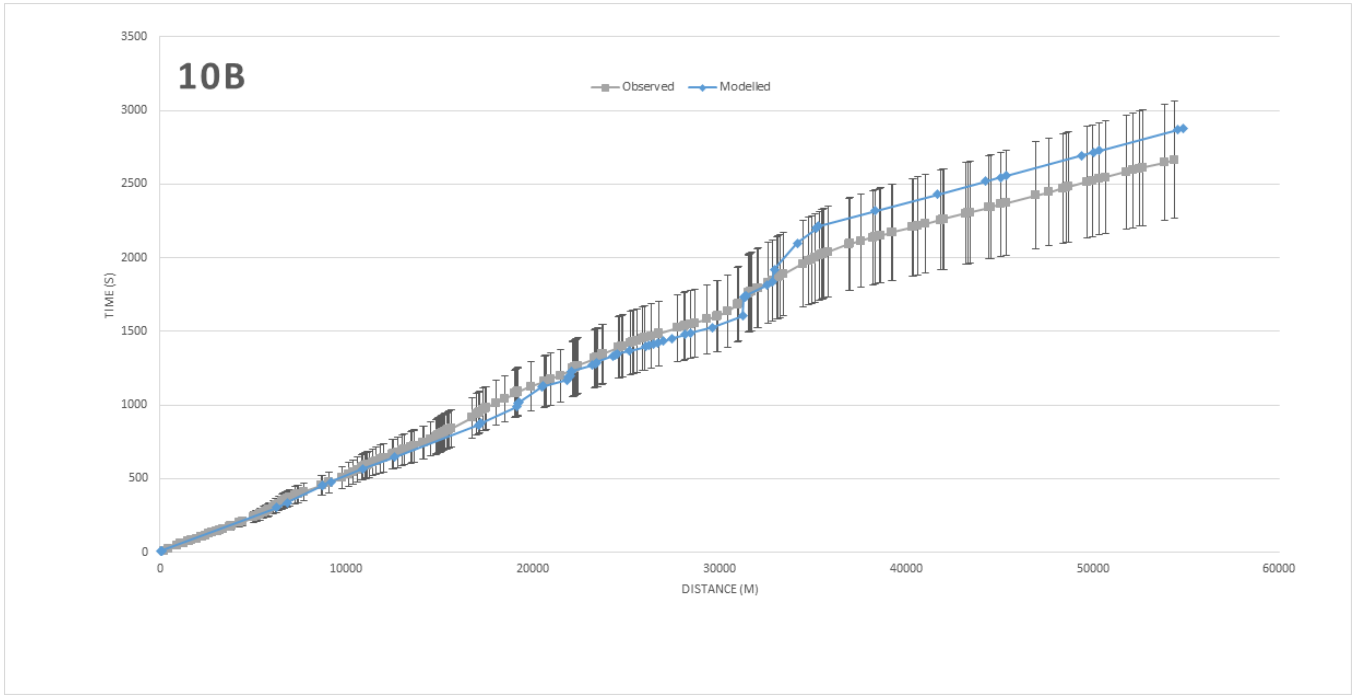

8A
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
3000
0
5000
10000
15000
20000
25000
30000
35000
40000

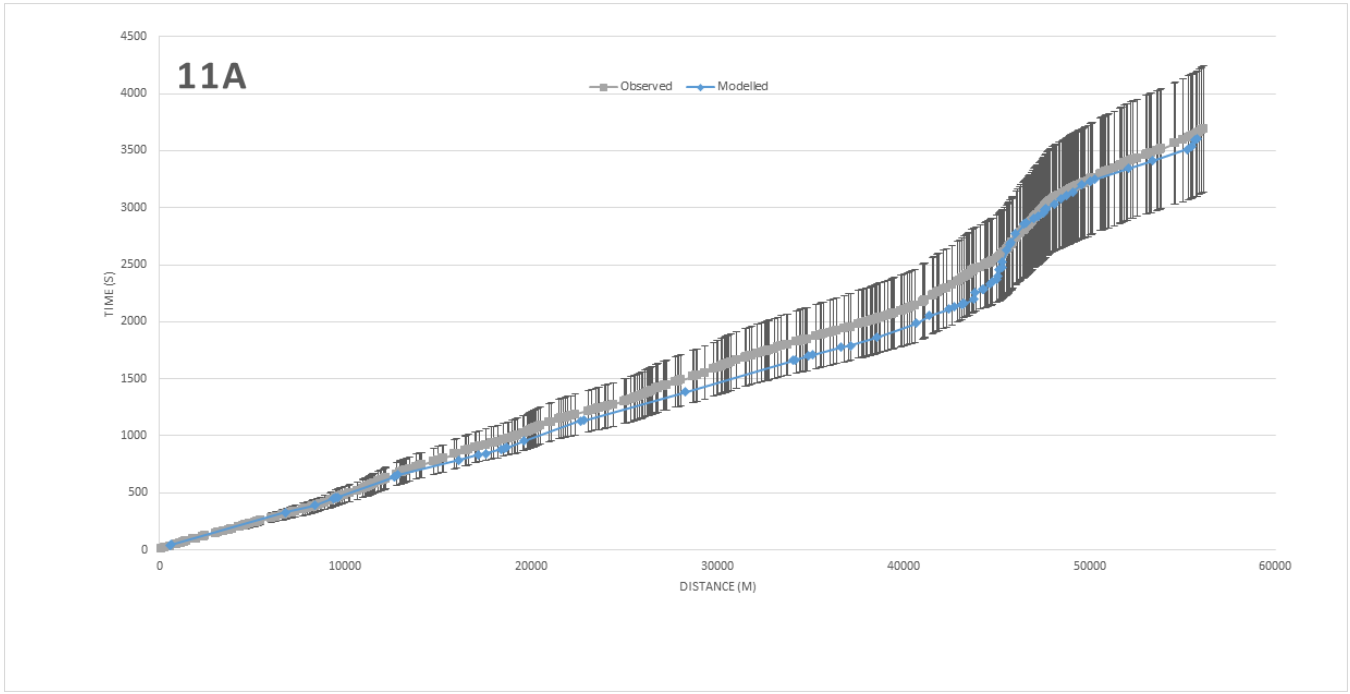

8B
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
3000
0
5000
10000
15000
20000
25000
30000
35000
40000

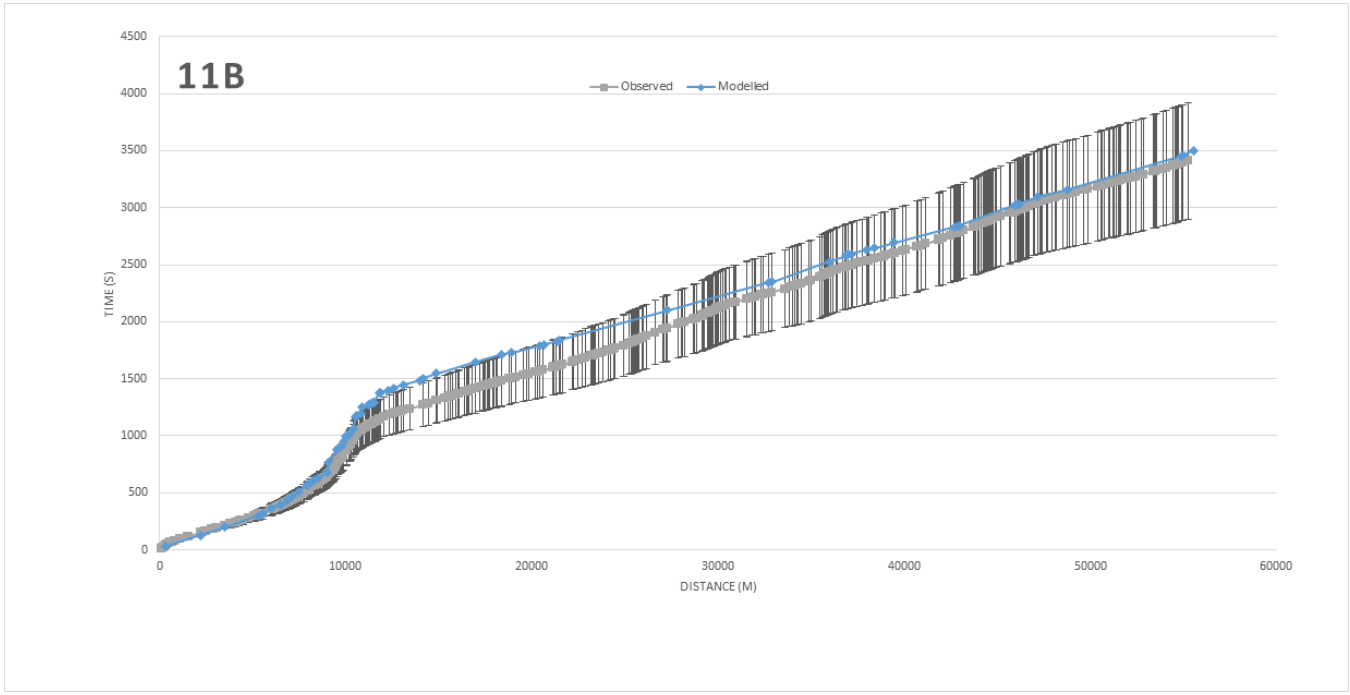

9A
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
3000
3500
0
5000
10000
15000
20000
25000
30000
35000
40000
45000

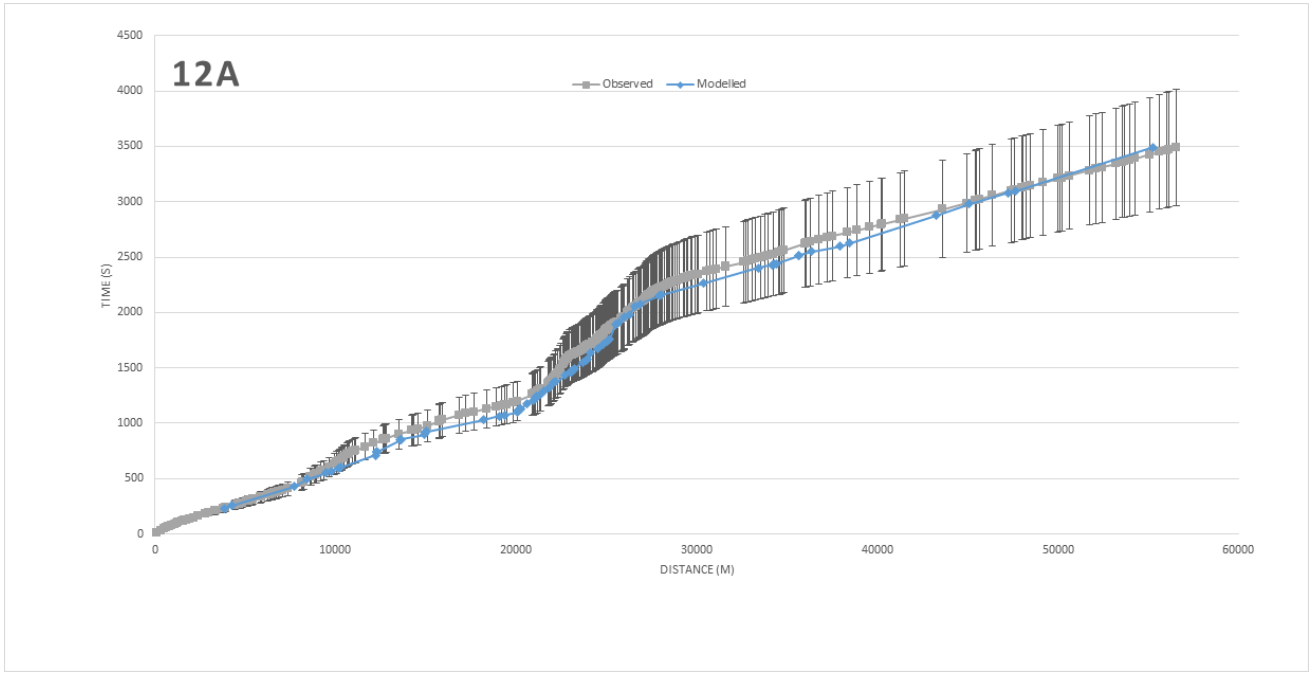

9B
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
3000
3500
0
5000
10000
15000
20000
25000
30000
35000
40000
45000

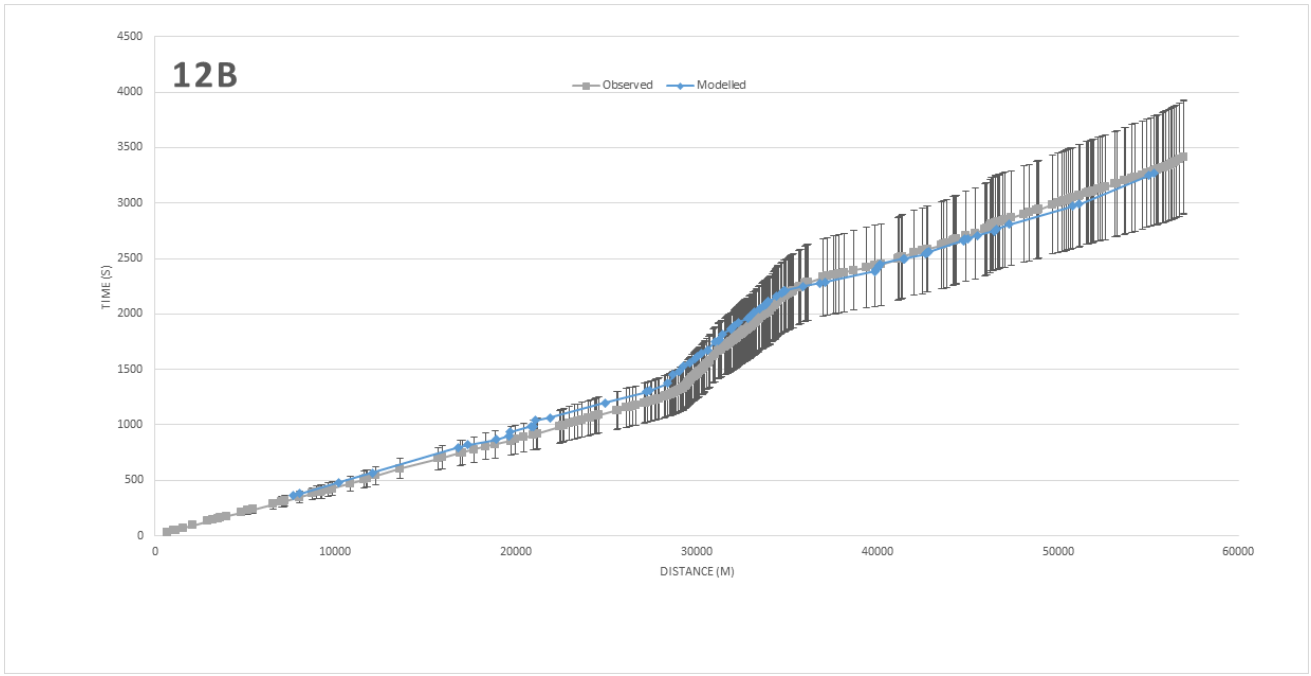

10A
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
3000
3500
0
10000
20000
30000
40000
50000
60000

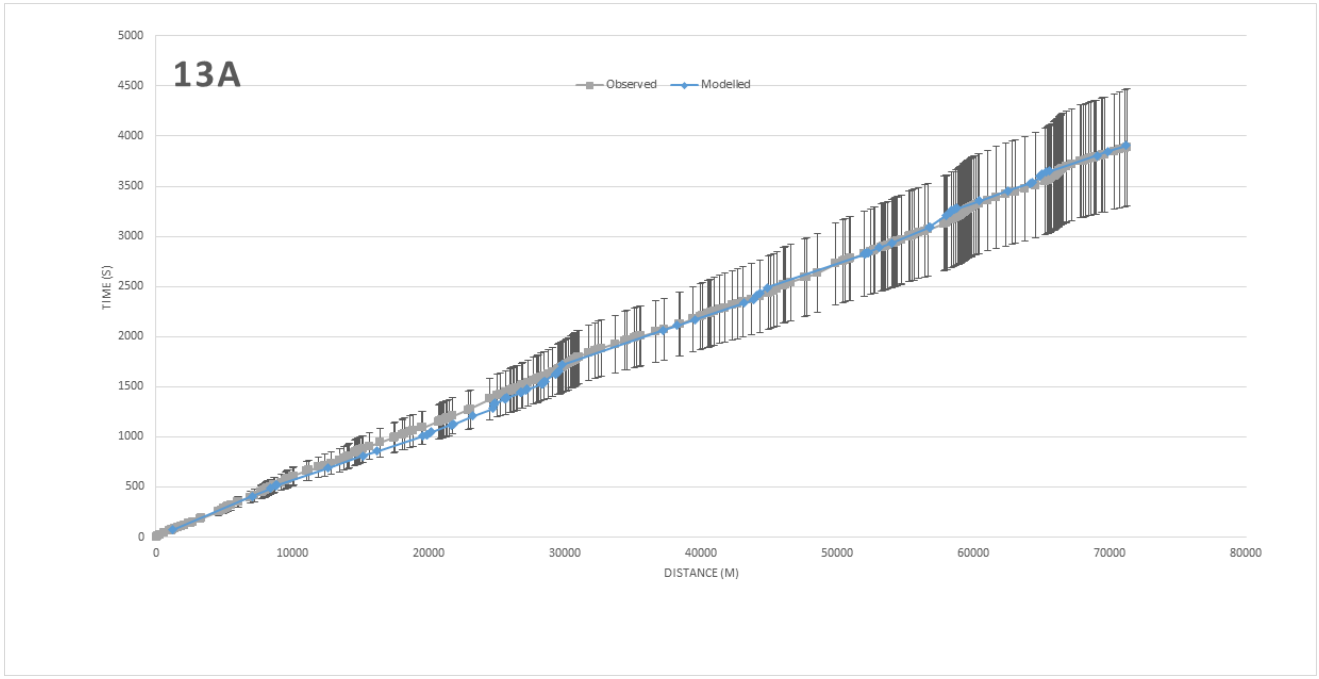

10B
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
3000
3500
0
10000
20000
30000
40000
50000
60000

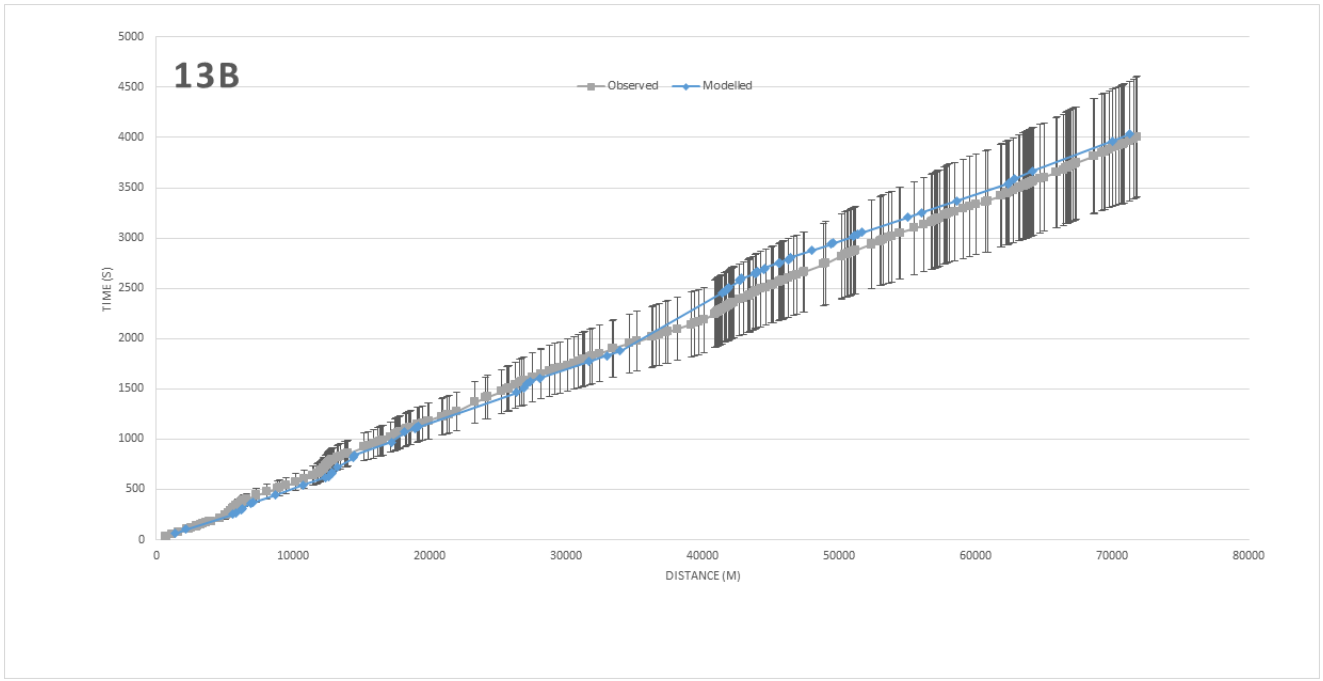

11A
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
3000
3500
4000
4500
0
10000
20000
30000
40000
50000
60000

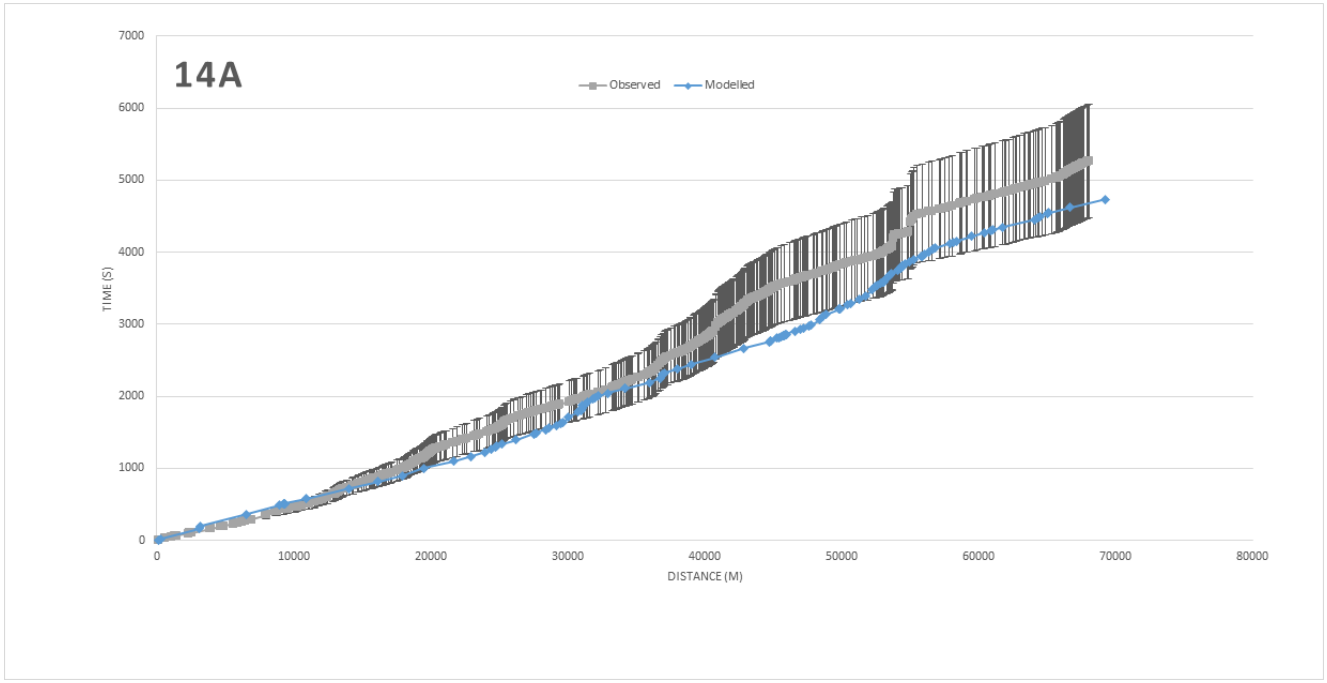

11B
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
3000
3500
4000
4500
0
10000
20000
30000
40000
50000
60000

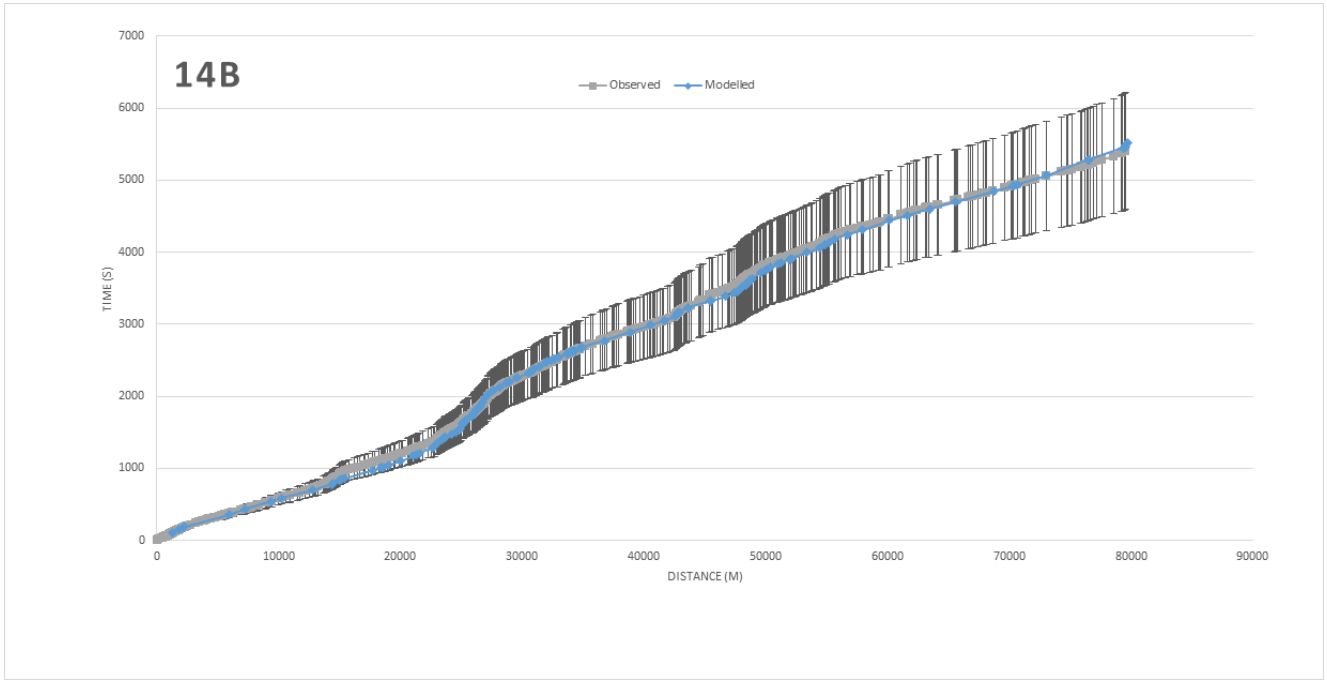

12A
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
3000
3500
4000
4500
0
10000
20000
30000
40000
50000
60000

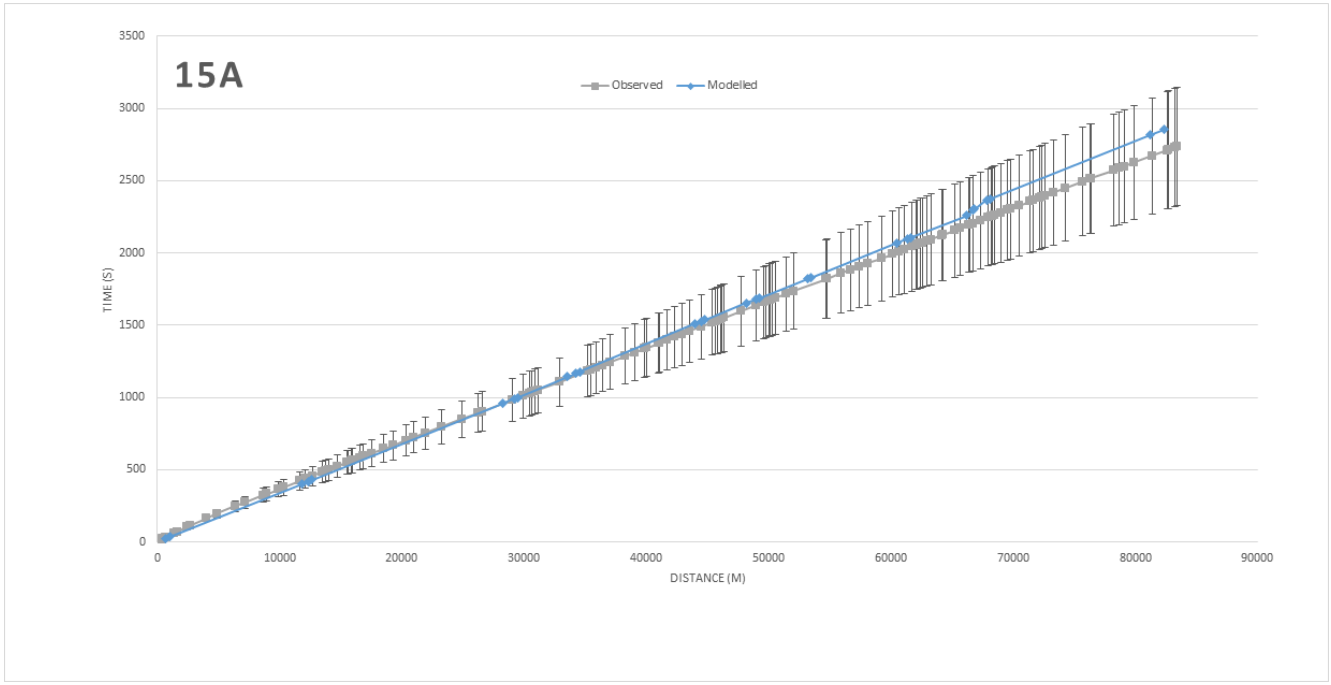

12B
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
3000
3500
4000
4500
0
10000
20000
30000
40000
50000
60000

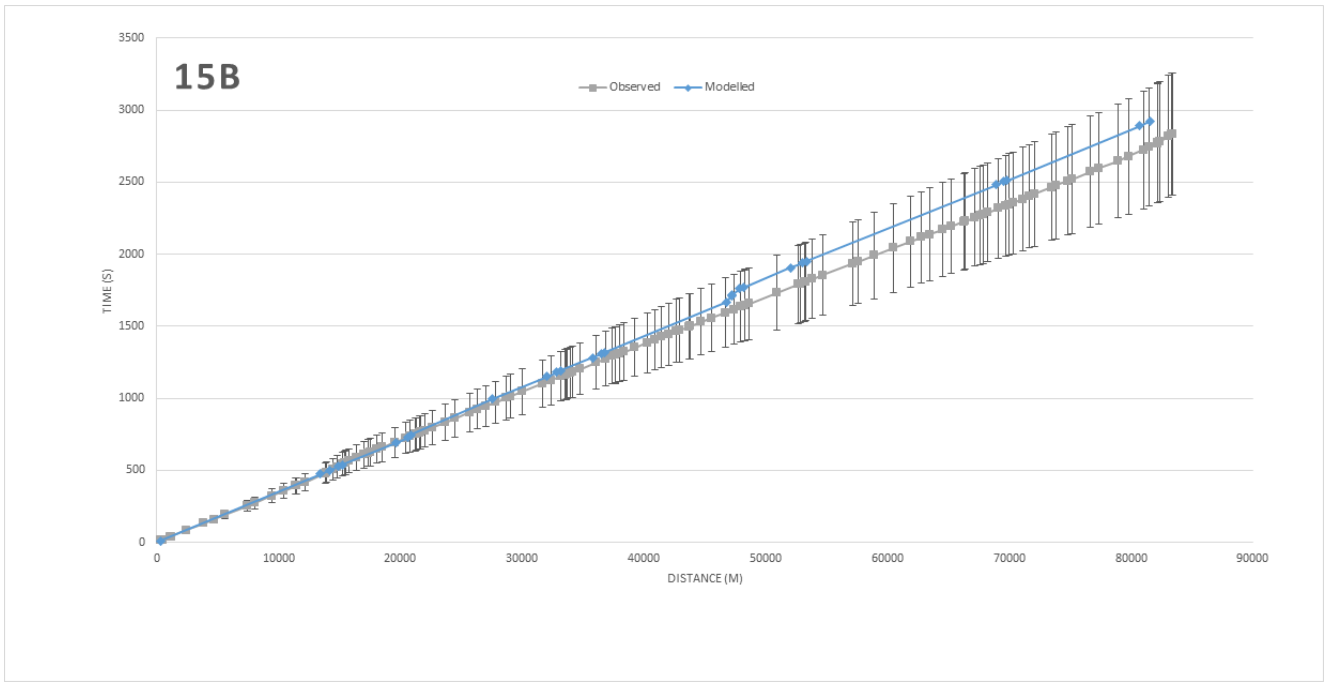

13A
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
3000
3500
4000
4500
5000
0
10000
20000
30000
40000
50000
60000
70000
80000


13B
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
3000
3500
4000
4500
5000
0
10000
20000
30000
40000
50000
60000
70000
80000

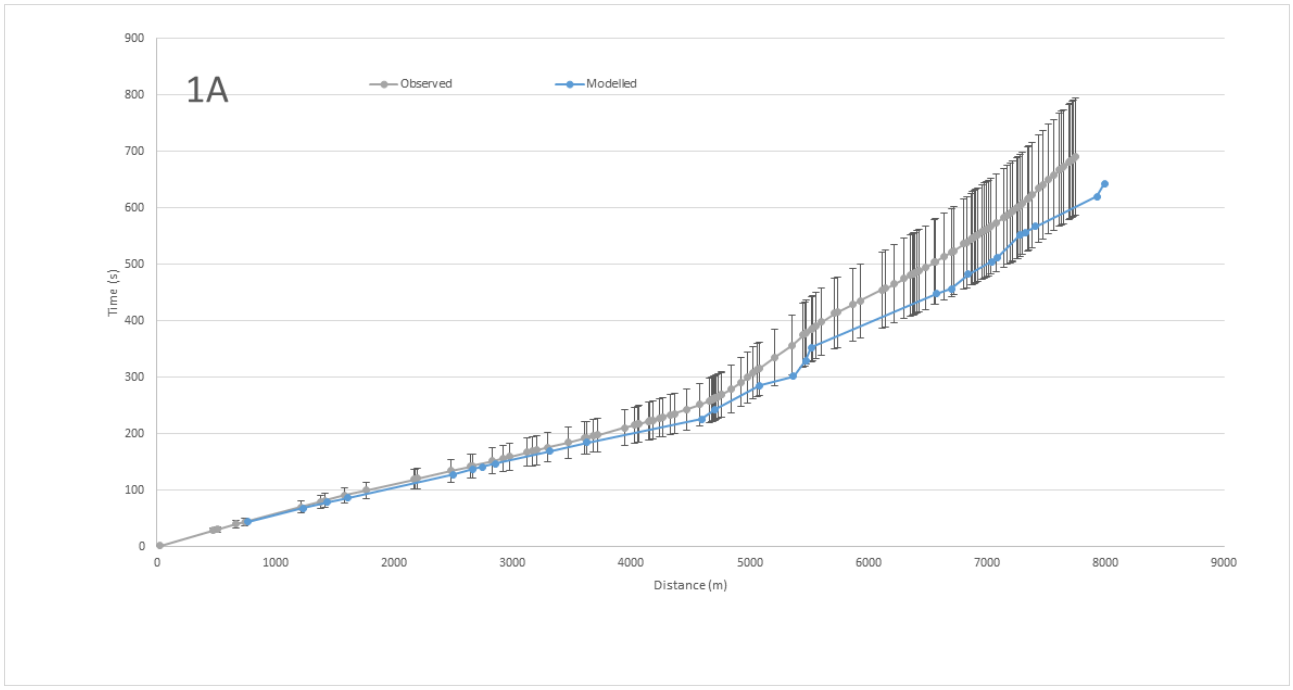

14A
Observed
Modelled
TIME (S)
DISTANCE (M)
0
1000
2000
3000
4000
5000
6000
7000
0
10000
20000
30000
40000
50000
60000
70000
80000

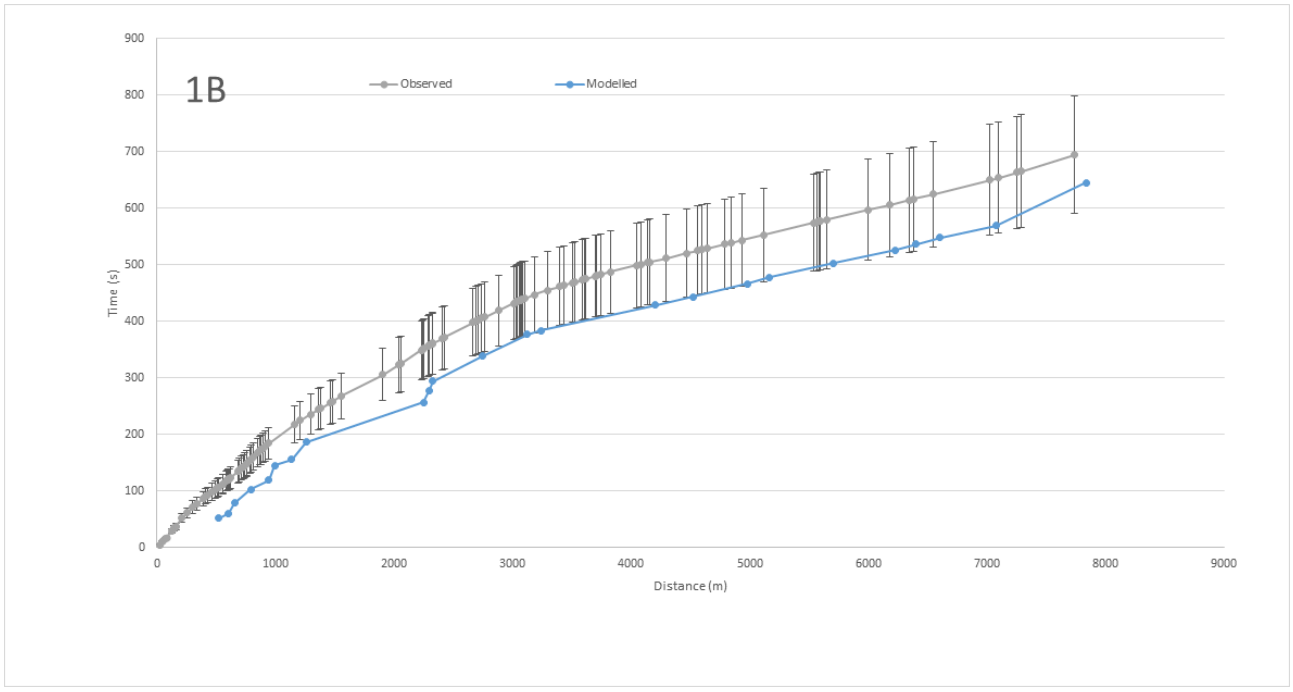

14B
Observed
Modelled
TIME (S)
DISTANCE (M)
0
1000
2000
3000
4000
5000
6000
7000
0
10000
20000
30000
40000
50000
60000
70000
80000
90000

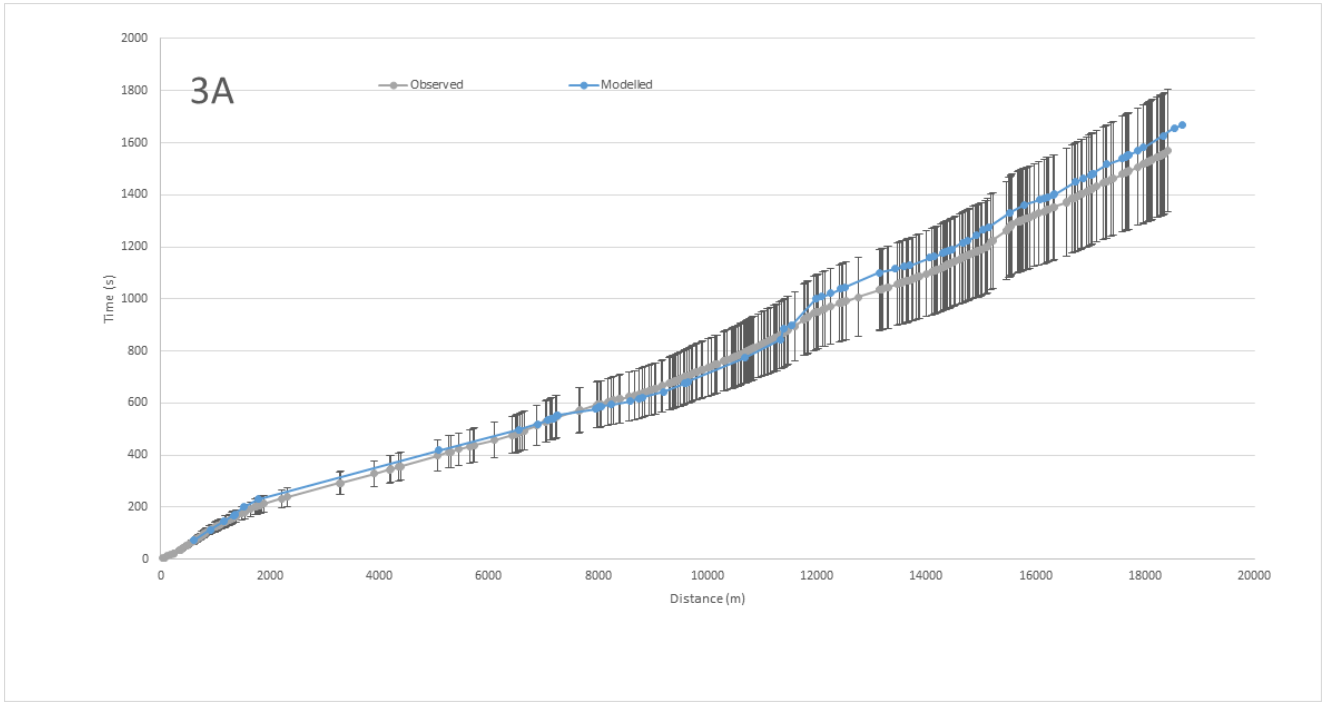

15A
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
3000
3500
0
10000
20000
30000
40000
50000
60000
70000
80000
90000

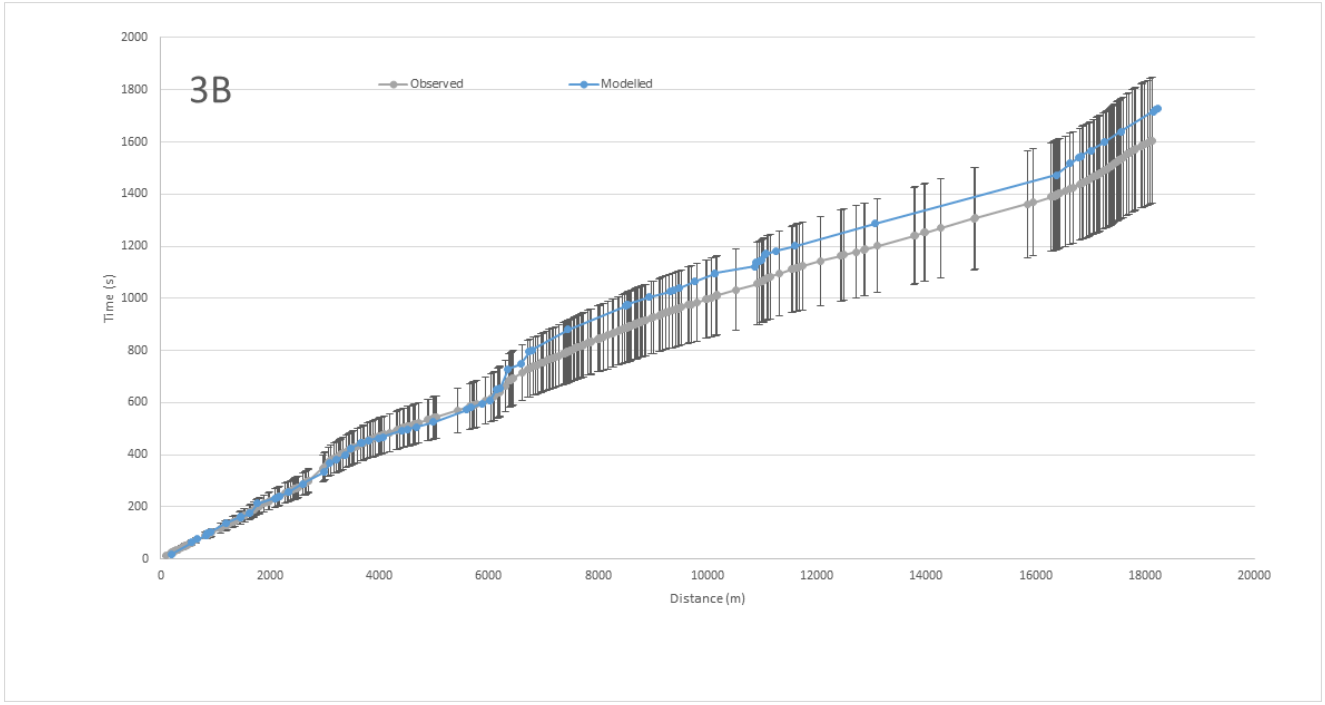

15B
Observed
Modelled
TIME (S)
DISTANCE (M)
0
500
1000
1500
2000
2500
3000
3500
0
10000
20000
30000
40000
50000
60000
70000
80000
90000

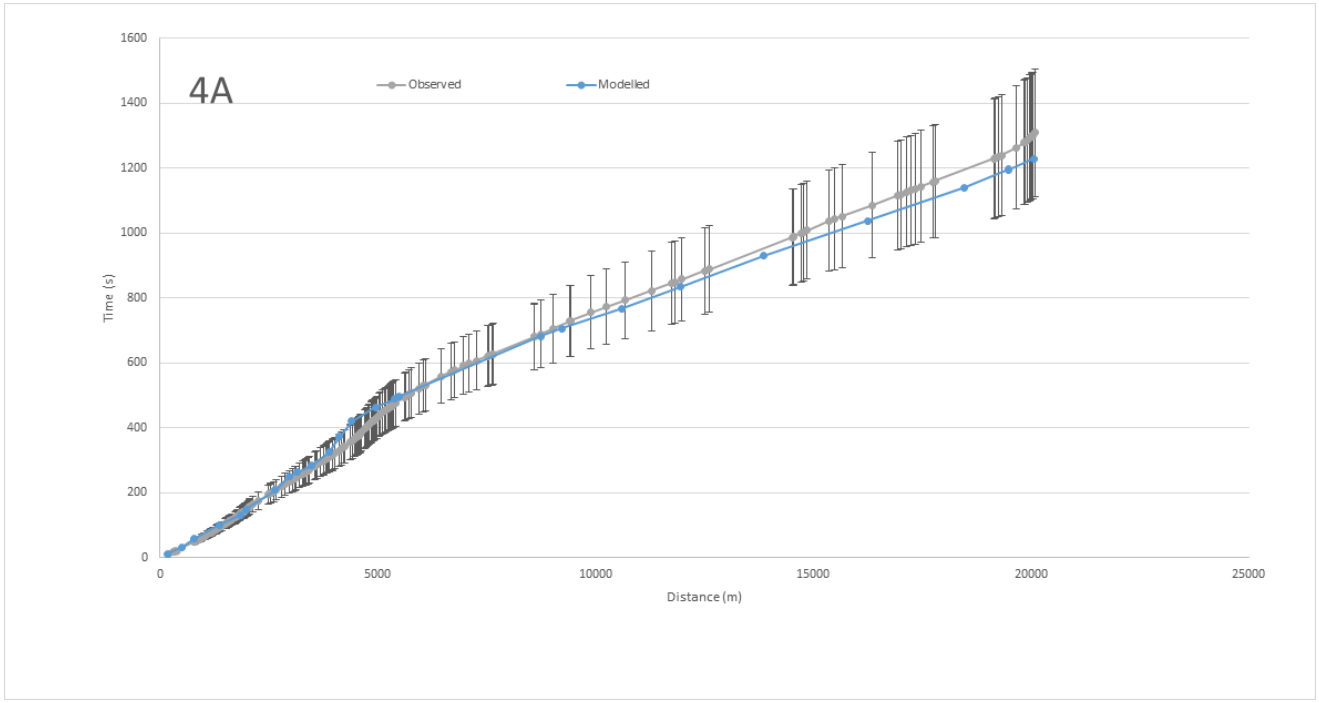
IP Peak

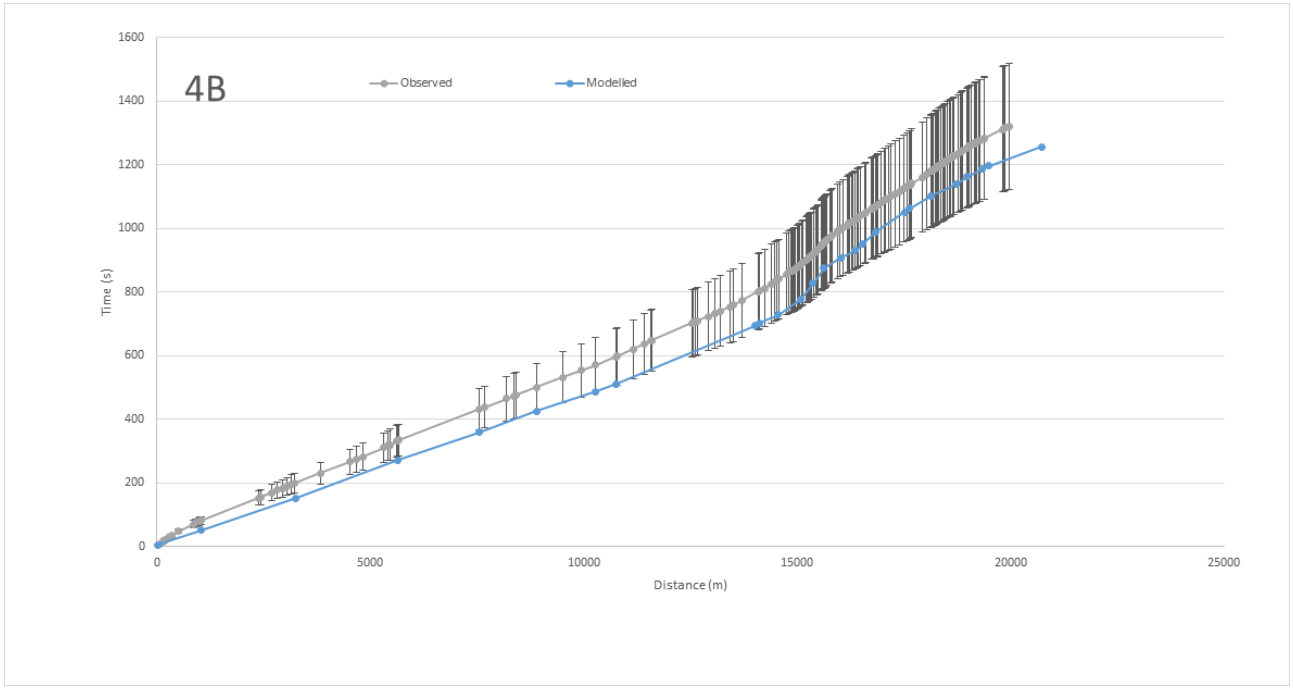

1A
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
3000
4000
5000
6000
7000
8000
9000

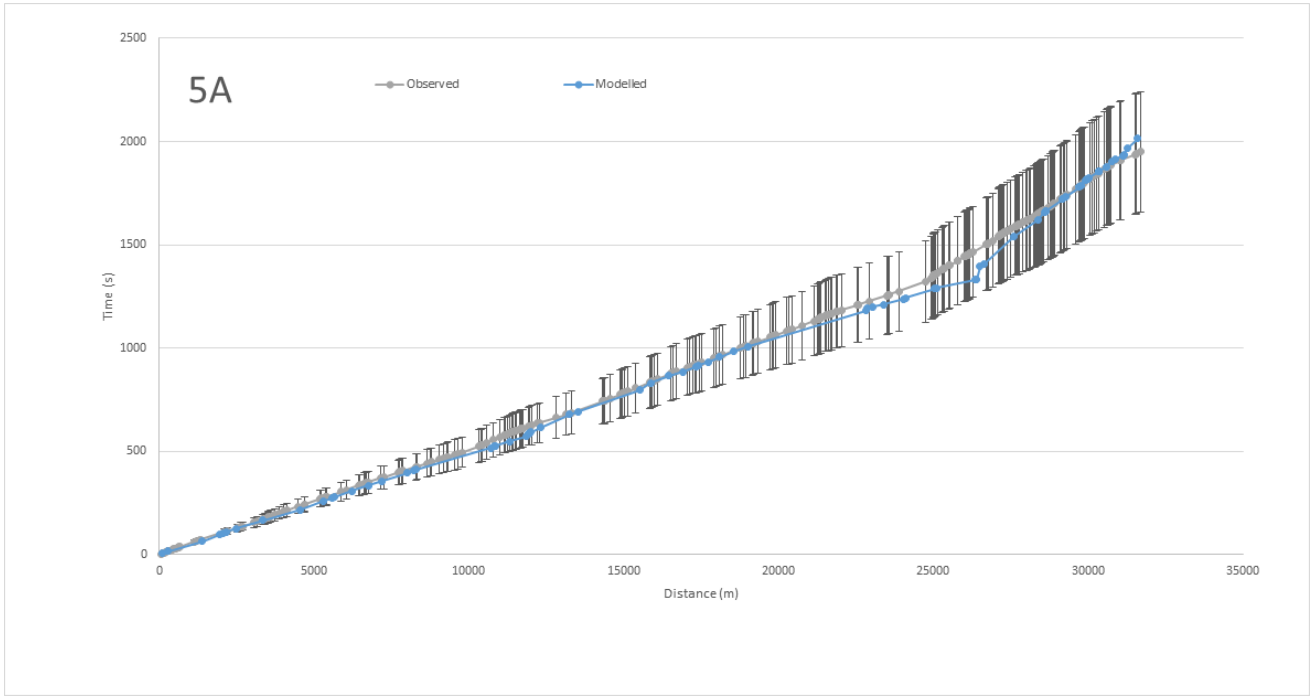

1B
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
3000
4000
5000
6000
7000
8000
9000

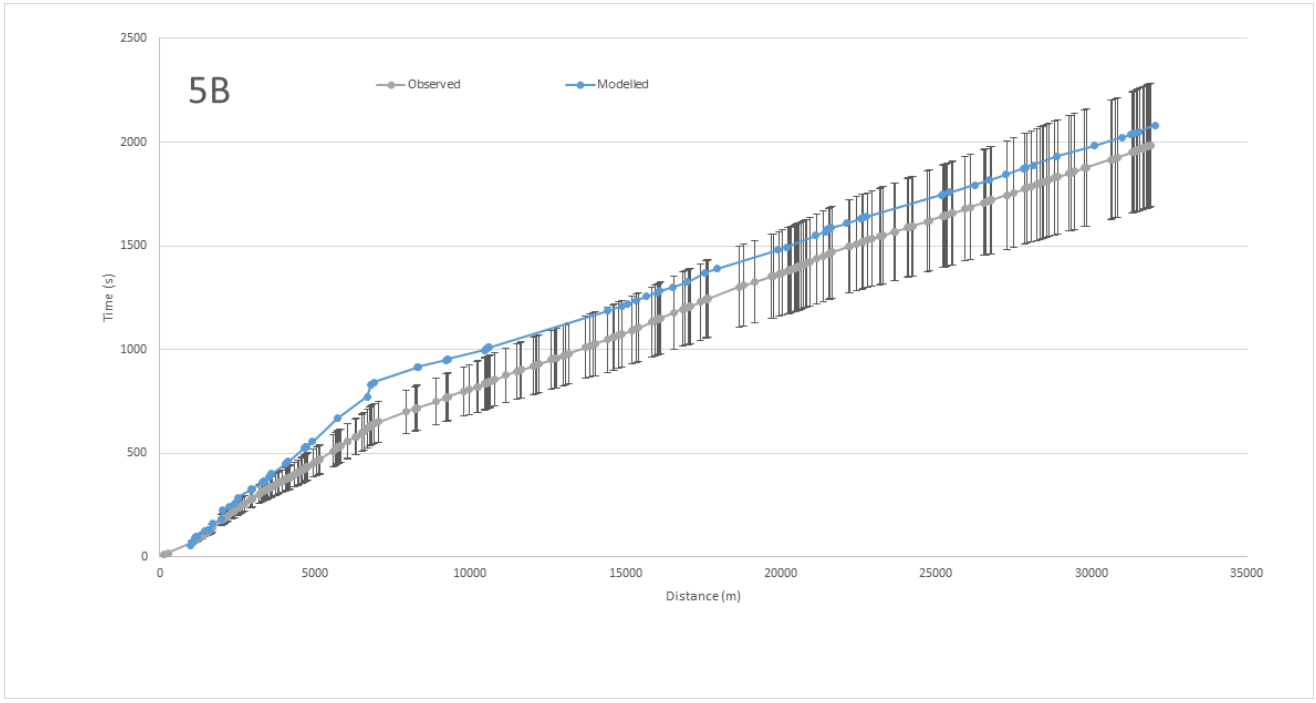

3A
Observed
Modelled
Time (s)
Distance (m)
0
200
400
600
800
1000
1200
1400
1600
1800
2000
0
2000
4000
6000
8000
10000
12000
14000
16000
18000
20000

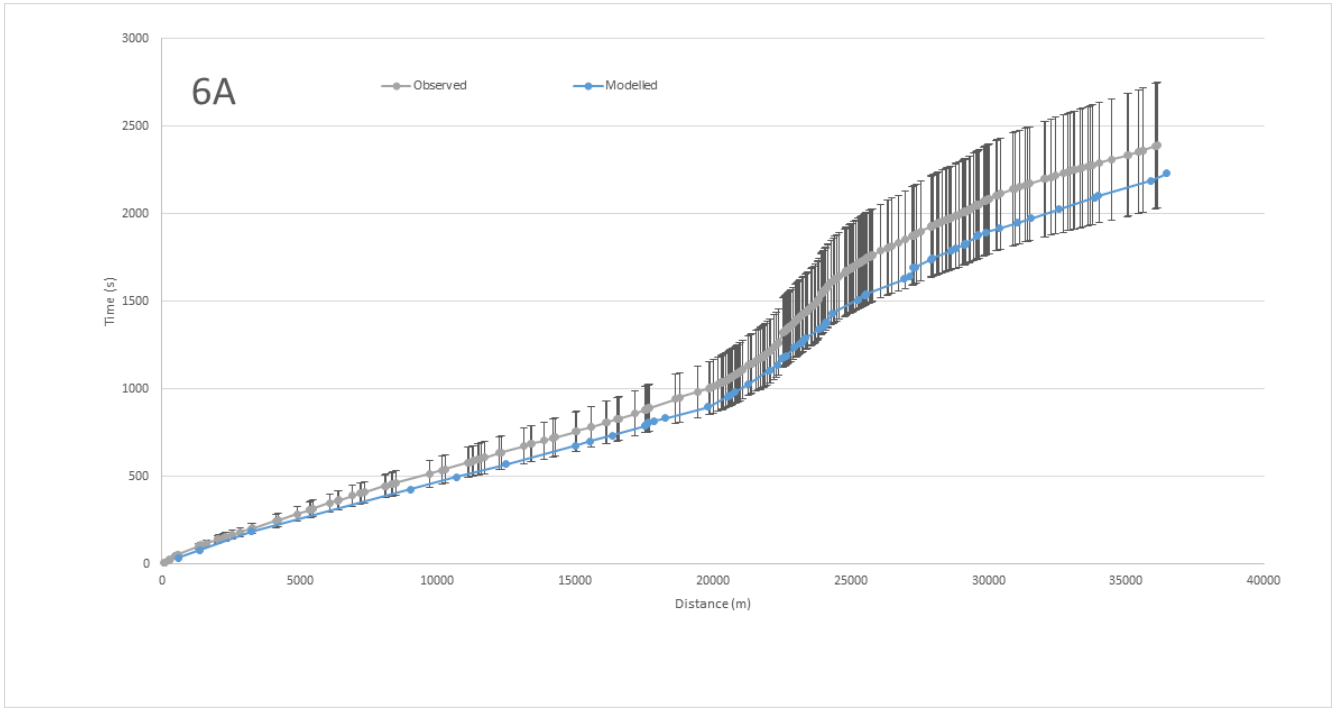

3B
Observed
Modelled
Time (s)
Distance (m)
0
200
400
600
800
1000
1200
1400
1600
1800
2000
0
2000
4000
6000
8000
10000
12000
14000
16000
18000
20000

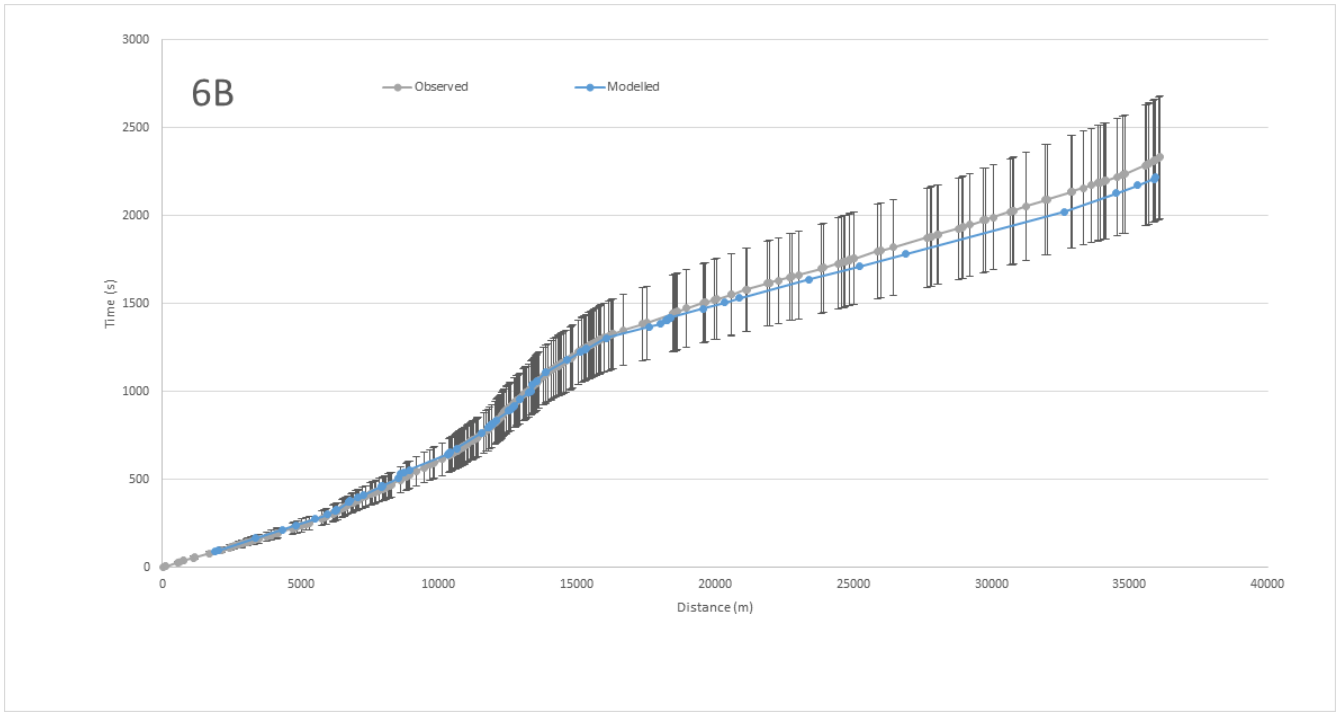

4A
Observed
Modelled
Time (s)
Distance (m)
0
200
400
600
800
1000
1200
1400
1600
0
5000
10000
15000
20000
25000

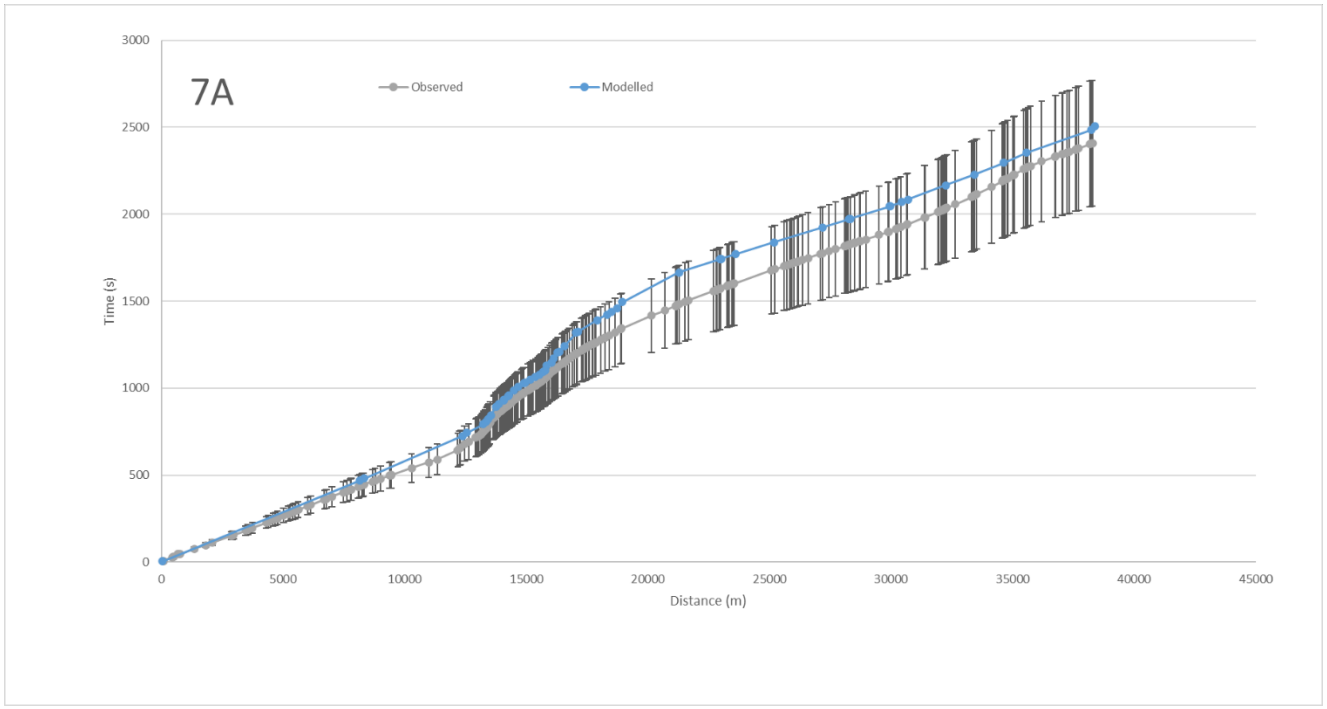

4B
Observed
Modelled
Time (s)
Distance (m)
0
200
400
600
800
1000
1200
1400
1600
0
5000
10000
15000
20000
25000

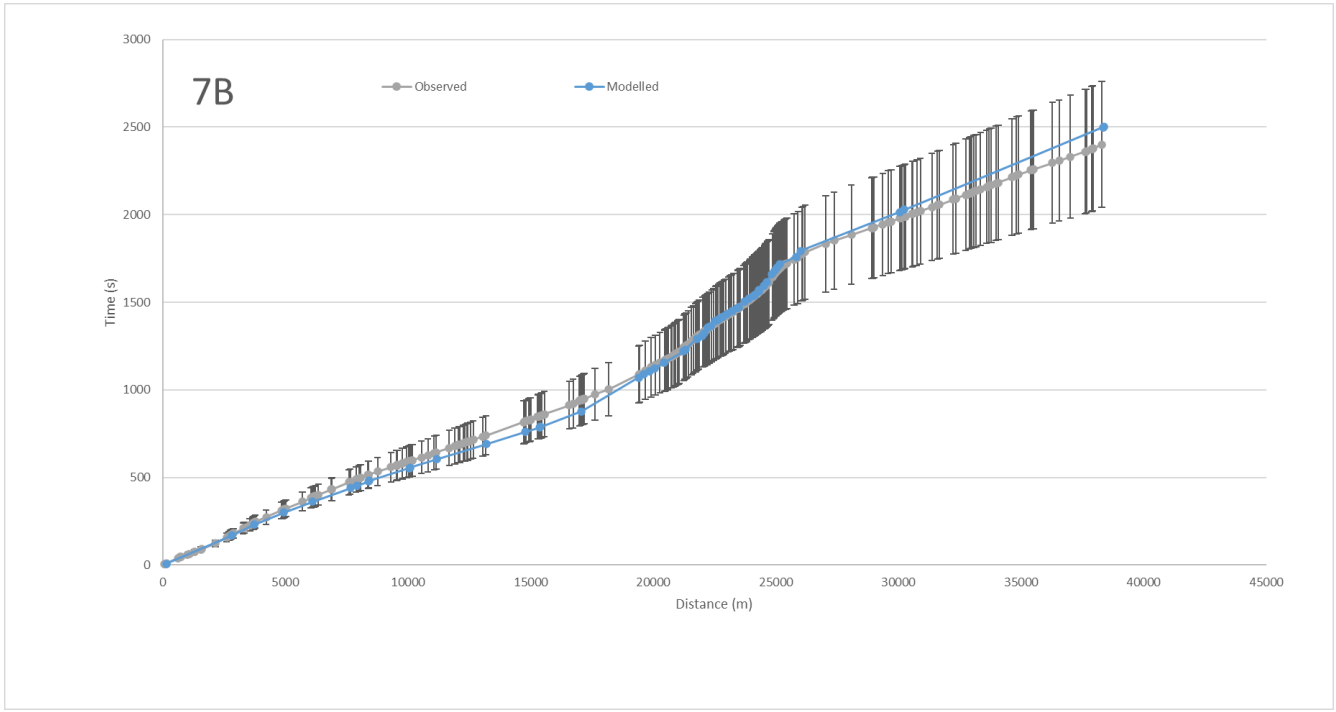

5A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
0
5000
10000
15000
20000
25000
30000
35000

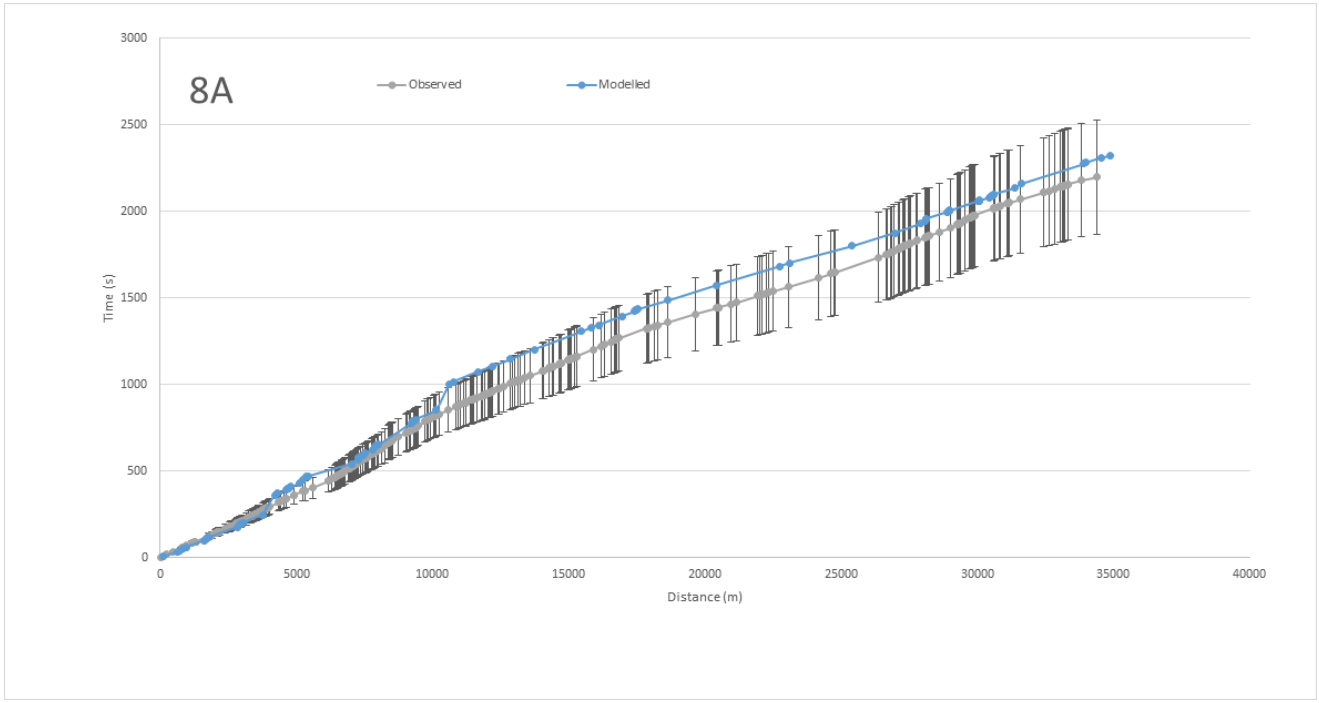

5B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
0
5000
10000
15000
20000
25000
30000
35000

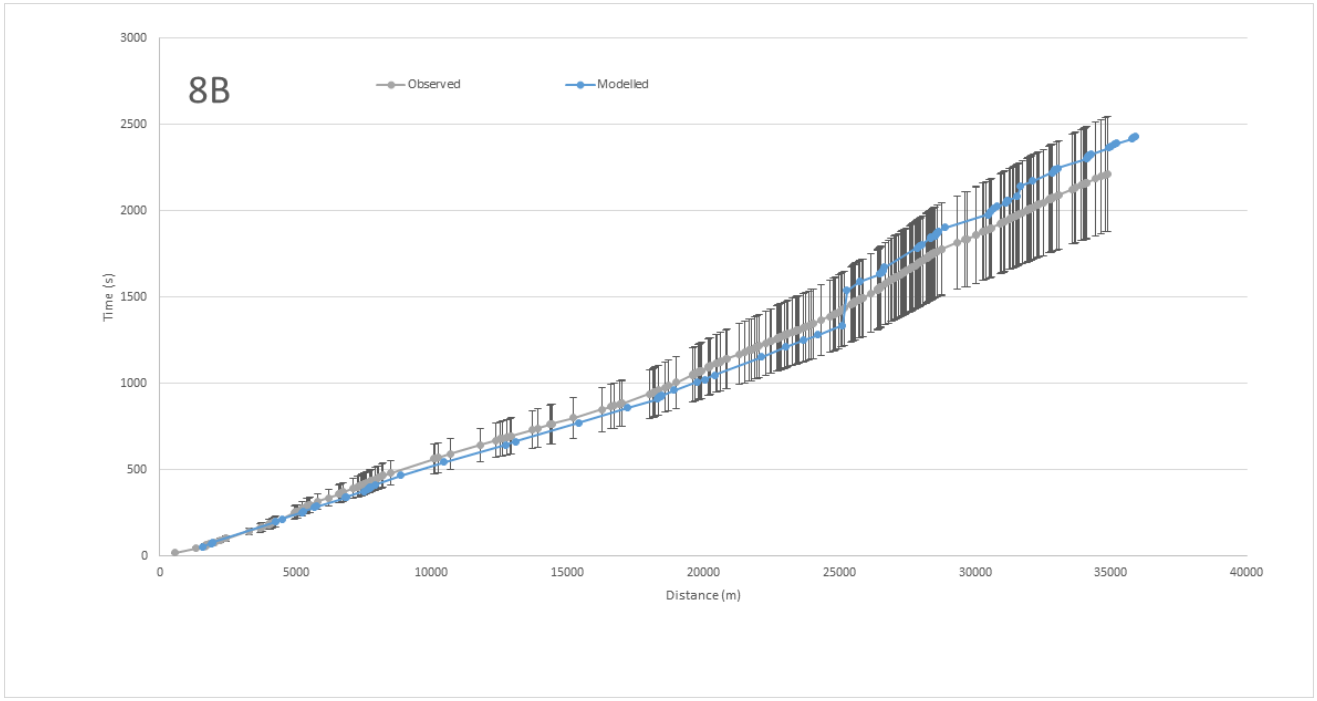

6A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
0
5000
10000
15000
20000
25000
30000
35000
40000

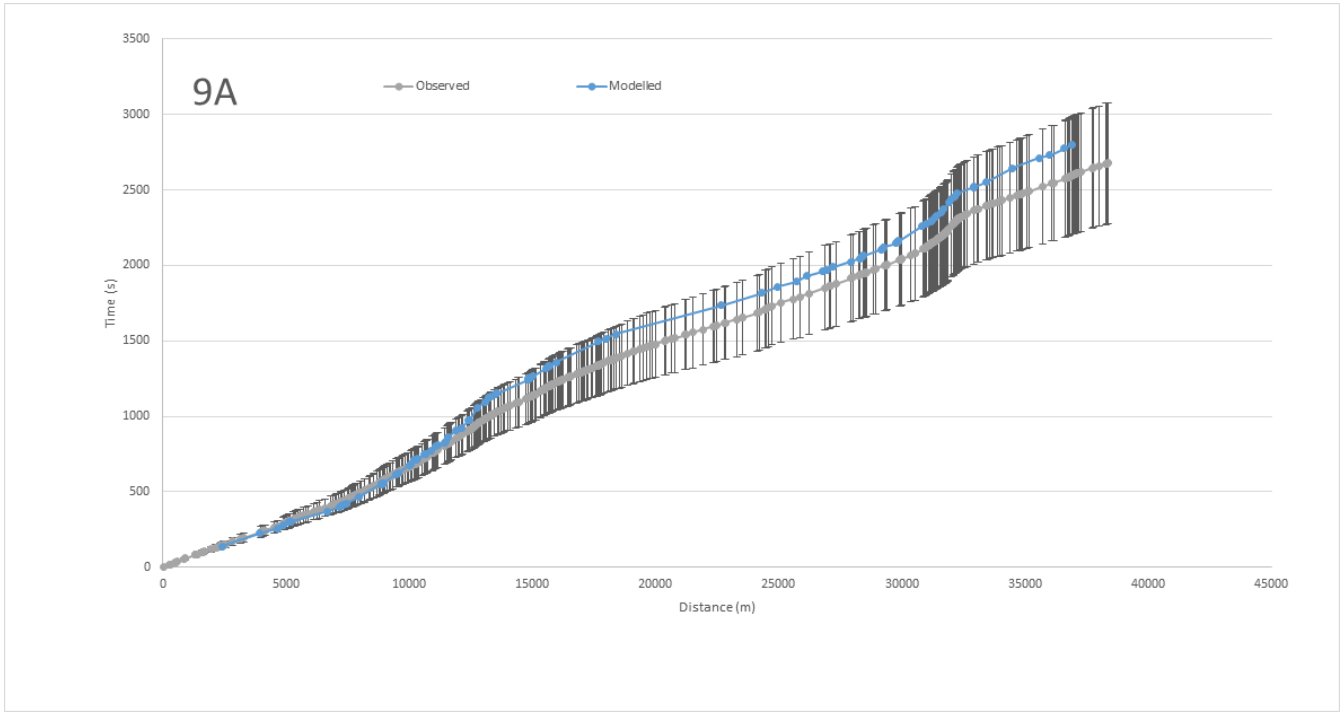

6B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
0
5000
10000
15000
20000
25000
30000
35000
40000

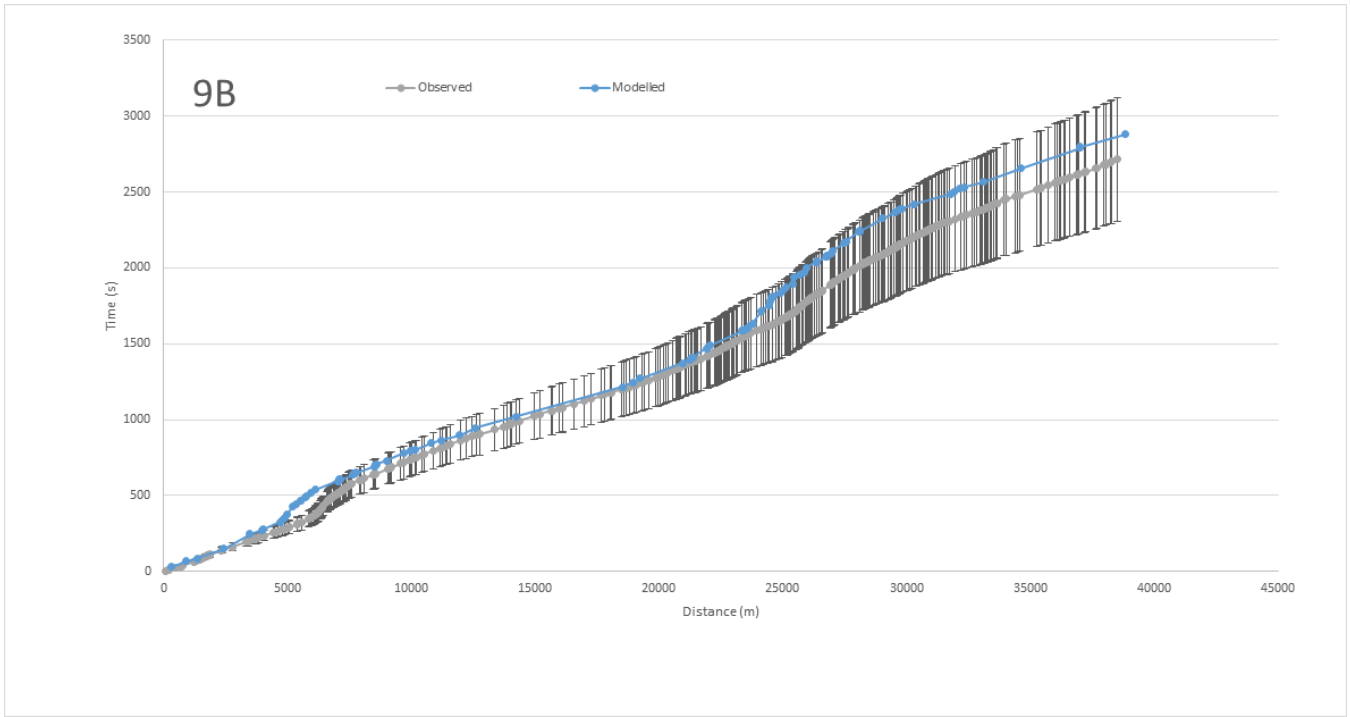

7A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
0
5000
10000
15000
20000
25000
30000
35000
40000
45000

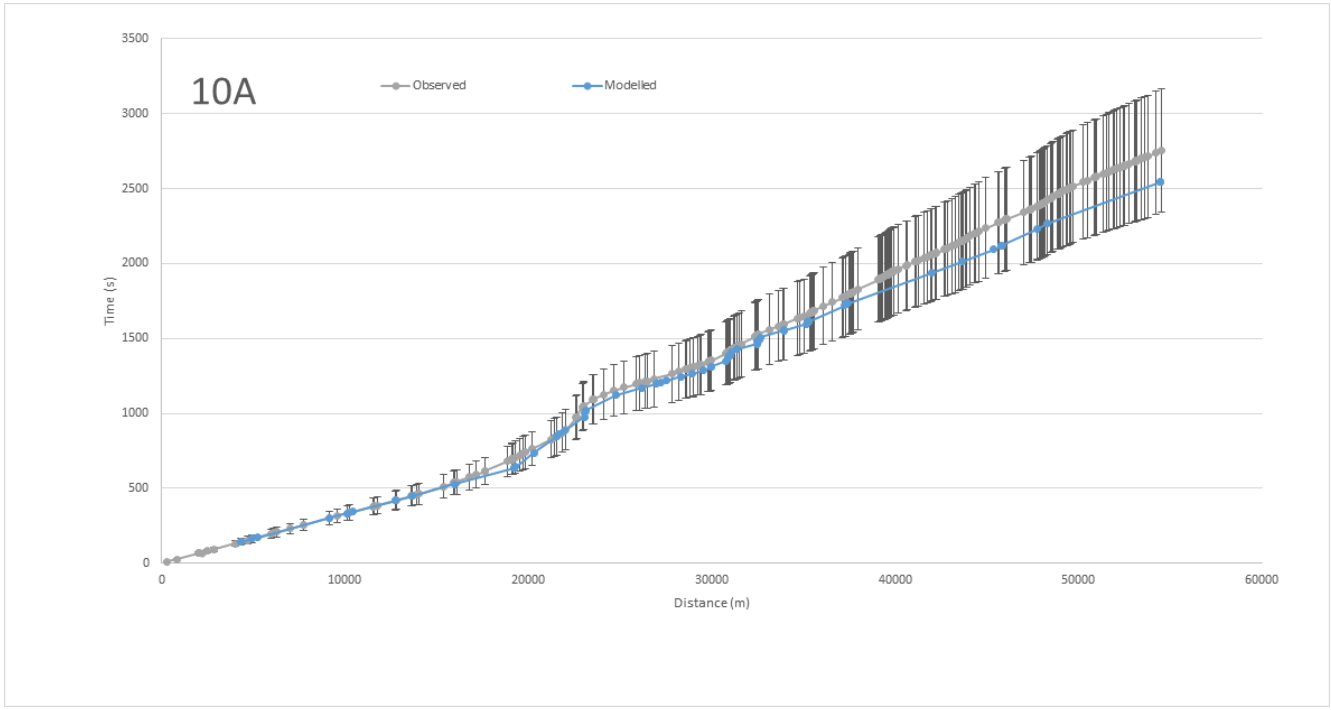

7B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
0
5000
10000
15000
20000
25000
30000
35000
40000
45000

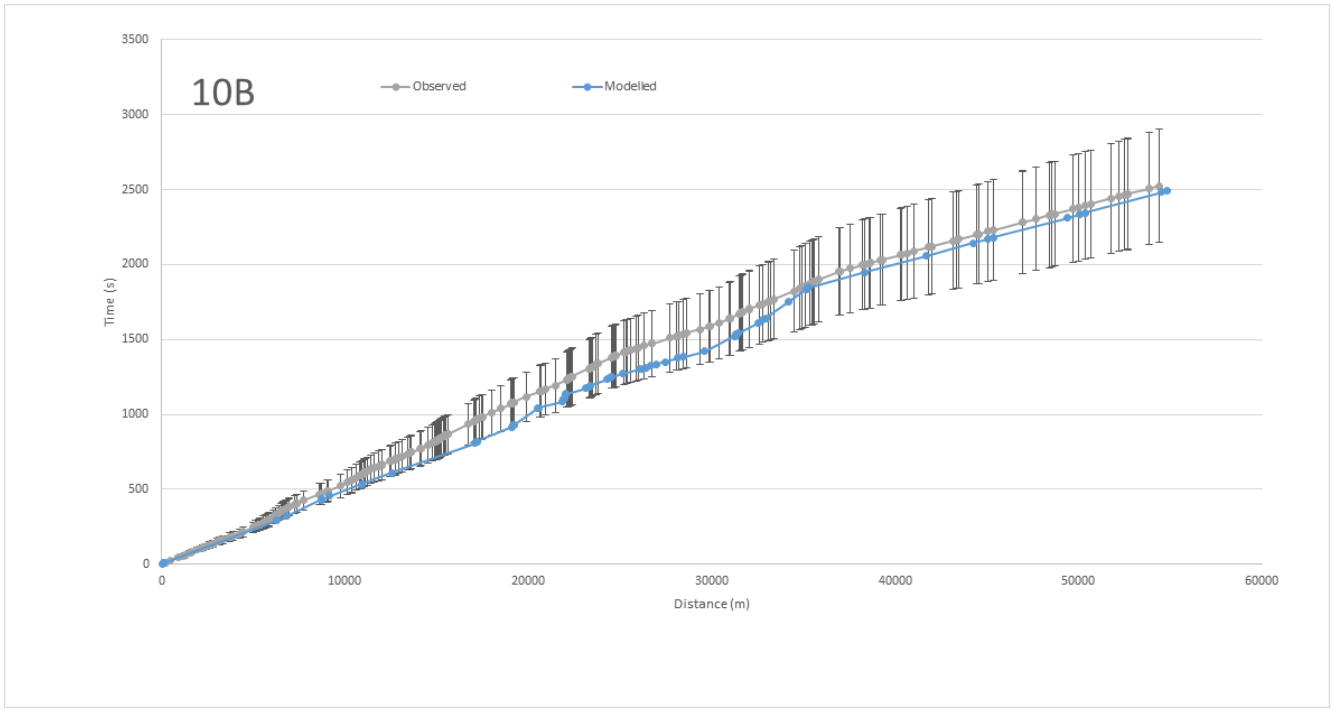

8A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
0
5000
10000
15000
20000
25000
30000
35000
40000

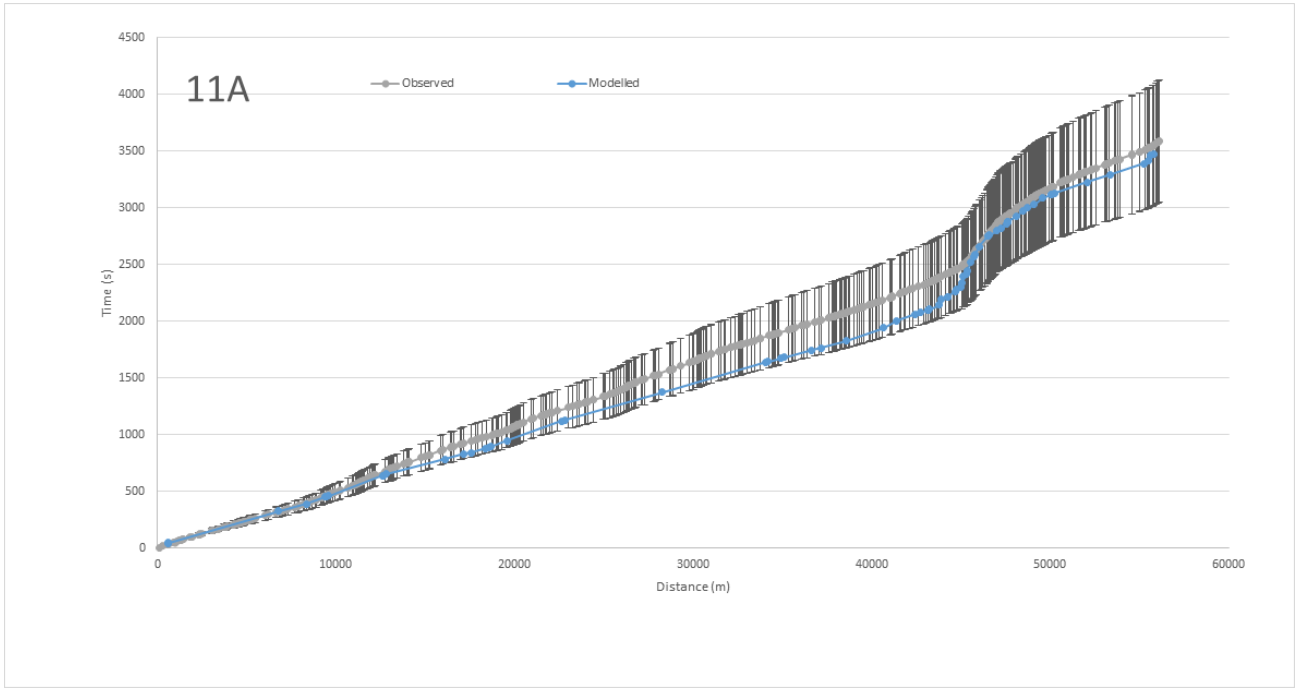

8B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
0
5000
10000
15000
20000
25000
30000
35000
40000

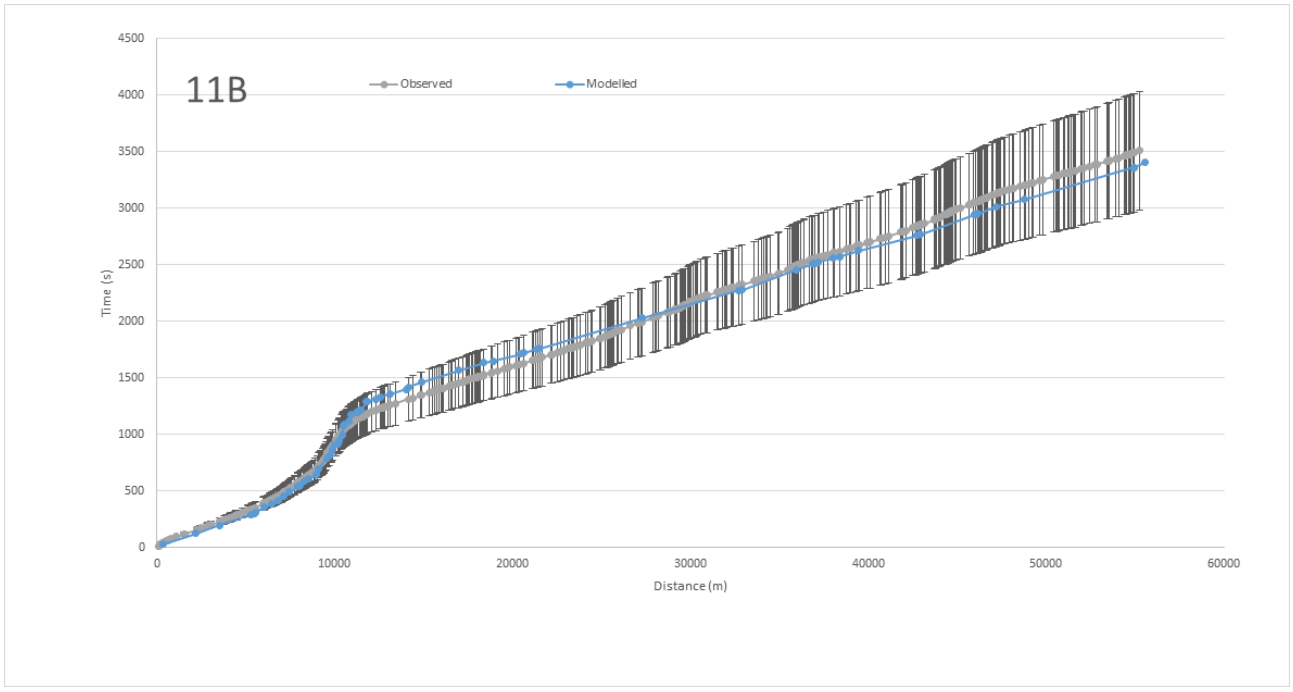

9A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
0
5000
10000
15000
20000
25000
30000
35000
40000
45000

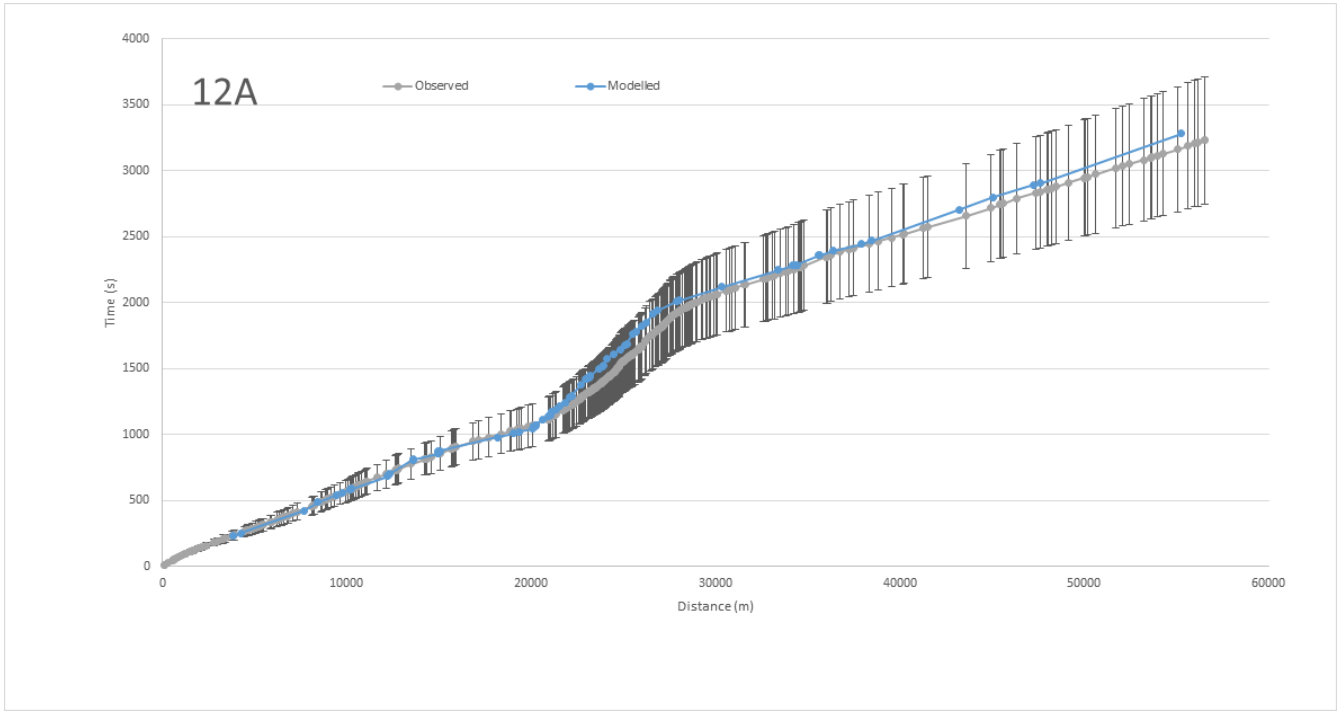

9B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
0
5000
10000
15000
20000
25000
30000
35000
40000
45000

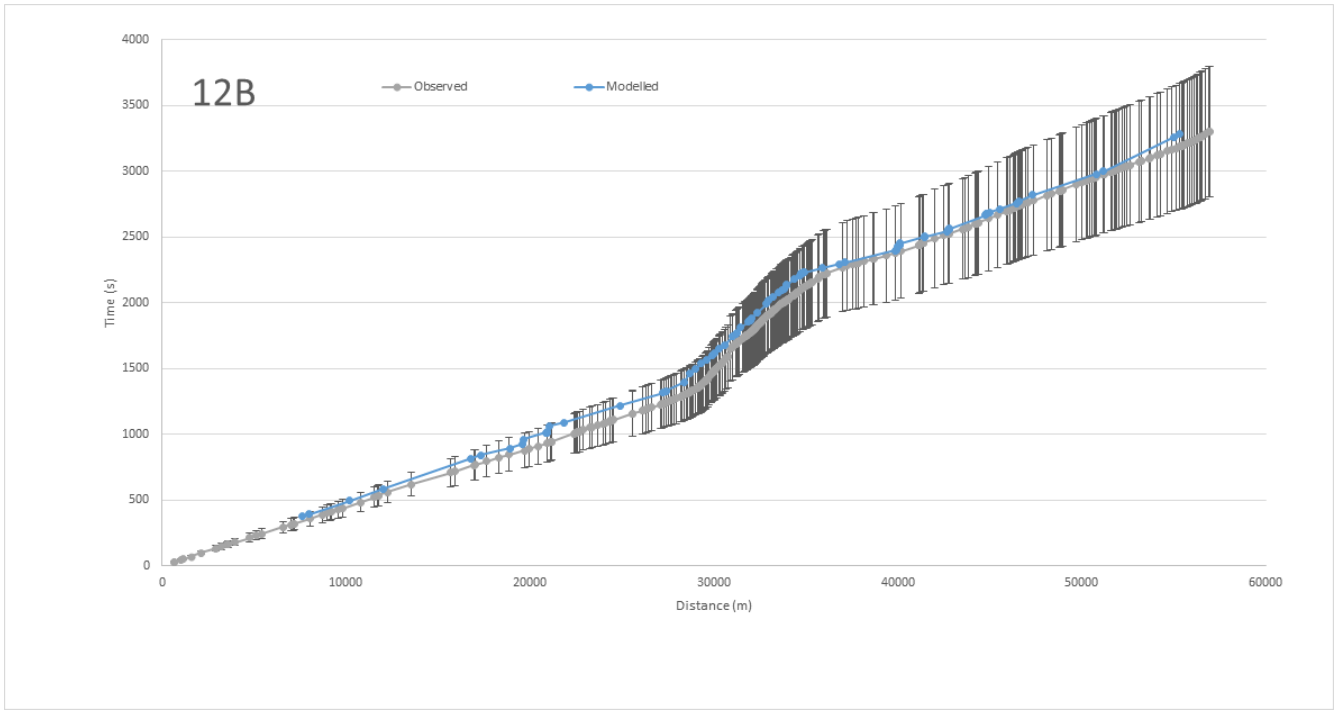

10A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
0
10000
20000
30000
40000
50000
60000

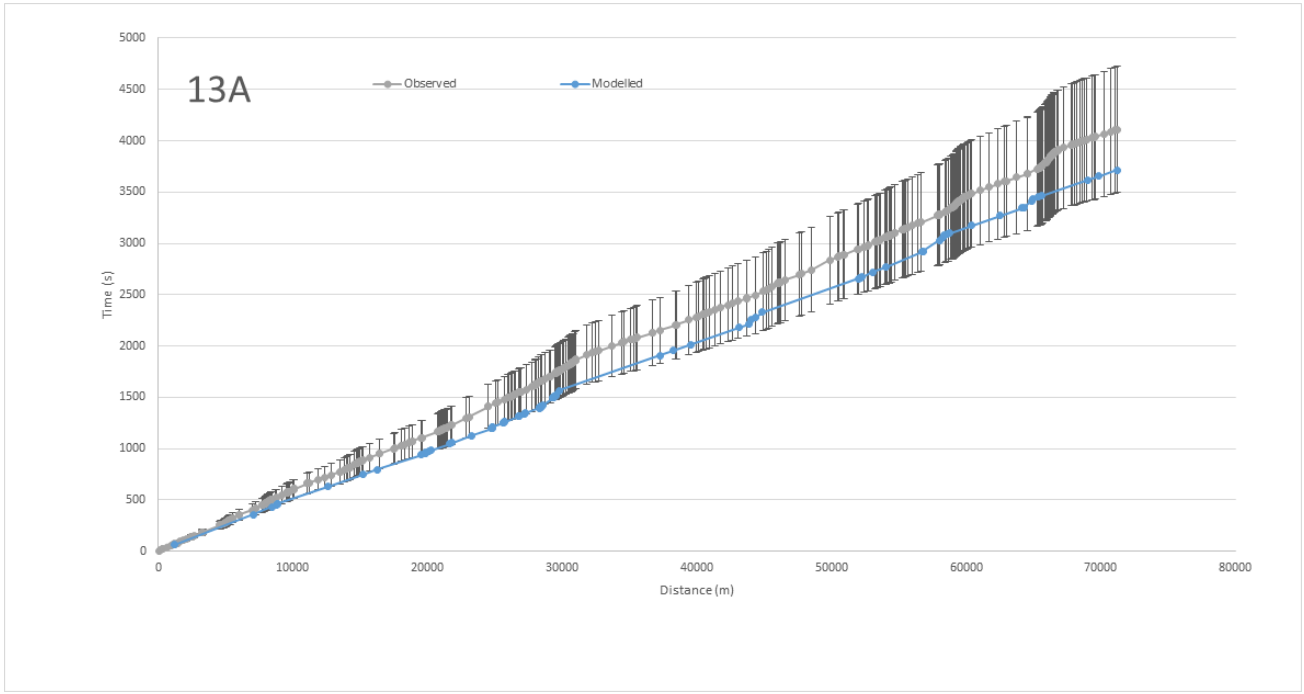

10B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
0
10000
20000
30000
40000
50000
60000

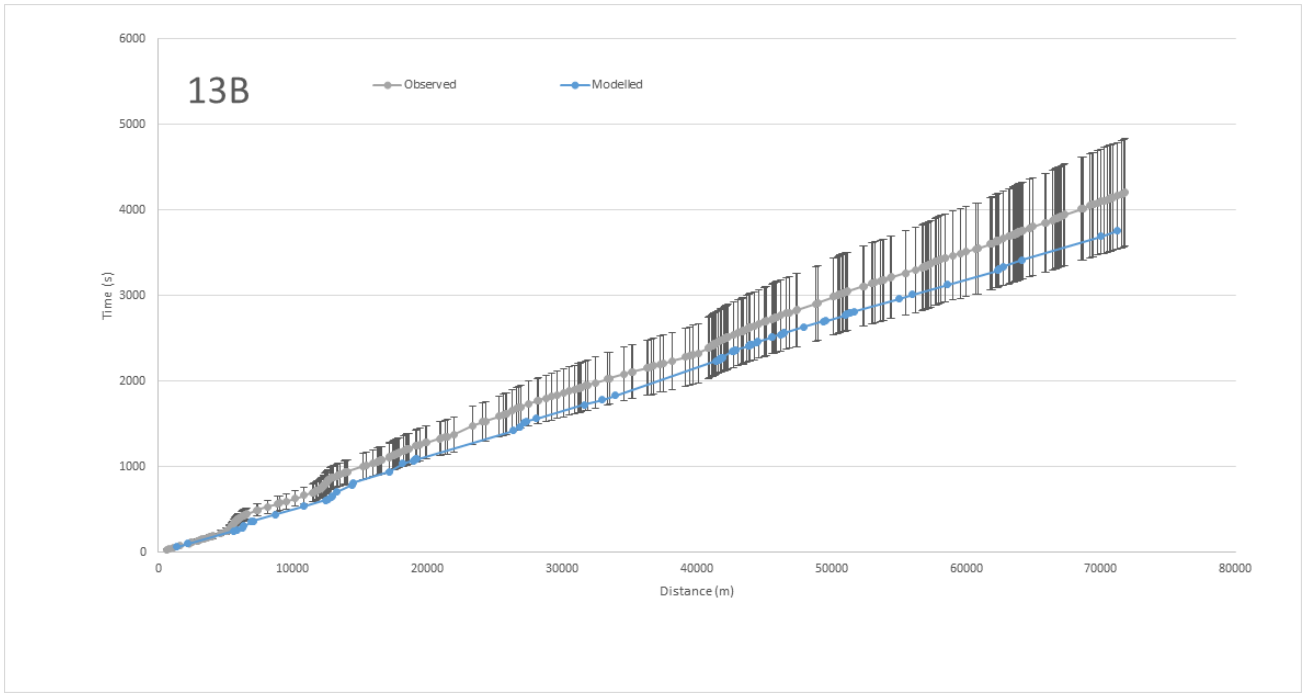

11A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
4000
4500
0
10000
20000
30000
40000
50000
60000

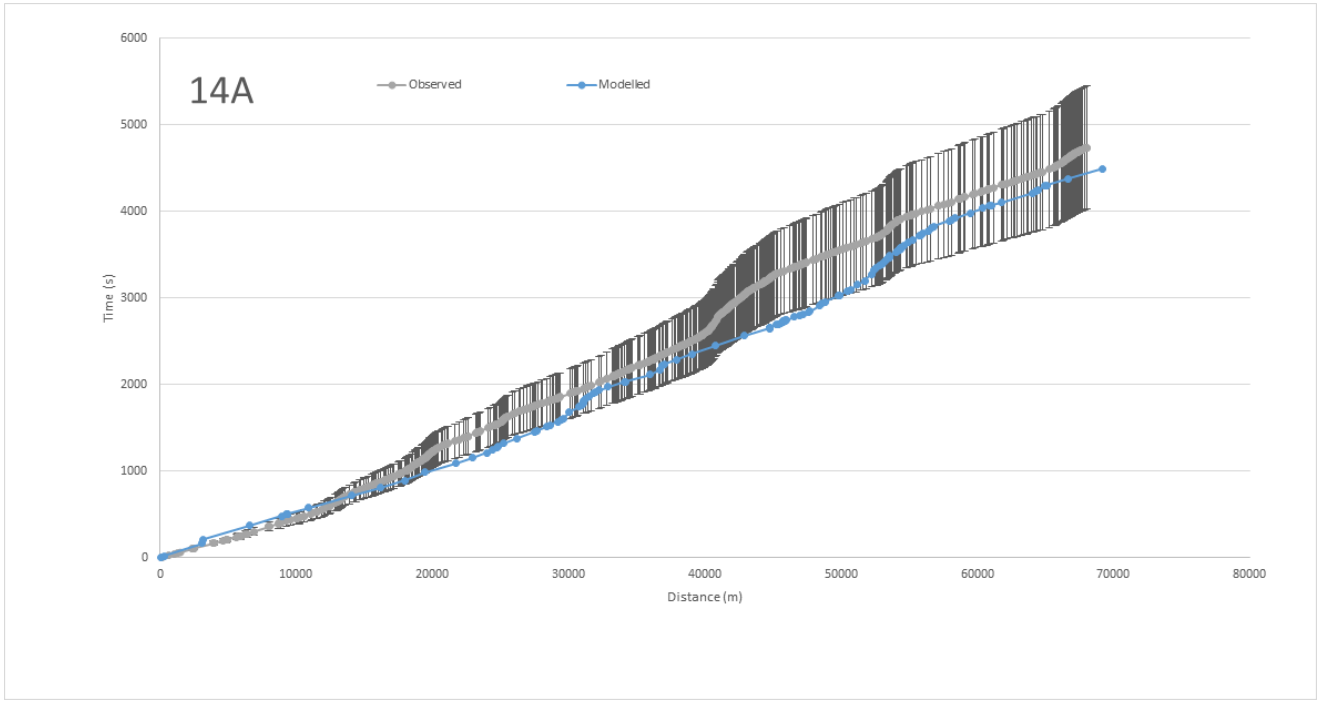

11B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
4000
4500
0
10000
20000
30000
40000
50000
60000

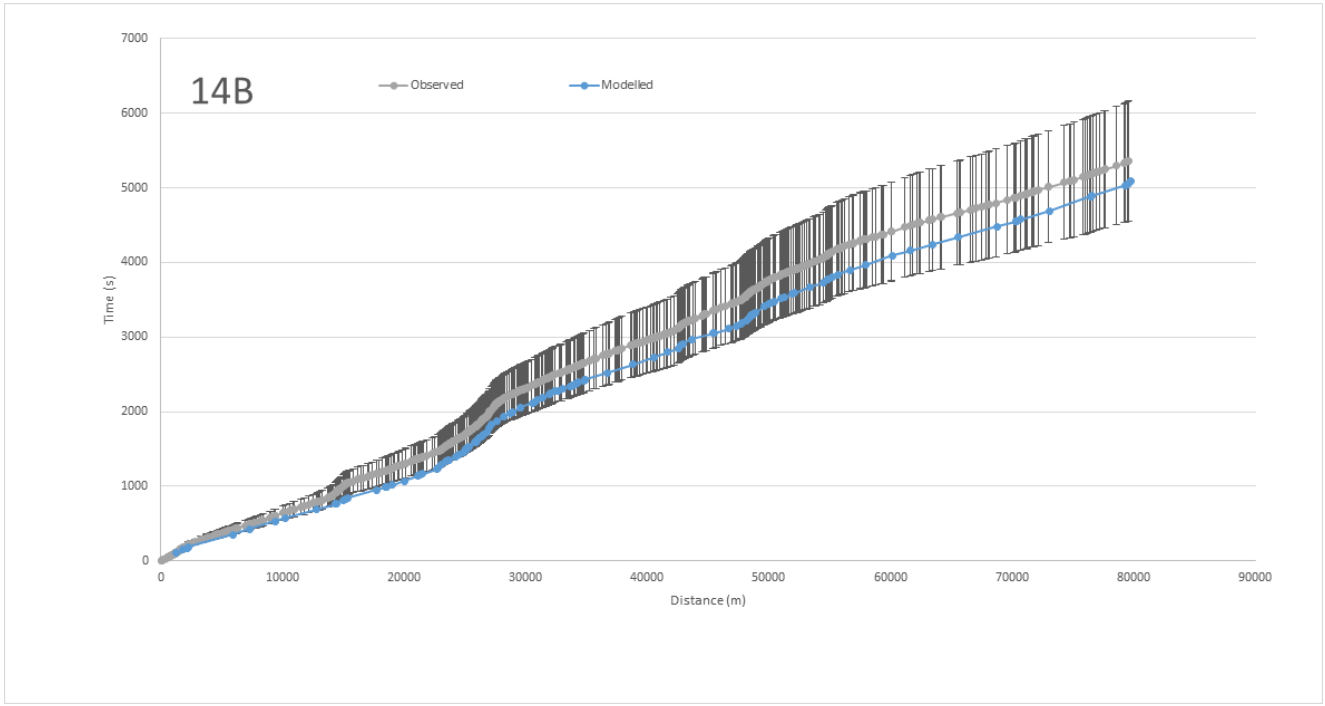

12A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
4000
0
10000
20000
30000
40000
50000
60000

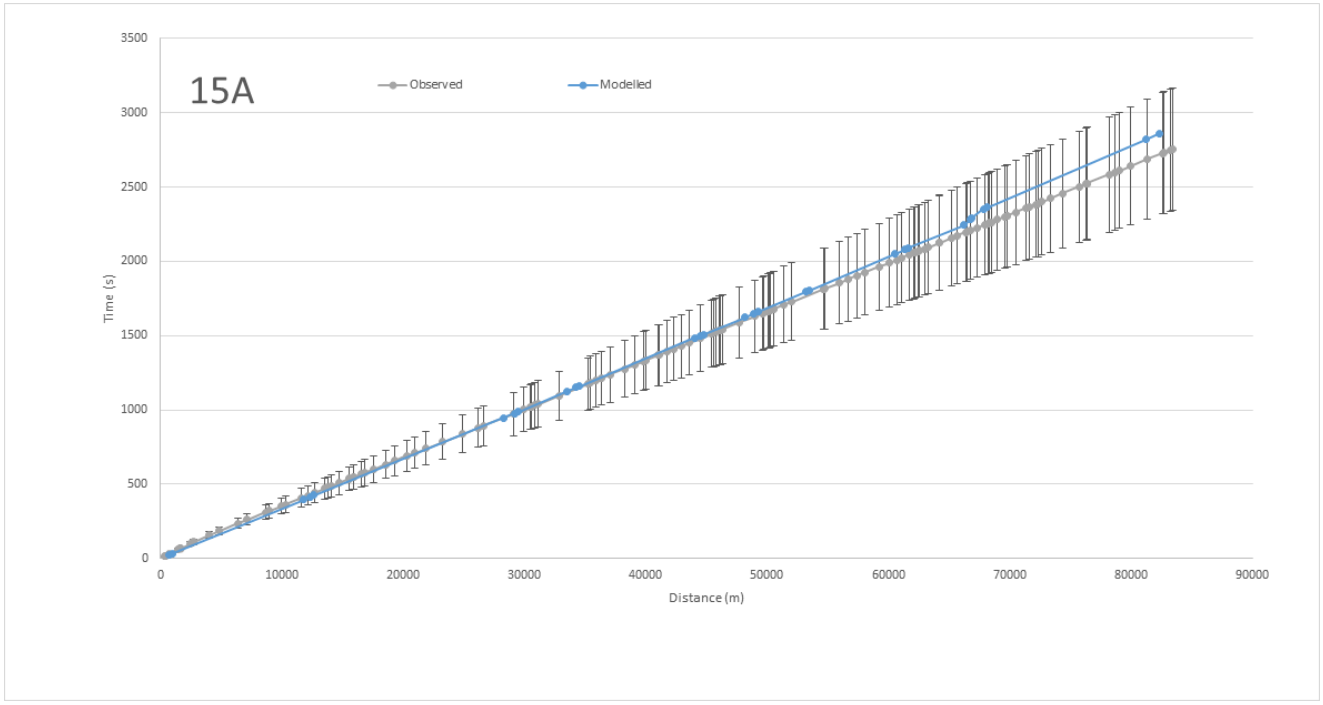

12B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
4000
0
10000
20000
30000
40000
50000
60000

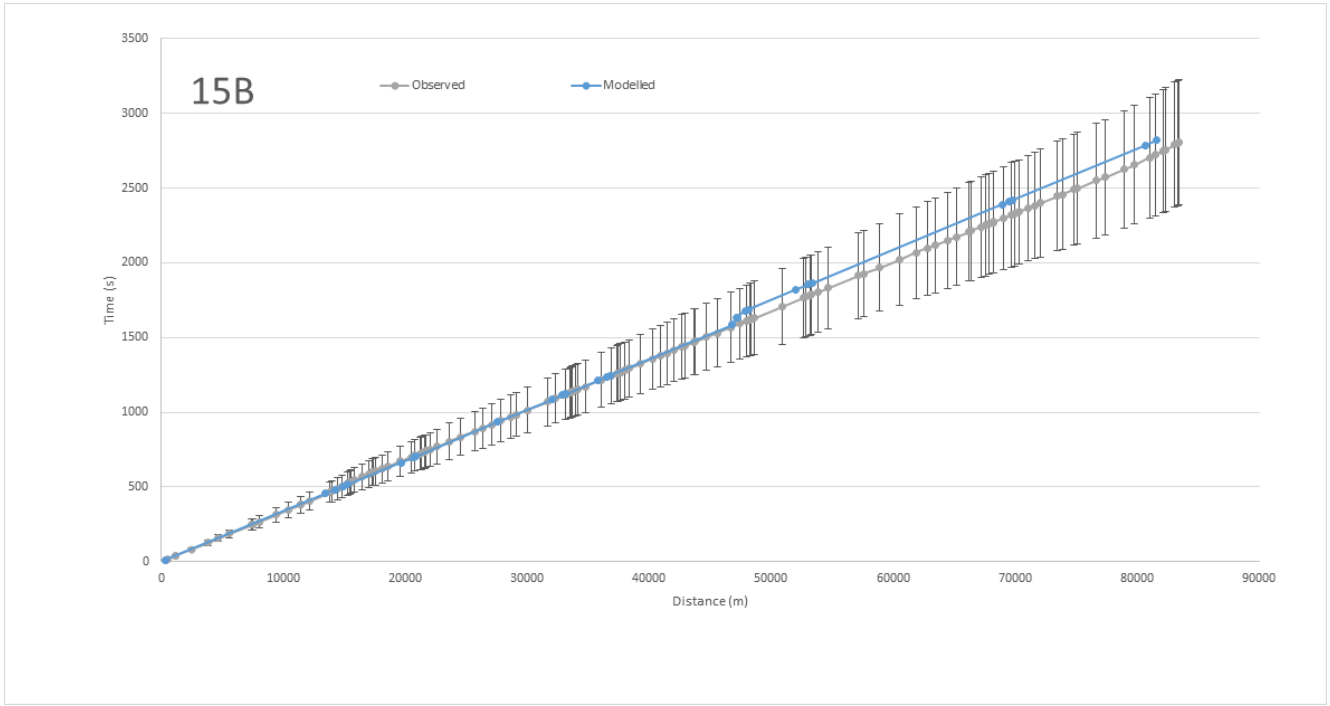

13A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
4000
4500
5000
0
10000
20000
30000
40000
50000
60000
70000
80000


13B
Observed
Modelled
Time (s)
Distance (m)
0
1000
2000
3000
4000
5000
6000
0
10000
20000
30000
40000
50000
60000
70000
80000

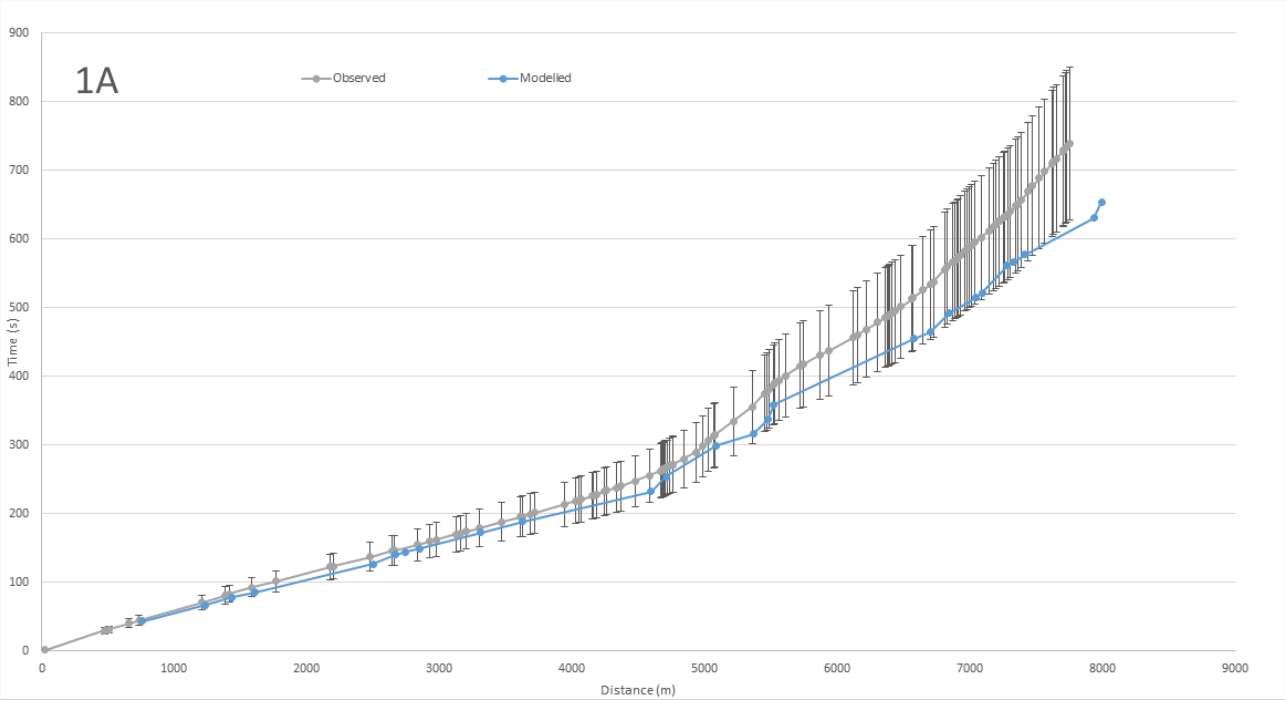

14A
Observed
Modelled
Time (s)
Distance (m)
0
1000
2000
3000
4000
5000
6000
0
10000
20000
30000
40000
50000
60000
70000
80000

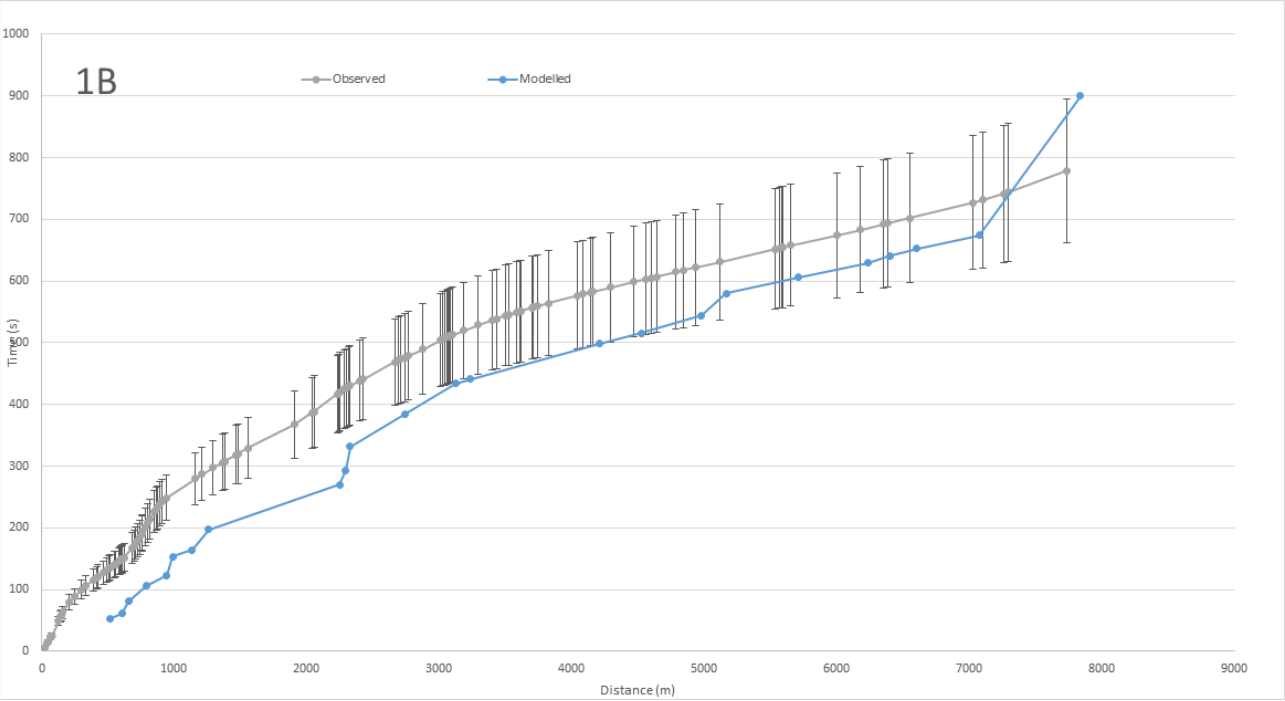

14B
Observed
Modelled
Time (s)
Distance (m)
0
1000
2000
3000
4000
5000
6000
7000
0
10000
20000
30000
40000
50000
60000
70000
80000
90000

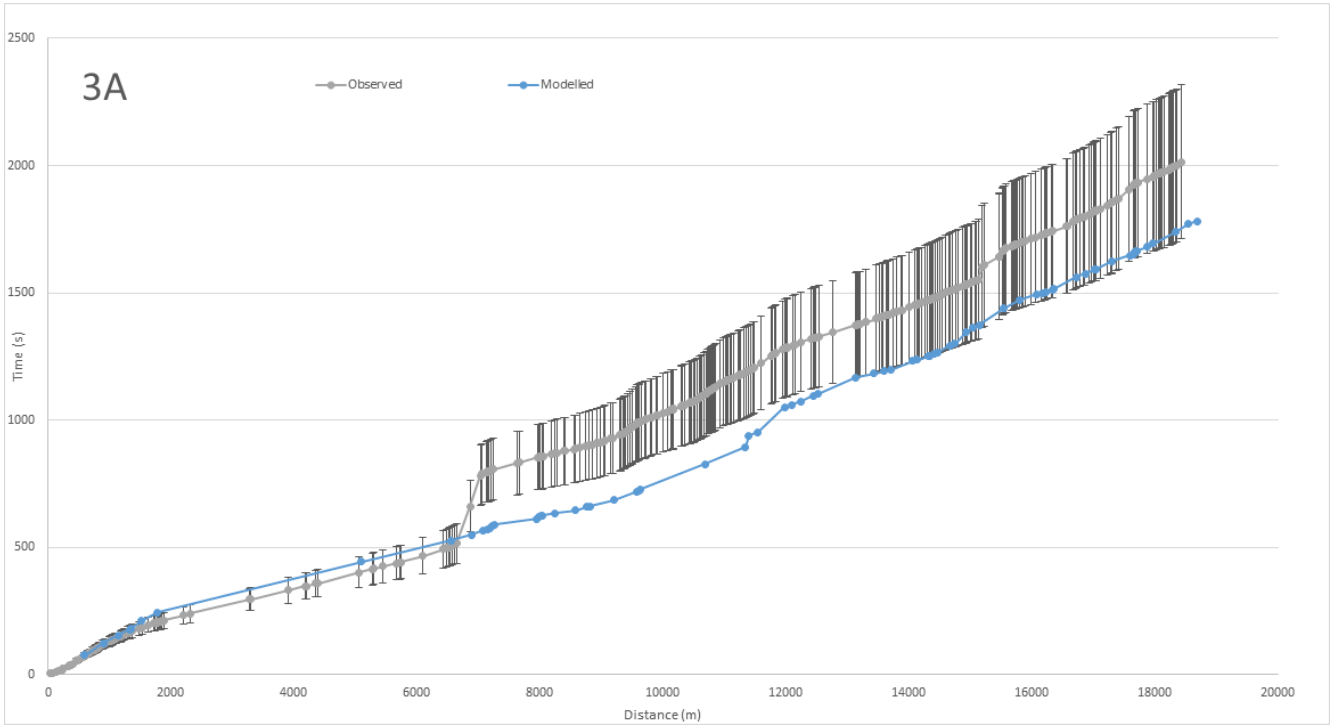

15A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
0
10000
20000
30000
40000
50000
60000
70000
80000
90000

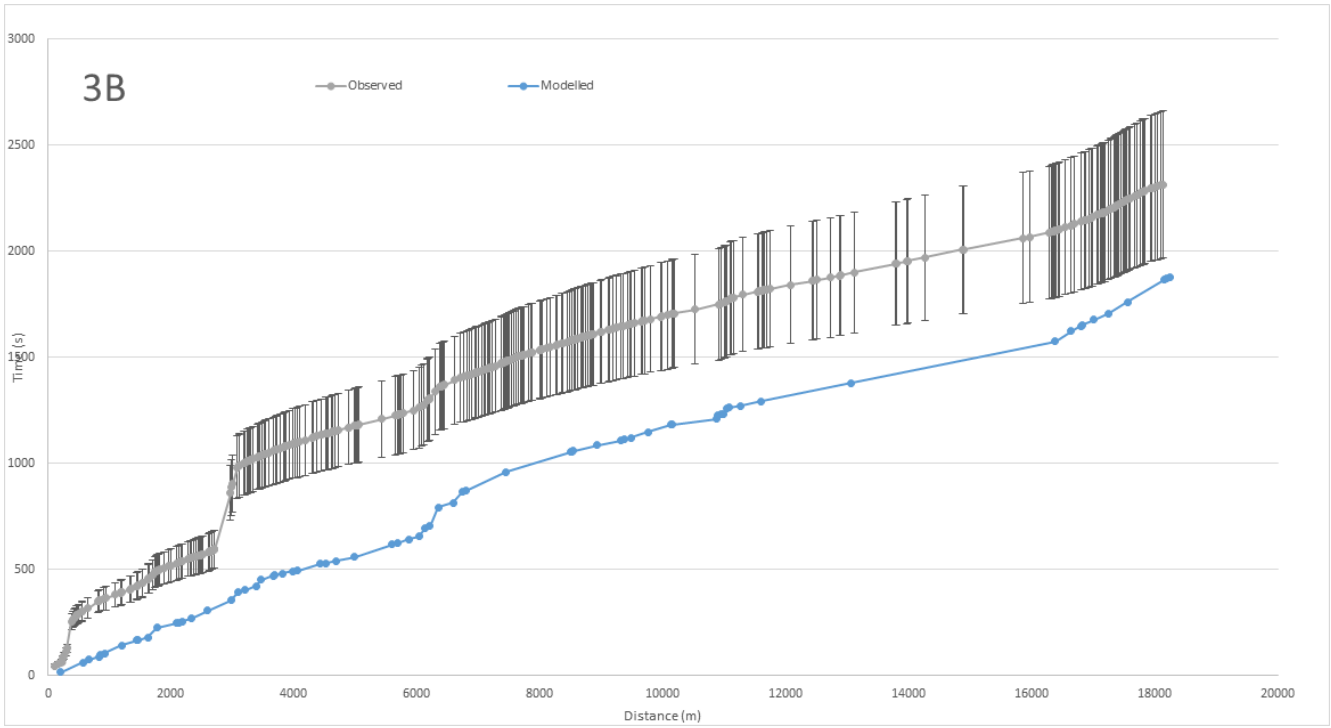

15B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
0
10000
20000
30000
40000
50000
60000
70000
80000
90000

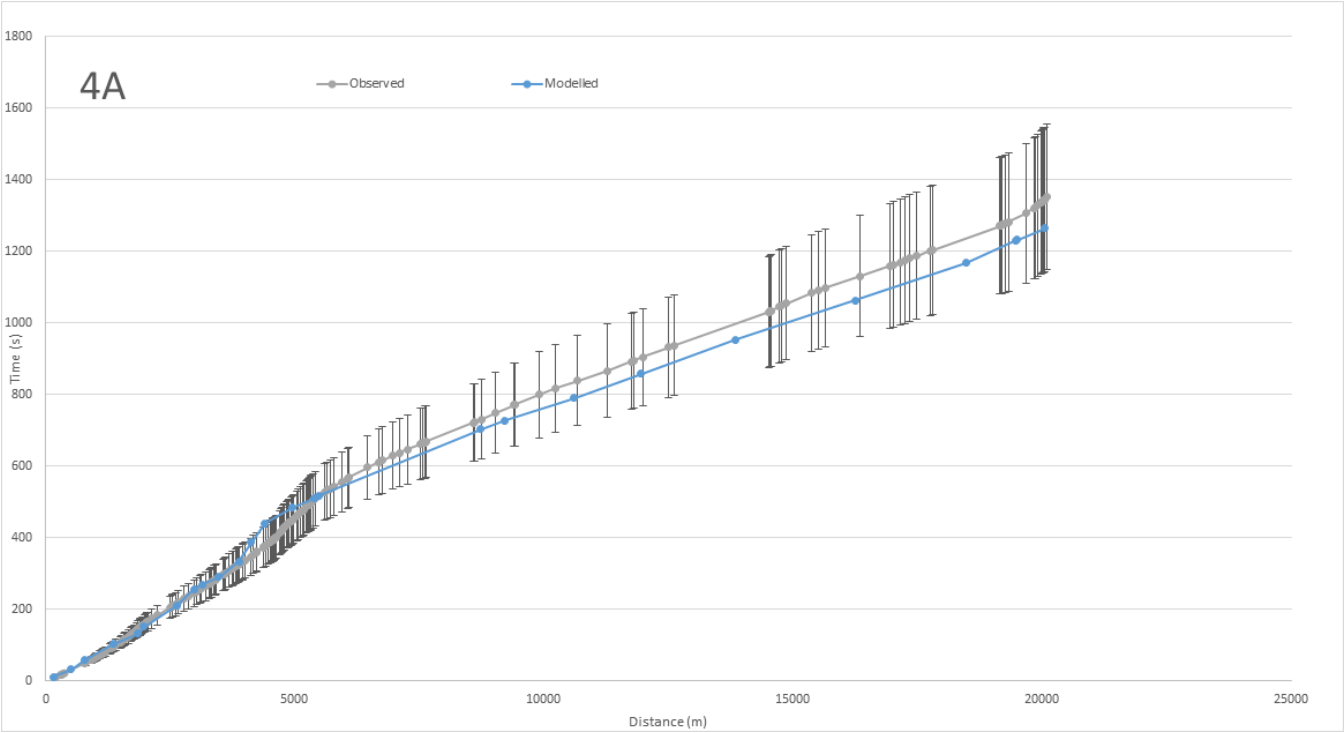
PM Peak

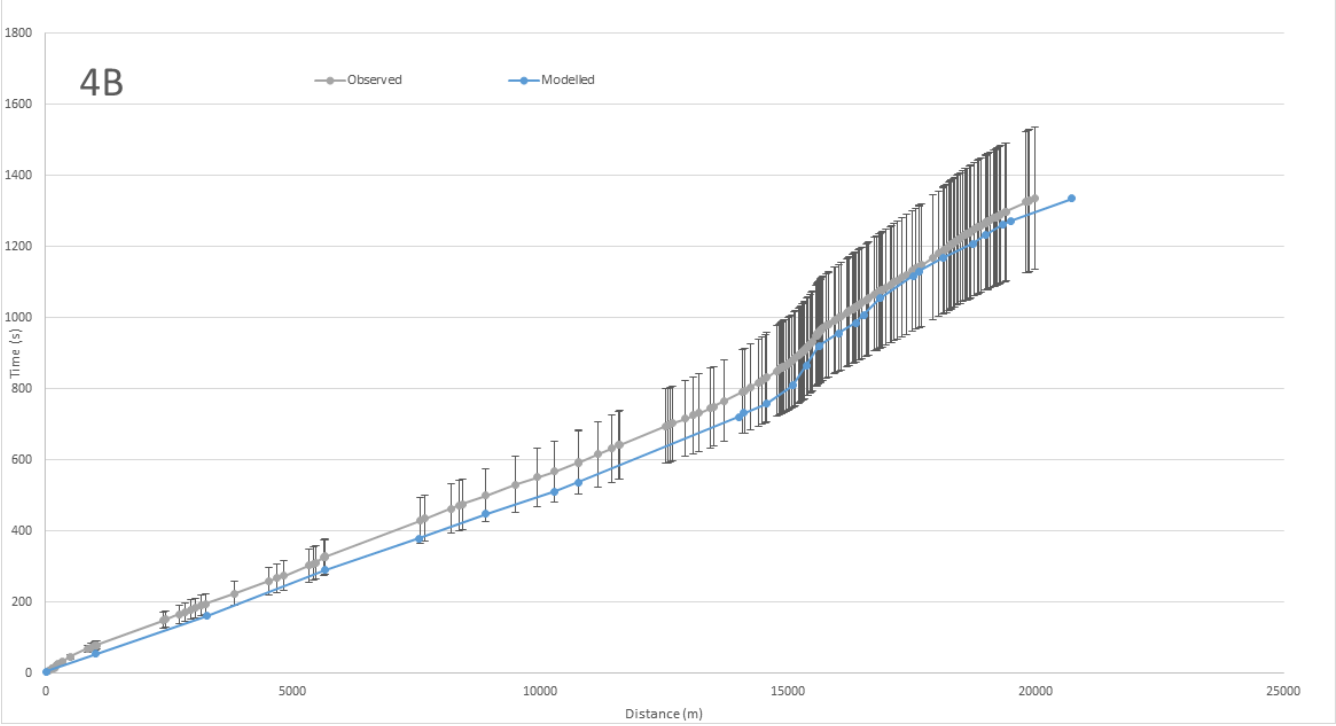

1A
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
3000
4000
5000
6000
7000
8000
9000

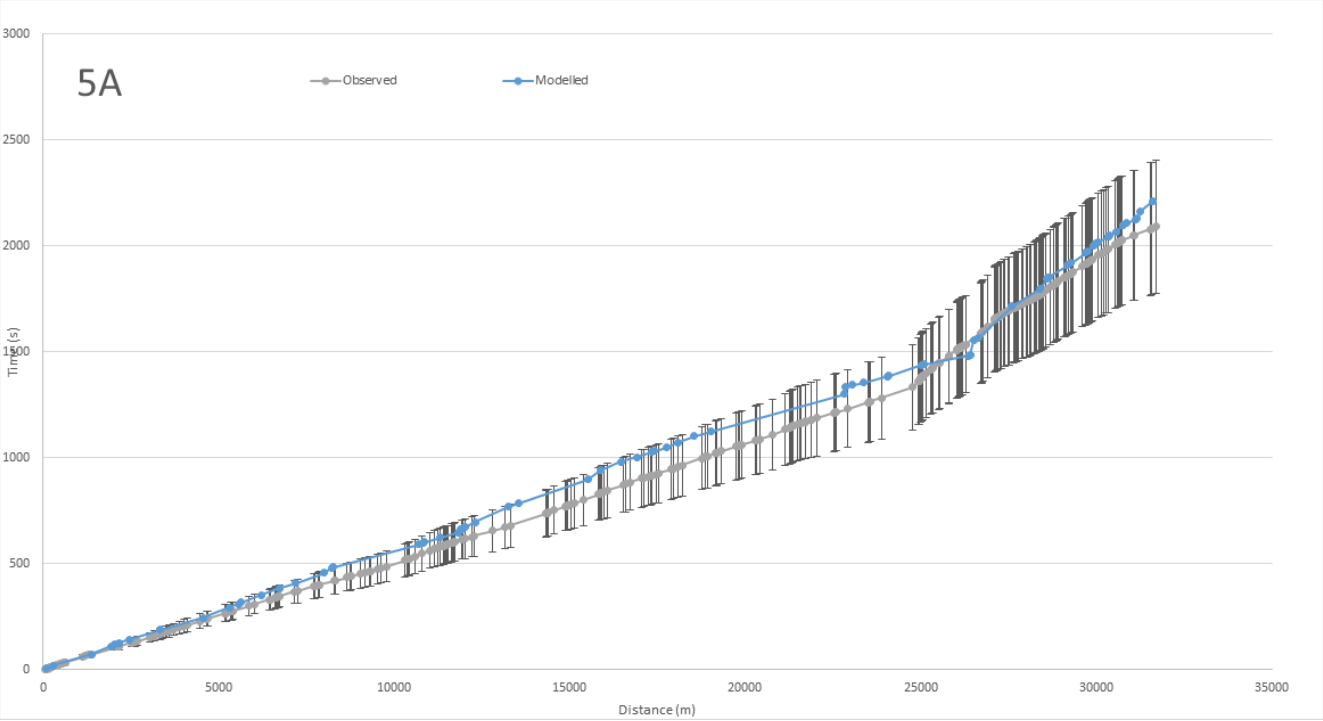

1B
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
3000
4000
5000
6000
7000
8000
9000

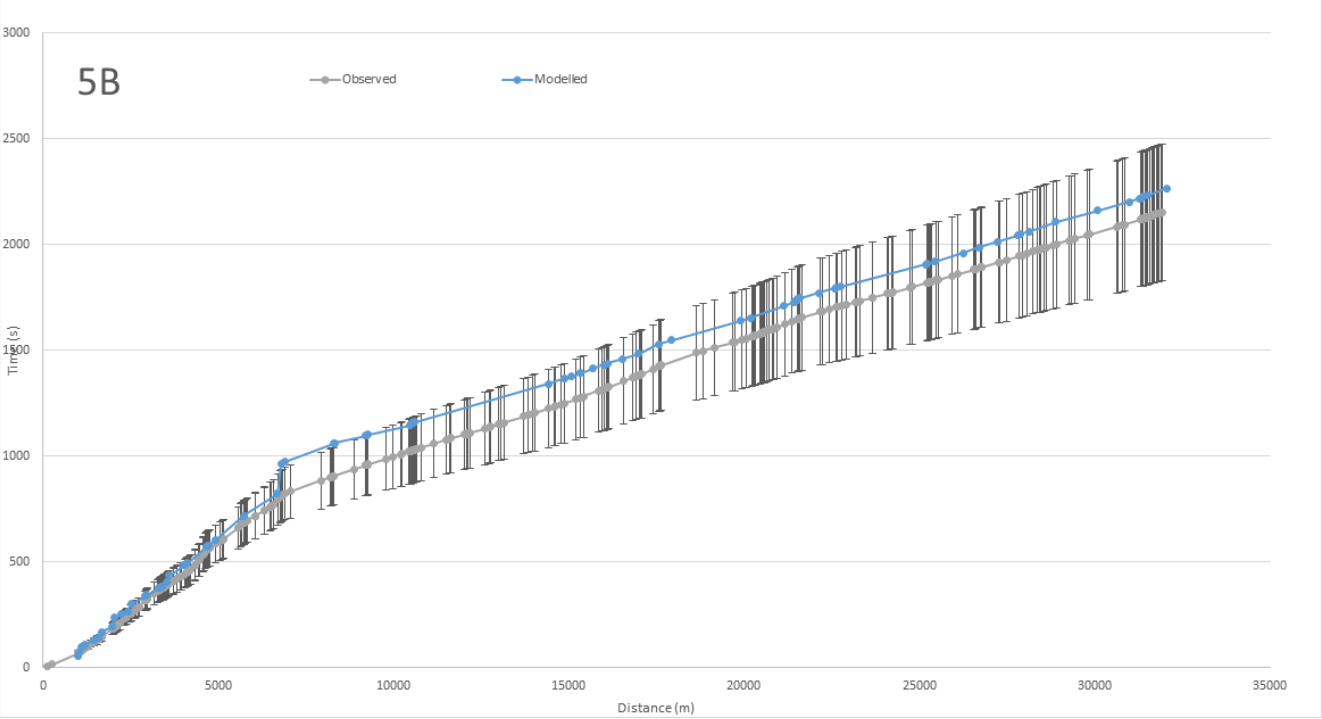

3A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
0
2000
4000
6000
8000
10000
12000
14000
16000
18000
20000

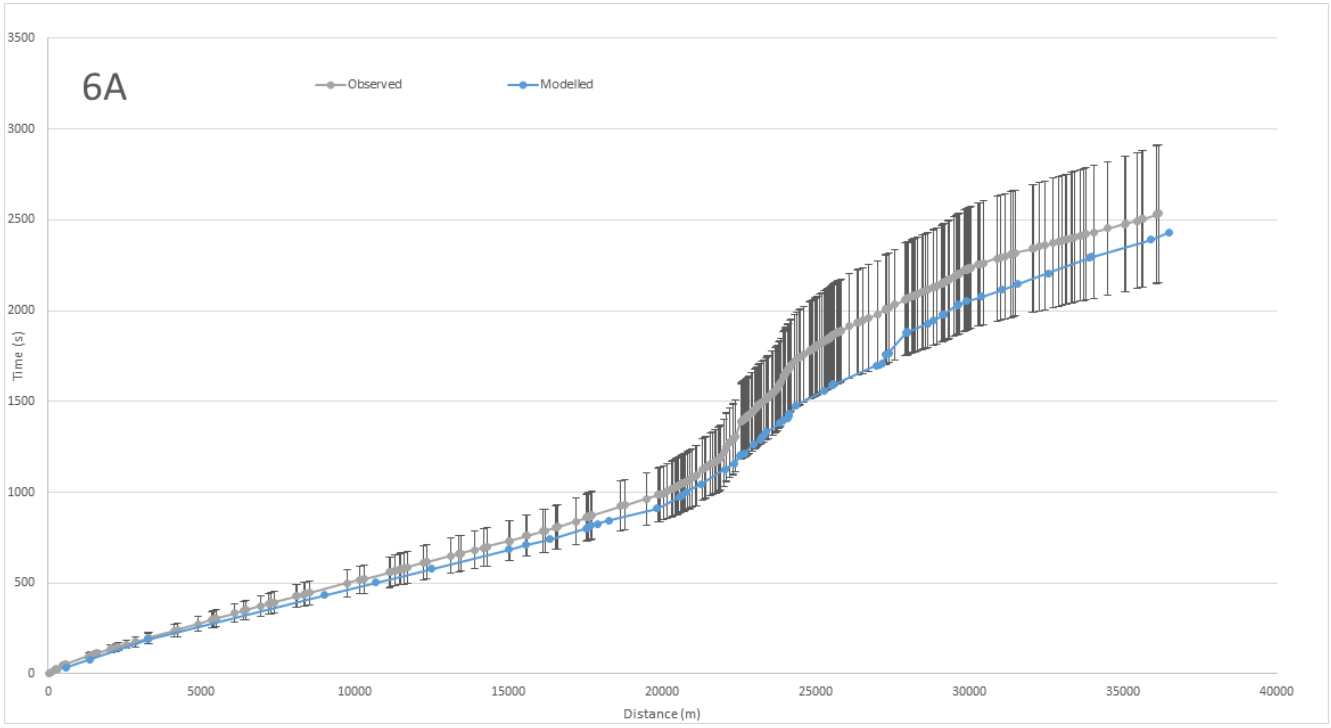

3B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
0
2000
4000
6000
8000
10000
12000
14000
16000
18000
20000

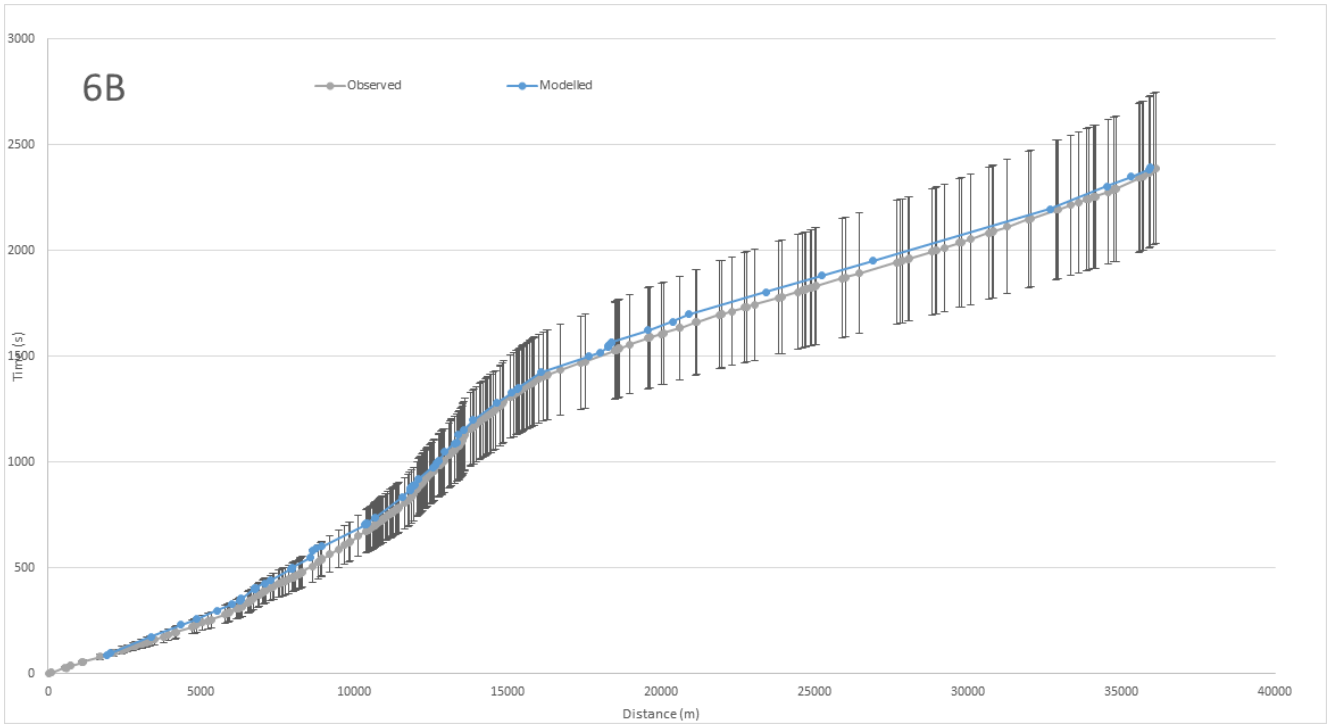

4A
Observed
Modelled
Time (s)
Distance (m)
0
200
400
600
800
1000
1200
1400
1600
1800
0
5000
10000
15000
20000
25000

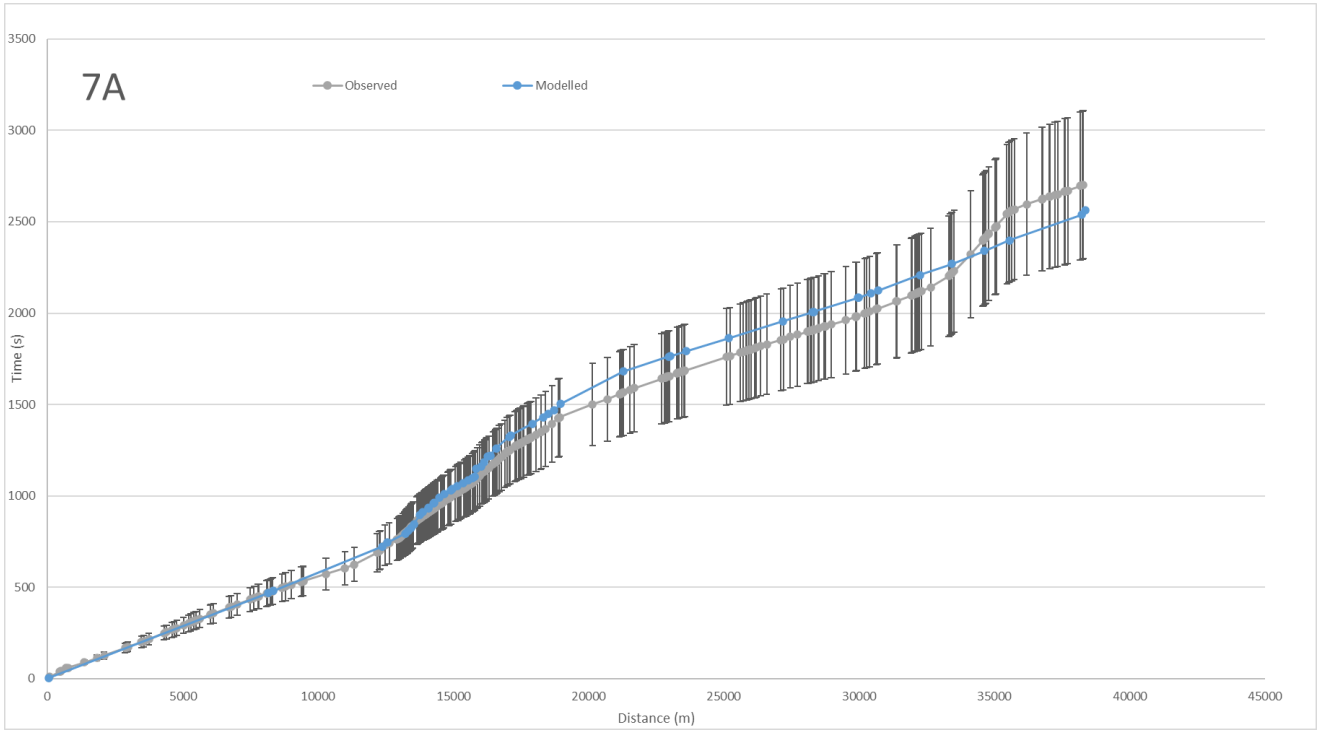

4B
Observed
Modelled
Time (s)
Distance (m)
0
200
400
600
800
1000
1200
1400
1600
1800
0
5000
10000
15000
20000
25000

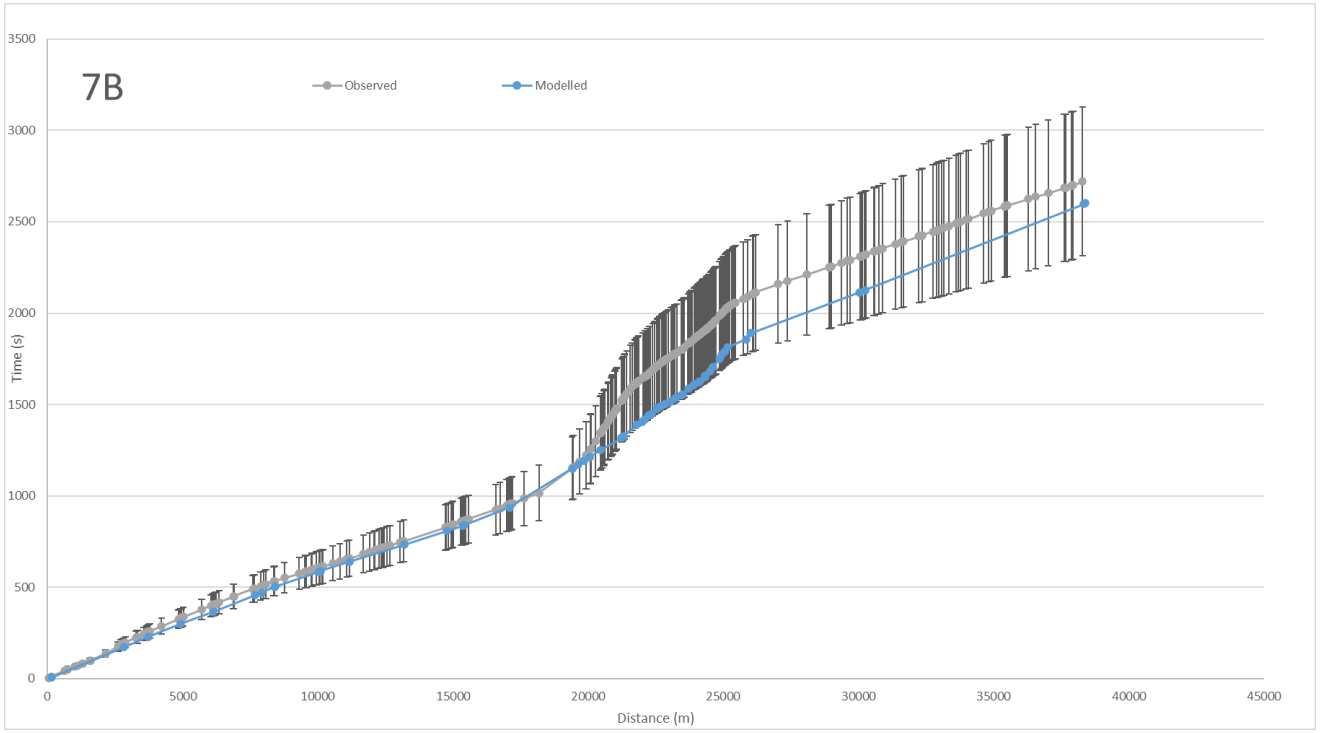

5A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
0
5000
10000
15000
20000
25000
30000
35000

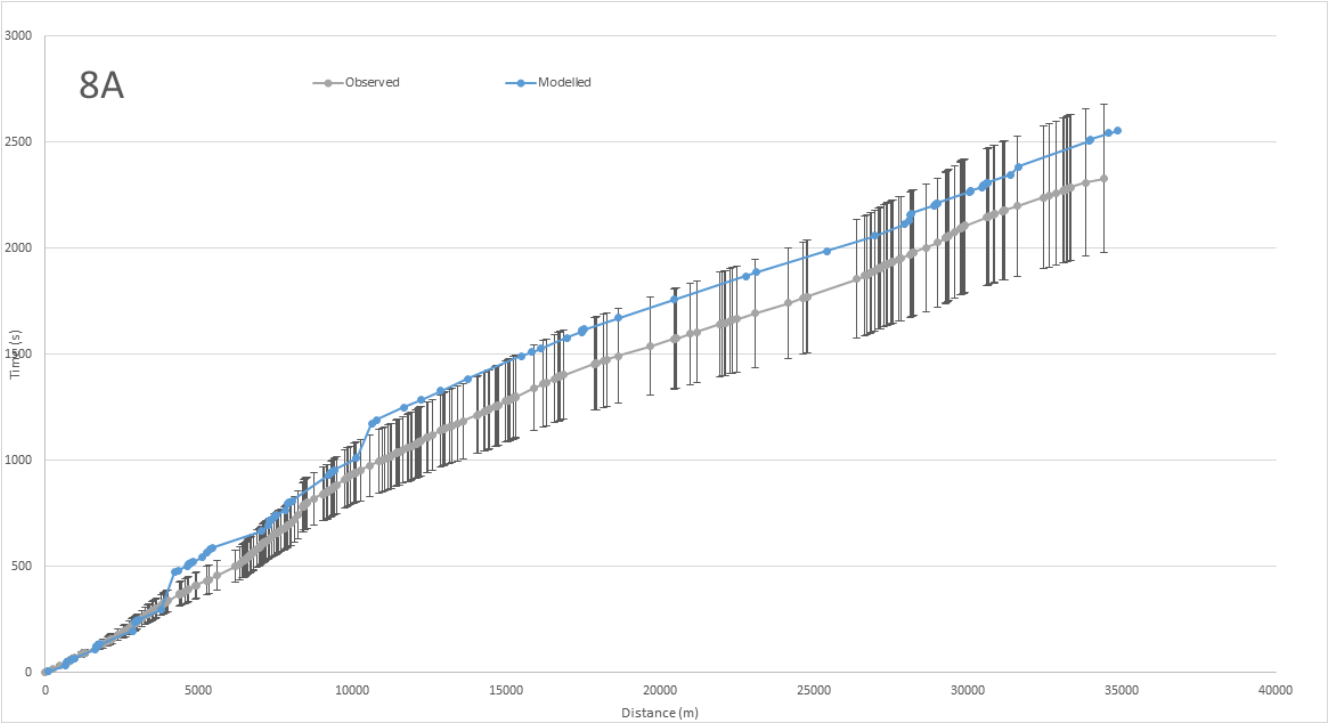

5B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
0
5000
10000
15000
20000
25000
30000
35000

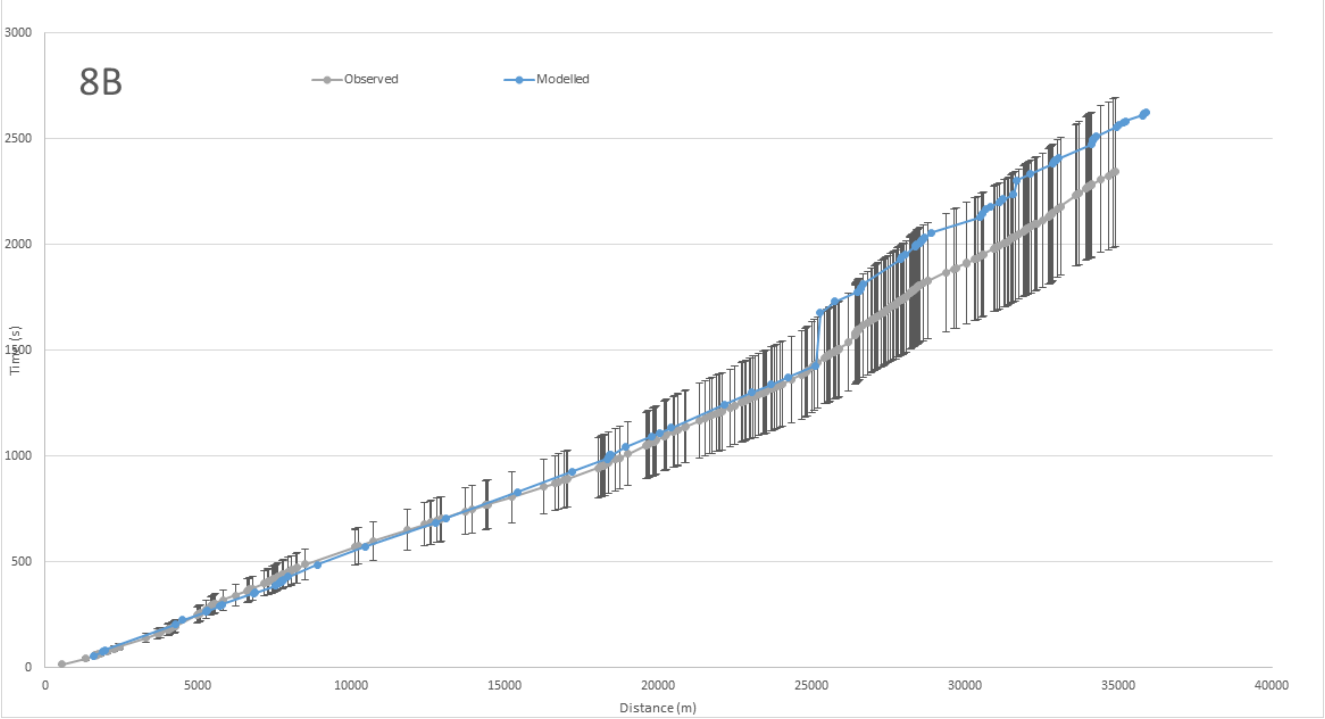

6A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
0
5000
10000
15000
20000
25000
30000
35000
40000

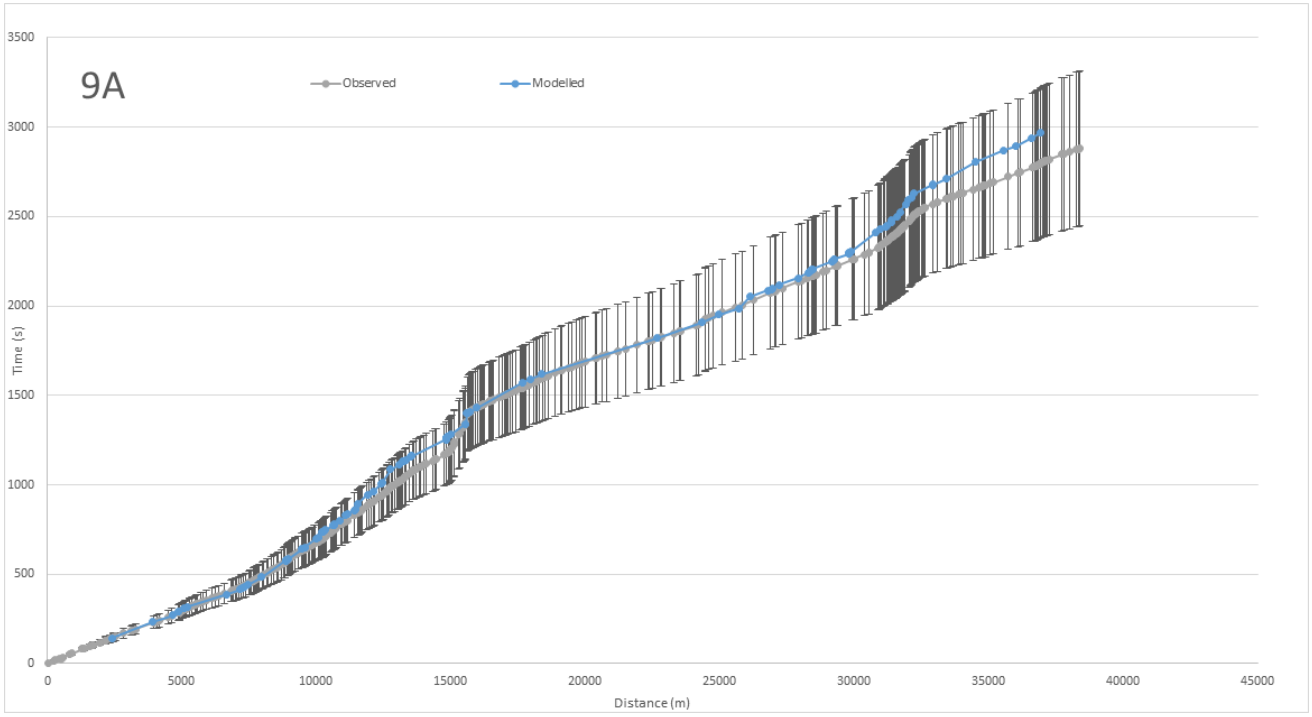

6B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
0
5000
10000
15000
20000
25000
30000
35000
40000

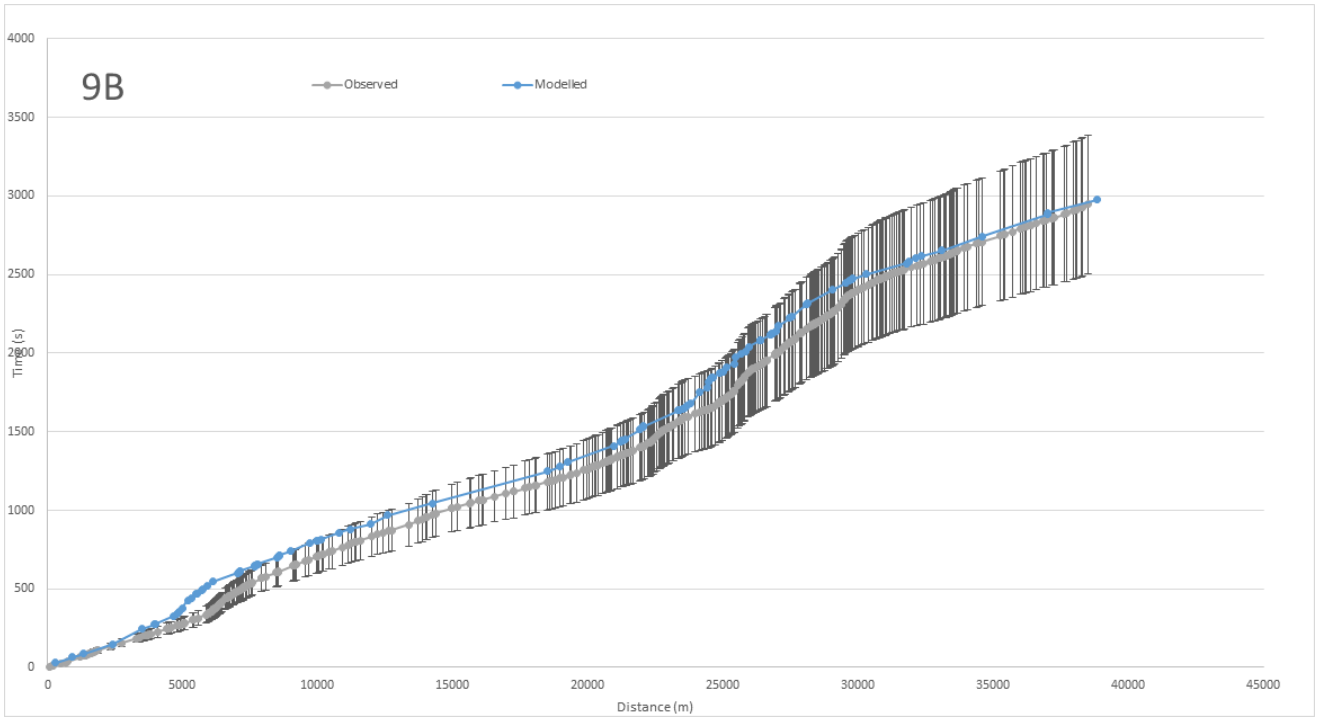

7A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
0
5000
10000
15000
20000
25000
30000
35000
40000
45000

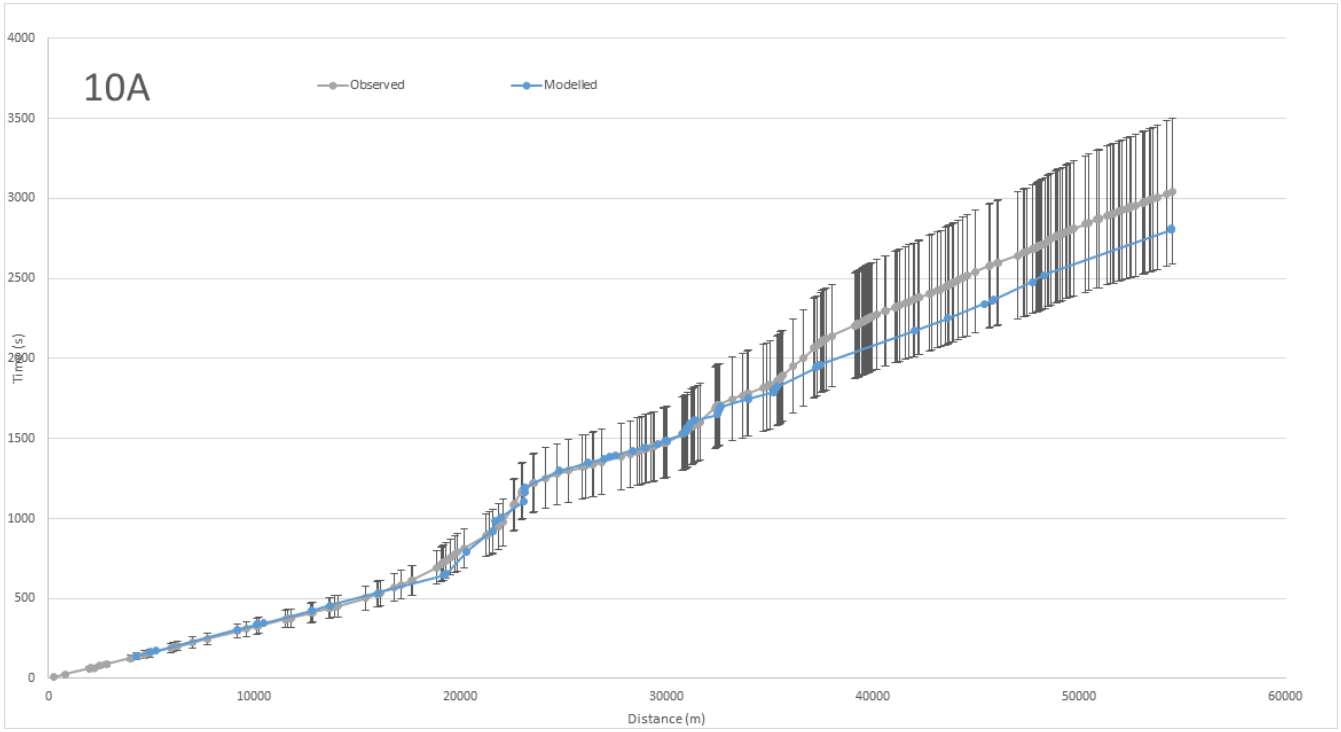

7B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
0
5000
10000
15000
20000
25000
30000
35000
40000
45000

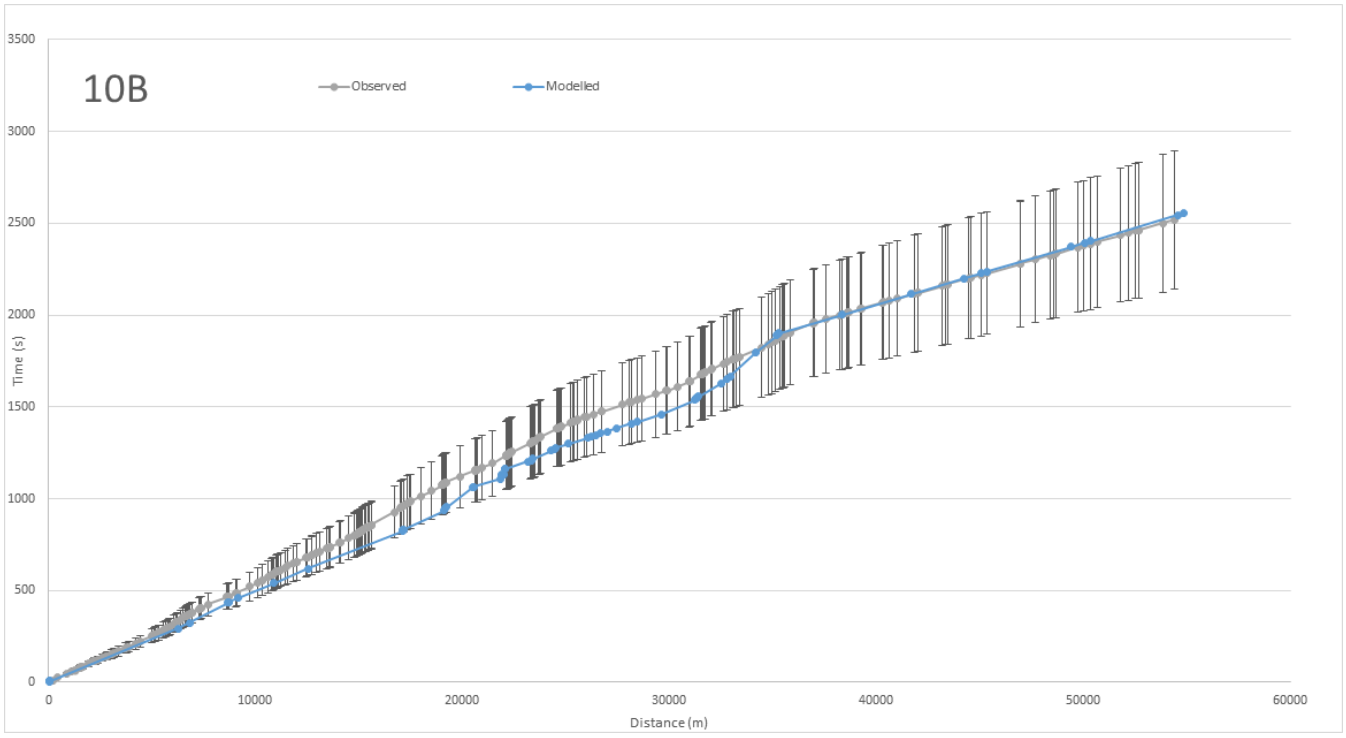

8A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
0
5000
10000
15000
20000
25000
30000
35000
40000

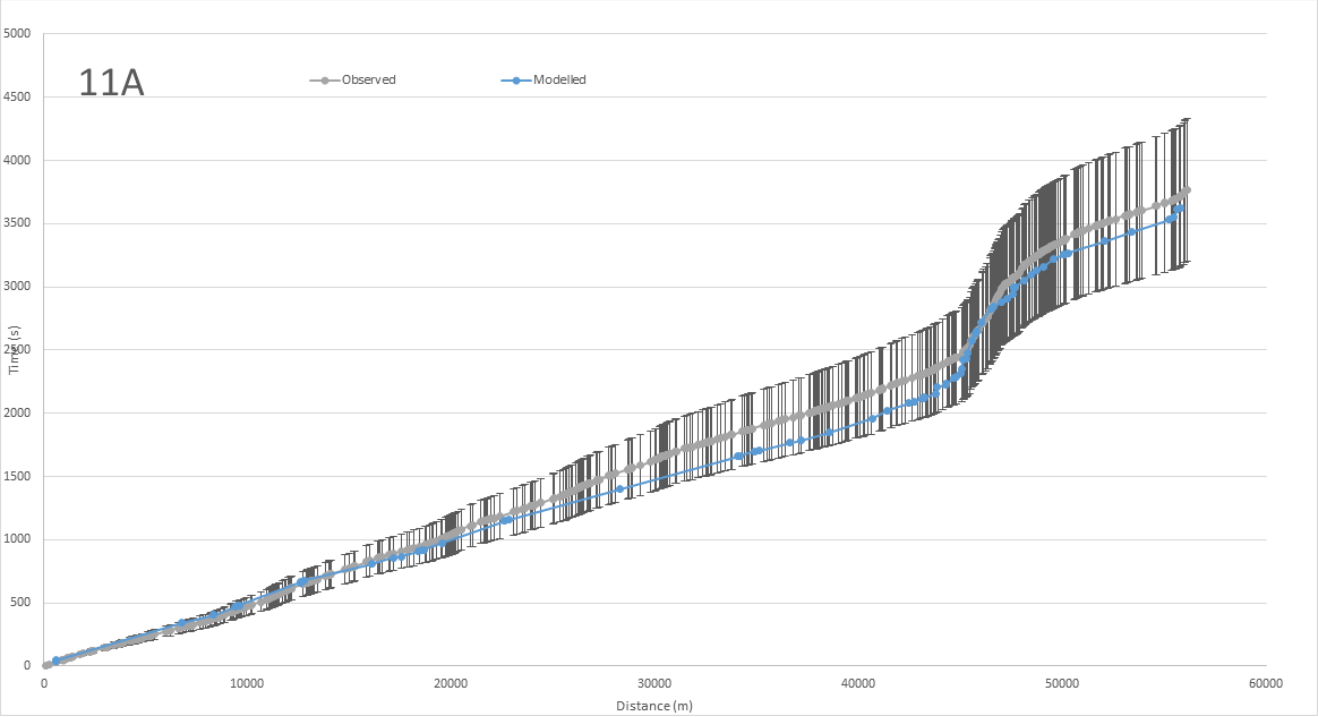

8B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
0
5000
10000
15000
20000
25000
30000
35000
40000

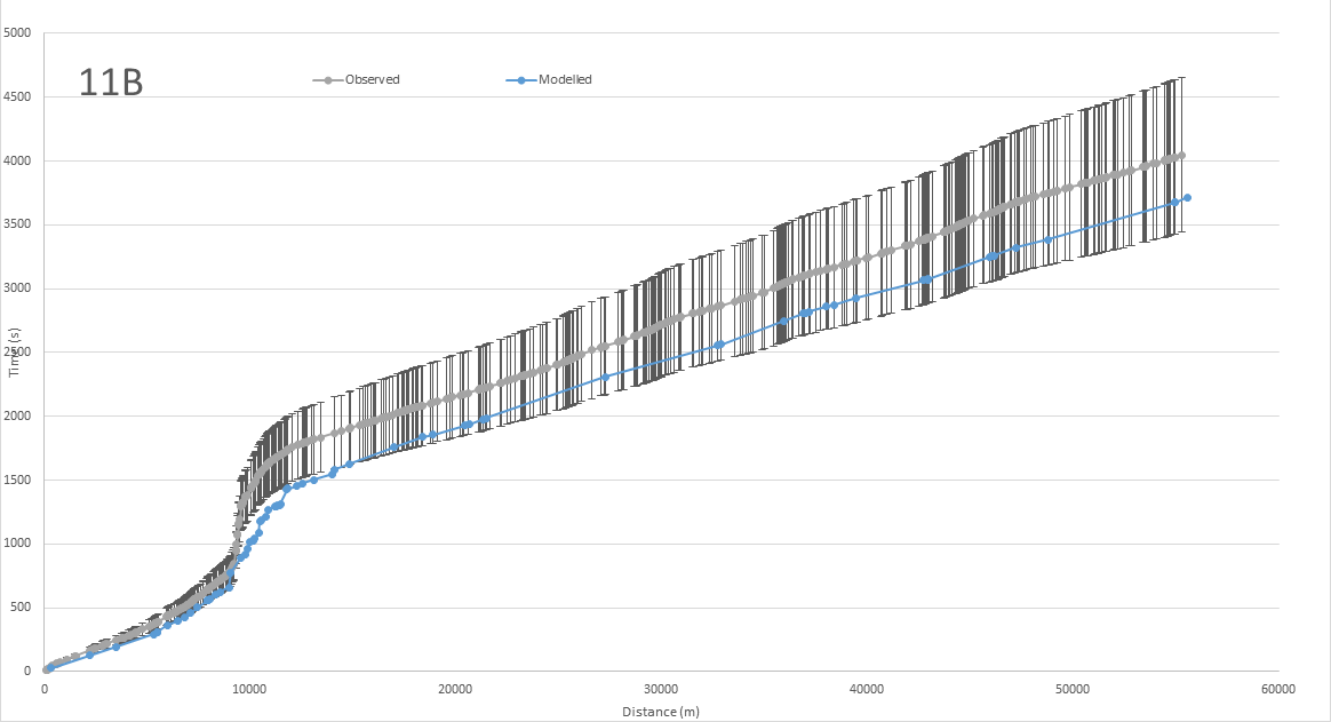

9A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
0
5000
10000
15000
20000
25000
30000
35000
40000
45000

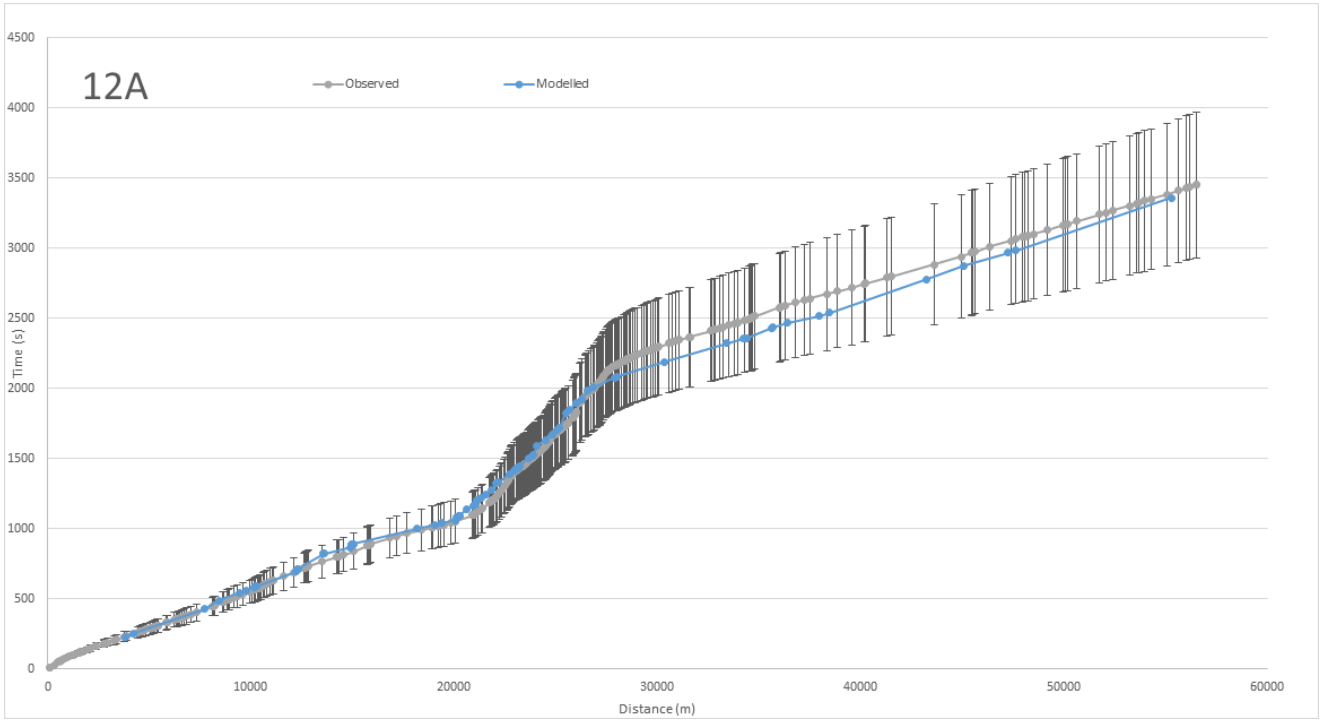

9B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
4000
0
5000
10000
15000
20000
25000
30000
35000
40000
45000

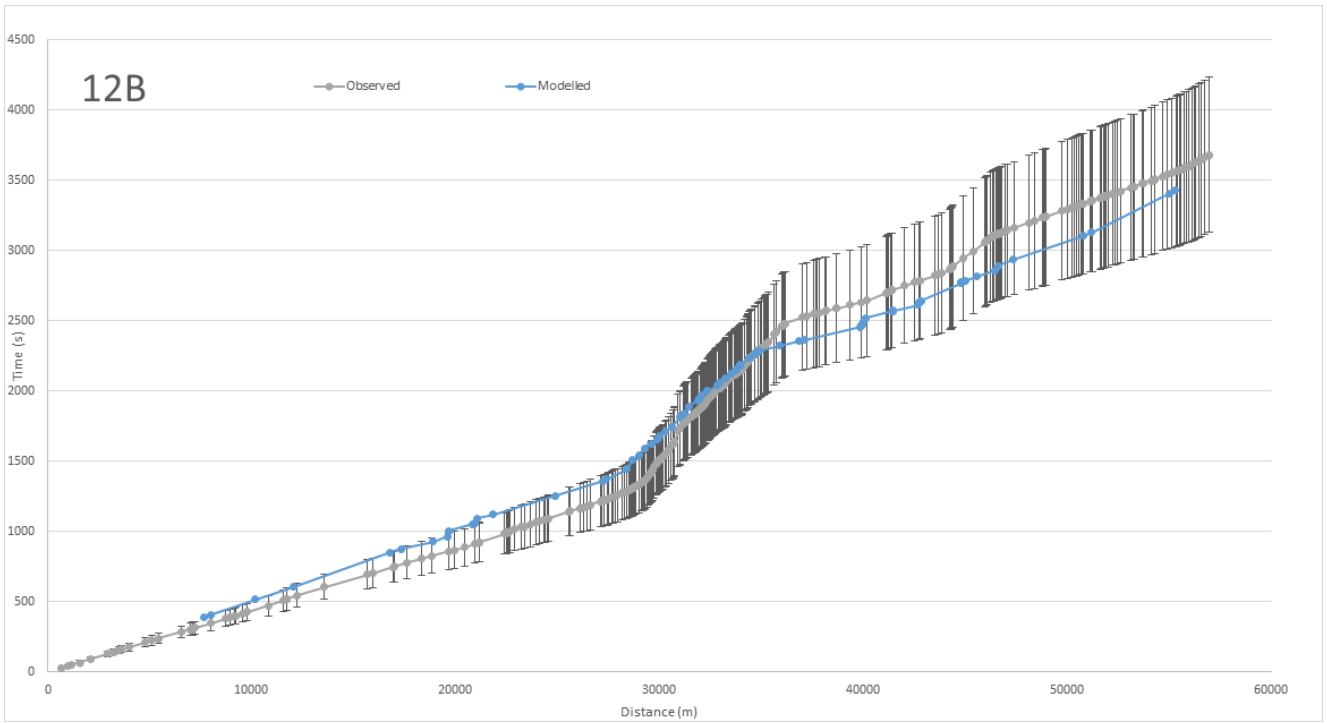

10A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
4000
0
10000
20000
30000
40000
50000
60000

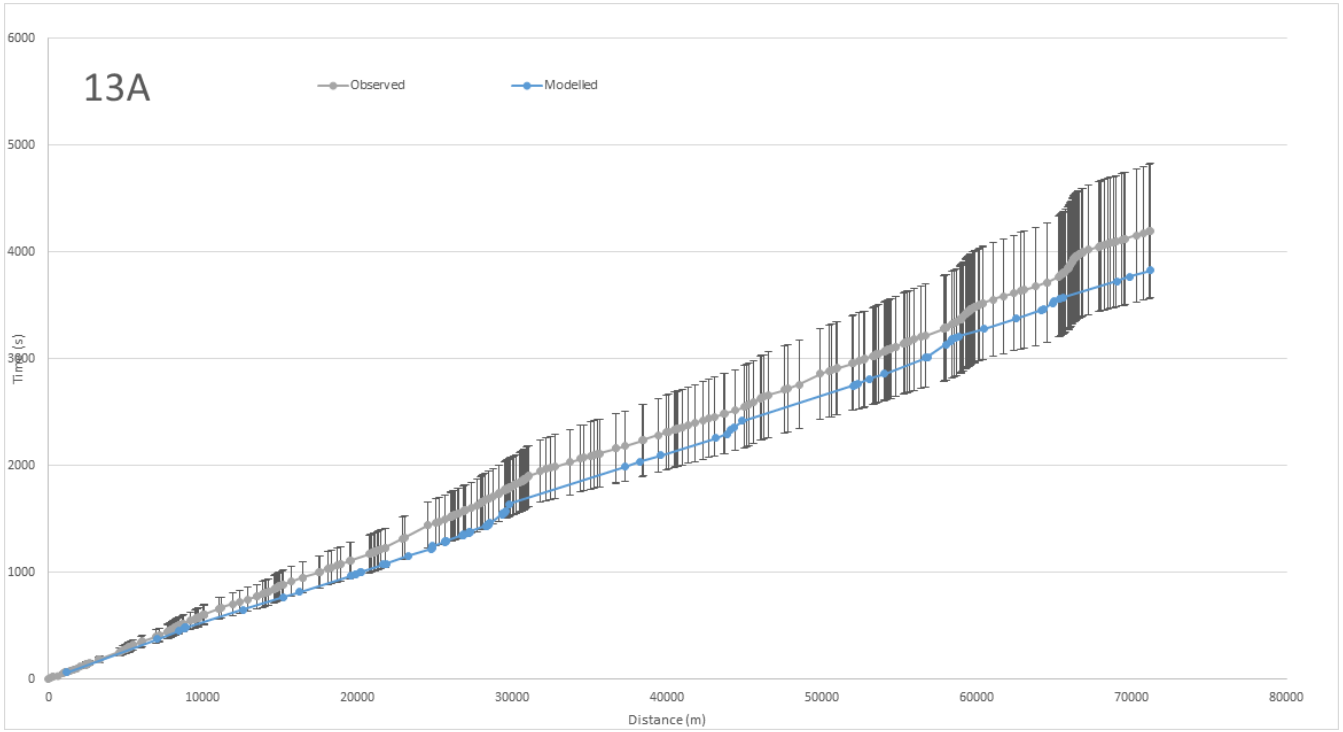

10B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
0
10000
20000
30000
40000
50000
60000

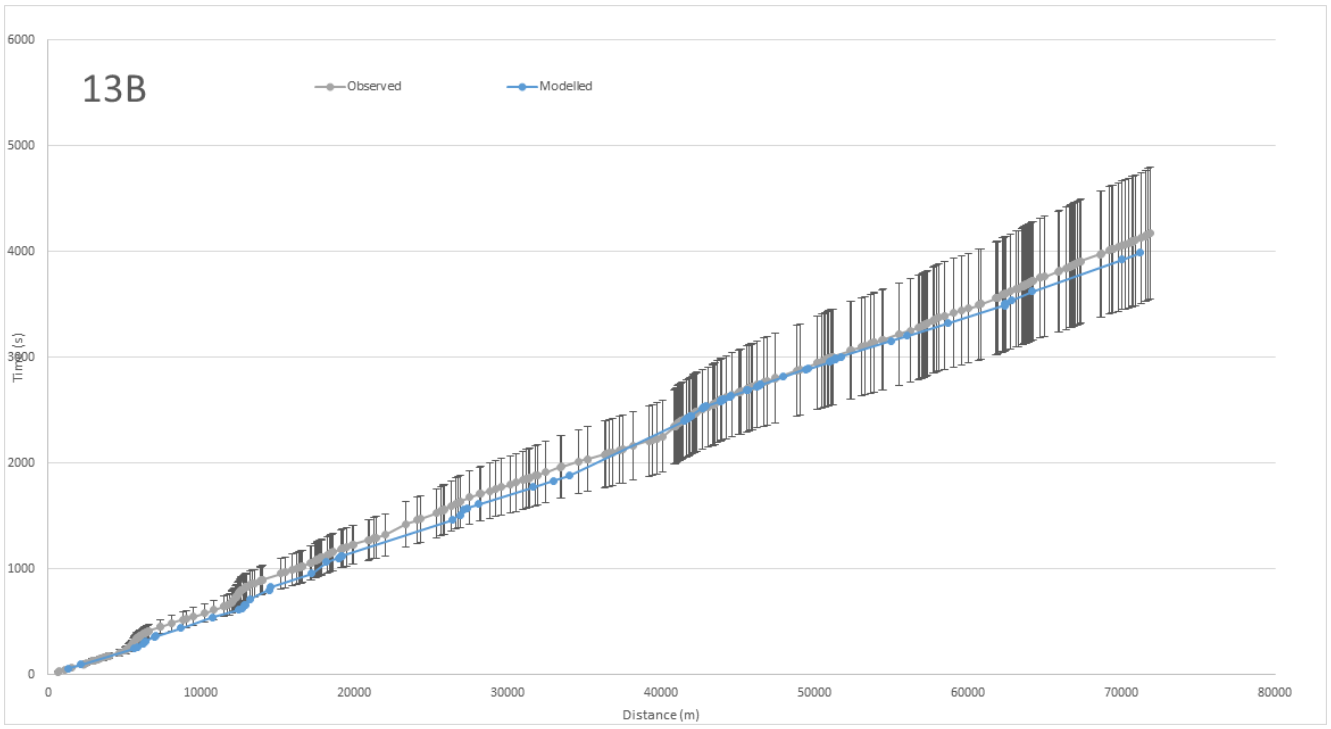

11A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
4000
4500
5000
0
10000
20000
30000
40000
50000
60000

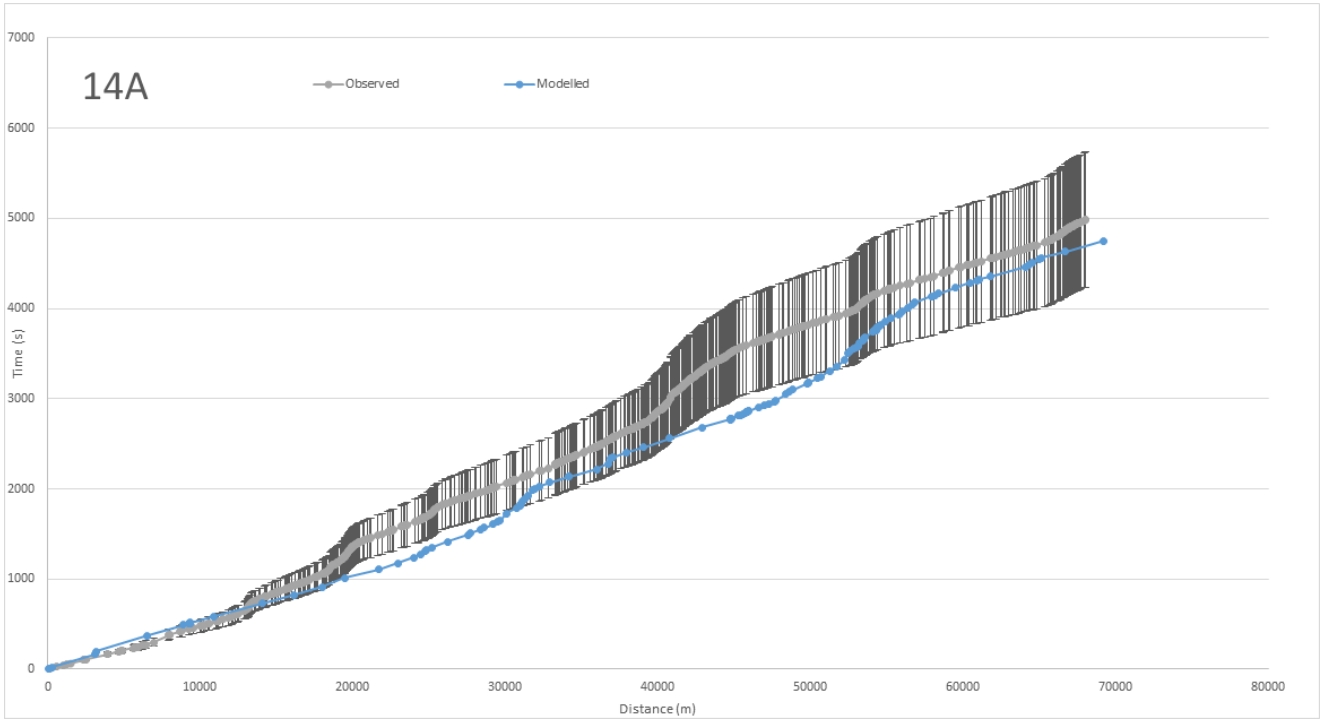

11B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
4000
4500
5000
0
10000
20000
30000
40000
50000
60000

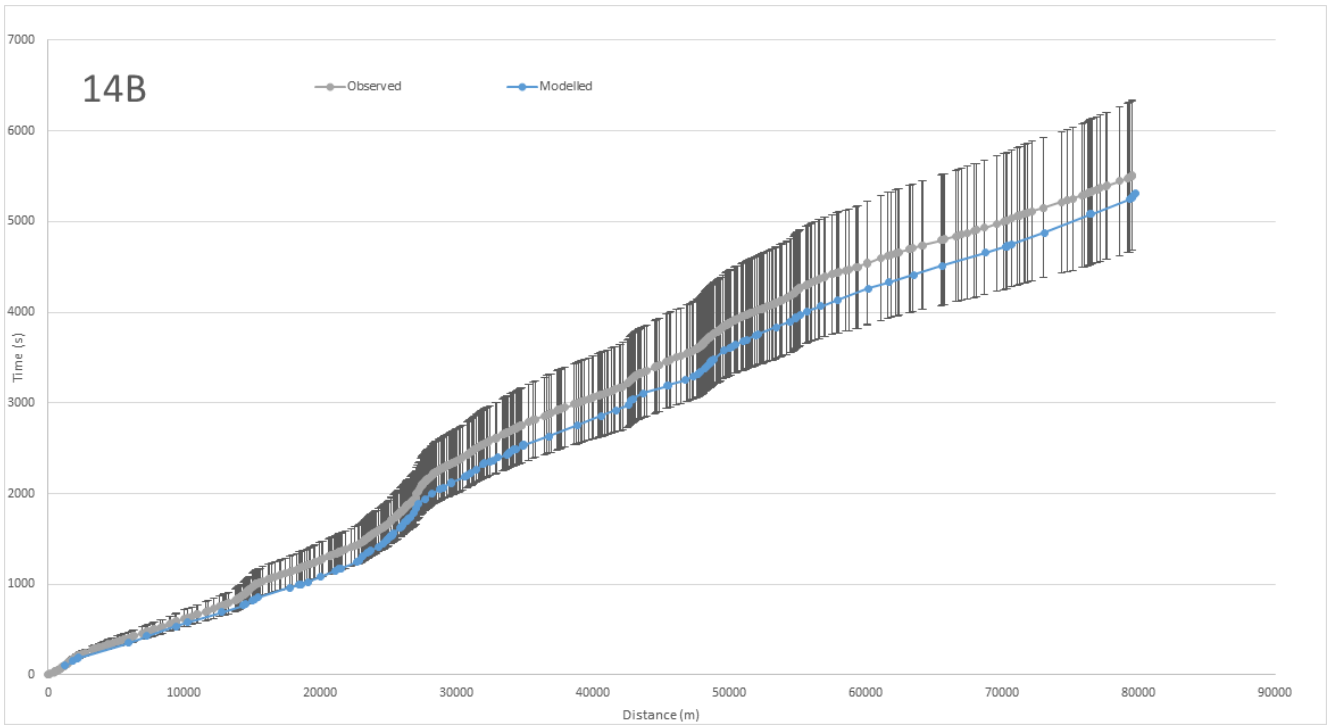

12A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
4000
4500
0
10000
20000
30000
40000
50000
60000

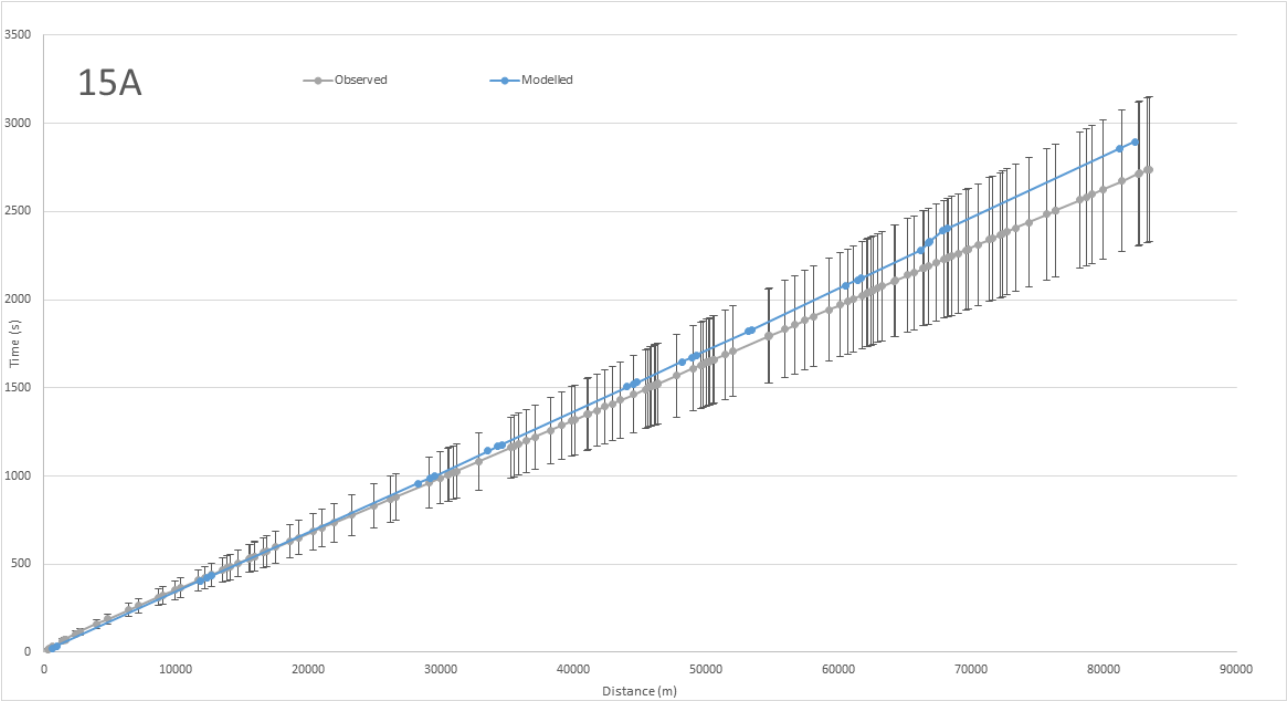

12B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
4000
4500
0
10000
20000
30000
40000
50000
60000

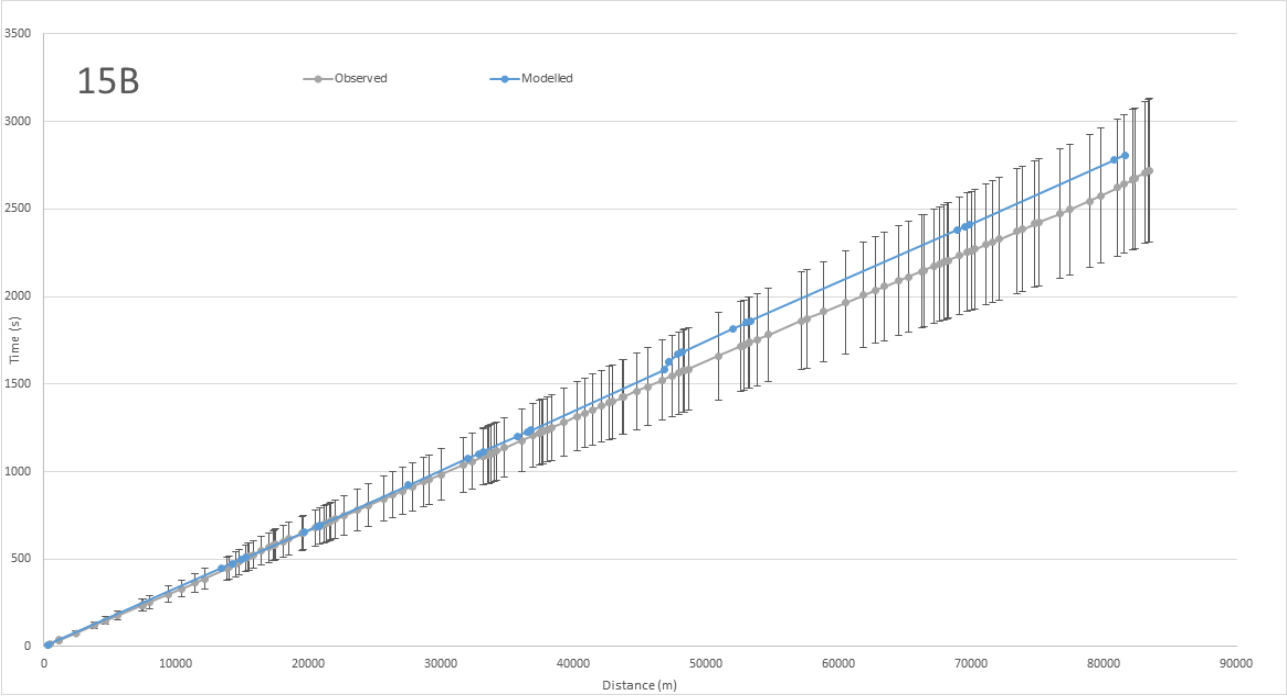

13A
Observed
Modelled
Time (s)
Distance (m)
0
1000
2000
3000
4000
5000
6000
0
10000
20000
30000
40000
50000
60000
70000
80000


13B
Observed
Modelled
Time (s)
Distance (m)
0
1000
2000
3000
4000
5000
6000
0
10000
20000
30000
40000
50000
60000
70000
80000


14A
Observed
Modelled
Time (s)
Distance (m)
0
1000
2000
3000
4000
5000
6000
7000
0
10000
20000
30000
40000
50000
60000
70000
80000

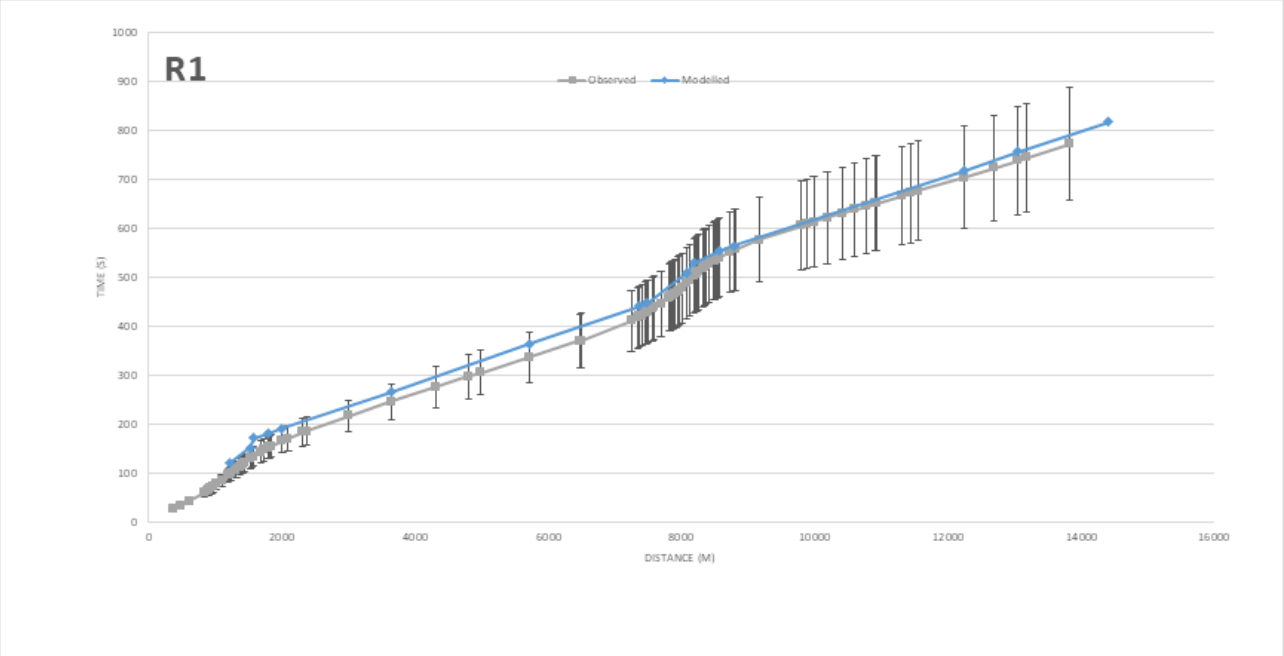

14B
Observed
Modelled
Time (s)
Distance (m)
0
1000
2000
3000
4000
5000
6000
7000
0
10000
20000
30000
40000
50000
60000
70000
80000
90000

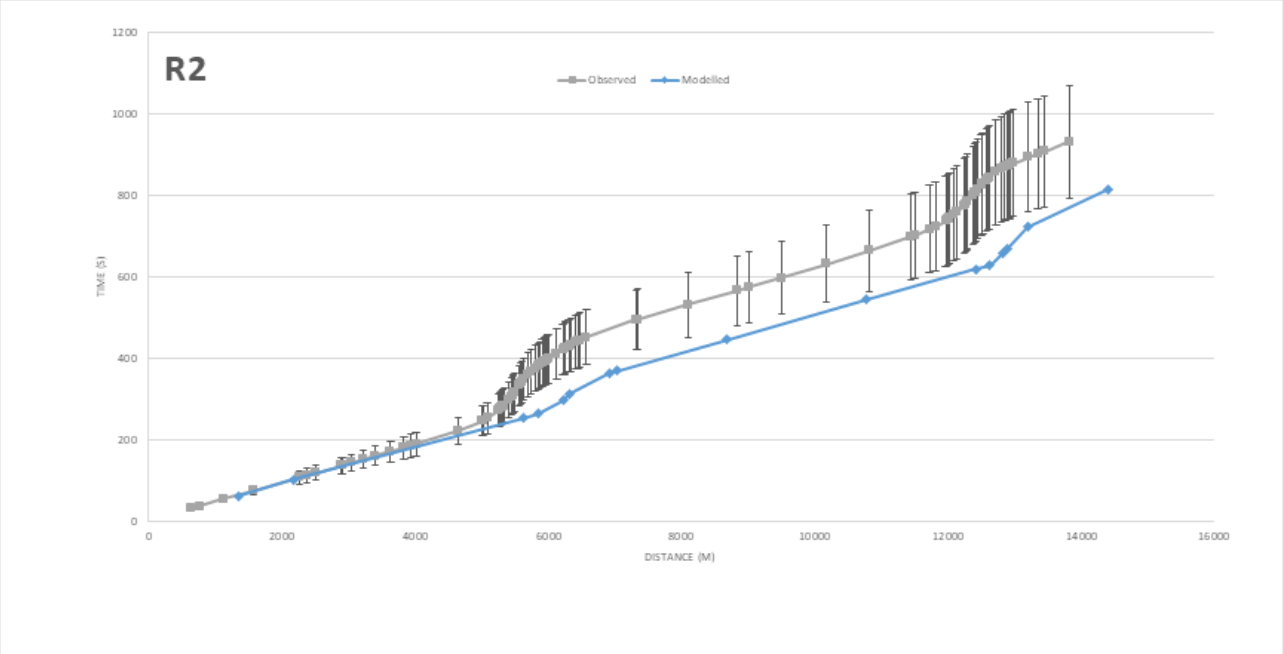

15A
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
0
10000
20000
30000
40000
50000
60000
70000
80000
90000

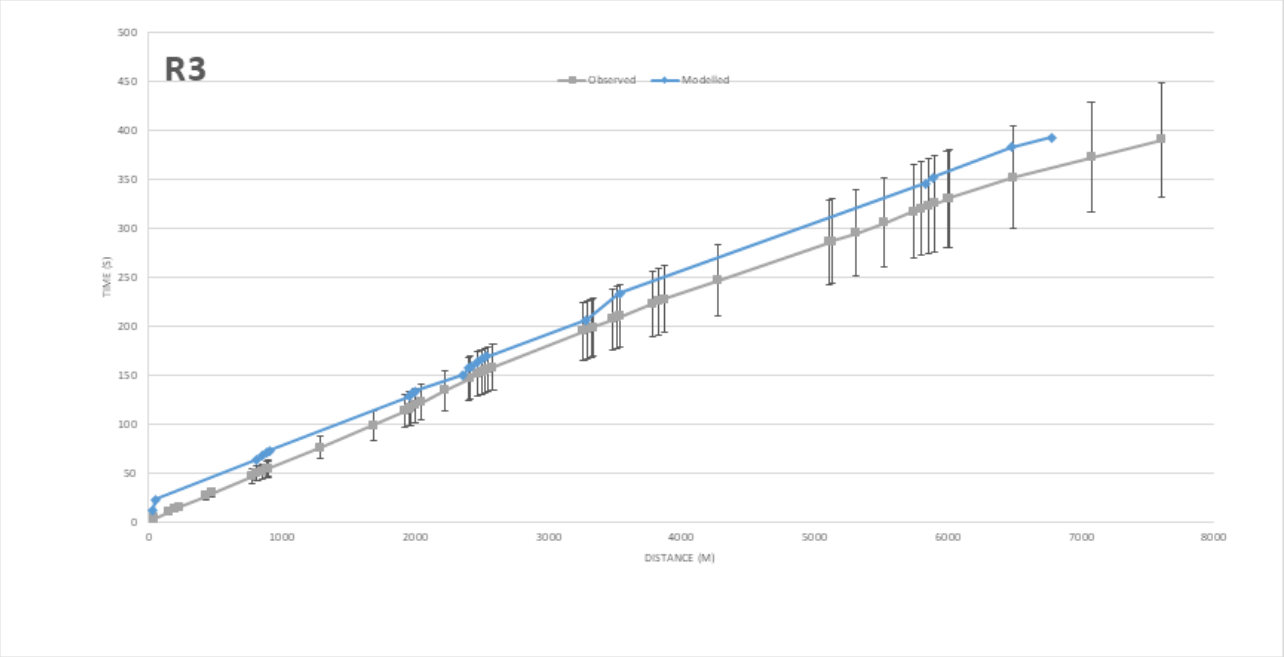

15B
Observed
Modelled
Time (s)
Distance (m)
0
500
1000
1500
2000
2500
3000
3500
0
10000
20000
30000
40000
50000
60000
70000
80000
90000

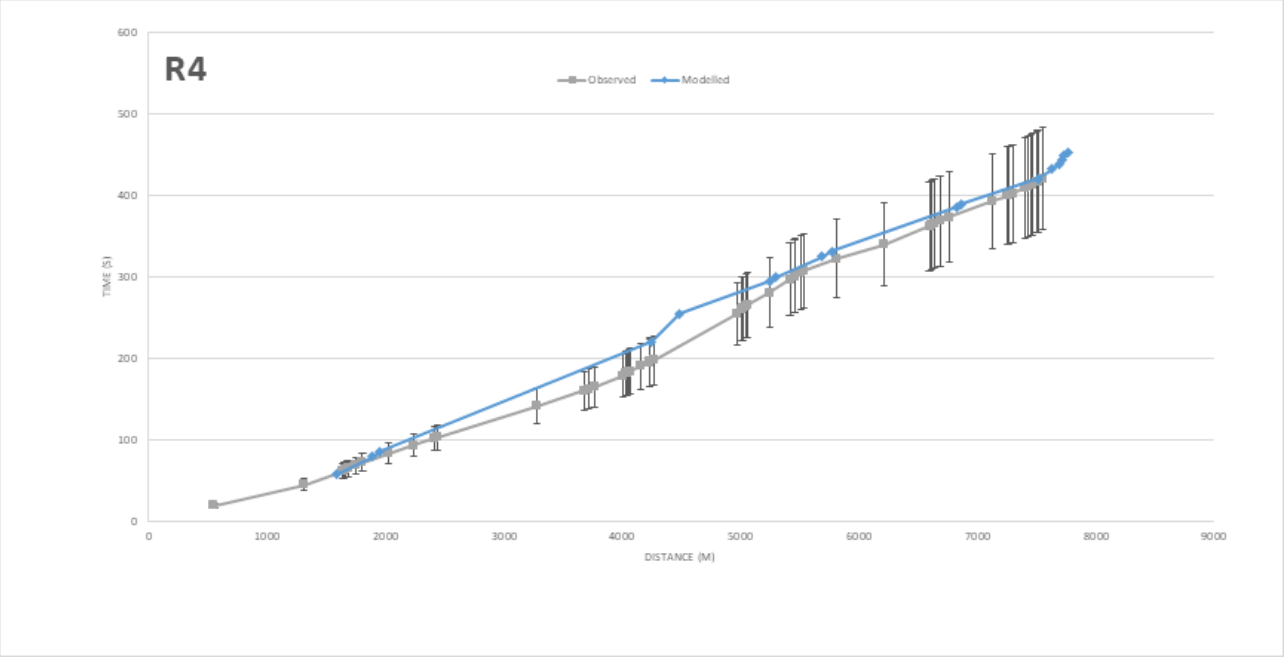
6.2.2 Cotswold Journey Time Route Graphs

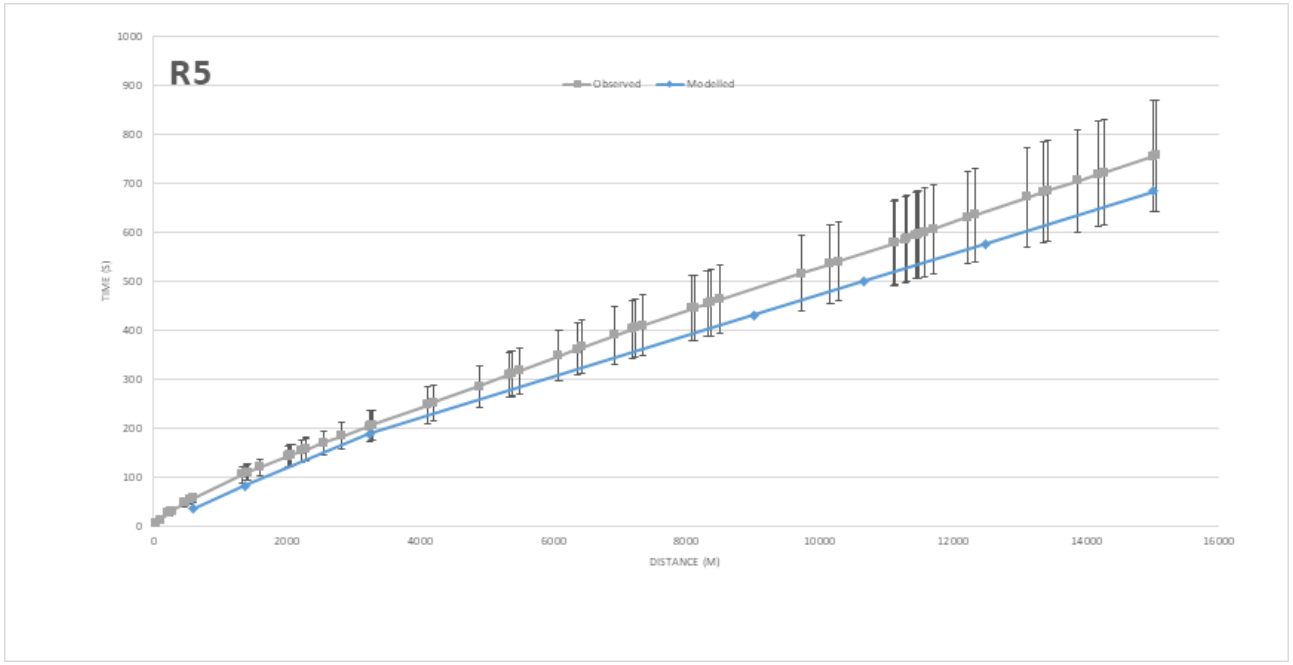
AM Peak Period

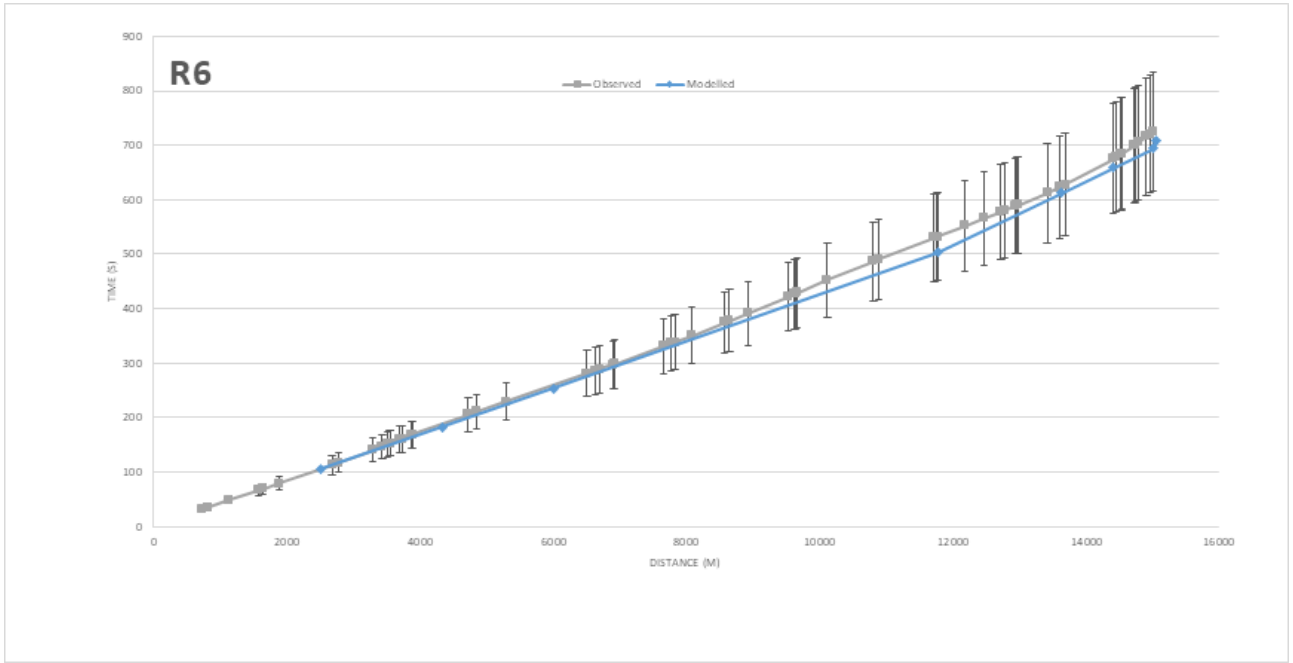


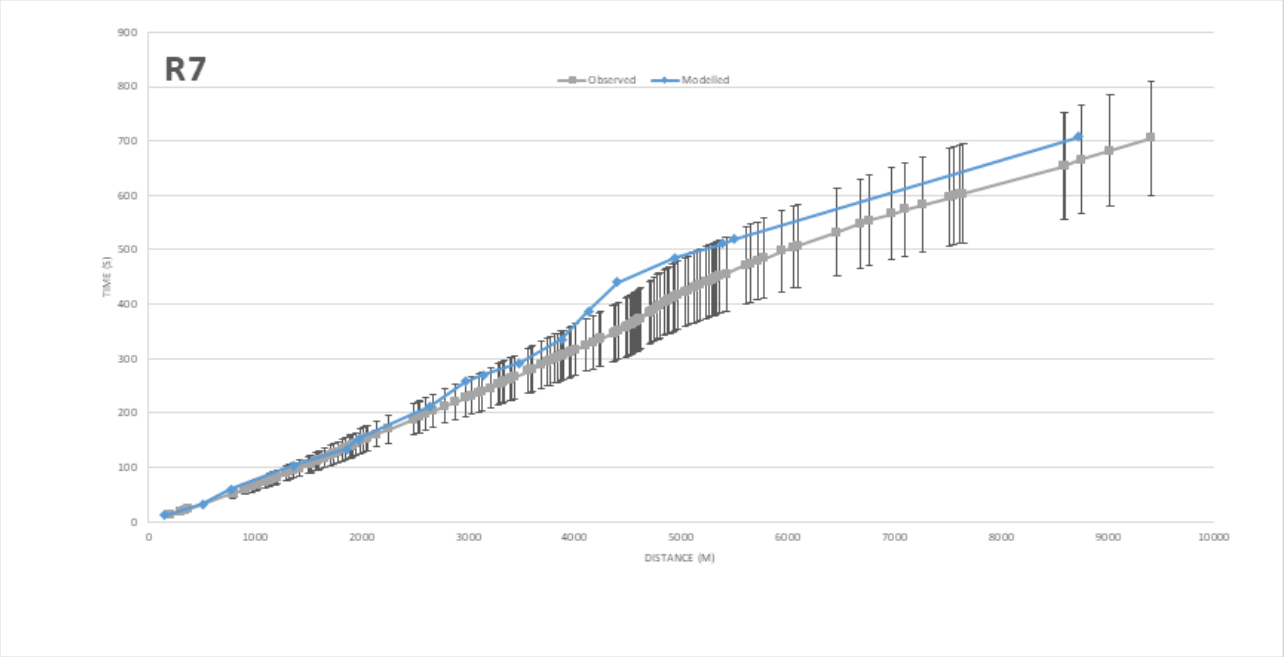


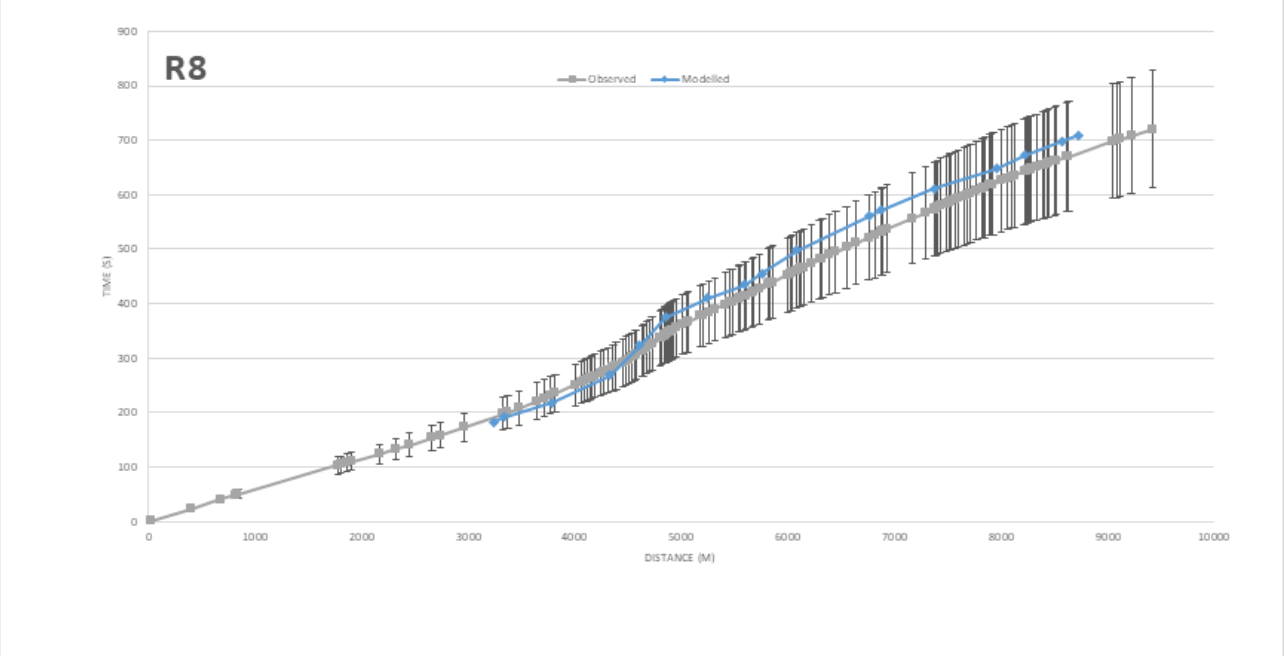

R3
Observed
Modelled
TIME (S)
DISTANCE (M)
0
50
100
150
200
250
300
350
400
450
500
1000
2000
3000
4000
5000
6000
7000
8000

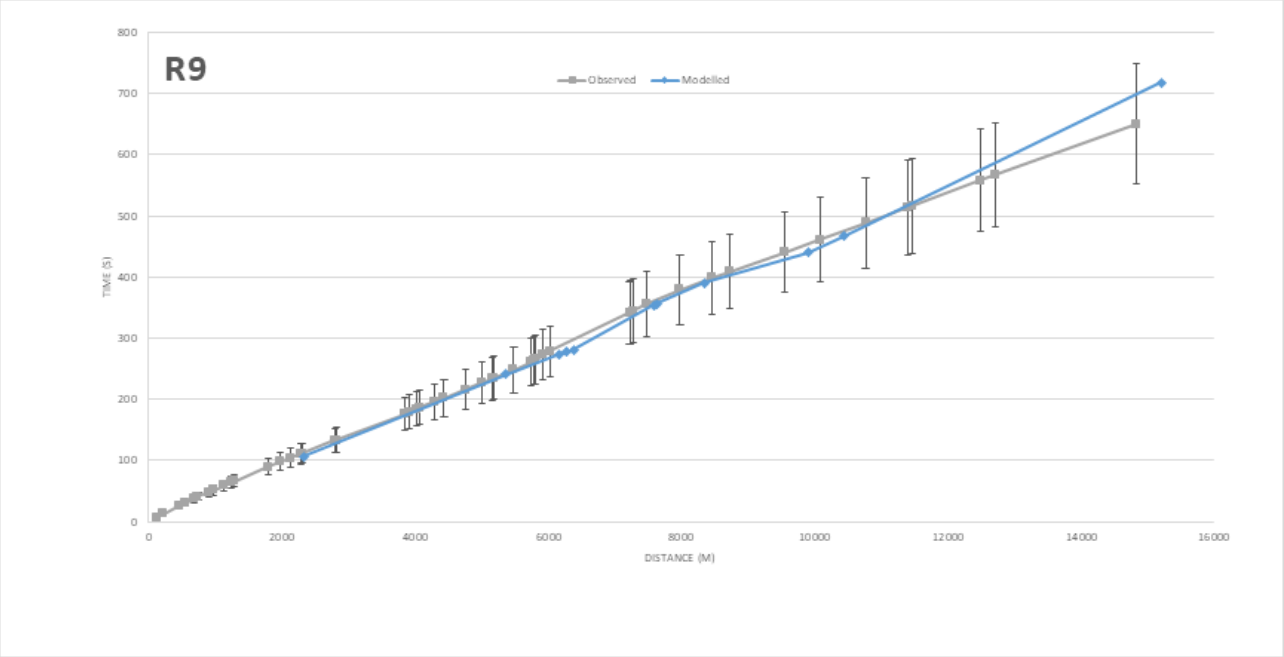

R4
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
1000
2000
3000
4000
5000
6000
7000
8000
9000

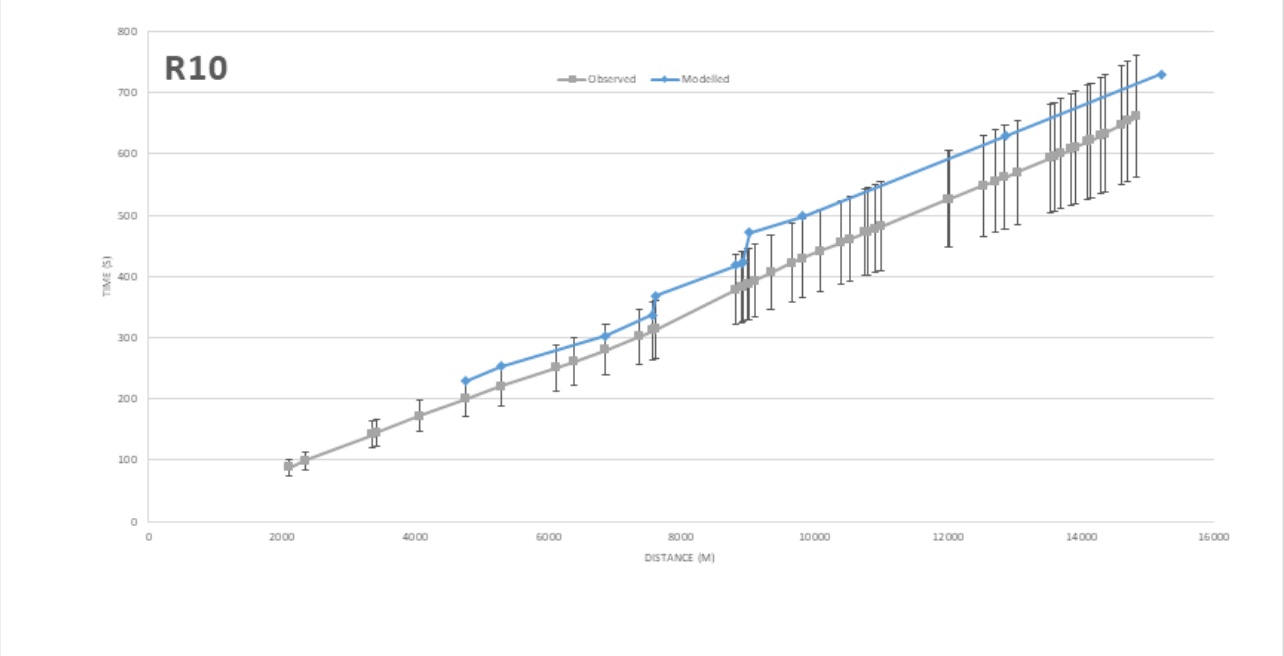

R5
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000

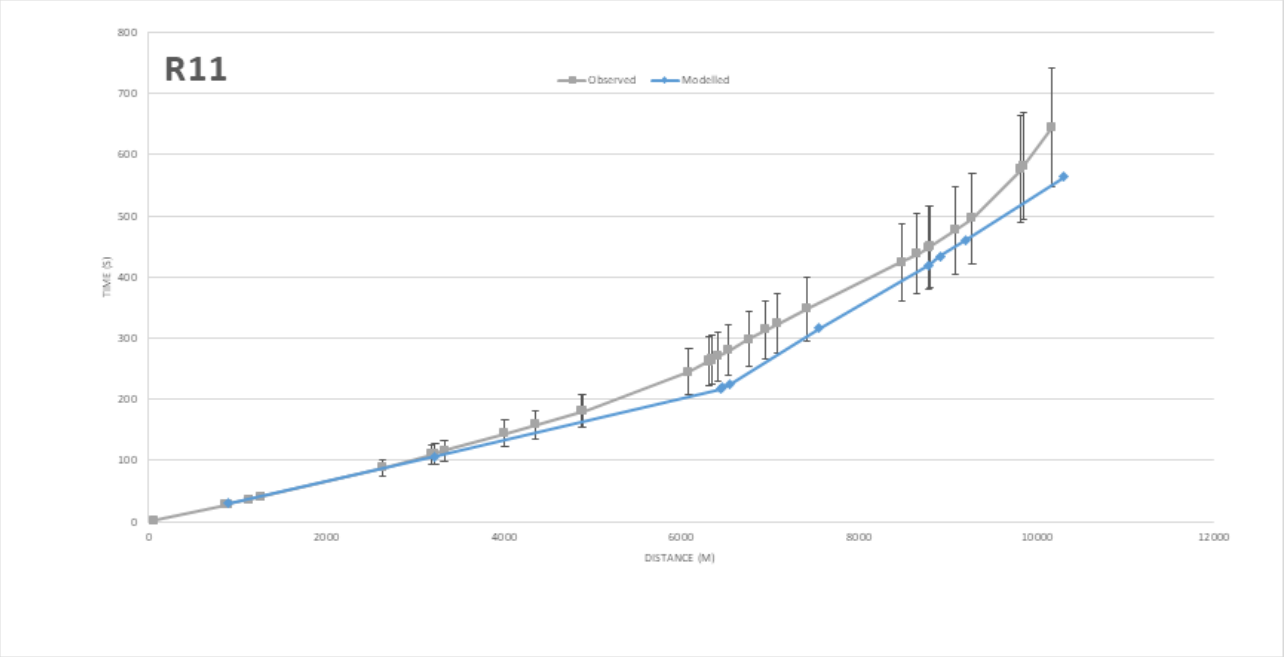

R6
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
900
2000
4000
6000
8000
10000
12000
14000
16000

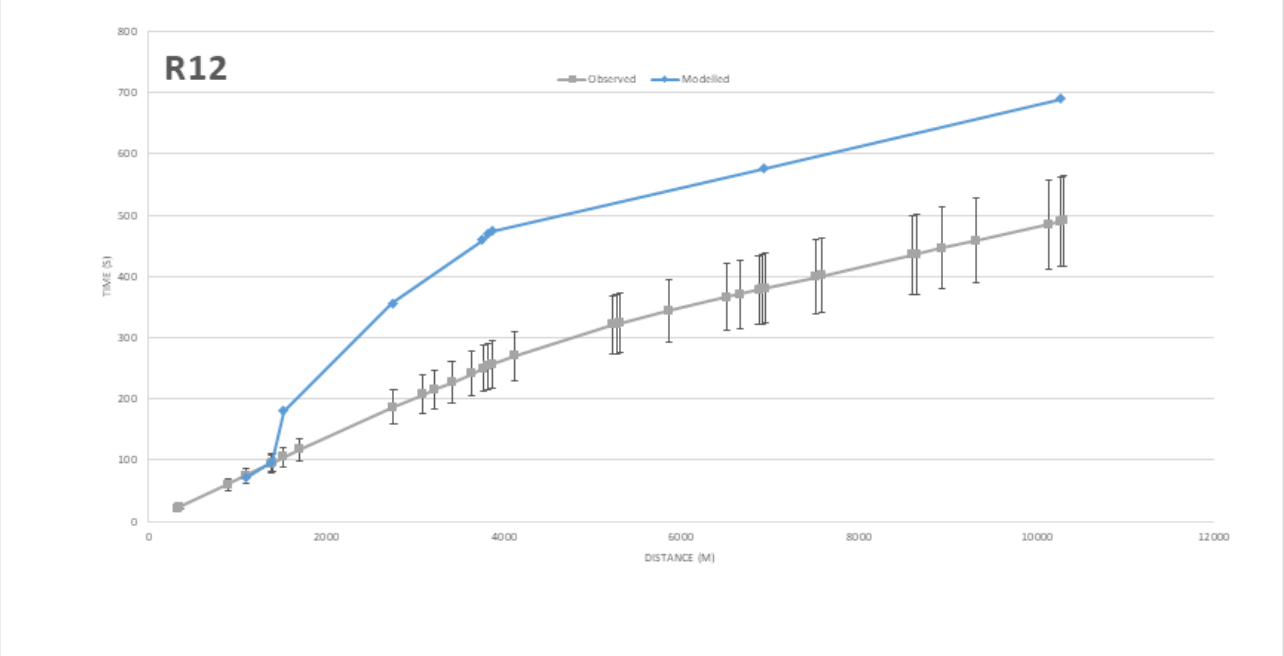

R7
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
900
1000
2000
3000
4000
5000
6000
7000
8000
9000
10000

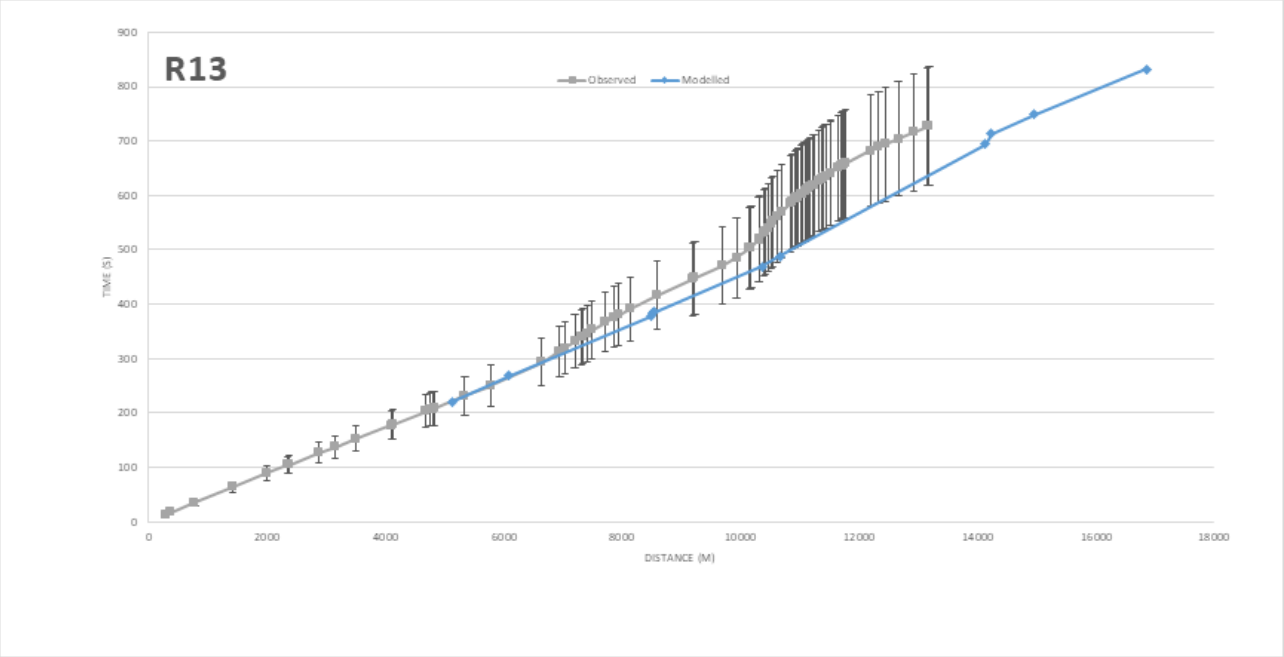

R8
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
900
1000
2000
3000
4000
5000
6000
7000
8000
9000
10000

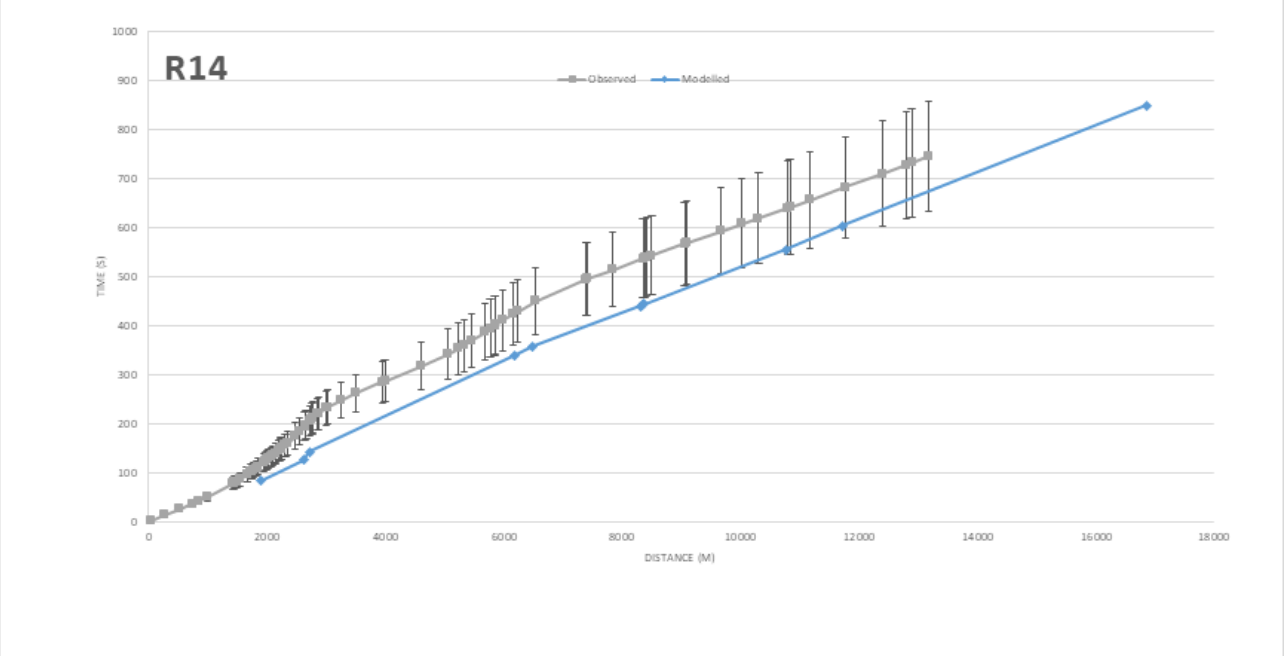

R9
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
2000
4000
6000
8000
10000
12000
14000
16000

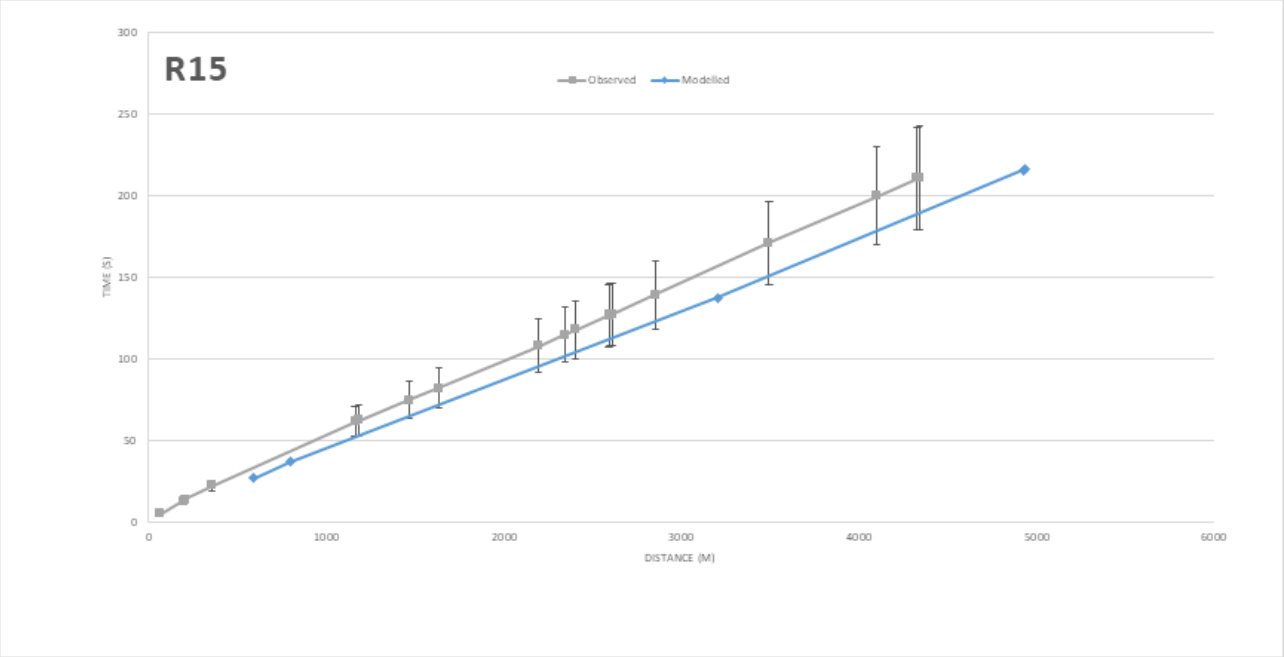

R10
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
2000
4000
6000
8000
10000
12000
14000
16000

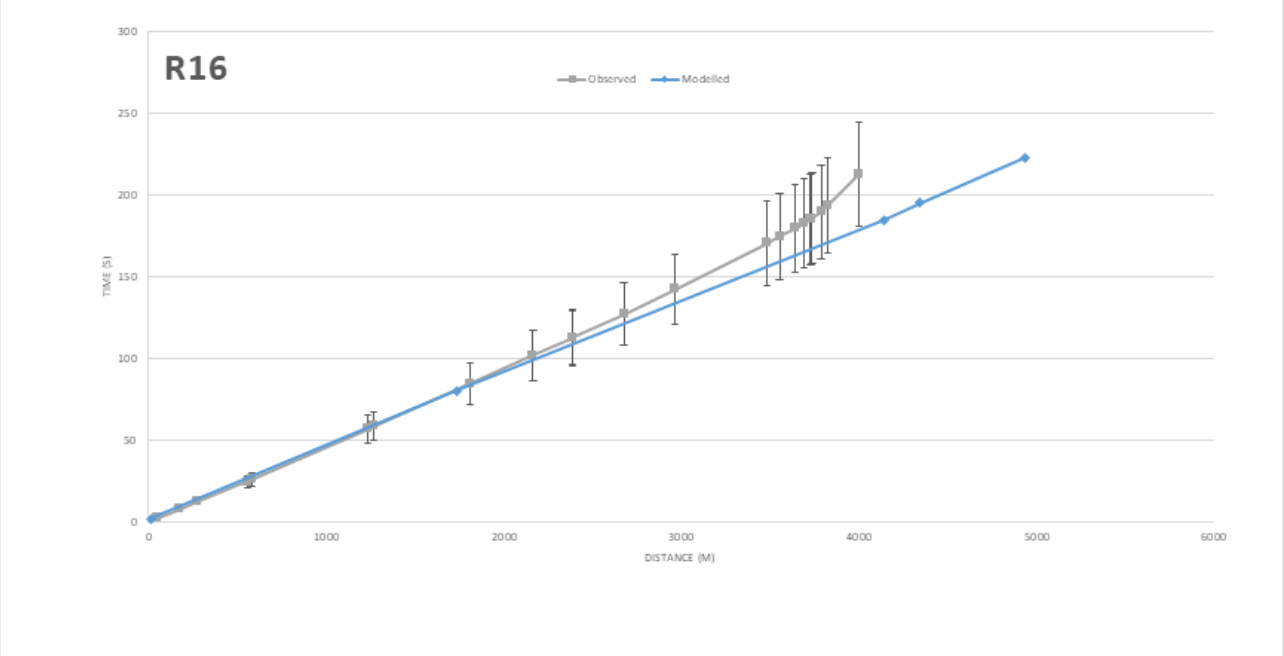

R11
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
2000
4000
6000
8000
10000
12000

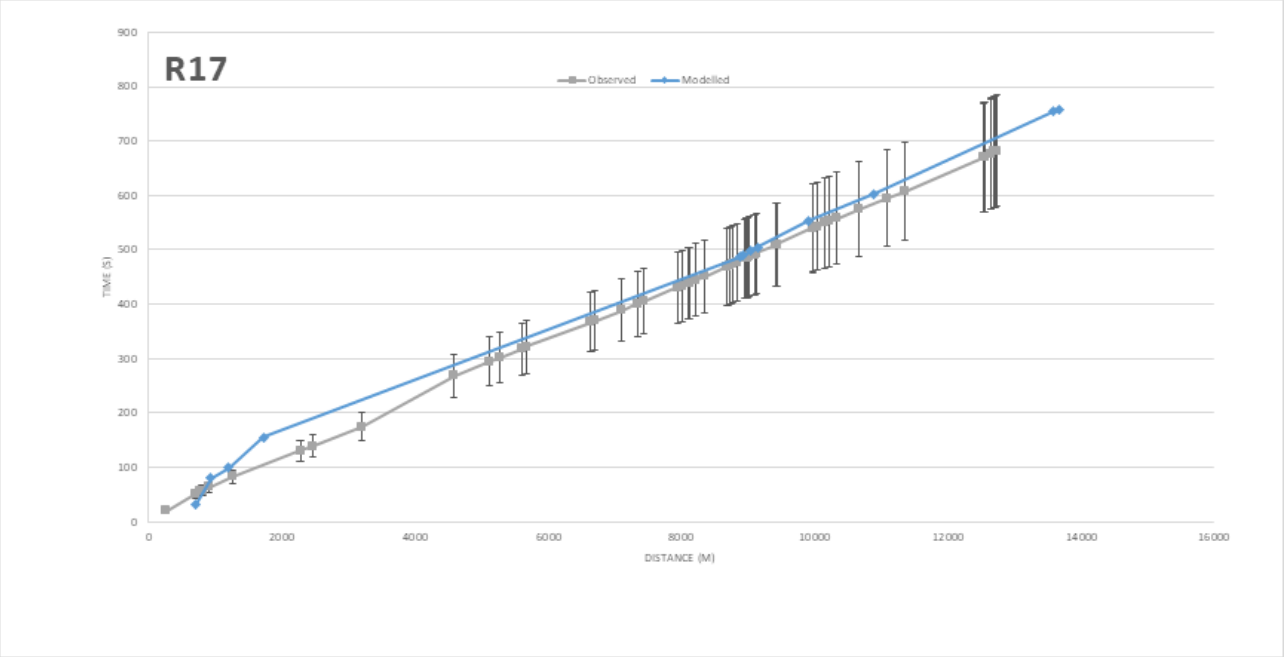

R12
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
2000
4000
6000
8000
10000
12000

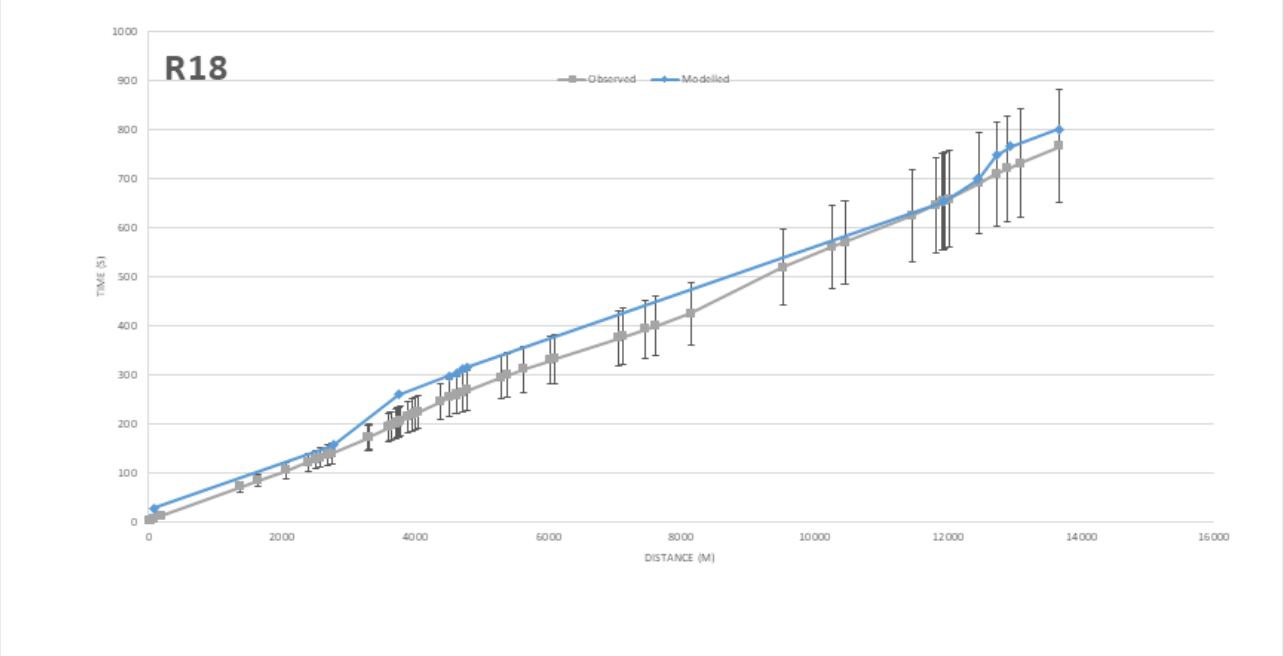

R13
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
900
2000
4000
6000
8000
10000
12000
14000
16000
18000

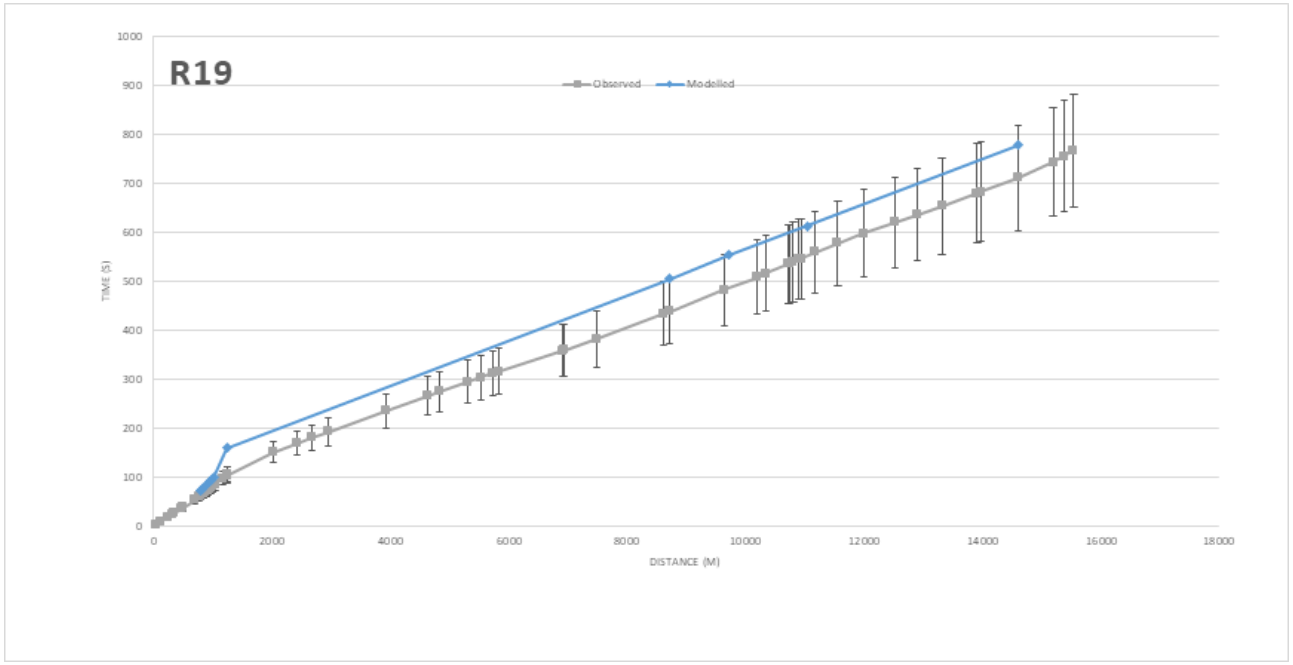

R14
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000
18000

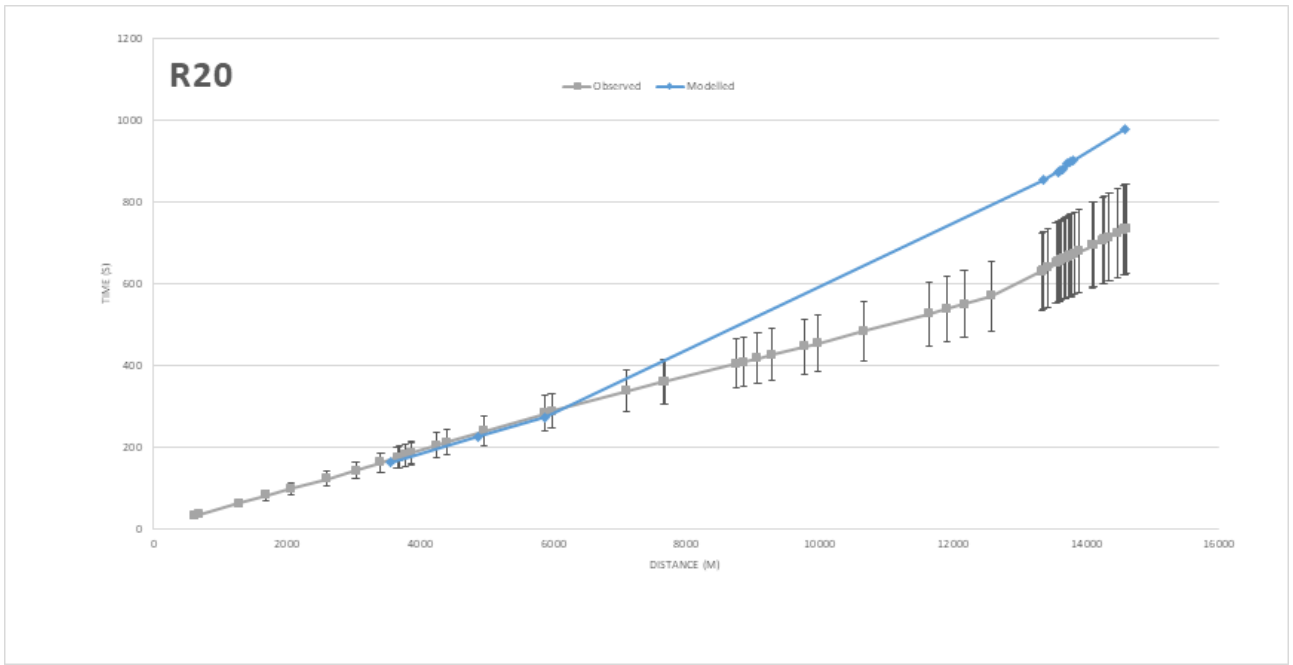

R15
Observed
Modelled
TIME (S)
DISTANCE (M)
0
50
100
150
200
250
300
1000
2000
3000
4000
5000
6000

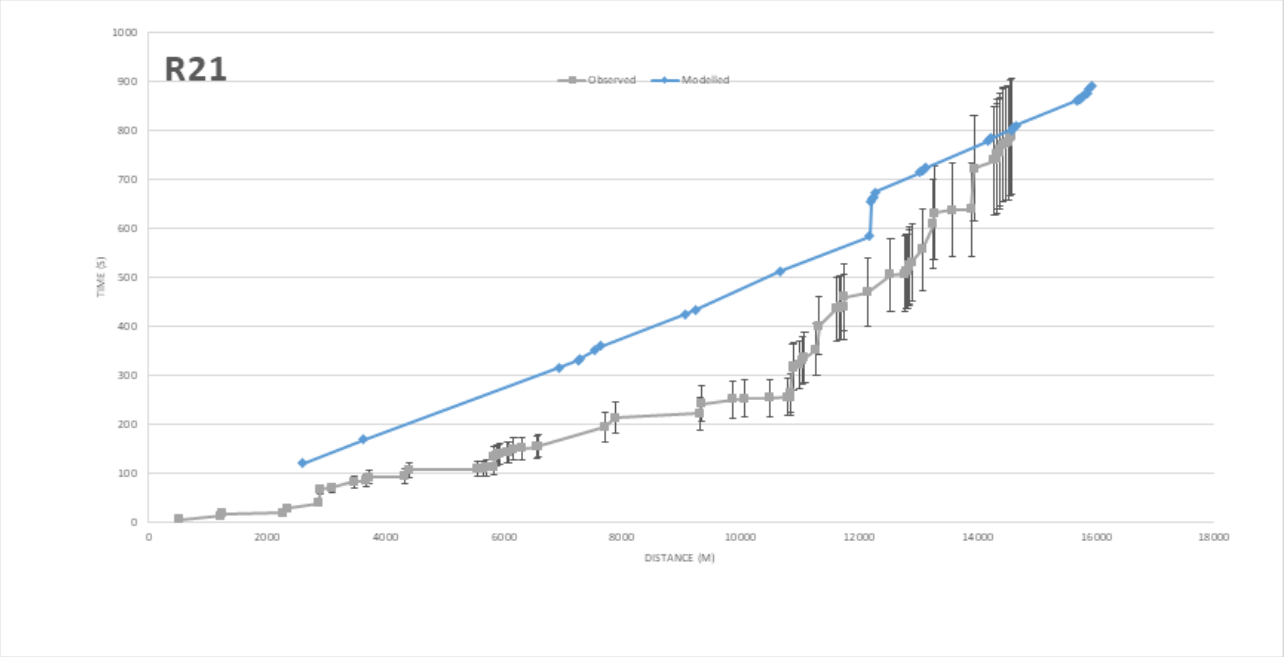

R16
Observed
Modelled
TIME (S)
DISTANCE (M)
0
50
100
150
200
250
300
1000
2000
3000
4000
5000
6000

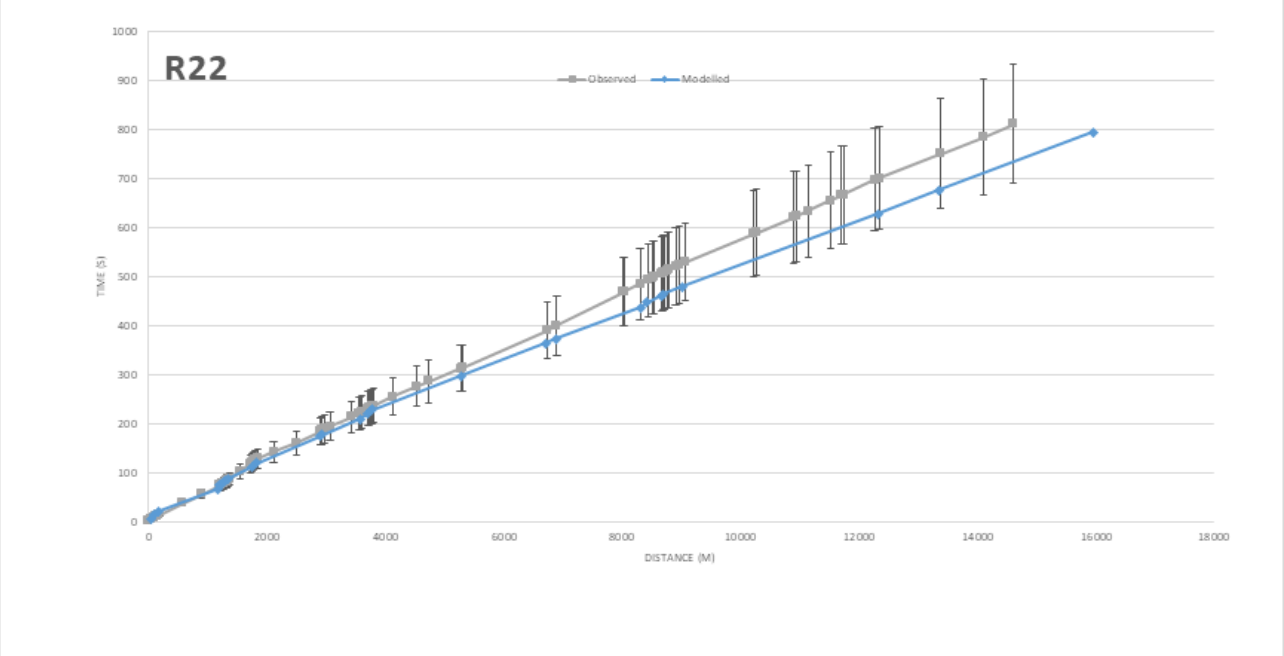

R17
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
900
2000
4000
6000
8000
10000
12000
14000
16000

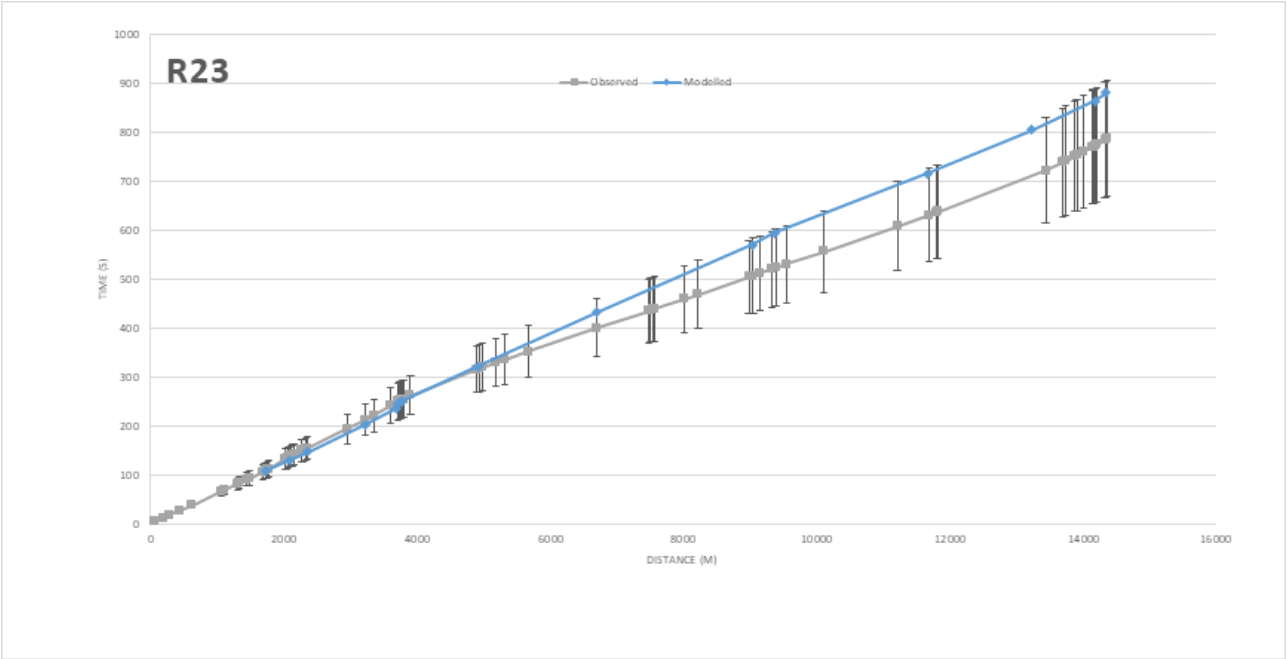

R18
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000

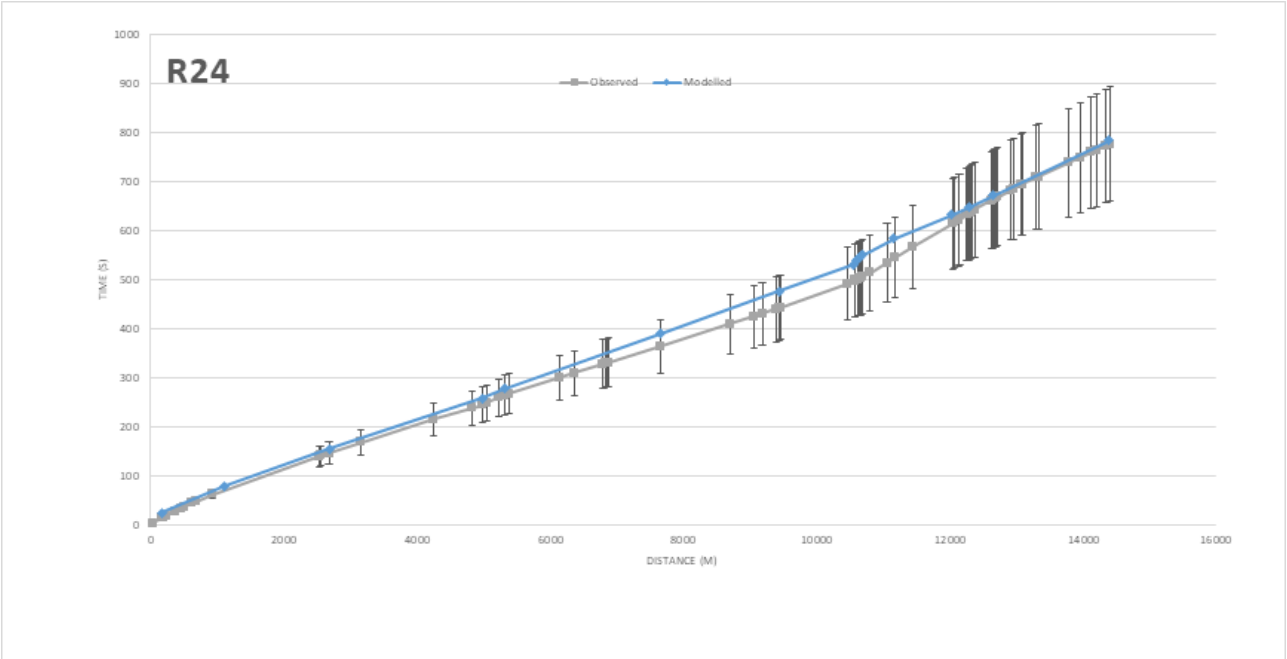

R19
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
900
1000
0
2000
4000
6000
8000
10000
12000
14000
16000
18000

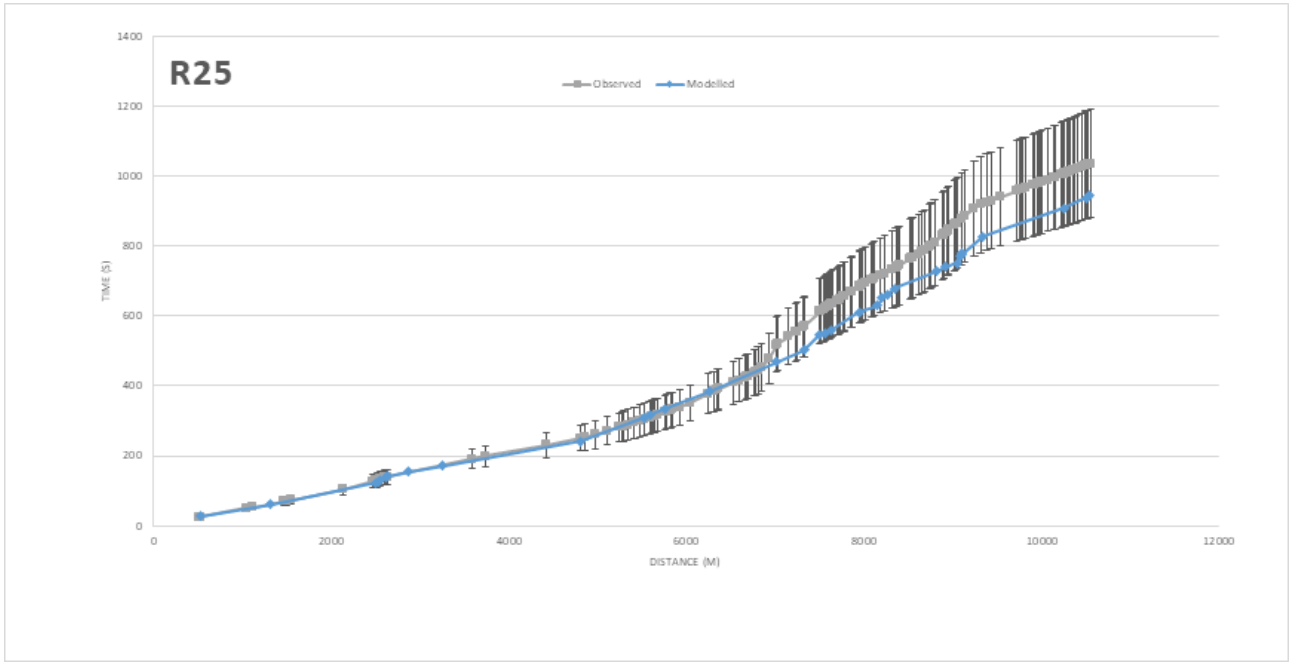

R20
Observed
Modelled
TIME (S)
DISTANCE (M)
0
200
400
600
800
1000
1200
0
2000
4000
6000
8000
10000
12000
14000
16000

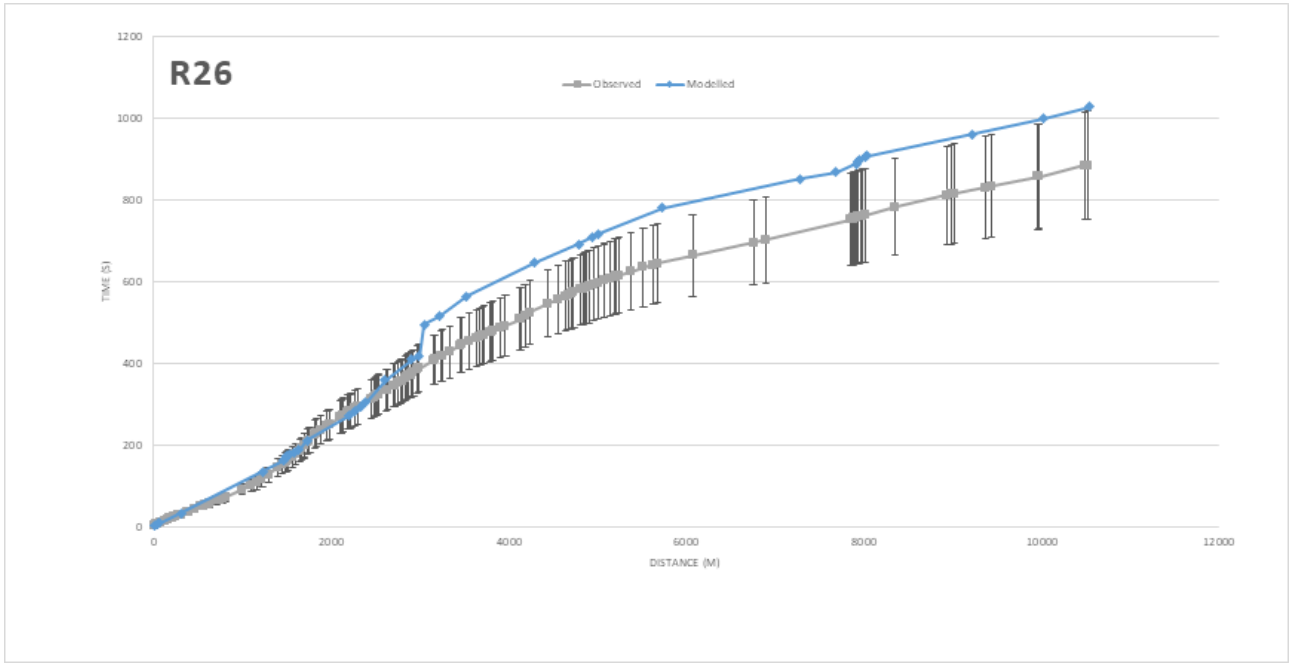

R21
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000
18000

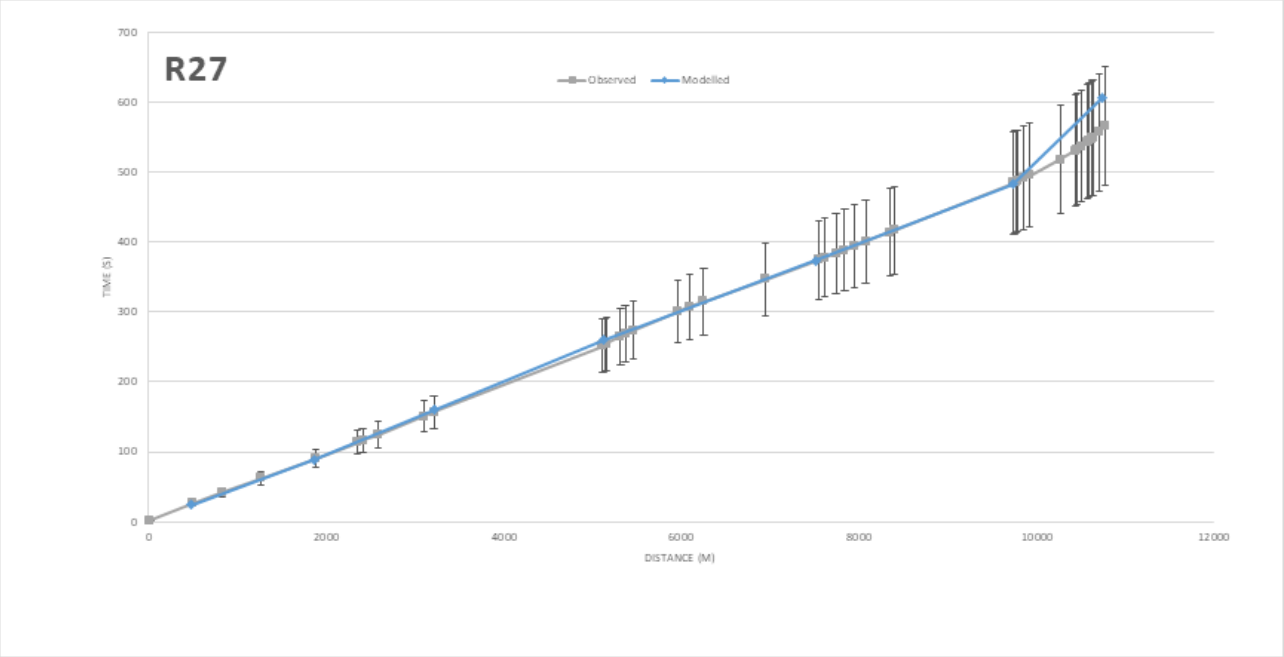

R22
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000
18000

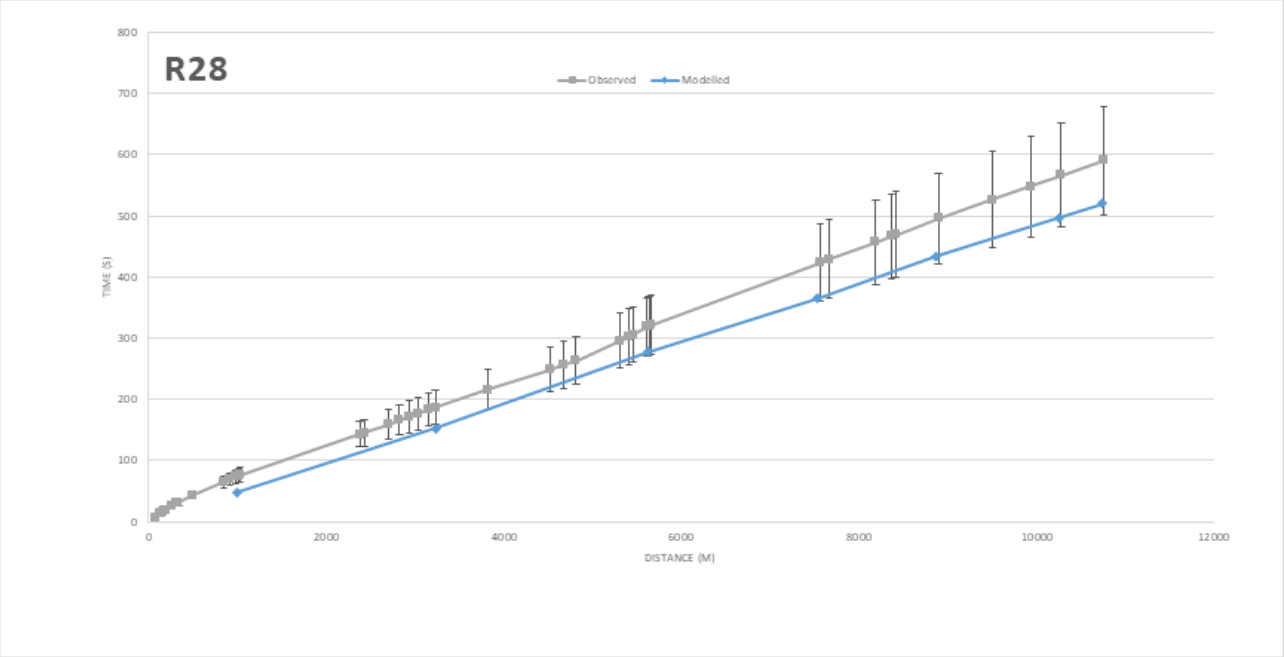

R23
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000

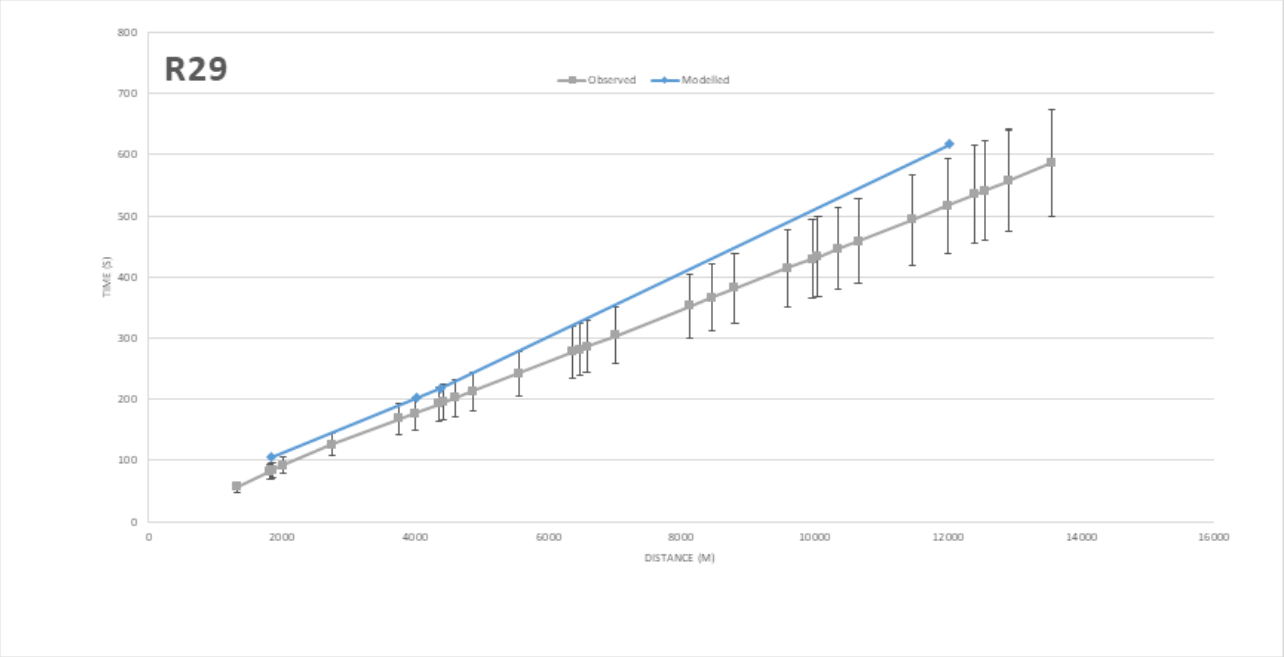

R24
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000

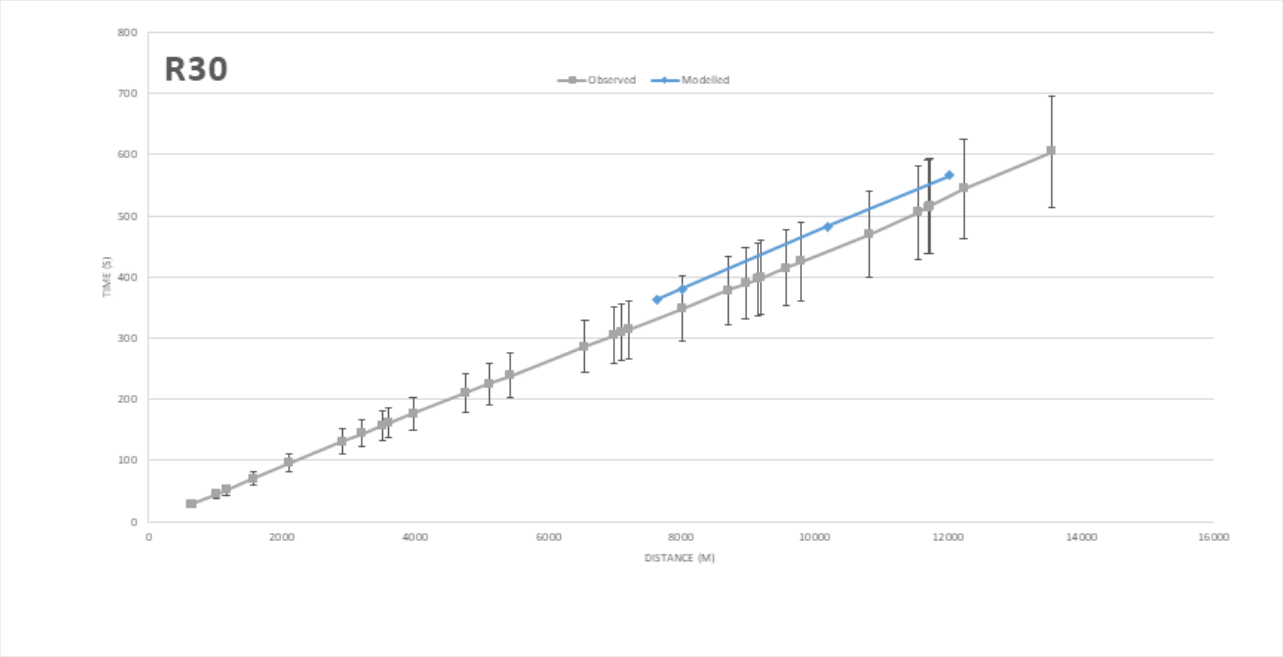

R25
Observed
Modelled
TIME (S)
DISTANCE (M)
0
200
400
600
800
1000
1200
1400
0
2000
4000
6000
8000
10000
12000

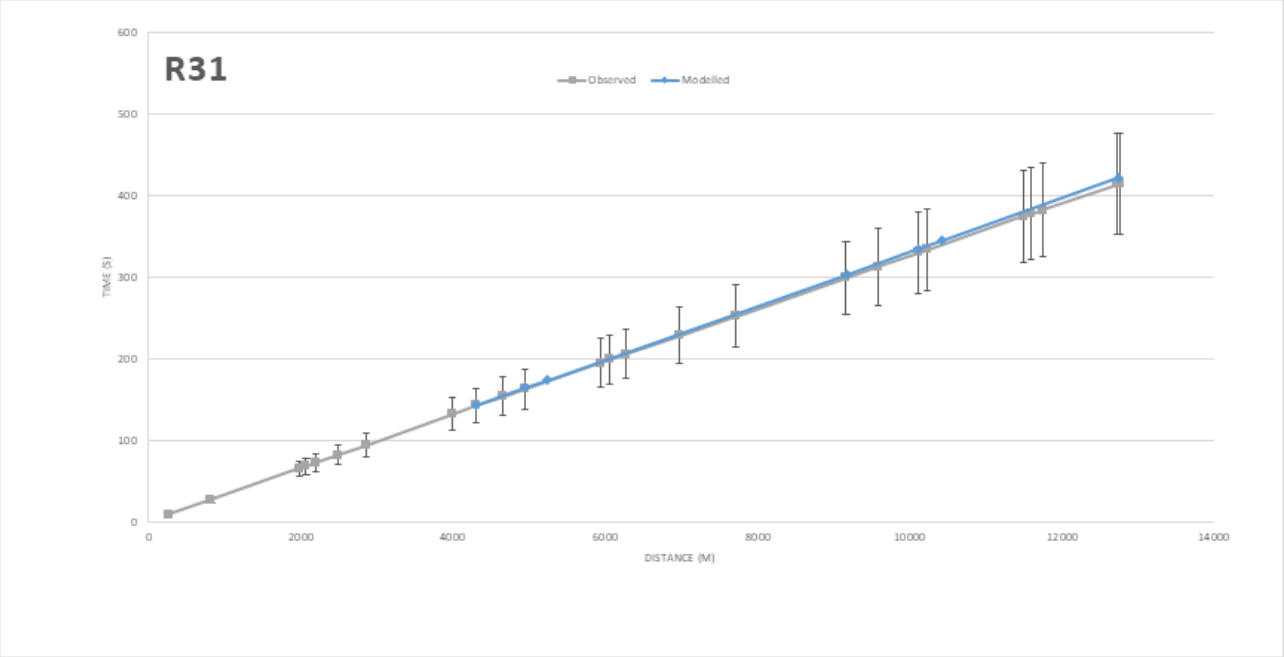

R26
Observed
Modelled
TIME (S)
DISTANCE (M)
0
200
400
600
800
1000
1200
0
2000
4000
6000
8000
10000
12000

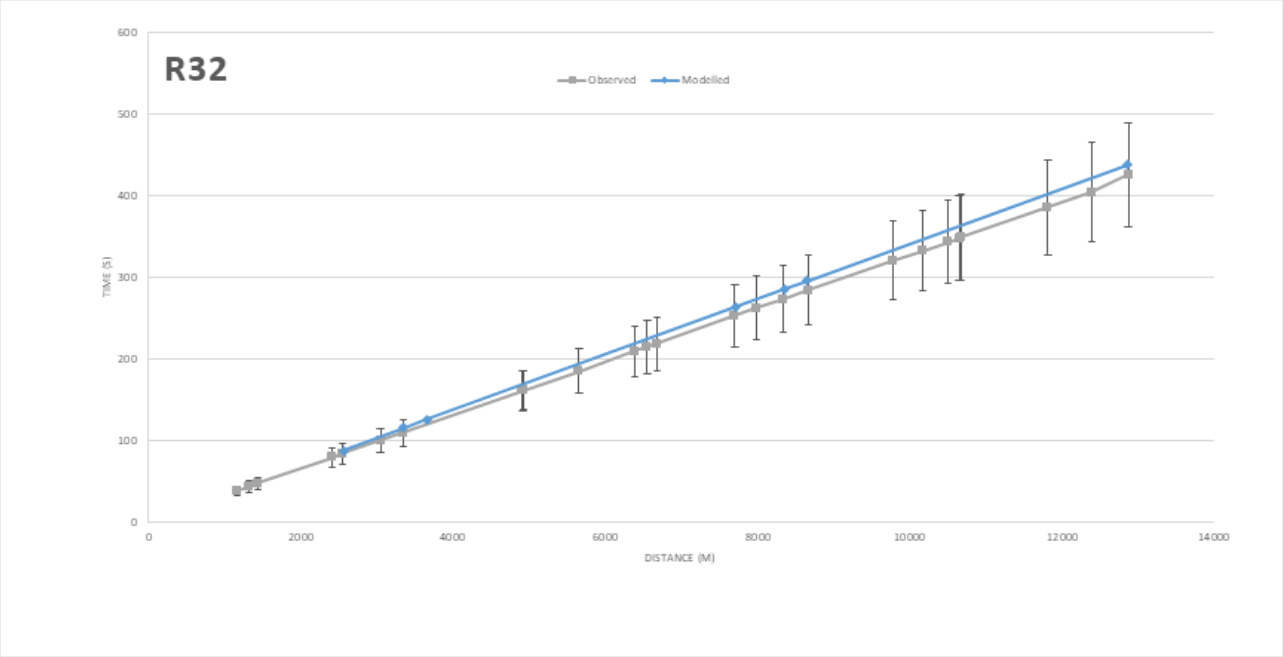

R27
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
0
2000
4000
6000
8000
10000
12000

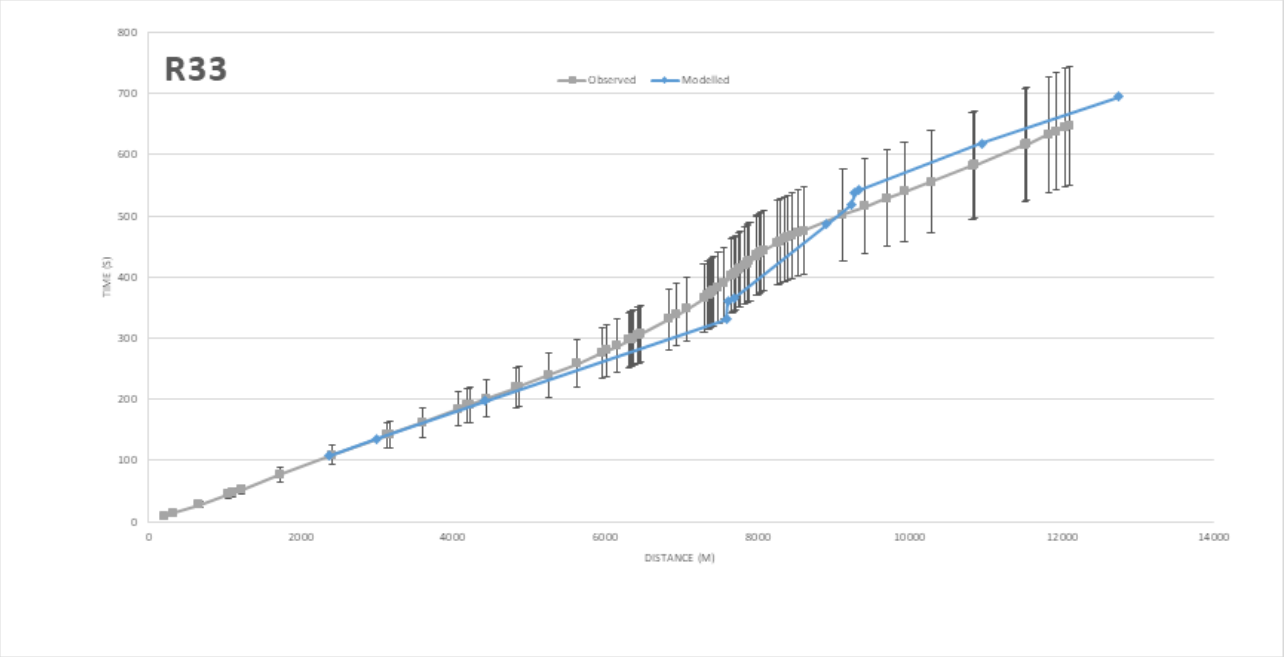

R28
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
0
2000
4000
6000
8000
10000
12000

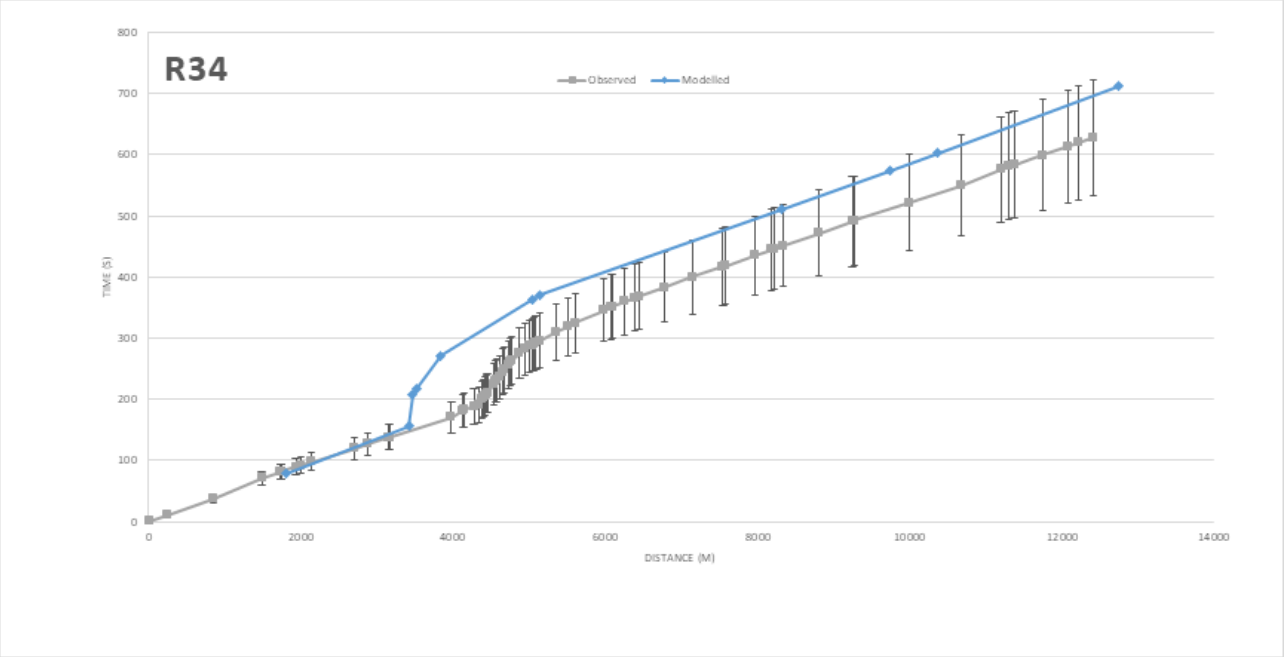

R29
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
2000
4000
6000
8000
10000
12000
14000
16000


R30
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
2000
4000
6000
8000
10000
12000
14000
16000

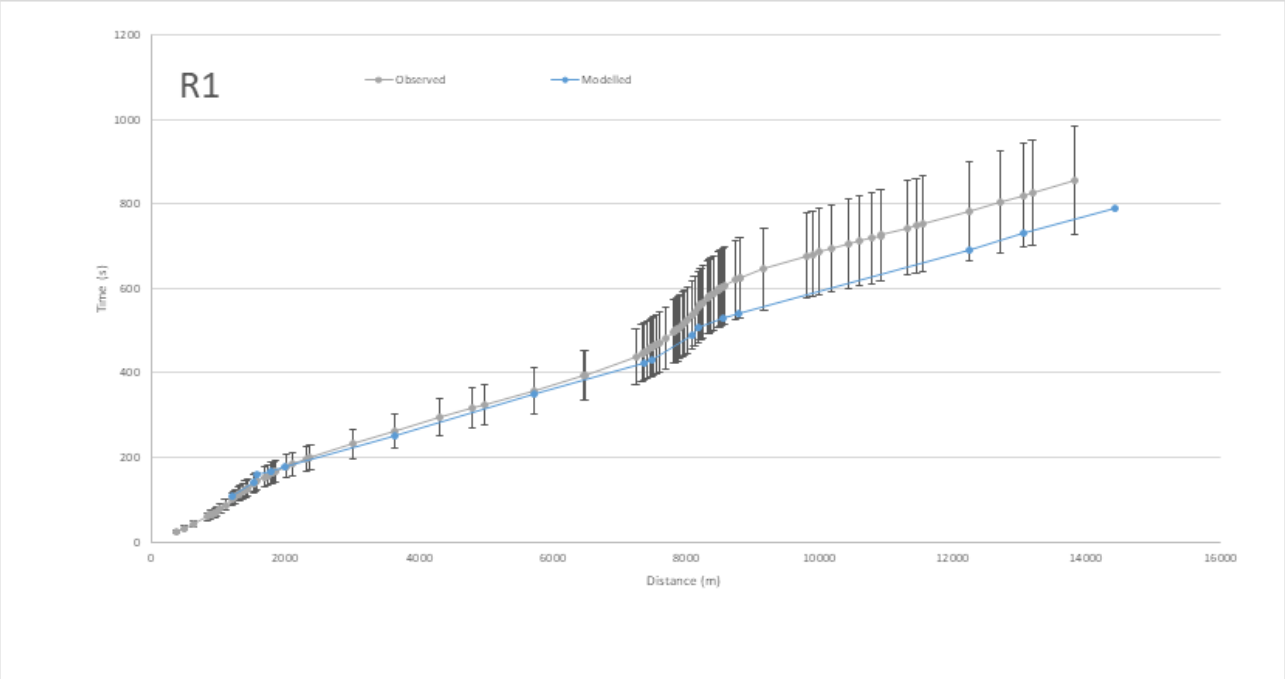

R31
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
2000
4000
6000
8000
10000
12000
14000

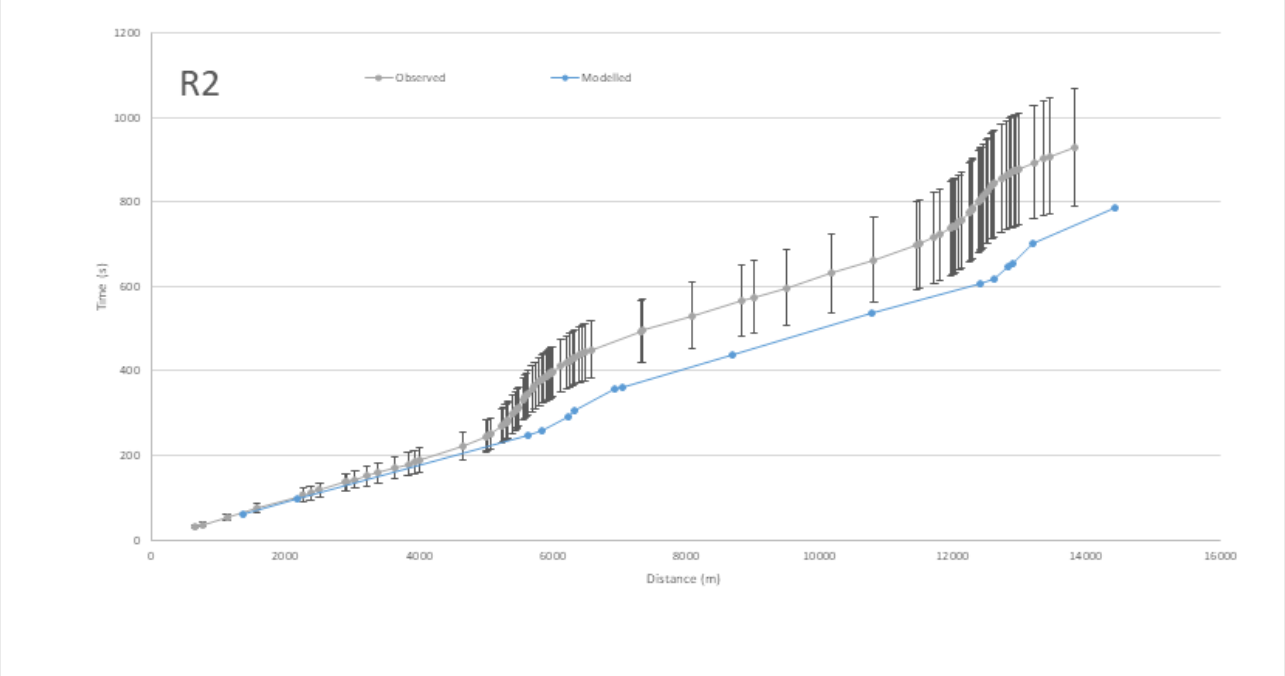

R32
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
2000
4000
6000
8000
10000
12000
14000

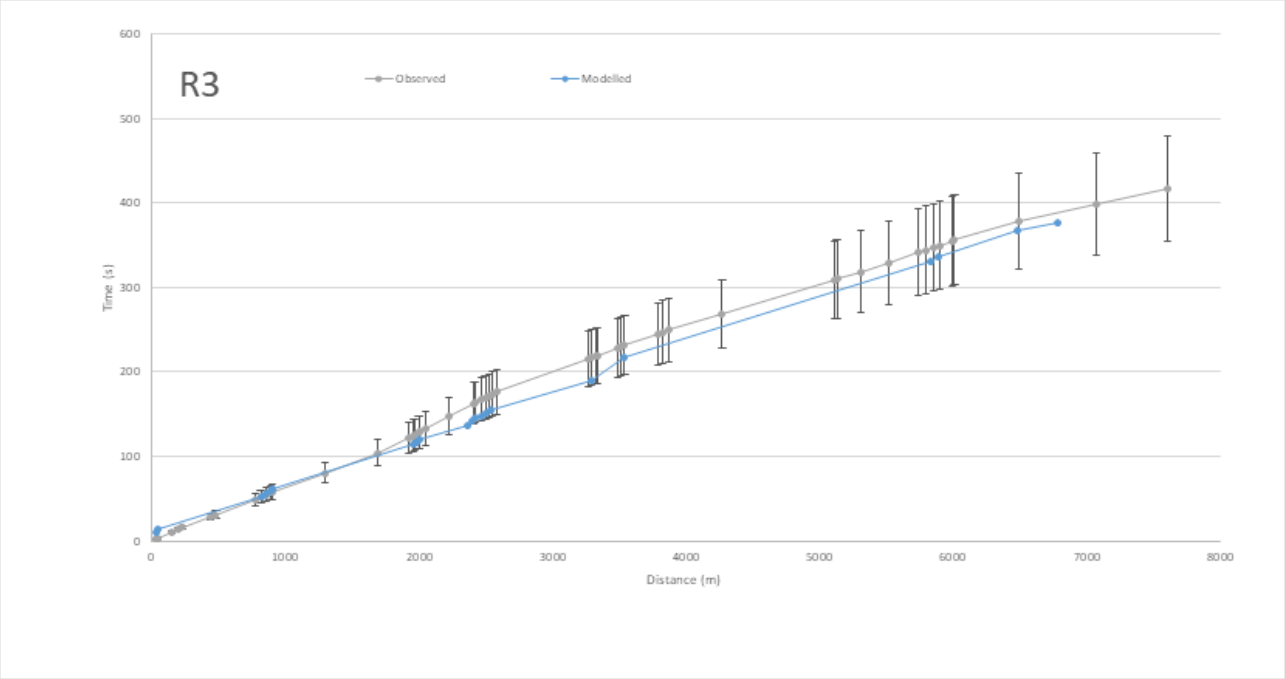

R33
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
2000
4000
6000
8000
10000
12000
14000

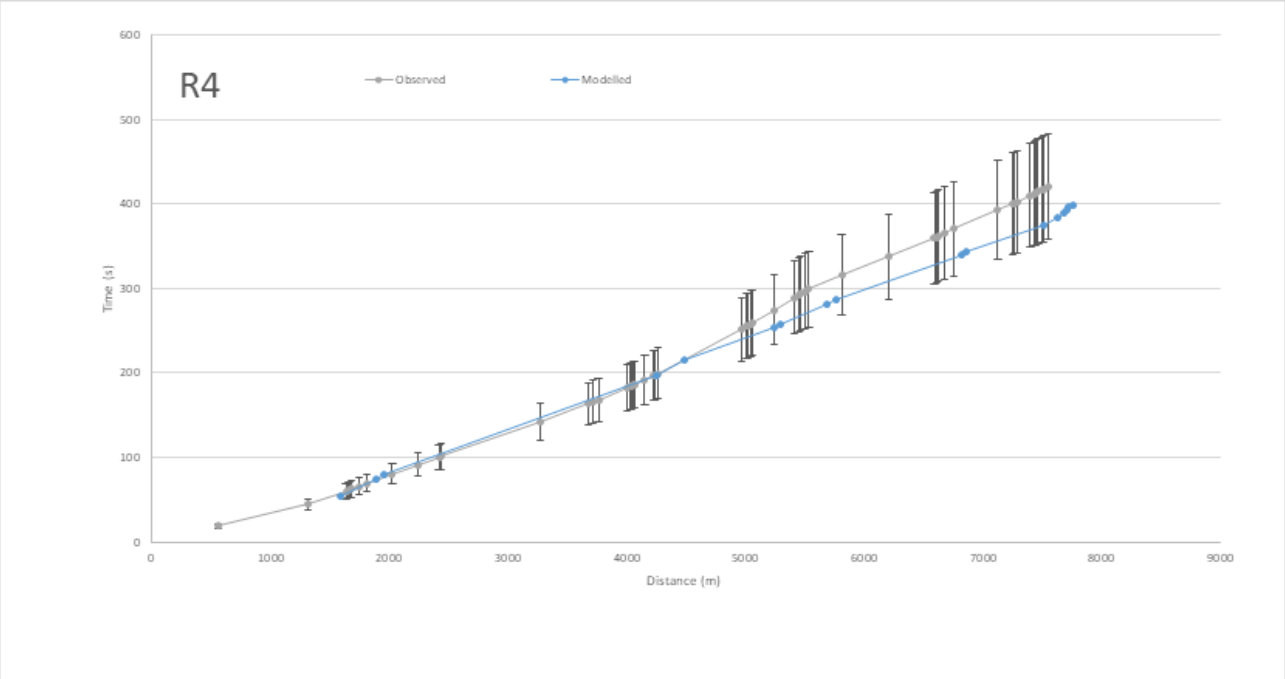

R34
Observed
Modelled
TIME (S)
DISTANCE (M)
0
100
200
300
400
500
600
700
800
2000
4000
6000
8000
10000
12000
14000

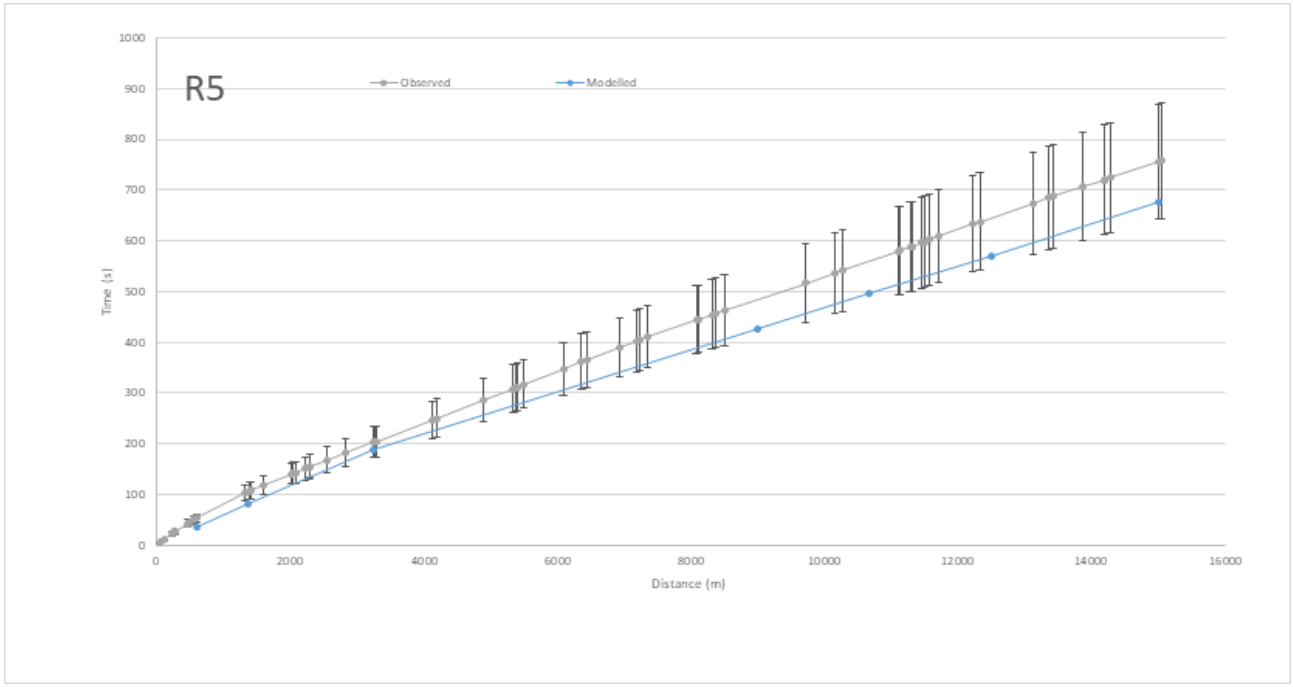
IP Peak Period

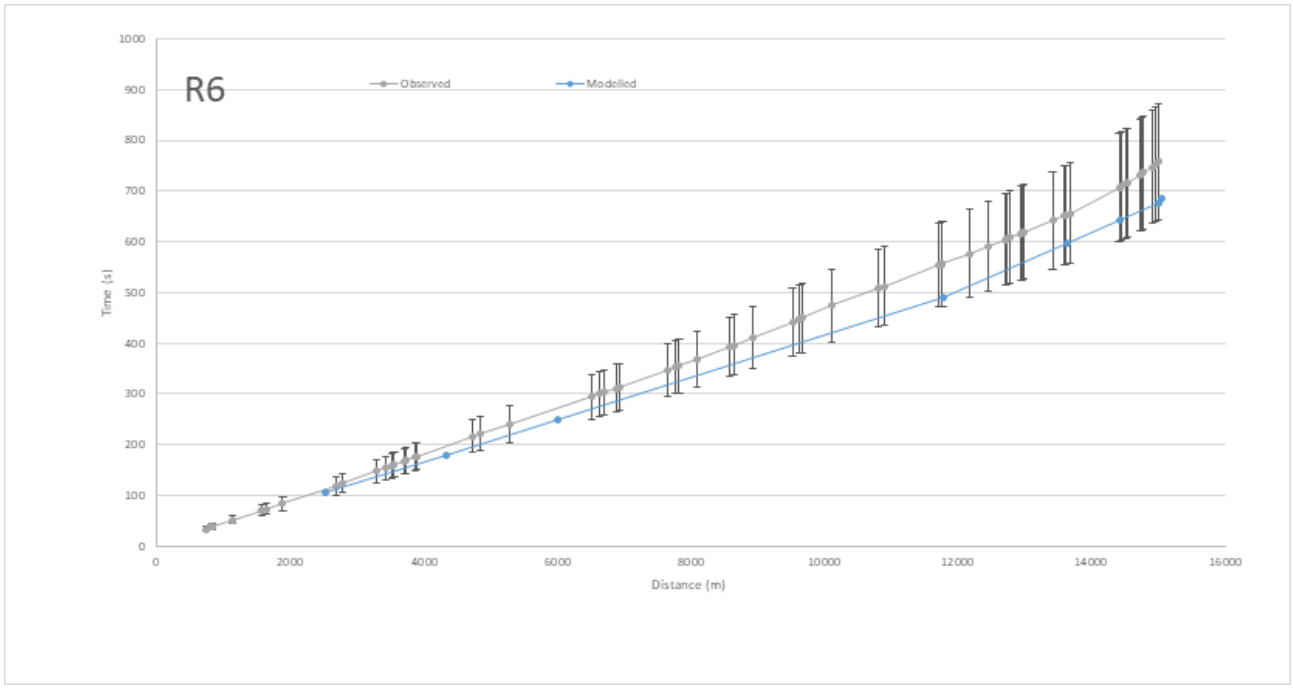


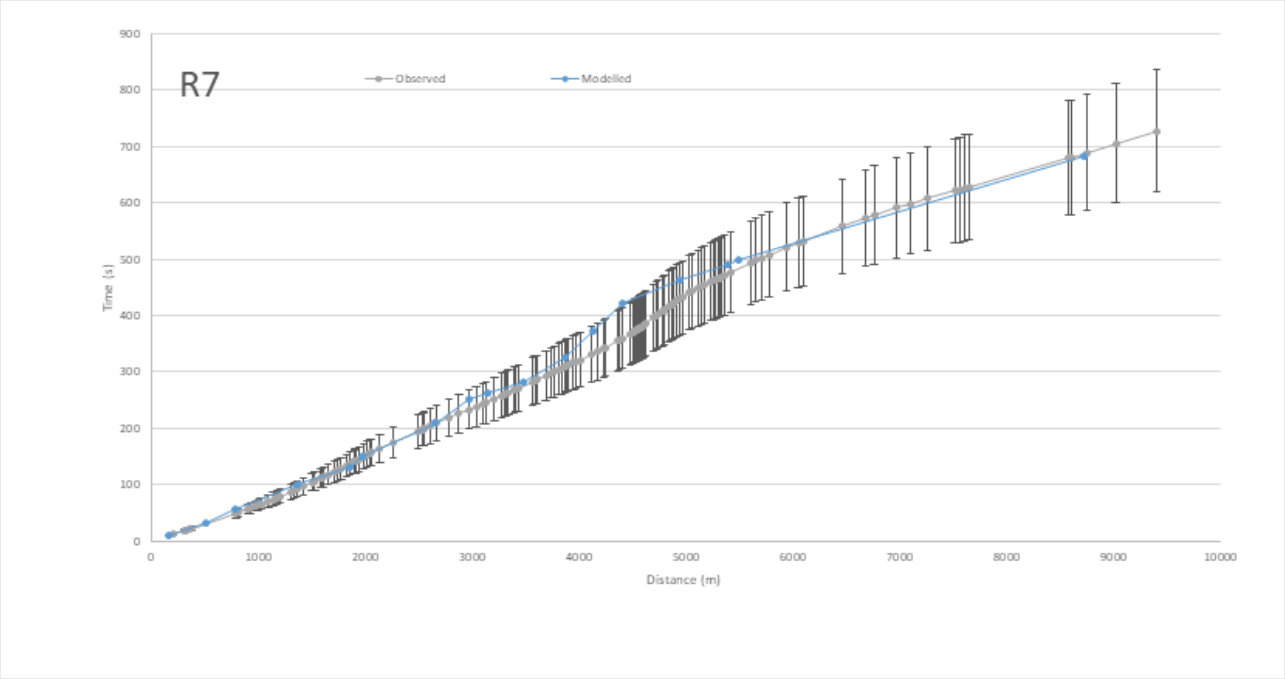


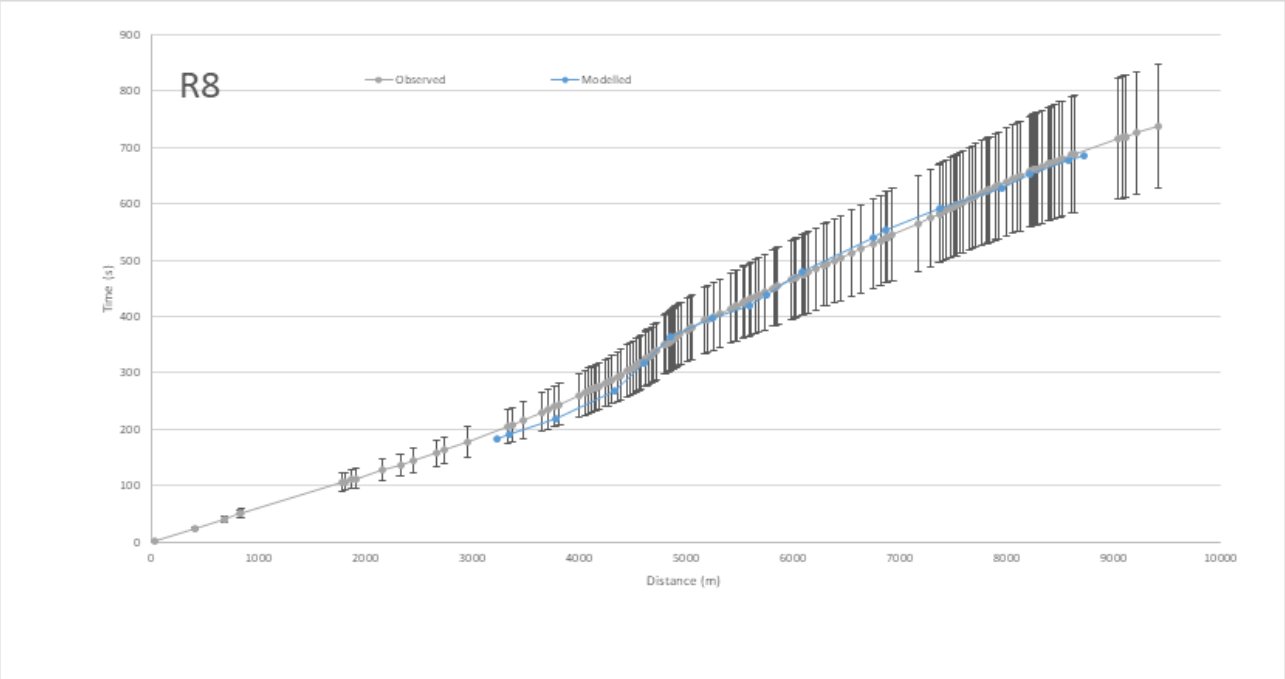

R3
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
1000
2000
3000
4000
5000
6000
7000
8000

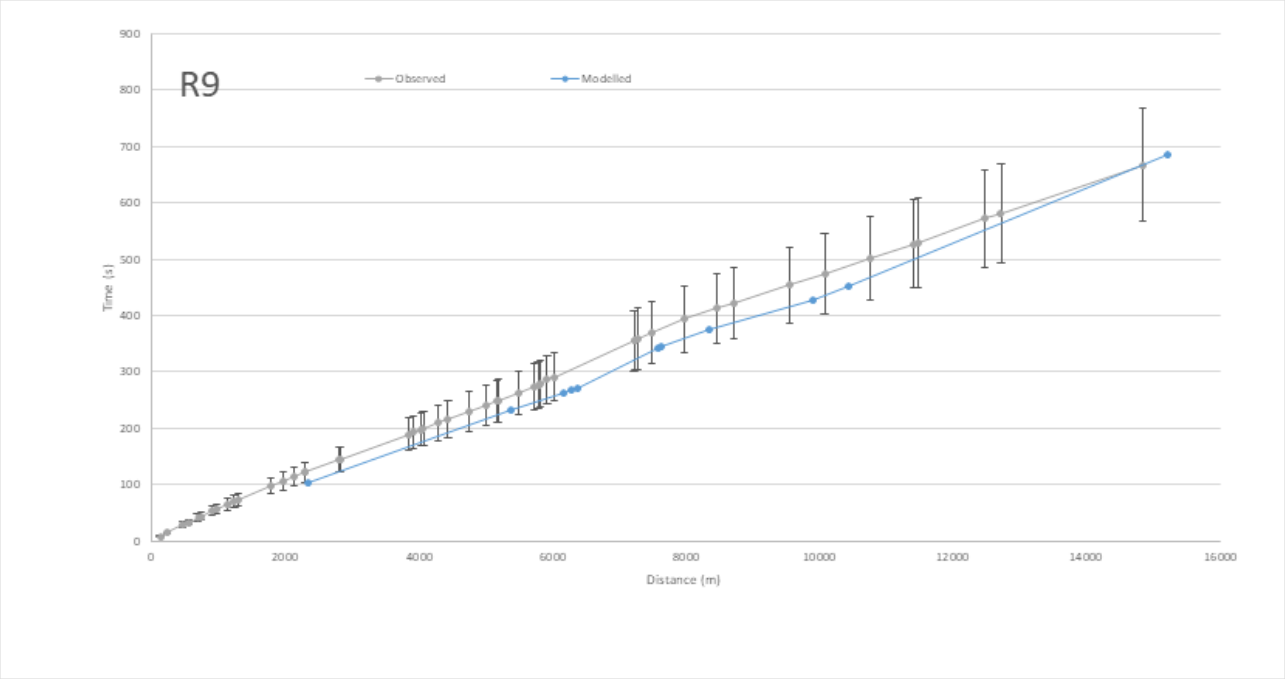

R4
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
1000
2000
3000
4000
5000
6000
7000
8000
9000

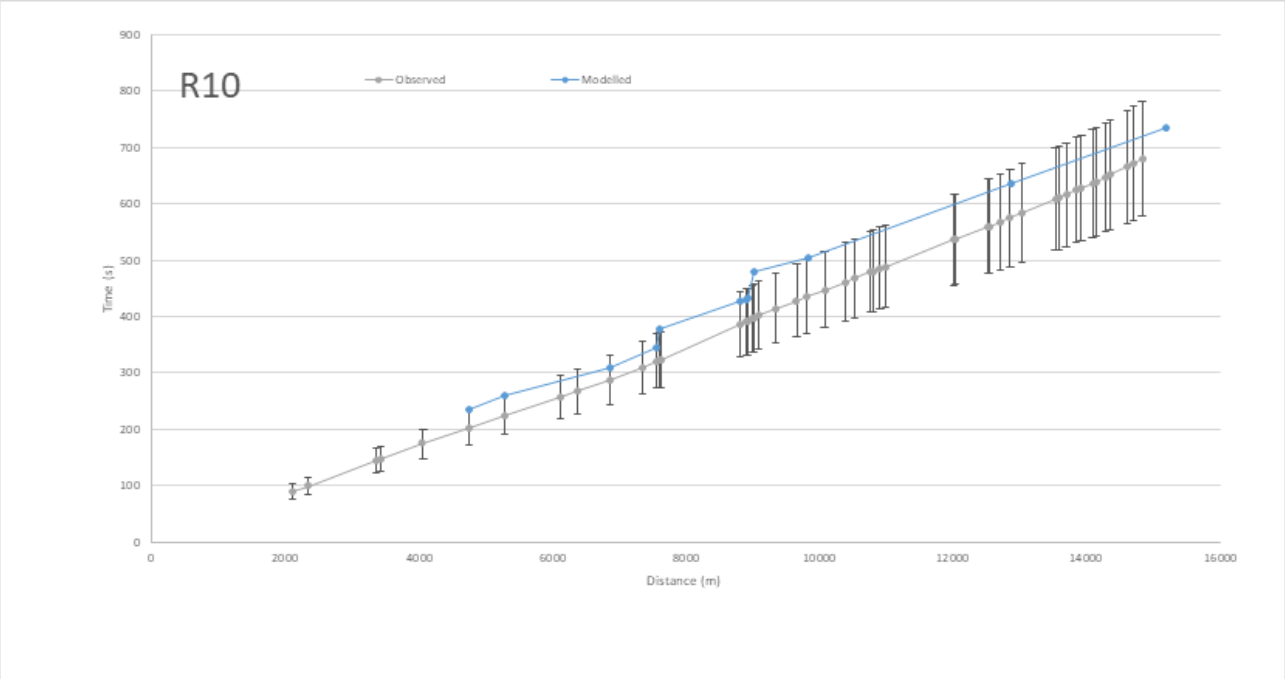

R5
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000

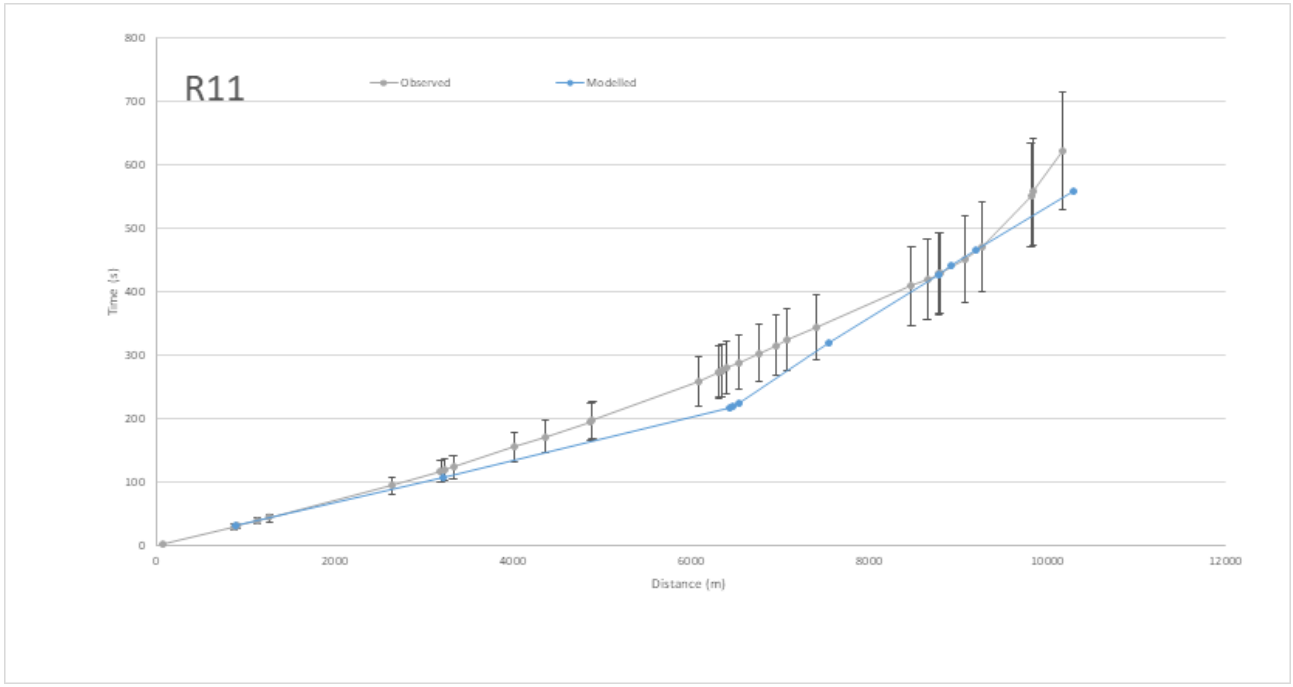

R6
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000

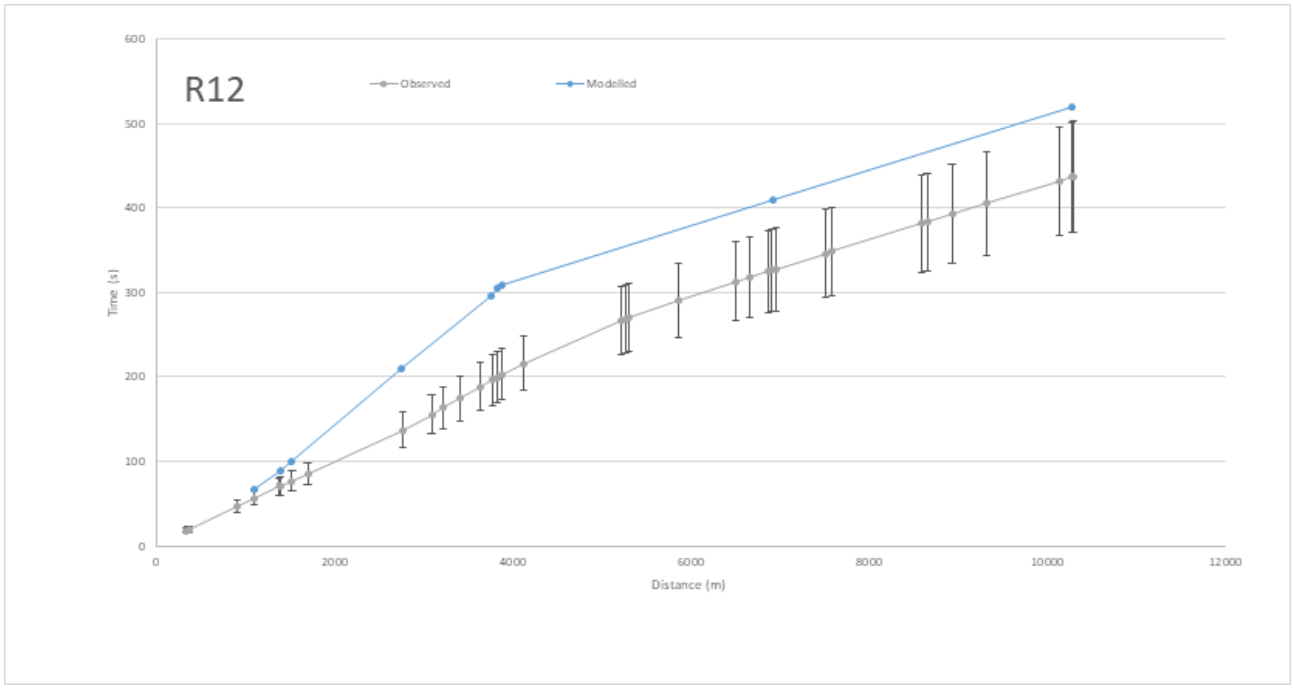

R7
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
3000
4000
5000
6000
7000
8000
9000
10000

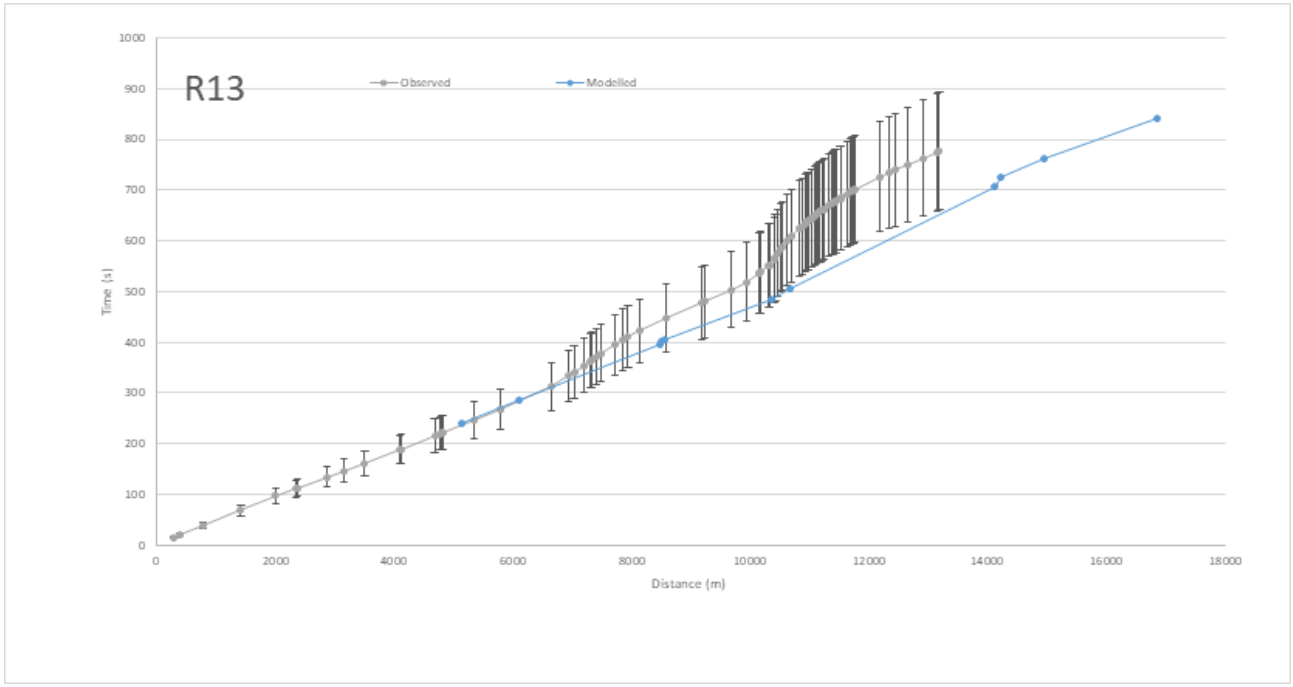

R8
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
3000
4000
5000
6000
7000
8000
9000
10000

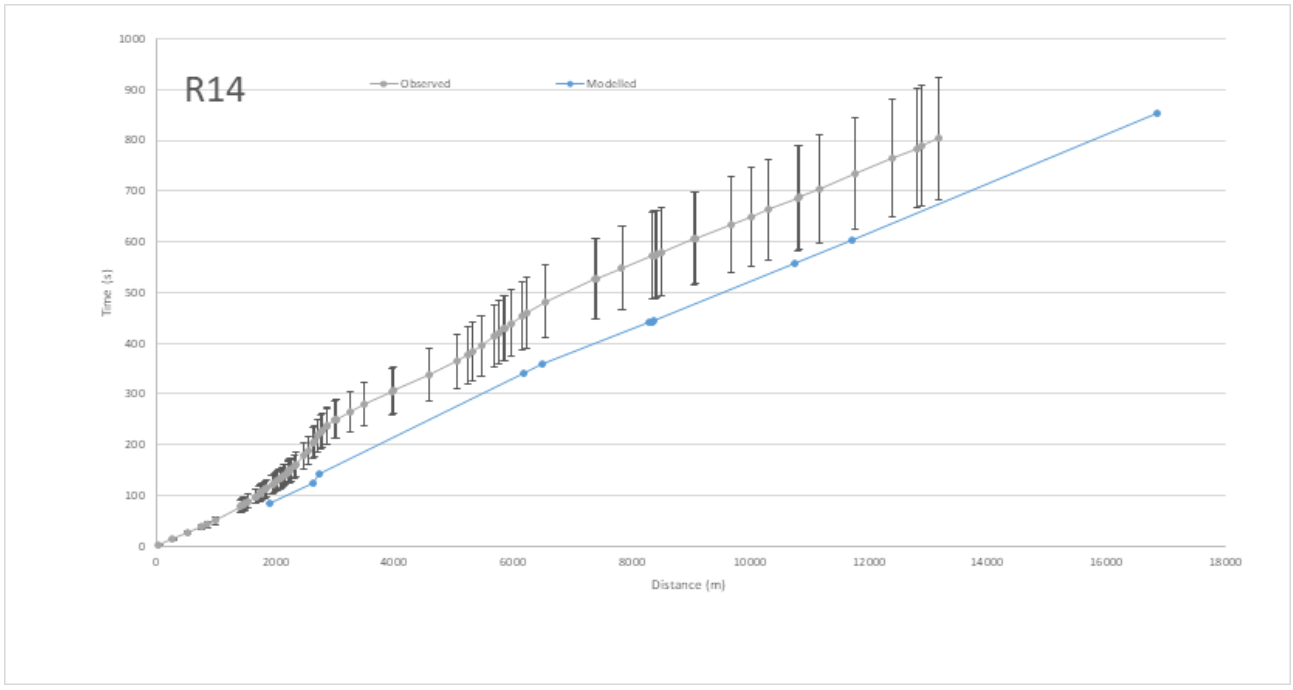

R9
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
2000
4000
6000
8000
10000
12000
14000
16000

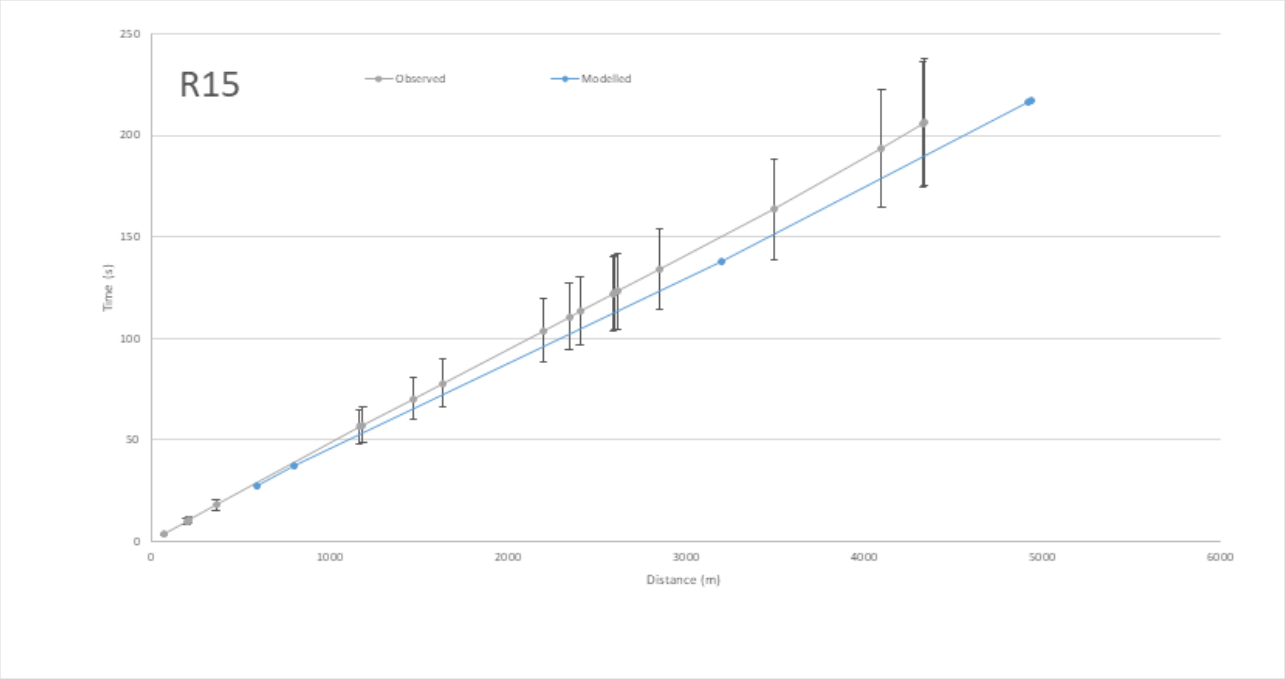

R10
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
2000
4000
6000
8000
10000
12000
14000
16000

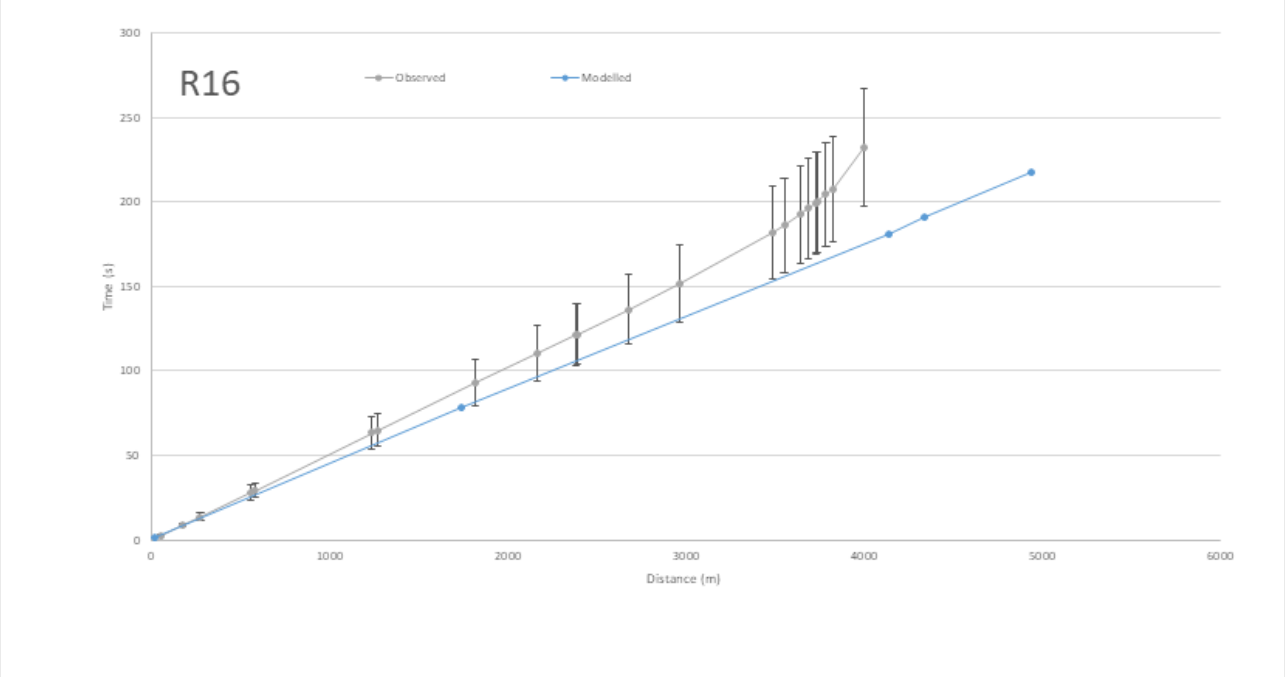

R11
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
0
2000
4000
6000
8000
10000
12000

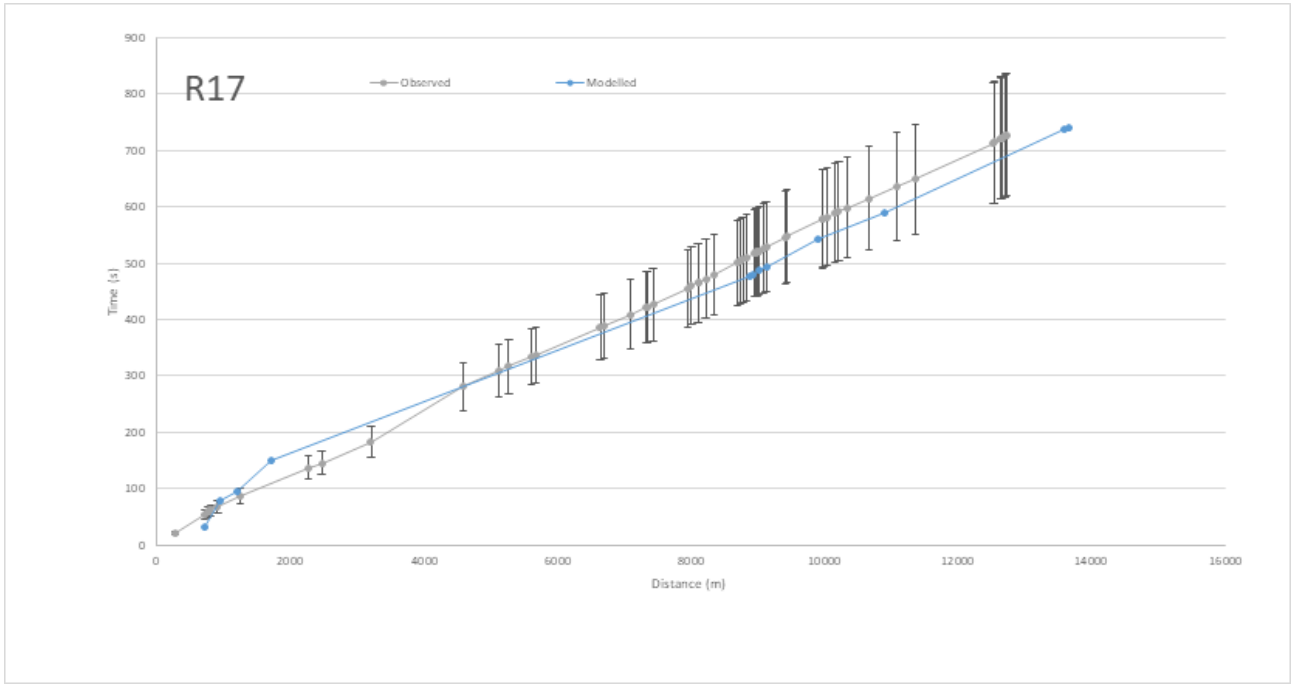

R12
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
0
2000
4000
6000
8000
10000
12000

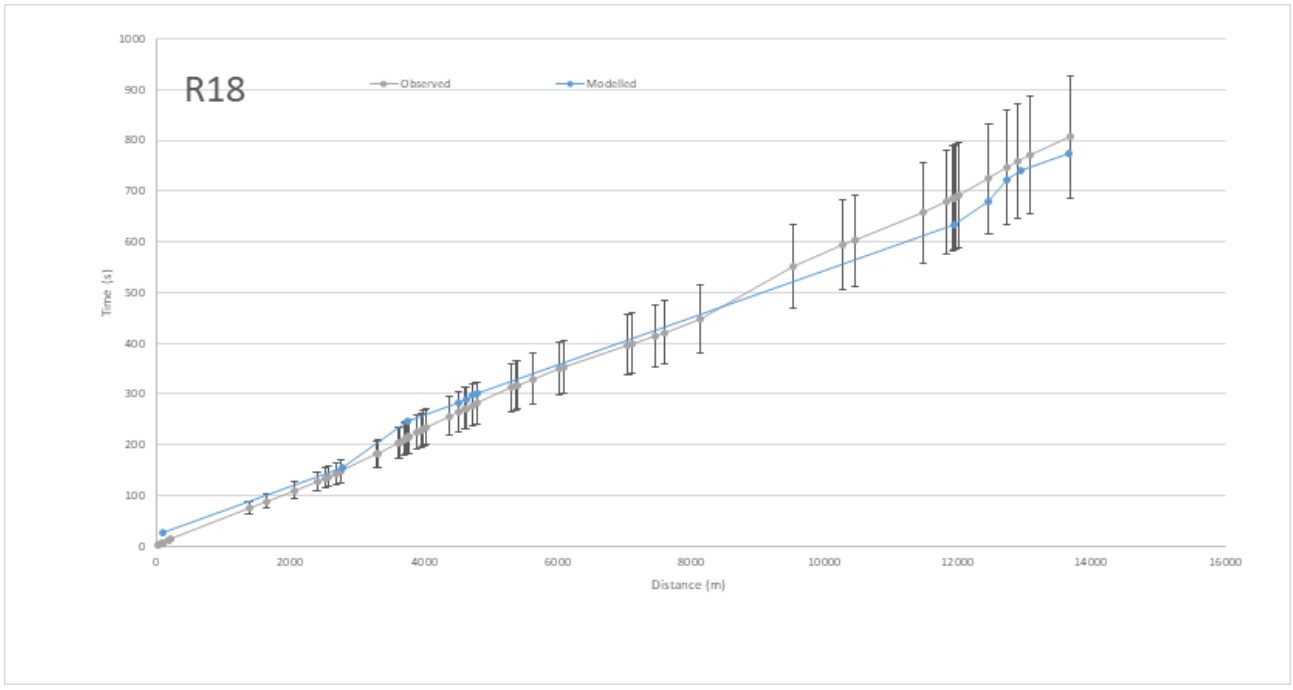

R13
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000
18000

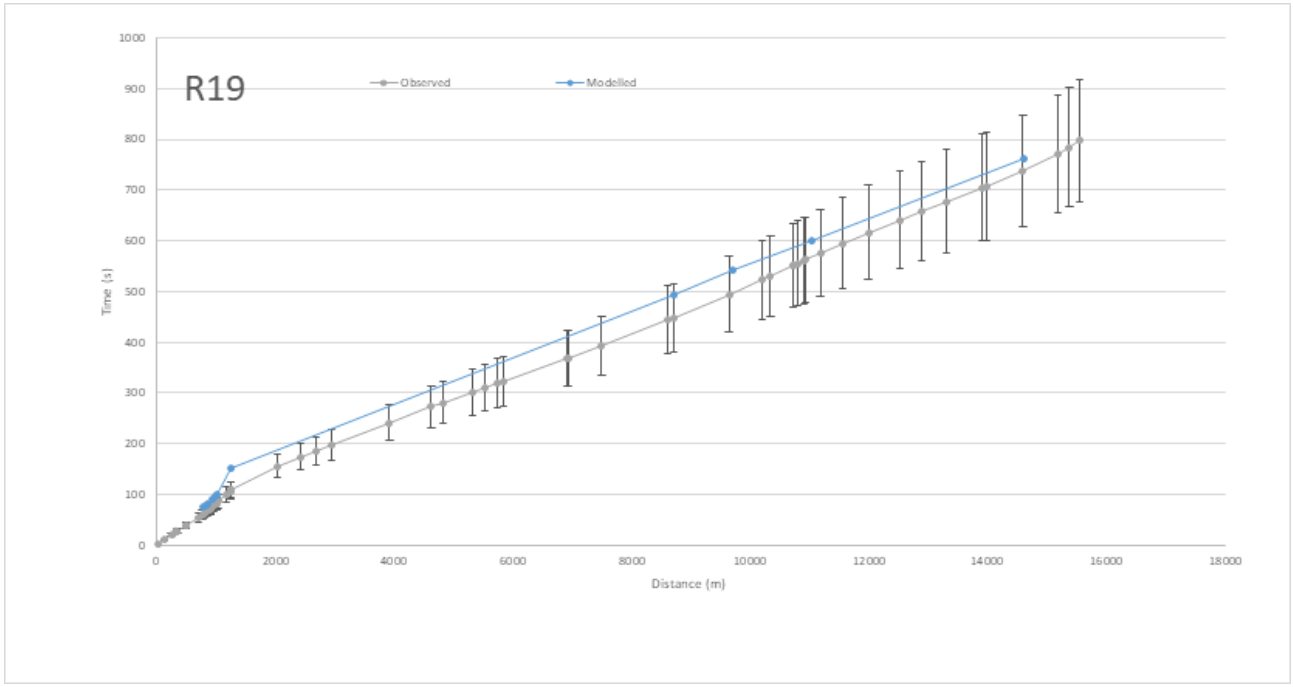

R14
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000
18000

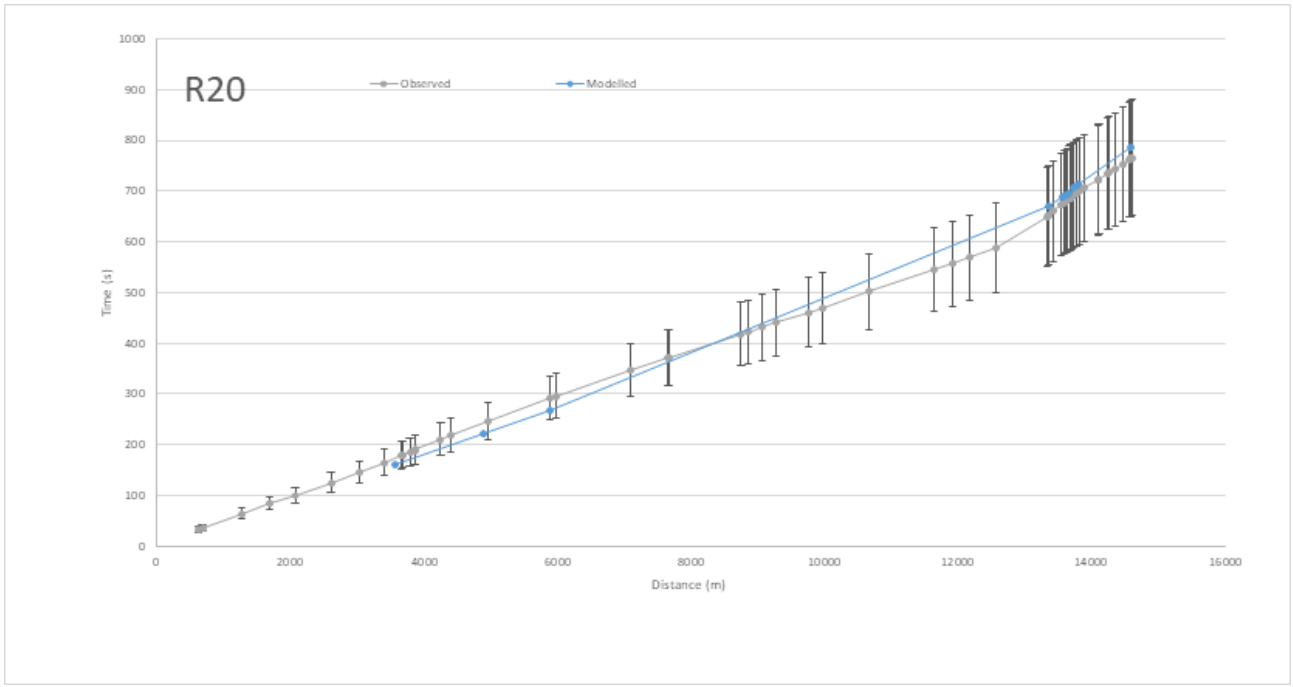

R15
Observed
Modelled
Time (s)
Distance (m)
0
50
100
150
200
250
1000
2000
3000
4000
5000
6000

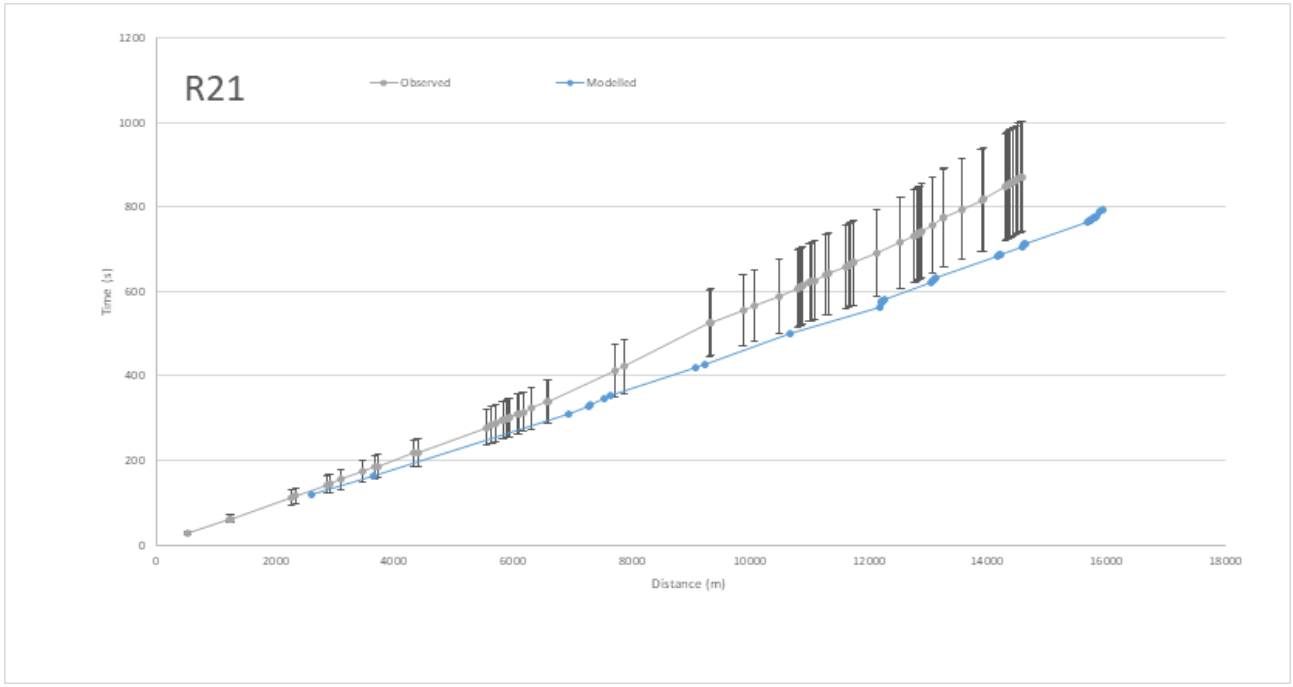

R16
Observed
Modelled
Time (s)
Distance (m)
0
50
100
150
200
250
300
1000
2000
3000
4000
5000
6000

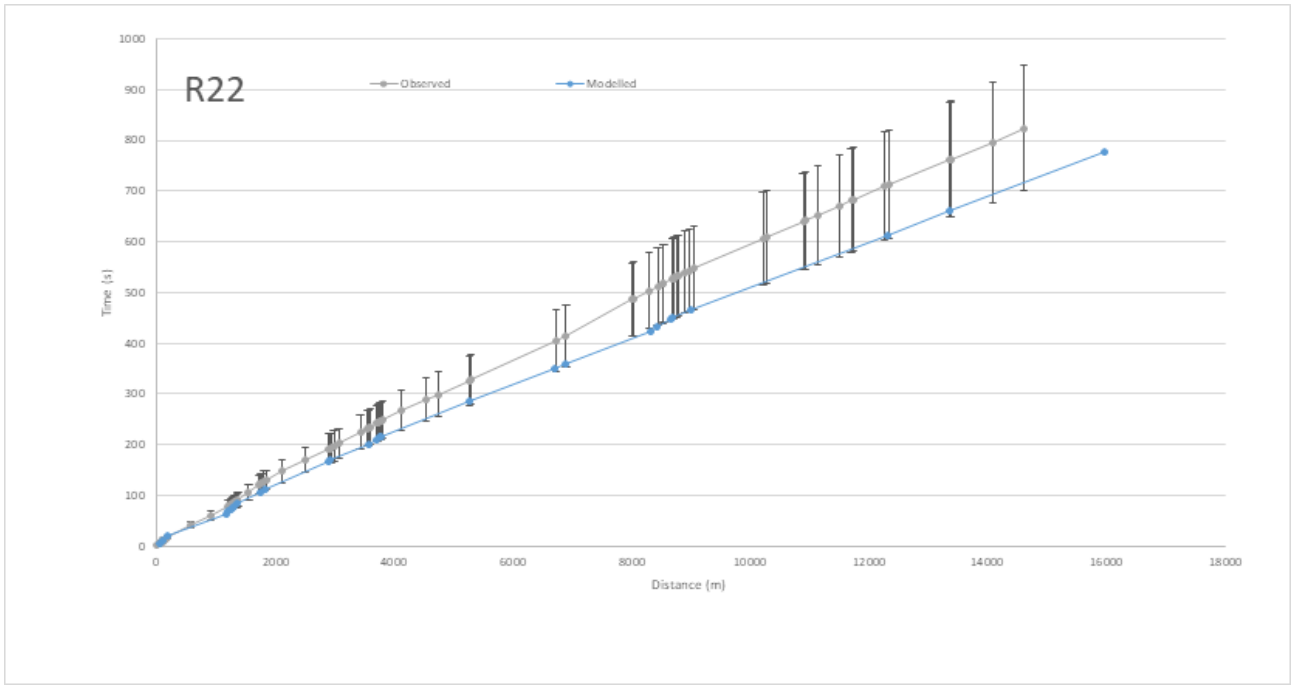

R17
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
2000
4000
6000
8000
10000
12000
14000
16000

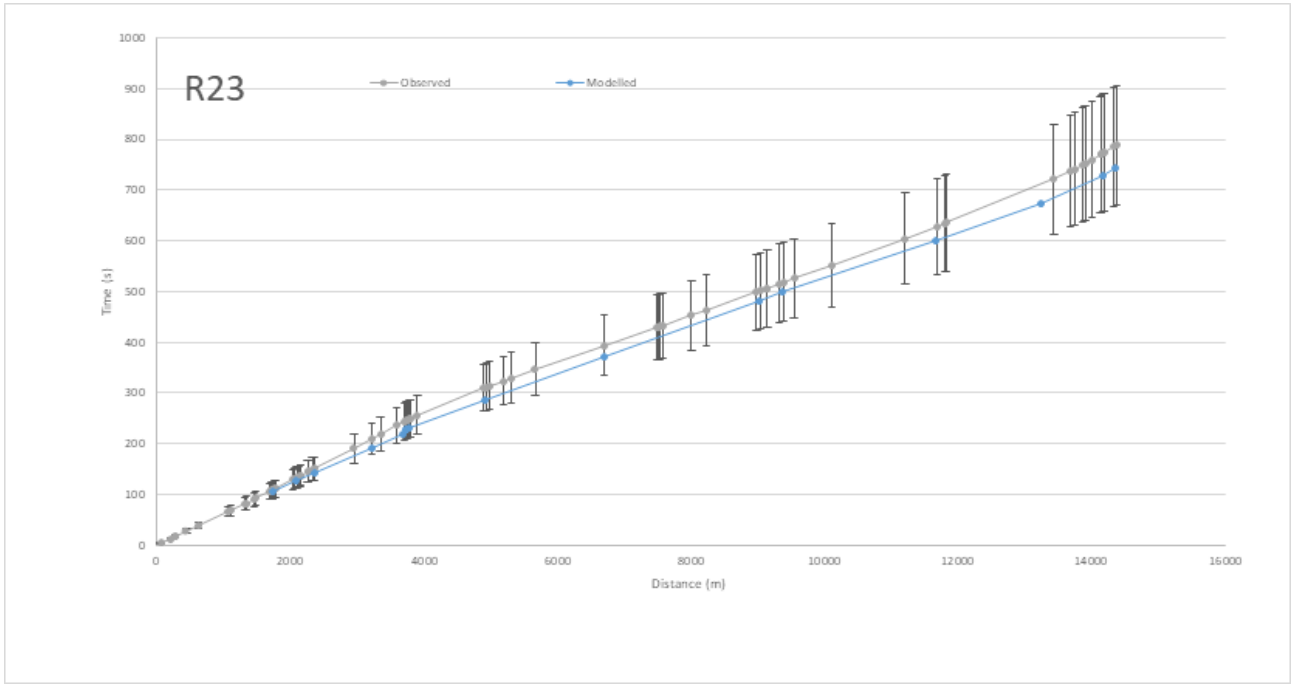

R18
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000

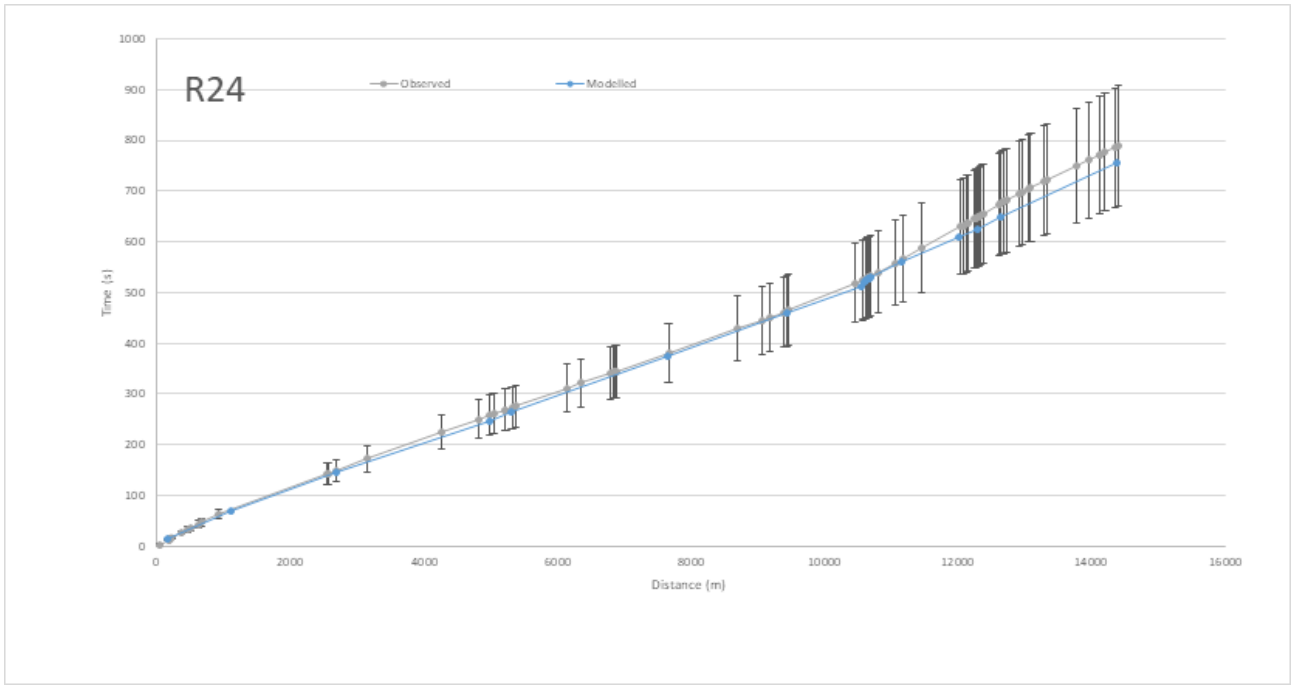

R19
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000
18000

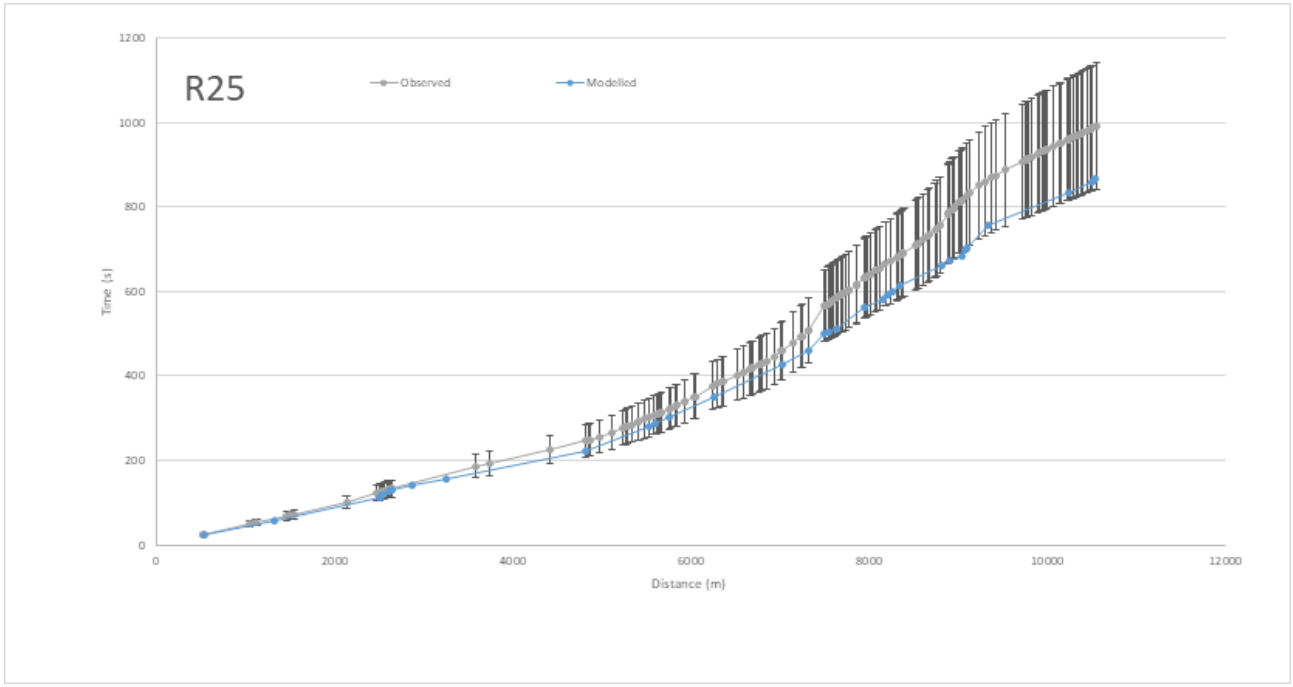

R20
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000

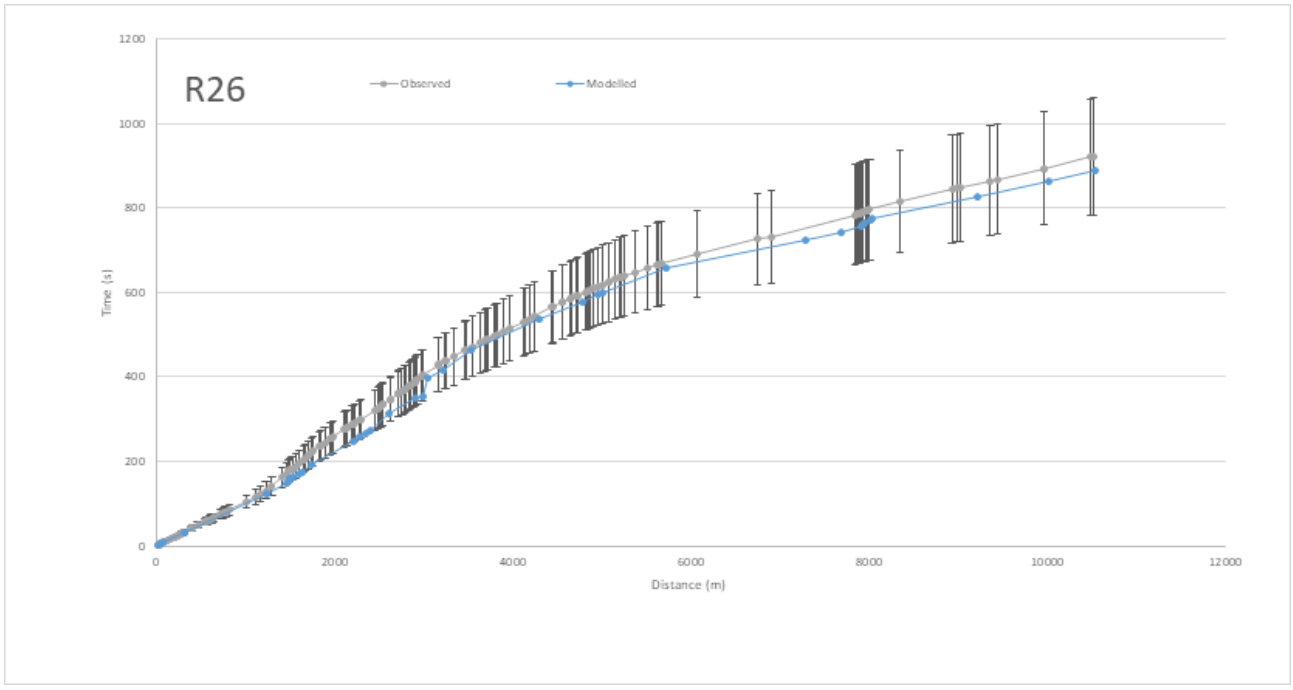

R21
Observed
Modelled
Time (s)
Distance (m)
0
200
400
600
800
1000
1200
2000
4000
6000
8000
10000
12000
14000
16000
18000

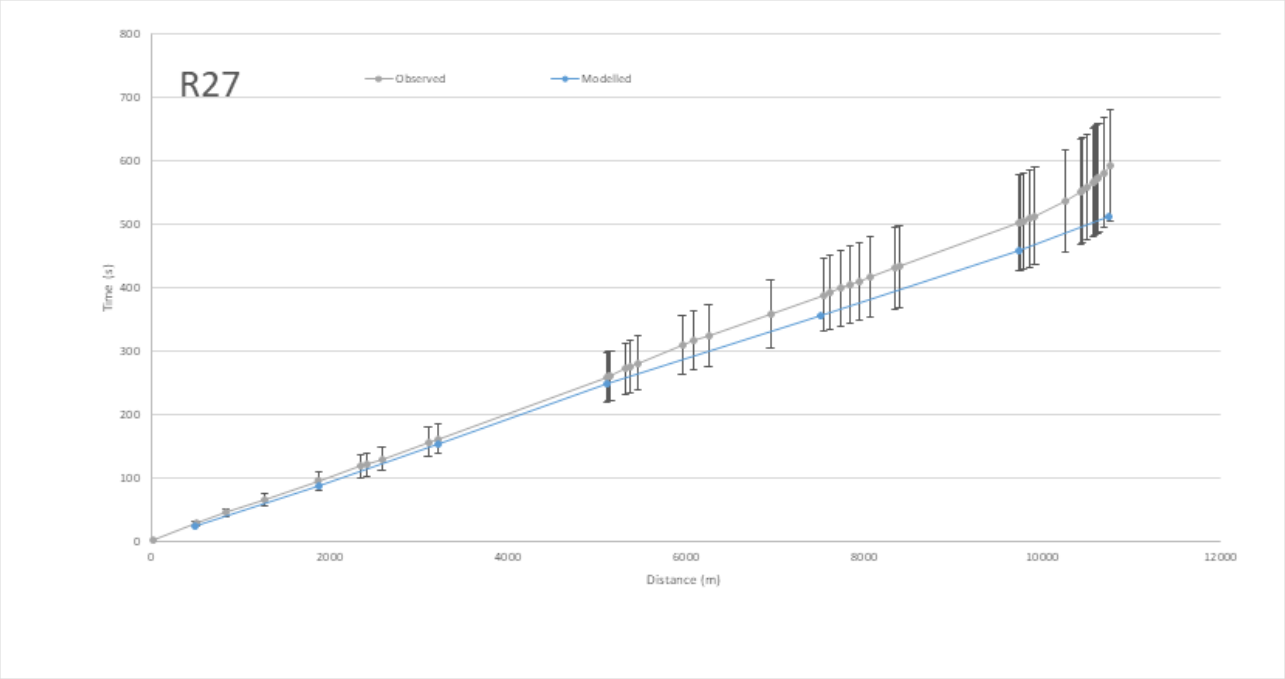

R22
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000
18000

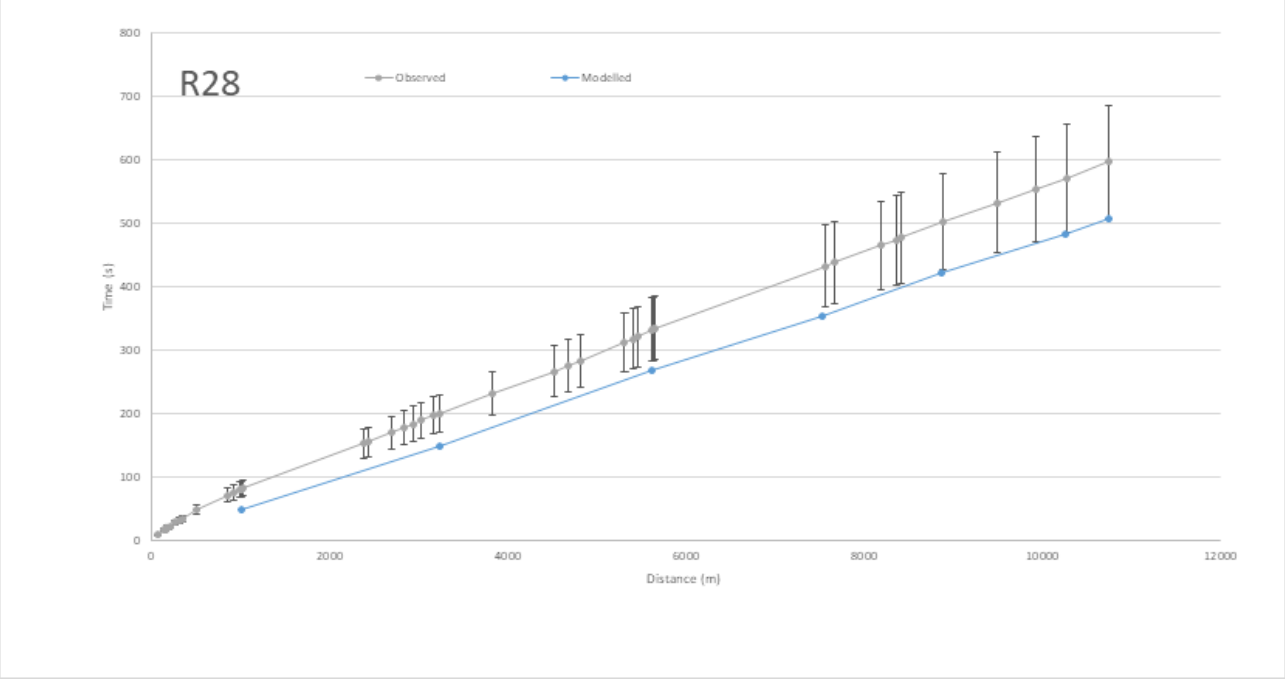

R23
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000

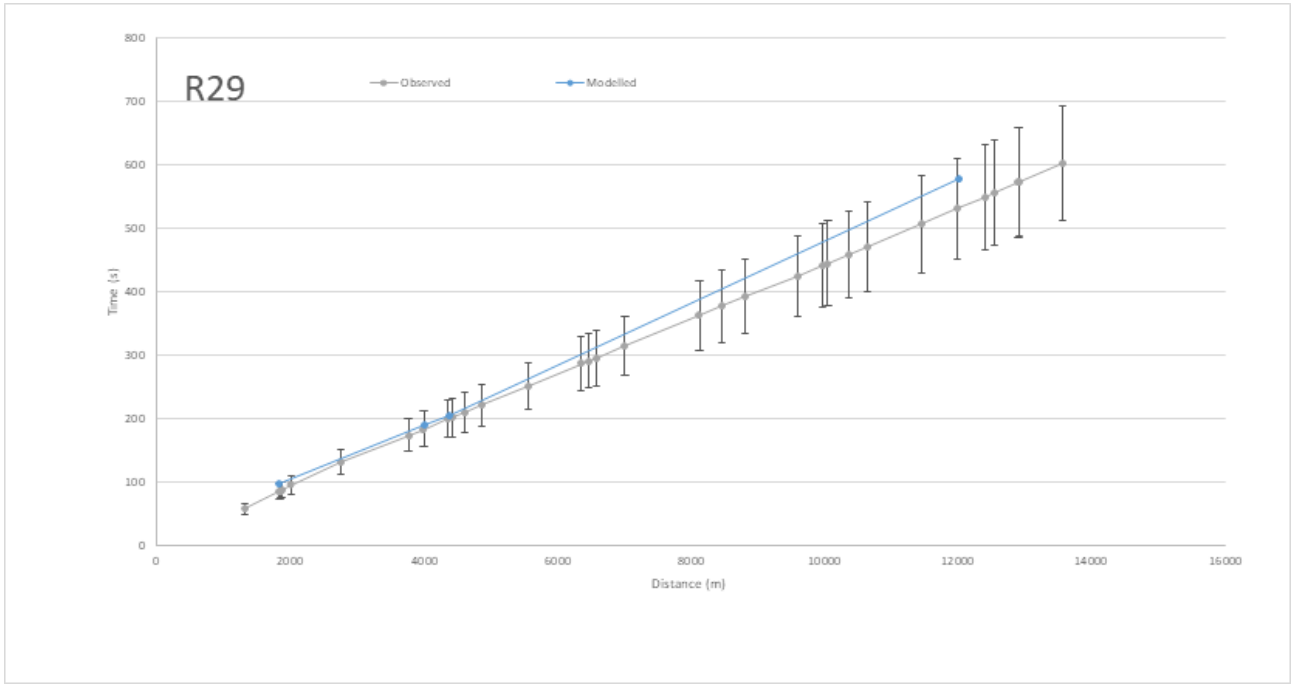

R24
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000

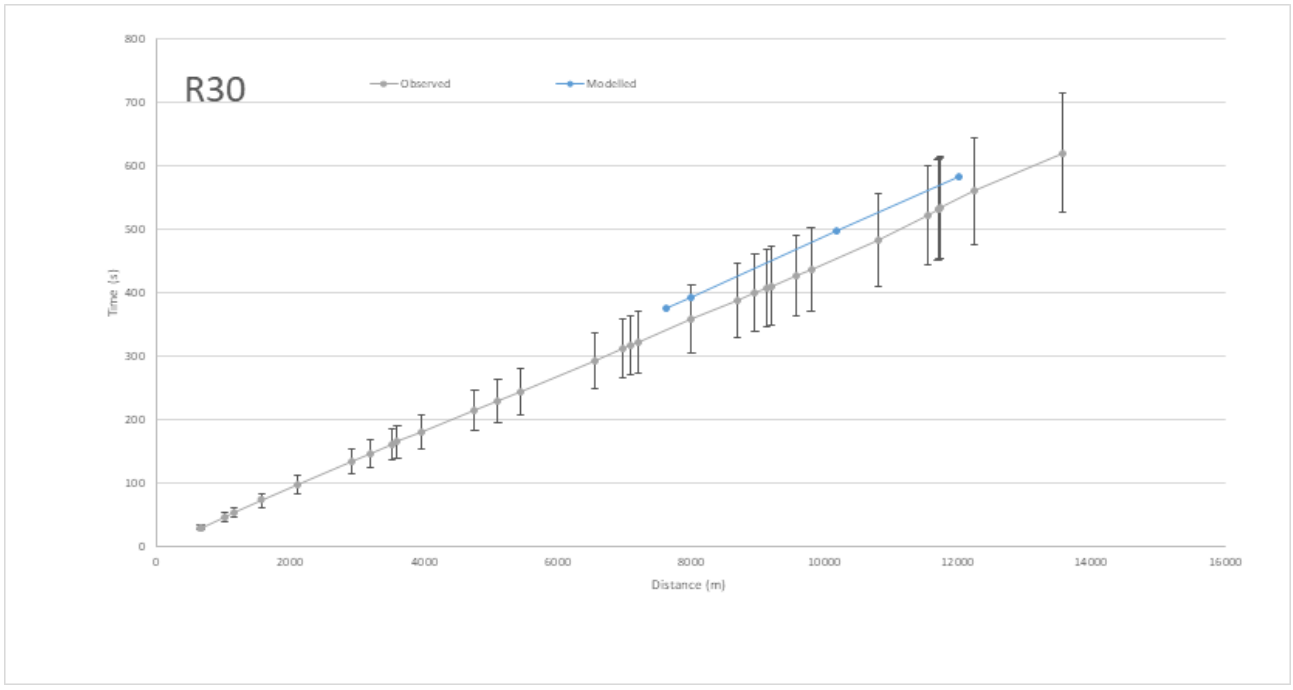

R25
Observed
Modelled
Time (s)
Distance (m)
0
200
400
600
800
1000
1200
2000
4000
6000
8000
10000
12000

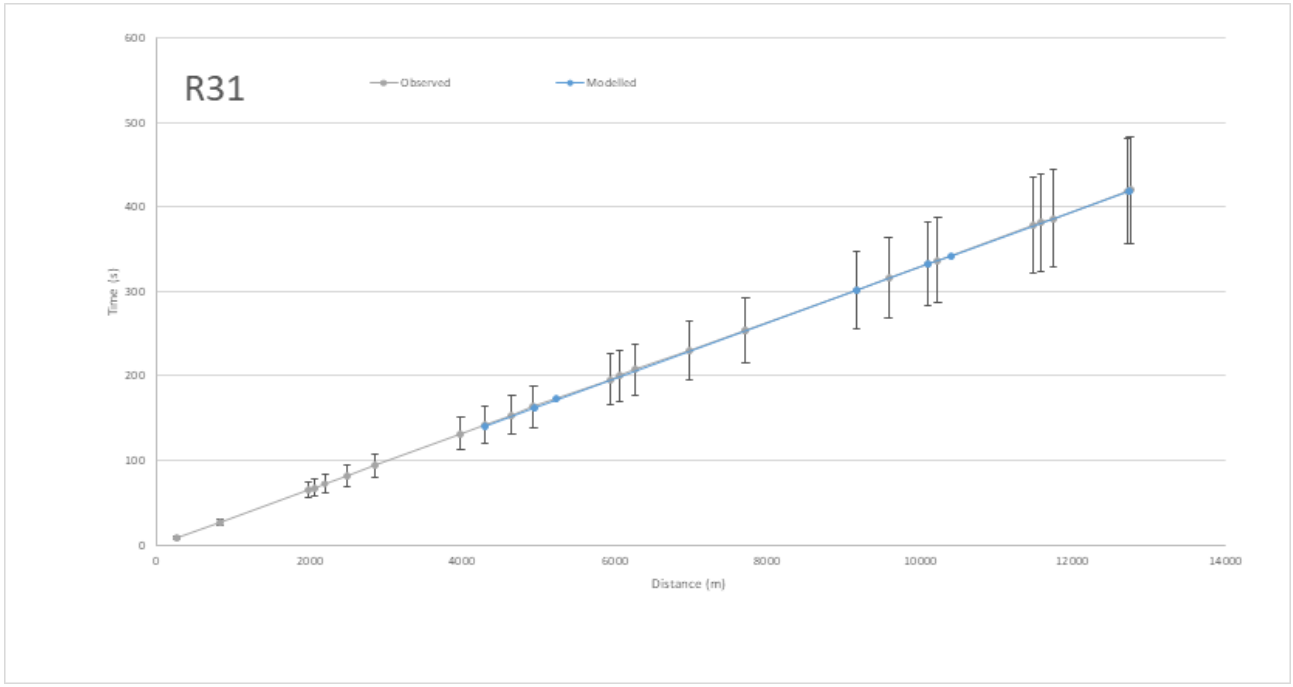

R26
Observed
Modelled
Time (s)
Distance (m)
0
200
400
600
800
1000
1200
2000
4000
6000
8000
10000
12000

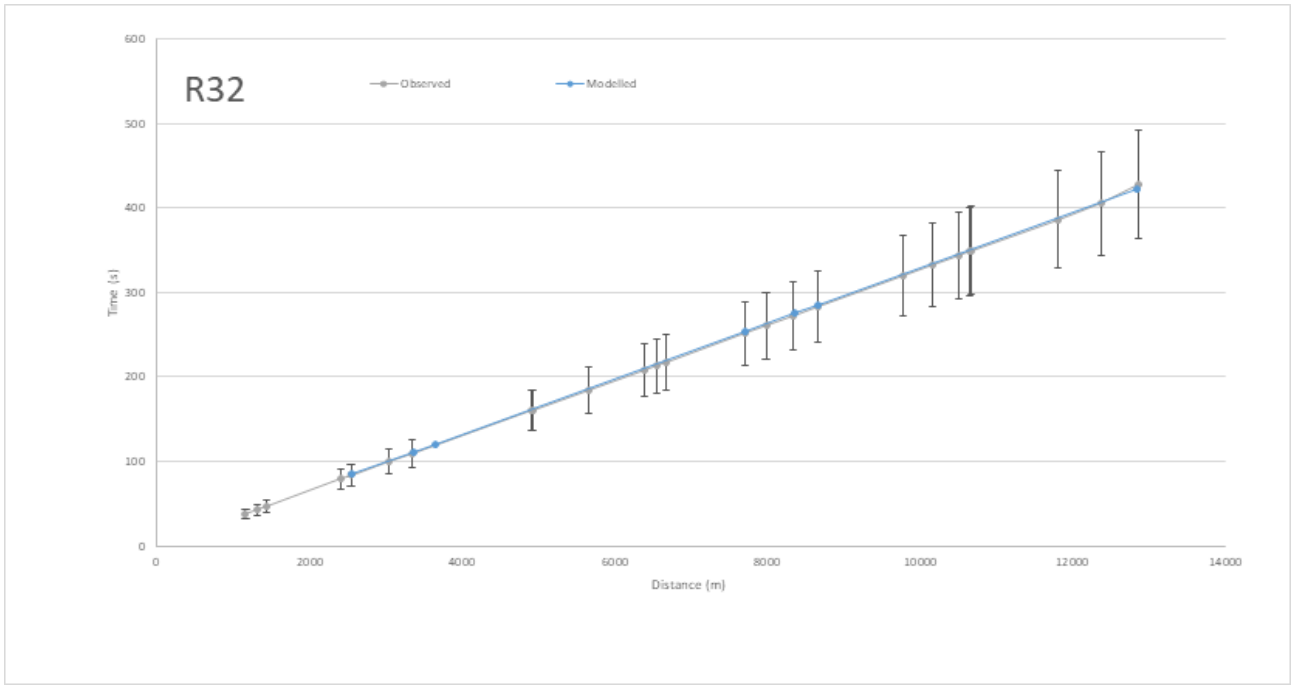

R27
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
2000
4000
6000
8000
10000
12000

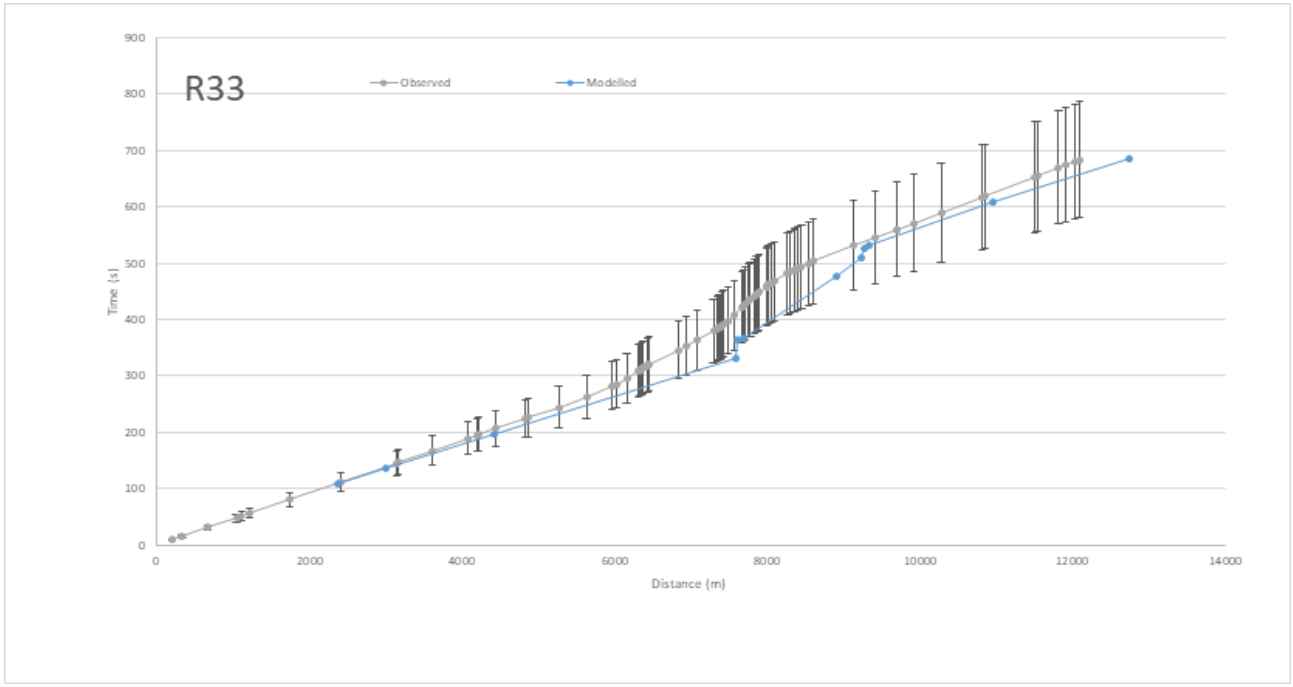

R28
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
2000
4000
6000
8000
10000
12000

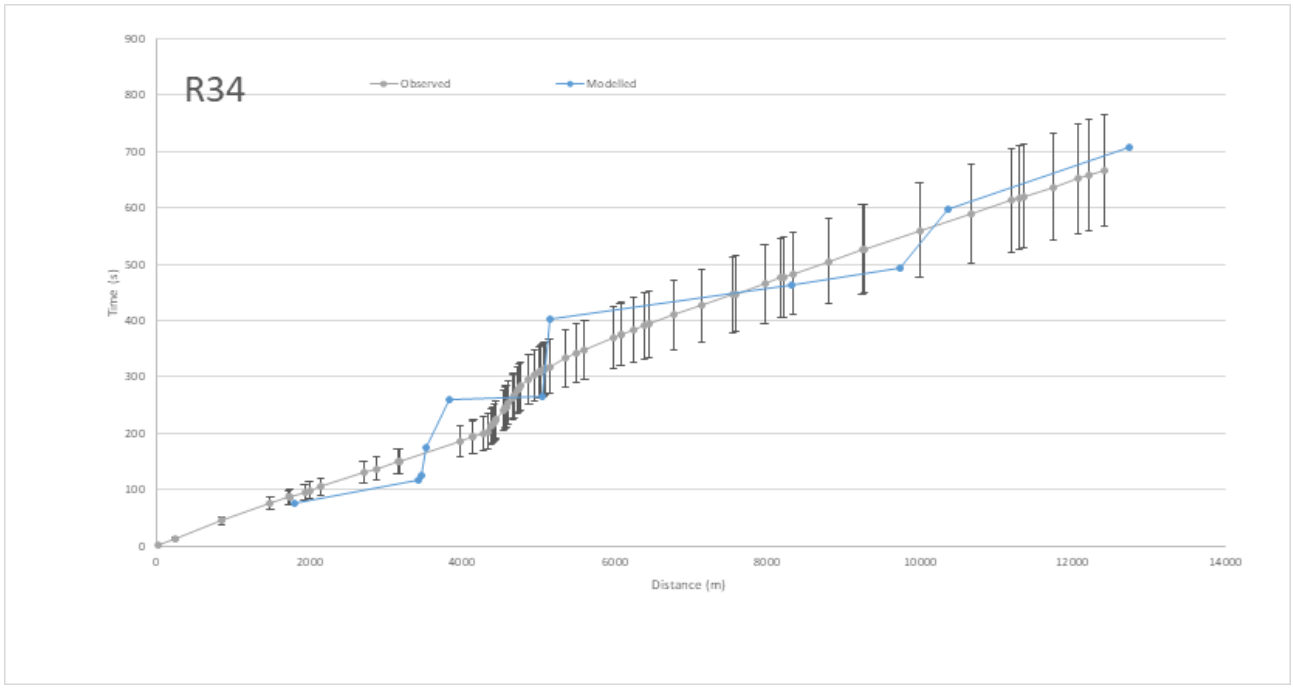

R29
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
2000
4000
6000
8000
10000
12000
14000
16000


R30
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
2000
4000
6000
8000
10000
12000
14000
16000

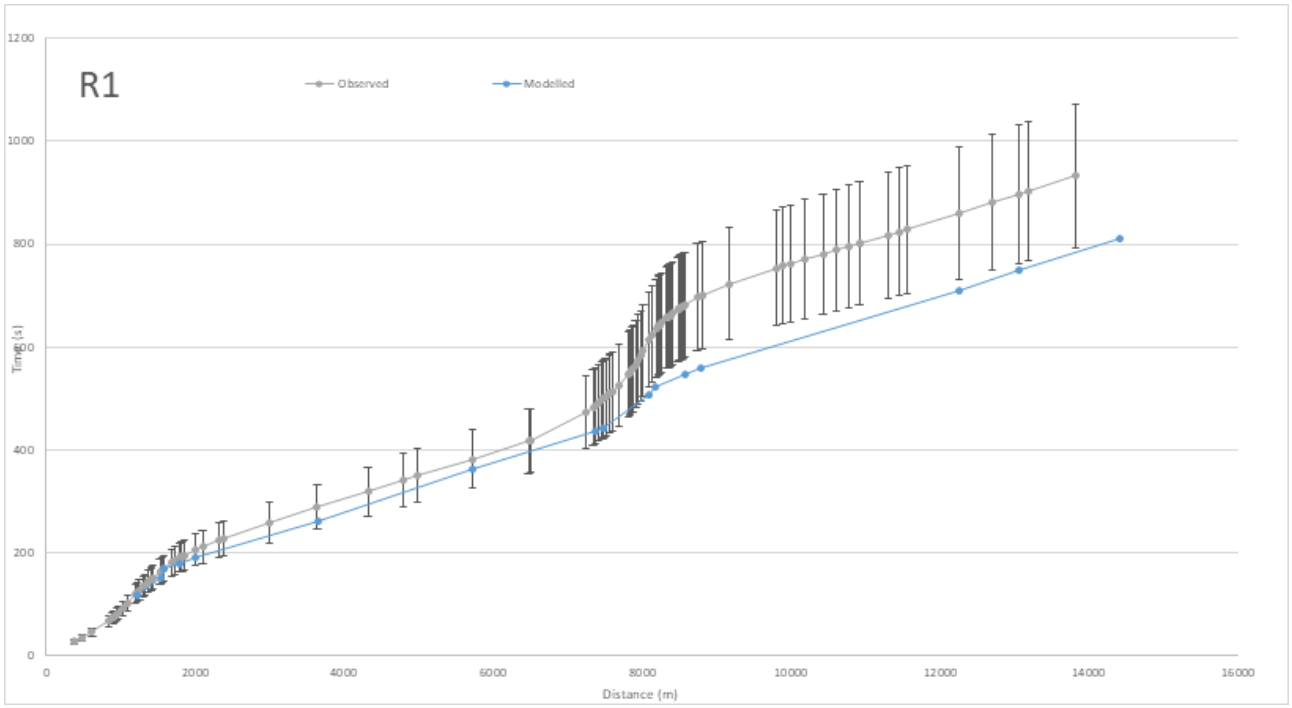

R31
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
2000
4000
6000
8000
10000
12000
14000

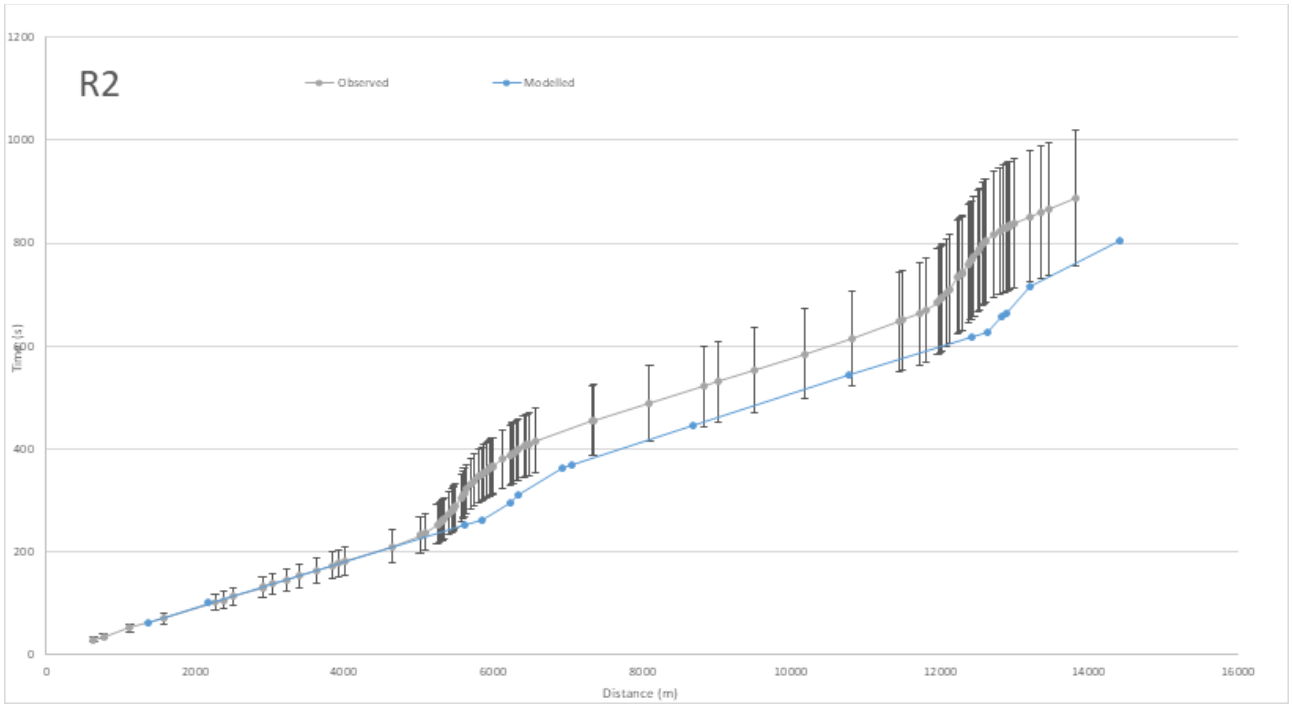

R32
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
2000
4000
6000
8000
10000
12000
14000

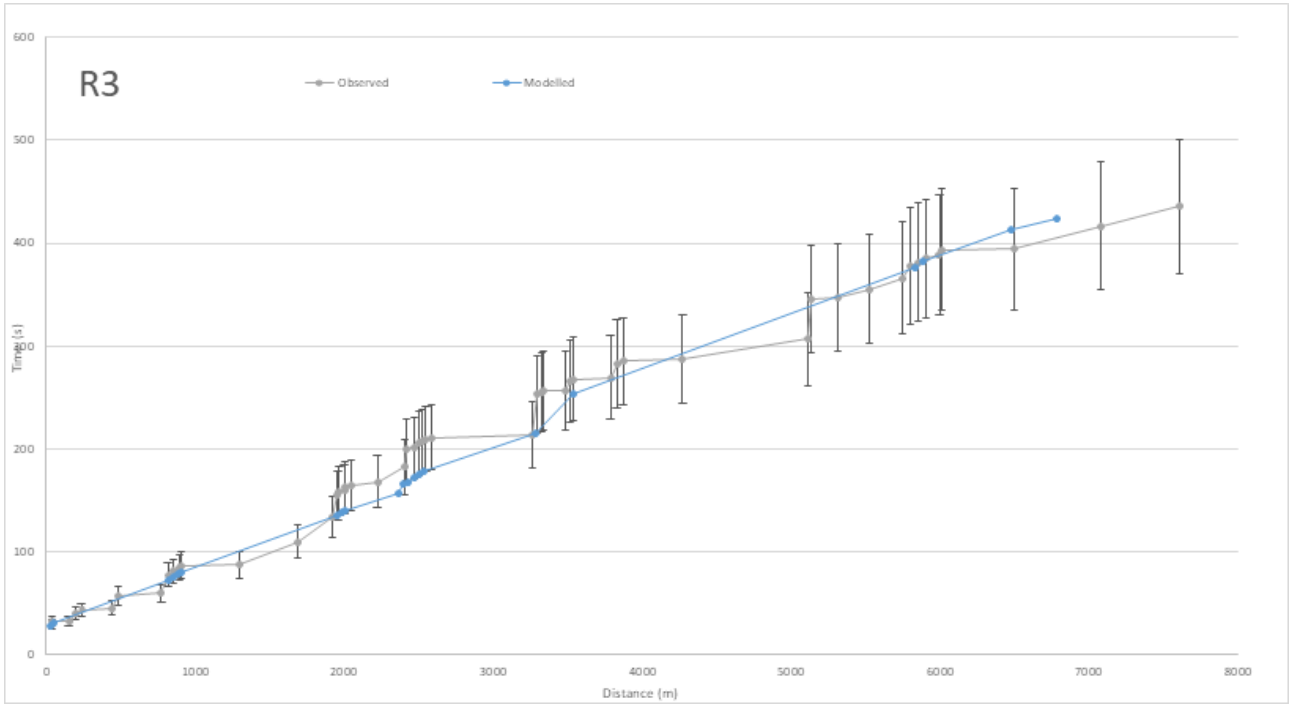

R33
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
2000
4000
6000
8000
10000
12000
14000

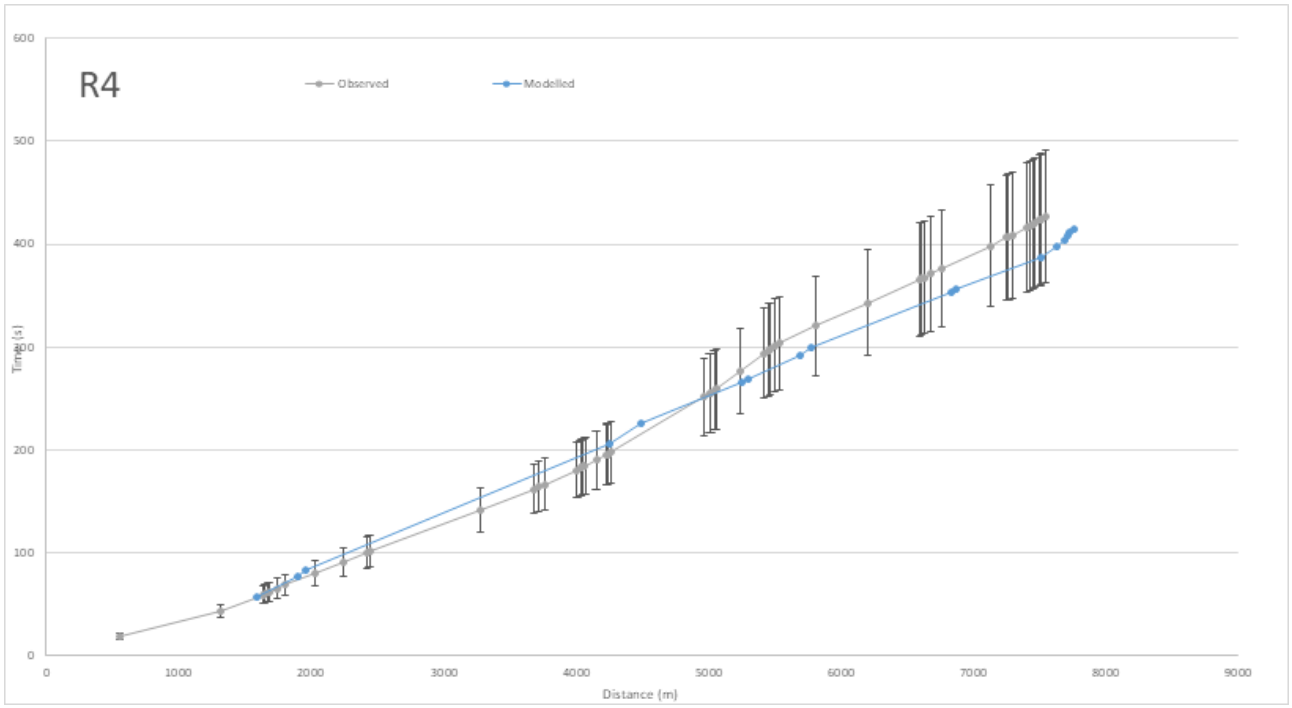

R34
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
2000
4000
6000
8000
10000
12000
14000

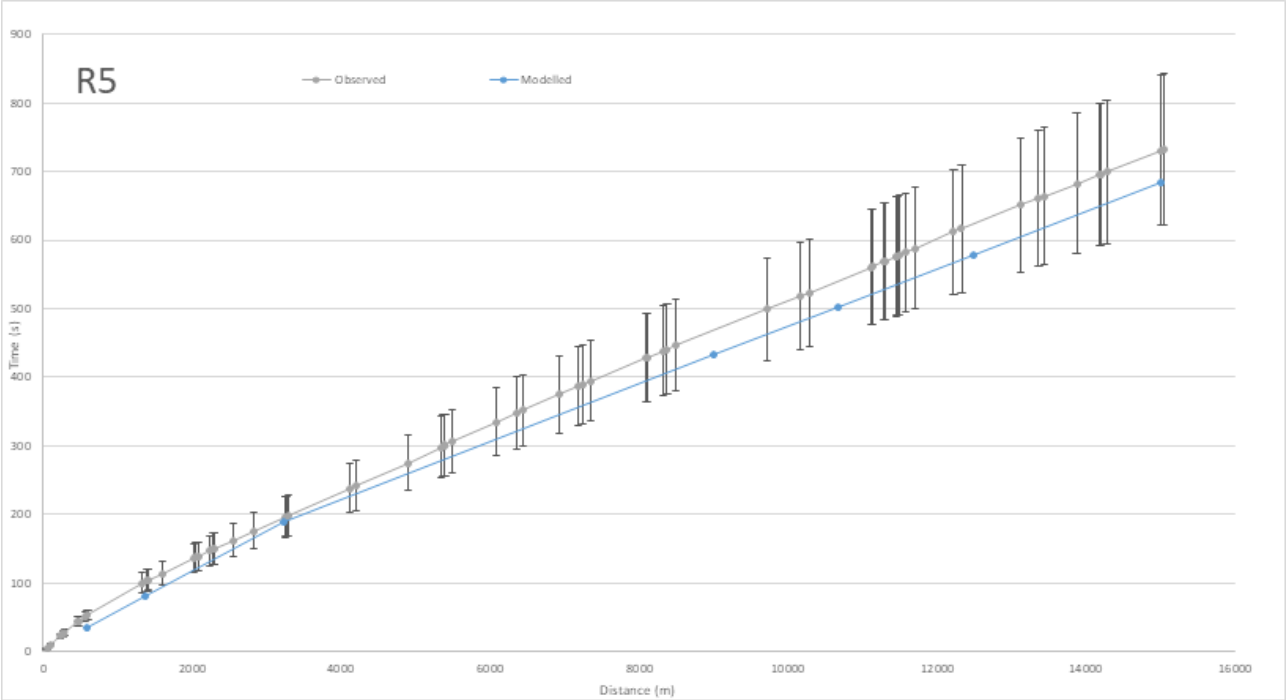
Peak PM Period

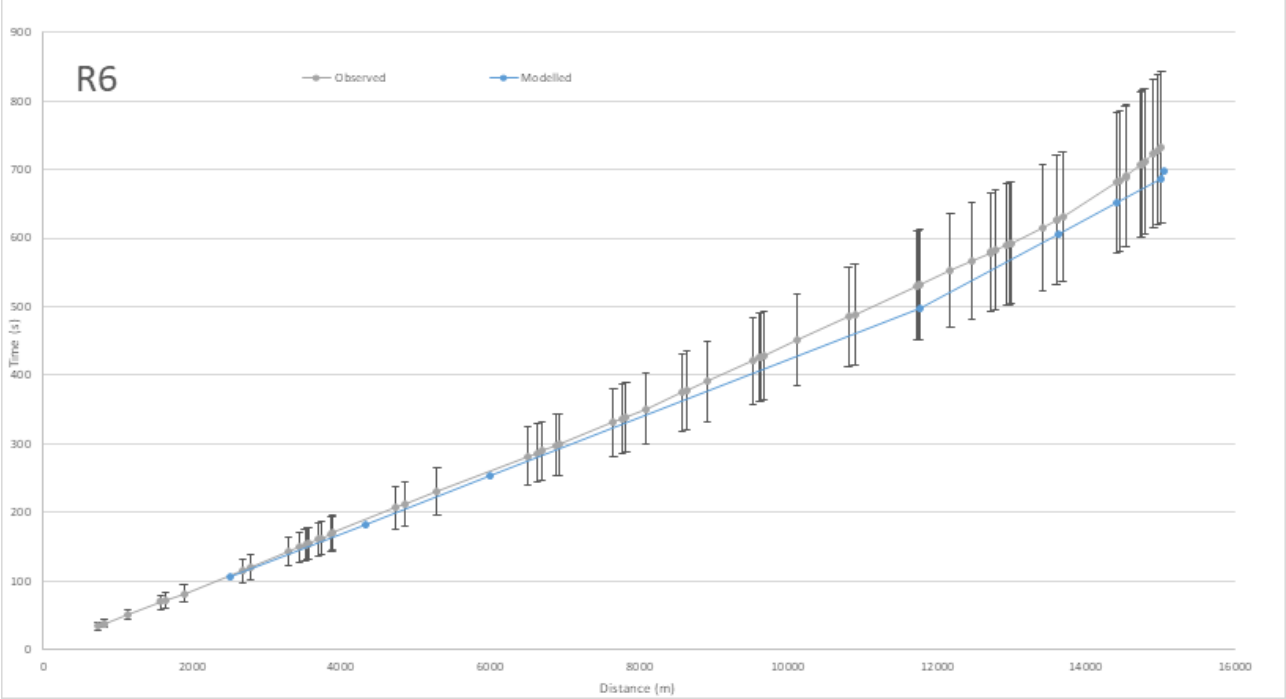


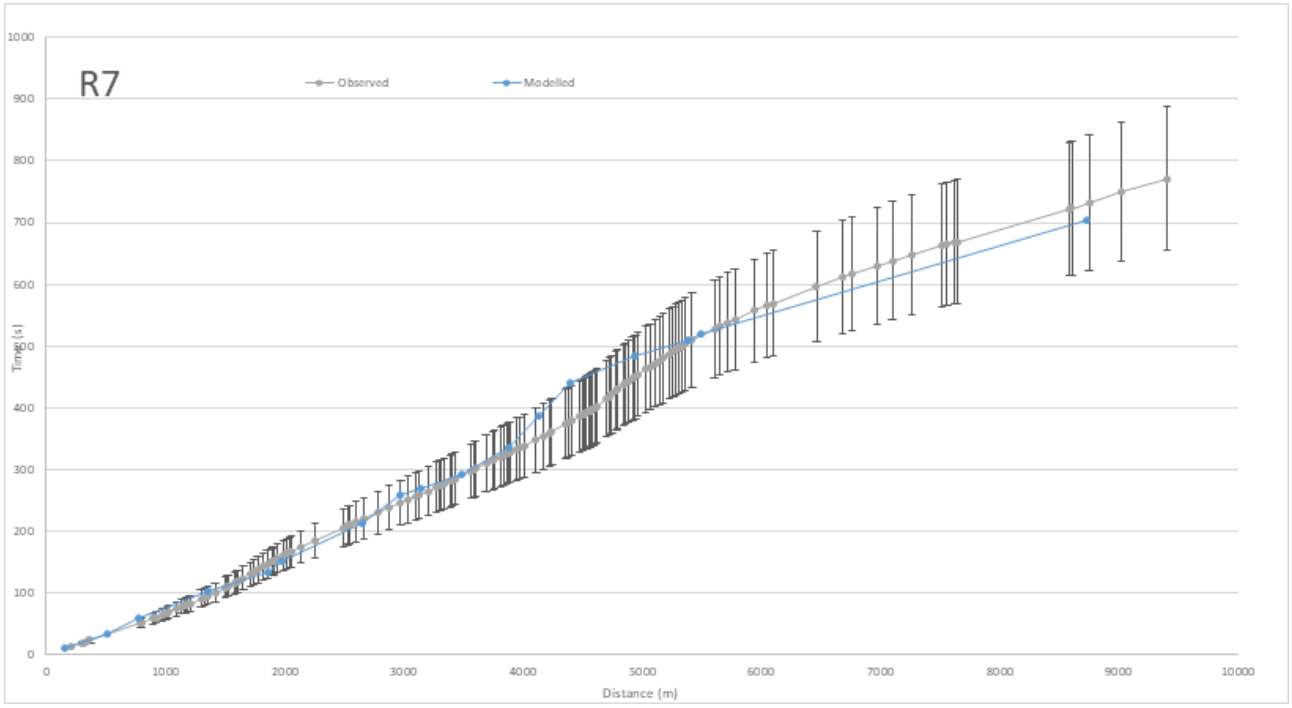


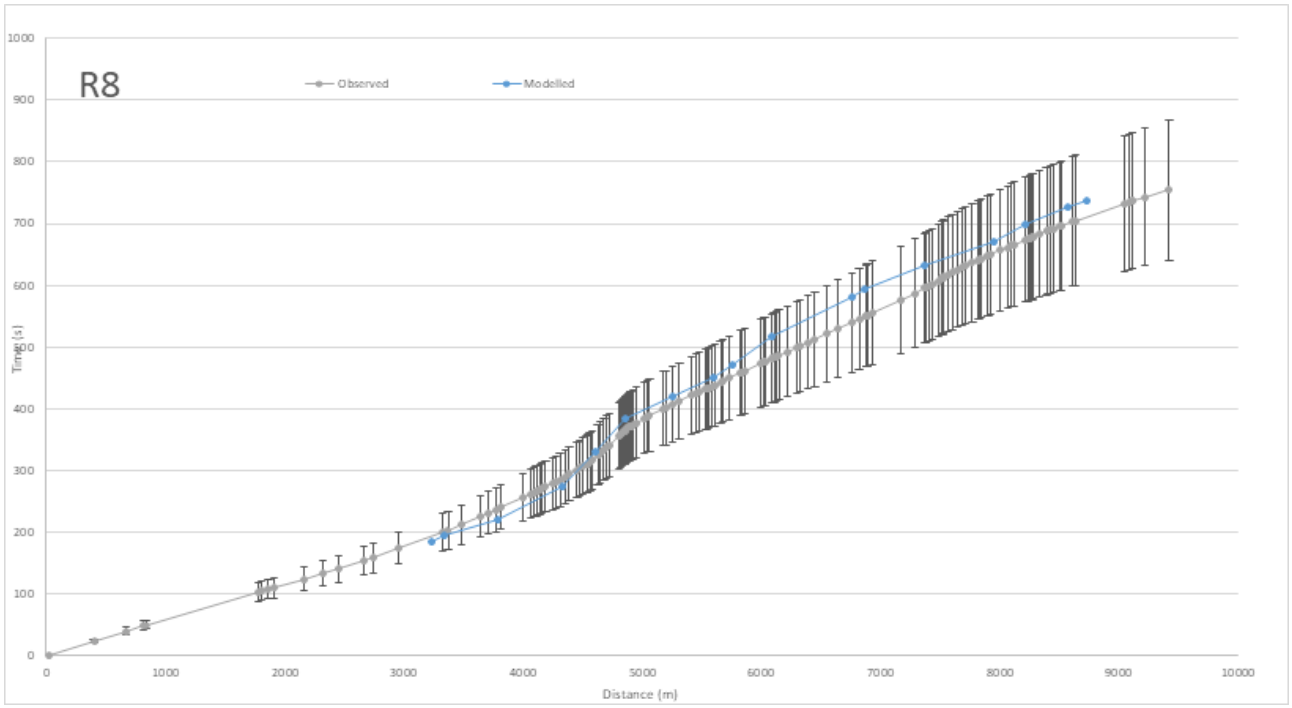

R3
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
0
1000
2000
3000
4000
5000
6000
7000
8000

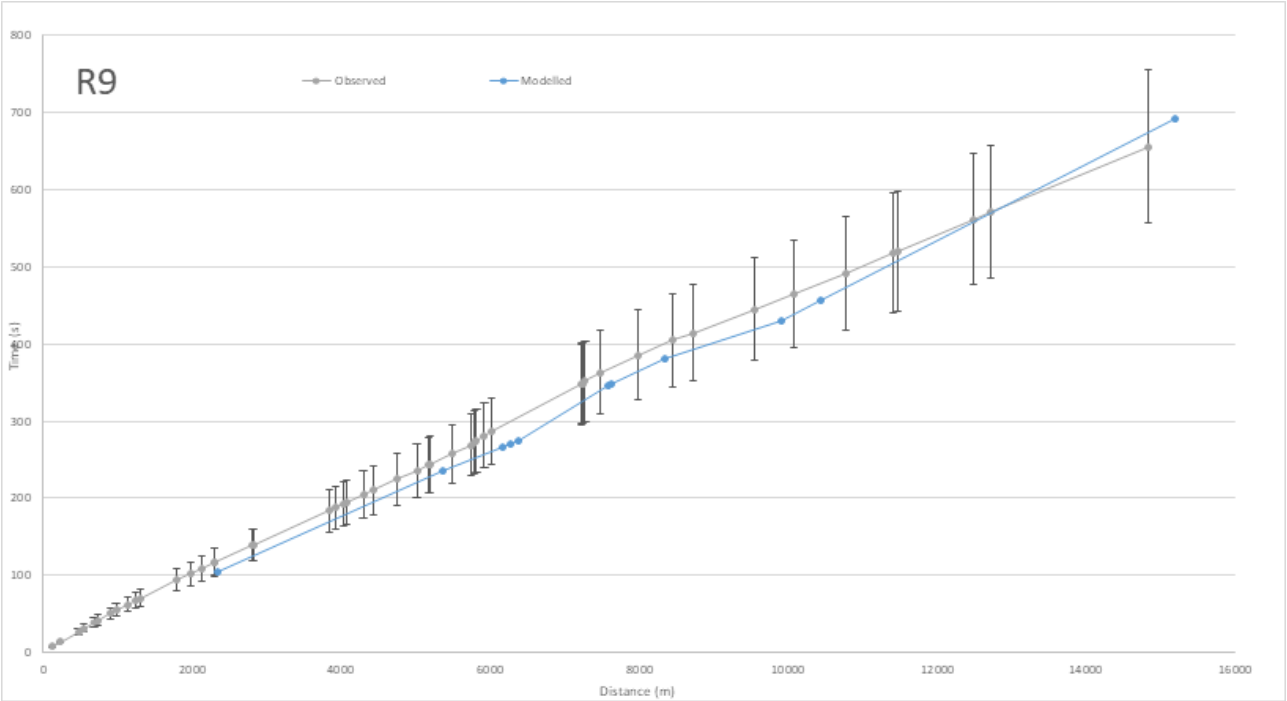

R4
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
0
1000
2000
3000
4000
5000
6000
7000
8000
9000

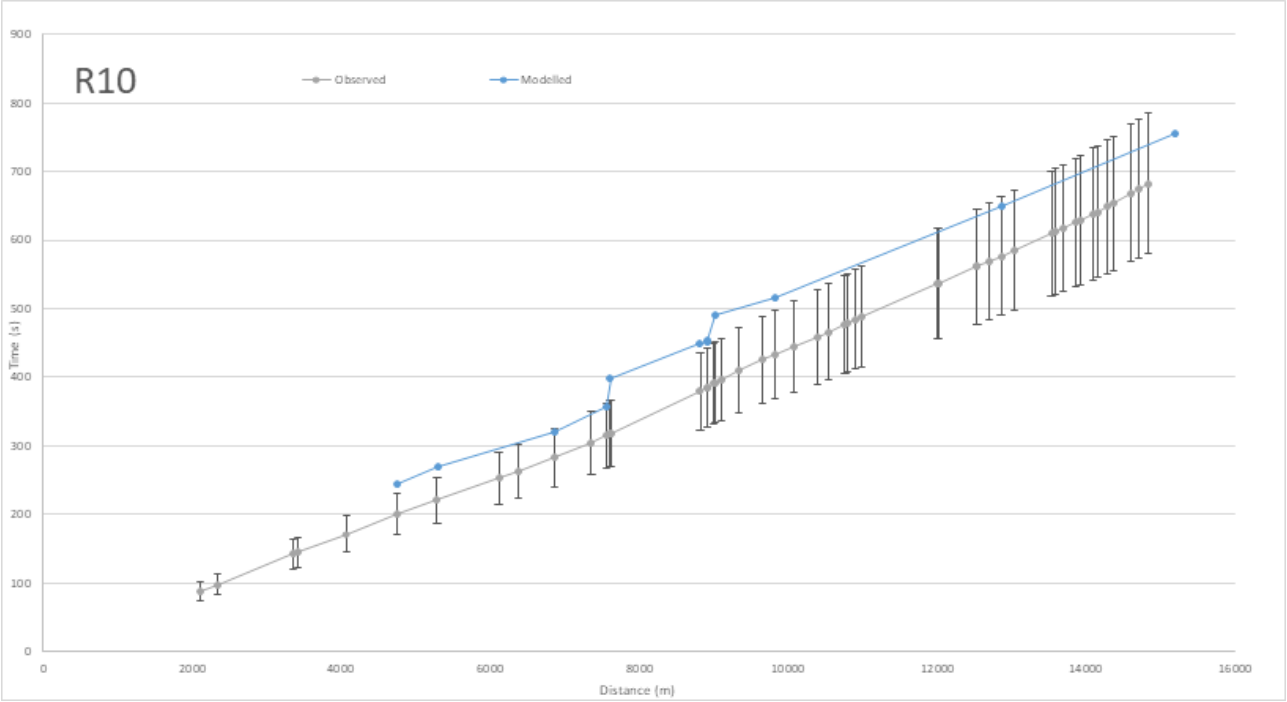

R5
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
2000
4000
6000
8000
10000
12000
14000
16000

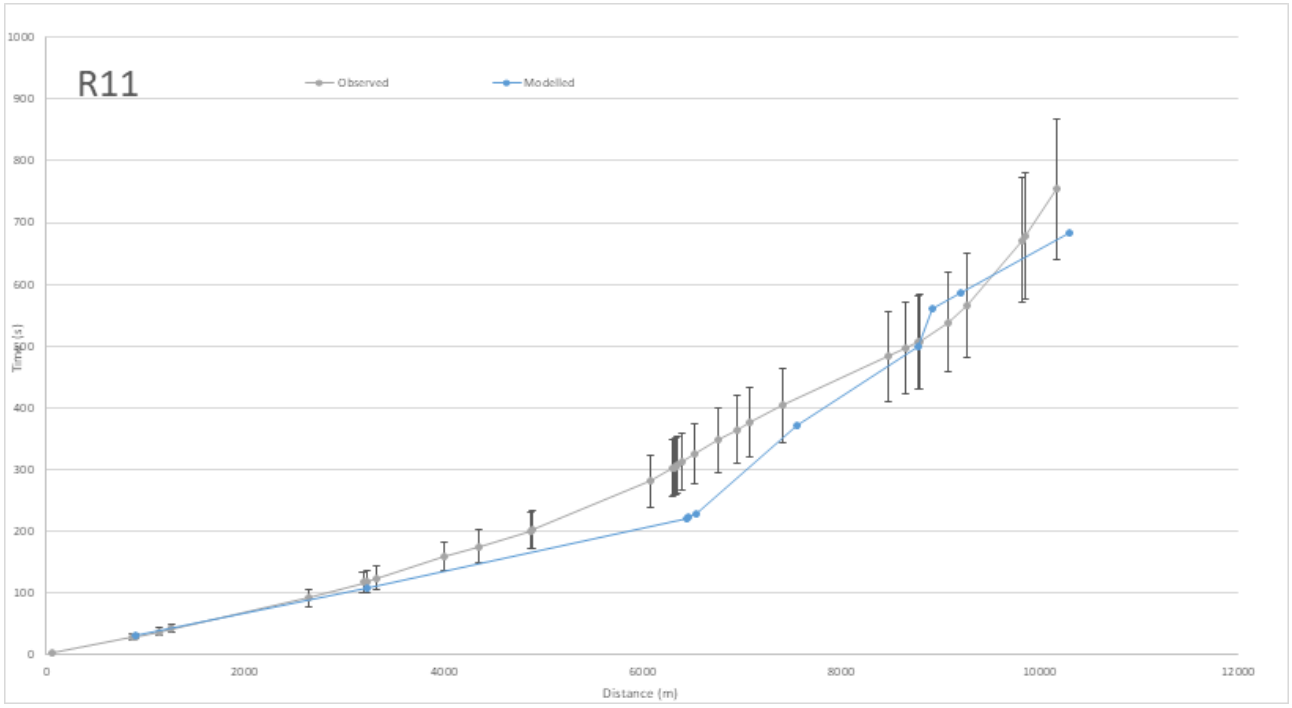

R6
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
2000
4000
6000
8000
10000
12000
14000
16000

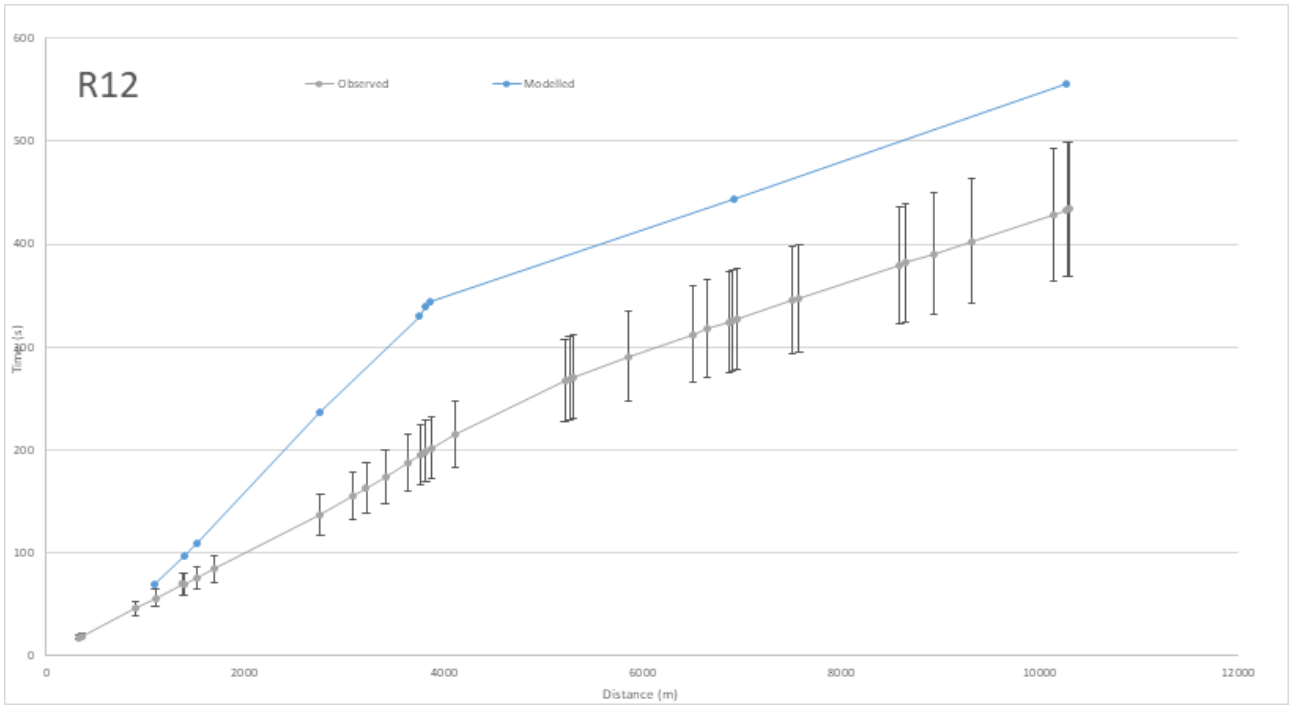

R7
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
1000
2000
3000
4000
5000
6000
7000
8000
9000
10000

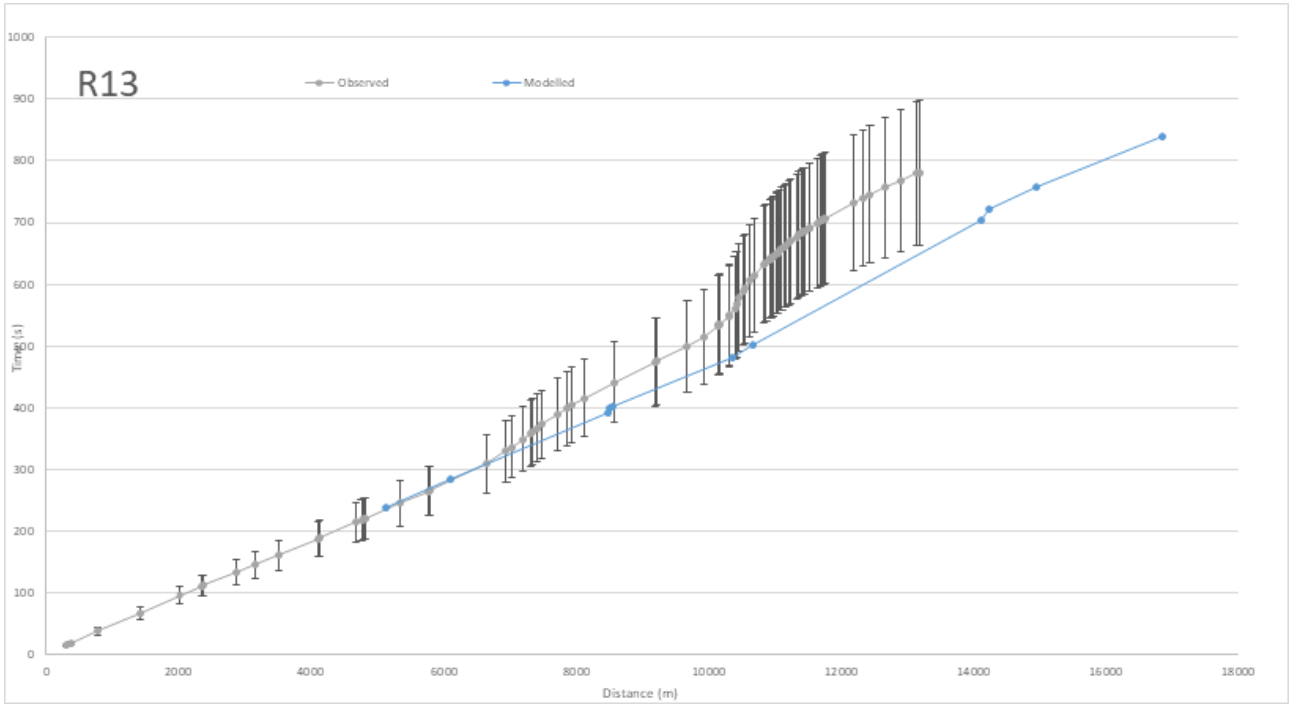

R8
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
1000
2000
3000
4000
5000
6000
7000
8000
9000
10000

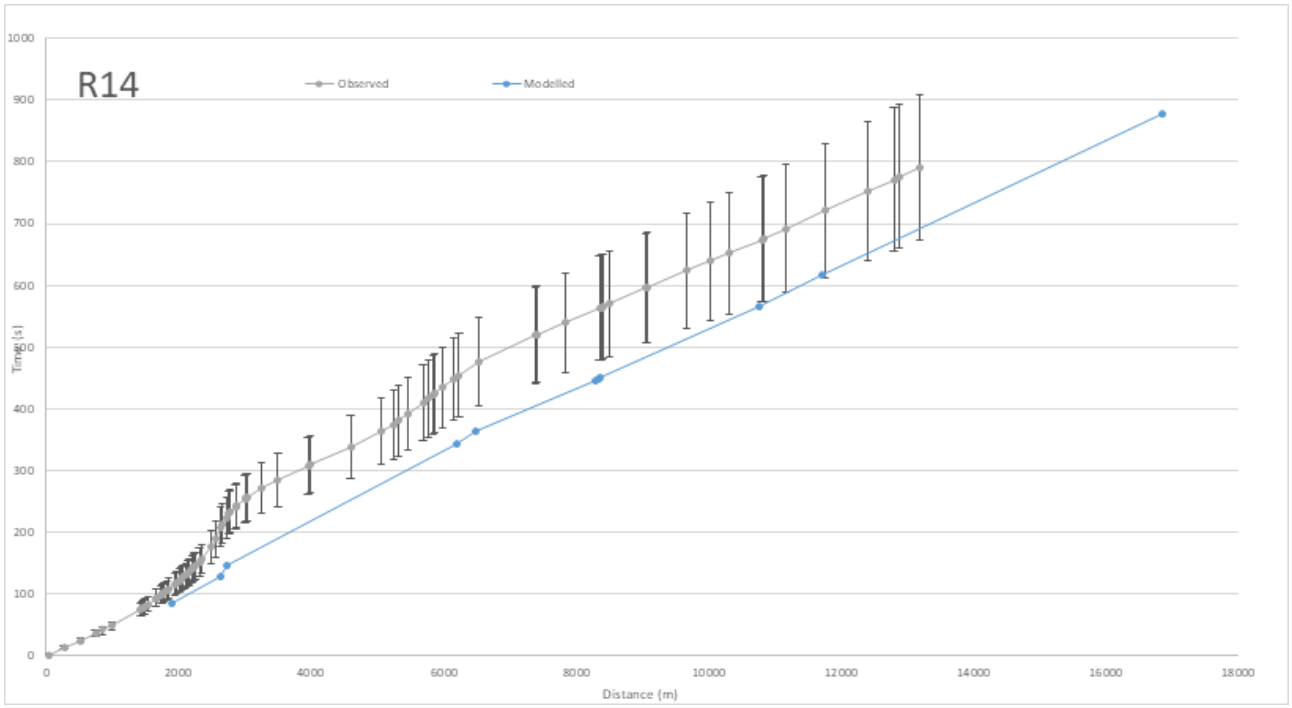

R9
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
2000
4000
6000
8000
10000
12000
14000
16000

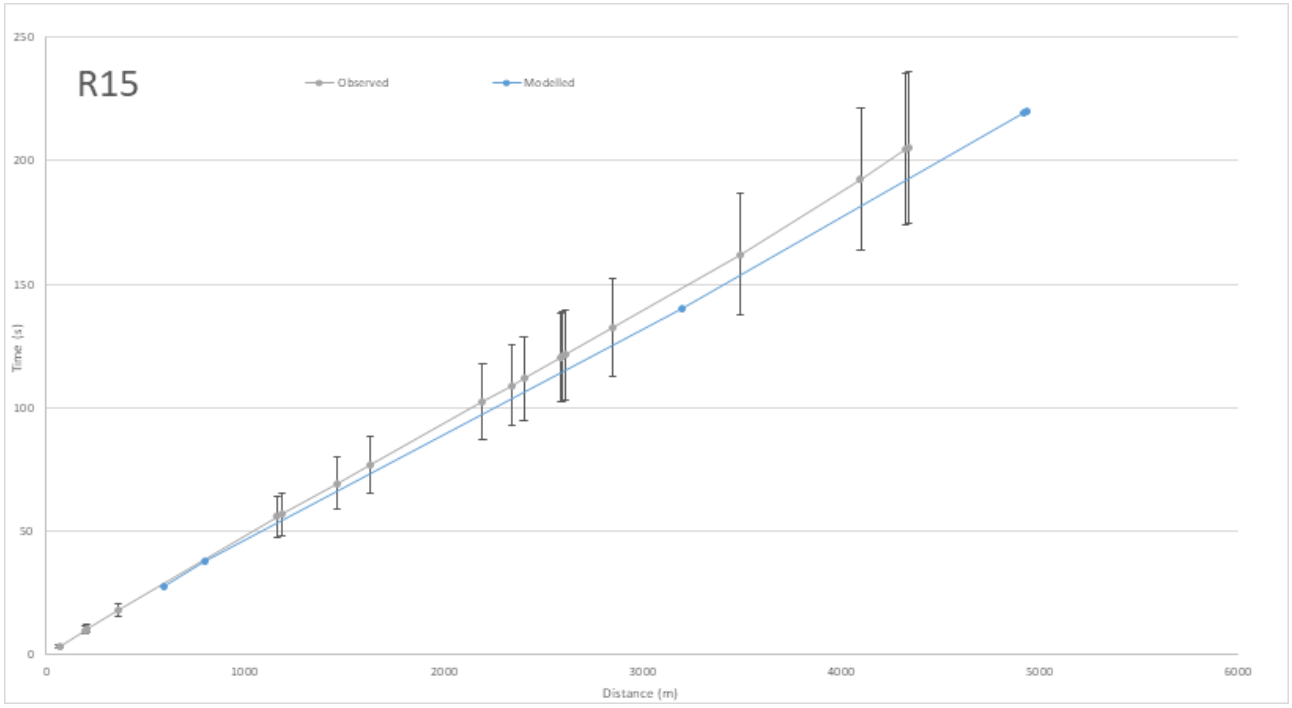

R10
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
2000
4000
6000
8000
10000
12000
14000
16000

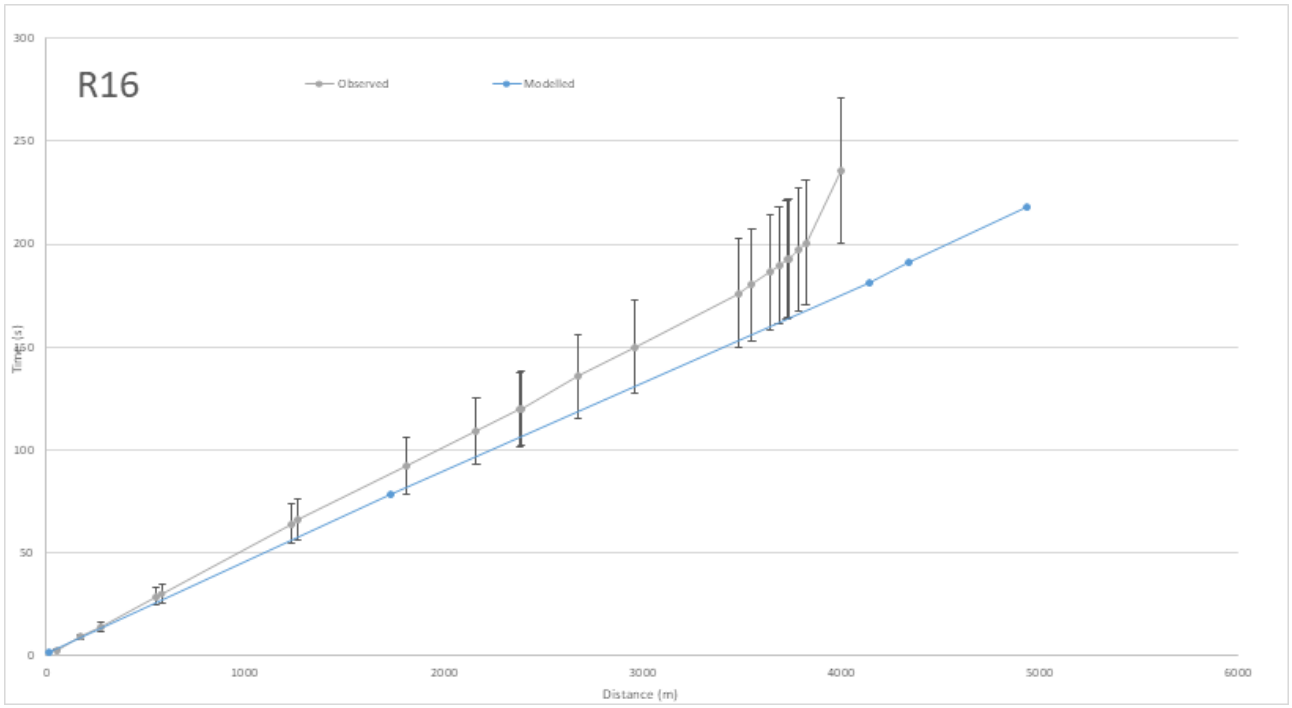

R11
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000

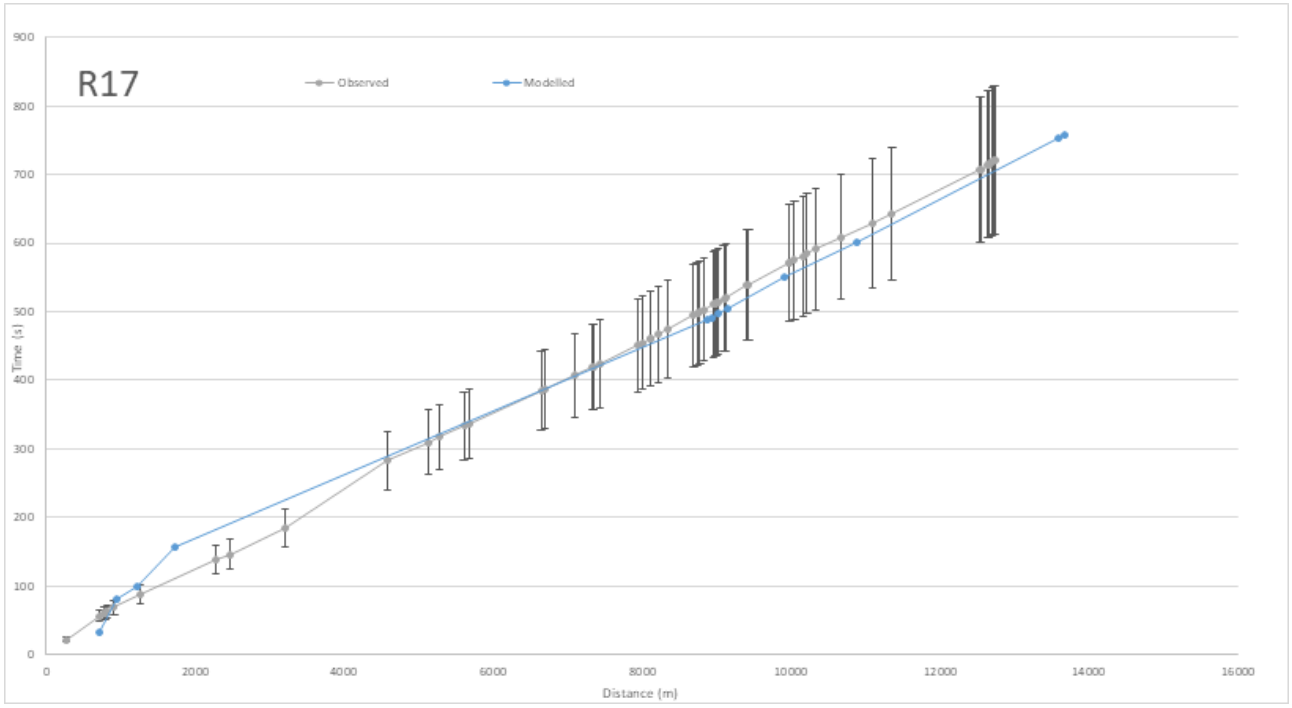

R12
Observed
Modelled
Time (s)
Distance (m)
0
100
200
400
500
600
2000
4000
6000
8000
10000
12000

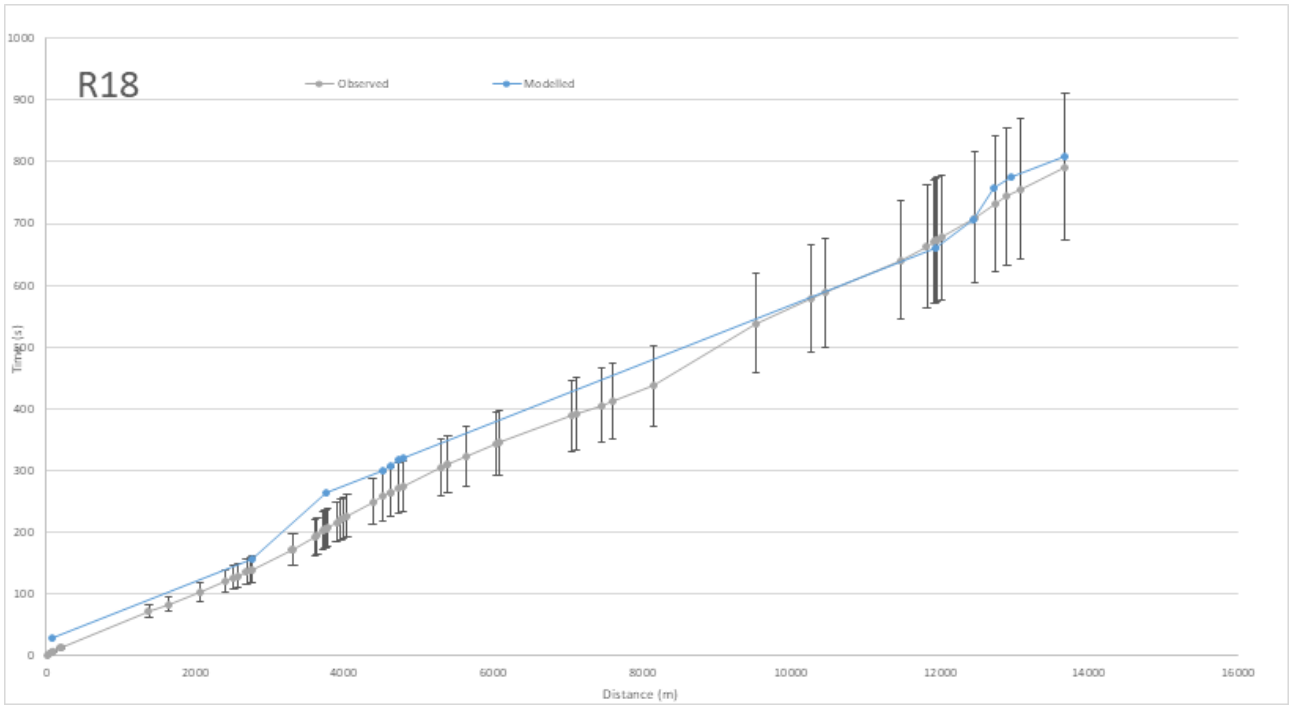

R13
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000
18000

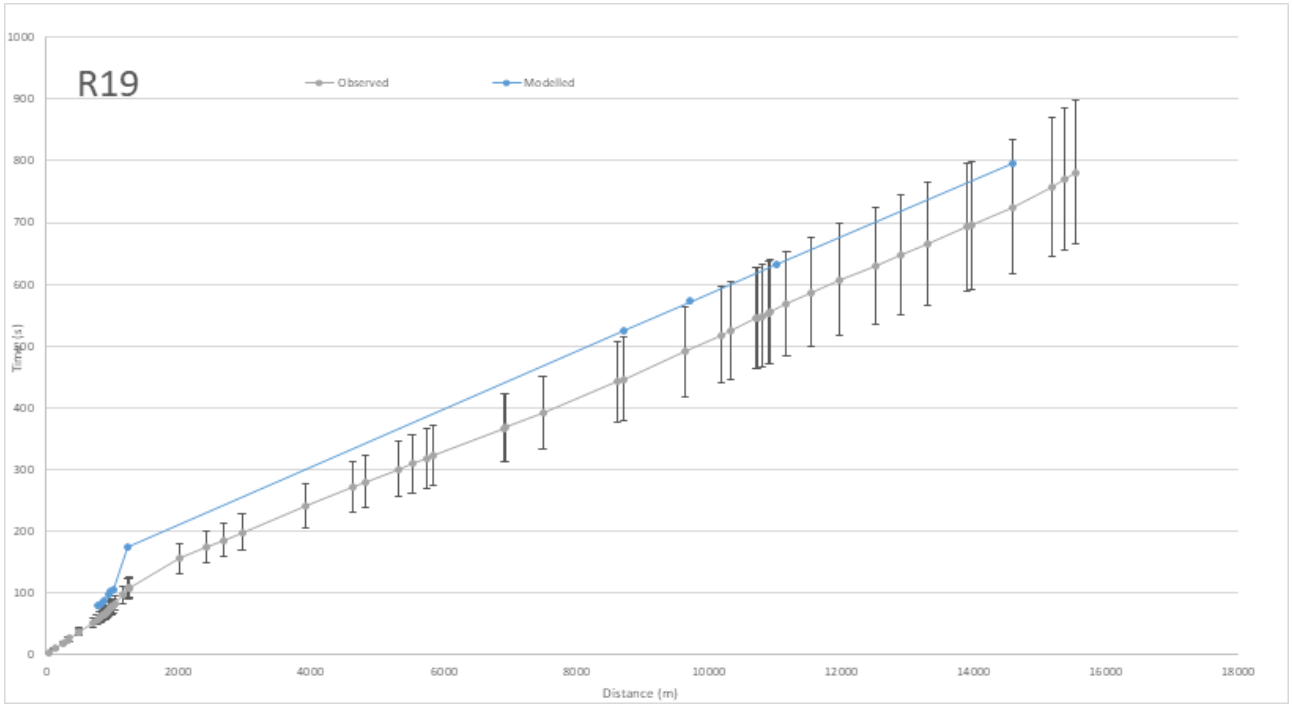

R14
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000
18000

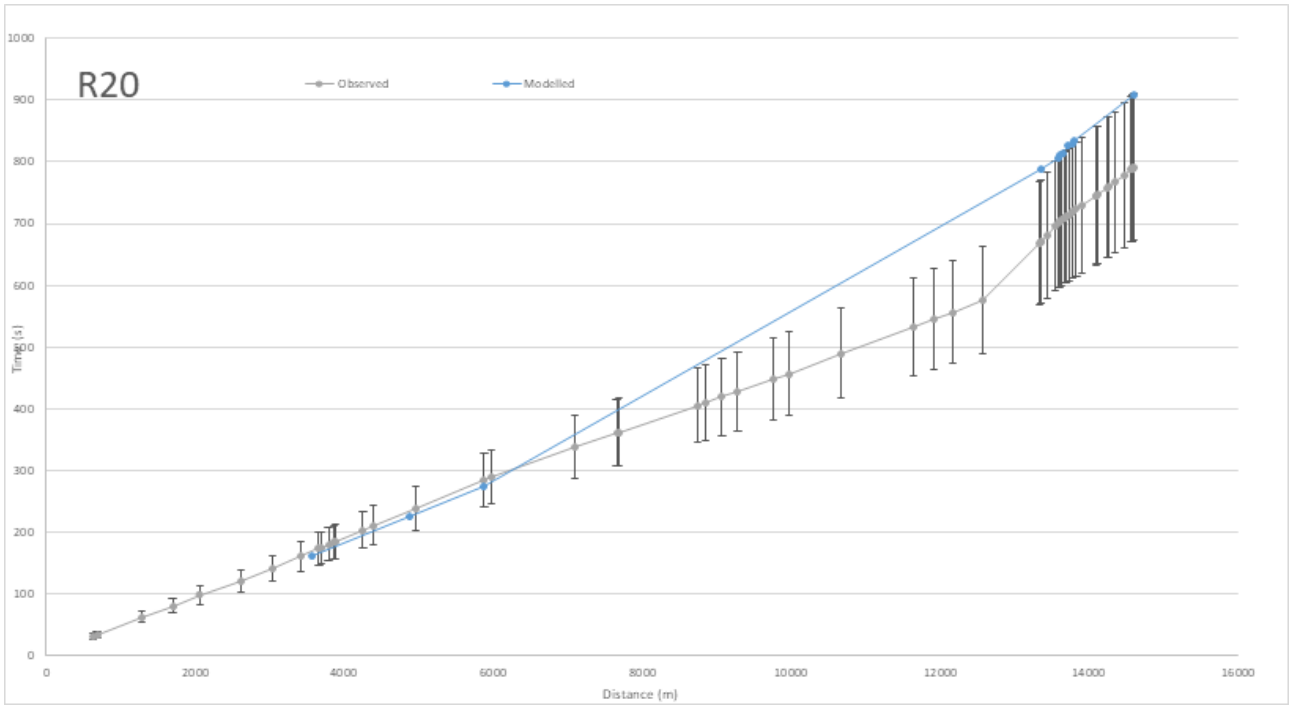

R15
Observed
Modelled
Time (s)
Distance (m)
0
50
100
150
200
250
1000
2000
3000
4000
5000
6000

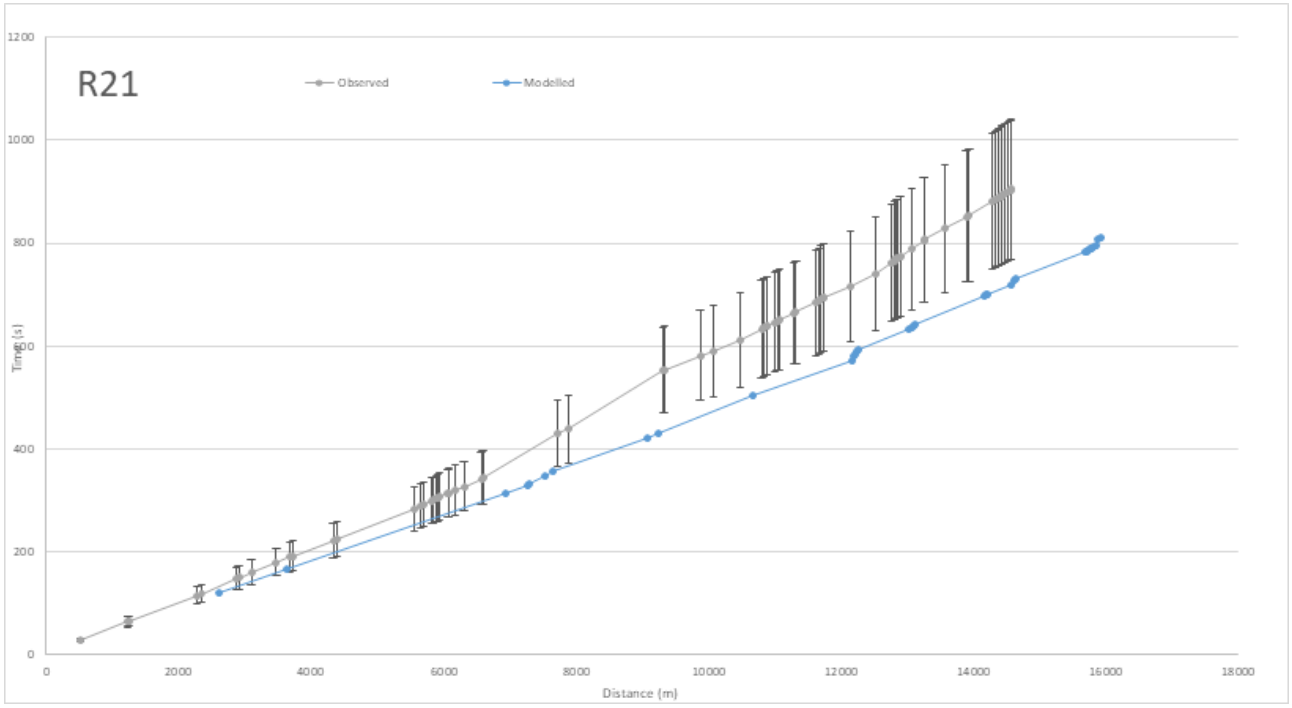

R16
Observed
Modelled
Time (s)
Distance (m)
0
50
100
150
200
250
300
1000
2000
3000
4000
5000
6000

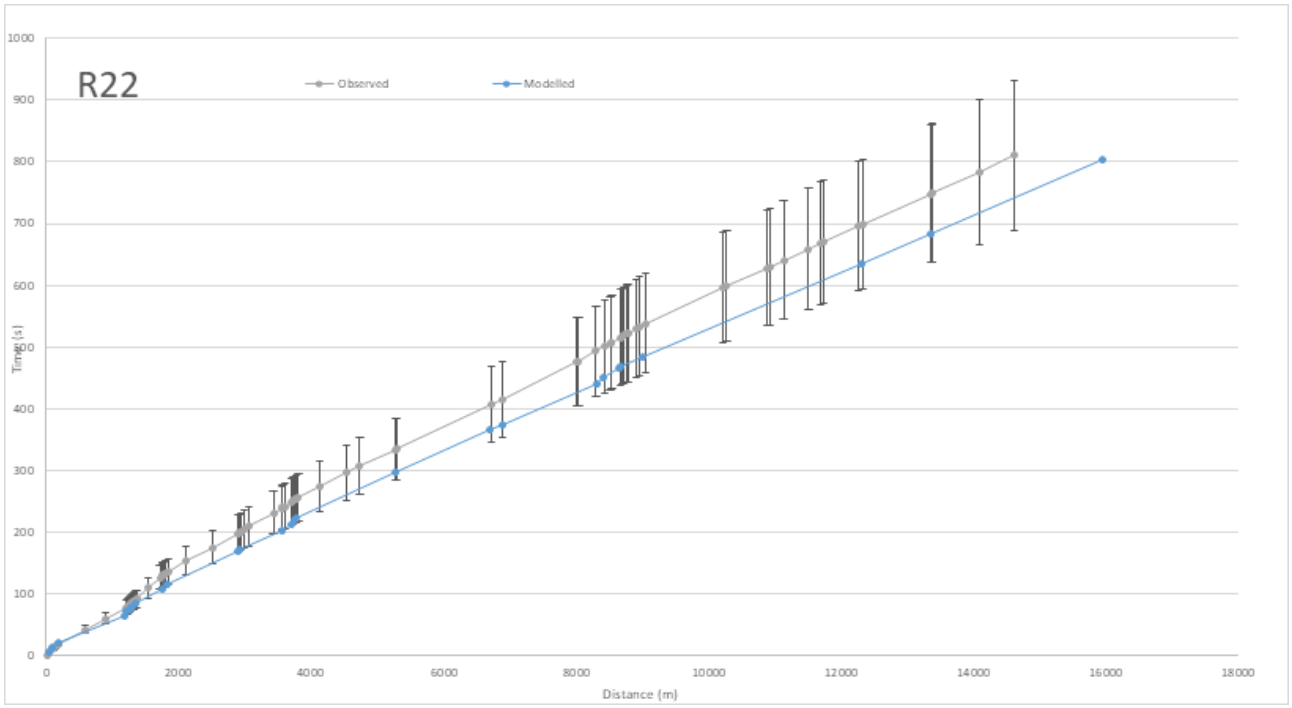

R17
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
2000
4000
6000
8000
10000
12000
14000
16000

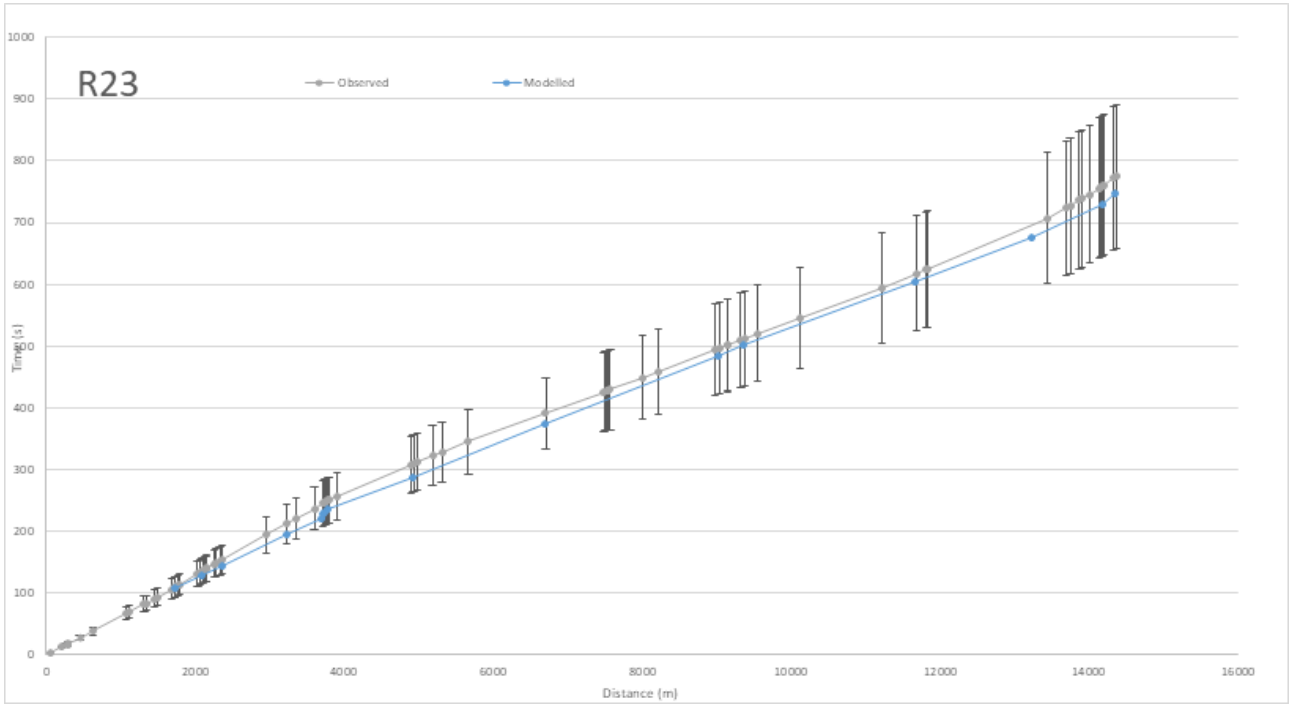

R18
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000

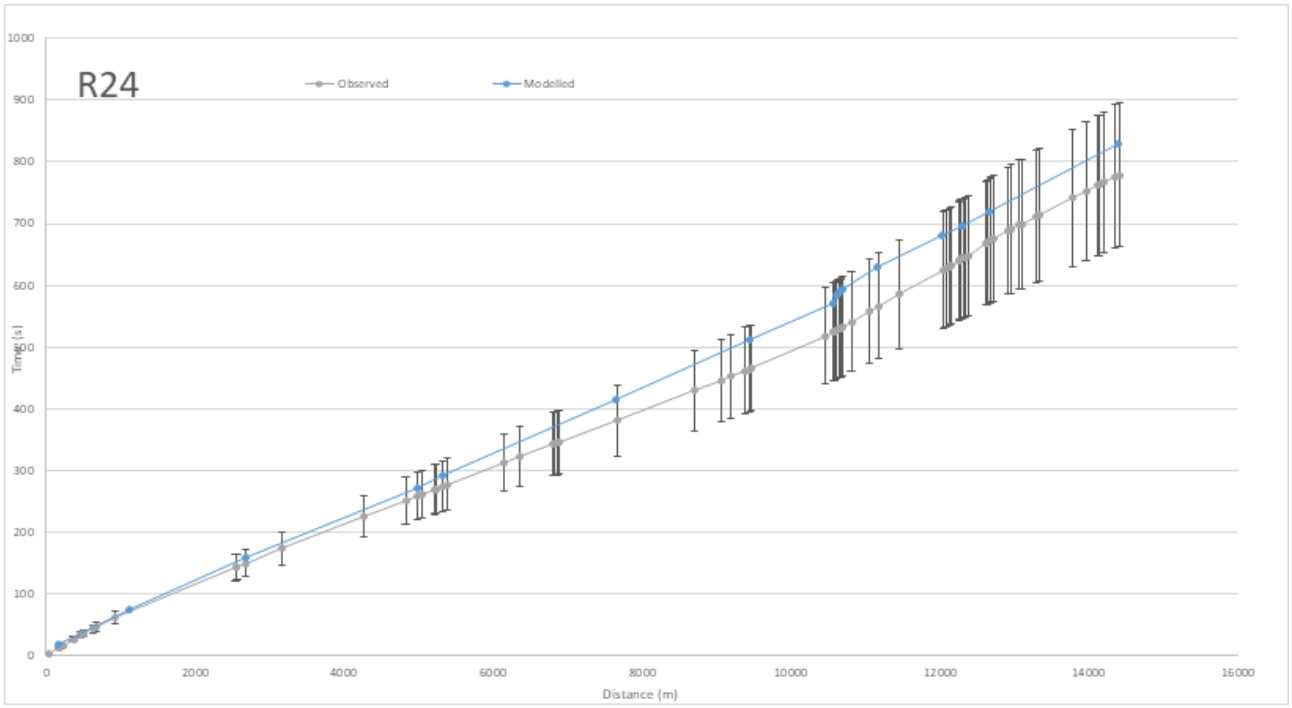

R19
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000
18000

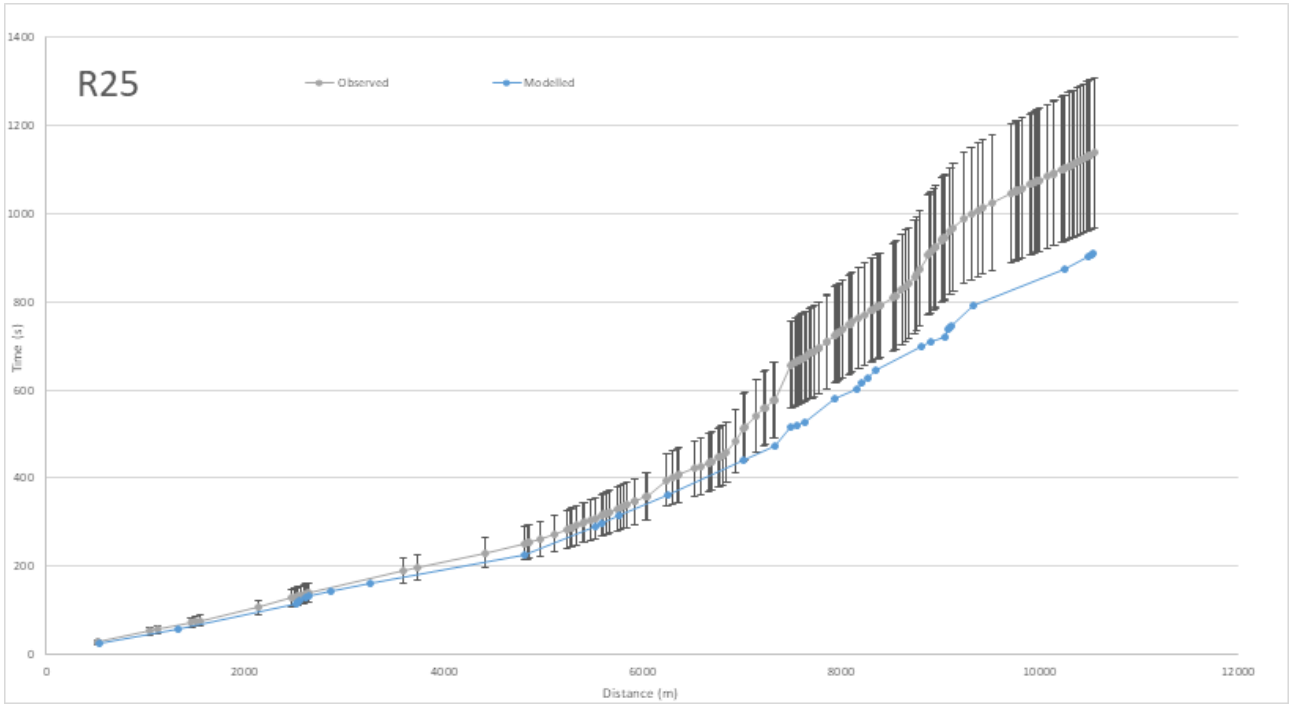

R20
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000

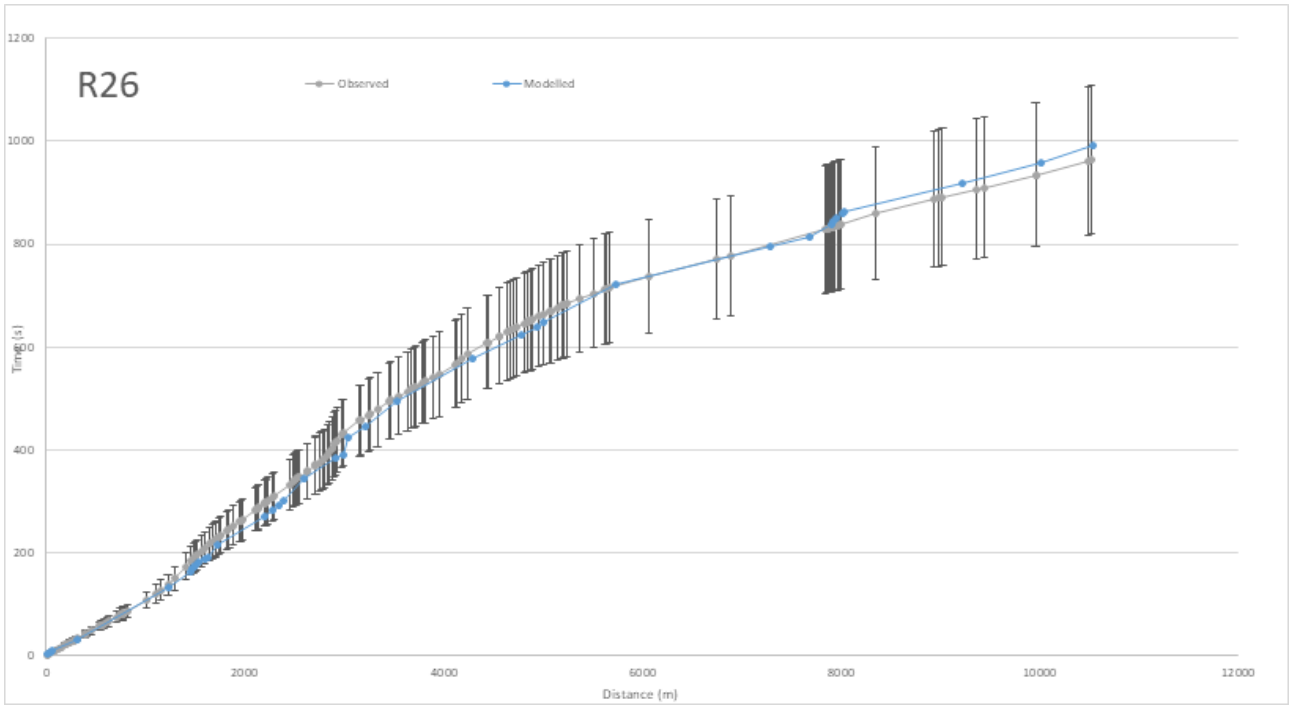

R21
Observed
Modelled
Time (s)
Distance (m)
0
200
400
600
800
1000
1200
2000
4000
6000
8000
10000
12000
14000
16000
18000

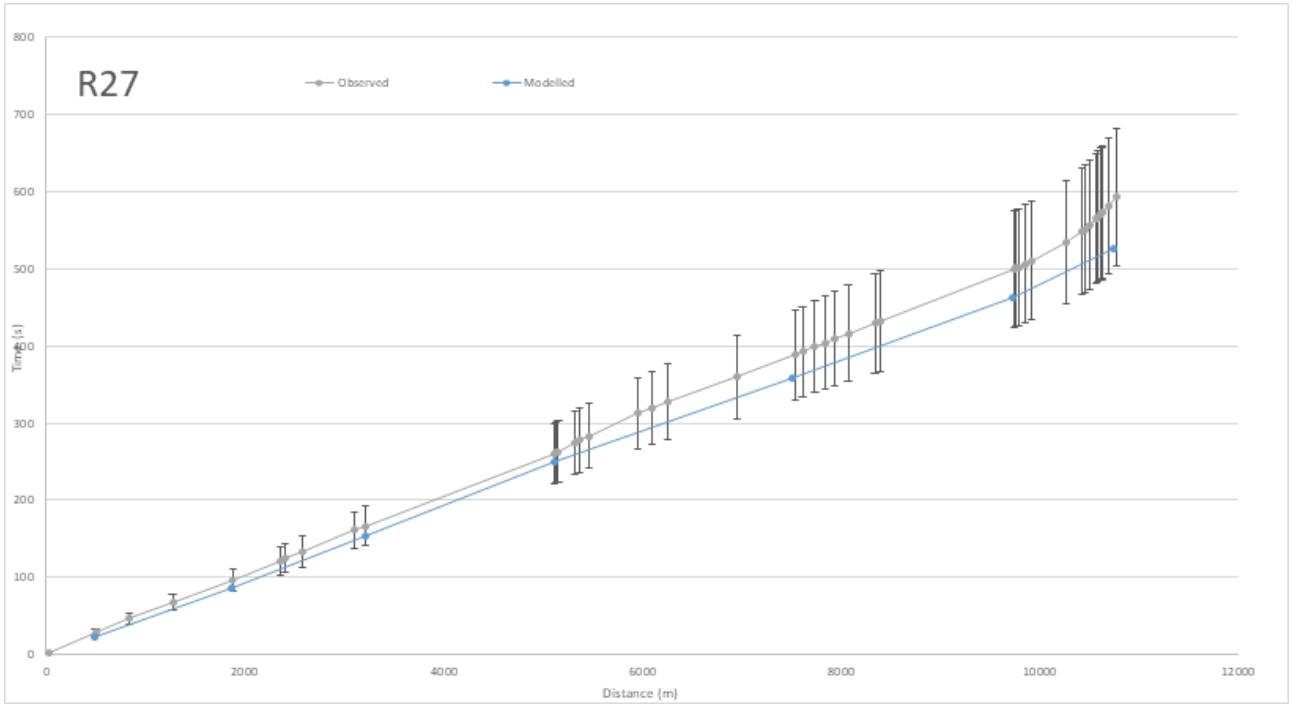

R22
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
2000
4000
6000
8000
10000
12000
14000
16000
18000

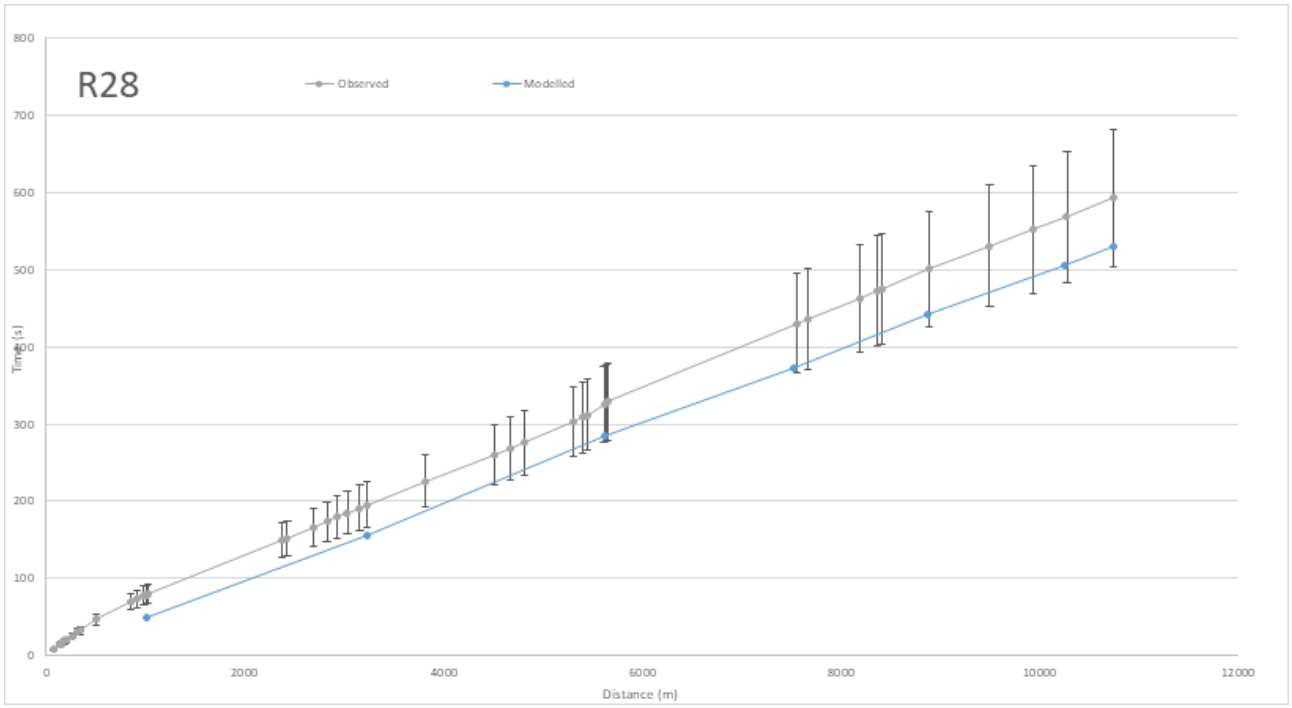

R23
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
0
2000
4000
6000
8000
10000
12000
14000
16000

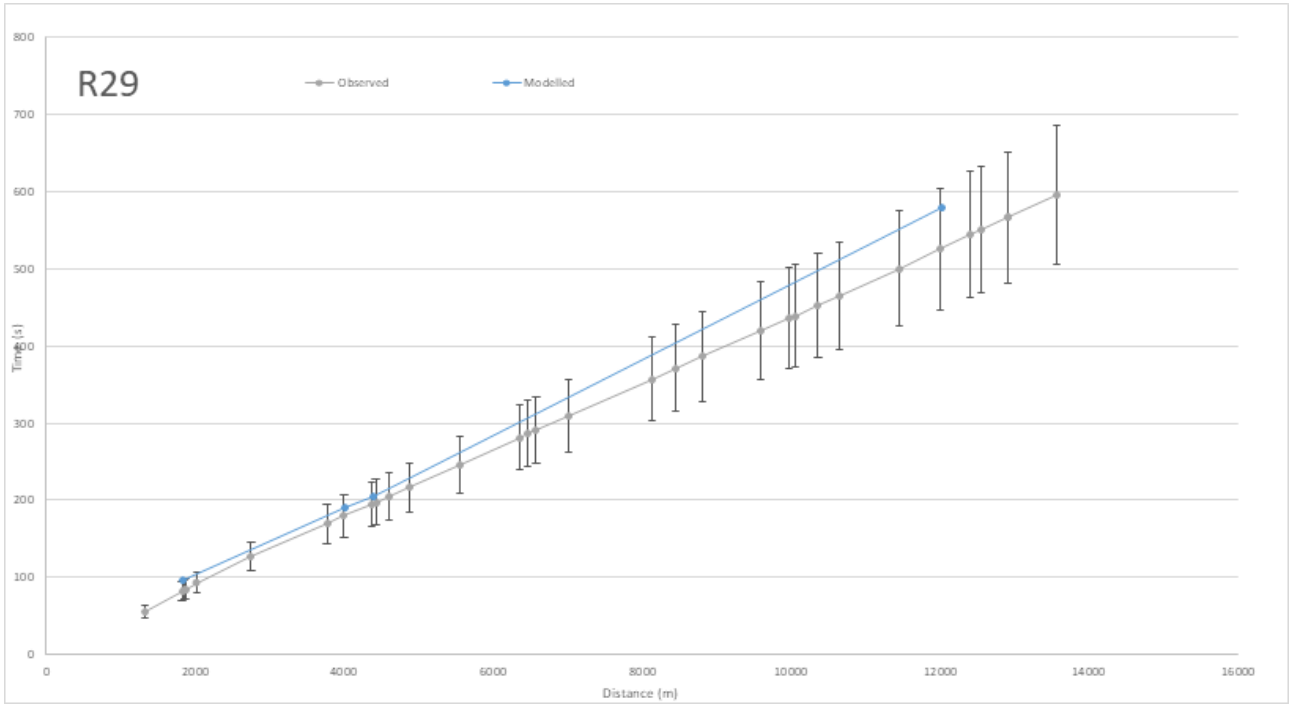

R24
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
1000
0
2000
4000
6000
8000
10000
12000
14000
16000

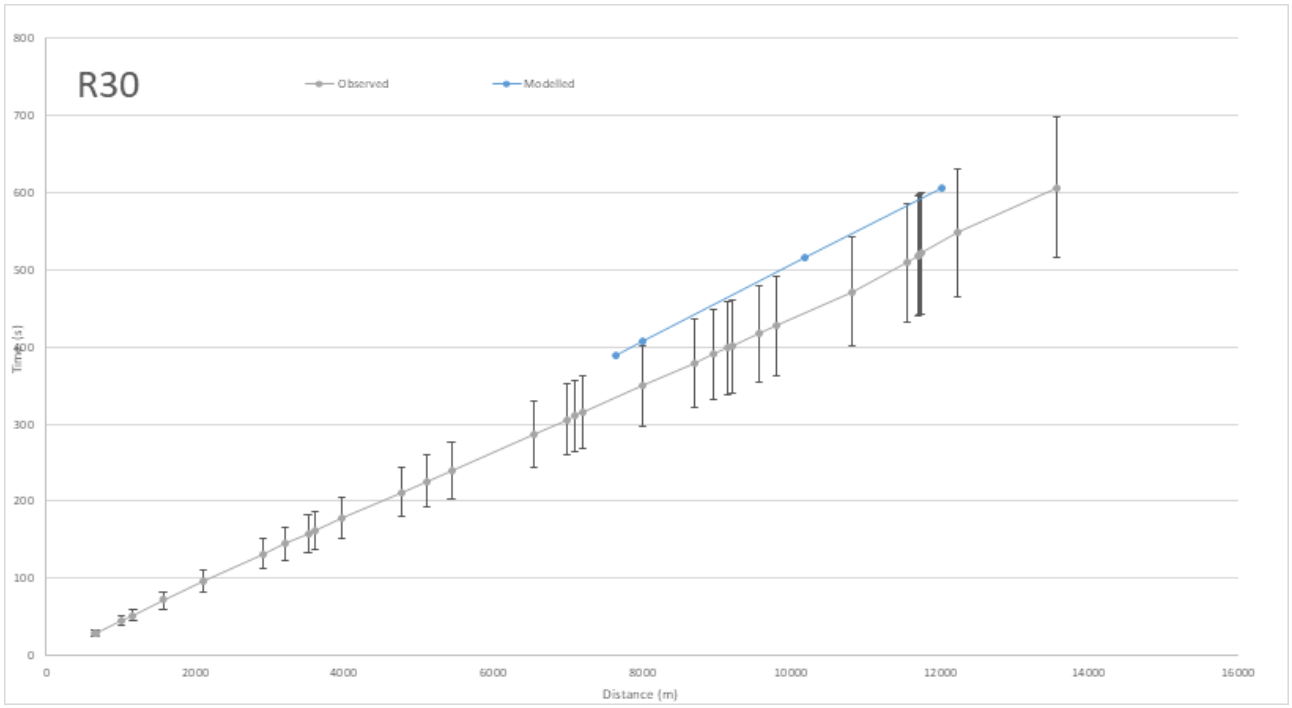

R25
Observed
Modelled
Time (s)
Distance (m)
0
200
400
600
800
1000
1200
1400
0
2000
4000
6000
8000
10000
12000

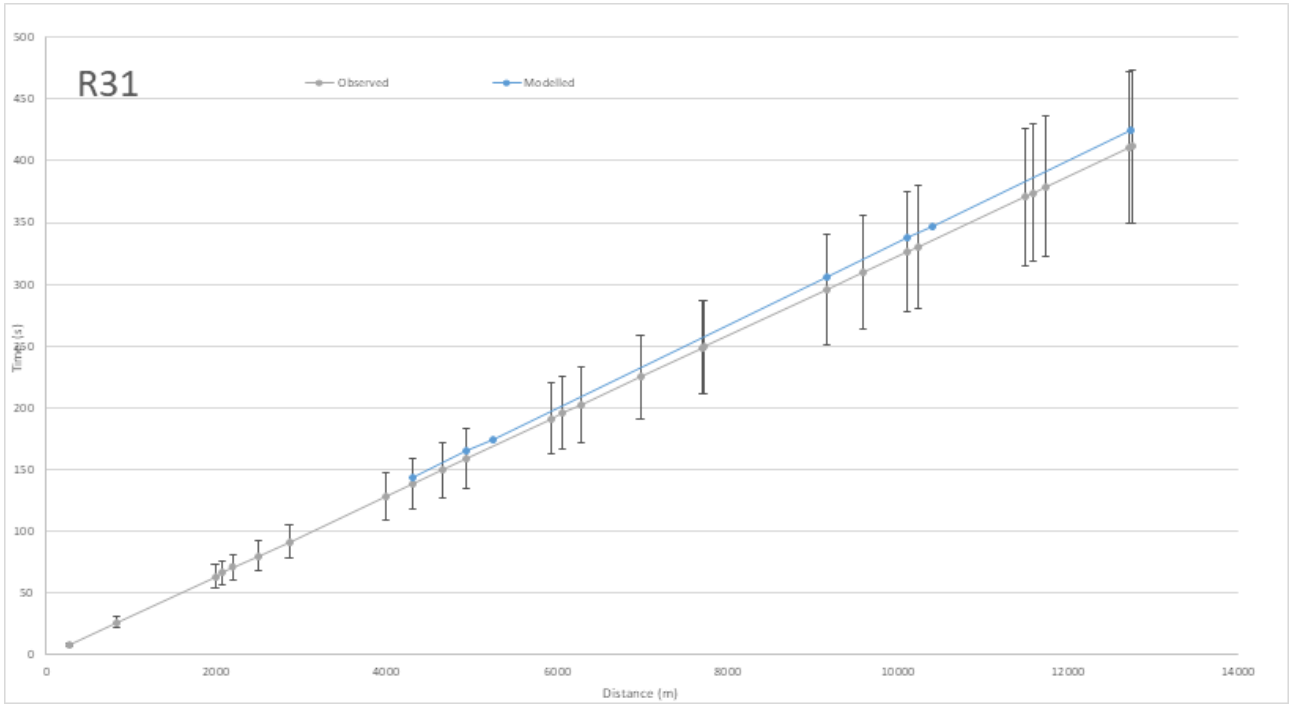

R26
Observed
Modelled
Time (s)
Distance (m)
0
200
400
600
800
1000
1200
0
2000
4000
6000
8000
10000
12000

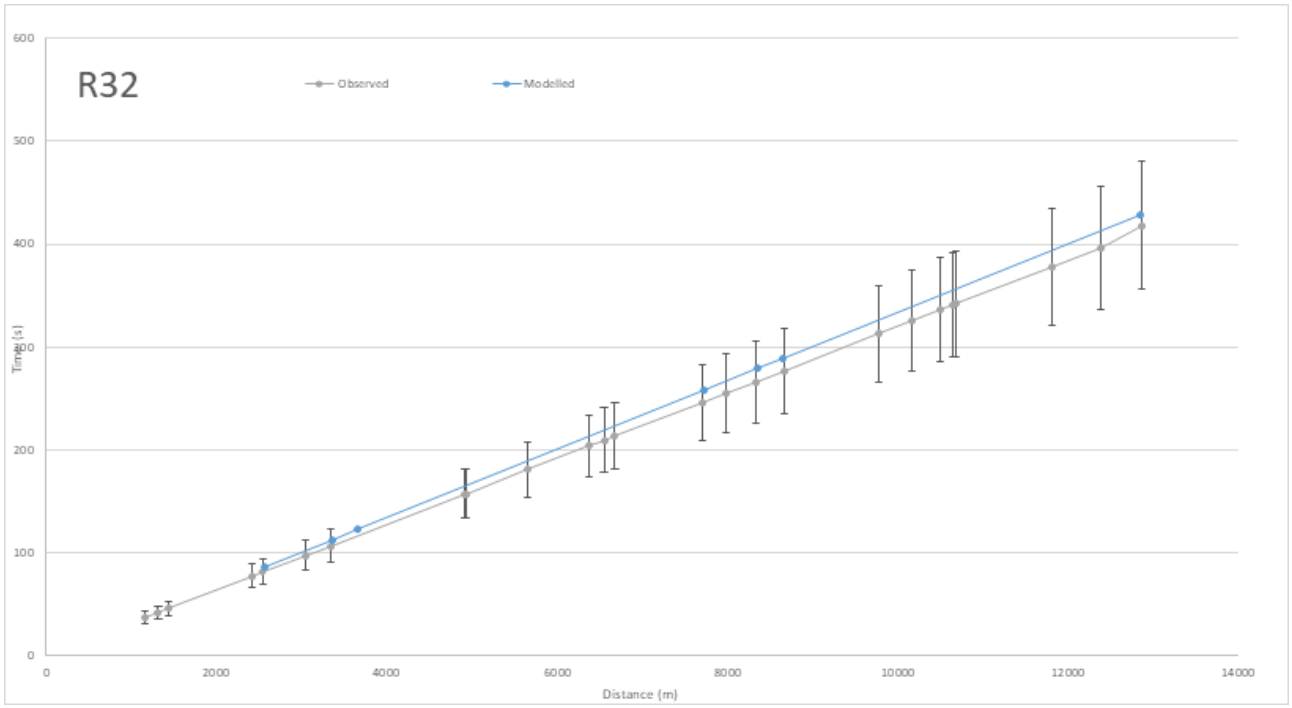

R27
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
0
2000
4000
6000
8000
10000
12000

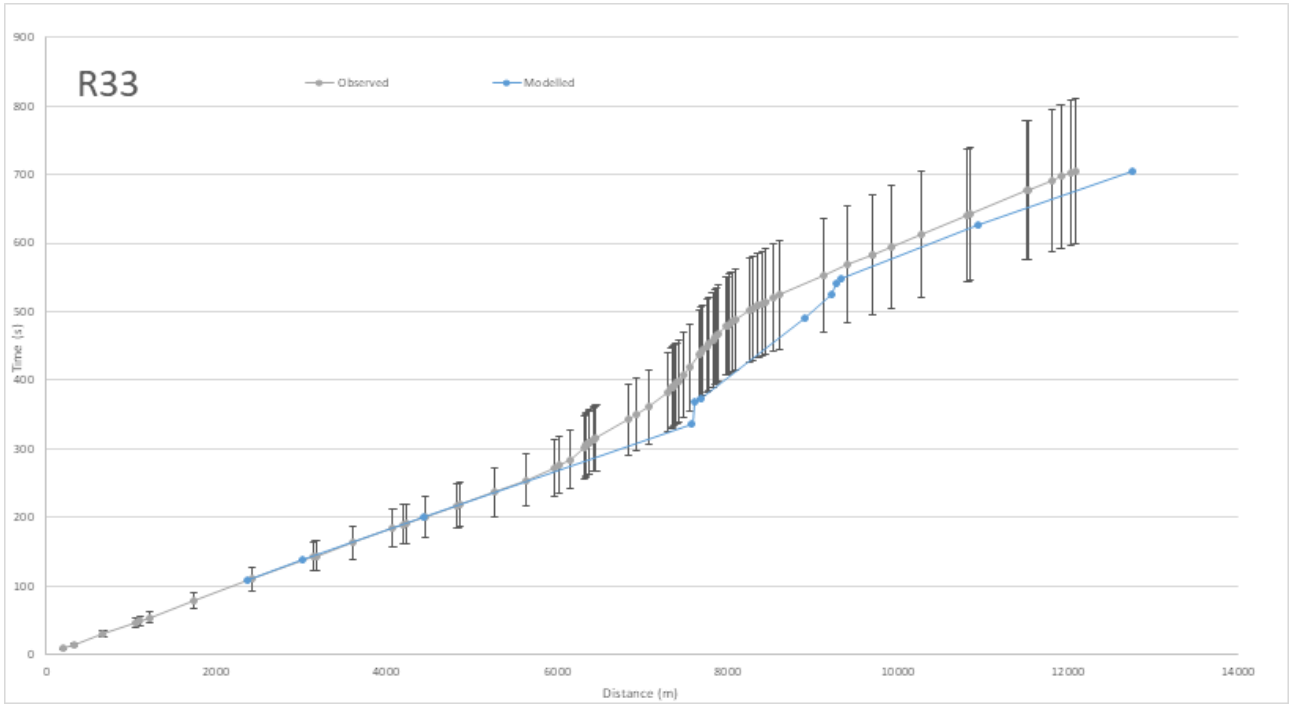

R28
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
0
2000
4000
6000
8000
10000
12000

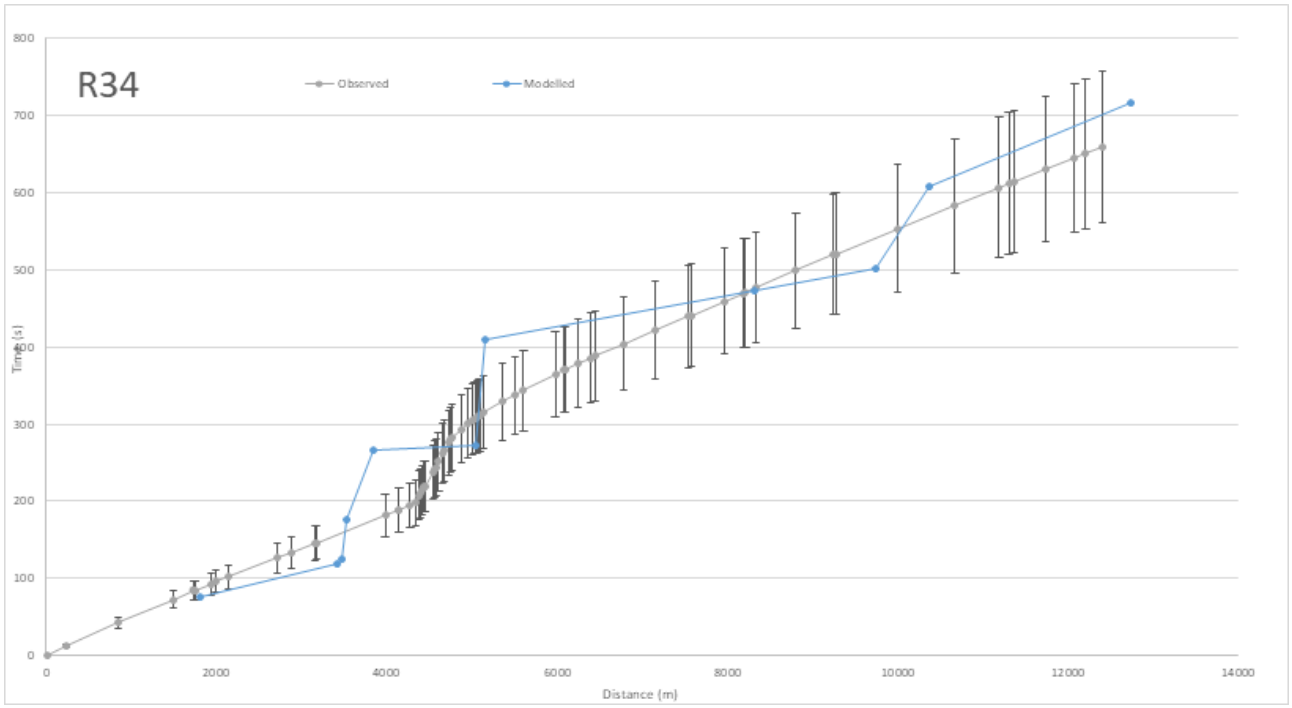

R29
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
0
2000
4000
6000
8000
10000
12000
14000
16000


R30
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
0
2000
4000
6000
8000
10000
12000
14000
16000


R31
Observed
Modelled
Time (s)
Distance (m)
0
50
100
150
200
250
300
350
400
450
500
2000
4000
6000
8000
10000
12000
14000


R32
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
2000
4000
6000
8000
10000
12000
14000


R33
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
900
2000
4000
6000
8000
10000
12000
14000


R34
Observed
Modelled
Time (s)
Distance (m)
0
100
200
300
400
500
600
700
800
2000
4000
6000
8000
10000
12000
14000

6.3 Appendix C - Cross Boundary Count Validation

AM Peak

Name	Direction	Link ID	Total							
			Obs	Modelled	diff	%diff	GEH	Flow	GEH	Pass Fail
73527	N	65858-57014	378	292	-86	-23%	4.69	✓	✓	✓
73527	S	57014-65858	298	258	-40	-14%	2.42	✓	✓	✓
810635	E	57006-57007	53	0	-53	-100%	10.30	✓	×	✓
810635	W	57007-57006	32	0	-32	-100%	8.00	✓	×	✓
947647	N	65360-63006	261	241	-20	-8%	1.29	✓	✓	✓
947647	S	63006-65360	300	234	-66	-22%	4.04	✓	✓	✓
947650	E	62415-57006	348	400	52	15%	2.68	✓	✓	✓
947650	W	57006-62415	514	360	-154	-30%	7.38	×	×	×
947641	W	61861-57008	219	177	-42	-19%	2.95	✓	✓	✓
947641	E	57008-61861	152	165	13	8%	0.99	✓	✓	✓
56706	S	63000-62797	480	606	126	26%	5.40	×	×	×
57129	E	62233-62241	553	477	-76	-14%	3.33	✓	✓	✓
57129	W	62241-62233	518	454	-64	-12%	2.90	✓	✓	✓

IP Peak

Name	Direction	Link ID	Total							
			Obs	Modelled	diff	%diff	GEH	Flow	GEH	Pass Fail
73527	N	65858-57014	241	182	-59	-24%	4.05	✓	✓	✓
73527	S	57014-65858	244	198	-46	-19%	3.07	✓	✓	✓
810635	E	57006-57007	27	0	-27	-100%	7.39	✓	×	✓
810635	W	57007-57006	36	0	-36	-100%	8.43	✓	×	✓
947647	N	65360-63006	137	241	103	75%	7.51	×	×	×
947647	S	63006-65360	150	234	84	56%	6.05	✓	×	✓
947650	E	62415-57006	255	400	145	57%	8.04	×	×	×
947650	W	57006-62415	228	360	132	58%	7.69	×	×	×
947641	W	61861-57008	85	177	93	110%	8.10	✓	×	✓
947641	E	57008-61861	94	165	71	75%	6.22	✓	×	✓
56706	S	63000-62797	459	606	147	32%	6.38	×	×	×
57129	E	62233-62241	314	477	164	52%	8.23	×	×	×
57129	W	62241-62233	343	454	111	32%	5.58	×	×	×

PM Peak

Name	Direction	Link ID	Total							
			Obs PCU	Modelled PCU	diff	%diff	GEH	Flow	GEH	Pass Fail
73527	N	65858-57014	301	241	-60	-20%	3.64	✓	✓	✓
73527	S	57014-65858	385	347	-38	-10%	2.00	✓	✓	✓
810635	E	57006-57007	52	0	-52	-100%	10.20	✓	×	✓
810635	W	57007-57006	35	0	-35	-100%	8.37	✓	×	✓
947647	N	65360-63006	285	241	-44	-16%	2.74	✓	✓	✓
947647	S	63006-65360	296	234	-62	-21%	3.81	✓	✓	✓
947650	E	62415-57006	448	400	-48	-11%	2.34	✓	✓	✓
947650	W	57006-62415	349	360	11	3%	0.57	✓	✓	✓
947641	W	61861-57008	136	177	41	30%	3.31	✓	✓	✓
947641	E	57008-61861	258	165	-94	-36%	6.43	✓	×	✓
56706	S	63000-62797	797	606	-191	-24%	7.21	×	×	×
57129	E	62233-62241	495	477	-18	-4%	0.80	✓	✓	✓
57129	W	62241-62233	617	454	-163	-26%	7.05	×	×	×

6.4 Appendix D – Link flow Validation Tables

6.4.1 AM Link Flows

6.4.1.1 Existing Counts

Central Gloucester																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
GSWBP Nethrdg Sctn	NWB	60496-27268	1031	1092	61	6%	1.9	✓	✓	✓	1311	1343	32	2%	0.9	✓	✓	✓
Bristol Rd Glos	NWB	27261-58009	546	458	-88	-16%	3.9	✓	✓	✓	652	598	-55	-8%	2.2	✓	✓	✓
Podsmead Rd Glos	NWB	56086-56475	331	294	-37	-11%	2.1	✓	✓	✓	401	368	-33	-8%	1.7	✓	✓	✓
Stroud rd N	NWB	56095-27441	640	625	-16	-2%	0.6	✓	✓	✓	764	749	-16	-2%	0.6	✓	✓	✓
Tredworth Rd, Glos	NWB	27015-27428	294	315	21	7%	1.2	✓	✓	✓	351	346	-5	-1%	0.3	✓	✓	✓
B4073 Pnswck Rd W	NWB	56092-56090	427	382	-44	-10%	2.2	✓	✓	✓	524	485	-38	-7%	1.7	✓	✓	✓
GSWBP Nethrdg Sctn	SEB	27268-60496	649	597	-52	-8%	2.1	✓	✓	✓	806	927	122	15%	4.1	×	✓	✓
Bristol Rd Glos	SEB	58009-27261	470	279	-191	-41%	9.9	×	×	×	561	387	-175	-31%	8.0	×	×	×
Podsmead Rd Glos	SEB	56475-56086	224	142	-82	-36%	6.0	✓	×	✓	273	190	-83	-30%	5.5	✓	×	✓
Stroud rd N	SEB	27441-56095	533	524	-9	-2%	0.4	✓	✓	✓	636	648	12	2%	0.5	✓	✓	✓
Tredworth Rd, Glos	SEB	27428-27015	286	271	-15	-5%	0.9	✓	✓	✓	342	397	55	16%	2.9	✓	✓	✓
B4073 Pnswck Rd W	SEB	56090-56092	287	324	38	13%	2.2	✓	✓	✓	358	407	49	14%	2.5	✓	✓	✓

Cheltenham																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
Tewkesbury Road, Cheltenham	IB	56434-60402	818	766	-52	-6%	1.9	✓	✓	✓	994	934	-60	-6%	1.9	✓	✓	✓
Hyde lane,Swndn Vlg	IB	27058-56367	542	553	11	2%	0.5	✓	✓	✓	685	695	11	2%	0.4	✓	✓	✓

A435 Chelt Racecrse	IB	27156-27142	741	769	28	4%	1.0	✓	✓	✓	885	911	27	3%	0.9	✓	✓	✓
N of Prestbury	IB	27067-27066	558	559	2	0%	0.1	✓	✓	✓	666	668	2	0%	0.1	✓	✓	✓
Sandywell Lodge	IB	60550-26040	260	240	-20	-8%	1.3	✓	✓	✓	346	291	-55	-16%	3.1	✓	✓	✓
DOWDESWELL 3_TO UPPER DOWDESWELL	IB	26063-26040	31	43	12	38%	2.0	✓	✓	✓	38	60	23	60%	3.2	✓	✓	✓
A435 N Seven Spring	IB	27110-27109	448	437	-10	-2%	0.5	✓	✓	✓	540	527	-13	-2%	0.6	✓	✓	✓
S of Leckhampton	IB	27589-26058	452	438	-14	-3%	0.7	✓	✓	✓	523	504	-19	-4%	0.9	✓	✓	✓
LECKHAMPTON LANE CHELTENHAM	IB	27108-56907	256	289	33	13%	2.0	✓	✓	✓	305	340	35	11%	1.9	✓	✓	✓
CHARGROVE	IB	27106-27104	519	520	2	0%	0.1	✓	✓	✓	621	627	6	1%	0.2	✓	✓	✓
The Reddings, Hatherley	IB	27040-27041	125	109	-15	-12%	1.4	✓	✓	✓	149	131	-18	-12%	1.5	✓	✓	✓
GOLDEN VALLEY E OF M5	IB	65492-27088	1839	2096	257	14%	5.8	✓	×	✓	2208	2543	335	15%	6.9	×	×	×
B4063, GLOUCESTER ROAD	IB	27039-27077	385	374	-11	-3%	0.6	✓	✓	✓	466	441	-25	-5%	1.2	✓	✓	✓
B4634, BETWEEN HYDEN LANE AND WITHYRIDGE LANE	IB	65842-56364	490	369	-121	-25%	5.8	×	×	×	593	466	-127	-21%	5.5	×	×	×
Tewkesbury Road, Cheltenham	OB	60402-56434	548	564	16	3%	0.7	✓	✓	✓	672	689	17	3%	0.7	✓	✓	✓
Hyde lane,Swndn Vlg	OB	56367-27058	406	450	44	11%	2.1	✓	✓	✓	538	594	56	10%	2.3	✓	✓	✓
A435 Chelt Racecrse	OB	27142-27156	610	636	26	4%	1.1	✓	✓	✓	728	757	29	4%	1.1	✓	✓	✓
N of Prestbury	OB	27066-27067	356	363	8	2%	0.4	✓	✓	✓	424	432	8	2%	0.4	✓	✓	✓
Sandywell Lodge	OB	26040-60550	282	303	20	7%	1.2	✓	✓	✓	383	411	28	7%	1.4	✓	✓	✓
DOWDESWELL 3_TO UPPER DOWDESWELL	OB	26040-26063	19	19	1	3%	0.1	✓	✓	✓	22	23	1	3%	0.2	✓	✓	✓
A435 N Seven Spring	OB	27109-27110	389	384	-5	-1%	0.2	✓	✓	✓	478	471	-8	-2%	0.4	✓	✓	✓

S of Leckhampton	OB	26058-27589	300	320	20	7%	1.1	✓	✓	✓	348	368	20	6%	1.1	✓	✓	✓
LECKHAMPTON LANE CHELTENHAM	OB	56907-27108	262	272	10	4%	0.6	✓	✓	✓	313	327	14	5%	0.8	✓	✓	✓
CHARGROVE	OB	27104-27106	494	498	4	1%	0.2	✓	✓	✓	626	614	-13	-2%	0.5	✓	✓	✓
The Reddings, Hatherley	OB	27041-27040	233	182	-51	-22%	3.5	✓	✓	✓	278	186	-92	-33%	6.0	✓	×	✓
GOLDEN VALLEY E OF M5	OB	56645-60315	1757	1917	160	9%	3.7	✓	✓	✓	2113	2300	187	9%	4.0	✓	✓	✓
B4063, GLOUCESTER ROAD	OB	27077-27039	300	375	75	25%	4.1	✓	✓	✓	363	473	110	30%	5.4	×	×	×
B4634, BETWEEN HYDEN LANE AND WITHYRIDGE LANE	OB	56364-65842	197	183	-14	-7%	1.0	✓	✓	✓	236	217	-19	-8%	1.3	✓	✓	✓

Cirencester

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
Burford Rd	IB	60536-60535	452	429	-22	-5%	1.1	✓	✓	✓	539	541	2	0%	0.1	✓	✓	✓
EAST OF NORCOTE CROSSRDS	IB	57082-27573	339	307	-32	-10%	1.8	✓	✓	✓	405	384	-20	-5%	1.0	✓	✓	✓
5302/1	IB	62962-60530	742	829	86	12%	3.1	✓	✓	✓	982	1165	183	19%	5.6	×	×	×
KINGSHILL LANE, PRESTON VILLAGE	IB	57084-57085	17	0	-17	-100%	5.9	✓	×	✓	20	0	-20	-100%	6.3	✓	×	✓
A419 Siddington	IB	62782-60515	639	641	1	0%	0.1	✓	✓	✓	827	798	-29	-4%	1.0	✓	✓	✓
South Cerney Road	IB	27524-65370	137	114	-23	-17%	2.0	✓	✓	✓	161	139	-22	-14%	1.8	✓	✓	✓
Ashton Road, Siddington	IB	57183-57814	86	118	32	37%	3.1	✓	✓	✓	106	144	37	35%	3.3	✓	✓	✓
Somerford Road, Cirencester	IB	57181-57180	208	19	-189	-91%	17.8	×	×	×	246	33	-213	-87%	18.1	×	×	×

Royal Ag College	IB	60514-27552	554	593	39	7%	1.6	✓	✓	✓	702	739	37	5%	1.4	✓	✓	✓
STROUD ROAD, CIRENCESTER	IB	57038-27341	682	610	-72	-11%	2.8	✓	✓	✓	801	773	-28	-4%	1.0	✓	✓	✓
A435 Gloucester Road, Cirencester	IB	65388-65944	501	382	-119	-24%	5.7	×	×	×	662	436	-226	-34%	9.7	×	×	×
The Whiteway, Cirencester	IB	57063-57057	69	71	1	2%	0.2	✓	✓	✓	86	73	-13	-15%	1.4	✓	✓	✓
5300/1	IB	65471-60529	1121	1342	220	20%	6.3	×	×	×	1445	1658	213	15%	5.4	✓	×	✓
Burford Rd	OB	60535-60536	433	292	-141	-33%	7.4	×	×	×	517	444	-73	-14%	3.3	✓	✓	✓
EAST OF NORCOTE CROSSRDS	OB	27573-57082	237	295	58	25%	3.6	✓	✓	✓	283	328	45	16%	2.6	✓	✓	✓
5303/1	OB	65469-62963	967	1283	316	33%	9.4	×	×	×	1261	1581	320	25%	8.5	×	×	×
KINGSHILL LANE, PRESTON VILLAGE	OB	57085-57084	19	0	-19	-100%	6.1	✓	×	✓	23	23	0	-2%	0.1	✓	✓	✓
A419 Siddington	OB	60515-62782	485	443	-42	-9%	1.9	✓	✓	✓	632	599	-34	-5%	1.4	✓	✓	✓
South Cerney Road	OB	65370-27524	122	106	-16	-13%	1.5	✓	✓	✓	146	121	-26	-18%	2.2	✓	✓	✓
Ashton Road, Siddington	OB	57814-57183	71	155	84	118%	7.9	✓	×	✓	85	166	81	96%	7.3	✓	×	✓
Somerford Road, Cirencester	OB	57180-57181	127	78	-49	-39%	4.8	✓	✓	✓	150	89	-61	-41%	5.6	✓	×	✓
Royal Ag College	OB	27552-60514	512	376	-136	-27%	6.4	×	×	×	663	483	-180	-27%	7.5	×	×	×
STROUD ROAD, CIRENCESTER	OB	27341-57038	282	326	44	15%	2.5	✓	✓	✓	333	428	95	29%	4.9	✓	✓	✓
A435 Gloucester Road, Cirencester	OB	65944-65388	291	274	-16	-6%	1.0	✓	✓	✓	394	321	-74	-19%	3.9	✓	✓	✓
The Whiteway, Cirencester	OB	57057-57063	48	58	10	21%	1.4	✓	✓	✓	57	59	2	3%	0.2	✓	✓	✓
5301/1	OB	65470-60540	660	740	80	12%	3.0	✓	✓	✓	878	1051	173	20%	5.6	×	×	×

East of Cotswold																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
East of Moreton	EB	57208-57223	365	301	-64	-17%	3.5	✓	✓	✓	466	382	-83	-18%	4.0	✓	✓	✓
C131 Evenlode Road, Moreton-in-Marsh	EB	57208-57613	19	0	-19	-100%	6.1	✓	×	✓	23	0	-23	-100%	6.8	✓	×	✓
MARTINS HILL STOW	EB	57500-60571	287	257	-30	-10%	1.8	✓	✓	✓	386	360	-25	-7%	1.3	✓	✓	✓
MAUGERSBURY ROAD	EB	57232-57233	9	0	-9	-100%	4.4	✓	✓	✓	14	0	-14	-100%	5.3	✓	×	✓
STOW RAILWAY STATION	EB	60565-57156	239	292	53	22%	3.3	✓	✓	✓	285	378	93	33%	5.1	✓	×	✓
RISSINGTON ROAD	EB	57159-57158	108	149	41	38%	3.6	✓	✓	✓	130	164	34	26%	2.8	✓	✓	✓
SHERBORNE	EB	57135-57121	230	216	-13	-6%	0.9	✓	✓	✓	297	357	60	20%	3.3	✓	✓	✓
East of Moreton	WB	57223-57208	206	261	55	27%	3.6	✓	✓	✓	274	317	43	16%	2.5	✓	✓	✓
C131 Evenlode Road, Moreton-in-Marsh	WB	57613-57208	14	0	-14	-100%	5.2	✓	×	✓	19	0	-19	-100%	6.2	✓	×	✓
MARTINS HILL STOW	WB	60571-57500	211	175	-35	-17%	2.5	✓	✓	✓	286	240	-45	-16%	2.8	✓	✓	✓
MAUGERSBURY ROAD	WB	57233-57232	11	0	-11	-100%	4.7	✓	✓	✓	14	0	-14	-100%	5.4	✓	×	✓
STOW RAILWAY STATION	WB	57156-60565	219	176	-43	-20%	3.1	✓	✓	✓	261	239	-22	-8%	1.4	✓	✓	✓
RISSINGTON ROAD	WB	57158-57159	170	151	-19	-11%	1.5	✓	✓	✓	203	168	-35	-17%	2.6	✓	✓	✓
SHERBORNE	WB	57121-57135	353	333	-20	-6%	1.1	✓	✓	✓	449	535	85	19%	3.8	✓	✓	✓

Forest of Dean																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
M50/2092B	EB	65514-60437	832	842	11	1%	0.4	✓	✓	✓	1144	1152	8	1%	0.2	✓	✓	✓
SOUTH OF M50	EB	60376-60386	323	328	5	2%	0.3	✓	✓	✓	386	389	3	1%	0.2	✓	✓	✓
RUDFORD	EB	65839-65840	313	321	8	3%	0.5	✓	✓	✓	433	425	-8	-2%	0.4	✓	✓	✓
HIGHNAM	EB	60199-60200	317	324	6	2%	0.3	✓	✓	✓	432	407	-25	-6%	1.2	✓	✓	✓
A48 Severn Bore PH, Minsterworth	EB	60103-60105	476	480	4	1%	0.2	✓	✓	✓	563	578	15	3%	0.6	✓	✓	✓
M50/2092A	WB	65513-60381	533	525	-8	-2%	0.3	✓	✓	✓	801	803	2	0%	0.1	✓	✓	✓
SOUTH OF M50	WB	60386-60376	202	205	2	1%	0.2	✓	✓	✓	241	244	3	1%	0.2	✓	✓	✓
RUDFORD	WB	65840-65839	230	235	5	2%	0.3	✓	✓	✓	362	315	-47	-13%	2.5	✓	✓	✓
HIGHNAM	WB	60200-60199	279	286	8	3%	0.5	✓	✓	✓	394	352	-42	-11%	2.2	✓	✓	✓
A48 Severn Bore PH, Minsterworth	WB	60105-60103	230	243	13	6%	0.8	✓	✓	✓	291	309	18	6%	1.1	✓	✓	✓

Gloucester																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
OVER S OF MAISEMORE (from 2009) E/B	IB	60207-65103	1369	1399	30	2%	0.8	✓	✓	✓	1659	1696	38	2%	0.9	✓	✓	✓
NORTH OF MAISEMORE	IB	57250-27257	457	468	11	2%	0.5	✓	✓	✓	604	616	13	2%	0.5	✓	✓	✓
SANDHURST LANE	IB	56473-56525	81	85	3	4%	0.4	✓	✓	✓	105	91	-14	-13%	1.4	✓	✓	✓
INNSWORTH LANE GLOS (CC)	IB	56124-65891	400	327	-72	-18%	3.8	✓	✓	✓	475	383	-91	-19%	4.4	✓	✓	✓
CHELTENHAM ROAD EAST	IB	66700-66708	456	488	31	7%	1.4	✓	✓	✓	545	579	34	6%	1.4	✓	✓	✓
GOLDEN VALLEY W OF M5	IB	65490-26086	1532	1618	87	6%	2.2	✓	✓	✓	1850	1973	123	7%	2.8	✓	✓	✓
BARNWOOD B/P E OF C G	IB	27322-26084	1649	1673	23	1%	0.6	✓	✓	✓	1975	2013	38	2%	0.8	✓	✓	✓

Hucclecote Rd E M5	IB	65421-26092	361	374	14	4%	0.7	✓	✓	✓	455	451	-4	-1%	0.2	✓	✓	✓
LOBLEYS DRIVE BRIDGE, GLOUCESTER	IB	65966-26047	260	267	7	3%	0.4	✓	✓	✓	312	306	-5	-2%	0.3	✓	✓	✓
Upton Lane	IB	56105-26046	127	135	8	7%	0.7	✓	✓	✓	147	153	5	4%	0.4	✓	✓	✓
THE WHEATRIDGE (EAST)	IB	56104-26045	54	56	1	2%	0.2	✓	✓	✓	68	65	-2	-3%	0.3	✓	✓	✓
B4073 Pnswk Rd W M5	IB	65413-26017	196	178	-18	-9%	1.3	✓	✓	✓	244	230	-13	-5%	0.9	✓	✓	✓
UPTON LANE (North of Grange Cottages)	IB	26012-26015	142	145	3	2%	0.2	✓	✓	✓	170	164	-6	-4%	0.5	✓	✓	✓
A4173, BETWEEN GRANGE ROAD AND M5	IB	65959-26012	519	547	28	5%	1.2	✓	✓	✓	616	636	21	3%	0.8	✓	✓	✓
Naas Lane	IB	28046-28047	141	142	1	1%	0.1	✓	✓	✓	166	165	-1	-1%	0.1	✓	✓	✓
HARESFIELD LANE	IB	28040-56154	40	0	-40	-100%	9.0	✓	×	✓	50	0	-50	-100%	10.0	✓	×	✓
B4008 N of M5 J12	IB	65110-27309	1234	1259	24	2%	0.7	✓	✓	✓	1473	1494	20	1%	0.5	✓	✓	✓
A38, BETWEEN A419 AND B4008	IB	28062-60091	311	315	4	1%	0.2	✓	✓	✓	398	404	6	2%	0.3	✓	✓	✓
SCHOOL LANE, QUEDGELEY	IB	56143-56142	66	67	1	2%	0.2	✓	✓	✓	78	73	-5	-6%	0.6	✓	✓	✓
ELMORE LANE WEST	IB	56143-56144	36	36	0	0%	0.0	✓	✓	✓	43	43	0	1%	0.1	✓	✓	✓
OVER S OF MAISEMORE (from 2009) W/B	OB	60225-60206	832	862	29	4%	1.0	✓	✓	✓	1037	1073	35	3%	1.1	✓	✓	✓
NORTH OF MAISEMORE	OB	27257-57250	350	360	10	3%	0.5	✓	✓	✓	474	487	13	3%	0.6	✓	✓	✓
SANDHURST LANE	OB	56525-56473	51	42	-9	-18%	1.4	✓	✓	✓	60	47	-13	-22%	1.8	✓	✓	✓
INNSWORTH LANE GLOS (CC)	OB	65891-56124	314	277	-36	-12%	2.1	✓	✓	✓	373	297	-76	-20%	4.2	✓	✓	✓
CHELTENHAM ROAD EAST	OB	66708-66700	504	463	-41	-8%	1.8	✓	✓	✓	602	526	-75	-13%	3.2	✓	✓	✓
GOLDEN VALLEY W OF M5	OB	66709-60304	1225	1430	205	17%	5.6	×	×	×	1523	1812	290	19%	7.1	×	×	×

BARNWOOD B/P E OF C G	OB	66701-27324	1061	1036	-25	-2%	0.8	✓	✓	✓	1280	1265	-15	-1%	0.4	✓	✓	✓
Hucclecote Rd E M5	OB	26092-65421	573	591	18	3%	0.7	✓	✓	✓	702	722	21	3%	0.8	✓	✓	✓
LOBLEYS DRIVE BRIDGE, GLOUCESTER	OB	26047-65966	392	408	16	4%	0.8	✓	✓	✓	457	466	10	2%	0.5	✓	✓	✓
Upton Lane	OB	26046-56105	169	173	4	2%	0.3	✓	✓	✓	196	198	2	1%	0.1	✓	✓	✓
THE WHEATRIDGE (EAST)	OB	26045-56104	66	58	-8	-12%	1.0	✓	✓	✓	79	70	-9	-11%	1.0	✓	✓	✓
B4073 Pnswk Rd W M5	OB	26017-65413	208	212	4	2%	0.3	✓	✓	✓	262	256	-6	-2%	0.4	✓	✓	✓
UPTON LANE (North of Grange Cottages)	OB	26015-26012	227	217	-10	-5%	0.7	✓	✓	✓	268	249	-18	-7%	1.1	✓	✓	✓
A4173, BETWEEN GRANGE ROAD AND M5	OB	26012-65959	388	392	4	1%	0.2	✓	✓	✓	460	463	3	1%	0.1	✓	✓	✓
Naas Lane	OB	28047-28046	78	78	0	0%	0.0	✓	✓	✓	92	93	0	0%	0.0	✓	✓	✓
HARESFIELD LANE	OB	56154-28040	65	65	0	0%	0.0	✓	✓	✓	76	75	-1	-1%	0.1	✓	✓	✓
B4008 N of M5 J12	OB	27304-65109	1264	1297	33	3%	0.9	✓	✓	✓	1509	1529	20	1%	0.5	✓	✓	✓
A38, BETWEEN A419 AND B4008	OB	60091-28062	385	398	13	3%	0.7	✓	✓	✓	476	499	23	5%	1.1	✓	✓	✓
SCHOOL LANE, QUEDGELEY	OB	56142-56143	63	63	0	0%	0.0	✓	✓	✓	78	75	-3	-3%	0.3	✓	✓	✓
ELMORE LANE WEST	OB	56144-56143	32	35	2	7%	0.4	✓	✓	✓	39	41	2	6%	0.4	✓	✓	✓

South of Nailsworth																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
B4058 Horsley, West of Hollingham Lane	NB	27355-27356	87	89	2	2%	0.2	✓	✓	✓	104	106	1	1%	0.1	✓	✓	✓
BARTON END S OF NAILSWTH	NB	27351-27352	247	241	-6	-3%	0.4	✓	✓	✓	327	305	-22	-7%	1.2	✓	✓	✓

TETBURY HILL, AVENING	NB	28079-65861	142	147	4	3%	0.4	✓	✓	✓	168	171	3	2%	0.2	✓	✓	✓
ILSUM STUD E OF TETBURY	NB	57017-57003	223	233	10	4%	0.6	✓	✓	✓	284	293	9	3%	0.5	✓	✓	✓
B4058 Horsley, West of Hollingham Lane	SB	27356-27355	70	63	-7	-11%	0.9	✓	✓	✓	85	80	-5	-6%	0.5	✓	✓	✓
BARTON END S OF NAILSWTH	SB	27352-27351	208	213	4	2%	0.3	✓	✓	✓	281	259	-22	-8%	1.3	✓	✓	✓
TETBURY HILL, AVENING	SB	65861-28079	120	122	2	2%	0.2	✓	✓	✓	144	141	-3	-2%	0.3	✓	✓	✓
ILSUM STUD E OF TETBURY	SB	57003-57017	432	431	-1	0%	0.1	✓	✓	✓	520	522	2	0%	0.1	✓	✓	✓

Stroud

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
North of Stratford Park, Stroud	IB	56266-27383	612	629	17	3%	0.7	✓	✓	✓	727	742	15	2%	0.6	✓	✓	✓
Slad Road, Stroud_Site 1 (South of Slad Lane)	IB	26066-65897	64	65	0	0%	0.0	✓	✓	✓	79	79	0	0%	0.0	✓	✓	✓
Bisley Old Road	IB	26004-56285	46	41	-5	-11%	0.8	✓	✓	✓	57	49	-8	-14%	1.1	✓	✓	✓
W OF BRIMSCOMBE CORNER	IB	65403-28145	405	416	11	3%	0.6	✓	✓	✓	550	496	-53	-10%	2.3	✓	✓	✓
Minchinhampton Common	IB	28147-28146	308	308	0	0%	0.0	✓	✓	✓	367	364	-4	-1%	0.2	✓	✓	✓
A46 BATH ROAD, NORTH WOODCHESTER	IB	28143-56227	541	556	15	3%	0.6	✓	✓	✓	649	670	21	3%	0.8	✓	✓	✓
SELSLEY HILL (North)	IB	65961-56504	265	262	-3	-1%	0.2	✓	✓	✓	313	308	-5	-1%	0.3	✓	✓	✓
EBLEY BYPASS	IB	60074-27370	793	818	25	3%	0.9	✓	✓	✓	964	996	32	3%	1.0	✓	✓	✓
WESTWARD ROAD	IB	27522-60083	239	243	3	1%	0.2	✓	✓	✓	286	285	-1	0%	0.1	✓	✓	✓
CASHES GREEN ROAD	IB	56257-60083	375	392	17	5%	0.9	✓	✓	✓	439	419	-21	-5%	1.0	✓	✓	✓
FARMHILL LANE	IB	56268-26005	260	264	4	2%	0.2	✓	✓	✓	309	312	3	1%	0.2	✓	✓	✓

North of Stratford Park, Stroud	OB	27383-56266	509	521	12	2%	0.5	✓	✓	✓	597	609	13	2%	0.5	✓	✓	✓
Slad Road, Stroud_Site 1 (South of Slad Lane)	OB	65897-26066	93	92	-1	-1%	0.1	✓	✓	✓	110	106	-4	-3%	0.3	✓	✓	✓
Bisley Old Road	OB	56285-26004	76	77	1	1%	0.1	✓	✓	✓	94	84	-10	-11%	1.1	✓	✓	✓
W OF BRIMSCOMBE CORNER	OB	28145-65403	326	327	1	0%	0.1	✓	✓	✓	468	449	-18	-4%	0.9	✓	✓	✓
Minchinhampton Common	OB	28146-28147	495	502	7	1%	0.3	✓	✓	✓	591	579	-13	-2%	0.5	✓	✓	✓
A46 BATH ROAD, NORTH WOODCHESTER	OB	56227-28143	514	520	6	1%	0.3	✓	✓	✓	628	644	16	3%	0.6	✓	✓	✓
SELSLEY HILL (North)	OB	56504-65961	156	158	3	2%	0.2	✓	✓	✓	185	179	-6	-3%	0.5	✓	✓	✓
EBLEY BYPASS	OB	27370-60074	694	717	23	3%	0.9	✓	✓	✓	842	864	22	3%	0.8	✓	✓	✓
WESTWARD ROAD	OB	60083-27522	299	309	10	3%	0.6	✓	✓	✓	354	365	10	3%	0.6	✓	✓	✓
CASHES GREEN ROAD	OB	60083-56257	168	172	4	2%	0.3	✓	✓	✓	201	195	-6	-3%	0.4	✓	✓	✓
FARMHILL LANE	OB	26005-56268	199	202	3	1%	0.2	✓	✓	✓	236	223	-13	-5%	0.9	✓	✓	✓

Tewkesbury

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
ASTONFIELD LANE, NORTHWAY	IB	29452-29451	29	29	0	1%	0.1	✓	✓	✓	33	35	2	5%	0.3	✓	✓	✓
7005/1	IB	56016-56017	449	531	82	18%	3.7	✓	✓	✓	630	730	100	16%	3.8	✓	✓	✓
Pamington Lane, East of Ellendene Drive	IB	29502-29501	7	13	6	91%	1.9	✓	✓	✓	9	18	9	104%	2.5	✓	✓	✓
7036/2 + 7036/1	IB	65494-60415	2189	2242	53	2%	1.1	✓	✓	✓	3001	3084	83	3%	1.5	✓	✓	✓
Fiddington Lane, Tredington	IB	60431-29505	90	70	-20	-22%	2.2	✓	✓	✓	108	89	-18	-17%	1.8	✓	✓	✓
TEWKESBURY EASTERN BYPSS	IB	28127-65847	269	276	7	3%	0.4	✓	✓	✓	316	324	8	2%	0.4	✓	✓	✓

GLOUCESTER ROAD, N OF JUNC.	IB	28131-29190	360	371	11	3%	0.6	✓	✓	✓	433	445	12	3%	0.6	✓	✓	✓
MYTHE WTR WKS N OF TEWKS	IB	60436-60414	415	424	9	2%	0.4	✓	✓	✓	556	524	-31	-6%	1.3	✓	✓	✓
Bredon Road, Tewkesbury	IB	56028-56499	420	425	5	1%	0.2	✓	✓	✓	488	496	7	1%	0.3	✓	✓	✓
HARDWICK BANK ROAD	IB	29045-29244	331	345	14	4%	0.7	✓	✓	✓	388	407	19	5%	0.9	✓	✓	✓
7035/2 + 7035/1	IB	65499-60425	2541	2456	-85	-3%	1.7	✓	✓	✓	3513	3381	-132	-4%	2.3	✓	✓	✓
ASTONFIELD LANE, NORTHWAY	OB	29451-29452	11	18	7	67%	1.9	✓	✓	✓	13	39	26	209%	5.2	✓	×	✓
7005/2	OB	56017-56016	700	647	-52	-7%	2.0	✓	✓	✓	904	856	-48	-5%	1.6	✓	✓	✓
Pamington Lane, East of Ellendene Drive	OB	29501-29502	8	0	-8	-100%	3.9	✓	✓	✓	9	7	-2	-24%	0.8	✓	✓	✓
7006/1	OB	65496-60394	2851	2960	109	4%	2.0	✓	✓	✓	3863	4045	181	5%	2.9	✓	✓	✓
Fiddington Lane, Tredington	OB	29505-60431	75	48	-27	-36%	3.4	✓	✓	✓	88	57	-31	-35%	3.6	✓	✓	✓
TEWKESBURY EASTERN BYPSS	OB	65847-28127	380	407	26	7%	1.3	✓	✓	✓	443	467	24	5%	1.1	✓	✓	✓
GLOUCESTER ROAD, N OF JUNC.	OB	29190-28131	387	382	-5	-1%	0.3	✓	✓	✓	456	448	-8	-2%	0.4	✓	✓	✓
MYTHE WTR WKS N OF TEWKS	OB	60414-60436	303	309	6	2%	0.4	✓	✓	✓	414	389	-25	-6%	1.3	✓	✓	✓
Bredon Road, Tewkesbury	OB	56499-56028	290	301	11	4%	0.6	✓	✓	✓	344	358	14	4%	0.8	✓	✓	✓
HARDWICK BANK ROAD	OB	29244-29045	177	186	9	5%	0.7	✓	✓	✓	214	224	10	5%	0.7	✓	✓	✓
M5/7650B	OB	65497-60446	1759	1790	31	2%	0.7	✓	✓	✓	2413	2453	40	2%	0.8	✓	✓	✓

West of Cotswold																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
TRPRS LODGE W B-ON-HILL	EB	60564-57217	204	209	5	2%	0.4	✓	✓	✓	264	269	5	2%	0.3	✓	✓	✓
STANWAY	EB	60557-57170	111	110	-1	-1%	0.1	✓	✓	✓	169	160	-8	-5%	0.6	✓	✓	✓
HAMPEN	EB	57172-60560	248	259	11	5%	0.7	✓	✓	✓	347	347	0	0%	0.0	✓	✓	✓
E OF PUESDOWN W NLEACH	EB	57173-57130	307	323	16	5%	0.9	✓	✓	✓	510	533	23	5%	1.0	✓	✓	✓
TRPRS LODGE W B-ON-HILL	WB	57217-60564	376	382	6	2%	0.3	✓	✓	✓	484	488	3	1%	0.2	✓	✓	✓
STANWAY	WB	57170-60557	64	65	1	1%	0.1	✓	✓	✓	94	98	4	5%	0.4	✓	✓	✓
HAMPEN	WB	60560-57172	213	212	-1	0%	0.0	✓	✓	✓	283	290	7	3%	0.4	✓	✓	✓
E OF PUESDOWN W NLEACH	WB	57130-57173	230	230	0	0%	0.0	✓	✓	✓	367	372	5	1%	0.3	✓	✓	✓

North of Evesham																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
B4424 Upton Road	NB	29183-51790	140	143	2	2%	0.2	✓	✓	✓	163	165	2	1%	0.1	✓	✓	✓
A38 Clifton	NB	29274-29272	183	186	3	2%	0.2	✓	✓	✓	219	220	1	0%	0.1	✓	✓	✓
M5 Between J7 and J8	NB	29423-51885	1941	1962	21	1%	0.5	✓	✓	✓	2702	2735	33	1%	0.6	✓	✓	✓
B4084 Worcester Road	NB	29014-29280	440	475	34	8%	1.6	✓	✓	✓	514	557	43	8%	1.8	✓	✓	✓
A4104 Station Road	NB	29286-51882	540	538	-3	0%	0.1	✓	✓	✓	647	635	-12	-2%	0.5	✓	✓	✓
A44 Worcester Road	NB	52954-29076	676	686	10	1%	0.4	✓	✓	✓	815	822	7	1%	0.2	✓	✓	✓
B4088 Evesham Road	NB	52956-29128	219	224	4	2%	0.3	✓	✓	✓	257	260	3	1%	0.2	✓	✓	✓
A46 north of Evesham	NB	52957-53402	689	703	14	2%	0.5	✓	✓	✓	880	910	29	3%	1.0	✓	✓	✓
B4424 Upton Road	SB	51790-29183	195	198	3	2%	0.2	✓	✓	✓	227	230	3	1%	0.2	✓	✓	✓
A38 Clifton	SB	29272-29274	181	157	-25	-14%	1.9	✓	✓	✓	216	186	-30	-14%	2.1	✓	✓	✓

M5 Between J7 and J8	SB	29431-51646	2159	2339	179	8%	3.8	✓	✓	✓	3130	3330	199	6%	3.5	✓	✓	✓
B4084 Worcester Road	SB	29280-29014	416	470	54	13%	2.6	✓	✓	✓	489	542	53	11%	2.3	✓	✓	✓
A4104 Station Road	SB	51882-29286	561	533	-28	-5%	1.2	✓	✓	✓	661	629	-33	-5%	1.3	✓	✓	✓
A44 Worcester Road	SB	29076-52954	552	564	12	2%	0.5	✓	✓	✓	658	678	19	3%	0.7	✓	✓	✓
B4088 Evesham Road	SB	29128-52956	291	296	5	2%	0.3	✓	✓	✓	339	342	3	1%	0.2	✓	✓	✓
A46 north of Evesham	SB	53402-52957	512	562	50	10%	2.1	✓	✓	✓	668	718	50	7%	1.9	✓	✓	✓

North of Tewkesbury

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
A38 West of Twyning	NB	56002-60438	208	213	5	2%	0.3	✓	✓	✓	248	252	3	1%	0.2	✓	✓	✓
Brockeridge Road	NB	29176-60439	97	97	0	0%	0.0	✓	✓	✓	114	114	0	0%	0.0	✓	✓	✓
M5/7650B	NB	65497-60446	1759	1790	31	2%	0.7	✓	✓	✓	2413	2453	40	2%	0.8	✓	✓	✓
B4080	NB	51642-29265	134	141	8	6%	0.7	✓	✓	✓	156	165	9	6%	0.7	✓	✓	✓
Beckford Road	NB	56008-29361	31	0	-31	-100%	7.8	✓	×	✓	35	0	-35	-100%	8.4	✓	×	✓
A46 south of Ashton Under Hill	NB	29053-29120	515	567	52	10%	2.2	✓	✓	✓	676	734	58	9%	2.2	✓	✓	✓
A38 West of Twyning	SB	60438-56002	250	256	6	2%	0.4	✓	✓	✓	299	303	4	1%	0.2	✓	✓	✓
Brockeridge Road	SB	60439-29176	78	79	1	2%	0.1	✓	✓	✓	91	98	7	8%	0.7	✓	✓	✓
7035/2 + 7035/1	SB	65499-60425	2541	2456	-85	-3%	1.7	✓	✓	✓	3513	3381	-132	-4%	2.3	✓	✓	✓
B4080	SB	29265-51642	180	181	1	0%	0.1	✓	✓	✓	209	211	2	1%	0.1	✓	✓	✓
Beckford Road	SB	29361-56008	51	0	-51	-100%	10.1	✓	×	✓	60	0	-60	-100%	11.0	✓	×	✓
A46 south of Ashton Under Hill	SB	29120-29053	575	587	11	2%	0.5	✓	✓	✓	734	755	21	3%	0.8	✓	✓	✓

West of Tewkesbury																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
M50 Between J1 & J2	EB	65514-60437	832	842	11	1%	0.4	✓	✓	✓	1144	1152	8	1%	0.2	✓	✓	✓
A438	EB	51616-29456	206	105	-100	-49%	8.0	×	×	×	238	146	-92	-39%	6.6	✓	×	✓
B4213	EB	65681-56035	271	276	4	2%	0.3	✓	✓	✓	324	299	-24	-8%	1.4	✓	✓	✓
A38 East of Evington	EB	27033-28137	447	425	-21	-5%	1.0	✓	✓	✓	533	516	-17	-3%	0.7	✓	✓	✓
Cheltenham Road East	EB	60318-60317	369	357	-12	-3%	0.6	✓	✓	✓	493	483	-10	-2%	0.4	✓	✓	✓
M50 Between J1 & J2	WB	65513-60381	533	525	-8	-2%	0.3	✓	✓	✓	801	803	2	0%	0.1	✓	✓	✓
A438	WB	29456-51616	174	64	-110	-63%	10.1	×	×	×	211	85	-126	-60%	10.4	×	×	×
B4213	WB	56035-65681	137	139	2	2%	0.2	✓	✓	✓	163	160	-3	-2%	0.2	✓	✓	✓
A38 East of Evington	WB	28137-27033	326	328	2	1%	0.1	✓	✓	✓	389	399	10	3%	0.5	✓	✓	✓
Cheltenham Road East	WB	60317-60318	340	446	105	31%	5.3	×	×	×	455	536	81	18%	3.7	✓	✓	✓

East of Tewkesbury																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
B4077	EB	60449-56013	255	256	1	0%	0.0	✓	✓	✓	325	357	32	10%	1.7	✓	✓	✓
Teddington	EB	56014-56597	5	0	-5	-100%	3.0	✓	✓	✓	5	0	-5	-100%	3.2	✓	✓	✓
A435 North of Bishop's Cleeve	EB	65846-60429	508	541	33	6%	1.4	✓	✓	✓	630	633	2	0%	0.1	✓	✓	✓
Gotherington Fields	EB	56036-29001	23	30	8	34%	1.5	✓	✓	✓	26	39	13	50%	2.3	✓	✓	✓
Stoke Road	EB	28148-29381	450	476	26	6%	1.2	✓	✓	✓	538	528	-9	-2%	0.4	✓	✓	✓
B4077	WB	56013-60449	205	208	2	1%	0.2	✓	✓	✓	260	275	15	6%	0.9	✓	✓	✓
Teddington	WB	56597-56014	14	0	-14	-100%	5.2	✓	×	✓	16	0	-16	-100%	5.6	✓	×	✓
A435 North of Bishop's Cleeve	WB	60429-65846	495	507	11	2%	0.5	✓	✓	✓	618	592	-26	-4%	1.0	✓	✓	✓

Gotherington Fields	WB	29001-56036	42	15	-27	-64%	5.0	✓	×	✓	50	17	-33	-67%	5.8	✓	×	✓
Stoke Road	WB	29381-28148	323	321	-2	-1%	0.1	✓	✓	✓	386	366	-20	-5%	1.0	✓	✓	✓

South of Tewkesbury

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
A38 West of Bishop's Cleeve	NB	60395-60398	392	424	32	8%	1.6	✓	✓	✓	468	566	97	21%	4.3	✓	✓	✓
Main Road Stoke Orchard	NB	56435-56704	245	91	-154	-63%	11.9	×	×	×	288	111	-177	-61%	12.5	×	×	×
7036/2 + 7036/1	NB	65494-60415	2189	2242	53	2%	1.1	✓	✓	✓	3001	3084	83	3%	1.5	✓	✓	✓
A435 Bishop's Cleeve	NB	27144-56451	435	421	-13	-3%	0.6	✓	✓	✓	532	521	-10	-2%	0.4	✓	✓	✓
Cheltenham Road	NB	27145-27153	297	316	20	7%	1.1	✓	✓	✓	354	350	-4	-1%	0.2	✓	✓	✓
New Road Bishop's Cleeve	NB	27157-65843	190	270	81	43%	5.3	✓	×	✓	220	291	70	32%	4.4	✓	✓	✓
A38 West of Bishop's Cleeve	SB	60398-60395	663	663	0	0%	0.0	✓	✓	✓	791	782	-10	-1%	0.4	✓	✓	✓
Main Road Stoke Orchard	SB	56704-56435	197	100	-98	-49%	8.0	✓	×	✓	229	122	-107	-47%	8.1	×	×	×
7006/1	SB	65496-60394	2851	2960	109	4%	2.0	✓	✓	✓	3863	4045	181	5%	2.9	✓	✓	✓
A435 Bishop's Cleeve	SB	56451-27144	575	605	30	5%	1.2	✓	✓	✓	692	710	17	2%	0.7	✓	✓	✓
Cheltenham Road	SB	27153-27145	482	499	17	4%	0.8	✓	✓	✓	575	563	-12	-2%	0.5	✓	✓	✓
New Road Bishop's Cleeve	SB	65843-27157	225	398	173	77%	9.8	×	×	×	262	444	182	70%	9.7	×	×	×

Uncategorised																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
Gloucester Road	NB	28135-29196	351	360	9	3%	0.5	✓	✓	✓	436	423	-13	-3%	0.6	✓	✓	✓
Gloucester Road	SB	29196-28135	371	399	28	7%	1.4	✓	✓	✓	457	451	-6	-1%	0.3	✓	✓	✓
A46 Evesham Road	EB	60448-60449	380	535	155	41%	7.2	×	×	×	568	757	189	33%	7.3	×	×	×
A46 Evesham Road	WB	60449-60448	401	500	99	25%	4.6	✓	✓	✓	577	702	125	22%	4.9	×	✓	✓
A46 Ashchurch Road	EB	29246-28182	477	479	3	1%	0.1	✓	✓	✓	676	679	3	0%	0.1	✓	✓	✓
A46 Ashchurch Road	WB	28182-29246	557	664	108	19%	4.4	×	✓	✓	779	916	137	18%	4.7	×	✓	✓
Ashchurch Rd Tewks	EB	28179-60417	392	404	12	3%	0.6	✓	✓	✓	563	598	36	6%	1.5	✓	✓	✓
Ashchurch Rd Tewks	WB	60417-28179	364	411	47	13%	2.4	✓	✓	✓	472	534	62	13%	2.8	✓	✓	✓
M50/2020B	EB	65512-29413	826	870	43	5%	1.5	✓	✓	✓	1110	1194	84	8%	2.5	✓	✓	✓
M5/7645A	SB	29447-60447	1807	2045	238	13%	5.4	✓	×	✓	2429	2821	392	16%	7.7	×	×	×
M5/7645B	NB	60446-29446	1445	1504	59	4%	1.5	✓	✓	✓	2020	2102	82	4%	1.8	✓	✓	✓
M5/7812A	SB	60394-60310	2309	2438	129	6%	2.7	✓	✓	✓	3286	3352	66	2%	1.1	✓	✓	✓
M5/7818B	NB	65493-60513	1893	1881	-13	-1%	0.3	✓	✓	✓	2629	2577	-52	-2%	1.0	✓	✓	✓
M5/7821A	SB	60310-60300	1741	1765	25	1%	0.6	✓	✓	✓	2597	2517	-80	-3%	1.6	✓	✓	✓
M5/7845A	SB	65491-60285	2420	2336	-84	-3%	1.7	✓	✓	✓	3302	3216	-86	-3%	1.5	✓	✓	✓
M5/7841B	NB	65511-60299	2040	2146	106	5%	2.3	✓	✓	✓	2849	2845	-4	0%	0.1	✓	✓	✓
M5/7866A	SB	60285-60261	1590	1626	36	2%	0.9	✓	✓	✓	2318	2273	-45	-2%	0.9	✓	✓	✓
M5/7870B	NB	60248-60249	1589	1615	26	2%	0.6	✓	✓	✓	2194	2162	-32	-1%	0.7	✓	✓	✓
M5/7960A	SB	65510-60456	2456	2508	52	2%	1.1	✓	✓	✓	3389	3360	-28	-1%	0.5	✓	✓	✓
M5/7959B	NB	65474-60248	2825	2845	20	1%	0.4	✓	✓	✓	3758	3704	-53	-1%	0.9	✓	✓	✓
M5/7970A	SB	60456-60457	1905	1908	3	0%	0.1	✓	✓	✓	2676	2702	26	1%	0.5	✓	✓	✓
M5/7973B	NB	60092-60455	2101	2099	-3	0%	0.1	✓	✓	✓	2782	2857	75	3%	1.4	✓	✓	✓
M5/7981A	SB	65475-60068	2302	2398	96	4%	2.0	✓	✓	✓	3198	3307	109	3%	1.9	✓	✓	✓
M5/7982B	NB	65476-60092	2633	2653	20	1%	0.4	✓	✓	✓	3494	3553	59	2%	1.0	✓	✓	✓

5290/2	SB	60068-60059	1852	1919	67	4%	1.6	✓	✓	✓	2545	2681	136	5%	2.7	✓	✓	✓
M5/8040A	SB	65477-62395	2053	2239	187	9%	4.0	✓	✓	✓	2814	3072	258	9%	4.7	✓	✓	✓
M5/8040B	NB	65478-60058	2043	2284	242	12%	5.2	✓	×	✓	2734	3035	301	11%	5.6	✓	×	✓
5288/2	SB	62395-62368	1971	1958	-13	-1%	0.3	✓	✓	✓	2690	2734	43	2%	0.8	✓	✓	✓
5287/2	NB	62382-62396	1704	1935	231	14%	5.4	✓	×	✓	2301	2633	332	14%	6.7	✓	×	✓
M5/7646L	NB	60446-51645	292	286	-6	-2%	0.3	✓	✓	✓	401	352	-49	-12%	2.5	✓	✓	✓
7035/1	SB	60425-60424	466	301	-165	-35%	8.4	×	×	×	556	436	-120	-22%	5.4	×	×	×
7036/1	NB	60415-60420	674	663	-11	-2%	0.4	✓	✓	✓	930	914	-16	-2%	0.5	✓	✓	✓
M5/7821J	SB	60310-60313	585	672	88	15%	3.5	✓	✓	✓	788	836	48	6%	1.7	✓	✓	✓
5293/1	SB	60285-65529	674	711	36	5%	1.4	✓	✓	✓	892	943	51	6%	1.7	✓	✓	✓
M5/7969J	SB	60456-60452	598	600	1	0%	0.1	✓	✓	✓	774	658	-116	-15%	4.3	✓	✓	✓
M5/7973L	NB	60092-65105	535	554	19	4%	0.8	✓	✓	✓	700	696	-3	0%	0.1	✓	✓	✓
5290/1	SB	60068-60064	458	479	21	5%	1.0	✓	✓	✓	607	626	18	3%	0.7	✓	✓	✓
M5/8025K	SB	60062-60059	283	320	37	13%	2.1	✓	✓	✓	384	391	7	2%	0.4	✓	✓	✓
5288/1	SB	62395-62389	276	282	5	2%	0.3	✓	✓	✓	363	338	-25	-7%	1.3	✓	✓	✓
5287/1	NB	62382-62378	341	351	10	3%	0.5	✓	✓	✓	440	432	-8	-2%	0.4	✓	✓	✓
7003/1	SB	29444-52946	754	801	47	6%	1.7	✓	✓	✓	984	1031	47	5%	1.5	✓	✓	✓
7003/2	NB	52946-29444	991	1011	20	2%	0.6	✓	✓	✓	1246	1249	3	0%	0.1	✓	✓	✓
30361812	SB	52946-52944	737	737	0	0%	0.0	✓	✓	✓	930	964	34	4%	1.1	✓	✓	✓
30361813	NB	52944-52946	649	615	-34	-5%	1.4	✓	✓	✓	833	850	17	2%	0.6	✓	✓	✓
30361815	NB	29051-52941	490	522	33	7%	1.5	✓	✓	✓	650	667	16	3%	0.6	✓	✓	✓
30361814	SB	52941-29051	593	535	-58	-10%	2.4	✓	✓	✓	779	686	-93	-12%	3.4	✓	✓	✓
5298/1	SB	65410-65387	1157	1308	150	13%	4.3	✓	✓	✓	1495	1617	122	8%	3.1	✓	✓	✓
5297/2	SB	60286-26034	946	929	-17	-2%	0.6	✓	✓	✓	1250	1180	-70	-6%	2.0	✓	✓	✓
5297/1	NB	26034-60286	626	637	11	2%	0.4	✓	✓	✓	838	908	70	8%	2.4	✓	✓	✓
EAST OF STAUNTON COLEFRD	EB	57373-60027	126	82	-43	-34%	4.2	✓	✓	✓	184	84	-100	-54%	8.6	✓	×	✓
WINDING WHEEL BREAM	NB	65061-57333	126	112	-14	-11%	1.3	✓	✓	✓	164	135	-29	-18%	2.4	✓	✓	✓
POPES HILL LITTLEDEAN	EB	57324-60100	254	255	2	1%	0.1	✓	✓	✓	303	317	13	4%	0.8	✓	✓	✓

GORSLEY	EB	51608-60368	267	175	-92	-35%	6.2	✓	×	✓	338	216	-122	-36%	7.3	×	×	×
FOREST ROAD, LYDNEY	NB	60025-57329	139	148	9	7%	0.8	✓	✓	✓	169	175	6	4%	0.5	✓	✓	✓
BREAM ROAD, LYDNEY	NB	57333-65633	149	153	5	3%	0.4	✓	✓	✓	189	184	-5	-2%	0.3	✓	✓	✓
BERKELEY HEATH	NB	28091-28013	235	295	60	25%	3.7	✓	✓	✓	391	337	-55	-14%	2.9	✓	✓	✓
STROUDWATER WEST OF M5	EB	27422-27423	366	393	27	7%	1.4	✓	✓	✓	511	471	-40	-8%	1.8	✓	✓	✓
EAST OF DURSLEY	EB	62455-62408	355	360	5	1%	0.3	✓	✓	✓	438	437	-1	0%	0.1	✓	✓	✓
Longhope Rd Huntley	EB	60109-60113	280	222	-58	-21%	3.7	✓	✓	✓	366	263	-103	-28%	5.8	×	×	×
BRIDGE STREET NEWENT	NB	60369-60470	125	127	3	2%	0.3	✓	✓	✓	191	176	-15	-8%	1.1	✓	✓	✓
New Rd, Wott U Edge	EB	62399-56185	267	275	8	3%	0.5	✓	✓	✓	345	332	-13	-4%	0.7	✓	✓	✓
FIDDLERS ELBOW W CRANHAM	NB	26021-65414	223	306	83	37%	5.1	✓	×	✓	267	328	61	23%	3.6	✓	✓	✓
PITCHCOMBE	NB	27384-60090	420	441	21	5%	1.0	✓	✓	✓	524	533	9	2%	0.4	✓	✓	✓
Bear Hill W-cheste	NB	56223-28143	450	510	60	13%	2.7	✓	✓	✓	633	616	-17	-3%	0.7	✓	✓	✓
BARNWOOD LINK	NB	56489-26087	1072	1180	108	10%	3.2	✓	✓	✓	1485	1488	3	0%	0.1	✓	✓	✓
CAINSCROSS ROAD, STROUD	EB	27387-64925	425	602	178	42%	7.8	×	×	×	561	663	102	18%	4.1	×	✓	✓
EBLEY	EB	27393-56250	246	253	8	3%	0.5	✓	✓	✓	310	275	-35	-11%	2.0	✓	✓	✓
Kingsholm rd	NB	56048-27229	329	309	-20	-6%	1.1	✓	✓	✓	406	399	-7	-2%	0.3	✓	✓	✓
HARESFIELD EAST OF M5	NB	28210-28039	156	247	92	59%	6.5	✓	×	✓	211	316	105	50%	6.5	×	×	×
B4063 Chelt Rd Glos	NB	56119-66706	525	548	23	4%	1.0	✓	✓	✓	667	604	-62	-9%	2.5	✓	✓	✓
LONDON RD GLOUCESTER	EB	56463-56053	158	166	8	5%	0.6	✓	✓	✓	203	173	-31	-15%	2.2	✓	✓	✓
MERRYWALKS STROUD	NB	60085-56269	552	571	19	3%	0.8	✓	✓	✓	728	650	-77	-11%	2.9	✓	✓	✓

HORTON ROAD, GLOS (CC)	NB	27449-27450	265	268	3	1%	0.2	✓	✓	✓	323	415	92	29%	4.8	✓	✓	✓
B4008 Bristol Rd Hardwick	NB	60097-65884	222	222	0	0%	0.0	✓	✓	✓	290	267	-22	-8%	1.3	✓	✓	✓
STROUD ROAD GLOS, NR GRANGE RD (CC)	NB	60117-56511	358	455	97	27%	4.8	✓	✓	✓	514	522	8	2%	0.4	✓	✓	✓
Commercial Road	EB	60209-56068	478	496	18	4%	0.8	✓	✓	✓	609	792	183	30%	6.9	×	×	×
Southgate srt, Glos	SB	27500-27258	433	402	-31	-7%	1.5	✓	✓	✓	559	465	-94	-17%	4.2	✓	✓	✓
GLOUCESTER TRADING EST LINK RD (VALIANT WAY), BROCKWORTH	NB	60246-27586	396	464	68	17%	3.3	✓	✓	✓	548	547	-1	0%	0.0	✓	✓	✓
Secunda Way, Glos	NB	27269-60509	1017	1039	22	2%	0.7	✓	✓	✓	1320	1357	38	3%	1.0	✓	✓	✓
GSWBP Castlemeads	NB	60464-60468	808	819	11	1%	0.4	✓	✓	✓	1057	1062	4	0%	0.1	✓	✓	✓
St Oswalds Rd North	NB	60221-27248	551	564	13	2%	0.5	✓	✓	✓	665	747	82	12%	3.1	✓	✓	✓
ST Oswalds Rd (South)	NB	60218-60220	681	703	22	3%	0.8	✓	✓	✓	841	887	45	5%	1.5	✓	✓	✓
Eastern Ave, South, Gloucester	NB	56093-27020	811	844	33	4%	1.1	✓	✓	✓	971	1170	199	20%	6.1	×	×	×
Priory Rd Glos	EB	60220-56056	400	424	23	6%	1.2	✓	✓	✓	527	482	-45	-9%	2.0	✓	✓	✓
High Street, Tewkesbury	NB	29202-29204	311	319	9	3%	0.5	✓	✓	✓	373	355	-18	-5%	0.9	✓	✓	✓
A40 London Rd Chelt	NB	60330-60339	467	473	5	1%	0.2	✓	✓	✓	617	655	38	6%	1.5	✓	✓	✓
GLOUCESTER ROAD, Cheltenham	NB	27469-56332	528	616	88	17%	3.7	✓	✓	✓	676	858	182	27%	6.6	×	×	×
Ullenwood	EB	26080-26060	393	398	5	1%	0.3	✓	✓	✓	580	578	-2	0%	0.1	✓	✓	✓
UCKINGTON EAST OF M5	EB	60390-65948	950	842	-108	-11%	3.6	✓	✓	✓	1142	1019	-124	-11%	3.8	✓	✓	✓

PEW NORTH CHELTENHAM	NB	27458-27189	662	724	62	9%	2.4	✓	✓	✓	804	933	128	16%	4.3	×	✓	✓
Hayden Road Chelt	EB	56364-60400	553	588	35	6%	1.5	✓	✓	✓	687	683	-4	-1%	0.2	✓	✓	✓
Kingsditch Lane	NB	27188-56368	452	521	69	15%	3.1	✓	✓	✓	709	706	-3	0%	0.1	✓	✓	✓
Royal Well Rd,Chelt	NB	27516-56381	36	135	99	278%	10.7	✓	×	✓	75	329	253	337%	17.8	×	×	×
STANTON	NB	60557-56011	125	132	7	5%	0.6	✓	✓	✓	167	229	62	37%	4.4	✓	✓	✓
DILLIES FARM N OF CIREN	NB	60536-68010	240	243	4	2%	0.2	✓	✓	✓	314	354	39	13%	2.2	✓	✓	✓
A435 Rendcomb	NB	65391-65675	185	177	-7	-4%	0.5	✓	✓	✓	237	203	-34	-14%	2.3	✓	✓	✓
KILKENNY SW ANDOVERSFORD	EB	27112-60546	348	355	7	2%	0.4	✓	✓	✓	542	546	4	1%	0.2	✓	✓	✓
CERNEY SPINE RD (WILTS)	EB	65369-62956	261	244	-17	-7%	1.1	✓	✓	✓	408	316	-92	-23%	4.9	✓	✓	✓
SOUTH OF WINCHCOMBE	NB	56452-27160	228	187	-42	-18%	2.9	✓	✓	✓	275	281	5	2%	0.3	✓	✓	✓
BURFORD RD W OF CIREN B/P	NB	65158-60526	205	212	7	3%	0.5	✓	✓	✓	309	326	16	5%	0.9	✓	✓	✓
ASTON SUBEDGE	NB	60583-60584	122	60	-62	-51%	6.5	✓	×	✓	143	65	-78	-54%	7.6	✓	×	✓
E of Whelford Turn	EB	65392-62966	196	200	4	2%	0.3	✓	✓	✓	253	220	-33	-13%	2.2	✓	✓	✓
FOSSE MANOR S OF STOW	NB	57163-60566	365	373	8	2%	0.4	✓	✓	✓	552	472	-80	-14%	3.5	✓	✓	✓
B4425 Aldsworth	NB	68009-57119	83	88	5	6%	0.5	✓	✓	✓	109	168	59	54%	5.0	✓	×	✓
BROADWAY RD, WILLERSEY	NB	52948-29187	88	62	-26	-30%	3.0	✓	✓	✓	112	73	-38	-34%	4.0	✓	✓	✓
NORTH OF BLAKENEY	NB	57327-60051	208	209	1	1%	0.1	✓	✓	✓	290	251	-39	-13%	2.4	✓	✓	✓
LINTON S OF HIGHNAM	EB	60200-60201	550	855	304	55%	11.5	×	×	×	683	1036	353	52%	12.1	×	×	×
WESTBURY ON SEVERN (GPRS)	NB	60100-60102	439	442	3	1%	0.1	✓	✓	✓	546	537	-9	-2%	0.4	✓	✓	✓
TIDENHAM CHASE	NB	57342-65061	76	77	1	1%	0.1	✓	✓	✓	91	100	9	10%	1.0	✓	✓	✓
BRIERLEY NR LYDBROOK	EB	60037-57268	389	396	7	2%	0.4	✓	✓	✓	464	439	-25	-5%	1.2	✓	✓	✓

STEAM MILLS CINDERFORD	NB	60039-60040	470	481	11	2%	0.5	✓	✓	✓	561	509	-53	-9%	2.3	✓	✓	✓
YEW TREE BRAKE CINDERFRD	EB	57307-60036	271	211	-60	-22%	3.9	✓	✓	✓	324	264	-59	-18%	3.5	✓	✓	✓
Whitminster	NB	27426-28095	553	524	-29	-5%	1.2	✓	✓	✓	660	601	-59	-9%	2.4	✓	✓	✓
KINGSHILL DURSLEY	EB	56164-62402	606	627	21	3%	0.8	✓	✓	✓	723	672	-51	-7%	1.9	✓	✓	✓
Estcourt Road	EB	27232-27213	450	463	14	3%	0.6	✓	✓	✓	537	563	27	5%	1.1	✓	✓	✓
St Oswalds Rd	EB	56525-27236	802	761	-41	-5%	1.5	✓	✓	✓	957	961	3	0%	0.1	✓	✓	✓
DR NEWTONS WAY, STROUD	EB	27343-26002	571	588	17	3%	0.7	✓	✓	✓	682	673	-9	-1%	0.3	✓	✓	✓
Stroud rd S	NB	27436-27194	615	603	-11	-2%	0.5	✓	✓	✓	734	668	-66	-9%	2.5	✓	✓	✓
The Quay	NB	60214-60210	349	346	-3	-1%	0.1	✓	✓	✓	417	475	59	14%	2.8	✓	✓	✓
Elmore Lane, Quedg	NB	27499-60120	763	769	6	1%	0.2	✓	✓	✓	910	916	6	1%	0.2	✓	✓	✓
LONDON RD GLOS (CC)	EB	27219-27448	518	562	44	9%	1.9	✓	✓	✓	618	602	-16	-3%	0.6	✓	✓	✓
COLE AVE GLOS (CC)	EB	60123-27433	580	605	25	4%	1.0	✓	✓	✓	692	815	123	18%	4.5	×	✓	✓
Chelt SW link	NB	27042-27091	485	489	4	1%	0.2	✓	✓	✓	579	512	-67	-12%	2.9	✓	✓	✓
Park end rd	NB	60149-27277	409	402	-7	-2%	0.4	✓	✓	✓	489	530	41	8%	1.8	✓	✓	✓
North Upton Lane	NB	27025-65415	423	367	-56	-13%	2.8	✓	✓	✓	505	379	-126	-25%	6.0	×	×	×
NORTH OF COATES	EB	57039-57038	625	582	-42	-7%	1.7	✓	✓	✓	746	737	-9	-1%	0.3	✓	✓	✓
POOLE WAY, CHELT	EB	27508-60344	366	403	37	10%	1.9	✓	✓	✓	436	533	97	22%	4.4	✓	✓	✓
SALTBOX SHEEPSCOMBE	NB	26008-65408	74	97	24	32%	2.6	✓	✓	✓	88	105	17	19%	1.7	✓	✓	✓
BATH ROAD CHELT (BC)	NB	26057-60323	377	348	-29	-8%	1.5	✓	✓	✓	451	431	-20	-4%	0.9	✓	✓	✓
St Johns Avenue	NB	60351-27161	247	239	-7	-3%	0.5	✓	✓	✓	294	336	42	14%	2.4	✓	✓	✓
Evesham road	NB	56454-65876	352	309	-43	-12%	2.4	✓	✓	✓	420	431	11	3%	0.6	✓	✓	✓
PRESTBURY RD CHELT (BC)	NB	27134-56419	251	216	-35	-14%	2.3	✓	✓	✓	300	277	-23	-8%	1.4	✓	✓	✓

ST GEORGES RD CHELT (BC)	NB	27454-27453	112	51	-61	-54%	6.7	✓	×	✓	134	74	-60	-44%	5.8	✓	×	✓
IMPERIAL SQ CHELT (BC)	WB	56596-60328	619	648	28	5%	1.1	✓	✓	✓	739	759	20	3%	0.7	✓	✓	✓
Ambrose Str, Chelt	NB	27510-27509	209	62	-147	-70%	12.6	×	×	×	249	82	-167	-67%	13.0	×	×	×
North Place	NB	60352-27163	30	46	15	50%	2.5	✓	✓	✓	36	143	107	295%	11.3	×	×	×
St Georges Place	NB	27514-27511	88	25	-63	-72%	8.4	✓	×	✓	105	42	-63	-60%	7.3	✓	×	✓
NORTH OF WINCHCOMBE	NB	60555-56041	141	103	-38	-27%	3.4	✓	✓	✓	169	179	11	6%	0.8	✓	✓	✓
WATERMOOR RD CIRENCESTER	NB	27543-27534	1077	1115	38	4%	1.2	✓	✓	✓	1286	1437	151	12%	4.1	✓	✓	✓
W Chesterton lane	NB	27571-27546	1184	1203	20	2%	0.6	✓	✓	✓	1413	1515	102	7%	2.7	✓	✓	✓
LONGBOROUGH	NB	57199-57193	131	148	17	13%	1.5	✓	✓	✓	156	182	26	17%	2.0	✓	✓	✓
SOUTH STOW	NB	60567-60568	519	530	11	2%	0.5	✓	✓	✓	620	691	71	12%	2.8	✓	✓	✓
NORTH OF MORETON	NB	57210-57211	275	284	9	3%	0.5	✓	✓	✓	328	373	45	14%	2.4	✓	✓	✓
LYDNEY BYPASS	NB	57341-57334	167	147	-20	-12%	1.6	✓	✓	✓	199	181	-18	-9%	1.3	✓	✓	✓
THE ASH PATH, UPTON ST. LEONARDS	NB	26044-56104	42	56	13	32%	1.9	✓	✓	✓	49	65	16	32%	2.1	✓	✓	✓
THE GREEN	NB	56434-56635	13	1	-12	-90%	4.4	✓	✓	✓	16	1	-15	-92%	5.0	✓	×	✓
EAST OF STAUNTON COLEFRD	WB	60027-57373	91	0	-91	-100%	13.5	✓	×	✓	147	0	-147	-100%	17.2	×	×	×
WINDING WHEEL BREAM	SB	57333-65061	141	120	-21	-15%	1.9	✓	✓	✓	177	144	-33	-19%	2.6	✓	✓	✓
POPES HILL LITTLEDEAN	WB	60100-57324	144	149	5	3%	0.4	✓	✓	✓	186	190	4	2%	0.3	✓	✓	✓
GORSLEY	WB	60368-51608	215	151	-64	-30%	4.7	✓	✓	✓	283	169	-114	-40%	7.6	×	×	×
FOREST ROAD, LYDNEY	SB	57329-60025	114	111	-3	-2%	0.3	✓	✓	✓	139	137	-2	-1%	0.1	✓	✓	✓
BREAM ROAD, LYDNEY	SB	65633-57333	188	157	-30	-16%	2.3	✓	✓	✓	228	186	-42	-18%	2.9	✓	✓	✓
BERKELEY HEATH	SB	28013-28091	367	569	202	55%	9.4	×	×	×	516	611	95	18%	4.0	✓	✓	✓

STROUDWATER WEST OF M5	WB	27423-27422	318	326	8	2%	0.4	✓	✓	✓	484	446	-38	-8%	1.8	✓	✓	✓
EAST OF DURSLEY	WB	62408-62455	224	232	8	3%	0.5	✓	✓	✓	283	301	19	7%	1.1	✓	✓	✓
Longhope Rd Huntley	WB	60113-60109	196	200	4	2%	0.3	✓	✓	✓	278	245	-33	-12%	2.0	✓	✓	✓
BRIDGE STREET NEWENT	SB	60470-60369	125	133	8	7%	0.7	✓	✓	✓	191	192	1	1%	0.1	✓	✓	✓
New Rd, Wott U Edge	WB	56185-62399	355	364	10	3%	0.5	✓	✓	✓	439	432	-7	-2%	0.3	✓	✓	✓
FIDDLERS ELBOW W CRANHAM	SB	65414-26021	185	167	-18	-10%	1.3	✓	✓	✓	225	206	-20	-9%	1.4	✓	✓	✓
PITCHCOMBE	SB	60090-27384	461	544	83	18%	3.7	✓	✓	✓	586	655	68	12%	2.7	✓	✓	✓
Bear Hill W-cheste	SB	28143-56223	410	493	83	20%	3.9	✓	✓	✓	583	614	32	5%	1.3	✓	✓	✓
BARNWOOD LINK	SB	58004-56489	1324	1342	18	1%	0.5	✓	✓	✓	1800	1650	-150	-8%	3.6	✓	✓	✓
CAINSCROSS ROAD, STROUD	WB	64925-27387	422	543	120	29%	5.5	×	×	×	548	601	53	10%	2.2	✓	✓	✓
EBLEY	WB	56250-27393	343	341	-2	-1%	0.1	✓	✓	✓	423	349	-74	-17%	3.8	✓	✓	✓
Kingsholm rd	SB	27229-56048	570	584	14	3%	0.6	✓	✓	✓	686	632	-53	-8%	2.1	✓	✓	✓
HARESFIELD EAST OF M5	SB	28039-28210	286	285	-1	0%	0.0	✓	✓	✓	387	342	-45	-12%	2.4	✓	✓	✓
B4063 Chelt Rd Glos	SB	66706-56119	576	567	-10	-2%	0.4	✓	✓	✓	724	629	-95	-13%	3.7	✓	✓	✓
LONDON RD GLOUCESTER	WB	56053-56463	454	481	27	6%	1.3	✓	✓	✓	561	542	-18	-3%	0.8	✓	✓	✓
MERRYWALKS STROUD	SB	56269-60085	574	562	-12	-2%	0.5	✓	✓	✓	753	591	-163	-22%	6.3	×	×	×
HORTON ROAD, GLOS (CC)	SB	27450-27449	124	150	26	21%	2.2	✓	✓	✓	156	227	70	45%	5.1	✓	×	✓
B4008 Bristol Rd Hardwick	SB	65884-60097	265	323	58	22%	3.4	✓	✓	✓	339	476	137	40%	6.8	×	×	×
STROUD ROAD GLOS, NR GRANGE RD (CC)	SB	56511-60118	298	399	100	34%	5.4	×	×	×	431	475	43	10%	2.0	✓	✓	✓

Commercial Road	WB	56068-60209	253	256	3	1%	0.2	✓	✓	✓	336	417	81	24%	4.2	✓	✓	✓
Southgate srt, Glos	NB	27258-27500	304	310	5	2%	0.3	✓	✓	✓	409	450	41	10%	2.0	✓	✓	✓
GLOUCESTER TRADING EST LINK RD (VALIANT WAY), BROCKWORTH	SB	60255-60247	449	446	-3	-1%	0.2	✓	✓	✓	601	544	-57	-9%	2.4	✓	✓	✓
Secunda Way, Glos	SB	60509-27269	564	589	25	4%	1.0	✓	✓	✓	732	849	116	16%	4.1	×	✓	✓
GSWBP Castlemeads	SB	60468-60464	531	552	21	4%	0.9	✓	✓	✓	675	676	1	0%	0.1	✓	✓	✓
St Oswalds Rd North	SB	27247-60221	754	814	60	8%	2.2	✓	✓	✓	902	1069	167	18%	5.3	×	×	×
ST Oswalds Rd (South)	SB	60220-60213	893	910	17	2%	0.6	✓	✓	✓	1060	1133	73	7%	2.2	✓	✓	✓
Eastern Ave, South, Gloucester	SB	27019-27017	667	820	153	23%	5.6	×	×	×	813	1080	267	33%	8.7	×	×	×
Priory Rd Glos	WB	56056-60220	485	381	-104	-22%	5.0	×	×	×	632	406	-226	-36%	9.9	×	×	×
High Street, Tewkesbury	SB	29204-29202	446	448	2	0%	0.1	✓	✓	✓	533	486	-47	-9%	2.1	✓	✓	✓
A40 London Rd Chelt	SB	60339-60330	650	698	48	7%	1.9	✓	✓	✓	816	831	15	2%	0.5	✓	✓	✓
GLOUCESTER ROAD, Cheltenham	SB	56332-27469	703	723	20	3%	0.7	✓	✓	✓	865	951	86	10%	2.9	✓	✓	✓
Ullenwood	WB	26060-26080	306	303	-3	-1%	0.2	✓	✓	✓	412	466	53	13%	2.5	✓	✓	✓
UCKINGTON EAST OF M5	WB	65948-60390	504	600	96	19%	4.1	✓	✓	✓	622	749	127	20%	4.9	×	✓	✓
PEW NORTH CHELTENHAM	SB	27189-27458	775	781	5	1%	0.2	✓	✓	✓	926	1010	84	9%	2.7	✓	✓	✓
Hayden Road Chelt	WB	60400-56364	281	270	-11	-4%	0.6	✓	✓	✓	350	305	-46	-13%	2.5	✓	✓	✓
Kingsditch Lane	SB	56368-27188	470	472	2	0%	0.1	✓	✓	✓	713	722	9	1%	0.3	✓	✓	✓

Royal Well Rd,Chelt	SB	56382-56383	3	8	4	137%	1.9	✓	✓	✓	9	49	40	440%	7.4	✓	×	✓
STANTON	SB	56011-60557	130	131	0	0%	0.0	✓	✓	✓	175	239	64	37%	4.5	✓	✓	✓
DILLIES FARM N OF CIREN	SB	68010-60536	280	300	21	7%	1.2	✓	✓	✓	353	375	22	6%	1.1	✓	✓	✓
A435 Rendcomb	SB	65675-65391	279	278	-1	-1%	0.1	✓	✓	✓	340	318	-22	-6%	1.2	✓	✓	✓
KILKENNY SW ANDOVERSFORD	WB	60546-27112	279	276	-2	-1%	0.1	✓	✓	✓	392	441	49	12%	2.4	✓	✓	✓
CERNEY SPINE RD (WILTS)	WB	62956-65369	385	391	6	2%	0.3	✓	✓	✓	563	464	-99	-18%	4.4	✓	✓	✓
SOUTH OF WINCHCOMBE	SB	27160-56452	367	296	-71	-19%	3.9	✓	✓	✓	434	421	-13	-3%	0.6	✓	✓	✓
BURFORD RD W OF CIREN B/P	SB	60526-65158	531	499	-32	-6%	1.4	✓	✓	✓	697	615	-82	-12%	3.2	✓	✓	✓
ASTON SUBEDGE	SB	60584-60583	89	108	19	21%	1.9	✓	✓	✓	106	123	17	16%	1.5	✓	✓	✓
E of Whelford Turn	WB	62966-65392	149	148	-1	-1%	0.1	✓	✓	✓	196	171	-24	-12%	1.8	✓	✓	✓
FOSSE MANOR S OF STOW	SB	60566-57163	346	374	28	8%	1.5	✓	✓	✓	524	446	-79	-15%	3.6	✓	✓	✓
B4425 Aldsworth	SB	57119-68009	81	77	-4	-5%	0.4	✓	✓	✓	104	166	63	61%	5.4	✓	×	✓
BROADWAY RD, WILLERSEY	SB	29187-52948	117	59	-58	-50%	6.2	✓	×	✓	145	74	-71	-49%	6.8	✓	×	✓
NORTH OF BLAKENEY	SB	60051-57327	119	122	3	2%	0.2	✓	✓	✓	196	154	-42	-22%	3.2	✓	✓	✓
LINTON S OF HIGHNAM	WB	60201-60200	450	540	90	20%	4.1	✓	✓	✓	605	670	65	11%	2.6	✓	✓	✓
WESTBURY ON SEVERN (GPRS)	SB	60102-60100	229	234	4	2%	0.3	✓	✓	✓	317	297	-21	-6%	1.2	✓	✓	✓
TIDENHAM CHASE	SB	65061-57342	121	122	1	1%	0.1	✓	✓	✓	145	165	21	14%	1.6	✓	✓	✓
BRIERLEY NR LYDBROOK	WB	57268-60037	272	278	6	2%	0.3	✓	✓	✓	325	322	-3	-1%	0.2	✓	✓	✓
STEAM MILLS CINDERFORD	SB	60040-60039	533	545	13	2%	0.6	✓	✓	✓	636	582	-54	-8%	2.2	✓	✓	✓
YEW TREE BRAKE CINDERFRD	WB	60036-57307	241	188	-53	-22%	3.6	✓	✓	✓	288	236	-52	-18%	3.2	✓	✓	✓
Whitminster	SB	28096-27427	188	194	6	3%	0.4	✓	✓	✓	224	267	43	19%	2.7	✓	✓	✓

KINGSHILL DURSLEY	WB	62402-56164	537	547	10	2%	0.4	✓	✓	✓	641	580	-61	-10%	2.5	✓	✓	✓
Estcourt Road	WB	27212-27234	441	459	18	4%	0.8	✓	✓	✓	527	547	20	4%	0.9	✓	✓	✓
St Oswalds Rd	WB	27230-56526	994	1024	30	3%	1.0	✓	✓	✓	1186	1267	80	7%	2.3	✓	✓	✓
DR NEWTONS WAY, STROUD	WB	26002-27343	512	578	66	13%	2.8	✓	✓	✓	611	642	31	5%	1.3	✓	✓	✓
Stroud rd S	SB	27194-27436	504	518	14	3%	0.6	✓	✓	✓	602	588	-14	-2%	0.6	✓	✓	✓
The Quay	SB	56074-60214	772	791	18	2%	0.7	✓	✓	✓	922	1077	155	17%	4.9	×	✓	✓
LONDON RD GLOS (CC)	WB	27448-27219	520	524	4	1%	0.2	✓	✓	✓	621	578	-43	-7%	1.8	✓	✓	✓
COLE AVE GLOS (CC)	WB	27433-60123	750	772	22	3%	0.8	✓	✓	✓	895	983	88	10%	2.9	✓	✓	✓
Chelt SW link	SB	27091-27042	234	286	52	22%	3.2	✓	✓	✓	279	309	30	11%	1.7	✓	✓	✓
Park end rd	SB	27277-60149	285	273	-12	-4%	0.7	✓	✓	✓	340	337	-3	-1%	0.2	✓	✓	✓
North Upton Lane	SB	65415-27025	288	253	-35	-12%	2.2	✓	✓	✓	344	258	-86	-25%	5.0	✓	✓	✓
POOLE WAY, CHELT	WB	60344-27508	498	501	2	0%	0.1	✓	✓	✓	595	705	110	18%	4.3	×	✓	✓
SALTBOX SHEEPSCOMBE	SB	65408-26008	61	72	11	17%	1.3	✓	✓	✓	73	85	12	16%	1.4	✓	✓	✓
BATH ROAD CHELT (BC)	SB	60323-26057	341	326	-14	-4%	0.8	✓	✓	✓	407	428	21	5%	1.1	✓	✓	✓
St Johns Avenue	SB	27161-60351	645	696	52	8%	2.0	✓	✓	✓	770	900	131	17%	4.5	×	✓	✓
Evesham road	SB	65876-56454	498	430	-68	-14%	3.2	✓	✓	✓	594	542	-53	-9%	2.2	✓	✓	✓
PRESTBURY RD CHELT (BC)	SB	56419-27134	430	479	49	11%	2.3	✓	✓	✓	513	575	62	12%	2.7	✓	✓	✓
ST GEORGES RD CHELT (BC)	SB	27453-27454	482	331	-152	-31%	7.5	×	×	×	575	344	-231	-40%	10.8	×	×	×
IMPERIAL SQ CHELT (BC)	EB	60328-56596	201	43	-158	-78%	14.3	×	×	×	240	48	-192	-80%	16.0	×	×	×
Ambrose Str, Chelt	SB	27509-27510	502	394	-107	-21%	5.1	×	×	×	599	560	-39	-7%	1.6	✓	✓	✓
North Place	SB	27163-60352	52	56	4	9%	0.6	✓	✓	✓	62	89	27	44%	3.1	✓	✓	✓
St Georges Place	SB	27511-27514	117	110	-7	-6%	0.7	✓	✓	✓	140	137	-4	-3%	0.3	✓	✓	✓

NORTH OF WINCHCOMBE	SB	56041-60555	209	142	-67	-32%	5.1	✓	×	✓	249	240	-9	-4%	0.6	✓	✓	✓
WATERMOOR RD CIRENCESTER	SB	27533-27540	1561	1462	-99	-6%	2.5	✓	✓	✓	1863	1703	-160	-9%	3.8	✓	✓	✓
W Chesterton lane	SB	57176-27550	1221	1170	-51	-4%	1.5	✓	✓	✓	1458	1496	38	3%	1.0	✓	✓	✓
LONGBOROUGH	SB	57193-57199	201	267	66	33%	4.3	✓	✓	✓	240	323	84	35%	5.0	✓	✓	✓
SOUTH STOW	SB	60568-60567	610	646	36	6%	1.4	✓	✓	✓	728	803	75	10%	2.7	✓	✓	✓
NORTH OF MORETON	SB	57211-57210	243	271	28	11%	1.7	✓	✓	✓	290	351	61	21%	3.4	✓	✓	✓
LYDNEY BYPASS	SB	57334-57341	174	172	-2	-1%	0.2	✓	✓	✓	208	215	8	4%	0.5	✓	✓	✓
THE ASH PATH, UPTON ST. LEONARDS	SB	56104-26044	98	59	-39	-40%	4.4	✓	✓	✓	115	71	-44	-38%	4.5	✓	✓	✓
A429 S of Moreton	NB	57198-64942	282	289	7	2%	0.4	✓	✓	✓	394	397	3	1%	0.1	✓	✓	✓
A429 S of Moreton	SB	64942-57198	247	274	27	11%	1.7	✓	✓	✓	362	369	7	2%	0.4	✓	✓	✓
A429 N NORTHLEACH	NB	65128-60561	251	256	5	2%	0.3	✓	✓	✓	342	350	7	2%	0.4	✓	✓	✓
A429 N NORTHLEACH	SB	60561-65128	235	261	26	11%	1.7	✓	✓	✓	324	328	3	1%	0.2	✓	✓	✓
BARNWOOD ROAD (CC)	WB	56495-27203	299	597	298	99%	14.1	×	×	×	357	638	281	79%	12.6	×	×	×
BARNWOOD ROAD (CC)	EB	27203-56495	317	398	80	25%	4.2	✓	✓	✓	379	438	59	15%	2.9	✓	✓	✓

6.4.1.2 New Counts

Additional Counts																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
M5/7970B	Northbound	60092-60455	2101	2099	-3	0%	0.1	✓	✓	✓	2724	2857	133	5%	2.5	✓	✓	✓
M5/7978A	Southbound	60457-65475	2097	2398	301	14%	6.4	✓	×	✓	3187	3307	119	4%	2.1	✓	✓	✓
M5/7969J	Southbound	60456-60452	598	600	1	0%	0.1	✓	✓	✓	917	658	-259	-28%	9.2	×	×	×
M5/7974A	Southbound	60456-60457	1905	1908	3	0%	0.1	✓	✓	✓	2436	2702	266	11%	5.2	✓	×	✓

M5/7823M	Northbound	60308-60309	426	300	-126	-30%	6.6	×	×	×	647	447	-200	-31%	8.6	×	×	×
M5/7650B	Northbound	65497-60446	1759	1790	31	2%	0.7	✓	✓	✓	2231	2453	223	10%	4.6	✓	✓	✓
30360100	Northbound	60250-60256	359	586	228	64%	10.5	×	×	×	545	703	158	29%	6.3	×	×	×
5301/1	Northbound	65470-60540	660	740	80	12%	3.0	✓	✓	✓	978	1051	73	7%	2.3	✓	✓	✓
5298/1	Southbound	65410-65387	1157	1308	150	13%	4.3	✓	✓	✓	1314	1617	302	23%	7.9	×	×	×
5297/2	Southbound	60286-26034	946	929	-17	-2%	0.6	✓	✓	✓	1160	1180	20	2%	0.6	✓	✓	✓
5297/1	Northbound	26034-60286	626	637	11	2%	0.4	✓	✓	✓	840	908	68	8%	2.3	✓	✓	✓
5289/2	Northbound	60058-60069	1597	1981	384	24%	9.1	×	×	×	2427	2670	242	10%	4.8	✓	✓	✓
5289/1	Northbound	60058-60061	211	303	93	44%	5.8	✓	×	✓	320	366	45	14%	2.5	✓	✓	✓
5292/1	Northbound	60248-60250	864	1230	366	42%	11.3	×	×	×	1314	1543	229	17%	6.1	×	×	×
7005/2	Northbound	56017-56016	700	647	-52	-7%	2.0	✓	✓	✓	689	856	167	24%	6.0	×	×	×
7005/1	Southbound	56016-56017	449	531	82	18%	3.7	✓	✓	✓	732	730	-2	0%	0.1	✓	✓	✓
7036/2	Northbound	60415-60421	1271	1579	307	24%	8.1	×	×	×	1932	2170	238	12%	5.3	✓	×	✓
7036/1	Northbound	60415-60420	674	663	-11	-2%	0.4	✓	✓	✓	1092	914	-179	-16%	5.6	×	×	×
M5/7645A	Southbound	29447-60447	1807	2045	238	13%	5.4	✓	×	✓	2374	2821	446	19%	8.8	×	×	×
M5/7646L	Northbound	60446-51645	292	286	-6	-2%	0.3	✓	✓	✓	340	352	11	3%	0.6	✓	✓	✓
M5/7860A	Southbound	60285-60261	1590	1626	36	2%	0.9	✓	✓	✓	2234	2273	39	2%	0.8	✓	✓	✓
M5/7523A	Southbound	29431-51646	2159	2339	179	8%	3.8	✓	✓	✓	2654	3330	676	25%	12.4	×	×	×
M5/7571B	Northbound	29423-51885	1941	1962	21	1%	0.5	✓	✓	✓	2482	2735	253	10%	5.0	✓	✓	✓
7006/1	Southbound	65496-60394	2851	2960	109	4%	2.0	✓	✓	✓	3855	4045	189	5%	3.0	✓	✓	✓
M5/8031B	Northbound	65478-60058	2043	2284	242	12%	5.2	✓	×	✓	2707	3035	329	12%	6.1	✓	×	✓
M5/8031A	Southbound	60059-65477	1707	2239	532	31%	12.0	×	×	×	2594	3072	477	18%	9.0	×	×	×
5122/1	Northbound	65494-60415	2189	2242	53	2%	1.1	✓	✓	✓	3025	3084	59	2%	1.1	✓	✓	✓
30360101	Southbound	60276-60261	698	881	184	26%	6.5	×	×	×	1060	1087	26	2%	0.8	✓	✓	✓
M5/7632J	Southbound	51646-29414	339	294	-45	-13%	2.5	✓	✓	✓	516	509	-7	-1%	0.3	✓	✓	✓
M5/8025K	Southbound	60062-60059	283	320	37	13%	2.1	✓	✓	✓	342	391	49	14%	2.6	✓	✓	✓
M5/7828A	Southbound	60310-60300	1741	1765	25	1%	0.6	✓	✓	✓	2497	2517	20	1%	0.4	✓	✓	✓
M5/7828K	Southbound	60312-60300	505	571	66	13%	2.8	✓	✓	✓	768	699	-68	-9%	2.5	✓	✓	✓
30360102	Northbound	60250-60279	463	644	180	39%	7.7	×	×	×	704	840	136	19%	4.9	×	✓	✓
M5/7645B	Northbound	60446-29446	1445	1504	59	4%	1.5	✓	✓	✓	1759	2102	342	19%	7.8	×	×	×

99186741	NE	57295-57504	21	58	36	172%	5.8	✓	×	✓	29	66	37	128%	5.4	✓	×	✓
99186741	SW	57504-57295	23	56	34	150%	5.4	✓	×	✓	31	61	30	97%	4.4	✓	✓	✓
99186743	NW	57332-57292	23	0	-23	-100%	6.8	✓	×	✓	32	0	-32	-100%	8.0	✓	×	✓
99186743	SE	57292-57332	25	0	-25	-100%	7.0	✓	×	✓	34	0	-34	-100%	8.2	✓	×	✓
99186745	N	56048-27229	329	309	-20	-6%	1.1	✓	✓	✓	462	399	-62	-14%	3.0	✓	✓	✓
99186745	S	27229-56048	570	584	14	3%	0.6	✓	✓	✓	764	632	-132	-17%	5.0	×	✓	✓
99186747	E	57523-57198	28	0	-28	-100%	7.5	✓	×	✓	38	0	-38	-100%	8.7	✓	×	✓
99186747	W	57198-57523	35	0	-35	-100%	8.4	✓	×	✓	48	0	-48	-100%	9.7	✓	×	✓
99186748	NW	56106-56107	57	0	-56	-100%	10.6	✓	×	✓	77	0	-77	-100%	12.4	✓	×	✓
99186748	SE	56107-56106	36	0	-36	-100%	8.5	✓	×	✓	49	0	-49	-100%	9.9	✓	×	✓
99186760	NW	28173-56156	49	72	22	45%	2.9	✓	✓	✓	67	87	20	29%	2.3	✓	✓	✓
99186760	SE	56156-28173	10	69	59	558%	9.3	✓	×	✓	14	79	65	454%	9.5	✓	×	✓
99186762	NW	28172-28173	105	72	-33	-31%	3.5	✓	✓	✓	142	87	-55	-39%	5.2	✓	×	✓
99186762	SE	28173-28172	83	69	-14	-17%	1.6	✓	✓	✓	113	79	-34	-30%	3.5	✓	✓	✓
99186767	N	28001-28002	70	27	-43	-61%	6.1	✓	×	✓	95	42	-53	-55%	6.4	✓	×	✓
99186767	S	28002-28001	93	38	-55	-59%	6.8	✓	×	✓	126	54	-72	-57%	7.6	✓	×	✓
99186768	NE	56908-26053	289	369	80	28%	4.4	✓	✓	✓	394	408	14	4%	0.7	✓	✓	✓
99186768	SW	26053-56908	246	363	117	47%	6.7	×	×	×	335	405	70	21%	3.6	✓	✓	✓
99186771	NE	27037-60301	290	473	183	63%	9.4	×	×	×	395	615	220	56%	9.8	×	×	×
99186771	SW	60301-27037	194	337	143	74%	8.8	×	×	×	264	399	134	51%	7.4	×	×	×
99186773	N	28146-56222	136	183	46	34%	3.7	✓	✓	✓	186	221	36	19%	2.5	✓	✓	✓
99186773	S	56222-28146	244	389	146	60%	8.2	×	×	×	332	430	98	30%	5.0	✓	×	✓
99186775	E	28067-56216	382	434	52	14%	2.6	✓	✓	✓	520	507	-13	-3%	0.6	✓	✓	✓
99186775	W	56216-28067	329	344	15	5%	0.8	✓	✓	✓	447	417	-30	-7%	1.5	✓	✓	✓
99186776	NW	28065-28196	235	275	40	17%	2.5	✓	✓	✓	321	326	5	2%	0.3	✓	✓	✓
99186776	SE	28196-28065	352	383	31	9%	1.6	✓	✓	✓	479	453	-26	-5%	1.2	✓	✓	✓
99186782	NE	60029-60030	103	90	-13	-13%	1.4	✓	✓	✓	140	111	-29	-21%	2.6	✓	✓	✓
99186782	SW	60030-60029	75	93	18	24%	2.0	✓	✓	✓	102	119	17	17%	1.6	✓	✓	✓
99186784	N	57342-65061	76	77	1	1%	0.1	✓	✓	✓	151	100	-51	-34%	4.5	✓	✓	✓

99186784	S	65061-57342	121	122	1	1%	0.1	✓	✓	✓	225	165	-60	-27%	4.3	✓	✓	✓
99186797	E	56242-56244	143	120	-23	-16%	2.0	✓	✓	✓	195	209	15	8%	1.0	✓	✓	✓
99186797	W	56244-56242	174	344	170	98%	10.6	×	×	×	237	422	185	78%	10.2	×	×	×
99186813	E	60115-56583	424	480	56	13%	2.6	✓	✓	✓	577	578	2	0%	0.1	✓	✓	✓
99186813	W	56583-60115	241	243	1	1%	0.1	✓	✓	✓	329	309	-20	-6%	1.1	✓	✓	✓
99186817	NE	56583-60200	432	551	119	28%	5.4	×	×	×	588	656	68	12%	2.7	✓	✓	✓
99186817	SW	60200-56583	260	274	14	5%	0.8	✓	✓	✓	355	345	-10	-3%	0.5	✓	✓	✓
99186827	NE	26030-26031	15	254	239	1646%	20.7	×	×	×	20	260	240	1214%	20.3	×	×	×
99186827	SW	26031-26030	9	13	4	42%	1.2	✓	✓	✓	12	16	4	32%	1.0	✓	✓	✓
99186828	NE	26035-26036	15	28	13	91%	2.9	✓	✓	✓	20	30	10	49%	2.0	✓	✓	✓
99186828	SW	26036-26035	8	8	0	0%	0.0	✓	✓	✓	11	9	-2	-14%	0.5	✓	✓	✓
99186831	E	26064-26026	42	0	-42	-100%	9.2	✓	×	✓	57	0	-57	-100%	10.6	✓	×	✓
99186831	W	26026-26064	36	0	-36	-100%	8.4	✓	×	✓	49	0	-48	-100%	9.8	✓	×	✓
99186833	NE	27106-27104	519	520	2	0%	0.1	✓	✓	✓	450	627	178	39%	7.7	×	×	×
99186833	SW	27104-27106	494	498	4	1%	0.2	✓	✓	✓	557	614	57	10%	2.3	✓	✓	✓
99186835	NW	27449-27225	183	194	11	6%	0.8	✓	✓	✓	249	255	6	2%	0.4	✓	✓	✓
99186835	SE	27225-27449	209	133	-76	-36%	5.8	✓	×	✓	285	195	-90	-32%	5.8	✓	×	✓
99186836	N	27429-56604	286	379	93	32%	5.1	✓	×	✓	390	480	90	23%	4.3	✓	✓	✓
99186836	S	56604-27429	269	269	0	0%	0.0	✓	✓	✓	366	339	-26	-7%	1.4	✓	✓	✓
99186837	N	56092-56090	427	382	-44	-10%	2.2	✓	✓	✓	482	485	3	1%	0.1	✓	✓	✓
99186837	S	56090-56092	287	324	38	13%	2.2	✓	✓	✓	372	407	35	9%	1.8	✓	✓	✓
99186838	NE	65423-26057	262	276	14	5%	0.8	✓	✓	✓	357	337	-20	-6%	1.1	✓	✓	✓
99186838	SW	26057-65423	291	311	20	7%	1.1	✓	✓	✓	397	415	18	5%	0.9	✓	✓	✓
99186839	NE	56344-65423	464	637	173	37%	7.4	×	×	×	631	765	133	21%	5.0	×	×	×
99186839	SW	65423-56344	438	577	139	32%	6.2	×	×	×	596	702	105	18%	4.1	×	✓	✓
99186841	NW	26056-65423	225	268	43	19%	2.8	✓	✓	✓	306	286	-20	-6%	1.2	✓	✓	✓
99186841	SE	65423-26056	168	231	63	37%	4.4	✓	✓	✓	229	262	32	14%	2.1	✓	✓	✓
99186853	E	56415-65677	297	384	87	29%	4.7	✓	✓	✓	538	471	-67	-13%	3.0	✓	✓	✓
99186853	NW	65677-56415	296	437	141	48%	7.4	×	×	×	509	527	18	3%	0.8	✓	✓	✓
1006	N	57333-65061	141	120	-21	-15%	1.9	✓	✓	✓	197	144	-54	-27%	4.1	✓	✓	✓

1006	S	65061-57333	126	112	-14	-11%	1.3	✓	✓	✓	188	135	-53	-28%	4.1	✓	✓	✓
2003	E	57324-60100	254	255	2	1%	0.1	✓	✓	✓	291	317	26	9%	1.5	✓	✓	✓
2003	W	60100-57324	144	149	5	3%	0.4	✓	✓	✓	201	190	-11	-5%	0.8	✓	✓	✓
3014	N	65840-65839	230	235	5	2%	0.3	✓	✓	✓	394	315	-79	-20%	4.2	✓	✓	✓
3014	S	65839-65840	313	321	8	3%	0.5	✓	✓	✓	452	425	-27	-6%	1.3	✓	✓	✓
3016	N	60369-60470	125	127	3	2%	0.3	✓	✓	✓	225	176	-48	-22%	3.4	✓	✓	✓
3016	S	60470-60369	125	133	8	7%	0.7	✓	✓	✓	218	192	-26	-12%	1.8	✓	✓	✓
3020	N	60103-60105	476	480	4	1%	0.2	✓	✓	✓	514	578	64	13%	2.8	✓	✓	✓
3020	S	60105-60103	230	243	13	6%	0.8	✓	✓	✓	313	309	-4	-1%	0.2	✓	✓	✓
4019	N	56223-28143	450	510	60	13%	2.7	✓	✓	✓	643	616	-27	-4%	1.1	✓	✓	✓
4019	S	28143-56223	410	493	83	20%	3.9	✓	✓	✓	645	614	-30	-5%	1.2	✓	✓	✓
4021	N	27257-57250	350	360	10	3%	0.5	✓	✓	✓	455	487	32	7%	1.5	✓	✓	✓
4021	S	57250-27257	457	468	11	2%	0.5	✓	✓	✓	554	616	62	11%	2.6	✓	✓	✓
4091	N	60085-56269	552	571	19	3%	0.8	✓	✓	✓	787	650	-137	-17%	5.1	×	×	×
4091	S	56269-60085	574	562	-12	-2%	0.5	✓	✓	✓	782	591	-192	-25%	7.3	×	×	×
4100	E	60074-27370	793	818	25	3%	0.9	✓	✓	✓	1021	996	-26	-3%	0.8	✓	✓	✓
4100	W	27370-60074	694	717	23	3%	0.9	✓	✓	✓	1001	864	-138	-14%	4.5	✓	✓	✓
4109	N	28127-65847	269	276	7	3%	0.4	✓	✓	✓	263	324	61	23%	3.5	✓	✓	✓
4109	S	65847-28127	380	407	26	7%	1.3	✓	✓	✓	430	467	38	9%	1.8	✓	✓	✓
4146	N	27269-60509	1017	1039	22	2%	0.7	✓	✓	✓	1314	1357	44	3%	1.2	✓	✓	✓
4146	S	60509-27269	564	589	25	4%	1.0	✓	✓	✓	813	849	36	4%	1.2	✓	✓	✓
4155	N	60218-60220	681	703	22	3%	0.8	✓	✓	✓	833	887	54	6%	1.8	✓	✓	✓
4155	S	60220-60213	893	910	17	2%	0.6	✓	✓	✓	982	1133	151	15%	4.6	×	✓	✓
4158	N	29202-29204	311	319	9	3%	0.5	✓	✓	✓	390	355	-35	-9%	1.8	✓	✓	✓
4158	S	29204-29202	446	448	2	0%	0.1	✓	✓	✓	533	486	-47	-9%	2.1	✓	✓	✓
5007	N	57003-57017	432	431	-1	0%	0.1	✓	✓	✓	512	522	10	2%	0.5	✓	✓	✓
5007	S	57017-57003	223	233	10	4%	0.6	✓	✓	✓	287	293	6	2%	0.4	✓	✓	✓
5017	E	28179-60417	392	404	12	3%	0.6	✓	✓	✓	645	598	-47	-7%	1.9	✓	✓	✓
5017	W	60417-28179	364	411	47	13%	2.4	✓	✓	✓	832	534	-298	-36%	11.4	×	×	×
5018	E	60390-65948	950	842	-108	-11%	3.6	✓	✓	✓	1124	1019	-105	-9%	3.2	✓	✓	✓

5018	W	65948-60390	504	600	96	19%	4.1	✓	✓	✓	657	749	92	14%	3.5	✓	✓	✓
6008	N	60536-68010	240	243	4	2%	0.2	✓	✓	✓	387	354	-33	-8%	1.7	✓	✓	✓
6008	S	68010-60536	280	300	21	7%	1.2	✓	✓	✓	337	375	38	11%	2.0	✓	✓	✓
6019	N	56452-27160	228	187	-42	-18%	2.9	✓	✓	✓	285	281	-4	-1%	0.2	✓	✓	✓
6019	S	27160-56452	367	296	-71	-19%	3.9	✓	✓	✓	390	421	31	8%	1.5	✓	✓	✓
6020	N	65158-60526	205	212	7	3%	0.5	✓	✓	✓	444	326	-118	-27%	6.0	×	×	×
6020	S	60526-65158	531	499	-32	-6%	1.4	✓	✓	✓	493	615	122	25%	5.2	×	×	×
7011	N	52948-29187	88	62	-26	-30%	3.0	✓	✓	✓	76	73	-3	-4%	0.3	✓	✓	✓
7011	S	29187-52948	117	59	-58	-50%	6.2	✓	×	✓	147	74	-73	-50%	7.0	✓	×	✓
1000	N	62111-62112	257	331	73	29%	4.3	✓	✓	✓	350	392	41	12%	2.1	✓	✓	✓
1000	S	62112-62111	330	438	108	33%	5.5	×	×	×	449	533	84	19%	3.8	✓	✓	✓
2000	N	57327-60051	208	209	1	1%	0.1	✓	✓	✓	263	251	-12	-4%	0.7	✓	✓	✓
2000	S	60051-57327	119	122	3	2%	0.2	✓	✓	✓	209	154	-55	-26%	4.1	✓	✓	✓
3003	E	60200-60201	550	855	304	55%	11.5	×	×	×	1082	1036	-46	-4%	1.4	✓	✓	✓
3003	W	60201-60200	450	540	90	20%	4.1	✓	✓	✓	631	670	39	6%	1.5	✓	✓	✓
3006	N	60100-60102	439	442	3	1%	0.1	✓	✓	✓	517	537	19	4%	0.8	✓	✓	✓
3006	S	60102-60100	229	234	4	2%	0.3	✓	✓	✓	337	297	-41	-12%	2.3	✓	✓	✓
4013	E	66709-60304	1225	1430	205	17%	5.6	×	×	×	1773	1812	39	2%	0.9	✓	✓	✓
4013	W	65490-26086	1532	1618	87	6%	2.2	✓	✓	✓	1670	1973	303	18%	7.1	×	×	×
4024	E	66701-27324	1061	1036	-25	-2%	0.8	✓	✓	✓	1520	1265	-255	-17%	6.8	×	×	×
4024	W	27322-26084	1649	1673	23	1%	0.6	✓	✓	✓	1882	2013	131	7%	3.0	✓	✓	✓
6000	E	57173-57130	307	323	16	5%	0.9	✓	✓	✓	442	533	91	21%	4.1	✓	✓	✓
6000	W	57130-57173	230	230	0	0%	0.0	✓	✓	✓	363	372	9	2%	0.5	✓	✓	✓
7000	N	57135-57121	230	216	-13	-6%	0.9	✓	✓	✓	393	357	-36	-9%	1.9	✓	✓	✓
7000	S	57121-57135	353	333	-20	-6%	1.1	✓	✓	✓	311	535	224	72%	10.9	×	×	×
50021	E	65492-27088	1839	2096	257	14%	5.8	✓	×	✓	2781	2543	-238	-9%	4.6	✓	✓	✓
50022	W	56645-60315	1757	1917	160	9%	3.7	✓	✓	✓	2119	2300	181	9%	3.8	✓	✓	✓
46962	W	60498-27274	287	275	-12	-4%	0.7	✓	✓	✓	390	333	-57	-15%	3.0	✓	✓	✓
46965	E	27274-60498	328	239	-89	-27%	5.3	✓	×	✓	447	302	-145	-33%	7.5	×	×	×
46966	S	27275-27274	676	840	164	24%	5.9	×	×	×	921	1097	176	19%	5.5	×	×	×

46970	N	27274-27275	989	1097	109	11%	3.4	✓	✓	✓	1346	1477	131	10%	3.5	✓	✓	✓
47343	E	27039-27077	385	374	-11	-3%	0.6	✓	✓	✓	443	441	-2	0%	0.1	✓	✓	✓
47343	W	27077-27039	300	375	75	25%	4.1	✓	✓	✓	491	473	-18	-4%	0.8	✓	✓	✓
47346	E	27079-27496	1455	1390	-65	-4%	1.7	✓	✓	✓	1981	1780	-200	-10%	4.6	✓	✓	✓

6.4.2 IP Link Flows

6.4.2.1 Existing Counts

Central Gloucester																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
GSWBP Nethrdg Sctn	NWB	60496-27268	592	611	20	3%	0.8	✓	✓	✓	779	850	71	9%	2.5	✓	✓	✓
Bristol Rd Glos	NWB	27261-58009	416	251	-166	-40%	9.1	×	×	×	510	372	-138	-27%	6.6	×	×	×
Podsmead Rd Glos	NWB	56086-56475	157	191	34	22%	2.6	✓	✓	✓	194	219	25	13%	1.7	✓	✓	✓
Stroud rd N	NWB	56095-27441	342	412	69	20%	3.6	✓	✓	✓	419	509	90	21%	4.2	✓	✓	✓
Tredworth Rd, Glos	NWB	27015-27428	214	310	96	45%	5.9	✓	×	✓	261	357	95	36%	5.4	✓	×	✓
B4073 Pnswck Rd W	NWB	56092-56090	281	352	71	25%	4.0	✓	✓	✓	363	437	74	20%	3.7	✓	✓	✓
GSWBP Nethrdg Sctn	SEB	27268-60496	577	614	37	6%	1.5	✓	✓	✓	748	849	101	13%	3.6	✓	✓	✓
Bristol Rd Glos	SEB	58009-27261	456	361	-95	-21%	4.7	✓	✓	✓	559	459	-100	-18%	4.5	×	✓	✓
Podsmead Rd Glos	SEB	56475-56086	150	132	-19	-12%	1.6	✓	✓	✓	189	177	-12	-6%	0.9	✓	✓	✓
Stroud rd N	SEB	27441-56095	368	499	131	36%	6.3	×	×	×	450	583	132	29%	5.8	×	×	×
Tredworth Rd, Glos	SEB	27428-27015	222	253	32	14%	2.1	✓	✓	✓	272	364	92	34%	5.2	✓	×	✓
B4073 Pnswck Rd W	SEB	56090-56092	305	385	80	26%	4.3	✓	✓	✓	390	459	69	18%	3.4	✓	✓	✓

Cheltenham																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
Tewkesbury Road, Cheltenham	IB	56434-60402	483	515	32	7%	1.4	✓	✓	✓	608	640	32	5%	1.3	✓	✓	✓
Hyde lane,Swndn Vlg	IB	27058-56367	344	359	16	5%	0.8	✓	✓	✓	468	481	13	3%	0.6	✓	✓	✓
A435 Chelt Racecrse	IB	27156-27142	432	451	19	4%	0.9	✓	✓	✓	529	546	16	3%	0.7	✓	✓	✓
N of Prestbury	IB	27067-27066	251	261	10	4%	0.6	✓	✓	✓	308	317	9	3%	0.5	✓	✓	✓
Sandywell Lodge	IB	60550-26040	217	191	-26	-12%	1.8	✓	✓	✓	306	238	-68	-22%	4.1	✓	✓	✓
DOWDESWELL 3_TO UPPER DOWDESWELL	IB	26063-26040	19	30	10	54%	2.1	✓	✓	✓	24	44	20	83%	3.4	✓	✓	✓
A435 N Seven Spring	IB	27110-27109	158	162	4	3%	0.3	✓	✓	✓	203	208	5	2%	0.3	✓	✓	✓
S of Leckhampton	IB	27589-26058	178	183	6	3%	0.4	✓	✓	✓	210	215	5	2%	0.3	✓	✓	✓
LECKHAMPTON LANE CHELTENHAM	IB	27108-56907	128	134	6	4%	0.5	✓	✓	✓	157	163	6	4%	0.5	✓	✓	✓
CHARGROVE	IB	27106-27104	390	402	12	3%	0.6	✓	✓	✓	478	488	10	2%	0.5	✓	✓	✓
The Reddings, Hatherley	IB	27040-27041	61	59	-2	-4%	0.3	✓	✓	✓	75	72	-3	-4%	0.3	✓	✓	✓
GOLDEN VALLEY E OF M5	IB	65492-27088	968	990	22	2%	0.7	✓	✓	✓	1235	1282	47	4%	1.3	✓	✓	✓
B4063, GLOUCESTER ROAD	IB	27039-27077	277	307	30	11%	1.8	✓	✓	✓	350	384	35	10%	1.8	✓	✓	✓
B4634, BETWEEN HYDEN LANE AND WITHYRIDGE LANE	IB	65842-56364	231	251	20	9%	1.3	✓	✓	✓	284	304	20	7%	1.2	✓	✓	✓

Tewkesbury Road, Cheltenham	OB	60402-56434	472	497	26	5%	1.2	✓	✓	✓	646	675	29	4%	1.1	✓	✓	✓
Hyde lane,Swndn Vlg	OB	56367-27058	356	386	30	8%	1.5	✓	✓	✓	474	507	33	7%	1.5	✓	✓	✓
A435 Chelt Racecrse	OB	27142-27156	423	438	15	4%	0.7	✓	✓	✓	518	531	13	3%	0.6	✓	✓	✓
N of Prestbury	OB	27066-27067	270	282	12	4%	0.7	✓	✓	✓	330	341	11	3%	0.6	✓	✓	✓
Sandywell Lodge	OB	26040-60550	203	213	11	5%	0.7	✓	✓	✓	281	290	9	3%	0.5	✓	✓	✓
DOWDESWELL 3_TO UPPER DOWDESWELL	OB	26040-26063	20	21	1	5%	0.2	✓	✓	✓	24	26	1	6%	0.3	✓	✓	✓
A435 N Seven Spring	OB	27109-27110	186	195	9	5%	0.7	✓	✓	✓	238	247	9	4%	0.6	✓	✓	✓
S of Leckhampton	OB	26058-27589	159	165	5	3%	0.4	✓	✓	✓	189	193	4	2%	0.3	✓	✓	✓
LECKHAMPTON LANE CHELTENHAM	OB	56907-27108	132	136	3	2%	0.3	✓	✓	✓	162	166	4	2%	0.3	✓	✓	✓
CHARGROVE	OB	27104-27106	348	361	12	4%	0.7	✓	✓	✓	460	455	-5	-1%	0.2	✓	✓	✓
The Reddings, Hatherley	OB	27041-27040	79	84	5	6%	0.5	✓	✓	✓	97	94	-3	-3%	0.3	✓	✓	✓
GOLDEN VALLEY E OF M5	OB	56645-60315	1153	1225	73	6%	2.1	✓	✓	✓	1449	1545	96	7%	2.5	✓	✓	✓
B4063, GLOUCESTER ROAD	OB	27077-27039	234	239	5	2%	0.3	✓	✓	✓	304	333	29	9%	1.6	✓	✓	✓
B4634, BETWEEN HYDEN LANE AND WITHYRIDGE LANE	OB	56364-65842	238	240	2	1%	0.1	✓	✓	✓	291	284	-7	-2%	0.4	✓	✓	✓

Cirencester																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
Burford Rd	IB	60536-60535	386	267	-119	-31%	6.6	×	×	×	473	369	-104	-22%	5.1	×	×	×
EAST OF NORCOTE CROSSRDS	IB	57082-27573	207	198	-9	-4%	0.6	✓	✓	✓	253	257	4	2%	0.3	✓	✓	✓
5302/1	IB	62962-60530	637	694	57	9%	2.2	✓	✓	✓	906	981	75	8%	2.5	✓	✓	✓
KINGSHILL LANE, PRESTON VILLAGE	IB	57084-57085	11	0	-11	-100%	4.6	✓	✓	✓	13	0	-13	-100%	5.1	✓	×	✓
A419 Siddington	IB	62782-60515	382	438	55	14%	2.7	✓	✓	✓	514	576	62	12%	2.6	✓	✓	✓
South Cerney Road	IB	27524-65370	103	107	4	4%	0.4	✓	✓	✓	126	122	-4	-3%	0.3	✓	✓	✓
Ashton Road, Siddington	IB	57183-57814	62	122	60	96%	6.2	✓	×	✓	77	137	60	78%	5.8	✓	×	✓
Somerford Road, Cirencester	IB	57181-57180	86	23	-63	-74%	8.6	✓	×	✓	103	34	-69	-67%	8.3	✓	×	✓
Royal Ag College	IB	60514-27552	355	304	-51	-14%	2.8	✓	✓	✓	475	396	-79	-17%	3.8	✓	✓	✓
STROUD ROAD, CIRENCESTER	IB	57038-27341	249	263	14	5%	0.9	✓	✓	✓	298	368	70	23%	3.8	✓	✓	✓
A435 Gloucester Road, Cirencester	IB	65388-65944	286	167	-119	-42%	7.9	×	×	×	402	193	-209	-52%	12.1	×	×	×
The Whiteway, Cirencester	IB	57063-57057	41	47	7	17%	1.0	✓	✓	✓	50	49	-1	-2%	0.1	✓	✓	✓
5300/1	IB	65471-60529	615	779	164	27%	6.2	×	×	×	860	1053	193	22%	6.2	×	×	×
Burford Rd	OB	60535-60536	360	256	-104	-29%	5.9	×	×	×	441	384	-57	-13%	2.8	✓	✓	✓
EAST OF NORCOTE CROSSRDS	OB	27573-57082	188	215	26	14%	1.9	✓	✓	✓	230	257	26	11%	1.7	✓	✓	✓
5303/1	OB	65469-62963	590	702	112	19%	4.4	×	✓	✓	830	973	143	17%	4.8	×	✓	✓
KINGSHILL LANE, PRESTON VILLAGE	OB	57085-57084	17	0	-17	-100%	5.8	✓	×	✓	20	5	-14	-73%	4.1	✓	✓	✓

A419 Siddington	OB	60515-62782	415	474	59	14%	2.8	✓	✓	✓	556	627	71	13%	2.9	✓	✓	✓
South Cerney Road	OB	65370-27524	79	108	29	37%	3.0	✓	✓	✓	97	122	25	26%	2.4	✓	✓	✓
Ashton Road, Siddington	OB	57814-57183	63	85	22	34%	2.5	✓	✓	✓	77	96	19	24%	2.0	✓	✓	✓
Somerford Road, Cirencester	OB	57180-57181	79	37	-42	-54%	5.6	✓	×	✓	99	51	-48	-48%	5.5	✓	×	✓
Royal Ag College	OB	27552-60514	366	344	-22	-6%	1.1	✓	✓	✓	491	459	-32	-7%	1.5	✓	✓	✓
STROUD ROAD, CIRENCESTER	OB	27341-57038	268	272	4	2%	0.2	✓	✓	✓	320	379	59	18%	3.1	✓	✓	✓
A435 Gloucester Road, Cirencester	OB	65944-65388	335	182	-153	-46%	9.5	×	×	×	448	220	-228	-51%	12.5	×	×	×
The Whiteway, Cirencester	OB	57057-57063	42	35	-7	-16%	1.1	✓	✓	✓	51	36	-15	-29%	2.2	✓	✓	✓
5301/1	OB	65470-60540	643	715	72	11%	2.7	✓	✓	✓	910	967	57	6%	1.9	✓	✓	✓

East of Cotswold

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
East of Moreton	EB	57208-57223	182	220	38	21%	2.7	✓	✓	✓	248	283	35	14%	2.2	✓	✓	✓
C131 Evenlode Road, Moreton-in-Marsh	EB	57208-57613	15	0	-15	-100%	5.5	✓	×	✓	20	0	-20	-100%	6.3	✓	×	✓
MARTINS HILL STOW	EB	57500-60571	183	192	9	5%	0.6	✓	✓	✓	250	257	7	3%	0.4	✓	✓	✓
MAUGERSBURY ROAD	EB	57232-57233	12	0	-12	-100%	4.9	✓	✓	✓	15	0	-15	-100%	5.4	✓	×	✓
STOW RAILWAY STATION	EB	60565-57156	186	235	48	26%	3.3	✓	✓	✓	228	292	63	28%	3.9	✓	✓	✓
RISSINGTON ROAD	EB	57159-57158	111	111	0	0%	0.0	✓	✓	✓	136	121	-16	-11%	1.4	✓	✓	✓
SHERBORNE	EB	57135-57121	283	256	-27	-9%	1.6	✓	✓	✓	377	423	47	12%	2.3	✓	✓	✓
East of Moreton	WB	57223-57208	191	253	63	33%	4.2	✓	✓	✓	261	312	51	19%	3.0	✓	✓	✓

C131 Evenlode Road, Moreton-in-Marsh	WB	57613-57208	18	0	-18	-100%	5.9	✓	×	✓	22	0	-22	-100%	6.7	✓	×	✓
MARTINS HILL STOW	WB	60571-57500	172	160	-12	-7%	0.9	✓	✓	✓	244	251	7	3%	0.5	✓	✓	✓
MAUGERSBURY ROAD	WB	57233-57232	12	0	-12	-100%	4.8	✓	✓	✓	14	0	-14	-100%	5.4	✓	×	✓
STOW RAILWAY STATION	WB	57156-60565	197	215	18	9%	1.2	✓	✓	✓	241	273	31	13%	2.0	✓	✓	✓
RISSINGTON ROAD	WB	57158-57159	101	123	22	21%	2.1	✓	✓	✓	124	136	12	10%	1.0	✓	✓	✓
SHERBORNE	WB	57121-57135	258	248	-10	-4%	0.6	✓	✓	✓	343	406	63	18%	3.3	✓	✓	✓

Forest of Dean

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
M50/2092B	EB	65514-60437	490	501	12	2%	0.5	✓	✓	✓	794	802	8	1%	0.3	✓	✓	✓
SOUTH OF M50	EB	60376-60386	137	144	6	5%	0.5	✓	✓	✓	168	175	6	4%	0.5	✓	✓	✓
RUDFORD	EB	65839-65840	264	270	7	3%	0.4	✓	✓	✓	374	357	-18	-5%	0.9	✓	✓	✓
HIGHNAM	EB	60199-60200	282	291	9	3%	0.5	✓	✓	✓	400	384	-16	-4%	0.8	✓	✓	✓
A48 Severn Bore PH, Minsterworth	EB	60103-60105	289	297	7	3%	0.4	✓	✓	✓	357	363	6	2%	0.3	✓	✓	✓
M50/2092A	WB	65513-60381	490	503	14	3%	0.6	✓	✓	✓	757	777	20	3%	0.7	✓	✓	✓
SOUTH OF M50	WB	60386-60376	153	158	5	3%	0.4	✓	✓	✓	188	193	6	3%	0.4	✓	✓	✓
RUDFORD	WB	65840-65839	256	270	14	5%	0.8	✓	✓	✓	378	349	-29	-8%	1.5	✓	✓	✓
HIGHNAM	WB	60200-60199	275	287	12	4%	0.7	✓	✓	✓	394	362	-31	-8%	1.6	✓	✓	✓
A48 Severn Bore PH, Minsterworth	WB	60105-60103	322	334	11	4%	0.6	✓	✓	✓	398	424	26	7%	1.3	✓	✓	✓

Gloucester																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
OVER S OF MAISEMORE (from 2009) E/B	IB	60207-65103	866	893	27	3%	0.9	✓	✓	✓	1113	1137	24	2%	0.7	✓	✓	✓
NORTH OF MAISEMORE	IB	57250-27257	247	252	5	2%	0.3	✓	✓	✓	344	349	5	1%	0.3	✓	✓	✓
SANDHURST LANE	IB	56473-56525	50	51	0	1%	0.1	✓	✓	✓	72	58	-14	-19%	1.7	✓	✓	✓
INNSWORTH LANE GLOS (CC)	IB	56124-65891	178	160	-18	-10%	1.4	✓	✓	✓	219	191	-28	-13%	2.0	✓	✓	✓
CHELTENHAM ROAD EAST	IB	66700-66708	398	428	30	8%	1.5	✓	✓	✓	487	516	29	6%	1.3	✓	✓	✓
GOLDEN VALLEY W OF M5	IB	65490-26086	853	919	66	8%	2.2	✓	✓	✓	1077	1173	96	9%	2.9	✓	✓	✓
BARNWOOD B/P E OF C G	IB	27322-26084	797	824	28	3%	1.0	✓	✓	✓	1005	1037	32	3%	1.0	✓	✓	✓
Hucclecote Rd E M5	IB	65421-26092	367	381	14	4%	0.7	✓	✓	✓	461	448	-13	-3%	0.6	✓	✓	✓
LOBLEYS DRIVE BRIDGE, GLOUCESTER	IB	65966-26047	243	249	6	3%	0.4	✓	✓	✓	292	288	-4	-1%	0.2	✓	✓	✓
Upton Lane	IB	56105-26046	85	88	3	3%	0.3	✓	✓	✓	102	102	-1	-1%	0.1	✓	✓	✓
THE WHEATRIDGE (EAST)	IB	56104-26045	48	50	2	4%	0.3	✓	✓	✓	59	58	-1	-2%	0.2	✓	✓	✓
B4073 Pnswk Rd W M5	IB	65413-26017	124	120	-4	-3%	0.4	✓	✓	✓	160	154	-6	-4%	0.5	✓	✓	✓
UPTON LANE (North of Grange Cottages)	IB	26012-26015	78	82	4	5%	0.4	✓	✓	✓	95	102	7	8%	0.7	✓	✓	✓
A4173, BETWEEN GRANGE ROAD AND M5	IB	65959-26012	228	246	18	8%	1.2	✓	✓	✓	281	301	19	7%	1.1	✓	✓	✓
Naas Lane	IB	28046-28047	35	37	2	6%	0.4	✓	✓	✓	44	46	2	5%	0.3	✓	✓	✓

HARESFIELD LANE	IB	28040-56154	22	0	-22	-100%	6.6	✓	×	✓	27	0	-27	-100%	7.4	✓	×	✓
B4008 N of M5 J12	IB	65110-27309	723	745	22	3%	0.8	✓	✓	✓	886	904	18	2%	0.6	✓	✓	✓
A38, BETWEEN A419 AND B4008	IB	28062-60091	312	323	11	4%	0.6	✓	✓	✓	407	416	10	2%	0.5	✓	✓	✓
SCHOOL LANE, QUEDGELEY	IB	56143-56142	45	47	2	4%	0.3	✓	✓	✓	55	52	-3	-6%	0.4	✓	✓	✓
ELMORE LANE WEST	IB	56143-56144	29	31	1	5%	0.3	✓	✓	✓	35	36	1	3%	0.2	✓	✓	✓
OVER S OF MAISEMORE (from 2009) W/B	OB	60225-60206	1047	1095	48	5%	1.5	✓	✓	✓	1301	1351	51	4%	1.4	✓	✓	✓
NORTH OF MAISEMORE	OB	27257-57250	242	260	17	7%	1.1	✓	✓	✓	339	361	22	6%	1.2	✓	✓	✓
SANDHURST LANE	OB	56525-56473	58	73	15	26%	1.9	✓	✓	✓	68	76	8	12%	1.0	✓	✓	✓
INNSWORTH LANE GLOS (CC)	OB	65891-56124	157	156	0	0%	0.0	✓	✓	✓	194	172	-23	-12%	1.7	✓	✓	✓
CHELTENHAM ROAD EAST	OB	66708-66700	400	398	-2	-1%	0.1	✓	✓	✓	490	454	-36	-7%	1.7	✓	✓	✓
GOLDEN VALLEY W OF M5	OB	66709-60304	844	880	36	4%	1.2	✓	✓	✓	1105	1168	63	6%	1.9	✓	✓	✓
BARNWOOD B/P E OF C G	OB	66701-27324	785	819	34	4%	1.2	✓	✓	✓	972	1006	35	4%	1.1	✓	✓	✓
Hucclecote Rd E M5	OB	26092-65421	359	374	14	4%	0.7	✓	✓	✓	449	462	13	3%	0.6	✓	✓	✓
LOBLEYS DRIVE BRIDGE, GLOUCESTER	OB	26047-65966	222	232	10	4%	0.7	✓	✓	✓	265	269	4	2%	0.3	✓	✓	✓
Upton Lane	OB	26046-56105	83	86	3	3%	0.3	✓	✓	✓	99	100	1	1%	0.1	✓	✓	✓
THE WHEATRIDGE (EAST)	OB	26045-56104	43	46	3	6%	0.4	✓	✓	✓	53	55	2	3%	0.2	✓	✓	✓
B4073 Pnswk Rd W M5	OB	26017-65413	117	124	6	5%	0.6	✓	✓	✓	152	158	6	4%	0.5	✓	✓	✓

UPTON LANE (North of Grange Cottages)	OB	26015-26012	75	73	-2	-2%	0.2	✓	✓	✓	91	91	0	0%	0.0	✓	✓	✓
A4173, BETWEEN GRANGE ROAD AND M5	OB	26012-65959	221	228	7	3%	0.5	✓	✓	✓	267	273	6	2%	0.3	✓	✓	✓
Naas Lane	OB	28047-28046	39	41	3	7%	0.4	✓	✓	✓	48	51	3	7%	0.5	✓	✓	✓
HARESFIELD LANE	OB	56154-28040	26	27	1	5%	0.2	✓	✓	✓	32	34	2	6%	0.3	✓	✓	✓
B4008 N of M5 J12	OB	27304-65109	736	762	26	3%	0.9	✓	✓	✓	901	926	25	3%	0.8	✓	✓	✓
A38, BETWEEN A419 AND B4008	OB	60091-28062	305	317	11	4%	0.6	✓	✓	✓	392	402	10	2%	0.5	✓	✓	✓
SCHOOL LANE, QUEDGELEY	OB	56142-56143	46	48	1	3%	0.2	✓	✓	✓	58	55	-3	-5%	0.4	✓	✓	✓
ELMORE LANE WEST	OB	56144-56143	28	30	2	6%	0.3	✓	✓	✓	34	36	1	3%	0.2	✓	✓	✓

South of Nailsworth

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
B4058 Horsley, West of Hollingham Lane	NB	27355-27356	82	84	2	3%	0.3	✓	✓	✓	99	102	3	3%	0.3	✓	✓	✓
BARTON END S OF NAILSWTH	NB	27351-27352	134	139	5	4%	0.4	✓	✓	✓	188	178	-9	-5%	0.7	✓	✓	✓
TETBURY HILL, AVENING	NB	28079-65861	78	81	3	4%	0.4	✓	✓	✓	95	97	2	2%	0.2	✓	✓	✓
ILSUM STUD E OF TETBURY	NB	57017-57003	209	216	7	3%	0.5	✓	✓	✓	271	278	7	3%	0.4	✓	✓	✓
B4058 Horsley, West of Hollingham Lane	SB	27356-27355	86	89	4	4%	0.4	✓	✓	✓	104	106	3	3%	0.3	✓	✓	✓
BARTON END S OF NAILSWTH	SB	27352-27351	130	134	4	3%	0.4	✓	✓	✓	185	170	-15	-8%	1.1	✓	✓	✓

TETBURY HILL, AVENING	SB	65861-28079	82	85	3	3%	0.3	✓	✓	✓	101	102	2	2%	0.2	✓	✓	✓
ILSUM STUD E OF TETBURY	SB	57003-57017	201	205	5	2%	0.3	✓	✓	✓	254	258	4	2%	0.2	✓	✓	✓

Stroud

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
North of Stratford Park, Stroud	IB	56266-27383	305	314	9	3%	0.5	✓	✓	✓	373	381	8	2%	0.4	✓	✓	✓
Slad Road, Stroud_Site 1 (South of Slad Lane)	IB	26066-65897	55	58	3	5%	0.4	✓	✓	✓	69	71	3	4%	0.3	✓	✓	✓
Bisley Old Road	IB	26004-56285	56	9	-47	-84%	8.2	✓	×	✓	70	11	-59	-84%	9.2	✓	×	✓
W OF BRIMSCOMBE CORNER	IB	65403-28145	293	302	9	3%	0.5	✓	✓	✓	421	387	-34	-8%	1.7	✓	✓	✓
Minchinhampton Common	IB	28147-28146	256	267	10	4%	0.6	✓	✓	✓	314	324	10	3%	0.6	✓	✓	✓
A46 BATH ROAD, NORTH WOODCHESTER	IB	28143-56227	432	447	15	4%	0.7	✓	✓	✓	537	547	10	2%	0.4	✓	✓	✓
SELSLEY HILL (North)	IB	65961-56504	139	145	6	4%	0.5	✓	✓	✓	168	173	5	3%	0.4	✓	✓	✓
EBLEY BYPASS	IB	60074-27370	602	626	24	4%	1.0	✓	✓	✓	741	763	21	3%	0.8	✓	✓	✓
WESTWARD ROAD	IB	27522-60083	268	278	11	4%	0.6	✓	✓	✓	324	315	-9	-3%	0.5	✓	✓	✓
CASHES GREEN ROAD	IB	56257-60083	212	221	9	4%	0.6	✓	✓	✓	258	250	-9	-3%	0.5	✓	✓	✓
FARMHILL LANE	IB	56268-26005	125	131	6	5%	0.5	✓	✓	✓	153	147	-6	-4%	0.5	✓	✓	✓
North of Stratford Park, Stroud	OB	27383-56266	316	331	15	5%	0.8	✓	✓	✓	386	400	14	4%	0.7	✓	✓	✓

Slad Road, Stroud_Site 1 (South of Slad Lane)	OB	65897-26066	54	57	3	5%	0.4	✓	✓	✓	66	68	2	4%	0.3	✓	✓	✓
Bisley Old Road	OB	56285-26004	60	63	3	4%	0.3	✓	✓	✓	76	68	-9	-11%	1.0	✓	✓	✓
W OF BRIMSCOMBE CORNER	OB	28145-65403	302	312	10	3%	0.6	✓	✓	✓	426	410	-16	-4%	0.8	✓	✓	✓
Minchinhampton Common	OB	28146-28147	235	244	9	4%	0.6	✓	✓	✓	288	292	4	1%	0.2	✓	✓	✓
A46 BATH ROAD, NORTH WOODCHESTER	OB	56227-28143	386	401	15	4%	0.7	✓	✓	✓	479	493	14	3%	0.6	✓	✓	✓
SELSLEY HILL (North)	OB	56504-65961	151	156	5	3%	0.4	✓	✓	✓	181	186	5	3%	0.4	✓	✓	✓
EBLEY BYPASS	OB	27370-60074	645	668	23	4%	0.9	✓	✓	✓	814	834	20	2%	0.7	✓	✓	✓
WESTWARD ROAD	OB	60083-27522	235	244	9	4%	0.6	✓	✓	✓	284	292	8	3%	0.5	✓	✓	✓
CASHES GREEN ROAD	OB	60083-56257	237	246	9	4%	0.6	✓	✓	✓	285	262	-23	-8%	1.4	✓	✓	✓
FARMHILL LANE	OB	26005-56268	141	145	4	3%	0.3	✓	✓	✓	172	158	-14	-8%	1.1	✓	✓	✓

Tewkesbury

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
ASTONFIELD LANE, NORTHWAY	IB	29452-29451	10	10	0	3%	0.1	✓	✓	✓	11	13	1	12%	0.4	✓	✓	✓
7005/1	IB	56016-56017	455	461	6	1%	0.3	✓	✓	✓	640	656	16	2%	0.6	✓	✓	✓
Pamington Lane, East of Ellendene Drive	IB	29502-29501	7	0	-7	-100%	3.9	✓	✓	✓	10	2	-7	-74%	2.9	✓	✓	✓
7036/2 + 7036/1	IB	65494-60415	2235	2331	96	4%	2.0	✓	✓	✓	3238	3337	99	3%	1.7	✓	✓	✓
Fiddington Lane, Tredington	IB	60431-29505	21	24	3	16%	0.7	✓	✓	✓	27	31	4	15%	0.7	✓	✓	✓

TEWKESBURY EASTERN BYPSS	IB	28127-65847	204	216	12	6%	0.8	✓	✓	✓	244	255	12	5%	0.7	✓	✓	✓
GLOUCESTER ROAD, N OF JUNC.	IB	28131-29190	277	283	6	2%	0.4	✓	✓	✓	341	346	5	1%	0.3	✓	✓	✓
MYTHE WTR WKS N OF TEWKS	IB	60436-60414	261	276	15	6%	0.9	✓	✓	✓	362	358	-5	-1%	0.3	✓	✓	✓
Bredon Road, Tewkesbury	IB	56028-56499	273	286	13	5%	0.8	✓	✓	✓	325	340	16	5%	0.9	✓	✓	✓
HARDWICK BANK ROAD	IB	29045-29244	116	122	6	5%	0.5	✓	✓	✓	141	147	6	4%	0.5	✓	✓	✓
7035/2 + 7035/1	IB	65499-60425	1602	1656	55	3%	1.4	✓	✓	✓	2343	2419	76	3%	1.6	✓	✓	✓
ASTONFIELD LANE, NORTHWAY	OB	29451-29452	7	14	7	103%	2.2	✓	✓	✓	8	28	20	240%	4.6	✓	✓	✓
7005/2	OB	56017-56016	469	469	0	0%	0.0	✓	✓	✓	659	663	4	1%	0.1	✓	✓	✓
Pamington Lane, East of Ellendene Drive	OB	29501-29502	8	0	-8	-100%	4.0	✓	✓	✓	10	2	-8	-83%	3.4	✓	✓	✓
7006/1	OB	65496-60394	2079	2149	70	3%	1.5	✓	✓	✓	2984	3076	92	3%	1.7	✓	✓	✓
Fiddington Lane, Tredington	OB	29505-60431	23	22	0	-2%	0.1	✓	✓	✓	30	29	-1	-3%	0.2	✓	✓	✓
TEWKESBURY EASTERN BYPSS	OB	65847-28127	187	201	14	8%	1.0	✓	✓	✓	225	241	17	7%	1.1	✓	✓	✓
GLOUCESTER ROAD, N OF JUNC.	OB	29190-28131	284	295	11	4%	0.7	✓	✓	✓	345	353	8	2%	0.4	✓	✓	✓
MYTHE WTR WKS N OF TEWKS	OB	60414-60436	270	282	11	4%	0.7	✓	✓	✓	369	365	-4	-1%	0.2	✓	✓	✓
Bredon Road, Tewkesbury	OB	56499-56028	231	241	9	4%	0.6	✓	✓	✓	280	288	8	3%	0.5	✓	✓	✓
HARDWICK BANK ROAD	OB	29244-29045	136	142	6	5%	0.5	✓	✓	✓	168	175	7	4%	0.6	✓	✓	✓
M5/7650B	OB	65497-60446	1991	1995	4	0%	0.1	✓	✓	✓	2903	2861	-42	-1%	0.8	✓	✓	✓

West of Cotswold																	
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
TRPRS LODGE W B-ON-HILL	EB	60564-57217	244	253	8	3%	0.5	✓	✓	✓	323	331	8	2%	0.4	✓	✓	✓
STANWAY	EB	60557-57170	70	71	1	2%	0.1	✓	✓	✓	105	107	2	2%	0.2	✓	✓	✓
HAMPEN	EB	57172-60560	154	161	7	4%	0.5	✓	✓	✓	216	217	1	0%	0.0	✓	✓	✓
E OF PUESDOWN W NLEACH	EB	57173-57130	221	245	25	11%	1.6	✓	✓	✓	386	412	25	7%	1.3	✓	✓	✓
TRPRS LODGE W B-ON-HILL	WB	57217-60564	228	238	10	4%	0.6	✓	✓	✓	300	314	14	5%	0.8	✓	✓	✓
STANWAY	WB	57170-60557	69	71	2	3%	0.2	✓	✓	✓	108	114	6	5%	0.5	✓	✓	✓
HAMPEN	WB	60560-57172	159	165	6	4%	0.4	✓	✓	✓	231	248	17	7%	1.1	✓	✓	✓
E OF PUESDOWN W NLEACH	WB	57130-57173	244	251	7	3%	0.4	✓	✓	✓	410	419	9	2%	0.4	✓	✓	✓

North of Evesham																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
B4424 Upton Road	NB	29183-51790	103	107	4	4%	0.4	✓	✓	✓	122	125	3	3%	0.3	✓	✓	✓
A38 Clifton	NB	29274-29272	147	88	-59	-40%	5.5	✓	×	✓	180	101	-80	-44%	6.7	✓	×	✓
M5 Between J7 and J8	NB	29423-51885	2007	2162	154	8%	3.4	✓	✓	✓	3032	3192	160	5%	2.9	✓	✓	✓
B4084 Worcester Road	NB	29014-29280	300	322	22	7%	1.3	✓	✓	✓	359	379	20	5%	1.0	✓	✓	✓
A4104 Station Road	NB	29286-51882	391	397	6	1%	0.3	✓	✓	✓	471	483	12	3%	0.6	✓	✓	✓
A44 Worcester Road	NB	52954-29076	462	478	16	4%	0.7	✓	✓	✓	566	583	17	3%	0.7	✓	✓	✓
B4088 Evesham Road	NB	52956-29128	205	213	8	4%	0.5	✓	✓	✓	244	251	8	3%	0.5	✓	✓	✓
A46 north of Evesham	NB	52957-53402	551	566	15	3%	0.6	✓	✓	✓	735	751	16	2%	0.6	✓	✓	✓

B4424 Upton Road	SB	51790-29183	113	117	4	4%	0.4	✓	✓	✓	134	138	4	3%	0.3	✓	✓	✓
A38 Clifton	SB	29272-29274	133	91	-41	-31%	3.9	✓	✓	✓	161	104	-57	-35%	4.9	✓	✓	✓
M5 Between J7 and J8	SB	29431-51646	1745	1788	43	2%	1.0	✓	✓	✓	2655	2718	63	2%	1.2	✓	✓	✓
B4084 Worcester Road	SB	29280-29014	316	331	15	5%	0.8	✓	✓	✓	378	391	13	3%	0.6	✓	✓	✓
A4104 Station Road	SB	51882-29286	408	419	11	3%	0.5	✓	✓	✓	487	496	9	2%	0.4	✓	✓	✓
A44 Worcester Road	SB	29076-52954	435	454	19	4%	0.9	✓	✓	✓	634	656	22	3%	0.9	✓	✓	✓
B4088 Evesham Road	SB	29128-52956	175	182	7	4%	0.5	✓	✓	✓	248	254	6	2%	0.4	✓	✓	✓
A46 north of Evesham	SB	53402-52957	554	569	15	3%	0.7	✓	✓	✓	719	729	11	1%	0.4	✓	✓	✓

North of Tewkesbury

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
A38 West of Twyning	NB	56002-60438	155	163	8	5%	0.6	✓	✓	✓	190	197	7	4%	0.5	✓	✓	✓
Brockeridge Road	NB	29176-60439	61	63	2	3%	0.2	✓	✓	✓	73	75	2	3%	0.2	✓	✓	✓
M5/7650B	NB	65497-60446	1991	1995	4	0%	0.1	✓	✓	✓	2903	2861	-42	-1%	0.8	✓	✓	✓
B4080	NB	51642-29265	120	122	2	2%	0.2	✓	✓	✓	141	144	3	2%	0.3	✓	✓	✓
Beckford Road	NB	56008-29361	22	0	-22	-100%	6.7	✓	×	✓	26	0	-26	-100%	7.2	✓	×	✓
A46 south of Ashton Under Hill	NB	29053-29120	400	410	10	3%	0.5	✓	✓	✓	551	563	12	2%	0.5	✓	✓	✓
A38 West of Twyning	SB	60438-56002	154	163	10	6%	0.8	✓	✓	✓	188	197	9	5%	0.7	✓	✓	✓
Brockeridge Road	SB	60439-29176	59	61	2	3%	0.3	✓	✓	✓	71	74	3	4%	0.3	✓	✓	✓
7035/2 + 7035/1	SB	65499-60425	1602	1656	55	3%	1.4	✓	✓	✓	2343	2419	76	3%	1.6	✓	✓	✓
B4080	SB	29265-51642	107	111	4	4%	0.4	✓	✓	✓	127	131	3	3%	0.3	✓	✓	✓

Beckford Road	SB	29361-56008	24	0	-24	-100%	7.0	✓	×	✓	28	0	-28	-100%	7.5	✓	×	✓
A46 south of Ashton Under Hill	SB	29120-29053	403	416	13	3%	0.7	✓	✓	✓	544	558	13	2%	0.6	✓	✓	✓

West of Tewkesbury

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
M50 Between J1 & J2	EB	65514-60437	490	501	12	2%	0.5	✓	✓	✓	794	802	8	1%	0.3	✓	✓	✓
A438	EB	51616-29456	125	58	-67	-54%	7.0	✓	×	✓	147	88	-59	-40%	5.4	✓	×	✓
B4213	EB	65681-56035	88	97	9	10%	0.9	✓	✓	✓	107	113	6	5%	0.6	✓	✓	✓
A38 East of Evington	EB	27033-28137	229	230	0	0%	0.0	✓	✓	✓	281	302	21	7%	1.2	✓	✓	✓
Cheltenham Road East	EB	60318-60317	276	310	34	12%	2.0	✓	✓	✓	386	391	5	1%	0.2	✓	✓	✓
M50 Between J1 & J2	WB	65513-60381	490	503	14	3%	0.6	✓	✓	✓	757	777	20	3%	0.7	✓	✓	✓
A438	WB	29456-51616	128	72	-56	-44%	5.6	✓	×	✓	158	97	-61	-39%	5.4	✓	×	✓
B4213	WB	56035-65681	103	107	4	4%	0.4	✓	✓	✓	126	129	3	2%	0.2	✓	✓	✓
A38 East of Evington	WB	28137-27033	238	250	12	5%	0.8	✓	✓	✓	291	315	24	8%	1.4	✓	✓	✓
Cheltenham Road East	WB	60317-60318	276	323	48	17%	2.7	✓	✓	✓	388	417	28	7%	1.4	✓	✓	✓

East of Tewkesbury

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
B4077	EB	60449-56013	162	166	4	2%	0.3	✓	✓	✓	213	231	18	9%	1.2	P	P	P
Teddington	EB	56014-56597	7	0	-7	-100%	3.6	✓	✓	✓	8	0	-8	-100%	3.9	P	P	P
A435 North of Bishop's Cleeve	EB	65846-60429	294	305	11	4%	0.6	✓	✓	✓	386	382	-4	-1%	0.2	P	P	P
Gotherington Fields	EB	56036-29001	25	17	-9	-34%	1.9	✓	✓	✓	30	18	-13	-41%	2.5	P	P	P

Stoke Road	EB	28148-29381	173	180	7	4%	0.5	✓	✓	✓	211	221	10	5%	0.7	P	P	P
B4077	WB	56013-60449	177	182	5	3%	0.4	✓	✓	✓	235	245	10	4%	0.6	P	P	P
Teddington	WB	56597-56014	9	0	-9	-100%	4.3	✓	✓	✓	11	0	-11	-100%	4.7	P	P	P
A435 North of Bishop's Cleeve	WB	60429-65846	280	291	11	4%	0.7	✓	✓	✓	364	389	25	7%	1.3	P	P	P
Gotherington Fields	WB	29001-56036	25	8	-17	-67%	4.1	✓	✓	✓	30	9	-22	-71%	4.9	P	P	P
Stoke Road	WB	29381-28148	197	203	7	3%	0.5	✓	✓	✓	241	238	-3	-1%	0.2	P	P	P

South of Tewkesbury

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
A38 West of Bishop's Cleeve	NB	60395-60398	360	364	4	1%	0.2	✓	✓	✓	441	480	39	9%	1.8	✓	✓	✓
Main Road Stoke Orchard	NB	56435-56704	96	44	-52	-54%	6.2	✓	×	✓	114	54	-60	-53%	6.5	✓	×	✓
7036/2 + 7036/1	NB	65494-60415	2235	2331	96	4%	2.0	✓	✓	✓	3238	3337	99	3%	1.7	✓	✓	✓
A435 Bishop's Cleeve	NB	27144-56451	332	317	-15	-5%	0.8	✓	✓	✓	425	395	-30	-7%	1.5	✓	✓	✓
Cheltenham Road	NB	27145-27153	364	385	21	6%	1.1	✓	✓	✓	446	415	-31	-7%	1.5	✓	✓	✓
New Road Bishop's Cleeve	NB	27157-65843	143	213	70	49%	5.2	✓	×	✓	169	228	59	35%	4.2	✓	✓	✓
A38 West of Bishop's Cleeve	SB	60398-60395	344	357	14	4%	0.7	✓	✓	✓	421	459	38	9%	1.8	✓	✓	✓
Main Road Stoke Orchard	SB	56704-56435	99	39	-60	-60%	7.2	✓	×	✓	117	46	-71	-60%	7.8	✓	×	✓
7006/1	SB	65496-60394	2079	2149	70	3%	1.5	✓	✓	✓	2984	3076	92	3%	1.7	✓	✓	✓
A435 Bishop's Cleeve	SB	56451-27144	334	313	-20	-6%	1.1	✓	✓	✓	425	403	-23	-5%	1.1	✓	✓	✓
Cheltenham Road	SB	27153-27145	328	343	15	5%	0.8	✓	✓	✓	401	390	-11	-3%	0.6	✓	✓	✓
New Road Bishop's Cleeve	SB	65843-27157	114	154	40	35%	3.4	✓	✓	✓	134	183	49	36%	3.9	✓	✓	✓

Uncategorised																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
Gloucester Road	NB	28135-29196	326	311	-15	-4%	0.8	✓	✓	✓	408	368	-40	-10%	2.0	✓	✓	✓
Gloucester Road	SB	29196-28135	320	328	8	3%	0.5	✓	✓	✓	401	372	-29	-7%	1.5	✓	✓	✓
A46 Evesham Road	EB	60448-60449	412	429	18	4%	0.9	✓	✓	✓	586	603	16	3%	0.7	✓	✓	✓
A46 Evesham Road	WB	60449-60448	426	420	-6	-1%	0.3	✓	✓	✓	611	605	-6	-1%	0.2	✓	✓	✓
A46 Ashchurch Road	EB	29246-28182	604	610	6	1%	0.3	✓	✓	✓	807	818	11	1%	0.4	✓	✓	✓
A46 Ashchurch Road	WB	28182-29246	664	671	7	1%	0.3	✓	✓	✓	893	912	19	2%	0.6	✓	✓	✓
Ashchurch Rd Tewks	EB	28179-60417	394	442	48	12%	2.4	✓	✓	✓	557	617	60	11%	2.5	✓	✓	✓
Ashchurch Rd Tewks	WB	60417-28179	337	387	50	15%	2.6	✓	✓	✓	474	536	62	13%	2.8	✓	✓	✓
M50/2020B	EB	65512-29413	815	750	-65	-8%	2.3	✓	✓	✓	1102	1038	-64	-6%	1.9	✓	✓	✓
M5/7645A	SB	29447-60447	1345	1302	-43	-3%	1.2	✓	✓	✓	1922	2008	86	4%	1.9	✓	✓	✓
M5/7645B	NB	60446-29446	1735	1766	31	2%	0.7	✓	✓	✓	2602	2565	-37	-1%	0.7	✓	✓	✓
M5/7812A	SB	60394-60310	1786	1842	56	3%	1.3	✓	✓	✓	2675	2635	-40	-1%	0.8	✓	✓	✓
M5/7818B	NB	65493-60513	2006	2114	108	5%	2.4	✓	✓	✓	3011	2924	-87	-3%	1.6	✓	✓	✓
M5/7821A	SB	60310-60300	1457	1480	24	2%	0.6	✓	✓	✓	2253	2151	-102	-5%	2.2	✓	✓	✓
M5/7845A	SB	65491-60285	1966	1970	4	0%	0.1	✓	✓	✓	2804	2768	-35	-1%	0.7	✓	✓	✓
M5/7841B	NB	65511-60299	1889	2045	155	8%	3.5	✓	✓	✓	2928	2800	-127	-4%	2.4	✓	✓	✓
M5/7866A	SB	60285-60261	1403	1433	30	2%	0.8	✓	✓	✓	2115	2039	-75	-4%	1.7	✓	✓	✓
M5/7870B	NB	60248-60249	1531	1606	75	5%	1.9	✓	✓	✓	2318	2186	-132	-6%	2.8	✓	✓	✓
M5/7960A	SB	65510-60456	1961	2007	46	2%	1.0	✓	✓	✓	2854	2846	-8	0%	0.2	✓	✓	✓
M5/7959B	NB	65474-60248	2095	2168	72	3%	1.6	✓	✓	✓	3089	2976	-114	-4%	2.1	✓	✓	✓
M5/7970A	SB	60456-60457	1652	1693	41	2%	1.0	✓	✓	✓	2408	2490	82	3%	1.7	✓	✓	✓
M5/7973B	NB	60092-60455	1809	1856	47	3%	1.1	✓	✓	✓	2652	2598	-55	-2%	1.1	✓	✓	✓
M5/7981A	SB	65475-60068	2010	2016	6	0%	0.1	✓	✓	✓	2884	2902	17	1%	0.3	✓	✓	✓
M5/7982B	NB	65476-60092	2142	2188	46	2%	1.0	✓	✓	✓	3140	3047	-94	-3%	1.7	✓	✓	✓

5290/2	SB	60068-60059	1617	1675	58	4%	1.4	✓	✓	✓	2302	2437	135	6%	2.8	✓	✓	✓
M5/8040A	SB	65477-62395	1683	1850	166	10%	4.0	✓	✓	✓	2410	2670	260	11%	5.2	✓	×	✓
M5/8040B	NB	65478-60058	1865	1961	95	5%	2.2	✓	✓	✓	2718	2672	-47	-2%	0.9	✓	✓	✓
5288/2	SB	62395-62368	1628	1703	75	5%	1.8	✓	✓	✓	2321	2457	136	6%	2.8	✓	✓	✓
5287/2	NB	62382-62396	1775	1729	-46	-3%	1.1	✓	✓	✓	2568	2384	-184	-7%	3.7	✓	✓	✓
M5/7646L	NB	60446-51645	218	229	11	5%	0.7	✓	✓	✓	314	296	-18	-6%	1.0	✓	✓	✓
7035/1	SB	60425-60424	207	240	33	16%	2.2	✓	✓	✓	254	323	69	27%	4.1	✓	✓	✓
7036/1	NB	60415-60420	465	566	101	22%	4.4	×	✓	✓	659	799	140	21%	5.2	×	×	×
M5/7821J	SB	60310-60313	327	362	35	11%	1.9	✓	✓	✓	438	484	45	10%	2.1	✓	✓	✓
5293/1	SB	60285-65529	414	537	122	30%	5.6	×	×	×	596	729	134	22%	5.2	×	×	×
M5/7969J	SB	60456-60452	306	314	8	3%	0.5	✓	✓	✓	433	356	-77	-18%	3.9	✓	✓	✓
M5/7973L	NB	60092-65105	320	333	13	4%	0.7	✓	✓	✓	457	449	-9	-2%	0.4	✓	✓	✓
5290/1	SB	60068-60064	328	341	13	4%	0.7	✓	✓	✓	447	465	17	4%	0.8	✓	✓	✓
M5/8025K	SB	60062-60059	147	175	28	19%	2.2	✓	✓	✓	225	233	9	4%	0.6	✓	✓	✓
5288/1	SB	62395-62389	142	147	5	3%	0.4	✓	✓	✓	204	213	9	5%	0.6	✓	✓	✓
5287/1	NB	62382-62378	247	256	9	4%	0.6	✓	✓	✓	336	326	-9	-3%	0.5	✓	✓	✓
7003/1	SB	29444-52946	773	798	25	3%	0.9	✓	✓	✓	1020	1083	63	6%	1.9	✓	✓	✓
7003/2	NB	52946-29444	690	706	17	2%	0.6	✓	✓	✓	933	897	-36	-4%	1.2	✓	✓	✓
30361812	SB	52946-52944	778	765	-13	-2%	0.5	✓	✓	✓	985	1007	23	2%	0.7	✓	✓	✓
30361813	NB	52944-52946	746	733	-13	-2%	0.5	✓	✓	✓	968	930	-39	-4%	1.3	✓	✓	✓
30361815	NB	29051-52941	547	554	7	1%	0.3	✓	✓	✓	724	696	-28	-4%	1.0	✓	✓	✓
30361814	SB	52941-29051	481	491	10	2%	0.4	✓	✓	✓	650	619	-31	-5%	1.2	✓	✓	✓
5298/1	SB	65410-65387	670	786	115	17%	4.3	×	✓	✓	931	1076	144	16%	4.6	×	✓	✓
5297/2	SB	60286-26034	647	659	11	2%	0.4	✓	✓	✓	900	910	10	1%	0.3	✓	✓	✓
5297/1	NB	26034-60286	638	673	35	5%	1.4	✓	✓	✓	908	919	10	1%	0.3	✓	✓	✓
EAST OF STAUNTON COLEFRD	EB	57373-60027	122	92	-30	-25%	2.9	✓	✓	✓	179	93	-86	-48%	7.4	✓	×	✓
WINDING WHEEL BREAM	NB	65061-57333	124	105	-20	-16%	1.8	✓	✓	✓	162	123	-39	-24%	3.3	✓	✓	✓
POPES HILL LITTLEDEAN	EB	57324-60100	142	147	5	4%	0.4	✓	✓	✓	180	186	6	3%	0.5	✓	✓	✓

GORSLEY	EB	51608-60368	158	119	-39	-24%	3.3	✓	✓	✓	206	145	-61	-29%	4.6	✓	✓	✓
FOREST ROAD, LYDNEY	NB	60025-57329	143	121	-22	-16%	1.9	✓	✓	✓	175	141	-35	-20%	2.7	✓	✓	✓
BREAM ROAD, LYDNEY	NB	57333-65633	172	139	-33	-19%	2.6	✓	✓	✓	215	163	-52	-24%	3.8	✓	✓	✓
BERKELEY HEATH	NB	28091-28013	200	277	78	39%	5.0	✓	×	✓	325	311	-14	-4%	0.8	✓	✓	✓
STROUDWATER WEST OF M5	EB	27422-27423	260	269	10	4%	0.6	✓	✓	✓	396	352	-44	-11%	2.3	✓	✓	✓
EAST OF DURSLEY	EB	62455-62408	165	170	5	3%	0.4	✓	✓	✓	214	238	24	11%	1.6	✓	✓	✓
Longhope Rd Huntley	EB	60109-60113	168	179	11	6%	0.8	✓	✓	✓	245	231	-14	-6%	0.9	✓	✓	✓
BRIDGE STREET NEWENT	NB	60369-60470	110	118	8	7%	0.8	✓	✓	✓	165	168	3	2%	0.3	✓	✓	✓
New Rd, Wott U Edge	EB	62399-56185	198	204	6	3%	0.4	✓	✓	✓	256	257	2	1%	0.1	✓	✓	✓
FIDDLERS ELBOW W CRANHAM	NB	26021-65414	159	148	-12	-7%	0.9	✓	✓	✓	200	166	-34	-17%	2.5	✓	✓	✓
PITCHCOMBE	NB	27384-60090	320	331	11	4%	0.6	✓	✓	✓	417	400	-17	-4%	0.9	✓	✓	✓
Bear Hill W-cheste	NB	56223-28143	380	416	36	10%	1.8	✓	✓	✓	550	512	-37	-7%	1.6	✓	✓	✓
BARNWOOD LINK	NB	56489-26087	819	851	33	4%	1.1	✓	✓	✓	1183	1098	-86	-7%	2.5	✓	✓	✓
CAINSCROSS ROAD, STROUD	EB	27387-64925	335	504	169	51%	8.3	×	×	×	454	559	105	23%	4.7	×	✓	✓
EBLEY	EB	27393-56250	197	204	8	4%	0.6	✓	✓	✓	252	212	-40	-16%	2.6	✓	✓	✓
Kingsholm rd	NB	56048-27229	281	291	10	3%	0.6	✓	✓	✓	352	353	1	0%	0.1	✓	✓	✓
HARESFIELD EAST OF M5	NB	28210-28039	185	139	-47	-25%	3.7	✓	✓	✓	255	171	-84	-33%	5.8	✓	×	✓
B4063 Chelt Rd Glos	NB	56119-66706	383	404	21	6%	1.1	✓	✓	✓	499	455	-44	-9%	2.0	✓	✓	✓
LONDON RD GLOUCESTER	EB	56463-56053	230	238	8	3%	0.5	✓	✓	✓	292	255	-37	-13%	2.2	✓	✓	✓
MERRYWALKS STROUD	NB	60085-56269	524	544	19	4%	0.8	✓	✓	✓	707	608	-99	-14%	3.9	✓	✓	✓

HORTON ROAD, GLOS (CC)	NB	27449-27450	151	155	3	2%	0.3	✓	✓	✓	197	264	67	34%	4.4	✓	✓	✓
B4008 Bristol Rd Hardwick	NB	60097-65884	265	276	11	4%	0.7	✓	✓	✓	343	304	-39	-11%	2.2	✓	✓	✓
STROUD ROAD GLOS, NR GRANGE RD (CC)	NB	60117-56511	182	252	69	38%	4.7	✓	✓	✓	289	294	4	1%	0.2	✓	✓	✓
Commercial Road	EB	60209-56068	301	313	12	4%	0.7	✓	✓	✓	394	526	132	33%	6.1	×	×	×
Southgate srt, Glos	SB	27500-27258	271	287	16	6%	1.0	✓	✓	✓	364	394	31	8%	1.6	✓	✓	✓
GLOUCESTER TRADING EST LINK RD (VALIANT WAY), BROCKWORTH	NB	60246-27586	159	274	115	72%	7.8	×	×	×	240	326	86	36%	5.1	✓	×	✓
Secunda Way, Glos	NB	27269-60509	556	576	20	4%	0.8	✓	✓	✓	756	874	117	15%	4.1	×	✓	✓
GSWBP Castlemeads	NB	60464-60468	657	670	13	2%	0.5	✓	✓	✓	860	883	22	3%	0.8	✓	✓	✓
St Oswalds Rd North	NB	60221-27248	540	556	16	3%	0.7	✓	✓	✓	653	680	27	4%	1.0	✓	✓	✓
ST Oswalds Rd (South)	NB	60218-60220	674	672	-3	0%	0.1	✓	✓	✓	828	807	-21	-3%	0.7	✓	✓	✓
Eastern Ave, South, Gloucester	NB	56093-27020	692	720	28	4%	1.0	✓	✓	✓	850	997	147	17%	4.8	×	✓	✓
Priory Rd Glos	EB	60220-56056	300	314	14	5%	0.8	✓	✓	✓	397	369	-28	-7%	1.4	✓	✓	✓
High Street, Tewkesbury	NB	29202-29204	338	350	11	3%	0.6	✓	✓	✓	411	387	-24	-6%	1.2	✓	✓	✓
A40 London Rd Chelt	NB	60330-60339	446	462	16	4%	0.8	✓	✓	✓	599	594	-6	-1%	0.2	✓	✓	✓
GLOUCESTER ROAD, Cheltenham	NB	27469-56332	592	611	19	3%	0.8	✓	✓	✓	771	756	-15	-2%	0.6	✓	✓	✓
Ullenwood	EB	26080-26060	289	313	24	8%	1.4	✓	✓	✓	425	458	34	8%	1.6	✓	✓	✓
UCKINGTON EAST OF M5	EB	60390-65948	472	533	60	13%	2.7	✓	✓	✓	596	663	67	11%	2.7	✓	✓	✓

PEW NORTH CHELTENHAM	NB	27458-27189	685	719	33	5%	1.3	✓	✓	✓	826	900	74	9%	2.5	✓	✓	✓
Hayden Road Chelt	EB	56364-60400	248	269	21	8%	1.3	✓	✓	✓	318	323	5	2%	0.3	✓	✓	✓
Kingsditch Lane	NB	27188-56368	518	553	35	7%	1.5	✓	✓	✓	774	687	-87	-11%	3.2	✓	✓	✓
Royal Well Rd,Chelt	NB	27516-56381	44	201	158	363%	14.3	×	×	×	79	340	261	330%	18.0	×	×	×
STANTON	NB	60557-56011	94	99	4	5%	0.4	✓	✓	✓	128	181	53	41%	4.3	✓	✓	✓
DILLIES FARM N OF CIREN	NB	60536-68010	219	211	-8	-4%	0.6	✓	✓	✓	290	312	22	8%	1.3	✓	✓	✓
A435 Rendcomb	NB	65391-65675	90	97	7	7%	0.7	✓	✓	✓	121	104	-18	-14%	1.6	✓	✓	✓
KILKENNY SW ANDOVERSFORD	EB	27112-60546	241	264	23	10%	1.5	✓	✓	✓	367	413	46	12%	2.3	✓	✓	✓
CERNEY SPINE RD (WILTS)	EB	65369-62956	191	199	8	4%	0.6	✓	✓	✓	322	255	-68	-21%	4.0	✓	✓	✓
SOUTH OF WINCHCOMBE	NB	56452-27160	206	135	-71	-35%	5.5	✓	×	✓	251	221	-30	-12%	2.0	✓	✓	✓
BURFORD RD W OF CIREN B/P	NB	65158-60526	285	296	11	4%	0.7	✓	✓	✓	422	389	-33	-8%	1.7	✓	✓	✓
ASTON SUBEDGE	NB	60583-60584	81	52	-28	-35%	3.5	✓	✓	✓	97	56	-40	-42%	4.6	✓	✓	✓
E of Whelford Turn	EB	65392-62966	123	125	2	2%	0.2	✓	✓	✓	163	141	-23	-14%	1.8	✓	✓	✓
FOSSE MANOR S OF STOW	NB	57163-60566	315	313	-3	-1%	0.2	✓	✓	✓	469	405	-65	-14%	3.1	✓	✓	✓
B4425 Aldsworth	NB	68009-57119	62	69	6	10%	0.8	✓	✓	✓	83	121	38	45%	3.7	✓	✓	✓
BROADWAY RD, WILLERSEY	NB	52948-29187	81	47	-34	-42%	4.2	✓	✓	✓	103	61	-42	-41%	4.6	✓	✓	✓
NORTH OF BLAKENEY	NB	57327-60051	137	140	3	2%	0.3	✓	✓	✓	206	172	-34	-17%	2.5	✓	✓	✓
LINTON S OF HIGHNAM	EB	60200-60201	534	586	52	10%	2.2	✓	✓	✓	692	743	52	7%	1.9	✓	✓	✓
WESTBURY ON SEVERN (GPRS)	NB	60100-60102	265	273	8	3%	0.5	✓	✓	✓	350	336	-13	-4%	0.7	✓	✓	✓
TIDENHAM CHASE	NB	57342-65061	66	68	2	3%	0.3	✓	✓	✓	81	89	8	10%	0.9	✓	✓	✓
BRIERLEY NR LYDBROOK	EB	60037-57268	254	264	10	4%	0.6	✓	✓	✓	311	299	-12	-4%	0.7	✓	✓	✓

STEAM MILLS CINDERFORD	NB	60039-60040	369	383	14	4%	0.7	✓	✓	✓	452	407	-45	-10%	2.2	✓	✓	✓
YEW TREE BRAKE CINDERFRD	EB	57307-60036	184	159	-25	-14%	1.9	✓	✓	✓	226	197	-29	-13%	2.0	✓	✓	✓
Whitminster	NB	27426-28095	522	449	-73	-14%	3.3	✓	✓	✓	640	530	-110	-17%	4.6	×	✓	✓
KINGSHILL DURSLEY	EB	56164-62402	424	441	17	4%	0.8	✓	✓	✓	519	478	-41	-8%	1.9	✓	✓	✓
Estcourt Road	EB	27232-27213	447	479	31	7%	1.5	✓	✓	✓	548	533	-14	-3%	0.6	✓	✓	✓
St Oswalds Rd	EB	56525-27236	696	632	-64	-9%	2.5	✓	✓	✓	852	771	-81	-10%	2.9	✓	✓	✓
DR NEWTONS WAY, STROUD	EB	27343-26002	518	532	15	3%	0.6	✓	✓	✓	634	608	-26	-4%	1.0	✓	✓	✓
Stroud rd S	NB	27436-27194	364	383	18	5%	1.0	✓	✓	✓	446	423	-23	-5%	1.1	✓	✓	✓
The Quay	NB	60214-60210	386	404	18	5%	0.9	✓	✓	✓	473	519	46	10%	2.1	✓	✓	✓
Elmore Lane, Quedg	NB	27499-60120	575	595	20	3%	0.8	✓	✓	✓	704	723	19	3%	0.7	✓	✓	✓
LONDON RD GLOS (CC)	EB	27219-27448	394	411	17	4%	0.8	✓	✓	✓	482	472	-10	-2%	0.5	✓	✓	✓
COLE AVE GLOS (CC)	EB	60123-27433	604	629	25	4%	1.0	✓	✓	✓	740	786	46	6%	1.7	✓	✓	✓
Chelt SW link	NB	27042-27091	265	269	5	2%	0.3	✓	✓	✓	324	298	-26	-8%	1.5	✓	✓	✓
Park end rd	NB	60149-27277	229	237	8	3%	0.5	✓	✓	✓	281	297	16	6%	1.0	✓	✓	✓
North Upton Lane	NB	27025-65415	255	265	10	4%	0.6	✓	✓	✓	312	269	-43	-14%	2.5	✓	✓	✓
NORTH OF COATES	EB	57039-57038	245	253	8	3%	0.5	✓	✓	✓	300	353	53	18%	2.9	✓	✓	✓
POOLE WAY, CHELT	EB	27508-60344	291	321	30	10%	1.7	✓	✓	✓	357	427	70	20%	3.6	✓	✓	✓
SALTBOX SHEEPSCOMBE	NB	26008-65408	40	53	13	33%	1.9	✓	✓	✓	48	58	10	21%	1.4	✓	✓	✓
BATH ROAD CHELT (BC)	NB	26057-60323	341	356	16	5%	0.8	✓	✓	✓	417	391	-27	-6%	1.3	✓	✓	✓
St Johns Avenue	NB	60351-27161	201	210	9	4%	0.6	✓	✓	✓	246	293	46	19%	2.8	✓	✓	✓
Evesham road	NB	56454-65876	286	204	-82	-29%	5.2	✓	×	✓	350	297	-53	-15%	2.9	✓	✓	✓
PRESTBURY RD CHELT (BC)	NB	27134-56419	264	333	69	26%	4.0	✓	✓	✓	323	382	59	18%	3.1	✓	✓	✓

ST GEORGES RD CHELT (BC)	NB	27454-27453	137	54	-83	-60%	8.5	✓	×	✓	167	70	-97	-58%	8.9	✓	×	✓
IMPERIAL SQ CHELT (BC)	WB	56596-60328	558	572	14	3%	0.6	✓	✓	✓	683	639	-44	-6%	1.7	✓	✓	✓
Ambrose Str, Chelt	NB	27510-27509	186	120	-66	-36%	5.3	✓	×	✓	228	139	-90	-39%	6.6	✓	×	✓
North Place	NB	60352-27163	34	82	48	139%	6.3	✓	×	✓	42	153	111	263%	11.2	×	×	×
St Georges Place	NB	27514-27511	86	74	-13	-15%	1.4	✓	✓	✓	106	87	-18	-17%	1.9	✓	✓	✓
NORTH OF WINCHCOMBE	NB	60555-56041	132	73	-59	-45%	5.9	✓	×	✓	162	144	-18	-11%	1.5	✓	✓	✓
WATERMOOR RD CIRENCESTER	NB	27543-27534	1035	1118	82	8%	2.5	✓	✓	✓	1268	1383	115	9%	3.2	✓	✓	✓
W Chesterton lane	NB	27571-27546	772	800	28	4%	1.0	✓	✓	✓	946	1030	84	9%	2.7	✓	✓	✓
LONGBOROUGH	NB	57199-57193	144	171	27	19%	2.2	✓	✓	✓	176	212	36	20%	2.6	✓	✓	✓
SOUTH STOW	NB	60567-60568	506	513	7	1%	0.3	✓	✓	✓	620	662	42	7%	1.7	✓	✓	✓
NORTH OF MORETON	NB	57210-57211	228	224	-4	-2%	0.3	✓	✓	✓	279	307	28	10%	1.6	✓	✓	✓
LYDNEY BYPASS	NB	57341-57334	134	126	-9	-6%	0.8	✓	✓	✓	165	156	-8	-5%	0.6	✓	✓	✓
THE ASH PATH, UPTON ST. LEONARDS	NB	26044-56104	34	50	16	46%	2.4	✓	✓	✓	42	58	16	39%	2.3	✓	✓	✓
THE GREEN	NB	56434-56635	18	1	-17	-96%	5.6	✓	×	✓	22	1	-21	-96%	6.2	✓	×	✓
EAST OF STAUNTON COLEFRD	WB	60027-57373	142	0	-142	-100%	16.8	×	×	×	215	0	-215	-100%	20.7	×	×	×
WINDING WHEEL BREAM	SB	57333-65061	122	104	-18	-15%	1.7	✓	✓	✓	157	123	-35	-22%	2.9	✓	✓	✓
POPES HILL LITTLEDEAN	WB	60100-57324	170	175	5	3%	0.4	✓	✓	✓	216	231	15	7%	1.0	✓	✓	✓
GORSLEY	WB	60368-51608	160	105	-55	-34%	4.8	✓	✓	✓	213	116	-97	-45%	7.5	✓	×	✓
FOREST ROAD, LYDNEY	SB	57329-60025	132	121	-11	-8%	0.9	✓	✓	✓	162	142	-20	-12%	1.6	✓	✓	✓
BREAM ROAD, LYDNEY	SB	65633-57333	152	138	-14	-9%	1.2	✓	✓	✓	193	162	-31	-16%	2.3	✓	✓	✓
BERKELEY HEATH	SB	28013-28091	197	242	45	23%	3.0	✓	✓	✓	316	275	-41	-13%	2.4	✓	✓	✓

STROUDWATER WEST OF M5	WB	27423-27422	294	304	9	3%	0.5	✓	✓	✓	456	386	-70	-15%	3.4	✓	✓	✓
EAST OF DURSLEY	WB	62408-62455	173	179	6	3%	0.4	✓	✓	✓	227	249	22	9%	1.4	✓	✓	✓
Longhope Rd Huntley	WB	60113-60109	180	198	19	10%	1.4	✓	✓	✓	264	245	-18	-7%	1.1	✓	✓	✓
BRIDGE STREET NEWENT	SB	60470-60369	112	114	2	2%	0.2	✓	✓	✓	171	168	-3	-2%	0.2	✓	✓	✓
New Rd, Wott U Edge	WB	56185-62399	199	207	7	4%	0.5	✓	✓	✓	258	272	13	5%	0.8	✓	✓	✓
FIDDLERS ELBOW W CRANHAM	SB	65414-26021	163	144	-19	-12%	1.6	✓	✓	✓	200	162	-38	-19%	2.8	✓	✓	✓
PITCHCOMBE	SB	60090-27384	310	318	8	3%	0.5	✓	✓	✓	403	385	-18	-5%	0.9	✓	✓	✓
Bear Hill W-cheste	SB	28143-56223	327	372	45	14%	2.4	✓	✓	✓	471	461	-10	-2%	0.5	✓	✓	✓
BARNWOOD LINK	SB	58004-56489	506	513	7	1%	0.3	✓	✓	✓	704	772	67	10%	2.5	✓	✓	✓
CAINSCROSS ROAD, STROUD	WB	64925-27387	375	491	116	31%	5.6	×	×	×	502	572	70	14%	3.0	✓	✓	✓
EBLEY	WB	56250-27393	162	167	6	4%	0.4	✓	✓	✓	210	174	-37	-17%	2.7	✓	✓	✓
Kingsholm rd	SB	27229-56048	289	308	19	6%	1.1	✓	✓	✓	362	344	-17	-5%	0.9	✓	✓	✓
HARESFIELD EAST OF M5	SB	28039-28210	203	210	7	3%	0.5	✓	✓	✓	282	249	-33	-12%	2.0	✓	✓	✓
B4063 Chelt Rd Glos	SB	66706-56119	415	425	9	2%	0.5	✓	✓	✓	531	480	-51	-10%	2.3	✓	✓	✓
LONDON RD GLOUCESTER	WB	56053-56463	299	295	-4	-1%	0.2	✓	✓	✓	383	348	-35	-9%	1.8	✓	✓	✓
MERRYWALKS STROUD	SB	56269-60085	551	476	-75	-14%	3.3	✓	✓	✓	730	511	-219	-30%	8.8	×	×	×
HORTON ROAD, GLOS (CC)	SB	27450-27449	141	154	13	9%	1.1	✓	✓	✓	185	215	29	16%	2.1	✓	✓	✓
B4008 Bristol Rd Hardwick	SB	65884-60097	223	234	11	5%	0.7	✓	✓	✓	288	343	55	19%	3.1	✓	✓	✓
STROUD ROAD GLOS, NR GRANGE RD (CC)	SB	56511-60118	178	250	72	41%	4.9	✓	✓	✓	268	294	26	10%	1.6	✓	✓	✓

Commercial Road	WB	56068-60209	262	338	76	29%	4.4	✓	✓	✓	344	461	117	34%	5.8	×	×	×
Southgate srt, Glos	NB	27258-27500	288	294	6	2%	0.4	✓	✓	✓	390	436	46	12%	2.3	✓	✓	✓
GLOUCESTER TRADING EST LINK RD (VALIANT WAY), BROCKWORTH	SB	60255-60247	164	211	47	29%	3.4	✓	✓	✓	263	297	33	13%	2.0	✓	✓	✓
Secunda Way, Glos	SB	60509-27269	542	569	27	5%	1.1	✓	✓	✓	727	746	19	3%	0.7	✓	✓	✓
GSWBP Castlemeads	SB	60468-60464	475	501	26	5%	1.2	✓	✓	✓	634	581	-53	-8%	2.1	✓	✓	✓
St Oswalds Rd North	SB	27247-60221	659	644	-15	-2%	0.6	✓	✓	✓	799	828	30	4%	1.0	✓	✓	✓
ST Oswalds Rd (South)	SB	60220-60213	818	857	39	5%	1.4	✓	✓	✓	989	1019	29	3%	0.9	✓	✓	✓
Eastern Ave, South, Gloucester	SB	27019-27017	735	718	-17	-2%	0.6	✓	✓	✓	907	961	55	6%	1.8	✓	✓	✓
Priory Rd Glos	WB	56056-60220	498	412	-86	-17%	4.0	✓	✓	✓	654	433	-221	-34%	9.5	×	×	×
High Street, Tewkesbury	SB	29204-29202	319	334	15	5%	0.8	✓	✓	✓	392	376	-15	-4%	0.8	✓	✓	✓
A40 London Rd Chelt	SB	60339-60330	507	531	23	5%	1.0	✓	✓	✓	671	662	-10	-1%	0.4	✓	✓	✓
GLOUCESTER ROAD, Cheltenham	SB	56332-27469	656	681	25	4%	1.0	✓	✓	✓	859	846	-13	-2%	0.4	✓	✓	✓
Ullenwood	WB	26060-26080	292	303	12	4%	0.7	✓	✓	✓	439	503	65	15%	3.0	✓	✓	✓
UCKINGTON EAST OF M5	WB	65948-60390	486	533	47	10%	2.1	✓	✓	✓	611	730	119	19%	4.6	×	✓	✓
PEW NORTH CHELTENHAM	SB	27189-27458	777	834	57	7%	2.0	✓	✓	✓	934	1019	84	9%	2.7	✓	✓	✓
Hayden Road Chelt	WB	60400-56364	266	270	4	1%	0.2	✓	✓	✓	341	312	-29	-9%	1.6	✓	✓	✓
Kingsditch Lane	SB	56368-27188	492	511	19	4%	0.8	✓	✓	✓	748	731	-17	-2%	0.6	✓	✓	✓

Royal Well Rd,Chelt	SB	56382-56383	7	14	7	95%	2.1	✓	✓	✓	15	52	37	255%	6.5	✓	×	✓
STANTON	SB	56011-60557	86	89	3	3%	0.3	✓	✓	✓	121	148	26	22%	2.3	✓	✓	✓
DILLIES FARM N OF CIREN	SB	68010-60536	219	225	6	3%	0.4	✓	✓	✓	285	299	14	5%	0.8	✓	✓	✓
A435 Rendcomb	SB	65675-65391	89	92	4	4%	0.4	✓	✓	✓	115	103	-12	-10%	1.2	✓	✓	✓
KILKENNY SW ANDOVERSFORD	WB	60546-27112	246	256	9	4%	0.6	✓	✓	✓	388	455	67	17%	3.3	✓	✓	✓
CERNEY SPINE RD (WILTS)	WB	62956-65369	181	187	6	3%	0.4	✓	✓	✓	309	253	-56	-18%	3.3	✓	✓	✓
SOUTH OF WINCHCOMBE	SB	27160-56452	195	157	-37	-19%	2.8	✓	✓	✓	238	225	-13	-5%	0.8	✓	✓	✓
BURFORD RD W OF CIREN B/P	SB	60526-65158	354	363	10	3%	0.5	✓	✓	✓	499	468	-32	-6%	1.4	✓	✓	✓
ASTON SUBEDGE	SB	60584-60583	80	70	-10	-13%	1.2	✓	✓	✓	97	77	-20	-20%	2.1	✓	✓	✓
E of Whelford Turn	WB	62966-65392	122	126	4	4%	0.4	✓	✓	✓	166	151	-15	-9%	1.2	✓	✓	✓
FOSSE MANOR S OF STOW	SB	60566-57163	313	324	11	3%	0.6	✓	✓	✓	483	391	-92	-19%	4.4	✓	✓	✓
B4425 Aldsworth	SB	57119-68009	65	65	0	1%	0.0	✓	✓	✓	86	130	44	51%	4.2	✓	✓	✓
BROADWAY RD, WILLERSEY	SB	29187-52948	87	51	-37	-42%	4.4	✓	✓	✓	111	60	-51	-46%	5.5	✓	×	✓
NORTH OF BLAKENEY	SB	60051-57327	142	145	3	2%	0.3	✓	✓	✓	219	183	-35	-16%	2.5	✓	✓	✓
LINTON S OF HIGHNAM	WB	60201-60200	625	655	30	5%	1.2	✓	✓	✓	805	824	19	2%	0.7	✓	✓	✓
WESTBURY ON SEVERN (GPRS)	SB	60102-60100	304	313	9	3%	0.5	✓	✓	✓	397	399	2	1%	0.1	✓	✓	✓
TIDENHAM CHASE	SB	65061-57342	72	75	3	4%	0.3	✓	✓	✓	89	95	7	7%	0.7	✓	✓	✓
BRIERLEY NR LYDBROOK	WB	57268-60037	288	300	12	4%	0.7	✓	✓	✓	353	335	-18	-5%	1.0	✓	✓	✓
STEAM MILLS CINDERFORD	SB	60040-60039	367	381	14	4%	0.7	✓	✓	✓	449	410	-39	-9%	1.9	✓	✓	✓
YEW TREE BRAKE CINDERFRD	WB	60036-57307	193	182	-10	-5%	0.7	✓	✓	✓	236	232	-4	-2%	0.3	✓	✓	✓
Whitminster	SB	28096-27427	172	179	7	4%	0.5	✓	✓	✓	210	228	18	8%	1.2	✓	✓	✓

KINGSHILL DURSLEY	WB	62402-56164	421	439	18	4%	0.9	✓	✓	✓	516	463	-52	-10%	2.4	✓	✓	✓
Estcourt Road	WB	27212-27234	396	410	15	4%	0.7	✓	✓	✓	485	474	-11	-2%	0.5	✓	✓	✓
St Oswalds Rd	WB	27230-56526	787	837	51	6%	1.8	✓	✓	✓	964	1009	45	5%	1.4	✓	✓	✓
DR NEWTONS WAY, STROUD	WB	26002-27343	476	493	17	4%	0.8	✓	✓	✓	583	587	4	1%	0.2	✓	✓	✓
Stroud rd S	SB	27194-27436	350	365	15	4%	0.8	✓	✓	✓	428	406	-22	-5%	1.1	✓	✓	✓
The Quay	SB	56074-60214	406	424	18	4%	0.9	✓	✓	✓	498	617	119	24%	5.0	×	×	×
LONDON RD GLOS (CC)	WB	27448-27219	510	523	13	3%	0.6	✓	✓	✓	625	580	-44	-7%	1.8	✓	✓	✓
COLE AVE GLOS (CC)	WB	27433-60123	611	632	21	3%	0.8	✓	✓	✓	749	825	76	10%	2.7	✓	✓	✓
Chelt SW link	SB	27091-27042	310	329	19	6%	1.1	✓	✓	✓	380	347	-33	-9%	1.8	✓	✓	✓
Park end rd	SB	27277-60149	270	283	13	5%	0.8	✓	✓	✓	330	309	-21	-6%	1.2	✓	✓	✓
North Upton Lane	SB	65415-27025	247	251	4	2%	0.3	✓	✓	✓	302	255	-47	-15%	2.8	✓	✓	✓
POOLE WAY, CHELT	WB	60344-27508	421	443	22	5%	1.0	✓	✓	✓	516	621	106	20%	4.4	×	✓	✓
SALTBOX SHEEPSCOMBE	SB	65408-26008	40	64	24	60%	3.4	✓	✓	✓	49	75	26	53%	3.3	✓	✓	✓
BATH ROAD CHELT (BC)	SB	60323-26057	324	335	11	3%	0.6	✓	✓	✓	397	403	7	2%	0.3	✓	✓	✓
St Johns Avenue	SB	27161-60351	466	496	29	6%	1.3	✓	✓	✓	571	652	82	14%	3.3	✓	✓	✓
Evesham road	SB	65876-56454	308	389	81	26%	4.3	✓	✓	✓	378	471	93	25%	4.5	✓	✓	✓
PRESTBURY RD CHELT (BC)	SB	56419-27134	292	378	87	30%	4.7	✓	✓	✓	357	438	81	23%	4.1	✓	✓	✓
ST GEORGES RD CHELT (BC)	SB	27453-27454	416	405	-11	-3%	0.6	✓	✓	✓	510	416	-94	-18%	4.4	✓	✓	✓
IMPERIAL SQ CHELT (BC)	EB	60328-56596	160	60	-100	-63%	9.5	×	×	×	196	60	-136	-69%	12.0	×	×	×
Ambrose Str, Chelt	SB	27509-27510	287	258	-29	-10%	1.8	✓	✓	✓	351	375	24	7%	1.2	✓	✓	✓
North Place	SB	27163-60352	49	53	4	9%	0.6	✓	✓	✓	60	68	8	13%	1.0	✓	✓	✓
St Georges Place	SB	27511-27514	102	63	-39	-39%	4.3	✓	✓	✓	125	71	-54	-43%	5.5	✓	×	✓

NORTH OF WINCHCOMBE	SB	56041-60555	128	103	-25	-19%	2.3	✓	✓	✓	157	156	-1	0%	0.1	✓	✓	✓
WATERMOOR RD CIRENCESTER	SB	27533-27540	940	974	33	4%	1.1	✓	✓	✓	1151	1199	47	4%	1.4	✓	✓	✓
W Chesterton lane	SB	57176-27550	788	832	44	6%	1.6	✓	✓	✓	965	1137	172	18%	5.3	×	×	×
LONGBOROUGH	SB	57193-57199	138	177	39	28%	3.1	✓	✓	✓	170	214	44	26%	3.2	✓	✓	✓
SOUTH STOW	SB	60568-60567	526	544	18	3%	0.8	✓	✓	✓	644	667	24	4%	0.9	✓	✓	✓
NORTH OF MORETON	SB	57211-57210	220	228	7	3%	0.5	✓	✓	✓	270	292	22	8%	1.3	✓	✓	✓
LYDNEY BYPASS	SB	57334-57341	129	130	1	1%	0.1	✓	✓	✓	158	161	2	2%	0.2	✓	✓	✓
THE ASH PATH, UPTON ST. LEONARDS	SB	56104-26044	44	47	2	5%	0.3	✓	✓	✓	54	55	1	2%	0.1	✓	✓	✓
A429 S of Moreton	NB	57198-64942	244	241	-3	-1%	0.2	✓	✓	✓	351	338	-13	-4%	0.7	✓	✓	✓
A429 S of Moreton	SB	64942-57198	241	249	8	3%	0.5	✓	✓	✓	352	324	-28	-8%	1.5	✓	✓	✓
A429 N NORTHLEACH	NB	65128-60561	213	207	-5	-2%	0.4	✓	✓	✓	296	293	-3	-1%	0.2	✓	✓	✓
A429 N NORTHLEACH	SB	60561-65128	202	209	6	3%	0.4	✓	✓	✓	283	271	-12	-4%	0.7	✓	✓	✓
BARNWOOD ROAD (CC)	WB	56495-27203	390	493	103	27%	4.9	×	✓	✓	477	534	56	12%	2.5	✓	✓	✓
BARNWOOD ROAD (CC)	EB	27203-56495	385	470	84	22%	4.1	✓	✓	✓	472	500	28	6%	1.3	✓	✓	✓

6.4.2.2 New Counts

Additional Counts																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
M5/7970B	Northbound	60092-60455	1874	1856	-18	-1%	0.4	✓	✓	✓	2691	2598	-94	-3%	1.8	✓	✓	✓
M5/7978A	Southbound	60457-65475	2085	2016	-69	-3%	1.5	✓	✓	✓	2995	2902	-94	-3%	1.7	✓	✓	✓
M5/7969J	Southbound	60456-60452	376	314	-61	-16%	3.3	✓	✓	✓	540	356	-184	-34%	8.7	×	×	×
M5/7974A	Southbound	60456-60457	1656	1693	37	2%	0.9	✓	✓	✓	2379	2490	111	5%	2.3	✓	✓	✓
M5/7823M	Northbound	60308-60309	381	288	-93	-24%	5.1	✓	×	✓	548	440	-107	-20%	4.8	×	✓	✓
M5/7650B	Northbound	65497-60446	2055	1995	-60	-3%	1.3	✓	✓	✓	2952	2861	-91	-3%	1.7	✓	✓	✓
30360100	Northbound	60250-60256	199	206	7	4%	0.5	✓	✓	✓	286	269	-16	-6%	1.0	✓	✓	✓
5301/1	Northbound	65470-60540	664	715	51	8%	1.9	✓	✓	✓	954	967	13	1%	0.4	✓	✓	✓
5298/1	Southbound	65410-65387	711	786	75	11%	2.7	✓	✓	✓	1021	1076	55	5%	1.7	✓	✓	✓
5297/2	Southbound	60286-26034	668	659	-10	-1%	0.4	✓	✓	✓	960	910	-50	-5%	1.6	✓	✓	✓
5297/1	Northbound	26034-60286	629	673	45	7%	1.8	✓	✓	✓	903	919	16	2%	0.5	✓	✓	✓
5289/2	Northbound	60058-60069	1775	1755	-20	-1%	0.5	✓	✓	✓	2549	2416	-134	-5%	2.7	✓	✓	✓
5289/1	Northbound	60058-60061	165	206	40	24%	3.0	✓	✓	✓	237	256	19	8%	1.2	✓	✓	✓
5292/1	Northbound	60248-60250	523	561	38	7%	1.6	✓	✓	✓	752	790	38	5%	1.4	✓	✓	✓
7005/2	Northbound	56017-56016	482	469	-14	-3%	0.6	✓	✓	✓	693	663	-30	-4%	1.2	✓	✓	✓
7005/1	Southbound	56016-56017	482	461	-21	-4%	1.0	✓	✓	✓	693	656	-37	-5%	1.4	✓	✓	✓
7036/2	Northbound	60415-60421	1810	1765	-46	-3%	1.1	✓	✓	✓	2600	2538	-62	-2%	1.2	✓	✓	✓
7036/1	Northbound	60415-60420	514	566	52	10%	2.2	✓	✓	✓	738	799	61	8%	2.2	✓	✓	✓
M5/7645A	Southbound	29447-60447	1366	1302	-64	-5%	1.7	✓	✓	✓	1962	2008	46	2%	1.0	✓	✓	✓
M5/7646L	Northbound	60446-51645	242	229	-13	-5%	0.8	✓	✓	✓	347	296	-51	-15%	2.8	✓	✓	✓
M5/7860A	Southbound	60285-60261	1514	1433	-81	-5%	2.1	✓	✓	✓	2175	2039	-136	-6%	3.0	✓	✓	✓

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
99186741	NE	57295-57504	18	43	25	133%	4.4	✓	✓	✓	25	49	24	96%	3.9	✓	✓	✓
99186741	SW	57504-57295	19	62	43	229%	6.8	✓	×	✓	26	66	40	157%	6.0	✓	×	✓
99186743	NW	57332-57292	19	0	-19	-100%	6.1	✓	×	✓	25	0	-25	-100%	7.1	✓	×	✓
99186743	SE	57292-57332	19	0	-19	-100%	6.2	✓	×	✓	26	0	-26	-100%	7.3	✓	×	✓
99186745	N	56048-27229	265	291	26	10%	1.6	✓	✓	✓	360	353	-7	-2%	0.4	✓	✓	✓
99186745	S	27229-56048	284	308	24	9%	1.4	✓	✓	✓	386	344	-42	-11%	2.2	✓	✓	✓
99186747	E	57523-57198	22	0	-22	-100%	6.7	✓	×	✓	30	0	-30	-100%	7.8	✓	×	✓
99186747	W	57198-57523	30	0	-30	-100%	7.8	✓	×	✓	41	0	-41	-100%	9.1	✓	×	✓
99186748	NW	56106-56107	34	0	-34	-100%	8.2	✓	×	✓	46	0	-46	-100%	9.6	✓	×	✓
99186748	SE	56107-56106	37	0	-37	-100%	8.6	✓	×	✓	51	0	-51	-100%	10.1	✓	×	✓
99186760	NW	28173-56156	38	51	14	36%	2.0	✓	✓	✓	52	65	14	27%	1.8	✓	✓	✓
99186760	SE	56156-28173	38	66	28	73%	3.8	✓	✓	✓	52	74	22	43%	2.8	✓	✓	✓
99186762	NW	28172-28173	70	51	-19	-27%	2.4	✓	✓	✓	95	65	-30	-32%	3.4	✓	✓	✓
99186762	SE	28173-28172	68	66	-3	-4%	0.3	✓	✓	✓	93	74	-19	-20%	2.1	✓	✓	✓
99186767	N	28001-28002	54	23	-30	-56%	4.9	✓	✓	✓	73	35	-38	-52%	5.1	✓	×	✓
99186767	S	28002-28001	46	24	-22	-48%	3.7	✓	✓	✓	63	36	-28	-44%	3.9	✓	✓	✓
99186768	NE	56908-26053	161	183	22	14%	1.7	✓	✓	✓	219	215	-5	-2%	0.3	✓	✓	✓
99186768	SW	26053-56908	185	213	28	15%	2.0	✓	✓	✓	252	248	-5	-2%	0.3	✓	✓	✓
99186771	NE	27037-60301	204	322	118	58%	7.3	×	×	×	278	425	147	53%	7.8	×	×	×
99186771	SW	60301-27037	248	354	107	43%	6.1	×	×	×	337	419	82	24%	4.2	✓	✓	✓
99186773	N	28146-56222	129	151	23	18%	1.9	✓	✓	✓	175	186	11	6%	0.8	✓	✓	✓
99186773	S	56222-28146	134	199	65	49%	5.1	✓	×	✓	183	225	42	23%	3.0	✓	✓	✓
99186775	E	28067-56216	218	233	15	7%	1.0	✓	✓	✓	297	283	-14	-5%	0.8	✓	✓	✓
99186775	W	56216-28067	252	299	48	19%	2.9	✓	✓	✓	343	371	28	8%	1.5	✓	✓	✓
99186776	NW	28065-28196	211	225	14	7%	0.9	✓	✓	✓	287	273	-14	-5%	0.8	✓	✓	✓
99186776	SE	28196-28065	187	182	-5	-3%	0.4	✓	✓	✓	255	224	-31	-12%	2.0	✓	✓	✓
99186782	NE	60029-60030	83	72	-11	-13%	1.2	✓	✓	✓	113	88	-25	-22%	2.5	✓	✓	✓
99186782	SW	60030-60029	73	91	18	24%	2.0	✓	✓	✓	100	119	19	19%	1.8	✓	✓	✓

99186784	N	57342-65061	91	68	-23	-25%	2.6	✓	✓	✓	124	89	-35	-28%	3.4	✓	✓	✓
99186784	S	65061-57342	93	75	-18	-19%	1.9	✓	✓	✓	126	95	-31	-25%	2.9	✓	✓	✓
99186797	E	56242-56244	141	119	-22	-16%	1.9	✓	✓	✓	192	167	-25	-13%	1.8	✓	✓	✓
99186797	W	56244-56242	127	90	-37	-29%	3.5	✓	✓	✓	173	111	-62	-36%	5.2	✓	×	✓
99186813	E	60115-56583	319	297	-22	-7%	1.3	✓	✓	✓	434	363	-71	-16%	3.6	✓	✓	✓
99186813	W	56583-60115	308	334	26	8%	1.4	✓	✓	✓	419	424	4	1%	0.2	✓	✓	✓
99186817	NE	56583-60200	311	318	7	2%	0.4	✓	✓	✓	423	387	-37	-9%	1.8	✓	✓	✓
99186817	SW	60200-56583	337	391	54	16%	2.8	✓	✓	✓	459	489	30	6%	1.4	✓	✓	✓
99186827	NE	26030-26031	7	18	11	171%	3.2	✓	✓	✓	9	20	11	123%	2.9	✓	✓	✓
99186827	SW	26031-26030	7	9	2	26%	0.7	✓	✓	✓	10	12	2	17%	0.5	✓	✓	✓
99186828	NE	26035-26036	17	6	-11	-62%	3.1	✓	✓	✓	23	7	-16	-69%	4.1	✓	✓	✓
99186828	SW	26036-26035	9	5	-5	-49%	1.7	✓	✓	✓	13	6	-7	-53%	2.2	✓	✓	✓
99186831	E	26064-26026	29	0	-29	-100%	7.6	✓	×	✓	39	0	-39	-100%	8.8	✓	×	✓
99186831	W	26026-26064	30	0	-30	-100%	7.8	✓	×	✓	41	0	-41	-100%	9.0	✓	×	✓
99186833	NE	27106-27104	281	402	121	43%	6.6	×	×	×	382	488	106	28%	5.1	×	×	×
99186833	SW	27104-27106	305	361	56	18%	3.1	✓	✓	✓	415	455	39	9%	1.9	✓	✓	✓
99186835	NW	27449-27225	159	162	3	2%	0.2	✓	✓	✓	217	210	-7	-3%	0.5	✓	✓	✓
99186835	SE	27225-27449	227	201	-25	-11%	1.7	✓	✓	✓	309	246	-63	-20%	3.8	✓	✓	✓
99186836	N	27429-56604	210	333	123	59%	7.5	×	×	×	286	416	131	46%	7.0	×	×	×
99186836	S	56604-27429	258	370	112	43%	6.3	×	×	×	352	435	83	24%	4.2	✓	✓	✓
99186837	N	56092-56090	263	352	89	34%	5.1	✓	×	✓	359	437	78	22%	3.9	✓	✓	✓
99186837	S	56090-56092	266	385	119	45%	6.6	×	×	×	362	459	97	27%	4.8	✓	✓	✓
99186838	NE	65423-26057	248	309	61	25%	3.7	✓	✓	✓	338	338	0	0%	0.0	✓	✓	✓
99186838	SW	26057-65423	271	316	46	17%	2.7	✓	✓	✓	368	383	14	4%	0.7	✓	✓	✓
99186839	NE	56344-65423	394	537	142	36%	6.6	×	×	×	537	621	85	16%	3.5	✓	✓	✓
99186839	SW	65423-56344	415	544	129	31%	5.9	×	×	×	566	635	69	12%	2.8	✓	✓	✓
99186841	NW	26056-65423	128	168	40	31%	3.3	✓	✓	✓	175	189	14	8%	1.1	✓	✓	✓
99186841	SE	65423-26056	130	205	75	57%	5.8	✓	×	✓	177	220	43	24%	3.0	✓	✓	✓
99186853	E	56415-65677	222	195	-27	-12%	1.8	✓	✓	✓	302	247	-55	-18%	3.3	✓	✓	✓
99186853	NW	65677-56415	271	162	-108	-40%	7.4	×	×	×	369	208	-161	-44%	9.5	×	×	×

1006	N	57333-65061	131	104	-28	-21%	2.6	✓	✓	✓	179	123	-56	-31%	4.6	✓	✓	✓
1006	S	65061-57333	128	105	-23	-18%	2.2	✓	✓	✓	175	123	-52	-30%	4.2	✓	✓	✓
2003	E	57324-60100	156	147	-8	-5%	0.7	✓	✓	✓	212	186	-26	-12%	1.8	✓	✓	✓
2003	W	60100-57324	179	175	-4	-2%	0.3	✓	✓	✓	244	231	-13	-5%	0.8	✓	✓	✓
3014	N	65840-65839	334	270	-64	-19%	3.7	✓	✓	✓	454	349	-105	-23%	5.2	×	×	×
3014	S	65839-65840	327	270	-57	-17%	3.3	✓	✓	✓	446	357	-89	-20%	4.4	✓	✓	✓
3016	N	60369-60470	132	118	-14	-11%	1.3	✓	✓	✓	180	168	-11	-6%	0.9	✓	✓	✓
3016	S	60470-60369	142	114	-27	-19%	2.4	✓	✓	✓	193	168	-25	-13%	1.9	✓	✓	✓
3020	N	60103-60105	271	297	25	9%	1.5	✓	✓	✓	370	363	-6	-2%	0.3	✓	✓	✓
3020	S	60105-60103	302	334	31	10%	1.8	✓	✓	✓	411	424	12	3%	0.6	✓	✓	✓
4019	N	56223-28143	394	416	22	6%	1.1	✓	✓	✓	536	512	-24	-4%	1.0	✓	✓	✓
4019	S	28143-56223	363	372	9	2%	0.5	✓	✓	✓	495	461	-34	-7%	1.5	✓	✓	✓
4021	N	27257-57250	275	260	-15	-6%	0.9	✓	✓	✓	375	361	-14	-4%	0.7	✓	✓	✓
4021	S	57250-27257	278	252	-26	-9%	1.6	✓	✓	✓	378	349	-30	-8%	1.6	✓	✓	✓
4091	N	60085-56269	535	544	9	2%	0.4	✓	✓	✓	728	608	-120	-16%	4.6	×	✓	✓
4091	S	56269-60085	555	476	-79	-14%	3.5	✓	✓	✓	756	511	-245	-32%	9.7	×	×	×
4100	E	60074-27370	577	626	49	9%	2.0	✓	✓	✓	786	763	-23	-3%	0.8	✓	✓	✓
4100	W	27370-60074	639	668	29	5%	1.1	✓	✓	✓	870	834	-36	-4%	1.2	✓	✓	✓
4109	N	28127-65847	174	216	41	24%	3.0	✓	✓	✓	237	255	18	8%	1.2	✓	✓	✓
4109	S	65847-28127	168	201	33	20%	2.5	✓	✓	✓	229	241	12	5%	0.8	✓	✓	✓
4146	N	27269-60509	628	576	-51	-8%	2.1	✓	✓	✓	855	874	19	2%	0.6	✓	✓	✓
4146	S	60509-27269	590	569	-20	-3%	0.8	✓	✓	✓	803	746	-57	-7%	2.1	✓	✓	✓
4155	N	60218-60220	607	672	65	11%	2.6	✓	✓	✓	827	807	-20	-2%	0.7	✓	✓	✓
4155	S	60220-60213	738	857	119	16%	4.2	×	✓	✓	1005	1019	14	1%	0.4	✓	✓	✓
4158	N	29202-29204	317	350	33	10%	1.8	✓	✓	✓	431	387	-44	-10%	2.2	✓	✓	✓
4158	S	29204-29202	291	334	43	15%	2.5	✓	✓	✓	396	376	-20	-5%	1.0	✓	✓	✓
5007	N	57003-57017	200	205	5	3%	0.4	✓	✓	✓	273	258	-15	-5%	0.9	✓	✓	✓
5007	S	57017-57003	211	216	4	2%	0.3	✓	✓	✓	288	278	-10	-3%	0.6	✓	✓	✓
5017	E	28179-60417	461	442	-19	-4%	0.9	✓	✓	✓	628	617	-11	-2%	0.4	✓	✓	✓
5017	W	60417-28179	479	387	-93	-19%	4.4	✓	✓	✓	653	536	-117	-18%	4.8	×	✓	✓

5018	E	60390-65948	488	533	45	9%	2.0	✓	✓	✓	664	663	-2	0%	0.1	✓	✓	✓
5018	W	65948-60390	497	533	36	7%	1.6	✓	✓	✓	677	730	53	8%	2.0	✓	✓	✓
6008	N	60536-68010	248	211	-37	-15%	2.5	✓	✓	✓	337	312	-26	-8%	1.4	✓	✓	✓
6008	S	68010-60536	238	225	-12	-5%	0.8	✓	✓	✓	324	299	-25	-8%	1.4	✓	✓	✓
6019	N	56452-27160	176	135	-42	-24%	3.4	✓	✓	✓	240	221	-19	-8%	1.3	✓	✓	✓
6019	S	27160-56452	179	157	-22	-12%	1.7	✓	✓	✓	243	225	-18	-7%	1.2	✓	✓	✓
6020	N	65158-60526	358	296	-61	-17%	3.4	✓	✓	✓	487	389	-98	-20%	4.7	✓	✓	✓
6020	S	60526-65158	406	363	-42	-10%	2.2	✓	✓	✓	552	468	-85	-15%	3.7	✓	✓	✓
7011	N	52948-29187	59	47	-11	-19%	1.6	✓	✓	✓	80	61	-19	-24%	2.3	✓	✓	✓
7011	S	29187-52948	94	51	-44	-46%	5.1	✓	×	✓	129	60	-68	-53%	7.0	✓	×	✓
1000	N	62111-62112	277	322	44	16%	2.6	✓	✓	✓	378	378	0	0%	0.0	✓	✓	✓
1000	S	62112-62111	262	308	46	17%	2.7	✓	✓	✓	357	361	5	1%	0.2	✓	✓	✓
2000	N	57327-60051	154	140	-14	-9%	1.2	✓	✓	✓	210	172	-38	-18%	2.8	✓	✓	✓
2000	S	60051-57327	163	145	-18	-11%	1.4	✓	✓	✓	222	183	-39	-18%	2.7	✓	✓	✓
3003	E	60200-60201	604	586	-18	-3%	0.7	✓	✓	✓	823	743	-80	-10%	2.8	✓	✓	✓
3003	W	60201-60200	635	655	20	3%	0.8	✓	✓	✓	865	824	-40	-5%	1.4	✓	✓	✓
3006	N	60100-60102	270	273	2	1%	0.1	✓	✓	✓	368	336	-31	-9%	1.7	✓	✓	✓
3006	S	60102-60100	306	313	7	2%	0.4	✓	✓	✓	416	399	-17	-4%	0.8	✓	✓	✓
4013	E	66709-60304	901	880	-21	-2%	0.7	✓	✓	✓	1227	1168	-59	-5%	1.7	✓	✓	✓
4013	W	65490-26086	897	919	21	2%	0.7	✓	✓	✓	1222	1173	-49	-4%	1.4	✓	✓	✓
4024	E	66701-27324	864	819	-45	-5%	1.6	✓	✓	✓	1176	1006	-170	-14%	5.1	✓	×	✓
4024	W	27322-26084	873	824	-49	-6%	1.7	✓	✓	✓	1189	1037	-152	-13%	4.6	✓	✓	✓
6000	E	57173-57130	279	245	-34	-12%	2.1	✓	✓	✓	380	412	31	8%	1.6	✓	✓	✓
6000	W	57130-57173	303	251	-52	-17%	3.1	✓	✓	✓	413	419	6	2%	0.3	✓	✓	✓
7000	N	57135-57121	267	256	-10	-4%	0.6	✓	✓	✓	363	423	61	17%	3.1	✓	✓	✓
7000	S	57121-57135	287	248	-39	-14%	2.4	✓	✓	✓	391	406	16	4%	0.8	✓	✓	✓
50021	E	65492-27088	1007	990	-18	-2%	0.6	✓	✓	✓	1372	1282	-89	-7%	2.5	✓	✓	✓
50022	W	56645-60315	1220	1225	6	0%	0.2	✓	✓	✓	1661	1545	-115	-7%	2.9	✓	✓	✓
46962	W	60498-27274	343	260	-84	-24%	4.8	✓	✓	✓	468	296	-171	-37%	8.8	×	×	×
46965	E	27274-60498	345	229	-116	-34%	6.8	×	×	×	469	277	-192	-41%	9.9	×	×	×

46966	S	27275-27274	657	687	31	5%	1.2	✓	✓	✓	894	862	-33	-4%	1.1	✓	✓	✓
46970	N	27274-27275	749	743	-6	-1%	0.2	✓	✓	✓	1020	1081	62	6%	1.9	✓	✓	✓
47343	E	27039-27077	230	307	77	33%	4.7	✓	✓	✓	313	384	71	23%	3.8	✓	✓	✓
47343	W	27077-27039	209	239	30	14%	2.0	✓	✓	✓	284	333	49	17%	2.8	✓	✓	✓
47346	E	27079-27496	942	753	-189	-20%	6.5	×	×	×	1283	1016	-267	-21%	7.9	×	×	×

6.4.3 PM Link Flows

6.4.3.1 Existing Counts

Central Gloucester																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
GSWBP Nethrdg Sctn	NWB	60496-27268	937	925	-12	-1%	0.4	✓	✓	✓	1081	1141	59	5%	1.8	✓	✓	✓
Bristol Rd Glos	NWB	27261-58009	521	293	-228	-44%	11.3	×	×	×	586	436	-150	-26%	6.6	×	×	×
Podsmead Rd Glos	NWB	56086-56475	208	242	34	17%	2.3	✓	✓	✓	241	282	41	17%	2.5	✓	✓	✓
Stroud rd N	NWB	56095-27441	457	506	49	11%	2.2	✓	✓	✓	514	601	87	17%	3.7	✓	✓	✓
Tredworth Rd, Glos	NWB	27015-27428	325	386	61	19%	3.2	✓	✓	✓	365	416	51	14%	2.6	✓	✓	✓
B4073 Pnswck Rd W	NWB	56092-56090	350	269	-81	-23%	4.6	✓	✓	✓	413	338	-75	-18%	3.9	✓	✓	✓
GSWBP Nethrdg Sctn	SEB	27268-60496	828	936	108	13%	3.6	✓	✓	✓	956	1153	197	21%	6.1	×	×	×
Bristol Rd Glos	SEB	58009-27261	635	523	-112	-18%	4.7	×	✓	✓	713	634	-80	-11%	3.1	✓	✓	✓
Podsmead Rd Glos	SEB	56475-56086	305	232	-72	-24%	4.4	✓	✓	✓	353	270	-83	-24%	4.7	✓	✓	✓
Stroud rd N	SEB	27441-56095	622	732	110	18%	4.2	×	✓	✓	699	808	109	16%	4.0	×	✓	✓
Tredworth Rd, Glos	SEB	27428-27015	337	367	30	9%	1.6	✓	✓	✓	379	467	89	23%	4.3	✓	✓	✓
B4073 Pnswck Rd W	SEB	56090-56092	379	533	154	41%	7.2	×	×	×	447	604	157	35%	6.8	×	×	×

Cheltenham																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
Tewkesbury Road, Cheltenham	IB	56434-60402	662	685	24	4%	0.9	✓	✓	✓	757	782	25	3%	0.9	✓	✓	✓
Hyde lane,Swndn Vlg	IB	27058-56367	391	410	18	5%	0.9	✓	✓	✓	469	483	14	3%	0.7	✓	✓	✓
A435 Chelt Racecrse	IB	27156-27142	692	713	21	3%	0.8	✓	✓	✓	778	798	19	2%	0.7	✓	✓	✓
N of Prestbury	IB	27067-27066	354	360	6	2%	0.3	✓	✓	✓	398	403	6	1%	0.3	✓	✓	✓
Sandywell Lodge	IB	60550-26040	385	365	-20	-5%	1.0	✓	✓	✓	486	406	-80	-16%	3.8	✓	✓	✓
DOWDESWELL 3_TO UPPER DOWDESWELL	IB	26063-26040	22	104	82	374%	10.4	✓	×	✓	25	126	101	408%	11.7	×	×	×
A435 N Seven Spring	IB	27110-27109	299	317	17	6%	1.0	✓	✓	✓	347	363	17	5%	0.9	✓	✓	✓
S of Leckhampton	IB	27589-26058	357	359	3	1%	0.1	✓	✓	✓	396	399	2	1%	0.1	✓	✓	✓
LECKHAMPTON LANE CHELTENHAM	IB	27108-56907	207	221	14	7%	1.0	✓	✓	✓	233	246	14	6%	0.9	✓	✓	✓
CHARGROVE	IB	27106-27104	571	578	7	1%	0.3	✓	✓	✓	645	651	6	1%	0.2	✓	✓	✓
The Reddings, Hatherley	IB	27040-27041	123	118	-5	-4%	0.5	✓	✓	✓	138	132	-6	-4%	0.5	✓	✓	✓
GOLDEN VALLEY E OF M5	IB	65492-27088	1722	1804	82	5%	1.9	✓	✓	✓	1953	2044	90	5%	2.0	✓	✓	✓
B4063, GLOUCESTER ROAD	IB	27039-27077	308	337	29	9%	1.6	✓	✓	✓	350	386	36	10%	1.9	✓	✓	✓
B4634, BETWEEN HYDEN LANE AND WITHYRIDGE LANE	IB	65842-56364	355	379	25	7%	1.3	✓	✓	✓	398	426	27	7%	1.3	✓	✓	✓
Tewkesbury Road, Cheltenham	OB	60402-56434	1060	1093	32	3%	1.0	✓	✓	✓	1219	1254	35	3%	1.0	✓	✓	✓

Hyde lane,Swndn Vlg	OB	56367-27058	605	640	35	6%	1.4	✓	✓	✓	708	744	36	5%	1.3	✓	✓	✓
A435 Chelt Racecrse	OB	27142-27156	761	785	24	3%	0.9	✓	✓	✓	856	877	21	2%	0.7	✓	✓	✓
N of Prestbury	OB	27066-27067	529	537	8	1%	0.3	✓	✓	✓	595	602	7	1%	0.3	✓	✓	✓
Sandywell Lodge	OB	26040-60550	291	301	10	3%	0.6	✓	✓	✓	351	362	10	3%	0.5	✓	✓	✓
DOWDESWELL 3_TO UPPER DOWDESWELL	OB	26040-26063	30	31	1	5%	0.2	✓	✓	✓	34	36	2	5%	0.3	✓	✓	✓
A435 N Seven Spring	OB	27109-27110	634	640	5	1%	0.2	✓	✓	✓	725	723	-1	0%	0.1	✓	✓	✓
S of Leckhampton	OB	26058-27589	215	238	23	11%	1.5	✓	✓	✓	240	269	29	12%	1.8	✓	✓	✓
LECKHAMPTON LANE CHELTENHAM	OB	56907-27108	282	298	17	6%	1.0	✓	✓	✓	316	335	18	6%	1.0	✓	✓	✓
CHARGROVE	OB	27104-27106	520	516	-3	-1%	0.1	✓	✓	✓	614	590	-24	-4%	1.0	✓	✓	✓
The Reddings, Hatherley	OB	27041-27040	200	184	-17	-8%	1.2	✓	✓	✓	225	190	-36	-16%	2.5	✓	✓	✓
GOLDEN VALLEY E OF M5	OB	56645-60315	2017	2125	109	5%	2.4	✓	✓	✓	2277	2408	131	6%	2.7	✓	✓	✓
B4063, GLOUCESTER ROAD	OB	27077-27039	272	304	32	12%	1.9	✓	✓	✓	317	355	38	12%	2.1	✓	✓	✓
B4634, BETWEEN HYDEN LANE AND WITHYRIDGE LANE	OB	56364-65842	435	394	-41	-9%	2.0	✓	✓	✓	491	442	-49	-10%	2.3	✓	✓	✓

Cirencester																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
Burford Rd	IB	60536-60535	519	499	-20	-4%	0.9	✓	✓	✓	584	599	16	3%	0.6	✓	✓	✓
EAST OF NORCOTE CROSSRDS	IB	57082-27573	265	314	48	18%	2.8	✓	✓	✓	298	362	64	21%	3.5	✓	✓	✓
5302/1	IB	62962-60530	1061	1076	15	1%	0.5	✓	✓	✓	1270	1320	50	4%	1.4	✓	✓	✓
KINGSHILL LANE, PRESTON VILLAGE	IB	57084-57085	12	0	-12	-100%	4.9	✓	✓	✓	13	0	-13	-100%	5.2	✓	×	✓
A419 Siddington	IB	62782-60515	573	577	4	1%	0.2	✓	✓	✓	681	693	12	2%	0.5	✓	✓	✓
South Cerney Road	IB	27524-65370	148	138	-10	-7%	0.8	✓	✓	✓	167	153	-14	-8%	1.1	✓	✓	✓
Ashton Road, Siddington	IB	57183-57814	86	202	116	135%	9.7	×	×	×	99	213	115	116%	9.2	×	×	×
Somerford Road, Cirencester	IB	57181-57180	143	53	-90	-63%	9.1	✓	×	✓	161	65	-96	-59%	9.0	✓	×	✓
Royal Ag College	IB	60514-27552	539	401	-137	-26%	6.3	×	×	×	629	475	-155	-25%	6.6	×	×	×
STROUD ROAD, CIRENCESTER	IB	57038-27341	288	309	21	7%	1.2	✓	✓	✓	324	383	60	18%	3.2	✓	✓	✓
A435 Gloucester Road, Cirencester	IB	65388-65944	309	290	-19	-6%	1.1	✓	✓	✓	386	343	-43	-11%	2.2	✓	✓	✓
The Whiteway, Cirencester	IB	57063-57057	59	62	3	4%	0.3	✓	✓	✓	68	64	-4	-6%	0.5	✓	✓	✓
5300/1	IB	65471-60529	904	1121	217	24%	6.8	×	×	×	1086	1344	258	24%	7.4	×	×	×
Burford Rd	OB	60535-60536	453	391	-62	-14%	3.0	✓	✓	✓	509	505	-4	-1%	0.2	✓	✓	✓
EAST OF NORCOTE CROSSRDS	OB	27573-57082	294	383	89	30%	4.8	✓	✓	✓	330	404	74	23%	3.9	✓	✓	✓
5303/1	OB	65469-62963	934	1138	204	22%	6.3	×	×	×	1130	1364	235	21%	6.7	×	×	×

KINGSHILL LANE, PRESTON VILLAGE	OB	57085-57084	32	11	-21	-65%	4.5	✓	✓	✓	37	35	-2	-5%	0.3	✓	✓	✓
A419 Siddington	OB	60515-62782	700	714	14	2%	0.5	✓	✓	✓	823	832	8	1%	0.3	✓	✓	✓
South Cerney Road	OB	65370-27524	141	145	3	2%	0.3	✓	✓	✓	158	165	7	4%	0.6	✓	✓	✓
Ashton Road, Siddington	OB	57814-57183	87	108	21	24%	2.1	✓	✓	✓	99	126	27	27%	2.5	✓	✓	✓
Somerford Road, Cirencester	OB	57180-57181	141	58	-83	-59%	8.3	✓	×	✓	160	78	-82	-51%	7.5	✓	×	✓
Royal Ag College	OB	27552-60514	652	703	52	8%	2.0	✓	✓	✓	756	816	60	8%	2.1	✓	✓	✓
STROUD ROAD, CIRENCESTER	OB	27341-57038	638	626	-12	-2%	0.5	✓	✓	✓	715	730	15	2%	0.6	✓	✓	✓
A435 Gloucester Road, Cirencester	OB	65944-65388	474	373	-101	-21%	4.9	×	✓	✓	569	408	-161	-28%	7.3	×	×	×
The Whiteway, Cirencester	OB	57057-57063	80	63	-17	-22%	2.0	✓	✓	✓	92	65	-27	-30%	3.1	✓	✓	✓
5301/1	OB	65470-60540	1086	1116	30	3%	0.9	✓	✓	✓	1291	1329	38	3%	1.0	✓	✓	✓

East of Cotswold

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
East of Moreton	EB	57208-57223	221	274	52	24%	3.3	✓	✓	✓	272	320	48	18%	2.8	✓	✓	✓
C131 Evenlode Road, Moreton-in-Marsh	EB	57208-57613	13	0	-13	-100%	5.1	✓	×	✓	16	0	-16	-100%	5.6	✓	×	✓
MARTINS HILL STOW	EB	57500-60571	248	256	9	3%	0.5	✓	✓	✓	297	302	5	2%	0.3	✓	✓	✓
MAUGERSBURY ROAD	EB	57232-57233	12	0	-12	-100%	4.9	✓	✓	✓	13	0	-13	-100%	5.1	✓	×	✓
STOW RAILWAY STATION	EB	60565-57156	249	280	31	12%	1.9	✓	✓	✓	280	319	39	14%	2.3	✓	✓	✓

RISSINGTON ROAD	EB	57159-57158	175	161	-14	-8%	1.1	✓	✓	✓	196	170	-26	-13%	1.9	✓	✓	✓
SHERBORNE	EB	57135-57121	417	403	-14	-3%	0.7	✓	✓	✓	483	553	69	14%	3.0	✓	✓	✓
East of Moreton	WB	57223-57208	397	364	-34	-9%	1.7	✓	✓	✓	468	416	-52	-11%	2.5	✓	✓	✓
C131 Evenlode Road, Moreton-in-Marsh	WB	57613-57208	13	0	-13	-99%	5.1	✓	×	✓	16	0	-16	-100%	5.6	✓	×	✓
MARTINS HILL STOW	WB	60571-57500	277	233	-44	-16%	2.8	✓	✓	✓	345	313	-32	-9%	1.8	✓	✓	✓
MAUGERSBURY ROAD	WB	57233-57232	9	0	-9	-100%	4.3	✓	✓	✓	11	0	-11	-100%	4.7	✓	✓	✓
STOW RAILWAY STATION	WB	57156-60565	257	264	7	3%	0.4	✓	✓	✓	289	325	35	12%	2.0	✓	✓	✓
RISSINGTON ROAD	WB	57158-57159	125	159	35	28%	2.9	✓	✓	✓	141	172	32	23%	2.5	✓	✓	✓
SHERBORNE	WB	57121-57135	314	314	0	0%	0.0	✓	✓	✓	369	446	78	21%	3.8	✓	✓	✓

Forest of Dean

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
M50/2092B	EB	65514-60437	574	551	-23	-4%	1.0	✓	✓	✓	791	752	-39	-5%	1.4	✓	✓	✓
SOUTH OF M50	EB	60376-60386	203	190	-13	-6%	0.9	✓	✓	✓	229	216	-13	-6%	0.9	✓	✓	✓
RUDFORD	EB	65839-65840	318	318	1	0%	0.0	✓	✓	✓	418	386	-31	-8%	1.6	✓	✓	✓
HIGHNAM	EB	60199-60200	420	424	4	1%	0.2	✓	✓	✓	508	489	-19	-4%	0.8	✓	✓	✓
A48 Severn Bore PH, Minsterworth	EB	60103-60105	262	264	3	1%	0.2	✓	✓	✓	299	301	2	1%	0.1	✓	✓	✓
M50/2092A	WB	65513-60381	835	796	-38	-5%	1.3	✓	✓	✓	1032	993	-40	-4%	1.2	✓	✓	✓

SOUTH OF M50	WB	60386-60376	335	335	0	0%	0.0	✓	✓	✓	377	377	0	0%	0.0	✓	✓	✓
RUDFORD	WB	65840-65839	460	481	21	5%	1.0	✓	✓	✓	580	573	-7	-1%	0.3	✓	✓	✓
HIGHNAM	WB	60200-60199	458	490	32	7%	1.5	✓	✓	✓	554	547	-7	-1%	0.3	✓	✓	✓
A48 Severn Bore PH, Minsterworth	WB	60105-60103	775	814	39	5%	1.4	✓	✓	✓	872	925	53	6%	1.8	✓	✓	✓

Gloucester

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
OVER S OF MAISEMORE (from 2009) E/B	IB	60207-65103	907	927	20	2%	0.7	✓	✓	✓	1066	1090	24	2%	0.7	✓	✓	✓
NORTH OF MAISEMORE	IB	57250-27257	401	412	12	3%	0.6	✓	✓	✓	497	487	-10	-2%	0.5	✓	✓	✓
SANDHURST LANE	IB	56473-56525	41	44	3	8%	0.5	✓	✓	✓	58	49	-9	-16%	1.3	✓	✓	✓
INNSWORTH LANE GLOS (CC)	IB	56124-65891	391	340	-51	-13%	2.6	✓	✓	✓	443	379	-64	-14%	3.1	✓	✓	✓
CHELTENHAM ROAD EAST	IB	66700-66708	548	552	4	1%	0.2	✓	✓	✓	616	615	-1	0%	0.1	✓	✓	✓
GOLDEN VALLEY W OF M5	IB	65490-26086	1423	1500	78	5%	2.0	✓	✓	✓	1617	1730	113	7%	2.8	✓	✓	✓
BARNWOOD B/P E OF C G	IB	27322-26084	944	973	30	3%	1.0	✓	✓	✓	1114	1151	38	3%	1.1	✓	✓	✓
Hucclecote Rd E M5	IB	65421-26092	573	586	13	2%	0.5	✓	✓	✓	676	648	-28	-4%	1.1	✓	✓	✓
LOBLEYS DRIVE BRIDGE, GLOUCESTER	IB	65966-26047	513	533	20	4%	0.9	✓	✓	✓	577	582	4	1%	0.2	✓	✓	✓
Upton Lane	IB	56105-26046	114	116	2	1%	0.2	✓	✓	✓	127	129	2	1%	0.1	✓	✓	✓
THE WHEATRIDGE (EAST)	IB	56104-26045	69	72	2	4%	0.3	✓	✓	✓	80	80	-1	-1%	0.1	✓	✓	✓

B4073 Pnswk Rd W M5	IB	65413-26017	240	230	-10	-4%	0.7	✓	✓	✓	287	272	-15	-5%	0.9	✓	✓	✓
UPTON LANE (North of Grange Cottages)	IB	26012-26015	222	222	0	0%	0.0	✓	✓	✓	251	251	0	0%	0.0	✓	✓	✓
A4173, BETWEEN GRANGE ROAD AND M5	IB	65959-26012	410	435	24	6%	1.2	✓	✓	✓	470	494	24	5%	1.1	✓	✓	✓
Naas Lane	IB	28046-28047	107	108	1	1%	0.1	✓	✓	✓	122	121	-2	-1%	0.2	✓	✓	✓
HARESFIELD LANE	IB	28040-56154	27	0	-27	-100%	7.4	✓	×	✓	31	0	-31	-100%	7.9	✓	×	✓
B4008 N of M5 J12	IB	65110-27309	1464	1450	-14	-1%	0.4	✓	✓	✓	1646	1630	-16	-1%	0.4	✓	✓	✓
A38, BETWEEN A419 AND B4008	IB	28062-60091	415	469	54	13%	2.6	✓	✓	✓	484	540	56	12%	2.5	✓	✓	✓
SCHOOL LANE, QUEDGELEY	IB	56143-56142	63	66	3	4%	0.3	✓	✓	✓	72	70	-2	-3%	0.2	✓	✓	✓
ELMORE LANE WEST	IB	56143-56144	26	27	0	2%	0.1	✓	✓	✓	32	32	0	0%	0.0	✓	✓	✓
OVER S OF MAISEMORE (from 2009) W/B	OB	60225-60206	2006	2108	102	5%	2.3	✓	✓	✓	2260	2388	129	6%	2.7	✓	✓	✓
NORTH OF MAISEMORE	OB	27257-57250	460	488	28	6%	1.3	✓	✓	✓	560	584	24	4%	1.0	✓	✓	✓
SANDHURST LANE	OB	56525-56473	58	65	8	13%	1.0	✓	✓	✓	66	68	3	4%	0.3	✓	✓	✓
INNSWORTH LANE GLOS (CC)	OB	65891-56124	251	253	2	1%	0.1	✓	✓	✓	286	266	-20	-7%	1.2	✓	✓	✓
CHELTENHAM ROAD EAST	OB	66708-66700	633	597	-36	-6%	1.5	✓	✓	✓	712	668	-44	-6%	1.7	✓	✓	✓
GOLDEN VALLEY W OF M5	OB	66709-60304	1458	1543	86	6%	2.2	✓	✓	✓	1673	1767	94	6%	2.3	✓	✓	✓
BARNWOOD B/P E OF C G	OB	66701-27324	1398	1425	26	2%	0.7	✓	✓	✓	1573	1602	29	2%	0.7	✓	✓	✓
Hucclecote Rd E M5	OB	26092-65421	485	494	9	2%	0.4	✓	✓	✓	558	567	9	2%	0.4	✓	✓	✓

LOBLEYS DRIVE BRIDGE, GLOUCESTER	OB	26047-65966	313	317	4	1%	0.2	✓	✓	✓	350	350	0	0%	0.0	✓	✓	✓
Upton Lane	OB	26046-56105	118	121	3	3%	0.3	✓	✓	✓	131	134	3	2%	0.3	✓	✓	✓
THE WHEATRIDGE (EAST)	OB	26045-56104	62	58	-4	-6%	0.5	✓	✓	✓	70	66	-4	-6%	0.5	✓	✓	✓
B4073 Pnswk Rd W M5	OB	26017-65413	197	200	3	1%	0.2	✓	✓	✓	231	232	1	1%	0.1	✓	✓	✓
UPTON LANE (North of Grange Cottages)	OB	26015-26012	157	154	-3	-2%	0.3	✓	✓	✓	178	177	-1	0%	0.0	✓	✓	✓
A4173, BETWEEN GRANGE ROAD AND M5	OB	26012-65959	362	363	2	1%	0.1	✓	✓	✓	406	407	1	0%	0.0	✓	✓	✓
Naas Lane	OB	28047-28046	126	126	0	0%	0.0	✓	✓	✓	143	142	-1	0%	0.1	✓	✓	✓
HARESFIELD LANE	OB	56154-28040	50	49	-1	-2%	0.2	✓	✓	✓	57	56	-1	-2%	0.1	✓	✓	✓
B4008 N of M5 J12	OB	27304-65109	1138	1171	33	3%	1.0	✓	✓	✓	1280	1312	32	3%	0.9	✓	✓	✓
A38, BETWEEN A419 AND B4008	OB	60091-28062	459	492	33	7%	1.5	✓	✓	✓	536	569	33	6%	1.4	✓	✓	✓
SCHOOL LANE, QUEDGELEY	OB	56142-56143	67	63	-3	-5%	0.4	✓	✓	✓	77	70	-7	-9%	0.8	✓	✓	✓
ELMORE LANE WEST	OB	56144-56143	31	38	7	22%	1.2	✓	✓	✓	37	44	7	19%	1.1	✓	✓	✓

South of Nailsworth

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
B4058 Horsley, West of Hollingham Lane	NB	27355-27356	118	118	0	0%	0.0	✓	✓	✓	132	131	0	0%	0.0	✓	✓	✓
BARTON END S OF NAILSWTH	NB	27351-27352	196	198	2	1%	0.1	✓	✓	✓	237	229	-9	-4%	0.6	✓	✓	✓

TETBURY HILL, AVENING	NB	28079-65861	109	114	5	4%	0.4	✓	✓	✓	126	130	4	3%	0.3	✓	✓	✓
ILSUM STUD E OF TETBURY	NB	57017-57003	445	467	22	5%	1.0	✓	✓	✓	504	528	24	5%	1.1	✓	✓	✓
B4058 Horsley, West of Hollingham Lane	SB	27356-27355	96	97	1	1%	0.1	✓	✓	✓	109	110	1	1%	0.1	✓	✓	✓
BARTON END S OF NAILSWTH	SB	27352-27351	276	281	5	2%	0.3	✓	✓	✓	333	321	-12	-4%	0.7	✓	✓	✓
TETBURY HILL, AVENING	SB	65861-28079	152	153	1	1%	0.1	✓	✓	✓	170	171	1	1%	0.1	✓	✓	✓
ILSUM STUD E OF TETBURY	SB	57003-57017	259	278	20	8%	1.2	✓	✓	✓	294	315	21	7%	1.2	✓	✓	✓

Stroud

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
North of Stratford Park, Stroud	IB	56266-27383	598	604	6	1%	0.2	✓	✓	✓	672	685	14	2%	0.5	✓	✓	✓
Slad Road, Stroud_Site 1 (South of Slad Lane)	IB	26066-65897	80	79	-1	-1%	0.1	✓	✓	✓	94	93	0	0%	0.0	✓	✓	✓
Bisley Old Road	IB	26004-56285	60	29	-30	-51%	4.5	✓	✓	✓	68	35	-34	-49%	4.7	✓	✓	✓
W OF BRIMSCOMBE CORNER	IB	65403-28145	380	404	24	6%	1.2	✓	✓	✓	482	465	-17	-4%	0.8	✓	✓	✓
Minchinhampton Common	IB	28147-28146	509	522	13	3%	0.6	✓	✓	✓	572	584	12	2%	0.5	✓	✓	✓
A46 BATH ROAD, NORTH WOODCHESTER	IB	28143-56227	561	576	15	3%	0.6	✓	✓	✓	635	648	13	2%	0.5	✓	✓	✓
SELSLEY HILL (North)	IB	65961-56504	174	178	3	2%	0.3	✓	✓	✓	197	199	3	1%	0.2	✓	✓	✓
EBLEY BYPASS	IB	60074-27370	910	952	42	5%	1.4	✓	✓	✓	1022	1066	44	4%	1.4	✓	✓	✓

WESTWARD ROAD	IB	27522-60083	319	331	12	4%	0.7	✓	✓	✓	360	365	5	1%	0.3	✓	✓	✓
CASHES GREEN ROAD	IB	56257-60083	240	247	7	3%	0.4	✓	✓	✓	270	271	1	0%	0.1	✓	✓	✓
FARMHILL LANE	IB	56268-26005	174	187	12	7%	0.9	✓	✓	✓	197	199	2	1%	0.1	✓	✓	✓
North of Stratford Park, Stroud	OB	27383-56266	565	600	35	6%	1.5	✓	✓	✓	634	674	40	6%	1.6	✓	✓	✓
Slad Road, Stroud_Site 1 (South of Slad Lane)	OB	65897-26066	77	62	-15	-19%	1.8	✓	✓	✓	87	69	-18	-21%	2.0	✓	✓	✓
Bisley Old Road	OB	56285-26004	59	57	-2	-3%	0.2	✓	✓	✓	69	63	-6	-8%	0.7	✓	✓	✓
W OF BRIMSCOMBE CORNER	OB	28145-65403	447	462	14	3%	0.7	✓	✓	✓	551	533	-18	-3%	0.8	✓	✓	✓
Minchinhampton Common	OB	28146-28147	372	382	10	3%	0.5	✓	✓	✓	419	428	9	2%	0.5	✓	✓	✓
A46 BATH ROAD, NORTH WOODCHESTER	OB	56227-28143	482	516	34	7%	1.5	✓	✓	✓	549	582	33	6%	1.4	✓	✓	✓
SELSLEY HILL (North)	OB	56504-65961	236	230	-6	-2%	0.4	✓	✓	✓	265	259	-6	-2%	0.4	✓	✓	✓
EBLEY BYPASS	OB	27370-60074	790	811	20	3%	0.7	✓	✓	✓	901	921	20	2%	0.7	✓	✓	✓
WESTWARD ROAD	OB	60083-27522	303	315	12	4%	0.7	✓	✓	✓	340	351	11	3%	0.6	✓	✓	✓
CASHES GREEN ROAD	OB	60083-56257	410	437	27	7%	1.3	✓	✓	✓	463	450	-14	-3%	0.6	✓	✓	✓
FARMHILL LANE	OB	26005-56268	273	278	5	2%	0.3	✓	✓	✓	309	290	-19	-6%	1.1	✓	✓	✓

Tewkesbury																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
ASTONFIELD LANE, NORTHWAY	IB	29452-29451	34	34	0	-1%	0.0	✓	✓	✓	38	38	0	1%	0.1	✓	✓	✓
7005/1	IB	56016-56017	643	741	98	15%	3.7	✓	✓	✓	778	882	104	13%	3.6	✓	✓	✓
Pamington Lane, East of Ellendene Drive	IB	29502-29501	10	19	9	96%	2.5	✓	✓	✓	11	26	15	138%	3.5	✓	✓	✓
7036/2 + 7036/1	IB	65494-60415	3077	3182	105	3%	1.9	✓	✓	✓	3877	3975	97	3%	1.6	✓	✓	✓
Fiddington Lane, Tredington	IB	60431-29505	37	38	1	2%	0.1	✓	✓	✓	43	44	0	1%	0.1	✓	✓	✓
TEWKESBURY EASTERN BYPSS	IB	28127-65847	400	383	-17	-4%	0.9	✓	✓	✓	446	425	-21	-5%	1.0	✓	✓	✓
GLOUCESTER ROAD, N OF JUNC.	IB	28131-29190	483	476	-7	-2%	0.3	✓	✓	✓	548	540	-8	-1%	0.3	✓	✓	✓
MYTHE WTR WKS N OF TEWKS	IB	60436-60414	341	358	16	5%	0.9	✓	✓	✓	433	413	-20	-5%	1.0	✓	✓	✓
Bredon Road, Tewkesbury	IB	56028-56499	463	475	12	3%	0.6	✓	✓	✓	516	531	16	3%	0.7	✓	✓	✓
HARDWICK BANK ROAD	IB	29045-29244	177	182	5	3%	0.4	✓	✓	✓	198	202	4	2%	0.3	✓	✓	✓
7035/2 + 7035/1	IB	65499-60425	2095	1997	-98	-5%	2.2	✓	✓	✓	2606	2515	-91	-3%	1.8	✓	✓	✓
ASTONFIELD LANE, NORTHWAY	OB	29451-29452	24	28	3	14%	0.7	✓	✓	✓	27	37	10	36%	1.7	✓	✓	✓
7005/2	OB	56017-56016	601	690	88	15%	3.5	✓	✓	✓	728	824	96	13%	3.4	✓	✓	✓
Pamington Lane, East of Ellendene Drive	OB	29501-29502	11	16	5	45%	1.4	✓	✓	✓	13	17	3	26%	0.9	✓	✓	✓
7006/1	OB	65496-60394	2690	2774	85	3%	1.6	✓	✓	✓	3292	3392	101	3%	1.7	✓	✓	✓

Fiddington Lane, Tredington	OB	29505-60431	67	40	-27	-40%	3.7	✓	✓	✓	75	45	-30	-40%	3.9	✓	✓	✓
TEWKESBURY EASTERN BYPSS	OB	65847-28127	290	311	21	7%	1.2	✓	✓	✓	324	348	24	7%	1.3	✓	✓	✓
GLOUCESTER ROAD, N OF JUNC.	OB	29190-28131	359	367	8	2%	0.4	✓	✓	✓	404	411	6	2%	0.3	✓	✓	✓
MYTHE WTR WKS N OF TEWKS	OB	60414-60436	451	437	-14	-3%	0.7	✓	✓	✓	556	507	-49	-9%	2.1	✓	✓	✓
Bredon Road, Tewkesbury	OB	56499-56028	418	434	16	4%	0.8	✓	✓	✓	470	480	11	2%	0.5	✓	✓	✓
HARDWICK BANK ROAD	OB	29244-29045	364	364	-1	0%	0.0	✓	✓	✓	414	411	-2	-1%	0.1	✓	✓	✓
M5/7650B	OB	65497-60446	2883	2765	-118	-4%	2.2	✓	✓	✓	3599	3474	-124	-3%	2.1	✓	✓	✓

West of Cotswold

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
TRPRS LODGE W B-ON-HILL	EB	60564-57217	425	431	6	1%	0.3	✓	✓	✓	494	500	6	1%	0.3	✓	✓	✓
STANWAY	EB	60557-57170	79	80	1	1%	0.1	✓	✓	✓	98	99	1	1%	0.1	✓	✓	✓
HAMPEN	EB	57172-60560	235	242	7	3%	0.5	✓	✓	✓	285	286	1	0%	0.1	✓	✓	✓
E OF PUESDOWN W NLEACH	EB	57173-57130	290	319	29	10%	1.7	✓	✓	✓	429	457	28	7%	1.3	✓	✓	✓
TRPRS LODGE W B-ON-HILL	WB	57217-60564	249	274	25	10%	1.5	✓	✓	✓	293	318	25	9%	1.4	✓	✓	✓
STANWAY	WB	57170-60557	138	131	-7	-5%	0.6	✓	✓	✓	175	169	-6	-4%	0.5	✓	✓	✓
HAMPEN	WB	60560-57172	257	280	23	9%	1.4	✓	✓	✓	325	357	33	10%	1.8	✓	✓	✓
E OF PUESDOWN W NLEACH	WB	57130-57173	401	412	11	3%	0.6	✓	✓	✓	550	564	13	2%	0.6	✓	✓	✓

North of Evesham																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
B4424 Upton Road	NB	29183-51790	148	150	2	1%	0.2	✓	✓	✓	166	168	2	1%	0.2	✓	✓	✓
A38 Clifton	NB	29274-29272	156	125	-31	-20%	2.6	✓	✓	✓	173	132	-41	-24%	3.4	✓	✓	✓
M5 Between J7 and J8	NB	29423-51885	2571	2554	-17	-1%	0.3	✓	✓	✓	3342	3334	-8	0%	0.1	✓	✓	✓
B4084 Worcester Road	NB	29014-29280	436	465	29	7%	1.4	✓	✓	✓	488	524	36	7%	1.6	✓	✓	✓
A4104 Station Road	NB	29286-51882	482	480	-2	0%	0.1	✓	✓	✓	545	535	-10	-2%	0.4	✓	✓	✓
A44 Worcester Road	NB	52954-29076	547	568	21	4%	0.9	✓	✓	✓	624	645	20	3%	0.8	✓	✓	✓
B4088 Evesham Road	NB	52956-29128	269	272	4	1%	0.2	✓	✓	✓	299	303	4	1%	0.2	✓	✓	✓
A46 north of Evesham	NB	52957-53402	641	742	102	16%	3.9	×	✓	✓	754	852	98	13%	3.4	✓	✓	✓
B4424 Upton Road	SB	51790-29183	122	124	2	2%	0.2	✓	✓	✓	136	138	2	2%	0.2	✓	✓	✓
A38 Clifton	SB	29272-29274	143	112	-31	-22%	2.7	✓	✓	✓	159	120	-39	-25%	3.3	✓	✓	✓
M5 Between J7 and J8	SB	29431-51646	2230	2172	-58	-3%	1.2	✓	✓	✓	2836	2782	-54	-2%	1.0	✓	✓	✓
B4084 Worcester Road	SB	29280-29014	472	511	38	8%	1.7	✓	✓	✓	527	566	39	7%	1.7	✓	✓	✓
A4104 Station Road	SB	51882-29286	593	592	-1	0%	0.0	✓	✓	✓	662	659	-4	-1%	0.1	✓	✓	✓
A44 Worcester Road	SB	29076-52954	719	747	28	4%	1.0	✓	✓	✓	814	843	29	4%	1.0	✓	✓	✓
B4088 Evesham Road	SB	29128-52956	249	257	8	3%	0.5	✓	✓	✓	279	285	7	2%	0.4	✓	✓	✓
A46 north of Evesham	SB	53402-52957	720	823	103	14%	3.7	✓	✓	✓	839	940	101	12%	3.4	✓	✓	✓

North of Tewkesbury

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
A38 West of Twyning	NB	56002-60438	263	261	-2	-1%	0.1	✓	✓	✓	295	290	-5	-2%	0.3	✓	✓	✓
Brockeridge Road	NB	29176-60439	61	51	-10	-16%	1.3	✓	✓	✓	68	59	-9	-13%	1.1	✓	✓	✓
M5/7650B	NB	65497-60446	2883	2765	-118	-4%	2.2	✓	✓	✓	3599	3474	-124	-3%	2.1	✓	✓	✓
B4080	NB	51642-29265	235	233	-2	-1%	0.1	✓	✓	✓	262	261	-1	0%	0.0	✓	✓	✓
Beckford Road	NB	56008-29361	40	0	-40	-100%	8.9	✓	×	✓	44	0	-44	-100%	9.4	✓	×	✓
A46 south of Ashton Under Hill	NB	29053-29120	647	740	93	14%	3.5	✓	✓	✓	760	853	93	12%	3.3	✓	✓	✓
A38 West of Twyning	SB	60438-56002	220	219	-2	-1%	0.1	✓	✓	✓	248	246	-2	-1%	0.1	✓	✓	✓
Brockeridge Road	SB	60439-29176	101	138	37	36%	3.4	✓	✓	✓	112	150	38	34%	3.3	✓	✓	✓
7035/2 + 7035/1	SB	65499-60425	2095	1997	-98	-5%	2.2	✓	✓	✓	2606	2515	-91	-3%	1.8	✓	✓	✓
B4080	SB	29265-51642	142	148	6	4%	0.5	✓	✓	✓	158	165	7	5%	0.6	✓	✓	✓
Beckford Road	SB	29361-56008	33	0	-33	-100%	8.2	✓	×	✓	37	0	-37	-100%	8.6	✓	×	✓
A46 south of Ashton Under Hill	SB	29120-29053	573	672	99	17%	4.0	✓	✓	✓	679	775	96	14%	3.6	✓	✓	✓

West of Tewkesbury

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
M50 Between J1 & J2	EB	65514-60437	574	551	-23	-4%	1.0	✓	✓	✓	791	752	-39	-5%	1.4	✓	✓	✓

A438	EB	51616-29456	153	75	-78	-51%	7.3	✓	×	✓	170	98	-72	-42%	6.2	✓	×	✓
B4213	EB	65681-56035	138	137	-1	-1%	0.1	✓	✓	✓	155	150	-5	-3%	0.4	✓	✓	✓
A38 East of Evington	EB	27033-28137	416	399	-17	-4%	0.9	✓	✓	✓	468	467	0	0%	0.0	✓	✓	✓
Cheltenham Road East	EB	60318-60317	378	460	82	22%	4.0	✓	✓	✓	453	528	75	17%	3.4	✓	✓	✓
M50 Between J1 & J2	WB	65513-60381	835	796	-38	-5%	1.3	✓	✓	✓	1032	993	-40	-4%	1.2	✓	✓	✓
A438	WB	29456-51616	213	100	-113	-53%	9.0	×	×	×	244	123	-121	-49%	8.9	×	×	×
B4213	WB	56035-65681	288	313	25	9%	1.4	✓	✓	✓	324	336	12	4%	0.7	✓	✓	✓
A38 East of Evington	WB	28137-27033	468	476	8	2%	0.4	✓	✓	✓	526	535	9	2%	0.4	✓	✓	✓
Cheltenham Road East	WB	60317-60318	435	426	-9	-2%	0.4	✓	✓	✓	522	496	-26	-5%	1.2	✓	✓	✓

East of Tewkesbury

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
B4077	EB	60449-56013	232	239	7	3%	0.5	✓	✓	✓	265	298	33	13%	2.0	✓	✓	✓
Teddington	EB	56014-56597	9	0	-9	-100%	4.3	✓	✓	✓	10	0	-10	-100%	4.5	✓	✓	✓
A435 North of Bishop's Cleeve	EB	65846-60429	574	599	25	4%	1.0	✓	✓	✓	657	671	14	2%	0.6	✓	✓	✓
Gotherington Fields	EB	56036-29001	40	32	-8	-21%	1.4	✓	✓	✓	44	33	-12	-26%	1.9	✓	✓	✓
Stoke Road	EB	28148-29381	363	367	5	1%	0.2	✓	✓	✓	408	411	3	1%	0.1	✓	✓	✓
B4077	WB	56013-60449	284	282	-2	-1%	0.1	✓	✓	✓	329	340	11	3%	0.6	✓	✓	✓
Teddington	WB	56597-56014	13	0	-13	-100%	5.1	✓	×	✓	14	0	-14	-100%	5.4	✓	×	✓

A435 North of Bishop's Cleeve	WB	60429-65846	517	548	31	6%	1.3	✓	✓	✓	587	609	22	4%	0.9	✓	✓	✓
Gotherington Fields	WB	29001-56036	25	14	-11	-43%	2.5	✓	✓	✓	29	16	-13	-45%	2.7	✓	✓	✓
Stoke Road	WB	29381-28148	449	454	4	1%	0.2	✓	✓	✓	505	496	-9	-2%	0.4	✓	✓	✓

South of Tewkesbury

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
A38 West of Bishop's Cleeve	NB	60395-60398	664	652	-13	-2%	0.5	✓	✓	✓	747	760	13	2%	0.5	✓	✓	✓
Main Road Stoke Orchard	NB	56435-56704	365	208	-157	-43%	9.3	×	×	×	412	225	-187	-45%	10.5	×	×	×
7036/2 + 7036/1	NB	65494-60415	3077	3182	105	3%	1.9	✓	✓	✓	3877	3975	97	3%	1.6	✓	✓	✓
A435 Bishop's Cleeve	NB	27144-56451	620	656	36	6%	1.4	✓	✓	✓	701	736	34	5%	1.3	✓	✓	✓
Cheltenham Road	NB	27145-27153	624	631	8	1%	0.3	✓	✓	✓	701	643	-58	-8%	2.2	✓	✓	✓
New Road Bishop's Cleeve	NB	27157-65843	219	460	241	110%	13.1	×	×	×	245	479	235	96%	12.3	×	×	×
A38 West of Bishop's Cleeve	SB	60398-60395	475	429	-47	-10%	2.2	✓	✓	✓	534	500	-34	-6%	1.5	✓	✓	✓
Main Road Stoke Orchard	SB	56704-56435	207	110	-97	-47%	7.7	✓	×	✓	232	128	-103	-45%	7.7	×	×	×
7006/1	SB	65496-60394	2690	2774	85	3%	1.6	✓	✓	✓	3292	3392	101	3%	1.7	✓	✓	✓
A435 Bishop's Cleeve	SB	56451-27144	490	489	-1	0%	0.0	✓	✓	✓	553	560	6	1%	0.3	✓	✓	✓
Cheltenham Road	SB	27153-27145	339	353	13	4%	0.7	✓	✓	✓	381	390	9	2%	0.5	✓	✓	✓
New Road Bishop's Cleeve	SB	65843-27157	142	219	78	55%	5.8	✓	×	✓	159	241	81	51%	5.8	✓	×	✓

Uncategorised																		
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
Gloucester Road	NB	28135-29196	470	423	-47	-10%	2.2	✓	✓	✓	541	478	-63	-12%	2.8	✓	✓	✓
Gloucester Road	SB	29196-28135	395	426	31	8%	1.5	✓	✓	✓	458	458	0	0%	0.0	✓	✓	✓
A46 Evesham Road	EB	60448-60449	451	588	137	30%	6.0	×	×	×	562	720	157	28%	6.2	×	×	×
A46 Evesham Road	WB	60449-60448	417	679	261	63%	11.2	×	×	×	516	822	306	59%	11.8	×	×	×
A46 Ashchurch Road	EB	29246-28182	393	572	180	46%	8.2	×	×	×	493	677	184	37%	7.6	×	×	×
A46 Ashchurch Road	WB	28182-29246	373	662	289	77%	12.7	×	×	×	460	816	355	77%	14.1	×	×	×
Ashchurch Rd Tewks	EB	28179-60417	720	754	35	5%	1.3	✓	✓	✓	857	904	47	5%	1.6	✓	✓	✓
Ashchurch Rd Tewks	WB	60417-28179	550	639	89	16%	3.6	✓	✓	✓	665	765	100	15%	3.7	×	✓	✓
M50/2020B	EB	65512-29413	798	642	-156	-20%	5.8	×	×	×	985	849	-136	-14%	4.5	✓	✓	✓
M5/7645A	SB	29447-60447	1561	1722	161	10%	4.0	✓	✓	✓	1935	2187	253	13%	5.6	✓	×	✓
M5/7645B	NB	60446-29446	2260	2186	-74	-3%	1.6	✓	✓	✓	2909	2812	-96	-3%	1.8	✓	✓	✓
M5/7812A	SB	60394-60310	2288	2294	6	0%	0.1	✓	✓	✓	2884	2815	-69	-2%	1.3	✓	✓	✓
M5/7818B	NB	65493-60513	2573	2557	-15	-1%	0.3	✓	✓	✓	3319	3178	-141	-4%	2.5	✓	✓	✓
M5/7821A	SB	60310-60300	1691	1682	-9	-1%	0.2	✓	✓	✓	2207	2112	-96	-4%	2.1	✓	✓	✓
M5/7845A	SB	65491-60285	2650	2603	-47	-2%	0.9	✓	✓	✓	3235	3128	-107	-3%	1.9	✓	✓	✓
M5/7841B	NB	65511-60299	2463	2503	40	2%	0.8	✓	✓	✓	3245	3088	-157	-5%	2.8	✓	✓	✓

M5/7866A	SB	60285-60261	1848	1890	42	2%	1.0	✓	✓	✓	2346	2252	-94	-4%	2.0	✓	✓	✓
M5/7870B	NB	60248-60249	1859	1919	60	3%	1.4	✓	✓	✓	2452	2358	-94	-4%	1.9	✓	✓	✓
M5/7960A	SB	65510-60456	2903	2890	-13	0%	0.2	✓	✓	✓	3551	3468	-83	-2%	1.4	✓	✓	✓
M5/7959B	NB	65474-60248	2937	2986	49	2%	0.9	✓	✓	✓	3694	3607	-87	-2%	1.4	✓	✓	✓
M5/7970A	SB	60456-60457	2306	2233	-73	-3%	1.5	✓	✓	✓	2828	2768	-60	-2%	1.1	✓	✓	✓
M5/7973B	NB	60092-60455	2268	2333	65	3%	1.3	✓	✓	✓	2896	2903	7	0%	0.1	✓	✓	✓
M5/7981A	SB	65475-60068	2770	2718	-52	-2%	1.0	✓	✓	✓	3354	3326	-28	-1%	0.5	✓	✓	✓
M5/7982B	NB	65476-60092	2960	3007	47	2%	0.9	✓	✓	✓	3732	3711	-21	-1%	0.4	✓	✓	✓
5290/2	SB	60068-60059	2023	1962	-61	-3%	1.4	✓	✓	✓	2468	2482	14	1%	0.3	✓	✓	✓
M5/8040A	SB	65477-62395	2222	2257	35	2%	0.7	✓	✓	✓	2712	2839	127	5%	2.4	✓	✓	✓
M5/8040B	NB	65478-60058	2471	2345	-126	-5%	2.6	✓	✓	✓	3135	2952	-183	-6%	3.3	✓	✓	✓
5288/2	SB	62395-62368	1993	1902	-91	-5%	2.1	✓	✓	✓	2443	2445	2	0%	0.0	✓	✓	✓
5287/2	NB	62382-62396	2163	2039	-123	-6%	2.7	✓	✓	✓	2748	2576	-172	-6%	3.3	✓	✓	✓
M5/7646L	NB	60446-51645	578	579	2	0%	0.1	✓	✓	✓	689	662	-27	-4%	1.0	✓	✓	✓
7035/1	SB	60425-60424	283	204	-79	-28%	5.1	✓	×	✓	318	268	-50	-16%	2.9	✓	✓	✓
7036/1	NB	60415-60420	675	819	144	21%	5.3	×	×	×	858	987	129	15%	4.2	✓	✓	✓
M5/7821J	SB	60310-60313	589	612	23	4%	0.9	✓	✓	✓	687	704	17	2%	0.6	✓	✓	✓
5293/1	SB	60285-65529	669	713	44	7%	1.7	✓	✓	✓	806	876	70	9%	2.4	✓	✓	✓
M5/7969J	SB	60456-60452	679	657	-21	-3%	0.8	✓	✓	✓	826	700	-127	-15%	4.6	×	✓	✓

M5/7973L	NB	60092-65105	662	675	12	2%	0.5	✓	✓	✓	797	808	12	1%	0.4	✓	✓	✓
5290/1	SB	60068-60064	704	757	53	7%	1.9	✓	✓	✓	816	844	27	3%	0.9	✓	✓	✓
M5/8025K	SB	60062-60059	256	295	40	15%	2.4	✓	✓	✓	323	357	34	11%	1.8	✓	✓	✓
5288/1	SB	62395-62389	348	355	8	2%	0.4	✓	✓	✓	405	394	-12	-3%	0.6	✓	✓	✓
5287/1	NB	62382-62378	655	699	44	7%	1.7	✓	✓	✓	755	769	14	2%	0.5	✓	✓	✓
7003/1	SB	29444-52946	1037	1133	96	9%	2.9	✓	✓	✓	1213	1299	86	7%	2.4	✓	✓	✓
7003/2	NB	52946-29444	885	956	72	8%	2.4	✓	✓	✓	1039	1097	58	6%	1.8	✓	✓	✓
30361812	SB	52946-52944	844	893	49	6%	1.7	✓	✓	✓	981	1044	63	6%	2.0	✓	✓	✓
30361813	NB	52944-52946	836	884	47	6%	1.6	✓	✓	✓	978	1032	54	6%	1.7	✓	✓	✓
30361815	NB	29051-52941	789	821	32	4%	1.1	✓	✓	✓	933	916	-17	-2%	0.6	✓	✓	✓
30361814	SB	52941-29051	494	559	64	13%	2.8	✓	✓	✓	589	647	58	10%	2.3	✓	✓	✓
5298/1	SB	65410-65387	938	1174	236	25%	7.2	×	×	×	1124	1407	284	25%	8.0	×	×	×
5297/2	SB	60286-26034	863	883	21	2%	0.7	✓	✓	✓	1038	1085	47	5%	1.5	✓	✓	✓
5297/1	NB	26034-60286	916	976	60	7%	1.9	✓	✓	✓	1111	1171	59	5%	1.8	✓	✓	✓
EAST OF STAUNTON COLEFRD	EB	57373-60027	153	132	-21	-14%	1.8	✓	✓	✓	190	134	-56	-30%	4.4	✓	✓	✓
WINDING WHEEL BREAM	NB	65061-57333	174	134	-40	-23%	3.2	✓	✓	✓	202	153	-48	-24%	3.6	✓	✓	✓
POPES HILL LITTLEDEAN	EB	57324-60100	138	138	-1	-1%	0.1	✓	✓	✓	161	162	1	1%	0.1	✓	✓	✓
GORSLEY	EB	51608-60368	229	194	-36	-15%	2.4	✓	✓	✓	270	220	-49	-18%	3.1	✓	✓	✓

FOREST ROAD, LYDNEY	NB	60025-57329	175	143	-32	-18%	2.6	✓	✓	✓	198	164	-34	-17%	2.6	✓	✓	✓
BREAM ROAD, LYDNEY	NB	57333-65633	264	176	-87	-33%	5.9	✓	×	✓	298	203	-95	-32%	6.0	✓	×	✓
BERKELEY HEATH	NB	28091-28013	471	656	185	39%	7.8	×	×	×	611	687	76	13%	3.0	✓	✓	✓
STROUDWATER WEST OF M5	EB	27422-27423	355	372	17	5%	0.9	✓	✓	✓	455	433	-22	-5%	1.0	✓	✓	✓
EAST OF DURSLEY	EB	62455-62408	256	272	16	6%	1.0	✓	✓	✓	296	332	36	12%	2.0	✓	✓	✓
Longhope Rd Huntley	EB	60109-60113	212	224	12	6%	0.8	✓	✓	✓	264	260	-4	-1%	0.2	✓	✓	✓
BRIDGE STREET NEWENT	NB	60369-60470	152	170	18	12%	1.4	✓	✓	✓	200	221	22	11%	1.5	✓	✓	✓
New Rd, Wott U Edge	EB	62399-56185	340	337	-3	-1%	0.2	✓	✓	✓	399	392	-6	-2%	0.3	✓	✓	✓
FIDDLERS ELBOW W CRANHAM	NB	26021-65414	213	203	-11	-5%	0.8	✓	✓	✓	247	221	-26	-11%	1.7	✓	✓	✓
PITCHCOMBE	NB	27384-60090	530	555	25	5%	1.1	✓	✓	✓	622	628	6	1%	0.3	✓	✓	✓
Bear Hill W-cheste	NB	56223-28143	496	538	42	9%	1.9	✓	✓	✓	629	607	-22	-3%	0.9	✓	✓	✓
BARNWOOD LINK	NB	56489-26087	1522	1546	25	2%	0.6	✓	✓	✓	1858	1756	-102	-5%	2.4	✓	✓	✓
CAINSCROSS ROAD, STROUD	EB	27387-64925	353	500	146	41%	7.1	×	×	×	430	544	113	26%	5.1	×	×	×
EBLEY	EB	27393-56250	345	341	-4	-1%	0.2	✓	✓	✓	403	349	-55	-14%	2.8	✓	✓	✓
Kingsholm rd	NB	56048-27229	380	368	-12	-3%	0.6	✓	✓	✓	451	432	-19	-4%	0.9	✓	✓	✓
HARESFIELD EAST OF M5	NB	28210-28039	230	272	43	19%	2.7	✓	✓	✓	282	304	22	8%	1.3	✓	✓	✓
B4063 Chelt Rd Glos	NB	56119-66706	552	549	-3	-1%	0.1	✓	✓	✓	662	603	-59	-9%	2.3	✓	✓	✓
LONDON RD GLOUCESTER	EB	56463-56053	400	420	20	5%	1.0	✓	✓	✓	467	444	-23	-5%	1.1	✓	✓	✓
MERRYWALKS STROUD	NB	60085-56269	627	673	47	7%	1.8	✓	✓	✓	770	737	-33	-4%	1.2	✓	✓	✓

HORTON ROAD, GLOS (CC)	NB	27449-27450	169	175	6	3%	0.4	✓	✓	✓	196	248	52	26%	3.5	✓	✓	✓
B4008 Bristol Rd Hardwick	NB	60097-65884	500	509	9	2%	0.4	✓	✓	✓	600	539	-61	-10%	2.6	✓	✓	✓
STROUD ROAD GLOS, NR GRANGE RD (CC)	NB	60117-56511	387	372	-14	-4%	0.7	✓	✓	✓	553	423	-130	-24%	5.9	×	×	×
Commercial Road	EB	60209-56068	327	360	33	10%	1.8	✓	✓	✓	395	551	156	39%	7.2	×	×	×
Southgate srt, Glos	SB	27500-27258	359	371	12	3%	0.6	✓	✓	✓	433	437	4	1%	0.2	✓	✓	✓
GLOUCESTER TRADING EST LINK RD (VALIANT WAY), BROCKWORTH	NB	60246-27586	481	539	58	12%	2.6	✓	✓	✓	576	595	19	3%	0.8	✓	✓	✓
Secunda Way, Glos	NB	27269-60509	876	888	12	1%	0.4	✓	✓	✓	1033	1150	117	11%	3.6	✓	✓	✓
GSWBP Castlemeads	NB	60464-60468	1075	1104	29	3%	0.9	✓	✓	✓	1240	1301	61	5%	1.7	✓	✓	✓
St Oswalds Rd North	NB	60221-27248	634	624	-9	-1%	0.4	✓	✓	✓	715	757	42	6%	1.5	✓	✓	✓
ST Oswalds Rd (South)	NB	60218-60220	660	638	-23	-3%	0.9	✓	✓	✓	772	764	-8	-1%	0.3	✓	✓	✓
Eastern Ave, South, Gloucester	NB	56093-27020	842	867	25	3%	0.9	✓	✓	✓	954	1124	170	18%	5.3	×	×	×
Priory Rd Glos	EB	60220-56056	340	344	4	1%	0.2	✓	✓	✓	415	380	-34	-8%	1.7	✓	✓	✓
High Street, Tewkesbury	NB	29202-29204	473	486	13	3%	0.6	✓	✓	✓	536	518	-18	-3%	0.8	✓	✓	✓
A40 London Rd Chelt	NB	60330-60339	546	575	29	5%	1.2	✓	✓	✓	641	704	62	10%	2.4	✓	✓	✓
GLOUCESTER ROAD, Cheltenham	NB	27469-56332	757	798	40	5%	1.5	✓	✓	✓	871	948	77	9%	2.5	✓	✓	✓
Ullenwood	EB	26080-26060	464	492	28	6%	1.3	✓	✓	✓	561	611	50	9%	2.1	✓	✓	✓
UCKINGTON EAST OF M5	EB	60390-65948	741	703	-39	-5%	1.4	✓	✓	✓	839	803	-36	-4%	1.2	✓	✓	✓

PEW NORTH CHELTENHAM	NB	27458-27189	702	728	25	4%	1.0	✓	✓	✓	802	909	107	13%	3.7	✓	✓	✓
Hayden Road Chelt	EB	56364-60400	441	459	18	4%	0.8	✓	✓	✓	508	508	-1	0%	0.0	✓	✓	✓
Kingsditch Lane	NB	27188-56368	689	716	28	4%	1.1	✓	✓	✓	894	842	-52	-6%	1.8	✓	✓	✓
Royal Well Rd,Chelt	NB	27516-56381	49	299	251	517%	19.0	×	×	×	77	467	390	504%	23.6	×	×	×
STANTON	NB	60557-56011	153	159	5	3%	0.4	✓	✓	✓	188	259	70	37%	4.7	✓	✓	✓
DILLIES FARM N OF CIREN	NB	60536-68010	307	325	18	6%	1.0	✓	✓	✓	360	418	58	16%	3.0	✓	✓	✓
A435 Rendcomb	NB	65391-65675	270	273	3	1%	0.2	✓	✓	✓	318	280	-38	-12%	2.2	✓	✓	✓
KILKENNY SW ANDOVERSFORD	EB	27112-60546	333	361	28	8%	1.5	✓	✓	✓	419	484	65	16%	3.1	✓	✓	✓
CERNEY SPINE RD (WILTS)	EB	65369-62956	408	426	18	4%	0.9	✓	✓	✓	536	470	-66	-12%	2.9	✓	✓	✓
SOUTH OF WINCHCOMBE	NB	56452-27160	343	233	-110	-32%	6.5	×	×	×	386	330	-56	-15%	3.0	✓	✓	✓
BURFORD RD W OF CIREN B/P	NB	65158-60526	434	477	43	10%	2.0	✓	✓	✓	547	559	12	2%	0.5	✓	✓	✓
ASTON SUBEDGE	NB	60583-60584	101	69	-32	-31%	3.4	✓	✓	✓	113	75	-38	-33%	3.9	✓	✓	✓
E of Whelford Turn	EB	65392-62966	163	165	2	1%	0.1	✓	✓	✓	190	175	-15	-8%	1.1	✓	✓	✓
FOSSE MANOR S OF STOW	NB	57163-60566	402	419	17	4%	0.8	✓	✓	✓	519	499	-19	-4%	0.9	✓	✓	✓
B4425 Aldsworth	NB	68009-57119	85	101	16	19%	1.6	✓	✓	✓	102	139	38	37%	3.4	✓	✓	✓
BROADWAY RD, WILLERSEY	NB	52948-29187	108	65	-43	-40%	4.6	✓	✓	✓	123	78	-45	-36%	4.5	✓	✓	✓
NORTH OF BLAKENEY	NB	57327-60051	141	145	4	3%	0.3	✓	✓	✓	191	164	-26	-14%	2.0	✓	✓	✓
LINTON S OF HIGHNAM	EB	60200-60201	537	640	103	19%	4.2	×	✓	✓	638	739	101	16%	3.9	×	✓	✓
WESTBURY ON SEVERN (GPRS)	NB	60100-60102	246	248	2	1%	0.1	✓	✓	✓	301	283	-17	-6%	1.0	✓	✓	✓

TIDENHAM CHASE	NB	57342-65061	126	132	6	5%	0.6	✓	✓	✓	141	162	21	15%	1.7	✓	✓	✓
BRIERLEY NR LYDBROOK	EB	60037-57268	268	273	6	2%	0.3	✓	✓	✓	301	312	11	4%	0.6	✓	✓	✓
STEAM MILLS CINDERFORD	NB	60039-60040	492	507	15	3%	0.7	✓	✓	✓	553	530	-23	-4%	1.0	✓	✓	✓
YEW TREE BRAKE CINDERFRD	EB	57307-60036	251	182	-69	-27%	4.7	✓	✓	✓	282	217	-65	-23%	4.1	✓	✓	✓
Whitminster	NB	27426-28095	677	558	-120	-18%	4.8	×	✓	✓	762	620	-142	-19%	5.4	×	×	×
KINGSHILL DURSLEY	EB	56164-62402	692	718	26	4%	1.0	✓	✓	✓	778	755	-23	-3%	0.8	✓	✓	✓
Estcourt Road	EB	27232-27213	620	656	36	6%	1.4	✓	✓	✓	697	732	36	5%	1.3	✓	✓	✓
St Oswalds Rd	EB	56525-27236	857	927	70	8%	2.3	✓	✓	✓	963	1077	114	12%	3.6	✓	✓	✓
DR NEWTONS WAY, STROUD	EB	27343-26002	593	616	23	4%	0.9	✓	✓	✓	666	670	3	0%	0.1	✓	✓	✓
Stroud rd S	NB	27436-27194	515	511	-4	-1%	0.2	✓	✓	✓	579	562	-17	-3%	0.7	✓	✓	✓
The Quay	NB	60214-60210	765	787	22	3%	0.8	✓	✓	✓	860	901	41	5%	1.4	✓	✓	✓
Elmore Lane, Quedg	NB	27499-60120	640	653	13	2%	0.5	✓	✓	✓	719	770	50	7%	1.8	✓	✓	✓
LONDON RD GLOS (CC)	EB	27219-27448	466	487	21	4%	0.9	✓	✓	✓	524	564	40	8%	1.7	✓	✓	✓
COLE AVE GLOS (CC)	EB	60123-27433	778	803	25	3%	0.9	✓	✓	✓	875	952	77	9%	2.5	✓	✓	✓
Chelt SW link	NB	27042-27091	332	338	6	2%	0.3	✓	✓	✓	373	361	-12	-3%	0.6	✓	✓	✓
Park end rd	NB	60149-27277	239	248	9	4%	0.6	✓	✓	✓	269	338	69	25%	3.9	✓	✓	✓
North Upton Lane	NB	27025-65415	350	364	14	4%	0.8	✓	✓	✓	393	386	-7	-2%	0.4	✓	✓	✓
NORTH OF COATES	EB	57039-57038	278	296	19	7%	1.1	✓	✓	✓	312	366	54	17%	2.9	✓	✓	✓
POOLE WAY, CHELT	EB	27508-60344	397	422	25	6%	1.3	✓	✓	✓	446	516	70	16%	3.2	✓	✓	✓

SALTBOX SHEEPSCOMBE	NB	26008-65408	55	63	8	14%	1.0	✓	✓	✓	62	67	5	8%	0.6	✓	✓	✓
BATH ROAD CHELT (BC)	NB	26057-60323	367	372	5	1%	0.3	✓	✓	✓	412	407	-5	-1%	0.3	✓	✓	✓
St Johns Avenue	NB	60351-27161	220	233	13	6%	0.9	✓	✓	✓	247	318	70	29%	4.2	✓	✓	✓
Evesham road	NB	56454-65876	484	409	-75	-16%	3.6	✓	✓	✓	545	492	-52	-10%	2.3	✓	✓	✓
PRESTBURY RD CHELT (BC)	NB	27134-56419	422	547	124	29%	5.6	×	×	×	475	598	123	26%	5.3	×	×	×
ST GEORGES RD CHELT (BC)	NB	27454-27453	132	103	-29	-22%	2.7	✓	✓	✓	149	126	-23	-15%	1.9	✓	✓	✓
IMPERIAL SQ CHELT (BC)	WB	56596-60328	692	708	16	2%	0.6	✓	✓	✓	778	780	2	0%	0.1	✓	✓	✓
Ambrose Str, Chelt	NB	27510-27509	250	245	-5	-2%	0.3	✓	✓	✓	281	268	-13	-4%	0.8	✓	✓	✓
North Place	NB	60352-27163	38	122	84	223%	9.4	✓	×	✓	42	211	169	398%	15.0	×	×	×
St Georges Place	NB	27514-27511	182	51	-130	-72%	12.1	×	×	×	204	65	-139	-68%	12.0	×	×	×
NORTH OF WINCHCOMBE	NB	60555-56041	200	131	-69	-34%	5.4	✓	×	✓	225	214	-11	-5%	0.7	✓	✓	✓
WATERMOOR RD CIRENCESTER	NB	27543-27534	1610	1747	137	9%	3.3	✓	✓	✓	1810	1973	163	9%	3.8	✓	✓	✓
W Chesterton lane	NB	27571-27546	1068	1148	80	7%	2.4	✓	✓	✓	1201	1332	132	11%	3.7	✓	✓	✓
LONGBOROUGH	NB	57199-57193	205	269	64	31%	4.2	✓	✓	✓	230	310	80	35%	4.8	✓	✓	✓
SOUTH STOW	NB	60567-60568	644	662	18	3%	0.7	✓	✓	✓	724	802	78	11%	2.8	✓	✓	✓
NORTH OF MORETON	NB	57210-57211	295	317	22	7%	1.2	✓	✓	✓	332	388	56	17%	2.9	✓	✓	✓
LYDNEY BYPASS	NB	57341-57334	211	186	-25	-12%	1.8	✓	✓	✓	237	214	-23	-10%	1.5	✓	✓	✓
THE ASH PATH, UPTON ST. LEONARDS	NB	26044-56104	53	72	18	34%	2.3	✓	✓	✓	60	80	20	33%	2.3	✓	✓	✓

THE GREEN	NB	56434-56635	31	98	66	212%	8.3	✓	×	✓	36	99	63	173%	7.6	✓	×	✓
EAST OF STAUNTON COLEFRD	WB	60027-57373	176	0	-176	-100%	18.8	×	×	×	224	0	-224	-100%	21.1	×	×	×
WINDING WHEEL BREAM	SB	57333-65061	142	129	-12	-9%	1.1	✓	✓	✓	161	151	-10	-6%	0.8	✓	✓	✓
POPES HILL LITTLEDEAN	WB	60100-57324	422	431	9	2%	0.5	✓	✓	✓	482	499	16	3%	0.7	✓	✓	✓
GORSLEY	WB	60368-51608	283	216	-67	-24%	4.2	✓	✓	✓	328	239	-89	-27%	5.3	✓	×	✓
FOREST ROAD, LYDNEY	SB	57329-60025	144	144	1	0%	0.0	✓	✓	✓	163	167	4	2%	0.3	✓	✓	✓
BREAM ROAD, LYDNEY	SB	65633-57333	168	176	8	5%	0.6	✓	✓	✓	191	202	11	6%	0.8	✓	✓	✓
BERKELEY HEATH	SB	28013-28091	277	450	174	63%	9.1	×	×	×	364	491	127	35%	6.1	×	×	×
STROUDWATER WEST OF M5	WB	27423-27422	537	518	-20	-4%	0.9	✓	✓	✓	677	576	-101	-15%	4.0	×	✓	✓
EAST OF DURSLEY	WB	62408-62455	378	383	6	2%	0.3	✓	✓	✓	438	450	11	3%	0.5	✓	✓	✓
Longhope Rd Huntley	WB	60113-60109	410	327	-83	-20%	4.3	✓	✓	✓	492	365	-128	-26%	6.2	×	×	×
BRIDGE STREET NEWENT	SB	60470-60369	140	143	3	2%	0.2	✓	✓	✓	194	180	-14	-7%	1.0	✓	✓	✓
New Rd, Wott U Edge	WB	56185-62399	286	288	2	1%	0.1	✓	✓	✓	334	352	18	5%	0.9	✓	✓	✓
FIDDLERS ELBOW W CRANHAM	SB	65414-26021	284	284	0	0%	0.0	✓	✓	✓	319	310	-9	-3%	0.5	✓	✓	✓
PITCHCOMBE	SB	60090-27384	470	484	15	3%	0.7	✓	✓	✓	546	565	19	3%	0.8	✓	✓	✓
Bear Hill W-cheste	SB	28143-56223	408	477	69	17%	3.3	✓	✓	✓	503	540	37	7%	1.6	✓	✓	✓
BARNWOOD LINK	SB	58004-56489	971	954	-18	-2%	0.6	✓	✓	✓	1244	1152	-92	-7%	2.7	✓	✓	✓
CAINSCROSS ROAD, STROUD	WB	64925-27387	554	595	41	7%	1.7	✓	✓	✓	657	636	-21	-3%	0.8	✓	✓	✓

EBLEY	WB	56250-27393	229	237	8	4%	0.5	✓	✓	✓	272	245	-28	-10%	1.7	✓	✓	✓
Kingsholm rd	SB	27229-56048	380	404	24	6%	1.2	✓	✓	✓	439	456	16	4%	0.8	✓	✓	✓
HARESFIELD EAST OF M5	SB	28039-28210	257	301	44	17%	2.7	✓	✓	✓	312	349	37	12%	2.0	✓	✓	✓
B4063 Chelt Rd Glos	SB	66706-56119	756	761	5	1%	0.2	✓	✓	✓	890	791	-99	-11%	3.4	✓	✓	✓
LONDON RD GLOUCESTER	WB	56053-56463	321	338	17	5%	0.9	✓	✓	✓	382	361	-21	-5%	1.1	✓	✓	✓
MERRYWALKS STROUD	SB	56269-60085	662	507	-156	-23%	6.4	×	×	×	798	533	-264	-33%	10.2	×	×	×
HORTON ROAD, GLOS (CC)	SB	27450-27449	205	296	90	44%	5.7	✓	×	✓	241	379	138	57%	7.8	×	×	×
B4008 Bristol Rd Hardwick	SB	65884-60097	235	246	11	5%	0.7	✓	✓	✓	280	339	59	21%	3.3	✓	✓	✓
STROUD ROAD GLOS, NR GRANGE RD (CC)	SB	56511-60118	273	391	118	43%	6.5	×	×	×	362	436	74	20%	3.7	✓	✓	✓
Commercial Road	WB	56068-60209	479	570	91	19%	4.0	✓	✓	✓	561	689	128	23%	5.1	×	×	×
Southgate srt, Glos	NB	27258-27500	336	338	2	1%	0.1	✓	✓	✓	402	474	72	18%	3.4	✓	✓	✓
GLOUCESTER TRADING EST LINK RD (VALIANT WAY), BROCKWORTH	SB	60255-60247	413	328	-85	-21%	4.4	✓	✓	✓	547	415	-133	-24%	6.0	×	×	×
Secunda Way, Glos	SB	60509-27269	832	866	35	4%	1.2	✓	✓	✓	979	1027	48	5%	1.5	✓	✓	✓
GSWBP Castlemeads	SB	60468-60464	444	456	11	3%	0.5	✓	✓	✓	536	523	-13	-2%	0.6	✓	✓	✓
St Oswalds Rd North	SB	27247-60221	832	916	84	10%	2.8	✓	✓	✓	941	1093	151	16%	4.7	×	✓	✓
ST Oswalds Rd (South)	SB	60220-60213	1156	1204	48	4%	1.4	✓	✓	✓	1299	1359	60	5%	1.6	✓	✓	✓
Eastern Ave, South, Gloucester	SB	27019-27017	969	1048	78	8%	2.5	✓	✓	✓	1101	1240	139	13%	4.1	✓	✓	✓

Priory Rd Glos	WB	56056-60220	732	619	-113	-15%	4.4	×	✓	✓	873	640	-233	-27%	8.5	×	×	×
High Street, Tewkesbury	SB	29204-29202	392	413	21	5%	1.0	✓	✓	✓	448	445	-3	-1%	0.1	✓	✓	✓
A40 London Rd Chelt	SB	60339-60330	662	710	48	7%	1.8	✓	✓	✓	787	840	53	7%	1.9	✓	✓	✓
GLOUCESTER ROAD, Cheltenham	SB	56332-27469	672	718	46	7%	1.7	✓	✓	✓	781	906	125	16%	4.3	×	✓	✓
Ullenwood	WB	26060-26080	375	397	22	6%	1.1	✓	✓	✓	480	576	96	20%	4.2	✓	✓	✓
UCKINGTON EAST OF M5	WB	65948-60390	1002	1049	47	5%	1.5	✓	✓	✓	1133	1226	93	8%	2.7	✓	✓	✓
PEW NORTH CHELTENHAM	SB	27189-27458	927	979	52	6%	1.7	✓	✓	✓	1040	1121	81	8%	2.5	✓	✓	✓
Hayden Road Chelt	WB	60400-56364	523	485	-37	-7%	1.7	✓	✓	✓	606	530	-76	-13%	3.2	✓	✓	✓
Kingsditch Lane	SB	56368-27188	575	635	60	10%	2.5	✓	✓	✓	767	794	27	4%	1.0	✓	✓	✓
Royal Well Rd,Chelt	SB	56382-56383	8	31	23	284%	5.2	✓	×	✓	12	77	65	540%	9.7	✓	×	✓
STANTON	SB	56011-60557	153	159	7	4%	0.5	✓	✓	✓	186	209	22	12%	1.6	✓	✓	✓
DILLIES FARM N OF CIREN	SB	68010-60536	296	427	131	44%	6.9	×	×	×	343	497	154	45%	7.5	×	×	×
A435 Rendcomb	SB	65675-65391	200	190	-10	-5%	0.7	✓	✓	✓	231	233	2	1%	0.1	✓	✓	✓
KILKENNY SW ANDOVERSFORD	WB	60546-27112	334	353	19	6%	1.0	✓	✓	✓	438	528	89	20%	4.1	✓	✓	✓
CERNEY SPINE RD (WILTS)	WB	62956-65369	336	348	12	4%	0.7	✓	✓	✓	443	413	-30	-7%	1.5	✓	✓	✓
SOUTH OF WINCHCOMBE	SB	27160-56452	247	222	-25	-10%	1.6	✓	✓	✓	280	274	-6	-2%	0.4	✓	✓	✓
BURFORD RD W OF CIREN B/P	SB	60526-65158	497	527	30	6%	1.3	✓	✓	✓	613	624	11	2%	0.4	✓	✓	✓
ASTON SUBEDGE	SB	60584-60583	154	80	-74	-48%	6.9	✓	×	✓	172	87	-85	-50%	7.5	✓	×	✓
E of Whelford Turn	WB	62966-65392	201	195	-6	-3%	0.4	✓	✓	✓	239	218	-21	-9%	1.4	✓	✓	✓

FOSSE MANOR S OF STOW	SB	60566-57163	405	436	31	8%	1.5	✓	✓	✓	549	499	-50	-9%	2.2	✓	✓	✓
B4425 Aldsworth	SB	57119-68009	108	111	3	3%	0.3	✓	✓	✓	125	171	46	37%	3.8	✓	✓	✓
BROADWAY RD, WILLERSEY	SB	29187-52948	112	64	-48	-43%	5.1	✓	×	✓	127	73	-54	-42%	5.4	✓	×	✓
NORTH OF BLAKENEY	SB	60051-57327	321	326	5	2%	0.3	✓	✓	✓	419	371	-47	-11%	2.4	✓	✓	✓
LINTON S OF HIGHNAM	WB	60201-60200	1295	1342	47	4%	1.3	✓	✓	✓	1481	1517	35	2%	0.9	✓	✓	✓
WESTBURY ON SEVERN (GPRS)	SB	60102-60100	742	755	13	2%	0.5	✓	✓	✓	859	862	3	0%	0.1	✓	✓	✓
TIDENHAM CHASE	SB	65061-57342	86	90	3	4%	0.4	✓	✓	✓	97	110	13	13%	1.3	✓	✓	✓
BRIERLEY NR LYDBROOK	WB	57268-60037	477	487	10	2%	0.4	✓	✓	✓	536	521	-15	-3%	0.7	✓	✓	✓
STEAM MILLS CINDERFORD	SB	60040-60039	500	509	9	2%	0.4	✓	✓	✓	562	538	-24	-4%	1.0	✓	✓	✓
YEW TREE BRAKE CINDERFRD	WB	60036-57307	352	294	-58	-16%	3.2	✓	✓	✓	395	351	-45	-11%	2.3	✓	✓	✓
Whitminster	SB	28096-27427	187	204	16	9%	1.2	✓	✓	✓	211	264	53	25%	3.5	✓	✓	✓
KINGSHILL DURSLEY	WB	62402-56164	581	599	17	3%	0.7	✓	✓	✓	654	623	-31	-5%	1.2	✓	✓	✓
Estcourt Road	WB	27212-27234	475	606	130	27%	5.6	×	×	×	534	688	153	29%	6.2	×	×	×
St Oswalds Rd	WB	27230-56526	1033	1065	31	3%	1.0	✓	✓	✓	1161	1230	68	6%	2.0	✓	✓	✓
DR NEWTONS WAY, STROUD	WB	26002-27343	525	547	22	4%	1.0	✓	✓	✓	590	609	19	3%	0.8	✓	✓	✓
Stroud rd S	SB	27194-27436	542	560	17	3%	0.7	✓	✓	✓	609	603	-7	-1%	0.3	✓	✓	✓
The Quay	SB	56074-60214	502	529	26	5%	1.2	✓	✓	✓	565	698	133	24%	5.3	×	×	×
LONDON RD GLOS (CC)	WB	27448-27219	650	470	-181	-28%	7.6	×	×	×	731	481	-250	-34%	10.2	×	×	×
COLE AVE GLOS (CC)	WB	27433-60123	682	748	66	10%	2.5	✓	✓	✓	767	909	142	19%	4.9	×	✓	✓

Chelt SW link	SB	27091-27042	461	463	2	0%	0.1	✓	✓	✓	518	474	-44	-9%	2.0	✓	✓	✓
Park end rd	SB	27277-60149	513	520	7	1%	0.3	✓	✓	✓	577	558	-19	-3%	0.8	✓	✓	✓
North Upton Lane	SB	65415-27025	420	283	-137	-33%	7.3	×	×	×	472	286	-186	-39%	9.6	×	×	×
POOLE WAY, CHELT	WB	60344-27508	463	481	18	4%	0.8	✓	✓	✓	520	677	156	30%	6.4	×	×	×
SALTBOX SHEEPSCOMBE	SB	65408-26008	81	91	10	12%	1.1	✓	✓	✓	91	103	12	13%	1.2	✓	✓	✓
BATH ROAD CHELT (BC)	SB	60323-26057	447	448	2	0%	0.1	✓	✓	✓	502	519	17	3%	0.7	✓	✓	✓
St Johns Avenue	SB	27161-60351	653	683	30	5%	1.2	✓	✓	✓	734	845	111	15%	3.9	×	✓	✓
Evesham road	SB	65876-56454	444	454	10	2%	0.5	✓	✓	✓	499	525	26	5%	1.2	✓	✓	✓
PRESTBURY RD CHELT (BC)	SB	56419-27134	354	402	48	13%	2.5	✓	✓	✓	398	471	73	18%	3.5	✓	✓	✓
ST GEORGES RD CHELT (BC)	SB	27453-27454	476	475	-1	0%	0.1	✓	✓	✓	536	488	-47	-9%	2.1	✓	✓	✓
IMPERIAL SQ CHELT (BC)	EB	60328-56596	263	50	-213	-81%	17.0	×	×	×	296	54	-242	-82%	18.3	×	×	×
Ambrose Str, Chelt	SB	27509-27510	407	246	-161	-40%	8.9	×	×	×	458	374	-84	-18%	4.1	✓	✓	✓
North Place	SB	27163-60352	57	62	4	8%	0.6	✓	✓	✓	65	75	11	17%	1.3	✓	✓	✓
St Georges Place	SB	27511-27514	202	96	-106	-53%	8.7	×	×	×	227	104	-123	-54%	9.6	×	×	×
NORTH OF WINCHCOMBE	SB	56041-60555	177	167	-11	-6%	0.8	✓	✓	✓	199	209	9	5%	0.7	✓	✓	✓
WATERMOOR RD CIRENCESTER	SB	27533-27540	1187	1179	-8	-1%	0.2	✓	✓	✓	1335	1415	80	6%	2.2	✓	✓	✓
W Chesterton lane	SB	57176-27550	1309	1378	68	5%	1.9	✓	✓	✓	1472	1679	207	14%	5.2	✓	×	✓
LONGBOROUGH	SB	57193-57199	161	202	41	26%	3.1	✓	✓	✓	180	226	46	25%	3.2	✓	✓	✓
SOUTH STOW	SB	60568-60567	656	695	39	6%	1.5	✓	✓	✓	738	797	59	8%	2.1	✓	✓	✓

NORTH OF MORETON	SB	57211-57210	291	321	30	10%	1.7	✓	✓	✓	327	375	48	15%	2.6	✓	✓	✓
LYDNEY BYPASS	SB	57334-57341	166	205	38	23%	2.8	✓	✓	✓	187	238	51	27%	3.5	✓	✓	✓
THE ASH PATH, UPTON ST. LEONARDS	SB	56104-26044	59	59	0	0%	0.0	✓	✓	✓	66	66	1	1%	0.1	✓	✓	✓
A429 S of Moreton	NB	57198-64942	307	318	10	3%	0.6	✓	✓	✓	393	403	10	2%	0.5	✓	✓	✓
A429 S of Moreton	SB	64942-57198	309	330	21	7%	1.2	✓	✓	✓	395	395	0	0%	0.0	✓	✓	✓
A429 N NORTHLEACH	NB	65128-60561	290	302	13	4%	0.7	✓	✓	✓	356	378	22	6%	1.2	✓	✓	✓
A429 N NORTHLEACH	SB	60561-65128	309	339	30	10%	1.7	✓	✓	✓	372	397	25	7%	1.3	✓	✓	✓
BARNWOOD ROAD (CC)	WB	56495-27203	554	583	29	5%	1.2	✓	✓	✓	623	617	-6	-1%	0.2	✓	✓	✓
BARNWOOD ROAD (CC)	EB	27203-56495	356	664	308	87%	13.6	×	×	×	400	686	286	71%	12.3	×	×	×

6.4.3.2 New Counts

Additional Counts

Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
M5/7970B	Northbound	60092-60455	2139	2333	193	9%	4.1	✓	✓	✓	2750	2903	152	6%	2.9	✓	✓	✓
M5/7978A	Southbound	60457-65475	2583	2718	135	5%	2.6	✓	✓	✓	3321	3326	4	0%	0.1	✓	✓	✓
M5/7969J	Southbound	60456-60452	735	657	-77	-11%	2.9	✓	✓	✓	944	700	-245	-26%	8.5	×	×	×
M5/7974A	Southbound	60456-60457	2053	2233	180	9%	3.9	✓	✓	✓	2639	2768	129	5%	2.5	✓	✓	✓
M5/7823M	Northbound	60308-60309	565	495	-70	-12%	3.0	✓	✓	✓	727	610	-116	-16%	4.5	×	✓	✓
M5/7650B	Northbound	65497-60446	2684	2765	82	3%	1.6	✓	✓	✓	3450	3474	24	1%	0.4	✓	✓	✓
30360100	Northbound	60250-60256	360	403	43	12%	2.2	✓	✓	✓	463	455	-7	-2%	0.3	✓	✓	✓
5301/1	Northbound	65470-60540	834	1116	281	34%	9.0	×	×	×	1072	1329	256	24%	7.4	×	×	×
5298/1	Southbound	65410-65387	921	1174	253	27%	7.8	×	×	×	1184	1407	223	19%	6.2	×	×	×
5297/2	Southbound	60286-26034	830	883	53	6%	1.8	✓	✓	✓	1067	1085	18	2%	0.6	✓	✓	✓
5297/1	Northbound	26034-60286	806	976	170	21%	5.7	×	×	×	1036	1171	135	13%	4.1	✓	✓	✓

5289/2	Northbound	60058-60069	2090	1969	-121	-6%	2.7	✓	✓	✓	2687	2506	-181	-7%	3.5	✓	✓	✓
5289/1	Northbound	60058-60061	280	376	96	34%	5.3	✓	×	✓	360	446	85	24%	4.3	✓	✓	✓
5292/1	Northbound	60248-60250	902	1067	165	18%	5.2	×	×	×	1160	1249	88	8%	2.5	✓	✓	✓
7005/2	Northbound	56017-56016	518	690	172	33%	7.0	×	×	×	666	824	157	24%	5.8	×	×	×
7005/1	Southbound	56016-56017	642	741	100	16%	3.8	✓	✓	✓	825	882	57	7%	2.0	✓	✓	✓
7036/2	Northbound	60415-60421	2271	2363	92	4%	1.9	✓	✓	✓	2920	2988	68	2%	1.3	✓	✓	✓
7036/1	Northbound	60415-60420	714	819	105	15%	3.8	✓	✓	✓	918	987	68	7%	2.2	✓	✓	✓
M5/7645A	Southbound	29447-60447	1480	1722	243	16%	6.1	×	×	×	1902	2187	285	15%	6.3	×	×	×
M5/7646L	Northbound	60446-51645	502	579	77	15%	3.3	✓	✓	✓	646	662	16	3%	0.6	✓	✓	✓
M5/7860A	Southbound	60285-60261	1850	1890	41	2%	0.9	✓	✓	✓	2378	2252	-126	-5%	2.6	✓	✓	✓

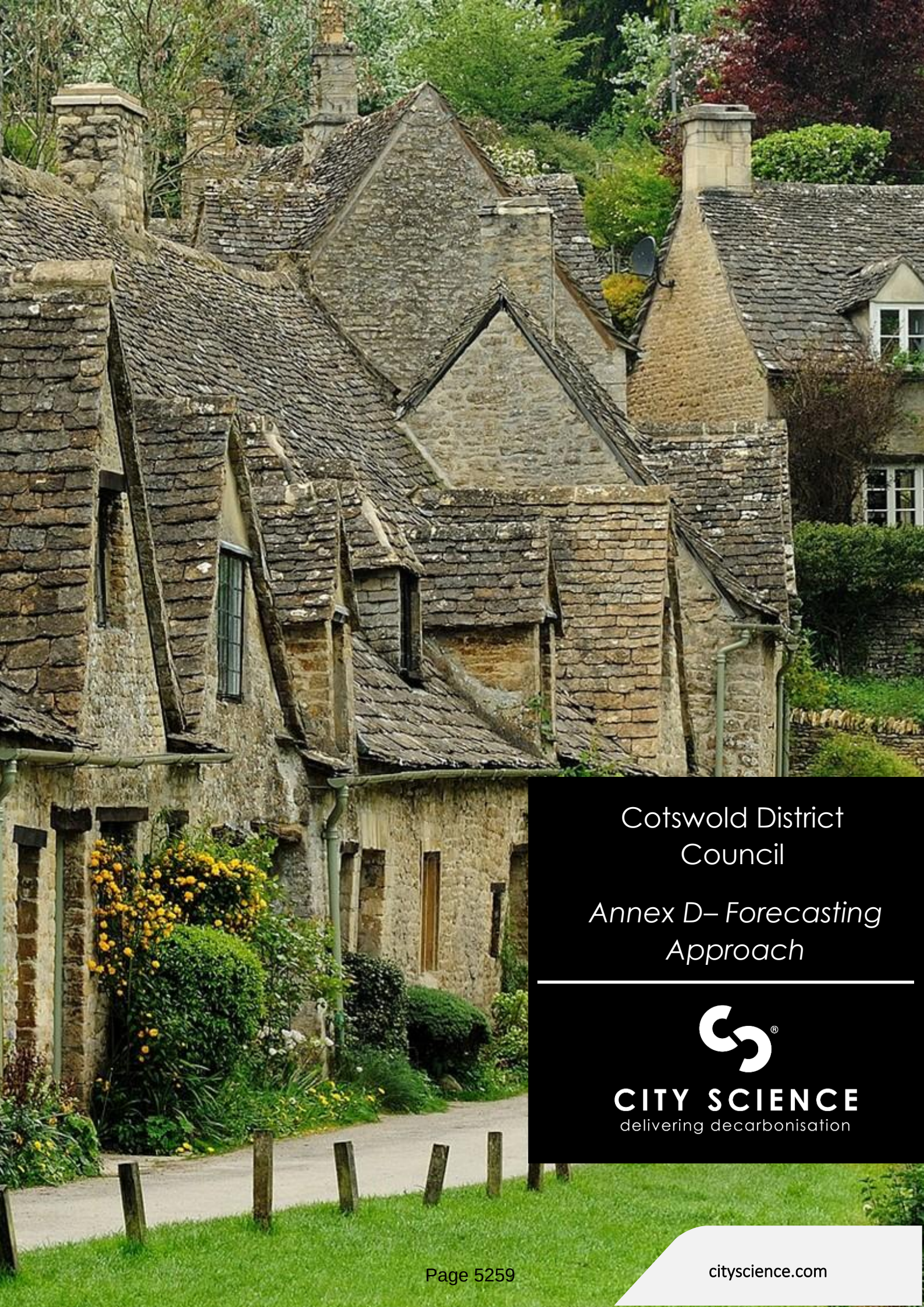
Name	Direction	Link ID	Car								Total							
			Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail	Obs Veh	Mod Veh	diff	%diff	GEH	Flow	GEH	Pass Fail
99186741	NE	57295-57504	15	44	29	195%	5.3	✓	×	✓	19	49	30	160%	5.2	✓	×	✓
99186741	SW	57504-57295	19	79	60	316%	8.6	✓	×	✓	24	83	59	242%	8.0	✓	×	✓
99186743	NW	57332-57292	21	0	-21	-100%	6.5	✓	×	✓	27	0	-27	-100%	7.3	✓	×	✓
99186743	SE	57292-57332	23	0	-23	-100%	6.8	✓	×	✓	30	0	-30	-100%	7.7	✓	×	✓
99186745	N	56048-27229	325	368	43	13%	2.3	✓	✓	✓	418	432	14	3%	0.7	✓	✓	✓
99186745	S	27229-56048	347	404	56	16%	2.9	✓	✓	✓	447	456	9	2%	0.4	✓	✓	✓
99186747	E	57523-57198	19	0	-19	-100%	6.2	✓	×	✓	25	0	-25	-100%	7.0	✓	×	✓
99186747	W	57198-57523	50	0	-50	-100%	10.0	✓	×	✓	64	0	-64	-100%	11.3	✓	×	✓
99186748	NW	56106-56107	44	0	-44	-100%	9.3	✓	×	✓	56	0	-56	-100%	10.6	✓	×	✓
99186748	SE	56107-56106	67	0	-67	-100%	11.6	✓	×	✓	86	0	-86	-100%	13.1	✓	×	✓
99186760	NW	28173-56156	21	65	45	215%	6.8	✓	×	✓	27	77	50	189%	7.0	✓	×	✓
99186760	SE	56156-28173	63	96	33	52%	3.7	✓	✓	✓	82	103	21	26%	2.2	✓	✓	✓
99186762	NW	28172-28173	67	65	-2	-3%	0.2	✓	✓	✓	86	77	-9	-11%	1.0	✓	✓	✓
99186762	SE	28173-28172	95	96	1	1%	0.1	✓	✓	✓	122	103	-19	-16%	1.8	✓	✓	✓
99186767	N	28001-28002	83	48	-36	-43%	4.4	✓	✓	✓	107	69	-38	-35%	4.0	✓	✓	✓
99186767	S	28002-28001	68	31	-37	-54%	5.2	✓	×	✓	87	45	-42	-49%	5.2	✓	×	✓
99186768	NE	56908-26053	223	284	60	27%	3.8	✓	✓	✓	287	310	22	8%	1.3	✓	✓	✓

99186768	SW	26053-56908	344	392	48	14%	2.5	✓	✓	✓	442	421	-21	-5%	1.0	✓	✓	✓
99186771	NE	27037-60301	184	384	200	109%	11.9	×	×	×	236	485	249	105%	13.1	×	×	×
99186771	SW	60301-27037	357	529	171	48%	8.1	×	×	×	459	567	108	24%	4.8	×	✓	✓
99186773	N	28146-56222	197	297	99	50%	6.3	✓	×	✓	253	333	80	32%	4.7	✓	✓	✓
99186773	S	56222-28146	182	311	129	71%	8.2	×	×	×	234	336	103	44%	6.1	×	×	×
99186775	E	28067-56216	282	349	67	24%	3.8	✓	✓	✓	362	385	23	6%	1.2	✓	✓	✓
99186775	W	56216-28067	366	519	153	42%	7.3	×	×	×	471	579	108	23%	4.7	×	✓	✓
99186776	NW	28065-28196	322	443	121	37%	6.2	×	×	×	414	496	83	20%	3.9	✓	✓	✓
99186776	SE	28196-28065	249	292	43	17%	2.6	✓	✓	✓	320	330	10	3%	0.6	✓	✓	✓
99186782	NE	60029-60030	118	85	-33	-28%	3.3	✓	✓	✓	152	99	-53	-35%	4.7	✓	✓	✓
99186782	SW	60030-60029	91	134	44	48%	4.1	✓	✓	✓	117	165	48	41%	4.1	✓	✓	✓
99186784	N	57342-65061	147	132	-15	-10%	1.2	✓	✓	✓	188	162	-26	-14%	2.0	✓	✓	✓
99186784	S	65061-57342	104	90	-15	-14%	1.5	✓	✓	✓	134	110	-25	-18%	2.2	✓	✓	✓
99186797	E	56242-56244	159	362	203	128%	12.6	×	×	×	204	407	203	99%	11.6	×	×	×
99186797	W	56244-56242	164	138	-25	-15%	2.1	✓	✓	✓	210	176	-35	-16%	2.5	✓	✓	✓
99186813	E	60115-56583	310	264	-45	-15%	2.7	✓	✓	✓	398	301	-97	-24%	5.2	✓	×	✓
99186813	W	56583-60115	565	814	249	44%	9.5	×	×	×	727	925	198	27%	6.9	×	×	×
99186817	NE	56583-60200	289	277	-12	-4%	0.7	✓	✓	✓	371	314	-58	-16%	3.1	✓	✓	✓
99186817	SW	60200-56583	587	913	325	55%	11.9	×	×	×	755	1034	279	37%	9.3	×	×	×
99186827	NE	26030-26031	9	38	30	339%	6.1	✓	×	✓	11	40	29	261%	5.8	✓	×	✓
99186827	SW	26031-26030	51	80	28	55%	3.5	✓	✓	✓	66	85	19	28%	2.2	✓	✓	✓
99186828	NE	26035-26036	16	8	-8	-50%	2.4	✓	✓	✓	21	9	-12	-56%	3.1	✓	✓	✓
99186828	SW	26036-26035	10	28	18	178%	4.1	✓	✓	✓	13	30	17	131%	3.7	✓	✓	✓
99186831	E	26064-26026	22	7	-16	-69%	4.1	✓	✓	✓	29	7	-22	-76%	5.2	✓	×	✓
99186831	W	26026-26064	47	3	-45	-95%	9.0	✓	×	✓	61	3	-58	-96%	10.3	✓	×	✓
99186833	NE	27106-27104	268	578	310	116%	15.1	×	×	×	344	651	307	89%	13.8	×	×	×
99186833	SW	27104-27106	358	516	158	44%	7.5	×	×	×	461	590	129	28%	5.6	×	×	×
99186835	NW	27449-27225	161	181	20	12%	1.5	✓	✓	✓	207	241	33	16%	2.2	✓	✓	✓
99186835	SE	27225-27449	297	257	-41	-14%	2.4	✓	✓	✓	382	286	-96	-25%	5.3	✓	×	✓
99186836	N	27429-56604	208	232	23	11%	1.6	✓	✓	✓	267	299	31	12%	1.9	✓	✓	✓

99186836	S	56604-27429	374	520	146	39%	6.9	×	×	×	481	583	101	21%	4.4	×	✓	✓
99186837	N	56092-56090	331	269	-63	-19%	3.6	✓	✓	✓	426	338	-88	-21%	4.5	✓	✓	✓
99186837	S	56090-56092	341	533	191	56%	9.2	×	×	×	439	604	165	37%	7.2	×	×	×
99186838	NE	65423-26057	283	346	63	22%	3.5	✓	✓	✓	364	374	11	3%	0.6	✓	✓	✓
99186838	SW	26057-65423	384	341	-43	-11%	2.3	✓	✓	✓	493	406	-88	-18%	4.1	✓	✓	✓
99186839	NE	56344-65423	443	673	230	52%	9.7	×	×	×	570	747	177	31%	6.9	×	×	×
99186839	SW	65423-56344	577	685	108	19%	4.3	×	✓	✓	742	766	25	3%	0.9	✓	✓	✓
99186841	NW	26056-65423	197	206	8	4%	0.6	✓	✓	✓	254	229	-24	-10%	1.6	✓	✓	✓
99186841	SE	65423-26056	162	176	14	9%	1.1	✓	✓	✓	209	185	-23	-11%	1.7	✓	✓	✓
99186853	E	56415-65677	319	640	321	101%	14.6	×	×	×	410	723	313	76%	13.2	×	×	×
99186853	NW	65677-56415	563	316	-247	-44%	11.8	×	×	×	724	363	-361	-50%	15.5	×	×	×
1006	N	57333-65061	152	129	-23	-15%	1.9	✓	✓	✓	196	151	-45	-23%	3.4	✓	✓	✓
1006	S	65061-57333	144	134	-10	-7%	0.9	✓	✓	✓	185	153	-32	-17%	2.5	✓	✓	✓
2003	E	57324-60100	142	138	-4	-3%	0.4	✓	✓	✓	182	162	-20	-11%	1.5	✓	✓	✓
2003	W	60100-57324	328	431	103	32%	5.3	×	×	×	421	499	77	18%	3.6	✓	✓	✓
3014	N	65840-65839	489	481	-8	-2%	0.3	✓	✓	✓	628	573	-56	-9%	2.3	✓	✓	✓
3014	S	65839-65840	328	318	-10	-3%	0.6	✓	✓	✓	422	386	-36	-8%	1.8	✓	✓	✓
3016	N	60369-60470	164	170	7	4%	0.5	✓	✓	✓	210	221	11	5%	0.7	✓	✓	✓
3016	S	60470-60369	163	143	-20	-13%	1.7	✓	✓	✓	210	180	-30	-14%	2.1	✓	✓	✓
3020	N	60103-60105	253	264	12	5%	0.7	✓	✓	✓	325	301	-24	-7%	1.4	✓	✓	✓
3020	S	60105-60103	587	814	227	39%	8.6	×	×	×	755	925	170	23%	5.9	×	×	×
4019	N	56223-28143	480	538	58	12%	2.6	✓	✓	✓	617	607	-10	-2%	0.4	✓	✓	✓
4019	S	28143-56223	394	477	83	21%	4.0	✓	✓	✓	507	540	33	7%	1.5	✓	✓	✓
4021	N	27257-57250	375	488	113	30%	5.4	×	×	×	482	584	102	21%	4.4	×	✓	✓
4021	S	57250-27257	329	412	84	25%	4.3	✓	✓	✓	422	487	64	15%	3.0	✓	✓	✓
4091	N	60085-56269	582	673	92	16%	3.7	✓	✓	✓	748	737	-11	-1%	0.4	✓	✓	✓
4091	S	56269-60085	612	507	-105	-17%	4.5	×	✓	✓	787	533	-253	-32%	9.9	×	×	×
4100	E	60074-27370	730	952	222	30%	7.6	×	×	×	939	1066	127	14%	4.0	✓	✓	✓
4100	W	27370-60074	767	811	44	6%	1.6	✓	✓	✓	986	921	-65	-7%	2.1	✓	✓	✓
4109	N	28127-65847	316	383	67	21%	3.6	✓	✓	✓	407	425	18	5%	0.9	✓	✓	✓

4109	S	65847-28127	225	311	86	38%	5.3	✓	×	✓	289	348	59	20%	3.3	✓	✓	✓
4146	N	27269-60509	857	888	31	4%	1.0	✓	✓	✓	1101	1150	49	4%	1.5	✓	✓	✓
4146	S	60509-27269	756	866	111	15%	3.9	✓	✓	✓	971	1027	56	6%	1.8	✓	✓	✓
4155	N	60218-60220	581	638	57	10%	2.3	✓	✓	✓	746	764	18	2%	0.6	✓	✓	✓
4155	S	60220-60213	956	1204	248	26%	7.5	×	×	×	1229	1359	130	11%	3.6	✓	✓	✓
4158	N	29202-29204	425	486	62	15%	2.9	✓	✓	✓	546	518	-28	-5%	1.2	✓	✓	✓
4158	S	29204-29202	345	413	68	20%	3.5	✓	✓	✓	443	445	2	0%	0.1	✓	✓	✓
5007	N	57003-57017	217	278	61	28%	3.9	✓	✓	✓	279	315	36	13%	2.1	✓	✓	✓
5007	S	57017-57003	341	467	126	37%	6.3	×	×	×	439	528	89	20%	4.1	✓	✓	✓
5017	E	28179-60417	592	754	163	27%	6.3	×	×	×	761	904	143	19%	4.9	×	✓	✓
5017	W	60417-28179	587	639	52	9%	2.1	✓	✓	✓	755	765	11	1%	0.4	✓	✓	✓
5018	E	60390-65948	625	703	77	12%	3.0	✓	✓	✓	804	803	-1	0%	0.0	✓	✓	✓
5018	W	65948-60390	809	1049	240	30%	7.9	×	×	×	1040	1226	186	18%	5.5	×	×	×
6008	N	60536-68010	270	325	54	20%	3.1	✓	✓	✓	347	418	71	20%	3.6	✓	✓	✓
6008	S	68010-60536	275	427	152	55%	8.1	×	×	×	354	497	143	40%	6.9	×	×	×
6019	N	56452-27160	266	233	-34	-13%	2.1	✓	✓	✓	343	330	-13	-4%	0.7	✓	✓	✓
6019	S	27160-56452	199	222	23	11%	1.6	✓	✓	✓	256	274	18	7%	1.1	✓	✓	✓
6020	N	65158-60526	399	477	78	19%	3.7	✓	✓	✓	513	559	46	9%	2.0	✓	✓	✓
6020	S	60526-65158	478	527	49	10%	2.2	✓	✓	✓	614	624	10	2%	0.4	✓	✓	✓
7011	N	52948-29187	85	65	-20	-24%	2.3	✓	✓	✓	109	78	-31	-28%	3.2	✓	✓	✓
7011	S	29187-52948	69	64	-5	-8%	0.7	✓	✓	✓	89	73	-15	-17%	1.7	✓	✓	✓
1000	N	62111-62112	409	509	100	25%	4.7	×	✓	✓	525	569	44	8%	1.9	✓	✓	✓
1000	S	62112-62111	270	390	120	45%	6.6	×	×	×	347	446	99	29%	5.0	✓	✓	✓
2000	N	57327-60051	144	145	1	1%	0.1	✓	✓	✓	185	164	-21	-11%	1.6	✓	✓	✓
2000	S	60051-57327	286	326	39	14%	2.2	✓	✓	✓	368	371	3	1%	0.2	✓	✓	✓
3003	E	60200-60201	563	640	77	14%	3.1	✓	✓	✓	724	739	15	2%	0.6	✓	✓	✓
3003	W	60201-60200	1015	1342	327	32%	9.5	×	×	×	1305	1517	212	16%	5.6	×	×	×
3006	N	60100-60102	246	248	2	1%	0.1	✓	✓	✓	317	283	-33	-11%	1.9	✓	✓	✓
3006	S	60102-60100	588	755	167	28%	6.4	×	×	×	756	862	106	14%	3.7	✓	✓	✓
4013	E	66709-60304	1132	1543	411	36%	11.3	×	×	×	1455	1767	312	21%	7.8	×	×	×

4013	W	65490-26086	1357	1500	143	11%	3.8	✓	✓	✓	1745	1730	-14	-1%	0.3	✓	✓	✓
4024	E	66701-27324	1300	1425	124	10%	3.4	✓	✓	✓	1671	1602	-69	-4%	1.7	✓	✓	✓
4024	W	27322-26084	1203	973	-230	-19%	7.0	×	×	×	1547	1151	-395	-26%	10.8	×	×	×
6000	E	57173-57130	319	319	0	0%	0.0	✓	✓	✓	410	457	47	12%	2.3	✓	✓	✓
6000	W	57130-57173	358	412	54	15%	2.7	✓	✓	✓	461	564	103	22%	4.5	×	✓	✓
7000	N	57135-57121	298	403	105	35%	5.6	×	×	×	383	553	169	44%	7.8	×	×	×
7000	S	57121-57135	320	314	-6	-2%	0.4	✓	✓	✓	412	446	35	8%	1.7	✓	✓	✓
50021	E	65492-27088	1487	1804	317	21%	7.8	×	×	×	1912	2044	132	7%	3.0	✓	✓	✓
50022	W	56645-60315	1978	2125	147	7%	3.2	✓	✓	✓	2543	2408	-135	-5%	2.7	✓	✓	✓
46962	W	60498-27274	402	430	28	7%	1.4	✓	✓	✓	517	472	-45	-9%	2.0	✓	✓	✓
46965	E	27274-60498	356	278	-78	-22%	4.4	✓	✓	✓	458	325	-133	-29%	6.7	×	×	×
46966	S	27275-27274	715	852	137	19%	4.9	×	✓	✓	919	1007	88	10%	2.8	✓	✓	✓
46970	N	27274-27275	950	1251	301	32%	9.1	×	×	×	1221	1569	348	29%	9.3	×	×	×
47343	E	27039-27077	321	337	15	5%	0.9	✓	✓	✓	413	386	-26	-6%	1.3	✓	✓	✓
47343	W	27077-27039	216	304	88	41%	5.5	✓	×	✓	278	355	78	28%	4.4	✓	✓	✓
47346	E	27079-27496	992	1059	67	7%	2.1	✓	✓	✓	1276	1281	5	0%	0.1	✓	✓	✓



Cotswold District Council

Annex D– Forecasting Approach

CITY SCIENCE
delivering decarbonisation

Document details

Date issued: 13/07/2026

Document status: Final

Version number: 1.0

Document history

Version	Date issued	Description
0.1	24/09/2025	First Draft
1.0	06/10/2025	Updated following CDC Feedback
1. 1	13/07/2026	Updated for the STA

Contributing Authors

Karl Jarvis BA MSc CTPP	**Project Director**	City Science
Suzan Zakka	Project Manager	City Science
Mo Farahi MSc MBA	Transport Modelling Lead	City Science
Mounir Samadi BEng MSc	Transport Modelling Support	City Science

This Report has been prepared by City Science Corporation Limited with reasonable skill, care and diligence. This Report has been prepared for Cotswold District Council and should not be shared with any third parties, nor reproduced in whole or in part, without the prior written approval of City Science Corporation Limited.

Contents

1 Introduction 1
1.1 Overview 1
1.2 Note Purpose 1
1.3 Overview of Model 2
1.3.1 GC3M Structure 2
1.3.2 Demand Model 2
1.3.3 Model Scenarios 2
1.3.4 Highways Network 2
1.3.5 Public Transport Network 2
1.3.6 Modelled Time Periods 2
2 Forecasting Approach 3
2.1 Forecast Years 3
2.2 Model Time Periods 3
2.3 Use of Variable Demand Modelling 3
2.4 Forecasting Overview 4
3 Without Local Plan Forecast Scenarios 1
3.1 Uncertainty Log 1
3.2 Without Local Plan (Core) Scenario 4
3.3 Alternative Scenarios 4
3.4 List of Scenarios (Without Local Plan) 7
4 Preferred Spatial Option Forecasting Approach 7
4.1 Overview 7
5 Conclusion 9
5.1 Conclusion 9

1 Introduction

1.1 Overview

City Science has been commissioned by Cotswold District Council (CDC) to support the development of the Regulation 19 transport evidence base for the Cotswold Local Plan. For this work, the Gloucestershire Countywide Multi-Modal Model (GC3M), owned by Gloucestershire County Council, has been identified as the most appropriate tool given its geographic coverage. The GC3M will be used to assess the impacts of Local Plan land use on the transport network and to test potential transport interventions to inform the strategic transport assessment. Figure 1-1 illustrates the extent of the GC3M and highlights the Cotswold District area within its boundary.

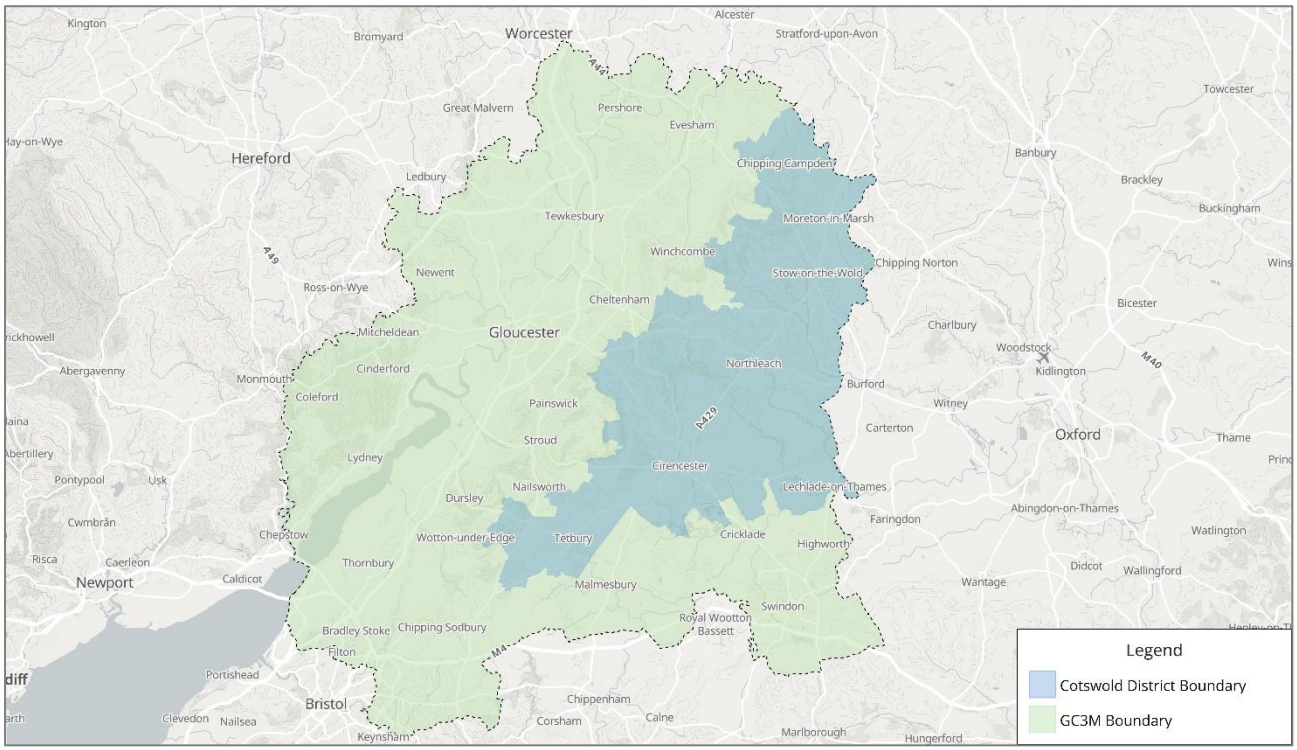


Figure 1-1: Extent of the GC3M and Cotswold District Boundary

1.2 Note Purpose

The purpose of this Technical Note is to set out the forecasting approach for the Cotswold local plan transport evidence base that will be undertaken by City Science. It has been prepared in advance of the forecasting work to give stakeholders a clear understanding of the planned methodology and to allow for any comments or agreed revisions before work begins.

This document provides an overview of the Gloucestershire County Multi-Modal Model (GC3M) to be used for the transport modelling of the Cotswold local plan transport evidence, with particular attention to forecasting considerations.

The note outlines how future-year modelling will be undertaken, covering:

- Selection of forecasting years
- Required model time periods
- Application of variable demand processes
- Preparation and use of an Uncertainty Log

- Development of a core scenario
- Development of a core minus scenario
- Development of the Preferred Spatial Option

1.3 Overview of Model

The GC3M is a strategic multi-modal model developed by AtkinsRéalis for Gloucestershire County Council. It is focused on the six Local Authority areas making up Gloucestershire (Cheltenham, Gloucester, Stroud, Cotswolds, Tewkesbury and the Forest of Dean). The model includes highway assignment in SATURN, and public transport and Variable Demand Models (VDMs) in VISUM.

1.3.1 GC3M Structure

The GC3M is a traditional four-stage model (trip generation, trip distribution, mode choice and assignment). Trip productions and attractions per model zone are segmented by trip purpose and person type. All demand modelling is conducted for a 24-hour neutral weekday

1.3.2 Demand Model

The VDM is a 24-hour logit-based model that determines both mode and destination choice. It does not include a time-period choice; instead, trips are allocated to time periods using fixed factors. Freight is represented by an origin–destination matrix in the base year, which can be growthed for future scenario years. The demand matrix captures all trips across all modes, including active travel modes.

1.3.3 Model Scenarios

The current base year of the model is 2019 and represents a neutral weekday (Monday to Thursday, 9th September to 17th October 2019). Future year forecast years have been built for 2031, 2041, 2046 and 2061. A present-day validation exercise has been undertaken to compare a November 2024 forecast (present) year against 2024 observed link counts and journey times.

1.3.4 Highways Network

Within the Area of Detailed Modelling and the rest of the Fully Modelled Area, the network and junctions are modelled in detail (e.g. simulation coding), including the representation of junction delay. Within external areas, links are coded using fixed speeds.

1.3.5 Public Transport Network

The public transport network consists of rail, bus and rail-based Park & Ride. The public transport model is timetable based and consists of a mix of services manually encoded and imported from General Transit Feed Specification datasets.

1.3.6 Modelled Time Periods

The GC3M highway model represents an average hour for the following time periods:

- AM peak hour - 08:00 to 09:00
- Inter peak average hour - 10:00 to 16:00
- PM peak hour - 17:00 to 18:00

The GC3M public transport model represents an average hour for the following time periods:

- AM average hour - 07:00 to 10:00
- Inter peak average hour - 10:00 to 16:00

PM average hour - 16:00 to 19:00

2 Forecasting Approach

2.1 Forecast Years

Future forecast year has been agreed with the Cotswold authorities and the Transport Working Group (TWG) prior to the commencement of forecasting work. The agreed forecast year is 2043, which represents the end of the plan period which is 15 years after assumed adoption in 2027.

The GC3M model already includes 2031, 2041, and 2046, so a new intermediate year will need to be created. Using 2043 has the added advantage of being consistent with the transport modelling forecast year for the Gloucester, Cheltenham and Tewkesbury Strategic Local Plan (SLP).

2.2 Model Time Periods

The main purpose of the future year modelling is to identify locations of stress within the network with the addition of local plan demand. As these will be identified at peak periods where there is additional demand on the network, this work will therefore make use of the GC3M modelled peak periods, namely:

- Highway
  - AM peak hour - 08:00 to 09:00
  - PM peak hour - 17:00 to 18:00
- Public Transport
  - AM average hour - 07:00 to 10:00
  - PM average hour - 16:00 to 19:00

2.3 Use of Variable Demand Modelling

The GC3M includes a Variable Demand Model (VDM) that assigns trip generation outputs to trip distribution and mode choice based on generalised travel costs. This allows both distribution and mode choice to adjust with forecast demand as future changes in demand or network conditions affect costs. For example, the VDM captures shifts in destination or mode to avoid congestion and enables reporting on changes in walking and cycling demand (though it does not assign routes for active modes).

The updated 2024 GC3M provides the baseline for assessing forecast Cotswold development scenarios. As such the 2024 demand matrix alterations and supply side updates will be incorporated into the forecast year models, which are currently developed from a 2019 GC3M VDM. On this basis, the core scenario VDM runs will be undertaken from the GC3M Foundation Case Scenario, as follows:

- GC3M Trip End Processing 2024-2043:
  - Derived from the difference between 2019-2043 and 2019-2024 to extract out the growth accounted for from the post-covid 2024 present year validation
  - Linear interpolation will be adopted if required to calculate growth between the available uncertainty log trajectory data and the available CTripEnd NTEM data sets (2021-2026, 2031-2036, 2041-2046)
- GC3M VDM run undertaken utilising:
  - GC3M Trip End Processing 2019-2043.

- Updated VDM parameter for 2043 (e.g. VOT and VOC)- based on GC3M spreadsheet "GC3M_Model Parameters_v0.9".
- NRTP22 growth - interpolated from the existing foundation case models.
- Fare *.tra file updated to represent real term growth to 2043- interpolated from the existing foundation case model.
- In summary the GC3M structure will remain consistent with the foundation case 2041 model with updates included for the change in forecast year (e.g. + 2 years) as well as the latest Uncertainty Log.

- Post VDM Adjustment:
  - Matrix growth derived from the GC3M VDM will then be applied to the 2024 models (AM/IP/PM) at a zonal level, using interpolation to account for the proportion of growth from 2024-2043 derived from the GC3M Trip End Processing and UL data.
  - Assignment undertaken utilising 2043 highway and PT networks - including 2024 present year updates and 2043 future changes.
  - Spatial strategies and sensitivities can then be tested incrementally from the 2043 core scenario.

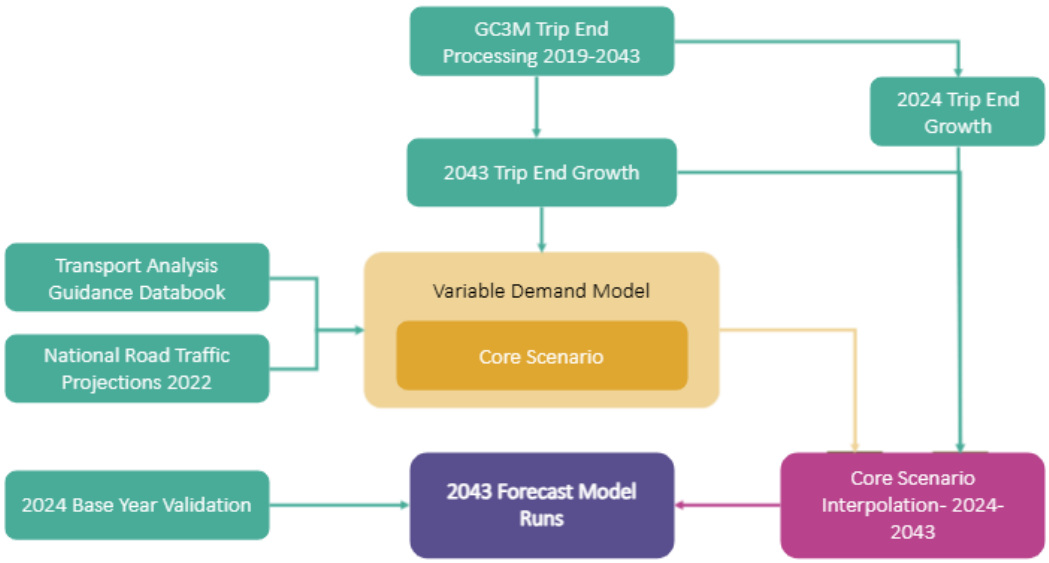


Figure 2-1: GC3M VDM Forecasting Methodology Overview

2.4 Forecasting Overview

Figure 2-2 below provides an overview of the Cotswold forecasting framework. These forecasts will form the foundation for the committed development and Cotswold spatial scenario trip generation, distribution, and modal split analysis.

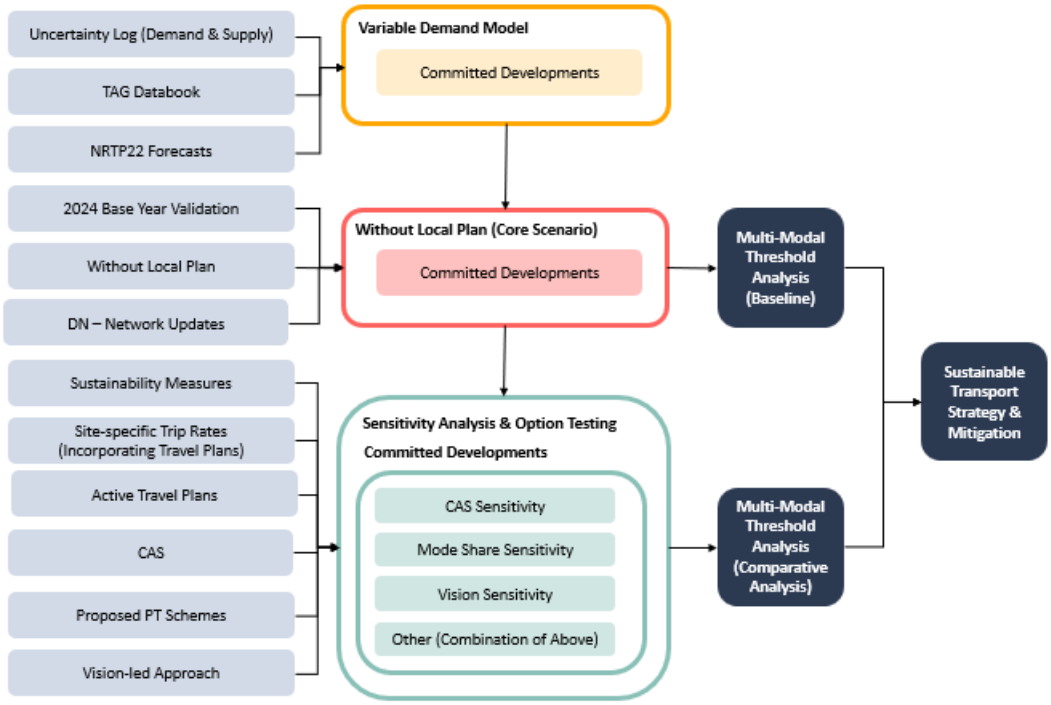


Figure 2-2: Forecasting Framework Overview

The development of the Without Local Plan (core) Scenario will be refined to incorporate assumptions that reflect local travel behaviour, particularly related to active travel and public transport.

These Without Local Plan (core) scenario model runs (see Chapter 3 for further details) will then feed into the scenario and sensitivity testing process. This will allow for testing some of the CAS, local uncertainty, Vision-led objectives, and non-core public transport schemes.

3 Without Local Plan Forecast Scenarios

This Chapter describes the approach taken to produce the Without Local Plan forecasts.

3.1 Uncertainty Log

The GC3M Uncertainty Log (version 2) has been prepared with input from the Local Authorities and AtkinsRealis to identify developments and transport schemes for inclusion in the Without Local Plan forecasts. In line with DfT TAG Unit M4, the core scenario reflects firm, funded policy commitments and published plans.

It includes all approved planning applications for residential and non-residential sites, detailing location (for zonal allocation), development quanta (dwellings or jobs), and predicted opening year. Where job numbers are unavailable, estimates are based on gross floor area and agreed look-up tables (e.g., Homes & Communities Agency). Large developments may be phased, and each entry is assigned a delivery likelihood rating (see Table 3-1 from DfT TAG Unit M4).

Probability of the Input	Status	Core Scenario Assumption
Near Certain: The outcome will happen or there is a high probability that it will happen.	• Intent announced by proponent to regulatory agencies. • Approved development proposals. • Projects under construction.	This should form part of the core scenario
More Than Likely: The outcome is likely to happen but there is some uncertainty.	• Submission of planning or consent application imminent. • Development application within the consent process.	This could form part of the core scenario
Reasonably Foreseeable: The outcome may happen, but there is significant uncertainty	• Identified within a development plan. • Not directly associated with the transport strategy/scheme but may occur if the strategy/scheme is implemented. • Development conditional upon the transport strategy/scheme proceeding. • A committed policy goal, subject to tests (e.g. of deliverability) whose outcomes are subject to significant uncertainty.	These should be excluded from the core scenario but may form part of the alternative scenarios
Hypothetical (H): There is considerable uncertainty whether the outcome will ever happen.	• Conjecture based upon currently available information. • Discussed on a conceptual basis. • One of several possible inputs in an initial consultation process. • A policy aspiration.	These should be excluded from the core scenario but may form part of the alternative scenarios

Table 3-1:Classification of Future Inputs (from DfT TAG Unit M4)

Uncertainty levels are influenced by factors such as planning status, political or commercial risks, policy impacts, and dependencies on other developments. Longer-term schemes typically carry greater uncertainty, so care is needed to avoid optimism bias. Determining these levels requires input from Local Authorities with local knowledge and experience.

In addition to demand (housing and employment developments), the Uncertainty Log records potential supply changes, including planned highway and public transport schemes. Like demand schemes, these are assigned a likelihood rating. Completed schemes are listed in Table 3-2, while Tables 3-3 to 3-6 summarise near-certain and more-likely highway, active mode, and public transport schemes for 2024–2043.

Highway Scheme Name
Elmbridge Transport Scheme, Gloucester
A417/A40 Barnwood Link
A40 Over Roundabout improvement (phase 2), Gloucester
Junction improvement A40 Longford roundabout, Gloucester
A38 Cross Key roundabout
West Cheltenham Transport Improvement P1 Arle Court
West Cheltenham Transport Improvement P2 (J11)
West Cheltenham Transport Improvement P3 Arle Court
West Cheltenham Transport Improvement P4 Arle Court
Arle Court Transport Hub (access improvements for all vehicles)
Twigworth Development Access (new roundabout on A38, and new roundabout within site)
Perrybrook Development Access (new roundabout on Court Road for site access)
Fiddington development A46/A438 mitigation
Innsworth Development Roundabout Improvement (new roundabout on A40)
Junction improvement A429 Cherry Tree junction, Cirencester
A46 / Kidnappers Lane, Cheltenham
M5 Gloucester Motorway Services
Land at Barnwood Link Road (Centre Severn – Barnwood)
Staverton crossroads junction (B4063 / B4634), Staverton
Highway improvement A435 corridor improvement, Bishops Cleeve
Highway improvement Thames Street / High Street, Lechlade on Thames
Junction improvement Highfield Hill including traffic calming, Lydney
Land west of Farm Lane, Shurdington. Site Access Junctions.
Parcel 3745, Land At Pirton Fields, Churchdown (new priority access junction)
Land At North Road West/Grovefield Way
M4 J16
M49 Avonmouth Junction
Land at Quedgeley Trading Estate
SA3 Land northeast of Draycott Cam - 3x site access junctions on Box Road, 1x site access junction on A4135

SA2 Land west of Stonehouse, site link road, and 3x new access points into development site

Table 3-2: Completed Highway Schemes (2019-2024)

Public Transport Scheme Name
Gloucester Transport Hub (includes new road layout, new junction access on Station Road, Gloucester, restricted access for Bruton Way)
Arle Court Bus Priority (Elmbridge Transport Scheme, Gloucester)
Cheltenham Transport Plan (new bus lanes)

Table 3-3: Completed Public Transport Schemes (2019-2024)

Highway Scheme Name	Probability
M5 J10 'all movements' access (including link road into Cyber Park)	More Than Likely
A38/A40 Coombe Hill Junction improvements	More Than Likely
A435 Cheltenham to Bishops Cleeve Cycleway Improvement Works, from Prince of Wales Stadium to Bishops Cleeve	More Than Likely
Gloucester to Cheltenham Cycle Route	More Than Likely
North West Cheltenham	Near Certain
West Cheltenham	Near Certain
Land At North Road West/Grovefield Way	Near Certain
Hunts Grove & Hunts Grove Extension - access points	Near Certain /More Than Likely
Land at Chesterton Farm, Cranhams Lane, GL7 6JP, Cirencester	Near Certain
A417 Missing Link	Near Certain
A46/Cheltenham Road Roundabout	Near Certain

Table 3-4: Future Core Scenario Highway Schemes (2024-2043)

Active Travel Scheme Name	UL Score
A38/A40 Coombe Hill Junction improvements	More Than Likely
A430 Llanthony Rd and St Ann Way (Southwest bypass) improvement, Gloucester)	Near Certain
Levelling Up Fund - Gloucestershire Sustainable Travel Corridor - 'Cycle Spine'	Near Certain / More Than Likely
Cheltenham Spa Railway Station Enhancements (includes cycle/pedestrian access onto A40 Landsdowne Road)	More Than Likely

Table 3-5: Future Core Scenario Active Mode Schemes (2024-2043)

Public Transport Scheme Name
A potential new station at Stonehouse Bristol Rd by Stroud District Council and Stonehouse Town Council
A new station just north of Standish Junction
A possible new bay platform at Cheltenham station
Extending the freight loop at Ashchurch for Tewkesbury south to create a third platform on the station

Midlands Rail Hub

Table 3-6: Future Potential Public Transport Schemes (2024-2043)

Table 3-7 shows the total number of dwellings per district as taken from the Uncertainty Log *(250911_GC3M_UncertaintyLogUpdate_v2.0).*

District	Total dwellings post 2019
Cheltenham	8,665
Cotswold	3,437
Forest of Dean	7,061
Gloucester	3,712
Stroud	16,257
Tewkesbury	15,147
Total	54,279

Table 3-7: Total dwellings post 2019 by district

The construction of an agreed and reliable Uncertainty Log is a key component of the future year modelling. Therefore, the final Uncertainty Log will be discussed in forthcoming TWG meetings.

3.2 Without Local Plan (Core) Scenario

A Without Local Plan core scenario will be built to test the central assumptions for future demand; it provides a common comparator against which to assess all projects and options against. Therefore, it is critical that it is built on published plans, reflects "firm and funded" government policy commitments, uses central projections of key demand drivers, is unbiased, is coherent and self-consistent, and is realistic and plausible.

The core scenario is not necessarily the most desirable scenario. It is one that reflects historic trends with regards to drivers of demand. It does not introduce fundamental shifts in the drivers of demand, or major technological, environmental or economic changes.

For the core scenario, growth will be unconstrained. For the purposes of the core scenario, those entries in the Uncertainty Log classed as "near certain" or "more than likely" will be used. This will apply to both the future demand and transport schemes identified in the Uncertainty Log. Additional trips will be calculated using the TEMPro Alternative Scenario functionality. The core scenario will use standard assumptions on growth and other trends, so will use national assumptions from the TAG Data Book regarding value of time, forecast fuel consumption and forecast non-fuel costs.

Heavy Good Vehicle demand will likely be uplifted from the 2019 base year to the proposed future year (2043) using the DfT National Road Traffic Projections 2022.

3.3 Alternative Scenarios

Whilst the Without Local Plan (core) Scenario is intended to form a sensible, consistent "common comparator", it is acknowledged that there are often significant and hard to quantify uncertainties associated with forecasting. If these uncertainties play out in practice, the forecasting should be able to show the viability of proposed mitigation. It is therefore important not to focus solely on the core scenario but to consider the wider "what if" scenarios.

The CAS are a set of seven pre-defined, cross-modal scenarios set out in DfT's TAG, used to explore national levels of uncertainties in transport forecasting and appraisal. These scenarios are designed to provide more depth than the standard High and Low Growth scenarios, and they consider factors like economic and demographic growth, regional imbalances, technological change and decarbonisation. The DfT's TAG Uncertainty Toolkit provides a description of each CAS, whilst the CAS Databook provides detailed assumptions and inputs for modelling each scenario. Each CAS alters various demand 'levers' within the model including trip generation (via TEMPro datasets), vehicle operating cost, value of time and car occupancy parameters. We recommend applying the specific CAS scenarios listed in Table 3-8.

Scenario	Narrative "This scenario captures a future where…."	Core Features or Components
High Economy	… productivity growth returns to its long-term trend, and people become richer than we currently expect. Migration, and population in general, increases above official forecasts.	**GDP:** 10% higher in 2050 relative to core assumptions **Population** - GB total reaches 77.7m by 2050 **Employment** - 12% higher in 2050 relative to core assumptions
Low Economy	… productivity growth fails to return to historic levels and inwards migration is subdued, causing low levels of total population growth.	**GDP:** 31% lower in 2050 relative to core assumptions Population - GB total reaches 64.6m by 2050 **Employment:** 7% lower in 2050 relative to core assumptions
Regional	…people leave London, the South East and the East of England in search of more affordable housing. As a result, there is lower employment and population growth in these regions relative to the rest of the country. Areas outside of the South increase their relative level of competitiveness through an increase in productivity.	**Population/ Households/ Employment:** Core redistributed, so that regions outside London, the South East and the East of England grow at least the growth rate of the whole country, if not already higher. London, the South East and the East of England are then adjusted downwards, so that the whole country's growth rate is maintained.
Behavioural Change	… people embrace new ways of working, shopping and travelling. Important behavioural trends which have emerged in recent years accelerate, in part because of the Covid-19 pandemic, which include: changes in the travel behaviour of young people; increased flexible working; and increased online shopping.	**Trip Rates:** Extrapolation of existing trip rate trends by purpose, meaning overall trips continue to fall, although some purposes do increase **Licence Holding:** Reduced rates among younger cohorts throughout forecast period Light Goods Vehicles, vans trips - increased, reflecting reductions in shopping trips and an increase in deliveries from online shopping.

Technology	.. road travel becomes far more attractive and accessible to road users because of a high take-up of connected autonomous vehicles (CAVs), which enter the fleet in the 2020s and make up to 50% of it by 2047.	**Trip Rates:** Elderly trips rates increase after 2031 **Licence Holding:** Rates increase after 2031 to over 92% by 2061, reflecting improved accessibility due to availability of CAVs **Electric Vehicles:** High uptake Value of time – perceived time cost of travel falls **Car Occupancy:** Reduced to account for zero occupancy (empty running) trips.
Vehicle-led Decarbonisation	… there is a high take up of electric and zero-emission vehicles (ZEVs). Tailpipe emissions fall. There is no intervention by government to increase electric vehicle costs, resulting in increasing road traffic.	**Electric Vehicles:** High uptake for both cars and freight, with no adjustment made to current costs **Public transport:** reduced as electric vehicles have a cost advantage
Mode-balanced Decarbonisation	… there is a high take up of electric and zero-emission vehicles (ZEVs). Tailpipe emissions fall. An unspecified intervention leads to electric vehicle costs being equalised with petrol and diesel costs, so that public transport modal share is maintained.	**Electric Vehicles:** High uptake for both cars and freight, with running costs (fuel and non-fuel) equalised to internal combustion engine vehicles. **PT:** Modal share higher than the core.

Table 3-8: Description of Common Analytical Scenario (Source TAG Uncertainty Toolkit)

A proportionate approach will be taken to sensitivity testing of national uncertainty - focusing on scenarios most relevant to the Local Plan context. While TAG is primarily designed for scheme appraisal and central government business cases, it is recognised that applying a forecast range can add value to Local Plan assessments. Of the CAS, those with the most relevance include Behavioural Change (e.g. increased flexible working and online shopping), and the two Decarbonisation Scenarios, which assess variations in electric vehicle uptake and the associated impact on public transport use. In line with, the core scenario VDM runs, CAS scenarios will be derived as follows:

- GC3M Trip End Processing 2024-2033/43:
  - CTripEnd NTEM CAS data sets will be adopted as an alternative data set to derive 2024, 2033 and 2043 sensitivity forecasts.
- GC3M VDM run undertaken utilising:
  - The core scenario runs with adjusted trip end forecasts, CAS NRTP22 growth assumptions and where required adjusted TAG parameters.
- Post VDM Adjustment:

- The relative change between NTEM core and CAS forecasts will be assessed and additional constraint factors will be applied to achieve the associated relative change to trip ends for AM, IP, PM modelled periods.

3.4 List of Scenarios (Without Local Plan)

Table 3-9 below outlines the proposed full list of future year scenarios without the local plan and the description and explanation of their purpose.

Scenario Name	Type	Description / Purpose
Without Local Plan (2033, 2043)	Core	Future Year comparator scenario as per standard DfT best practice including committed schemes and developments. This will be mot be constrained to the National Trip End Model. See section 3.2.
Behavioural Change (2043)	Sensitivity Test	To reflect national uncertainty regarding post covid trends regarding home working and shopping to provide a forecasting range with the core scenario. See section 3.3.

Table 3-9: Table of Future Year Scenarios without Local Plan

4 Preferred Spatial Option Forecasting Approach

4.1 Overview & Methodology

Chapters 2 and 3 outline the methodology for the Without Local Plan Core Scenario. The outputs from this model run will then feed into the Preferred Spatial Option testing, as shown in Figure 4-1.

As the Preferred Spatial Option includes a defined level of committed development, a Core Minus Scenario has been developed to isolate and assess the transport impacts of the proposed distribution of growth across the Cotswold area. To achieve this, the proposed Preferred Spatial Option allocations are applied to a 2043 Core Minus demand matrix. This 2043 Core Minus Scenario captures all forecasted growth between 2024 and 2043 except development within the study area. It includes:

- **Background Growth:** Across the external area and the wider Gloucestershire area will be derived from the 2043 Core scenario model
- **Cotswold Development Growth**: Will be set back to 2024 base year demand levels.

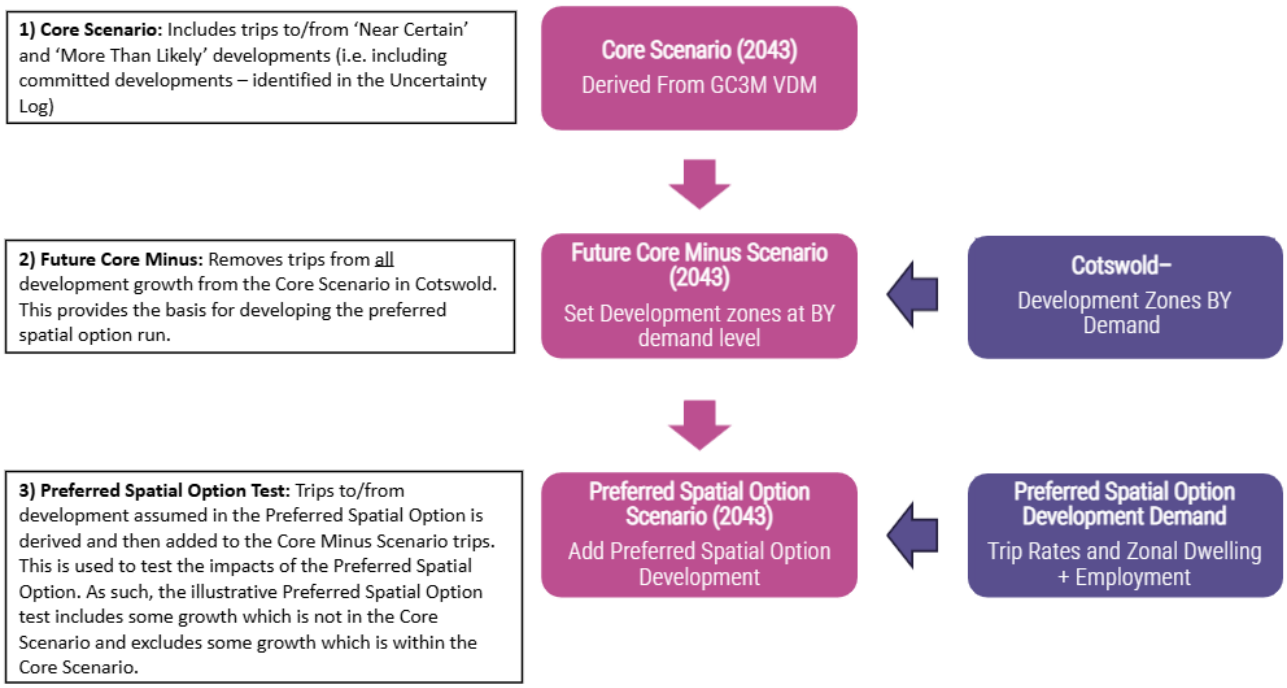


Figure 4-1: GC3M Preferred Spatial Option Forecasting Methodology Overview

Preferred Spatial Option developments will then be forecasted using site-specific trip rates to produce a Local Plan development matrix. The demand distributions for these sites will be taken from existing zones and adjacent zones from the Core Scenario model. Table 4-1 provides a summary of the Core Scenario, Future Core Minus and Preferred Spatial Option forecast model specifications.

Scenario	Background Growth	Cotswold COMMITTED development Growth	Local Plan Sites
Core (without local plan)	Yes	Yes, derived from GC3M UL	No
Future Core Minus	Yes	No	No
Preferred Spatial Option (PSO)	Yes	Yes	Yes, illustrative

Table 4-1: Future year growth specifications - Core Scenario, Future Core Minus and Preferred Spatial Option

5 Conclusion

5.1 Conclusion

This Technical Note describes the GC3M model, with a focus on issues relating to forecasting, and outlines the key aspects of the Without Local Plan forecast modelling process for the Transport Evidence Base for the Cotswold. It also highlights the areas that will require confirmation before modelling commences.

This page is intentionally left blank



Strategic and Local Plan

Trip Rates Technical Note

CITY SCIENCE
delivering decarbonisation

Date issued:	13/07/2026
Document status:	Final
Version number:	1.1

Prepared by:

Chris Richman MSc	Graduate Transport Modeller
Eva Douligeri MEng MSc	Senior Transport Consultant
David Battershill BSc MSc	Associate Director - Transport Planning & Modelling

Reviewed & Approved by:

Karl Jarvis MSc	Director

DRAFT

This Report has been prepared by City Science Corporation Limited with reasonable skill, care and diligence. This Report has been prepared for Tewkesbury Borough Council and should not be shared with any third parties, nor reproduced in whole or in part, without the prior written approval of City Science Corporation Limited.

Contents

1 Overview 3
1.1 Introduction 3
1.2 Application of the Variable Demand Model and V&V trip rates 3
1.3 Internalisation 4
1.4 Trip Rates - Residential 4
1.5 Trip Rates - Employment 5
2 Preferred Spatial Option 7
2.1 SLP 7
2.2 Cotswold 12
3 Application of Trip Rates 16
3.1 SLP 16
3.2 Cotswold 37
4 Trip Rate Comparison and Justification 57
4.1 Trip Rate Comparison 57
4.2 Trip Rate Justification 59
4.3 Benchmarking 59
4.4 Conclusion 61

DRAFT

1 Overview

1.1 Introduction

This Technical Note provides an overview of the calculation and application of trip rates for the transport modelling of the Preferred Spatial Option (PSO) for the Regulation 19 submission transport evidence bases for the Strategic Local Plan (SLP) (Gloucester, Cheltenham and Tewkesbury) and Cotswold Local plan. It should be noted that the same trip rates and approach have been applied across these local plans except for business park trip rates, following feedback with National Highways.

Section 1 of this TN describes the broad application of the trip rates in relation to the variable demand model, internalisation, as well as detailing the residential and employment trip rates used.

Section 2 show the location and quantum of the residential and employment development forming the PSO

Section 3 provides a more detailed breakdown of how the residential and employment trip rates have been applied by geographic area for strategic sites across each local plan area.

Section 4 of this TN provides a comparison between the trip rates applied for PSO for SLP and Cotswold and other local comparator trip rates from other local plans and studies.

This TN should be read in conjunction with the following reports:

- SLP Spatial Option Assessment Technical Note and Appendices, the Forecasting Output Technical Note and the Vision and Validate Technical Note.

1.2 Application of the Variable Demand Model and V&V trip rates

Prior to the modelling of the PSO, the spatial option modelling stage was undertaken for the SLP, with the aim of informing the selection of the PSO. For the spatial option modelling, two sets of model runs were undertaken on each spatial option using the following two trip rates:

a) Standard trip rates – these represent a standard approach (akin to the more traditional predict and provide approach) and therefore a worst case regarding the number of generated car trips.
b) V&V trip rates – these represent a lower car trip rate, reflecting a vision and validate approach where broadly a 20% reduction in car mode share was assumed, corresponding to a shift to more sustainable modes of transport.

The application of the V&V trip rates for the spatial option modelling provided a suitable forecasting range, helping to show what could be achieved in line with a vision focused on more sustainable transport. This was instead of running the variable demand model for each spatial option test, given the number of model scenarios and time it would have taken.

For the PSO modelling (as well as for intervention testing) only the standard trip rates have been used alongside the application of the Gloucestershire Countywide Multi-Modal Model's (GC3M) calibrated Variable Demand Model (VDM). The GC3M's VDM allows for the redistribution of trips and shift to more sustainable modes. The shift away from car to more sustainable modes will only become apparent in the intervention testing.

1.3 Internalisation

For the modelling of the PSO, no internalisation reduction factor has been applied for the new development sites forming the PSO. This could therefore be considered a worst-case regarding traffic impacts.

1.4 Trip Rates - Residential

Table 1-1 shows peak hour vehicle residential trip rates, including 2-way totals, by direction and further split by vehicle type (Car, LGV, OGV), which were used for the PSO modelling for SLP and the Cotswold local plan. The trip rates are further categorised by the following three location types: Residential; Residential Isolated; and Village, reflecting the differing travel behaviour and car dependency associated with each location type.

Category	Period	Vehicles			Car		LGV		OGV	
		Arrivals	Departures	2-Way	Arrivals	Departures	Arrivals	Departures	Arrivals	Departures
Residential	AM (08:00 - 09:00)	0.120	0.313	**0.43**	0.109	0.289	0.009	0.023	0.002	0.001
	IP (Avg 10:00-16:00)	0.148	0.143	**0.29**	0.125	0.121	0.021	0.021	0.002	0.002
	PM (17:00 - 18:00)	0.293	0.145	**0.44**	0.263	0.130	0.029	0.014	0.001	0.001
Isolated Residential	AM (08:00 - 09:00)	0.124	0.349	**0.47**	0.113	0.326	0.010	0.022	0.001	0.001
	IP (Avg 10:00-16:00)	0.155	0.149	**0.30**	0.132	0.126	0.022	0.022	0.001	0.002
	PM (17:00 - 18:00)	0.309	0.164	**0.47**	0.268	0.143	0.040	0.020	0.001	0.001
Village	AM (08:00 - 09:00)	0.164	0.416	**0.58**	0.142	0.386	0.019	0.025	0.003	0.005
	IP (Avg 10:00-16:00)	0.159	0.153	**0.31**	0.137	0.131	0.021	0.021	0.001	0.001
	PM (17:00 - 18:00)	0.342	0.166	**0.51**	0.318	0.151	0.023	0.014	0.001	0.001

Table 1-1: Trip Rates (per dwelling per hour) by location category and mode

1.5 Trip Rates - Employment

Table 1-2 presents the peak hour vehicle employment trip rate, including 2-way totals, by direction and further split by vehicle type (Cat, LGV, OGV), covering the AM peak (08:00–09:00), inter-peak (average hourly), and PM peak (17:00–18:00) periods. Separate rates are provided for each employment land use category, Business Park (B1), Industrial Estate (B2), and Warehousing (B8), reflecting the differing travel patterns and shift structures associated with each use type. The employment land was provided by the local authorities in hectares; these were then converted for each site to Gross Floor Area using the conversion assumptions in GCC's GC3M uncertainty log.

In collaboration with National Highways (NH), separate business park TRICs datasets were developed for the Cotswolds and SLP studies to derive the AM and PM peak hour trip rates. The Cotswolds study utilised pre-COVID site selections (10 sites) to inform a robust assessment of the highway impacts associated with Business Park employment development. For the SLP study, which encompasses larger population centres, a small proportion of post-COVID survey data (3 sites) was incorporated to supplement the pre-COVID dataset.

Category	Period	Vehicles			Car		LGV		OGV	
		Arrivals	Departures	2-Way	Arrivals	Departures	Arrivals	Departures	Arrivals	Departures
Business Park (Cotswold)	AM (08:00-09:00)	1.512	0.127	**1.64**	1.475	0.100	0.034	0.022	0.003	0.005
	IP (Avg 10:00-16:00)	0.126	0.161	**0.29**	0.107	0.139	0.016	0.017	0.004	0.004
	PM (17:00-18:00)	0.126	1.290	**1.42**	0.116	1.269	0.007	0.018	0.003	0.003
Business Park (SLP)	AM (08:00-09:00)	1.367	0.120	**1.49**	1.334	0.094	0.031	0.021	0.002	0.005
	IP (Avg 10:00-16:00)	0.126	0.161	**0.29**	0.107	0.139	0.016	0.017	0.004	0.004
	PM (17:00-18:00)	0.124	1.186	**1.31**	0.114	1.167	0.007	0.017	0.003	0.002
Industrial Estate	AM (08:00-09:00)	0.371	0.063	**0.43**	0.269	0.063	0.078	0.064	0.024	0.018
	IP (Avg 10:00-16:00)	0.221	0.237	**0.46**	0.128	0.144	0.068	0.068	0.025	0.025
	PM (17:00-18:00)	0.119	0.344	**0.46**	0.083	0.290	0.024	0.043	0.012	0.011
Warehousing	AM (08:00-09:00)	0.083	0.040	**0.12**	0.048	0.013	0.012	0.006	0.023	0.021

Category	Period	Vehicles			Car		LGV		OGV	
		Arrivals	Departures	2-Way	Arrivals	Departures	Arrivals	Departures	Arrivals	Departures
	IP (Avg 10:00-16:00)	0.057	0.068	**0.12**	0.026	0.034	0.009	0.010	0.022	0.024
	PM (17:00-18:00)	0.045	0.081	**0.13**	0.020	0.060	0.005	0.005	0.020	0.016

Table 1-2: Employment Trip Rates (trips per 100sqm GFA) by location category and mode

DRAFT

2 Preferred Spatial Option

2.1 SLP

2.1.1 Residential Developments

The residential development sites are grouped into three location type categories, each with different trip rates, namely, Strategic Sites, Service Village Sites, and Rural Settlements.

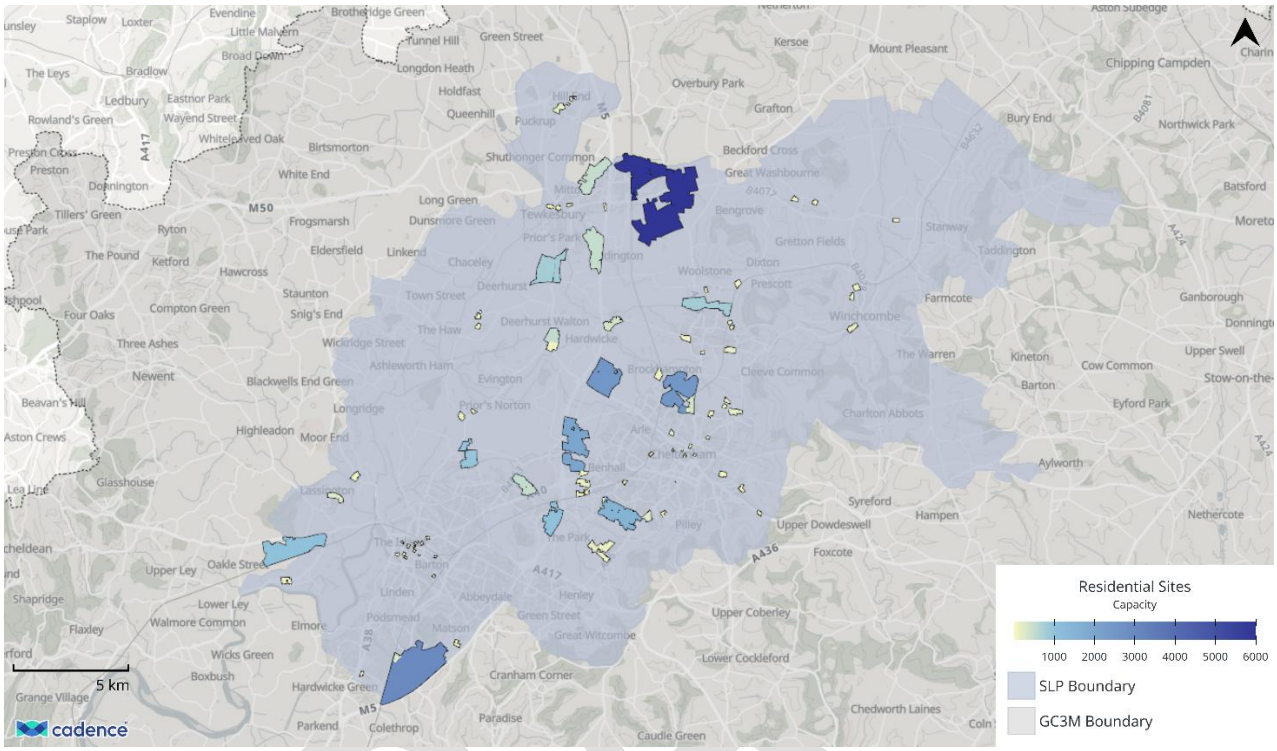


*Figure 2-2*Figure 2-1 shows the split in dwellings for the SLP PSO into the three different location types. Table 2-1 tabulates the residential development sites included in the PSO into each location type category, forming a total of 30,814 dwellings.

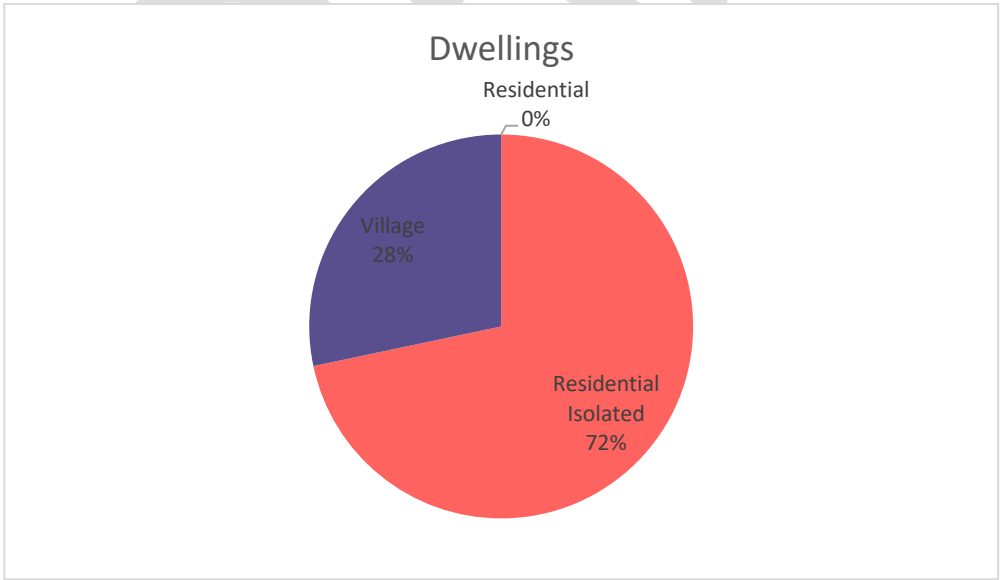


Figure 2-1: Dwellings by Location Type Trip Rate Category

Trip Rate	Dwellings
Residential	0

Residential Isolated	22,090
Village	8,724
Total	**30,814**

Table 2-1: Dwelling Totals by Location Type Trip Rate Category

Strategic Sites are large-scale allocated housing developments, with 500 dwellings or more, which are expected to generate significant levels of new travel demand. Service Village Sites comprise smaller allocations within established settlements that benefit from existing services and facilities, whilst Rural Settlement sites represent minor allocations in less accessible locations with limited onward connectivity.

Figure 2-2 show the location of the SLP residential development sites in the PSO by number of dwellings. Table 2-2 provides the breakdown of the residential development sites regarding number of dwellings for each location.

Given the scale of trip generation associated with large residential developments, this TN provides a more detailed analysis in section 3, of the trip generation for the Strategic Sites.

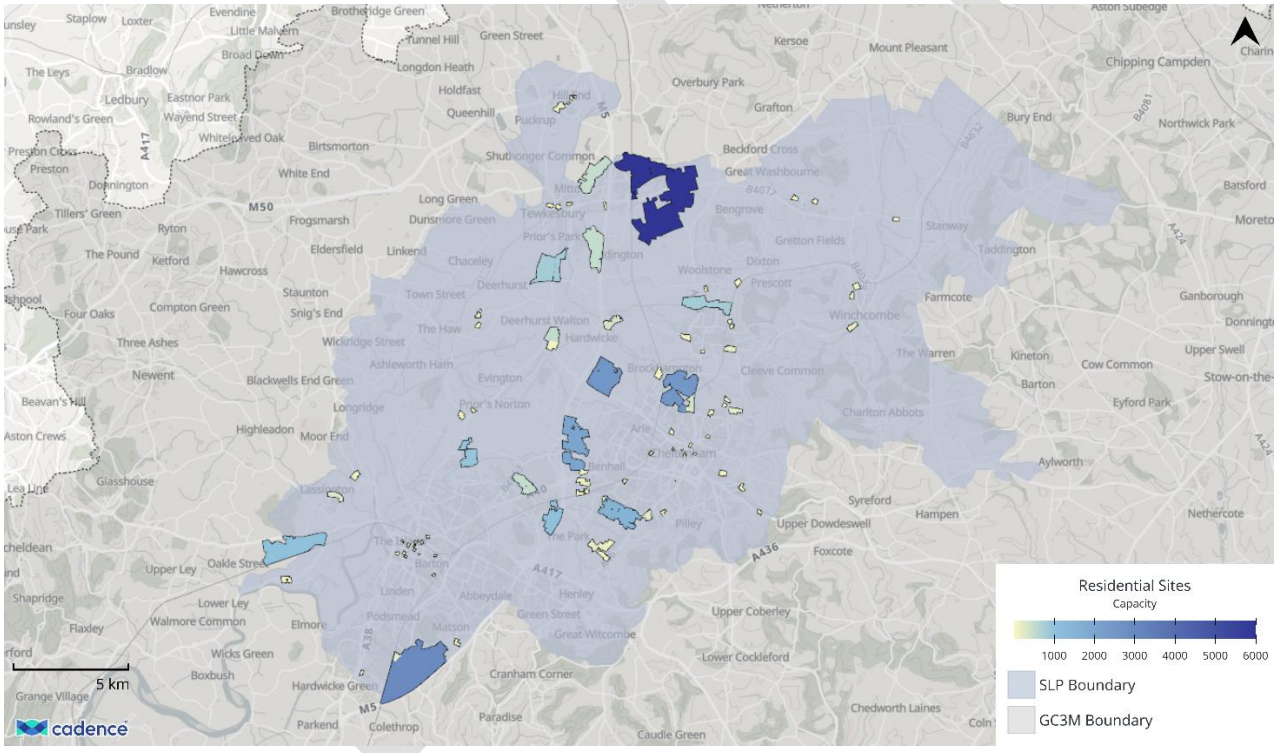


Figure 2-2: SLP PSO Residential Sites Development Size

Site	Dwellings	Description
West Gloucester	1000	Strategic Sites
East of Churchdown	1000	Strategic Sites
North Churchdown	500	Strategic Sites
South Cheltenham	1500	Strategic Sites
Land north of Bishops Cleeve	800	Strategic Sites
Land at Walton Cardiff	500	Strategic Sites
Tewkesbury Garden Communities	6000	Strategic Sites
Land at Mitton	500	Strategic Sites
Land east of Swindon Village	2500	Strategic Sites
Safeguarded Land	2000	Strategic Sites

Site	Dwellings	Description
Land adjoining North West Cheltenham	2500	Strategic Sites
Land south of Tewkesbury	800	Strategic Sites
East Twigworth	942	Strategic Sites
Land at Whaddon	3000	Strategic Sites
Part of Normansbrook Farm, Sandy Pluck Lane	128	Rural
Land at Apperley	57	Rural
Land at Gabb Lane Apperley	14	Rural
Land off Shutter Lane, Gotherington, GL52 9ED	34	Rural
Grange Farm , Coombe Hill (site A)	530	Rural
Land opposite Elms Farm , Minsterworth	54	Rural
Land at Elms Farm, Minsterwoth	55	Rural
Land between A48 and Church Lane, Minsterwoth, GL2 8JH	54	Rural
Land to the rear of former Kings Head	42	Rural
GL29LY Norton Site 2	85	Rural
Land off Badgeworth Lane, Shurdington, GL51 4UQ	158	Rural
Land off Lambert Avenue, Shurdington, Cheltenham	91	Rural
Land west of Toddington Village Hall	55	Rural
Land at Greenacre, Hill End, Twyning, Tewkesbury, Gloucester, GL20	14	Rural
Woodmancote Park Homes, North, Woodmancote	41	Rural
Woodmancote Park Homes, South, Woodmancote	37	Rural
Land on the south side of Dibden Lane, Alderton, Tewkesbury, Gloucestershire	51	Rural
Land to the south of Gretton Road, Gotherington	65	Rural
Land between Court Drive and School Road, Apperley	55	Rural
Land off Beckford Road, Alderton	59	Rural
Land North OF Brockeridge Road	160	Rural
Land at Hill End Farm, Twyning	10	Rural
Land south of Two Hedges Road, Bishop's Cleeve	178	Rural
Land at Coombe Hill	69	Rural
Land north of Badgeworth Lane, Shurdington	104	Rural
Land at Longlands, Shurdington Road	56	Rural
Land South of Badgeworth Lane	218	Rural
Fair Acres, Badgeworth Lane	42	Rural
Corndean Lane, Winchcombe	153	Rural
Land between Greet Road and Gretton Road, opposite Winchcombe School, GL54 5LB	100	Rural
Land at Kyderminster Road	66	Rural
Land at Hill End Farm, Twyning	21	Rural
Land at Hill End Farm, Twyning	9	Rural
Land lying to the south of Stoke Road, Bishops Cleeve	94	Rural
Land at 105 Cheltenham Road, Bishop's Cleeve	21	Rural
Land west of A435 and south of Stoke Orchard Road, Bishops Cleeve	50	Rural
Land at Brizen Farm	239	Rural
Land east of Woodleigh Field, Highnam	264	Rural
Land to the south of Stoke Road, Cheltenham, GL52 7SB	362	Rural
Land west of the A417, Maisemore	92	Rural
Land to the north-west of Ledbury Road, Maisemore	58	Rural
GWRSA Socal Club	35	Rural
Colwell Youth & Community centre	25	Rural
Spread Eagle Court, Lower Northgate Street	30	Rural
Above Wilkinson, 74-78 Northgate Street	60	Rural
Land off lower Eastgate Street	15	Rural

Site	Dwellings	Description
Former Health Centre, Hatherley Road	15	Rural
Land East of Sneedhams Road (aka Land South of Winneycroft Allocation)	35	Rural
67-69 London Road	60	Rural
Site south of Winnycroft	55	Rural
Upper Floors of the Oxbode	40	Rural
Greater Blackfriars - Former Fleece Hotel	30	Urban
Land south of homeground road	200	Urban
Portland Street	50	Urban
Land south of Glenfall Way	28	Urban
Land south east of Ham Road	13	Urban
210 Hatherley Road	39	Urban
Commercial Street Car Park	7	Urban
Cakebridge Place	34	Urban
Sherborne Place Car Park	20	Urban
Rear of High Street Car Park	20	Urban
55 Northgate Street	5	Urban
Land north of Branch Road, west of Grovefield Way	149	Urban
Land off Badgeworth Road, south of North Road West	119	Urban
Land between A40 and Bamfurlong Lane (west)	114	Urban
The Paddocks, Swindon Lane	74	Urban
Land at Hunting Butts (east), Evesham Road	367	Urban
Land east of Cheltenham Racecourse 2, Park Lane	41	Urban
Land north of Park Lane	63	Urban
Land off New Barn Lane 3 (south of Racecourse)	46	Urban
Land at the Hayloft (west), The Reddings / Badgeworth Road	71	Urban
The Maples, The Reddings	11	Urban
Land at The Hayloft (west/south), The Reddings	46	Urban
Land at Sunnyfield Lane (west)	29	Urban
Land off Oakhurst Rise	26	Urban
Land west of Dowdeswell Park, London Road, Charlton Kings, Cheltenham, GL52 6UG	48	Urban
Maenan Stud, Brockhampton Lane	69	Urban
Parsons Piece, Swindon Village	115	Urban
Land East of Kidnappers Lane	22	Urban
Land at Brailsford House (Parker Court)	16	Urban
The Briars, The Reddings	48	Urban
Land at The Vineyards Industrial Estate	84	Urban
Hardwick Campus, University of Gloucestershire, Cheltenham	95	Urban
Cavendish House, Cheltenham	50	Urban
12-16 Quay Street	10	Urban
The Lodge, 19 Brunswick Square	20	Urban
Former Argos	60	Urban
NEM House	10	Urban
60 Kings Walk	20	Urban
Southgate Moorings	40	Urban
Station Hotel	20	Urban
PCC land at Waterwells	50	Urban
Land at Shaw Green Lane, Prestbury	189	Urban
Land adjacent to Alderman Knight School, Ashchurch Road, Tewkesbury	57	Urban
Healings Mill, Quay Street, Tewkesbury (site C)	5	Urban
Healings Mill, Quay Street, Tewkesbury (site B)	5	Urban

Site	Dwellings	Description
Healings Mill, Quay Street, Tewkesbury (site D)	8	Urban
Healings Mill, Quay Street, Tewkesbury (site A)	5	Urban
Bishop's Walk / Spring Gardens, Tewkesbury	63	Urban
Former MAFF site, Tewkesbury	45	Urban
Healings Mill, Mill Buildings, Tewkesbury	21	Urban
Part of West Quay, The Dock	80	Urban

Table 2-2: List of Residential sites in SLP PSO

2.1.2 Employment Developments

Error! Reference source not found. and

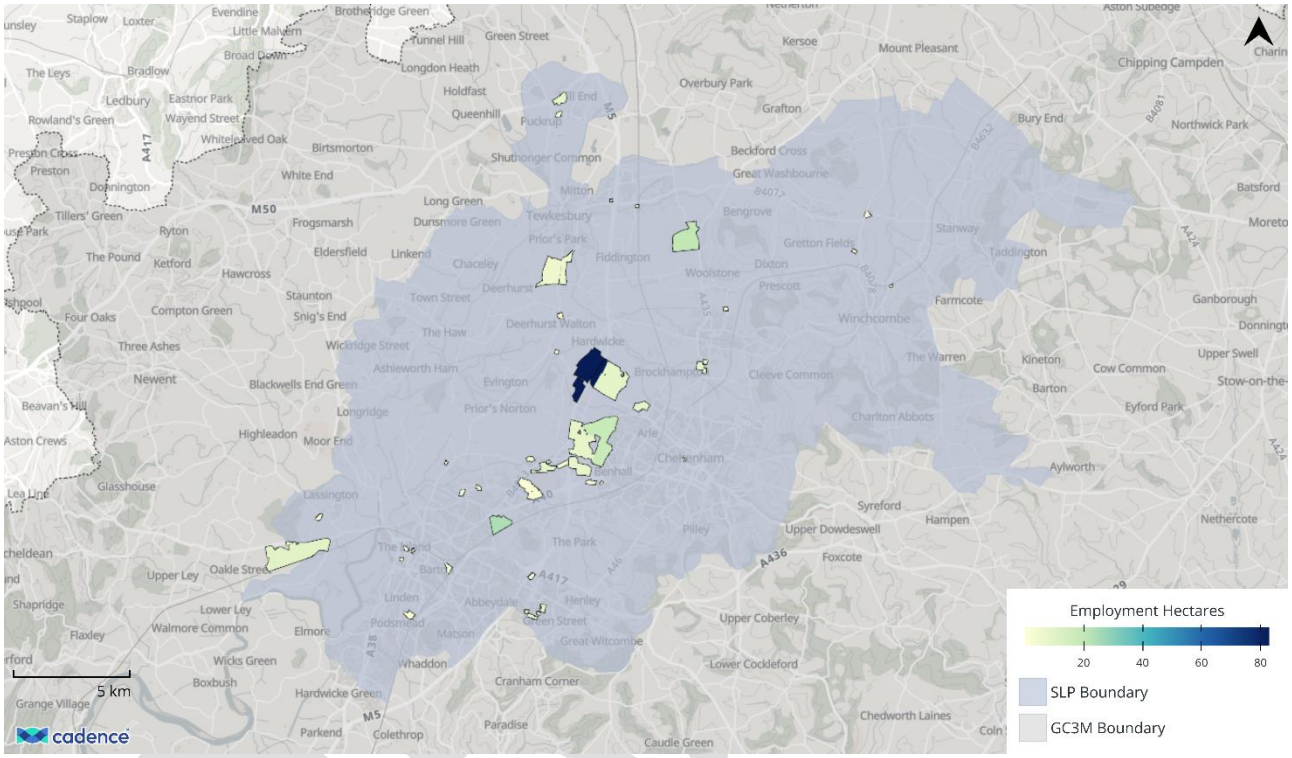


Figure 2-3 show the employment sites and corresponding employment land area in hectares included in the PSO. Employment development land in the PSO totals 252.7 hectares.

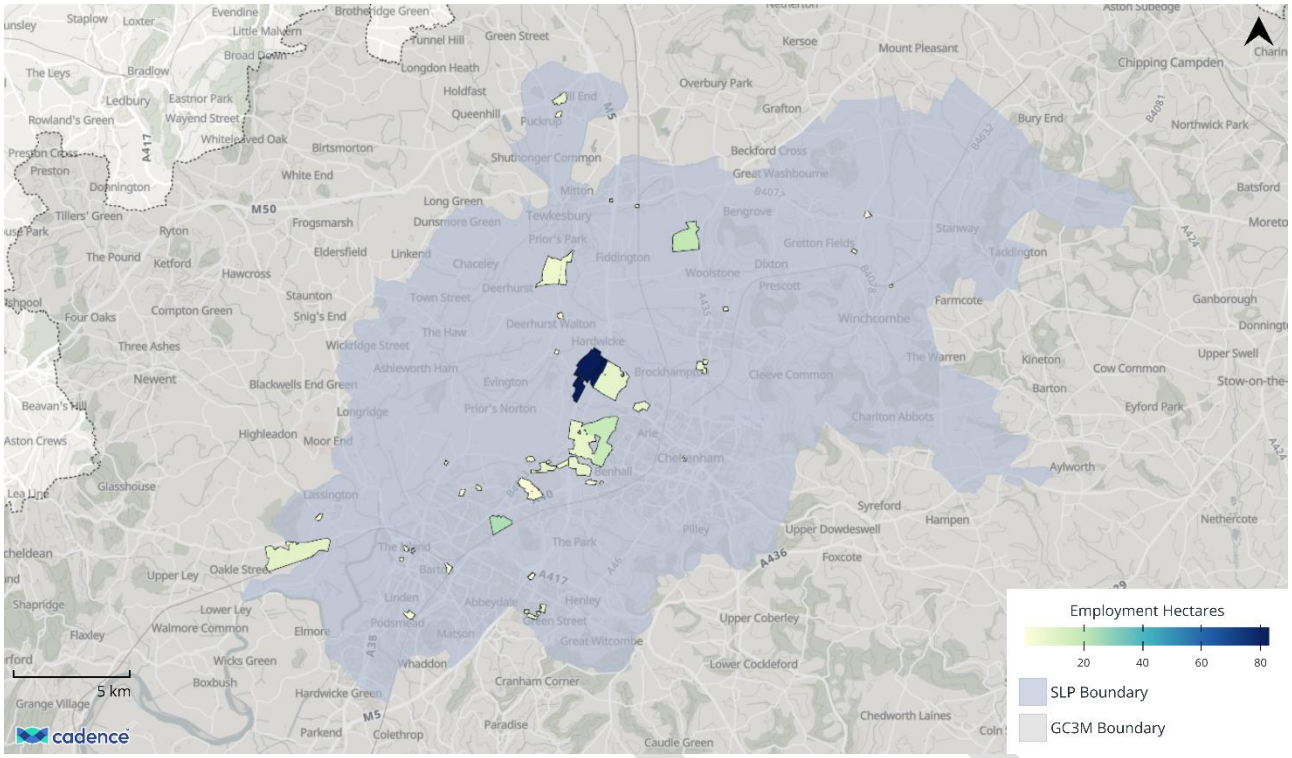


Figure 2-3: Employment Sites and Employment Hectares

Site	Employment Hectares
Ashville Business Park	2.61
Bamfurlong Industrial Park	0.51
Blackridge Sports & Community Hub	0.35
Brockeridge Business Park	7.91
Cleeve Business Park	7.63
Duddage Farm Business Park	1.37
Fleece Hotel and Longsmith Street Carpark	0.21
Former Quayside House, Blackfriars	0.15
Gloucester Business Park	7.35
Highfield Farm	2.16
Highnam Business Centre	2.28
Homelands Farm	0.92
Innsworth & Twigworth	3.50
Isbourne Business Centre	0.00
Knightsbridge Business Centre	0.85
Land adjoining North West Cheltenham	8.78
Land at Cheltenham Walk	0.68
Land at Gloucestershire Airport	9.24
Land at Pamington, Tewkesbury	0.00
Land between Smow Farm and Claydon House Farm, Tewkesbury	0.00
Land east of Bamfurlong Lane Staverton	3.73
Land North West of M5 J10	83.01
Land north-west of Grovefield Way	2.20
Land south of Hatherley Lane	0.86
Land south of Tewkesbury	5.87

Land south of Triangle Park	1.68
Malvern View Business Park	0.00
Meteor Business Park	0.00
Newton Farm Business Park, Fiddington, Ashchurch	0.51
North Brockworth	2.48
North Churchdown	2.05
North West Cheltenham	8.79
Orchard Industrial Estate	2.78
Park Farm Industrial Estate	0.85
Part of West Quay, the Docks	0.32
Safeguarded Land	8.35
South Churchdown	23.76
Tewkesbury Business Park	0.34
Tewkesbury Garden Communities Future Employment Area	20.00
Twigworth Court	0.51
Twittocks Farm	0.00
West Cheltenham	18.00
West Gloucester	9.81
Withytrees Farm	0.34

Table 2-3: List of Employment Sites in SLP PSO

2.2 Cotswold

2.2.1 Residential Developments

Figure 2-4 shows how the number of dwellings are split between the location type trip rate categories for all PSO developments across the Cotswold, including the sites with less than 500 dwellings.

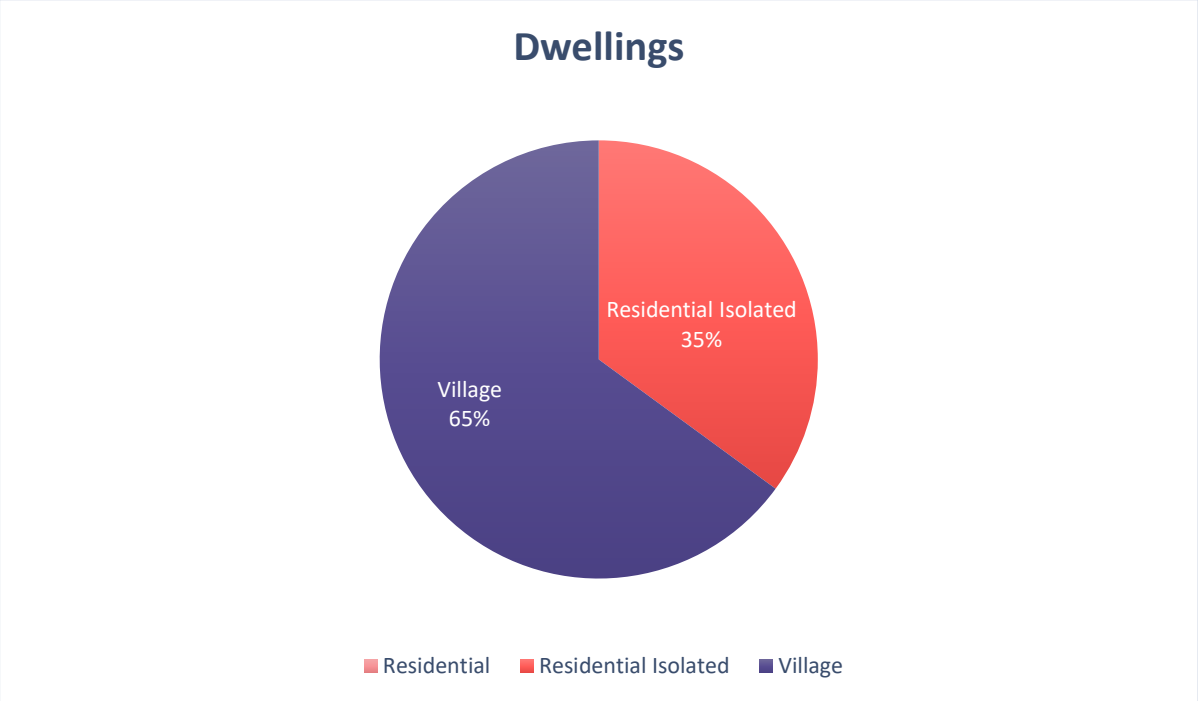


Figure 2-4: Dwellings by Location Type Trip Rate Category

Trip Rate	Dwellings
Residential	0
Residential Isolated	6,609
Village	12,250
Total	**18,859**

Table 2-4: Dwelling Totals by Location Type Trip Rate Category

Table 2-5 presents the eleven strategic residential development sites included in the Cotswold PSO, accounting for a total of 10,760 dwellings.

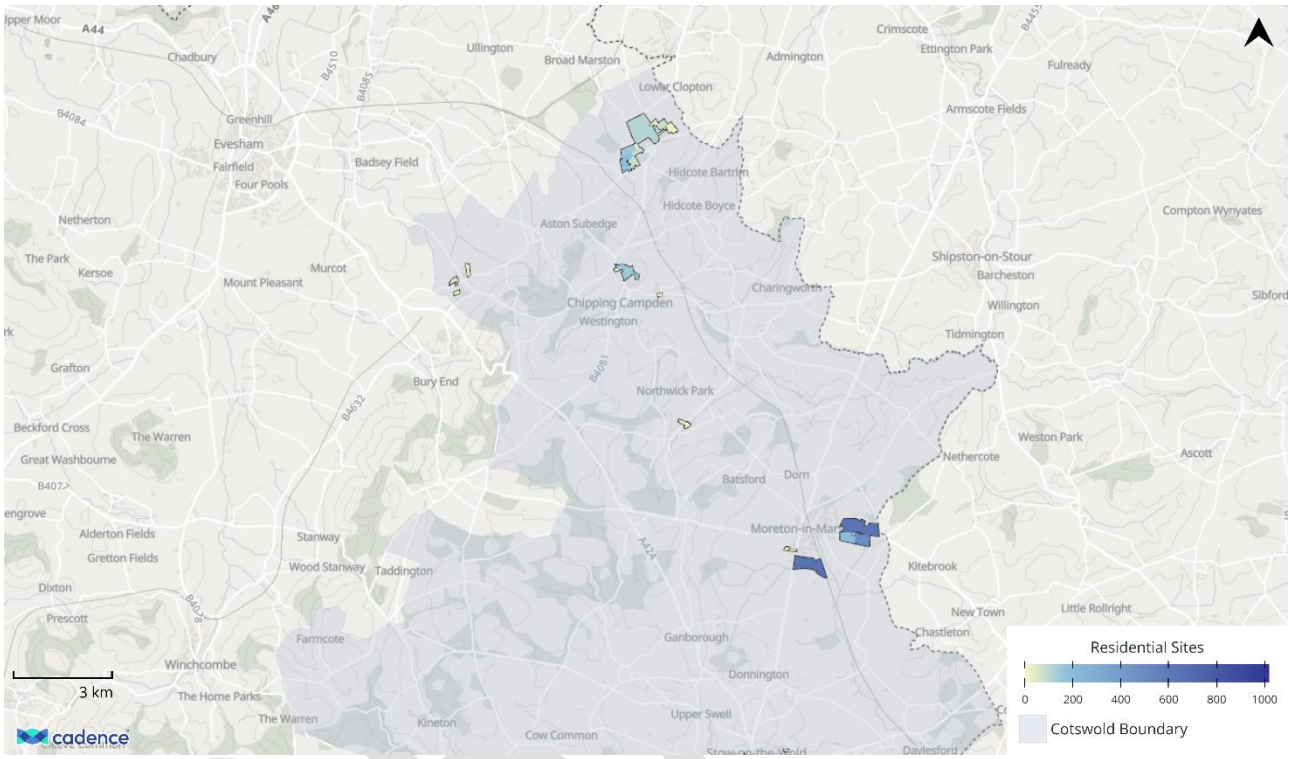


Figure 2-5 and **Error! Reference source not found.** illustrate the full extent of residential sites included within the PSO, providing spatial context for the distribution of development across the district. Given the scale of trip generation associated with large residential developments, this report focuses on the Strategic Sites.

Site	Dwellings
Phase 2-f: Land at Chesterton Farm, Cranhams Lane, GL7 6JP	549
Phase 3a-i: Land at Chesterton Farm, Cranhams Lane, GL7 6JP	982
Land south-west of Preston between Cirencester Road (A419) and A419T	960
Land east of Kingshill Lane	613
Land south-west of Kemble	1,020
Fire Service College (Site A)	833
Ampney Crucis	660
Land at Down Ampney	1,660
Land south of Driffield	1,090
Mickleton	1,264
Land at Moreton-in-Marsh	1,129

Table 2-5: List of Strategic Residential sites in Cotswold PSO

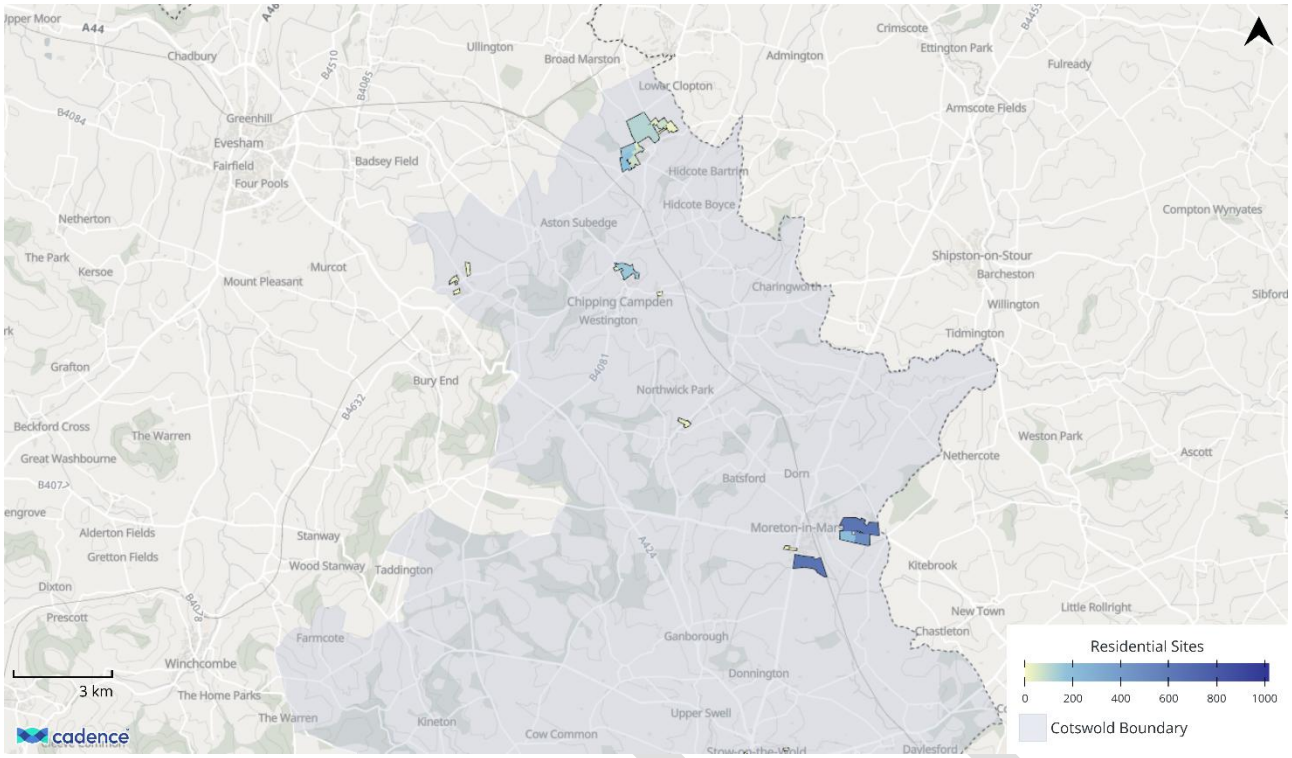


Figure 2-5: North Cotswold PSO Residential Sites

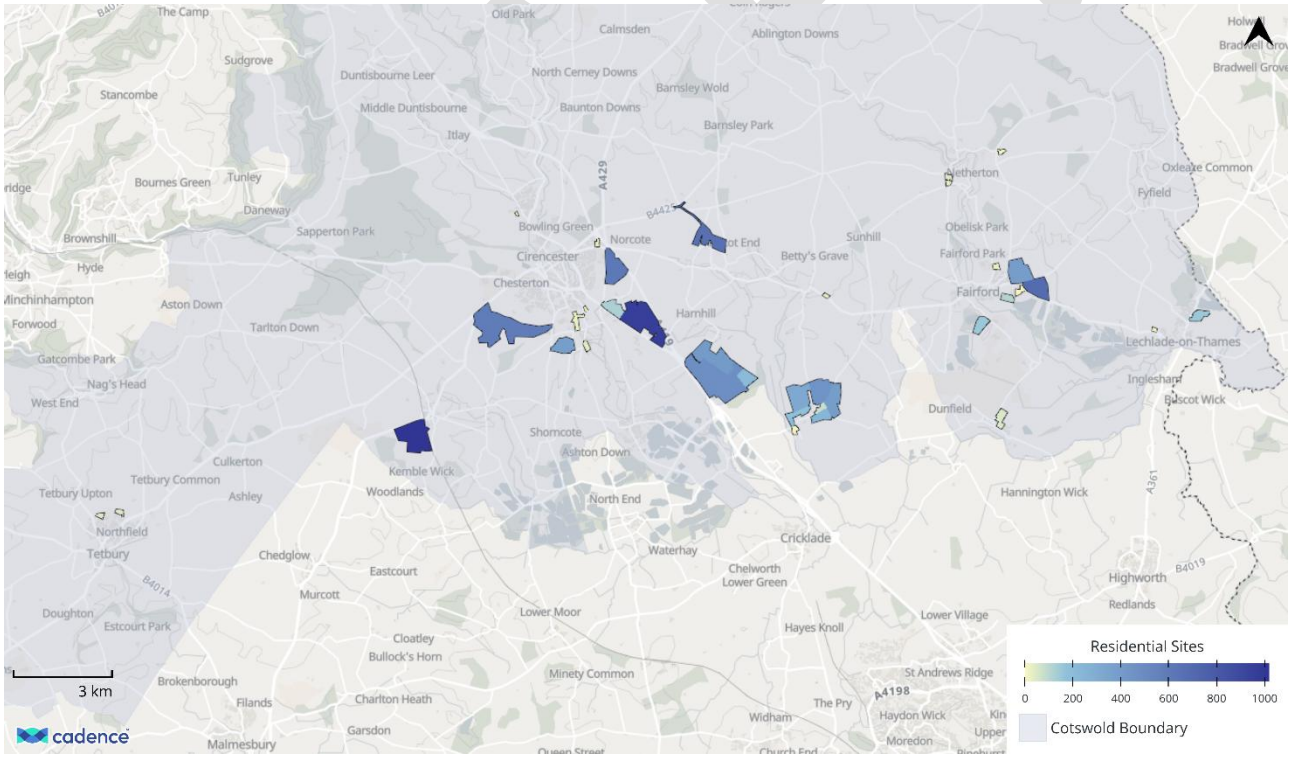


Figure 2-6 South Cotswold PSO Residential Sites

2.2.2 Employment Developments

Table 2-6 and Figure 2-7 show the employment sites and corresponding employment land in hectares included in the final Cotswold PSO. Employment development land in the PSO totals 80 hectares.

Site	Employment Hectares
Phase 3a-i: Land at Chesterton Farm, Cranhams Lane, GL7 6JP	9.10
Land north of Bourton Industrial Park	5.62

Site	Employment Hectares
Land west of Battlebrook Drive, Station Road	1.03
Land north of B4632 and east of employment estate	3.00
Steadings southern extension, Cirencester	1.70
Land south-west of Preston between Cirencester Road (A419) and A419T	10.00
Land east of Kingshill Lane	1.00
Fosse Farm	10.00
Land north-east of Fairford	4.00
Land south-west of Kemble	1.00
Cotswold Airport	9.75
Land south of Cotswold Airport	16.28
Land at Prospect Gardens, Stratford Road, GL55 6SR	1.00
Fire Service College (Site C)	4.00
M89	1.50
Land north of Clark's Lane and south of Old Canal	1.00

Table 2-6: List of Employment Sites in Cotswold PSO

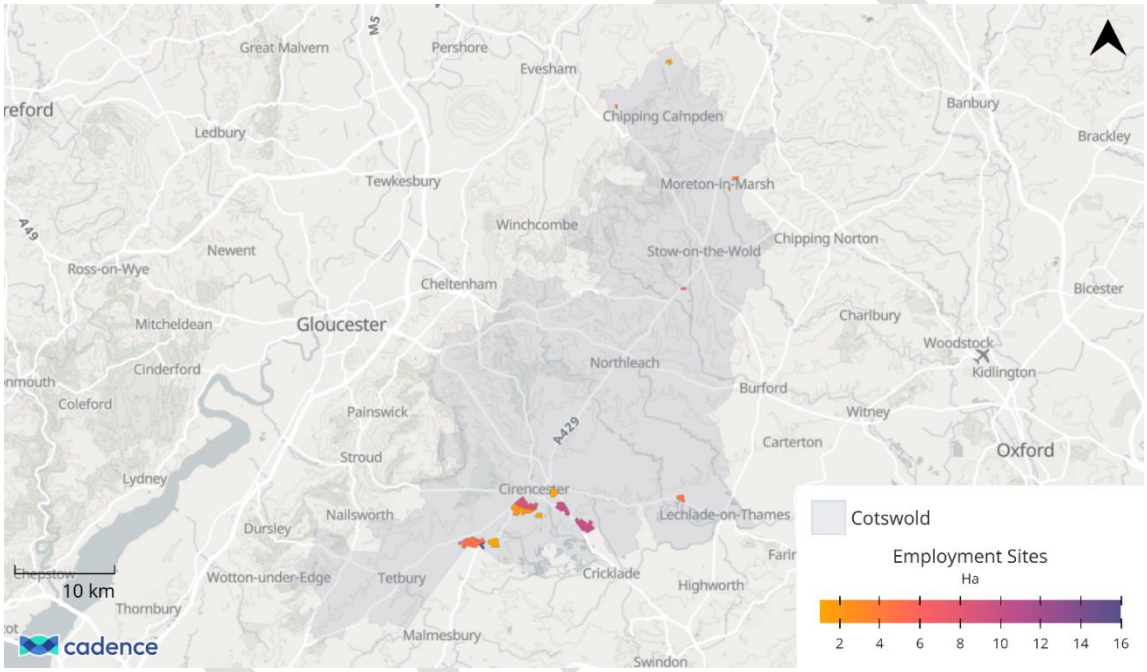


Figure 2-7: Cotswold PSO Employment Site Locations and Employment Hectares

3 Application of Trip Rates

Residential sites have been categorised into the location type categories shown in Table 3-1 for the purposes of allocating trip rates. The categorisation of sites into Residential, Residential Isolated and Village has been informed by a combination of spatial context, proximity to services and connectivity to the surrounding street network. The Department for Transport's Connectivity Tool was used for each development site to provide an indicative assessment of how well connected each location is to key services and facilities. It should be noted that the Connectivity Tool has been used for validation purposes only, to confirm that the categorisation applied to each site is reasonable. It should also be noted that following feedback from GCC and National Highways, only the residential isolated and village trip rate categories have been used for the PSO modelling.

Category	Description
Residential	Located within continuous urban built-up areas. Travel patterns and trip rates are lower compared to Residential Isolated and Village to reflect higher levels of accessibility and lower reliance on private vehicles.
Residential Isolated	Located within the vicinity of the main towns but are surrounded by mostly non-residential land uses. Travel patterns in these areas tend to differ from residential areas, as a greater reliance on private vehicles is expected with trip rates reflecting longer journeys. They tend to be located at the edge of urban areas with less access to public transport.
Village	Located within rural areas and are separated from the main urban areas and towns, with the land between villages and the main town being mostly undeveloped. Travel behaviour and trip rates differ from both Residential and Residential Isolated areas as access to services requires longer journeys. There is higher dependence on private car use.

Table 3-1: Trip Rate Categories

The following subsections describe each development site and outline the rationale for its categorisation as Residential, Residential Isolated or Village.

3.1 SLP

3.1.1 Residential Sites

Figure 3-1 displays how each of the residential PSO sites have been categorised. Sites classified as Residential are highlighted in yellow and are located within the continuous built-up area meaning that travel patterns and trip rates will reflect urban residential behaviour.

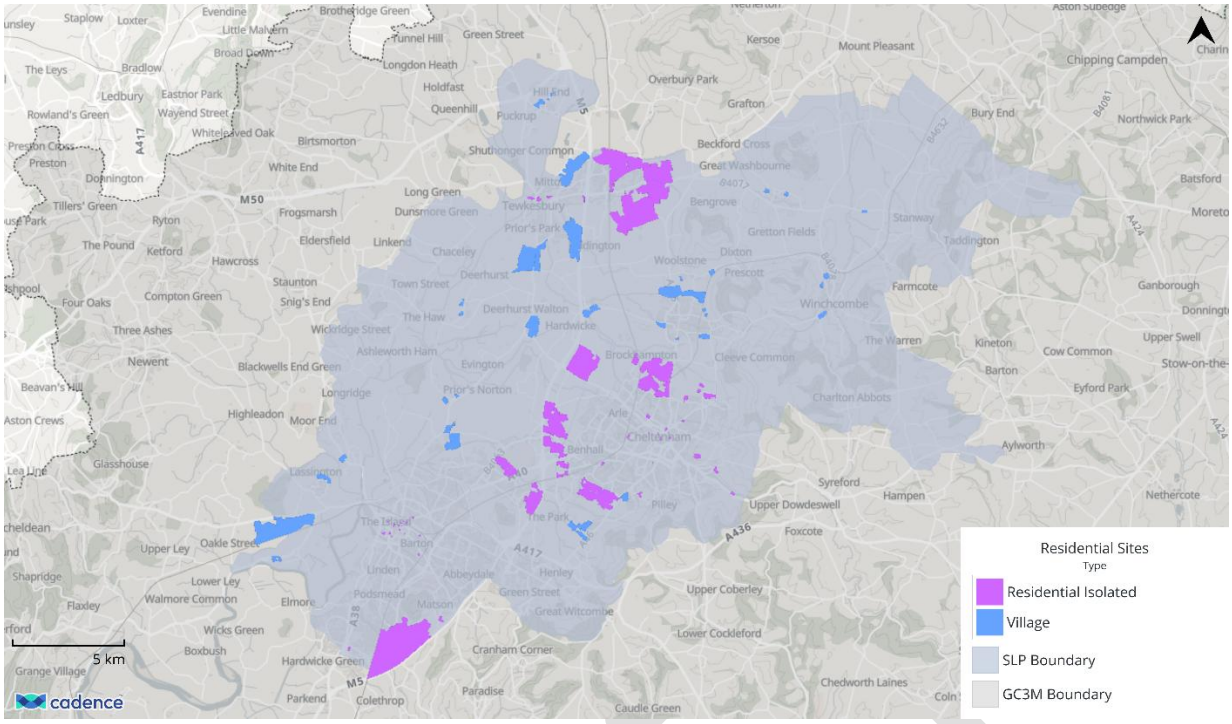


Figure 3-1: Residential PSO Sites by Trip Rate Category

This section presents a series of maps illustrating the inbound and outbound trips generated by the development sites shown in Figure 3-1 during the AM and PM peak periods. Arrivals or departures are represented by graduated circular symbols, with the size and colour intensity of each circle corresponding to the volume of trips generated. Lighter, smaller symbols indicate lower trip generation, while darker and larger symbols represent higher number of trips.

Figure 3-2 to Figure 3-5 illustrate the spatial distribution and magnitude of AM and PM peak arrivals and departures across the PSO residential development sites in the SLP region.

In the AM peak, higher departure trip volumes are concentrated at “Residential” and “Residential Isolated” sites within or adjacent to the main urban areas, particularly the large Tewkesbury Garden Community Site and several sites in the Cheltenham area. Although Village sites have higher trip rates, their smaller scale results in many cases in lower total arrivals and departures.

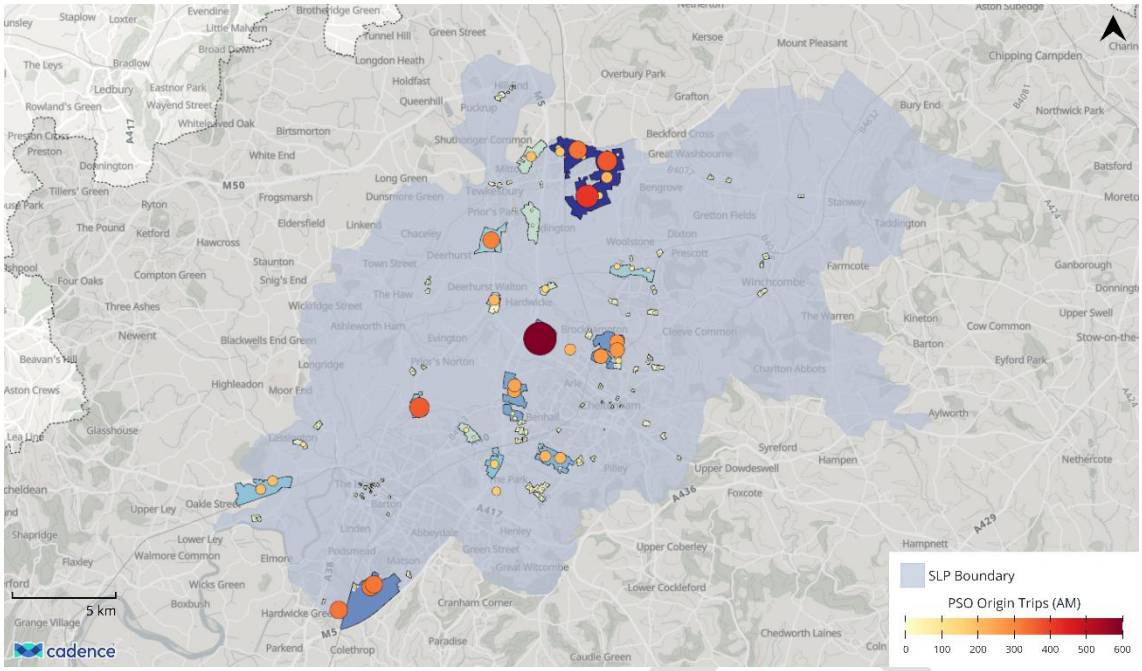


Figure 3-2: AM Departures for Residential Sites

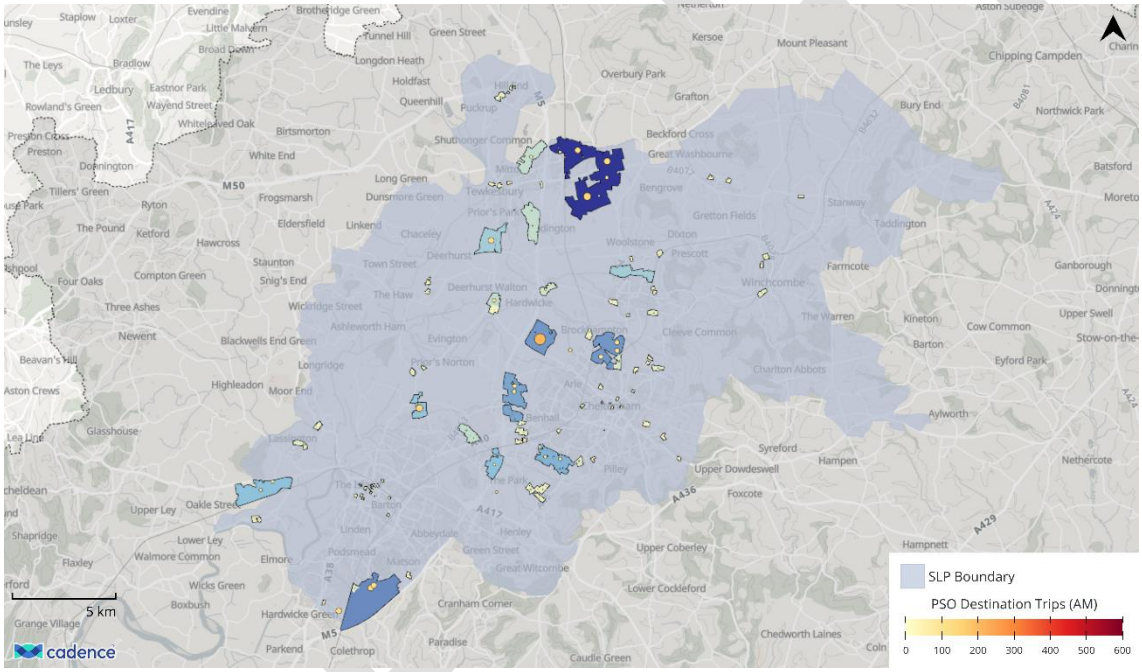


Figure 3-3: AM Arrivals for Residential Sites

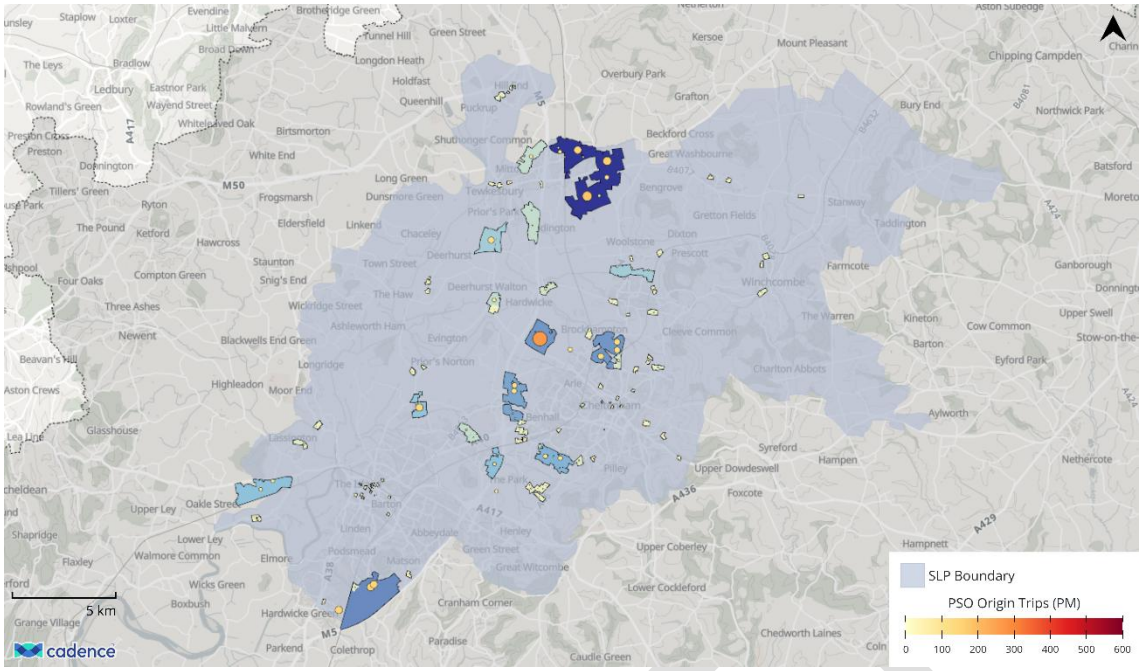


Figure 3-4: PM Departures for Residential Sites

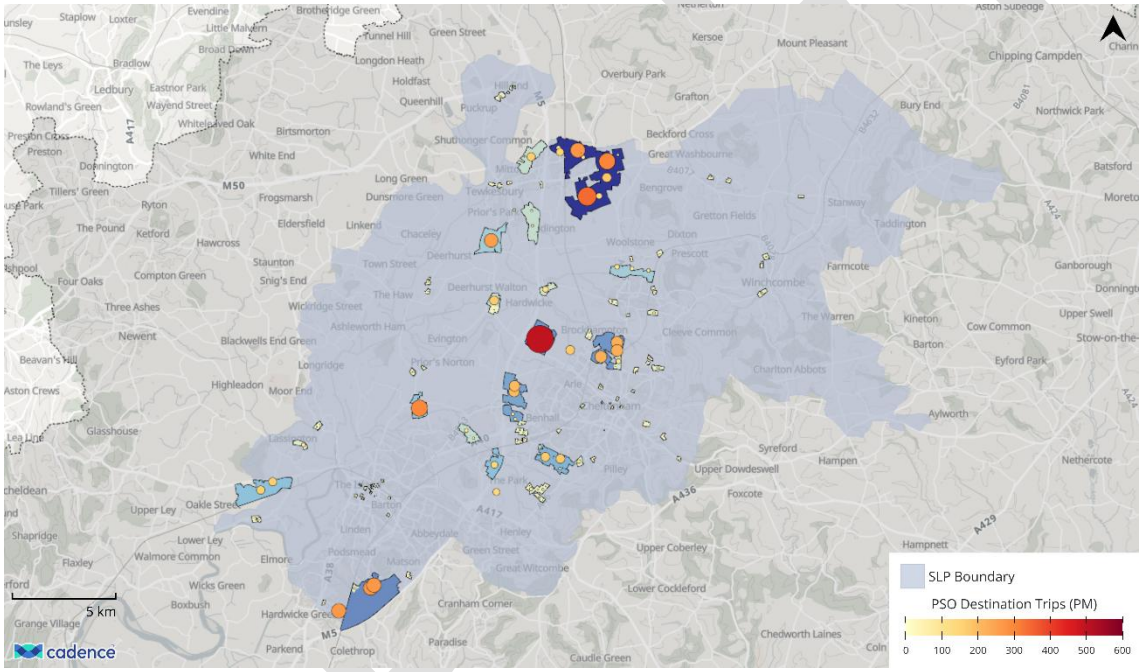


Figure 3-5: PM Arrivals for Residential Site

West Gloucester - Village

The West Gloucester site is located to the west of Gloucester and is physically separated from the main urban area by non-residential land uses. As shown in Figure 3-6**Error! Reference source not found.**, the site sits within a rural area and is not within the immediate vicinity of the built-up area of Gloucester. This separation from the urban area with limited development between the site and the city of Gloucester means that the West Gloucester site functions more as Village, reflecting its spatial separation from Gloucester's city and rural context. The classification is further supported by the DfT's Connectivity Tool, which indicated an employment overall connectivity score of 37. This score suggests a moderate level of accessibility, consistent with a village location where access to employment and other key services typically requires longer journeys compared to urban residential areas.

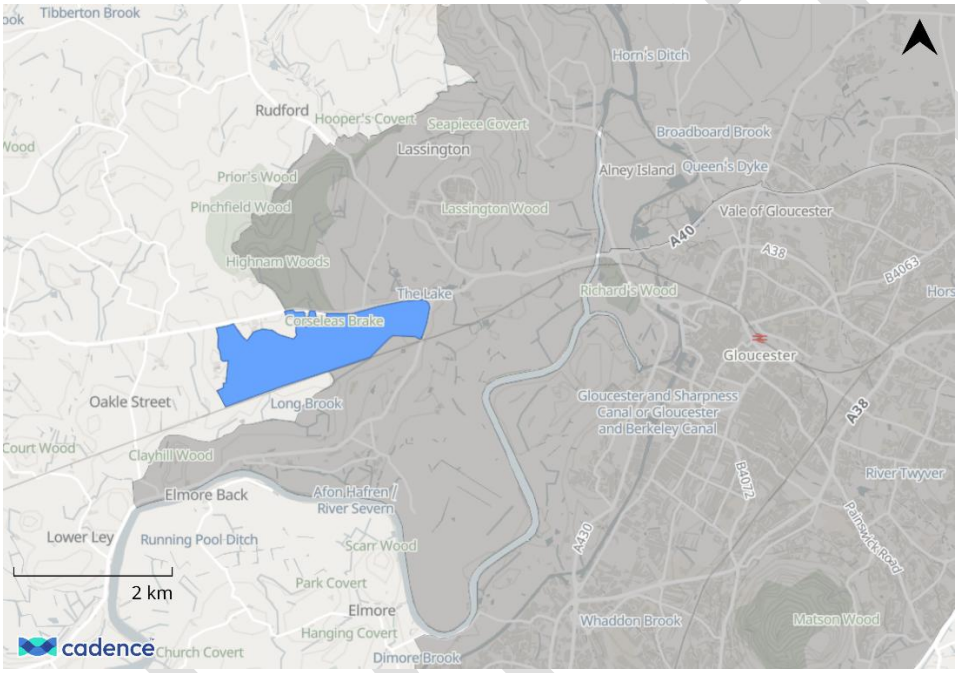


Figure 3-6: West Gloucester Site Location

Table 3-2 shows the arrival and departure car trips for the West Gloucester site for the PSO for each modelling period. The site consists of 1,000 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	142	19	3	386	25	5
IP (Avg 10:00-16:00)	137	21	1	131	21	1
PM (17:00-18:00)	318	23	1	151	14	1

Table 3-2: West Gloucester Modelled Car Trips by Period

East of Churchdown – Residential Isolated

This site is located adjacent to the eastern edge of Churchdown as shown in Figure 3-7 and sits near the A40 corridor which provides a direct east-west connection between Gloucester and Cheltenham. Although nearby services and facilities are available, access is less immediate than for sites located within the core residential areas of Gloucester. The site has therefore been categorised as Residential Isolated. This classification is supported by DfT's Connectivity Tool, which indicated a connectivity score of 58, suggesting a moderate level of accessibility.

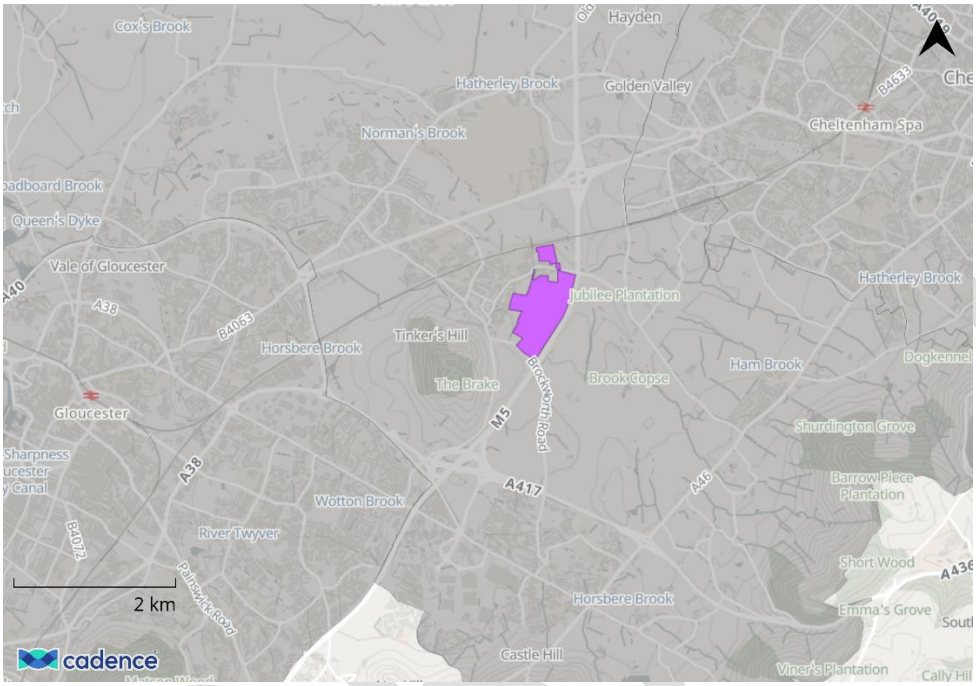


Figure 3-7: East of Churchdown Site Location

Table 3-3 shows the arrival and departure car trips for the East of Churchdown site for the PSO for each modelling period. The site consists of 1,000 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	113	10	1	326	22	1
IP (Avg 10:00-16:00)	132	22	1	126	22	2
PM (17:00-18:00)	268	40	1	143	20	1

Table 3-3: East of Churchdown Modelled Car Trips by Period

North Churchdown – Residential Isolated

This site is located to the North of Churchdown sitting adjacent to the A40 corridor as shown in Figure 3-8. This location offers good access to the strategic road network. However, the North Churchdown site is not fully integrated within the built-up area of Churchdown or Gloucester

and has therefore been categorised as Residential Isolated reflecting its position on the edge of the urban area and its separation from continuous residential areas. The DfT's Connectivity Tool indicated an overall connectivity score of 63.

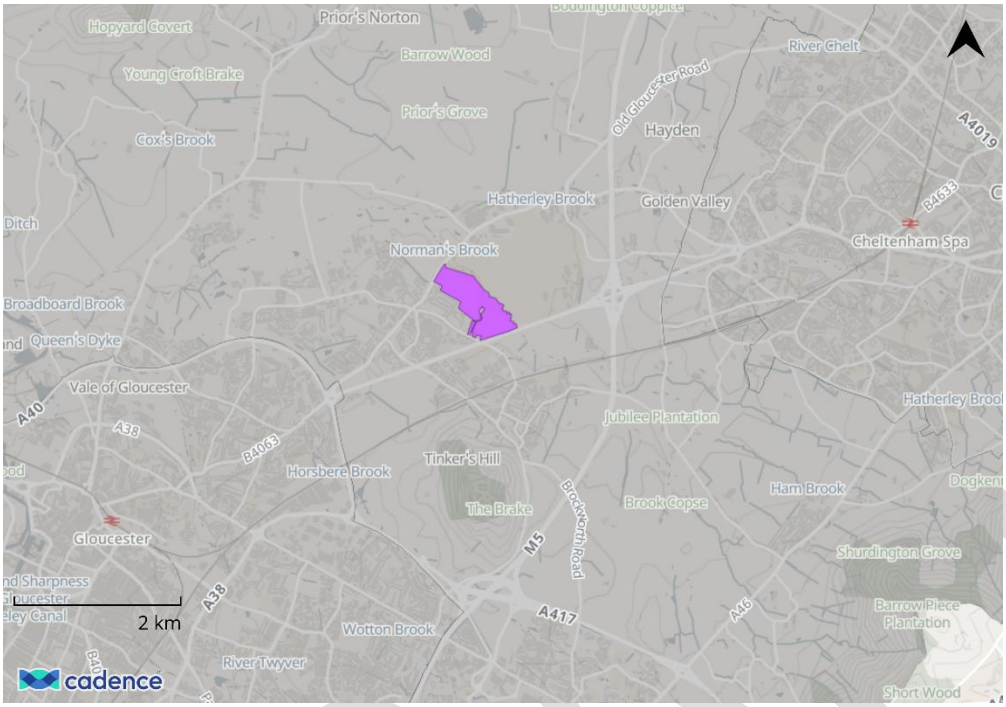


Figure 3-8: North Churchdown Site Location

The North Churchdown site consists of 500 dwellings. Table 3-4 shows car trip arrivals and departures for the PSO for each modelled period.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	57	5	1	163	11	1
IP (Avg 10:00-16:00)	66	11	1	63	11	1
PM (17:00-18:00)	134	20	1	72	10	1

Table 3-4: North Churchdown Modelled Car Trips by Period

South Cheltenham – Residential Isolated

This strategic site is located on the southern edge of Cheltenham, as shown in Figure 3-9. It benefits from proximity to the strategic road network including connections to the A46 and routes providing access towards the M5. However, its peripheral location results in a degree of functional isolation, including limited public transport access and limited immediate access to services compared to residential sites located within the main built-up area. Based on the above and the DfT's Connectivity tool that showed a score of 49, the site was categorised as Residential Isolated.

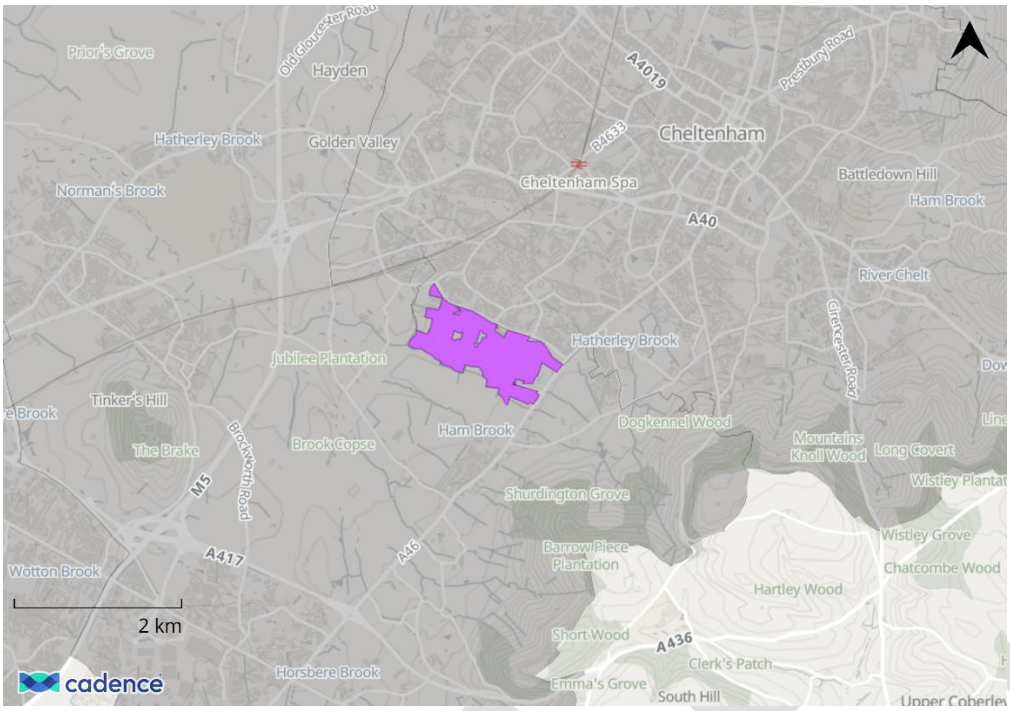


Figure 3-9: South Cheltenham Site Location

Table 3-5 shows car trip arrivals and departures for the PSO for each modelled period. The South Cheltenham site consists of 1,500 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	170	15	2	489	33	2
IP (Avg 10:00-16:00)	198	33	2	189	33	3
PM (17:00-18:00)	402	60	2	215	30	2

Table 3-5: South Cheltenham Modelled Car Trips by Period

Land north of Bishops Cleeve – Village

The Land North of Bishop's Cleeve is located to the north of the village of Bishop's Cleeve and lies within a rural area. As shown in Figure 3-10, the surrounding land comprises agricultural and undeveloped areas, reflecting a Village category. This is supported by DfT's Connectivity tool that gave a score ranging between 36 meaning lower levels of accessibility to key services and amenities.

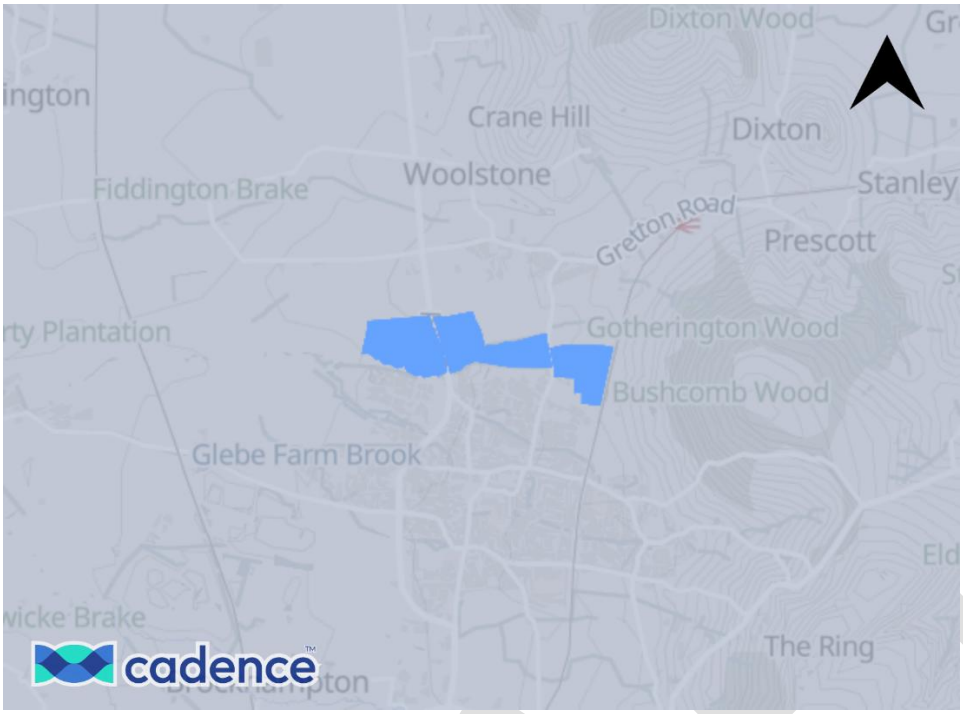


Figure 3-10: Land North of Bishop's Cleeve Site Location

The Land North of Bishop's Cleeve site consists of 800 dwellings. Table 3-6 shows car trip arrivals and departures for the PSO for each modelled period.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	114	15	2	309	20	4
IP (Avg 10:00-16:00)	110	17	1	105	17	1
PM (17:00-18:00)	254	18	1	121	11	1

Table 3-6: Land North of Bishop's Cleeve Modelled Car Trips by Period

Land at Walton Cardiff – Village

This site is located adjacent to the village of Walton Cardiff and to the east of Wheatpieces, within a predominantly rural area as shown in Figure 3-11. The DfT's connectivity score was 44 justifying its category as a Village. While the village provides a limited range of local services, access to employment and other key amenities require longer journeys. As a result, travel patterns and trip rates at this site are expected to differ from those of Residential and Residential Isolated locations.

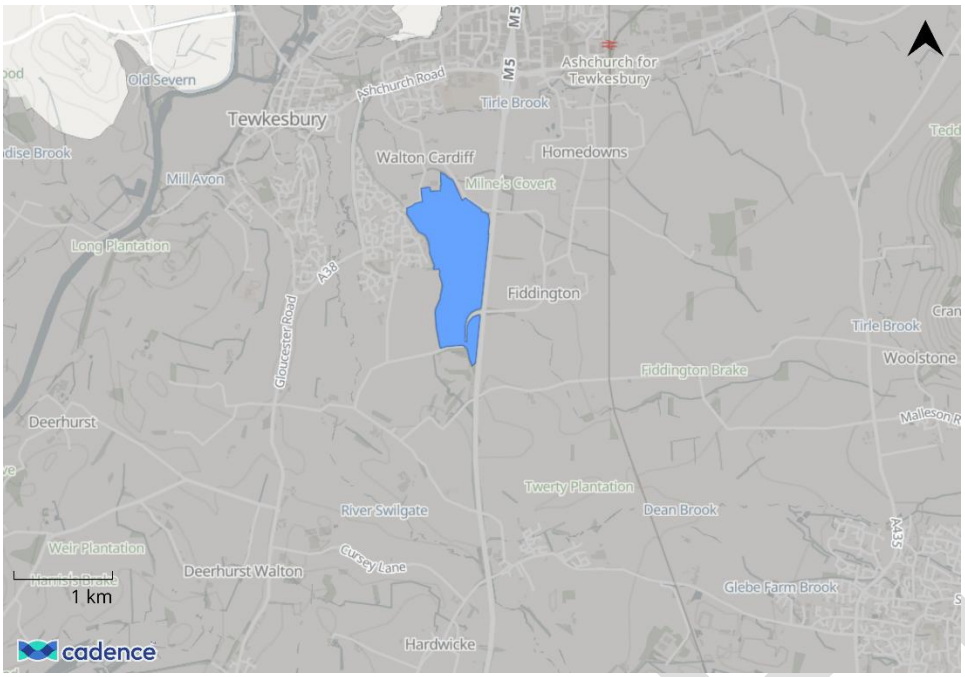


Figure 3-11: Land at Walton Cardiff Site Location

The Land at Walton Cardiff site consists of 500 dwellings. Table 3-7 shows car trip arrivals and departures for the PSO for each modelled period.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	71	10	2	193	13	3
IP (Avg 10:00-16:00)	69	11	1	66	11	1
PM (17:00-18:00)	159	12	1	76	7	1

Table 3-7: Land at Walton Cardiff Modelled Car Trips by Period

Tewkesbury Garden Communities – Residential Isolated

The Tewkesbury Garden Communities site is located to the north-east of Tewkesbury, positioned within and immediately adjacent to the existing settlement of Ashchurch for Tewkesbury. As shown in Figure 3-12, the site sits within a largely built-up area with residential development present on multiple sides, and benefits from reasonable proximity to the services of Tewkesbury town centre. The relatively contained and connected nature of these sites is consistent with a Residential Isolated classification due to its proximity to the Ashchurch for Tewksbury railway station. This classification is further supported by the DfT's Connectivity Tool, which indicated employment overall connectivity scores in the range of 44–53 for these sites, suggesting a good level of accessibility to employment and key services.

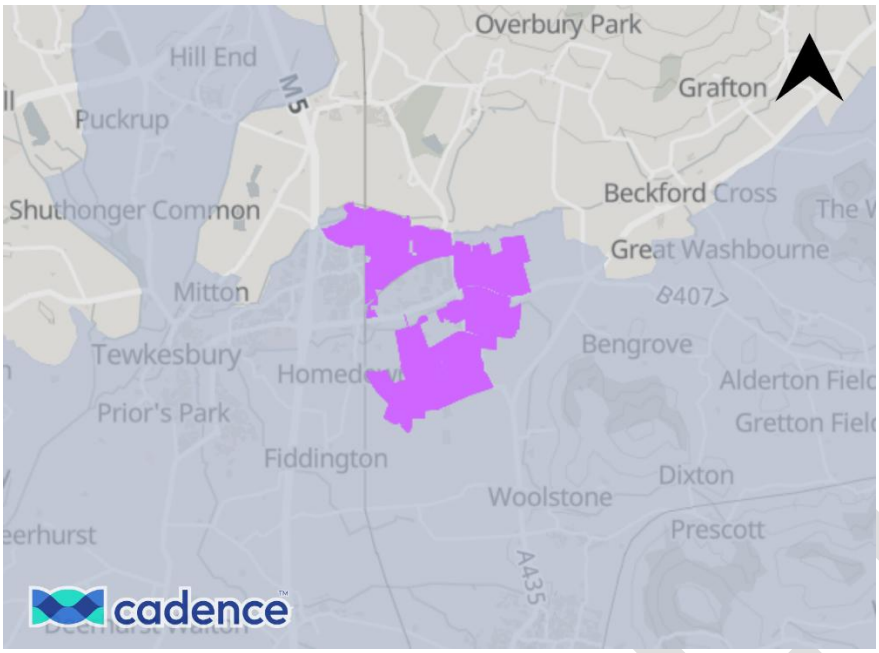


Figure 3-12: Tewkesbury Garden Communities Site Location

Table 3-8 shows car trip arrivals and departures for the PSO for each modelled period. The Tewkesbury Garden Communities site consists of 6,000 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	678	60	6	1,956	132	6
IP (Avg 10:00-16:00)	792	132	6	756	132	12
PM (17:00-18:00)	1,608	240	6	858	120	6

Table 3-8: Residential Tewkesbury Garden Communities Modelled Car Trips by Period

Land at Whaddon – Residential Isolated

The land at Whaddon site, shown in Figure 3-13, is located on the south-eastern edge of Gloucester in the vicinity of Whaddon and Matson. The site occupies a peripheral position relative to the main urban area, adjoining existing development to the north and west whilst being bordered by areas of open land. The site benefits from access to the existing highway network, including connections to the A38 and M5, and is located within reasonable proximity of the employment, education, retail and leisure opportunities available within Gloucester.

Given its location on the edge of Gloucester, its proximity to urban services and facilities, and the presence of areas of undeveloped land surrounding parts of the site, it has been categorised as Residential Isolated. This is further supported by a DfT Connectivity Tool employment score of 55.

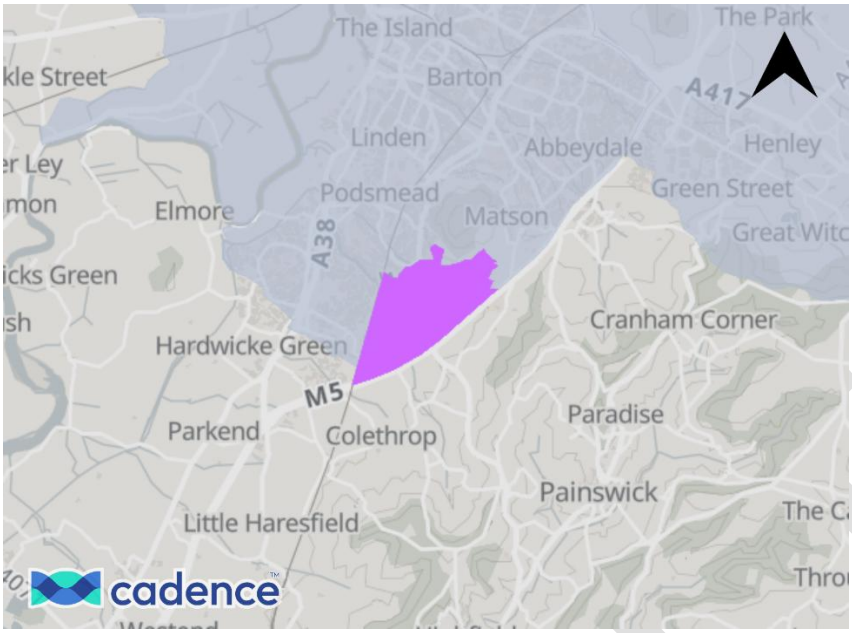


Figure 3-13: Land at Whaddon Site Location

Table 3-9 shows car trip arrivals and departures for the PSO for each modelled period. The Land at Whaddon site consists of 3,000 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	339	30	3	978	66	3
IP (Avg 10:00-16:00)	396	66	3	378	66	6
PM (17:00-18:00)	804	120	3	429	60	3

Table 3-9: Whaddon Site Modelled Car Trips by Period

Land at Mitton – Village

The Land at Mitton site is located to the north-east of Tewkesbury, between the Mitton and Northway areas. As shown in Figure 3-14, the site is surrounded by open land to the north resulting in a physical separation from existing residential neighbourhoods. The site is adjacent to B4080 that provides great levels of accessibility towards Tewkesbury. The DfT'S connectivity tool indicated a connectivity score of 34. The site has been categorised as Village, reflecting its location and its separation from surrounding communities.

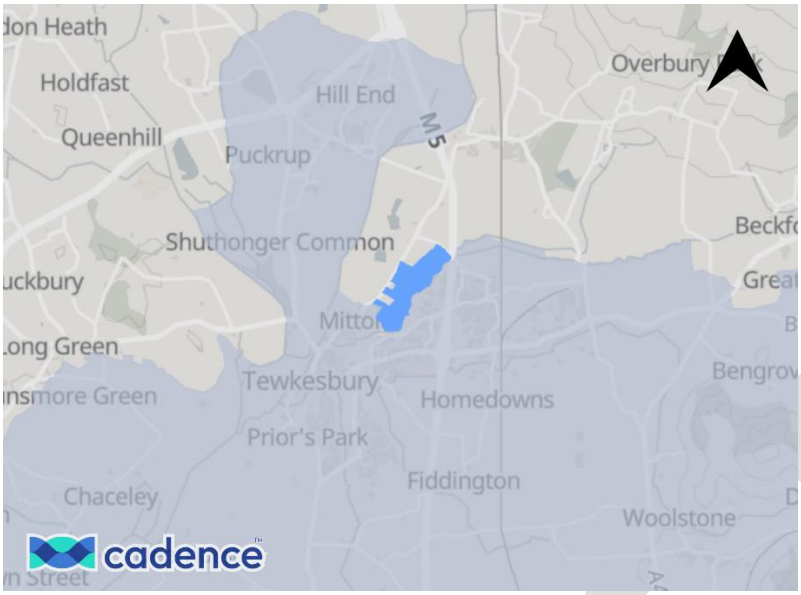


Figure 3-14: Land at Mitton Site Location

Table 3-10 shows car trip arrivals and departures for the PSO for each modelled period for the land at Mitton. The Land at Mitton site consists of 500 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	71	10	2	193	13	3
IP (Avg 10:00-16:00)	69	11	1	66	11	1
PM (17:00-18:00)	159	12	1	76	7	1

Table 3-10: Land at Mitton Modelled Car Trips by Period

Land east of Swindon Village – Residential Isolated

This site is located to the north of Cheltenham, adjacent to Wymans Brook and Cheltenham Racecourse Station. The DfT'S connectivity tool indicated a connectivity score slightly over 60 meaning that the site has good proximity to services and facilities within Cheltenham including employment, education and transport infrastructure. The site is integrated with the surrounding residential areas and is near Cheltenham Racecourse railway station and has therefore been categorised as Residential Isolated. The location of the Land east of Swindon Village site is presented in Figure 3-15.

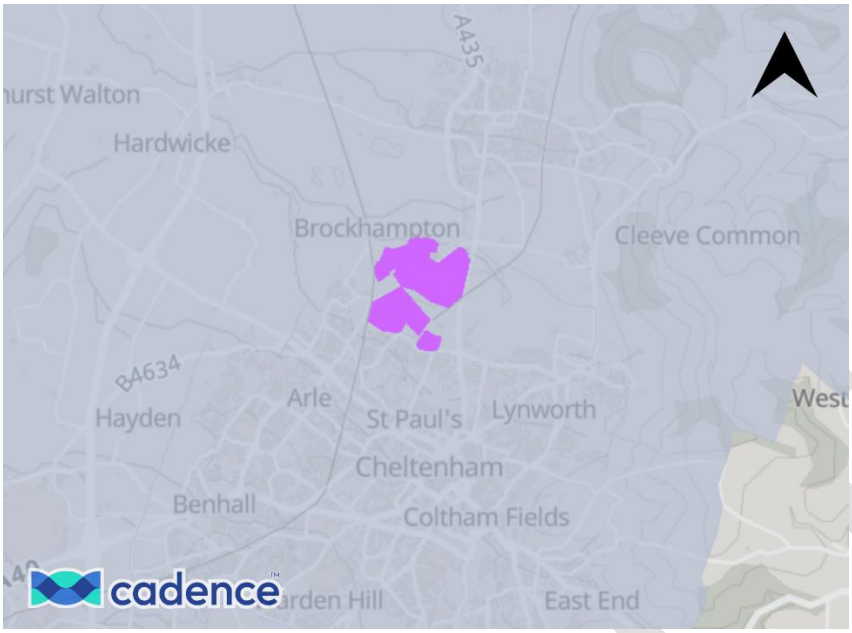


Figure 3-15: Land East of Swindon Village Site Location

Table 3-11 shows car trip arrivals and departures for the PSO for each modelled period. The Land east of Swindon Village site consists of 2,500 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	283	25	3	815	55	3
IP (Avg 10:00-16:00)	330	55	3	315	55	5
PM (17:00-18:00)	670	100	3	358	50	3

Table 3-11: Land East of Swindon Village Modelled Car Trips by Period

Safeguarded Land – Residential Isolated

The Safeguarded Land site is located to the west of Cheltenham, sitting outside the main built-up area of the town as shown in Figure 3-16. The site benefits from proximity to the M5, B4634 and B4063. However, it does not form part of the core residential network of Cheltenham and thus, it has been categorised as Residential Isolated. Its connectivity score is 49 as per the DfT's Connectivity Tool.

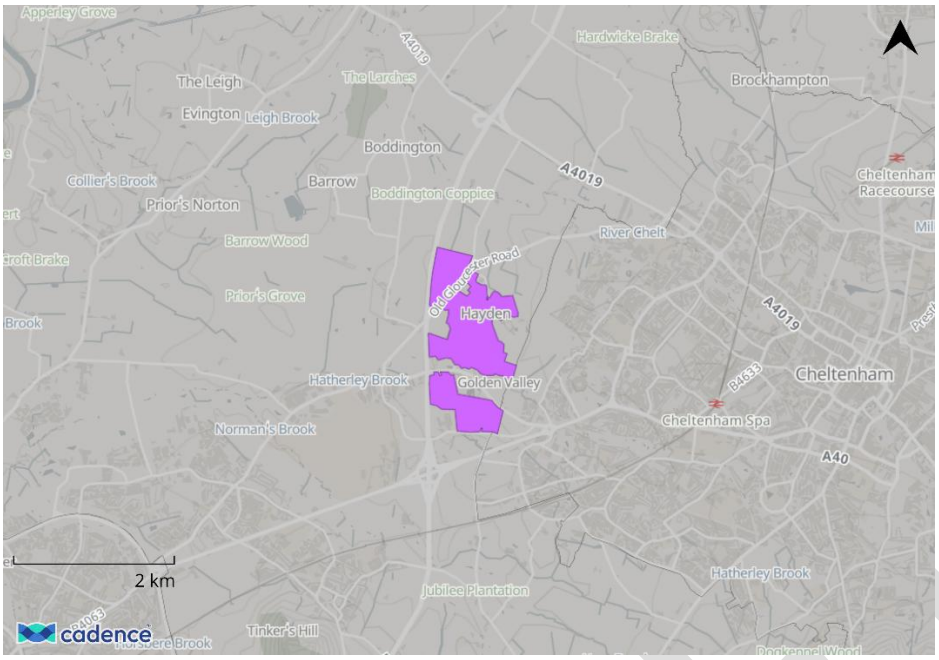


Figure 3-16: Safeguarded Land Site Location

Table 3-12 shows car trip arrivals and departures for the PSO for each modelled period. The Safeguarded Land site consists of 2,000 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	226	20	2	652	44	2
IP (Avg 10:00-16:00)	264	44	2	252	44	4
PM (17:00-18:00)	536	80	2	286	40	2

Table 3-12: Safeguarded Land Modelled Car Trips by Period

Land adjoining North West Cheltenham - Residential Isolated

This site is located to the north-west of Cheltenham, close to Uckington and Elmstone Hardwicke as shown in Figure 3-17. While it lies in relatively close proximity to Cheltenham, the site is physically separated from the town's continuous built-up area by areas of undeveloped land. The site nevertheless benefits from good accessibility to Cheltenham via strategic road infrastructure including the A4019. However, due to its separation from Cheltenham's urban residential network and the presence of surrounding undeveloped land, it has been categorised as Residential Isolated. The DfT's connectivity score was 49 justifying its category as a Residential Isolated location.

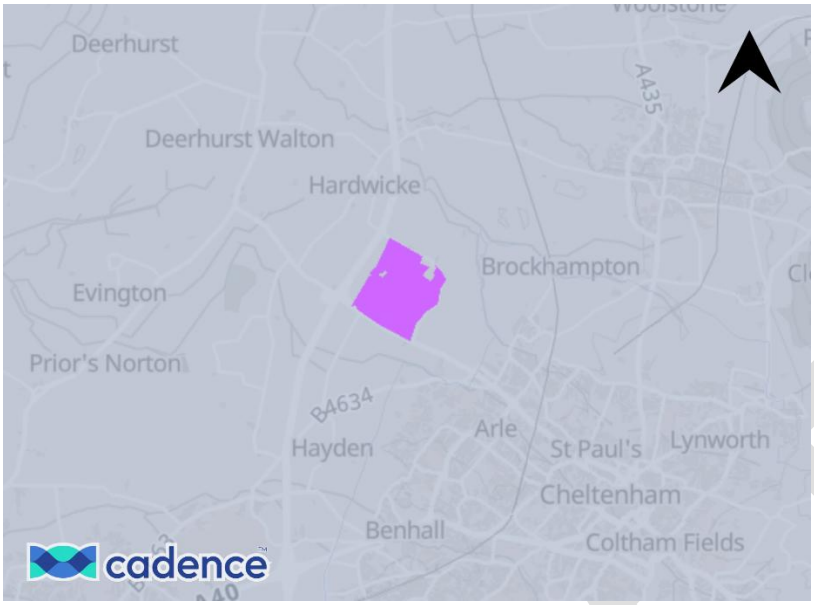


Figure 3-17: Land Adjoining North West Cheltenham Site Location

Table 3-13 shows car trip arrivals and departures for the PSO for each modelled period. The Land adjoining North West Cheltenham (North) site consists of 2,500-dwelling.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	283	25	3	815	55	3
IP (Avg 10:00-16:00)	330	55	3	315	55	5
PM (17:00-18:00)	670	100	3	358	50	3

Table 3-13: Land Adjoining North West Cheltenham Modelled Car Trips by Period

Land south of Tewkesbury – Village

This site is located to the south of Tewkesbury, positioned on the edge of the town but clearly separated from the town's continuous built-up area as shown in Figure 3-18. The DfT's connectivity score ranges from 25 to 48 and thus, this site has been categorised as Village. The site benefits from proximity to the A38 and is surrounded by undeveloped land.

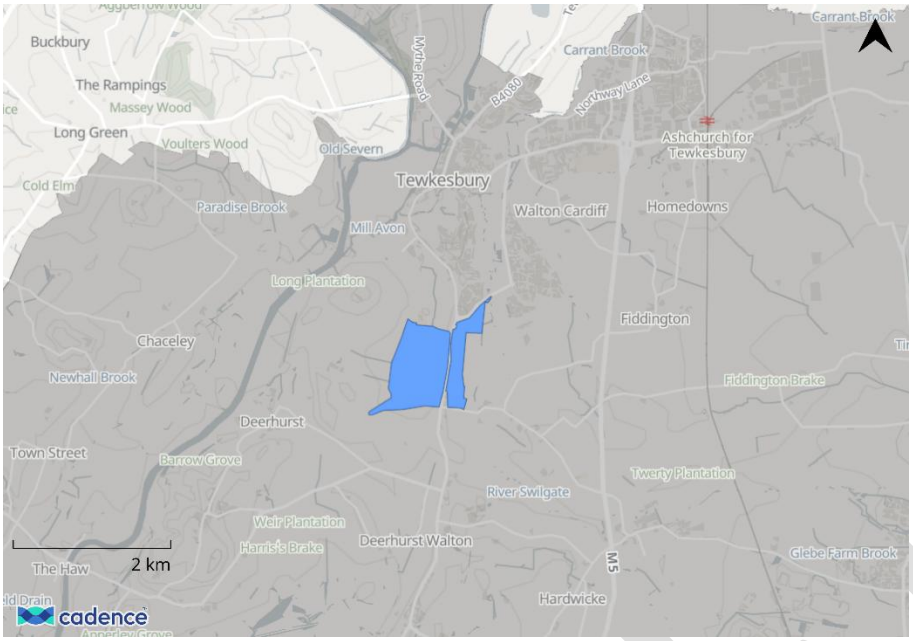


Figure 3-18: Land South of Tewkesbury Site Location

Table 3-14 shows car trip arrivals and departures for the PSO for each modelled period. The Land south of Tewkesbury site consists of 800 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	114	15	2	309	20	4
IP (Avg 10:00-16:00)	110	17	1	105	17	1
PM (17:00-18:00)	254	18	1	121	11	1

Table 3-14: Land South of Tewkesbury Modelled Car Trips by Period

East Twigworth - Village

The East Twigworth site is located to the north of Gloucester within a rural area and is clearly separate from the city's continuous built-up area. As shown in Figure 3-19, the site is surrounded by open and undeveloped land that forms a clear separation from the main urban area of Gloucester. The site has therefore been categorised as a Village. This is supported by the DfT's Connectivity tool that indicated an overall connectivity score of 39 indicating lower levels of connectivity and accessibility to key amenities when compared to sites categorised as Residential Isolated.

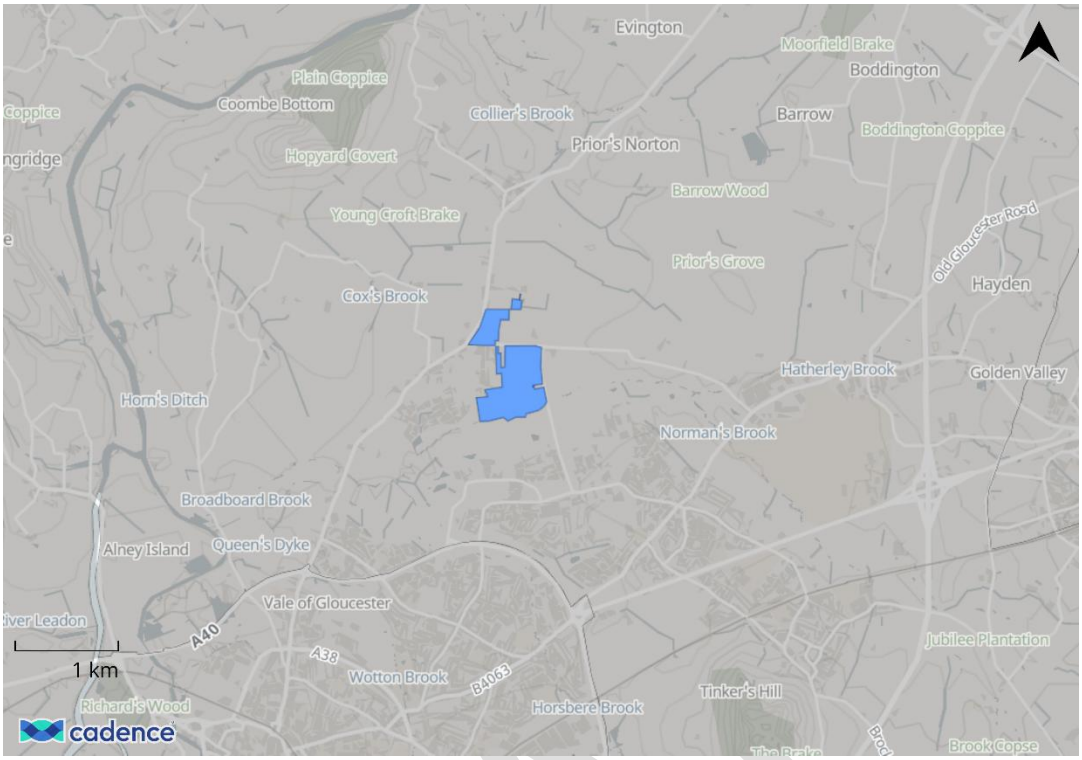


Figure 3-19: East Twigworth Site Location

Table 3-15 shows car trip arrivals and departures for the PSO for each modelled period. The East Twigworth site consists of 942 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	134	18	3	364	24	5
IP (Avg 10:00-16:00)	129	20	1	123	20	1
PM (17:00-18:00)	300	22	1	142	13	1

Table 3-15: East Twigworth Modelled Car Trips by Period

3.1.2 Employment Strategic sites

Table 3-16 summarises assumed distribution of employment type by Local Authority District based on information derived from the 2020 Gloucestershire Economic Needs Assessment (Strategic Planning Research Unit, 2020). Cheltenham and Gloucester are more office-focused, whilst Tewkesbury has a greater proportion of industrial and warehousing uses. These proportions are applied to each employment site to disaggregate total floorspace into B1 (Office), B2 (Industrial), and B8 (Warehouse) categories, which in turn inform the trip rate assumptions used in subsequent stages of the assessment.

Local Authority	Cheltenham	Gloucester	Tewkesbury	JCS Area
B1- Offices	60%	62%	24.7%	30%
B2 - Industrial	26%	9%	49.5%	40%
B8 - Warehouses	14%	29%	25.8%	50%

Table 3-16: Land Use Split by Local Authority District

Table 3-17 presents the resulting car trips generation for each PSO employment site during the AM peak (08:00–09:00), inter-peak (average hourly), and PM peak (17:00–18:00) periods, split by arrivals and departures.

Employment Site	Car					
	AM		IP		PM	
	Arrivals	Departures	Arrivals	Departures	Arrivals	Departures
West Gloucester (South)	108	18	36	42	22	105
North Churchdown	23	4	7	9	5	22
Land between Smow Farm and Claydon House Farm, Tewkesbury	59	10	20	23	12	57
Land at Pamington, Tewkesbury	51	8	17	20	11	50
Safeguarded Land	89	15	30	35	19	87
Land adjoining North West Cheltenham (North)	97	16	32	38	20	94
Land south of Tewkesbury	65	11	21	25	13	63
South Churchdown	225	29	59	71	35	206
North West Cheltenham	301	39	79	96	47	276
West Chelenham	921	73	144	188	70	761
Innsworth & Twigworth	17	2	4	5	3	15
Blackridge Sports & Community Hub	7	1	1	1	1	6
Former Quayside House, Blackfriars	3	0	0	1	0	3
Fleece Hotel and Longsmith Street Carpark	4	0	1	1	0	4
Land south of Triangle Park	25	2	4	6	2	21
Part of West Quay, the Docks	6	1	1	1	0	5
Land south of Hatherley Lane	13	1	3	4	2	12
Land at Chelt Walk	10	1	2	3	1	9
Land north-west of Grovefield Way	34	4	8	9	4	30
Gloucester Business Park	295	49	98	116	61	287
Meteor Business Park	26	4	9	10	5	25

Tewkesbury Business Park	25	4	8	10	5	24
Cleeve Business Park	142	23	47	56	30	138
Bamfurlong Industrial Park	65	11	22	25	13	63
Ashville Business Park	58	10	19	23	12	57
Malvern View Business Park	28	5	9	11	6	27
Orchard Industrial Estate	72	12	24	28	15	70
Homelands Farm	11	2	4	4	2	11
Highfield Farm	28	5	9	11	6	27
Withytrees Farm	11	2	4	4	2	10
Park Farm Industrial Estate	15	2	5	6	3	14
Knightsbridge Business Centre	23	4	8	9	5	22
Isbourne Business Centre	21	3	7	8	4	21
Brockeridge Business Park	77	13	26	30	16	75
Twittocks Farm	49	12	24	27	16	53
Land North West of M5 J10	430	101	205	230	133	464

Table 3-17: Car Trips for each Employment Site by Period

Employment Site	**LGV**					
	AM		IP		PM	
	Arrivals	Departures	Arrivals	Departures	Arrivals	Departures
West Gloucester (South)	18	14	15	16	6	10
North Churchdown	4	3	3	3	1	2
Land between Smow Farm and Claydon House Farm, Tewkesbury	10	8	8	9	3	5
Land at Pamington, Tewkesbury	9	7	7	7	3	5
Safeguarded Land	15	12	13	13	5	8
Land adjoining North West Cheltenham (North)	16	13	14	14	5	9
Land south of Tewkesbury	11	8	9	9	3	6
South Churchdown	25	18	21	21	7	14
North West Cheltenham	34	25	28	29	10	19
West Chelenham	30	15	21	23	5	18
Innsworth & Twigworth	2	1	2	2	1	1
Blackridge Sports & Community Hub	0	0	0	0	0	0
Former Quayside House, Blackfriars	0	0	0	0	0	0
Fleece Hotel and Longsmith Street Carpark	0	0	0	0	0	0
Land south of Triangle Park	1	1	1	1	0	1
Part of West Quay, the Docks	0	0	0	0	0	0
Land south of Hatherley Lane	1	1	1	1	0	1
Land at Chelt Walk	1	1	1	1	0	0

Land north-west of Grovefield Way	3	2	2	2	1	2
Gloucester Business Park	50	38	42	43	15	27
Meteor Business Park	4	3	4	4	1	2
Tewkesbury Business Park	4	3	4	4	1	2
Cleeve Business Park	24	18	20	21	7	13
Bamfurlong Industrial Park	11	8	9	9	3	6
Ashville Business Park	10	8	8	8	3	5
Malvern View Business Park	5	4	4	4	1	3
Orchard Industrial Estate	12	9	10	10	4	7
Homelands Farm	2	1	2	2	1	1
Highfield Farm	5	4	4	4	1	3
Withytrees Farm	2	1	2	2	1	1
Park Farm Industrial Estate	3	2	2	2	1	1
Knightsbridge Business Centre	4	3	3	3	1	2
Isbourne Business Centre	4	3	3	3	1	2
Brockeridge Business Park	13	10	11	11	4	7
Twittocks Farm	14	11	12	12	4	8
Land North West of M5 J10	125	102	109	109	38	69

Table 3-18: LGV Trips for each Employment Site by Period

Employment Site	**OGV**					
	AM		IP		PM	
	Arrivals	Departures	Arrivals	Departures	Arrivals	Departures
West Gloucester (South)	8	6	8	8	5	4
North Churchdown	2	1	2	2	1	1
Land between Smow Farm and Claydon House Farm, Tewkesbury	4	3	4	4	3	2
Land at Pamington, Tewkesbury	4	3	4	4	2	2
Safeguarded Land	6	5	7	7	4	4
Land adjoining North West Cheltenham (North)	7	6	7	7	4	4
Land south of Tewkesbury	5	4	5	5	3	3
South Churchdown	11	9	11	12	7	6
North West Cheltenham	15	12	15	16	10	8
West Chelenham	3	3	5	6	1	1
Innsworth & Twigworth	1	1	1	1	1	0
Blackridge Sports & Community Hub	0	0	0	0	0	0
Former Quayside House, Blackfriars	0	0	0	0	0	0
Fleece Hotel and Longsmith Street Carpark	0	0	0	0	0	0

Land south of Triangle Park	1	1	1	1	1	0
Part of West Quay, the Docks	0	0	0	0	0	0
Land south of Hatherley Lane	0	0	0	0	0	0
Land at Chelt Walk	0	0	0	0	0	0
Land north-west of Grovefield Way	1	1	1	1	1	1
Gloucester Business Park	21	17	22	22	13	12
Meteor Business Park	2	2	2	2	1	1
Tewkesbury Business Park	2	1	2	2	1	1
Cleeve Business Park	10	8	10	11	6	6
Bamfurlong Industrial Park	5	4	5	5	3	3
Ashville Business Park	4	3	4	4	3	2
Malvern View Business Park	2	2	2	2	1	1
Orchard Industrial Estate	5	4	5	5	3	3
Homelands Farm	1	1	1	1	1	0
Highfield Farm	2	2	2	2	1	1
Withytrees Farm	1	1	1	1	0	0
Park Farm Industrial Estate	1	1	1	1	1	1
Knightsbridge Business Centre	2	1	2	2	1	1
Isbourne Business Centre	2	1	2	2	1	1
Brockeridge Business Park	6	5	6	6	4	3
Twittocks Farm	6	5	6	7	4	3
Land North West of M5 J10	38	29	40	40	19	18

Table 3-19: OGV Trips for each Employment Site by Period

3.2 Cotswold

3.2.1 Residential Sites

Figure 3-20 and Figure 3-21 displays how each of the strategic residential PSO sites have been categorised. Sites classified as Residential Isolated are highlighted in purple and are located in the vicinity of the continuous built-up area whereas sites in yellow represent village locations.

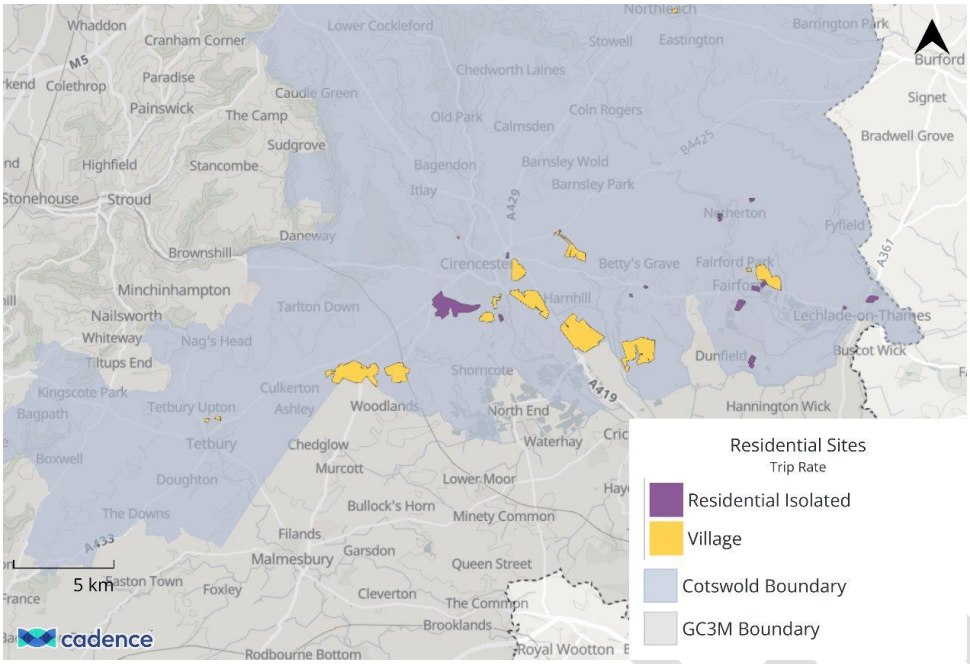


Figure 3-20: South Cotswold Strategic Residential Sites

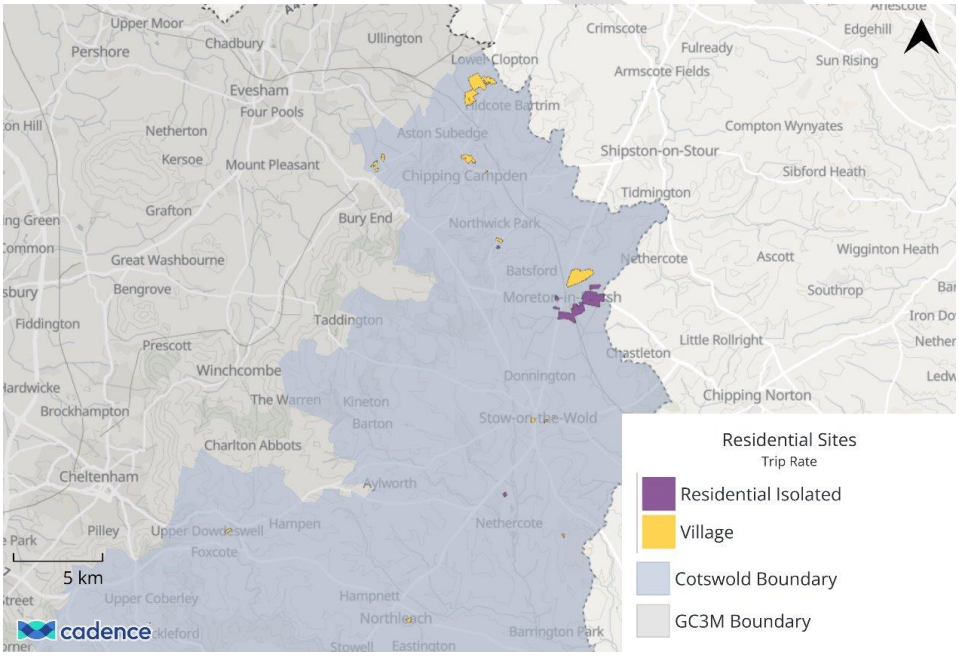


Figure 3-21: North Cotswold Strategic Residential Sites

Figure 3-22 to Figure 3-25Figure 3-5 illustrate the spatial distribution and magnitude of AM and PM peak arrivals and departures across the residential development sites in the Cotswold District PSO.

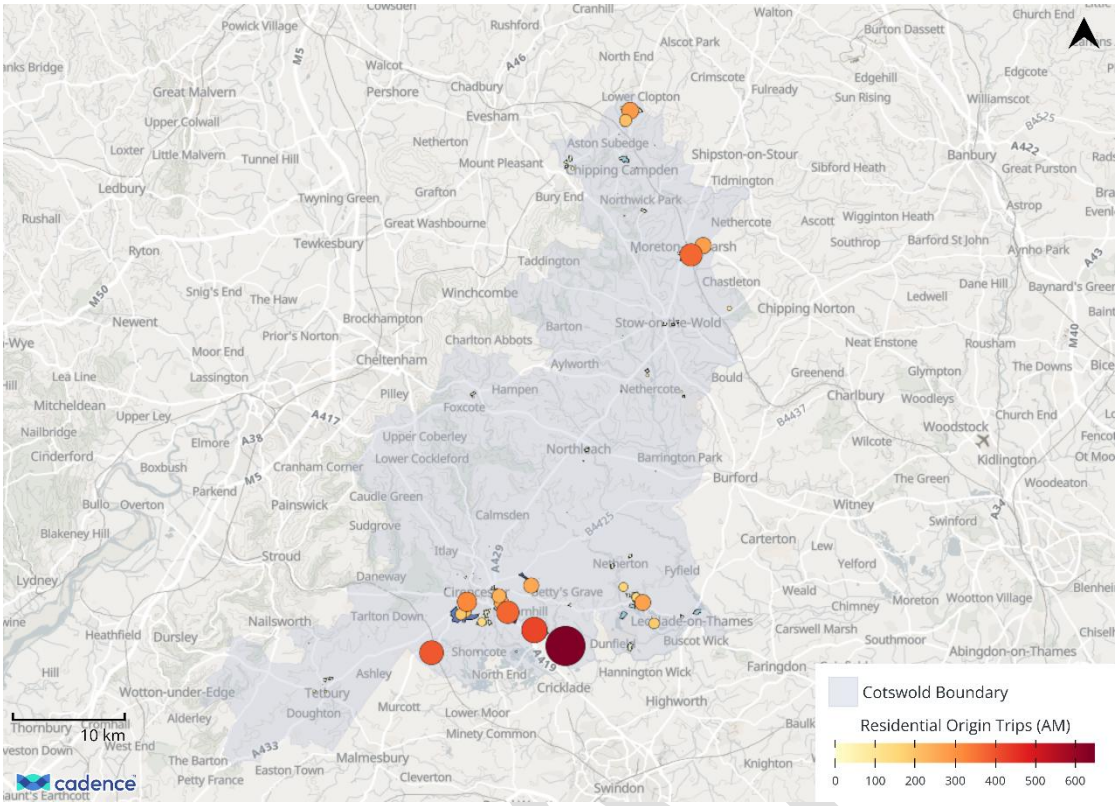


Figure 3-22: AM Departures for Residential Development Sites

DRAFT

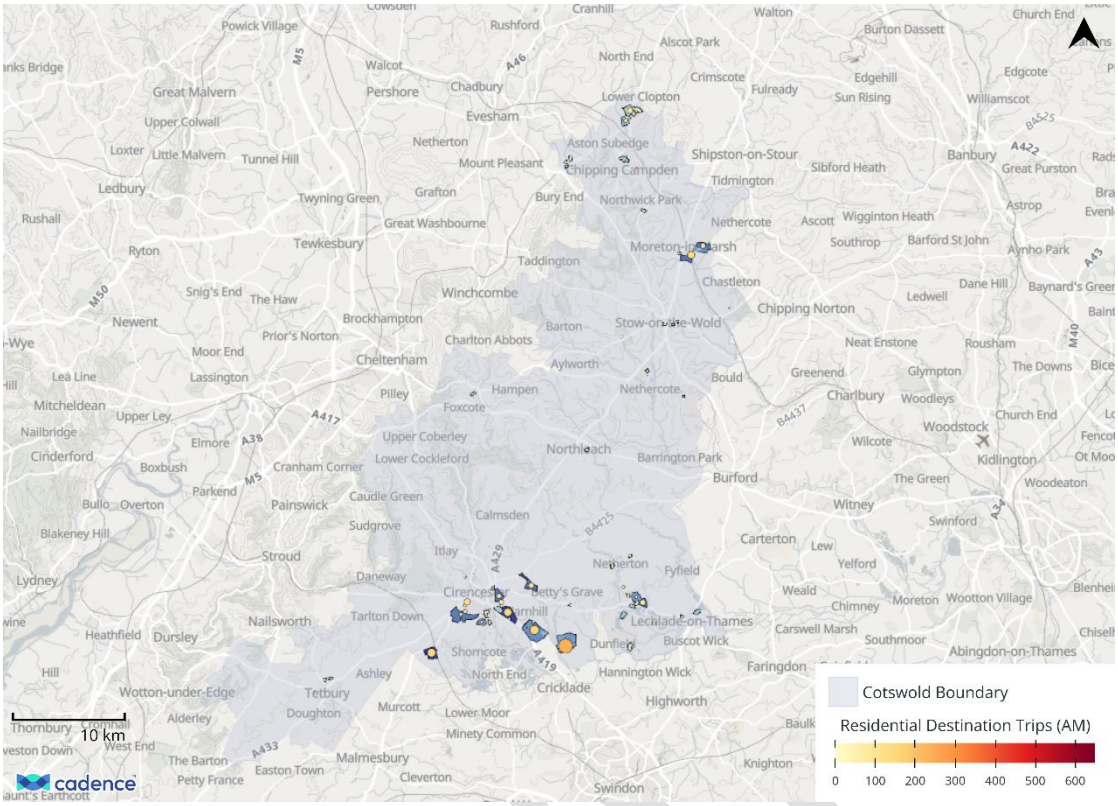


Figure 3-23: AM Arrivals for Residential Development Sites

DRAFT

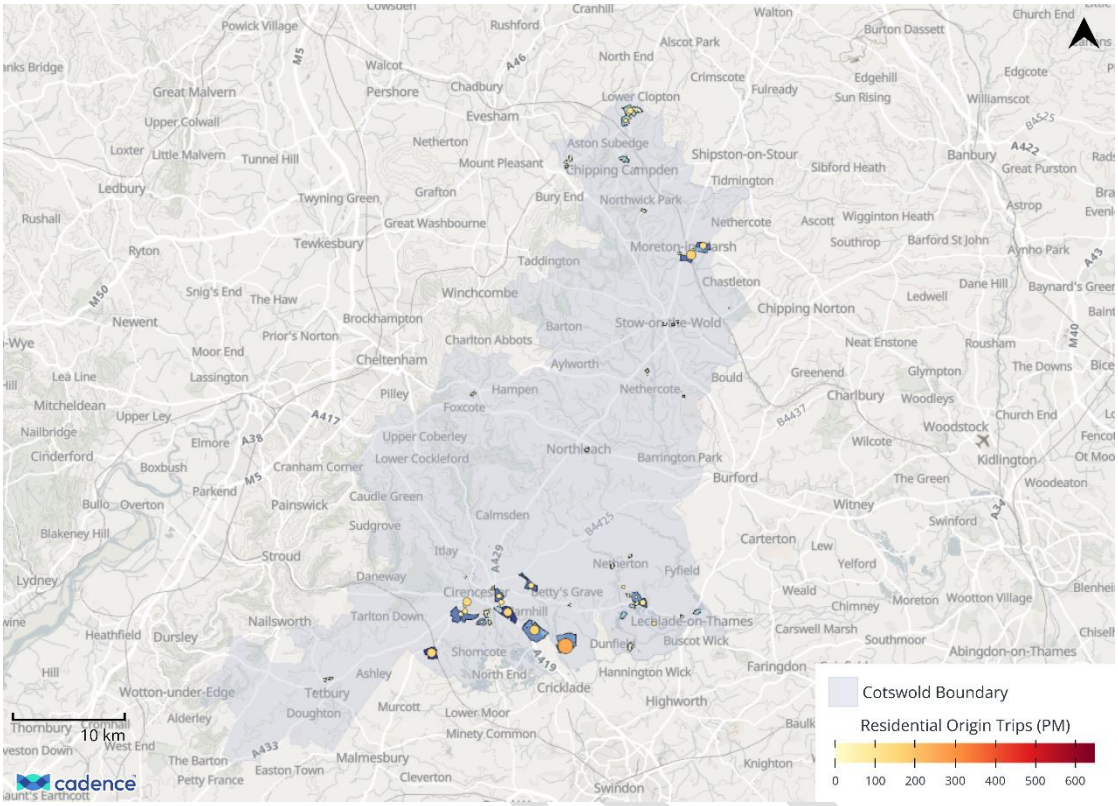


Figure 3-24: PM Departures for Residential Development Sites

DRAFT

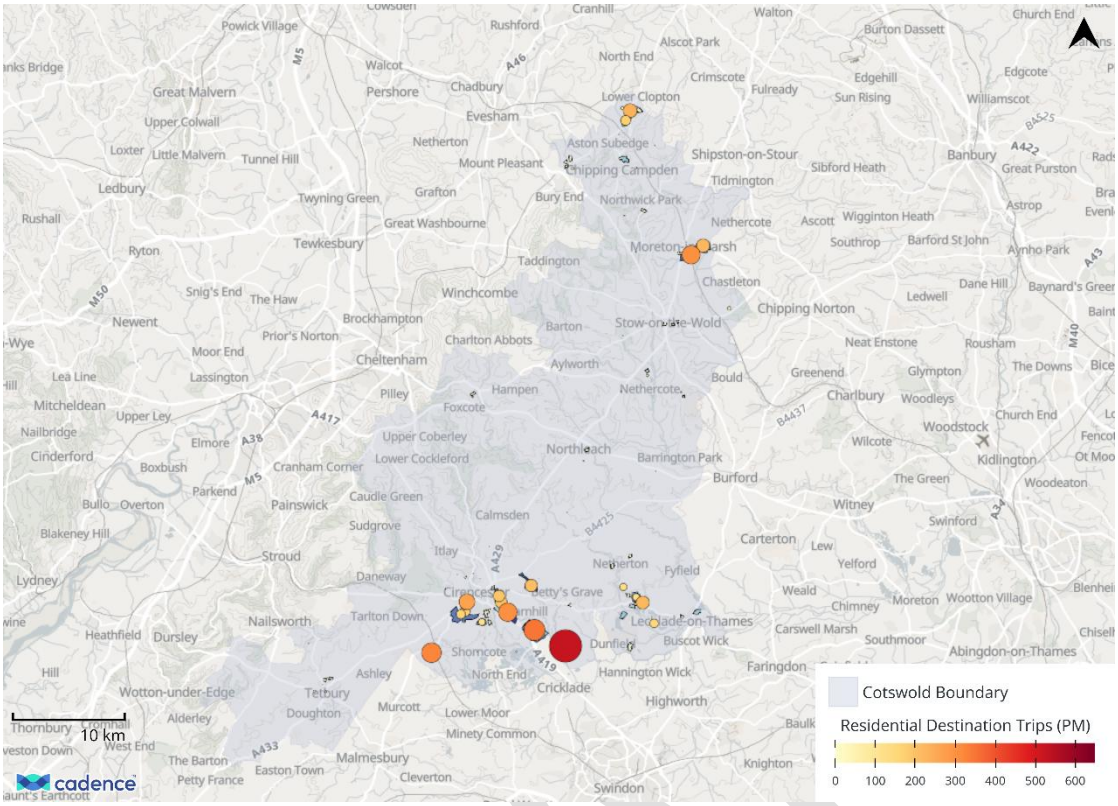


Figure 3-25: PM Arrivals for Residential Development Sites

Phase 2-f: Land at Chesterton Farm, Cranhams Lane, GL7 6JP – Residential Isolated

The Chesterton Farm site is located to the south-west of Cirencester, situated on the western edge of the town where development transitions into open agricultural land. As shown in Figure 3-26, the site adjoins the existing residential area of Chesterton but is bordered to the south and west by undeveloped farmland. Despite its edge-of-town position, the site benefits from proximity to the services and facilities of Cirencester and has reasonable connectivity to the surrounding street network. This is supported by the DfT's Connectivity Tool, which indicated a residential overall connectivity score of 59. Given that the site is located on the periphery of Cirencester and is bordered by predominantly non-residential land uses, the expected travel patterns are those of a Residential Isolated location.

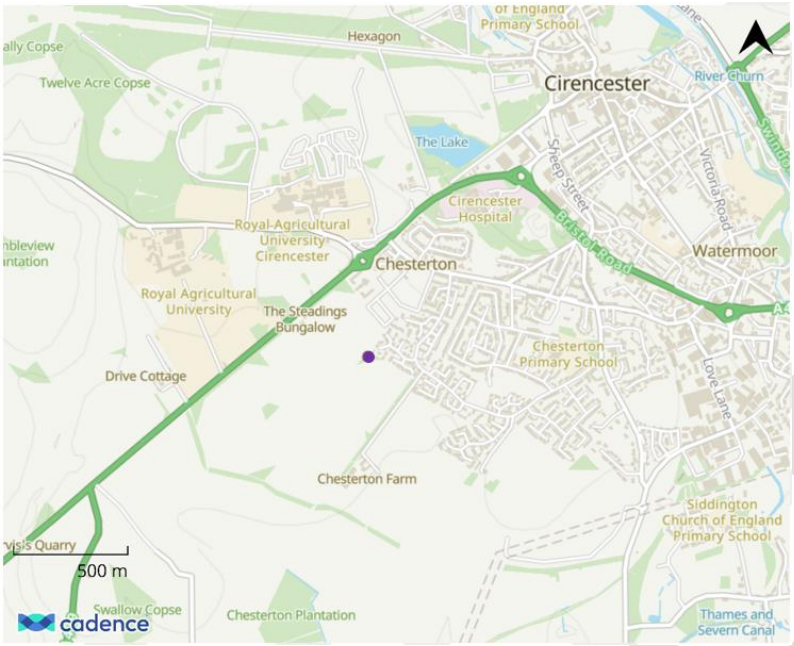


Figure 3-26: Phase 2-f: Land at Chesterton Farm, Cranhams Lane, GL7 6JP Site Location

Table 3-20 shows car trip arrivals and departures for the PSO for each modelled period. The Chesterton Farm Phase 2-f site consists of 549 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	62	5	1	179	12	1
IP (Avg 10:00-16:00)	72	12	1	69	12	1
PM (17:00-18:00)	147	22	1	79	11	1

Table 3-20: Phase 2-f: Land at Chesterton Farm, Cranhams Lane Modelled Car Trips by Period

Phase 3a-i: Land at Chesterton Farm, Cranhams Lane, GL7 6JP – Residential Isolated

Phase 3a-I, in Figure 3-27, forms a subsequent phase of the same wider Chesterton Farm residential development above. The site is located on the south-western edge of Cirencester, adjoining the existing residential area of Chesterton while remaining associated with the surrounding open land. The Chesterton Farm site has been categorised as Residential Isolated based on its south-west Cirencester location, moderate connectivity score of 59 from the DfT's Connectivity Tool, and reasonable access to the services and facilities of the town.

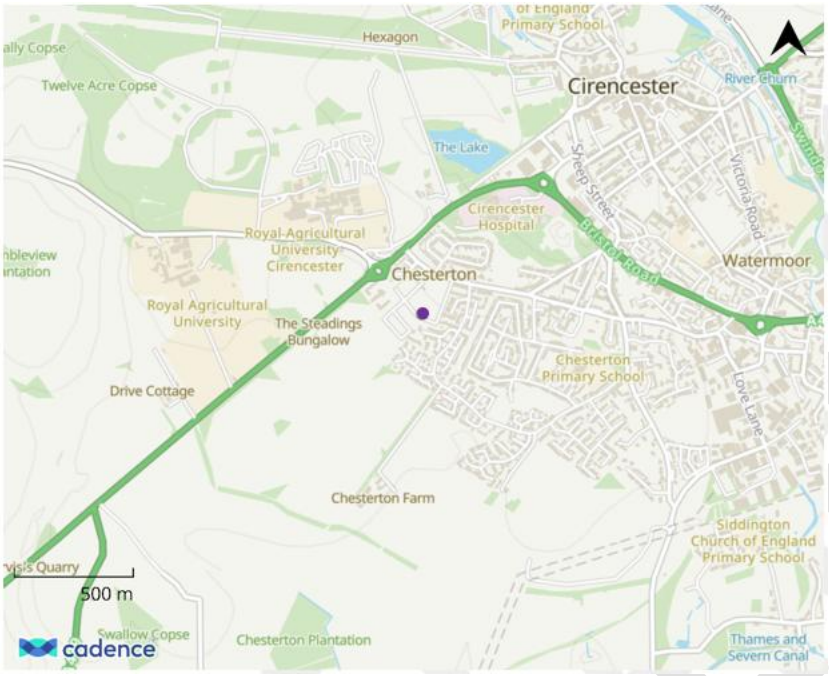


Figure 3-27: Phase 3a-i: Land at Chesterton Farm, Cranhams Lane, GL7 6JP Site Location

Table 3-21 shows car trip arrivals and departures for the PSO for each modelled period. The Phase 3a-i site consists of 982 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	111	10	1	320	22	1
IP (Avg 10:00-16:00)	130	22	1	124	22	2
PM (17:00-18:00)	263	39	1	140	20	1

Table 3-21: Phase 3a-i: Land at Chesterton Farm, Cranhams Lane Modelled Car Trips by Period

Land south-west of Preston between Cirencester Road (A419) and A419T - Village Location

The site is located to the south-east of Cirencester, as shown in Figure 3-28 within a predominantly rural setting and separated from the main urban area by areas of open land. While the site benefits from access to the A419 and A417, which provide connections to Cirencester and the wider strategic highway network, it is not directly integrated with the continuous built-up area of the town. The surrounding area is characterised by largely undeveloped land and rural uses, with access to a wide range of employment, education, retail and leisure facilities generally requiring travel to Cirencester or other nearby settlements and thus, the site has been categorised as Village. The DfT's Connectivity Tool indicated an overall employment connectivity score of 50. However, connectivity score does not determine site classification. The site remains physically separated from the main urban area and is located within a rural context, with travel patterns expected to be characterised by longer journey

lengths and a greater reliance on private vehicles than would typically be expected within a residential location.

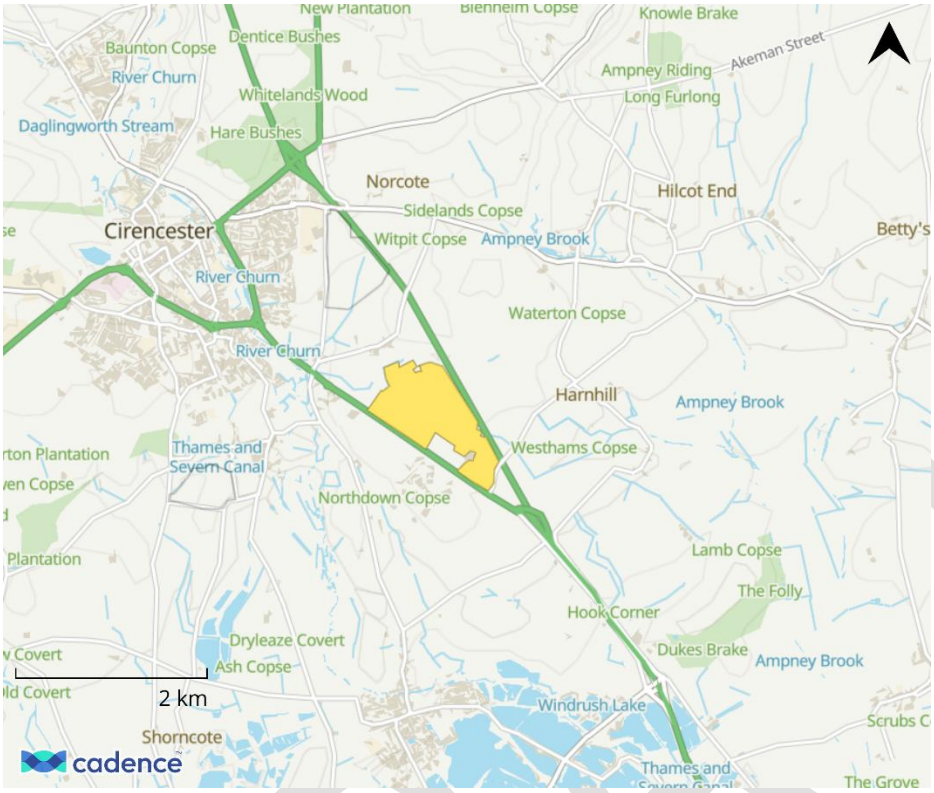


Figure 3-28: Land south-west of Preston between Cirencester Road (A419) and A419T Site Location

Table 3-22 shows car trip arrivals and departures for the PSO for each modelled period. The Land south-west of Preston between Cirencester Road (A419) and A419T site consists of 960 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	136	18	3	371	24	5
IP (Avg 10:00-16:00)	132	20	1	126	20	1
PM (17:00-18:00)	305	22	1	145	13	1

Table 3-22: Land south-west of Preston between Cirencester Road (A419) and A419T Modelled Car Trips by Period

Land east of Kingshill Lane - Village

The Land east of Kingshill Lane site is located to the east of Cirencester as shown in Figure 3-29. Although situated within the wider vicinity of Cirencester, the site is located within a predominantly rural area and is surrounded by open land. The site benefits from access to both the A419 and A417, which provide strategic connections to the wider road network. However, access to a full range of employment, education, retail and leisure opportunities is likely to

require longer journeys, reflecting travel patterns that are more characteristic of rural locations than sites located within the continuous urban area. The site has therefore been categorised as Village. The DfT's Connectivity Tool indicated an employment overall connectivity score of 50. However, connectivity score does not determine site classification. The site remains physically separated from the main urban area and is located within a rural context, with travel patterns expected to be characterised by longer journey lengths and a greater reliance on private vehicles than would typically be expected within a residential location.

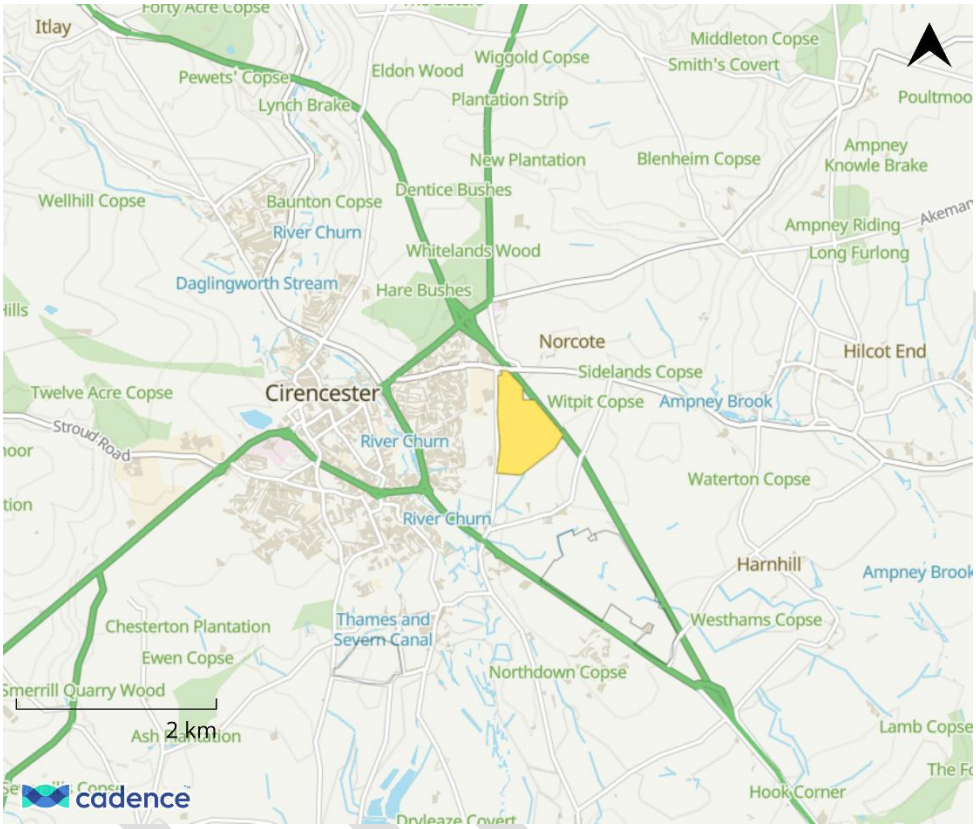


Figure 3-29: Land east of Kingshill Lane Site Location

Table 3-23 shows car trip arrivals and departures for the PSO for each modelled period. The Land east of Kingshill Lane site consists of 613 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	87	12	2	237	15	3
IP (Avg 10:00-16:00)	84	13	1	80	13	1
PM (17:00-18:00)	195	14	1	93	9	1

Table 3-23: Land east of Kingshill Lane Modelled Car Trips by Period

Land south-west of Kemble - Village

This site is located to the south-west of Cirencester, adjacent to the village of Kemble and is surrounded by open and undeveloped land as shown in Figure 3-30. While Kemble railway station is in proximity and offers an important strategic rail connection, access to employment and key amenities and services remains limited within the immediate vicinity. The site has therefore been categorised as Village. The classification is further supported by the DfT's Connectivity Tool, which showed a score of 24. This score suggests a low level of accessibility, consistent with a village location where access to employment and other key services typically requires longer journeys compared to urban residential areas.

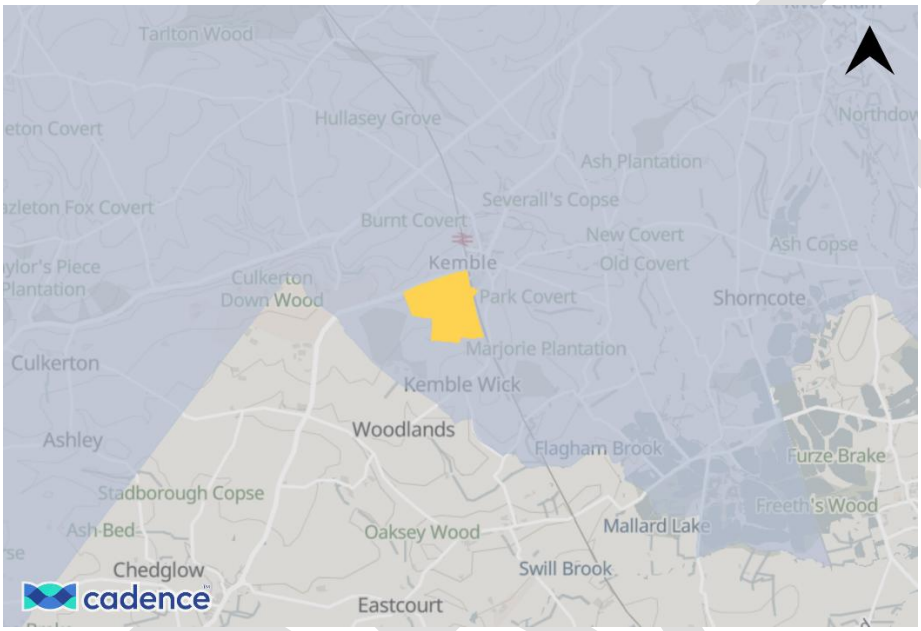


Figure 3-30: Land south-west of Kemble Site Location

Table 3-24 shows car trip arrivals and departures for the PSO for each modelled period. The Land south-west of Kemble site consists of 1,020 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	145	19	3	394	26	5
IP (Avg 10:00-16:00)	140	21	1	134	21	1
PM (17:00-18:00)	324	23	1	154	14	1

Table 3-24: Land south-west of Kemble Modelled Car Trips by Period

Fire Service College (Site A) – Residential Isolated

The Fire Service College Site A, shown in Figure 3-31, is located on the eastern edge of Moreton-in-Marsh town. While the site lies adjacent to the urban area and benefits from access to the

services, facilities and railway station within Moreton-in-Marsh, it is situated on the periphery of the settlement and is bordered by predominantly rural and undeveloped land to the east and south. The site is therefore categorised as Residential Isolated. The classification is further supported by the DfT's Connectivity Tool, which showed a score of 42.

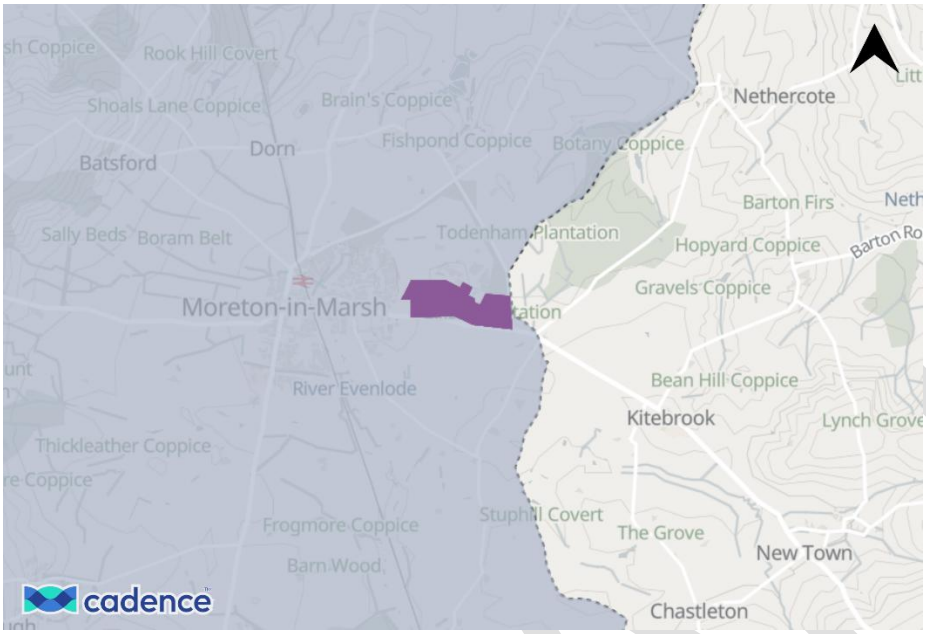


Figure 3-31: Fire Service College (Site A) Site Location

Table 3-25 shows car trip arrivals and departures for the PSO for each modelled period. The Fire Service College Site A consists of 833 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	94	8	1	272	18	1
IP (Avg 10:00-16:00)	110	18	1	105	18	2
PM (17:00-18:00)	223	33	1	119	17	1

Table 3-25: Fire Service College (Site A) Modelled Car Trips by Period

Ampney Crucis - Village

This site is located to the east of Cirencester, in the vicinity of Hilcot End, within a rural area surrounded by open land. The site is physically separated from the main urban area of Cirencester, with extensive undeveloped land lying between the site and the town, resulting in a distinct rural setting. Whilst the site benefits from access to the local road network and connections towards Cirencester and surrounding settlements, access to a full range of employment, education, retail and leisure facilities is likely to require travel beyond the immediate area.

As a result, the site is categorised as Village. The classification is further supported by the DfT's Connectivity Tool, which showed a score of 21.

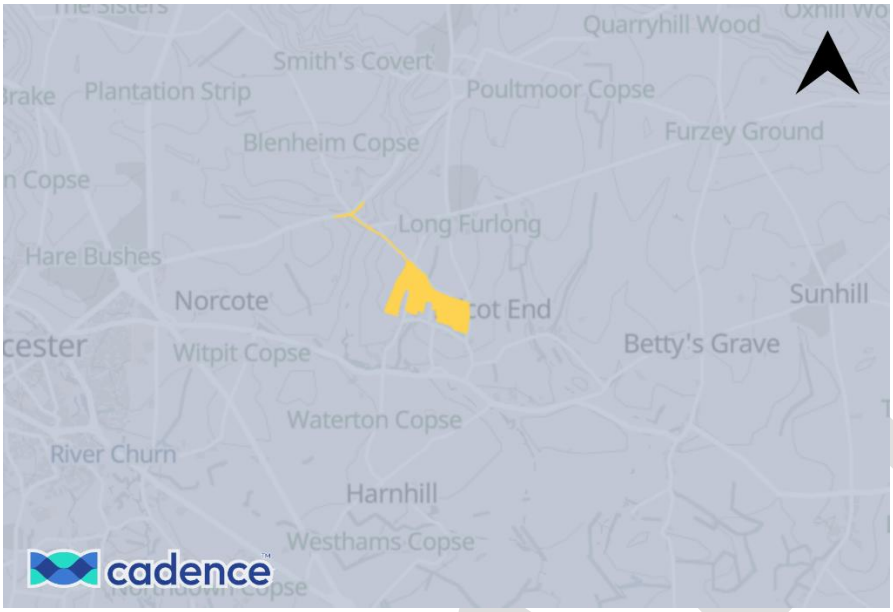


Figure 3-32: Ampney Crucis Site Location

Table 3-26 shows car trip arrivals and departures for the PSO for each modelled period. The Ampney Crucis site consists of 660 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	94	13	2	255	17	3
IP (Avg 10:00-16:00)	90	14	1	86	14	1
PM (17:00-18:00)	210	15	1	100	9	1

Table 3-26: Land north of Clark's Lane and south of Old Canal Modelled Car Trips by Period

Mickleton – Village

This site is located in the vicinity of Mickleton, a rural village situated to the north of the Cotswolds. The site is surrounded predominantly by open land with development in the area generally comprising rural communities. Whilst Mickleton provides access to a limited range of local facilities and services, residents are likely to rely on nearby towns and larger settlements for a wider range of employment, retail, education and leisure opportunities.

Consequently, the Mickleton site is categorised as Village. The classification is further supported by the DfT's Connectivity Tool, which showed a score of 29.

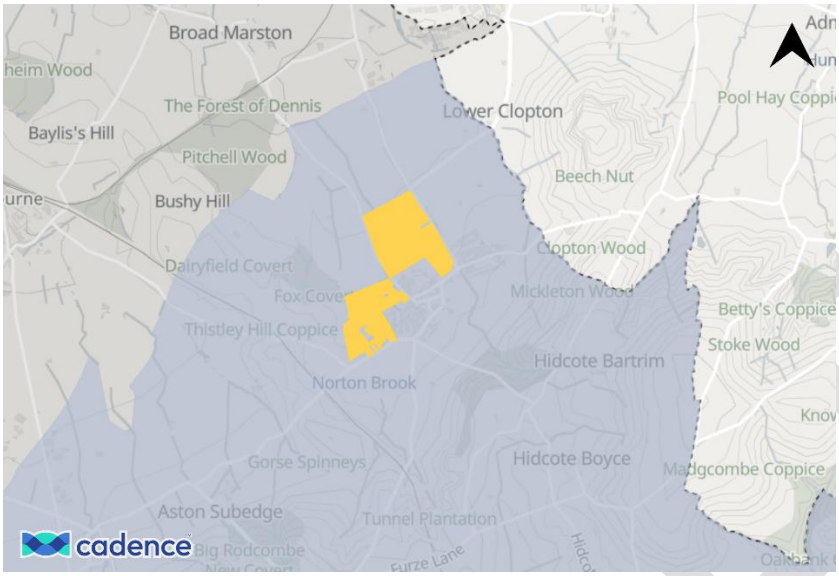


Figure 3-33: Mickleton site Location

Error! Reference source not found. shows car trip arrivals and departures for the PSO for each modelled period. The Mickleton site consists of 1,264 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	179	24	4	488	32	6
IP (Avg 10:00-16:00)	173	27	1	166	27	1
PM (17:00-18:00)	402	29	1	191	18	1

Table 3-27: Mickleton Modelled Car Trips by Period

Land south of Driffield – Village

The land south of Driffield is located in the wider Down Ampney and Cotswold Water Park area, surrounded by open land with limited development in the immediate vicinity. The site is physically separated from larger urban centres, resulting in a rural setting. Given its rural context, the surrounding undeveloped land, and the need for residents to travel further to access key services and facilities, the site has been categorised as Village. The DfT's Connectivity Tool showed a connectivity score of 22, also consistent with a village location.

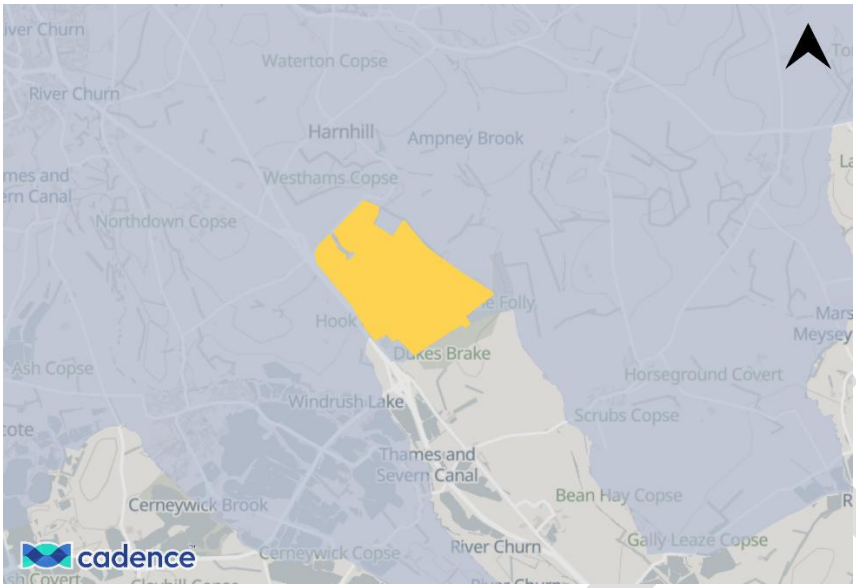


Figure 3-34: Land south of Driffield site Location

Error! Reference source not found. shows car trip arrivals and departures for the PSO for each modelled period. The land south of Driffield site consists of 1,090 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	155	21	3	421	27	5
IP (Avg 10:00-16:00)	149	23	1	143	23	1
PM (17:00-18:00)	347	25	1	165	15	1

Table 3-28: Land south of Driffield Modelled Car Trips by Period

Land at Down Ampney – Village

The land at Down Ampney site is located in the vicinity of Down Ampney as shown in Figure 3-35**Error! Reference source not found.**, a rural village situated to the south-east of Cirencester. The site lies within a rural area and is physically separated from larger urban areas. Whilst the site benefits from connections to the local highway network, enabling access to Cirencester, Fairford and surrounding villages, access to a wider range of services and facilities requires travel to nearby towns and settlements.

The DfT's Connectivity Tool showed a connectivity score of 22, meaning low levels of accessibility to services and amenities, consistent with a village location. Consequently, the site has been categorised as Village.

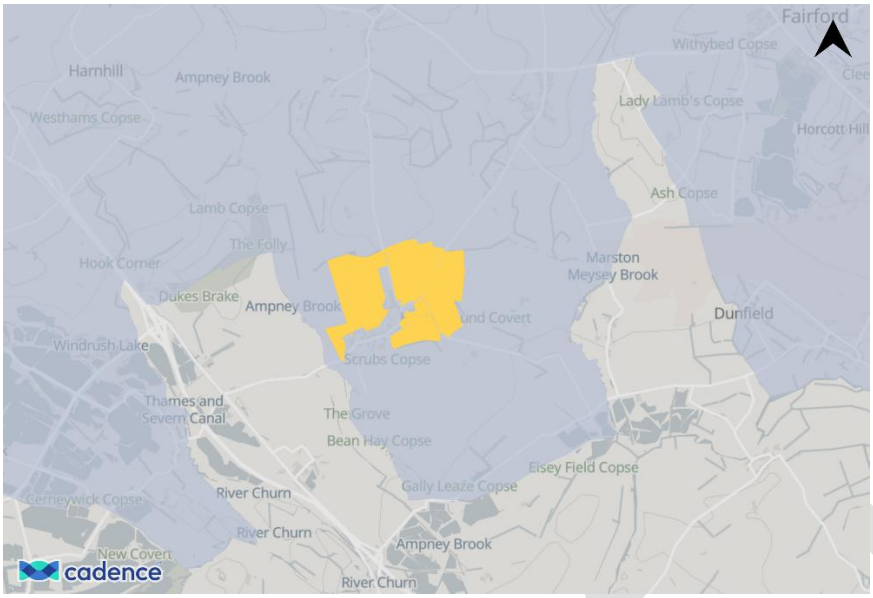


Figure 3-35: Land at Down Ampney site Location

Error! Reference source not found. shows car trip arrivals and departures for the PSO for each modelled period. The land at Down Ampney site consists of 1,660 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	236	32	5	641	42	8
IP (Avg 10:00-16:00)	227	35	2	217	35	2
PM (17:00-18:00)	528	38	2	251	23	2

Table 3-29: Land at Down Ampney Modelled Car Trips by Period

Land at Moreton-in-Marsh – Residential Isolated

The Land at Moreton-in-Marsh site, shown in Figure 3-36, is located on the eastern side of Moreton-in-Marsh and comprises a number of sites situated on the edge of the existing settlements. Whilst the site benefits from proximity to the town centre, local services, community facilities and Moreton-in-Marsh railway station, it is bordered to the east by predominantly rural land uses and open land.

The site is well positioned to access employment, education, retail and leisure opportunities within Moreton-in-Marsh. However, due to its location on the edge of the existing settlement, it is categorised as Residential Isolated. The DfT's Connectivity Tool showed a connectivity score of 45.

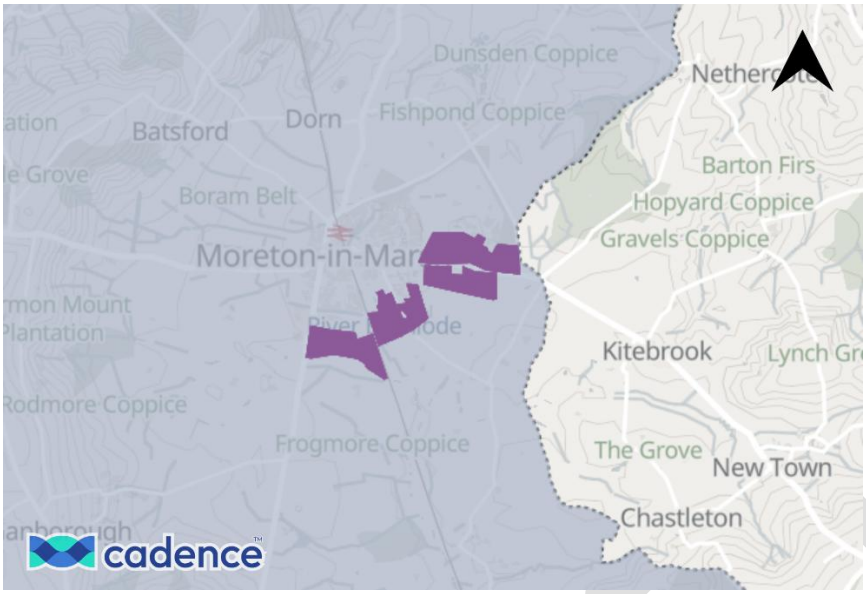


Figure 3-36: Land at Moreton in Marsh site Location

Error! Reference source not found. shows car trip arrivals and departures for the PSO for each modelled period. The land at Moreton in Marsh site consists of 1,129 dwellings.

Modelled Period	Arrivals			Departures		
	Car	LGV	OGV	Car	LGV	OGV
AM (08:00-09:00)	128	11	1	368	25	1
IP (Avg 10:00-16:00)	149	25	1	142	25	2
PM (17:00-18:00)	303	45	1	161	23	1

Table 3-30: Land at Moreton in Marsh Modelled Car Trips by Period

3.2.2 Employment Strategic sites

Table 3-31 summarises the assumed employment land-use distribution for Cotswold. These proportions are applied consistently to each employment site to disaggregate the total floorspace into B1 (Office), B2 (Industrial), and B8 (Warehouse) categories. The resulting land-use split is then used to inform the trip rate assumptions applied in subsequent stages of the assessment. Industrial uses (B2) comprise the largest share of employment land use at 49.5%, followed by warehouses (B8) at 25.8%, and office uses (B1) at 24.7%.

Local Authority	Cotswold
B1- Offices	24.7%
B2 - Industrial	49.5%

B8 - Warehouses	25.8%

Table 3-31: Employment Land Use Split

Table 3-32 shows car trips generation for each PSO employment site for each modelled periods, split by arrivals and departures. Overall, the largest trip volumes are associated with the Land south of Cotswold Airport, Fosse Farm, the Cotswold Airport and the Land south-west of Preston between Cirencester Road (A419) and the A419T. Of these, Cotswold Airport and Land south-west of Preston are strategic employment sites, both of which record consistently high inbound trips during the AM peak and high outbound trips during the PM peak, reflecting their scale and strategic employment function.

Employment Site	Car					
	AM		IP		PM	
	Arrivals	Departures	Arrivals	Departures	Arrivals	Departures
Phase 3a-i: Land at Chesterton Farm, Cranhams Lane, GL7 6JP	100	17	33	39	21	97
Land north of Bourton Industrial Park	62	10	21	24	13	60
Land west of Battlebrook Drive, Station Road	11	2	4	4	2	11
Land north of B4632 and east of employment estate	33	5	11	13	7	32
Steadings southern extension, Cirencester	19	3	6	7	4	18
Land south-west of Preston between Cirencester Road (A419) and A419T	110	18	37	43	23	107
Land east of Kingshill Lane	11	2	4	4	2	11
Fosse Farm	110	18	37	43	23	107
Land north-east of Fairford	44	7	15	17	9	43
Land south-west of Kemble	11	2	4	4	2	11
Cotswold Airport	107	18	36	42	22	104
Land south of Cotswold Airport	179	30	60	70	37	174
Land at Prospect Gardens, Stratford Road, GL55 6SR	11	2	4	4	2	11
Fire Service College (Site C)	44	7	15	17	9	43
M89	17	3	5	6	3	16
Land north of Clark's Lane and south of Old Canal	11	2	4	4	2	11

Table 3-32: Car Trips for each Employment Site by Period

Employment Site	LGV					
	AM		IP		PM	
	Arrivals	Departures	Arrivals	Departures	Arrivals	Departures
Phase 3a-i: Land at Chesterton Farm, Cranhams Lane, GL7 6JP	17	13	14	15	5	9
Land north of Bourton Industrial Park	10	8	9	9	3	6
Land west of Battlebrook Drive, Station Road	2	1	2	2	1	1
Land north of B4632 and east of employment estate	6	4	5	5	2	3
Steadings southern extension, Cirencester	3	2	3	3	1	2
Land south-west of Preston between Cirencester Road (A419) and A419T	19	14	16	16	6	10
Land east of Kingshill Lane	2	1	2	2	1	1
Fosse Farm	19	14	16	16	6	10
Land north-east of Fairford	7	6	6	6	2	4
Land south-west of Kemble	2	1	2	2	1	1
Cotswold Airport	18	14	15	16	6	10
Land south of Cotswold Airport	30	23	26	26	9	16
Land at Prospect Gardens, Stratford Road, GL55 6SR	2	1	2	2	1	1
Fire Service College (Site C)	7	6	6	6	2	4
M89	3	2	2	2	1	2
Land north of Clark's Lane and south of Old Canal	2	1	2	2	1	1

Table 3-33: LGV Trips for each Employment Site by Period

Employment Site	OGV					
	AM		IP		PM	
	Arrivals	Departures	Arrivals	Departures	Arrivals	Departures
Phase 3a-i: Land at Chesterton Farm, Cranhams Lane, GL7 6JP	7	6	7	8	5	4
Land north of Bourton Industrial Park	4	4	5	5	3	2
Land west of Battlebrook Drive, Station Road	1	1	1	1	1	0

Land north of B4632 and east of employment estate	2	2	2	3	2	1
Steadings southern extension, Cirencester	1	1	1	1	1	1
Land south-west of Preston between Cirencester Road (A419) and A419T	8	6	8	8	5	4
Land east of Kingshill Lane	1	1	1	1	1	0
Fosse Farm	8	6	8	8	5	4
Land north-east of Fairford	3	3	3	3	2	2
Land south-west of Kemble	1	1	1	1	1	0
Cotswold Airport	8	6	8	8	5	4
Land south of Cotswold Airport	13	10	13	14	8	7
Land at Prospect Gardens, Stratford Road, GL55 6SR	1	1	1	1	1	0
Fire Service College (Site C)	3	3	3	3	2	2
M89	1	1	1	1	1	1
Land north of Clark's Lane and south of Old Canal	1	1	1	1	1	0

Table 3-34: OGV Trips for each Employment Site by Period

DRAFT

4 Trip Rate Comparison and Justification

4.1 Trip Rate Comparison

WSP working on behalf of National Highways, provided local comparator peak hour vehicle trips per dwelling, on the 20th of April 2026. Table 4-1 and Table 4-2 show the comparison with the vehicle trips per dwelling for the three location types outlined in section 1 that were used for the PSO modelling, for the AM and PM peak hour respectively. The weighted average total vehicle trips per dwelling (AM 2-way vehicle trip rate is 0.51 for SLP and 0.54 for Cotswold) of the three location types used in the PSO modelling for the AM peak hour broadly falls in the middle of the range (i.e. 0.51 or 0.54 is approximately middle of the range 0.29-0.63) provided by National Highways, as can be seen in Table 4-1. The weighted average total vehicle trips per dwelling (PM 2-way vehicle trip rate is 0.48 for SLP and 0.50 for Cotswold) of the three location types used in the PSO modelling for the PM peak hour falls in the middle of the range (i.e. 0.48 or 0.50 is approximately middle of the range 0.36-0.62) provided by National Highways, as can be seen in Table 4-2.

Authority	Area Type	Housing Type	Arrivals	Departures	Total (2-way)
South Worcs	Parkway	5,000 dwellings	0.08	0.21	**0.29**
North Somerset	TC /Edge of TC	Private/Affordable Housing	0.10	0.33	**0.43**
Cotswold & SLP	Generic	Residential	0.12	0.313	**0.43**
Wiltshire	Generic	Weighted Average (33/67)	0.12	0.33	**0.44**
North Somerset	Wolvershill & Bristol Edge	Private/Affordable Housing	0.13	0.34	**0.46**
Cotswold & SLP	Generic	Residential - Isolated	0.124	0.349	**0.47**
North Somerset	Nailsea & Backwell / Pill	Private/Affordable Housing	0.14	0.35	**0.48**
Glos County	West of Cheltenham	Residential	0.20	0.31	**0.51**
SLP	Weighted Average	Residential	0.14	0.37	**0.51**
Cotswold	Weighted Average	Residential	0.15	0.39	**0.54**
Stroud	Stroud Valleys	Residential	0.14	0.41	**0.55**
Stroud	Stonehouse	Residential	0.14	0.41	**0.55**
South Worcs	Generic	Residential	0.16	0.41	**0.57**

Cotswold & SLP	Generic	Village	0.164	0.416	**0.58**
Stroud	Gloucester Fringe	Residential	0.17	0.42	**0.59**
Stroud	Cam & Dursley	Residential	0.11	0.51	**0.61**
Stroud	Berkeley & Sharpness	Residential	0.18	0.46	**0.63**

Table 4-1 Total Vehicles Trips in the AM Peak Hour per residential dwelling

Authority	Area Type	Housing Type	Arrivals	Departures	Total (2-way)
South Worcs	Parkway	5,000 dwellings	0.24	0.12	**0.36**
North Somerset	TC /Edge of TC	Private/Affordable Housing	0.27	0.14	**0.41**
Wiltshire	Generic	Weighted Average (33/67)	0.29	0.14	**0.43**
Cotswold & SLP	Generic	Residential	0.293	0.145	**0.44**
Cotswold &, SLP	Generic	Residential - Isolated	0.309	0.164	**0.47**
SLP	Weighted Average	Residential	0.32	0.16	**0.48**
North Somerset	Nailsea & Backwell / Pill	Private/Affordable Housing	0.34	0.15	**0.49**
North Somerset	Wolvershill & Bristol Edge	Private/Affordable Housing	0.34	0.15	**0.49**
Glos County	West of Cheltenham	Residential	0.30	0.20	**0.49**
Cotswold	Weighted Average	Residential	0.33	0.17	**0.50**
Cotswold &, SLP	Generic	Village	0.342	0.166	**0.51**
Stroud	Cam & Dursley	Residential	0.32	0.19	**0.51**
South Worcs	Generic	Residential	0.32	0.19	**0.51**
Stroud	Berkeley & Sharpness	Residential	0.43	0.17	**0.60**
Stroud	Gloucester Fringe	Residential	0.39	0.22	**0.61**
Stroud	Stroud Valleys	Residential	0.40	0.23	**0.62**
Stroud	Stonehouse	Residential	0.40	0.23	**0.62**

Table 4-2 Total Vehicles Trips in the PM Peak Hour per residential dwelling

4.2 Trip Rate Justification

When drawing a comparison between the trip rates used for the PSO modelling and those from elsewhere as shown in Table 4-1 and Table 4-2, the following should be noted which supports the justification of the trip rates used:

- No internalisation reduction factor has been applied for the SLP and Cotswold local plan vehicle trips per dwelling for the PSO modelling.
- Stroud and Worcestershire authorities comparators show the highest vehicle trips per dwelling in both Table 4-1 and Table 4-2, all come from 2021 reporting and are based on pre-pandemic trip rates. It is well known that residential car trip rates post pandemic have fallen, car driver trips fell by 6% between 2019 and 2024, with overall commuting trips down by 21% largely due to the rise of hybrid and home working (NTS-2024: Household car availability and trends in car trips (Chart 20), DfT). The surveys that inform the Cotswold and SLP trip rates are based on post pandemic data where lower car trip rates would be expected.
- The strategic transport modelling work for the transport evidence base for a local plan covers a large area and a significant number of development sites it therefore must be strategic and proportionate in nature, as opposed to a detailed transport assessment for individual developments site applications. Instead, a proportionate approach has been adopted using three trip rate categories by location type.
- The trip rates should be seen within the 'Vision & Validate' methodology, as outlined in the Vision & Validate Technical note (SLP, Cotswold) to a future based approach to integrated land use and transport planning. It is a relatively new requirement for the local plan making process, included in the December 2024 revision of the National Planning Policy Framework. It replaces traditional reactive approaches with one that is goal-led, policy-aligned, and focused on sustainable outcomes. At its core, it aims to identify transport solutions that deliver the future we want, rather than providing for a scenario based on how we have done things in the past.
- Trip rates for the West of Cheltenham developments were agreed with National Highways and Gloucestershire County Council to determine the capacity of the existing M5 J10 and local highway arrangements. The weighted average vehicle trips per dwelling for SLP are the same or within 0.01 of the equivalent West of Cheltenham vehicle trips across each peak hour and the Cotswold only deviates by 0.02 vehicle trips per dwelling.

4.3 Benchmarking

Error! Reference source not found.Table 4-3 below shows the comparison of the A46 WG TRICS derived Standard trip rates, broken down by location and a raw average, against a comparative range of trip rates which is broadly in line with existing planning applications. To enable a consistent assessment, the total vehicles and people metrics account for all observed movements within TRICS (e.g. some modes such as motorcycle, taxi and PSV trip rates are not included separately in the modelling assessment). The purpose of the table below is to provide a

comparative assessment between the TRICS analysis undertaken for existing planning applications within the study area and the TRICS derived standard trip rates. Note, for the purpose of modelling these standard trip rates are then adjusted using TEMPRO data for car passenger observations and some modes are excluded.

Location	Total Vehicles		Cyclist		Walk		PT		Total People	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Residential Zone	0.40	0.44	0.02	0.02	0.17	0.09	0.04	0.04	0.85	0.84
Residential Zone Isolated	0.50	0.51	0.02	0.02	0.11	0.06	0.05	0.04	0.96	0.98
Village	0.57	0.48	0.02	0.01	0.11	0.09	0.05	0.04	1.11	0.85
Average	0.49	0.48	0.02	0.02	0.13	0.08	0.04	0.04	0.97	0.89
Estimated Lower Range	**0.46**	**0.47**	**0.01**	**0.01**	**0.01**	**0.05**	**0.01**	**0.01**	**0.86**	**0.79**
Estimated Upper Range	**0.57**	**0.63**	**0.03**	**0.04**	**0.27**	**0.18**	**0.03**	**0.03**	**1.04**	**0.97**

Table 4-3: Trip Rate (per hour per dwelling) A46 WG Benchmarking - TRICS

On average, trip rates across all modes fall within the estimated comparative ranges. The only minor exception is Public Transport (combined), which deviates slightly by 0.01 trips.

For Total Vehicles, the Residential Zone shows slightly lower trip rates than the estimated range, while the Village and Residential Zone Isolated locations fall within the expected range. In particular, the general Residential Zone, which represents areas with lower car generation, has slightly lower car trip rates than estimated. Overall, both the range of trip rates across location categories and the average total vehicle trip rates are broadly in line with expectations.

For Total People, average trip rates are within the estimated range. A small deviation of 0.01 trips was observed in the Residential Zone during the weekday morning peak (08:00-09:00). In some specific periods, slightly higher trip rates were recorded including:

- Residential Zone Isolated (average weekday afternoon peak (17:00-18:00))
- Village (average weekday morning peak (08:00-09:00))

These deviations are primarily related to vehicle occupant observations, which are in the majority car passengers. This is not considered significant, as the modelling process utilises TEMPRO data for Car passengers. Overall, the analysis indicates a good level of consistency between estimated ranges and observed values by location category.

Table 4-4 presents the average weekday morning (08:00-09:00) and afternoon (17:00-18:00) car driver trip rates from the TRICS assessment.

Data Source	Location	AM	PM
TRICS	Residential Zone	0.273	0.349
	Residential Zone Isolated	0.344	0.427
	Village	0.368	0.380
	Average	0.328	0.385

Table 4-4: Trip Rate (average period per dwelling) A4 WG Benchmarking - TRICS

4.4 Conclusion

Given what is outlined in sections 4.1, 4.2 and 4.3 above, it is considered that the trip rates used for the PSO modelling for SLP and Cotswold local plan are appropriate and proportionate given the strategic nature of the work. If, however stakeholders have concerns, it would be possible to undertake sensitivity testing using higher (or lower trip rates), it is acknowledged that there is a degree subjectivity in the selection of trip rates. Given the evidence described in this TN, it would not be expected that such sensitivity tests would materially change the conclusions of the PSO modelling results for SLP and Cotswold local plan and its resultant impact on the network nor the likely intervention requirements.

DRAFT

This page is intentionally left blank

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
XXMO1+	Kingham Station-Stow-on-the-Wold-Bourton-On-The-Water Greenway	AK CDC	Active Travel route	£2,000,000.00	Important	Proposed	All
Ac1	On-site services	City Science	This site represents a singificant expansion of an existing village to the north. At present there is extremely limited services around the village including a small village hall, a small primary school (~100 pupils), a small play park and green space and a small church. The level development (660 dwellings) combined with the more isolated nature of the site (~5miles from Cirencester which is likely to be where most services are for the housing). It is approximately 2-2.5 miles from the Driffield Site. The scale of the development suggests that it would require at least an additional primary school, a retail offering ideally with a sizable convience	£0	Critical	LP: On-site	Cotswold: Ampney Cruicis
Ac2	Enhancements to 50 Bus	City Science	Currently the 50 bus provides a circularly route between Cirencester and Amney Cruicis Monday to Friday between 8:50 13:50. This intervention will increase the frequency of the bus from hourly to half-hourly and extend the times to 0730 to 1830 (to allow for work time commuting). In addition services would run a more limited service on saturday and sunday (at present there is no services. Given the level of current provision an additional vehicle would likely be needed.	£500,000	Critical	LP: Strategic (off-site)	Cotswold: Ampney Cruicis
Ac3	Active Travel route to join D7 (access to Down Ampney, Driffield Site and	City Science	An active travel route including cycling and walking to join onto intervention D7 to provide a route between all the major sites and Cirencester. This route is 2.1km long and would be formed through small bit of shared pathway on the A417 between Village Street and Waterton Farm (BAC25 footpath) 0.4km followed by 1.7km of upgraded footpath to shared space.	£1,000,000	Critical	LP: Strategic (off-site)	Cotswold: Ampney Cruicis
Ac4	Ampney Cruicis-Poulton-Fairford Active Travel Route	City Science	An active travel route providing a route to Poulton including Ampney St Peter. 3.4km predominantly upgraded bridleways, footpaths and tracks followed by 1.3km of quiet lane treatment, 1.6km of on road segregation followed by 3.2km of quiet lane treatment on Welsh Way. The whole route is 8.6km.	£4,000,000	Critical	LP: Strategic (off-site)	Cotswold: Ampney Cruicis
Ac5	Amney Cruicis 20mph zone	City Science	20mph within Ampney Cruicis including new residential streets, village street, school lane, butchers arm lane, allotment lane, and riding lane (from the northern edge of the site to ashbrook lane junction)	£100,000	Critical	LP: Local access	Cotswold: Ampney Cruicis
Ac6	Diversion of 77 through Village Street	City Science	Diversion of the 76/77 bus route through Ampney Crucis. This will provide bus services to fairford and additional services to circencester	£100,000	Critical	LP: Strategic (off-site)	Cotswold: Ampney Cruicis
Ac7	Segregated Active Travel Route on Access Road and B4425	City Science	Route along new access road and then extend and enhance segregated cycleway within road boundary,	£2,500,000	Critical	LP: Strategic (off-site)	Cotswold: Ampney Cruicis
Cir2	Spratsgate Lane/Somerfield Road active travel links	City Science	Package of active travel measure could include providing pedestrian footpaths for residents willing to walk into Cirencester, as well as a on-road segregated cycleway. Require active travel access points along Spratsgate Lane for Sites SD20 and C190	£1,400,000	Critical	LP: Strategic (off-site)	Cotswold: Cirencester

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Cir3	Active travel access Swindon Road	City Science	Active travel access onto Swindon Road at the northeastern corner of Site R519 to give access to existing cycleway crossing the A419 and along Cricklade Road to town centre.	£200,000	Critical	LP: Local access	Cotswold: Cirencester
Cir4	Cricklade Road Cycleway Enhancement	City Science	Upgrade the cycleway from Preston Toll Bar along Cricklade Road by installing high-quality road surface throughout, introducing a designated on-road cycle lane, and implementing clear signage. Extend this cycleway improvements to the town centre, passing under the foot tunnel under the Bristol Road and joining Watermoor Way	£2,000,000	Critical	LP: Strategic (off-site)	Cotswold: Cirencester
Cir5	Watermoor Road road space reallocation	City Science	Reallocate road space along Watermoor Road to create a serrated cycleway, joining with Cycleway improvements in **Cir4** to provide active travel links for southern development sites into Cirencester.	£250,000	Critical	LP: Local access	Cotswold: Cirencester
Cir6	Internal active travel links for Site R650	City Science	Internal active links connecting Site R650 to Site R519 to benefit from active travel access towards town centre suggested in **Cir4** and **Cir5**.	£0	Critical	LP: Local access	Cotswold: Cirencester
Cir7	Active travel access on Kingshill Lane	City Science	Active travel access on western boundary of site directly opposite off road leading to Cirencester skate park.	£150,000	Critical	LP: Local access	Cotswold: Cirencester
Cir8	Queen Elizabeth Road/Beeches Road cycleway	City Science	On road cycleway connecting to existing east-west cycle route to link Sites R650 and R519 to town centre. Include on road cycleways along Queen Elizabeth Road and Beeches Road. Then a segregated cycle lane along London Road/Lewis Lane to access town centre.	£1,000,000	Critical	LP: Local access	Cotswold: Cirencester
Cir9	Pedestrianise Castle Street	City Science	Extend current pedestrian zone restrictions to on Crickade Road to cover Castle Street for more attractive placemaking in town centre. Reallocate road space to active travel infrastructure and green space. Divert East West traffic along Park Lane, Black Jack Street, Market Place and The Waterloo to reach London Road	£100,000	Important	LP: Strategic (off-site)	Cotswold: Cirencester
Cir10	Siddington Road Cycleway	City Science	Provision of an on-road cycleway connecting Sites SD23 and SD17 to town centre via Siddington Road. Cycleway would follow Siddington Road then turn onto Kingsmead Road to connect to existing cycleway underpass under Bristol Road. To be delivered along with **Cir5** to provide onwards cycle access to town centre.	£300,000	Essential	LP: Strategic (off-site)	Cotswold: Cirencester
Cir11	Extend London Road cycleway	City Science	Extend London Road cycleway next to Site C81B toward town centre with on-road cycle lane. Connect to existing active travel bridge over Swindon Road, creating a shared use path for pedestrians and cyclists. Rejoin cycleway to London Road and towards town centre with	£500,000	Critical	LP: Strategic (off-site)	Cotswold: Cirencester

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Cir12	Enhancement to 882 bus service	City Science	Increase the frequency of the Stagecoach West 882 bus service to run once an hour to provide better public transport connectivity to Cirencester.	£400,000	Critical	LP: Strategic (off-site)	Cotswold: Cirencester
Cir14	Cirencester mobility hub	Cotswold DC	Development of a new or enhanced mobility hub integrating public transport, micromobility, cycle facilities, and shared mobility options	£1,000,000	Essential	LP: Strategic (off-site)	Cotswold: Cirencester
Cir15	Cirencester Park and Ride	Cotswold DC	Park and ride/stride provision to intercept car trips at the edge of town, with potential for targeted bus priority measures to improve reliability and attractiveness of services into Cirencester. Park and Rides tend to target cars coming from out of town. Given the placement of this it is unlikely to be used by sites within the local plan. It is will be important for reducing overal traffic levels which may help local plan traffic however at present the modelling does not suggest it is critical for the functioning of the network	£10,000,000	Important	LP: Strategic (off-site)	Cotswold: Cirencester
Cir16	Wayfinding improvements	Cotswold DC	Introduction of a coherent, high-quality wayfinding strategy to improve navigation, reinforce key destinations, and enhance the legibility of walking and cycling networks across the town.	£500,000	Important	LP: Strategic (off-site)	Cotswold: Cirencester
Cir17	East-West Pedestrian / Cycle route improvements	Cotswold DC	Strengthening east–west pedestrian and cycle connectivity across Cirencester, improving continuity, safety, and accessibility.	£500,000	Important	LP: Strategic (off-site)	Cotswold: Cirencester
Cir18	Tesco–Siddington Road Active Travel Link	Cotswold DC	Creation of a direct, safe walking and cycling route connecting Tesco to Siddington Road, improving local accessibility and reducing short car trips.	£250,000	Essential	LP: Strategic (off-site)	Cotswold: Cirencester
Cir19	Orchard Fields–Steadings Active Link	Cotswold DC	Establishment of a walking and cycling route through Orchard Fields connecting Siddington to The Steadings.	£375,000	Essential	LP: Strategic (off-site)	Cotswold: Cirencester
Cir20	Siddington–South Cerney active travel link	Cotswold DC	Development of a strategic active travel corridor utilising the disused railway line to provide a direct, segregated walking and cycling link between Siddington and South Cerney.	£1,100,000	Essential	LP: Strategic (off-site)	Cotswold: Cirencester
Cir21	Green Lane Quiet Road	Cotswold DC	Reclassification of Green Lane (off Clark's Lane) from highway use to a quiet lane with lower speed limits and appropriate signage to enable shared use road for walking and cycling.	£100,000	Essential	LP: Strategic (off-site)	Cotswold: Cirencester

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Cir22	Dower's Lane and A417 Underpass Roundabouts Active Travel		Model suggests that cycling along the Dower's Lane becomes unsuitable for most people from suitable for some people due to increased traffic volumes. Many surrounding roads are currently assessed to have low suitability for cycling however there are a few off-road routes nearby meaning some cycle routing may be happening. Mitigation is likely to involve speed limit treatment on Dower's Lane and a shared pathway/cyclops upgrade to the two roundabouts. There is limited suitability in the wider area for cycling so this is unlikely to be a critical mitigation	£250,000	Not Important	Proposed	Cotswold: Cirencester
Cir23	Spratsgate Lane AT Mitigation	City Science	At present the road has minimal segregated infrastructure (with the exception of the new roundabout that feeds into the development near the Wilkinson Road Junction). The change is traffic is significant enough that even with minimal interventions such as 20mph zones and traffic calming or non-segregated cycle lanes are unlikely to be sufficient to leave the road suitable for most people. At present this route lies on the National Route 45. Multiple options should be explored including providing segregated provision or through alternative routing for the key routes that may use this route. For example K10 intervention may	£1,400,000	Critical	Proposed	Cotswold: Cirencester
Cir24	On site provision of services	City Science	Site further from Cirencester Town centre require on site provision of essential services to reduce travel in to the town centre. This should include at a minimum a primary school, a community space, a retail offering (ideally a small convience store and service for last mile delivery such a RM parcel box and parcel collection (either within a retail offering or through an external parcel collection service).	£0	Critical	LP: On-site	Cotswold: Cirencester
Cir25	Kingshill Road/London Road mitigation	City Science	Targeted junction improvements to address capacity constraints and improve traffic flow.	£200,000	Critical	Proposed	Cotswold: Cirencester
Cir26	Kingshill Road/Cirencester Road mitigation	City Science	Corridor-based measures to alleviate congestion and improve travel into and Cirencester.	£250,000	Critical	Proposed	Cotswold: Cirencester
Cir27	Somerford Road/Chesterton Lane HW Mitigation	City Science	Upgrade intersection between somerford road and chesterton lane to be signalised. The modelling suggests that increased traffic on Chesterton road will lead to severe queueing on the Somerford road due to them being unable to merge	£250,000	Essential	Proposed	Cotswold: Cirencester
Cir28	Cirencester Road AT Flag	Ciry Science	Limit issues for active travel using speed limits (20mph) and soft segregation	£400,000	Critical	0	Cotswold: Cirencester
Cir29	B4425/A429 Stow Road mitigation	City Science	Signal Optimisation/ Increase cycle time (reduce amount of loss time for Cherytree Ln and increase green time B4425 and Stow Rd) Required to deal with harm to network	£10-50k	Critical	Proposed	Cotswold: Cirencester
Cir30	Cirencester-Swindon BRT	City Science	Implementation of BRT route prosed between Cirencester and Swindon. This is assumed to contain enough bus priority interventions to keep the journey times down and a service that is frequent a minimum of every fifteen minutes. In order to maximise the utility of thise route for the local plan it is assumed that this will be an express stopping service that would call at Swindon-Down Ampney-Driffield Junction- Preston-Kingshill Lane-Cirencester. This captures around 2300 dwellings in the local plan. Journey time between Swindon and Cirencester should be no longer than 50-60 minutes to provide a competitive journey time	£5,000,000	Critical	LP: Strategic (off-site)	Cotswold: Cirencester

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Cir31	Active travel connections with and through The Steadings	City Science	Connection of Cirencester to Kemble active travel route to the south side of The Steading site, with active connections through the site to allow onwards active travel to Cirencester.	£0	Critical	LP: Local access	Cotswold: Cirencester
Cir32	Enhanced or extended bus service between Site C187 via the Steadings to	City Science	Increase the frequency of existing bus routes or implementation of a new bus route to connect the new site south of the Steadings via The Steadings to Cirencester. Could include a bus gate to permit bus movements between the Steadings and site C187.	£150,000	Critical	BAU+	Cotswold: Cirencester
Cir33	Local transport corridor interchange hub in The Steadings	City Science	Implement a Local Transport Corridor Interchange Hub within The Steadings where bus service between The Steading and Cirencester will stop on site.	£0	Critical	LP: Strategic (off-site)	Cotswold: Cirencester
Cir34	20mph zones	City Science	Extended the 20mph zones to cover residential street and development sites. This follows the consultation currently out	£150,000	Essential	LP: On-site	Cotswold: Cirencester
Cir35	Active Travel Route from South Steadings to Tetbury Road Entrance of	City Science/ GCC	Route following the existing planned interconnection between the Steadings and South Steadings extension. Exiting on the southern access from the Steadings (assuming the roundabout has been designed with adequate segregation. Then 0.2km of shared pathway on the north bound side of the road. Given the likely low volumes of both pedestrians and cyclists a 3m shared pathway would be sufficient and can be delivered within the HW boundary	£100,000	Critical	LP: Local access	Cotswold: Cirencester
Cir36	A419 Swindon Road/Silver Street	City Science	Upgrade the junction to a signalised junction and add approach flares.	~0.5-1million	Critical	Proposed	Cotswold: Cirencester
Cir37	A429/Chesterton Ln Junction	City Science	Change the stages and phases (having an all A429 stage followed by a Chesterton ln stage, and more green time for Stroud lane approach)	£10-50k	Critical	Proposed	Cotswold: Cirencester
Cir38	A419 Stroud Road/Trewsbury Road	City Science	Upgrade the junction to a signalised junction and add approach flares.	~0.5-1million	Critical	Proposed	East of Cirencester
Cir39	A429 Watermoor Roundabout	City Science	Add approach arm flares to the roundabout and widen the eastbound approach arm.	£1-10million	Critical	Proposed	Cotswold: Cirencester

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Cir40	Stroud Road north of Tetbury Roundabout	City Science	Widen the road to two lanes to accommodate development access.	£1-10million	Critical	Proposed	Cotswold: Cirencester
Cir41	A419 Swindon Road\Cirencester Road	City Science	Widen the roundabout to provide two lanes between the roundabout and the Kingsmill Lane signalised junction.	£1-10million	Critical	Proposed	Cotswold: Cirencester
Cir42	A29 Swindon Road/Bristol Road Roundabout	City Science	Widen the roundabout.	£1-10million	Critical	Proposed	Cotswold: Cirencester
D1	On site provision of services	City Science	Site requires on-Site provision of key services such as retail and healthcare as there is currently only one small village shop in Down Ampney, with other retail and healthcare services located over 3km away.	£0	Critical	LP: On-site	Cotswold: Down Ampney
D2	Cricklade cycle route	City Science	Cycleway connecting Down Ampney and Cricklade to give sustainable access to retail services in Crickade. Route would follow Down Ampney Road and head south on Cirencester road, cross the A419 and continue down into Crickade.	£900,000	Critical	LP: Strategic (off-site)	Cotswold: Down Ampney
D3	South Cerney cycle route	City Science	Cycleway connecting Down Ampney and Cricklade to give sustainable access to retail services in South Cerney. Route would follow Down Ampney Road west and cross the A419, before turning north onto Cerney Wick Lane and following north on to Station Road into the centre of South Cerney.	£1,750,000	Critical	LP: Strategic (off-site)	Cotswold: Down Ampney
D4	Driffield Junction Development cycle route	City Science	Cycleway connecting Down Ampney to Driffield Junction Development via existing bridleway to the north of the development Site. Route meets the eastern boundary of the Driffield Junction Development Site, where, in conjunction with Option DJ3 it would benefit from onwards cycle access to Cirencester.	£1,500,000	Critical	LP: Strategic (off-site)	Cotswold: Down Ampney
D6	Enhancements of 76 bus route	City Science	Increase the frequency of the Stagecoach West 76 bus service to run once an hour to provide better public transport connectivity to Cirencester.	£1,000,000	Critical	LP: Strategic (off-site)	Cotswold: Down Ampney
D7	Down Ampney - Cirencester Greenway	Cotswold DC	Extended greenway linking Sites in Down Ampney to Cirencester. Route would extend up through the sites in Down Ampney, north along the PROW route (BDA1) and the west towards Driffield (Route BDD16). It would then connect with the sites at Driffield Junction Development, running directly through these sites and onwards to the existing bridleway running northeast from Harnhill and adjacent to the A419. It would cross the A417 at Witpit Lane and connect to the sites along Kingshill Lane. For there it would follow Cir8 into town centre.	£3,500,000	Critical	LP: Strategic (off-site)	Cotswold: Down Ampney

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
D9	20 mph zones	City Science	Introducing 20mph zones across Down Ampney including within development sites	£75,000	Essential	LP: Strategic (off-site)	Cotswold: Down Ampney
D10	Quiet Lane Treatment on Unnamed Road between Oak Road and	City Science	In order to limit the use of this not suitable single track road several measures are pursured: Speed limit Change from National Speed limit to 30mph - this change will ensure that suitabity level for active travel is improved as well as limit the perceived advantage of the route. Traffic calming measures including road marking and bumps. In addition formally designating this as a rural quiet lane with measures to ensure that traffic is kept beneath 1000 pcu a day. Finally in order to facilated passing more passing places to be implemented with	£500,000	Critical	LP: Strategic (off-site)	Cotswold: Down Ampney
DJ1	On site provision of services	City Science	Site requires on-Site provision of key services such as retail, education and healthcare as closest services are 2 miles away in South Cerney or Down Ampney.	£0	Critical	LP: On-site	Cotswold: Driffield Junction Development
DJ2	South Cerney active travel route	City Science	Provision of a segregated cycleway linking the western boundary of the Site to services in South Cerney for those who are able to cycle the distance. This could include active travel priority at A419/B4696 junction, then an onwards active travel route along the B4696 and Station Road into South Cerney. Alternatively could explore an active travel bridge over A419 connecting to and active trave route along Bow Wow Road directly into South Cerney. This assumed D3 is delivered	£200,000	Critical	LP: Strategic (off-site)	Cotswold: Driffield Junction Development
DJ3	Cirencester active travel route	City Science	Provision of a segregated cycleway connecting the Site to Cirencester via Cirencester Road for those able to cycle the distance. It is assumed that this should be delivered using a crossing of Cirencester Road which requires a change in the character of that road. GCC expressed support for this.	£5,500,000	Critical	LP: Strategic (off-site)	Cotswold: Driffield Junction Development
DJ5	Driffield Junction Development Village Mobility Hub	City Science	A smaller mobility hub providing bus services, EV charging and parcel drop off points.	£1,500,000	Critical	LP: Strategic (off-site)	Cotswold: Driffield Junction Development
DJ6	Charlham Lane access	City Science	Active travel access to Charlham Lane to facilitate onward active travel to Primary school and shop. Much of this is covered by D4 but this just ensures the access is secured in the masterplan	£0	Critical	LP: Local access	Cotswold: Driffield Junction Development
DJ8	Bridleway enhancement to Down Ampney (Wiltshire)	City Science	Enhancement of Bridleways through Wiltshire to high quality cycleway and walking route to Down Ampney	£750,000	Critical	LP: Strategic (off-site)	Cotswold: Driffield Junction Development
DJ9	Future Proofing for Post-Local Plan Growth	City Science	Ensuring that internal design accounts for future post-local growth particularly around the prevention of through-traffic	£0	Critical	LP: On-site	Cotswold: Driffield Junction Development

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
DJ10	B4696 Spine Rd Approach to Station Rd/Cerney Wick Ln Intersection	City Science	Upgrade Junction to a signalised Junction	£250,000	Critical	Proposed	Cotswold: Driffield Junction Development
Fa1	On-site provision of services	City Science	On-Site provision of key services such as retail and healthcare.	£0	Critical	LP: On-site	Cotswold: Fairford
Fa2	Southrop Road/London Road active travel route	City Science	Provision of a segregated active route linking Site F57C to the town centre via Southrop Road and London Road. Package of measures include ensuring filling in gaps in pedestrian infrastructure and ensuring continuous footpaths and adequate crossing facilities, as well as enabling a shared used road with a cycleway. Requires active travel access of the southern boundary of the large Site along Hatherop Road and active travel access of the northern boundary of the large Site south of Southrop road.	£0	Critical	LP: Local access	Cotswold: Fairford
Fa3	Hatherop Road active travel route	City Science	Provision of an active route connecting Site F57B to the town centre via Hatherop Road. Measures could include widening existing footpaths in some areas and, ensuing adequate crossing facilities and implementing shared used road with a cycleway. Requires active travel access to Site along northwestern boundary along Hatherop Road.	£2,000,000	Critical	LP: Local access	Cotswold: Fairford
Fa4	Trubshaw Way active travel access	City Science	Active travel access to Trubshaw Way for Site F20A for onward active travel to town centre.	£0	Critical	LP: On-site	Cotswold: Fairford
Fa5	Cinder Lane quiet road	City Science	Designation of Cinder Lane as a quiet road, to encourage active travel from Site F20A to the Town centre. Requires active travel access to Cinder Lane on northern boundary of Site. Includes surfacing upgrade.	£380,000	Critical	LP: Local access	Cotswold: Fairford
Fa6	Horcott Road active travel route	City Science	Improve active travel links along Horcott Road to encourage sustainable access from Site F53A to the town centre. This includes by widen footpaths and improving crossing over wide-mouth junctions heading to town centre, as well as introducing a cycleway. This could connect to existing the cycleway crossing Dilly's Bridge and connecting to Gas Lane, providing a more direct route to High Street.	£620,000	Critical	LP: Local access	Cotswold: Fairford
Fa7	E End active travel access	City Science	Provision of an active travel access from the western boundary of the Site F20A, enhancing the existing footpath the connects to E End	£0	Critical	LP: Local access	Cotswold: Fairford
Fa8	Leafield Road Crossing	City Science	Provision of pedestrian crossing connecting Site to the east of Leafield Road to the Primary School opposite.	£140,000	Critical	LP: Local access	Cotswold: Fairford

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Fa9	Leafield Road active travel route	City Science	Providing footpaths along Leafield road and a cycleway to enable active travel into town centre from Site F57A.	£0	Critical	LP: Local access	Cotswold: Fairford
Fa10	Enhancement to 76 bus service	City Science	Increase the frequency of the Stagecoach West 76 bus service to run once an hour to provide better public transport connectivity to Cirencester.	£350,000	Critical	LP: Strategic (off-site)	Cotswold: Fairford
Fa12	20mph zones	City Science	Introducing 20mph zones across Down Ampney including within development sites	£150,000	Critical	LP: On-site	Cotswold: Fairford
Fa13	Fairford-Lechlade AT Route	City Science	Segregated Cycleway on Park Street (0.3km) followed by quiet lane treatment (with physical calming measures) on Leafield Road (0.5km) followed by footway upgrade to shared space (0.4km), segregated route along Hatherop Lane (0.3km) and then again (shared) along to Slothop Road (2.2km) followed by enhanced of a bridleway (1.6km) finally quiet lane treatment on Hambidge Lane (2.7km). Cost is additional to Fa3	£800,000	Essential	LP: Strategic (off-site)	Cotswold: Fairford
K1	A429 Active travel route	City Science	The A429 is the single route currently connecting the K15 sites to Kemble centre. Provide a segregated cycleway along road to improve active travel access to key services and schools in Kemble centre, along with improved continuous footpaths.	£0	Critical	LP: Strategic (off-site)	Cotswold: Kemble
K2	Access to Old Vicarage Lane	City Science	Active travel access to the south of Old Vicarage Lane of the eastern boundary of Site K12 to allow onwards active travel access to centre of Kemble.	£0	Critical	LP: Local access	Cotswold: Kemble
K3	Church Road active travel	City Science	Improvements to active travel along Church Road for Site K12. This includes active travel access to site boundary on Church road, continuous footways and possible exploration of a quiet lane on Church Road with lower speed limits and signage to improve mixed use of road for cycling.	£250,000	Critical	LP: Local access	Cotswold: Kemble
K5	Improved A429 crossing facilities	City Science	Improved active travel crossing facilities to allow active travel access from Site K12 to access Station Road, for onwards access to Kemble Station.	£100,000	Critical	LP: Strategic (off-site)	Cotswold: Kemble
K6	Station Road active travel	City Science	Improved pedestrian footways and cycleways along Station Road to promote active travel access from Sites K12 to Kemble Station	£120,000	Critical	LP: Strategic (off-site)	Cotswold: Kemble

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
K8	Kemble station improvements	GCC (LTP)	Package of improvements including improving accessibility at the station with step free bridge, cycle parking etc.	£2,500,000	Critical	LP: Strategic (off-site)	Cotswold: Kemble
K21	Anti-Ratrunning Measures on Unnamed Road between A429 and A433	City Science	Minor alterations including speed interventions and no left turn into it from A429 and no right turn into it from A433 in order to stop traffic using to avoid A429/A433 junction	£10,000	Critical		Cotswold: Kemble
LP7	Stow-on-the-Wold Sheep Street/A429/High Street Mitigation	City Science	Change signal stages with indicative arrows at high street/Roman Rd Junctions. Signal optimisation at A429/B4068.	~£90-130k	Critical	Proposed	
LP8	Avening High Street AT Mitigation	City Science	Model suggests that Avening High Street becomes unsuitable to most people to cycle on after the local plan. Mixed traffic suitability could be restored if the speed limit is reduced to 20mph with a corresponding amount of traffic calming to ensure the design speed matches the new speed limit. The remainder of links surrounding this one are deemed unsuitable according to LTN1/20 before and after the local plan which means this stretch is unlikely to currently form part of a whole route however there are some non-road routes near by which this may cut off	£150,000	Critical	Proposed	Cotswold: Kemble
LP9	Coates AT Mitigation	City Science	Model suggests that cycling on the Trewsbury Road becomes unsuitable for most people due to increased traffic volumes. Caveat: At present all the surrounding rounds into Coates are current deemed to be unsuitable for most cyclists and this is unlikely to block a route. Solutions include implementing a one way system around coates to allow for cycle lanes and/or speed reductions.	£150,000	Essential	Proposed	Cotswold: Kemble
LP10	B4040/B4696	City Science	Signal Optimisation	£10-50k	Essential	Proposed	In Wiltshire
LP16	Willersey AT Flag	City Science	Willersey Leamington Road and Main Street because unsuitable for cycling due to increased traffic. 20mph speed limit would resolve this.	£10,000	Critical		North Cotswold
K10	Kemble - Cirencester cycleway	GCC (LTP)	Reuse of former rail route as a cycleway connecting Kemble and Cirencester for access to employment and education.	£2,000,000	Critical	LP: Strategic (off-site)	Cotswold: Kemble
K12	Kemble to Tetbury Service bus service	City Science	New bus service connecting town centre of Kemble, developments Sites and Tetbury, along A439, Oxleaze Road and A433. Modelling suggests 100-200 passengers a day	£400,000	Critical	LP: Strategic (off-site)	Cotswold: Kemble

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
K13	On site provision of services	City Science	Sites require on-site provision of key services such as retail and healthcare as there are minimal key services available in Kemble.	£0	Critical	LP: On-site	Cotswold: Kemble
K14	Windmill Road AT Mitigation	City Science	Flag identifies cycling may become unsuitable for most people as a result of increased traffic flow. At present the road is functionally not a full two-way street due to parking on the street. Mitigation could involve removing on street parking given most houses have drives to accommodate segregation	£160,000	Critical	Proposed	Cotswold: Kemble
K15	Kemble to Ewen Cycle Mitigation	City Science	Model suggests that local plan traffic will make Windmill Road, School Road to Ewen no longer 'suitable for most people'. Mitigation involves shared pathway and reduction to 40mph	£1,100,000	Essential	Proposed	Cotswold: Kemble
K20	20mph zones	City Science	Introducing 20mph zones across all streets in Kemble, including within the development sites.	£150,000	Critical	LP: Strategic (off-site)	Cotswold: Kemble
Mic2	Site Active Travel Connections and wider offsite improvements to car-free routes	City Science	Active Travel only connections to the public park to provide attractive active travel routes within Mickleton. At present the paths within the park are not sufficient for cycling and so upgrade of widths for a shared pathway or separate cycling routes would be required	£50,000	Critical	LP: Local access	Cotswold: Mickleton
Mic3	Long Marsdon Road Active Travel Connection	City Science	Cycleway and/or Shared Pathways along Long Marsdon Road to facilitate segregated access to National Cycleway 5 route featuring a fully car-free travel route to Stratford-Upon-Avon the distance being approximated 12-14km/ 7.5-8.5 mi within the distance that some may commute especially if coupled with targeted e-micromobility interventions.	£3,500,000	Important	LP: Strategic (off-site)	Cotswold: Mickleton
Mic5	Mickleton Local Centre and Services Hub	City Science	At present that are limited services within Mickleton itself. Providing a local hub including some GP services, Schools and Retail offerings and mobility hub	£0	Critical	LP: On-site	Cotswold: Mickleton
Mic6	Improved Bus Services Mickleton to Moreton-in-Marsh	City Science	Current services offer routes to Stratford-Upon-Avon, Chipping Campden and Moreton-In-Marsh. Frequency is approximately every one to two hours with early and late travel options available. No services exist to nearby Evesham. This intervention would look at improving frequency of the current offering whilst also adding connections to Evesham in line with new population. Nearby Warwickshire also has some sites nearby in REG18 so there is potential for collaboration.	£400,000	Critical	LP: Strategic (off-site)	Cotswold: Mickleton
Mic8	Mickleton to Ebrington Primary School AT Flag	City Science	Baker's Hill, Hidcote Road are expected to become unsuitable to cycle. Part of the route sits on the existing national 42 cycle route. Mitigations that could be effective at retaining the cycle routes suitability include: 20mph along the stretch with included enforcement however this is unlikely to be viable across such a long stretch of rural road therefore share pathway segregation utilising bridleway for some of it.	£2,000,000	Essential	Proposed	Cotswold: Mickleton

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Mic9	Mickleton to Willersey speed route treatment	GCC (20mph Speed Work)	Reduction of Willersey Speed Limit to 20mph and "route treatment" to Mickleton. Could be potentially extended into Mickleton.	£0	Important	LP: Strategic (off-site)	Cotswold: Mickleton
Mic11	20mph zones	City Science	Introducing 20mph zones across all streets in Mickleton, including within the development sites.	£150,000	Critical	LP: Strategic (off-site)	Cotswold: Mickleton
Mo1	Moreton-in-Marsh to Bourton-on-the-Water via Stow-on-the-Wold	City Science/GCC LCWIP	An LTN1/20 compliant route from Moreton-In-Marsh to Bourton-on-the-Water via Stow-in-the-Wold. This route can either be in the form of a segregated addition to the Fosse Road or along the routes identified in the GCC countywide LCWIP (Evenload Road-Chapel Street-Ex railway alignment). The latter was estimated to need ~1-2million to deliver and the latter is assumed	£2,000,000	Essential	Proposed	Cotswold: Moreton-In-Marsh
Mo2	Blenheim Meadow AT routes upgrade	City Science	Upgrading the traffic-free paths through Blenheim Meadow to be suitable for cycling. Current paths cycling is not allowed and there are key barriers along the route. Upgrading these including widening and removal of barriers/gates will allow the developments further away from the centre to use cycling to access the town centre and railway station.	£250,000	Critical	LP: Local access	Cotswold: Moreton-In-Marsh
Mo3	A44 Corridor Active Transport Route	City Science	From edge of Fire Service College Site to High Street roundabout on A44. A combination of measures including a shared pathway or pathway and cycleway up to the junction with Evenload Road where geometric constraint may need a different approach e.g. speed limit reductions or alternative routing.	£1,500,000	Critical	LP: Local access	Cotswold: Moreton-In-Marsh
Mo4	Southern Moreton greenway	City Science	Footpaths HMM8 and HMM18 to be upgraded to shared green way and options explored to facilitate onwards routing in a low traffic environment, possibly through allotments and through quiet East Street. Facilitating traffic free travel from southern sites to town services.	£1,000,000	Critical	LP: Local access	Cotswold: Moreton-In-Marsh
Mo5	Moreton-in-Marsh to Cheltenham BRT	WSP/GCC	BRT Route C09/C08 Moreton-in-Marsh to Cheltenham	£3,500,000	Essential	BAU+	Cotswold: Moreton-In-Marsh
Mo8	Moreton-in-Marsh Transport Hub, parking and road space reallocation	City Science/Moreton-in-Marsh Neighbourhood Plan	Moving the predominant parking away from the High street to free up capacity on the road for other uses including any road adjustments required and a higher focus on placemaking activities and improved Active Travel facilities. It could include utilisation of parking pricing to further dis-incentivise the use of private vehicles. Includes "Park and Stride" facilities.	£2,000,000	Critical	BAU+	Cotswold: Moreton-In-Marsh
Mo9	On-site services	City Science	On-Site provision of key services such as retail and healthcare.	£0	Critical	LP: On-site	Cotswold: Moreton-In-Marsh

Option ID	Short title	Source	Description	Indicative High Level Cost	Evaluation of Intervention Importance to Local Plan	Status	Growth Area/Strategic Site
Mo10	Moreton-in-Marsh New Road	GCC/CDC/WSP	South easten portion of the link road around Moreton-in-Marsh to the East in an attempt to move through traffic and some development traffic away from currently constrained double roundabout. In order to remain inline with the vision to not induce increased car use this should include a wider array of measures including the potential to be car capacity neutral by e.g. pedestrianising or semi-pedestrianising the high street.	???	Critical	Proposed	Cotswold: Moreton-In-Marsh
Mo12	Moreton-In-Marsh to Chipping Campden Greenway	City Science	A quiet street and infrastructure approach to delivering a car-lite route from Moreton-In-Marsh to Chipping Campden. This largely would be upgrades the current 442 national cycle route and could include closure/one-way/speed treatments on one leg of the triangle near Batsford, work on the crossing at station road and lanes or shared pathways along areas of the road that can facilitate it. Alternatively a route could be pursued through upgrading of Rights of Way footpaths along the railway line via Paxford - this route is flatter but may be harder to deliver. Also to note that it opens up railway access for Chipping Campden including sites being	£1,000,000	Essential	LP: Strategic (off-site)	Cotswold: Moreton-In-Marsh
Mo13	Moreton-In-Marsh to Shipston-on-Stour Cycleway	City Science	Greenway from Moreton-in-Marsh to Shipstone-on-the-Stour. This could utilise the verge to make a shared pathway along Todenham Street and joining to an upgraded Bridleway to Shipston-on-Stour. It should be noted that there may be grounds for cross-collaboration over the border with development along this route	£1,500,000	Essential	LP: Strategic (off-site)	Cotswold: Moreton-In-Marsh
Mo16	Evenlode Improvements	City Science	Currently part of the National 48 and the 442 cycle routes and all cyclists are expected to mix with general traffic. The high amount of additional traffic from developments along the route means that cycling is likely to become unsuitable for most people. It is likely that to remain suitable some form of segregation is likely to be required. There is a marginal possibility that limiting speed along the road to 20mph as well with measures to decrease or reroute traffic may retain the route as suitable for some people	£350,000	Critical	LP: Local access	Cotswold: Moreton-In-Marsh
Mo17	Moreton-in-Marsh Station Improvements	City Science	Upgrades to the facilities of the station in line with high patronage including better active travel connections.	£3,500,000	Critical	LP: Strategic (off-site)	Cotswold: Moreton-In-Marsh
Mo18	20 mph zones	City Science	Introducing 20mph zones across Moreton-in-Marsh (excluding A44 and A429)	£150,000	Critical	LP: Strategic (off-site)	Cotswold: Moreton-In-Marsh

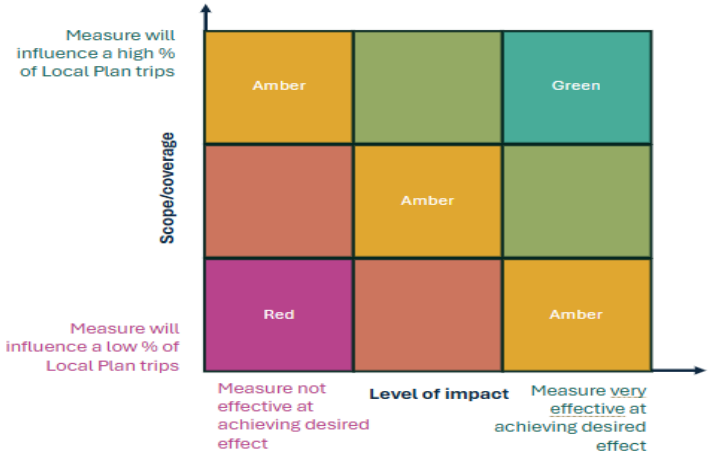
Short List?		OPTION INFORMATION															Internal Only		FIT WITH COTSWOLD OBJECTIVES					DELIVERABILITY							TWG Feedback on scoring, option definition or packaging.	PSO PACKAGES				Objectives scores											Master										
		Option ID	Short title	Source	Description	Rationale	Programme	Third-Party Land Requitre	Type	Mode	ASI	Linked Risk Flag	Pull/ push	Status	Rationale	LP growth area / strategic site	Estimated Cost (central estimate)	Criticality to Local Plan Delivery	OBJ #1: Meeting needs locally	OBJ #2: Healthier & greener transport	OBJ #3: Harmonious Places	OBJ #4: Safe & resilient networks	OBJ #5: Attractive and suitable public transport	Public acceptability	Technical feasibility	Timeliness	Capital cost	Afford-ability	Alignment	Notes on deliverability including risks		Inherent in core trip rates (i.e. in-bo mm)	Picking A's BAU+	Picking B: Missionary ambition	Package C: Additional residual impacts mitigation (tbc)	No Model Action for Now	Council Objective Count A	Council Objective Count B	Council Objective Count C	Count of pro/0/A	Count G, O/A or A	Count A/R or R	Count A	Count G	Count O	Count R	Public acceptability	Technical feasibility	Timeliness	Capital cost	#Fore-ability	Alignment	filter	O1	O2	O3	O4	O count	Public acceptability	Technical feasibility	Timeliness	Capital cost	#Fore-ability	Alignment
TRUE		All01																																																					
TRUE		All07																																																				
TRUE		All10																																																				
NEW TRUE		All16																																																			
TRUE		Ac1																																																			
TRUE		Ac2																																																			
TRUE		Ac3																																																			
TRUE		Ac4																																																			
TRUE		Ac5																																																			
TRUE		Ac6																																																			
TRUE		Ac7																																																			
TRUE		Cir2																																																			
TRUE		Cir3																																																			
TRUE		Cir4																																																			
TRUE		Cir5																																																			
TRUE		Cir6																																																			
TRUE		Cir7																																																			
TRUE		Cir8																																																			
TRUE		Cir9																																																			
TRUE		Cir10																																																			
TRUE		Cir11																																																			
TRUE		Cir12																																																			
TRUE		Cir14																																																			
TRUE		Cir15																																																			
TRUE		Cir16																																																			
TRUE		Cir17																																																			
TRUE		Cir18																																																			
TRUE		Cir19																																																			
TRUE		Cir20																																																			
TRUE		Cir21																																																			
TRUE		Cir22																																																			
TRUE		Cir23																																																			
TRUE		Cir24																																																			
TRUE		Cir25																																																			
TRUE		Cir26																																																			
TRUE		Cir27																																																			
TRUE		Cir28																																																			
TRUE		Cir29																																																			
TRUE		Cir30																																																			
TRUE		Cir31																																																			
TRUE		Cir32																																																			
TRUE		Cir33																																																			
TRUE		Cir34																																																			
TRUE		Cir35																																																			
TRUE		Cir36																																																			
TRUE		Cir37																																																			
TRUE		Cir38																																																			
TRUE		Cir39																																																			
TRUE		Cir40																																																			
TRUE		Cir41																																																			
TRUE		Cir42																																																			
		Cir43																																																				
TRUE	Cotswold: Down Ampney01	D1	On site provision of services	City Science	Site requires on-Site provision of key services such as retail and healthcare as there is currently only one small village shop in Down	Minimise additional traffic on A419 to access services.	Developer		Infrastructure:	Non-transport	Avoid	N/A	Pull	LP: On-site	On Site	Cotswold: Down Ampney	£0	Critical																		

| Short List? | | Option ID | Short title | Source | Description | Rationale | Programme | Third-Party Land Requitre | Type | Mode | ASI | Linked Risk Flag | Pull/ push | Status | Rationale | LP growth area / strategic site | Internal Only: Estimated Cost (central estimate) | Internal Only: Criticality to Local Plan Delivery | OBJ #1: Meeting needs locally | OBJ #2: Healthier & greener transport | OBJ #3: Harmonious Places | OBJ #4: Safe & resilient networks | OBJ #5: Attractive and suitable public transport | Public acceptability | Technical feasibility | Timeliness | Capital cost | Afford-ability | Alignment | Notes on deliverability including risks | TWG Feedback on scoring, option definition or packaging. | Inherent in core trip rates (i.e. in-b nmi) | Packag A BAU+ | Packag B Missionary ambition | Packag C Additional residual impacts mitigation (Inc) | No Model Action for Now | Objectives scores: Counci Counci Counci R. Counci Count to O/A | Count G. O/A or A. | Count A/R or R. | Master filter | O1 | O2 | O3 | O4 | O noun | Public acceptability | Technical feasibility | Timeliness | Capital cost | #Free-ability | Alignment |
|---|---|---

| OPTION INFORMATION | | |

Development Area	Number of Dwellings in Local Plan
Cotswold: Cirencester	2997
Cotswold: Moreton-In-Marsh	2223
Cotswold: Kemble	1917
Cotswold: Down Ampny	1305
Cotswold: Mickleton	1214
Cotswold: Fosse Farm	1152
Cotswold: Fairford	1094

Criteria	Red	R/A	Amber	A/G	Green
Impact	See figure below		See figure below		See figure below
Acceptability	Strong public opposition likely		Generally acceptable, with some concerns		Strong public and stakeholder support expected
Feasibility	Significant technical barriers; delivery is unlikely / very difficult		Technically feasible, but with identifiable constraints or engineering challenges		Technically straightforward with no significant feasibility constraints
Timeliness	Delivery unlikely to occur when needed		Can be delivered near to the time it is needed		Can be delivered before the intervention is needed
Capital cost	Very high capital cost (over 30m)		Moderate capital cost (£1m to £2 m)		Very low capital cost (under £75k)
Affordability	Funding highly unlikely (or low value for money)		Funding possible, subject to conditions		Funding highly likely or already identified
Alignment	Little/no alignment, potential conflicts		Broad alignment but limited or indirect contribution		Strong alignment and clear contribution to priorities



Cotswold Objectives

Meeting needs locally	Healthier & greener transport	Harmonious places	Safe & resilient networks	Attractive & viable public transport
Most day-to-day journeys are within walking and cycling distance.	Most last-mile deliveries by sustainable modes.	Existing built and natural environments are protected	Vision Zero for road safety within developments.	Public transport provides good connections to key services & opportunities
Close proximity to local services & facilities	Safe, attractive and inclusive access local services by sustainable modes of travel	Good air quality in developments & surrounding communities	People are not concerned over their personal safety in public places including on public transport	Journeys by public transport are reliable, inclusive & safe
Places reimagined for people and put the needs of people first.	Most car journeys are made in electric vehicles.	Convenient, safe & inclusive access to green spaces.		A high share of longer journeys are made by public transport
Full access to superfast internet and online services	Sustainable travel options are the natural choice for visitors	New transport infrastructure enhances the quality of the built environment and does not dominate the landscape.	Infrastructure & services within developments are resilient to extreme weather evens	Commercial viability of public transport is enabled through development densities.

Range
£30million+
£2-30million
£1-2million
£75k to £1million
<£75k

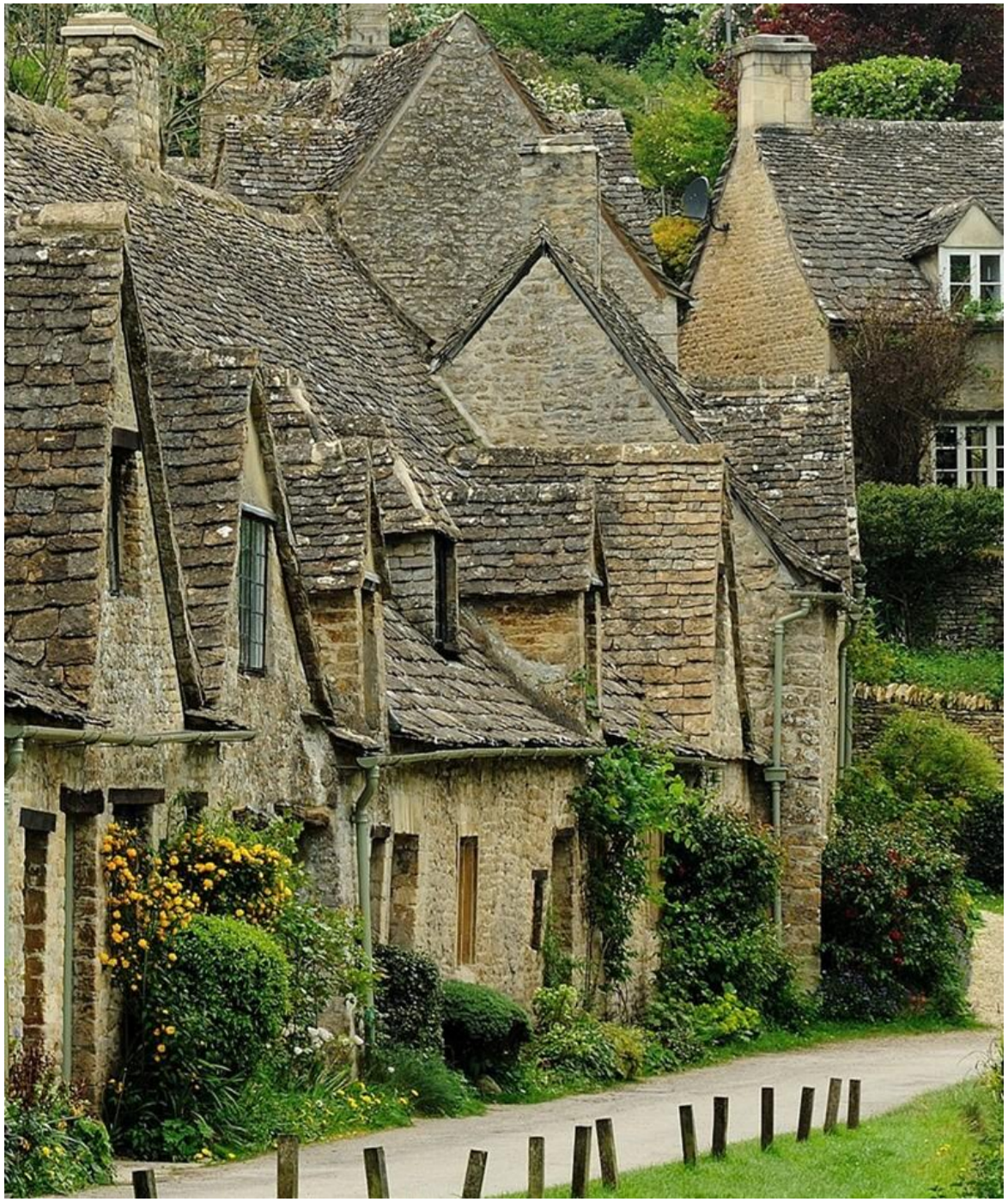
Objectives			
Objective #1	Minimum	R	
Objective #2	Minimum	R	
Objective #3	Minimum	R	
Objective #4	Minimum	R	
All objectives	Minimum	2	A

Deliverability		
Public acceptability	Minimum	A
Technical feasibility	Minimum	A
Timeliness	Minimum	A
Capital cost	Minimum	A
Afford-ability	Minimum	A
Alignment	Minimum	A

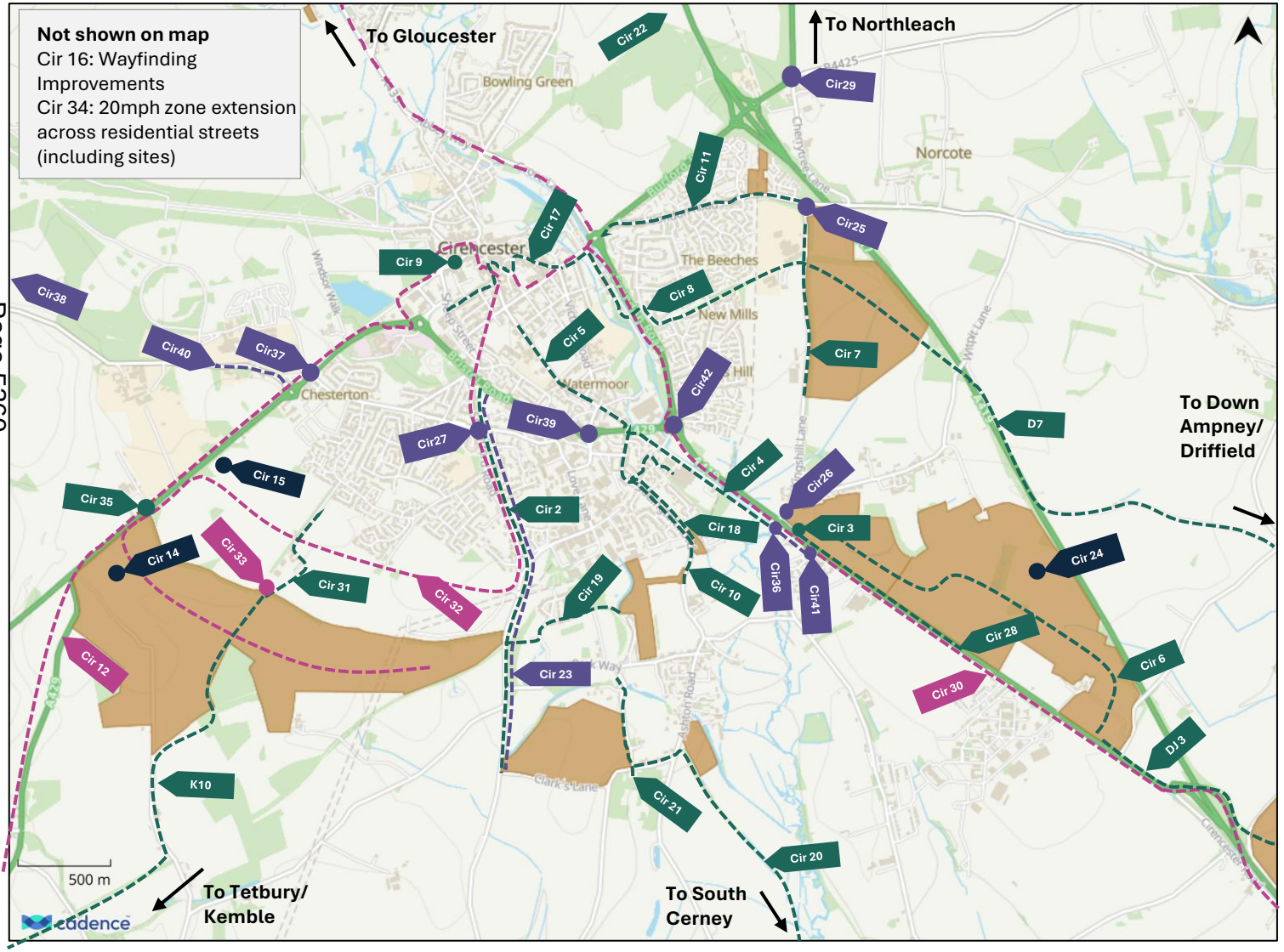
Cotswold District Council

Annex G – Package D Non-Mitigation Intervention Maps

CITY SCIENCE
delivering decarbonisation



Cirencester



Active Travel Interventions	
Cir2	Spratsgate Lane/Somerfield Road active travel links
Cir3	Active travel access Swindon Road
Cir4	Cricklade Road cycleway enhancement
Cir5	Watermoor Road roadspace reallocation
Cir6	Internal active travel links for Site R650
Cir7	Active travel access on Kingshill Lane
Cir8	Queen Elizabeth Road/Beeches Road cycleway
Cir9	Pedestrainise Castle Street
Cir10	Siddington Road cycleway
Cir11	Extend London Road cycleway
Cir16	Wayfinding improvements
Cir17	East-West pedestrian / cycle route improvements
Cir18	Tesco–Siddington Road active travel link
Cir19	Orchard Fields–Steadings active link
Cir20	Siddington–South Cerney active travel link
Cir21	Green Lane Quiet Road
Cir22	Dower's Lane and A417 Underpass roundabout active travel mitigation
Cir28	Cirencester Road AT Flag
Cir31	Active Travel Connections with and Through the Steadings Site
Cir35	Active Travel Route from South Steadings to Tetbury Road Entrance of Agricultural College

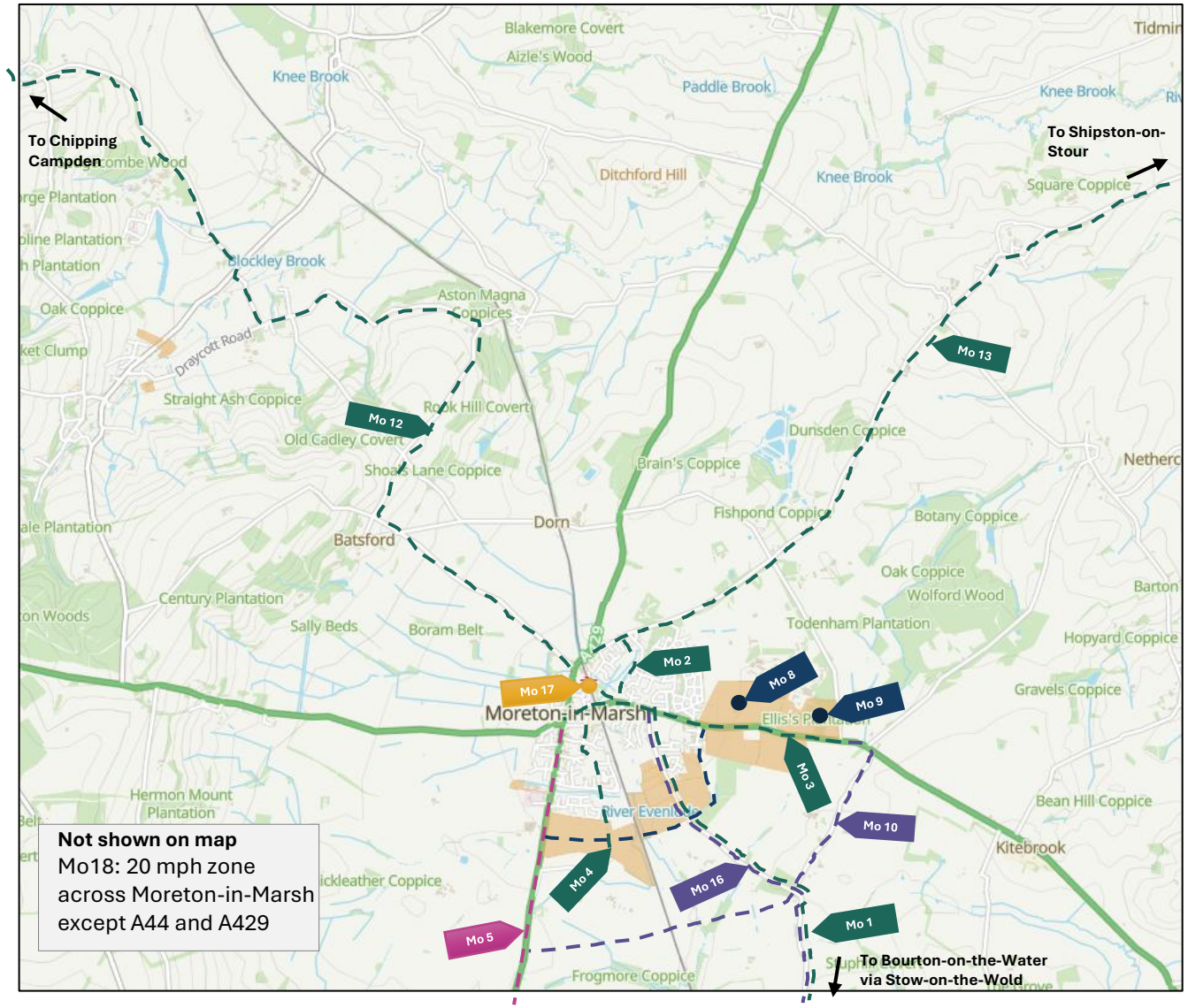
Bus Interventions	
Cir12	Enhancement to 882 bus service
Cir30	Cirencester to Swindon BRT
Cir32	Enhanced or extended bus service between Site C187 via the Steadings to Cirencester
Cir33	Local transport corridor interchange hub in The Steadings

Behavioural and Multi-modal Interventions	
Cir24	On site provision of services
Cir14	Cirencester mobility hub
Cir15	Cirencester Park and Ride

Highway Interventions	
Cir34	20 mph zone extension across residential streets (including sites)

Highway Impact Mitigations	
Cir23	Spratsgate Lane active travel mitigation
Cir25	Kingshill Road/London Road mitigation
Cir26	Kingshill Road/Cirencester Road mitigation
Cir27	Somerford Road/Chesterton Lane HW Mitigation
Cir 29	B4425/A429 Stow Road mitigation
Cir36	A419 Swindon Road/Silver Street
Cir37	A429/Chesterton Ln Junction
Cir38	A419 Stroud Road/Trewsbury Road
Cir39	A429 Watermoor Roundabout
Cir40	Stroud Road north of Tetbury Roundabout
Cir41	A419 Swindon Road\Cirencester Road
Cir42	A29 Swindon Road/Bristol Road Roundabout

Moreton-in-Marsh



Active Travel Interventions	
Mo1	Moreton-in-Marsh to Bourton-on-the-Water via Stow-on-the-Wold active travel link
Mo2	Blenheim Meadow active travel routes upgrade
Mo3	A44 Active travel route
Mo4	Southern Moreton greenway
Mo12	Moreton-In-Marsh to Chipping Campden greenway
Mo13	Moreton-In-Marsh to Shipston-on-Stour cycleway

Bus Interventions	
Mo5	Moreton-in-Marsh to Cheltenham BRT

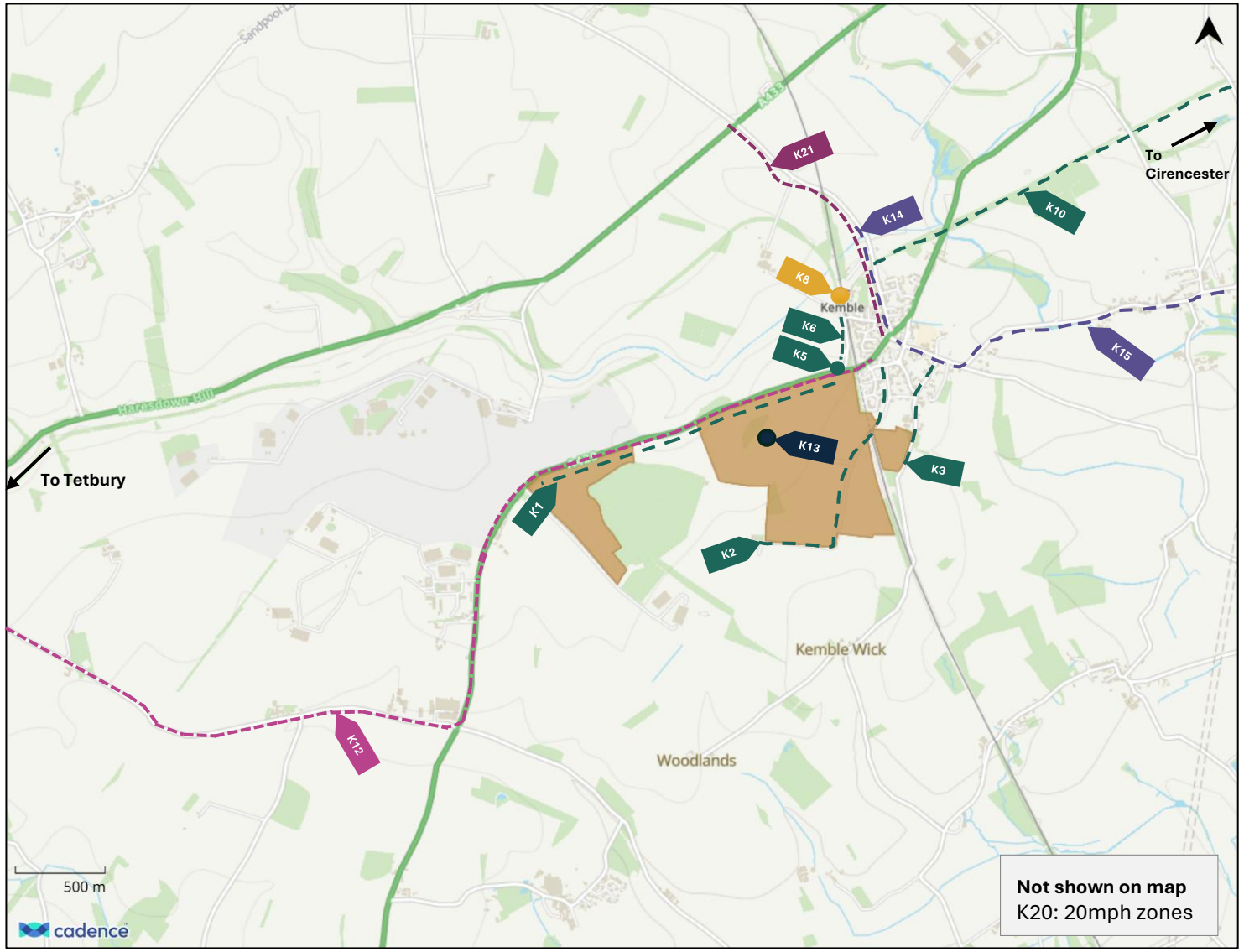
Rail Interventions	
Mo17	Moreton-in-Marsh Station Improvements

Behavioural and Multi-modal Interventions	
Mo8	Moreton-in-Marsh transport hub, parking and road space reallocation
Mo9	On site services

Highway Interventions	
Mo18	20 mph zone across Moreton-in-Marsh except A44 and A429

Highway Impact Mitigations	
Mo10	Moreton-in-Marsh new road
Mo16	Evenlode Road active travel mitigation

Kemble



Active Travel Interventions	
K1	Active travel route (part of site masterplan)
K2	Access to Old Vicarage Lane
K3	Church Road active travel
K5	Improved A429 crossing facilities
K6	Station Road active travel
K10	Kemble -Cirencester cycleway

Bus Interventions	
K12	Kemble to Tetbury Service bus service

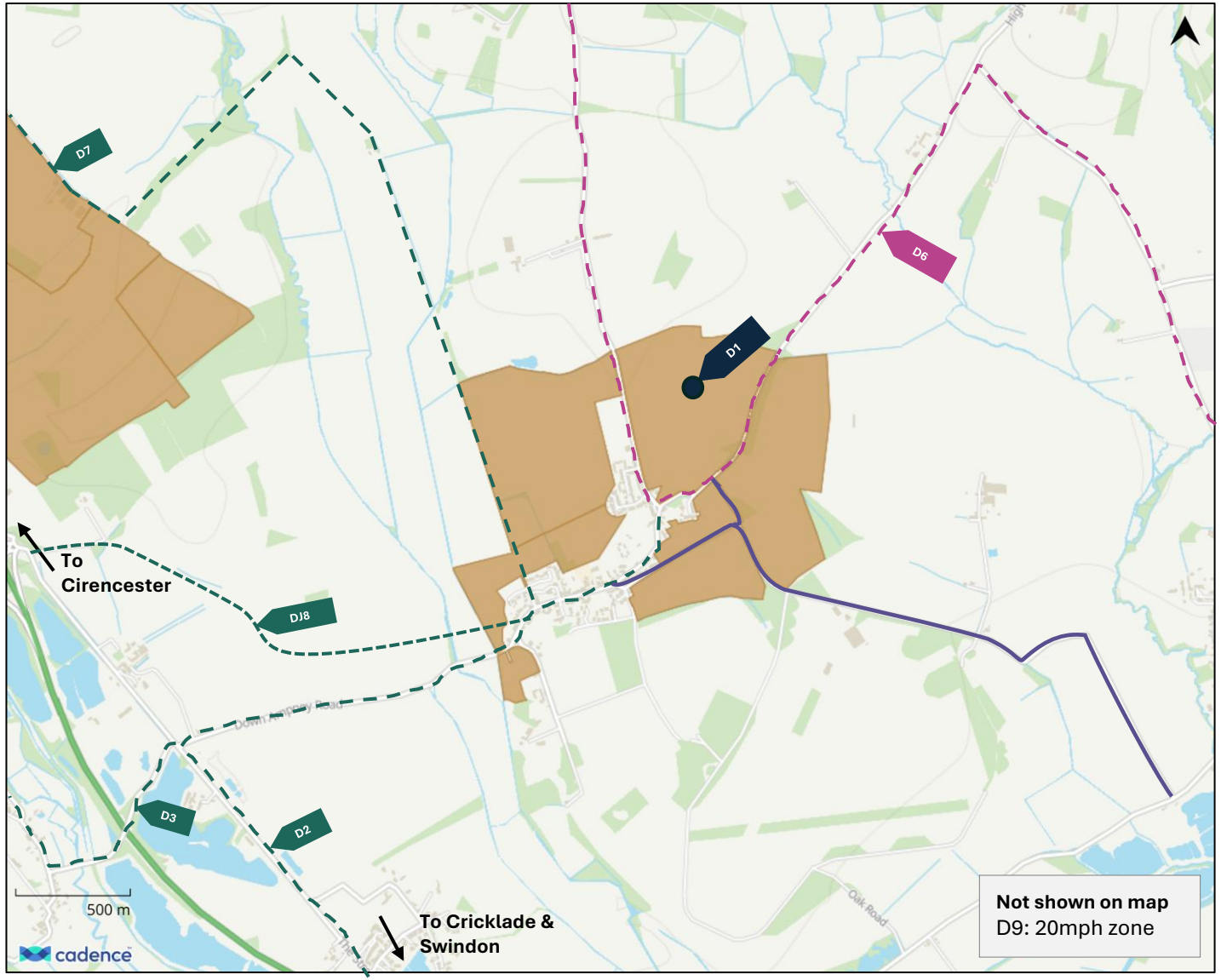
Rail Interventions	
K8	Kemble station improvements

Behavioural and Multi-modal	
K13	On site provision of services

Highway Interventions	
K20	20 mph zone across all streets (including sites) except A429
K21	Anti-Ratrunning Measures on Unnamed Road between A429 and A433

Highway Impact Mitigations	
K14	Windmill Road active travel mitigation
K15	Kemble to Ewen active travel mitigation

Down Ampney



Active Travel Interventions	
D2	Cricklade cycle route
D3	South Cerney cycle route
D7	Down Ampney - Cirencester Greenway

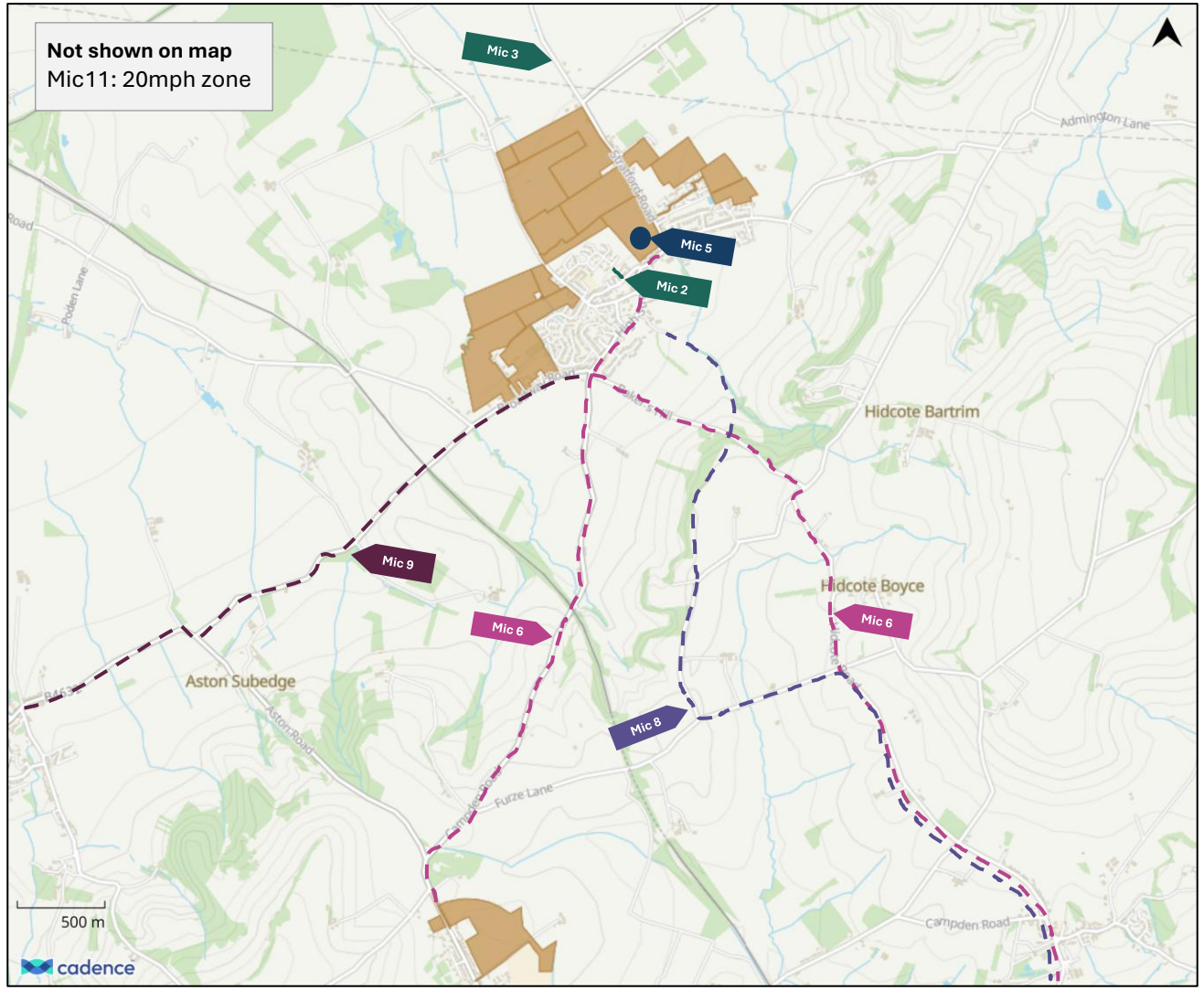
Bus Interventions	
D6	Enhancements of 76 bus route

Behavioural and Multi-modal	
D1	On site provision of services

Highway Interventions	
D9	20 mph zone across all streets (including sites)

Highway Impact Mitigations	
D10	Quiet Lane Treatment on Unnamed Road between Oak Road and Fairford Road

Mickleton



Active Travel Interventions	
Mic2	Site active travel connections and wider offsite improvements to car-free routes
Mic3	Long Marsdon Road active travel connection

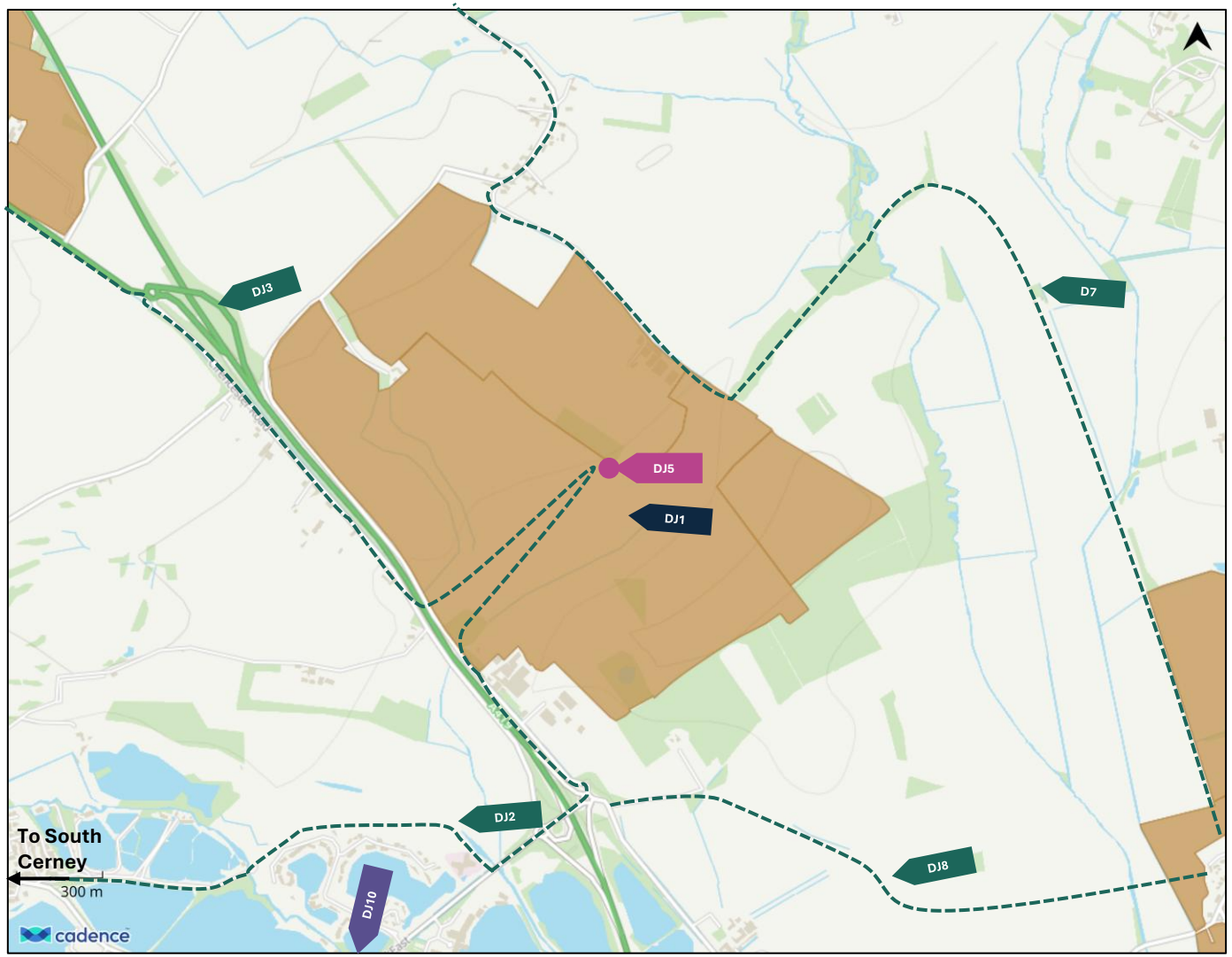
Bus Interventions	
Mic6	Improved Bus Services Mickleton to Moreton-in-Marsh

Behavioural and Multi-modal	
Mic5	Mickleton Local Centre and Services Hub

Highway Interventions	
Mic9	Mickleton to Willersey Speed Route Treatment
Mic11	Mickleton 20mph zone (including sites)

Highway Impact Mitigations	
Mic8	Mickleton to Ebrington Primary School AT Flag

Driffield Junction Development



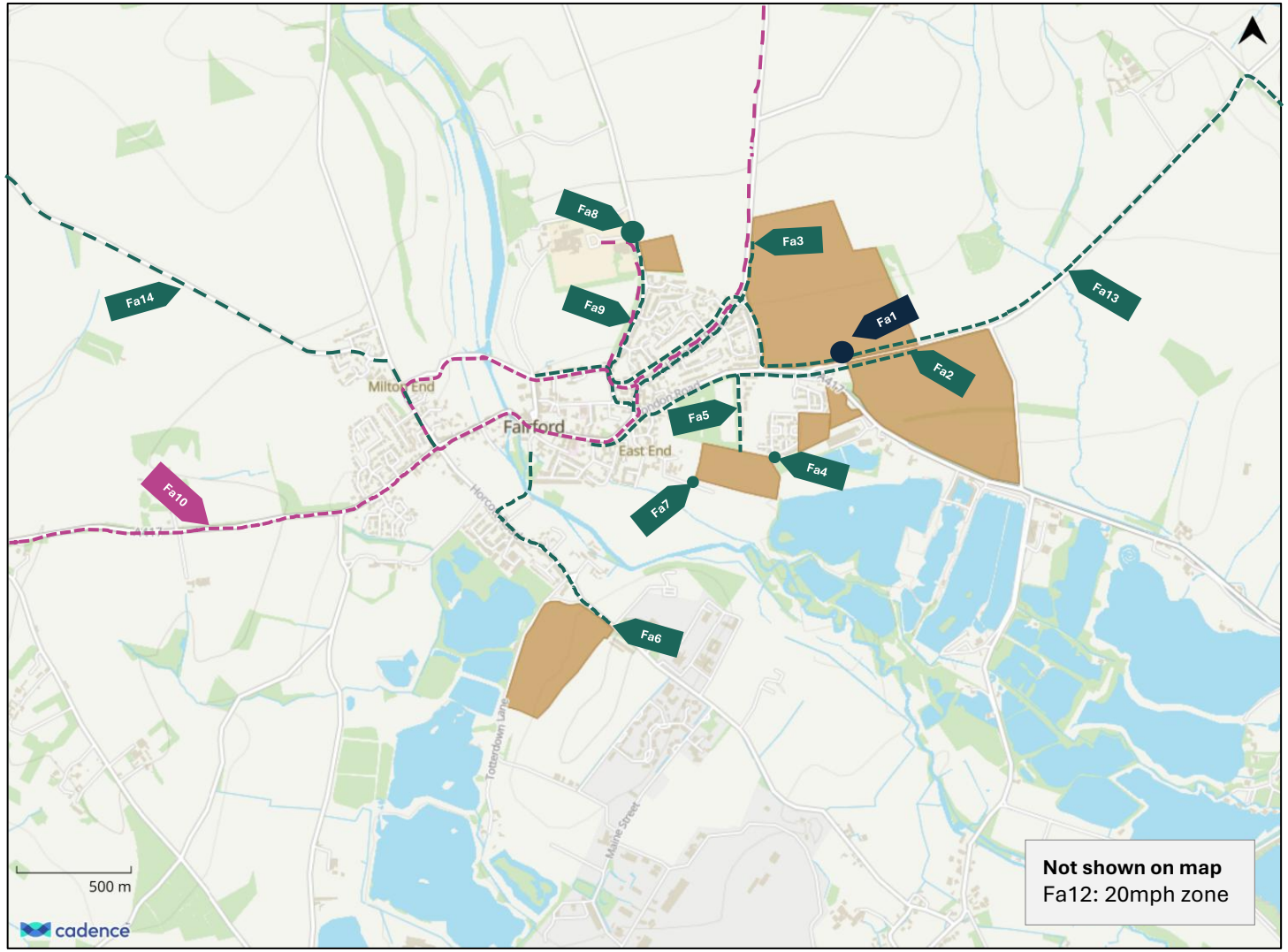
Active Travel Interventions	
DJ2	South Cerney active travel route
DJ3	Cirencester active travel route
DJ8	Bridleway Enhancement to Down Ampney (Wiltshire)

Bus Interventions	
DJ5	Driffield Junction Development Village Hub

Behavioural and Multi-modal	
DJ1	On site provision of services
DJ9	Future Proofing for Post-Local Plan Growth

Highway Mitigations	
DJ10	B4696 Spine Rd Approach to Station Rd/Cerney Wick Ln Intersection

Fairford



Active Travel Interventions	
Fa2	Southrop Road/London Road active travel route
Fa3	Hatherop Road active travel route
Fa4	Trubshaw Way active travel access
Fa5	Cinder Lane quiet road
Fa6	Horcott Road active travel route
Fa7	E End active travel access
Fa8	Leafield Road crossing
Fa9	Leafield Road active travel route
Fa13	Fairford-Lechlade AT Route
Fa14	Fairford-Cirencester AT Route

Bus Interventions	
Fa10	Enhancement to 76 bus service

Behavioural and Multi-modal	
Fa1	On-site provision of services

Highway Interventions	
Fa12	20 mph zone across all streets (including sites) except A417

Interventions Outside of Focus Areas

Highway Mitigations	
LP7	Stow-on-the-Wold Sheep Street/A429/High Street Mitigation
LP8	Avening High Street AT Mitigation
LP9	Coates AT Mitigation
LP10	B4040/B4696
LP16	Willersey AT Flag

Active Travel Interventions	
XXMO1+	Southrop Road/London Road active travel route

This page is intentionally left blank

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Main Report

Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
Issued to	Joanne Corbett
BIM reference	RNS-JBA-XX-XX-RP-EN-0033
Revision	P03
Prepared by	Laura Thompson-Jones BSc FRGS Senior Analyst
	Freya Nation BSc (Hons) Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson BSc MSc CGeog FRGS EADA
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction via email dated 28 May 2026. The Client's representative for the contract was Joanne Corbett of Cotswold District Council. Laura Thompson-Jones and Freya Nation of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

Acknowledgements

We would like to thank the Environment Agency and United Utilities for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Introduction 1
1.1 SFRA future proofing 1

2 Level 2 SFRA requirements 3
2.1 Objectives 3

3 Available data and information 5
3.1 EA models 5
3.2 EA open data 5
3.3 Other datasets 6

4 Methodology 7
4.1 Assessing fluvial flood risk 7
4.2 Assessing surface water flood risk 8
4.3 Residual risk 9
4.4 Assessing flood risk from reservoirs 10
4.5 Assessing flood risk from canals 10
4.6 Assessing risk from groundwater emergence 11
4.7 Assessing risk from sewers 11
4.8 Assessing historic flood risk 11
4.9 Access and escape routes and emergency planning 11
4.10 Cumulative impacts 11
4.11 Working with Natural Processes 12

5 Limitations 13

6 Level 2 sites screening assessment summary 14

List of Tables

Table 4-1: Peak river flow allowances for the management catchments within Cotswold district 8

Table 4-2: Peak rainfall allowances for the management catchments within Cotswold district 9

Table 6-1: Site assessment outcomes 15

Abbreviations

AEP	Annual Exceedance Probability
BGS	British Geological Survey
CDC	Cotswold District Council
DTM	Digital Terrain Model
EA	Environment Agency
FRA	Flood Risk Assessment
FRCC-PPG	Flood Risk and Coastal Change Planning Practice Guidance
HFM	Historic Flood Map
LLFA	Lead Local Flood Authority
NFM	Natural Flood Management
NPPF	National Planning Policy Framework
RBD	River Basin District
RFM	Reservoir Flood Map
RFO	Recorded Flood Outlines
RoFSW	Risk of Flooding from Surface Water
SFRA	Strategic Flood Risk Assessment
WWNP	Working with Natural Processes

1 Introduction

A Level 2 Strategic Flood Risk Assessment (SFRA) is required by Cotswold District Council (CDC) as all identified potential development sites cannot be allocated outside the areas of medium and high fluvial and / or surface water flood risk, as identified through the Level 1 SFRA (2026).

The Level 1 SFRA entailed the flood risk screening of 173 potential development site allocations across the Cotswold authority area. Of these, 34 were shown to be at medium or high flood risk from fluvial and or surface water sources yet considered important to the Council's new Local Plan. A Level 2 SFRA scoping study was undertaken in June 2026. As part of the scoping study, 22 sites were identified to require a detailed Level 2 SFRA assessment, with the remaining 12 sites identified to be at nominal risk. For these sites, a brief assessment of risk has been undertaken and included in a nominal risk report.

This Level 2 SFRA consists of the following documents:

- This main report introducing and summarising the Level 2 SFRA processes and methodologies,
- 22 detailed site assessment reports,
- A nominal risk report covering the 12 sites shown to be at nominal risk of flooding.

This Level 2 SFRA has been prepared with full consideration of the latest government and Environment Agency (EA) guidance on flood risk and planning policy, namely:

- National Planning Policy Framework (NPPF) 2025,
- Flood Risk and Coastal Change Planning Practice Guidance (FRCC-PPG) 2025,
- How to Prepare a Strategic Flood Risk Assessment guidance 2026,
- Strategic Flood Risk Assessments A Good Practice Guide 2021, and
- Flood Risk Assessments: Climate Change Allowances 2022.

1.1 SFRA future proofing

At the time of writing, this Level 2 SFRA has assessed and considered flood risk in the Cotswold authority area using available data at a specific point in time. The Level 2 SFRA has been future proofed as far as possible, though the reader should always confirm with the source organisation (CDC) that the latest information is being used when decisions concerning development and flood risk are being considered.

At the time of writing, the proposed reforms and further changes to the NPPF are ongoing. The consultation window closed on 10 March 2026. The draft consultation version contains amendments to the structure of the NPPF, in addition to additional changes to reflect the recent updates to the Flood Risk and Coastal Change Planning Practice Guidance (FRCC-PPG). The FRCC-PPG (September 2025), alongside the NPPF (February 2025), is referred

to throughout this SFRA, being the current primary development and flood risk policy and guidance available at the time of finalisation of this SFRA.

The EA's SFRA guidance states a review of an SFRA should be carried out when there are changes to:

- The predicted impacts of climate change on flood risk,
- Detailed flood modelling - such as from the EA or Lead Local Flood Authority (LLFA),
- The local plan or relevant local development documents,
- Local flood management schemes,
- Local flood risk management strategies, and
- National planning policy or guidance.

The SFRA should also be reviewed after a significant flood event. It is in an authority's interest to keep the SFRA as up to date as possible. Ideally, the SFRA should be kept as a 'live' entity and continually updated when new information becomes available. The EA requests for reports and maps to be published online and be easily updatable, when required.

2 Level 2 SFRA requirements

The aim of a Level 2 SFRA is to build on the findings of a Level 1 SFRA, focussing on identified sites or communities at high and medium flood risk that are considered important to Local Plan development. This allows the SFRA process to be time efficient using detailed modelling techniques only where they are required in the Level 2 assessment. These locations usually include significant development and / or regeneration areas that are at medium or high risk of flooding from main rivers, ordinary watercourses, the sea, or surface water whilst also accounting for the impacts of climate change. Flood risk data such as modelled flood extents, depths, velocities and hazards are used to assess the suitability of these areas for development. Appropriate mitigation techniques and sustainable site layouts can then be informed.

This detailed information should support further application of the sequential test, the sequential approach to development management, inform on whether sites can pass the exception test, where applicable, and allow for flood risk indicators to be produced for use in the Sustainability Appraisal of the Local Plan.

EA guidance states a Level 2 SFRA should:

- *"Be detailed enough for you to identify which development allocation sites have the least risk of flooding,*
- *Contain the information needed to apply the exception test, if relevant,*
- *Enable you to decide if development can be made safe without increasing flood risk elsewhere."*

It should allow the local planning authority to:

- *"Apply the sequential test by identifying the severity and variation in risk within medium and high flood risk areas,*
- *Establish whether proposed allocations or windfall sites, on which your local plan will rely, are capable of being made safe throughout their lifetime without increasing flood risk elsewhere,*
- *Apply the exception test, where relevant."*

A site-specific flood risk assessment (FRA) will be required at the planning application stage which will assess risk to each site in greater detail than this Level 2 SFRA. The Level 2 SFRA is a strategic assessment that is not intended to replace the requirements of a site-specific FRA.

2.1 Objectives

In accordance with the latest national planning policy and flood risk guidance, the requirements of CDC, and with consideration of the limitations stated in Chapter 5, the key objectives of this Level 2 SFRA are stated below. These objectives are met in the individual Level 2 SFRA site reports, where applicable.

- Assess present day flood risk from all sources (fluvial, surface water, groundwater, sewers, canals, and reservoirs),
- Assess the impacts of climate change on fluvial and surface water flood risk,
- Document residual risk, including locations potential defence breaches and culvert blockages, where applicable,
- Assess detailed modelled outputs including flood depths, velocities, and hazards, where information is available,
- Assess existing flood warnings and alerts and advise on required emergency planning procedures and safety of potential site access and escape routes in times of flood,
- Account for the potential cumulative impacts of development,
- Provide site-specific advice on mitigation options i.e. developable / non-developable areas; blue / green infrastructure and open spaces; maintenance of fluvial and / or surface water flow routes and topographic depressions; land raising and compensatory storage; advice on minimum finished floor levels; and appropriate SuDS techniques,
- Assess any catchment-wide or strategic solutions, e.g. upstream opportunity areas for flood management (storage solutions) to mitigate against the risk of flooding downstream and elsewhere using Natural Flood Management (NFM) and Working with Natural Processes (WwNP) datasets,
- Demonstrate whether the second part of the exception test (part b) can be passed for the potential development site allocations, where applicable,
- Provide recommendations for additional and future work requirements following on from or to supplement the Level 2 SFRA i.e. further fluvial or surface water modelling including for climate change, modelling of site layout / design options including provisions for safe access and escape routes, development optioneering (land raising, compensatory storage, flow routes / rates), groundwater assessments, drainage strategies, site-specific FRA requirements.

3 Available data and information

The data and information described in this chapter has been used in the Level 2 SFRA to assess the risk to each site.

3.1 EA models

The following local detailed EA flood models have been used within this assessment:

- Daglingworth 2016 model
- Thames (MRL to St Johns) 2014 model
- Churn (Baunton to Siddington) 2011 model

3.2 EA open data

Additional to the EA modelling information, the following datasets available from the EA's Open Data have been considered in the Level 2 SFRA:

- Most recent LIDAR digital terrain model (DTM) data
- Flood Map for Planning Flood Zones 2 and 3
- Flood Map for Planning Water Storage Areas (note: the potential storage areas at Baunton and Abbey Way and South of Abbey Way Bridge have been removed from the Cotswold Local Plan. However, these areas remain within the functional floodplain).
- Flood Map for Planning - Surface Water Spatial Planning Flood Extents for 3.3%, 1%, 0.1% and 1% Annual Exceedance Probability (AEP) present day events
- Flood Map for Planning - Surface Water Spatial Planning Flood Depths for 3.3%, 1%, 0.1% and 1% Annual Exceedance Probability (AEP) present day events
- Flood Map for Planning - Surface Water Spatial Planning Flood Extents for 3.3%, 1%, 0.1% and 1% Annual Exceedance Probability (AEP) climate change (2070s 'Upper End' allowance) events
- Flood Map for Planning - Surface Water Spatial Planning Flood Depths for 3.3%, 1%, 0.1% and 1% Annual Exceedance Probability (AEP) climate change (2070s 'Upper End' allowance) events
- Third generation Risk of Flooding from Surface Water (RoFSW) hazards for 3.3%, 1% and 0.1% AEP events
- Spatial Flood Defences
- Historic Flood Map
- Recorded Flood Outlines
- Flood Warning Areas
- Flood Alert Areas
- Reservoir Flood Map
- Working with Natural Processes:
    - Riparian Woodland Potential

- Wider Catchment Woodland Potential
- Floodplain Woodland Potential
- Floodplain Reconnection Potential
- Runoff Attenuation Features 3.3% AEP
- Runoff Attenuation Features 1% AEP.

3.3 Other datasets

Other datasets and information used include:

- JBA 5m Groundwater Emergence Map,
- Functional floodplain dataset - as updated through the Level 1 SFRA (2026),
- OS MasterMap Water Network
- OS OpenMap Local base mapping
- LLFA flood incident records
- Thames Water historic flood incidents record
- Severn Trent Water historic flood incidents record
- British Geological Survey (BGS) Geology 625k dataset

4 Methodology

This chapter presents the methodology used in each stage of the Level 2 SFRA. The site-specific reports contain further information.

4.1 Assessing fluvial flood risk

Flood risk from fluvial sources is assessed using the most recent version of the EA's Flood Map for Planning (downloaded May 2026), and the EA's detailed local models, namely the Daglingworth 2016, Thames (MRL to St Johns) 2014, and Churn (Baunton to Siddington) 2011 models.

4.1.1 Functional floodplain

The functional floodplain was updated through the Level 1 SFRA and is assessed at each site, where applicable. Note: the potential storage areas at Baunton and Abbey Way and South of Abbey Way Bridge have been removed from the Cotswold Local Plan. However, these areas remain within the functional floodplain.

4.1.2 Climate change

EA SFRA guidance states that the SFRA should assess the effects of climate change on all sources of flooding, including the functional floodplain, to help inform the sequential approach to development. For rivers, the central allowance for the 2080s is recommended for assessment in SFRAs, as stated in the EA's Climate Change Allowance Guidance.

Each EA model domain is located within the Gloucestershire and the Vale management catchment. The percentage uplift on peak flows for the central allowance (2080s) in this catchment is 26%. However, the modelled climate change allowance in each model includes for a 30% uplift for the 1% AEP event, which reflects the required uplift for the Cotswold management catchment. The modelled climate change outputs may therefore be underestimating future risk.

Table 4-1 lists the peak river flow allowances for each management catchment within Cotswold district. The modelled fluvial climate change outputs have been assessed against each potential site allocation, where applicable.

The potential impacts of climate change on the functional floodplain have also been assessed to produce a 'future functional floodplain' flood extent, as updated through the Level 1 SFRA.

Table 4-1: Peak river flow allowances for the management catchments within Cotswold district

Management Catchment	Allowance category	Total potential change (%) anticipated for '2020s' (2015 to 2039)	Total potential change (%) anticipated for '2050s' (2040 to 2069)	Total potential change (%) anticipated for '2080s' (2070 to 2125)
Cotswolds	Upper end	31	43	82
Cotswolds	Higher Central	17	21	43
Cotswolds	Central	11	13	30
Gloucestershire and the Vale	Upper end	33	43	84
Gloucestershire and the Vale	Higher Central	17	19	41
Gloucestershire and the Vale	Central	11	11	26
Avon Warwickshire	Upper end	22	31	59
Avon Warwickshire	Higher Central	12	14	32
Avon Warwickshire	Central	7	8	21
Severn Vale	Upper end	34	52	94
Severn Vale	Higher Central	20	28	53
Severn Vale	Central	14	19	37
Avon Bristol and North Somerset Streams	Upper end	27	38	71
Avon Bristol and North Somerset Streams	Higher Central	15	19	39
Avon Bristol and North Somerset Streams	Central	10	12	26

4.2 Assessing surface water flood risk

4.2.1 Extents

Surface water flood extents have been assessed using the EA's Flood Map for Planning Surface Water Spatial Planning Extents, published May 2026.

4.2.2 Depths and hazards

The Flood Map for Planning - Surface Water Spatial Planning Present Day Depths dataset has been used to assess surface water flood depths. Surface water flood hazards have been assessed using the EA's third generation RoFSW mapping, as no suitable hazard data was available at the time of undertaking this Level 2 SFRA.

4.2.3 Climate change

EA climate change guidance states that for SFRAs, the upper end allowance on peak rainfall for the 2070s should be modelled for the 3.3% and 1% AEP events. For Cotswold district, this entails the allowances as shown in Table 4-2

Table 4-2: Peak rainfall allowances for the management catchments within Cotswold district

Management Catchment	Allowance category	Total potential change (%) anticipated for '2070s' (2061 to 2125) 3.3% AEP	Total potential change (%) anticipated for '2070s' (2061 to 2125) 1% AEP
Cotswolds	Upper end	35	40
Gloucestershire	Upper end	35	40
Avon Warwickshire	Upper end	35	40
Severn Vale	Upper end	35	40
Avon Bristol and North Somerset Streams	Upper end	40	45

The EA released the Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent and Depths datasets in May 2026, which includes the modelled 2070s upper end peak rainfall intensity allowances. This dataset has been used to assess the impact of climate change on surface water flooding to each site. The allowance for the 0.1% AEP event is not stated by the EA.

4.3 Residual risk

Paragraph 004 of the FRCC-PPG states the requirement in plan making to account for residual flood risks from flood risk management infrastructure. For this Level 2 SFRA, this involves the consideration of potential defence breach locations and blockage or failure of drainage assets, such as culverts.

For sites shown to be at residual risk, the FRCC-PPG includes the following information:

- Areas of residual risk should be included in the sequential approach to risk avoidance when sequential testing or through development management,
- Where avoidance is not shown to be feasible through appropriate sequential testing, flood resistance and resilience measures should be in place, including for

finished floor levels to be place above the design flood level plus a minimum of 600mm,

- Adequate flood warning and emergency plans should be available to site users. Residual risks will need to be safely managed to ensure people are not exposed to hazardous flooding. This includes the ability of residents and site users to safely access and escape a building during the design flood and to evacuate before an extreme flood event which is defined as the 0.1% AEP event with an allowance for climate change this event is not available in the EA models),
- The likelihood of defences keeping pace with climate change should be considered e.g. is funding available and what are the funding options (e.g. Community Infrastructure Levy, planning obligations / S106 agreements, or Partnership Funding). This should inform the nature of residual risk to be considered and whether new development can remain safe for its lifetime,
- Local planning authorities should use information on identified residual risk to state in strategic policies their preferred mitigation strategy for ensuring development will be safe throughout its lifetime in relation to urban form, risk management and where flood mitigation measures are likely to have wider sustainable design implications,
- A site-specific FRA will be required for all sites modelled to be at residual risk. the FRAs would need to show that appropriate emergency plans, evacuation procedures and flood response infrastructure are in place to manage the residual risk associated with an extreme flood event.

4.4 Assessing flood risk from reservoirs

The EA's SFRA guidance requests for the assessment of risk from reservoir dam failure using the EA's Reservoir Flood Map (RFM). This Level 2 SFRA assess potential reservoir flood risk in both a 'dry day' and 'wet day' scenario. The 'dry day' scenario shows the flood extents if a reservoir were to fail and release the water held when local rivers are at normal levels, whereas the 'wet day' assumes the local rivers have already overflowed their banks.

The RFM shows the credible worst-case scenarios from dam failure. If a site is shown to be at risk, the SFRA should assess if the design or maintenance of the reservoir would need improving. This will require contacting the reservoir owner(s) to ascertain the flood risk in more detail and whether the proposed development could affect the reservoir's risk designation, it's design category or how it is operated.

CDC may be required, as category 1 responders, to access more detailed information about reservoir risk and reservoir owners using the online Resilience Direct System.

4.5 Assessing flood risk from canals

The Thames and Severn Canal flows past several potential site allocations. Given canals are controlled and managed features, the risk of flooding from a canal is considered low. The recommendation therefore is for any sites located near to the Thames and Severn Canal and situated at a lower elevation, as identified in the site reports, to be subject to a

more detailed assessment at the FRA stage in consultation with the canal owner, the Cotswold Canals Trust.

4.6 Assessing risk from groundwater emergence

Susceptibility of areas to groundwater emergence is appraised using JBA's national 5m Groundwater Flood Map which is more robust than the BGS dataset. In creating this map, modelling was carried out to show how and where groundwater levels would rise following prolonged periods of rainfall, considering factors such as topography, groundwater recharge volumes and spatial variations in aquifer storage and transmission properties. The model outputs were validated against recorded groundwater levels for past flood events and checked against areas historically affected by groundwater flooding. The high-resolution maps make it easier for users to pinpoint and report risks from groundwater emergence.

4.7 Assessing risk from sewers

Thames Water provided their historic flood event register at the postcode district level. Severn Trent Water provided theirs at the unit postcode level. The site reports flag where a sewer flooding incident has occurred within the postcode district or unit. Developers should contact the relevant wastewater undertaker directly for more specific details at the FRA stage.

4.8 Assessing historic flood risk

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. Gloucestershire County Council LLFA historic flood records have also been considered. Details on historic flooding have been documented within the site-specific reports where applicable.

4.9 Access and escape routes and emergency planning

The EA's Flood Warning Areas and Flood Alert Areas have been reviewed and mapped against each potential site allocation. Potential access and escape routes have been documented for each site, identified where they are modelled to stay dry or experience non-hazardous to life flooding. Liaison with emergency planners and the local resilience forum may be required at the site-specific FRA stage.

4.10 Cumulative impacts

A joined-up approach should be adopted between developers at the FRA stage for any clusters of sites to ensure possible flood risk mitigation at one site does not increase risk to a neighbouring or downstream site as a result of loss of floodplain storage, the deflection or constriction of flood flow routes, or through inadequate management of surface water. Paragraph 049 of the FRCC-PPG states that site-specific flood risk assessments should assess cumulative impacts and demonstrate how mitigation measures have addressed

them. The site-specific reports recommend for any clusters of sites at significant risk to be combined into a wider drainage strategy and masterplanning process.

4.11 Working with Natural Processes

The EA's national Working with Natural Processes mapping dataset has been assessed as to whether there is any potential for NFM measures that could benefit potential site allocations. This includes for tree planting, enhancing floodplain connectivity and attenuation of runoff through gully blocking and other runoff attenuation features.

5 Limitations

This Level 2 SFRA has been prepared under limitations associated within the availability and quality of data. These limitations have been subject to consultation with Council officers, the EA, and the LLFA whereby alternative approaches have been agreed to enable the Level 2 SFRA to be prepared using available existing information. The limitations include the following:

- The latest available EA flood models are not up to date with the latest hydrology. Therefore, they may not be fully representative of current hydrological conditions. Model survey and digital terrain model data will also not be based on the latest information, given updates to the national LIDAR datasets in June 2026. The EA models used in the assessment are listed in Section 3.1. Any future SFRA update may look to update the EA models with the latest information that is available at the time, including up to date hydrology inputs, channel and bank survey, LIDAR terrain data, and using the latest modelling software to update and run the models. The local plan timetable and budget constraints meant the models could not be updated through this SFRA.
- The EA models do not include for the latest climate change allowances associated with the Gloucestershire and the Vale management catchment. Therefore, there may be a small underestimation in future risk in the modelled locations. The local plan timetable and budget constraints meant the models could not be updated through this SFRA.
- Several sites being assessed are at risk of flooding from rivers though a local detailed EA model is not available for a more robust assessment of the risk. Therefore, flood risk can only be assessed using the Flood Map for Planning which is based on the New National Model. Depth, hazard and velocity information is unavailable for assessment in these areas.
- The recently published Flood Map for Planning Surface Water Spatial Planning dataset does not include useable flood hazard information. Therefore, the third generation Risk of Flooding from Surface Water hazard mapping has been used as the best available information.

6 Level 2 sites screening assessment summary

34 potential development sites have been assessed through this Level 2 SFRA, as identified through the Level 1 SFRA sites screening assessment. 22 sites have been subject to detailed assessment whereby individual Level 2 site screening reports have been produced, detailing the site-specific assessments carried out through this Level 2 SFRA. 12 sites have been subject to a nominal flood risk assessment and included in a separate 'nominal risk' report. It is recommended that three of the 34 sites are not allocated, based on current flood risk information. The other 31 sites may be allocated. However, there are various requirements at the FRA stage to enable safe and sustainable development.

Table 6-1 summarises the outcomes from the Level 2 assessment at each site.

Table 6-1: Site assessment outcomes

Site reference / name	How has main risk been identified?	Summary of assessment	Main barriers to development	Can the site be allocated, based on current information?	Potential additional work at FRA stage
B56 - Land off Mallard Crescent	Flood Map for Planning	Nominal risk from surface water.	None	Yes	Drainage strategy
BK11 - Former Station Road Allotments	Flood Map for Planning	Nominal risk from surface water.	None	Yes	Drainage strategy
BK14A - The Limes, Station Road	Flood Map for Planning	Risk area from Blockley Brook should not be developed. Detailed modelling of Blockley Brook may be required	Absence of up to date model for Blockley Brook	Yes. Though risk from Blockley Brook must be confirmed at the FRA stage	Detailed modelling of Blockley Brook. Drainage strategy
C71 - Land adjacent 'Donside', off Barnway	Flood Map for Planning	EA Daglingworth 2016 model not appropriate to inform on risk. Safe access and escape may be challenging to achieve. Potential risk from ordinary watercourse	Achieving safe access and escape. Absence of up to date model for Daglingworth Stream	Yes. Though risk from Daglingworth Brook and ordinary watercourse, and safe access and escape routes must be confirmed at the FRA stage	Updated modelling of Daglingworth Stream and ordinary watercourse. Drainage strategy
CC10A - Forum, Magistrates Court, Police Station	Flood Map for Planning	Significant fluvial and surface water risk. Detailed drainage strategy required	Fluvial and surface water risk. Absence of detailed model of The Cam ordinary watercourse	Recommend against allocation	Detailed modelling of The Cam. Drainage strategy

Site reference / name	How has main risk been identified?	Summary of assessment	Main barriers to development	Can the site be allocated, based on current information?	Potential additional work at FRA stage
C164A - Land east of Kingshill Lane	Flood Map for Planning	Nominal risk from surface water. Potential risk from ordinary watercourses	Absence of modelling for ordinary watercourse	Yes. Though risk from ordinary watercourse and surface water must be confirmed at the FRA stage	Modelling of ordinary watercourse. Drainage strategy
C190 - Steadings southern extension, Cirencester	Flood Map for Planning	Nominal risk from surface water. Potential risk from ordinary watercourses	Absence of modelling for ordinary watercourses	Yes. Though risk from ordinary watercourse and surface water must be confirmed at the FRA stage	Modelling of ordinary watercourses. Drainage strategy
CC68 - Land at Aston Road	Flood Map for Planning	Nominal risk from surface water. Potential risk from ordinary watercourses	Absence of modelling for ordinary watercourse	Yes. Though risk from ordinary watercourse and surface water must be confirmed at the FRA stage	Modelling of ordinary watercourse. Drainage strategy
DA16A - Land west of Church Lane	Flood Map for Planning. EA Ampney Brook Thames (MRL to St Johns) 2014 model	Significant fluvial flood risk. Area of Flood Zone 1 may be developed though must be informed by updated modelling	Functional floodplain. Absence of up to date model for Ampney Brook	Recommend against allocation	Updated modelling of Ampney Brook. Drainage strategy

Site reference / name	How has main risk been identified?	Summary of assessment	Main barriers to development	Can the site be allocated, based on current information?	Potential additional work at FRA stage
Strategic extension to the north, east and south of Down Ampney	Flood Map for Planning. EA Ampney Brook Thames (MRL to St Johns) 2014 model	Risk to the western site parcel should be assessed further through updated modelling. Potential risk from ordinary watercourses.	Absence of up to date model for Ampney Brook. Absence of modelling for ordinary watercourses	Yes. Though risk from Ampney Brook and the ordinary watercourses must be confirmed at the FRA stage	Updated modelling of Ampney Brook. Assess risk from ordinary watercourses. Drainage strategy
F20A - Land south-east of Fairford	Flood Map for Planning	Nominal risk from rivers and surface water. Development should avoid flood zones in southeast corner	None	Yes	Drainage strategy
F39C/F52 - Land west of Terminus Cottage and Station Cottage	Flood Map for Planning	Potential risk from ordinary watercourse. Surface water flood risk must be assessed	Absence of modelling for ordinary watercourse. Surface water flood risk	Yes. Though risk from ordinary watercourse and surface water must be confirmed at the FRA stage	Modelling of ordinary watercourse. Drainage strategy
F53A - Land at Totterdown Hill, Horcott	Flood Map for Planning	Surface water flood risk must be assessed	Surface water flood risk	Yes. Though risk from surface water must be confirmed at the FRA stage	Drainage strategy
Strategic extension to the north-east of Fairford	Flood Map for Planning	Potential risk from ordinary watercourses. Surface water flood risk must be assessed	Absence of modelling for ordinary watercourses	Yes. Though risk from ordinary watercourse and surface water must be confirmed at the FRA stage	Modelling of ordinary watercourse. Drainage strategy

Site reference / name	How has main risk been identified?	Summary of assessment	Main barriers to development	Can the site be allocated, based on current information?	Potential additional work at FRA stage
Strategic extension to the south-west of Kemble	Flood Map for Planning	Surface water flood risk must be assessed	None	Yes	Drainage strategy
L33 - Land south of Ferrers Park	Flood Map for Planning	Surface water flood risk must be assessed	None	Yes	Drainage strategy
Strategic extension to the South and East of Moreton-in-Marsh	Flood Map for Planning	Risk to three site parcels should be confirmed through detailed modelling. Detailed drainage strategy required	Absence of detailed modelling for River Evenlode and several ordinary watercourses	Yes. Though fluvial and surface water flood risk must be confirmed at the FRA stage	Modelling of River Evenlode and potentially the ordinary watercourses. Drainage strategy
M28B - Land west of Aldi	Flood Map for Planning	Risk area from ordinary watercourse should not be developed. Detailed modelling of ordinary watercourse may be required. Surface water flow path must be mitigated onsite. Safe access and escape may be challenging to achieve.	Absence of detailed modelling for ordinary watercourse. Surface water flow path. Achieving safe access and escape	Yes. Though fluvial and surface water flood risk, and safe access and escape routes must be confirmed at the FRA stage	Detailed modelling of the ordinary watercourse. Drainage strategy
Strategic extension to	Flood Map for Planning	Risk area from Norton Brook should not be developed.	Absence of detailed	Yes. Though fluvial and surface water flood risk must be	Detailed modelling of Norton Brook.

Site reference / name	How has main risk been identified?	Summary of assessment	Main barriers to development	Can the site be allocated, based on current information?	Potential additional work at FRA stage
the north and west of Mickleton		Detailed modelling of Norton Brook may be required. Surface water flow paths must be mitigated onsite.	modelling for Norton Brook. Surface water flow paths	confirmed at the FRA stage	Drainage strategy
Strategic extension to the south of Preston	Flood Map for Planning	Potential risk from ordinary watercourses.	Absence of modelling for ordinary watercourses	Yes. Though risk from the ordinary watercourses must be confirmed at the FRA stage	Modelling of ordinary watercourses. Drainage strategy
MK7 - Land between Summerville Ltd. and Stratford Road	Flood Map for Planning	Nominal risk from surface water. Potential risk from ordinary watercourse	Absence of modelling for ordinary watercourse	Yes. Though risk from the ordinary watercourses must be confirmed at the FRA stage	Modelling of ordinary watercourse. Drainage strategy
R203ABC - Land to rear of the Knoll, Whelford Road	Flood Map for Planning	Nominal risk from surface water.	None	Yes	Drainage strategy
R591 - Former Godwin Pumps factory Springfield Road, GL7 5BX	Flood Map for Planning	Nominal risk from surface water.	None	Yes	Drainage strategy
R592 - Land at Springfield Road	Flood Map for Planning	Nominal risk from surface water.	None	Yes	Drainage strategy

Site reference / name	How has main risk been identified?	Summary of assessment	Main barriers to development	Can the site be allocated, based on current information?	Potential additional work at FRA stage
R607 - Land north of London Road	Flood Map for Planning	Surface water flow paths must be mitigated onsite	Risk from surface water	Yes. Though surface water flood risk must be confirmed at the FRA stage	Drainage strategy
R670 - Glebe Farmyard, Hatherop	Flood Map for Planning	Nominal risk from surface water.	None	Yes	Drainage strategy
New settlement to the south of Driffield	Flood Map for Planning	Risk area from ordinary watercourse should not be developed. Detailed modelling of ordinary watercourses may be required. Surface water flow paths must be mitigated onsite	Absence of modelling for ordinary watercourses. Risk from surface water	Yes. Though fluvial and surface water flood risk must be confirmed at the FRA stage	Modelling of ordinary watercourses. Drainage strategy
S55B - Land adjoining Tall Trees, Oddington Road	Flood Map for Planning	Nominal risk from surface water.	None	Yes	Drainage strategy
SD15 - Plummers Farm, east of Aston Road	Flood Map for planning. River Churn (Baunton to Siddington) 2011 model	Nominal risk from rivers and surface water.	None	Yes	Potential update to River Churn model. Drainage strategy. Consultation with canal owner

Site reference / name	How has main risk been identified?	Summary of assessment	Main barriers to development	Can the site be allocated, based on current information?	Potential additional work at FRA stage
SD17 - Land east of Siddington Road and west of Bluebell Drive	Flood Map for planning. River Churn (Baunton to Siddington) 2011 model	Climate change risk area should not be developed. This will limit plot numbers. Potential risk from ordinary watercourse.	Flood Zone 2 and impacts of climate change	Recommend against allocation	Potential update to River Churn model. Assess risk from ordinary watercourse. Drainage strategy
SD20 - Land north of Clark's Lane and south of Old Canal	Flood Map for Planning	Nominal risk from surface water.	None	Yes	Drainage strategy
SD23 - Land between disused canal and disused railway line, north of Park Way	Flood Map for planning. River Churn (Baunton to Siddington) 2011 model	Potential risk from ordinary watercourse. Safe access and escape may be challenging to achieve	Absence of modelling for ordinary watercourse. Achieving safe access and escape	Yes. Though risk from ordinary watercourse and safe access and escape routes must be confirmed at the FRA stage	Potential update to River Churn model. Assess risk from ordinary watercourse. Drainage strategy
W4B - Land between Colin Lane and future Heritage Railway	Flood Map for Planning	Potential risk from ordinary watercourses. Surface water flow paths must be mitigated onsite	Absence of modelling for ordinary watercourses. Risk from surface water	Yes. Though risk from ordinary watercourses and surface water must be confirmed at the FRA stage	Modelling of ordinary watercourses. Drainage strategy

Site reference / name	How has main risk been identified?	Summary of assessment	Main barriers to development	Can the site be allocated, based on current information?	Potential additional work at FRA stage
W8C - Land west of Field Close & north of B4632	Flood Map for Planning	Potential risk from ordinary watercourses. Surface water flow paths must be mitigated onsite	Absence of modelling for ordinary watercourses. Risk from surface water	Yes. Though risk from ordinary watercourses and surface water must be confirmed at the FRA stage	Modelling of ordinary watercourses. Drainage strategy

www.jbaconsulting.com



Our Offices

Bristol
Coleshill
Cork
Doncaster
Dublin
Edinburgh
Exeter
Glasgow
Haywards Heath
Leeds
Limerick
Newcastle
Newport
Peterborough
Portsmouth
Saltaire
Skipton
Tadcaster
Thirsk
Wallingford
Warrington

JBA Consulting
JBA Risk Management
JBA Global Resilience
Milestone Transport Planning Ltd

JBA Risk Management Inc

USA

Ireland

UK

Romania

India

Cambodia

Singapore

Australia

Mekong Modelling Associates

JBA Risk Management Pte Ltd

JBA Consulting Ireland

JBA Consult Europe

JBA Risk Management Pvt Ltd

JBPacific

Draft document for Council governance process July and August 2026

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Nominal Risk Site Assessments

Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	28July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0032
Revision	P02
Prepared by	Freya Nation BSc (Hons) Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1255

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Jo Corbett of Cotswold District Council. Laura Thompson-Jones of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Introduction 1

2 Site B56 2
- 2.1 Surface water 3
- 2.2 Sewer flood risk 5
- 2.3 Groundwater 5
- 2.4 Summary and recommendations 6

3 Site C164A (Strategic extension to the east of Kingshill Lane) 8
- 3.1 Surface water 9
- 3.2 Sewer flood risk 11
- 3.3 Groundwater 12
- 3.4 Summary and recommendations 12

4 Site C190 (Strategic extension to the south of The Steadings) 14
- 4.1 Surface water 15
- 4.2 Sewer flood risk 17
- 4.3 Groundwater 18
- 4.4 Summary and recommendations 18

5 Site CC68 20
- 5.1 Surface water 21
- 5.2 Sewer flood risk 23
- 5.3 Groundwater 23
- 5.4 Summary and recommendations 24

6 Site F20A 25
- 6.1 Fluvial 26
- 6.2 Surface water 27
- 6.3 Sewer flood risk 30
- 6.4 Groundwater 30
- 6.5 Summary and recommendations 31

7 Site MK7 33
- 7.1 Surface water 34

7.2 Sewer flood risk 36
7.3 Groundwater 36
7.4 Summary and recommendations 37

8 Site R203ABC 38
8.1 Surface water 39
8.2 Sewer flood risk 41
8.3 Groundwater 41
8.4 Summary and recommendations 42

9 Site R591 44
9.1 Surface water 45
9.2 Sewer flood risk 47
9.3 Groundwater 47
9.4 Summary and recommendations 48

10 Site R592 49
10.1 Surface water 50
10.2 Sewer flood risk 52
10.3 Groundwater 52
10.4 Summary and recommendations 53

11 Site R670 54
11.1 Surface water 55
11.2 Sewer flood risk 57
11.3 Groundwater 57
11.4 Summary and recommendations 58

12 Site S55B 59
12.1 Surface water 60
12.2 Sewer flood risk 62
12.3 Groundwater 62
12.4 Summary and recommendations 63

13 Site SD20 (Strategic extension to the south-west of Siddington) 64
13.1 Surface water 65
13.2 Sewer flood risk 67
13.3 Groundwater 67

13.4 Summary and recommendations 68

List of Figures

Figure 2-1: B56 Existing site location boundary 2

Figure 2-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 3

Figure 2-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event 4

Figure 2-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard 5

Figure 2-5: JBA 5m Groundwater Emergence Map 6

Figure 3-1: C164A Existing site location boundary 8

Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 9

Figure 3-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event 10

Figure 3-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard 11

Figure 3-5: JBA 5m Groundwater Emergence Map 12

Figure 4-1: C190 Existing site location boundary 14

Figure 4-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 15

Figure 4-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event 16

Figure 4-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard 17

Figure 4-5: JBA 5m Groundwater Emergence Map 18

Figure 5-1: CC68 Existing site location boundary 20

Figure 5-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 21

Figure 5-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event 22

Figure 5-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard 23

Figure 6-1: F20A Existing site location boundary 25
Figure 6-2: Flood Map for Planning - Flood Zones 26
Figure 6-3: Flood Map for Planning - Flood Zones plus Climate Change 27
Figure 6-4: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 28
Figure 6-5: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event 29
Figure 6-6: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard 30
Figure 6-7: JBA 5m Groundwater Emergence Map 31
Figure 7-1: MK7 Existing site location boundary 33
Figure 7-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 34
Figure 7-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event 35
Figure 7-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard 36
Figure 8-1: R203ABC Existing site location boundary 38
Figure 8-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 39
Figure 8-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event 40
Figure 8-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard 41
Figure 8-5: JBA 5m Groundwater Emergence Map 42
Figure 9-1: R591 Existing site location boundary 44
Figure 9-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 45
Figure 9-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event 46
Figure 9-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard 47
Figure 10-1: B56 Existing site location boundary 49
Figure 10-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 50

Figure 10-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event 51

Figure 10-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard 52

Figure 11-1: R670 Existing site location boundary 54

Figure 11-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 55

Figure 11-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event 56

Figure 11-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard 57

Figure 12-1: S55B Existing site location boundary 59

Figure 12-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 60

Figure 12-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event 61

Figure 12-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard 62

Figure 13-1: SD20 Existing site location boundary 64

Figure 13-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 65

Figure 13-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event 66

Figure 13-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard 67

Figure 13-5: JBA 5m Groundwater Emergence Map 68

List of Tables

Table 2-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map 3

Table 3-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map 9

Table 4-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map 15

Table 5-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map 21

Table 6-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map 27

Table 7-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map 34

Table 8-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map 39

Table 9-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map 45

Table 10-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map 50

Table 11-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map 55

Table 12-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map 60

Table 13-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map 65

1 Introduction

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan sites considered to be at nominal flood risk. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and read the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

This report summarises the risk from all sources of flood risk to each potential development site. There are 12 sites considered to be at nominal flood risk. 11 of the 12 sites are wholly within Flood Zone 1 of the Flood Map for Planning and are not shown to be at additional risk from rivers due to the impacts of climate change. A nominal area of site F20A, Land south-east of Fairford, is shown to be within Flood Zone 2 of the Flood Map for Planning. This area increases marginally when accounting for climate change.

None of the sites are recorded to have been shown to be at risk of flooding from reservoirs. Groundwater flood risk has been assessed using JBA's 5m Groundwater Emergence Map. Thames Water and Severn Trent Water's records of historic sewer flooding incidents have been aggregated by ward to provide an overview of sewer flood risk to each site.

Each site is at nominal risk from surface water, according to the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map. At the time of writing, the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation RoFSW hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information. Updated surface water hazard information should be confirmed at the site-specific FRA stage.

2 Site B56

Site summary	
Location	Land off Mallard Crescent
Existing site use	Paddock
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	1.83 hectares



Figure 2-1: B56 Existing site location boundary

2.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 2-2). There is an area of ponding within the east of the site and a flow path along the eastern site boundary. Maximum flood depths within the site are between 0.3 and 0.6 m (Figure 2-3), although are mostly shallow, and hazard rating is very low in the medium risk event (Figure 2-4). The area of ponding within the east of the site should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Mallard Crescent to the north or Moor Lane to the south of the site.

Table 2-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
94	4	0	2



Figure 2-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 2-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event



Figure 2-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard[1]

2.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

2.2 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. There are 37 recorded sewer flooding incidents that have occurred within the Bourton Village Ward within which the site is located.

2.3 Groundwater

Much of the site is in an area where there is a risk of groundwater flooding to both surface and subsurface assets (Figure 2-5). Groundwater conditions are likely therefore unsuited to infiltration SuDS.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

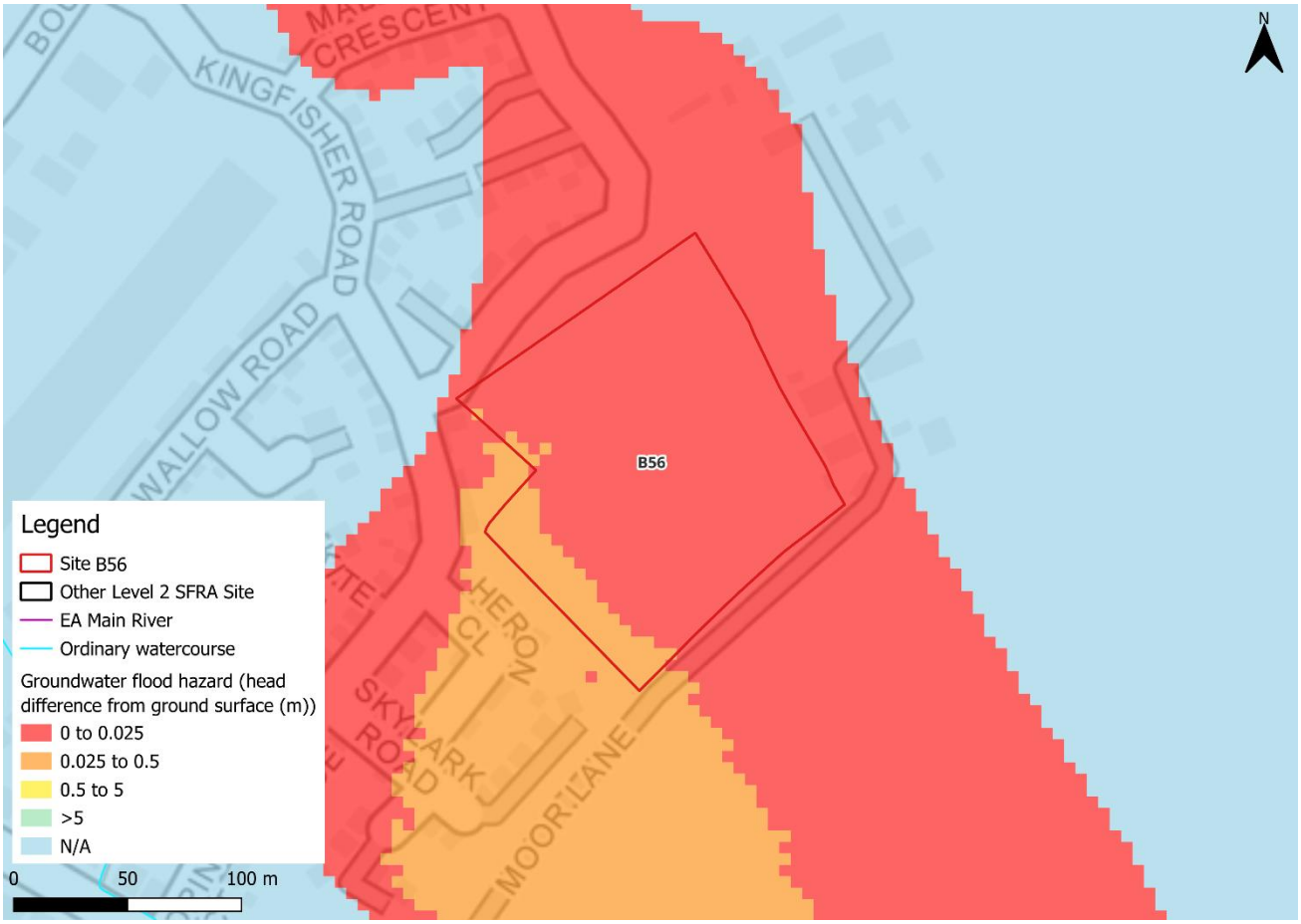


Figure 2-5: JBA 5m Groundwater Emergence Map

2.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is predominantly confined to the eastern site boundary, with largely shallow depths. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- Groundwater levels should be further investigated at the site-specific FRA stage through percolation testing in both wet and dry conditions.

- In line with LLFA guidance[2], the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via Mallard Crescent to the north and Moor Lane to the south of the site.

2 Gloucestershire County Council LLFA Key Documents

3 Site C164A (Strategic extension to the east of Kingshill Lane)

Site summary	
Location	Land east of Kingshill Lane
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Mixed use
Proposed site vulnerability	More vulnerable
Site area	41.6 hectares

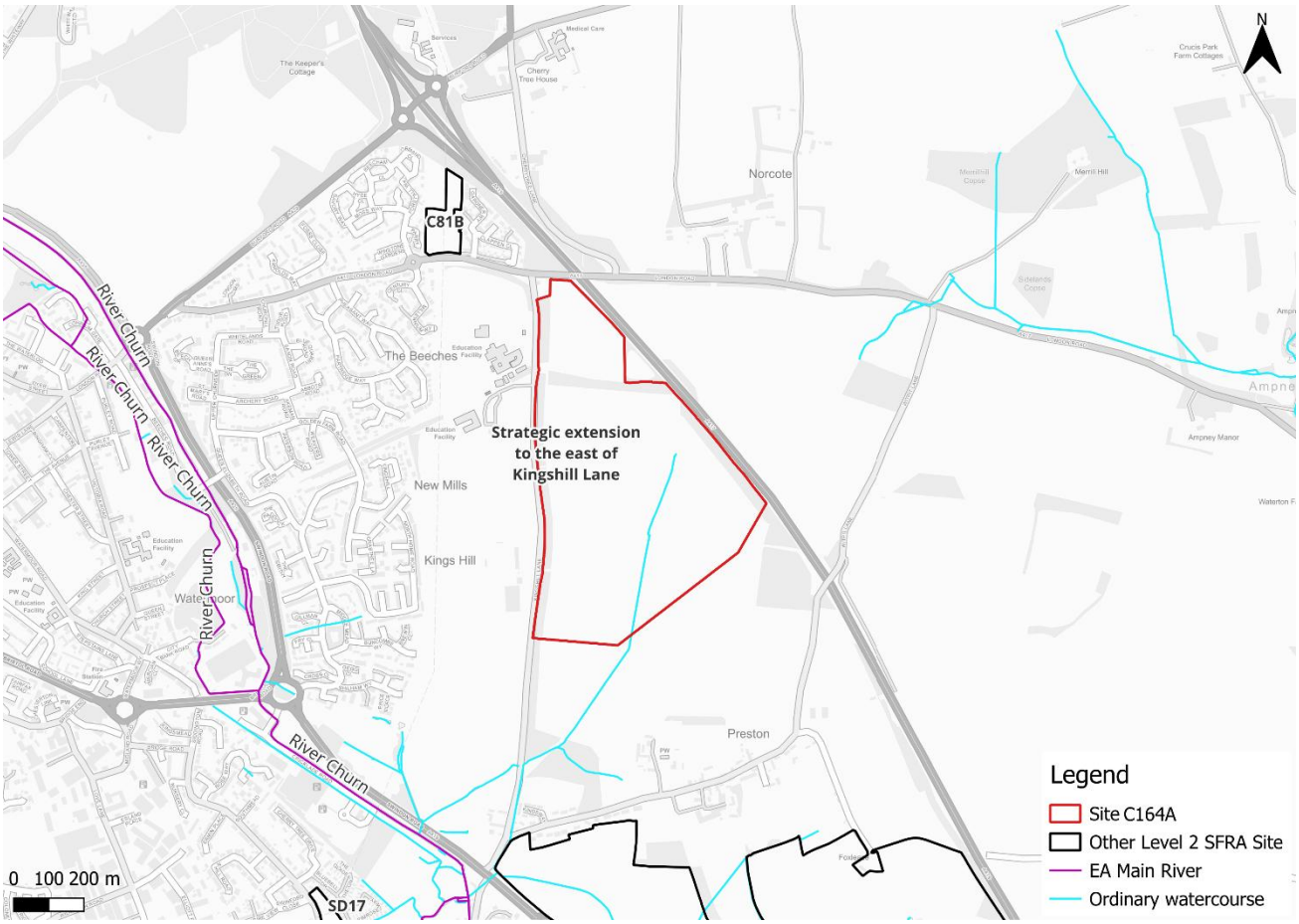


Figure 3-1: C164A Existing site location boundary

3.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 3-2). There is a flow path along a drainage ditch and areas of ponding within the southern half of the site. Maximum flood depths within the site are between 0.3 and 0.6 m (Figure 3-3), although are mostly shallow, and hazard rating (outside of the channel of the drainage ditch) is low to moderate in the medium risk event (Figure 3-4). The flow path along the drainage ditch in the southern half of the site should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Kingshill Lane to the west of the site.

Table 3-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
98	1	0.5	0.5

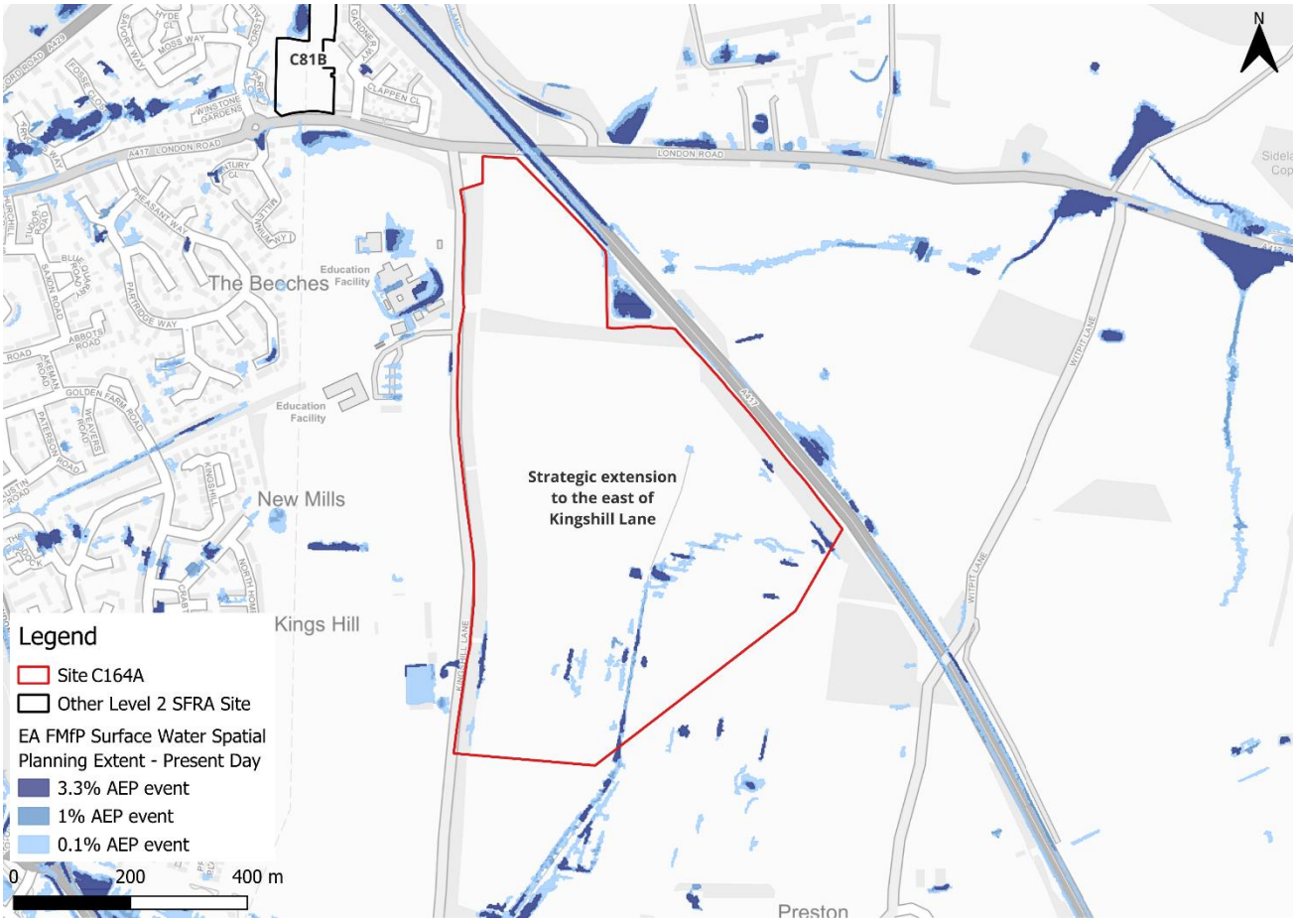


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

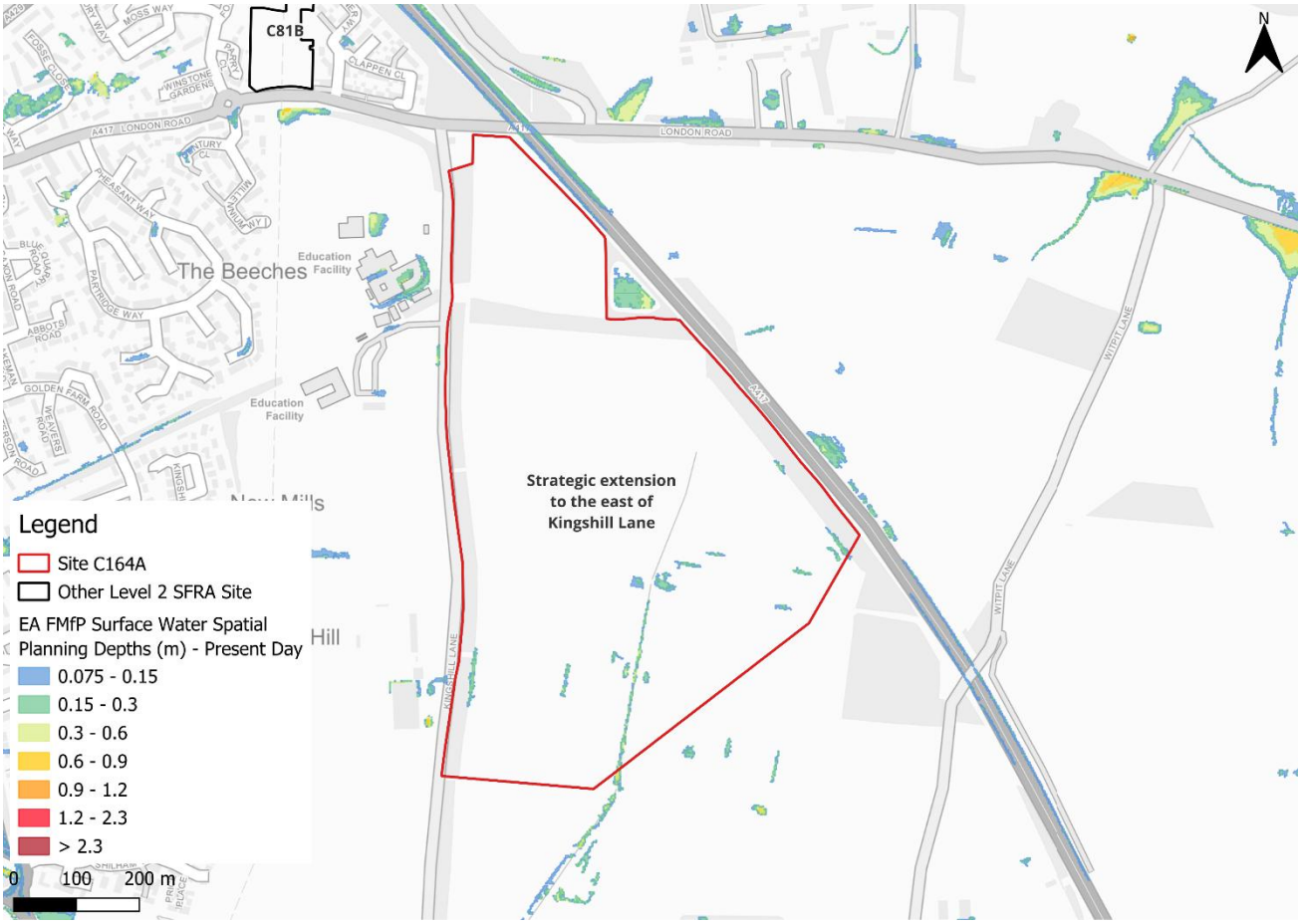


Figure 3-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event

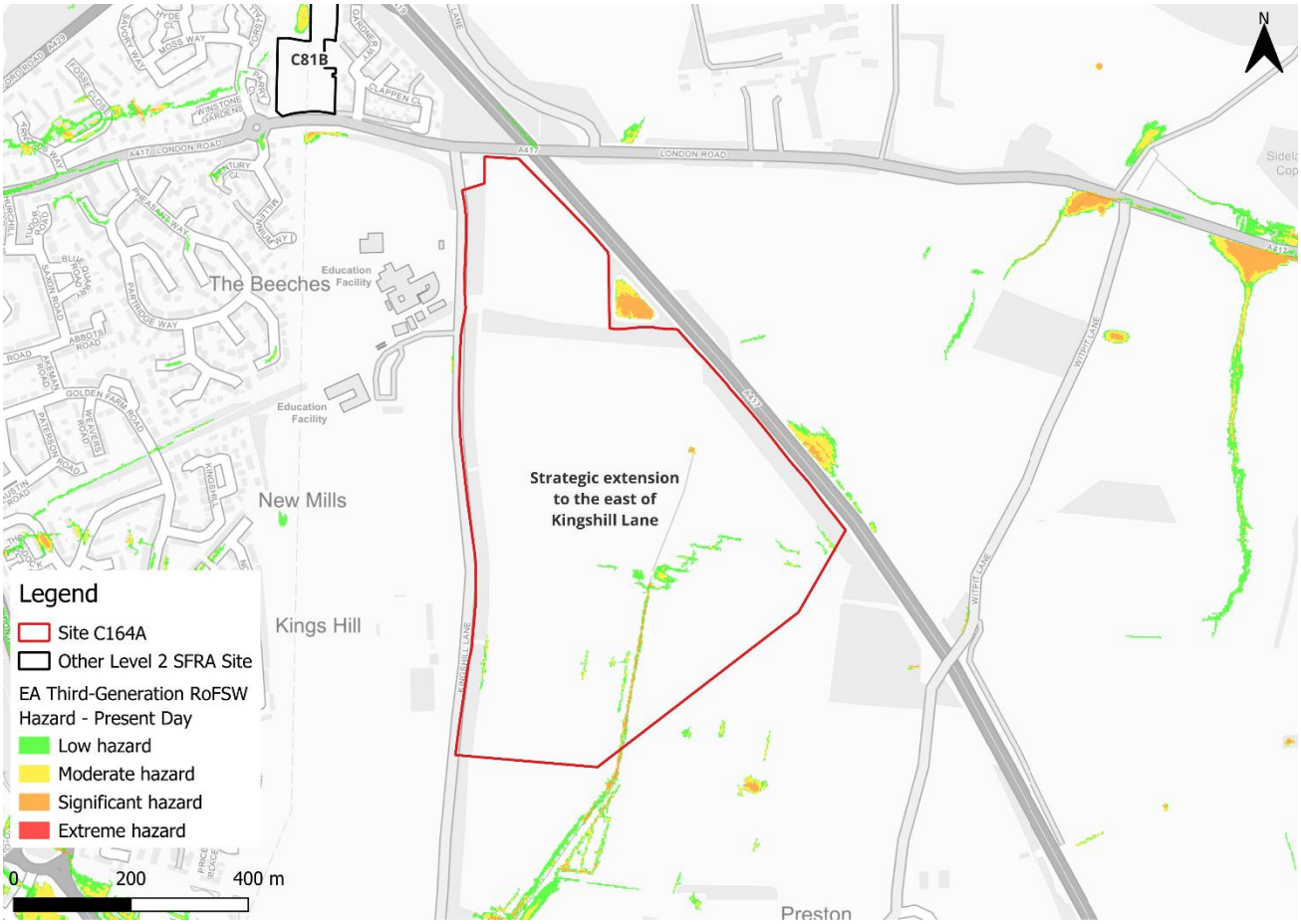


Figure 3-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard[3]

3.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

3.2 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. There have been no recorded sewer flooding incidents that have occurred within the Siddington & Cerney Rural Ward within which the site is located.

3 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

3.3 Groundwater

Much of the site is in an area where there no risk of groundwater flooding. The western side of the site is within an area where there is a risk of groundwater flooding to both surface and subsurface assets (Figure 3-5). Groundwater conditions are likely therefore unsuited to infiltration SuDS in the western side of the site.

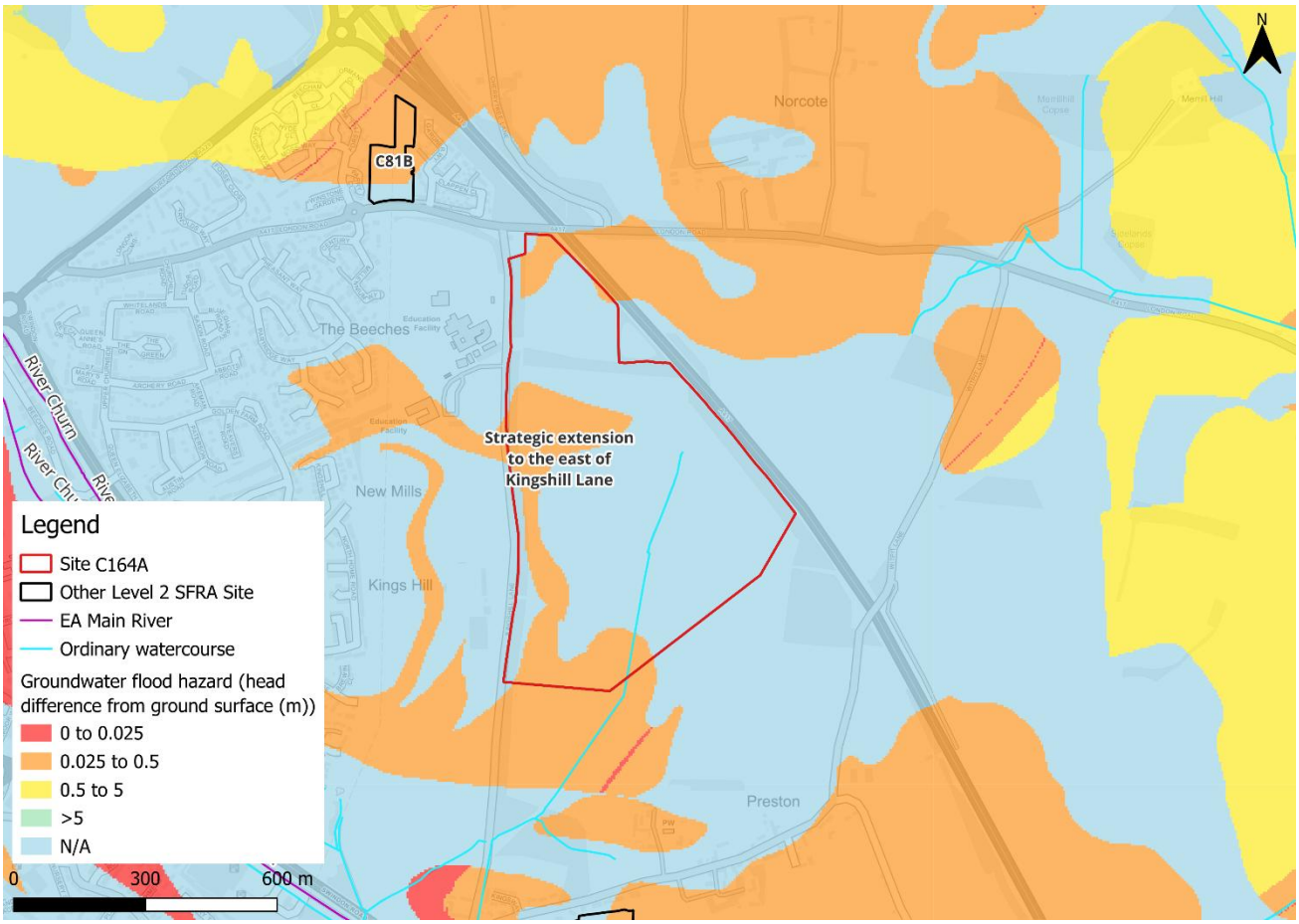


Figure 3-5: JBA 5m Groundwater Emergence Map

3.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is predominantly confined to the southern half of the site, with largely shallow depths. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.

- Groundwater levels should be further investigated at the site-specific FRA stage through percolation testing in both wet and dry conditions.
- In line with LLFA guidance[4], the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via Kingshill Lane to the west of the site.

4 Gloucestershire County Council LLFA Key Documents

4 Site C190 (Strategic extension to the south of The Steadings)

Site summary	
Location	Steadings southern extension, Cirencester
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Mixed use
Proposed site vulnerability	More vulnerable
Site area	116.6 hectares

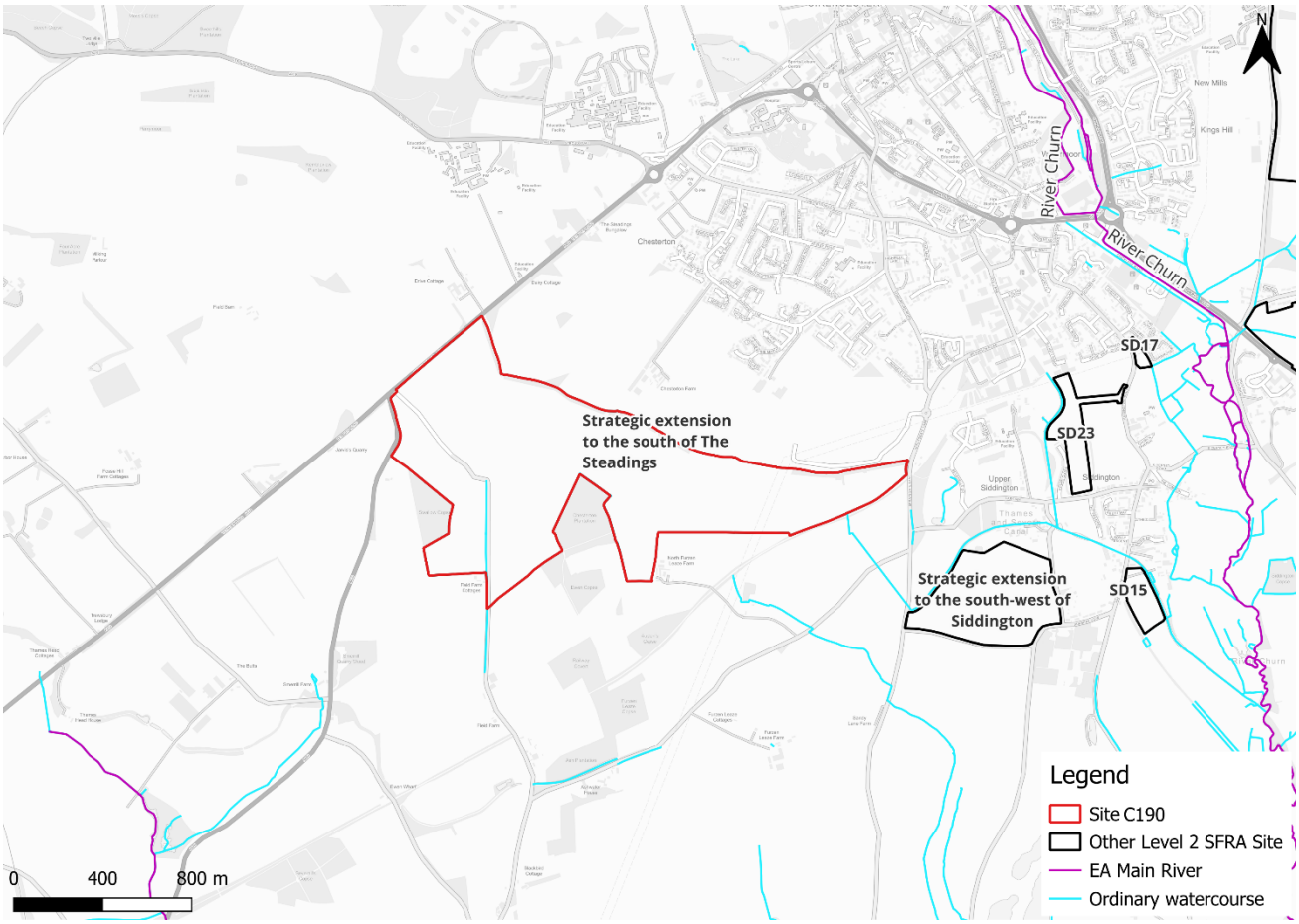


Figure 4-1: C190 Existing site location boundary

4.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 4-2). There are small areas of ponding across the site as well as a short flow path along part of the southern side boundary and through part the eastern side of the site. Maximum flood depths within the site are between 0.9 and 1.2 m, within the flow path through the eastern side of the site (Figure 4-3), although site-wide, depths are mostly shallow, and hazard rating is predominantly very low in the medium risk event (Figure 4-4). The flow path within the east of the site should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Tetbury Road to the northwest, Spratsgate Lane to the east or the track to the south of the site.

Table 4-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
98	1	0.5	0.5

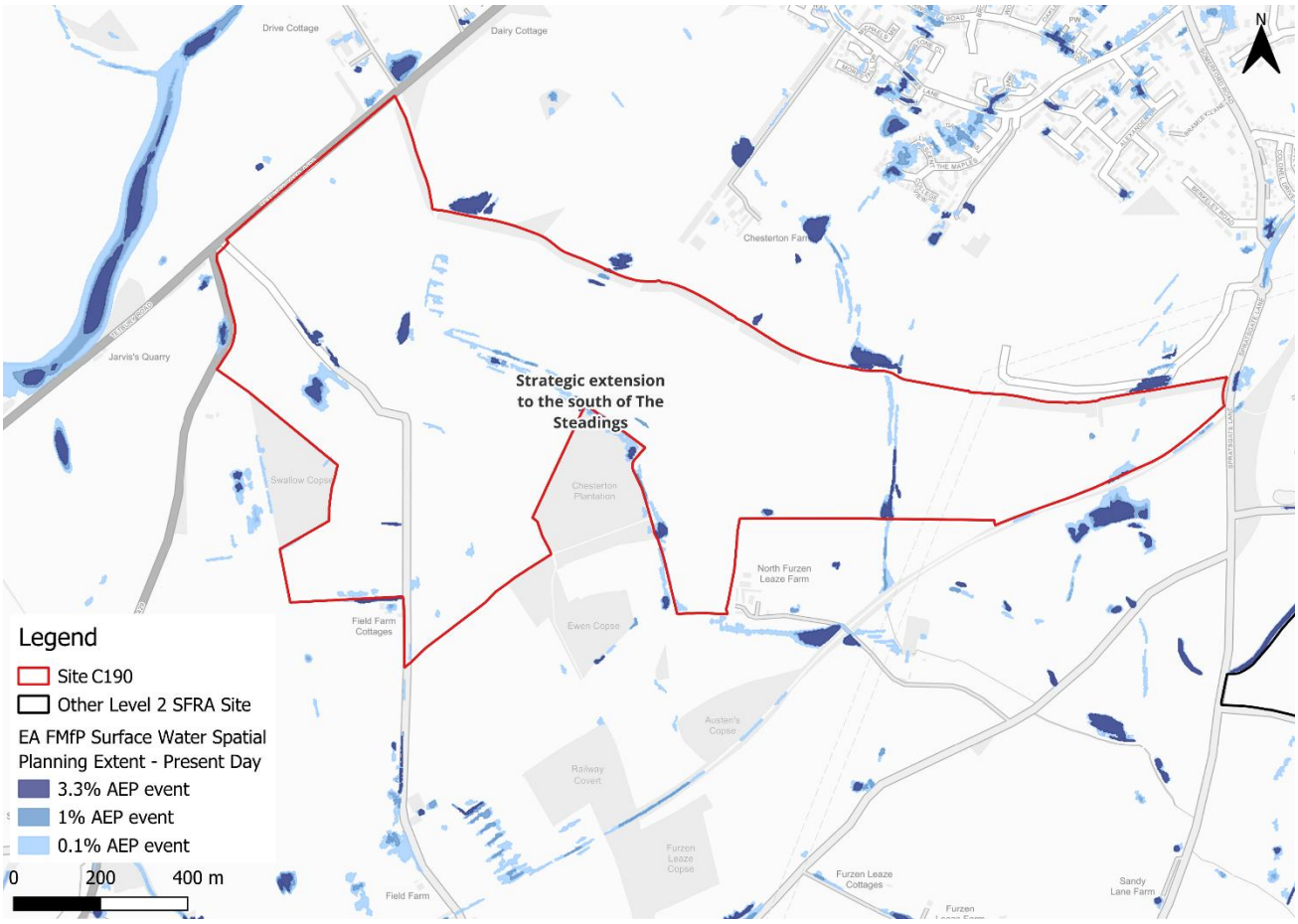


Figure 4-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

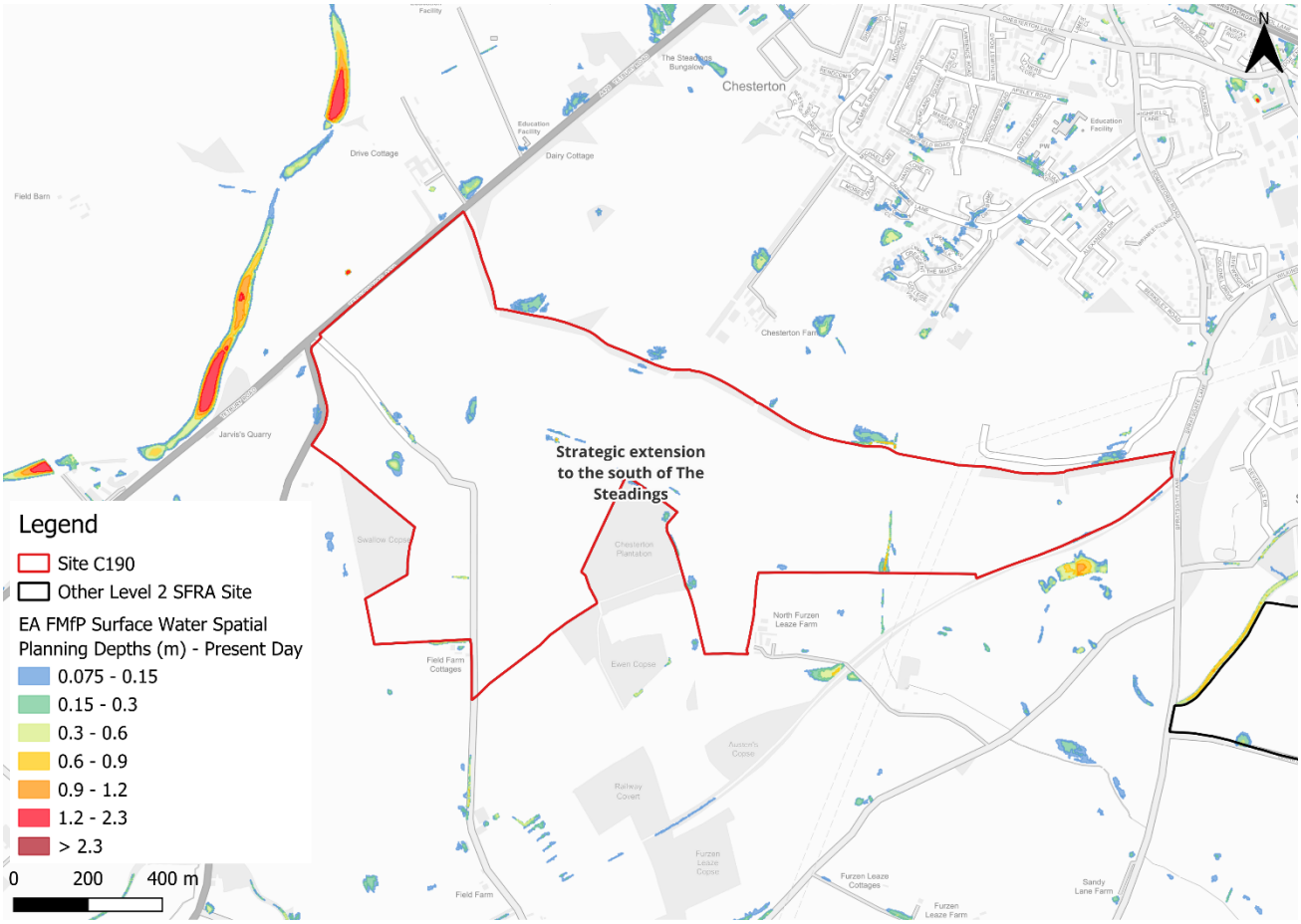


Figure 4-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event

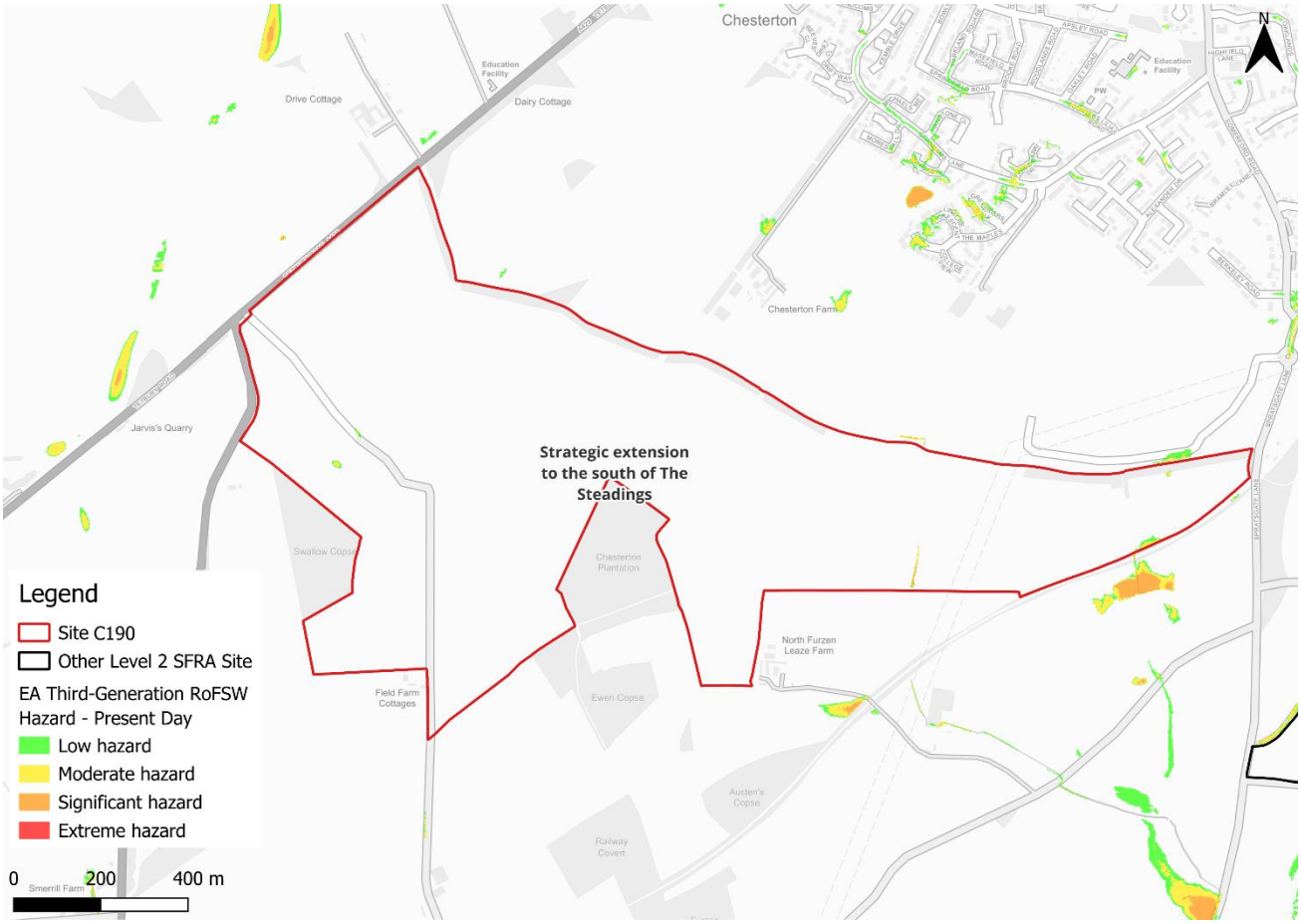


Figure 4-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard[5]

4.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

4.2 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. The site is located within four wards. There have been six recorded sewer flooding incidents in Kemble Ward within which the southwestern side of the site is located. There have been no recorded sewer flooding incidents that have occurred within Four Acres, Chesterton or Siddington & Cerney Rural Ward which the remainder of the site lies within.

5 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

4.3 Groundwater

Much of the site is in an area where there is a risk of groundwater flooding to both surface and subsurface assets (Figure 4-5). Groundwater conditions are likely therefore unsuited to infiltration SuDS.

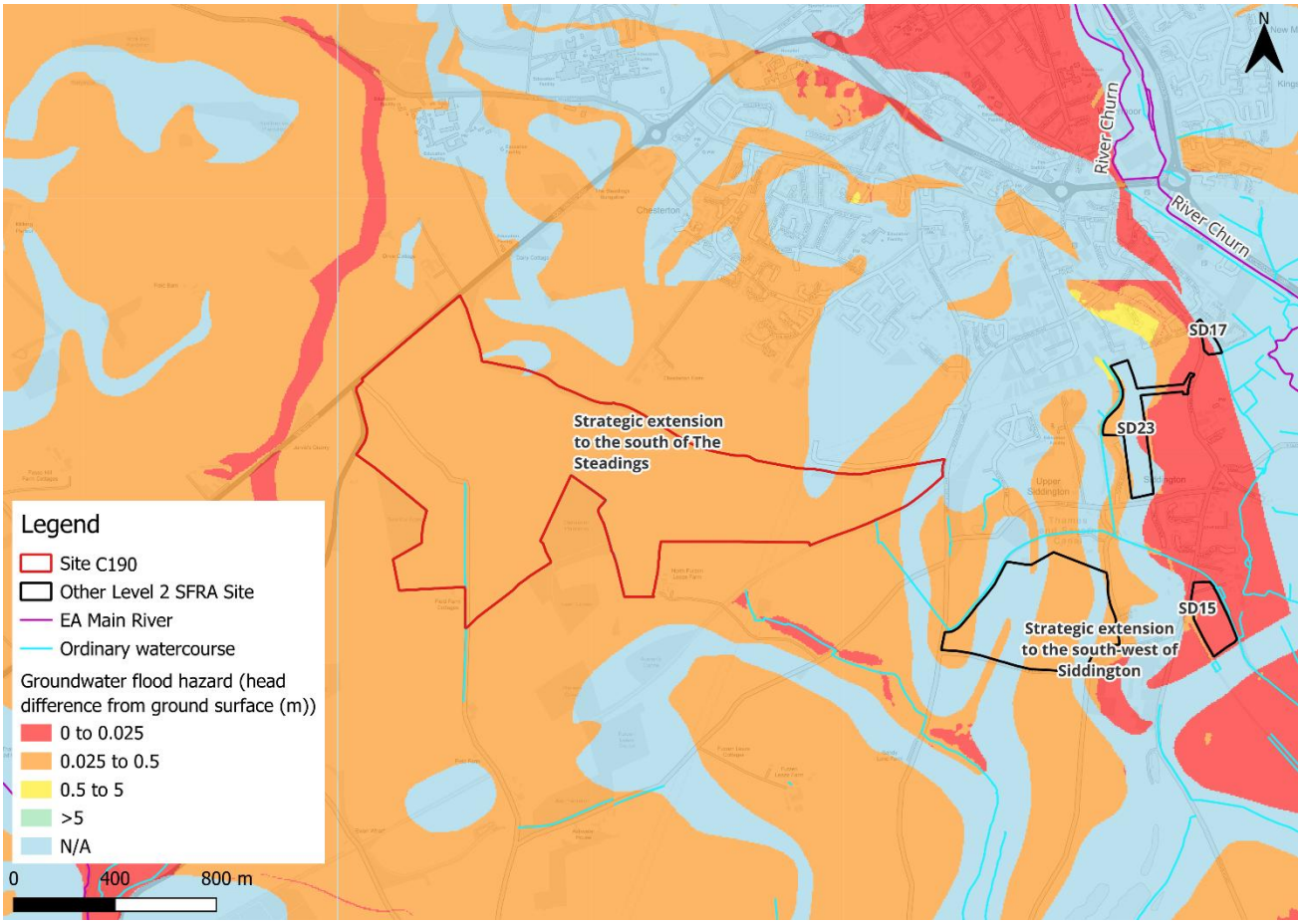


Figure 4-5: JBA 5m Groundwater Emergence Map

4.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is sparse across the site, with largely shallow depths. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.

- Groundwater levels should be further investigated at the site-specific FRA stage through percolation testing in both wet and dry conditions.
- In line with LLFA guidance[6], the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via Tetbury Road to the northwest, Spratsgate Lane to the east or the track to the south of the site.

6 Gloucestershire County Council LLFA Key Documents

5 Site CC68

Site summary	
Location	Land at Aston Road
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	13.0 hectares

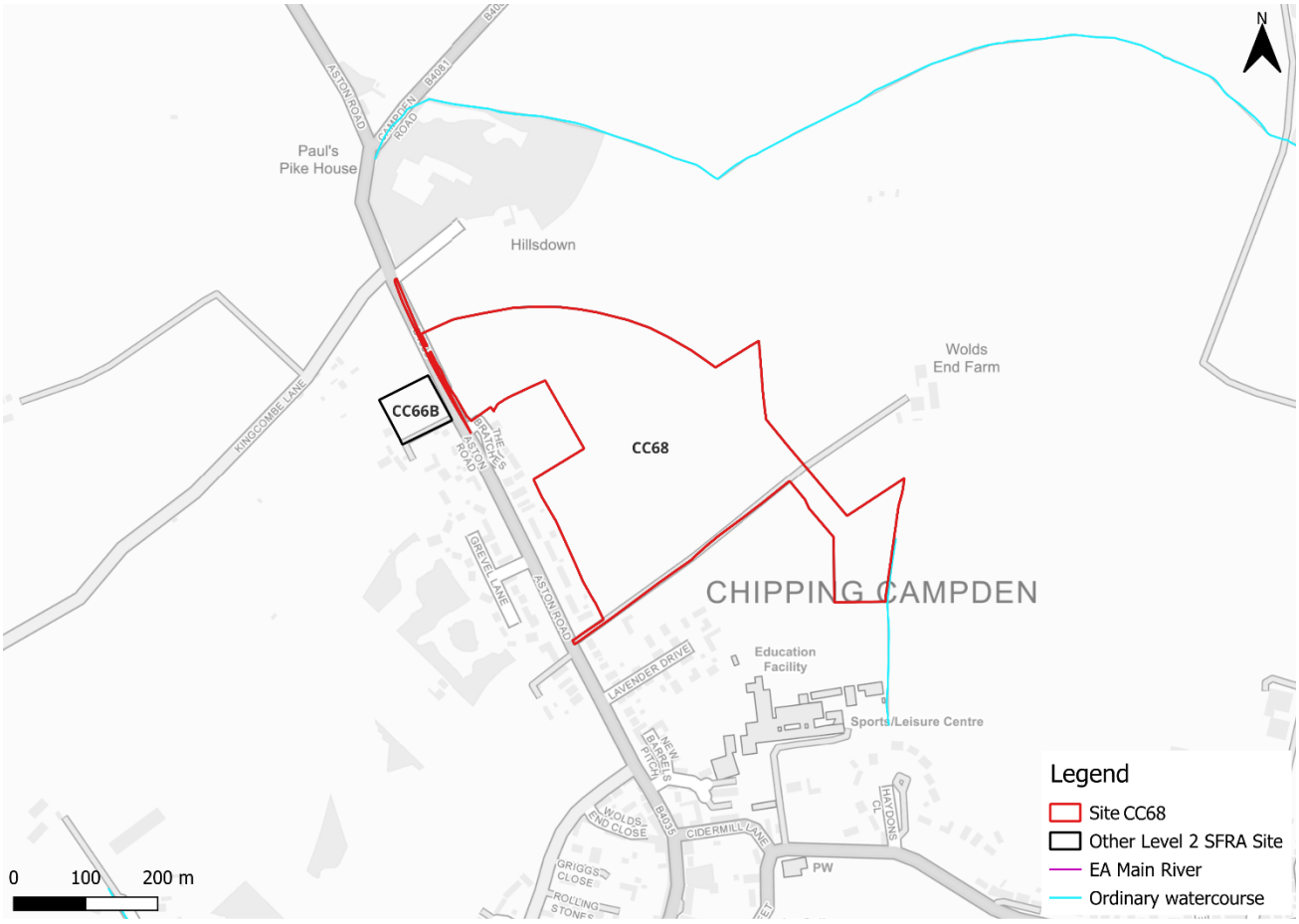


Figure 5-1: CC68 Existing site location boundary

5.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 5-2). There are two areas of ponding within the site. One along the western site boundary and one along the southeastern site boundary. Maximum flood depths within the site are between 0.15 and 0.3m (Figure 5-3) and hazard rating is very low in the medium risk event (Figure 5-4). Both areas of ponding should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Aston Road to the west of the site.

Table 5-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
98	0.5	0.5	1

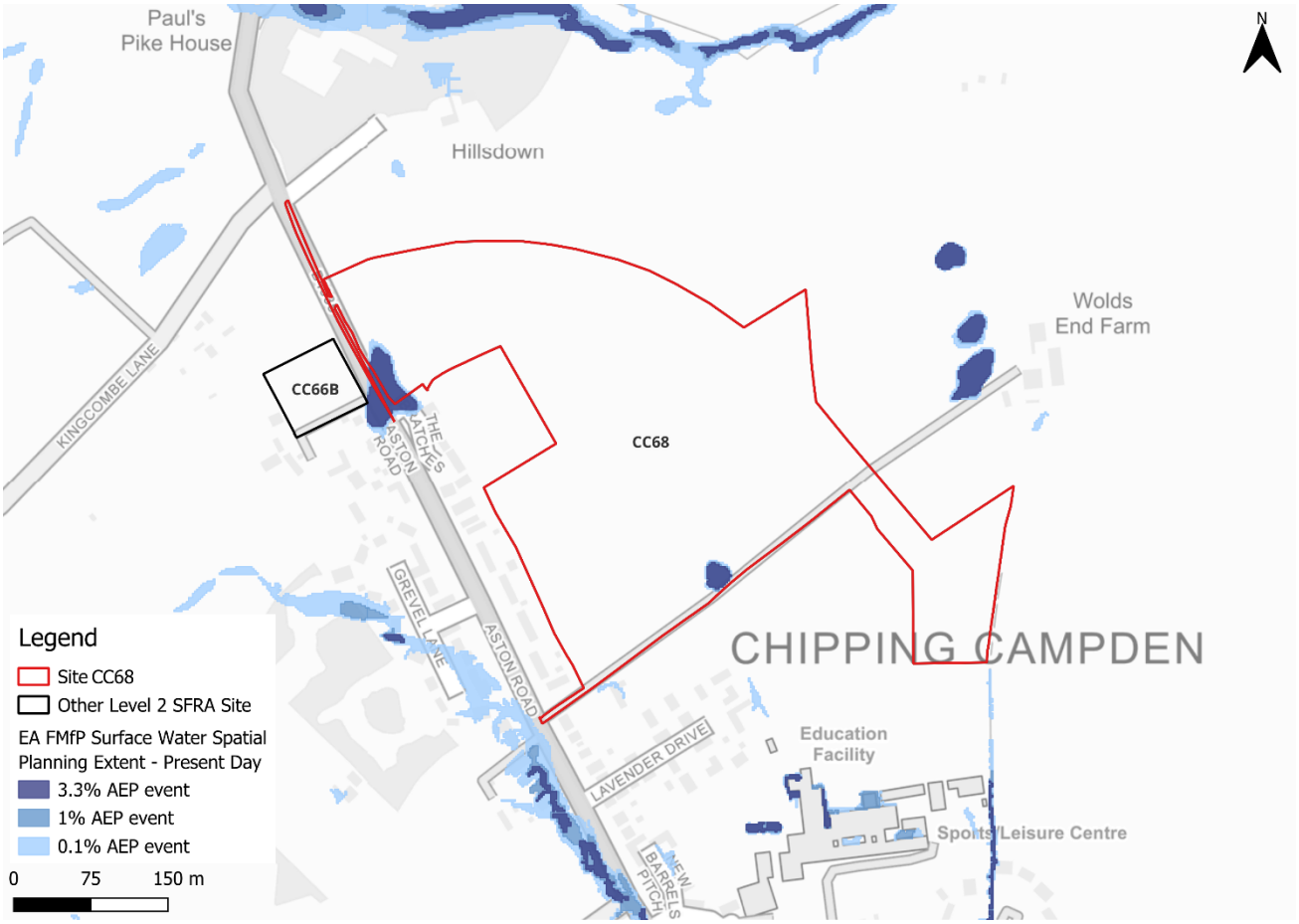


Figure 5-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

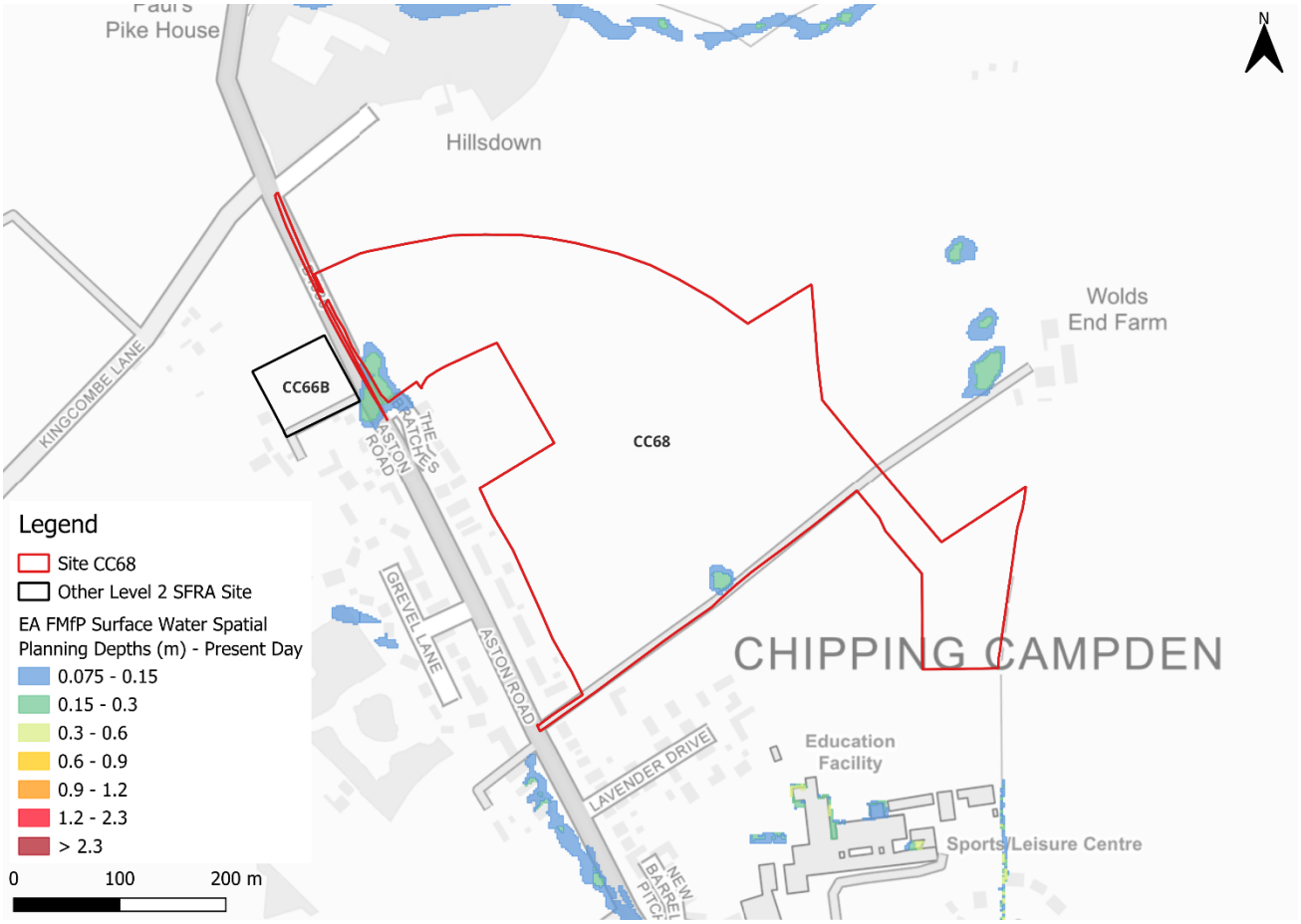


Figure 5-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event

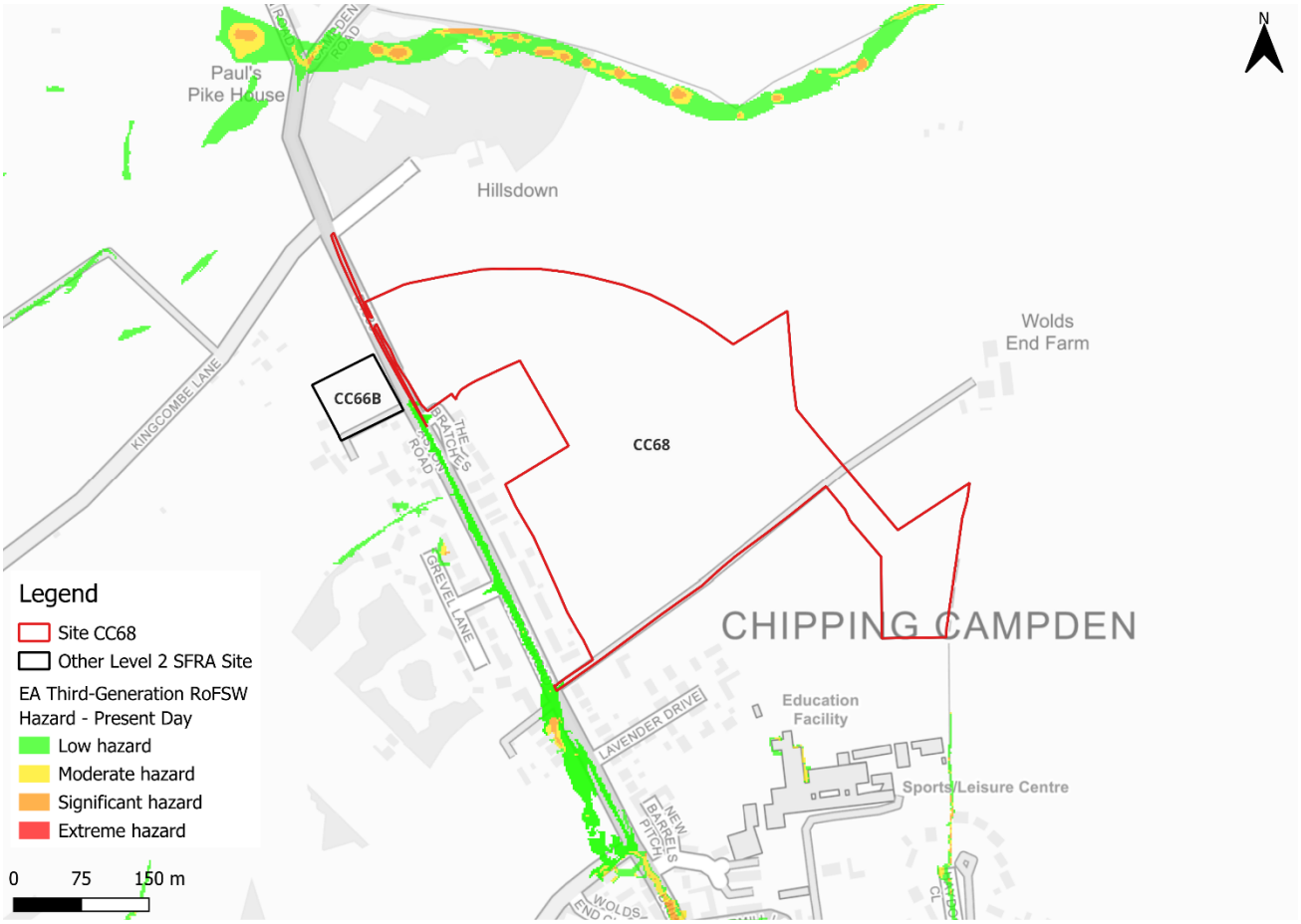


Figure 5-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard[7]

5.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

5.2 Sewer flood risk

Severn Trent Water provided their historic risk registers which were aggregated by ward. There have been 22 recorded sewer flooding incidents that have occurred within the Campden & Vale Ward within which the site is located.

5.3 Groundwater

The entire site is within an area where there is no risk of groundwater flooding. Groundwater conditions are therefore suited to infiltration SuDS.

7 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

5.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is confined to the western and southeastern site boundaries. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- In line with LLFA guidance[8], the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via Aston Road to the west of the site.

8 Gloucestershire County Council LLFA Key Documents

6 Site F20A

Site summary	
Location	Land south-east of Fairford
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	5.76 hectares



Figure 6-1: F20A Existing site location boundary

6.1 Fluvial

The site lies almost entirely within Flood Zone 1 of the EA's Flood Map for Planning - Flood Zones. Flood Zone 2 (medium risk event) shows flooding from the River Coln slightly encroaches into the southeastern corner of the site, as shown (Figure 6-2). The Flood Map for Planning - Flood Zones plus Climate Change dataset (Figure 6-3), indicates that flooding extends marginally further into the site when considering climate change. Built development should avoid the areas at risk of fluvial flooding. Safe access and escape via East End are likely to be achievable.

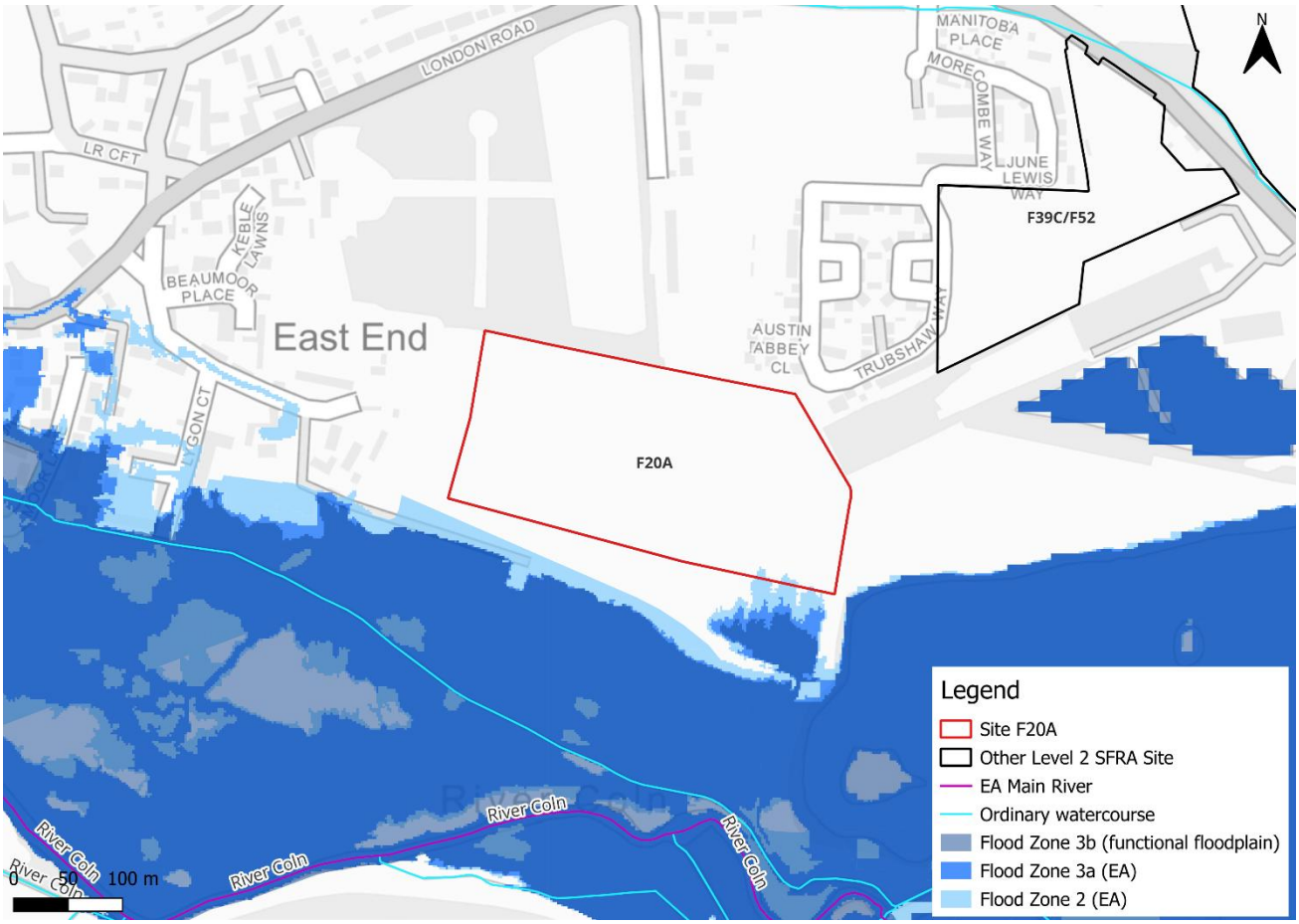


Figure 6-2: Flood Map for Planning - Flood Zones

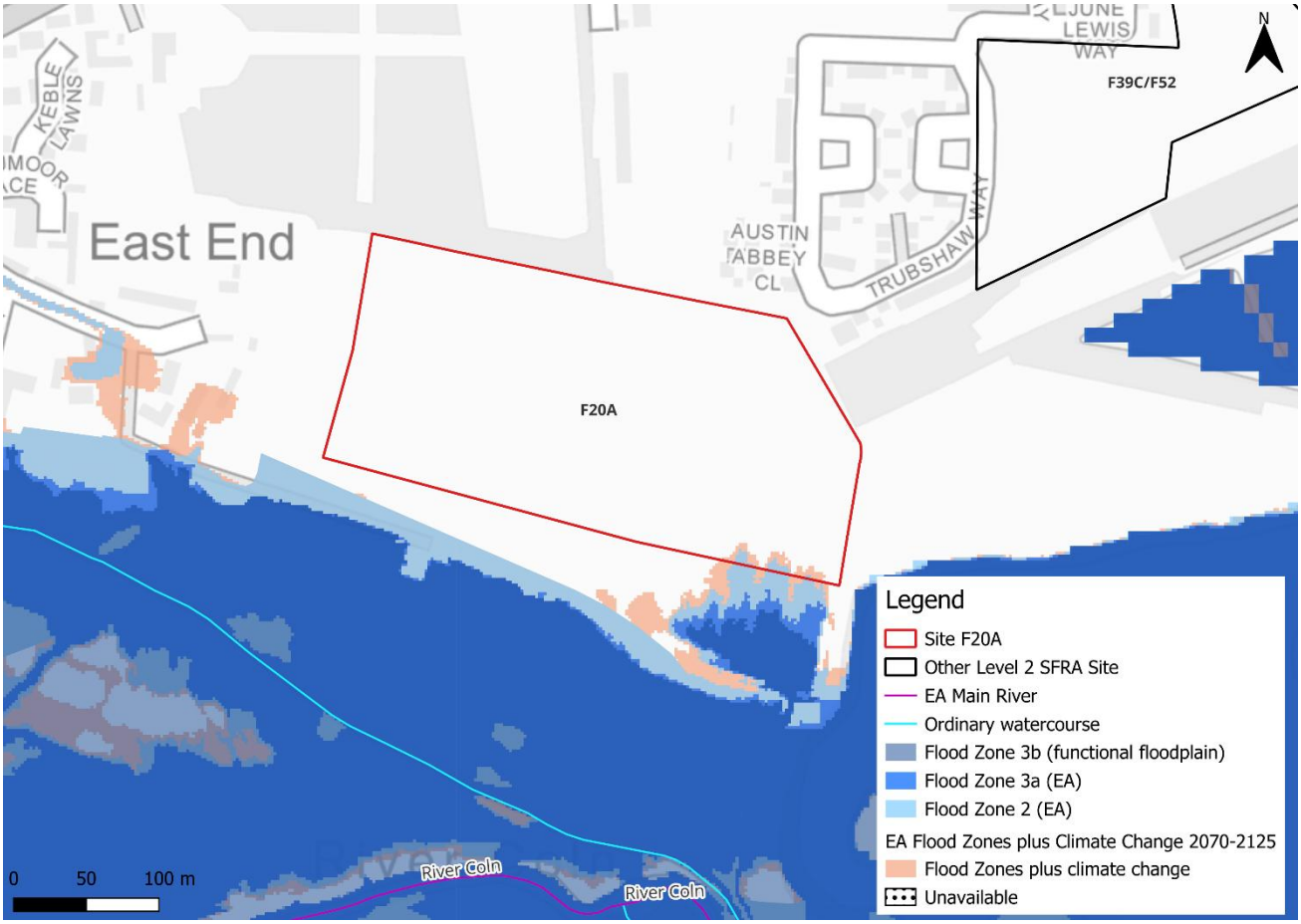


Figure 6-3: Flood Map for Planning - Flood Zones plus Climate Change

6.2 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 6-4). There is an area of ponding within the north of the site during the 1% and 0.1% AEP events. Maximum flood depths within the site are between 0.075 and 0.15m (Figure 6-5) and hazard rating is very low (Figure 6-6). The area of ponding within the north of the site should be incorporated into site design and be left as amenity green space. Mapping indicates a flow path along East End, west of the site, during the medium and low risk events.

Based on available information, safe access and escape routes should be achievable via Cinder Lane to the north of the site.

Table 6-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
99	0.5	0.5	0

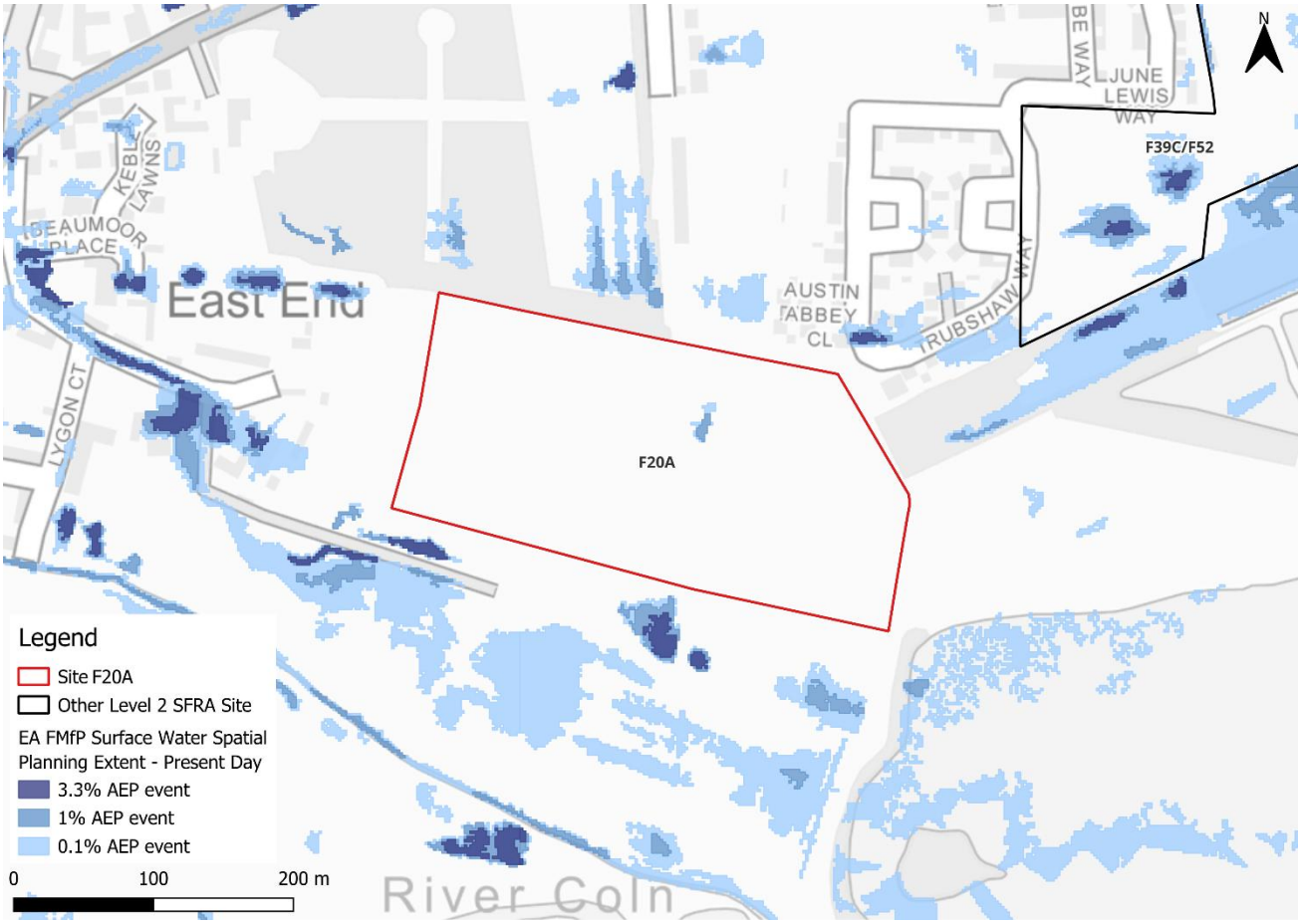


Figure 6-4: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 6-5: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event



Figure 6-6: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard[9]

6.2.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

6.3 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. There have been five recorded sewer flooding incidents that have occurred within the Lechlade, Kempsford & Fairford South Ward within which the site is located.

6.4 Groundwater

Much of the site is in an area where there is a risk of groundwater flooding to both surface and subsurface assets (Figure 6-7). Groundwater conditions are likely therefore unsuited to infiltration SuDS.

9 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.



Figure 6-7: JBA 5m Groundwater Emergence Map

6.5 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- Development should avoid the area of Flood Zone within the south of the site.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is confined to an area of ponding in the north of the site, with largely shallow depths. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- Groundwater levels should be further investigated at the site-specific FRA stage through percolation testing in both wet and dry conditions.
- In line with LLFA guidance[10], the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.

10 Gloucestershire County Council LLFA Key Documents

- Safe access and escape routes appear to be achievable via Cinder Lane to the north of the site.

7 Site MK7

Site summary	
Location	Land between Summerville Ltd. And Stratford Road
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	2.11 hectares

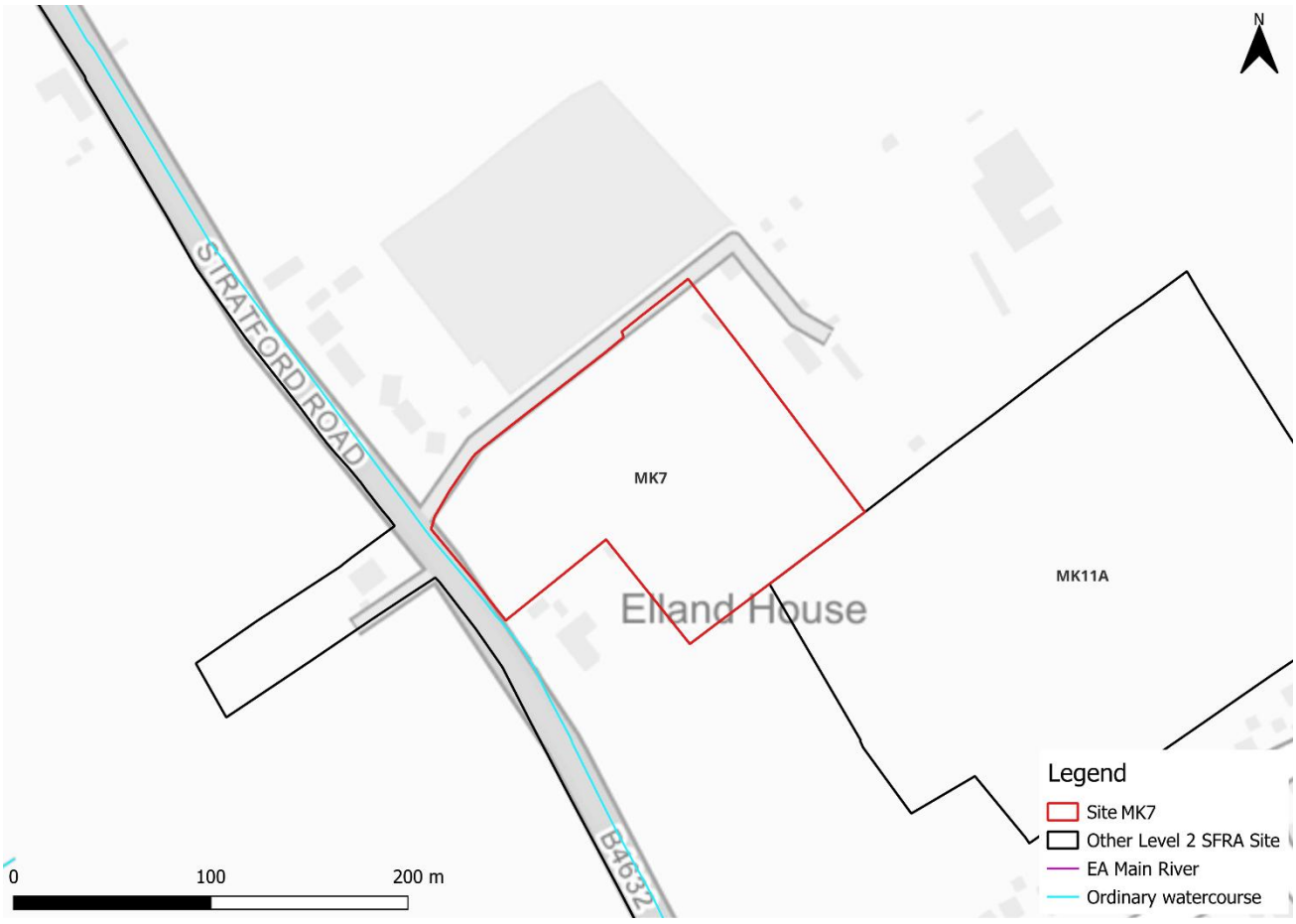


Figure 7-1: MK7 Existing site location boundary

7.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 7-2). There are two areas of ponding within the site. One along the northwestern site boundary and one which encroaches over the southwestern site boundary. Maximum flood depths within the site are between 0.075 and 0.15m (Figure 7-3) and hazard rating is very low in the medium risk event (Figure 7-4). The areas of ponding within should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Stratford Road to the southwest of the site.

Table 7-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
97	1	1	1

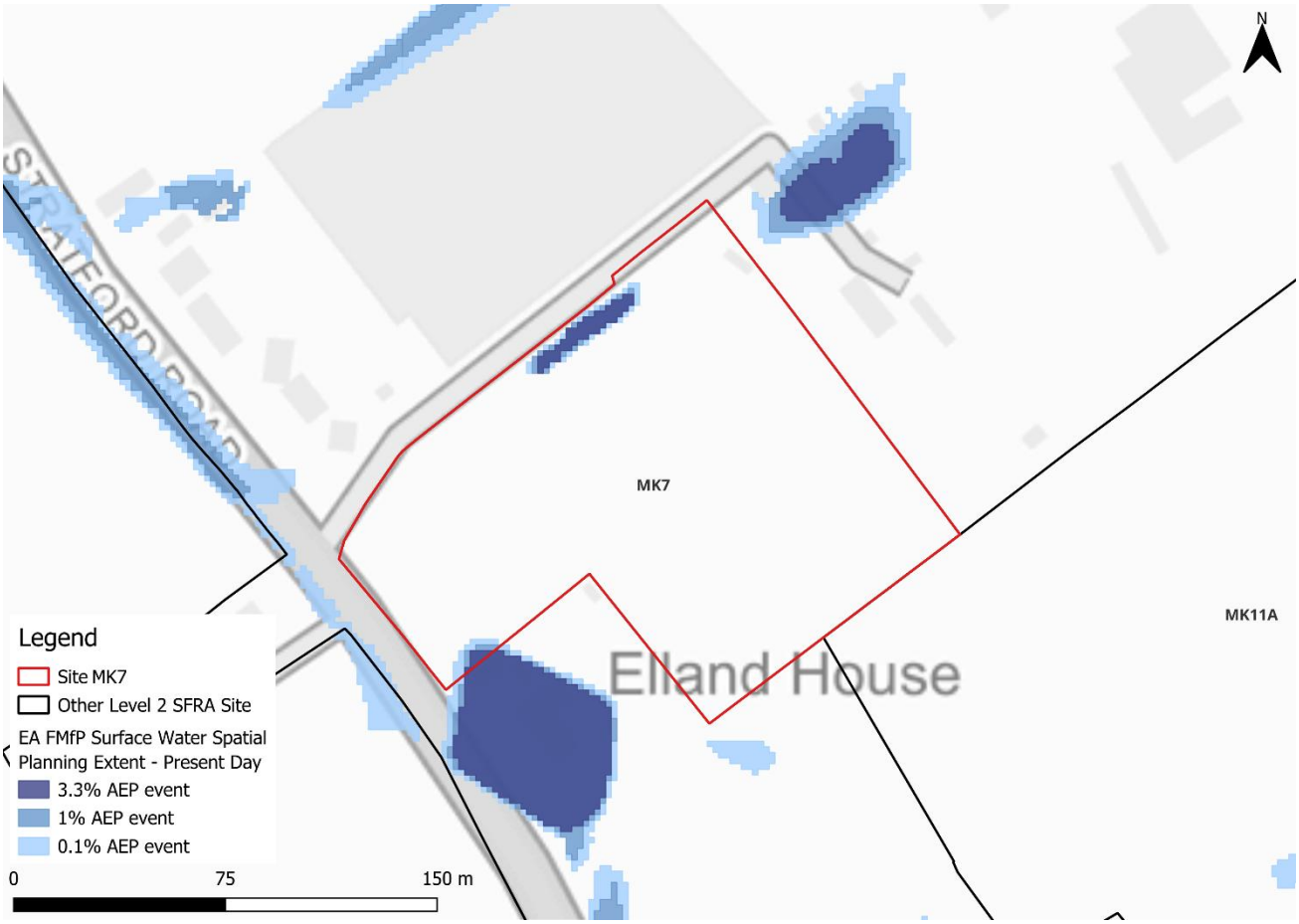


Figure 7-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 7-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event



Figure 7-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard[11]

7.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

7.2 Sewer flood risk

Severn Trent Water provided their historic risk registers which were aggregated by ward. There have been 22 recorded sewer flooding incidents that have occurred within the Campden & Vale Ward within which the site is located.

7.3 Groundwater

The entire site is within an area where there is no risk of groundwater flooding. Groundwater conditions are therefore suited to infiltration SuDS.

11 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

7.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is confined to two areas of shallow surface water ponding. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- In line with LLFA guidance[12], the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via Stratford Road to the southwest of the site.

12 Gloucestershire County Council LLFA Key Documents

8 Site R203ABC

Site summary	
Location	Land to the rear of the Knoll, Whelford Road
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	9.21 hectares

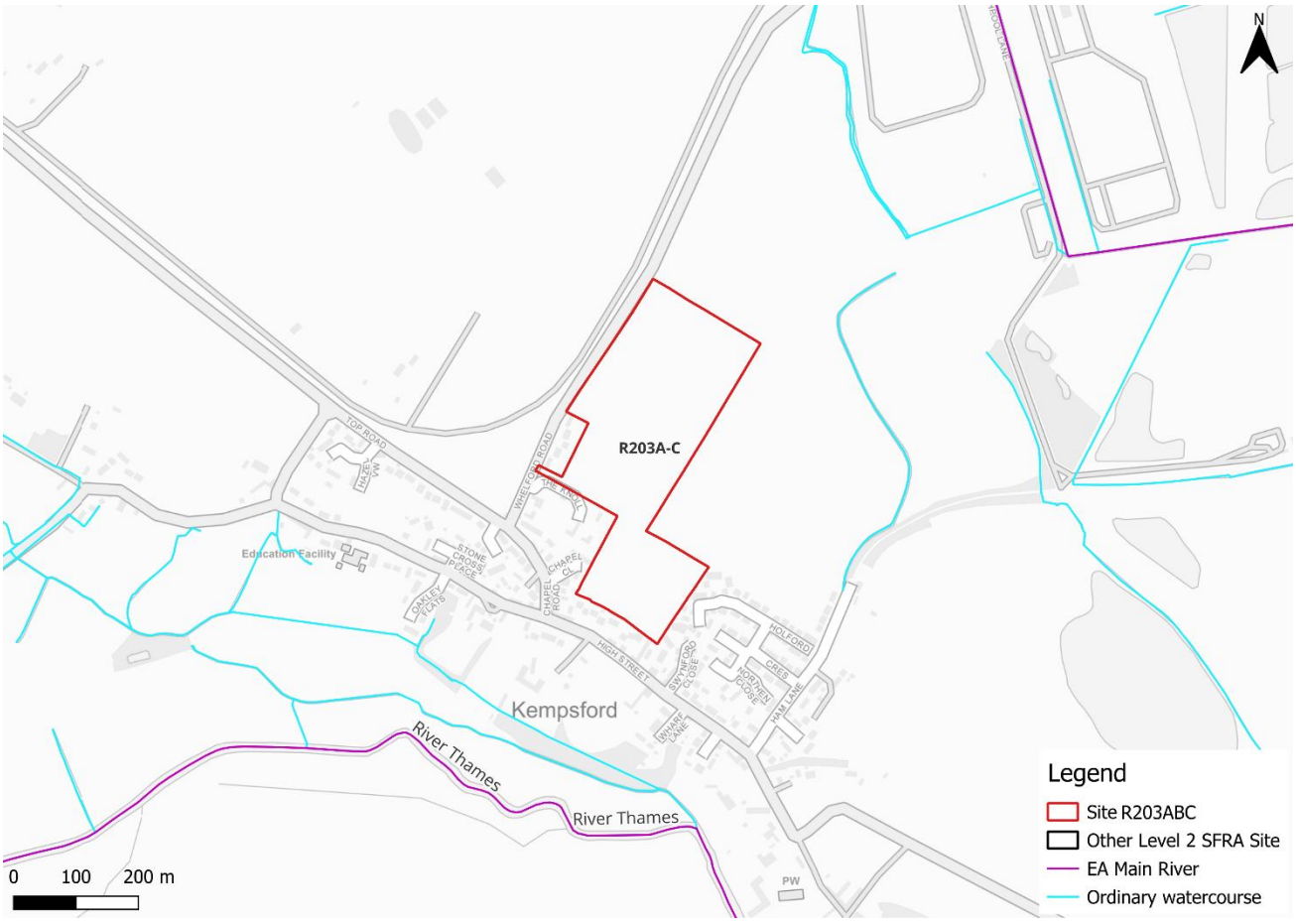


Figure 8-1: R203ABC Existing site location boundary

8.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 8-2). There are two areas of ponding in the southeastern corner of the site in the high risk event. In the low risk event several other areas of ponding form. During the medium risk (1% AEP) event, maximum flood depths within the site are between 0.075 and 0.15 m (Figure 8-3) and hazard rating is low to very low (Figure 8-4). The areas of ponding within the site should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Whelford Road to the northwest or The Knoll to the southwest of the site.

Table 8-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
96	2.5	1	0.5

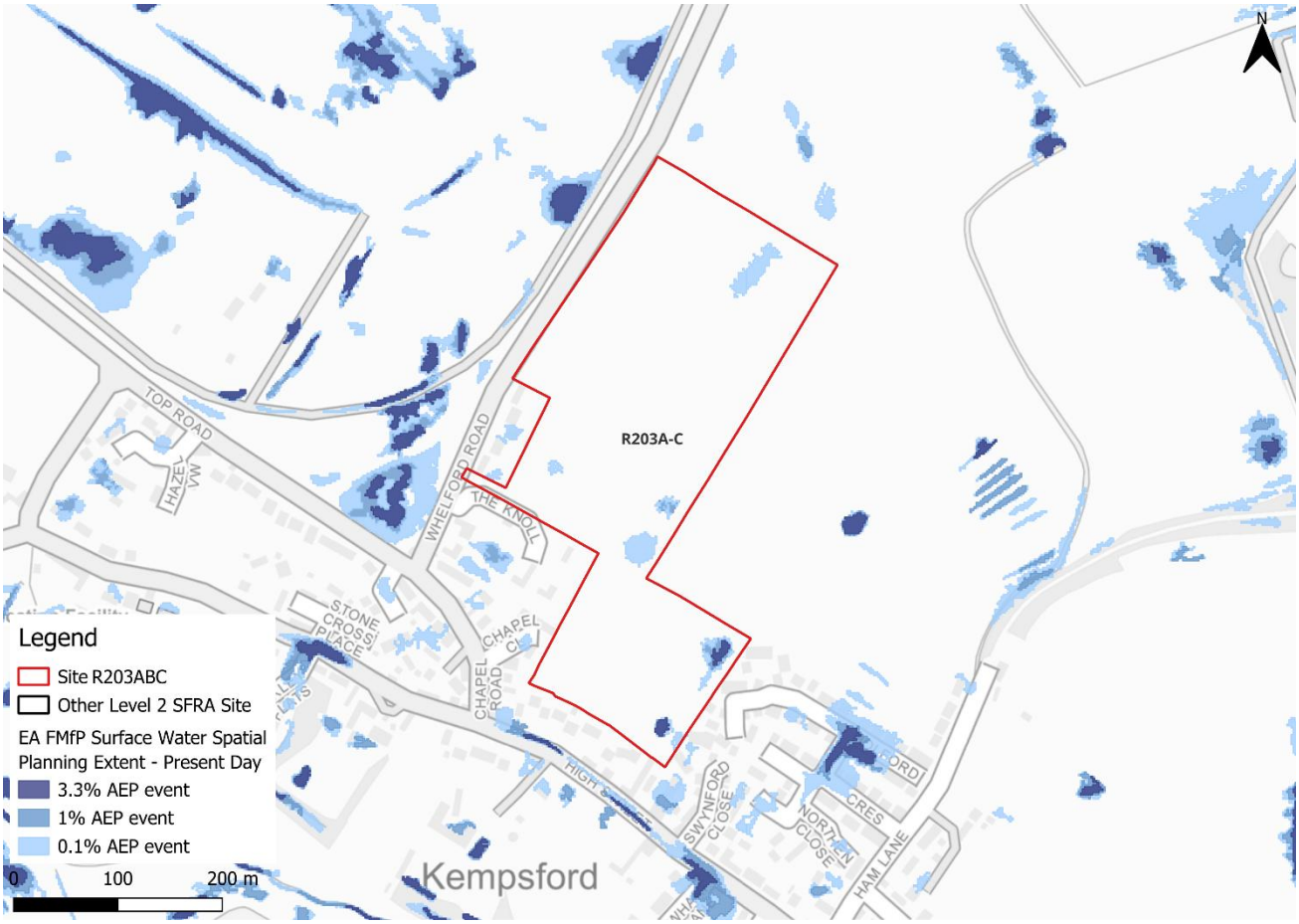


Figure 8-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

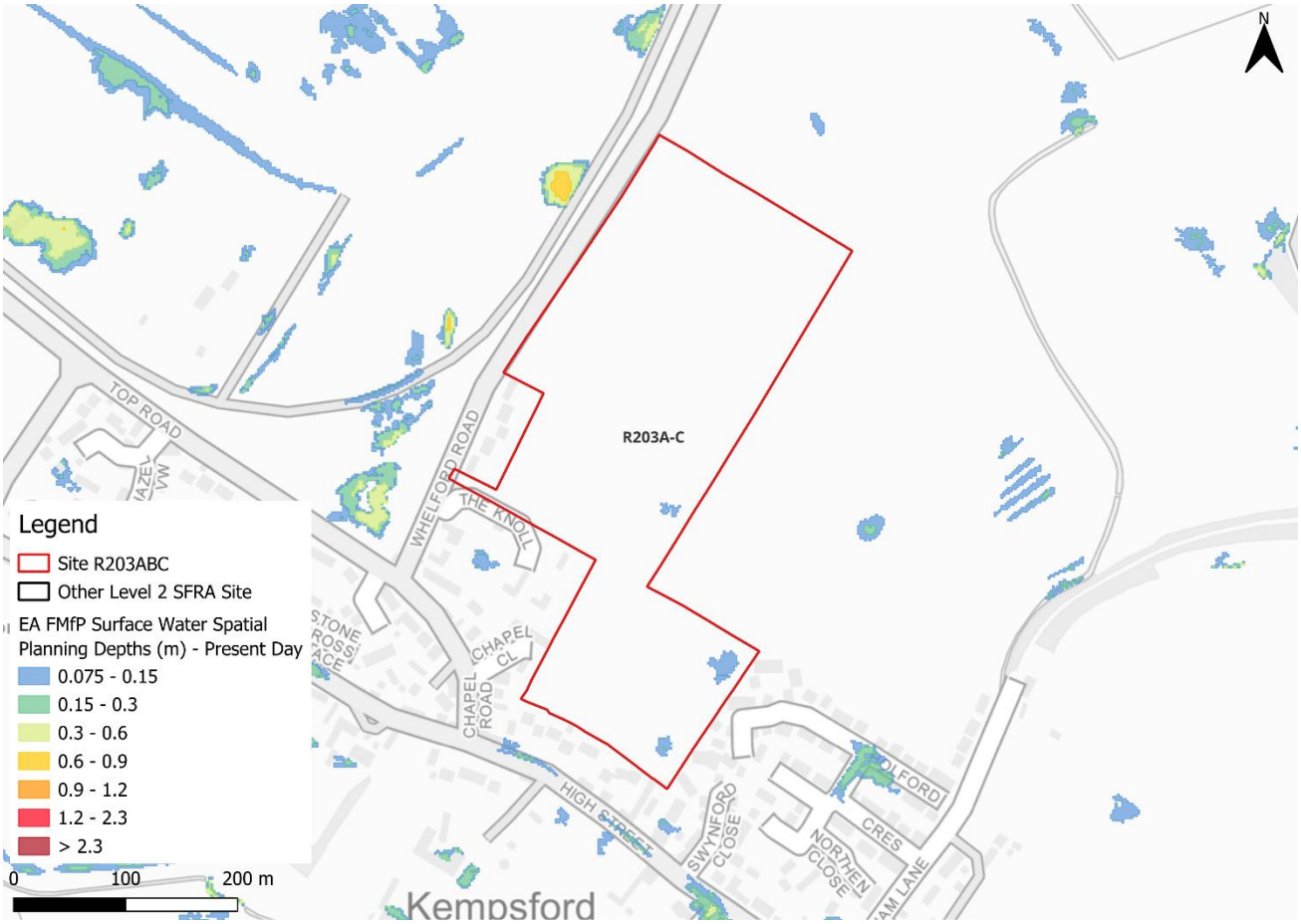


Figure 8-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event

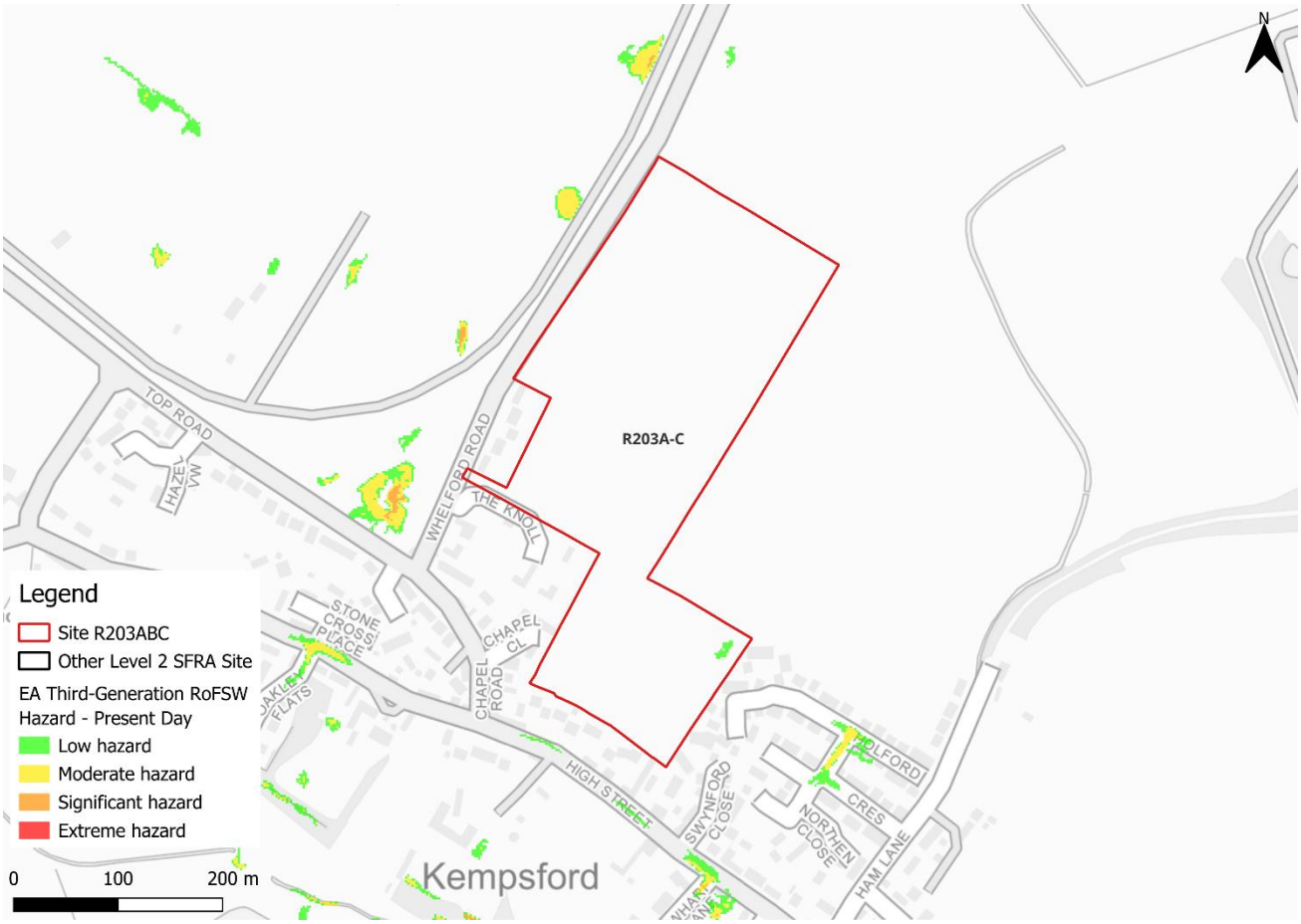


Figure 8-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard[13]

8.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

8.2 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. There have been five recorded sewer flooding incidents that have occurred within the Lechlade, Kempsford & Fairford South Ward within which the site is located.

8.3 Groundwater

Much of the site is in an area where there is a risk of groundwater flooding to both surface and subsurface assets (Figure 8-5). Groundwater conditions are likely therefore unsuited to infiltration SuDS.

13 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.



Figure 8-5: JBA 5m Groundwater Emergence Map

8.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is predominantly confined to the southeast of the site. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- Groundwater levels should be further investigated at the site-specific FRA stage through percolation testing in both wet and dry conditions.
- In line with LLFA guidance[14], the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.

14 Gloucestershire County Council LLFA Key Documents

- Safe access and escape routes appear to be achievable via Whelford Road to the northwest and The Knoll to the southwest of the site.

9 Site R591

Site summary	
Location	Former Godwin Pumps factory, Springfield Road, GL7 5BX
Existing site use	Industrial / brownfield
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	1.98 hectares

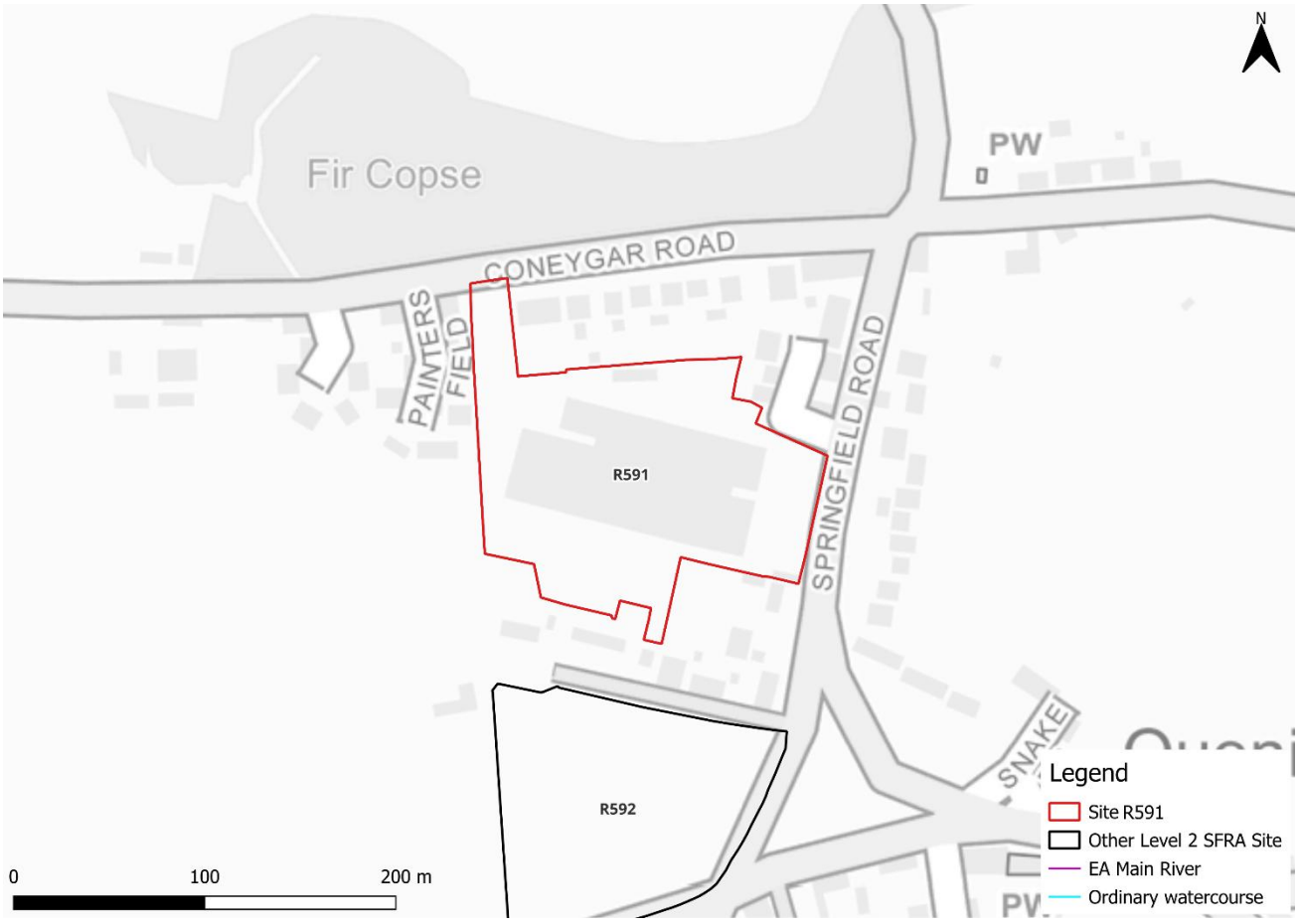


Figure 9-1: R591 Existing site location boundary

9.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 9-2). In the 1% AEP event, there is an area of ponding, constrained by existing development, in the western side of the site. In the 0.1% AEP event, an additional area of ponding forms on the southern side of the existing building. Maximum flood depths within the site are between 0.075 and 0.15 m (Figure 9-3), and hazard rating is very low in the medium risk event (Figure 9-4). The areas of ponding within the west of the site should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Coneygar Road to the north or Springfield Road to the east of the site.

Table 9-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
98.5	1	0.5	0

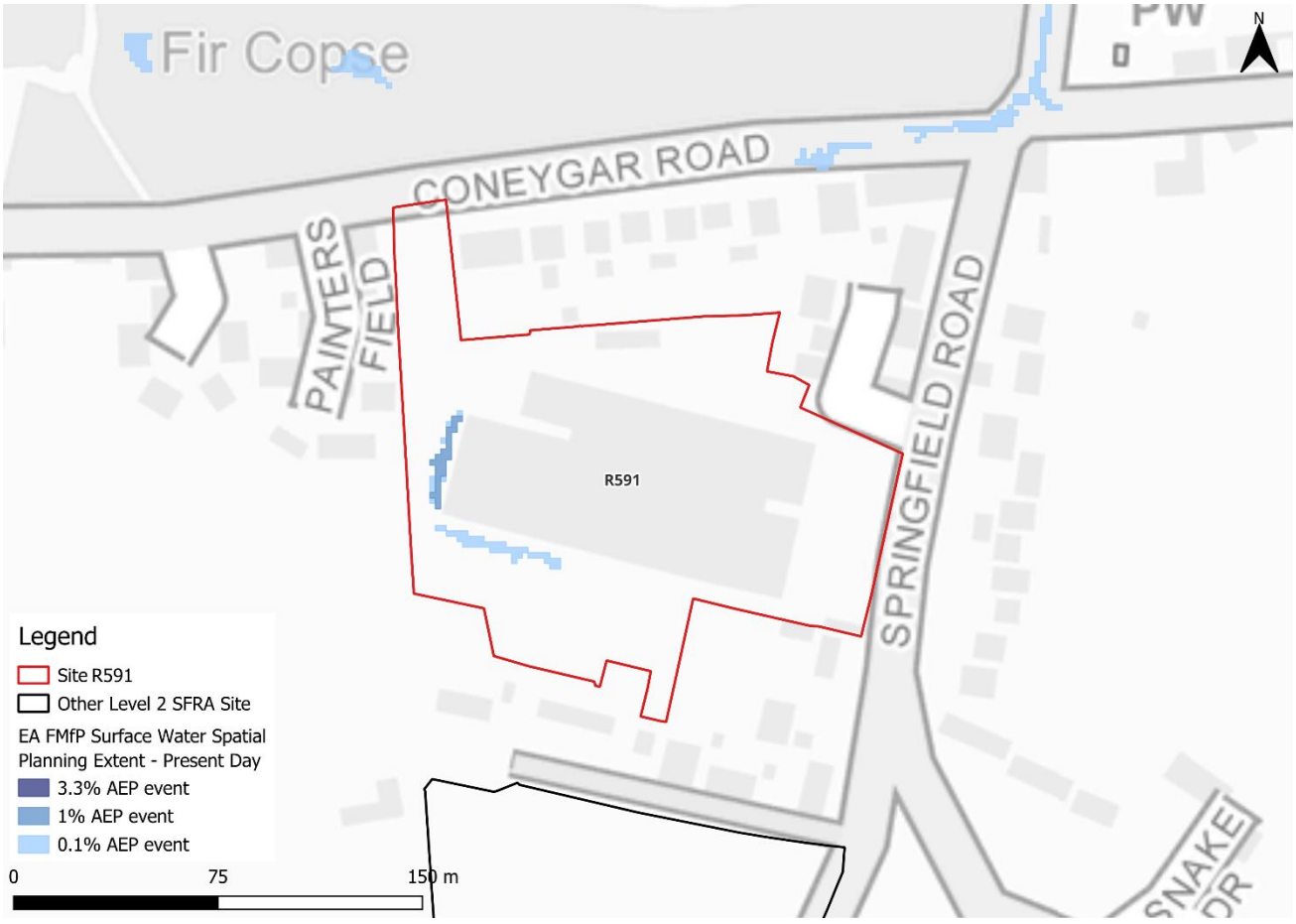


Figure 9-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

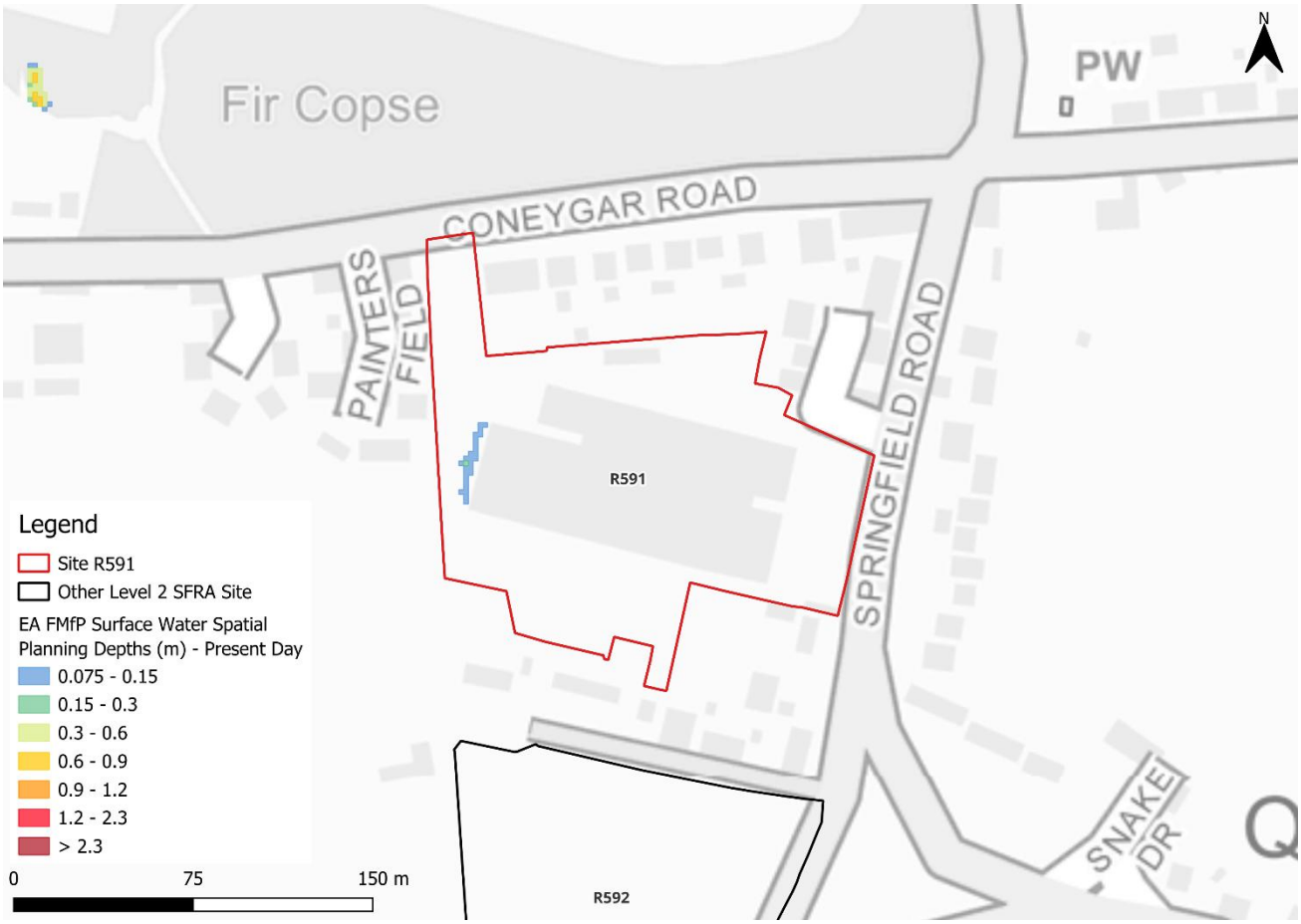


Figure 9-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event

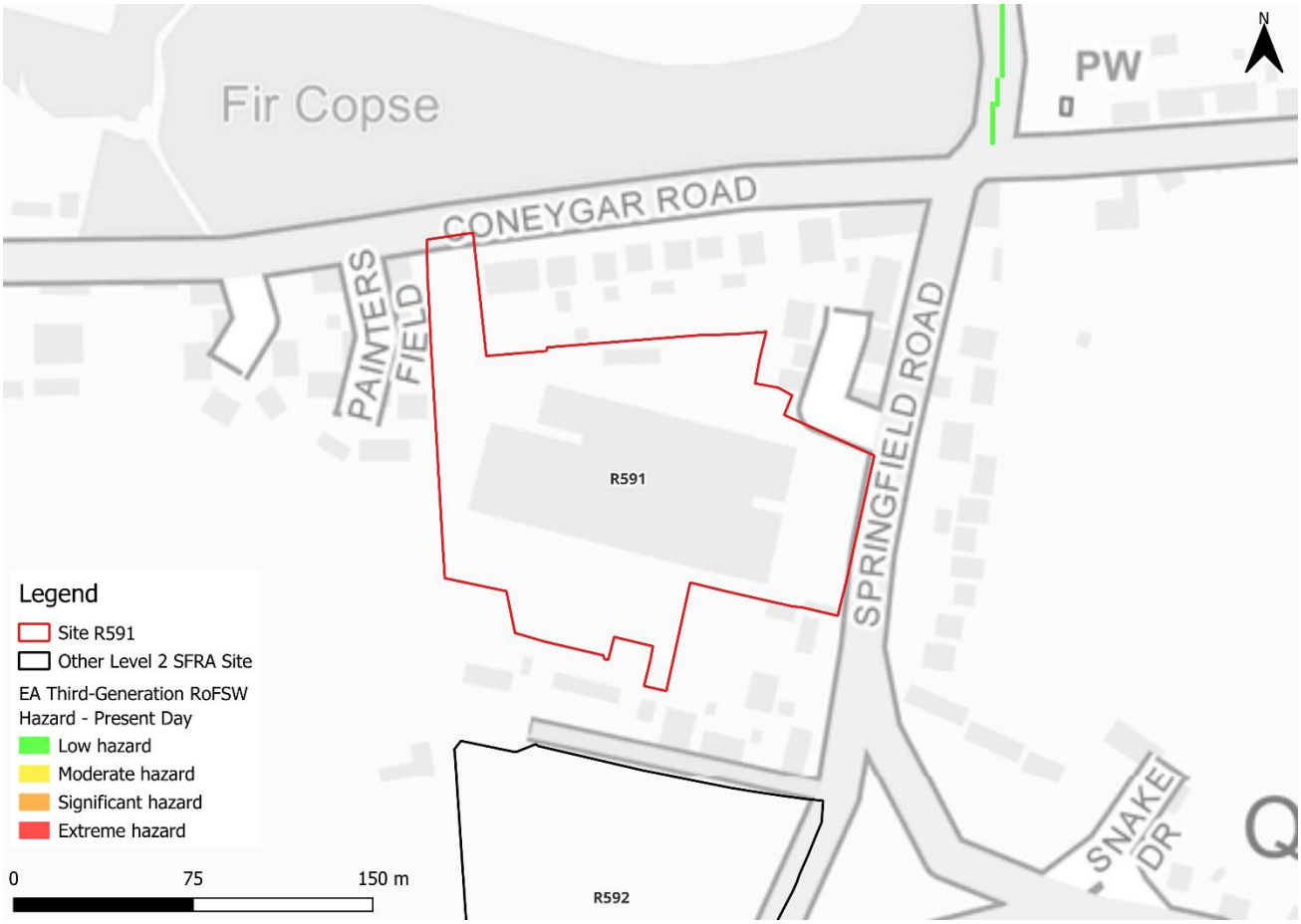


Figure 9-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard[15]

9.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

9.2 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. There have been 63 recorded sewer flooding incidents that have occurred within the Coln Valley Ward within which the site is located.

9.3 Groundwater

The entire site is within an area where there is little risk of groundwater flooding. Groundwater conditions are therefore suited to infiltration SuDS.

15 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

9.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is predominantly confined to the western side of the site, confined by existing development, with shallow depths. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- In line with LLFA guidance[16], the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via Coneygar Road to the north or Springfield Road to the east of the site.

16 Gloucestershire County Council LLFA Key Documents

10 Site R592

Site summary	
Location	Land at Springfield Road
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	1.51 hectares



Figure 10-1: B56 Existing site location boundary

10.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 10-2). There is an area of ponding within the southeastern corner of the site in the 1% and 0.1% AEP events. Maximum flood depths within the site are between 0.075 and 0.15 m (Figure 10-3), and hazard rating is very low in the medium risk event (Figure 10-4). The area of ponding within the southeastern corner of the site should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Springfield Road to the east of the site or via the unnamed road to the south of the site.

Table 10-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
99	0.5	0.5	0



Figure 10-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 10-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event



Figure 10-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard[17]

10.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

10.2 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. There have been 63 recorded sewer flooding incidents that have occurred within the Coln Valley Ward within which the site is located.

10.3 Groundwater

The entire site is within an area where there is little risk of groundwater flooding. Groundwater conditions are therefore suited to infiltration SuDS.

17 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

10.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is confined to the southeastern corner of the site with shallow depths. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- In line with LLFA guidance[18], the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via Springfield Road to the east of the site or via the unnamed road to the south of the site.

18 Gloucestershire County Council LLFA Key Documents

11 Site R670

Site summary	
Location	Glebe Farm Yard, Hatherop
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	1.44 hectares



Figure 11-1: R670 Existing site location boundary

11.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 11-2). There is an area of ponding within the southwestern side of the site during the 3.3% AEP (high risk) event. In the medium and low risk events, this ponding expands and an additional area of ponding forms in the eastern side of the site. Ponding appears to be constrained by existing development. Maximum flood depths within the site are between 0.3 and 0.6 m (Figure 11-3), although are mostly shallow, and hazard rating is very low in the medium risk event (Figure 11-4). The areas of ponding within the site should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from the unnamed road to the west of the site.

Table 11-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
95	3	1	1

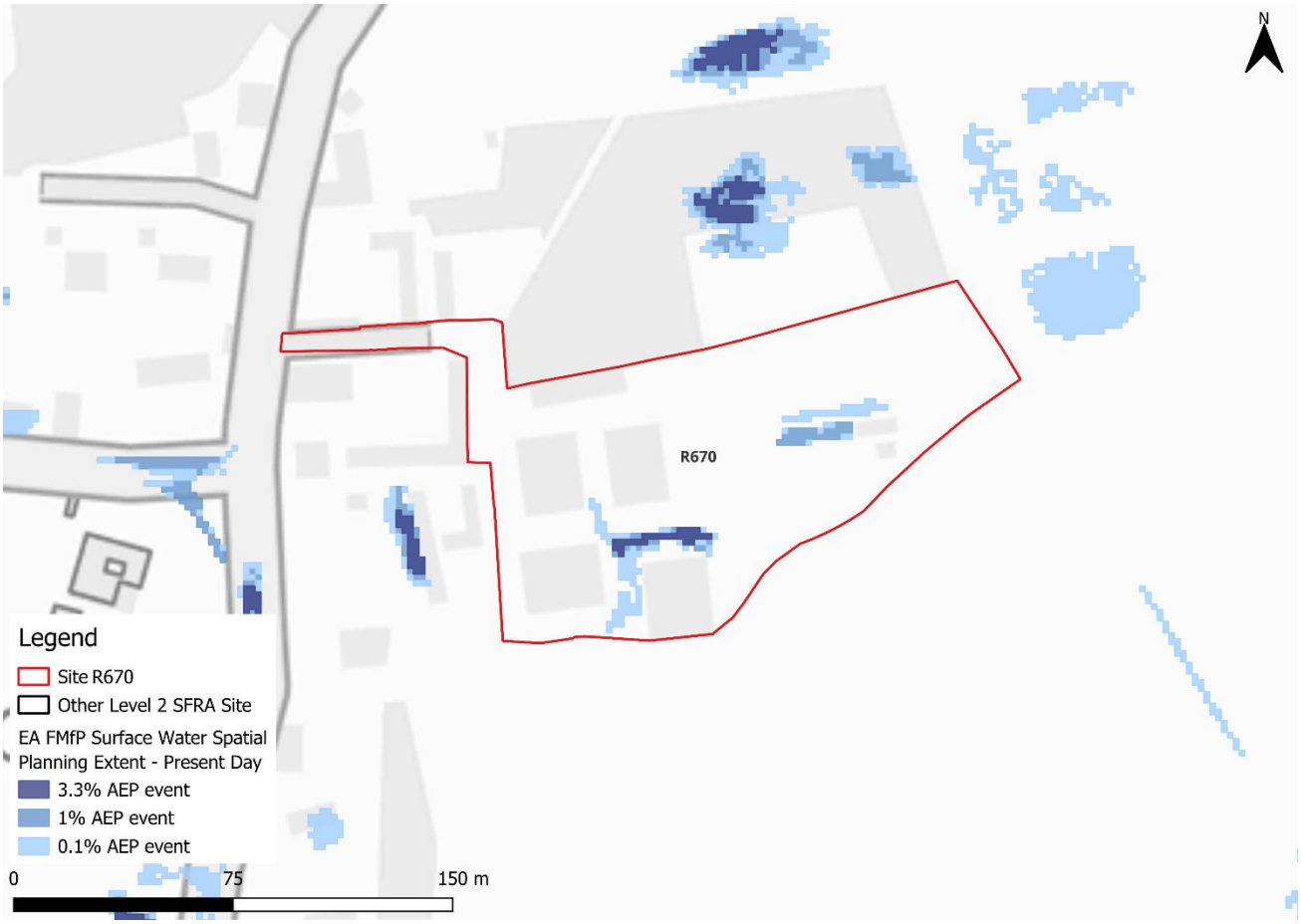


Figure 11-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 11-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event



Figure 11-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard[19]

11.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

11.2 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. There have been 63 recorded sewer flooding incidents that have occurred within the Coln Valley Ward within which the site is located.

11.3 Groundwater

The site is within an area where there is little risk of groundwater flooding. Groundwater conditions are therefore suited to infiltration SuDS.

19 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

11.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk appears to be confined by existing development, with largely shallow depths. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- In line with LLFA guidance[20], the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via the unnamed road to the west of the site.

20 Gloucestershire County Council LLFA Key Documents

12 Site S55B

Site summary	
Location	Land adjoining Tall Trees, Oddington Road
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	0.58 hectares

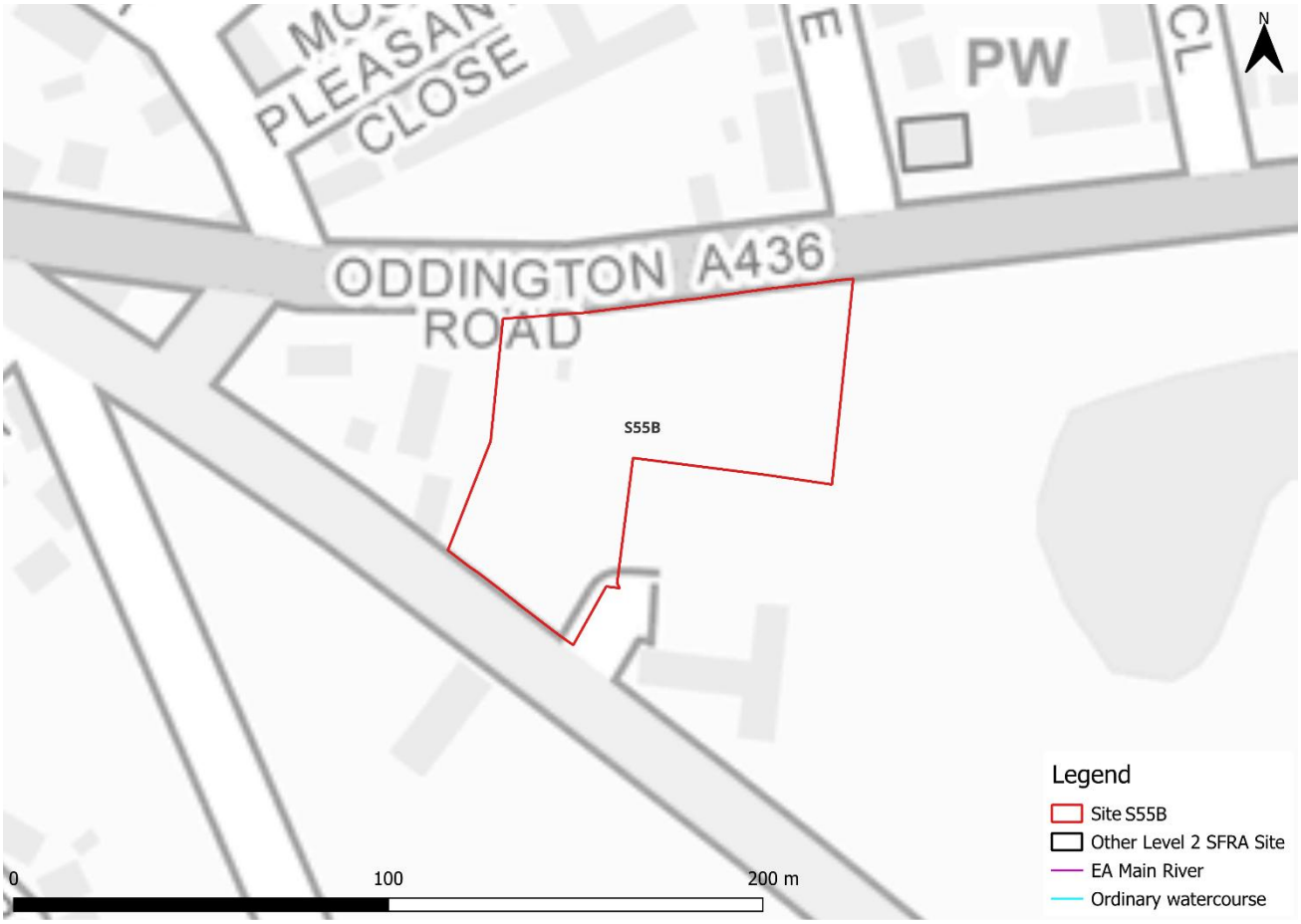


Figure 12-1: S55B Existing site location boundary

12.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 12-2). Mapping indicates a flow path running along part of the southern site boundary. Maximum flood depths within the site are between 0.075 and 0.15 m (Figure 12-3), and hazard rating is low in the medium risk event (Figure 12-4). The flow path should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Oddington Road to the north of the site.

Table 12-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
98	1.5	0.5	0



Figure 12-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 12-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event

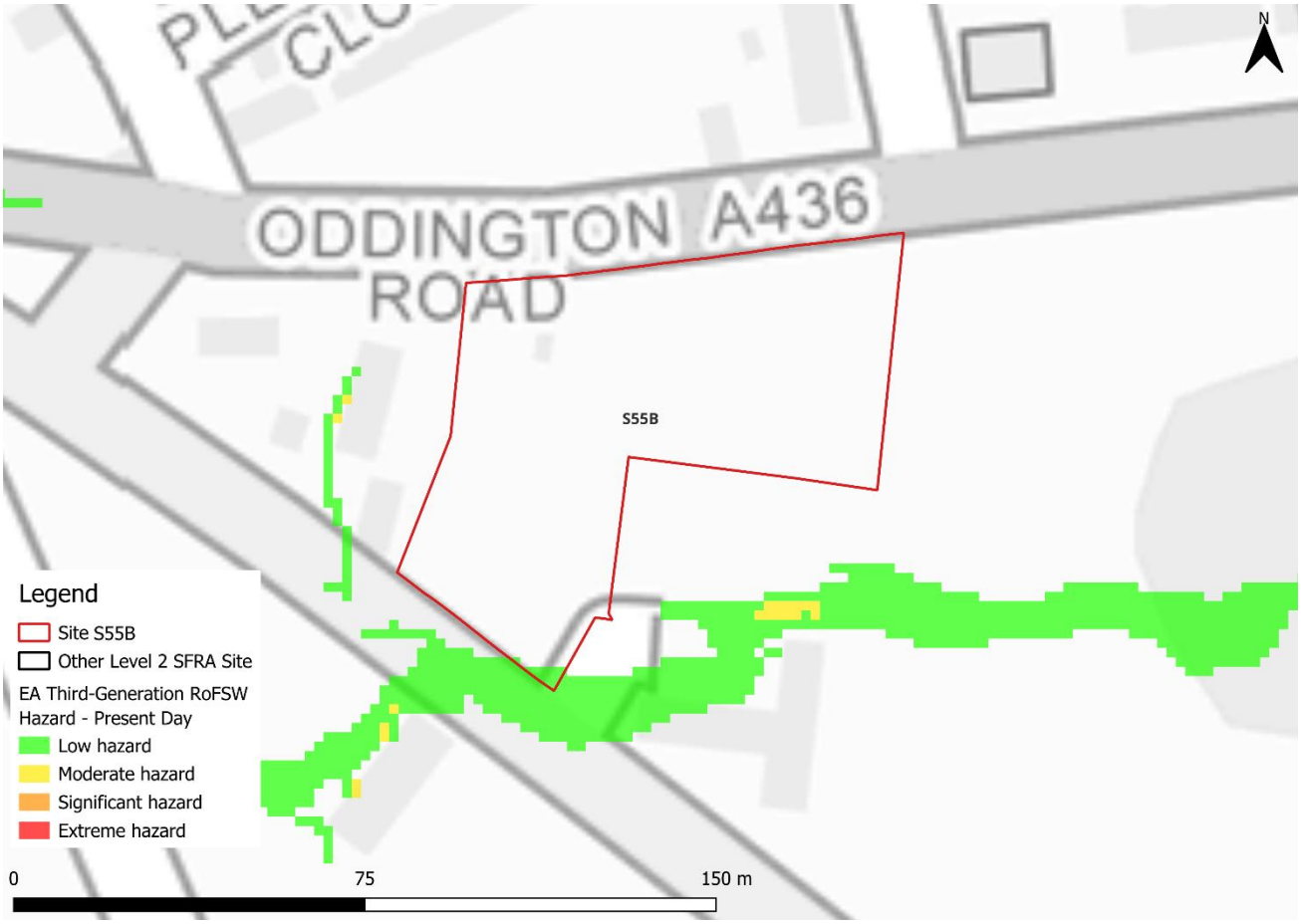


Figure 12-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard[21]

12.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

12.2 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. There have been five recorded sewer flooding incidents that have occurred within the Stow Ward within which the site is located.

12.3 Groundwater

The site is within an area where there is little risk of groundwater flooding. Groundwater conditions are therefore suited to infiltration SuDS.

21 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

12.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is confined to the southern corner of the site, with shallow depths. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- In line with LLFA guidance[22], the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via from Oddington Road to the north of the site.

22 Gloucestershire County Council LLFA Key Documents

13 Site SD20 (Strategic extension to the south-west of Siddington)

Site summary	
Location	Land north of Clark's Lane and south of Old Canal
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	21.7 hectares

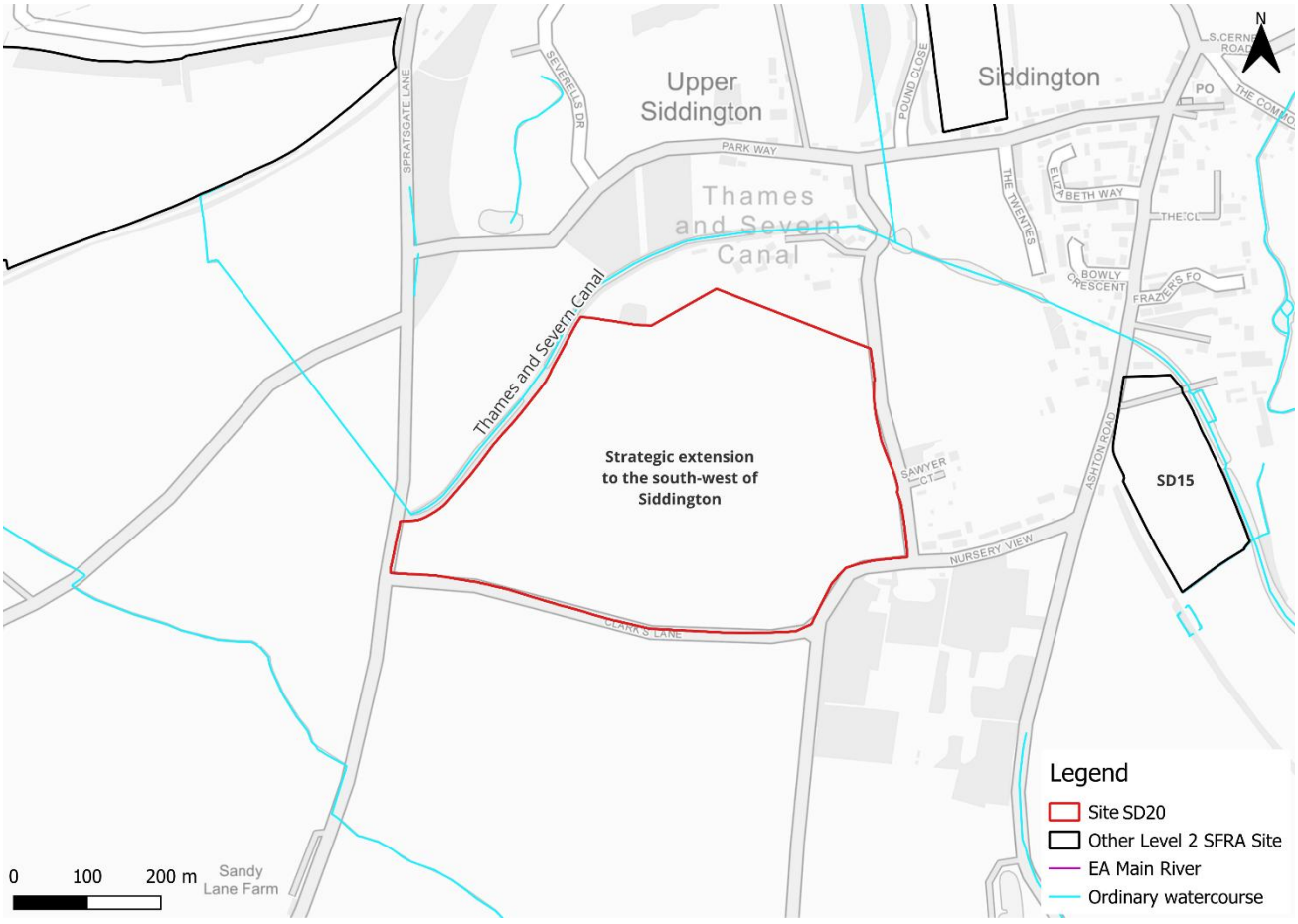


Figure 13-1: SD20 Existing site location boundary

13.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 13-2). Mapping indicates a surface water flow path along the course of the old canal which runs beside the northwestern site boundary. There is an area of ponding along the southern boundary of the site in the high risk event. In the medium risk event, this ponding expands and a flow path begins to form in the low risk event. Maximum flood depths within the site are between 0.3 and 0.6 m (Figure 13-3), although are mostly shallow, and hazard rating is low to moderate in the medium risk event (Figure 13-4). The area of ponding along the southern boundary and the flow path within the south of the site should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Clark's Lane to the south, Spratsgate Lane to the west or the unnamed road to the east of the site.

Table 13-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
94	4	0	2

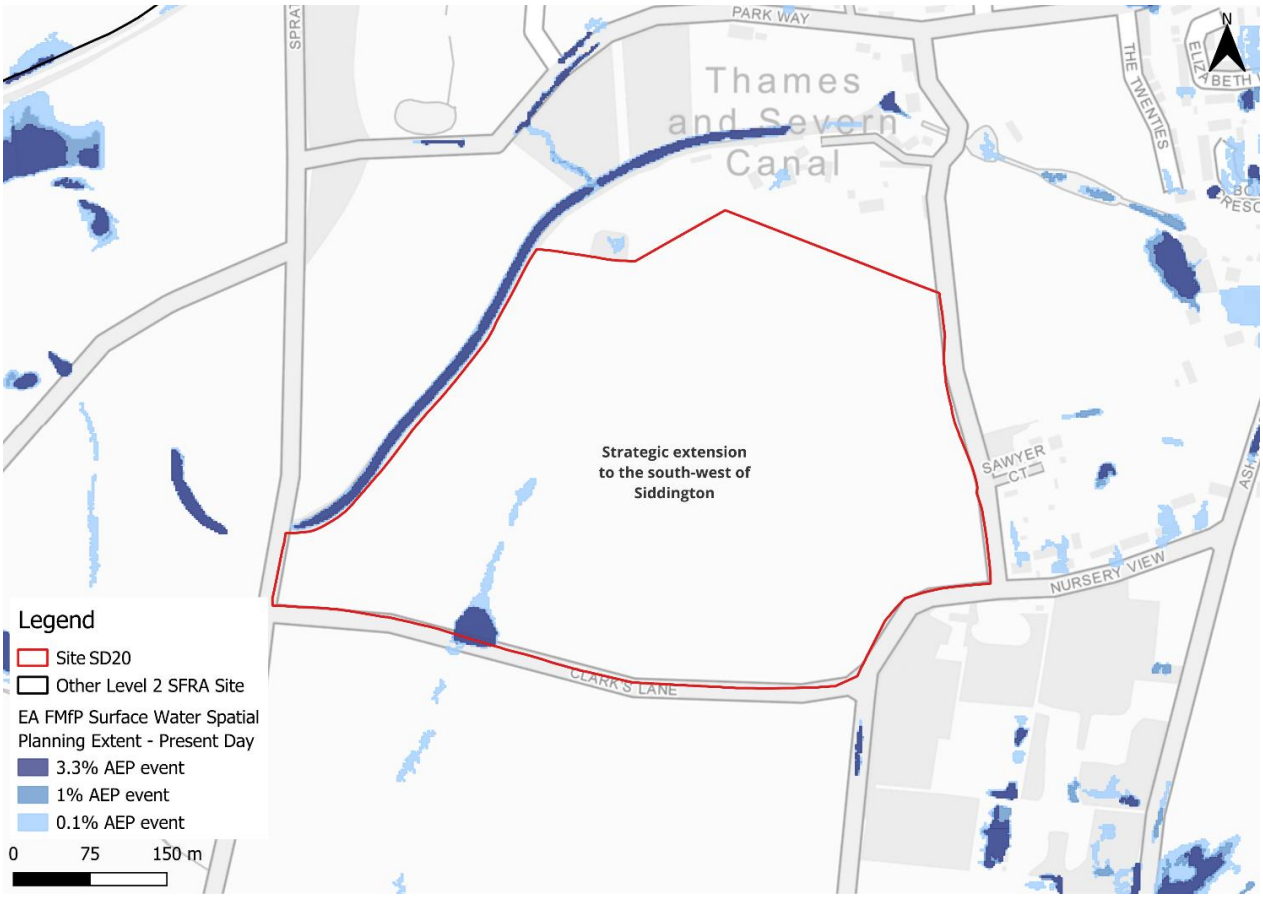


Figure 13-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

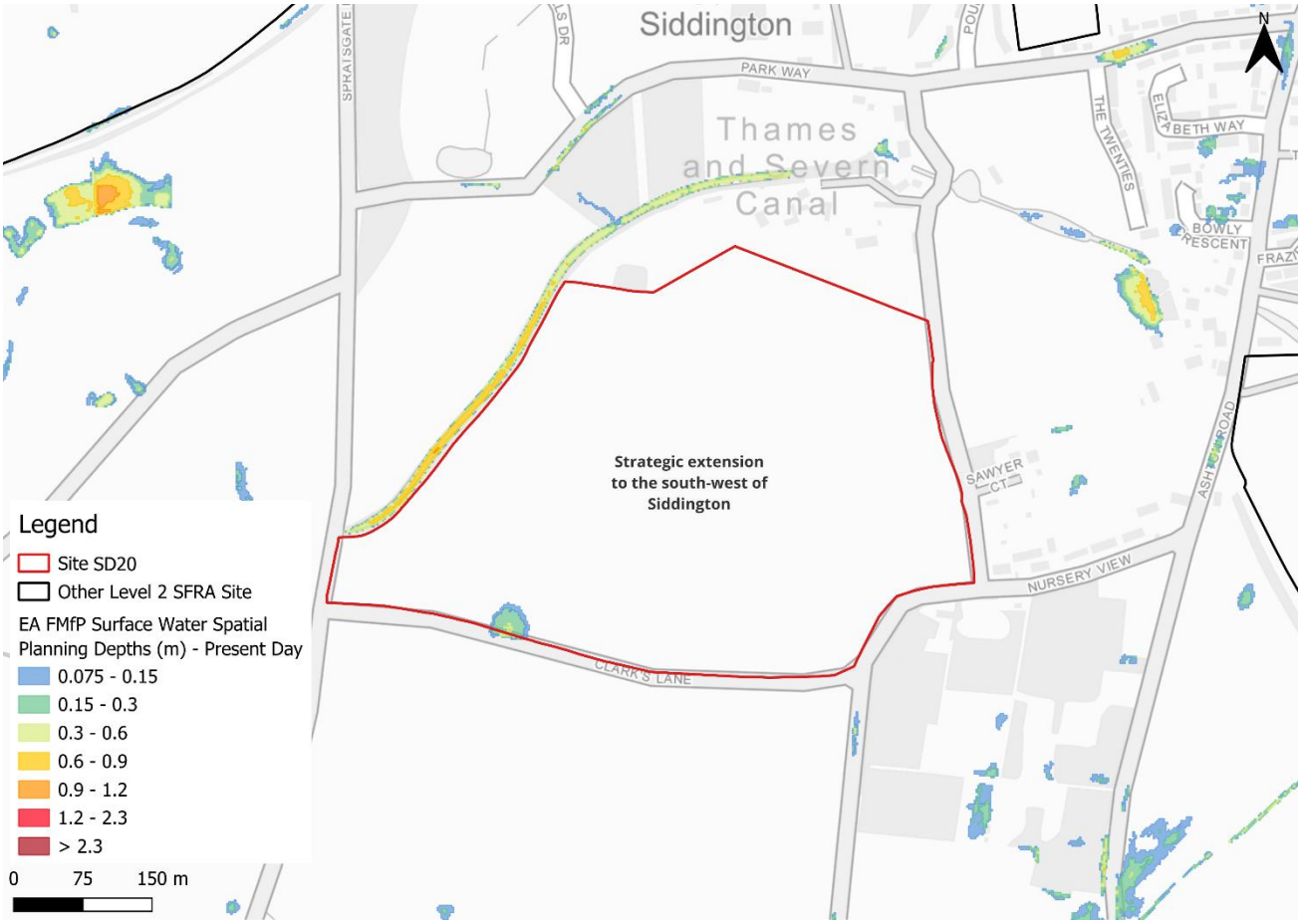


Figure 13-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event

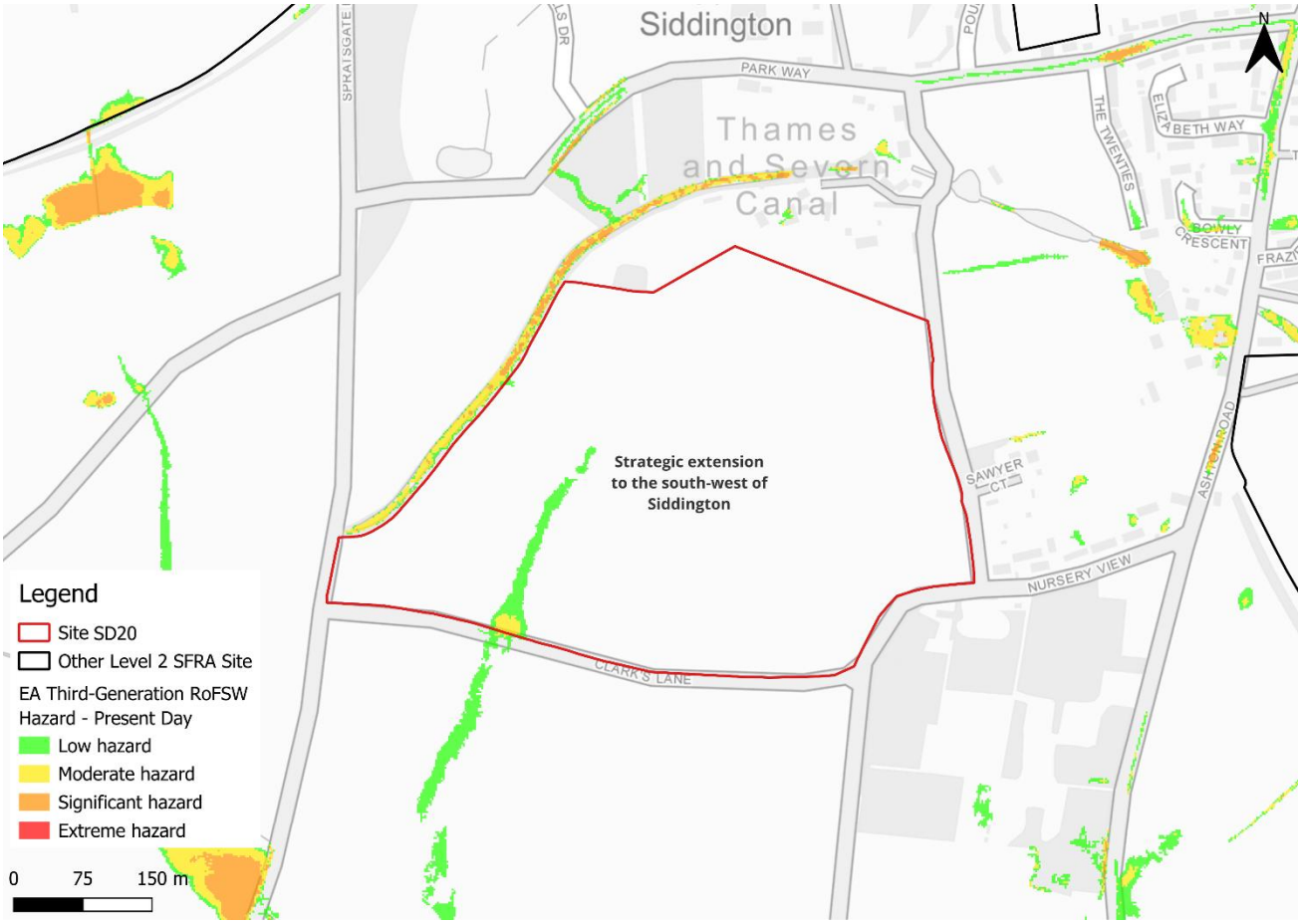


Figure 13-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard[23]

13.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

13.2 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. There have been no recorded sewer flooding incidents that have occurred within the Siddington & Cerney Rural Ward within which the site is located.

13.3 Groundwater

Much of the site is in an area where there is a risk of groundwater flooding to both surface and subsurface assets (Figure 13-5). Groundwater conditions are likely therefore unsuited to infiltration SuDS.

23 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

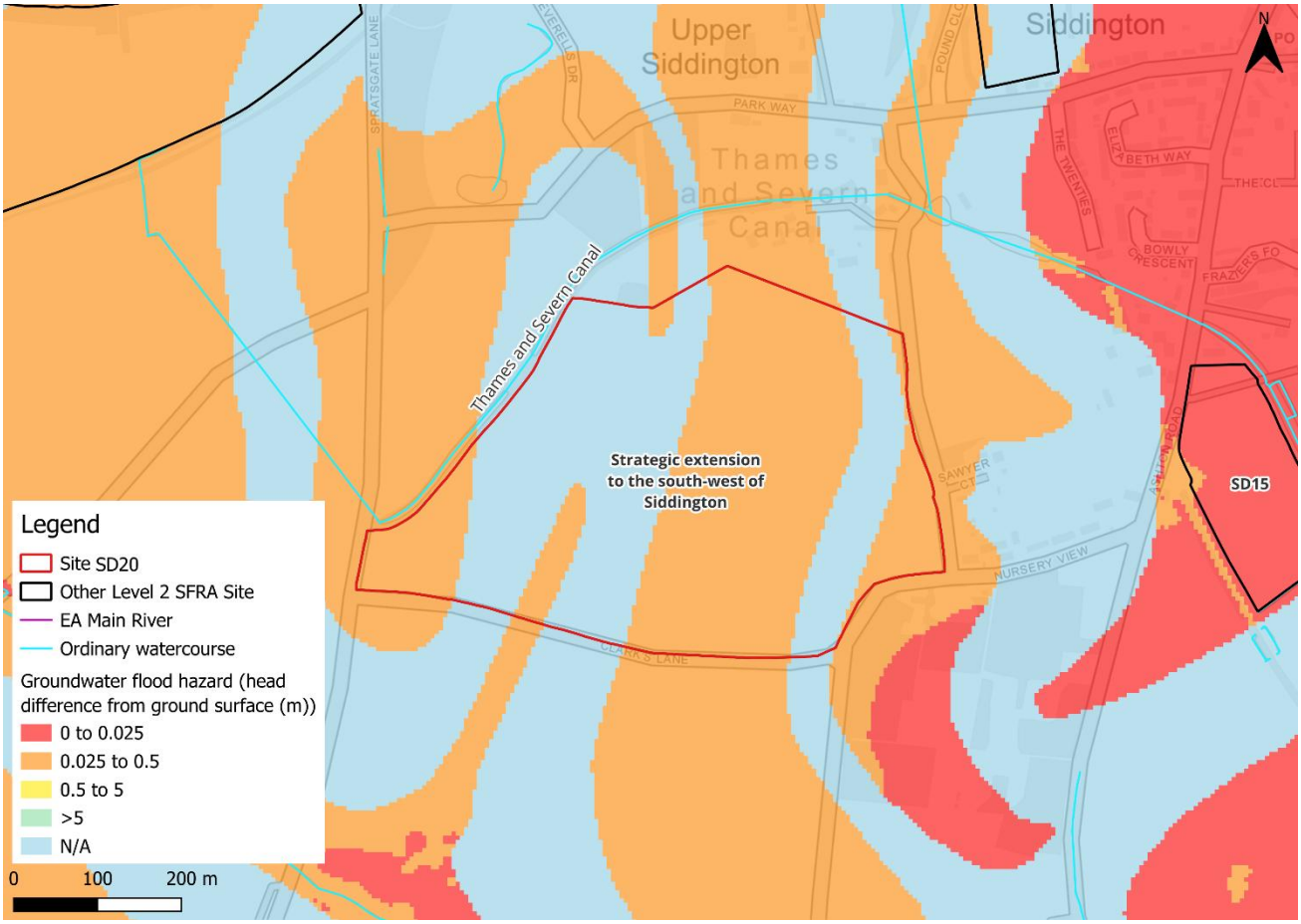


Figure 13-5: JBA 5m Groundwater Emergence Map

13.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is predominantly confined to an area of ponding along the southern site boundary, with largely shallow depths. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- Groundwater levels should be further investigated at the site-specific FRA stage through percolation testing in both wet and dry conditions.

- In line with LLFA guidance[24], the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via Clark's Lane to the south, Spratsgate Lane to the west or the unnamed road to the east of the site.

24 Gloucestershire County Council LLFA Key Documents

This page is intentionally left blank

Draft document for Council governance process July and August 2026

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Site C71

Final Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0008
Revision	P02
Prepared by	Laura Thompson BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WGAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Joanne Corbett of Cotswold District Council. Laura Thompson of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken in July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1	**Background**		**1**
	1.1	Site C71	1
2	**Flood risk from rivers**		**5**
	2.1	Existing risk	5
	2.2	Impacts from climate change	7
	2.3	Historic flood incidents	9
	2.4	Flood risk management	10
	2.5	Emergency planning	11
	2.6	Observations, mitigation options, site suitability, sequential approach to development management - fluvial	12
3	**Flood risk from surface water**		**14**
	3.1	Existing risk	14
	3.2	Impacts from climate change	16
	3.3	Sewer flood risk	18
	3.4	Observations, mitigation options, site suitability, sequential approach to development management - surface water	19
4	**Cumulative impacts assessment and high risk catchments**		**20**
	4.1	Level 1 cumulative impacts assessment	20
5	**Groundwater, geology and SuDS suitability**		**21**
6	**Residual risk**		**24**
	6.1	Flood risk from reservoirs	24
7	**Overall site assessment**		**25**
	7.1	Can part b) of the Exception Test be passed?	25
	7.2	Main recommendations and site-specific FRA requirements	25
8	**Licencing**		**26**

List of Figures

Figure 1-1: Site location boundary 2
Figure 1-2: Aerial photography 3
Figure 1-3: Topography 4
Figure 2-1: Present day risk 6
Figure 2-2: Flood depths for the 1% AEP undefended flood event 7
Figure 2-3: Flood depths for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch 8
Figure 2-4: EA Flood Zones plus Climate Change 9
Figure 2-5: Working with Natural Processes 10
Figure 2-6: Flood warnings and alerts 11
Figure 2-7: Potential access and escape routes 12
Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 14
Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 0.1% AEP event flood depths (m) 15
Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day low risk surface water flood hazard 16
Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 17
Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 0.1% AEP event flood depths (m) 18
Figure 5-1: JBA 5m Groundwater Emergence Map 21
Figure 5-2: BGS Geology - Bedrock and superficial deposits 23
Figure 6-1: Culvert location (green circle) 24

List of Tables

Table 2-1: Present day flood risk based on percentage area of site at risk 5

Table 2-2: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment 8

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning Extents Present Day datasets 14

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment 17

Table 5-1: Groundwater Hazard Classification 22

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan Site C71. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Site C71

- Location: Land adjacent ‘Donside’, off Barnway
- Existing site use: Wooded greenspace
- Existing site use vulnerability: Water compatible
- Proposed site use: Residential
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 0.33
- Watercourse: Gloucester Road Bypass Channel (Daglingworth Stream)
- Environment Agency (EA) flood model: Daglingworth Stream 2016 model
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of fluvial flood depths, velocities and hazards
    - Assessment of surface water flood extent, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management



Figure 1-1: Site location boundary



Figure 1-2: Aerial photography



Figure 1-3: Topography

The topography of the site slopes gently from west to east towards the floodplain of Daglingworth Stream.

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the percentage areas of the site within each flood zone are stated in Table 2-1 and can be viewed on Figure 2-1. The Flood Map for Planning does not consider flood defence infrastructure (Section 2.4).

The site is partially within the functional floodplain due to risk from Daglingworth Stream and the Gloucester Road Bypass Channel though the majority of the site is within Flood Zone 1 and therefore at low risk from rivers and the sea. The functional floodplain in this location is based on the EA's New National Model (NNM) dataset 'Rivers and Sea 3.3% defended flood risk extents - present day'. The ordinary watercourse to the south of the site is unmodelled.

Table 2-1: Present day flood risk based on percentage area of site at risk

Flood Zone 1 (% area)	Flood Zone 2 (% area)	Flood Zone 3a (% area)	Flood Zone 3b (% area)
96	1	2	1

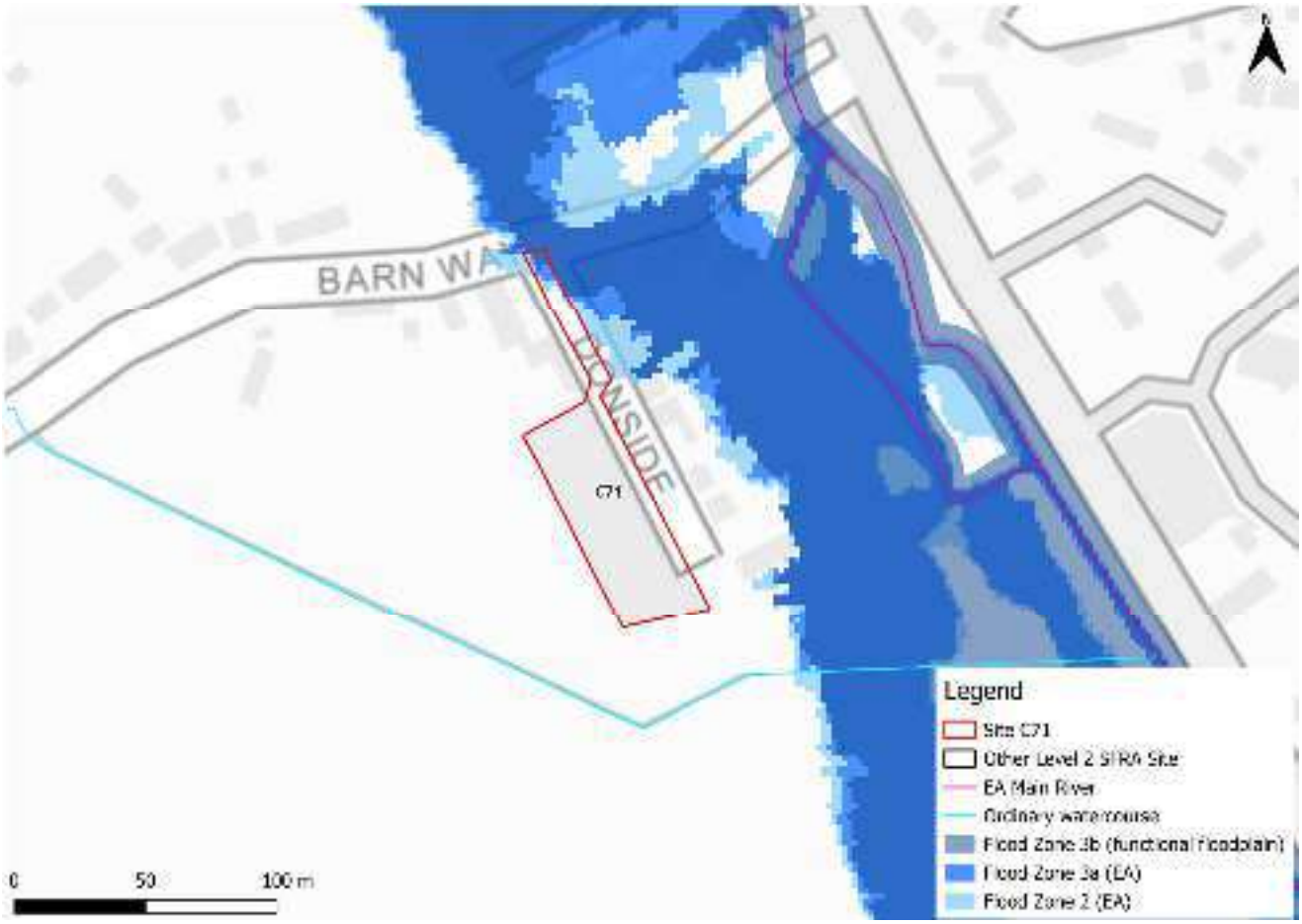


Figure 2-1: Present day risk

2.1.2 Daglingworth Stream 2016 model outputs

The Daglingworth Stream 2016 model is a 1D model and therefore does not contain any velocity or hazard information. Present day risk to the site comes from the Gloucester Road Bypass Channel of Daglingworth Stream. However, the detailed modelling shows that the site is not at risk from the 1% AEP undefended event. Figure 2-2 shows the modelled flood depths for the 1% AEP undefended event which is the event Flood Zone 3 of the Flood Map for Planning would normally represent. However, the Flood Map for Planning in this location is based on the NNM, not the outputs from the Daglingworth Stream 2016 model. The NNM does not contain depth or hazard data. The Daglingworth Stream 2016 model will require updating to robustly inform on risk to the site.

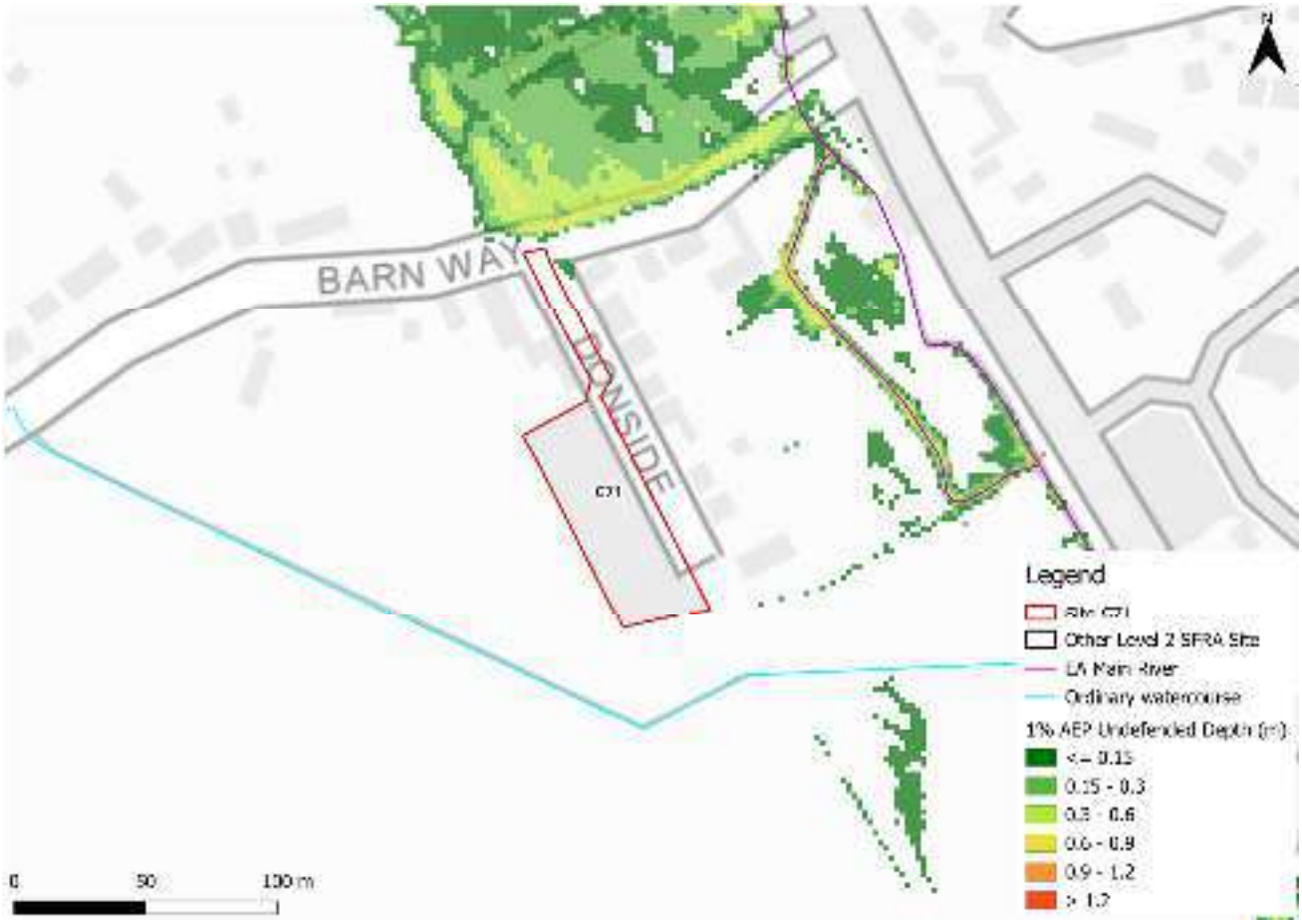


Figure 2-2: Flood depths for the 1% AEP undefended flood event

2.2 Impacts from climate change

2.2.1 Daglingworth Stream 2016 model outputs

The EA's SFRA guidance states that SFRAs should assess the central allowance for the 2080s epoch for peak river flows. The site is located within the Gloucestershire and the Vale Management Catchment. The central allowance within this catchment is 26% on peak flows (Table 2-2). The impacts of climate change on flood risk are included in the model for

the 1% AEP undefended event using 30% on peak flows rather than the current central allowance of 26%.

Table 2-2: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment

Epoch	Central (%)	Higher (%)	Upper (%)
2020s	11	17	33
2050s	11	19	43
2080s	26	41	84

Figure 2-3 shows the modelled flood depths for the 1% AEP undefended event plus the central allowance for peak river flows. There is risk to the access road on Barn Way with some significant flood depths apparent. However, it is likely that this model does not provide a up to date representation of flood risk along this watercourse.

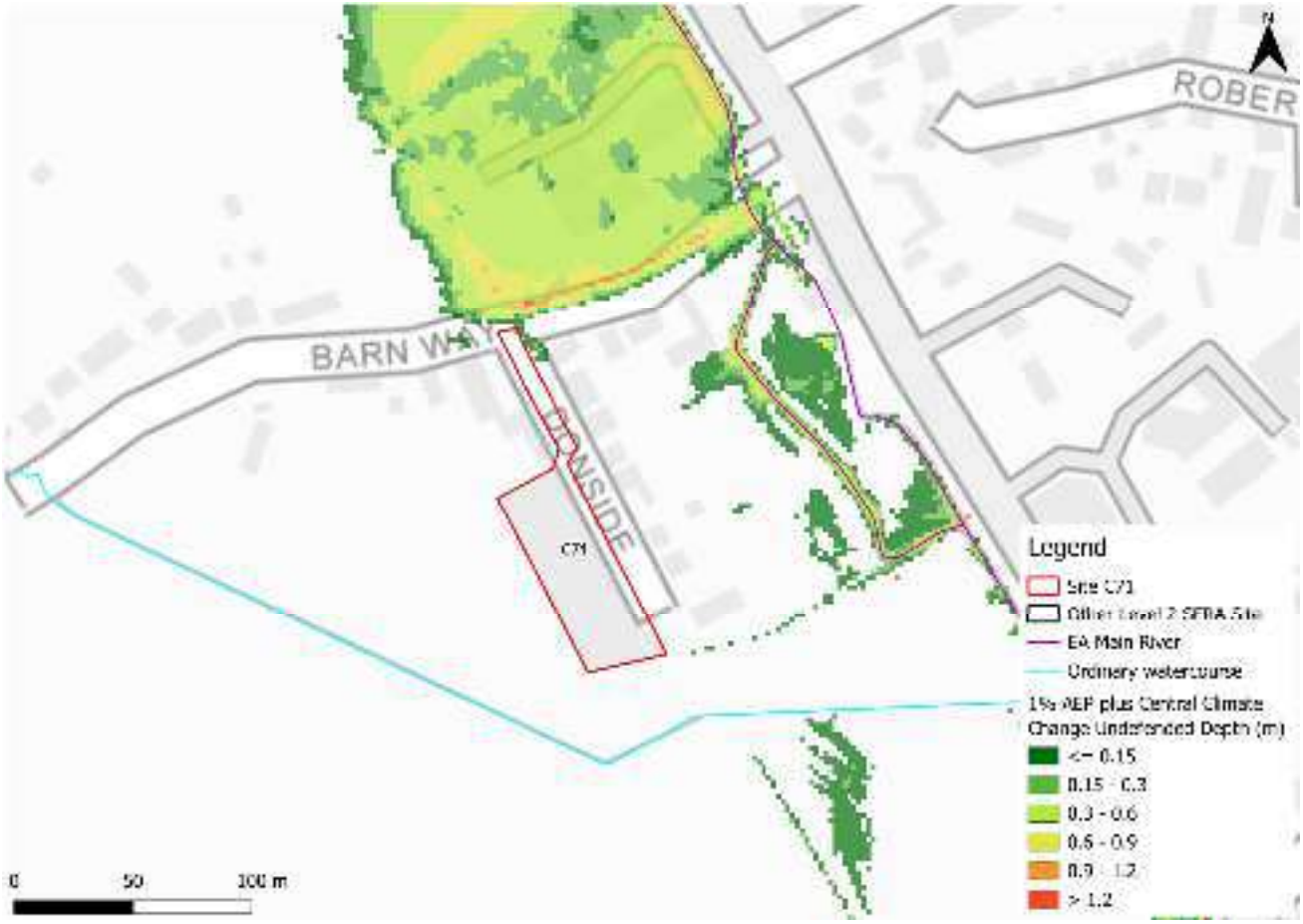


Figure 2-3: Flood depths for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch

2.2.2 Flood Map for Planning - Flood Zones plus Climate Change

Figure 2-4 shows the Flood Map for Planning - Flood Zones plus Climate Change dataset which includes the central allowance for the 2080s epoch. This represents the impact of climate change on Flood Zone 3a and Flood Zone 2 combined. This shows a greater extent of flooding than the modelled event. This is due to the Flood Map for Planning outputs being based on the NNM and not the outputs from the Daglingworth Stream 2016 model, and also the fact that the Flood Zones plus Climate Change dataset also includes the larger 0.1% AEP event.

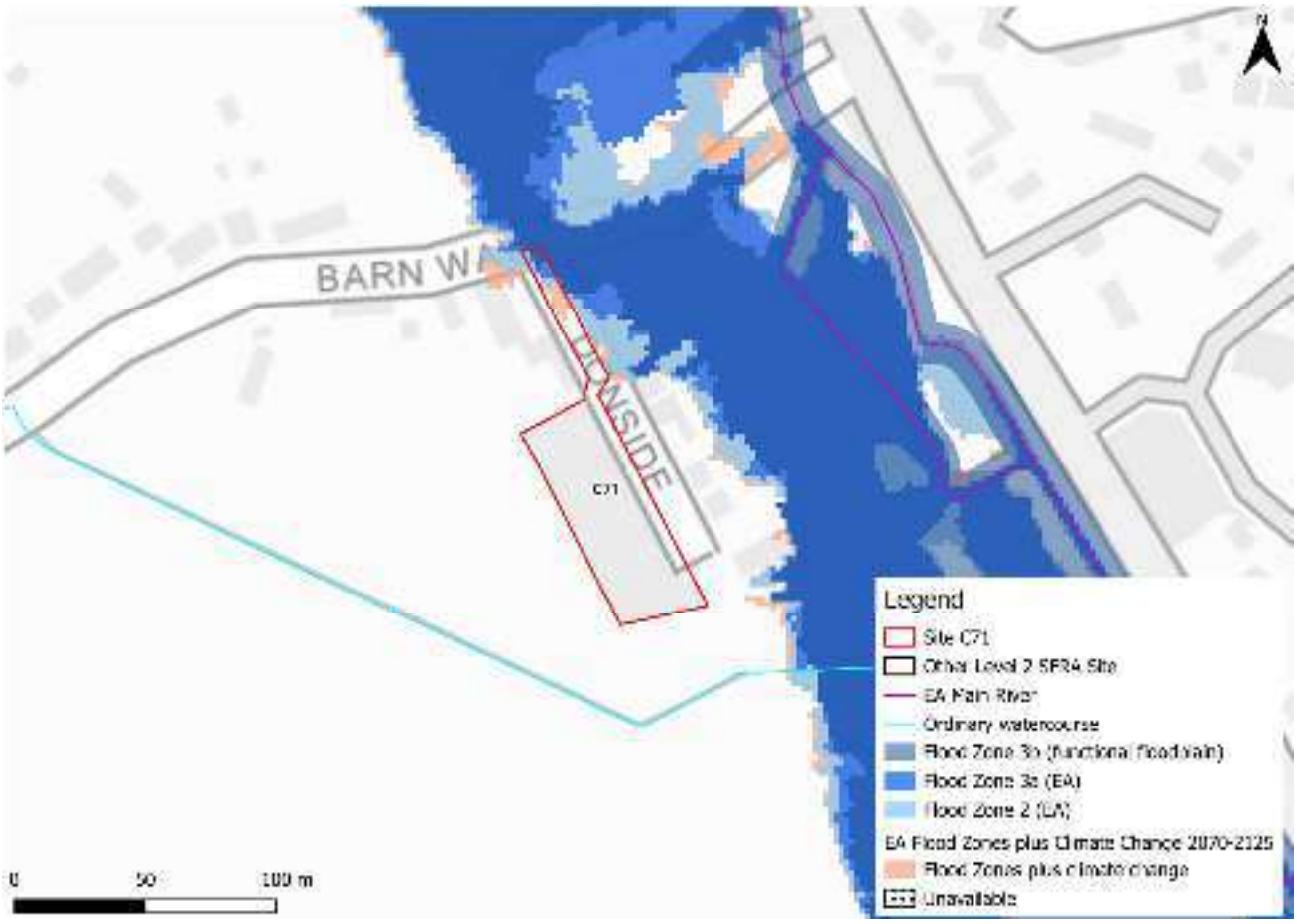


Figure 2-4: EA Flood Zones plus Climate Change

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There have been two recorded flooding incidents within the Stratton Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Figure 2-5 shows that the site and wider area could benefit from riparian and floodplain tree planting. Tree planting can help to slow the flow to benefit areas downstream. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.



Figure 2-5: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warnings and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The site is not located within a FWA.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The site and the adjacent floodplains are partially located within a FAA, namely the 'River Churn and its tributaries' FAA.



Figure 2-6: Flood warnings and alerts

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes could be challenging to achieve during a flood event, from the likely route of Barn Way. However, flood depths and hazards will need to be modelled to fully inform on safe access and escape routes (Figure 2-7).



Figure 2-7: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The vast majority of the site is located within Flood Zone 1 and therefore at low risk from rivers. However, there may be challenges achieving safe access and escape via Barn Way.
  - The Daglingworth Stream 2016 model is out of date and the EA's NNM is considered to be the most up to date information on fluvial risk to the site and surrounding area. The NNM does not contain depth or hazard information, therefore risk cannot be robustly defined at this stage.
  - The Flood Map for Planning shows the site could be at additional risk from climate change.
  - Risk from the unmodelled ordinary watercourse must be quantified through appropriate investigations and potential modelling, in consultation with the LLFA.

- Mitigation:
  - It is not appropriate at this stage to advise on potential mitigations, given the absence of sufficiently robust and up to date flood risk information. An updated model for Daglingworth Stream must be developed to robustly define risk to the site and the surrounding area.
  - EA flood warnings and alerts should continue to be in place to ensure early evacuation of site users before an extreme flood event occurs.
- Access and escape:
  - Based on current information, safe access and escape routes will be challenging to achieve. Updated modelling must be carried out to inform on access and escape routes.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Present Day

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extents Present Day maps (May 2026), the site is predominantly at low risk of surface water flooding as shown in Table 3-1 and Figure 3-1 and also the depth map in Figure 3-2.

Safe access and escape routes are achievable via Barn Way, when considering surface water risk only.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning Extents Present Day datasets

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
99	1	0	0



Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

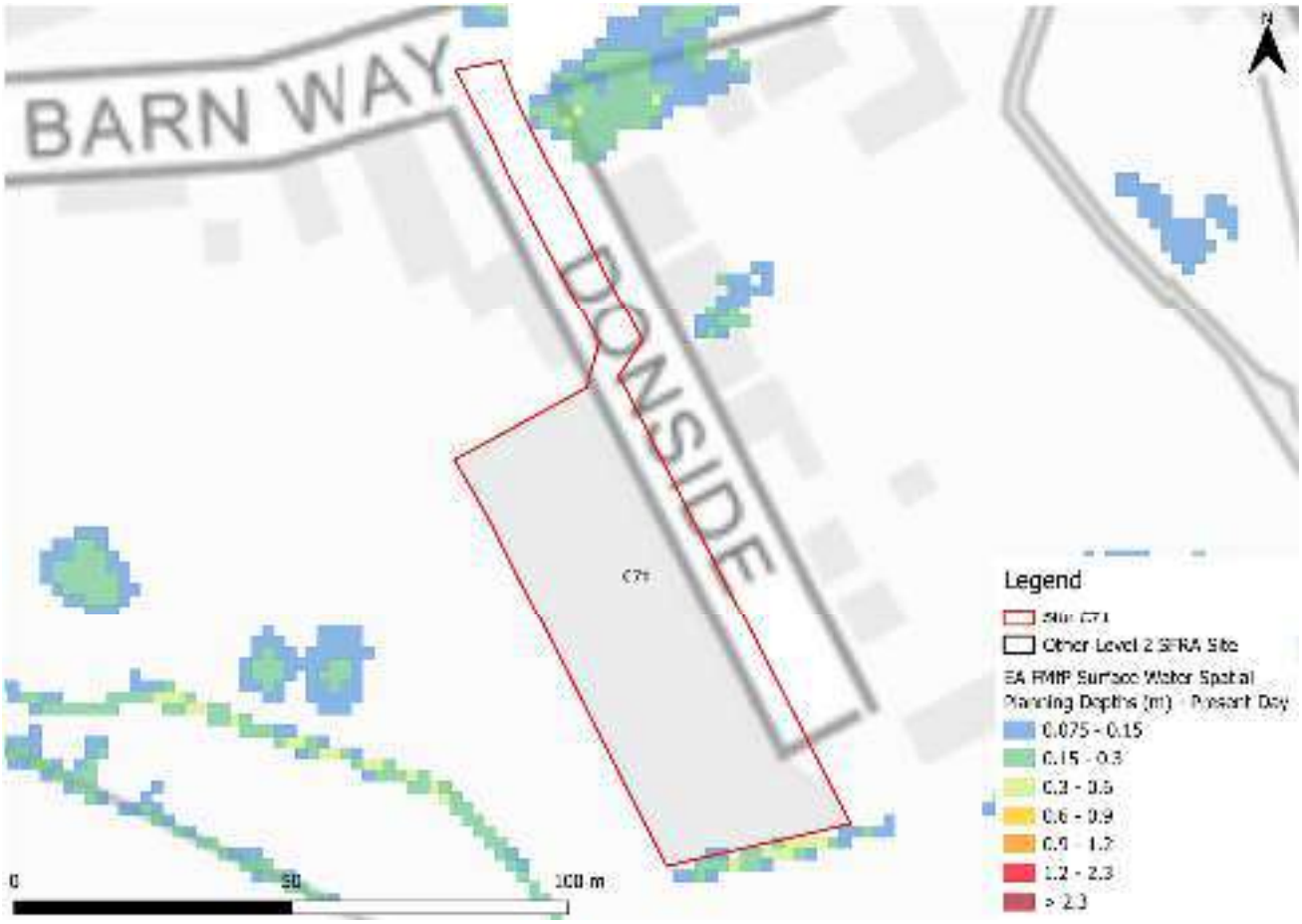


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 0.1% AEP event flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows there to be a low flood hazard at the access point on Barn Way (Figure 3-3). There are minor differences between the Flood Map for Planning - Surface Water Spatial Planning map and the third generation RoFSW hazard mapping. However, updated surface water hazard information should be confirmed at the site-specific FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.

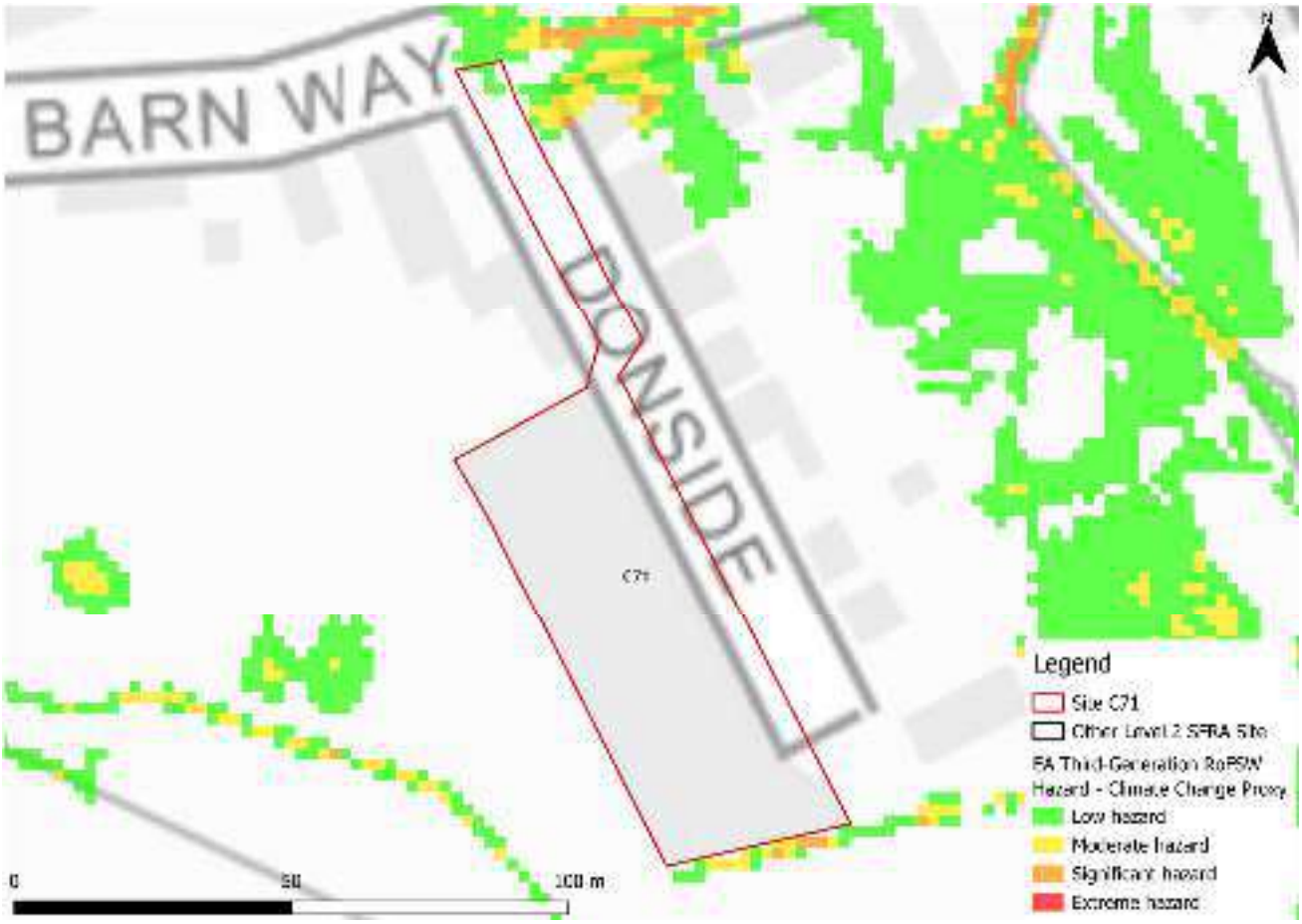


Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day low risk surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Climate Change

The EA's climate change allowance guidance states that SFRA's should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Gloucestershire and the Vale management catchment are shown in

Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. The site is not shown to be at significant additional risk from surface water climate change. However, there is an area of ponding within the site in the 0.1% AEP plus climate change event. Flood depths are shallow, not exceeding 0.3m (Figure 3-5).

Safe access and escape routes would likely remain achievable via Barn Way.

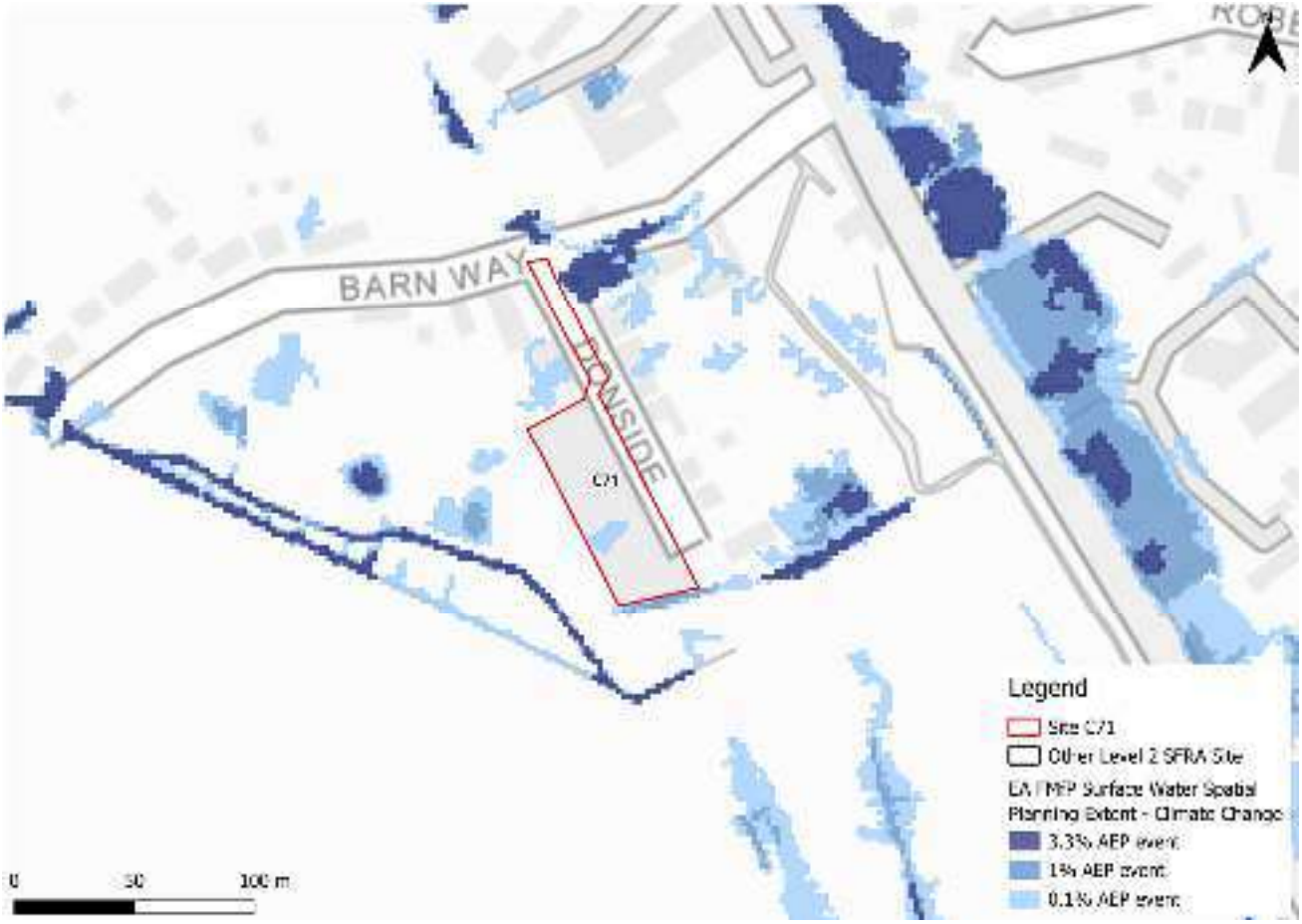


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

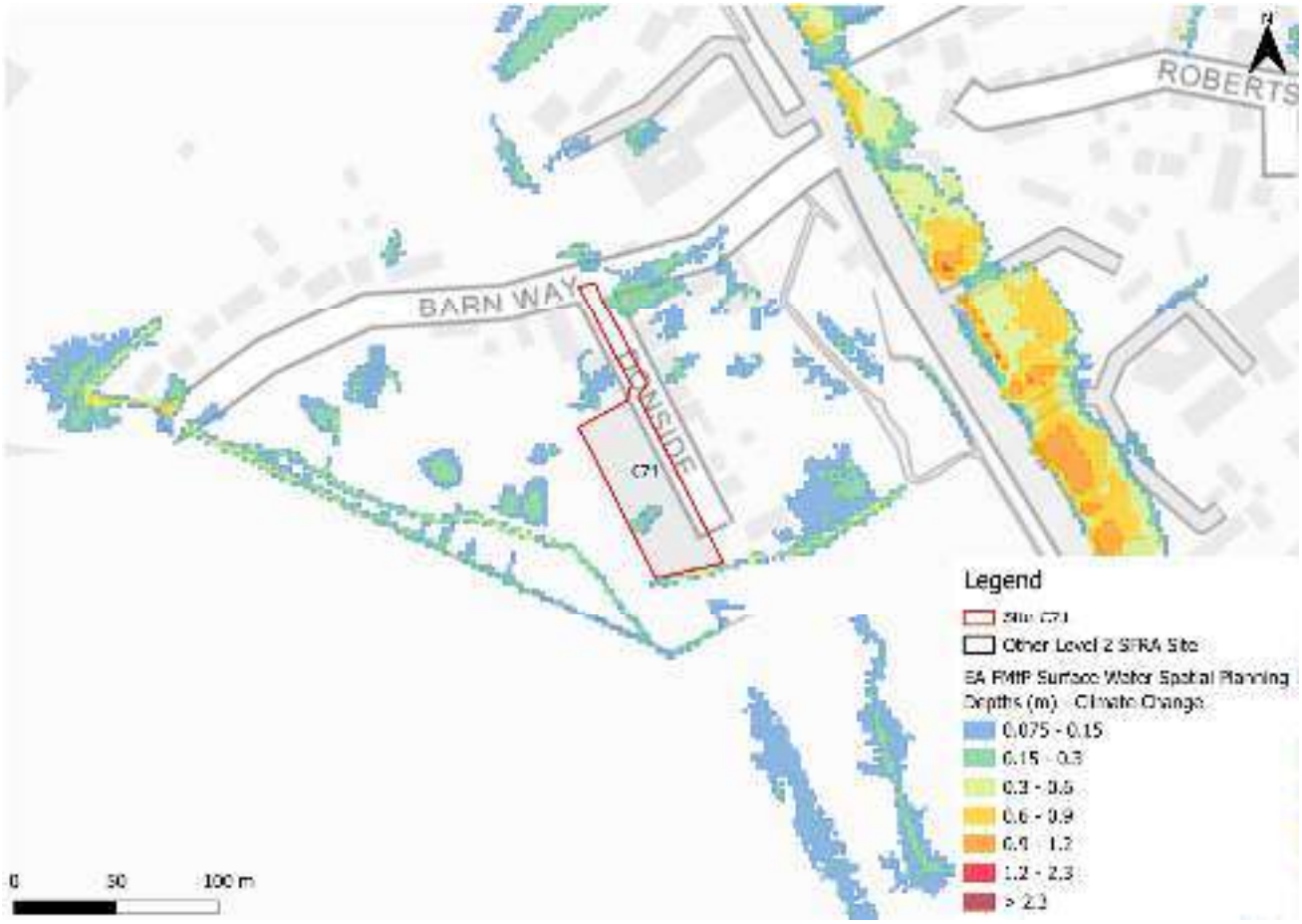


Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 0.1% AEP event flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning Climate Change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the low risk RoFSW surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards. The impact of climate change on surface water flood hazards should be considered at the site-specific FRA stage.

Using the RoFSW low risk event as a proxy, surface water flood hazard in the medium risk event is categorised as low (Figure 3-3).

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There are no recorded sewer flooding incidents nearby the site nor within the Stratton Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly low, with 99% of the site being outside of the 0.1% AEP surface water flood extent.
- Risk to the site is shown to slightly increase in extent within the site when considering the impact of climate change with a shallow area of ponding developing in the 0.1% AEP event.
- Topographic low spots should be considered and included in site design and ideally left in place to flood naturally when required.
- The drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance.
- Safe access and escape routes would likely be achievable via Barn Way when considering surface water risk in isolation.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within one catchment, namely, the Daglingworth Stream (Source to Churn) catchment. This catchment is ranked as a low sensitivity catchment. Planning considerations for all sites can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications. The site is classified as no risk and therefore any infiltration SuDS should be suitable within these areas.

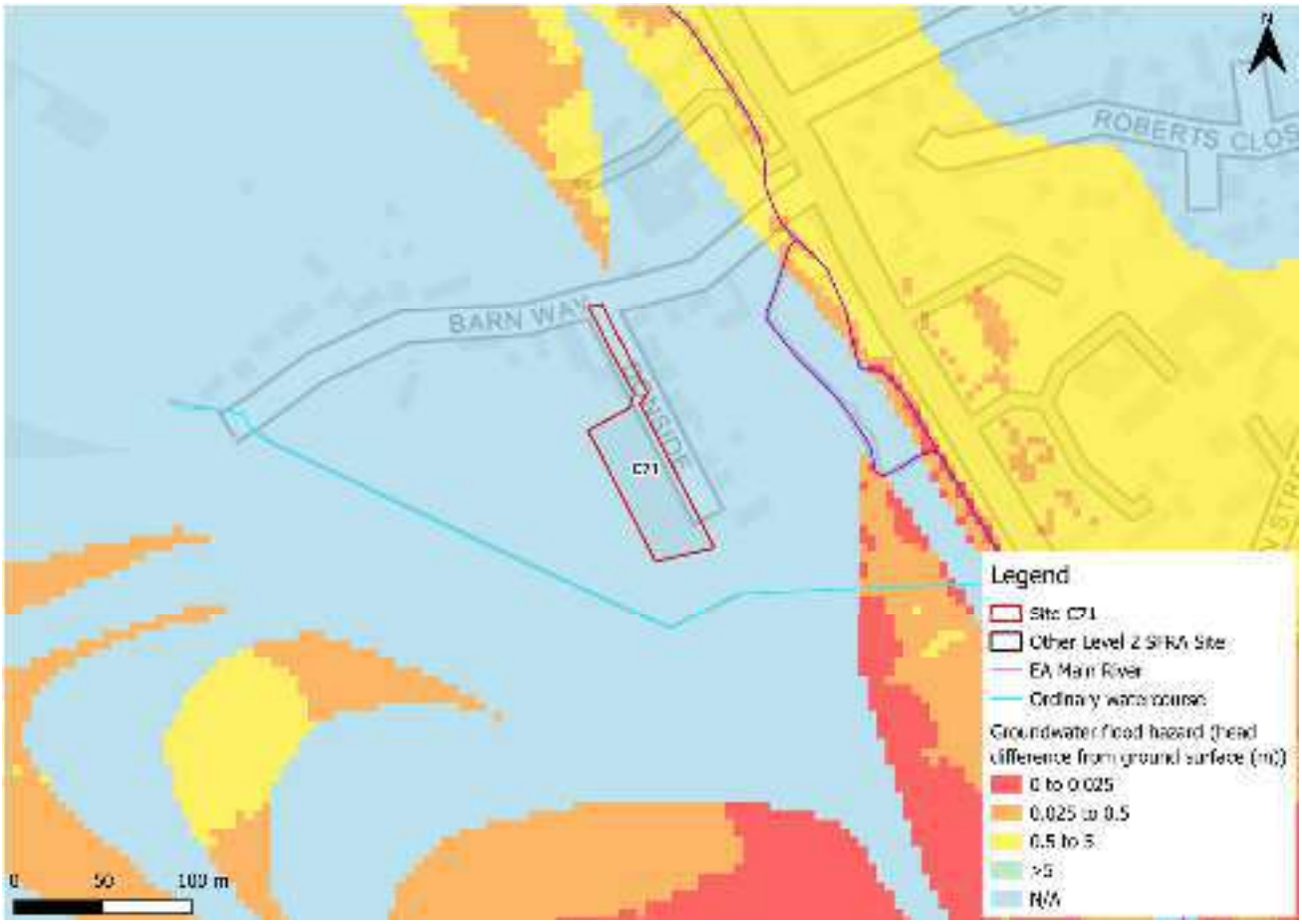


Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is sandstone, limestone and argillaceous rocks (Figure 5-2) which generally have high permeability and porosity, allowing water to infiltrate into the rock. Infiltration SuDS at this site should be an option though the drainage strategy for the site should fully investigate water table levels and ground conditions. There is no record of superficial deposits in the area.



Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There are no defences in place along the Daglingworth Stream. However, the watercourse is culverted under Barn Way, as indicated by the green circle on Figure 6-1. There is a potential residual risk of a blockage of this culvert. This risk should be investigated at the site-specific FRA stage.



Figure 6-1: Culvert location (green circle)

6.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is required to pass part b) of the exception test as it is proposed for more vulnerable residential development and is partially located within Flood Zone 3a. The risk is confined to the access road into the site, according to the Flood Map for Planning. As stated in para 005 of the PPG, for a site to be considered safe for its lifetime, it must be proven that residents and users can safely access and exit a building during a design flood and to evacuate before an extreme flood (0.1% annual probability of flooding with allowance for climate change). Updated modelling of Daglingworth Stream is required to inform the Exception Test.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- It should be possible to allocate this site based on current information. However, the Daglingworth Stream model must be updated to robustly define the risk to the site and the access road for both present day and with climate change.
- Based on the Flood Map for Planning and the functional floodplain, the access and escape route via Donside and Barn Way should be redirected to Flood Zone 1.
- Risk from the unmodelled ordinary watercourse must be quantified through appropriate investigations and potential modelling.
- A drainage strategy should ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply with consideration of local and national SuDS guidance.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Site DA16A

Final Draft Report

Prepared for
Cotswold District Council

Date
August 2026

COTSWOLD
District Council

Document Status

Issue date	August 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0009
Revision	P02
Prepared by	Laura Thompson BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WGAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Joanne Corbett of Cotswold District Council. Laura Thompson of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken in August 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1	**Background**		**1**
	1.1	Site DA16A	1
2	**Flood risk from rivers**		**5**
	2.1	Existing risk	5
	2.2	Impacts from climate change	9
	2.3	Historic flood incidents	13
	2.4	Flood risk management	13
	2.5	Emergency planning	14
	2.6	Observations, mitigation options, site suitability, sequential approach to development management - fluvial	16
3	**Flood risk from surface water**		**18**
	3.1	Existing risk	18
	3.2	Impacts from climate change	20
	3.3	Sewer flood risk	23
	3.4	Observations, mitigation options, site suitability, sequential approach to development management - surface water	23
4	**Cumulative impacts assessment and high risk catchments**		**25**
	4.1	Level 1 cumulative impacts assessment	25
5	**Groundwater, geology and SuDS suitability**		**26**
6	**Residual risk**		**29**
	6.1	Flood risk from reservoirs	29
7	**Overall site assessment**		**30**
	7.1	Can part b) of the Exception Test be passed?	30
	7.2	Main recommendations and site-specific FRA requirements	30
8	**Licencing**		**31**

List of Figures

Figure 1-1: Site location boundary 2

Figure 1-2: Aerial photography 3

Figure 1-3: Topography 4

Figure 2-1: Present day risk 6

Figure 2-2: Flood depths for the 1% AEP undefended flood event 7

Figure 2-3: Flood velocities for the 1% AEP undefended flood event 8

Figure 2-4: Flood hazards for the 1% AEP undefended flood event 9

Figure 2-5: Flood depths for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch 10

Figure 2-6: Flood velocities for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch 11

Figure 2-7: Flood hazards for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch 12

Figure 2-8: EA Flood Zones plus Climate Change 13

Figure 2-9: Working with Natural Processes 14

Figure 2-10: Flood warnings and alerts 15

Figure 2-11: Potential access and escape routes 16

Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 18

Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m) 19

Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day medium risk surface water flood hazard 20

Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 21

Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m) 22

Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day low risk surface water flood hazard as a climate change proxy 23

Figure 5-1: JBA 5m Groundwater Emergence Map 26

Figure 5-2: BGS Geology - Bedrock and superficial deposits 28

Figure 6-1: Culvert location (green circle) 29

List of Tables

Table 2-1: Present day flood risk based on percentage area of site at risk 5

Table 2-2: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment 9

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning Extents Present Day dataset 18

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment 20

Table 5-1: Groundwater Hazard Classification 27

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan Site DA16A. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Site DA16A

- Location: Down Ampney Road
- Existing site use: Open greenspace
- Existing site use vulnerability: Water compatible
- Proposed site use: Residential
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 2.76
- Watercourse: Ampney Brook, ordinary watercourses
- Environment Agency (EA) flood model: Ampney Brook Thames (MRL to St Johns) 2014 model
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of fluvial flood depths, velocities and hazards
    - Assessment of surface water flood extent, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management

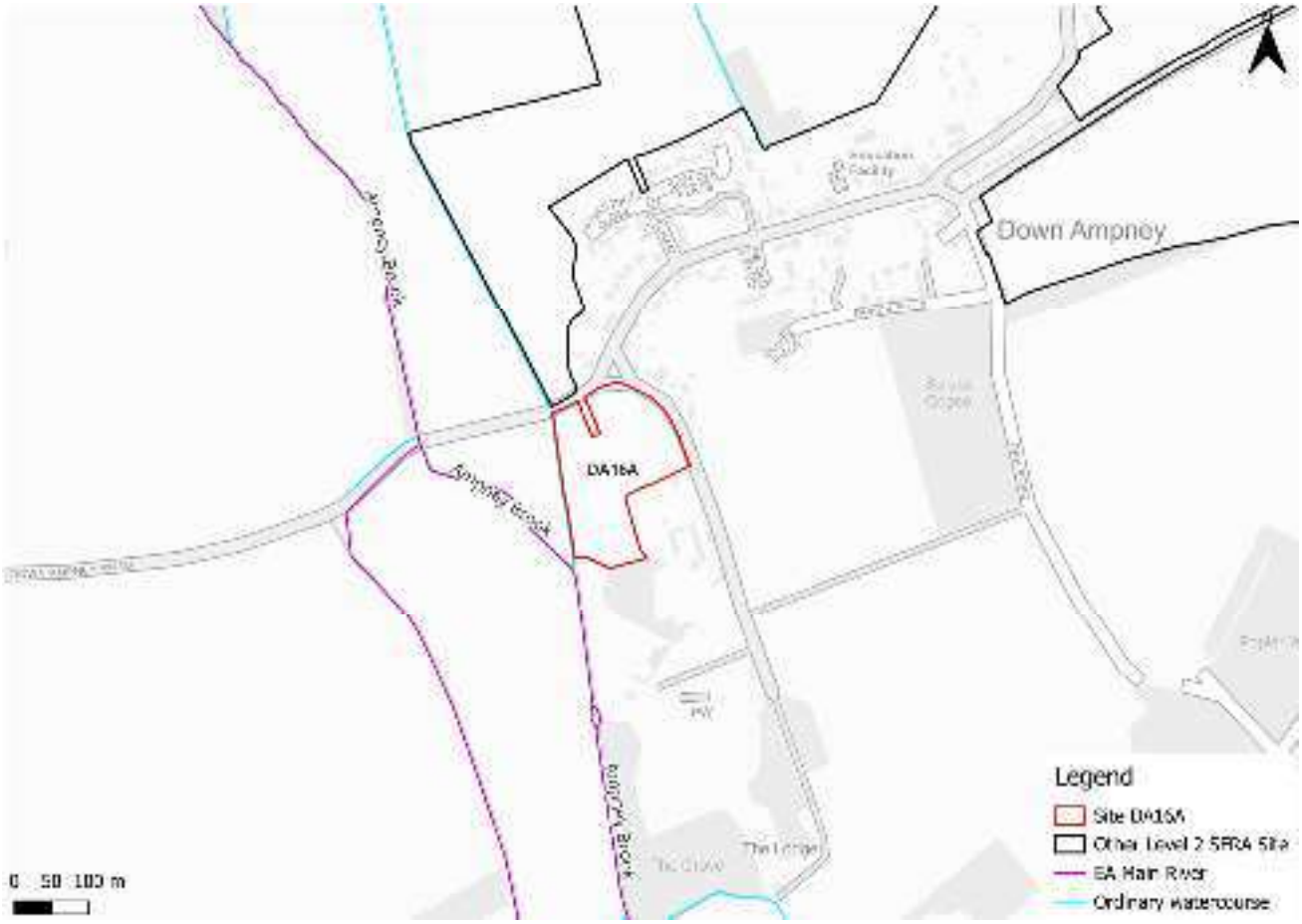


Figure 1-1: Site location boundary



Figure 1-2: Aerial photography

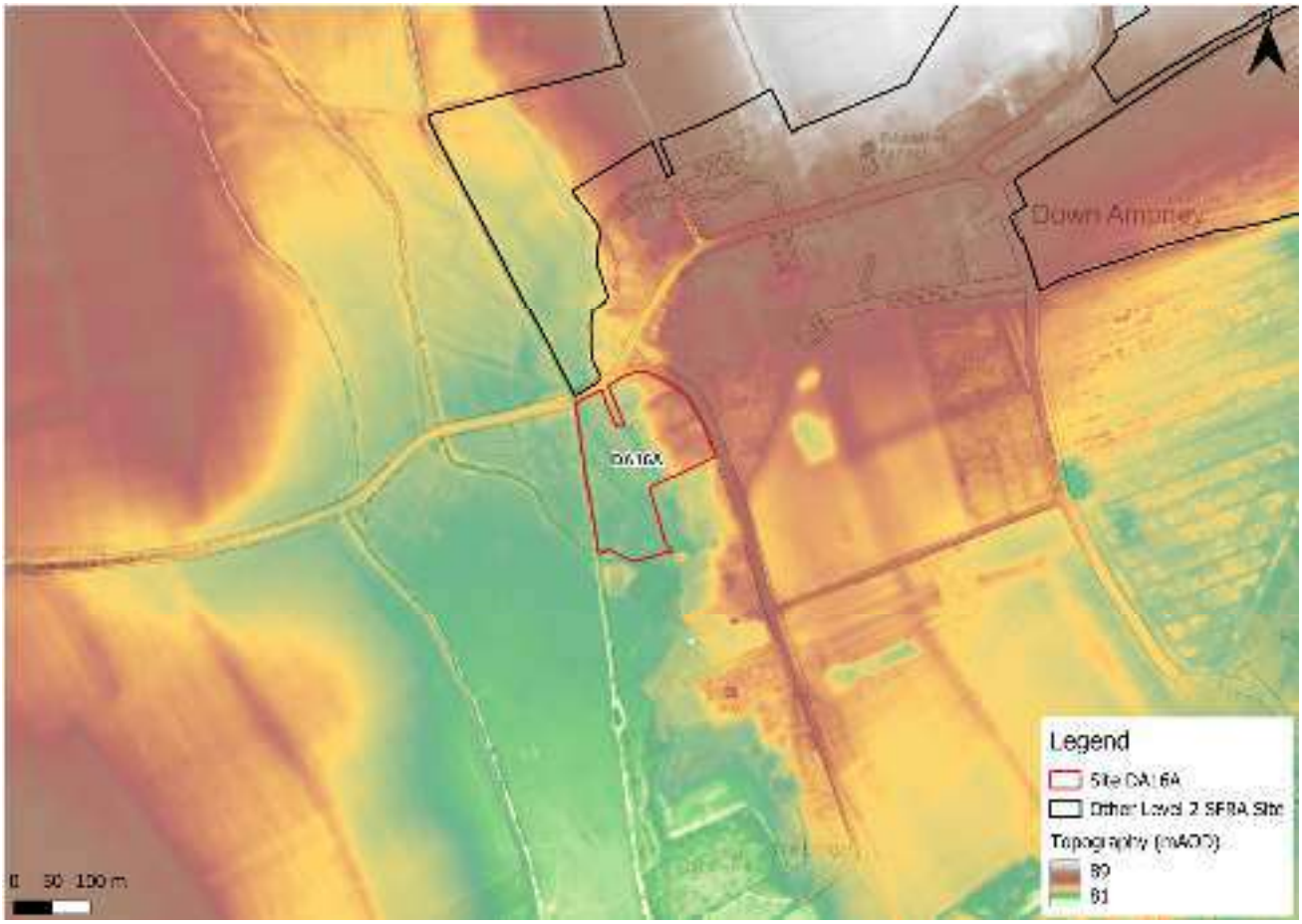


Figure 1-3: Topography

The topography of the site slopes from east to west towards the floodplain of Ampney Brook.

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the percentage areas of the site within each flood zone are stated in Table 2-1 and can be viewed on Figure 2-1. The Flood Map for Planning does not consider flood defence infrastructure (Section 2.4).

Over half of the site is within the functional floodplain due to risk from Ampney Brook. The functional floodplain in this location is based on a combination of the modelled 2% AEP defended flood event from the Ampney Brook Thames (MRL to St Johns) 2014 model, and the EA's New National Model (NNM) dataset 'Rivers and Sea 3.3% defended flood risk extents - present day'. There should be no development within the functional floodplain.

Table 2-1: Present day flood risk based on percentage area of site at risk

Flood Zone 1 (% area)	Flood Zone 2 (% area)	Flood Zone 3a (% area)	Flood Zone 3b (% area)
41	2	3	54

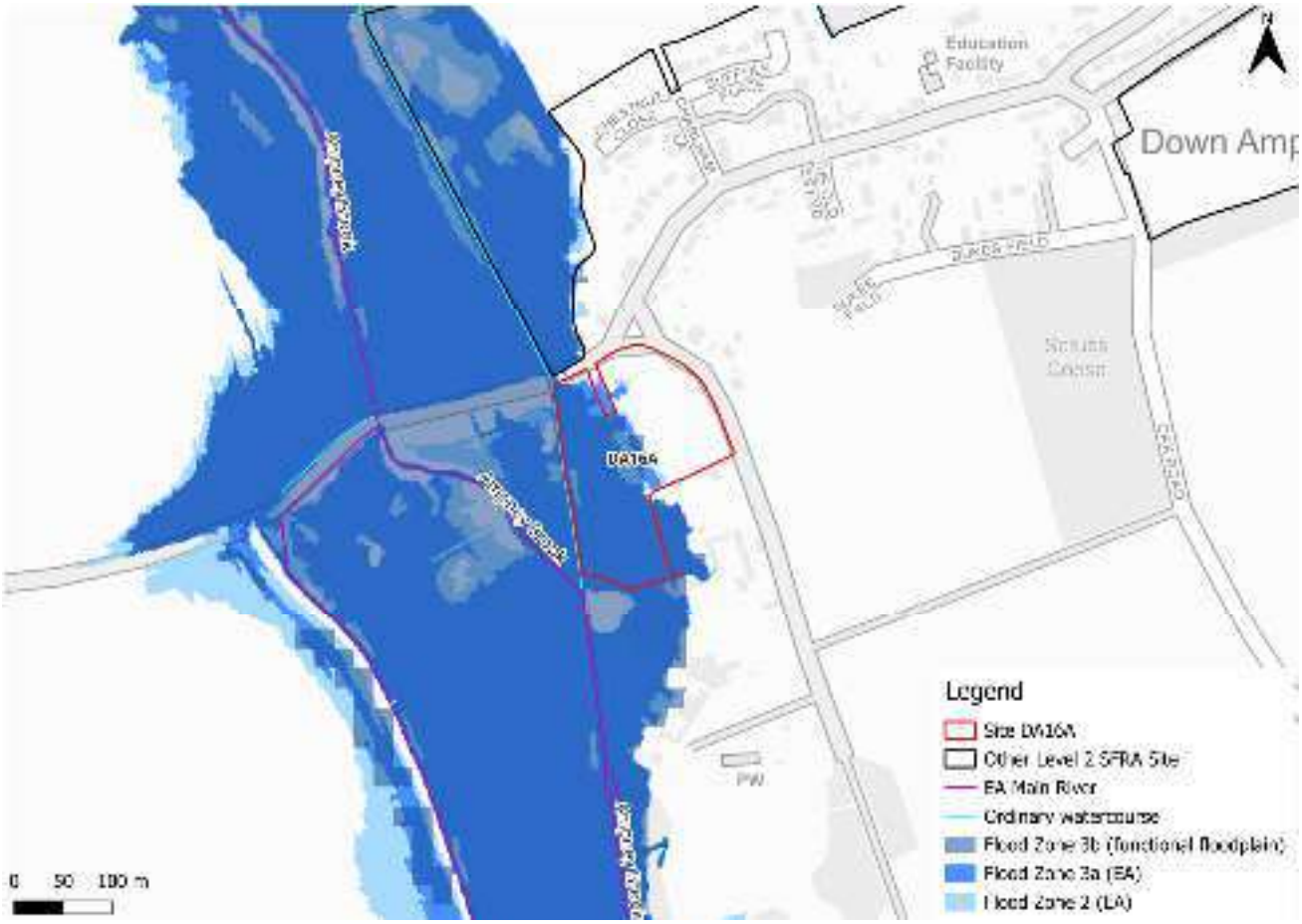


Figure 2-1: Present day risk

2.1.2 Ampney Brook Thames (MRL to St Johns) 2014 model outputs

Present day risk to the site comes from Ampney Brook to the west of the site. However, the Flood Map for Planning is not based on the outputs from this model but on the NNM. The NNM does not contain depth or hazard data. The Ampney Brook Thames (MRL to St Johns) 2014 model will therefore require updating to robustly inform on risk to the site.

However, Figure 2-2, Figure 2-3, Figure 2-4 present the modelled flood depths, velocities, and hazards respectively for the 1% AEP undefended event, this being the event Flood Zone 3 of the Flood Map for Planning would normally represent. Depths are mainly shallow, velocities low, and hazards mainly very low or danger for some.

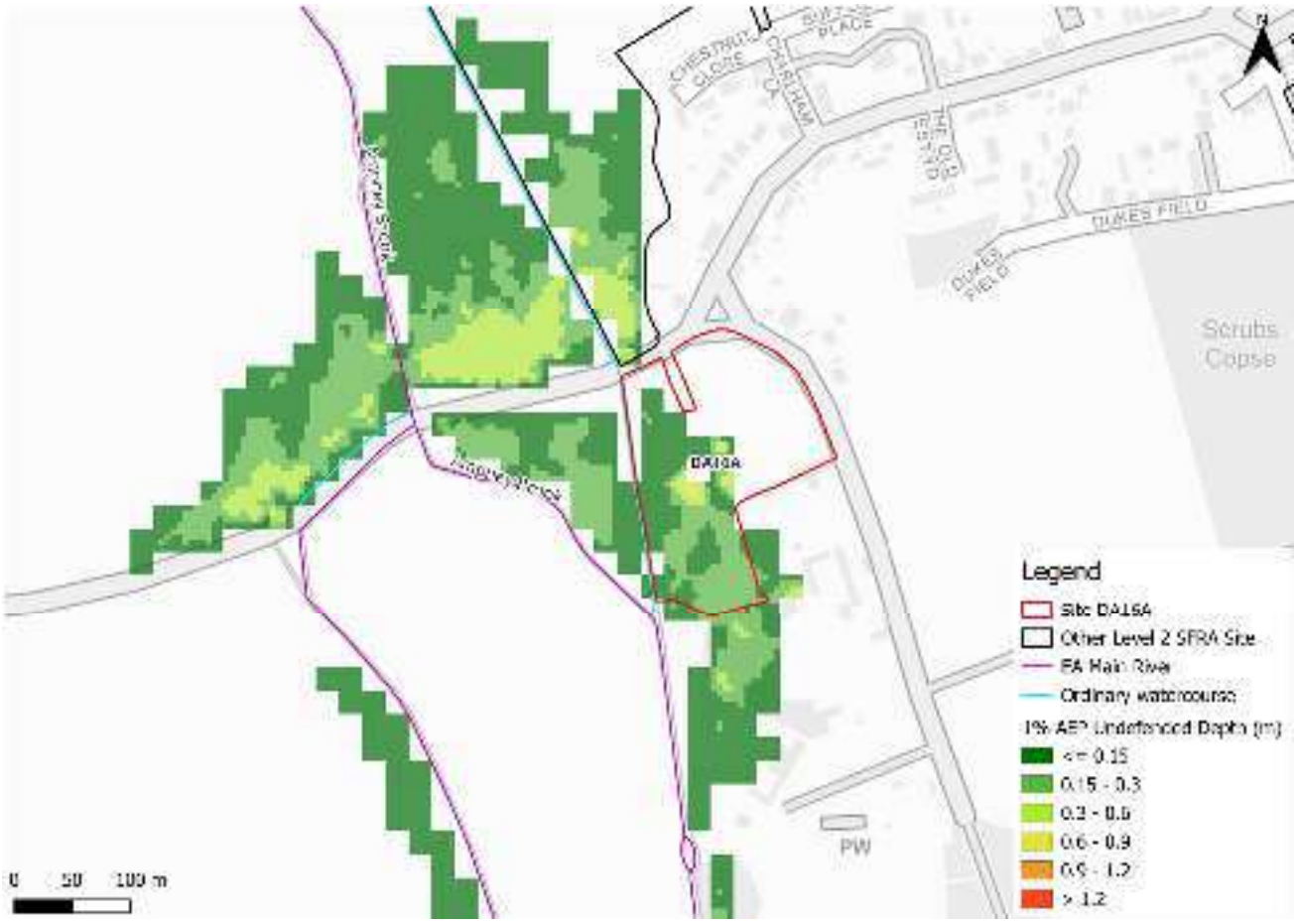


Figure 2-2: Flood depths for the 1% AEP undefended flood event

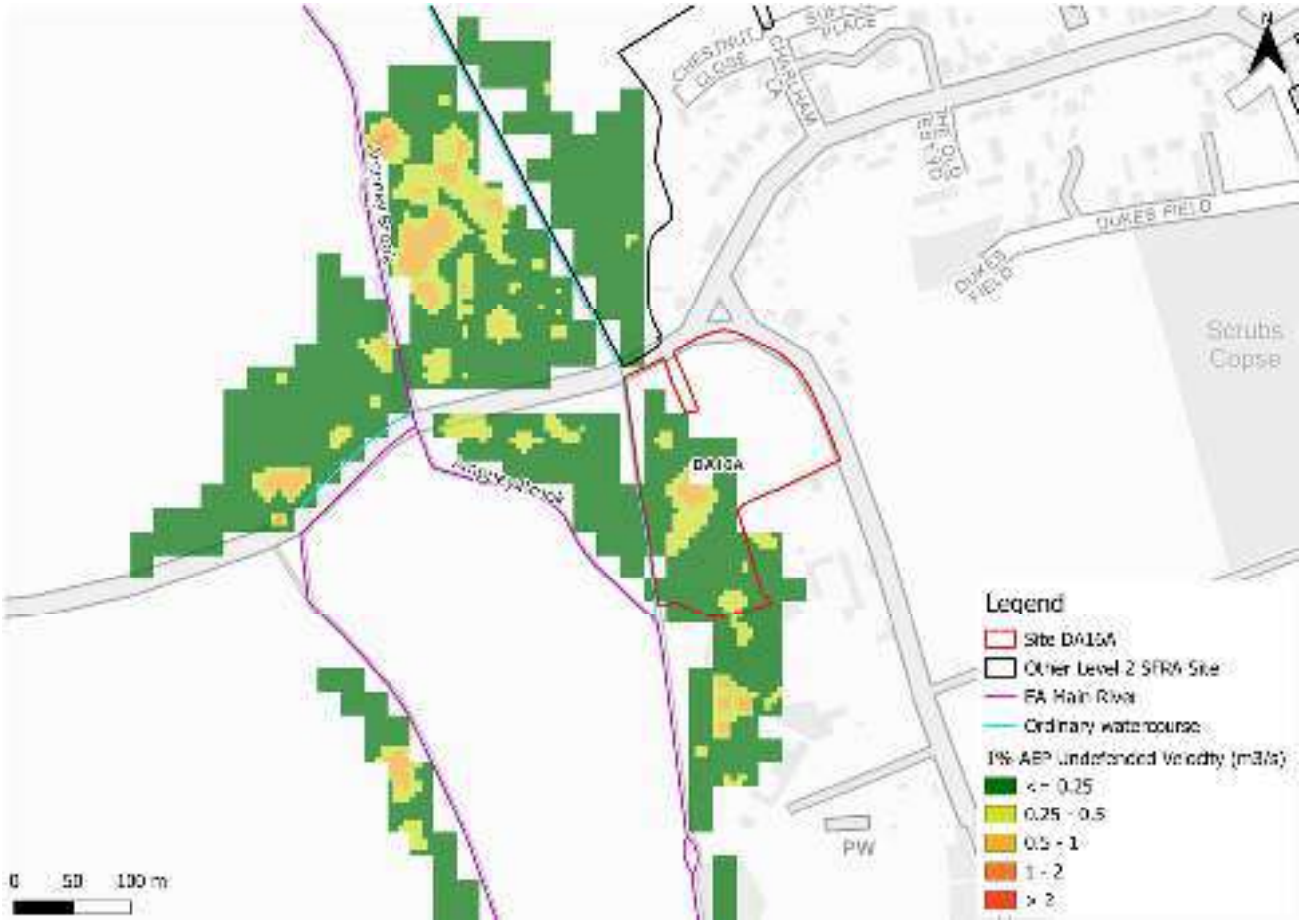


Figure 2-3: Flood velocities for the 1% AEP undefended flood event

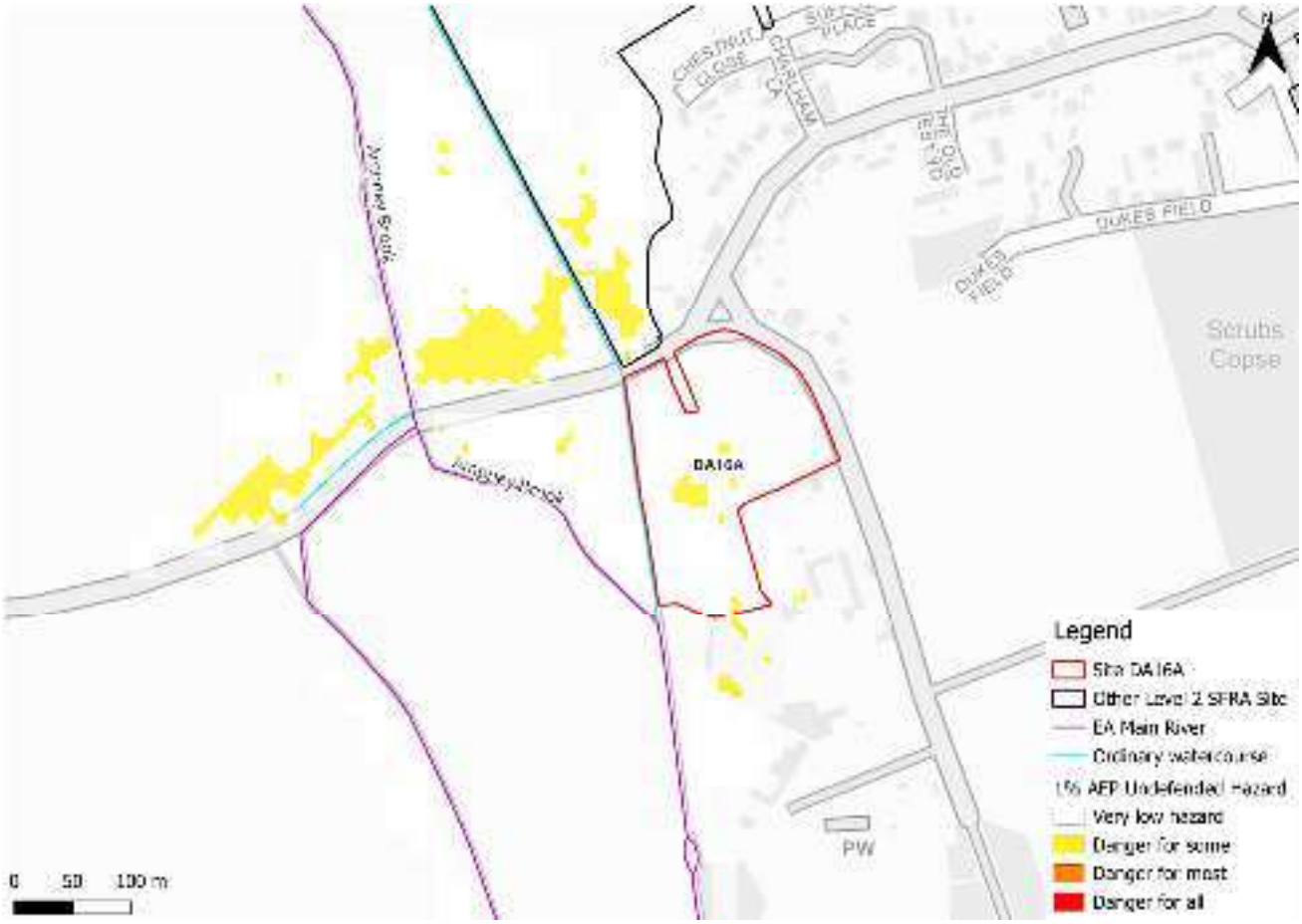


Figure 2-4: Flood hazards for the 1% AEP undefended flood event

2.2 Impacts from climate change

2.2.1 Ampney Brook Thames (MRL to St Johns) 2014 model outputs

The EA's SFRA guidance states that SFRAs should assess the central allowance for the 2080s epoch for peak river flows. The site is located within the Gloucestershire and the Vale Management Catchment. The central allowance within this catchment is 26% on peak flows (Table 2-2). The impacts of climate change on flood risk are included in the model for the 1% AEP undefended event using 30% on peak flows rather than the current central allowance of 26%.

Table 2-2: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment

Epoch	Central (%)	Higher (%)	Upper (%)
2020s	11	17	33
2050s	11	19	43
2080s	26	41	84

Figure 2-5, Figure 2-6, and Figure 2-7 show the modelled flood depths, velocities, and hazards respectively for the 1% AEP undefended event plus the central allowance for peak river flows. The risk area does not significantly increase in size though depths and velocities do increase across the risk area. Hazards remain the same.

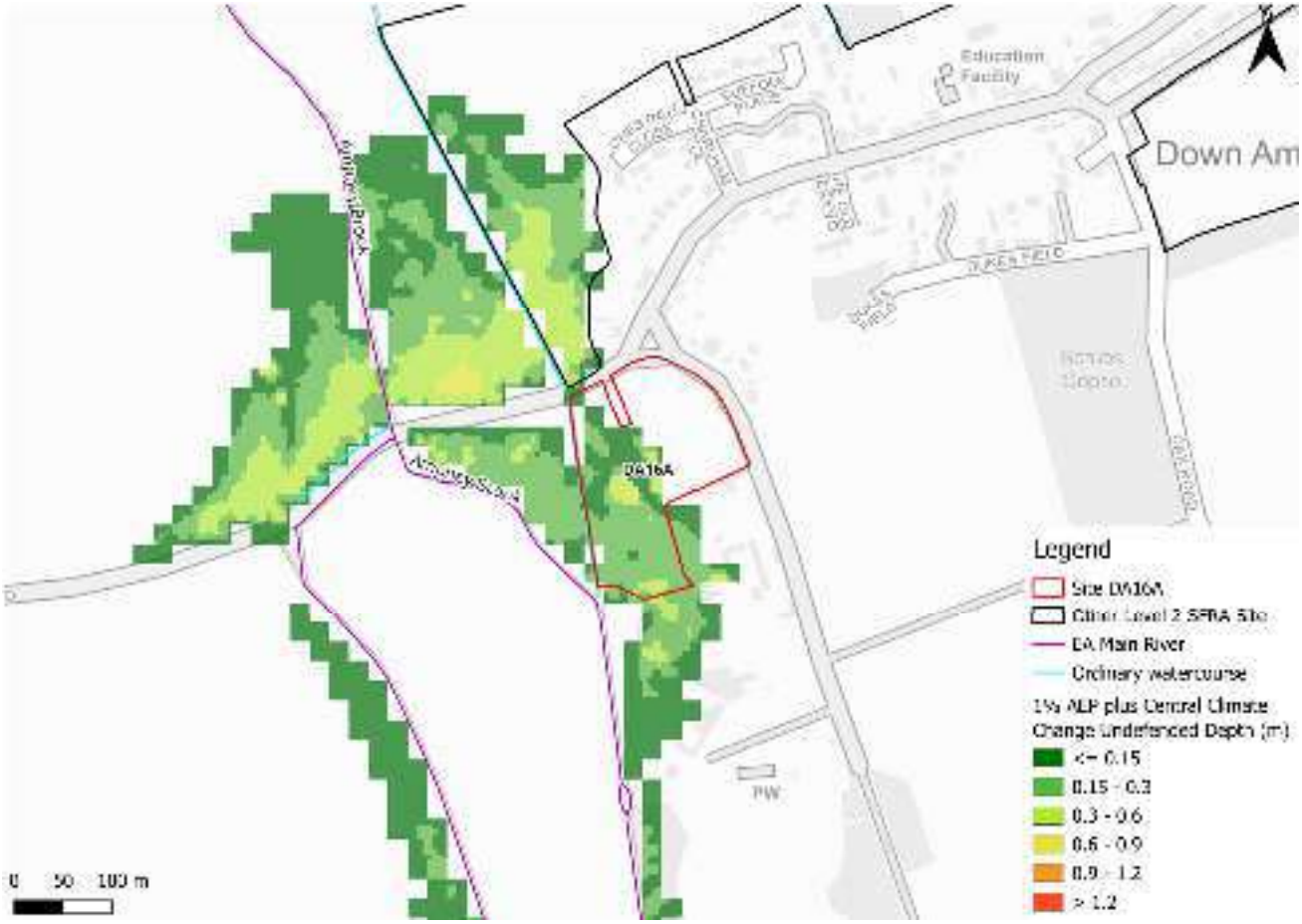


Figure 2-5: Flood depths for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch

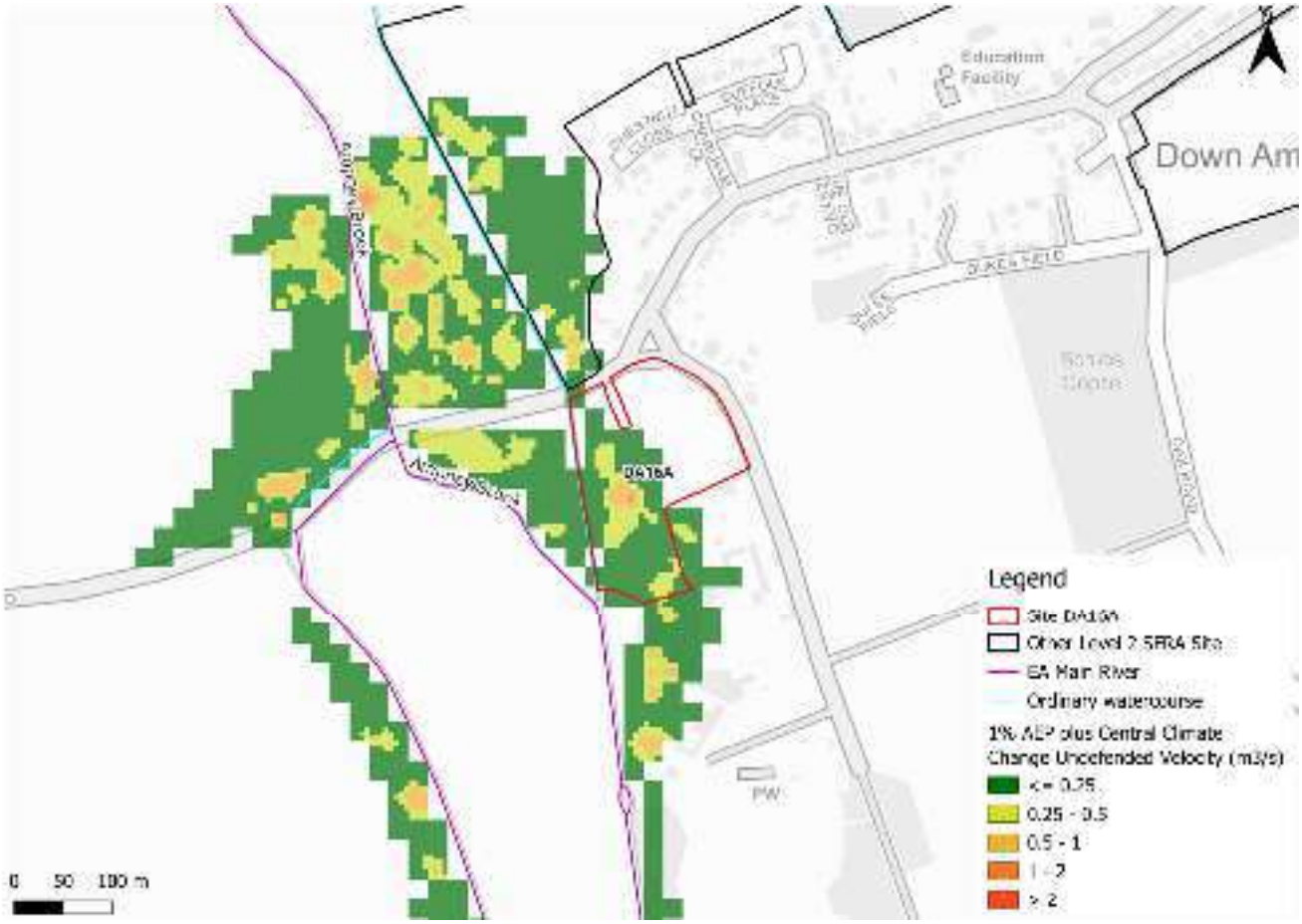


Figure 2-6: Flood velocities for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch

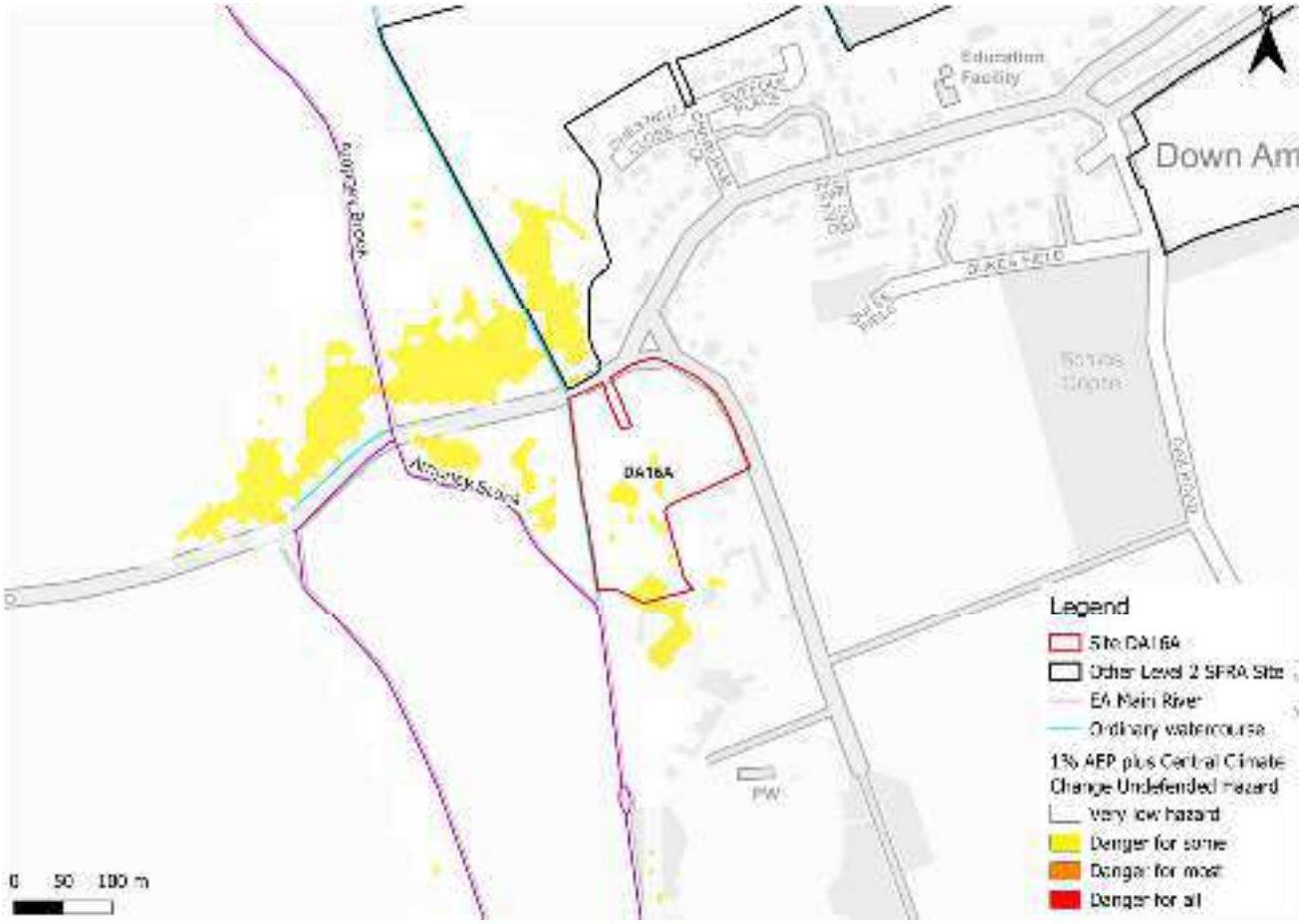


Figure 2-7: Flood hazards for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch

2.2.2 Flood Map for Planning - Flood Zones plus Climate Change

Figure 2-8 shows the Flood Map for Planning - Flood Zones plus Climate Change dataset which includes the central allowance for the 2080s epoch. This represents the impact of climate change on Flood Zone 3a and Flood Zone 2 combined. This shows a greater extent of flooding than the modelled event. This is due to the Flood Map for Planning outputs being based on the NNM and not the outputs from the Ampney Brook Thames (MRL to St Johns) 2014 model, and also the fact that the Flood Zones plus Climate Change dataset also includes the larger 0.1% AEP event.

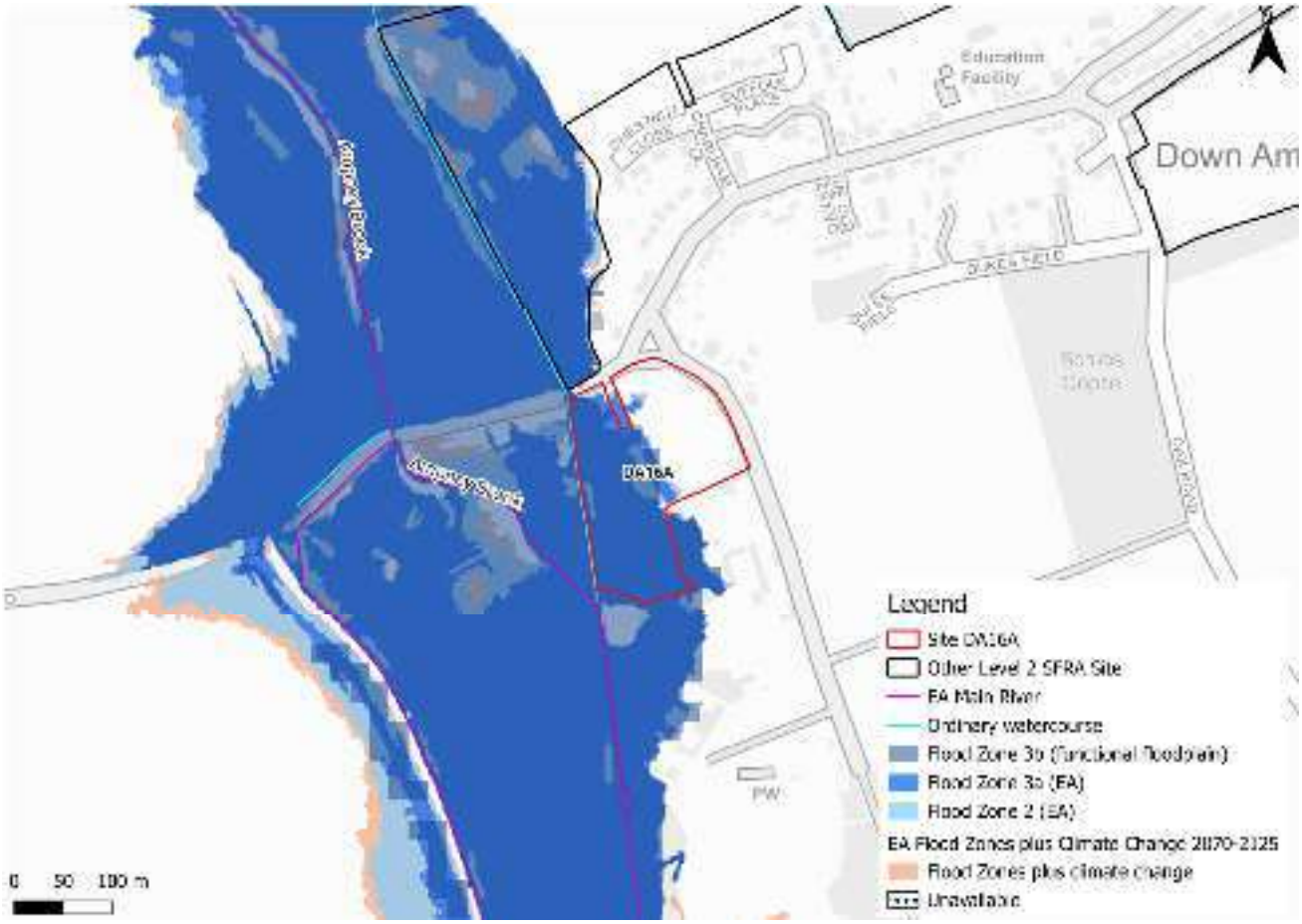


Figure 2-8: EA Flood Zones plus Climate Change

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There have been 11 recorded flooding incidents within the Ampneys & Hampton Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Figure 2-9 shows that the site and wider area could benefit from riparian, floodplain, and wider catchment tree planting. Tree planting can help to slow the

flow to benefit areas downstream. There is also potential for floodplain reconnection to restore the natural floodplain which can help with floodwater attenuation. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

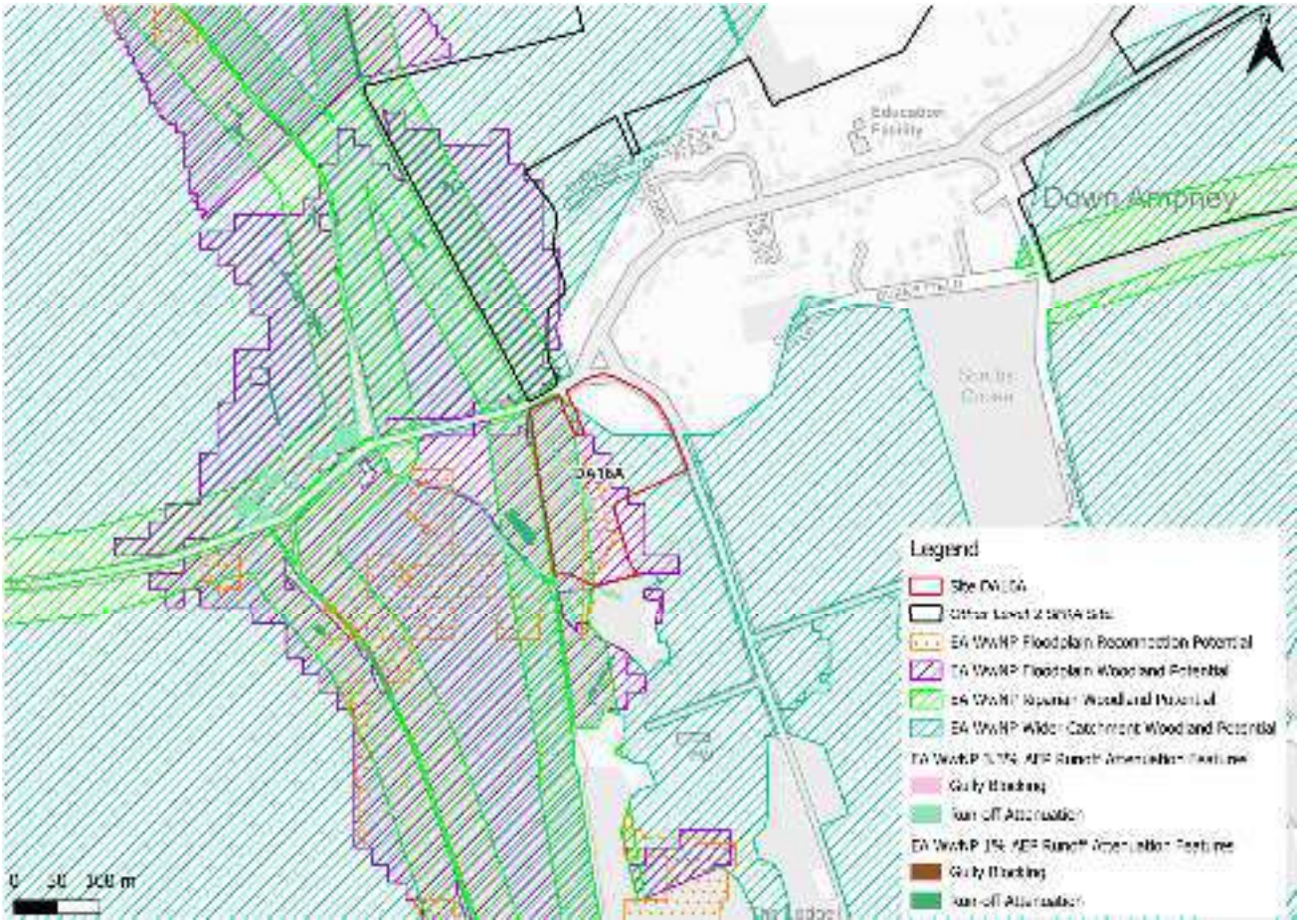


Figure 2-9: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warning and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The majority of the risk area is included within a FWA, namely the 'Ampney Brook from Ampney Crucis to Sheeppen Bridge' FWA, as shown in Figure 2-10.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The site and the adjacent floodplains are partially located within a FAA, namely the 'Ampney Brook from Barnsley Wood to Sheeppen Bridge' FAA, as shown in Figure 2-10.

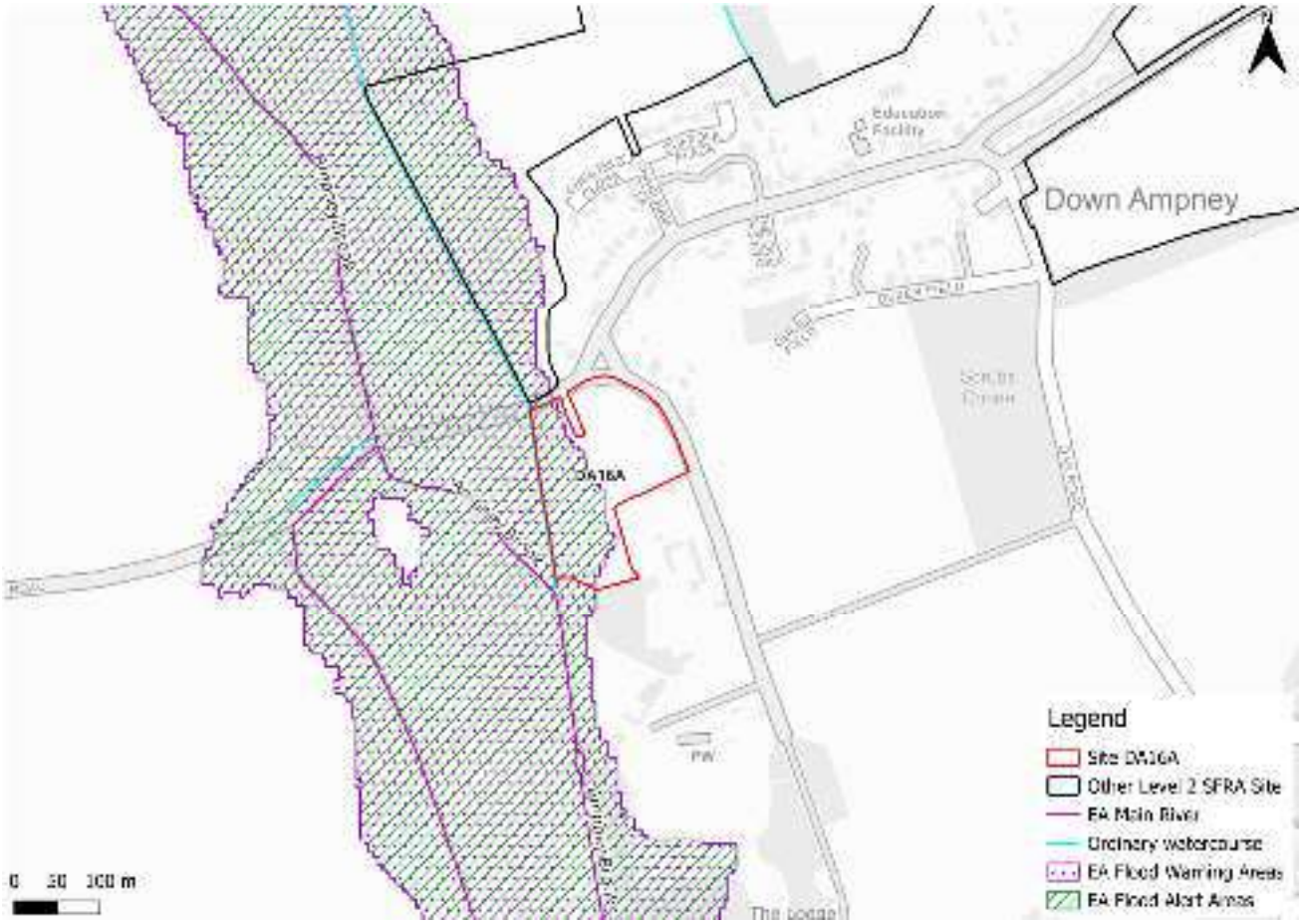


Figure 2-10: Flood warnings and alerts

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes could likely be achieved during a flood event via the north of the site to Charlham Way. However, updated modelling of Ampney Brook will be required to fully inform on safe access and escape routes (Figure 2-11).



Figure 2-11: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The area of the site within the functional floodplain should not be developed and should remain as open greenspace. Ideally, all built development would be directed to Flood Zone 1 whilst also accounting for the impacts of climate change. More vulnerable development should not be permitted within the undefended 0.5% AEP plus upper end climate change event risk area. All risk areas would ideally be utilised as open green space, providing a flood storage function as well as providing Biodiversity Net Gain (BNG), ecological, amenity, social, and wellbeing benefits.
  - The Ampney Brook Thames (MRL to St Johns) 2014 model is out of date and the EA's NNM is considered to be the most up to date information on fluvial risk to the site and surrounding area. The NNM does not contain depth or hazard information, therefore risk cannot be robustly defined at this stage.
  - The Flood Map for Planning shows the site could be at additional risk from climate change.

- Mitigation:
  - It is not appropriate at this stage to advise on potential mitigations, given the absence of sufficiently robust and up to date flood risk information. An updated model for Ampney Brook must be developed to robustly define risk to the site and the surrounding areas.
  - EA flood warnings and alerts should continue to be in place to ensure early evacuation of site users before an extreme flood event occurs.
- Access and escape:
  - Based on current information, safe access and escape routes appear achievable via the north of the site. Updated modelling must be carried out to inform on access and escape routes.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Present Day

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extents Present Day maps (May 2026), the site is predominantly at low risk of surface water flooding as shown in Table 3-1 and Figure 3-1 and also the depth map in Figure 3-2. There are two flow paths in the centre of the site of shallow flood depths <0.3m.

Safe access and escape routes are achievable in several locations, when considering surface water risk only.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning Extents Present Day dataset

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
91	4	3	2

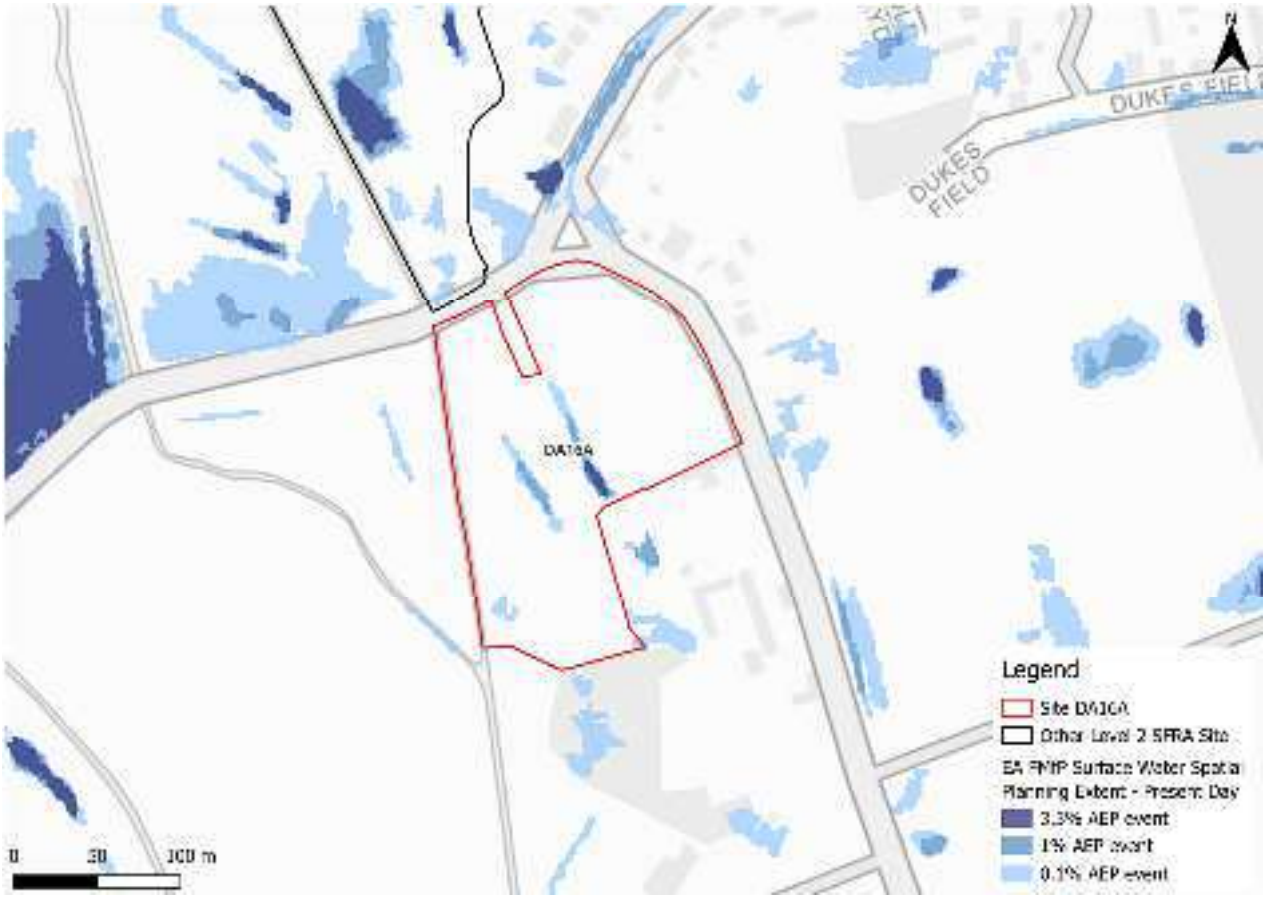


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

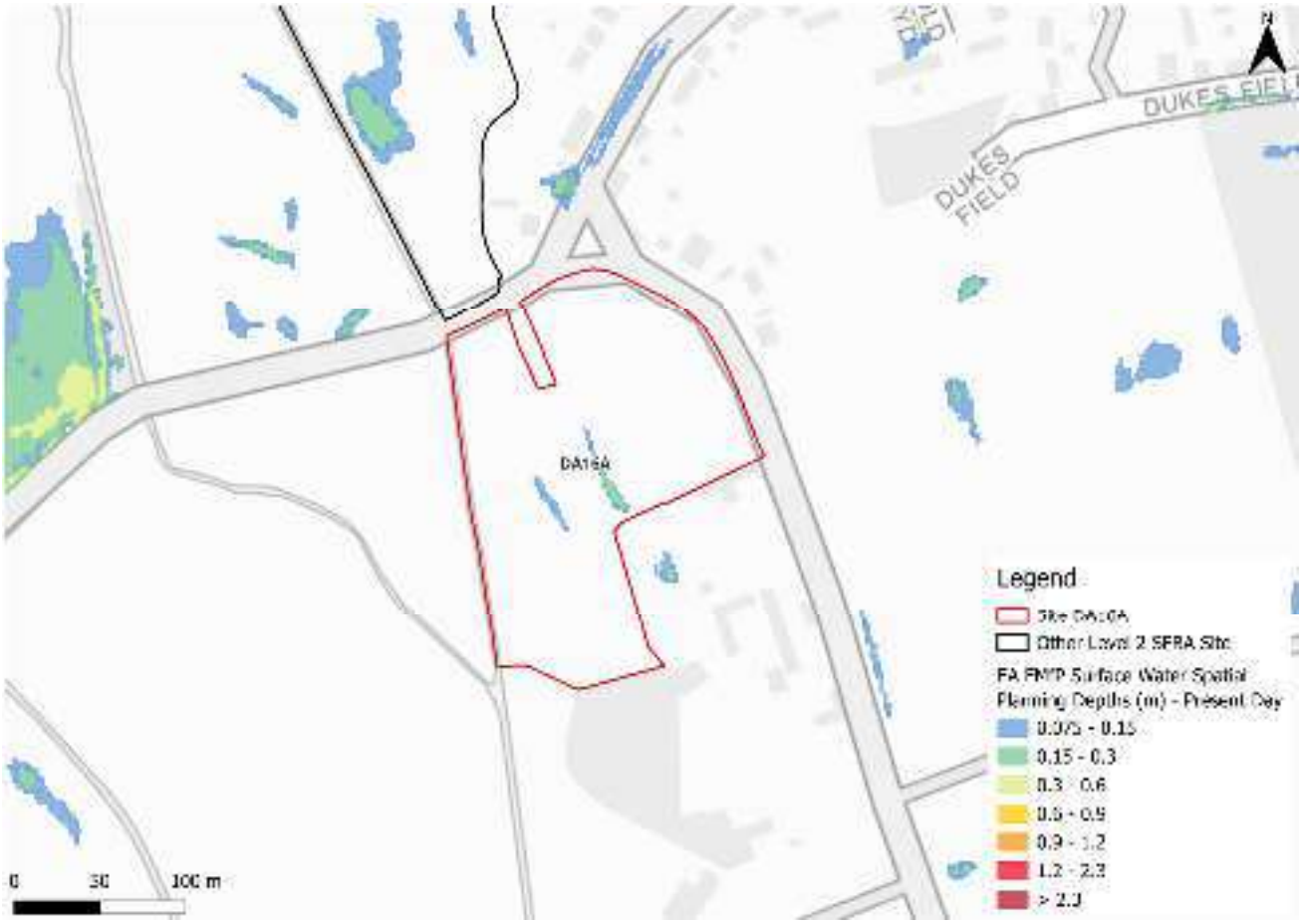


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows there to be areas of moderate to significant flood hazard in the centre of the site and along the western site boundary (Figure 3-3). There are clearly differences between the Flood Map for Planning - Surface Water Spatial Planning map and the third generation RoFSW hazard mapping whereby the RoFSW shows a much larger area to be at risk. Given the significant differences between the two datasets, the hazard information should be discounted and assessed further at the FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.

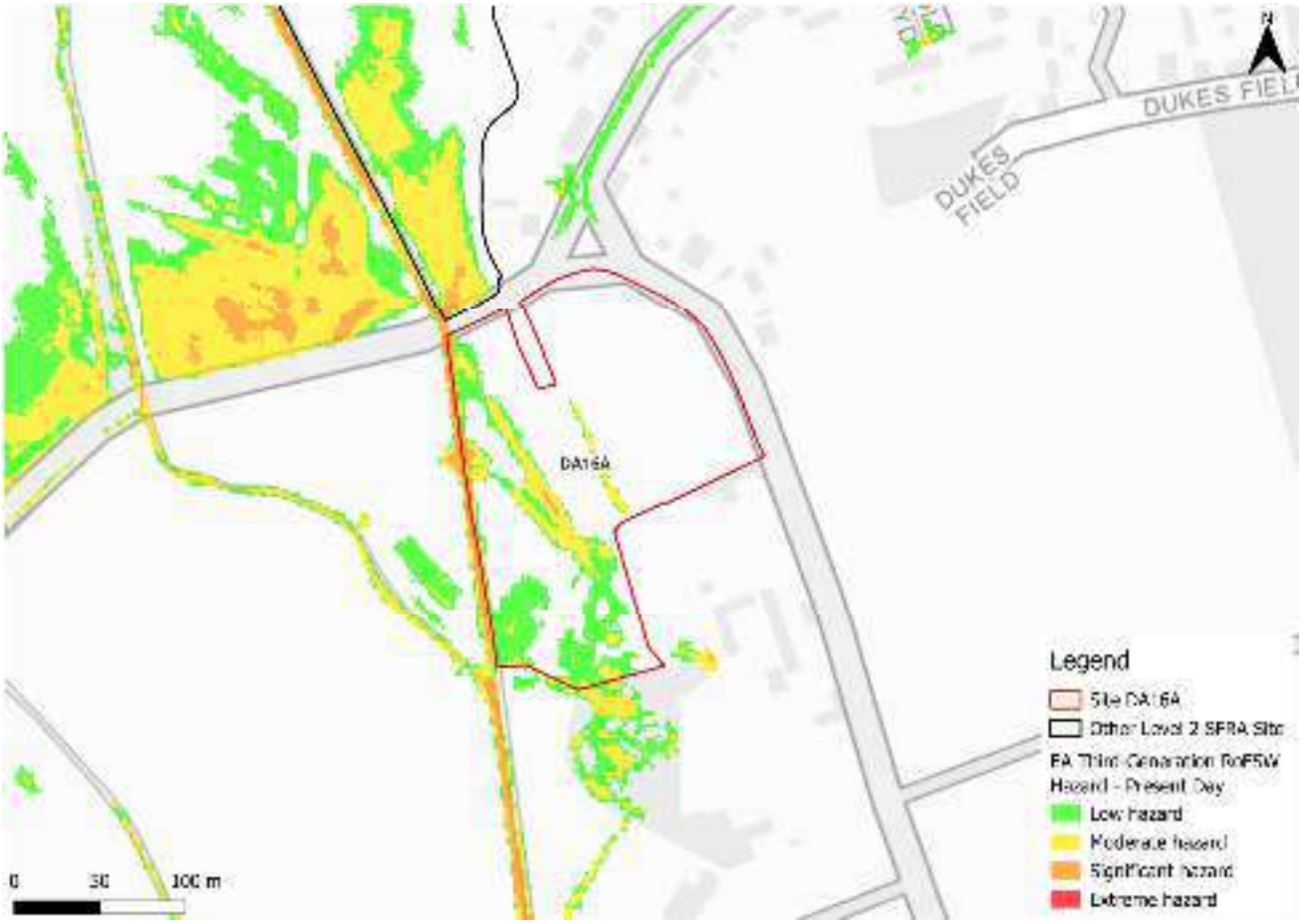


Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day medium risk surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRA's should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Gloucestershire and the Vale management catchment are shown Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. The site is not shown to be at significant additional risk from surface water climate change. However, there are additional areas of ponding in the 0.1% AEP event and the flow paths increase in size and risk.

Flood depths are mainly shallow, with only a small area between 0.3m - 0.6m deep (Figure 3-5).

Safe access and escape routes would likely remain achievable via several locations.

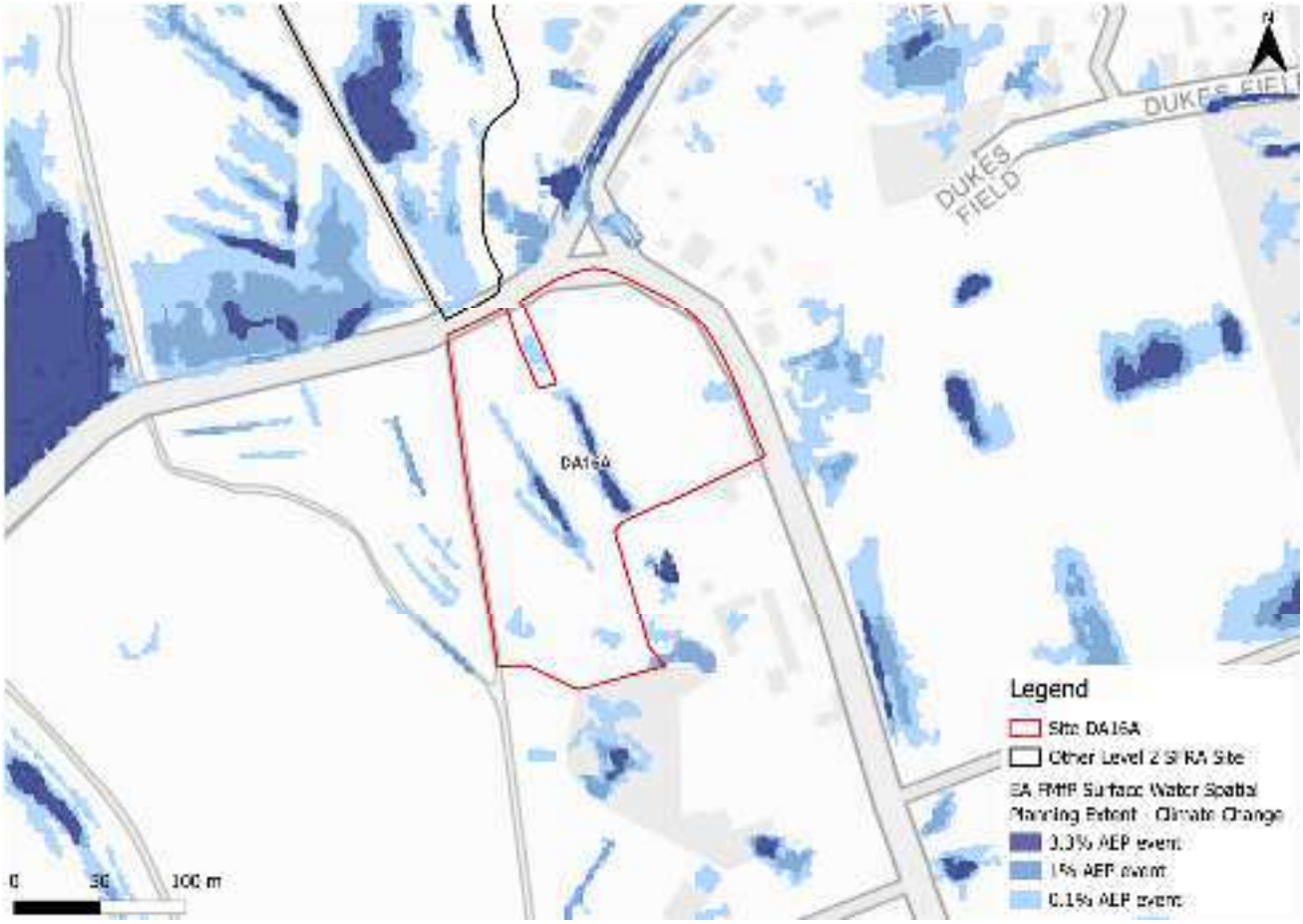


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

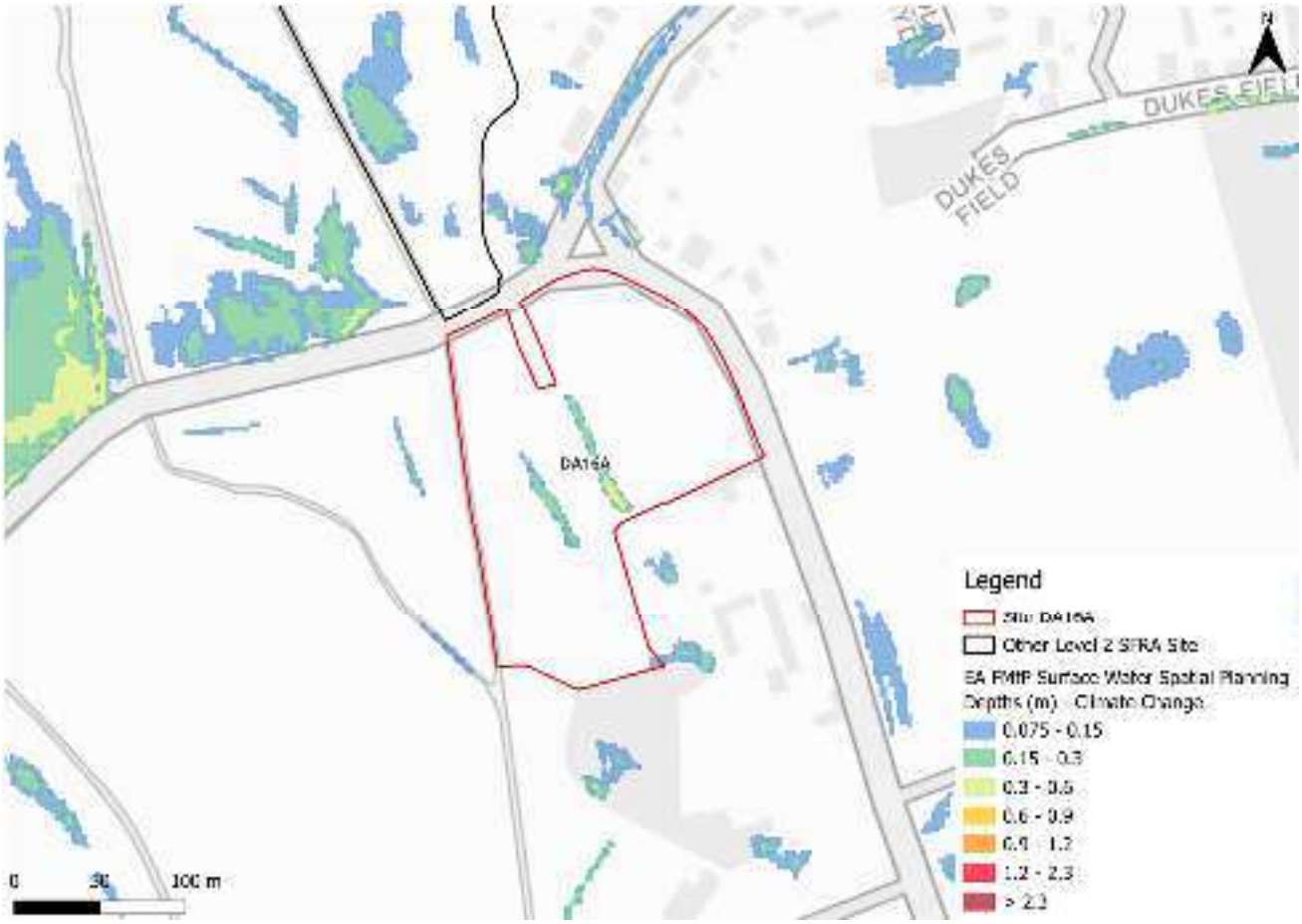


Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning climate change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the RoFSW low risk surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards (Figure 3-6). However, given the differences between the two datasets, the hazard information should be discounted and assessed further at the FRA stage.

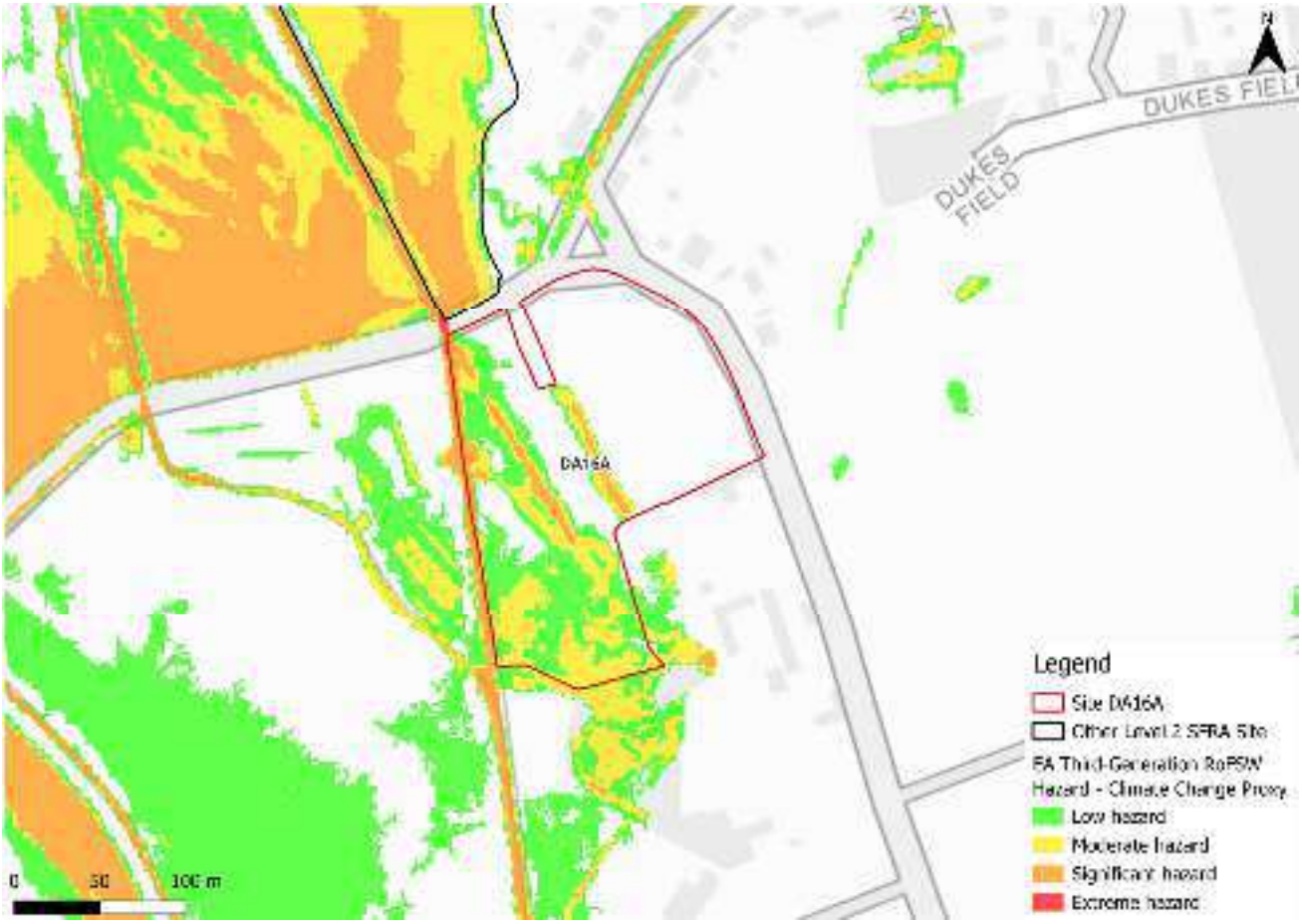


Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day low risk surface water flood hazard as a climate change proxy

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There are no recorded sewer flooding incidents nearby the site nor within the The Ampneys & Hampton Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly low, with 91% of the site being outside of the 0.1% AEP surface water flood extent.
- Risk to the site is shown to slightly increase in extent within the site when considering the impact of climate change.
- Topographic low spots and flow paths should be considered and included in site design and ideally left in place to flood naturally when required.
- The drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance.

- Safe access and escape routes would likely be achievable via multiple locations when considering surface water risk in isolation.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within one catchment, namely, the Ampney and Poulton Brooks (Source to Thames) catchment. This catchment is ranked as a low sensitivity catchment. Planning considerations for all sites can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications. The map shows there is a risk of groundwater flooding to both surface and subsurface assets, and groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.

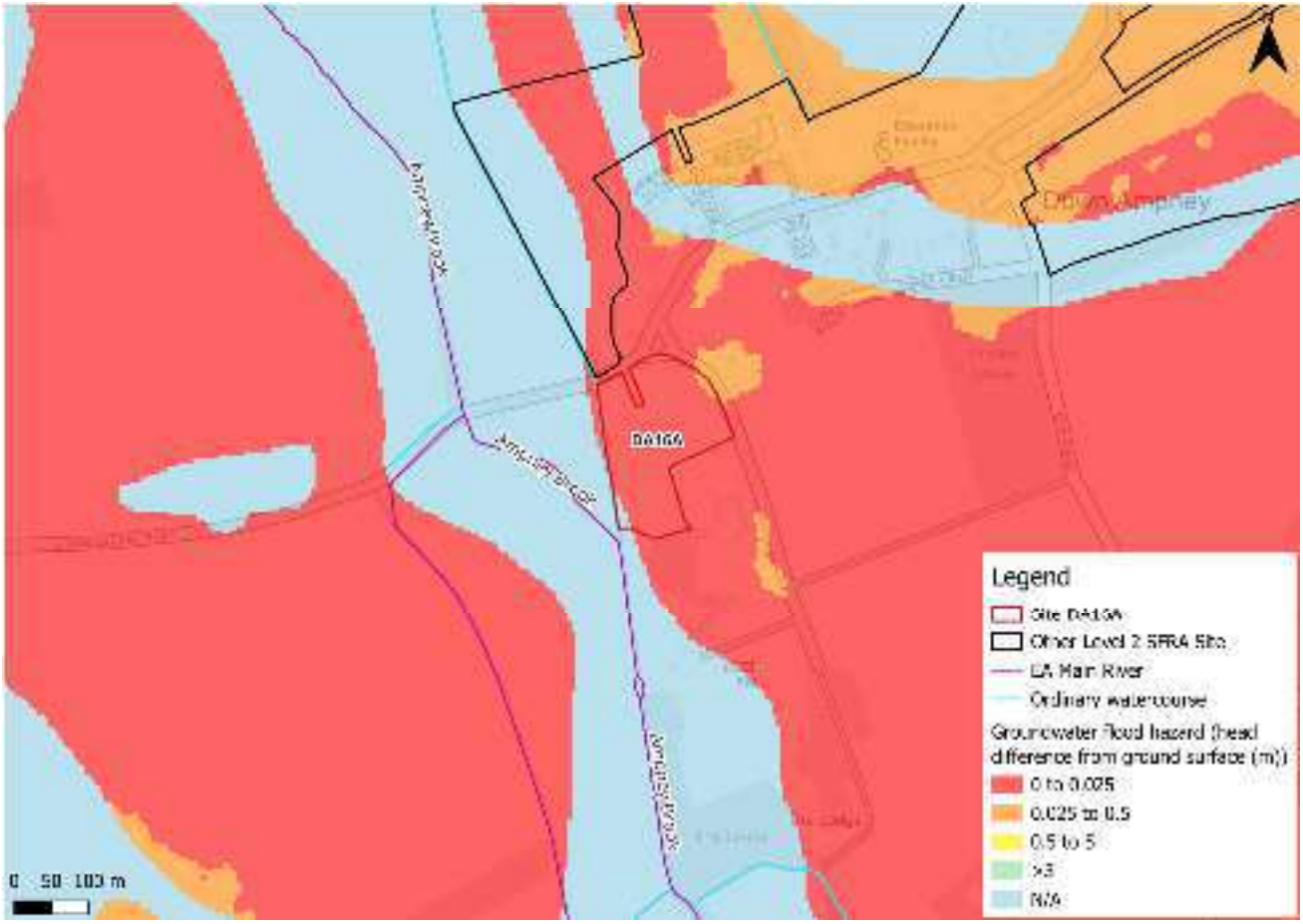


Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is mudstone, siltstone, and sandstone (Figure 5-2). Mudstone and siltstone generally have a low permeability and low level of porosity, reducing infiltration rates. Superficial deposits include clay and silt which also have low permeability. Infiltration SuDS at this site may not be an option though the drainage strategy for the site should fully investigate water table levels through standpipe monitoring during the period of highest groundwater levels e.g. November to April.

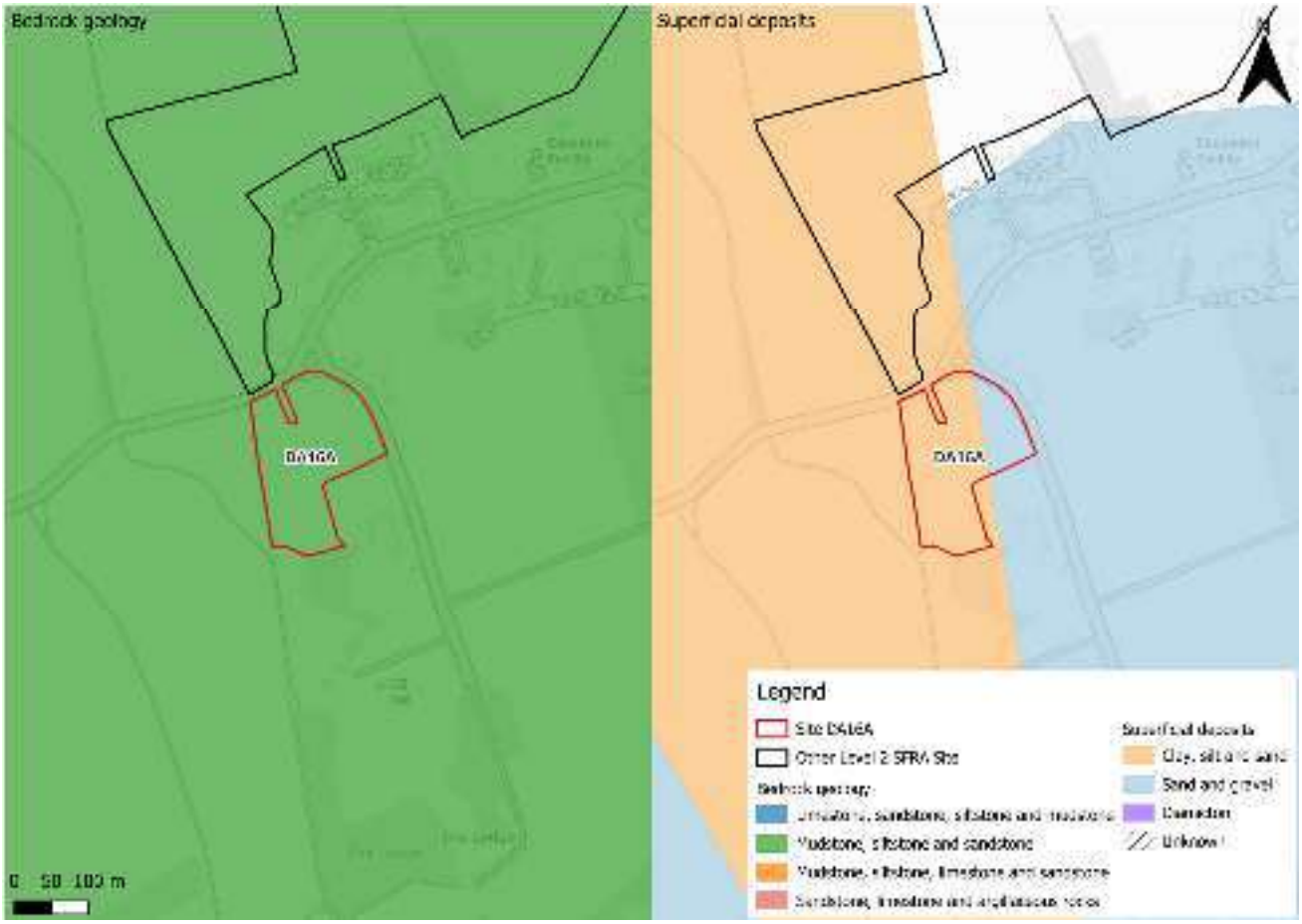


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There are no defences in place along Ampney Brook. However, the watercourse is culverted in two places under Down Ampney Road, as indicated by the green circle on Figure 6-1. There is a potential residual risk of a blockage of these culverts. This risk should be investigated at the site-specific FRA stage.

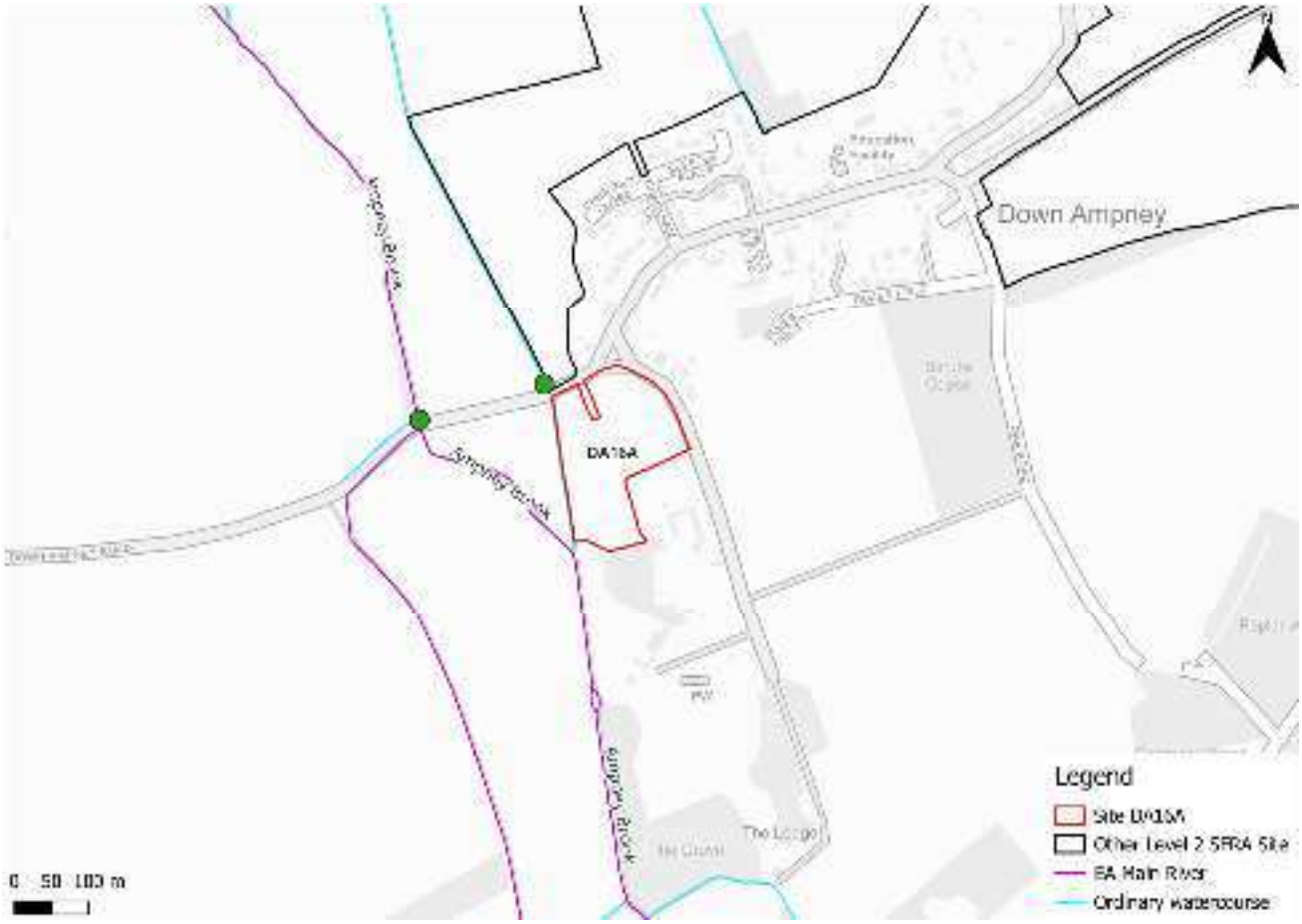


Figure 6-1: Culvert location (green circle)

6.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is required to pass part b) of the exception test as it is proposed for more vulnerable residential development and is partially located within Flood Zone 3a. half of the site is within the functional floodplain and cannot be developed. As stated in para 005 of the PPG, for a site to be considered safe for its lifetime, it must be proven that residents and users can safely access and exit a building during a design flood and to evacuate before an extreme flood (0.1% annual probability of flooding with allowance for climate change). Updated modelling of Ampney Brook is required to inform the Exception Test.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- Based on current information, it is recommended that this site is not allocated for residential development. However, the area currently in Flood Zone 1 and not at risk from climate change may be developed, though updated modelling of Ampney Brook must be carried out to robustly define the risk to the site for both present day and with climate change.
- A drainage strategy should ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply with consideration of local and national SuDS guidance.
- Groundwater conditions must be investigated further through the site-specific FRA. This should be assessed through standpipe monitoring during the period of highest groundwater levels e.g. November to April.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Site SD15

Final Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0010
Revision	P02
Prepared by	Kira Khangura Technical Assistant Laura Thompson-Jones BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Jo Corbett of Cotswold District Council. Kira Khangura and Laura Thompson of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken in July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Background 1
1.1 Site SD15 1

2 Flood risk from rivers 5
2.1 Existing risk 5
2.2 Impacts from climate change 6
2.3 Historic flood incidents 8
2.4 Flood risk management 8
2.5 Emergency planning 9
2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial 11

3 Flood risk from surface water 12
3.1 Existing risk 12
3.2 Impacts from climate change 15
3.3 Sewer flood risk 18
3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water 18

4 Cumulative impacts assessment and high risk catchments 20
4.1 Level 1 cumulative impacts assessment 20

5 Groundwater, geology and SuDS suitability 21

6 Residual risk 24
6.1 Flood risk from canals 24
6.2 Flood risk from reservoirs 24

7 Overall site assessment 26
7.1 Can part b) of the Exception Test be passed? 26
7.2 Main recommendations and site-specific FRA requirements 26

8 Licencing 27

List of Figures

Figure 1-1: Site location boundary 2
Figure 1-2: Aerial photography 3
Figure 1-3: Topography 4
Figure 2-1: Present day risk 5
Figure 2-2: Flood depths for the 0.1% AEP undefended flood event 6
Figure 2-3: Flood depths for the 0.1% AEP undefended flood event plus central climate change allowance for the 2080s epoch 7
Figure 2-4: EA Flood Zones plus Climate Change 8
Figure 2-5: Working with Natural Processes 9
Figure 2-6: Flood warnings and alerts 10
Figure 2-7: Potential access and escape routes 11
Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 13
Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event flood depths (m) 14
Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day medium risk surface water flood hazard 15
Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 16
Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event flood depths (m) 17
Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day low risk surface water flood hazard as a climate change proxy 18
Figure 5-1: JBA 5m Groundwater Emergence Map 21
Figure 5-2: BGS Geology - Bedrock and superficial deposits 23
Figure 6-1: EA Reservoir Flood Map 25

List of Tables

Table 2-1: Present day flood risk based on percentage area of site at risk 5

Table 2-2: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment 7

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning Extents Present Day datasets 12

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment 16

Table 5-1: Groundwater Hazard Classification 22

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan Site SD15. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Site SD15

- Location: Plummers Farm, east of Ashton Road
- Existing site use: Agriculture
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Residential
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 3.17
- Watercourse: River Churn
- Environment Agency (EA) flood model: River Churn (Churn (Baunton to Siddington) 2011 model
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of fluvial flood depths, velocities and hazards
    - Assessment of surface water flood extent, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management



Figure 1-1: Site location boundary



Figure 1-2: Aerial photography

The topography of the site slopes from west to east towards the floodplain of the River Churn (Figure 1-3).



Figure 1-3: Topography

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the percentage areas of the site within each flood zone are stated in Table 2-1 and can be viewed on Figure 2-1. The Flood Map for Planning does not consider flood defence infrastructure (Section 2.4).

The majority of the site is in Flood Zone 1 and therefore at low risk of from flooding from rivers. There is a small area of Flood Zone 2 (1%) at the southern boundary of the site.

Table 2-1: Present day flood risk based on percentage area of site at risk

Flood Zone 1 (% area)	Flood Zone 2 (% area)	Flood Zone 3a (% area)	Flood Zone 3b (% area)
99	1	0	0

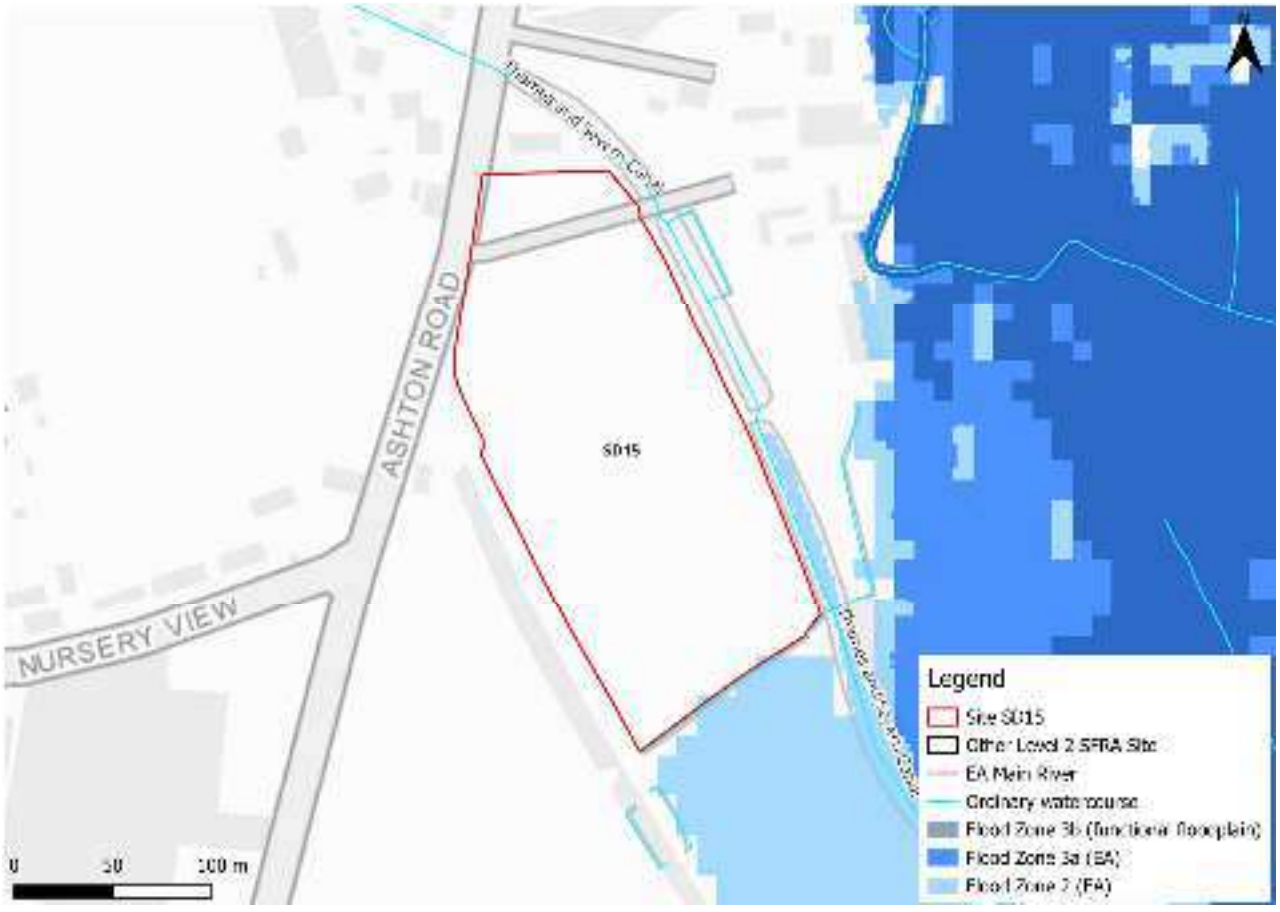


Figure 2-1: Present day risk

2.1.2 River Churn (Baunton to Siddington) 2011 model outputs.

Present day risk to the site comes from the River Churn to the east of the site. The 0.1% AEP undefended event from the River Churn (Baunton to Siddington) 2011 model shows the same extent of flooding to the site as Flood Zone 2 of the Flood Map for Planning (Figure 2-2). Risk is modelled to be confined to a very small area along the southern site boundary, with depths of less than 0.15 m.

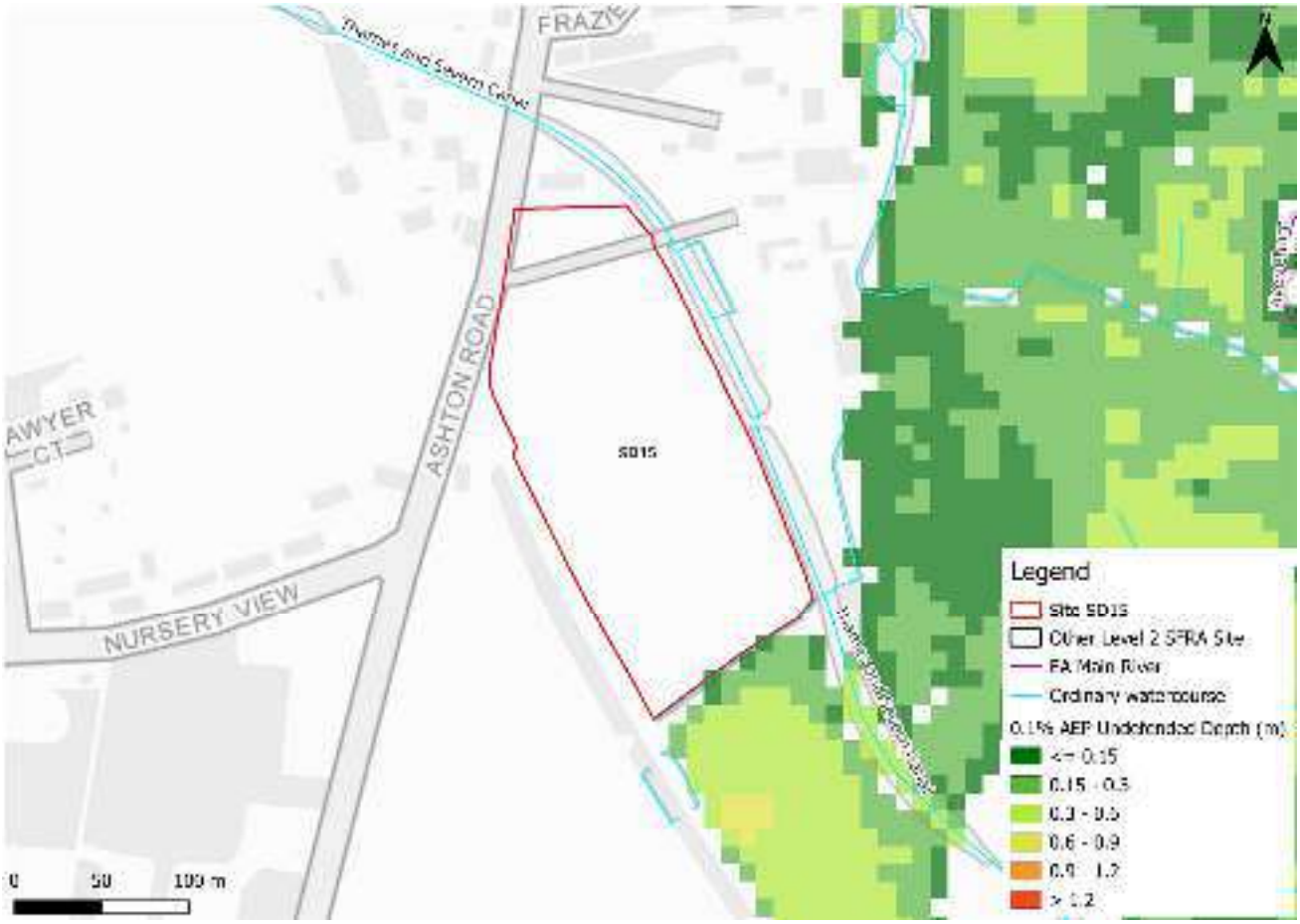


Figure 2-2: Flood depths for the 0.1% AEP undefended flood event

2.2 Impacts from climate change

2.2.1 River Churn (Baunton to Siddington) 2011 model outputs

The EA's SFRA guidance states that SFRAs should assess the central allowance for the 2080s epoch for peak river flows. The site is located within the Gloucestershire and the Vale Management Catchment. The central allowance within this catchment is 26% on peak flows (Table 2-2). The impacts of climate change on flood risk are included in the model for the 1% AEP undefended event using 30% on peak flows rather than the current central allowance of 26%.

Table 2-2: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment

Epoch	Central (%)	Higher (%)	Upper (%)
2020s	11	17	33
2050s	11	19	43
2080s	26	41	84

Figure 2-3 shows the modelled flood depths for the 0.1% AEP undefended event plus the central allowance for peak river flows. The risk area does not significantly increase in size, and the site remains at low modelled risk. There is no modelled risk to the site in the 1% AEP undefended plus central climate change event.

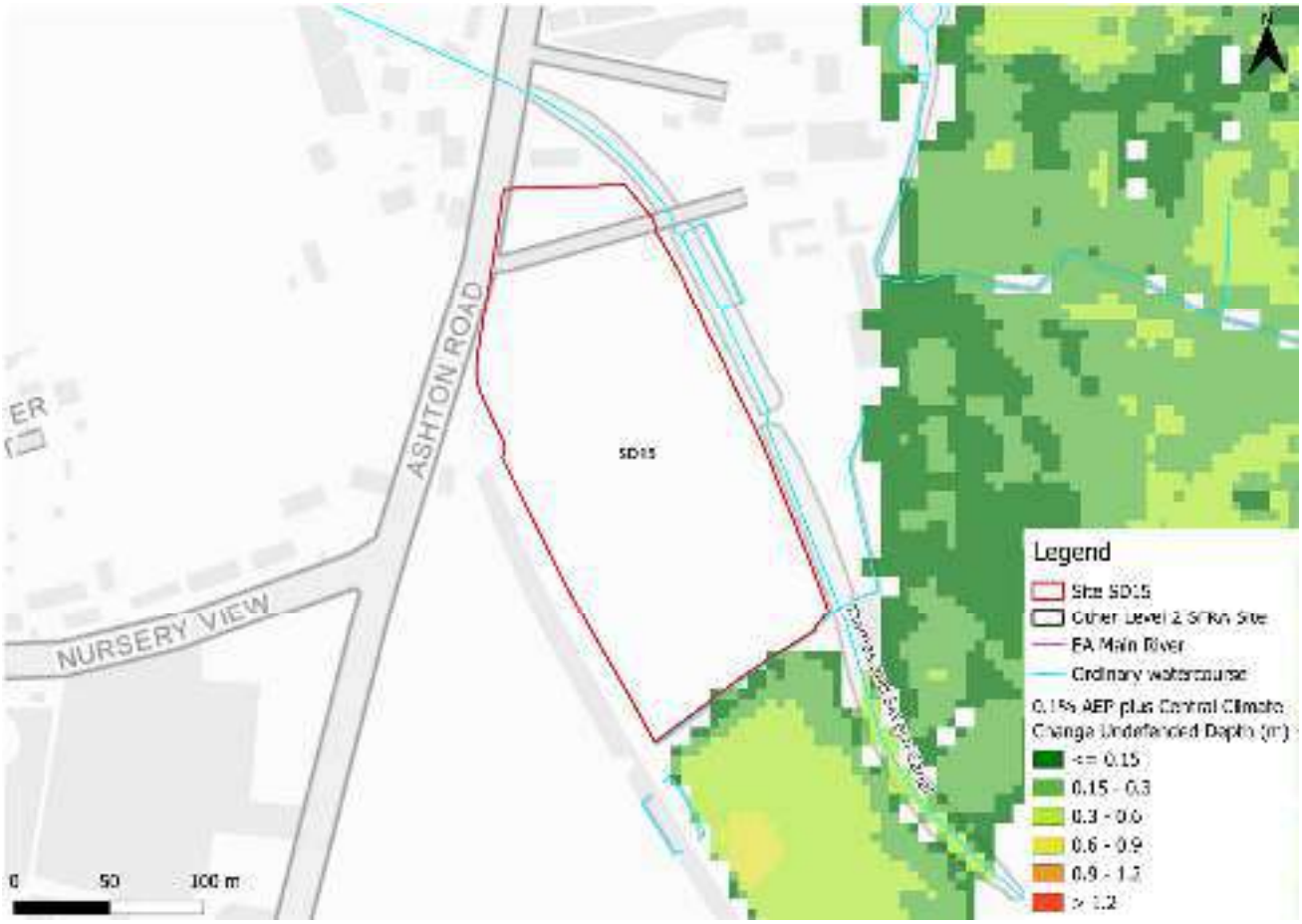


Figure 2-3: Flood depths for the 0.1% AEP undefended flood event plus central climate change allowance for the 2080s epoch

2.2.2 Flood Map for Planning - Flood Zones plus Climate Change

Figure 2-4 shows the Flood Map for Planning - Flood Zones plus Climate Change dataset which includes the central allowance for the 2080s epoch. This represents the impact of climate change on Flood Zone 3a and Flood Zone 2 combined. This shows a greater extent of flooding than the modelled event. This is due to the fact that the Flood Zones plus

Climate Change dataset also includes the larger 0.1% AEP event. However, risk to the site does not increase.



Figure 2-4: EA Flood Zones plus Climate Change

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There have been six recorded flooding incidents within the Siddington and Cerney Rural Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and

surrounding areas. Figure 2-5 shows that the east of the site could benefit from riparian woodland tree planting, with areas outside of the site potentially benefitting from floodplain woodland tree planting. Tree planting can help to slow the flow of water to benefit areas downstream. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

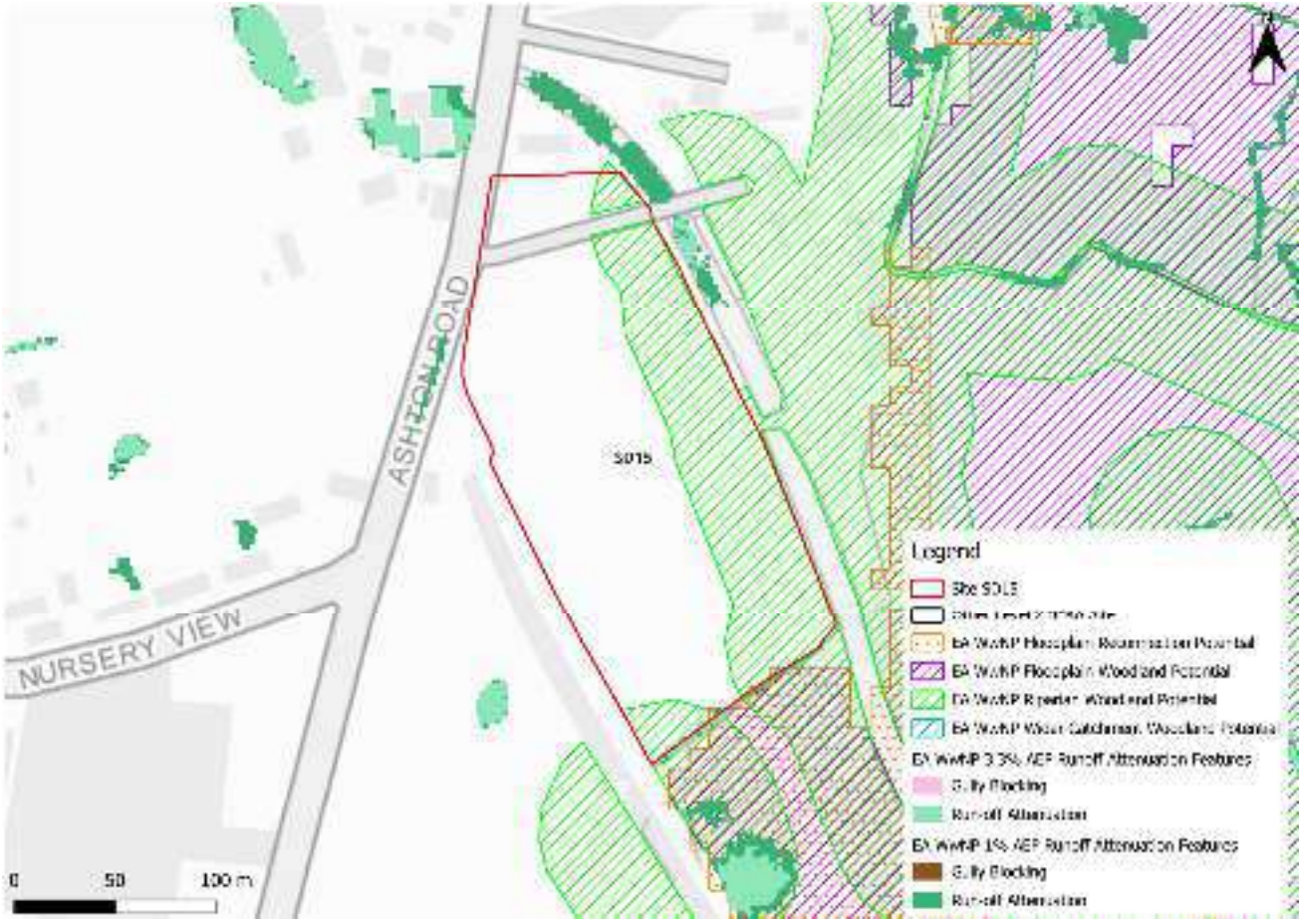


Figure 2-5: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warning and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. A small area along the southern boundary of the site is included within a FWA, namely 061FWF02Cirncstr - River Churn from Baunton to Siddington including Cirencester, as shown in Figure 2-6.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. A small area along the southern boundary of the site is located within a FAA, namely 061WAF02Churn - River Churn and its tributaries.

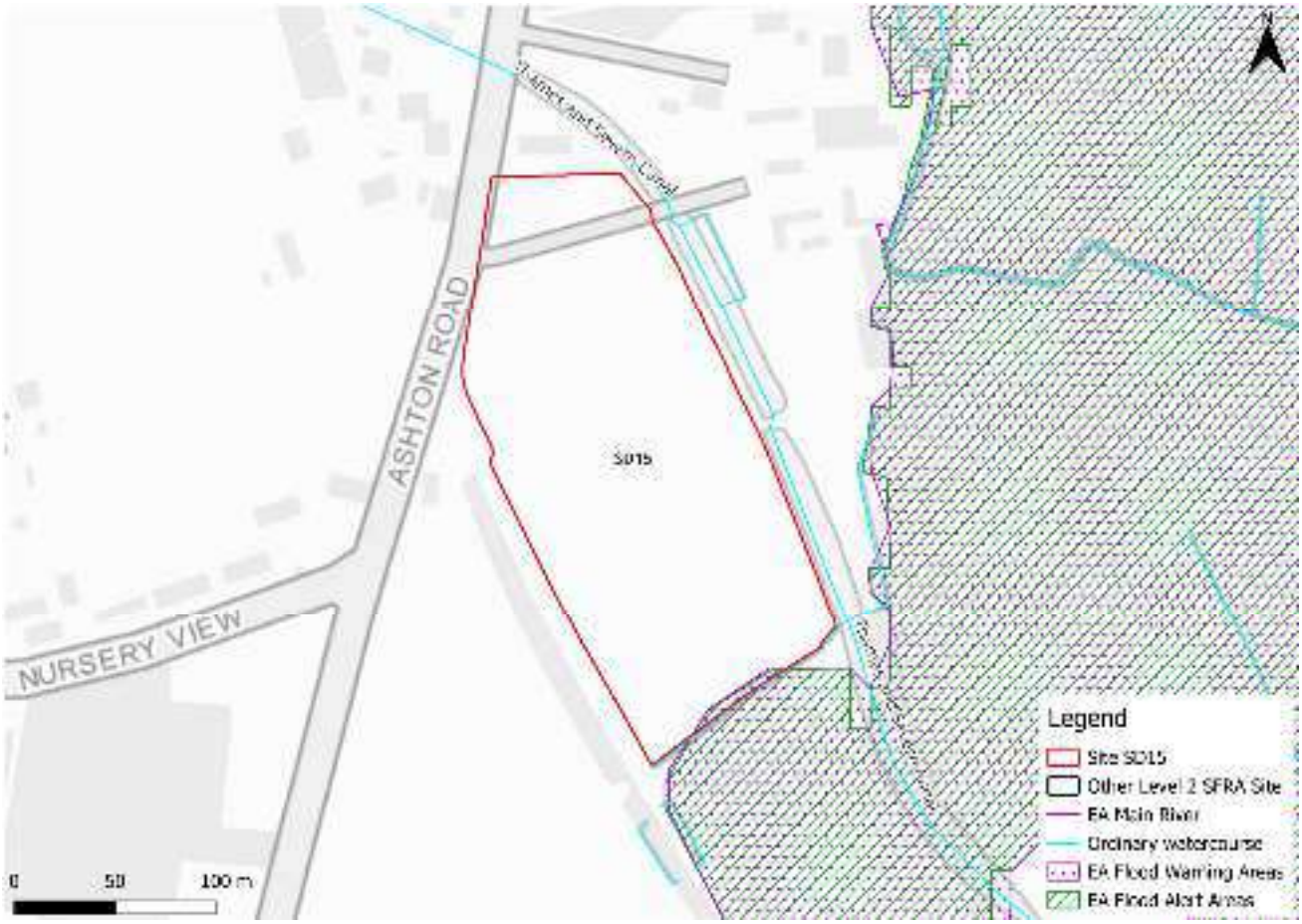


Figure 2-6: Flood warnings and alerts

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes could likely be achieved during a flood event via the northwest of the site via Ashton Road (Figure 2-7).



Figure 2-7: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The majority of the site is located within Flood Zone 1 and therefore at low risk from rivers.
  - There is no significant additional risk to the site when considering climate change.
- Mitigation:
  - EA flood warnings and alerts should continue to be in place to ensure early evacuation of site users before an extreme flood event occurs.
- Access and escape:
  - Based on current information, safe access and escape routes appear achievable via the northwest of the site via Ashton Road.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Present Day

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extents Present Day maps (May 2026), the site is predominantly at low risk of surface water flooding as shown in Table 3-1 and Figure 3-1, and also the depth map in Figure 3-2.

There is a small flow path along the southern boundary of the site with depths of between 0.3 and 0.6m. In the 0.1% AEP event, there is a small area of ponding in the northeast of the site. Safe access and escape routes would likely be achievable via Ashton Road to the northwest of the site in all events.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning Extents Present Day datasets

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
95	3	1	1



Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

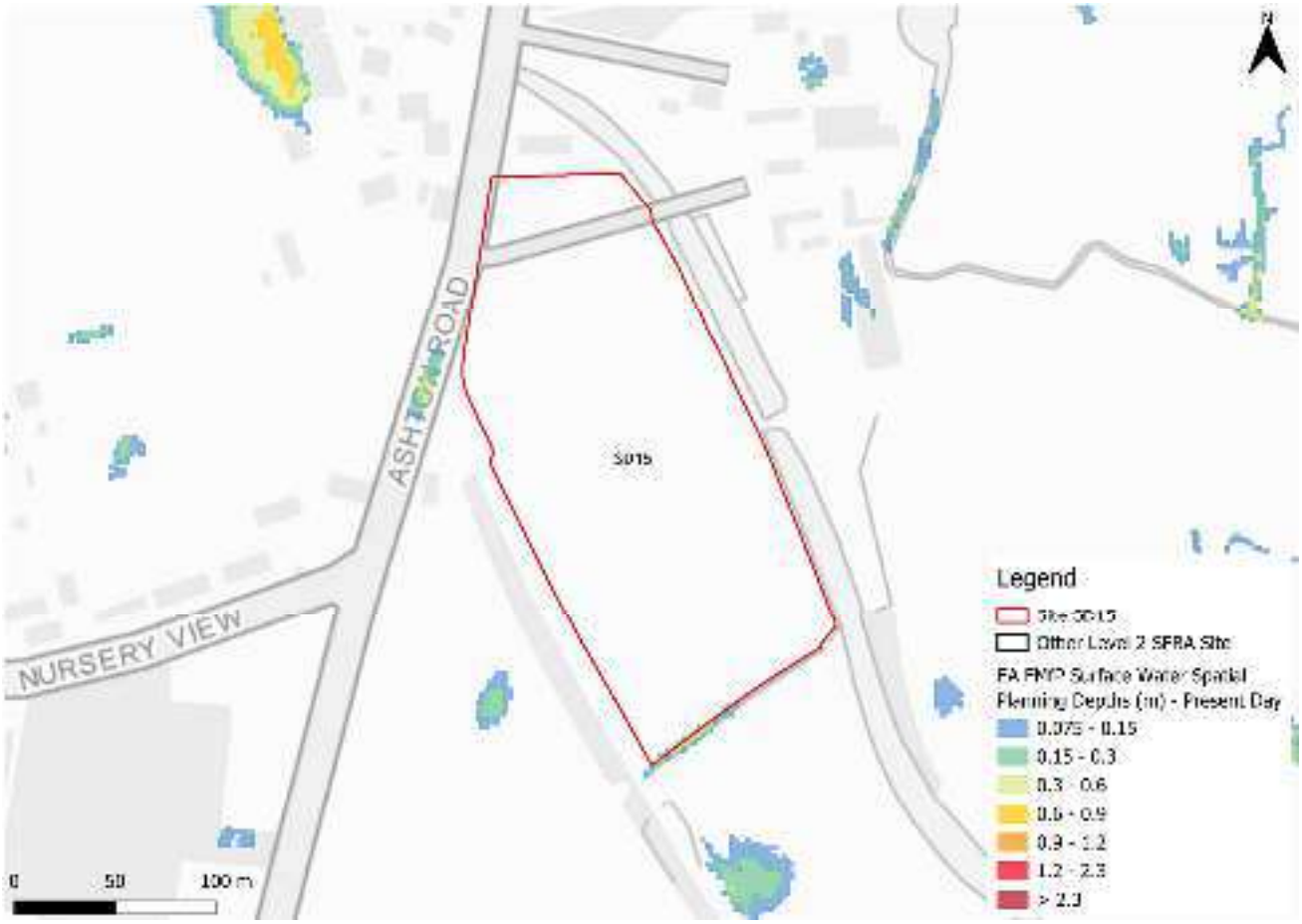


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Present Day, as the best available information.

The RoFSW map indicates the flow path at the south of the site to be at moderate to significant hazard. Risk mapped to the site does not differ between the Flood Map for Planning - Surface Water Spatial Planning maps and the third generation RoFSW hazard mapping.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.

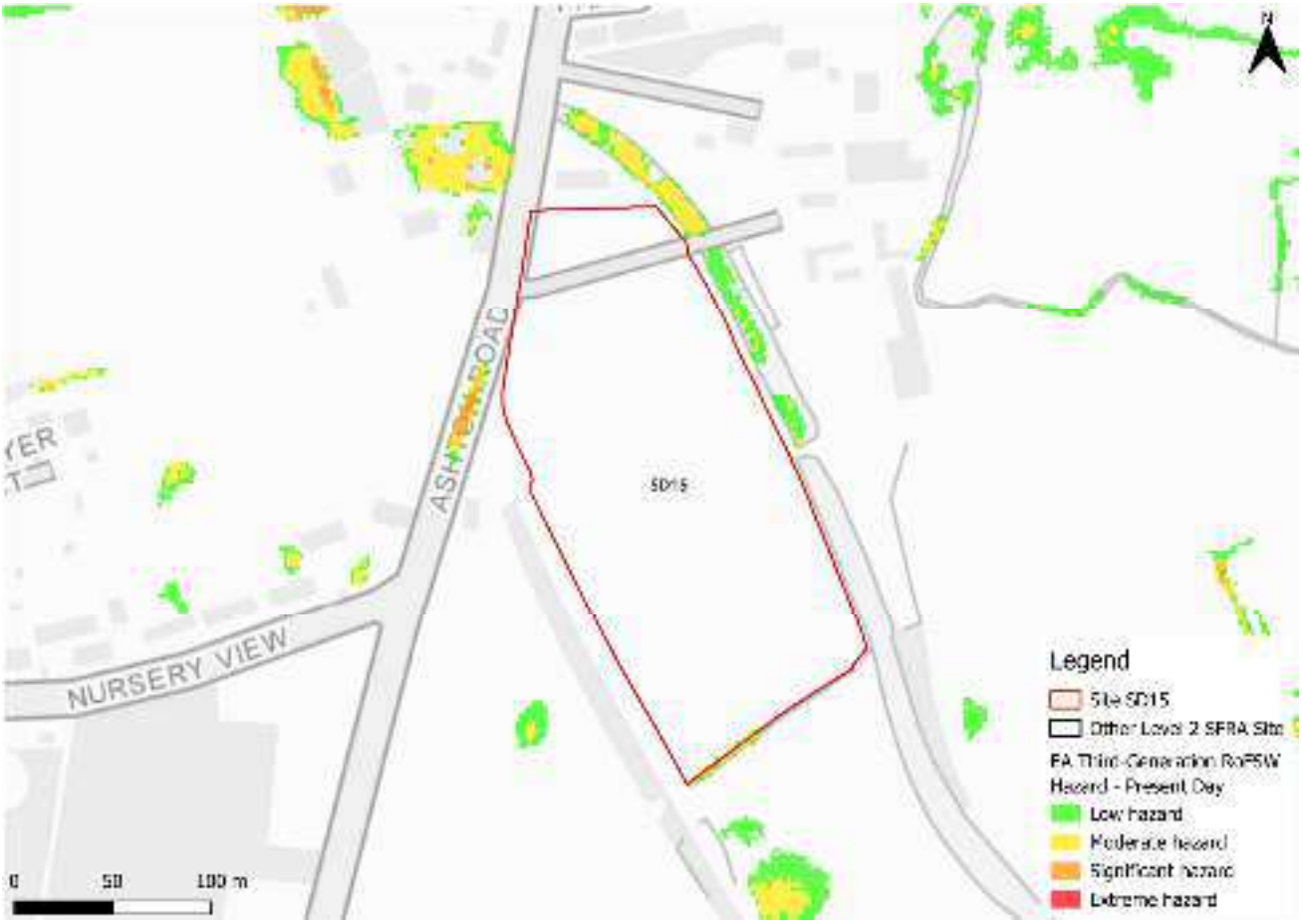


Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day medium risk surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Climate Change

The EA's climate change allowance guidance states that SFRA's should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Gloucestershire and the Vale management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3% (high risk)	25	35
1% (medium risk)	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. The site is not shown to be at significant additional risk from surface water climate change. Flood depths along the southern flow path remain between 0.3 and 0.6m (Figure 3-5). In the 0.1% AEP plus climate change event, the area of ponding in the northeast of the site increases in extent, and additional areas of ponding appear in the south of the site.

Safe access and escape routes would likely remain achievable via Ashton Road.

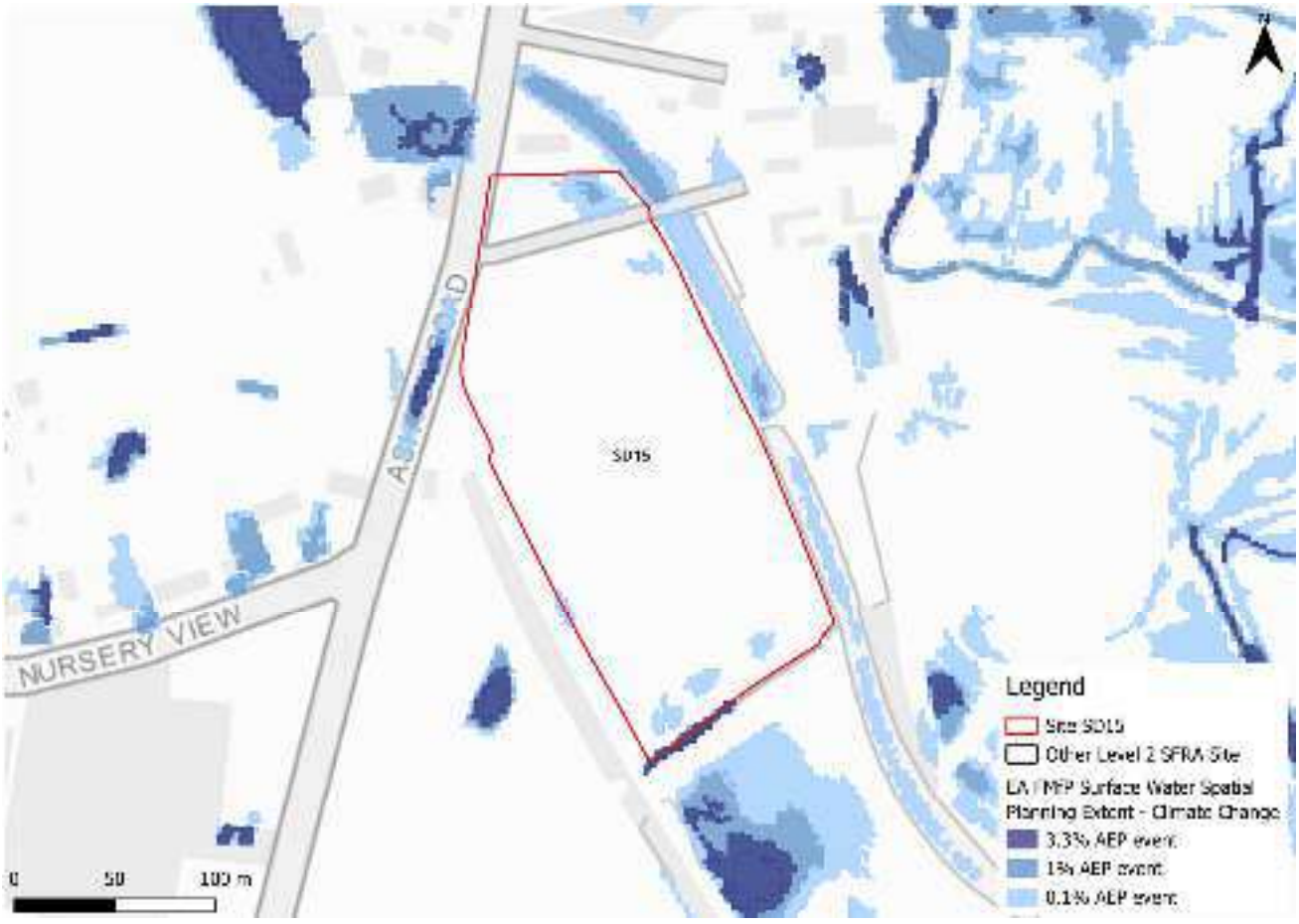


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change



Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning climate change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the RoFSW low risk surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards (Figure 3-6). The RoFSW map indicates hazard to be 'significant' along the flow path at the south of the site. It also shows a flow path of low hazard in the northwest of the site.

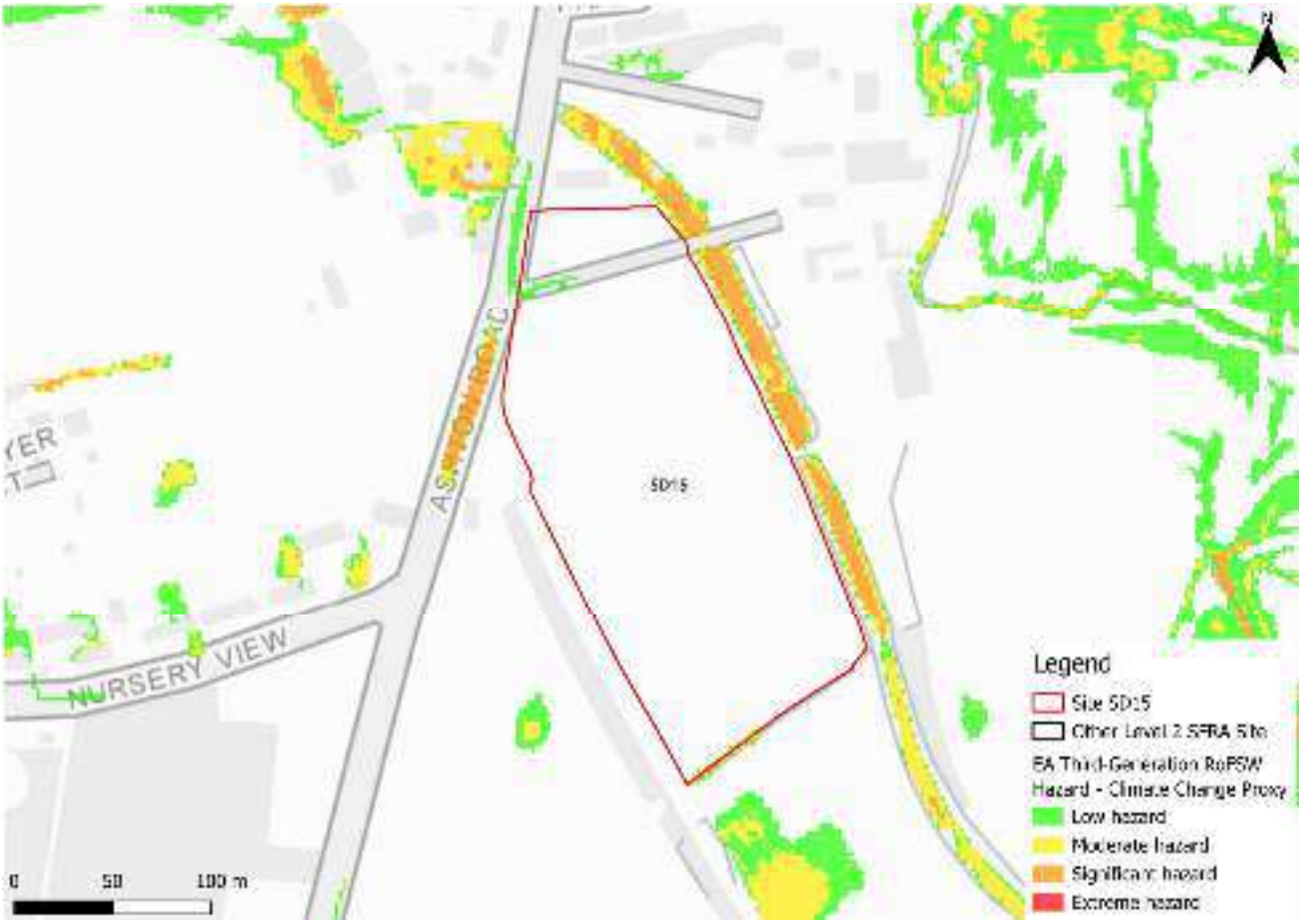


Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day low risk surface water flood hazard as a climate change proxy

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There are no recorded sewer flooding incidents nearby the site, nor within the Siddington & Cerney Rural Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly low, with 95% of the site being outside of the 0.1% AEP flood extent.
- Risk to the site is shown to slightly increase in extent within the site when considering the impact of climate change.
- Topographic low spots and flow paths should be considered and included in site design and ideally left in place to flood naturally when required.
- The drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance.

- Safe access and escape routes would likely be achievable via Ashton Road in all events.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within one catchment, namely, the Churn (Baunton to Cricklade) catchment. This catchment is ranked as a high sensitivity catchment. Planning considerations for all sites can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications.

Almost the entire site is within an area where there is a risk of groundwater flooding to both surface and subsurface assets. In this area, groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.



Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is sandstone, limestone and argillaceous rocks (Figure 5-2). Limestone is generally permeable. The permeability of sandstone varies. Infiltration SuDS at this site may not be an option, though the drainage strategy for the site should fully investigate water table levels through standpipe monitoring during the period of highest groundwater levels e.g. November to April.

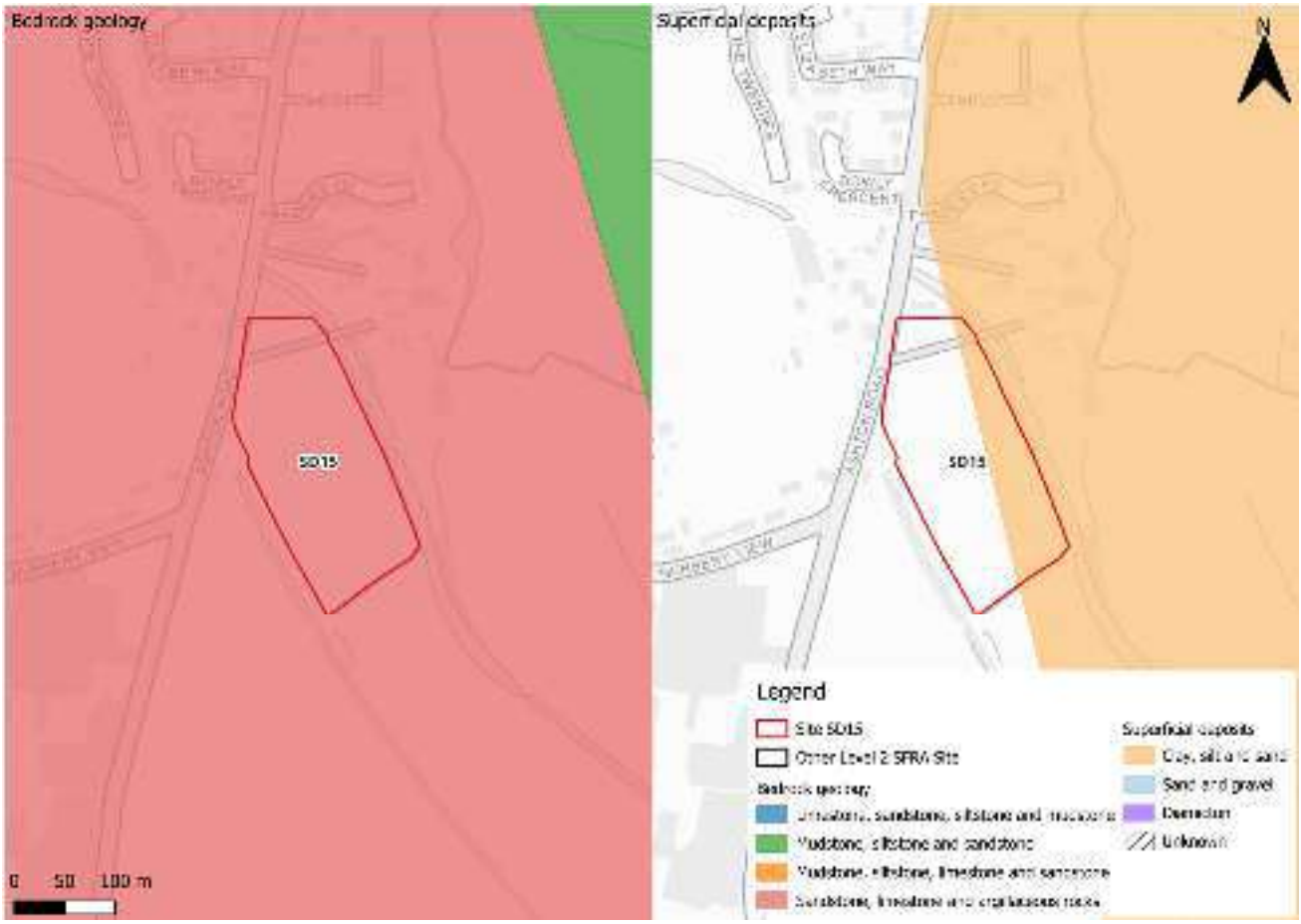


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There does not appear to be any residual risk to the site from asset blockage or defence breach.

6.1 Flood risk from canals

The Thames and Severn Canal runs adjacent to the eastern boundary of the site. Canals are a potential source of residual risk, however the site is situated approximately 1.5m above the level of the canal. Therefore, it is unlikely that a canal breach would impact the site. However, the Cotswold Canals Trust should be consulted at the application stage.

6.2 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. Figure 6-1 shows the RFM in a 'dry day' and 'wet day' scenario.

The site is potentially at risk from one reservoir in the 'wet day' scenario, namely Cirencester Park - The Mansion Lake reservoir, owned and maintained by Bathurst Estate Farming Limited, located within the Gloucestershire LLFA.

The EA's SFRA guidance states that where a proposed development site is shown to be at potential risk from reservoir failure, then an assessment into whether the reservoir design or maintenance schedule needs improving should be carried out. Expert advice may be required from an all-reservoirs panel engineer. The Council should consult United Utilities to ascertain whether the proposed development could affect the reservoir’s risk designation, it’s design category or how it is operated. The Council, as category 1 responders, can access more detailed information about reservoir risk and reservoir owners using the Resilience Direct system.



Figure 6-1: EA Reservoir Flood Map

..

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is not required to pass part b) of the exception test as it is not located within Flood Zone 3a, however it must still be proven that the development can be safe for its lifetime, which is generally considered to be 100 years for residential development.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- It should be possible to allocate this site based on its location largely within Flood Zone 1 and very low surface water flood risk.
- A drainage strategy should ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply with consideration of local and national SuDS guidance.
- Groundwater conditions must be investigated further through the site-specific FRA. This should be assessed through standpipe monitoring during the period of highest groundwater levels e.g. November to April.
- Consultation with the relevant reservoir undertaker may be required to assess if the design or maintenance of the reservoir would need improving as a result of new development.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Site SD17

Final Draft Report

Prepared for
Cotswold District Council

Date
July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0011
Revision	P02
Prepared by	Rosie Holmes BSc MSc Assistant Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WGAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Joanne Corbett of Cotswold District Council. Rosie Holmes of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken in July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Background 1
1.1 Site SD17 1

2 Flood risk from rivers 5
2.1 Existing risk 5
2.2 Impacts from climate change 12
2.3 Historic flood incidents 16
2.4 Flood risk management 16
2.5 Emergency planning 17
2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial 19

3 Flood risk from surface water 21
3.1 Existing risk 21
3.2 Impacts from climate change 24
3.3 Sewer flood risk 27
3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water 27

4 Cumulative impacts assessment and high risk catchments 29
4.1 Level 1 cumulative impacts assessment 29

5 Groundwater, geology and SuDS suitability 30

6 Residual risk 33
6.1 Flood risk from reservoirs 33

7 Overall site assessment 34
7.1 Can part b) of the Exception Test be passed? 34
7.2 Main recommendations and site-specific FRA requirements 34

8 Licencing 35

List of Figures

Figure 1-1: Site location boundary 2
Figure 1-2: Aerial photography 3
Figure 1-3: Topography 4
Figure 2-1: Present day risk 6
Figure 2-2: Flood depths for the 1% AEP undefended flood event 7
Figure 2-3: Flood velocities for the 1% AEP undefended flood event 8
Figure 2-4: Flood hazards for the 1% AEP undefended flood event 9
Figure 2-5: Flood depths for the 0.1% AEP undefended flood event 10
Figure 2-6: Flood velocities for the 0.1% AEP undefended flood event 11
Figure 2-7: Flood hazards for the 0.1% AEP undefended flood event 12
Figure 2-8: Flood depths for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch 13
Figure 2-9: Flood velocities for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch 14
Figure 2-10: Flood hazards for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch 15
Figure 2-11: EA Flood Zones plus Climate Change 16
Figure 2-12: Working with Natural Processes 17
Figure 2-13: Flood warnings and alerts 18
Figure 2-14: Potential access and escape routes 19
Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 22
Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event flood depths (m) 23
Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day medium risk surface water flood hazard 24
Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 25
Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event flood depths (m) 26
Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day low risk surface water flood hazard as a climate change proxy 27
Figure 5-1: JBA 5m Groundwater Emergence Map 30

Figure 5-2: BGS Geology - Bedrock and superficial deposits 32

List of Tables

Table 2-1: Present day flood risk based on percentage area of site at risk 5

Table 2-2: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment 12

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset 21

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment 25

Table 5-1: Groundwater Hazard Classification 31

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan Site SD17. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Site SD17

- Location: Land east of Siddington Road and west of Bluebell Drive
- Existing site use: farmland, open greenspace
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Residential
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 0.64
- Watercourse: River Churn, unnamed ordinary watercourse
- Environment Agency (EA) flood model: River Churn (Churn (Baunton to Siddington) 2011 model
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of fluvial flood depths, velocities and hazards
    - Assessment of surface water flood extent, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management



Figure 1-1: Site location boundary



Figure 1-2: Aerial photography



Figure 1-3: Topography

The topography of the site slopes from west to east towards the floodplain of the River Churn.

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the percentage areas of the site within each flood zone are stated in Table 2-1 and can be viewed on Figure 2-1. The Flood Map for Planning does not consider flood defence infrastructure (Section 2.4).

Nearly half of the site is situated in Flood Zone 1 and therefore is at low risk from flooding from rivers and sea. An area of Flood Zone 2 (53%) extends from the middle to the southern boundary of the site, with a small area to the northern boundary. Part of the functional floodplain crosses the site boundary in the south-eastern corner of the site. There should be no development within the functional floodplain. The functional floodplain in this location is based on the 3.3% AEP defended event of the River Churn (Baunton to Siddington) 2011 model.

Table 2-1: Present day flood risk based on percentage area of site at risk

Flood Zone 1 (% area)	Flood Zone 2 (% area)	Flood Zone 3a (% area)	Flood Zone 3b (% area)
46	53	0	1



Figure 2-1: Present day risk

2.1.2 River Churn (Baunton to Siddington) 2011 model outputs, 1% AEP

Present day risk to the site comes from the River Churn to the east of the site. The 1% AEP undefended event from the River Churn (Baunton to Siddington) 2011 model shows the same extent of flooding to the site as Flood Zone 3a of the Flood Map for Planning (Figure 2-2). The detailed modelling shows that the south-eastern boundary of the site is at risk from the 1% AEP undefended event. Depths are mainly shallow, velocities low (Figure 2-3), and hazards are mainly very low (Figure 2-4).

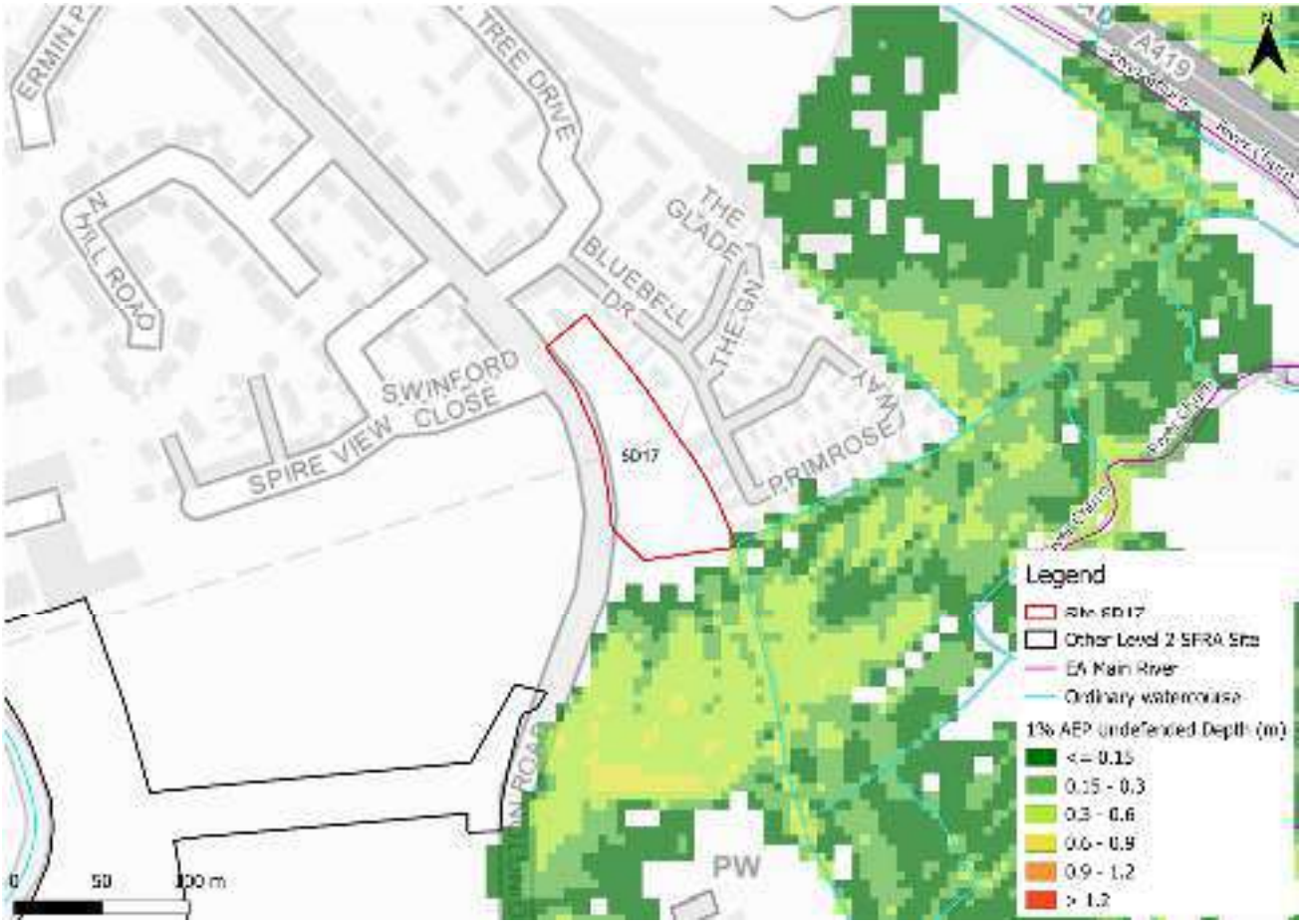


Figure 2-2: Flood depths for the 1% AEP undefended flood event

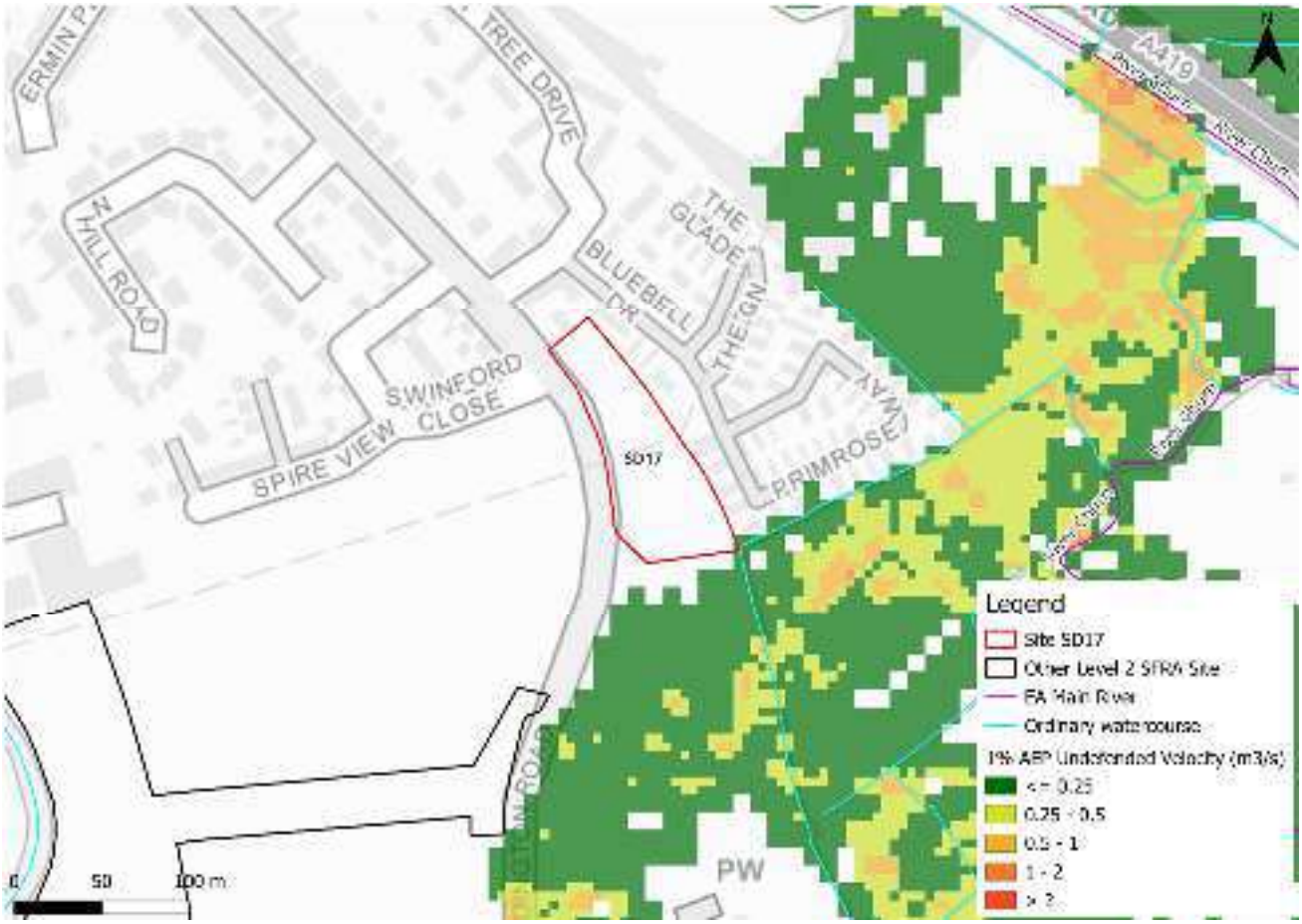


Figure 2-3: Flood velocities for the 1% AEP undefended flood event

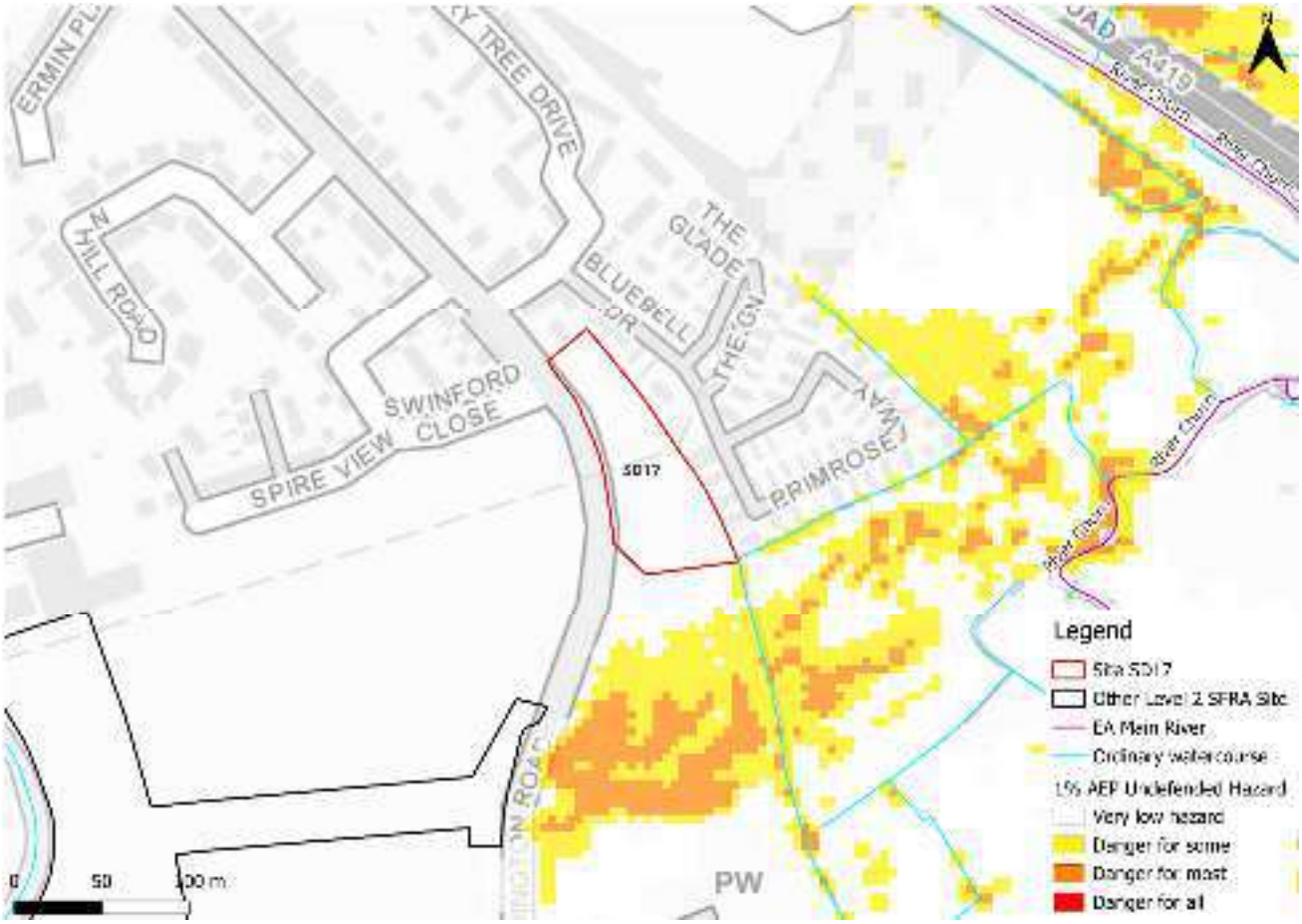


Figure 2-4: Flood hazards for the 1% AEP undefended flood event

2.1.3 River Churn (Baunton to Siddington) 2011 model outputs, 0.1% AEP

The 0.1% AEP undefended event from the River Churn (Baunton to Siddington) 2011 model exhibits a similar flood extent to Flood Zone 2 of the Flood Map for Planning (Figure 2-5). The detailed modelling shows that the southern half of the site is at risk from the 0.1% AEP undefended event. Depths remain mainly shallow, velocities low (Figure 2-6), and hazards are shown to be 'danger for some' (Figure 2-7).

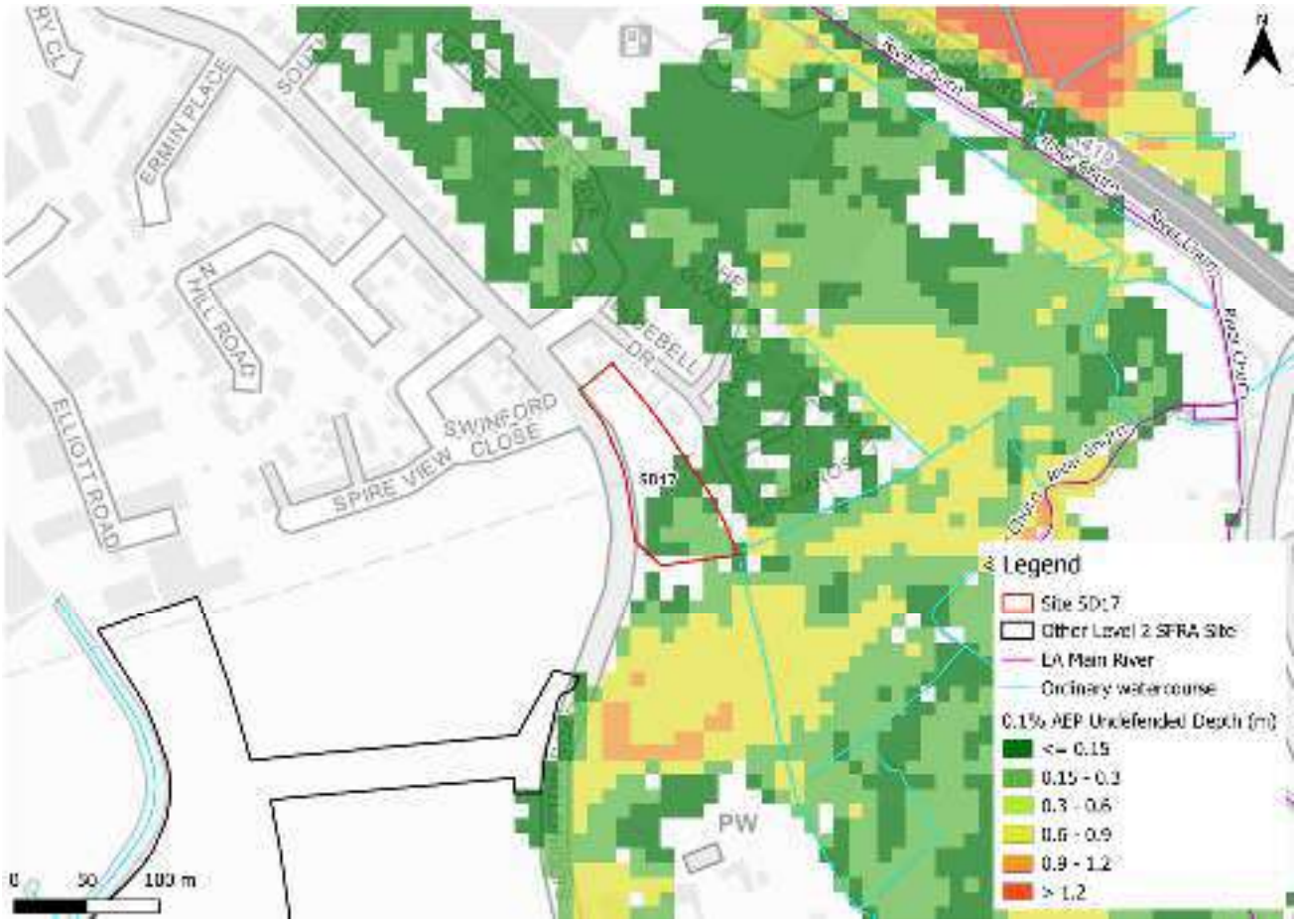


Figure 2-5: Flood depths for the 0.1% AEP undefended flood event

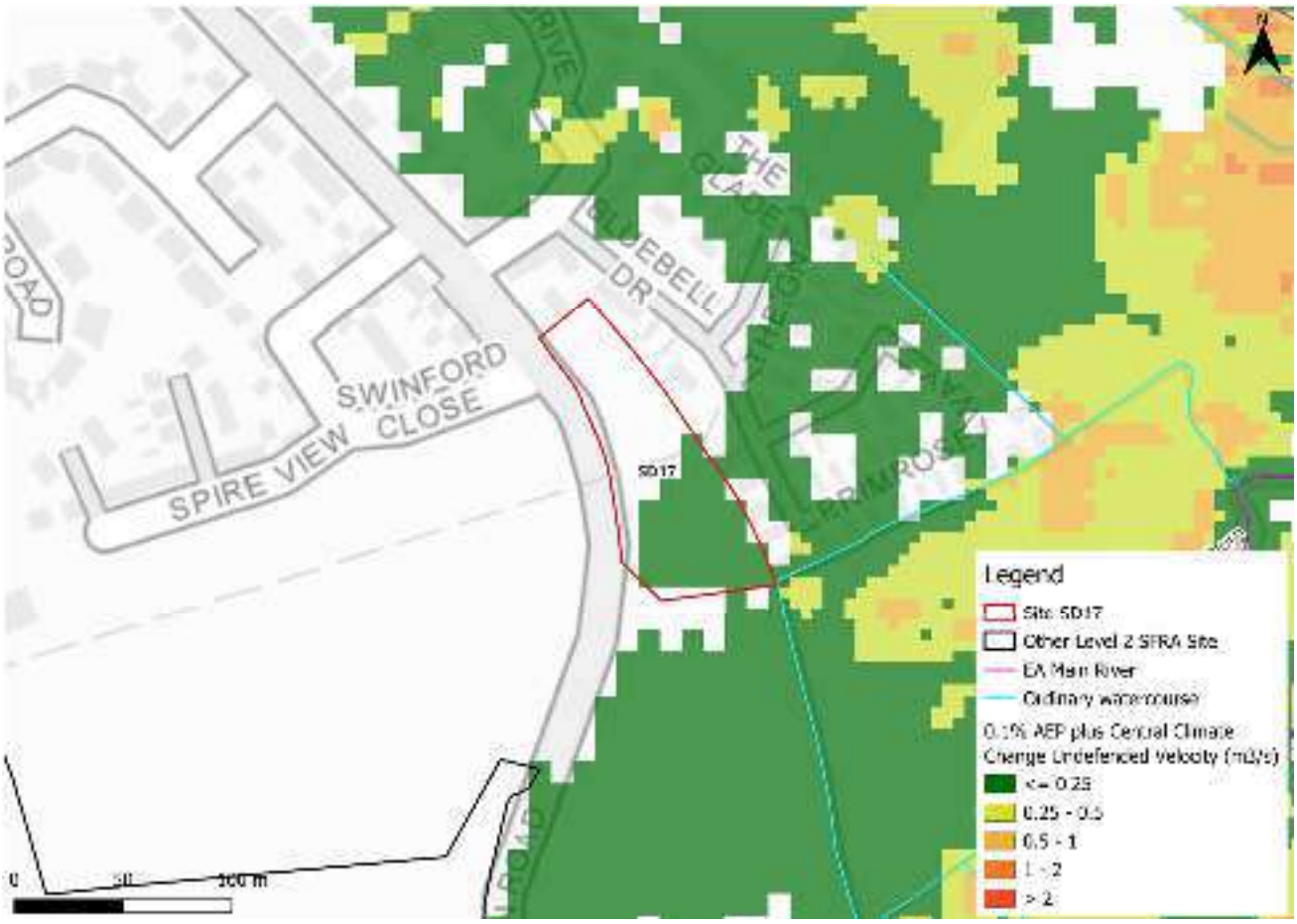


Figure 2-6: Flood velocities for the 0.1% AEP undefended flood event

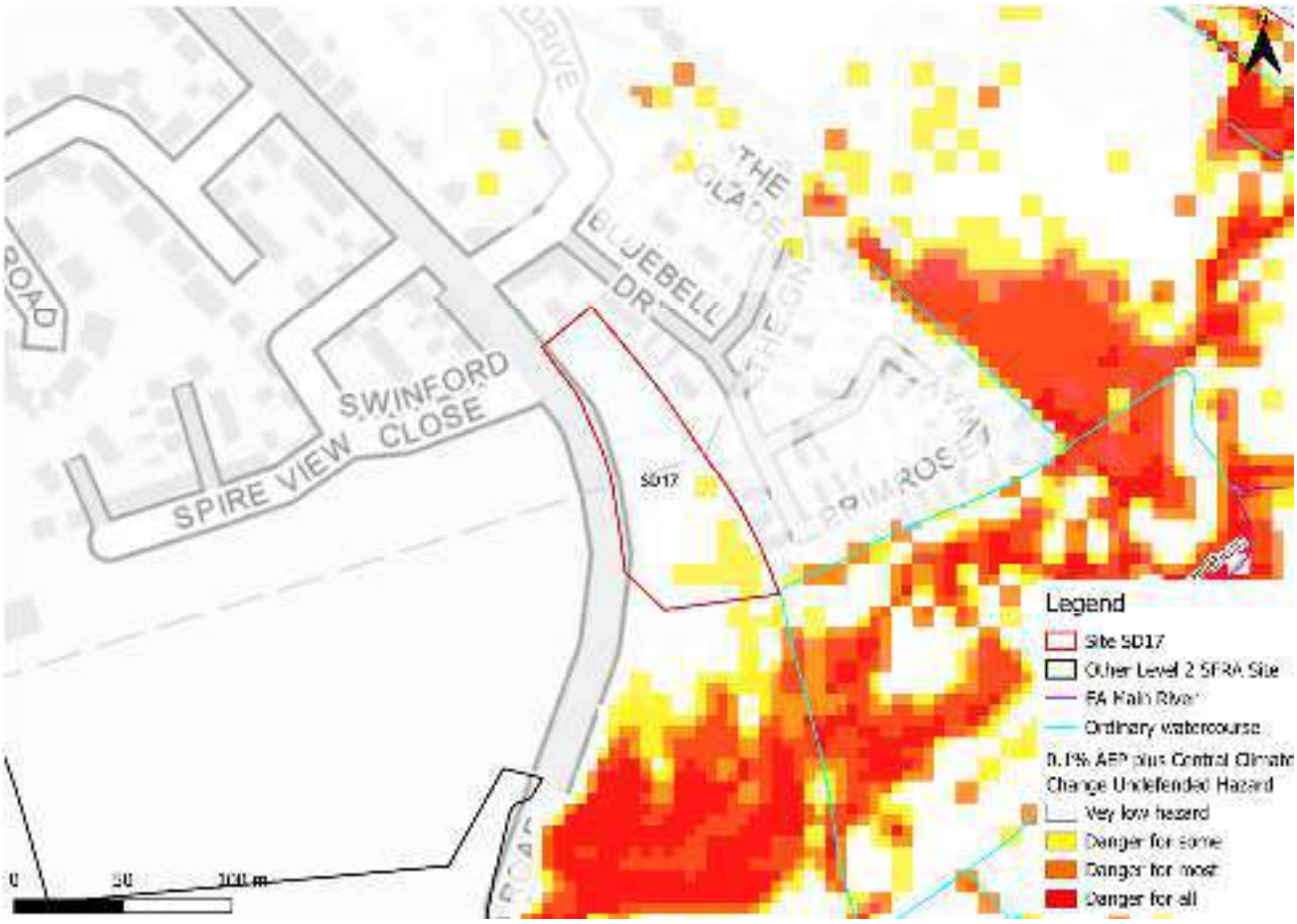


Figure 2-7: Flood hazards for the 0.1% AEP undefended flood event

2.2 Impacts from climate change

2.2.1 River Churn (Baunton to Siddington) 2011 model outputs

The EA's SFRA guidance states that SFRAs should assess the central allowance for the 2080s epoch for peak river flows. The site is located within the Gloucestershire and the Vale Management Catchment. The central allowance within this catchment is 26% on peak flows (Table 2-2). The impacts of climate change on flood risk are included in the model for the 1% AEP undefended event using 30% on peak flows rather than the current central allowance of 26%.

Table 2-2: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment

Epoch	Central (%)	Higher (%)	Upper (%)
2020s	11	17	33
2050s	11	19	43
2080s	26	41	84

Figure 2-8, Figure 2-9, and Figure 2-10 show the modelled flood depths, velocities, and hazards respectively for the 1% AEP undefended event plus the central allowance for peak river flows. The risk area increases in size, with flood depths increasing to between 0.3 and 0.6 m, with velocities remaining low. Flood hazards are shown to be 'danger for some'.

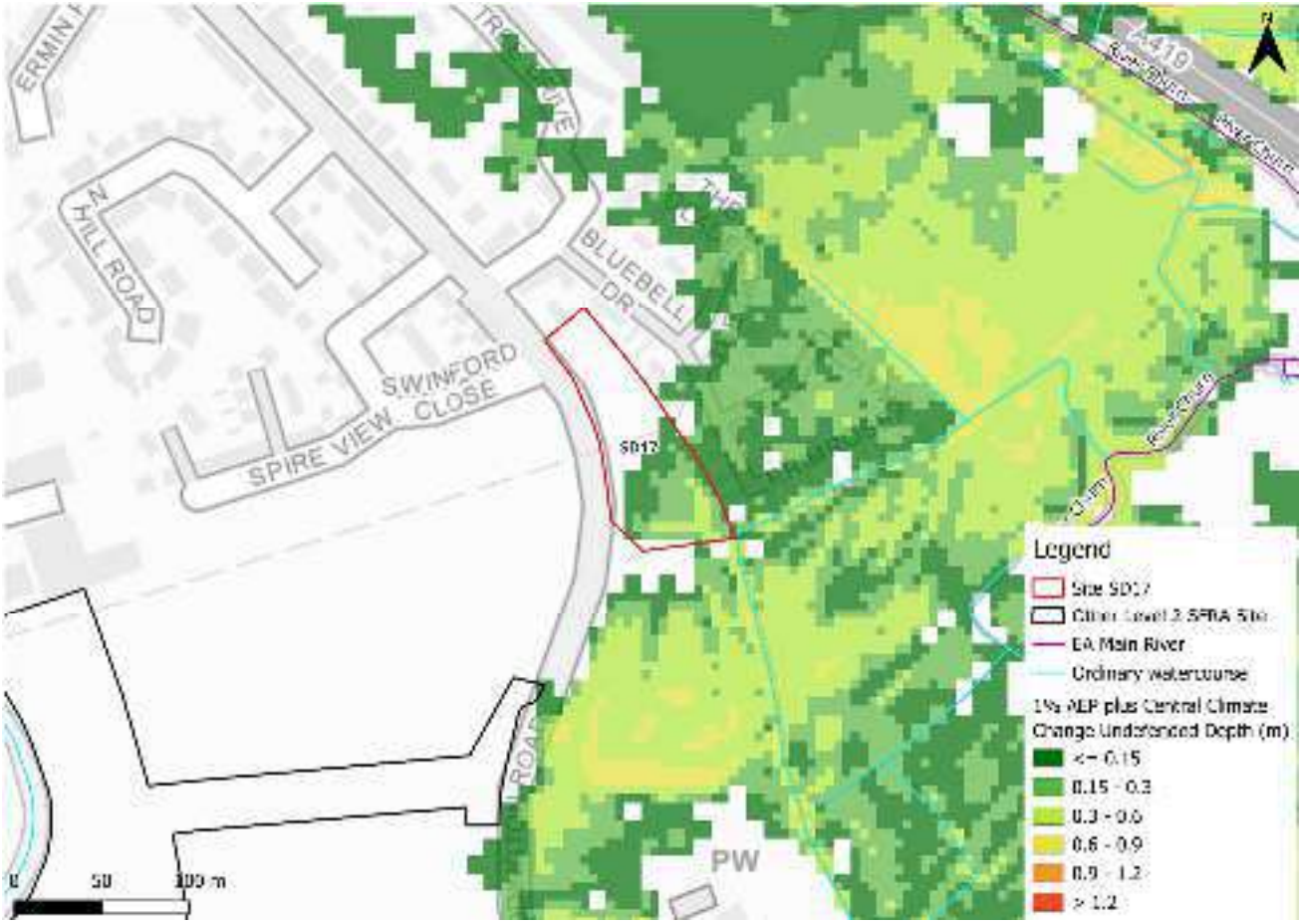


Figure 2-8: Flood depths for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch

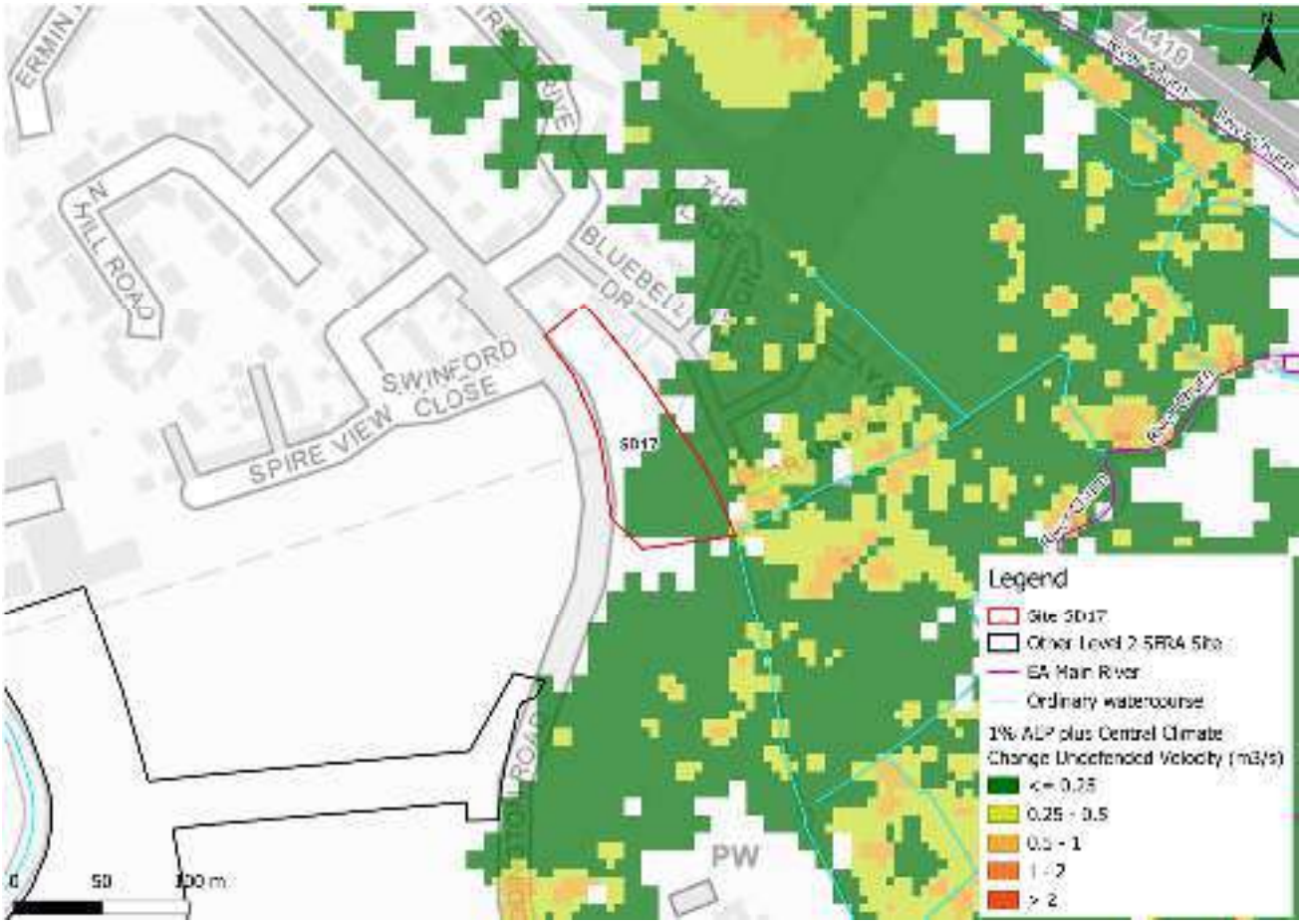


Figure 2-9: Flood velocities for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch

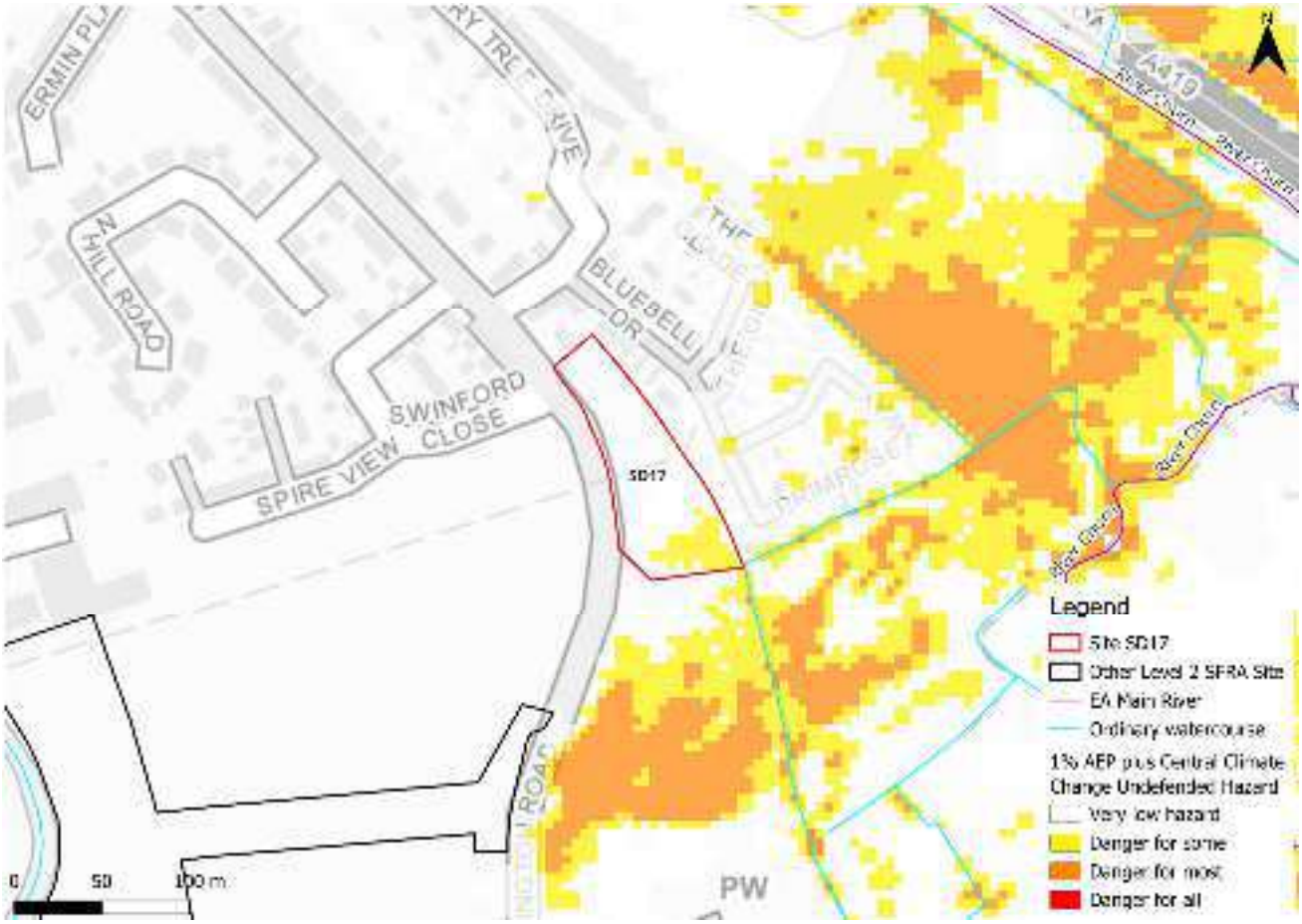


Figure 2-10: Flood hazards for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch

2.2.2 Flood Map for Planning - Flood Zones plus Climate Change

Figure 2-11 shows the Flood Map for Planning - Flood Zones plus Climate Change dataset which includes the central allowance for the 2080s epoch. This represents the impact of climate change on Flood Zone 3a and Flood Zone 2 combined. This shows a greater extent of flooding than the modelled event. This is due to the Flood Zones plus Climate Change dataset also including the larger 0.1% AEP event. Therefore, the risk to the site does increase.

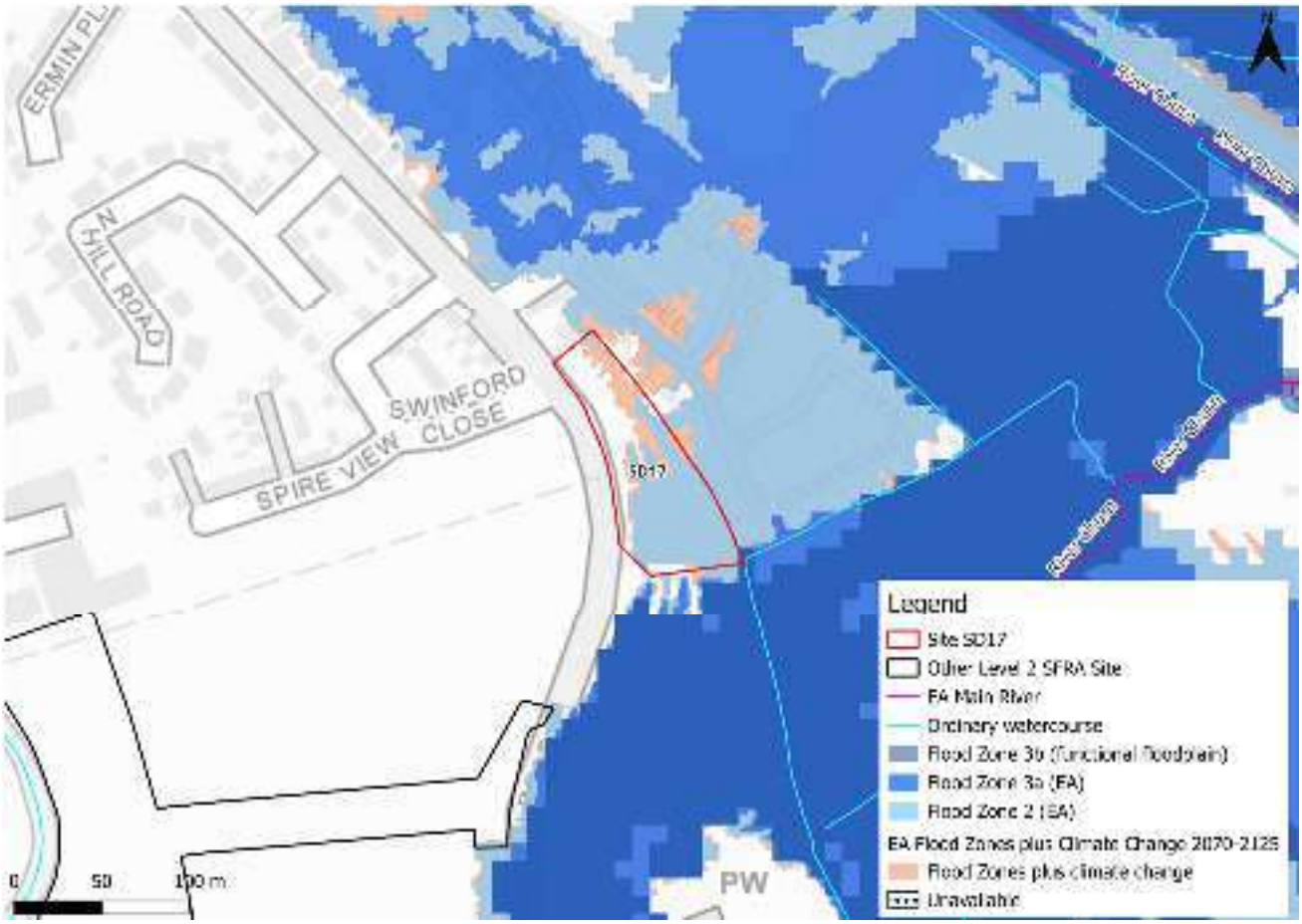


Figure 2-11: EA Flood Zones plus Climate Change

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There have been six recorded flooding incidents within the Siddington and Cerney Rural Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Figure 2-12 shows that the site and wider area could benefit from riparian, floodplain, and wider catchment tree planting. Tree planting can help to slow the

flow to benefit areas downstream. There is also potential for runoff attenuation. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

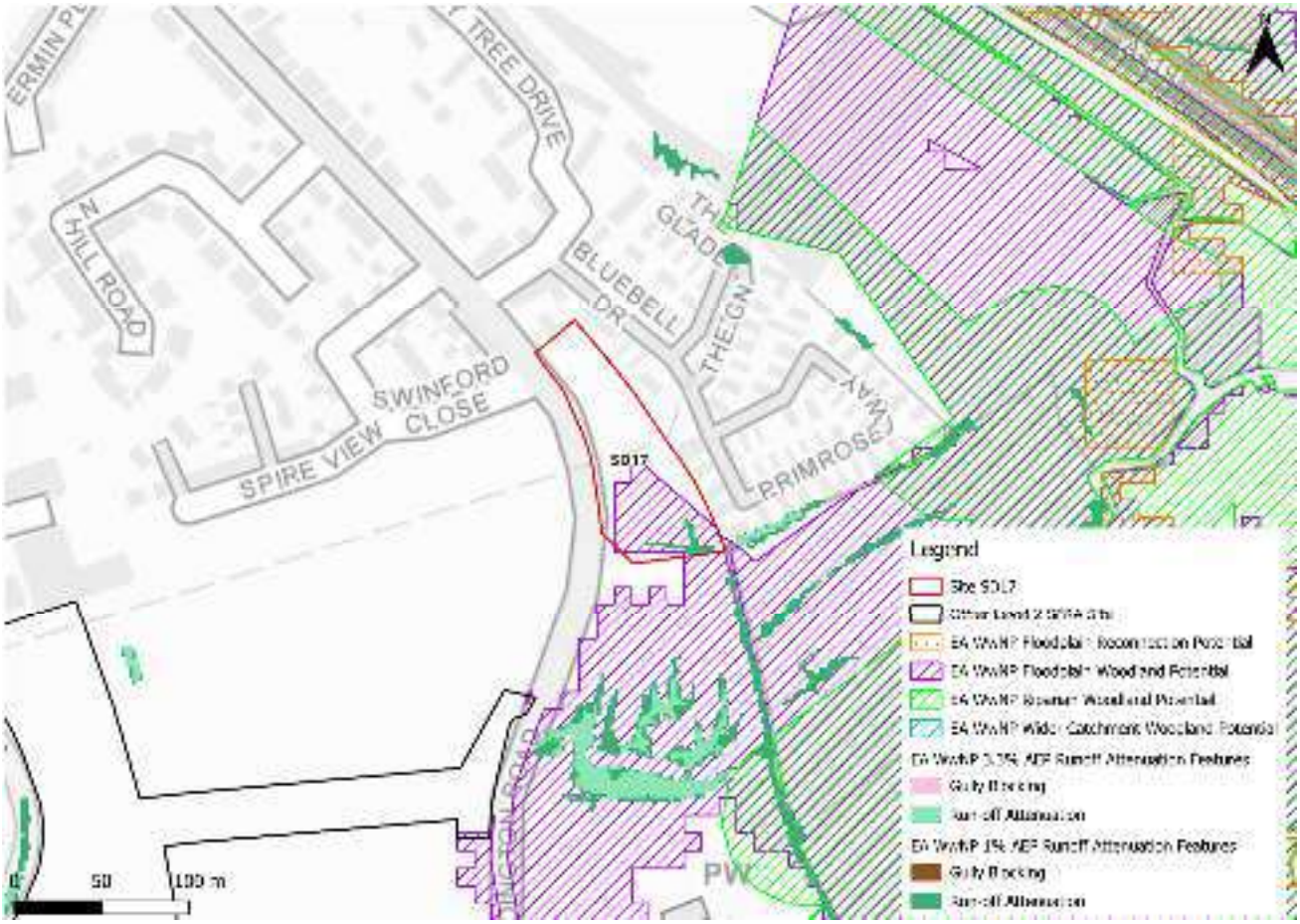


Figure 2-12: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warning and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The majority of the area at risk from fluvial climate change is included within a FWA, namely 061FWF02Cirncstr - River Churn from Baunton to Siddington including Cirencester, as shown in Figure 2-13.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The majority of the area at risk from fluvial climate change is included within a FAA, namely 061WAF02Churn - River Churn and its tributaries, as shown in Figure 2-13.

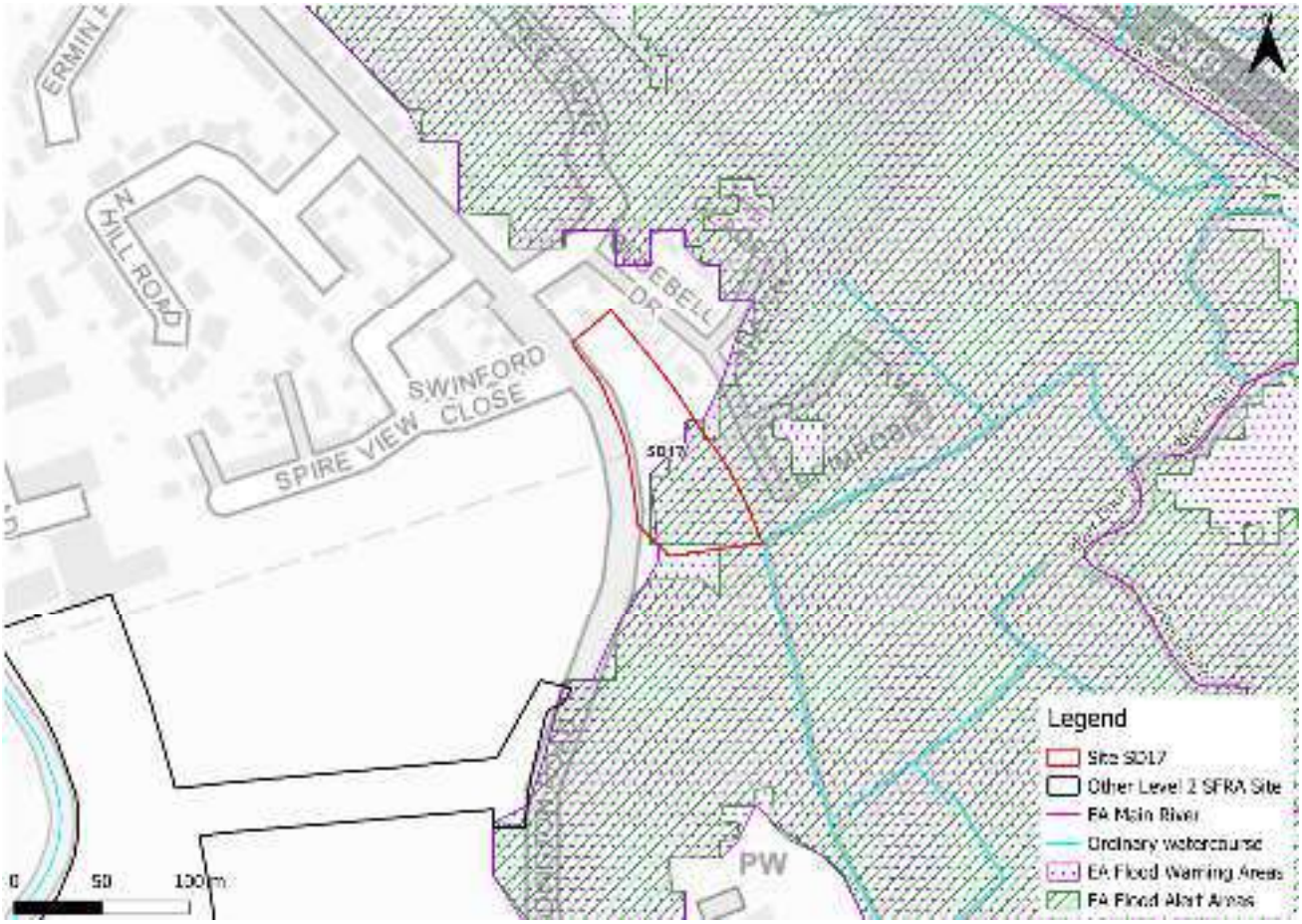


Figure 2-13: Flood warnings and alerts

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes could likely be achieved during a flood event via the west of the site via Siddington Road (Figure 2-14).



Figure 2-14: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - Just under half of the site is located within Flood Zone 1 and therefore at low risk from rivers. However, 53% of the site is within Flood Zone 2. Modelled depths are however shallow and hazards mainly very low with some danger for some.
  - Local modelling shows the site is at additional risk from climate change.
  - Risk from the ordinary watercourse is currently unknown though may be included in the risk from the River Churn.
- Mitigation:
  - The area of the site within the functional floodplain should not be developed and should remain as open greenspace. More vulnerable development should be directed to Flood Zone 1 whilst also accounting for the impacts of climate change. Ideally, the areas at modelled risk from climate change would remain as open green space, providing a flood storage function as well as providing Biodiversity Net Gain (BNG), ecological, amenity, social, and wellbeing benefits.

- Were development in the risk area to be considered, land raising may be an option. However, compensatory storage would be required onsite or nearby, whilst ensuring there is no detriment to existing development or infrastructure.
- Risk from the ordinary watercourse must be assessed and quantified at the FRA stage.
- EA flood warnings and alerts should continue to be in place to ensure early evacuation of site users before an extreme flood event occurs.

- Access and escape:
  - Based on current information, safe access and escape routes appear achievable via Siddington Road to the west of the site.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Present Day

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extents Present Day maps (May 2026), the site is predominantly at low risk of surface water flooding as shown in Table 3-1 and Figure 3-1 and the depth map in Figure 3-2. There is a flow path in the south of the site of shallow flood depths <0.3m.

Safe access and escape routes are achievable via Siddington Road to the west of the site in all events.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
92	6	2	0

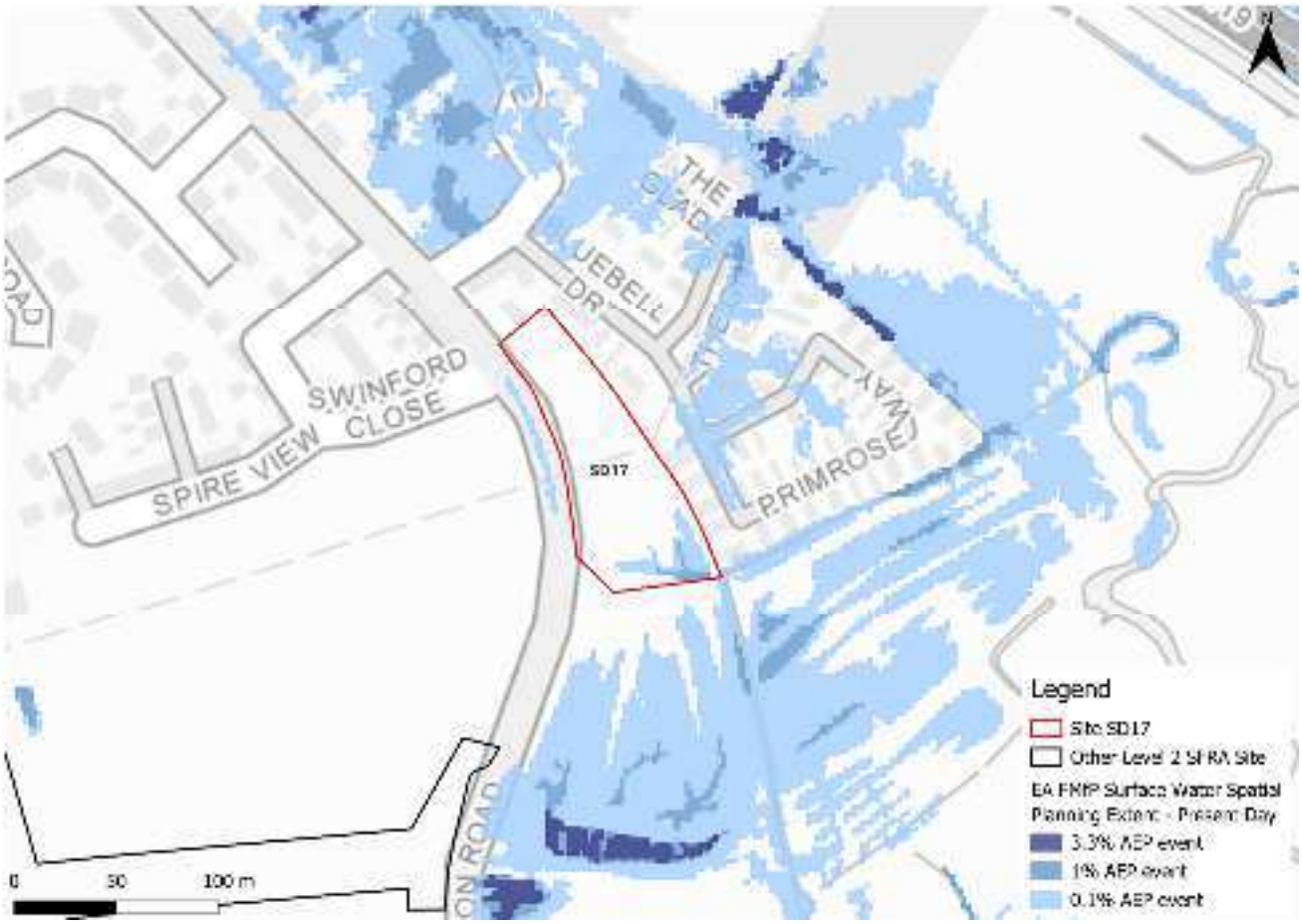


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

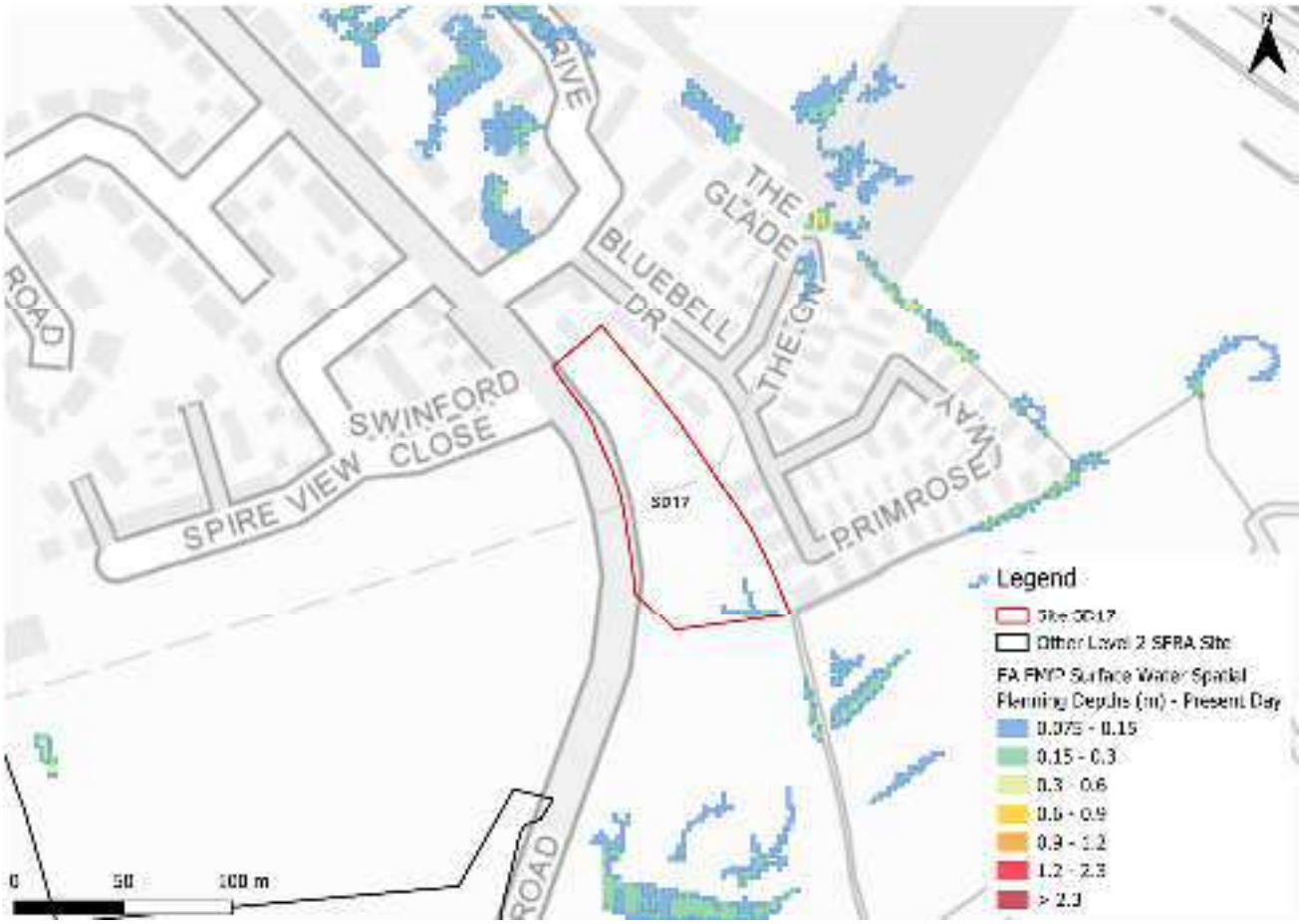


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows there to be areas of low to moderate flood hazard in the south of the site and along the southern site boundary (Figure 3-3).

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.

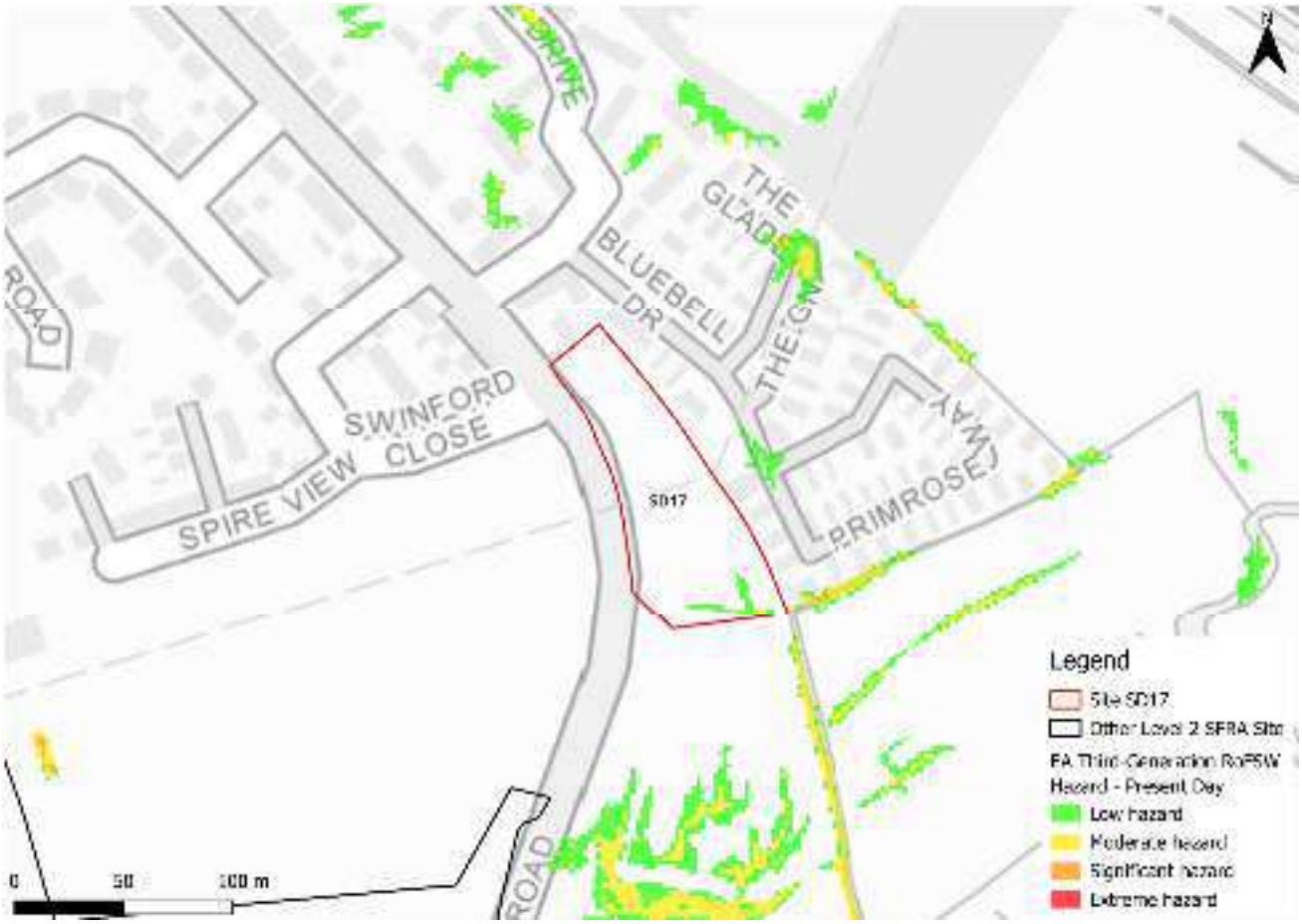


Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day medium risk surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRA's should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is now included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Gloucestershire and the Vale management catchment are shown in

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. The site is shown to be at additional risk from surface water climate change, mainly in the low risk event. There are additional areas of ponding in the low-risk event, and the flow path in the south of the site increases in size and risk.

Flood depths are mainly shallow, with only a small area between 0.15m - 0.3m deep (Figure 3-5). Safe access and escape routes would likely remain achievable via Siddington Road to the west of the site.

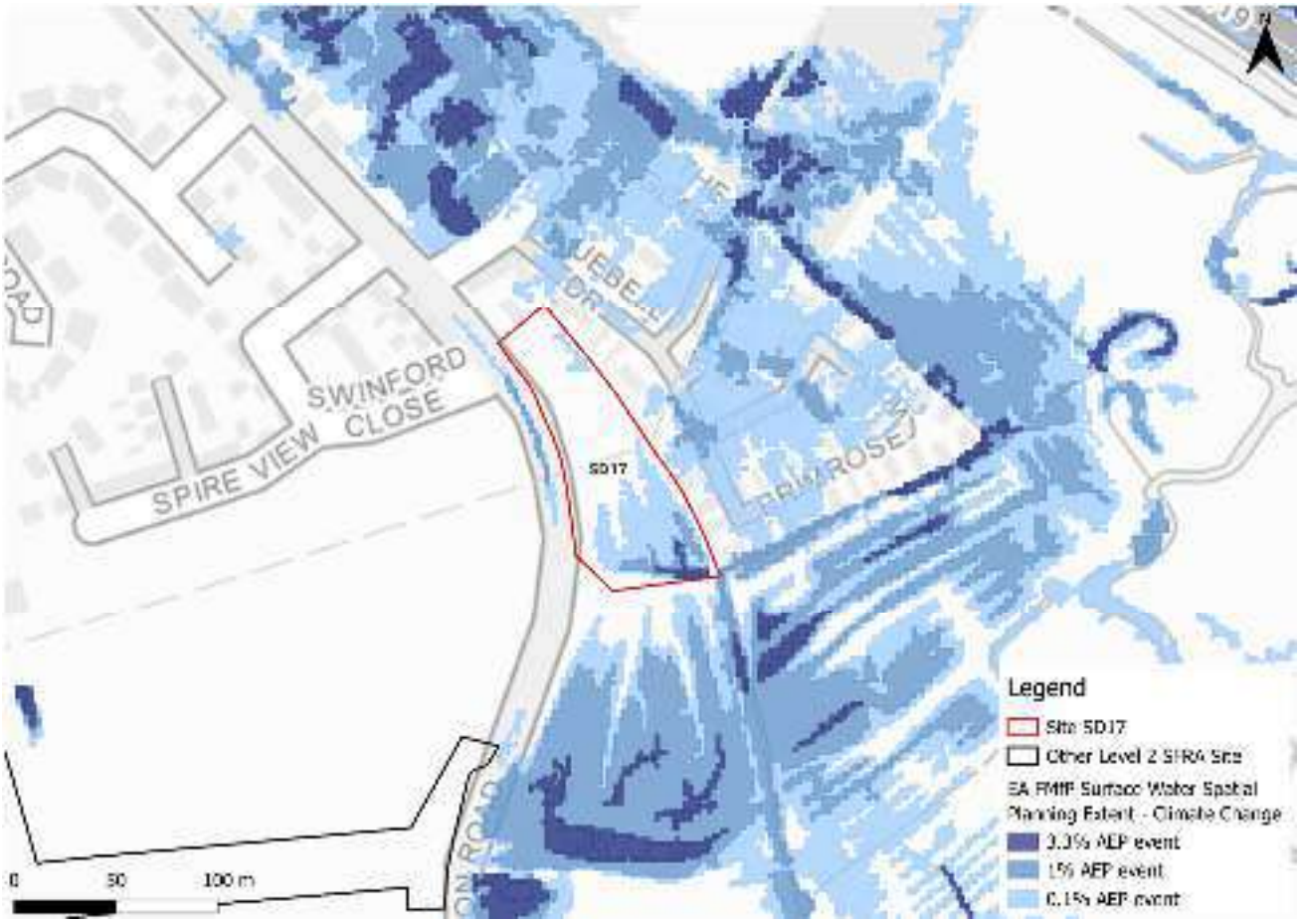


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

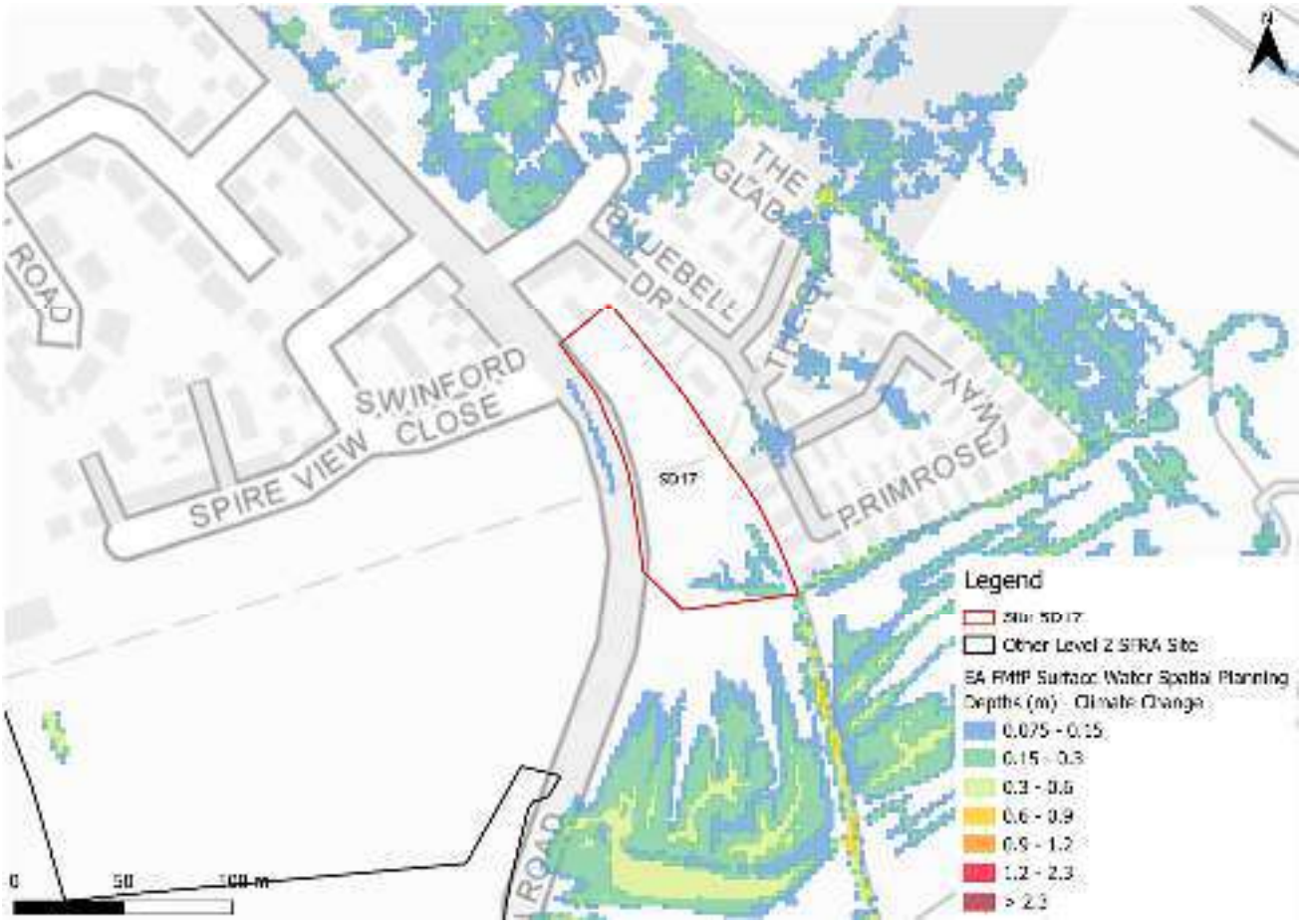


Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning climate change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the RoFSW low-risk surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards (Figure 3-6).

The impact of climate change on surface water flood hazards should be considered at the site-specific FRA stage.

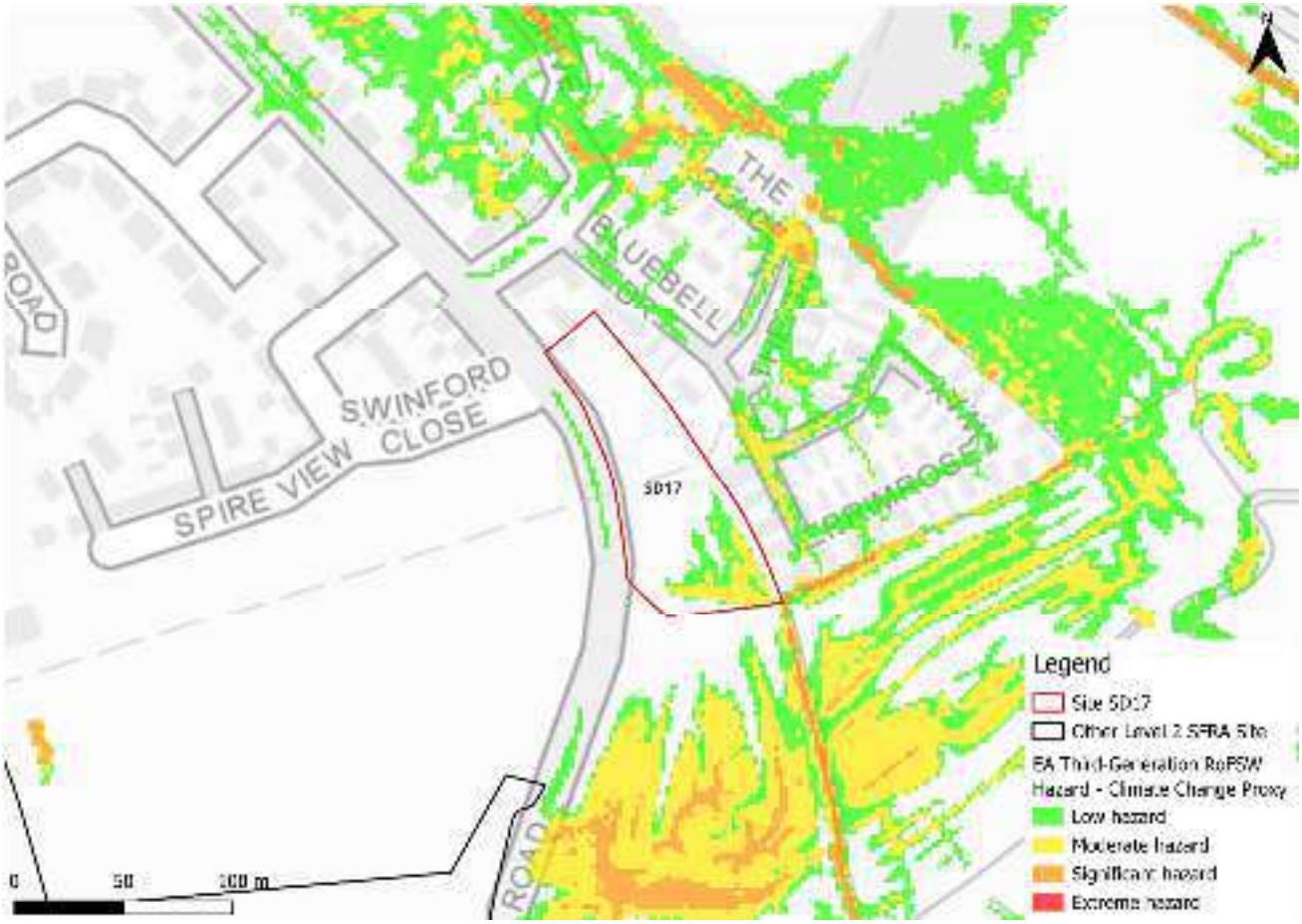


Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day low risk surface water flood hazard as a climate change proxy

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There are no recorded sewer flooding incidents nearby the site nor within the Siddington & Cerney Rural Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly very low, with 92% of the site being at very low surface water flood risk.
- Risk to the site is shown to slightly increase in extent within the site when considering the impact of climate change. The surface water risk area is generally within the fluvial risk area and should be managed through any mitigation measures used to manage the fluvial risk.
- Topographic low spots and flow paths should be considered and included in site design and ideally left in place to flood naturally when required.
- The drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or

betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance.

- Safe access and escape routes would likely be achievable via Siddington Road to the west of the site.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within one catchment, namely, the Churn (Baunton to Cricklade) catchment. This catchment is ranked as a high sensitivity catchment. Planning considerations for all sites can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications. The map shows there is a risk of groundwater emergence to both surface and subsurface assets in the southwestern half of the site. Groundwater may emerge at significant rates in this area and has the capacity to flow overland and/or pond within any topographic low spots. The northeastern half of the site is not at risk.



Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is sandstone, limestone and argillaceous rocks (Figure 5-2). Sandstone and limestone generally have a high permeability and high level of porosity, increasing infiltration rates. Superficial deposits include clay and silt which have low permeability. Infiltration SuDS at this site may not be an option, though the drainage strategy for the site should fully investigate water table levels through standpipe monitoring during the period of highest groundwater levels e.g. November to April.

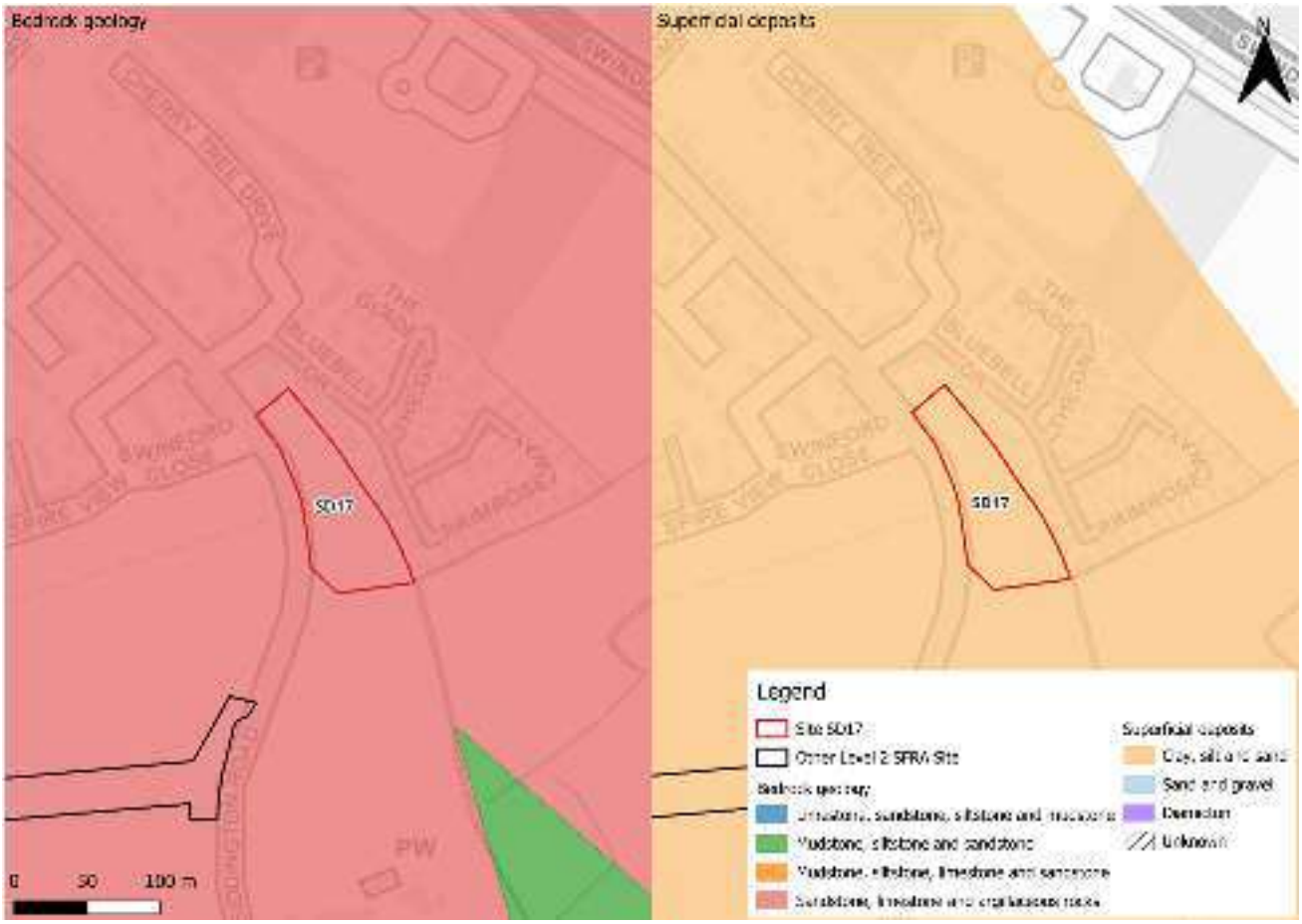


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There does not appear to be any residual risk to the site from asset blockage or defence breach.

6.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is not required to pass part b) of the exception test as it is not located within Flood Zone 3a, however it must still be proven that the development can be safe for its lifetime, which is generally considered to be 100 years for residential development.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- Based on current information, it is recommended that all development is directed to the area within the north of the site located in Flood Zone 1. Development should also avoid the area shown to be at additional risk from climate change in the 1% AEP undefended event plus central climate change allowance.
- The risk area would ideally be utilised as open green space, providing a flood storage function as well as providing Biodiversity Net Gain (BNG), ecological, amenity, social, and wellbeing benefits. However, this will limit plot numbers onsite.
- Risk from the ordinary watercourse must be assessed and quantified at the FRA stage.
- A drainage strategy should ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply with consideration of local and national SuDS guidance.
- Groundwater conditions must be investigated further through the site-specific FRA. This should be assessed through standpipe monitoring during the period of highest groundwater levels e.g. November to April.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Strategic extension to the north, east and south of Down Ampney

Final Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0012
Revision	P02
Prepared by	Laura Thompson-Jones BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Jo Corbett of Cotswold District Council. Laura Thompson-Jones of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken in July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Background 1
1.1 Strategic extension to the north, east and south of Down Ampney 1

2 Flood risk from rivers 5
2.1 Existing risk 5
2.2 Impacts from climate change 9
2.3 Historic flood incidents 13
2.4 Flood risk management 13
2.5 Emergency planning 14
2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial 16

3 Flood risk from surface water 18
3.1 Existing risk 18
3.2 Impacts from climate change 21
3.3 Sewer flood risk 24
3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water 24

4 Cumulative impacts assessment and high risk catchments 26
4.1 Level 1 cumulative impacts assessment 26

5 Groundwater, geology and SuDS suitability 27

6 Residual risk 30
6.1 Flood risk from reservoirs 30

7 Overall site assessment 31
7.1 Can part b) of the Exception Test be passed? 31
7.2 Main recommendations and site-specific FRA requirements 31

8 Licencing 32

List of Figures

Figure 1-1: Site location boundary 2

Figure 1-2: Aerial photography 3

Figure 1-3: Topography 4

Figure 2-1: Present day risk 6

Figure 2-2: Flood depths for the 1% AEP undefended flood event 7

Figure 2-3: Flood velocities for the 1% AEP undefended flood event 8

Figure 2-4: Flood hazards for the 1% AEP undefended flood event 9

Figure 2-5: Flood depths for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch 10

Figure 2-6: Flood velocities for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch 11

Figure 2-7: Flood hazards for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch 12

Figure 2-8: EA Flood Zones plus Climate Change 13

Figure 2-9: Working with Natural Processes 14

Figure 2-10: Flood warnings and alerts 15

Figure 2-11: Potential access and escape routes 16

Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 19

Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m) 20

Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard 21

Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 22

Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m) 23

Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy 24

Figure 5-1: JBA 5m Groundwater Emergence Map 27

Figure 5-2: BGS Geology - Bedrock and superficial deposits 29

Figure 6-1: Potential blockage location 30

List of Tables

Table 2-1: Present day flood risk based on percentage area of site at risk 5

Table 2-2: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment 9

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset 18

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment 22

Table 5-1: Groundwater Hazard Classification 28

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for the strategic extension site to the north, east and south of Down Ampney. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Strategic extension to the north, east and south of Down Ampney

- Location: Down Ampney
- Existing site use: Open greenspace
- Existing site use vulnerability: Water compatible
- Proposed site use: Residential
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 135.4
- Watercourse: Ampney Brook, ordinary watercourses
- Environment Agency (EA) flood model: Ampney Brook Thames (MRL to St Johns) 2014 model
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of fluvial flood depths, velocities and hazards
    - Assessment of surface water flood extents, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management

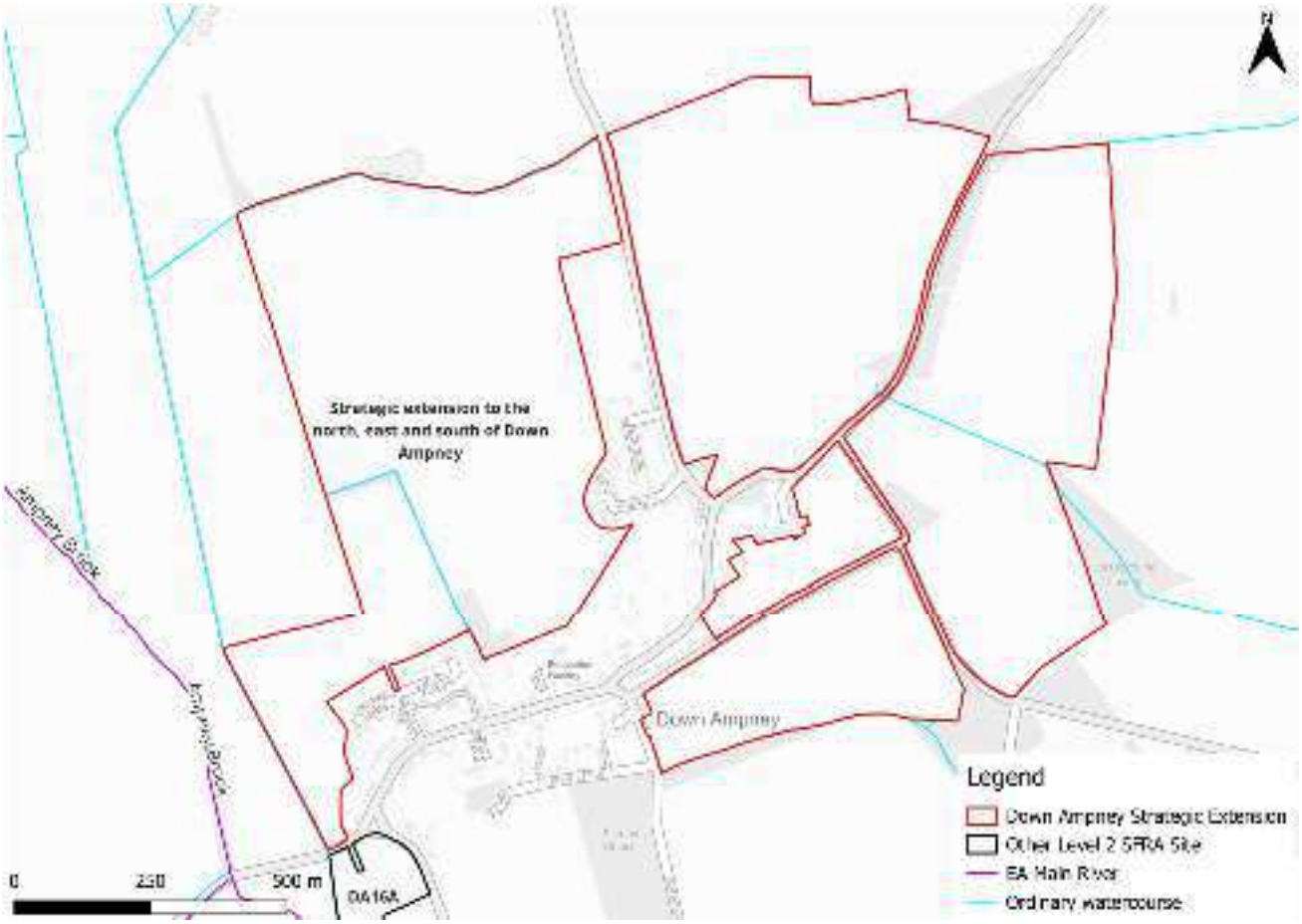


Figure 1-1: Site location boundary



Figure 1-2: Aerial photography

There are areas of higher elevation within the central and northern areas of the site, which slope towards the southeast and southwest (Figure 1-3).



Figure 1-3: Topography

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the percentage areas of the site within each flood zone are stated in Table 2-1 and can be viewed on Figure 2-1. The Flood Map for Planning does not consider flood defence infrastructure (Section 2.4).

An area within the southwest of the western site parcel is situated within the functional floodplain, adjacent to Ampney Brook. The functional floodplain in this location is based on a combination of the modelled 2% AEP defended flood event from the Ampney Brook Thames (MRL to St Johns) 2014 model, and the EA's New National Model (NNM) dataset 'Rivers and Sea 3.3% defended flood risk extents - present day', where the Thames model domain ends. There should be no development within the functional floodplain.

The other site parcels are located wholly within Flood Zone 1 and therefore at low risk of flooding from rivers. However, there are a number of unnamed, unmodelled ordinary watercourses which run through several of the site parcels.

CDC are aware of an unmapped ordinary watercourse within the southernmost site parcel (DA17A). Future development proposals should preserve and maintain this route and provide appropriate maintenance access and stand-offs. Opportunities for restoration / de-culverting should be explored where possible. The presence of this watercourse may influence the developable area and site layout.

Table 2-1: Present day flood risk based on percentage area of site at risk

Flood Zone 1 (% area)	Flood Zone 2 (% area)	Flood Zone 3a (% area)	Flood Zone 3b (% area)
95	1	1	3

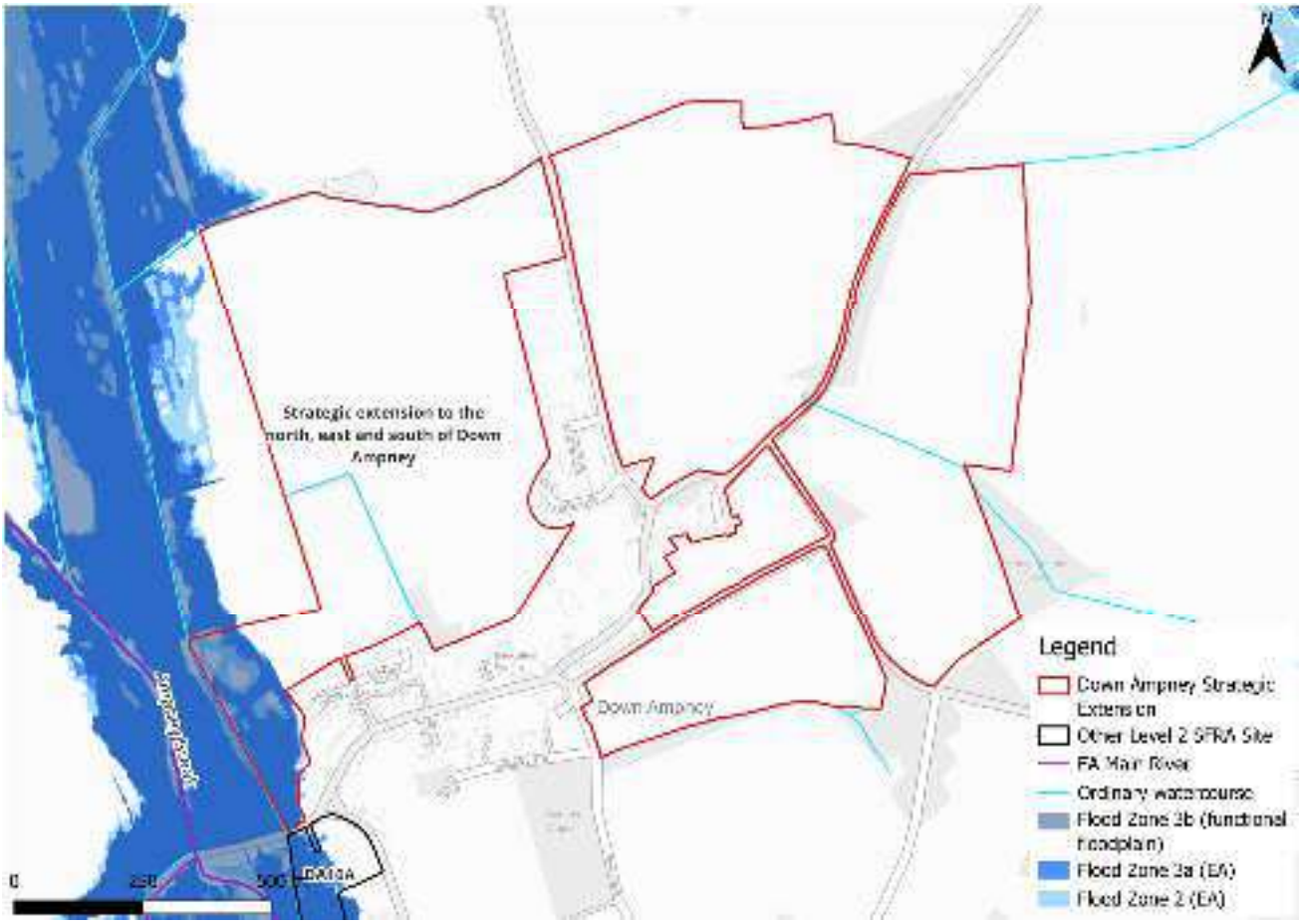


Figure 2-1: Present day risk

2.1.2 Ampney Brook Thames (MRL to St Johns) 2014 model outputs

Present day risk to the site comes from Ampney Brook to the west of the site. However, the Flood Map for Planning is not based on the outputs from this model but on the NNM. The NNM does not contain depth or hazard data. The Ampney Brook Thames (MRL to St Johns) 2014 model will therefore require updating to robustly inform on risk to the site.

However, Figure 2-2, Figure 2-3, Figure 2-4 present the modelled flood depths, velocities, and hazards respectively for the 1% AEP undefended event, this being the event Flood Zone 3 of the Flood Map for Planning would normally represent. Maximum flood depths within the western site parcel are between 0.3 and 0.6 m, with low velocities and areas of hazard categorised as 'danger for some'.

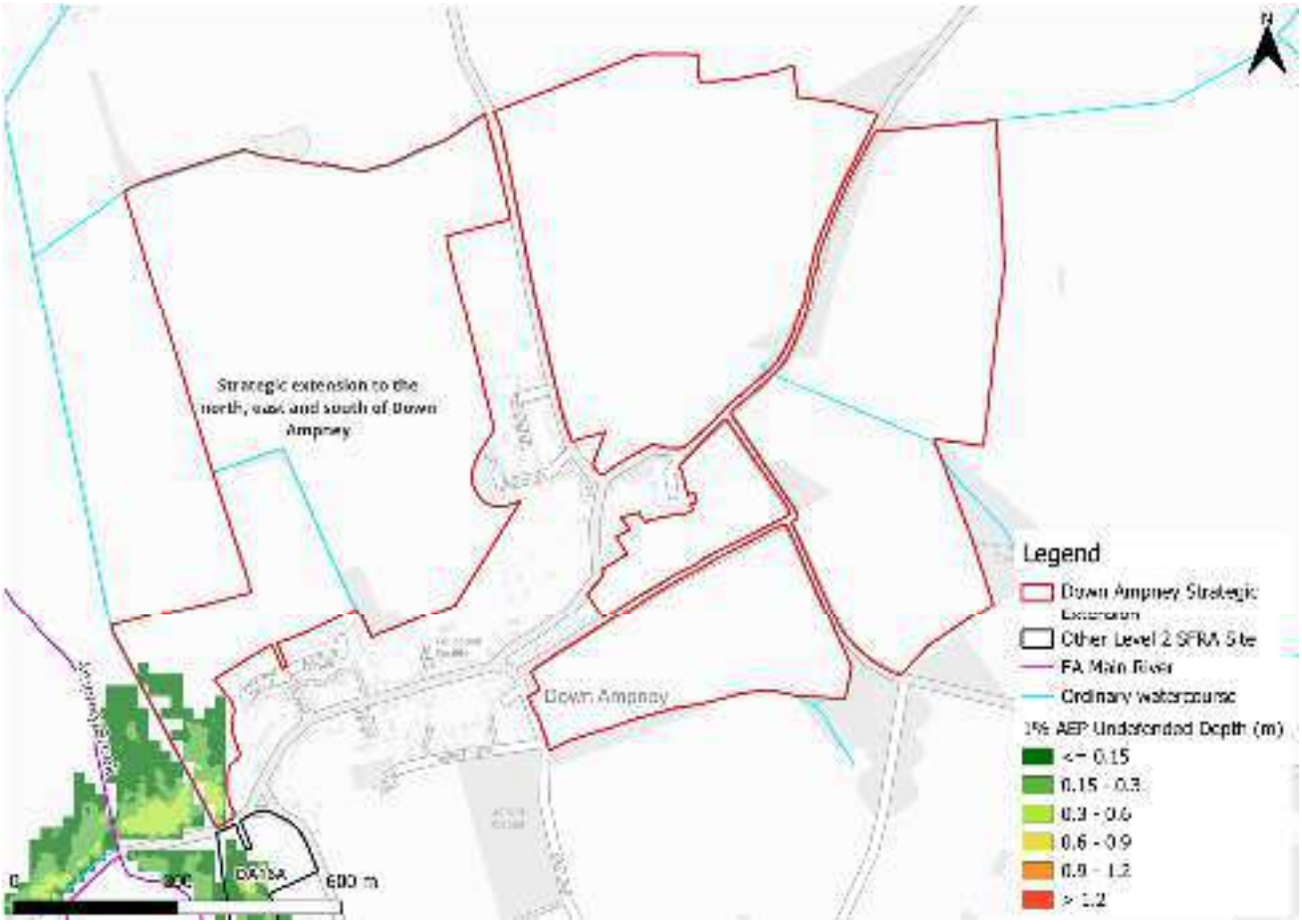


Figure 2-2: Flood depths for the 1% AEP undefended flood event

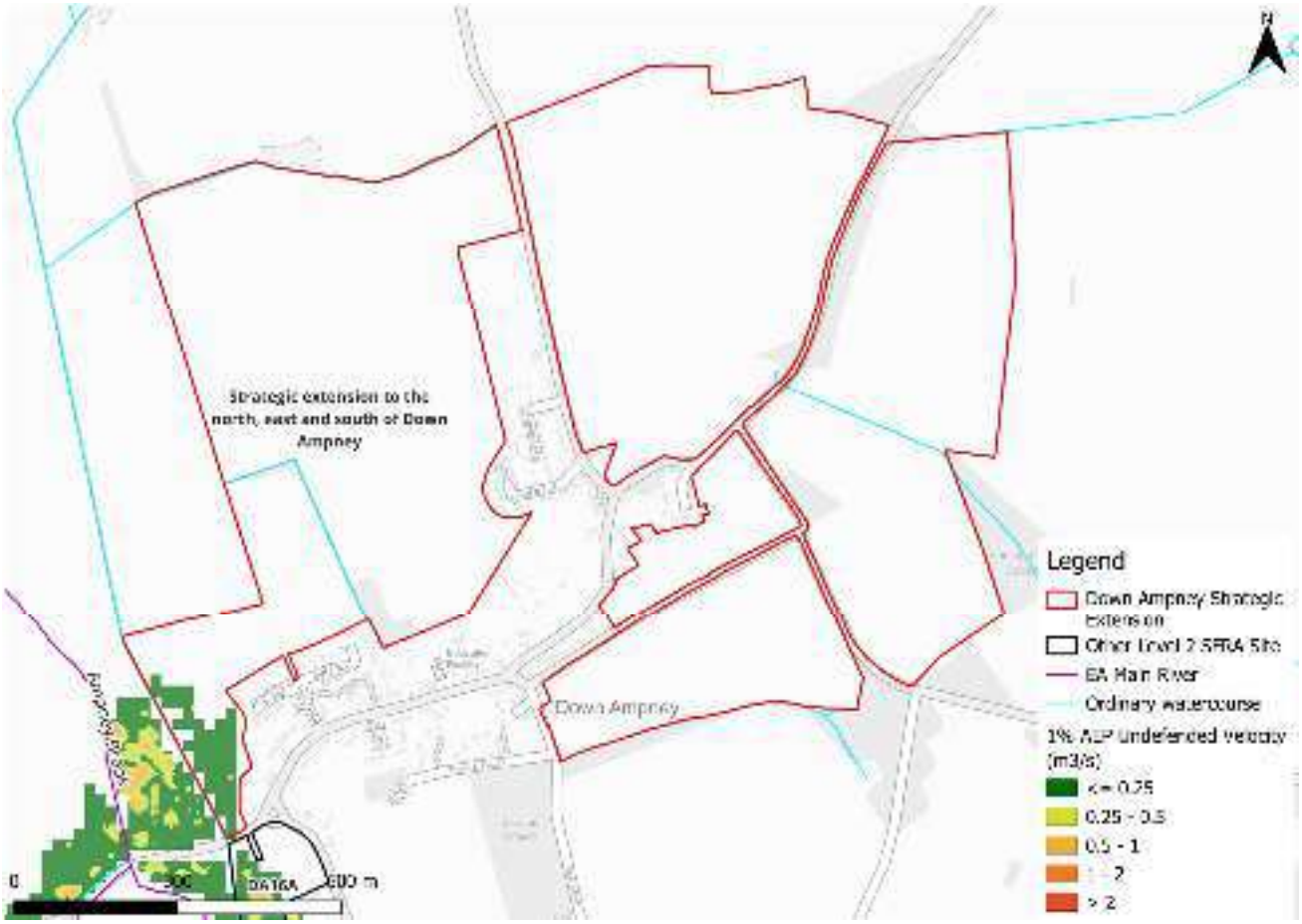


Figure 2-3: Flood velocities for the 1% AEP undefended flood event

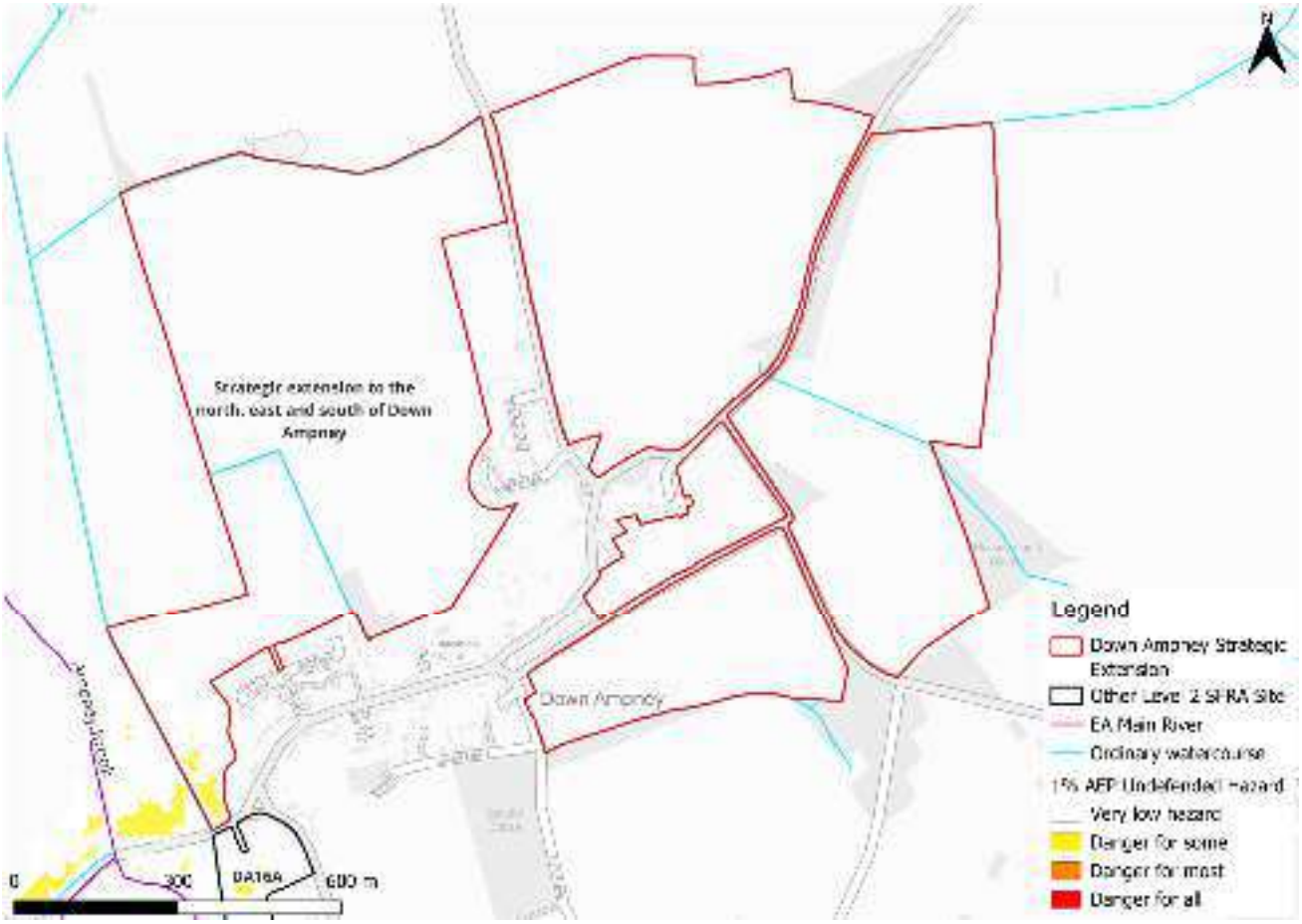


Figure 2-4: Flood hazards for the 1% AEP undefended flood event

2.2 Impacts from climate change

2.2.1 Ampney Brook Thames (MRL to St Johns) 2014 model outputs

The EA's SFRA guidance states that SFRAs should assess the central allowance for the 2080s epoch for peak river flows. The site is located within the Gloucestershire and the Vale Management Catchment. The central allowance within this catchment is 26% on peak flows (Table 2-2). The impacts of climate change on flood risk are included in the model for the 1% AEP undefended event using 30% on peak flows rather than the current central allowance of 26%.

Table 2-2: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment

Epoch	Central (%)	Higher (%)	Upper (%)
2020s	11	17	33
2050s	11	19	43
2080s	26	41	84

Figure 2-5, Figure 2-6, and Figure 2-7 show the modelled flood depths, velocities, and hazards respectively for the 1% AEP undefended event plus the central allowance for peak river flows. The risk area does not significantly increase in size though depths and velocities do increase across the risk area. Hazards remain the same.

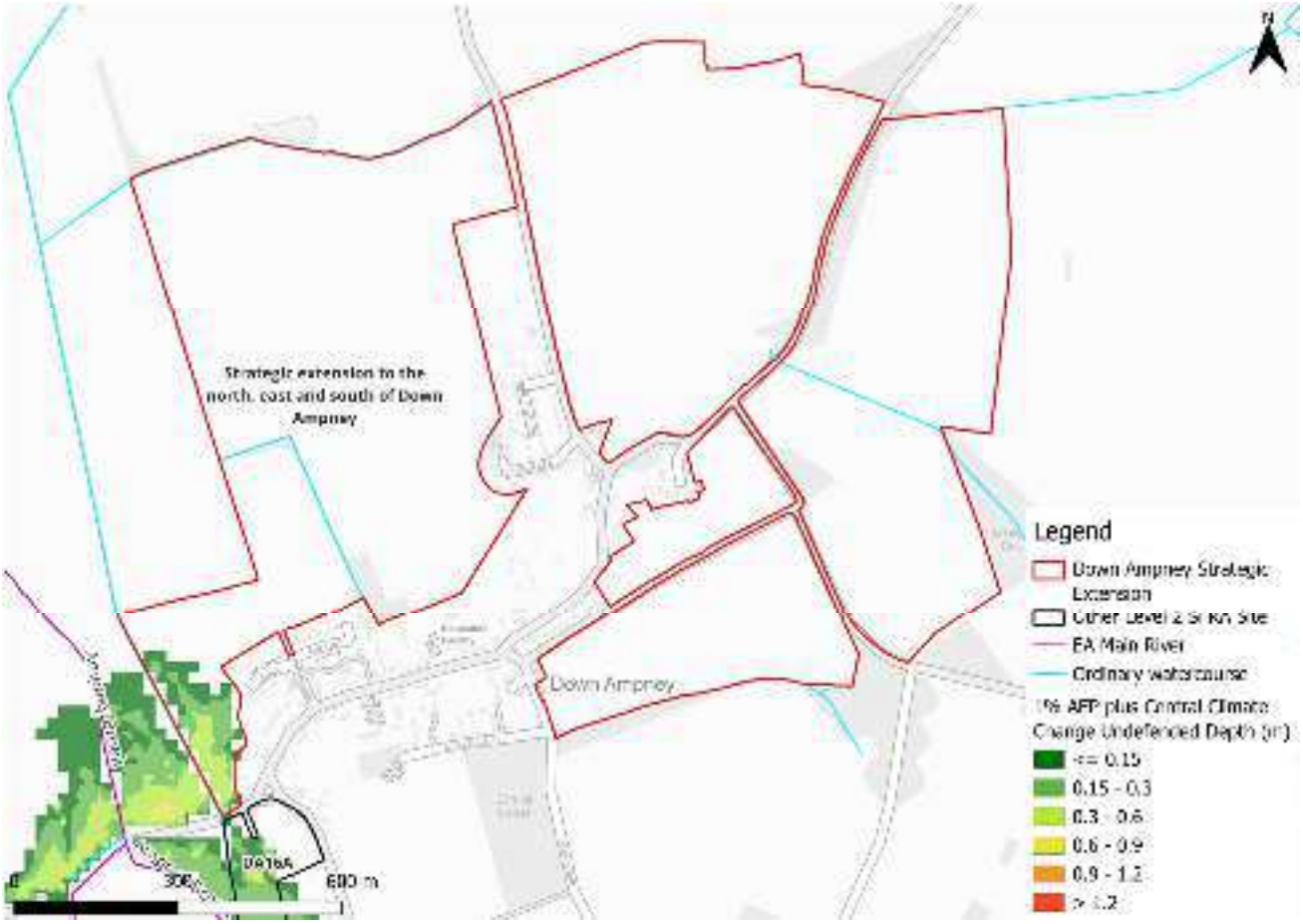


Figure 2-5: Flood depths for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch

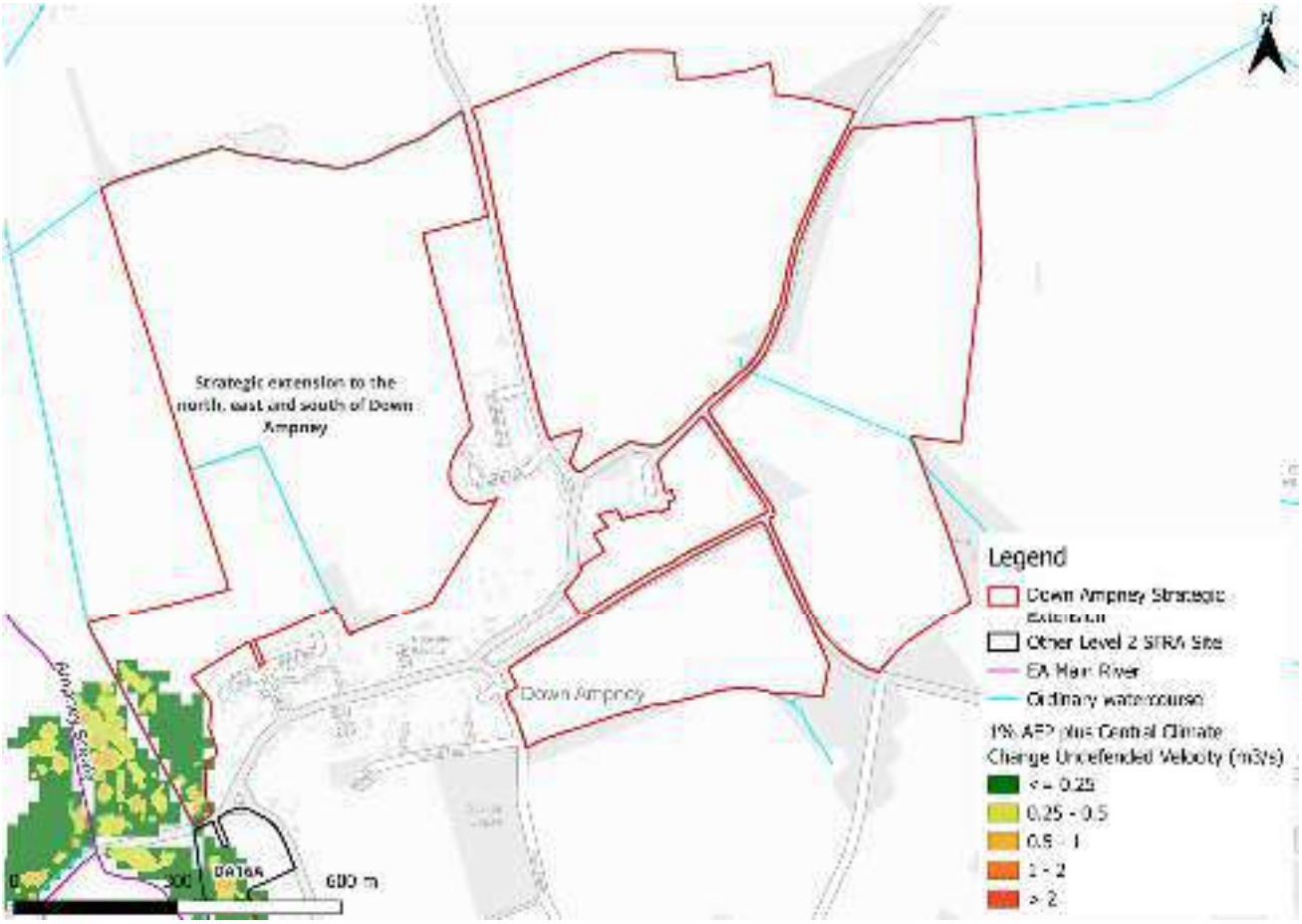


Figure 2-6: Flood velocities for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch

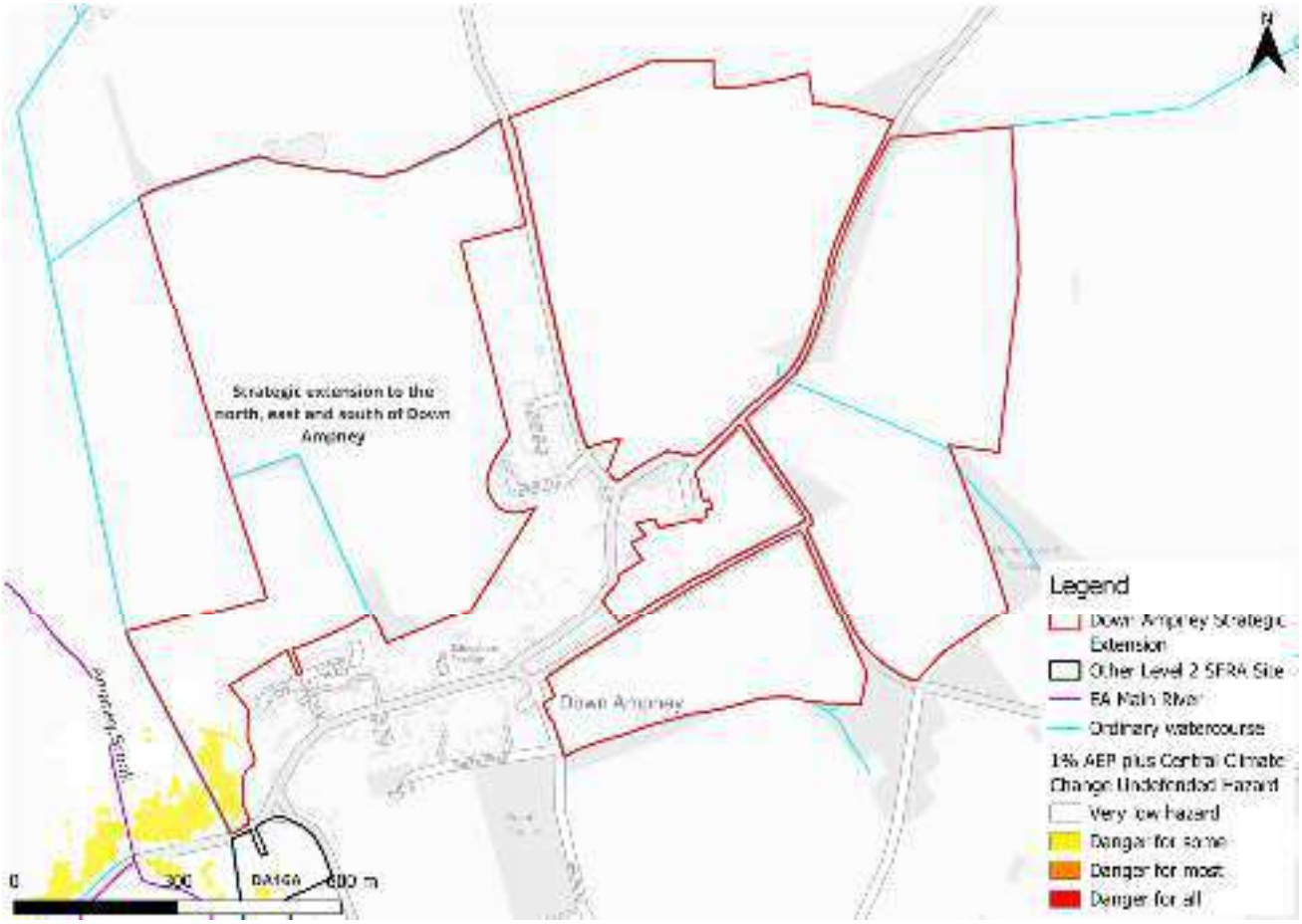


Figure 2-7: Flood hazards for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch

2.2.2 Flood Map for Planning - Flood Zones plus Climate Change

Figure 2-8 shows the Flood Map for Planning - Flood Zones plus Climate Change dataset which includes the central allowance for the 2080s epoch. This represents the impact of climate change on Flood Zone 3a and Flood Zone 2 combined. This shows a slightly greater extent of flooding than the modelled event, impacting an additional area within the northwest of the site. This is due to the Flood Map for Planning outputs being based on the NNM and not the outputs from the Ampney Brook Thames (MRL to St Johns) 2014 model, and also the fact that the Flood Zones plus Climate Change dataset also includes the larger 0.1% AEP event.

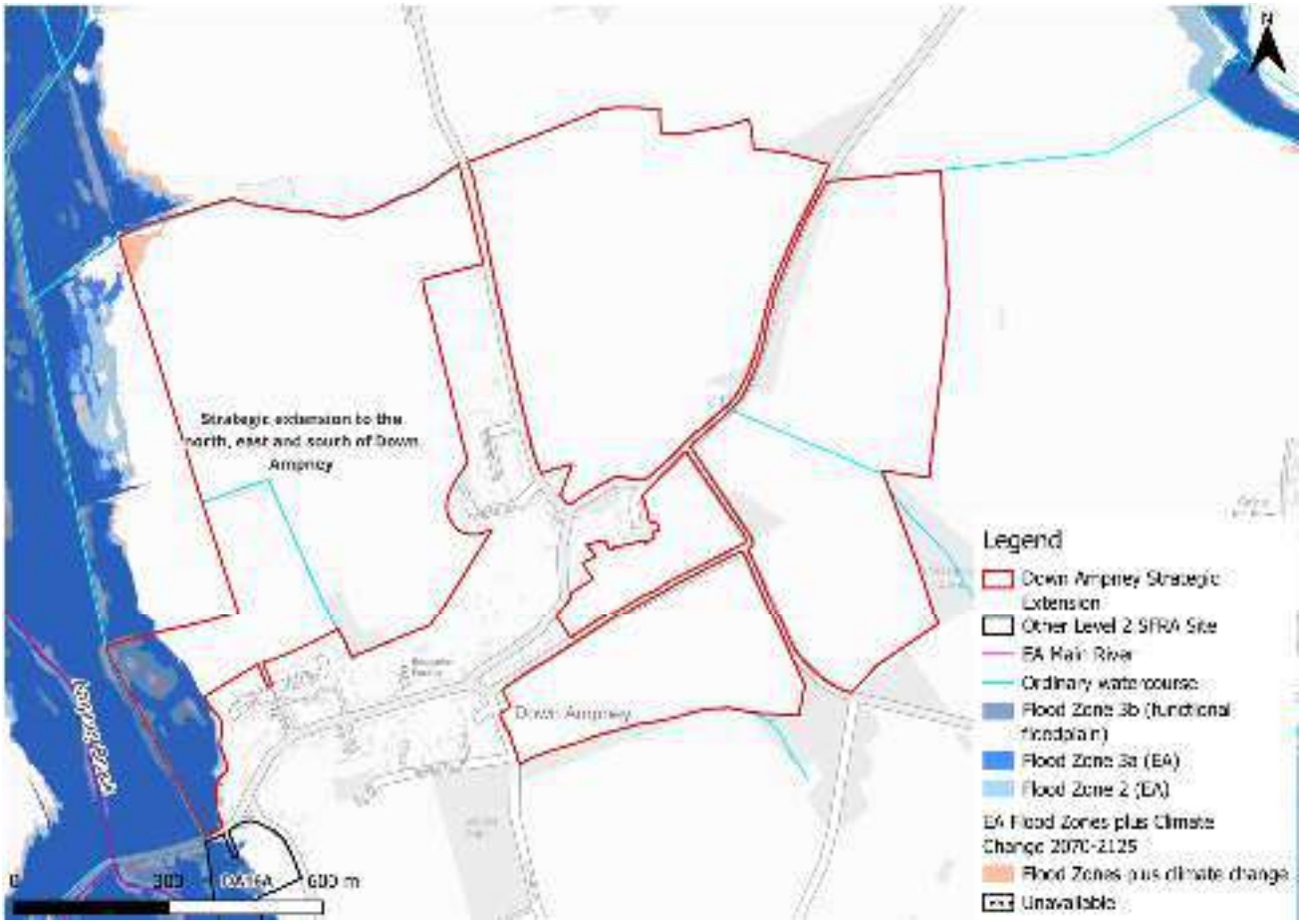


Figure 2-8: EA Flood Zones plus Climate Change

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There have been 11 recorded flooding incidents within the Ampneys & Hampton Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Figure 2-9 shows that the site and wider area could benefit from riparian, floodplain, and wider catchment tree planting. Tree planting can help to slow the

flow to benefit areas downstream. There is also potential for runoff attenuation features where it may be possible to temporarily store water and attenuate flooding during high flows. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

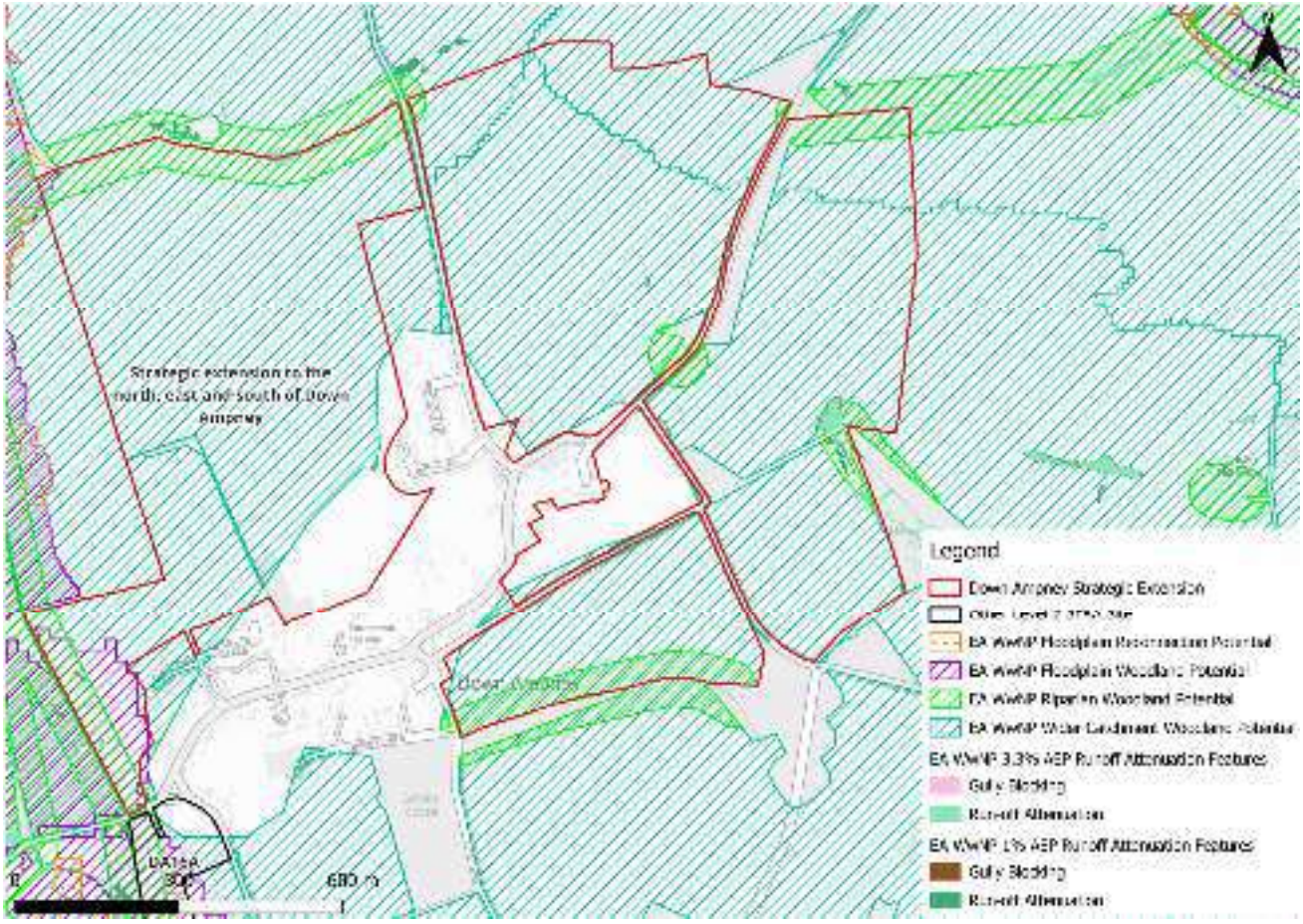


Figure 2-9: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warning and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The majority of the risk area is included within a FWA, namely the 'Ampney Brook from Ampney Crucis to Sheeppen Bridge' FWA, as shown in Figure 2-10.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The majority of the risk area is located within a FAA, namely the 'Ampney Brook from Barnsley Wood to Sheeppen Bridge' FAA, as shown in Figure 2-10.

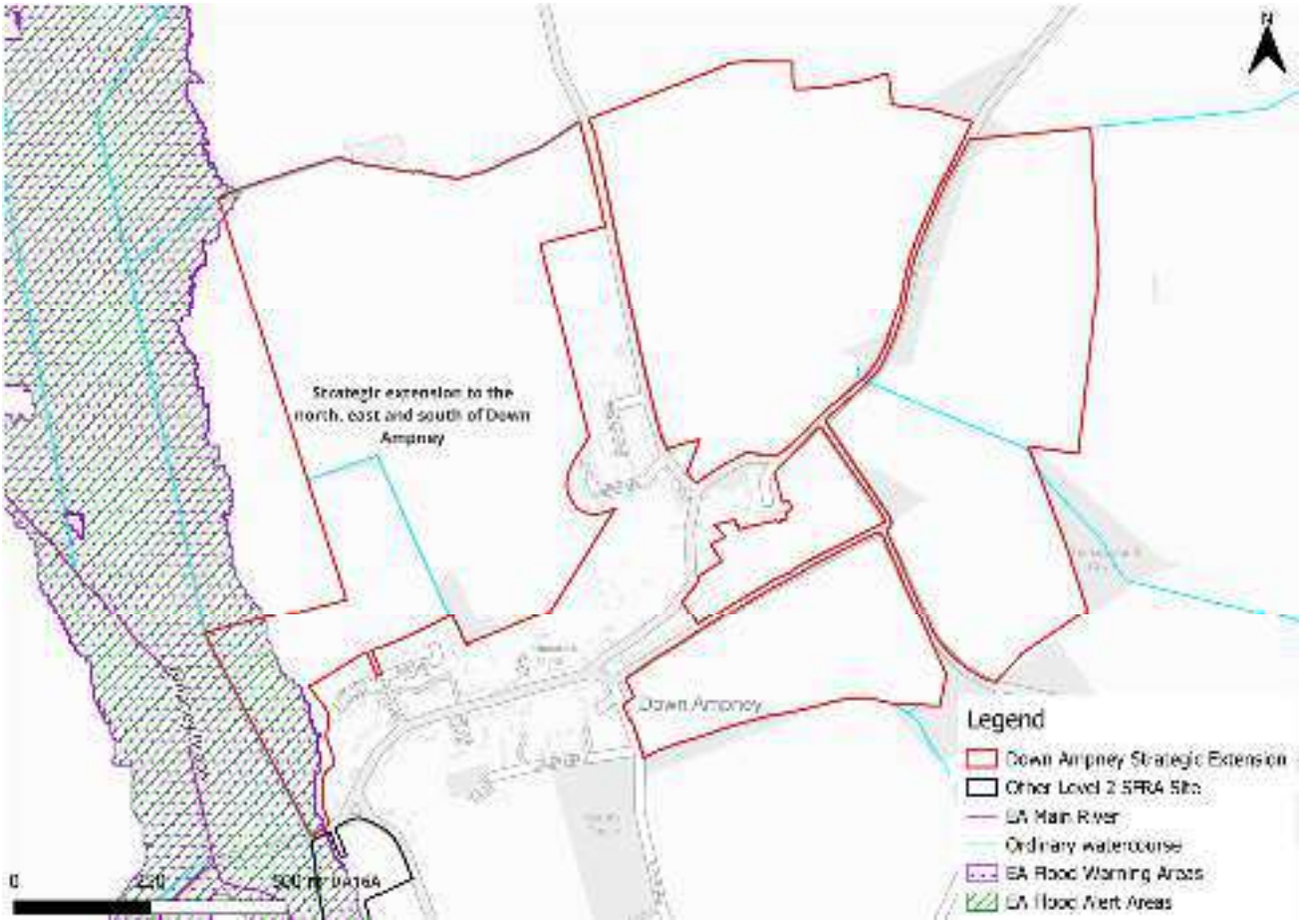


Figure 2-10: Flood warnings and alerts

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes could likely be achieved during a flood event via multiple locations surrounding the site (Figure 2-11).

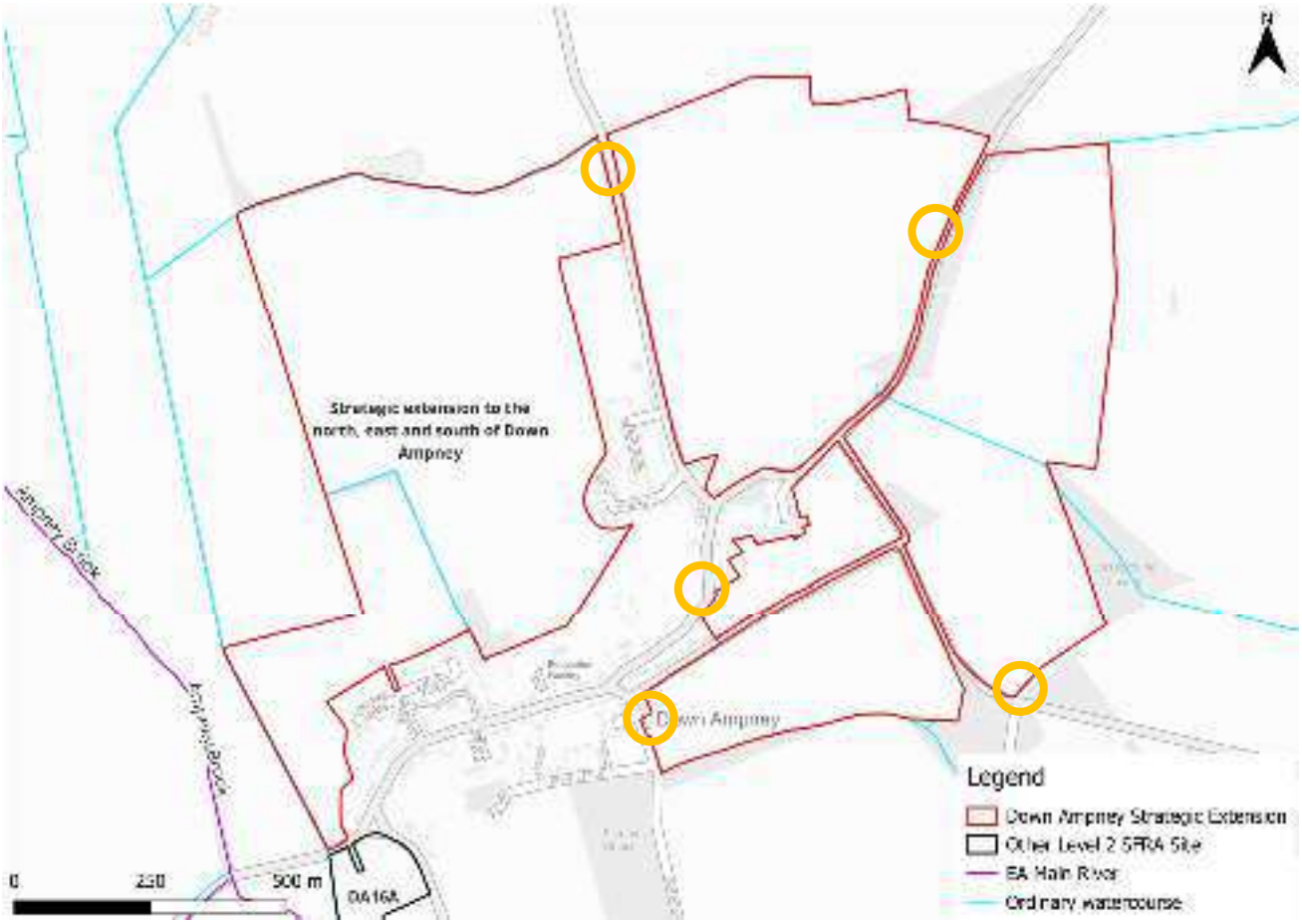


Figure 2-11: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The area of the site within the functional floodplain should not be developed and should remain as open greenspace. Ideally, all built development would be directed to Flood Zone 1 whilst also accounting for the impacts of climate change.
  - More vulnerable development should not be permitted within the climate change risk area. All risk areas would ideally be utilised as open green space, providing a flood storage function as well as providing Biodiversity Net Gain (BNG), ecological, amenity, social, and wellbeing benefits.
  - The Ampney Brook Thames (MRL to St Johns) 2014 model is out of date and the EA's NNM is considered to be the most up to date information on fluvial risk to the site and surrounding area. The NNM does not contain depth or hazard information, therefore risk cannot be robustly defined at this stage.
  - There are several unmodelled ordinary watercourses. Risk from these watercourses must be quantified at the FRA stage.

- Mitigation:
  - It is not appropriate at this stage to advise on potential mitigations, given the absence of sufficiently robust and up to date flood risk information. An updated model for Ampney Brook must be developed to robustly define risk to the site and the surrounding areas.
  - EA flood warnings and alerts should continue to be in place to ensure early evacuation of site users before an extreme flood event occurs.
- Access and escape:
  - Based on current information, safe access and escape routes appear achievable via multiple locations surrounding the site.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Present Day

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extents map (May 2026), the site is predominantly at low risk of surface water flooding as shown in Table 3-1 and Figure 3-1. There is a flow path present through the eastern site parcels, along the ordinary watercourse. There is another flow path adjacent to the northern boundary of the western site parcel. Surface water risk is also present as areas of scattered ponding across the site. Greatest surface water flood depths in the 1% AEP event are between 0.3 and 0.6 m outside of the ordinary watercourse present onsite (Figure 3-2).

Safe access and escape routes are achievable via multiple locations surrounding the site.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
91	4	2	3

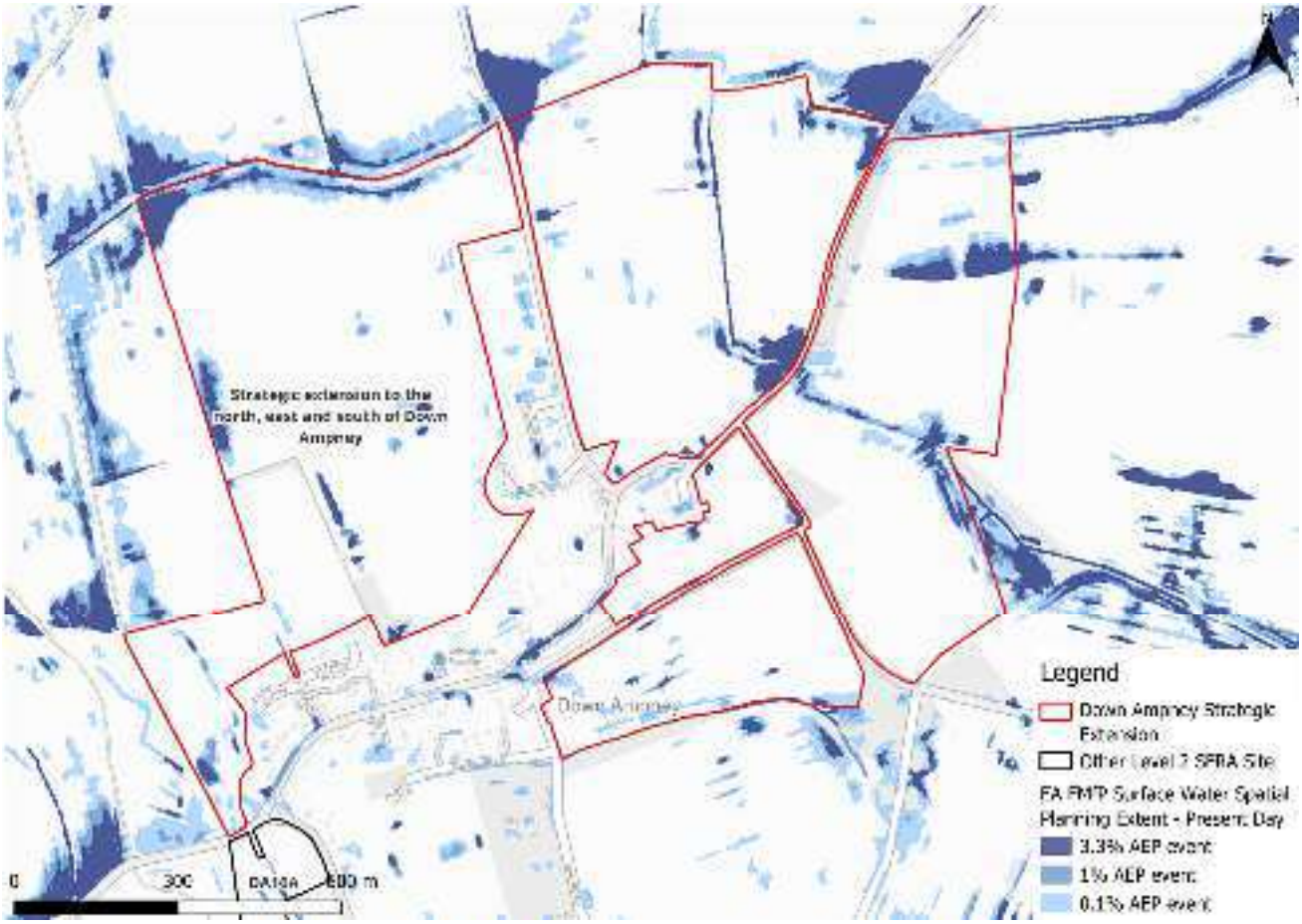


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

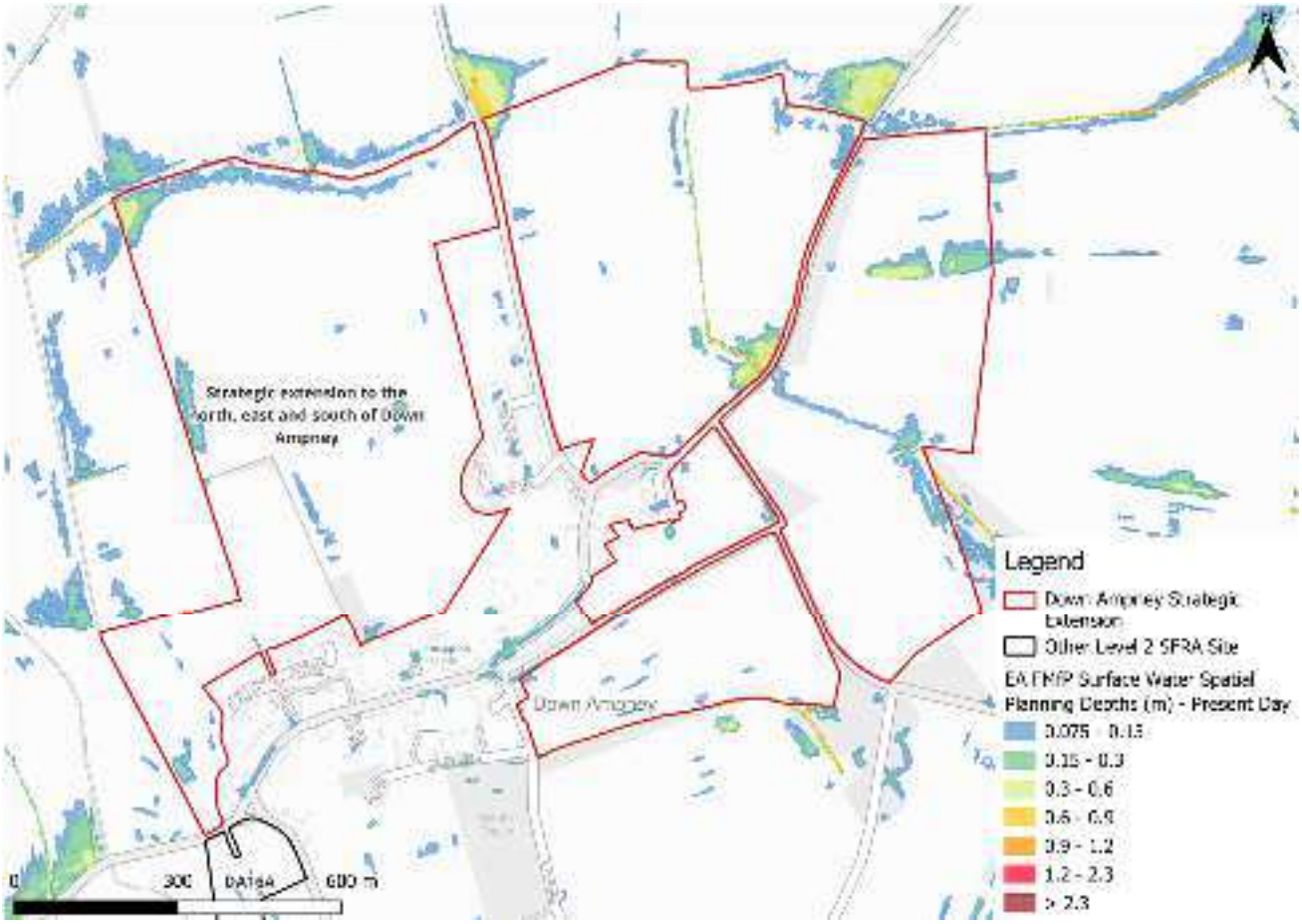


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows there to be areas of 'moderate' flood hazard (Figure 3-3). There are clearly differences between the Flood Map for Planning - Surface Water Spatial Planning map and the third generation RoFSW hazard mapping whereby the RoFSW shows a much larger area to be at risk. Given the differences between the two datasets, the hazard information should be discounted and assessed further at the FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.

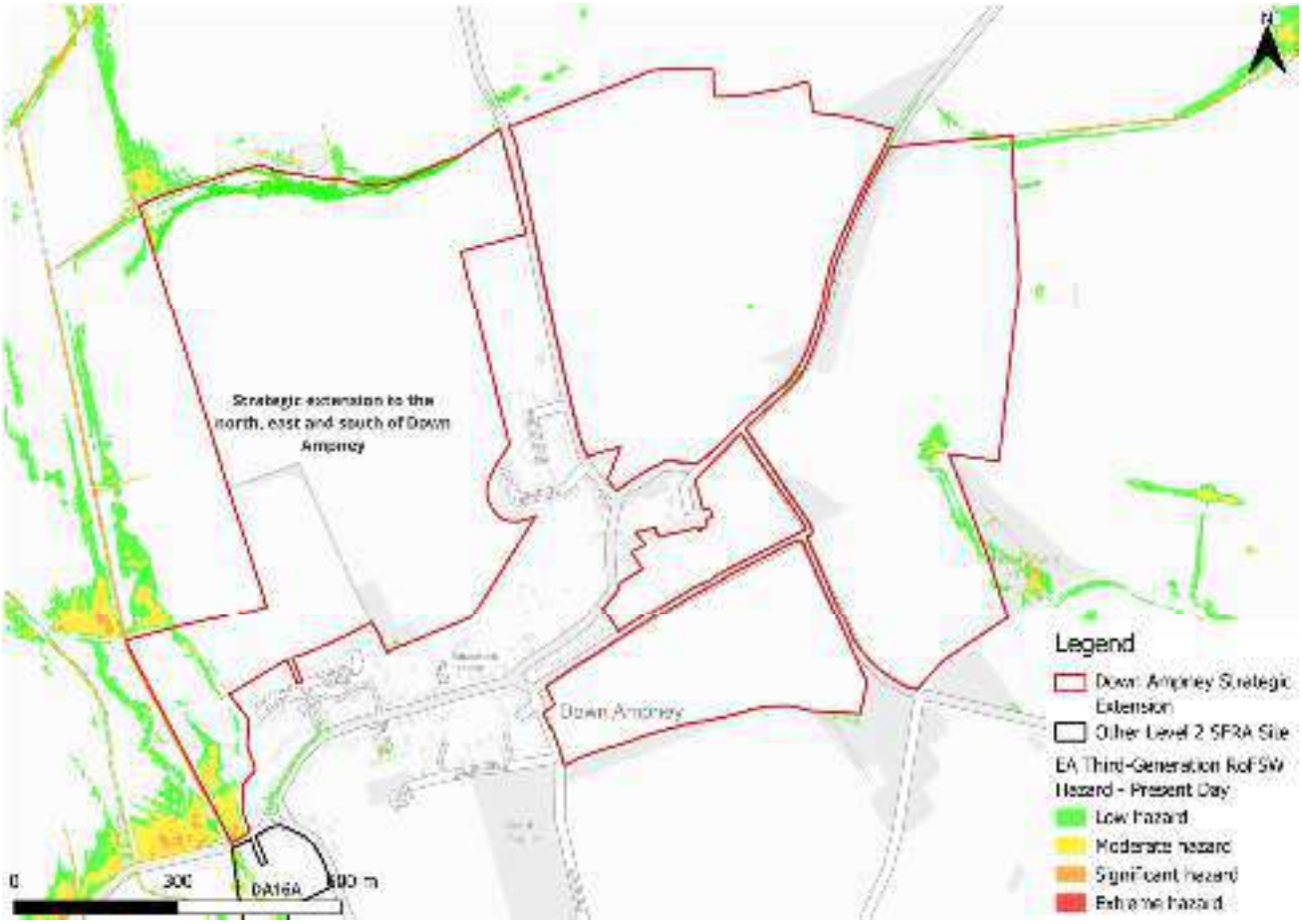


Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRA's should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Gloucestershire and the Vale management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. The site is not shown to be at significant additional risk from surface water climate change. There is a greater extent of flooding along the flow paths through the site in the 0.1% AEP plus climate change event. Flood depths are shown to increase to between 0.6 and 0.9 m within a small area in the east of the site (Figure 3-5).

Safe access and escape routes would likely remain achievable via several locations surrounding the site.

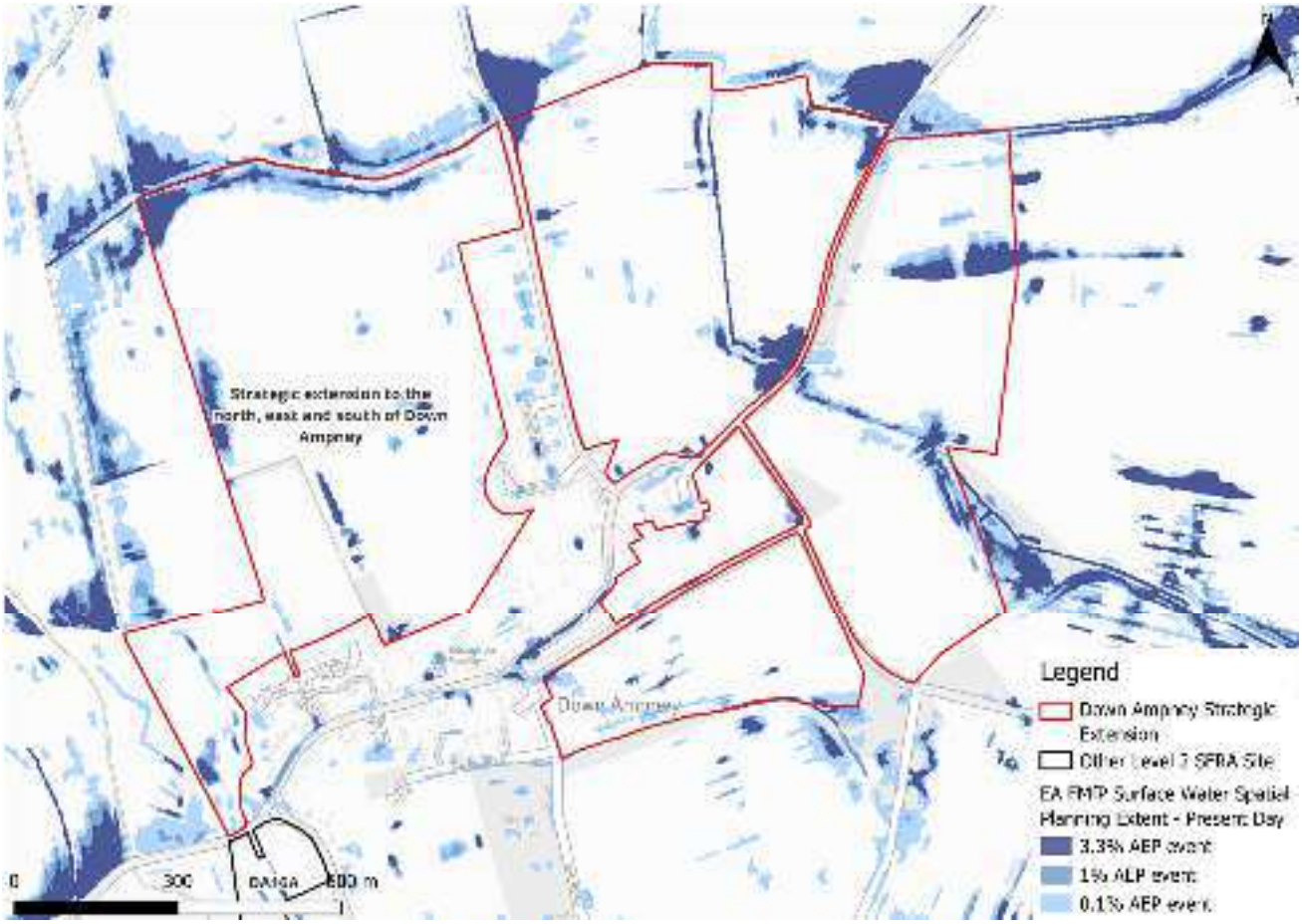


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

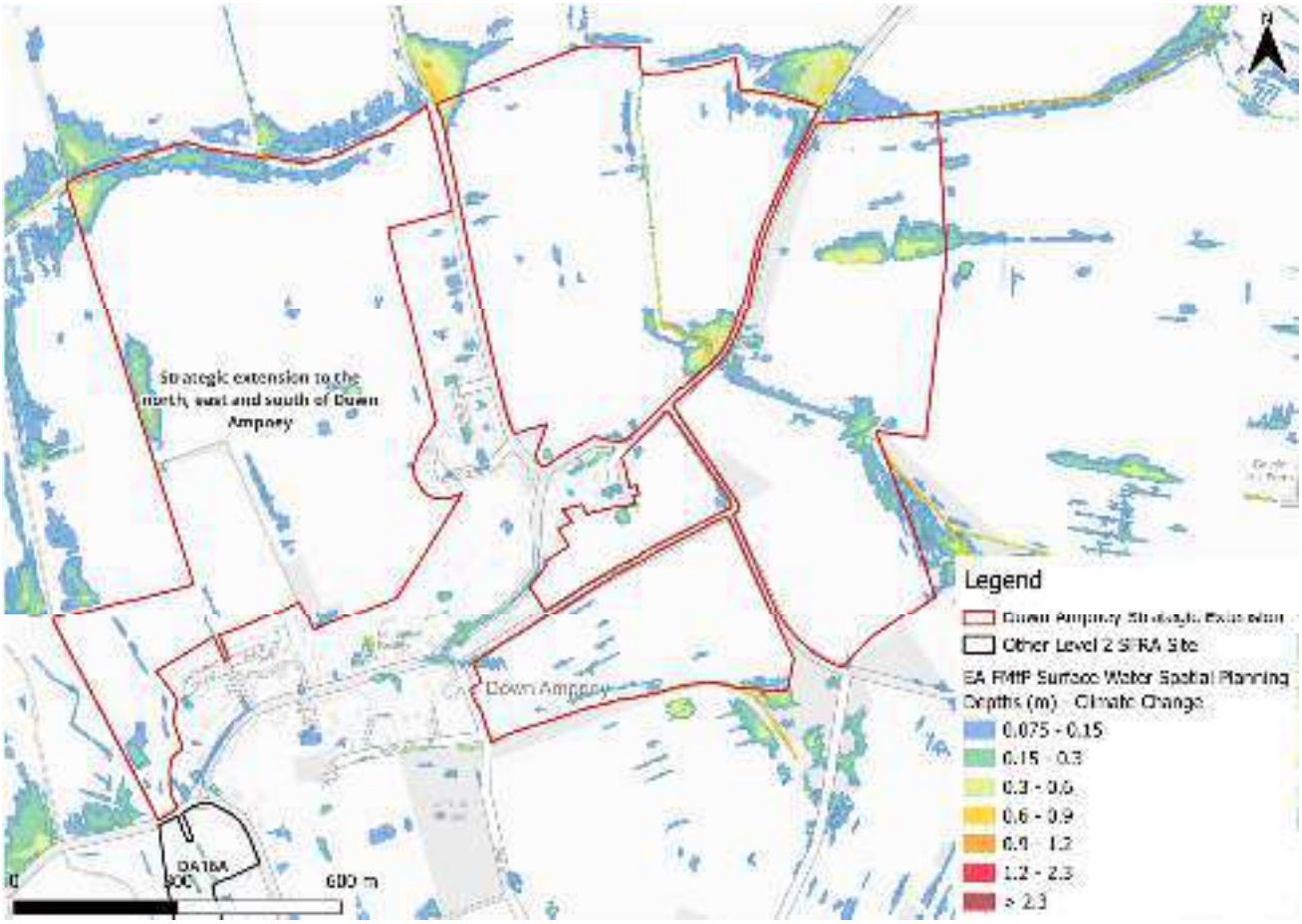


Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning climate change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the RoFSW 0.1% AEP surface water event as a conservative proxy for the RoFSW 1% AEP event plus climate change, as the best available information to assess surface water flood hazards (Figure 3-6). However, given the differences between the two datasets, the hazard information should be discounted and assessed further at the FRA stage.

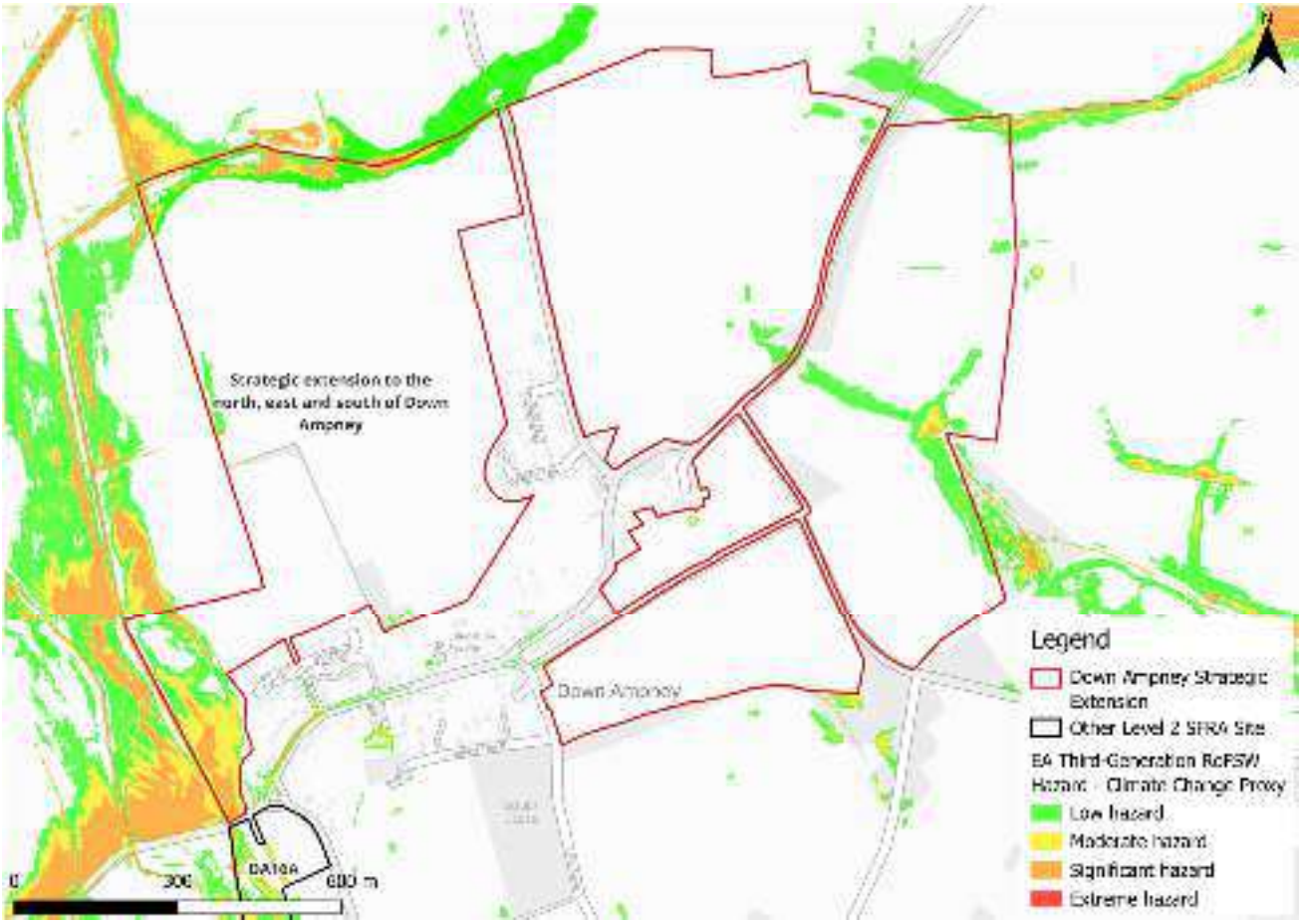


Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There are no recorded sewer flooding incidents nearby the site nor within the The Ampneys & Hampton Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly low, with 91% of the site being outside of the 0.1% AEP surface water flood extent.
- Risk to the site is shown to slightly increase in extent within the site when considering the impact of climate change.
- Topographic low spots and flow paths should be considered and included in site design and ideally left in place to flood naturally when required.
- The drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance.

- Safe access and escape routes would likely be achievable via multiple locations when considering surface water risk.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within three catchments, namely, the Ampney and Poulton Brooks (Source to Thames), Marston Meysey Brook and Thames (Churn to Coln) and catchments. The first two catchments are ranked as low sensitivity catchments, and the latter as high sensitivity. Planning considerations for sites at high sensitivity to the cumulative impacts of development can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications.

The risk of groundwater emergence varies across the site parcels. Across the majority, there is a risk of groundwater emergence to both surface and subsurface assets. In some areas, groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. There are also large areas of no risk.

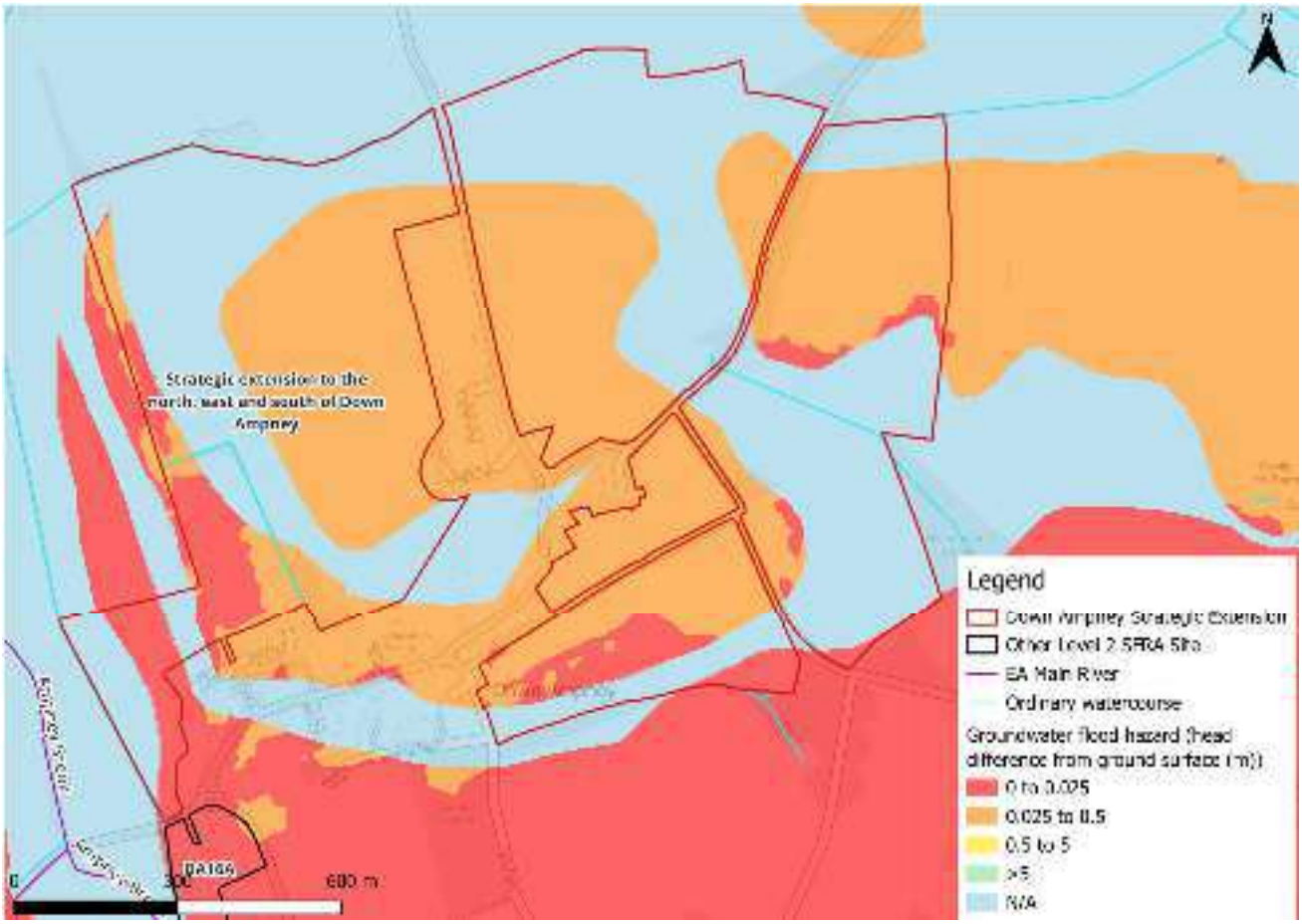


Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is mudstone, siltstone, and sandstone (Figure 5-2). Mudstone and siltstone generally have a low permeability and low level of porosity, reducing infiltration rates. Superficial deposits include clay and silt which also have low permeability. Infiltration SuDS at this site may not be an option, though the drainage strategy for the site should fully investigate water table levels through standpipe monitoring during the period of highest groundwater levels e.g. November to April.

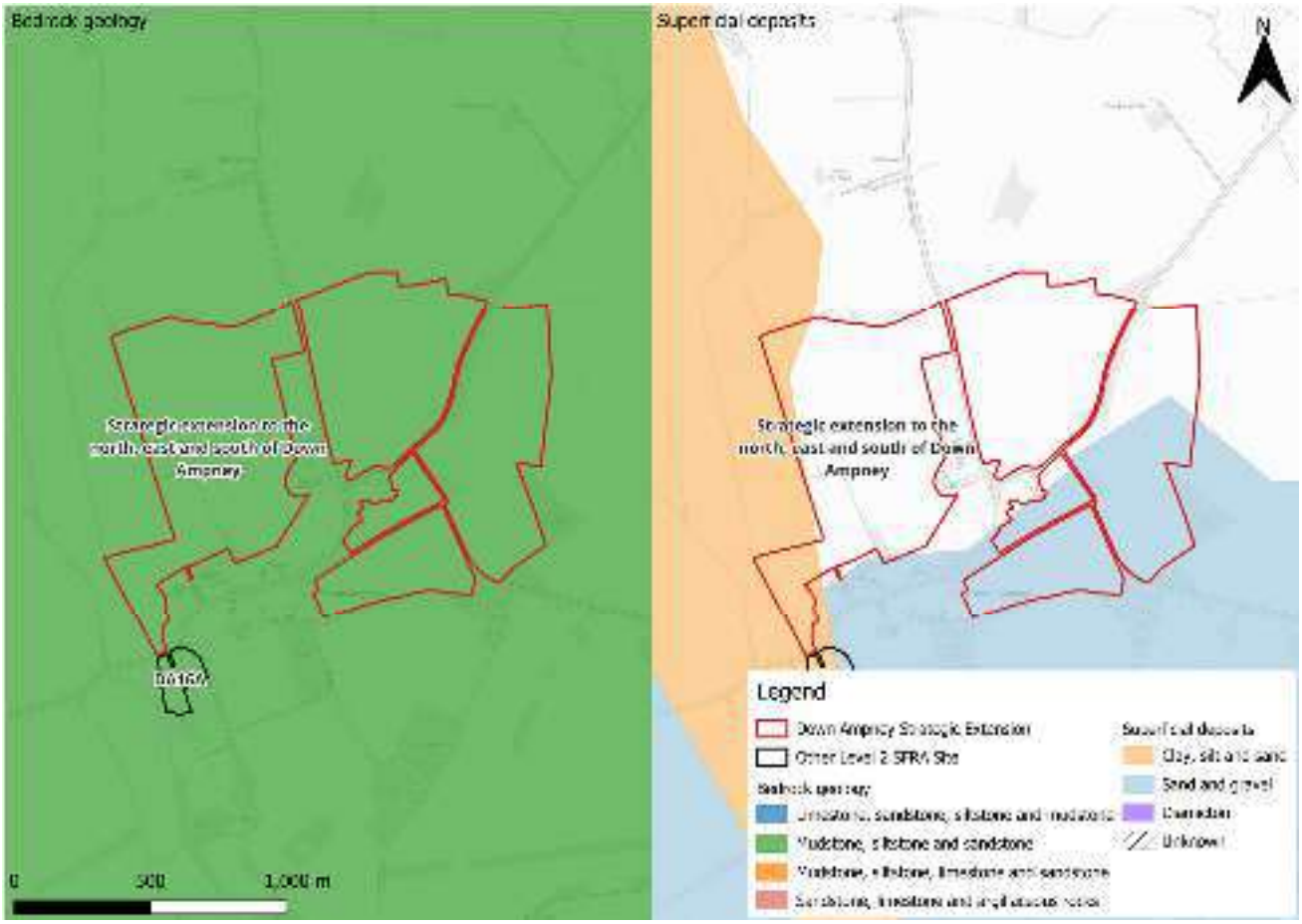


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There are no defences in place along Ampney Brook. However, the watercourse is culverted under Down Ampney Road to the southwest of the site, as indicated by the green circle on Figure 6-1. The ordinary watercourse adjacent to Ampney Brook is also culverted beneath Down Ampney Road. There is a potential residual risk of a blockage of these culverts. This risk should be investigated at the site-specific FRA stage.

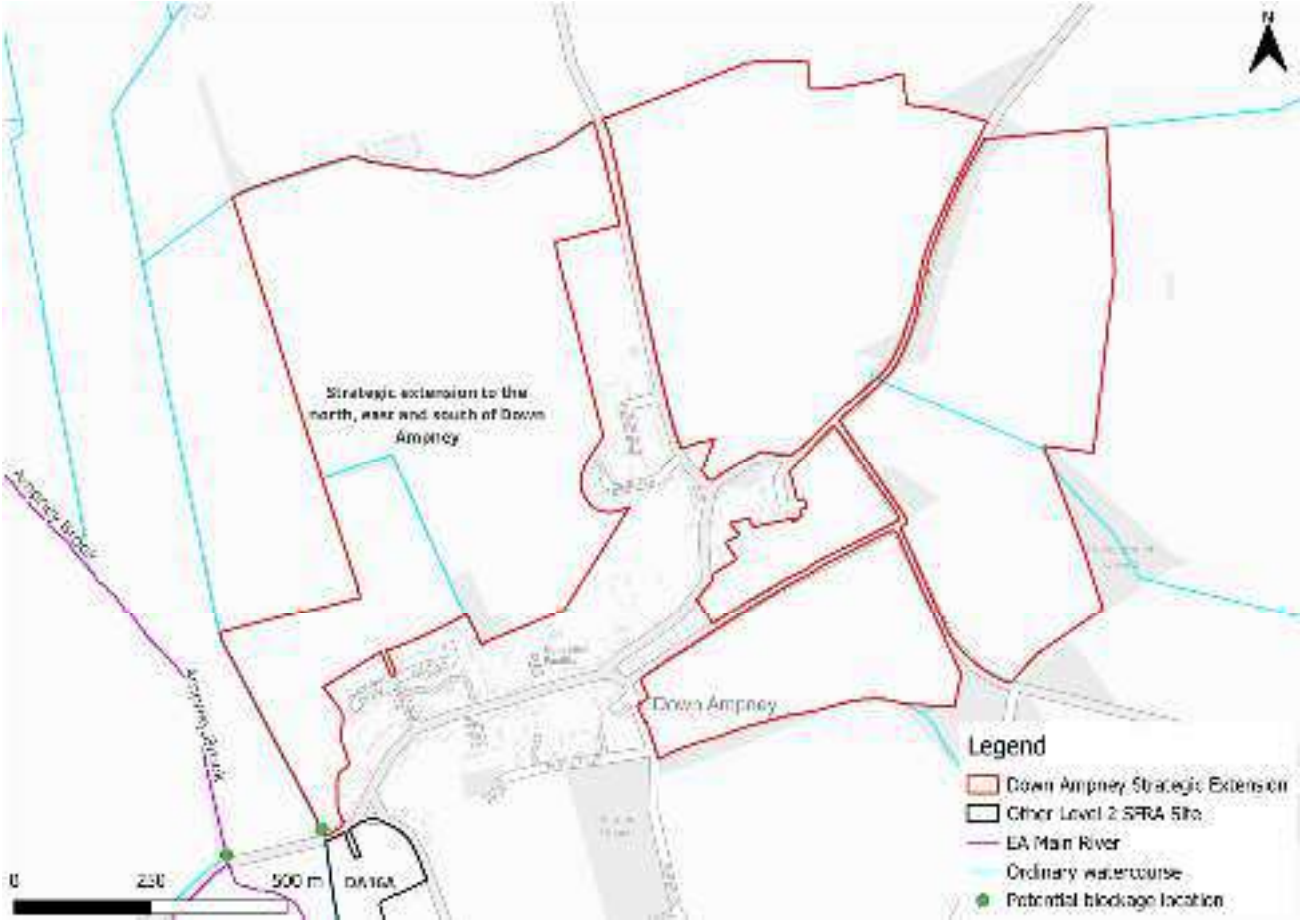


Figure 6-1: Potential blockage location

6.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is required to pass part b) of the exception test as it is proposed for more vulnerable residential development and is partially located within Flood Zone 3a. The site would likely pass the Exception Test given fluvial risk is confined to the boundary of the larger site parcel to the west. However, updated modelling of Ampney Brook is required to inform the Exception Test.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- It should be possible to develop this site for residential uses given its location largely within Flood Zone 1 and very low surface water flood risk.
- There should be no development within the area of functional floodplain present onsite. Ideally, this area would be converted to open space offering multifunctional benefits alongside flood risk mitigation including BNG contributions, and social and amenity benefits.
- Updated modelling of Ampney Brook must be carried out to robustly define the risk to the site for both present day and with climate change.
- A drainage strategy should ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply with consideration of local and national SuDS guidance.
- Groundwater conditions must be investigated further through the site-specific FRA. This should be assessed through standpipe monitoring during the period of highest groundwater levels e.g. November to April.
- The site-specific FRA should undertake a condition assessment of the culverts beneath Down Ampney Road.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Site SD23

Final Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0013
Revision	P02
Prepared by	Rosie Holmes BSc MSc Assistant Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WGAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Joanne Corbett of Cotswold District Council. Rosie Holmes of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken in July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Background 1
1.1 Site SD23 1

2 Flood risk from rivers 5
2.1 Existing risk 5
2.2 Impacts from climate change 9
2.3 Historic flood incidents 13
2.4 Flood risk management 13
2.5 Emergency planning 14
2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial 16

3 Flood risk from surface water 17
3.1 Existing risk 17
3.2 Impacts from climate change 19
3.3 Sewer flood risk 22
3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water 22

4 Cumulative impacts assessment and high risk catchments 24
4.1 Level 1 cumulative impacts assessment 24

5 Groundwater, geology and SuDS suitability 25

6 Residual risk 28
6.1 Flood risk from reservoirs 28

7 Overall site assessment 29
7.1 Can part b) of the Exception Test be passed? 29
7.2 Main recommendations and site-specific FRA requirements 29

8 Licencing 30

List of Figures

Figure 1-1: Site location boundary 2

Figure 1-2: Aerial photography 3

Figure 1-3: Topography 4

Figure 2-1: Present day risk 6

Figure 2-2: Flood depths for the 1% AEP undefended flood event 7

Figure 2-3: Flood velocities for the 1% AEP undefended flood event 8

Figure 2-4: Flood hazards for the 1% AEP undefended flood event 9

Figure 2-5: Flood depths for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch 10

Figure 2-6: Flood velocities for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch 11

Figure 2-7: Flood hazards for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch 12

Figure 2-8: EA Flood Zones plus Climate Change 13

Figure 2-9: Working with Natural Processes 14

Figure 2-10: Flood warnings and alerts 15

Figure 2-11: Potential access and escape routes 16

Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 17

Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event flood depths (m) 18

Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day medium risk surface water flood hazard 19

Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 20

Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event flood depths (m) 21

Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day low risk surface water flood hazard as a climate change proxy 22

Figure 5-1: JBA 5m Groundwater Emergence Map 25

Figure 5-2: BGS Geology - Bedrock and superficial deposits 27

List of Tables

Table 2-1: Present day flood risk based on percentage area of site at risk 5

Table 2-2: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment 9

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning Extents Present Day datasets 17

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment 20

Table 5-1: Groundwater Hazard Classification 26

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan Site SD23. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Site SD23

- Location: Land between disused canal and disused railway line, north of Park Way
- Existing site use: Farmland, open greenspace
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Residential
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 5.69
- Watercourse: River Churn, unnamed ordinary watercourse
- Environment Agency (EA) flood model: River Churn (Churn (Baunton to Siddington) 2011 model
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of fluvial flood depths, velocities and hazards
    - Assessment of surface water flood extent, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management

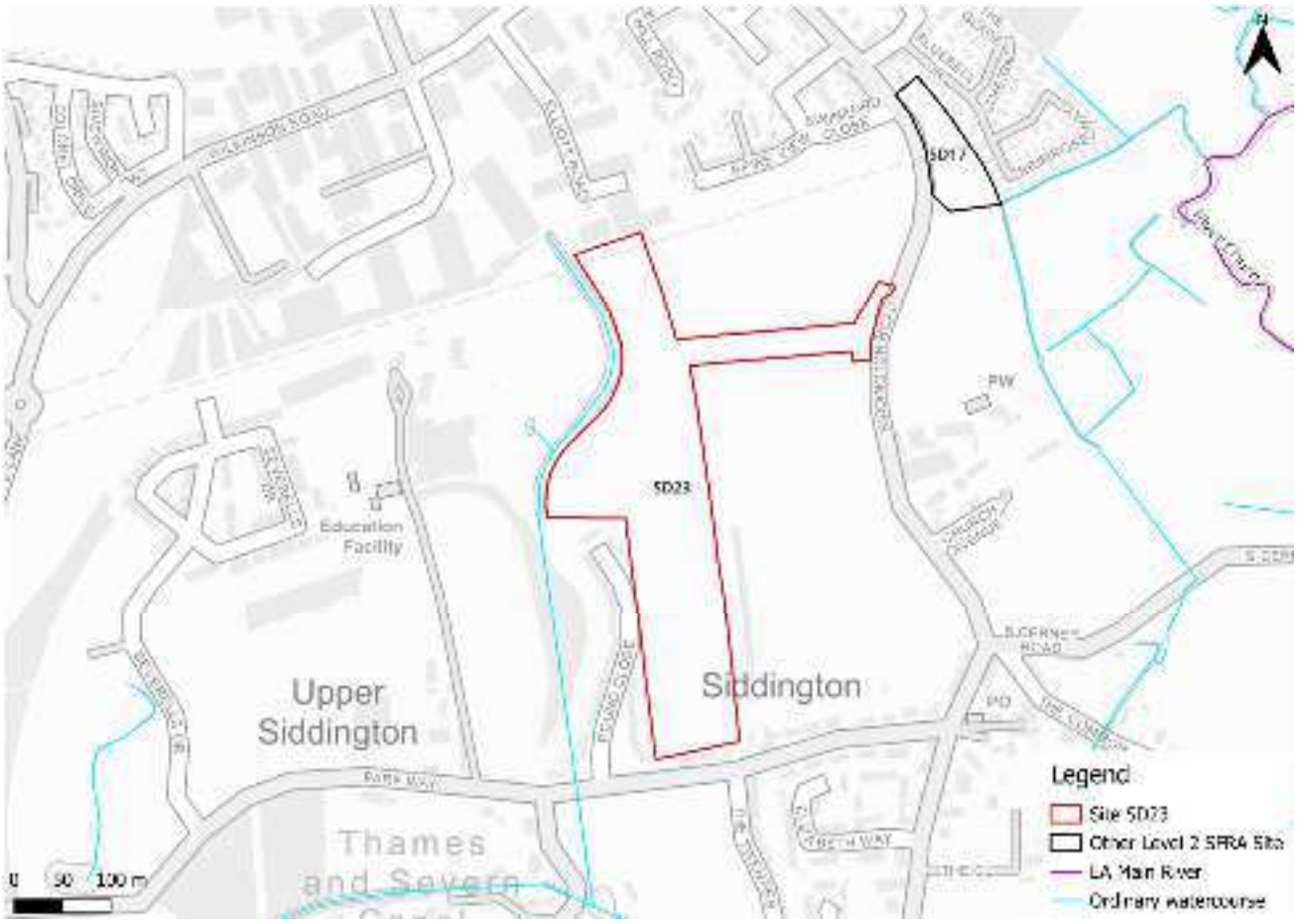


Figure 1-1: Site location boundary



Figure 1-2: Aerial photography

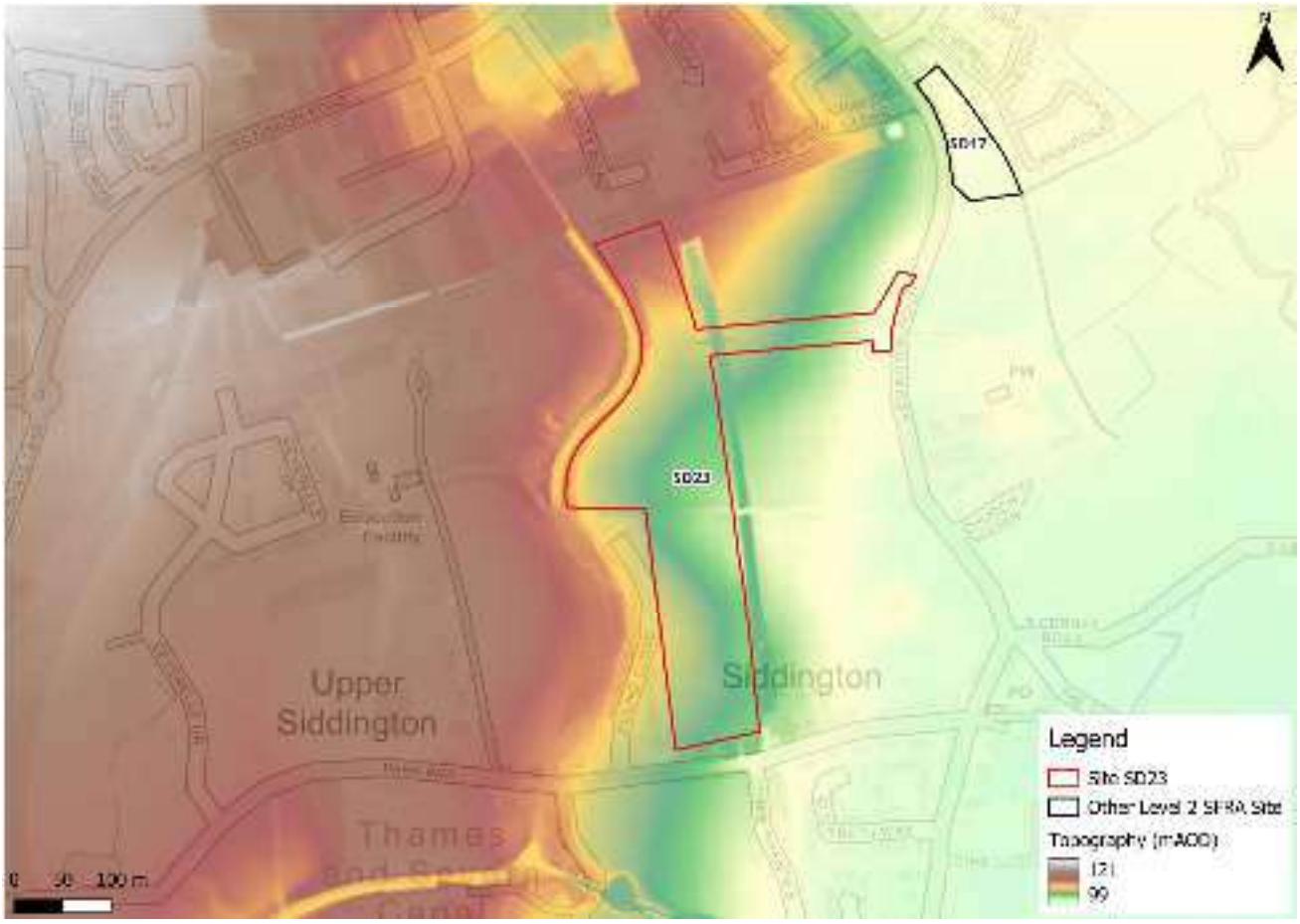


Figure 1-3: Topography

The topography of the site slopes from west to east towards the floodplain of the River Churn.

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the percentage areas of the site within each flood zone are stated in Table 2-1 and can be viewed on Figure 2-1. The Flood Map for Planning does not consider flood defence infrastructure (Section 0).

The majority of the site is situated in Flood Zone 1 and therefore is at low risk from flooding from rivers and sea. There is a small area of Flood Zone 2 (1%) at the proposed access road of the site, associated with risk from the River Churn.

Table 2-1: Present day flood risk based on percentage area of site at risk

Flood Zone 1 (% area)	Flood Zone 2 (% area)	Flood Zone 3a (% area)	Flood Zone 3b (% area)
99	1	0	0

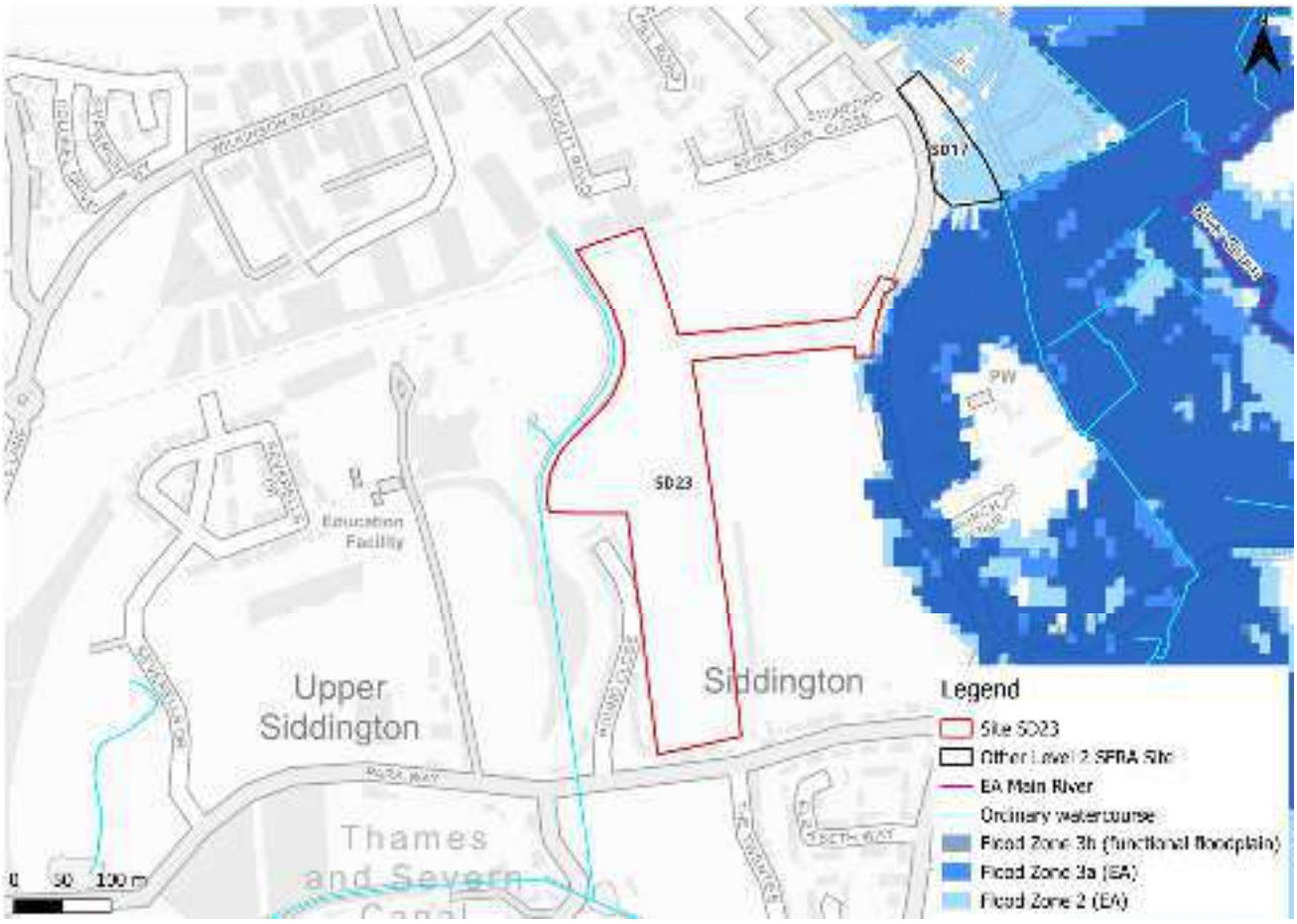


Figure 2-1: Present day risk

2.1.2 River Churn (Baunton to Siddington) 2011 model outputs

Present day risk to the site comes from the River Churn to the east of the site. The 1% AEP undefended event from the River Churn (Baunton to Siddington) 2011 model shows the same extent of flooding to the site as Flood Zone 2 of the Flood Map for Planning (Figure 2-2). Risk is modelled to be confined to the proposed access point on the eastern site boundary, with depths of less than 0.15 m and velocity less than 0.25 m3/s.

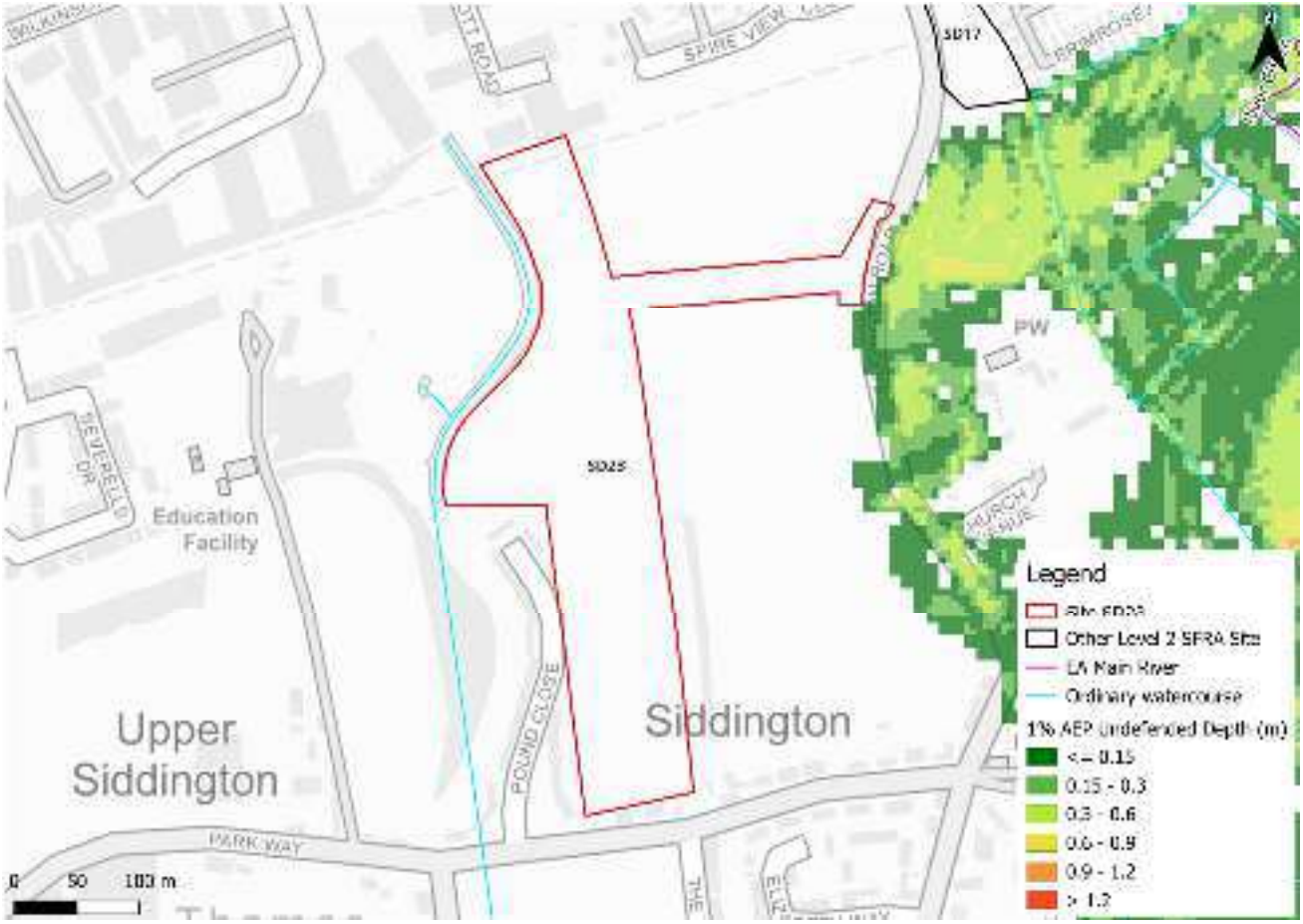


Figure 2-2: Flood depths for the 1% AEP undefended flood event

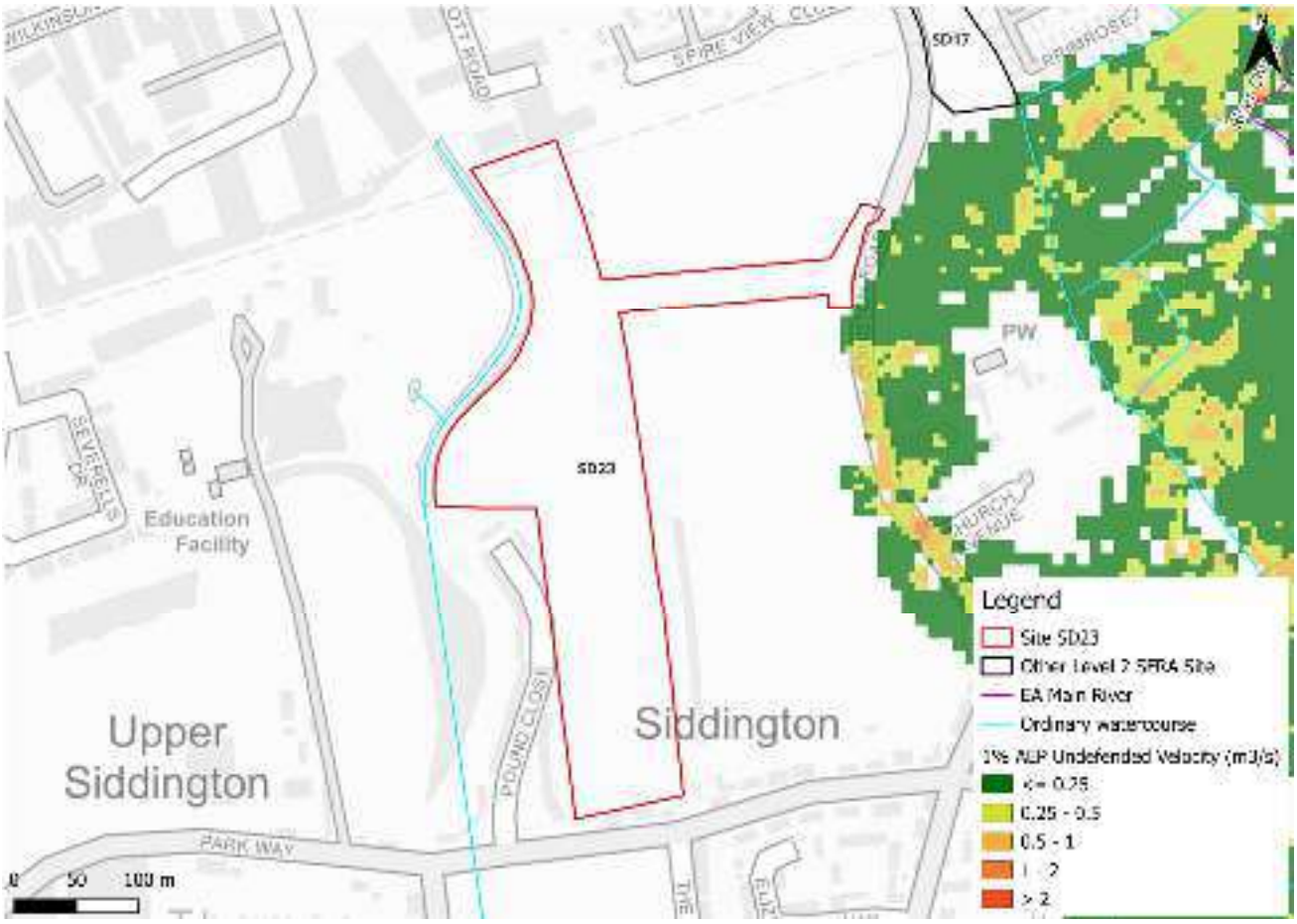


Figure 2-3: Flood velocities for the 1% AEP undefended flood event

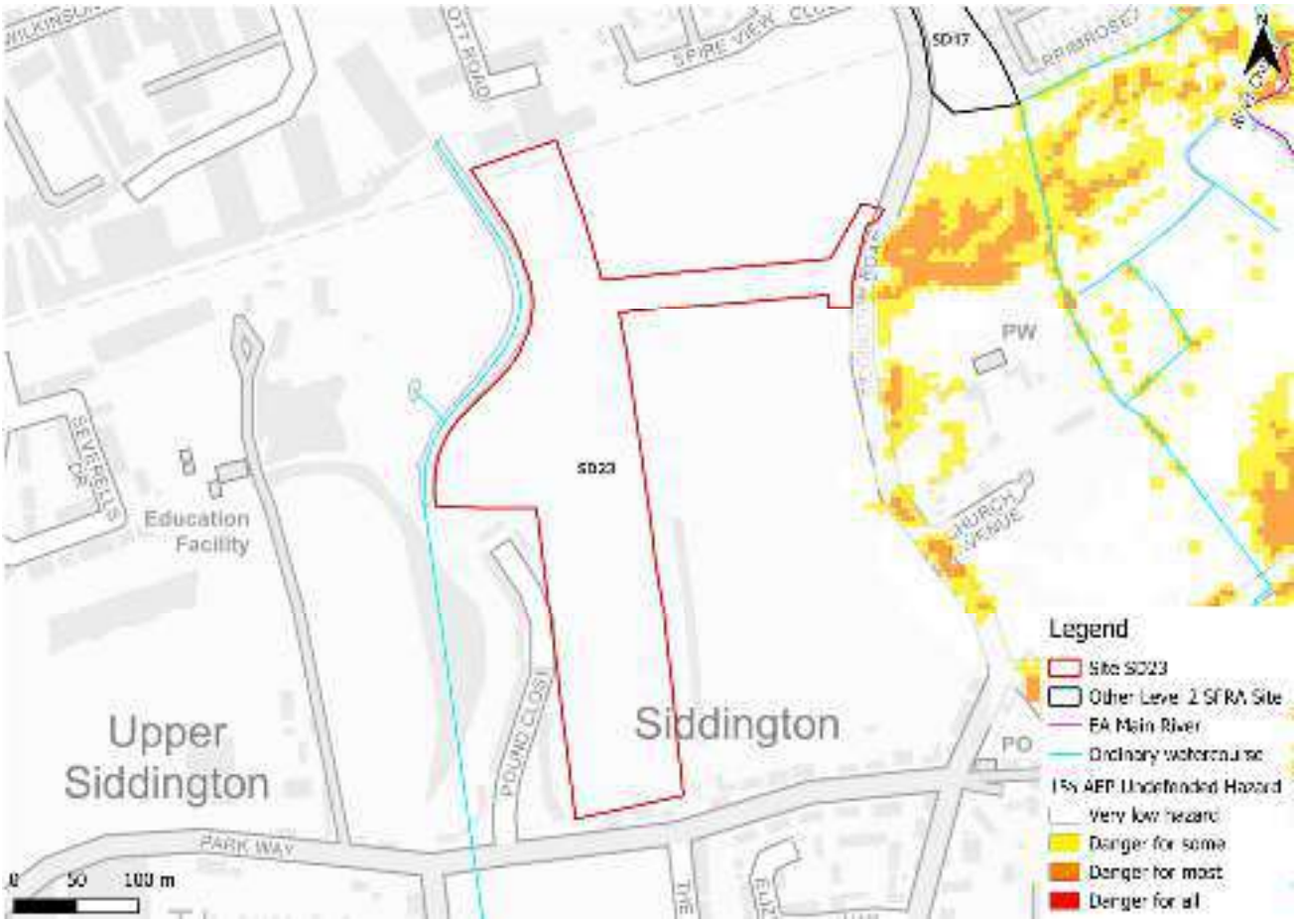


Figure 2-4: Flood hazards for the 1% AEP undefended flood event

2.2 Impacts from climate change

2.2.1 River Churn (Baunton to Siddington) 2011 model outputs

The EA's SFRA guidance states that SFRAs should assess the central allowance for the 2080s epoch for peak river flows. The site is located within the Gloucestershire and the Vale Management Catchment. The central allowance within this catchment is 26% on peak flows (Table 2-2). The impacts of climate change on flood risk are included in the model for the 1% AEP undefended event using 30% on peak flows rather than the current central allowance of 26%.

Table 2-2: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment

Epoch	Central (%)	Higher (%)	Upper (%)
2020s	11	17	33
2050s	11	19	43
2080s	26	41	84

Figure 2-5, Figure 2-6, and Figure 2-7 show the modelled flood depths, velocities, and hazards respectively for the 1% AEP undefended event plus the central allowance for peak river flows. The risk area increases in size, but flood depths velocities remain low. Flood hazards are shown to be 'very low hazard'.

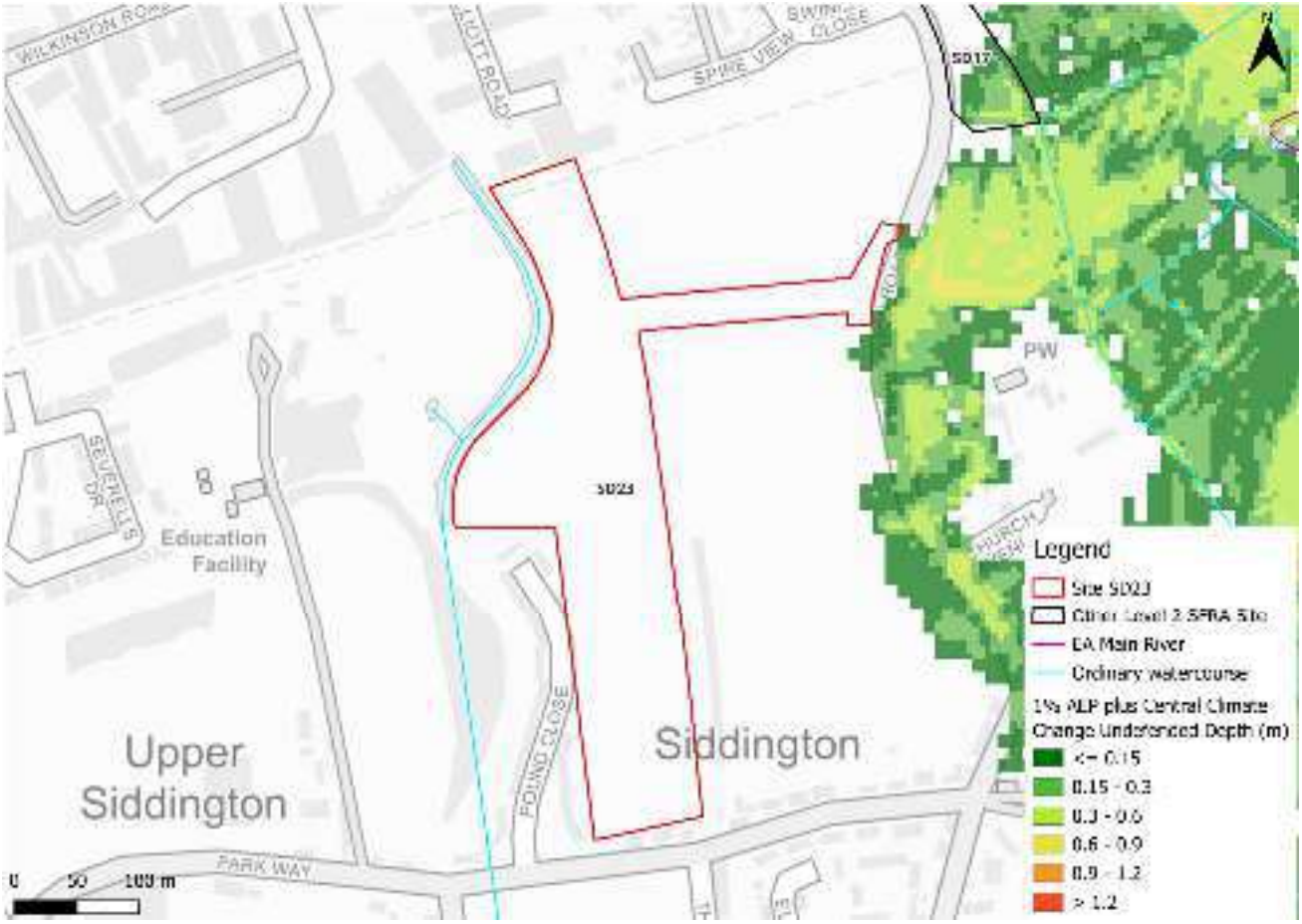


Figure 2-5: Flood depths for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch

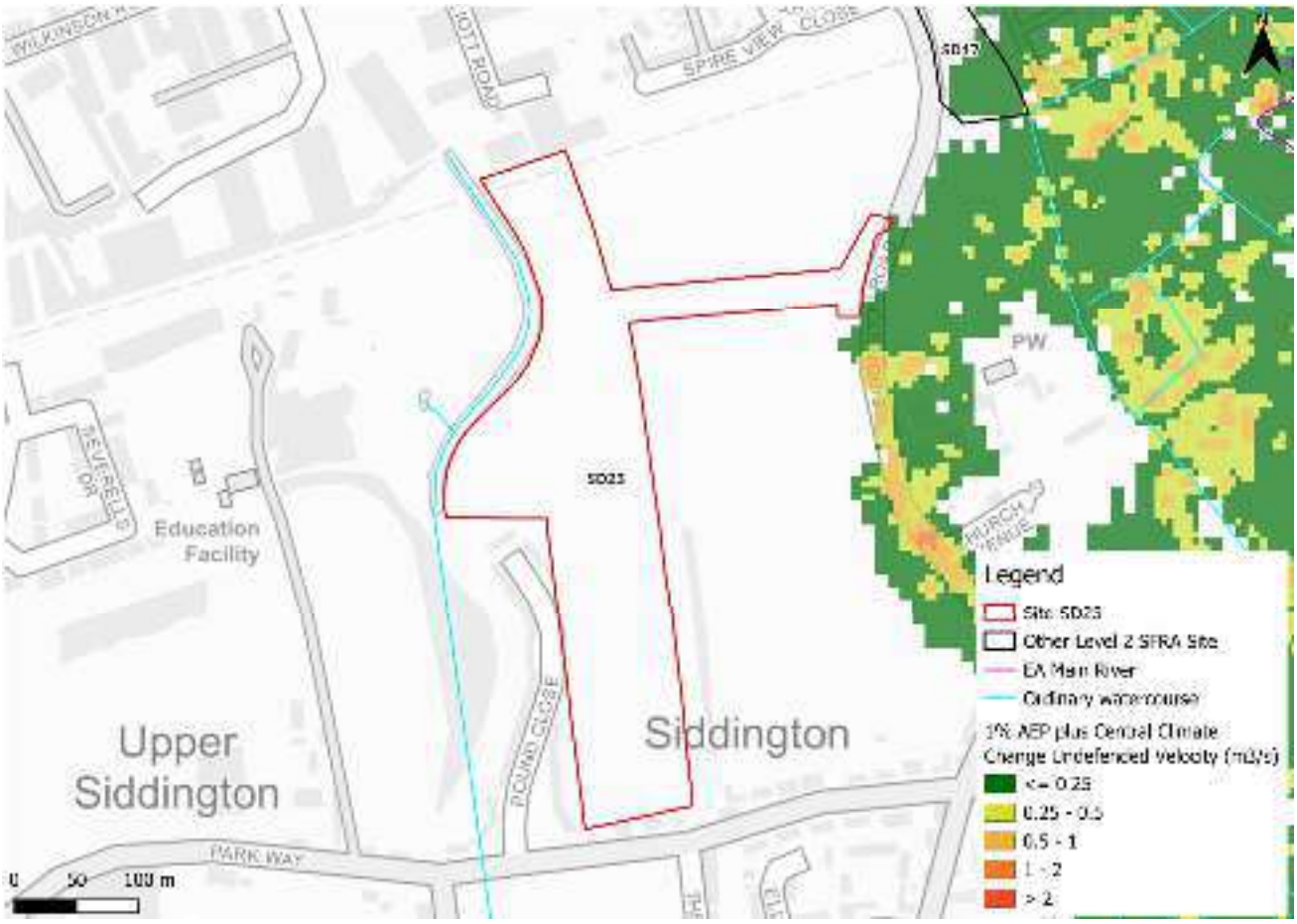


Figure 2-6: Flood velocities for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch

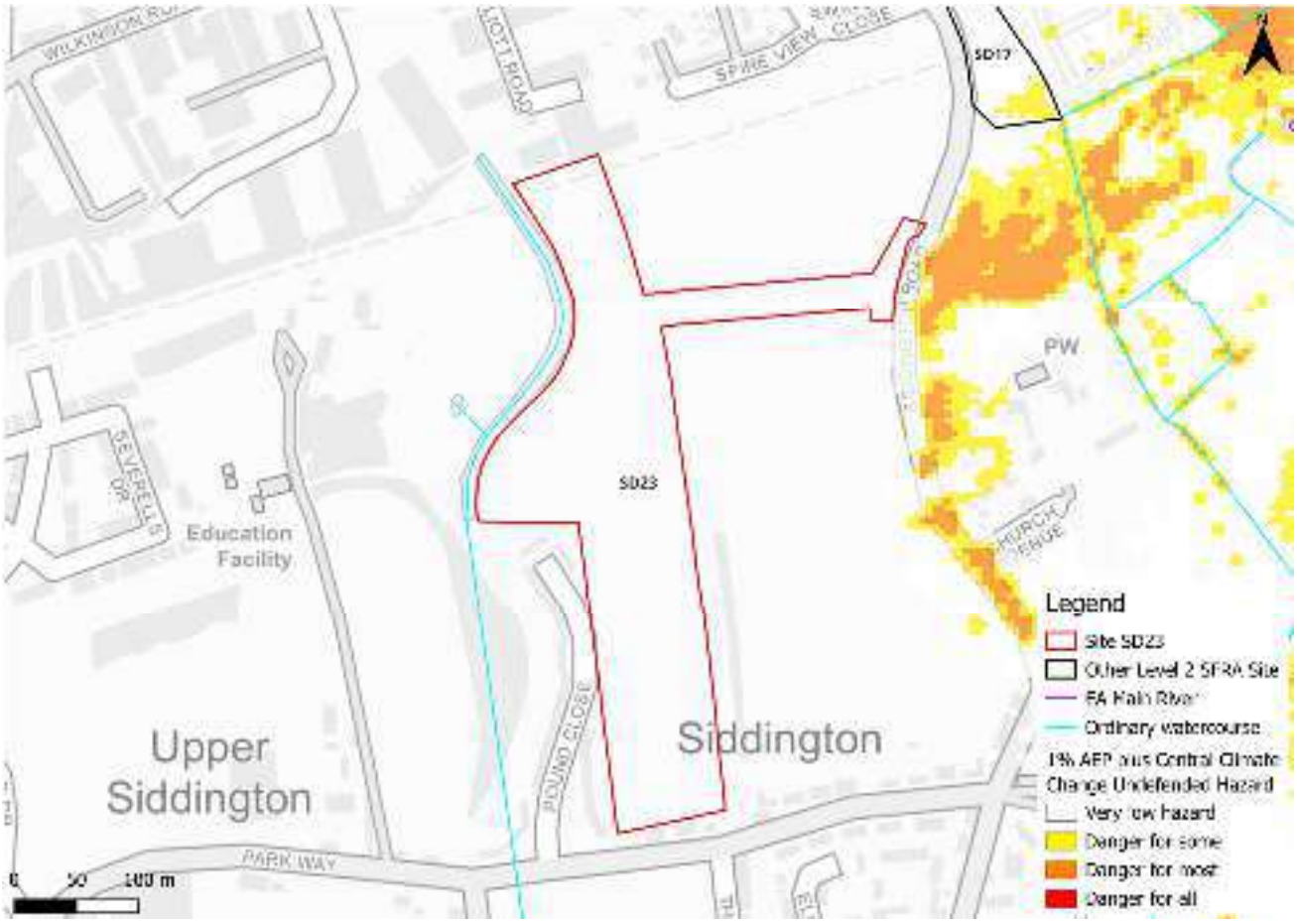


Figure 2-7: Flood hazards for the 1% AEP undefended flood event plus central climate change allowance for the 2080s epoch

2.2.2 Flood Map for Planning - Flood Zones plus Climate Change

Figure 2-8 shows the Flood Map for Planning - Flood Zones plus Climate Change dataset which includes the central allowance for the 2080s epoch. This represents the impact of climate change on Flood Zone 3a and Flood Zone 2 combined. This shows a greater extent of flooding than the modelled event. This is due to the Flood Zones plus Climate Change dataset also including the larger 0.1% AEP event. However, the risk to the site only increases slightly.

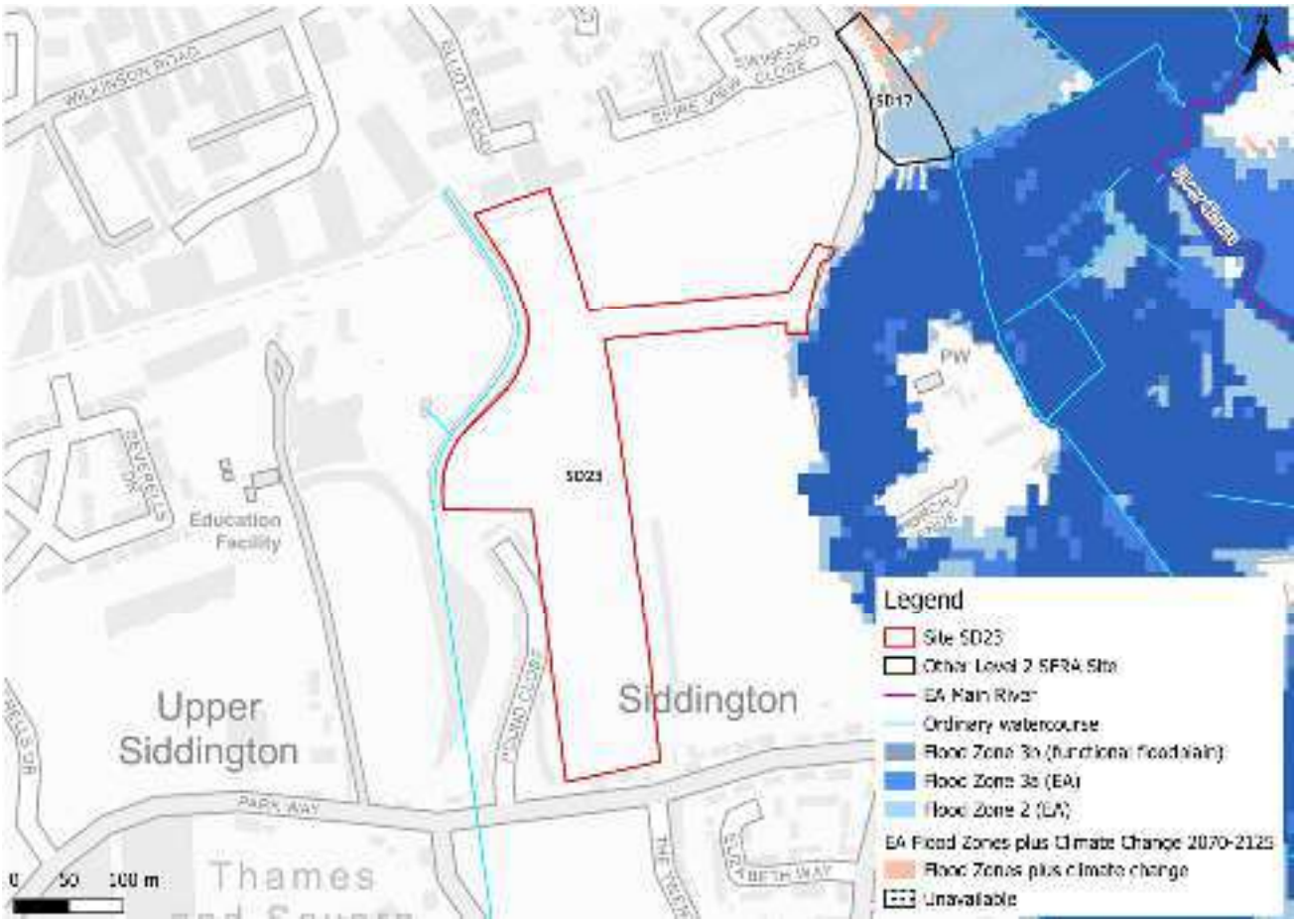


Figure 2-8: EA Flood Zones plus Climate Change

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There have been six recorded flooding incidents within the Siddington and Cerney Rural Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Figure 2-9 shows that the site and wider area could benefit from

riparian, floodplain, and wider catchment tree planting. Tree planting can help to slow the flow to benefit areas downstream. There is also potential for runoff attenuation. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

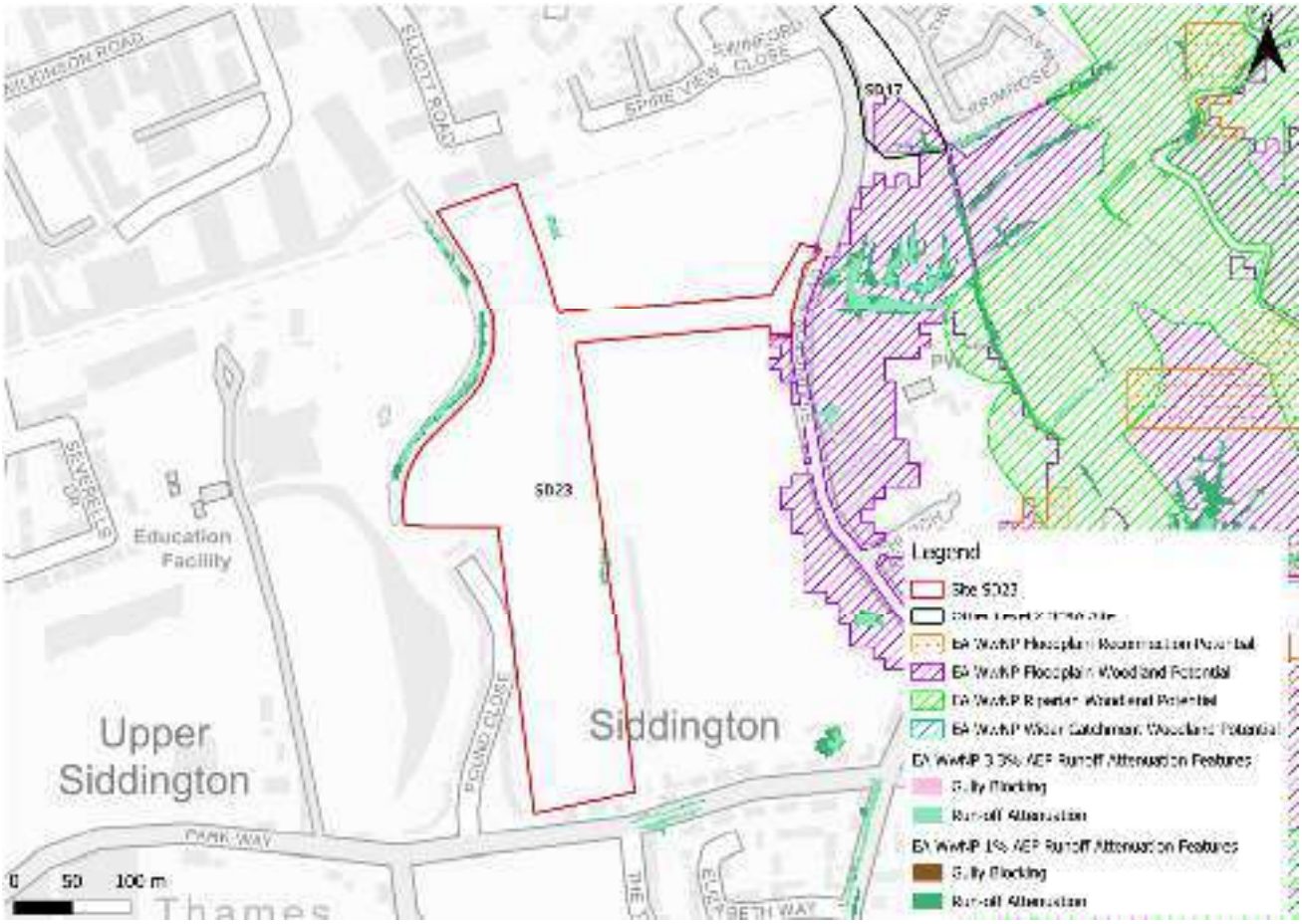


Figure 2-9: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warning and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The area at risk is included within a FWA, namely 061FWF02Cirncstr - River Churn from Baunton to Siddington including Cirencester, as shown in Figure 2-10.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The area at risk is included within a FAA, namely 061WAF02Churn - River Churn and its tributaries, as shown in Figure 2-10.

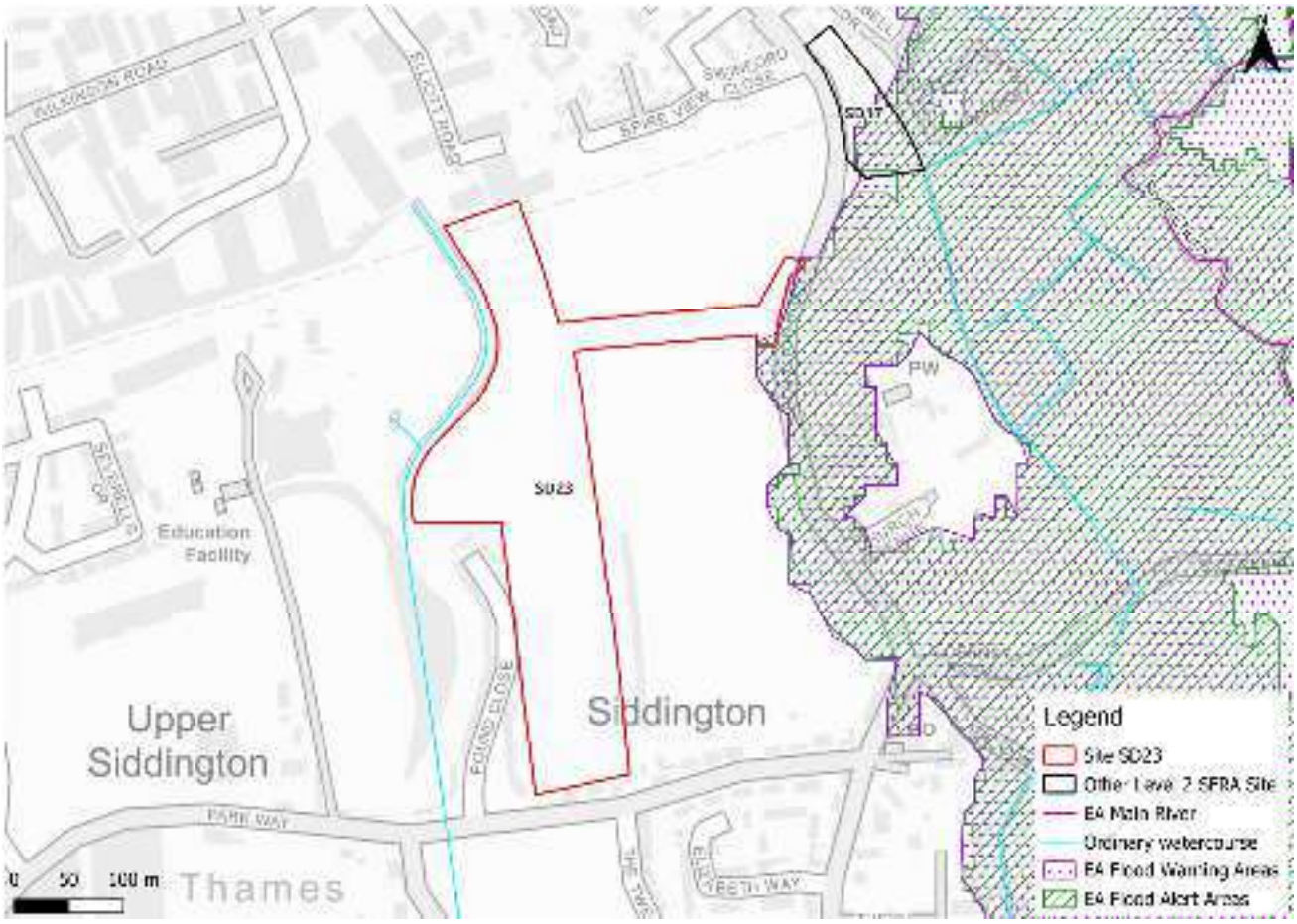


Figure 2-10: Flood warnings and alerts

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes could likely be achieved during a flood event via the west of the site via Siddington Road (Figure 2-11).

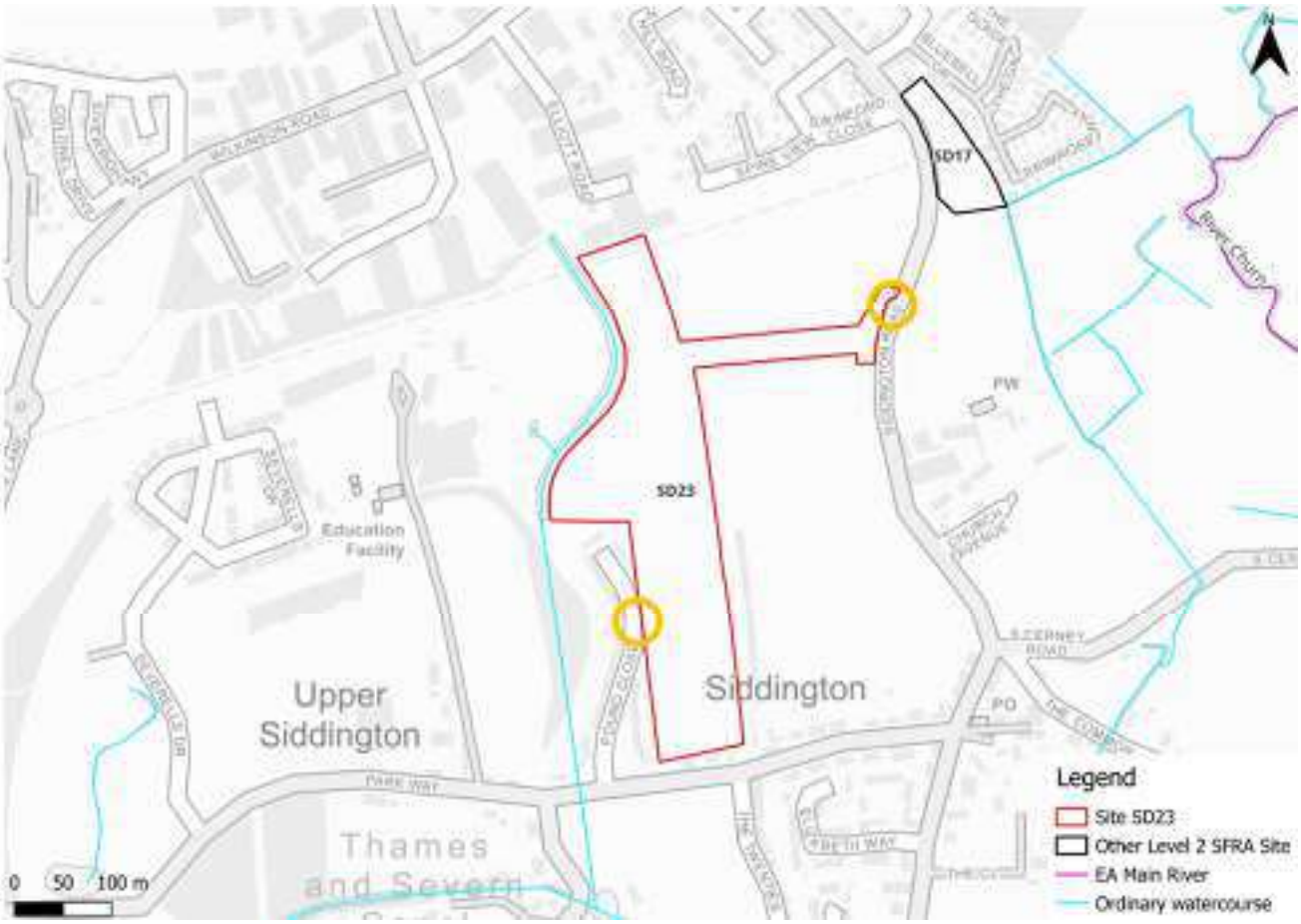


Figure 2-11: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The majority of the site is located within Flood Zone 1 and therefore at low risk from rivers.
  - Detailed modelling and the Flood Map for Planning show that the site is at no additional risk from climate change.
  - There is risk to the main access road, Siddington Road, heading south.
- Mitigation:
  - EA flood warnings and alerts should continue to be in place to ensure early evacuation of site users before an extreme flood event occurs.
- Access and escape:
  - Safe access and escape routes must be available at all times. This includes the ability of residents and site users to safely access and exit a building during a design flood and to evacuate before an extreme flood (0.1% AEP event plus climate change). Routes should be directed to the north of Siddington Road or via Pound Close to the west.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Present Day

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extents Present Day map (May 2026), the site is predominantly at low risk of surface water flooding as shown in Table 3-1 and Figure 3-1 and the depth map in Figure 3-2. There is some risk to the primary access road, Siddington Road. However, safe access and escape routes appear to be achievable via the north of Siddington Road and potentially via Pound Close to the west in all events.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning Extents Present Day datasets

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
97	1	1	1

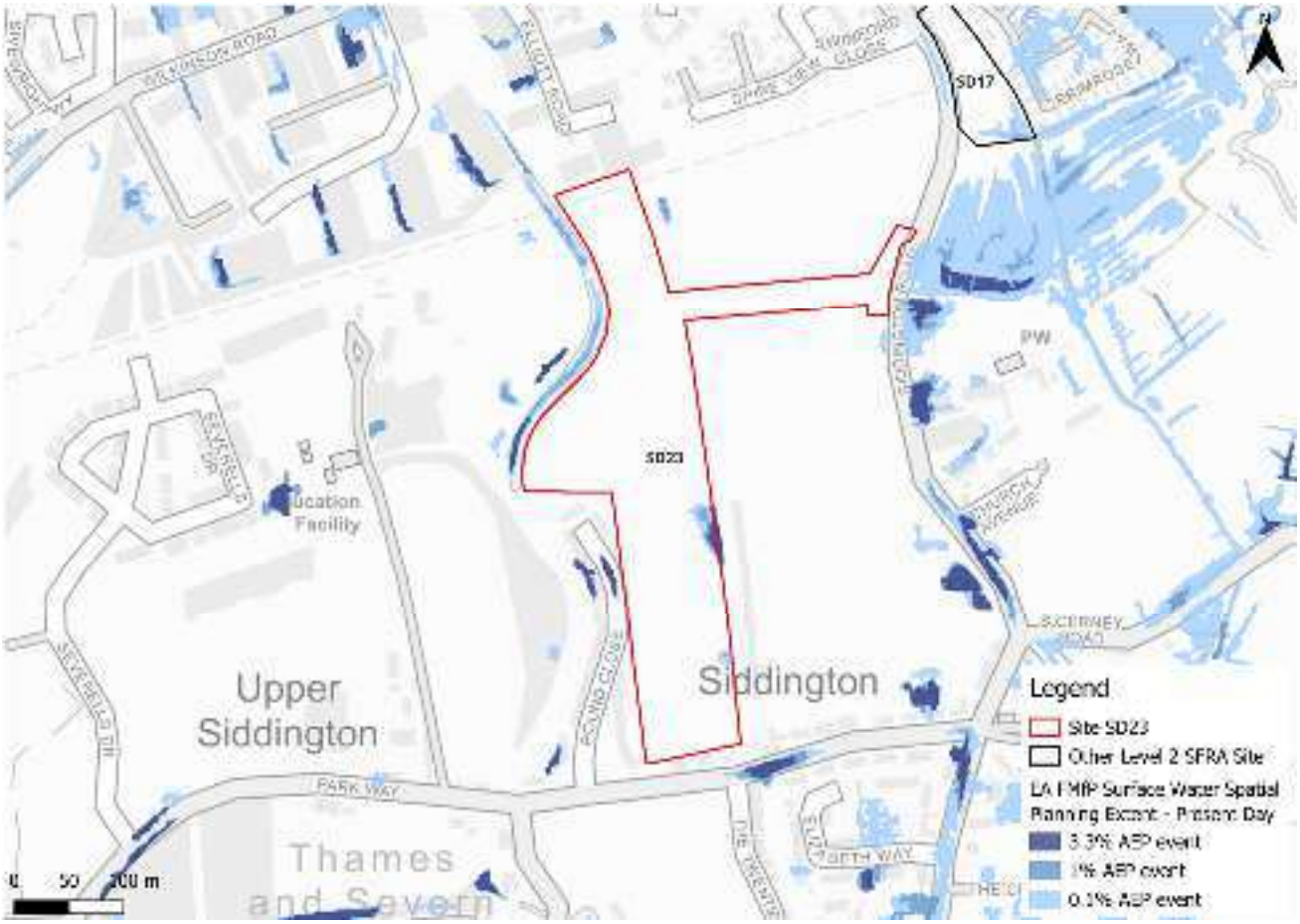


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

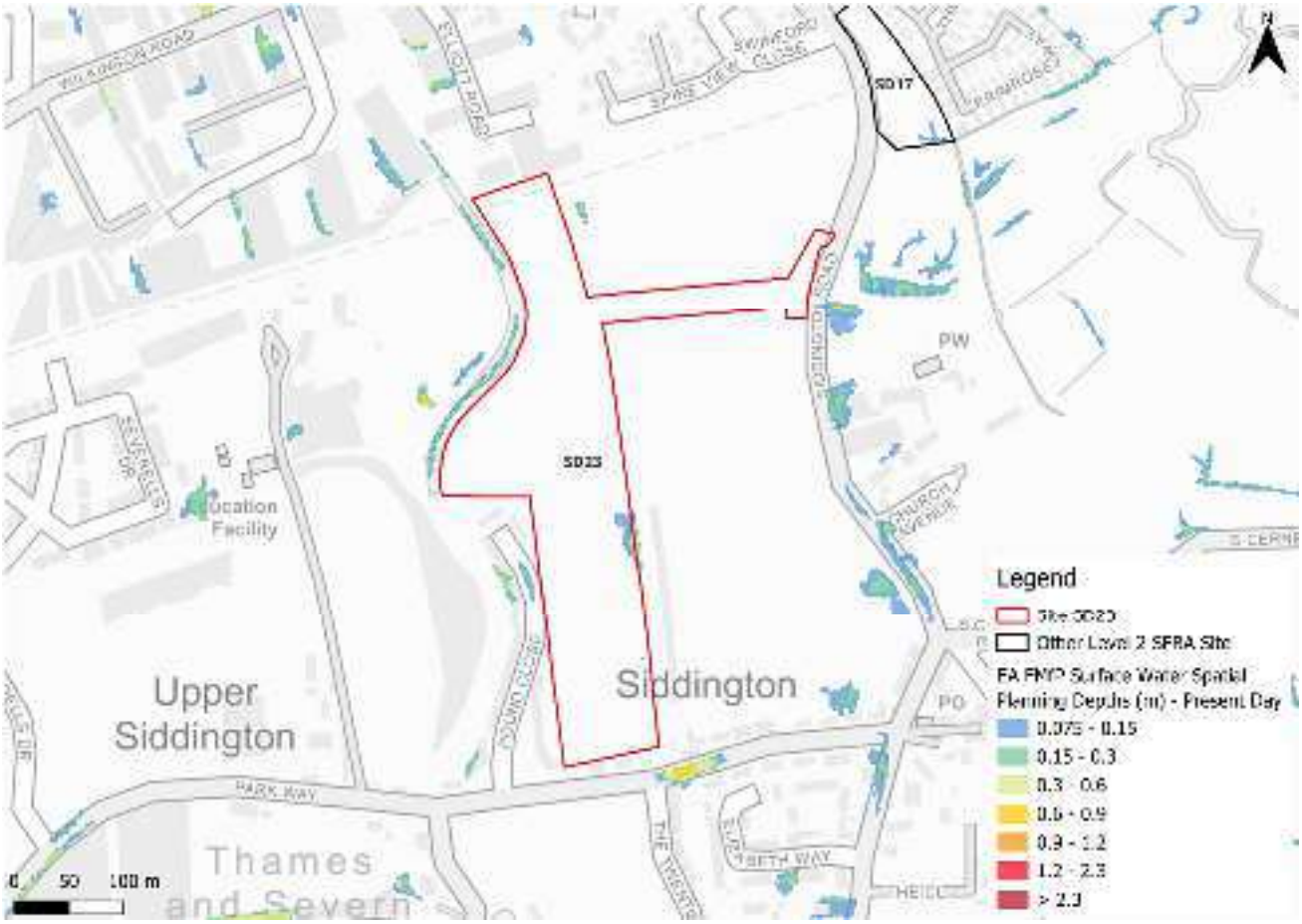


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows there to be areas of low to moderate flood hazard along the centre-east boundary of the site (Figure 3-3).

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.



Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day medium risk surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Climate Change

The EA's climate change allowance guidance states that SFRA's should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Gloucestershire and the Vale management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. The site is shown to be at additional risk from surface water climate change. There is a small additional area of ponding to the south and an expansion in the present day area of ponding.

Flood depths are mainly shallow, with only a small area between 0.3m - 0.6m deep (Figure 3-5). Safe access and escape routes would likely remain achievable via the north of Siddington Road and via Pound Close.

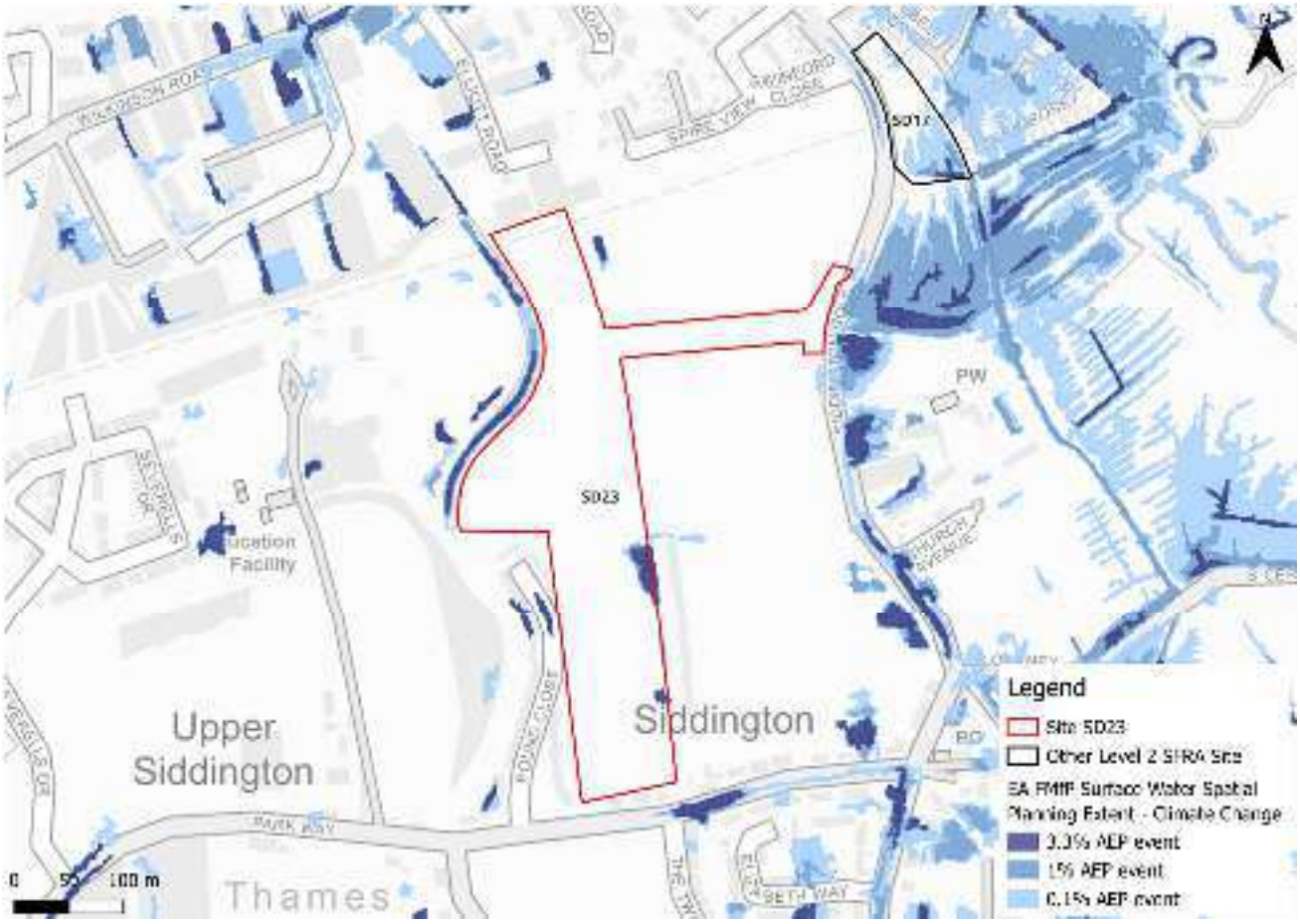


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

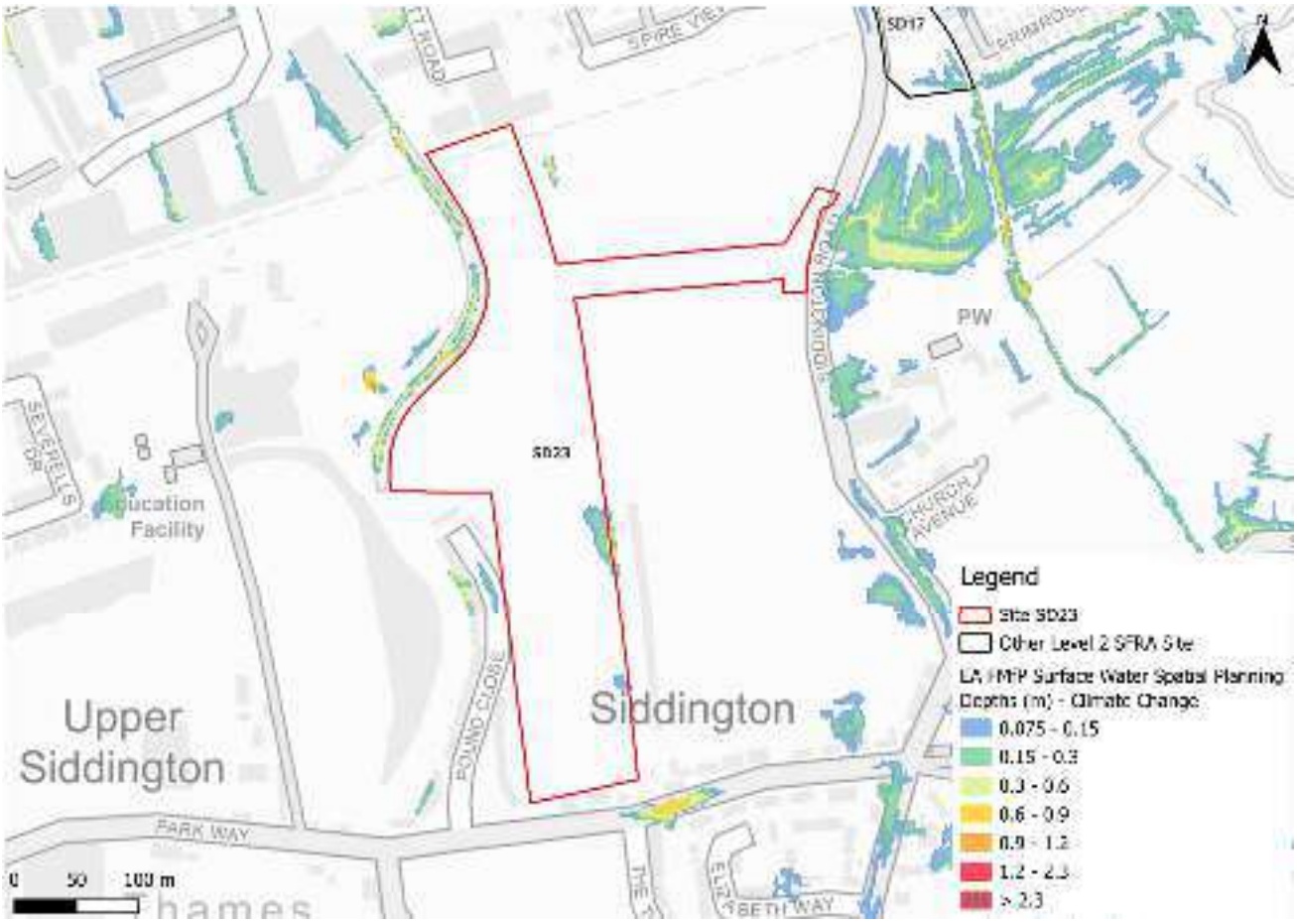


Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning climate change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the RoFSW low-risk surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards (Figure 3-6).



Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day low risk surface water flood hazard as a climate change proxy

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There are no recorded sewer flooding incidents nearby the site nor within the Siddington & Cerney Rural Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly low, with 97% of the site being outside of the 0.1% AEP surface water flood event.
- Risk to the site is shown to slightly increase in extent within the site when considering the impact of climate change.
- Topographic low spots should be considered and included in site design and ideally left in place to flood naturally when required.
- The drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance.

- Safe access and escape routes would likely be achievable via the north of Siddington Road to the east of the site, as well as Pound Close to the west of the site.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within one catchment, namely, the Churn (Baunton to Cricklade) catchment. This catchment is ranked as a high sensitivity catchment. Planning considerations for all sites can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications. The map shows there is a risk of groundwater emergence to both surface and subsurface assets in the western and eastern side of the site, including the access route. Here, groundwater may emerge at significant rates in this area has the capacity to flow overland and/or pond within any topographic low spots. The centre of the site is not at risk.

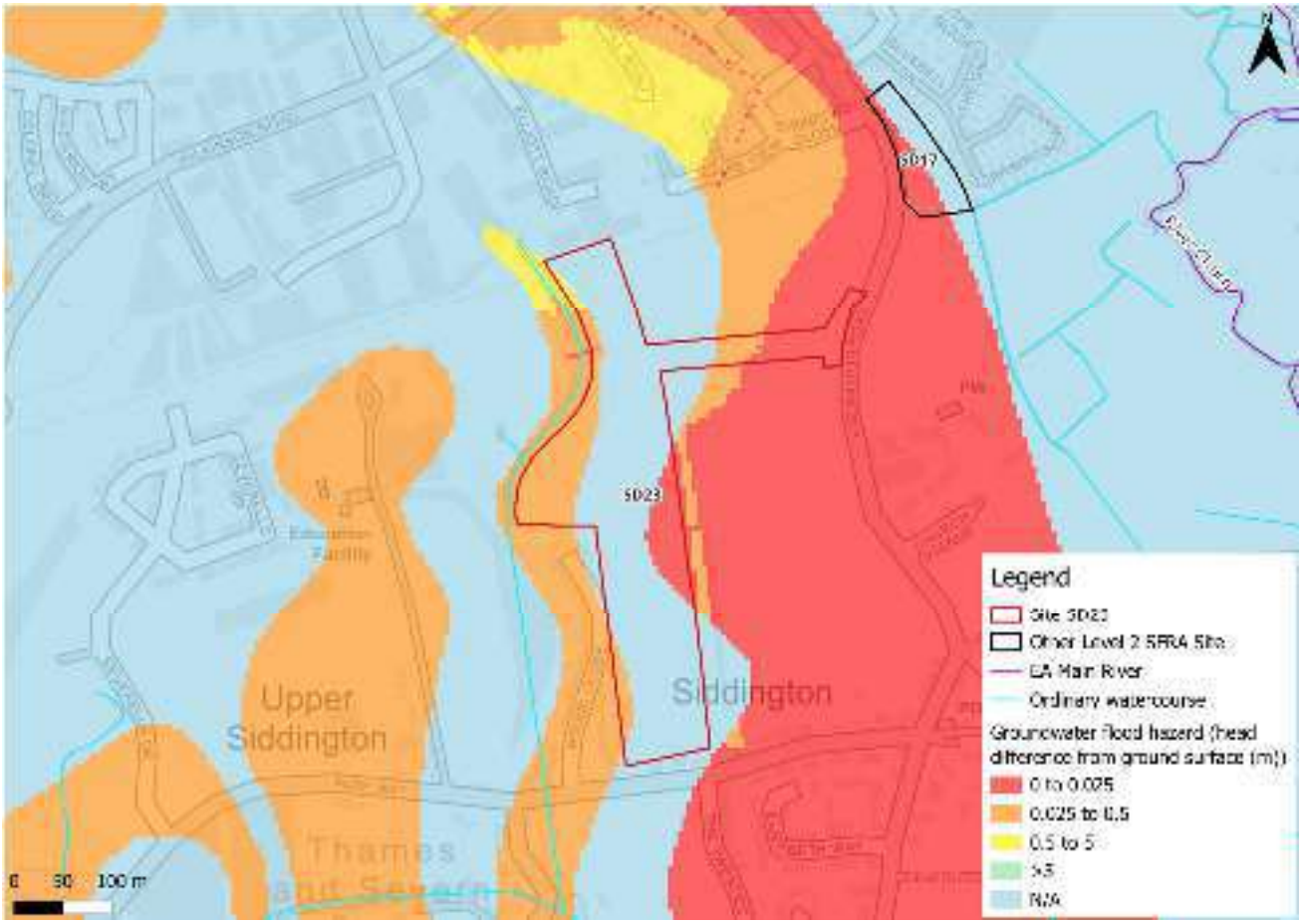


Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is sandstone, limestone and argillaceous rocks (Figure 5-2). Sandstone and limestone generally have a high permeability and high level of porosity, increasing infiltration rates. Superficial deposits include clay and silt which have low permeability. Infiltration SuDS may not be an option in parts of the site, though the drainage strategy for the site should fully investigate water table levels through standpipe monitoring during the period of highest groundwater levels e.g. November to April.

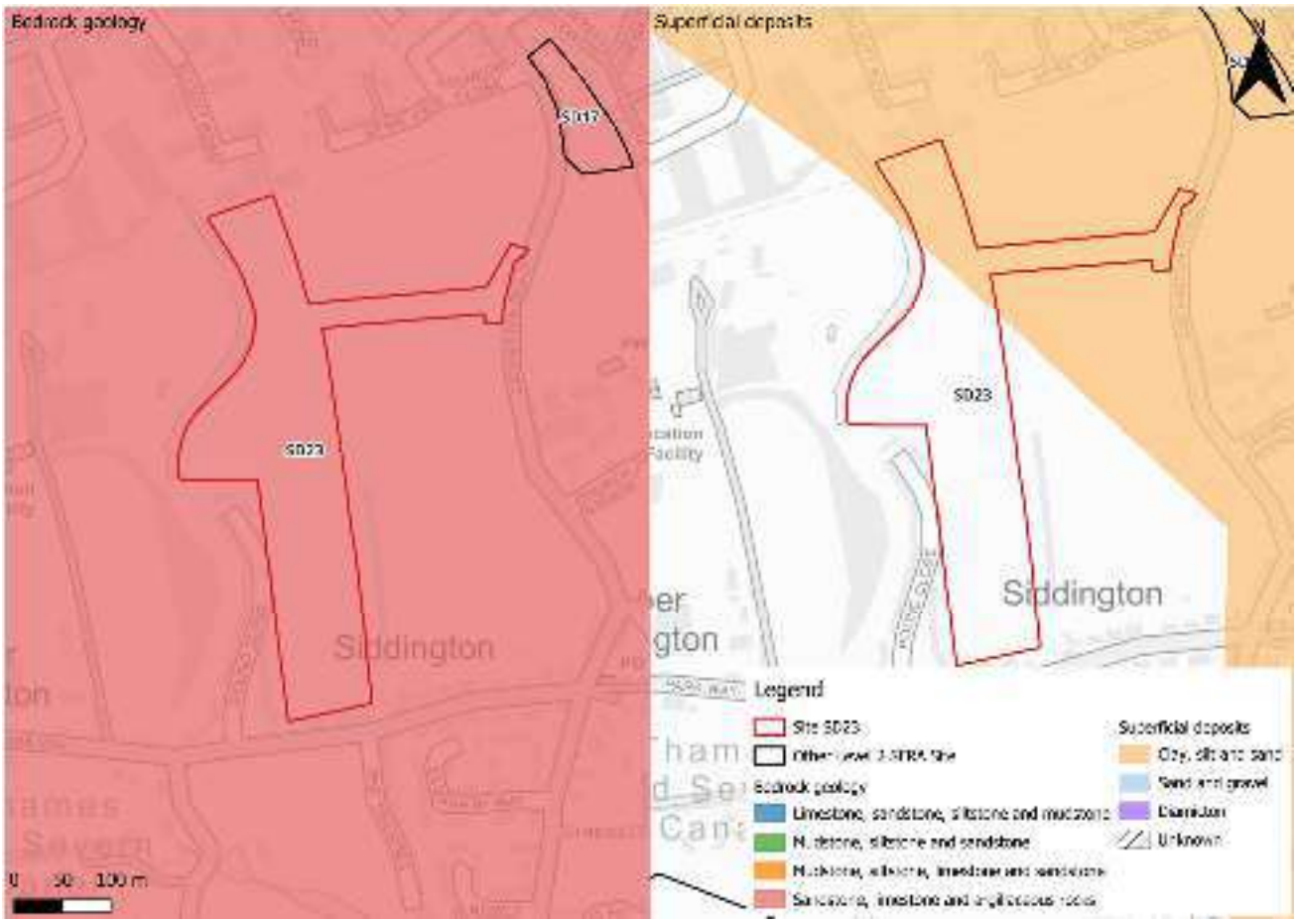


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There does not appear to be any residual risk to the site from asset blockage or defence breach.

6.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is not required to pass part b) of the exception test as it is not located within Flood Zone 3a, however it must still be proven that the development can be safe for its lifetime, which is generally considered to be 100 years for residential development.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- Based on current information, this site can be allocated.
- Safe access arrangements must be available and confirmed at the FRA stage.
- A drainage strategy should ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply with consideration of local and national SuDS guidance.
- Groundwater conditions must be investigated further through the site-specific FRA. This should be assessed through standpipe monitoring during the period of highest groundwater levels e.g. November to April.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Site BK14A

Final Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0014
Revision	P02
Prepared by	Laura Thompson-Jones BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Joanne Corbett of Cotswold District Council. Laura Thompson-Jones of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Background 1
1.1 Site BK14A 1

2 Flood risk from rivers 5
2.1 Existing risk 5
2.2 Impacts from climate change 7
2.3 Historic flood incidents 8
2.4 Flood risk management 8
2.5 Emergency planning 9
2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial 10

3 Flood risk from surface water 12
3.1 Existing risk 12
3.2 Impacts from climate change 14
3.3 Sewer flood risk 16
3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water 17

4 Cumulative impacts assessment and high risk catchments 18
4.1 Level 1 cumulative impacts assessment 18

5 Groundwater, geology and SuDS suitability 19

6 Residual risk 22
6.1 Flood risk from reservoirs 22

7 Overall site assessment 23
7.1 Can part b) of the Exception Test be passed? 23
7.2 Main recommendations and site-specific FRA requirements 23

8 Licencing 24

List of Figures

Figure 1-1: Site location boundary 2
Figure 1-2: Aerial photography 3
Figure 1-3: Topography 4
Figure 2-1: Present day risk 6
Figure 2-2: EA Flood Zones plus Climate Change 7
Figure 2-3: Working with Natural Processes 8
Figure 2-4: Flood warnings and alerts 9
Figure 2-5: Potential access and escape routes 10
Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 12
Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 0.1% AEP event surface water flood depths (m) 13
Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day low risk surface water flood hazard 14
Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 15
Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 0.1% AEP event flood depths (m) 16
Figure 5-1: JBA 5m Groundwater Emergence Map 19
Figure 5-2: BGS Geology - Bedrock and superficial deposits 21

List of Tables

Table 2-1: Present day flood risk based on percentage area of site at risk 5
Table 2-2: Modelled climate change allowances for peak river flows within the Avon Warwickshire Management Catchment 7
Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset 12
Table 3-2: Peak rainfall intensity allowances for the Avon Warwickshire Management Catchment 15
Table 5-1: Groundwater Hazard Classification 20

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan Site BK14A. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Site BK14A

- Location: The Limes, Station Road
- Existing site use: Greenspace. Also includes a current residential property and curtilage of which it is assumed is to remain in situ
- Existing site use vulnerability: More vulnerable
- Proposed site use: Residential
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 1.52
- Watercourse: Blockley Brook ordinary watercourse
- Environment Agency (EA) flood model: N/A
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of fluvial flood depths, velocities and hazards
    - Assessment of surface water flood extent, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management

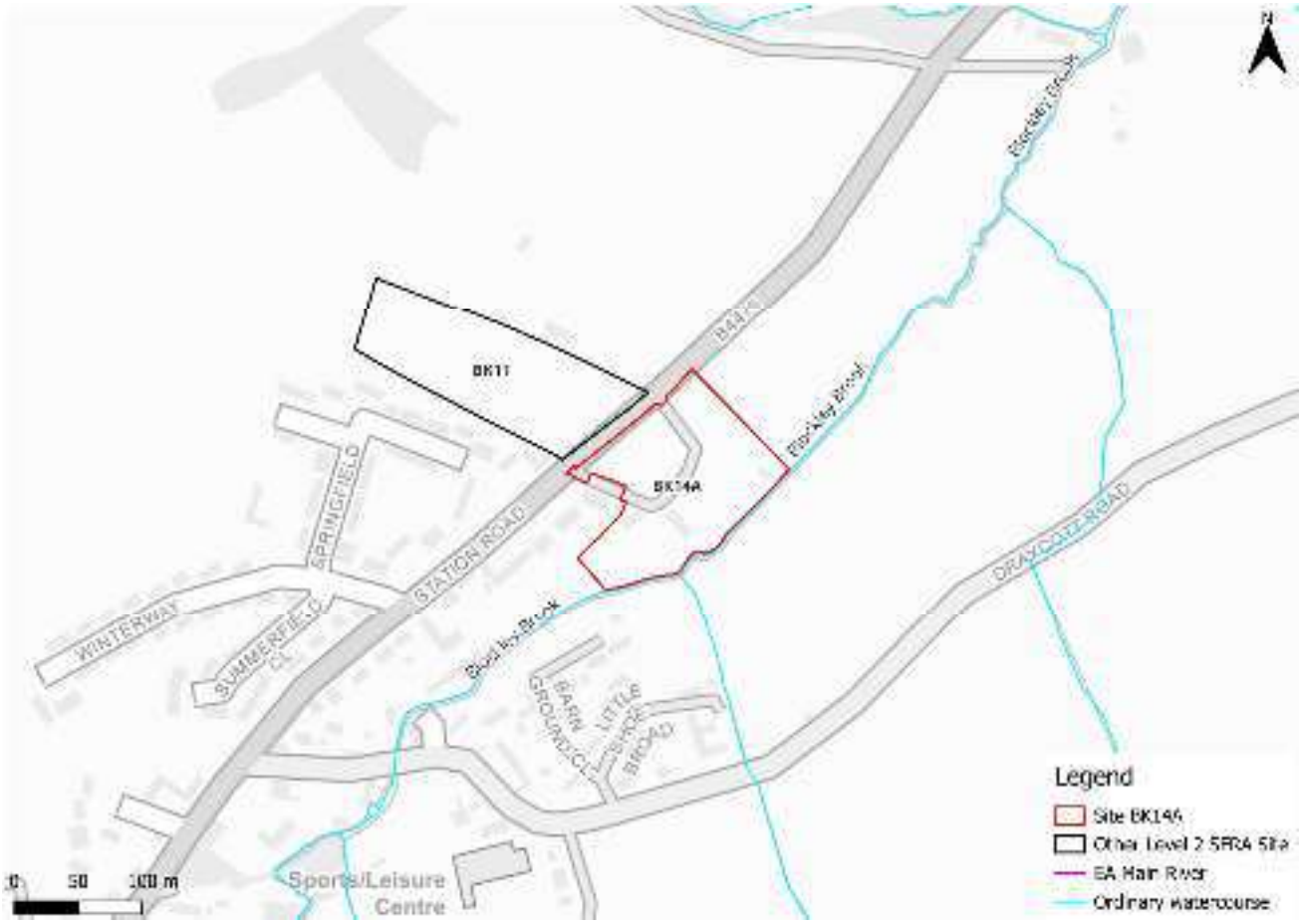


Figure 1-1: Site location boundary



Figure 1-2: Aerial photography



Figure 1-3: Topography

The topography of the site slopes from west to east towards the floodplain of Blockley Brook.

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the percentage areas of the site within each flood zone are stated in Table 2-1 and can be viewed on Figure 2-1. The Flood Map for Planning does not consider flood defence infrastructure (Section 2.4).

The site is partially within the functional floodplain due to risk from Blockley Brook, which borders the southeastern boundary of the site. The majority of the site is within Flood Zone 1 and therefore at low risk from rivers and the sea. The functional floodplain in this location is based on the EA's New National Model (NNM) dataset 'Rivers and Sea 3.3% defended flood risk extents - present day'.

Table 2-1: Present day flood risk based on percentage area of site at risk

Flood Zone 1 (% area)	Flood Zone 2 (% area)	Flood Zone 3a (% area)	Flood Zone 3b (% area)
95	2	1	2

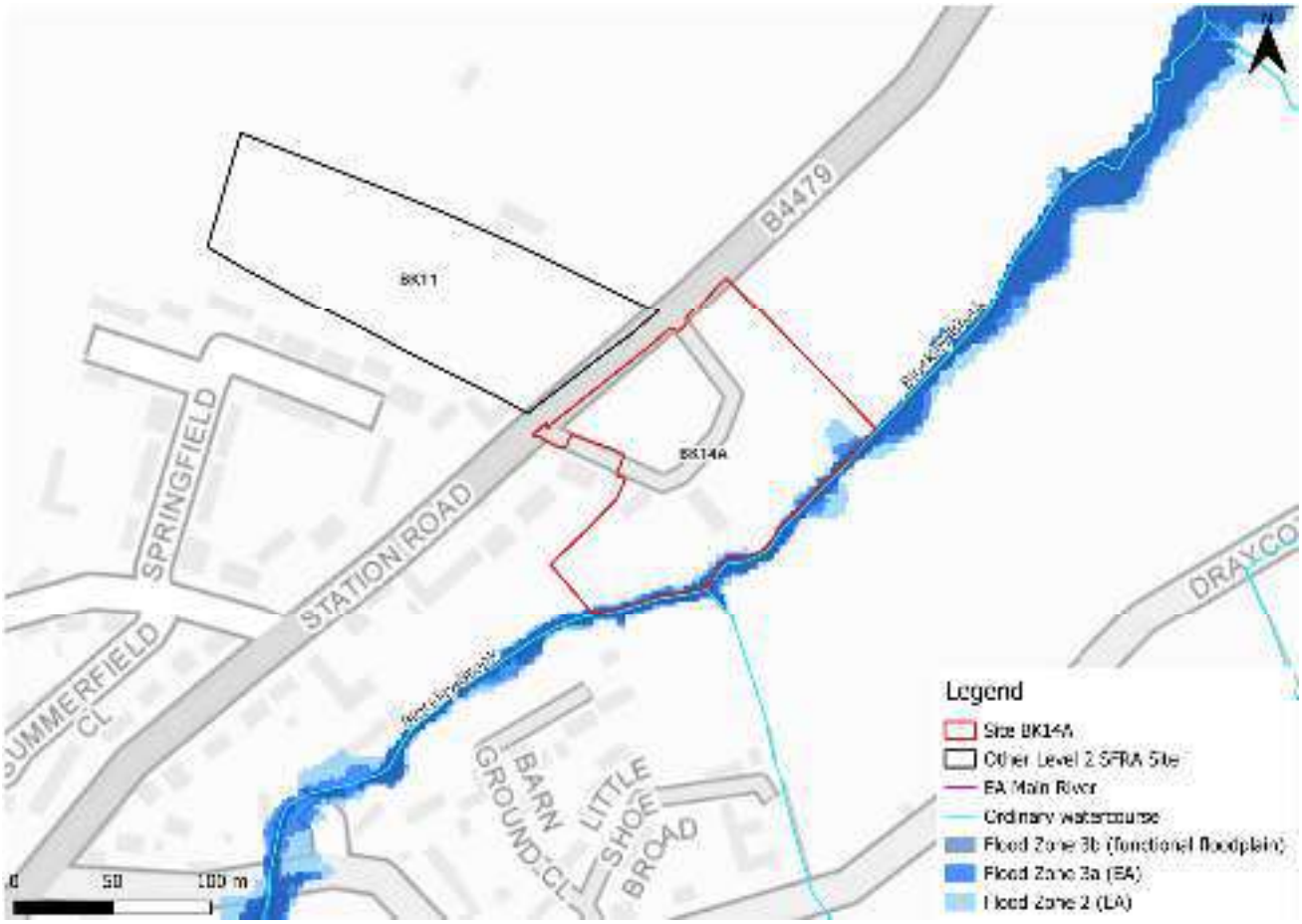


Figure 2-1: Present day risk

2.2 Impacts from climate change

The EA's SFRA guidance states that SFRAs should assess the central allowance for the 2080s epoch for peak river flows. The site is located within the Avon Warwickshire Management Catchment. The central allowance within this catchment is 21% on peak flows (Table 2-2). There is no local detailed model for Blockley Brook therefore the required event cannot be assessed.

Table 2-2: Modelled climate change allowances for peak river flows within the Avon Warwickshire Management Catchment

Epoch	Central (%)	Higher (%)	Upper (%)
2020s	7	12	22
2050s	8	14	31
2080s	21	32	59

2.2.1 Flood Map for Planning - Flood Zones plus Climate Change

Figure 2-2 shows the Flood Map for Planning - Flood Zones plus Climate Change dataset which includes the central allowance for the 2080s epoch. This represents the impact of climate change on Flood Zone 3a and Flood Zone 2 combined.

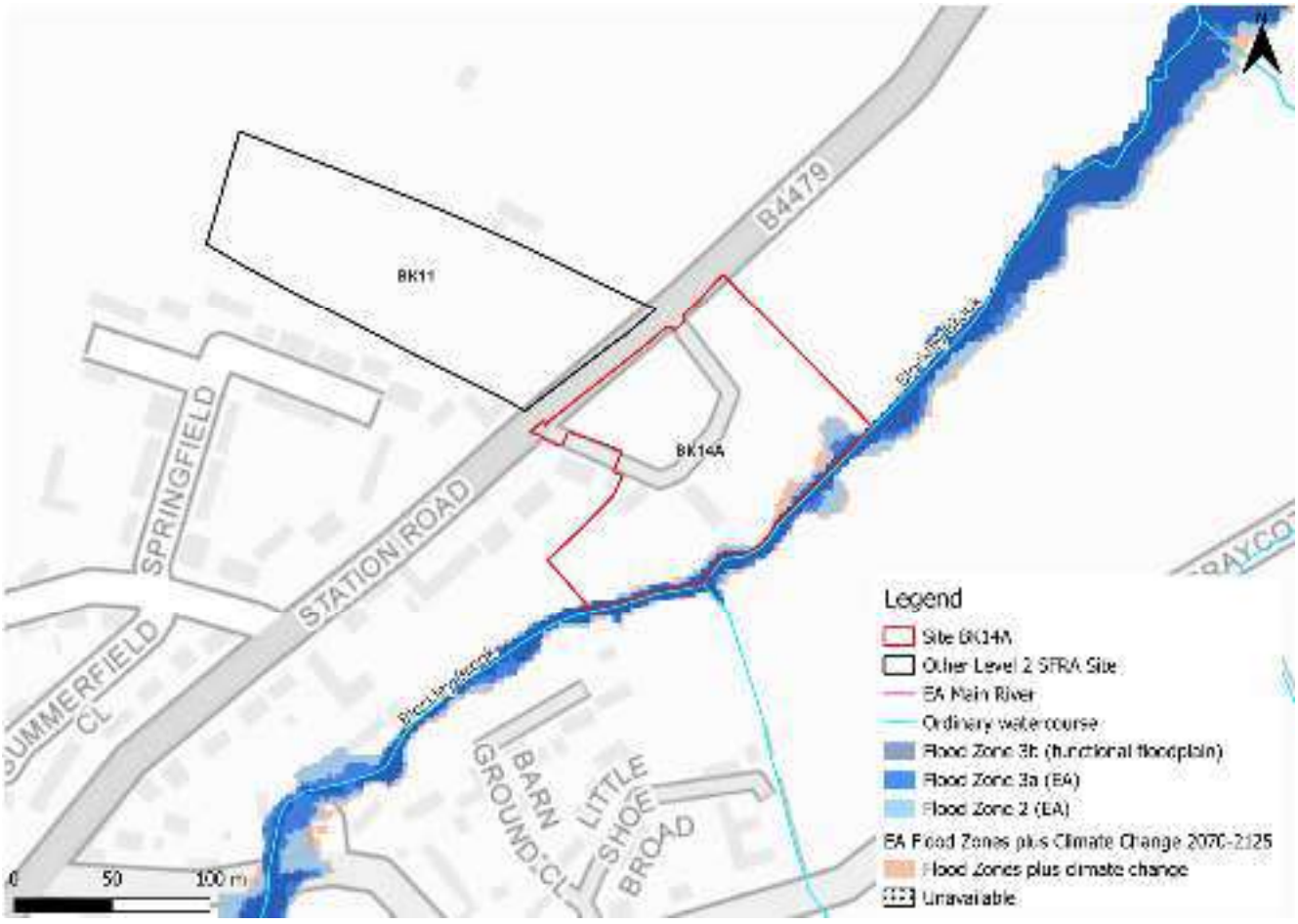


Figure 2-2: EA Flood Zones plus Climate Change

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There are no recorded flooding incidents within the Blockley Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Figure 2-3 shows that the site and wider area could benefit from riparian and floodplain tree planting. Tree planting can help to slow the flow to benefit areas downstream. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

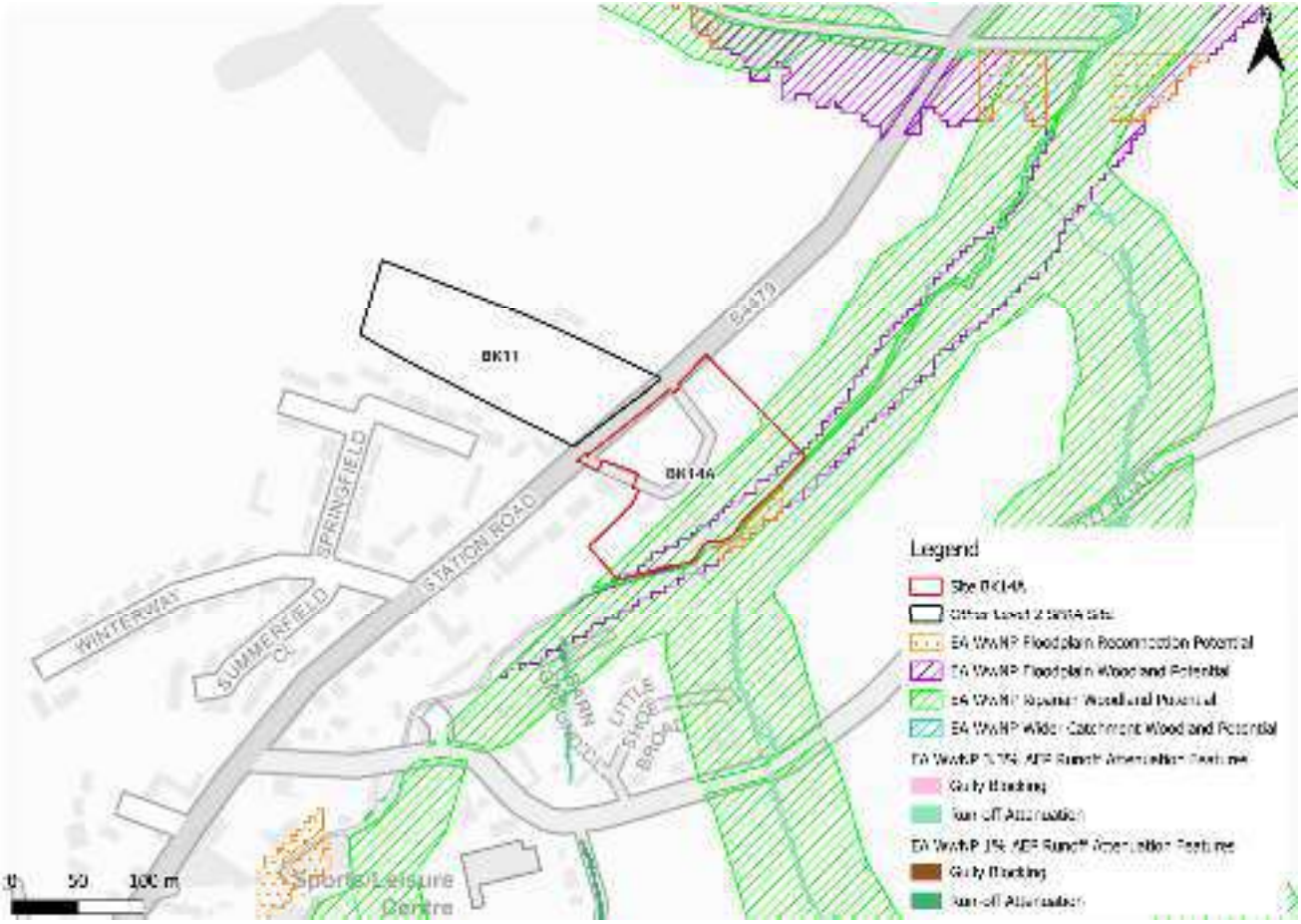


Figure 2-3: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warnings and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The site is not located within a FWA.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The floodplain of Blockley Brook is located within a FAA, namely the 'River Stour in South Warwickshire' FAA.

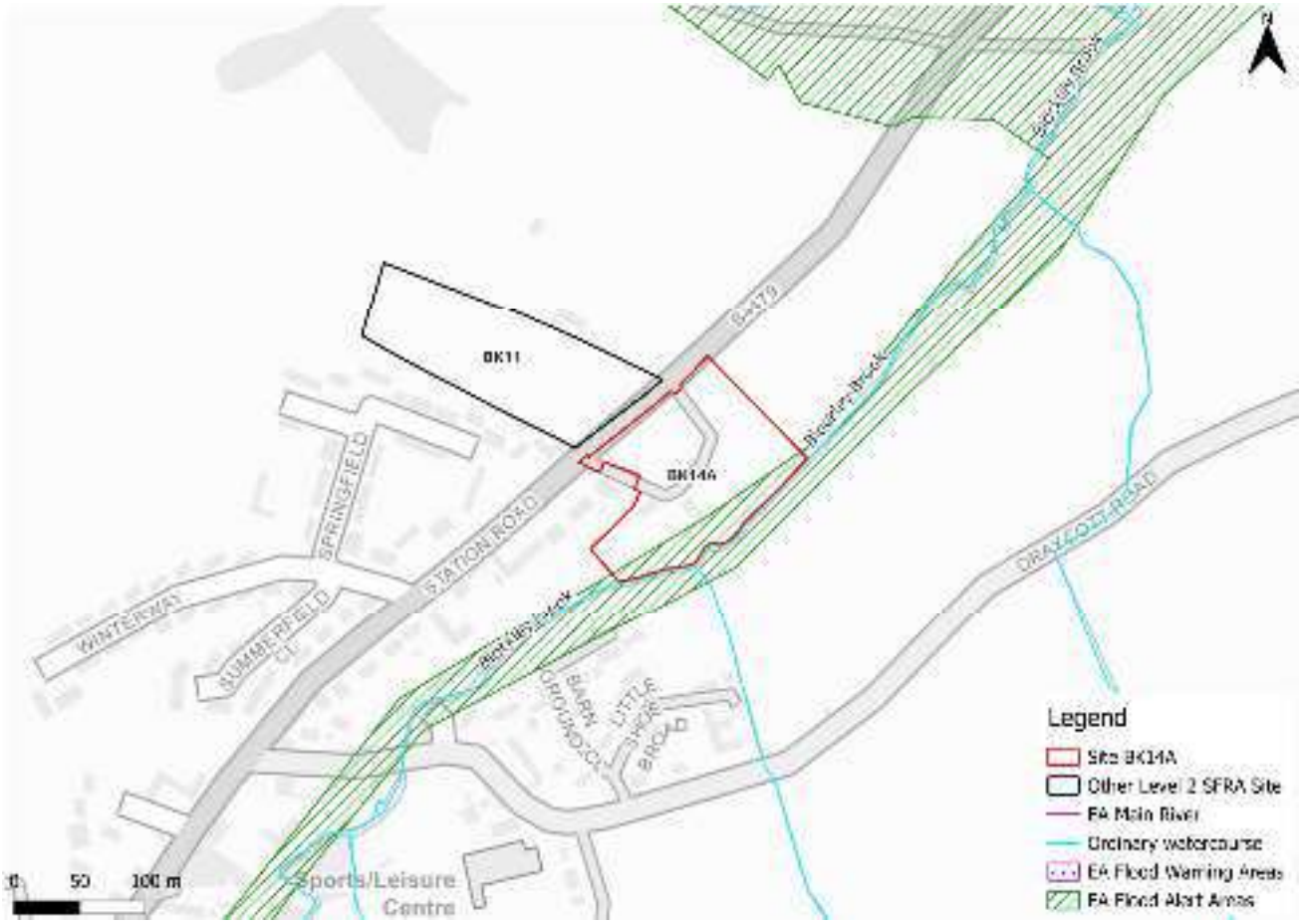


Figure 2-4: Flood warnings and alerts

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes are available during a flood event via existing routes to Station Road (Figure 2-5).

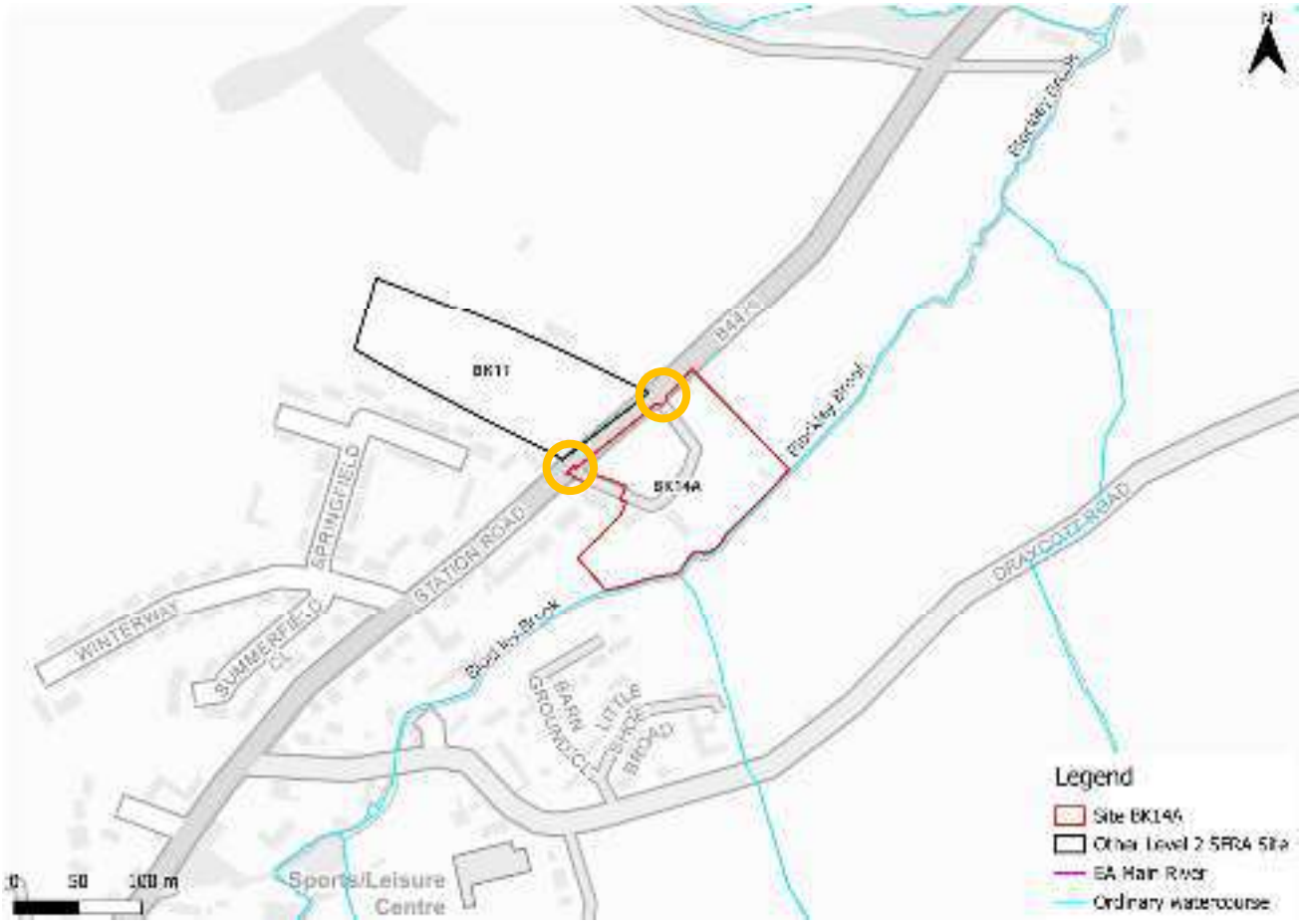


Figure 2-5: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The site borders Blockley Brook ordinary watercourse. However, most of the site is located within Flood Zone 1 and outside of the Flood Map for Planning climate change extent and therefore mainly at low risk from rivers.
  - The risk from Blockley Brook is based on the EA's NNM and not detailed modelling which is considered to be the most up to date information on fluvial risk to the site and surrounding area. However, the NNM does not contain depth or hazard information, therefore risk cannot be robustly defined at this stage.
- Mitigation:
  - A no development buffer should be in place along the floodplain of Blockley Brook in the form of a blue green corridor, which can provide a flood storage function as well as providing Biodiversity Net Gain (BNG), ecological, amenity, social, and wellbeing benefits. All development should be directed to Flood Zone 1 outside of the climate change risk area.

- The EA may expect detailed modelling of Blockley Brook to be carried out at the site-specific FRA stage to robustly inform on present day and future risk to the site.
- EA flood warnings and alerts should continue to be in place to ensure early evacuation of site users before an extreme flood event occurs.

- Access and escape:
  - Based on current information, safe access and escape routes are available.

This page is intentionally left blank

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (May 2026), the site is at nominal risk of surface water flooding as shown in Table 3-1 and Figure 3-1 and also the depth map in Figure 3-2.

Safe access and escape routes are achievable via Station Road.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
98	2	0	0

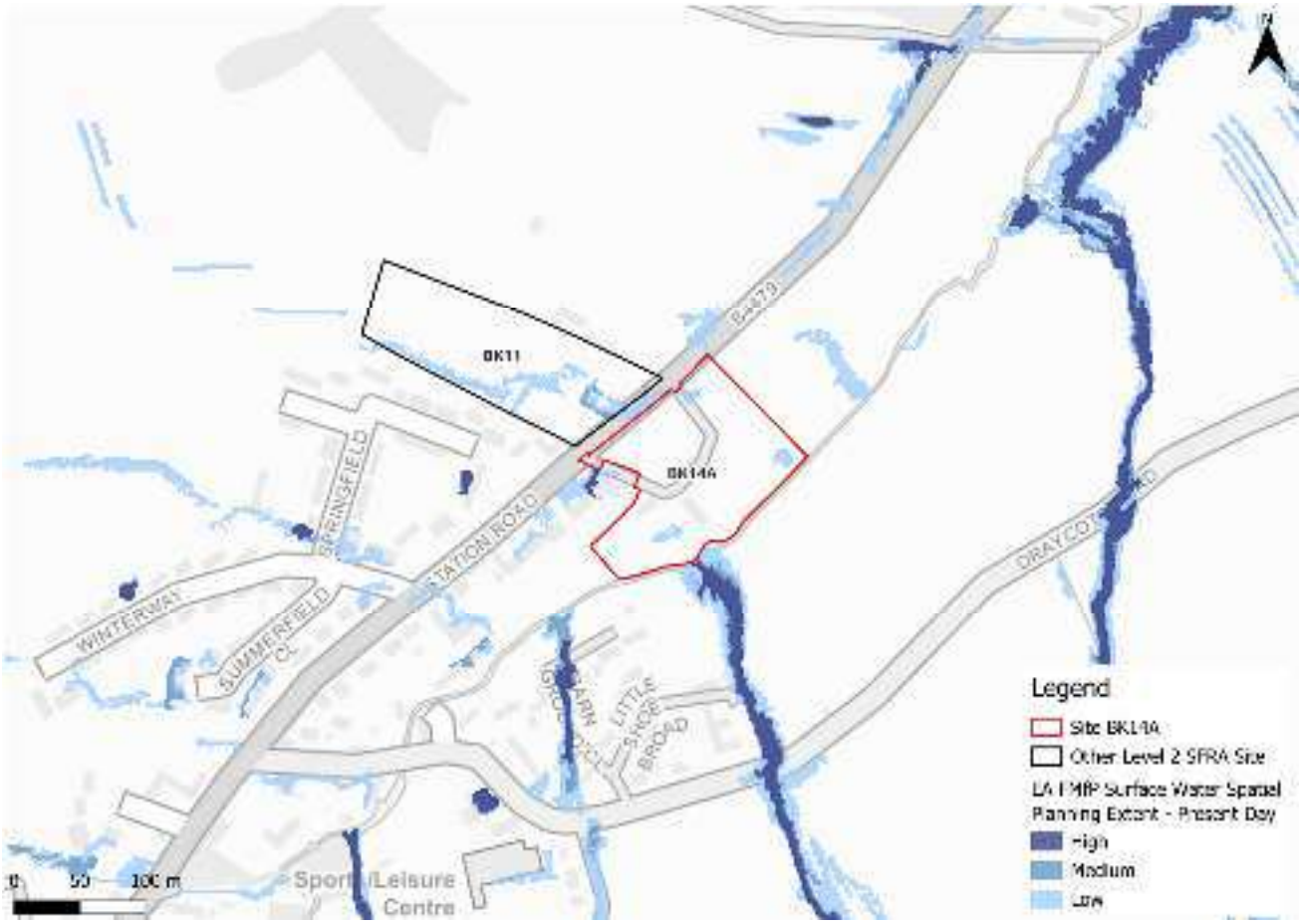


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

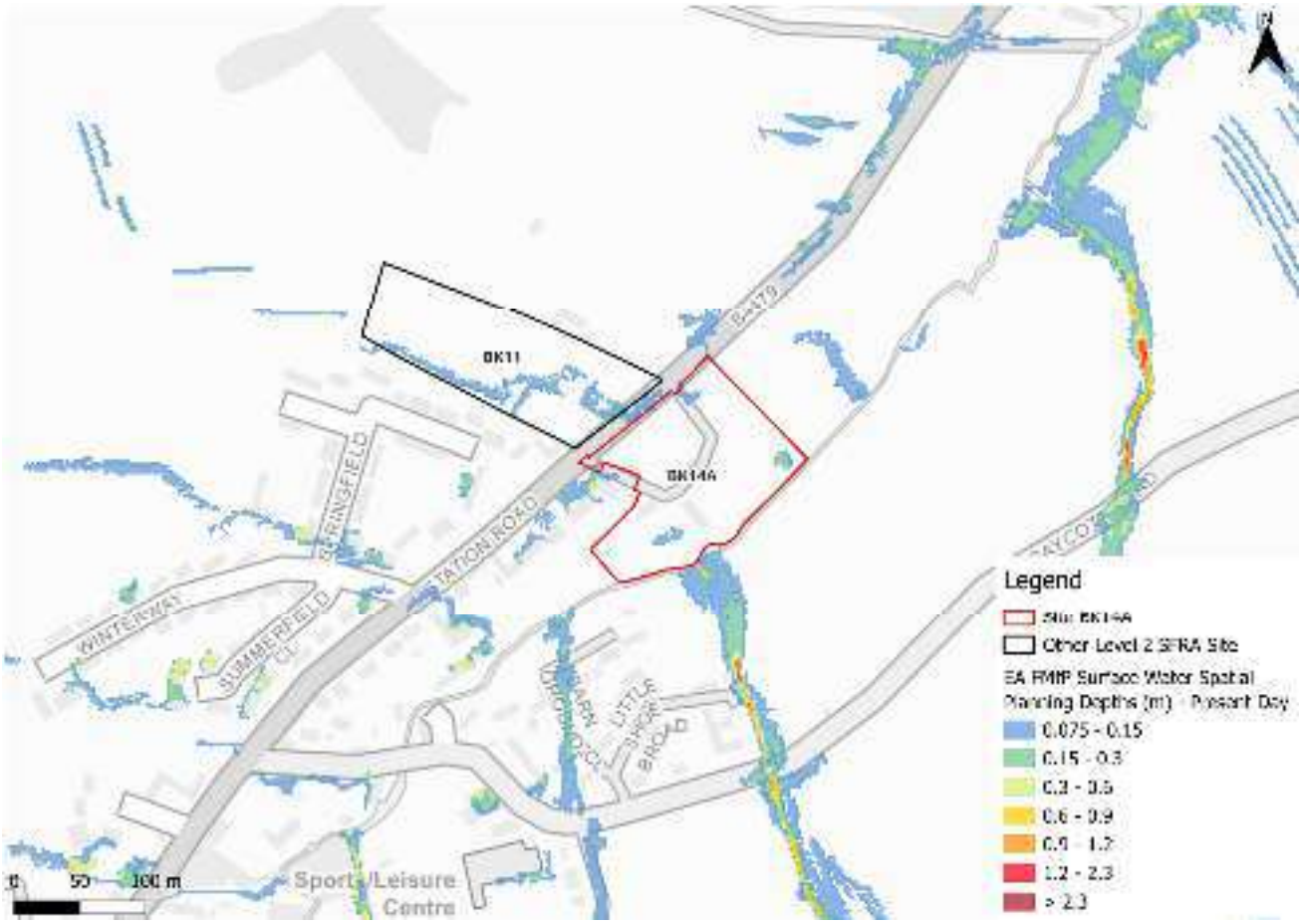


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 0.1% AEP event surface water flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows there to be a extreme flood hazard along the channel of Blockley Brook which should be contained within the recommended blue green corridor. Access via Station Road is low hazard and therefore should remain a viable route (Figure 3-3). There are differences between the Flood Map for Planning - Surface Water Spatial Planning map and the third generation RoFSW hazard mapping. However, updated surface water hazard information should be confirmed at the site-specific FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.

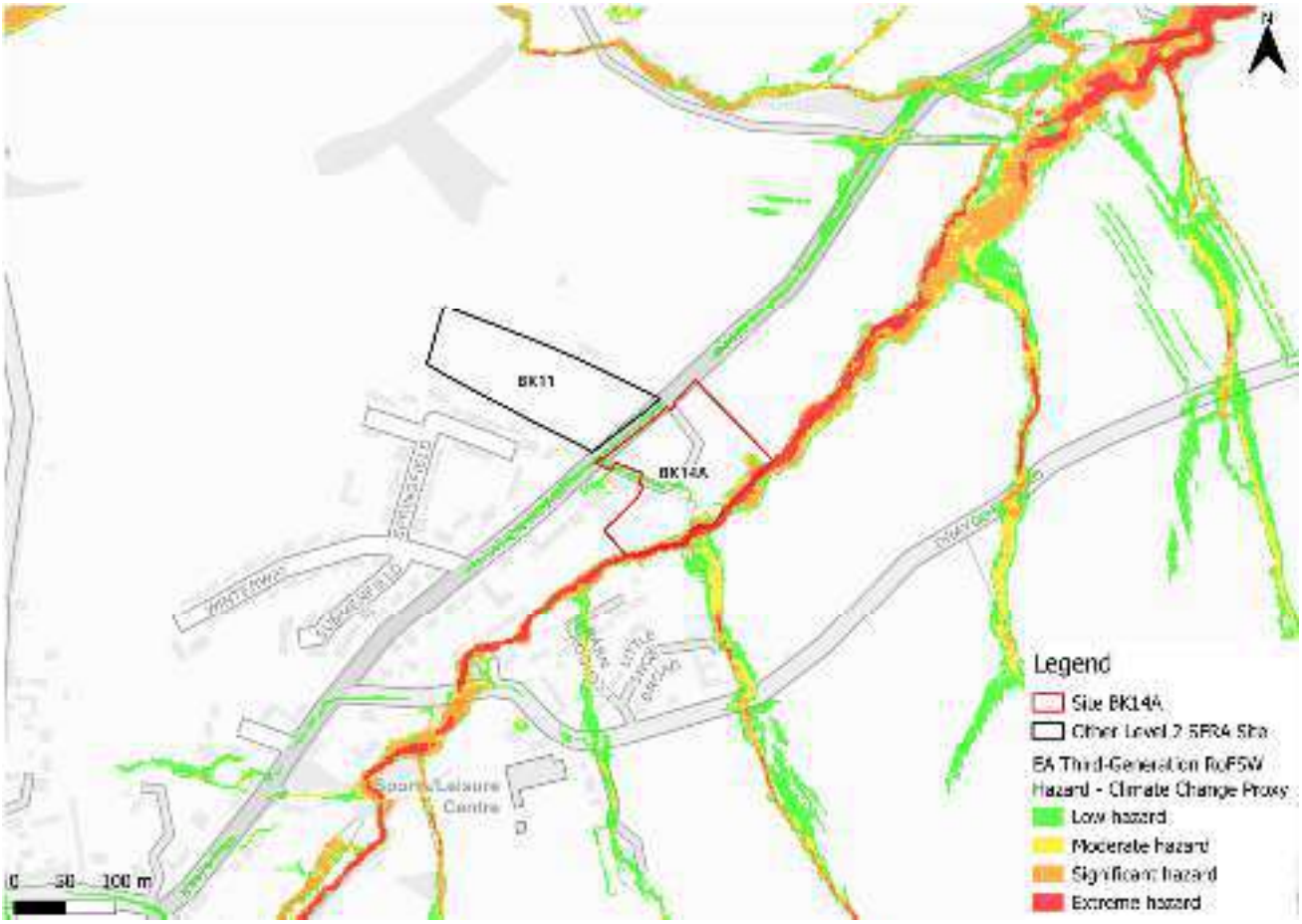


Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day low risk surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRAs should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is now included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Avon Warwickshire management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-2: Peak rainfall intensity allowances for the Avon Warwickshire Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. The site is not shown to be at significant additional risk from surface water climate change.

Flood depths are shallow, not exceeding 0.3m (Figure 3-5).

Safe access and escape routes would likely remain achievable via Station Road.

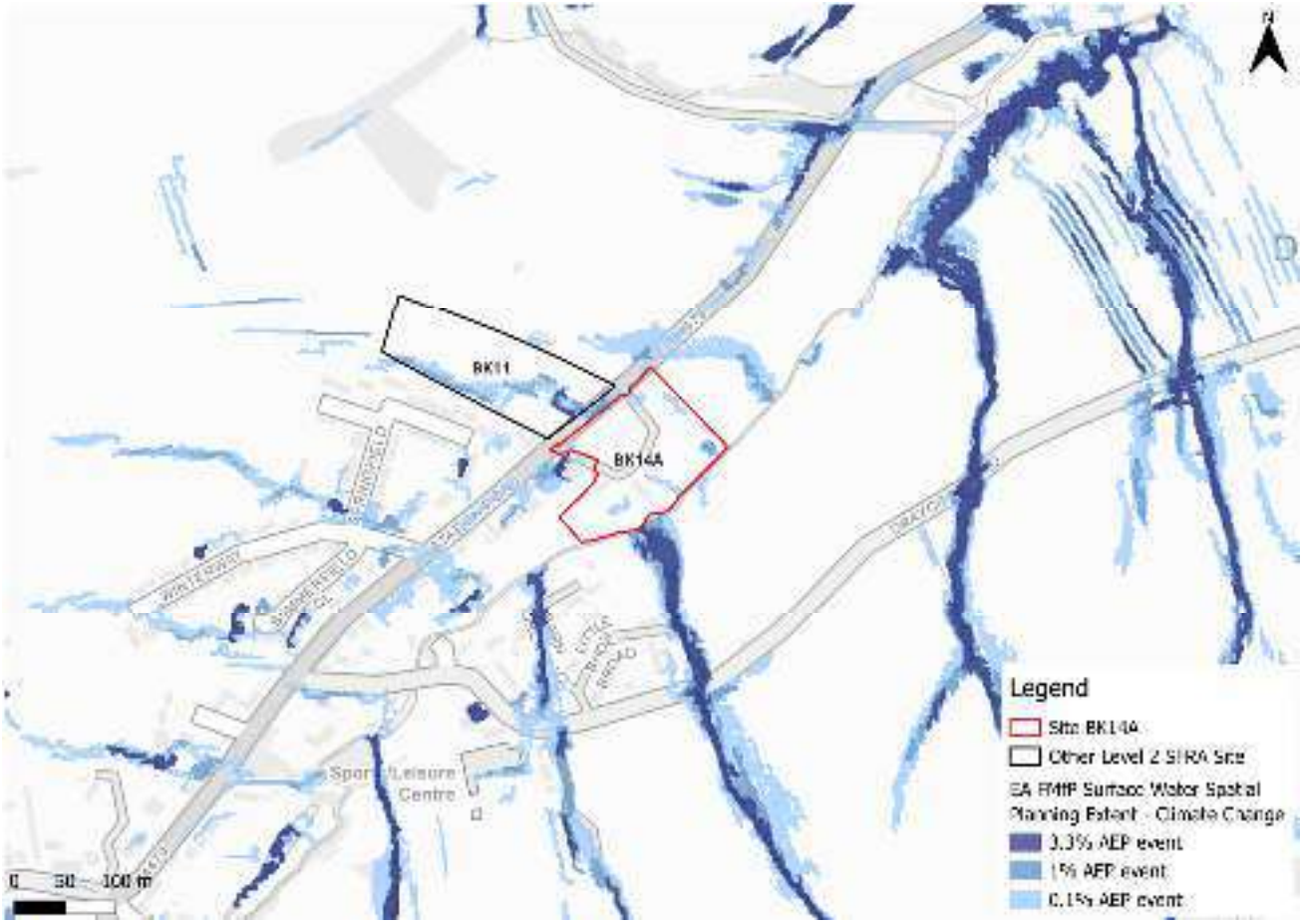


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

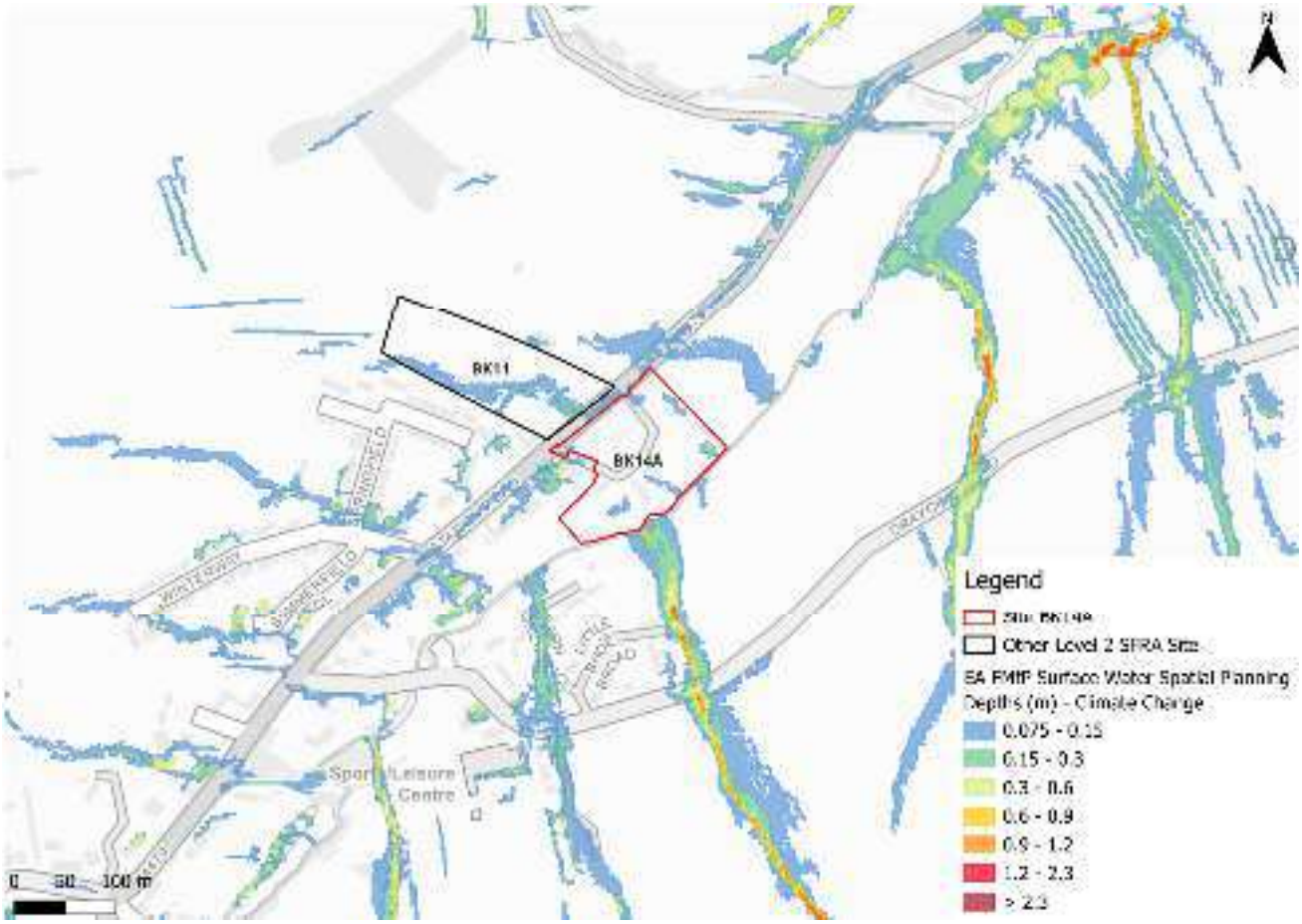


Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 0.1% AEP event flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning Climate Change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the low risk RoFSW surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards. The impact of climate change on surface water flood hazards should be considered at the site-specific FRA stage.

Using the RoFSW low risk event as a proxy, surface water flood hazard in the medium risk event is mainly categorised as low, assuming the fluvial and surface water risk areas along Blockley Brook are included within the recommended blue green corridor (Figure 3-3).

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There is one recorded sewer flooding incidents within the Blockley Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly low, with 98% of the site being outside of the 0.1% AEP surface water flood extent.
- Risk to the site is shown to slightly increase in extent within the site when considering the impact of climate change.
- Topographic low spots and flow paths should be considered and included in site design and ideally left in place to flood naturally when required.
- The drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance.
- Safe access and escape routes would likely be achievable via Station Road.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within one catchment, namely, the Blockley Bk - source to conf Knee Bk catchment. This catchment is ranked as a low sensitivity catchment. Planning considerations for all sites can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications. The site is at predominantly at high risk of groundwater emergence. There is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.

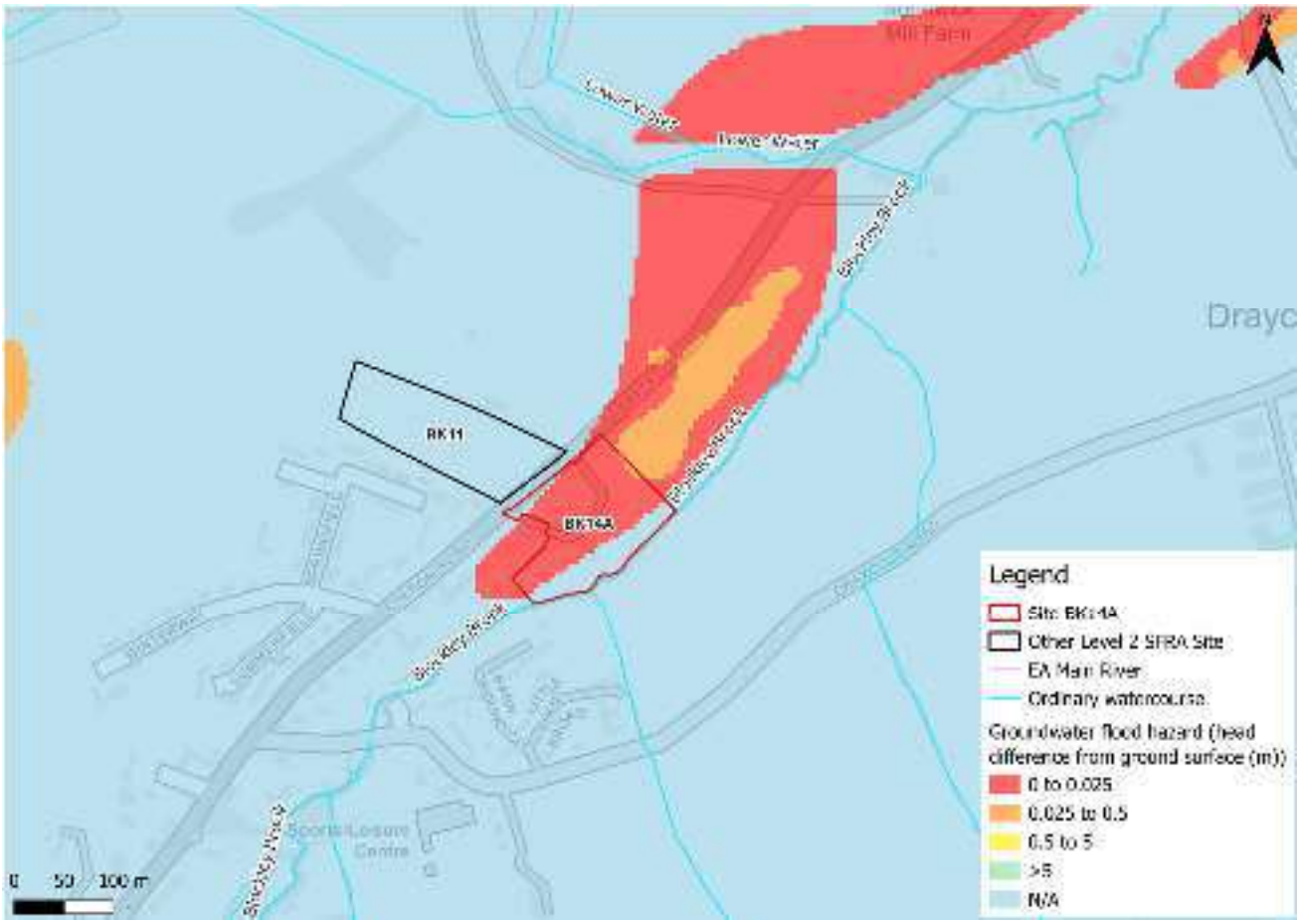


Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is mudstone, siltstone, limestone and sandstone (Figure 5-2) which will have variable permeability and porosity. Based on the groundwater emergence map, infiltration SuDS at this site may not be an option, though the drainage strategy for the site should fully investigate water table levels through standpipe monitoring during the period of highest groundwater levels e.g. November to April.

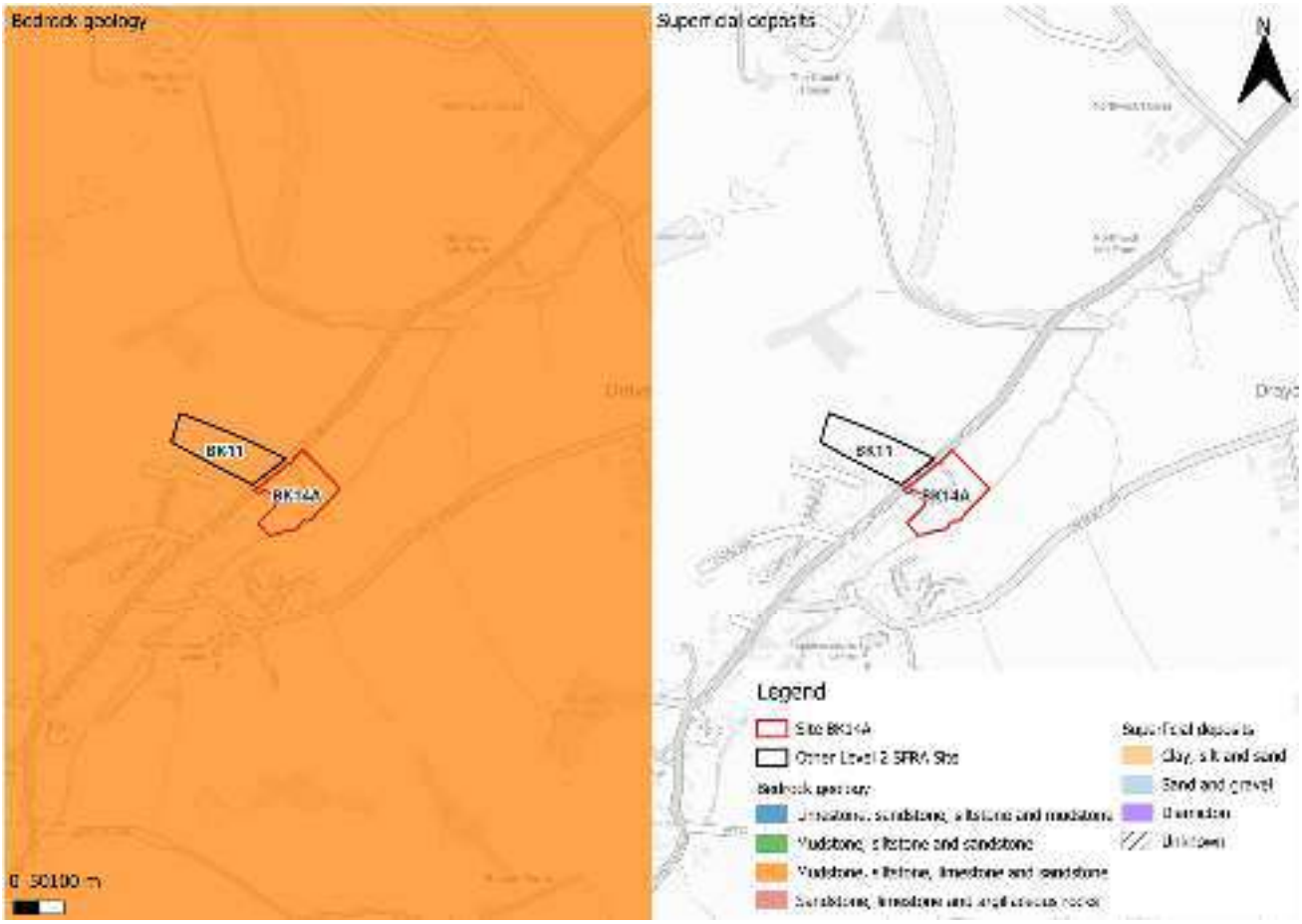


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There is no potential residual risk to the site.

6.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is required to pass part b) of the exception test as it is proposed for more vulnerable residential development and is partially located within Flood Zone 3a. The risk is confined to the floodplain of Blockley Brook along the southeastern boundary of the site, according to the Flood Map for Planning. It should be possible for this site to pass the Exception Test, based on current information, assuming the risk area of Blockley Brook can be incorporated into site design as a blue green corridor with no development.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- A no development buffer should be in place along the floodplain of Blockley Brook in the form of a blue green corridor, which can provide a flood storage function as well as providing Biodiversity Net Gain (BNG), ecological, amenity, social, and wellbeing benefits.
- All development should be directed to Flood Zone 1 outside of the climate change risk area.
- However, the EA may expect detailed modelling of Blockley Brook to be carried out at the site-specific FRA stage to robustly inform on present day and future risk to the site.
- A drainage strategy should ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply with consideration of local and national SuDS guidance.
- Groundwater conditions must be investigated further through the site-specific FRA. This should be assessed through standpipe monitoring during the period of highest groundwater levels e.g. November to April.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Strategic extension to the South and East of Moreton-in-Marsh

Final Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0015
Revision	P02
Prepared by	Laura Thompson-Jones BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Joanne Corbett of Cotswold District Council. Laura Thompson-Jones of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1	**Background**		**1**
	1.1	Strategic extension to the South and East of Moreton-in-Marsh	1
2	**Flood risk from rivers**		**5**
	2.1	Existing risk	5
	2.2	Impacts from climate change	6
	2.3	Historic flood incidents	7
	2.4	Flood risk management	8
	2.5	Emergency planning	9
	2.6	Observations, mitigation options, site suitability, sequential approach to development management - fluvial	11
3	**Flood risk from surface water**		**13**
	3.1	Existing risk	13
	3.2	Impacts from climate change	15
	3.3	Sewer flood risk	18
	3.4	Observations, mitigation options, site suitability, sequential approach to development management - surface water	18
4	**Cumulative impacts assessment and high risk catchments**		**19**
	4.1	Level 1 cumulative impacts assessment	19
5	**Groundwater, geology and SuDS suitability**		**20**
6	**Residual risk**		**23**
	6.1	Flood risk from reservoirs	23
7	**Overall site assessment**		**24**
	7.1	Can part b) of the Exception Test be passed?	24
	7.2	Main recommendations and site-specific FRA requirements	24
8	**Licencing**		**25**

List of Figures

Figure 1-1: Site location boundary 2
Figure 1-2: Aerial photography 3
Figure 1-3: Topography 4
Figure 2-1: Present day risk 6
Figure 2-2: EA Flood Zones plus Climate Change 7
Figure 2-3: Historic flood events 8
Figure 2-4: Working with Natural Processes 9
Figure 2-5: Flood warnings and alerts 10
Figure 2-6: Potential access and escape routes 11
Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 13
Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m) 14
Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard 15
Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 16
Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m) 17
Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy 18
Figure 5-1: JBA 5m Groundwater Emergence Map 20
Figure 5-2: BGS Geology - Bedrock and superficial deposits 22
Figure 6-1: Potential blockage location 23

List of Tables

Table 2-2: Modelled climate change allowances for peak river flows within the Cotswold Management Catchment 6
Table 3-2: Peak rainfall intensity allowances for the Cotswolds Management Catchment 16
Table 5-1: Groundwater Hazard Classification 21

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for the strategic extension to the South and East of Moreton-in-Marsh site. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Strategic extension to the South and East of Moreton-in-Marsh

- Location: Moreton-in-Marsh
- Existing site use: Agricultural land and buildings
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Residential led mixed use
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 193.6
- Watercourse: River Evenlode, ordinary watercourses
- Environment Agency (EA) flood model: No detailed model available
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of fluvial flood depths, velocities and hazards (detailed modelling not available)
    - Assessment of surface water flood extents, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management

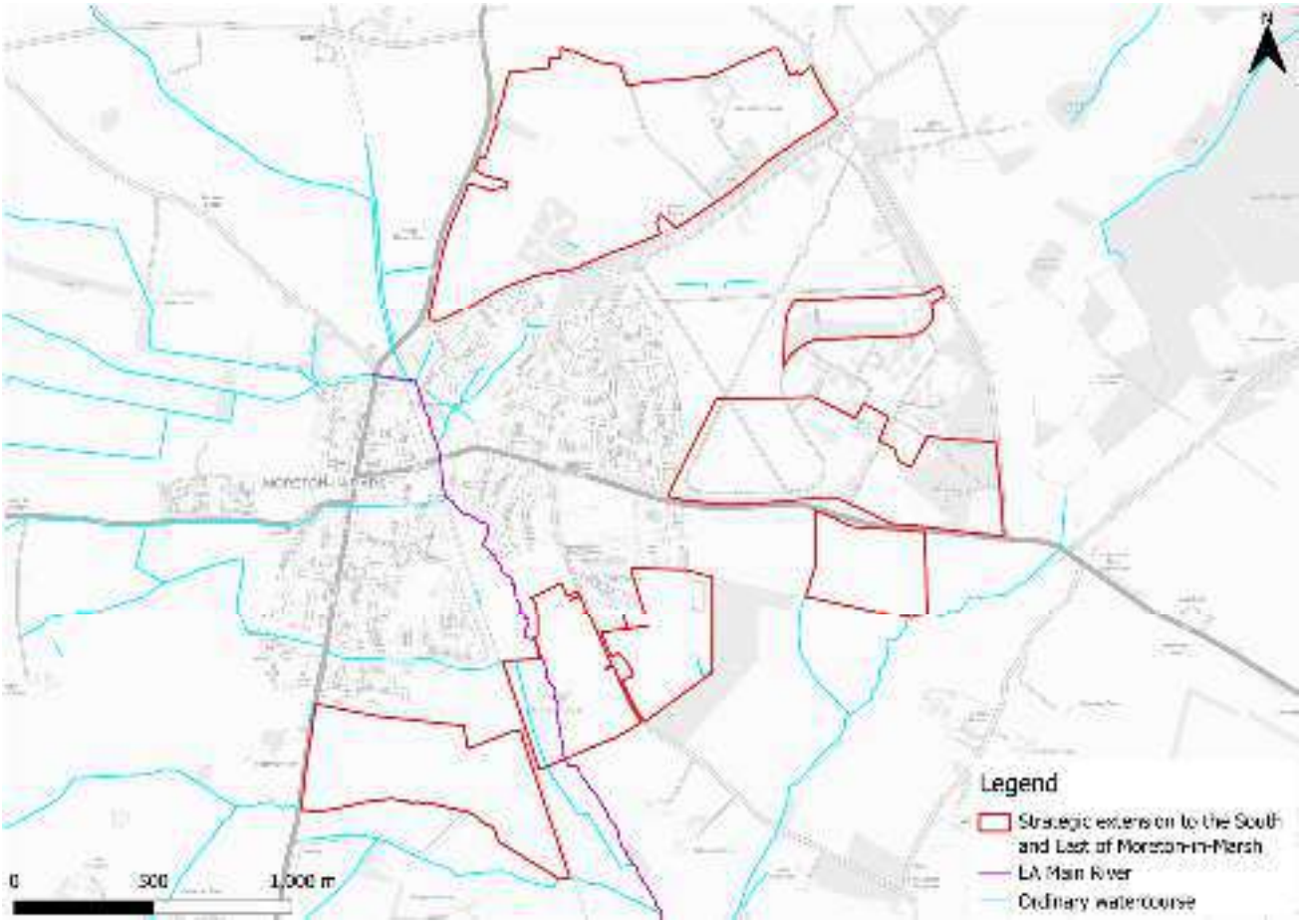


Figure 1-1: Site location boundary



Figure 1-2: Aerial photography

There are areas of higher elevation in the northern and eastern site parcels the land slopes down to Moreton-in-Marsh and the floodplains of the River Evenlode and its ordinary watercourse tributaries (Figure 1-3).

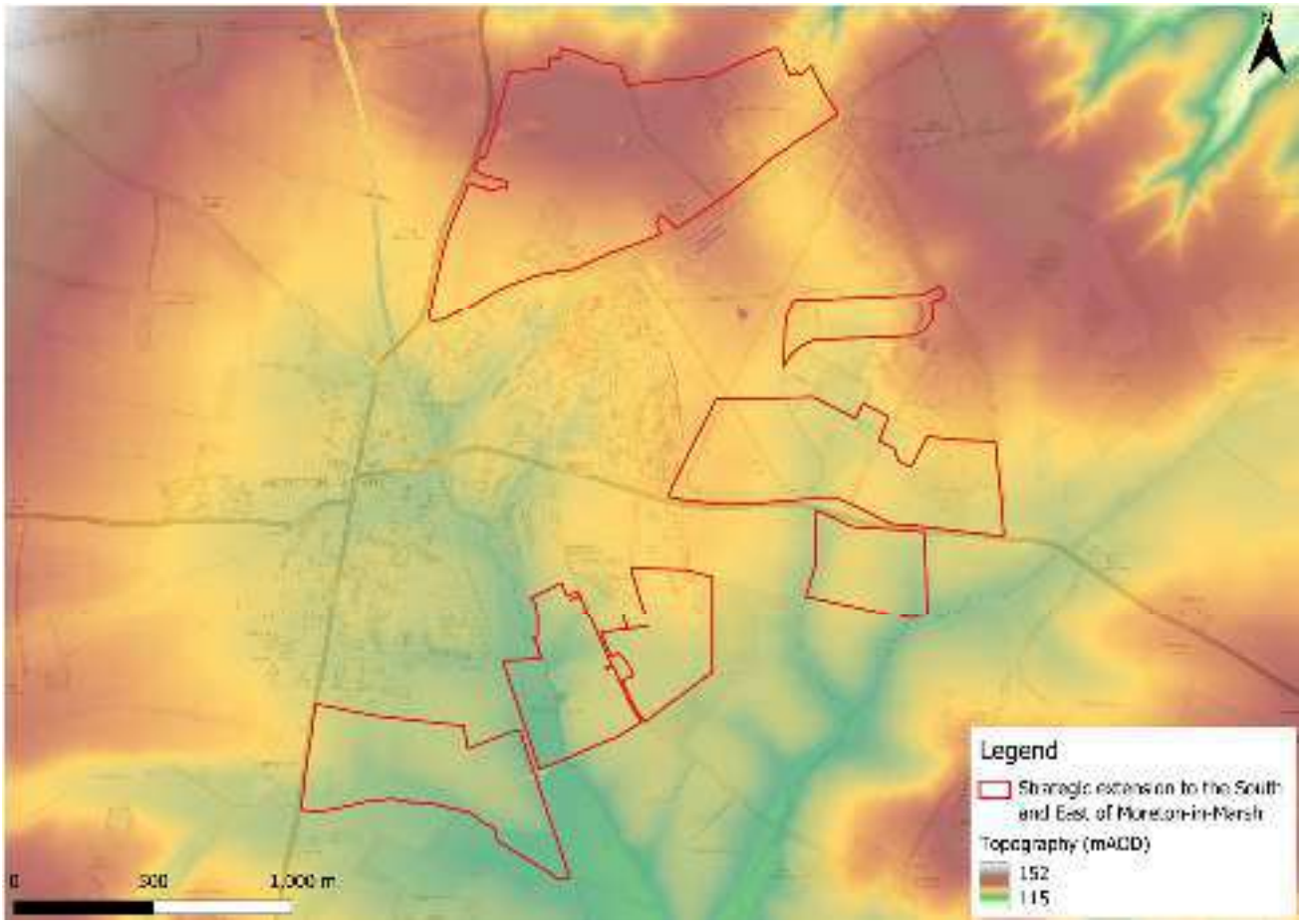


Figure 1-3: Topography

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, three of the seven parcels are shown to be at flood risk from rivers and can be viewed on Figure 2-1. As shown in Figure 2-1, one parcel has the River Evenlode flowing through it from north to south. The other two parcels at risk are at risk from unnamed tributaries to the Evenlode, one to the west and one to the east. Please note, the Flood Map for Planning does not consider flood defence infrastructure (Section 2.4).

All three at risk parcels have functional floodplain within them. The functional floodplain in this location for each watercourse is based on the EA's New National Model (NNM) dataset 'Rivers and Sea 3.3% defended flood risk extents - present day'. There should be no development within the functional floodplain.

The other site parcels are located wholly within Flood Zone 1 and therefore at low risk of flooding from rivers.

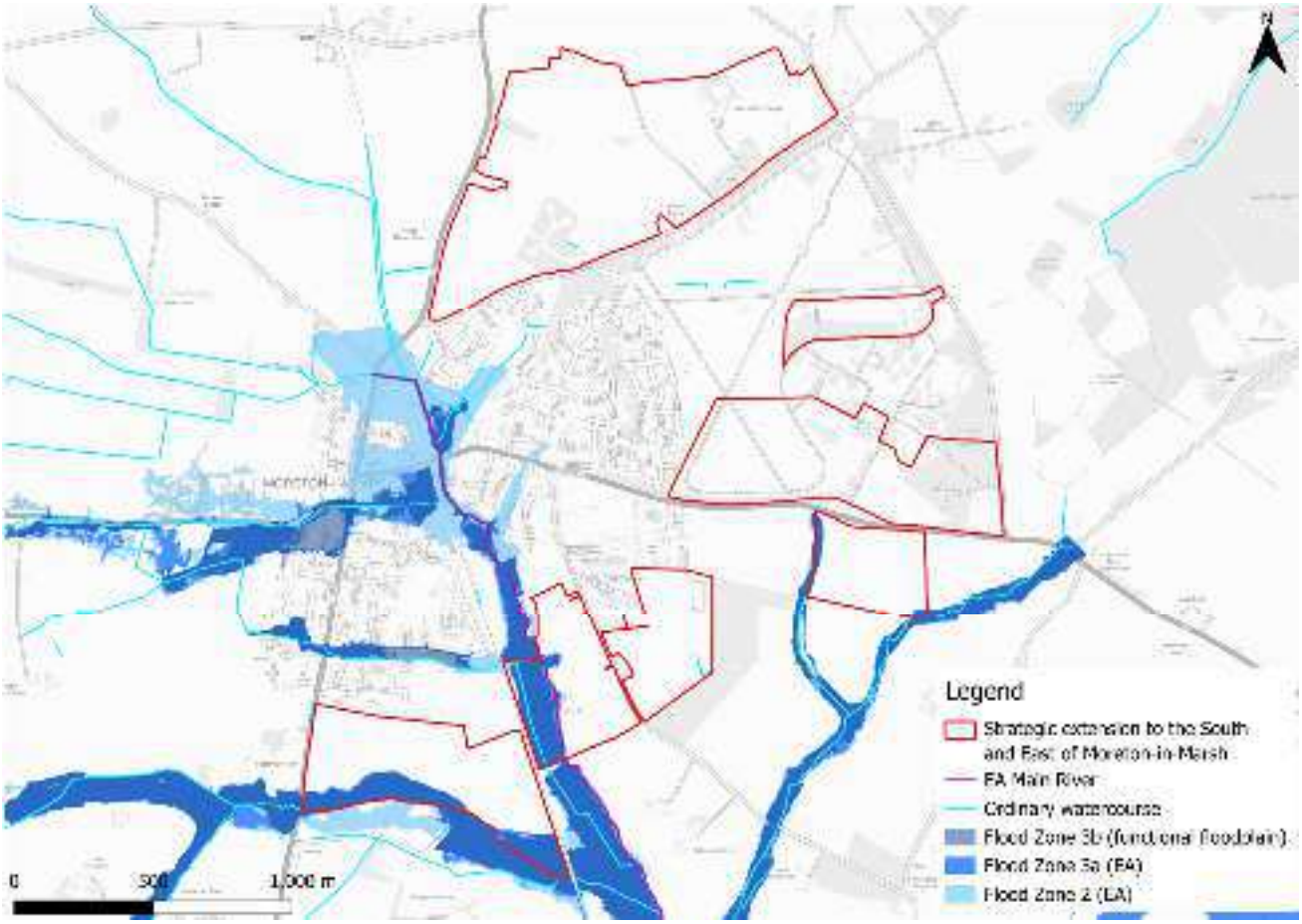


Figure 2-1: Present day risk

2.2 Impacts from climate change

The EA's SFRA guidance states that SFRAs should assess the central allowance for the 2080s epoch for peak river flows. The site is located within the Cotswold Management Catchment. The central allowance within this catchment is 26% on peak flows (Table 2-1). There is no local detailed model for the River Evenlode or its tributaries, therefore the required event cannot be assessed.

Table 2-1: Modelled climate change allowances for peak river flows within the Cotswold Management Catchment

Epoch	Central (%)	Higher (%)	Upper (%)
2020s	11	17	31
2050s	13	21	43
2080s	30	43	82

2.2.1 Flood Map for Planning - Flood Zones plus Climate Change

Figure 2-2 shows the Flood Map for Planning - Flood Zones plus Climate Change dataset which includes the central allowance for the 2080s epoch. This represents the impact of climate change on Flood Zone 3a and Flood Zone 2 combined. This shows a slight increase in risk compared to present day though nothing significant.

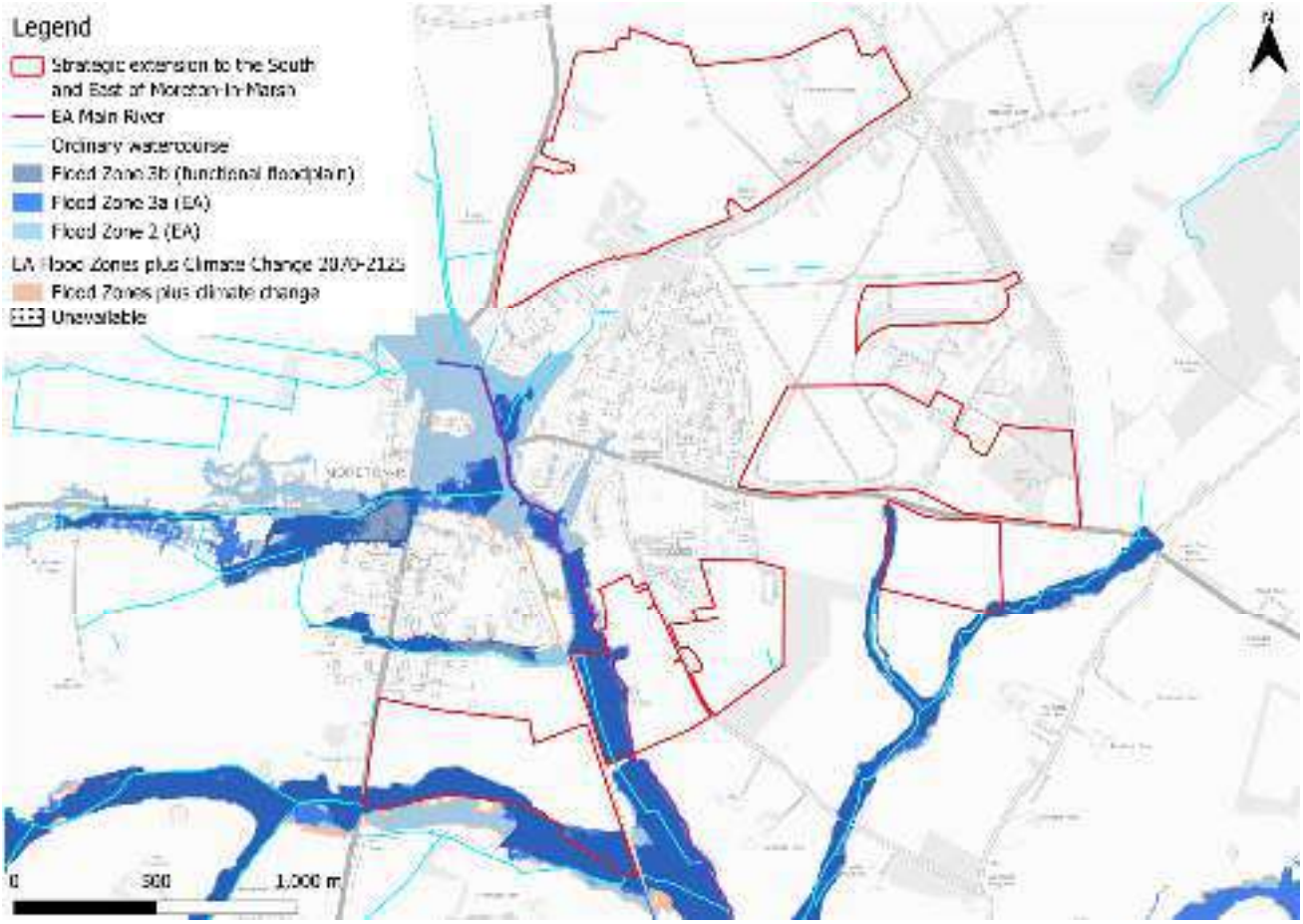


Figure 2-2: EA Flood Zones plus Climate Change

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. A large area of the centre of Morton-in-Marsh was flooded in 2007 due to channel exceedance of the River Evenlode and its tributaries (Figure 2-3).

The LLFA provided its historic floods register. There have been nine recorded flooding incidents within the Moreton West and East Wards within which the site parcels are located.

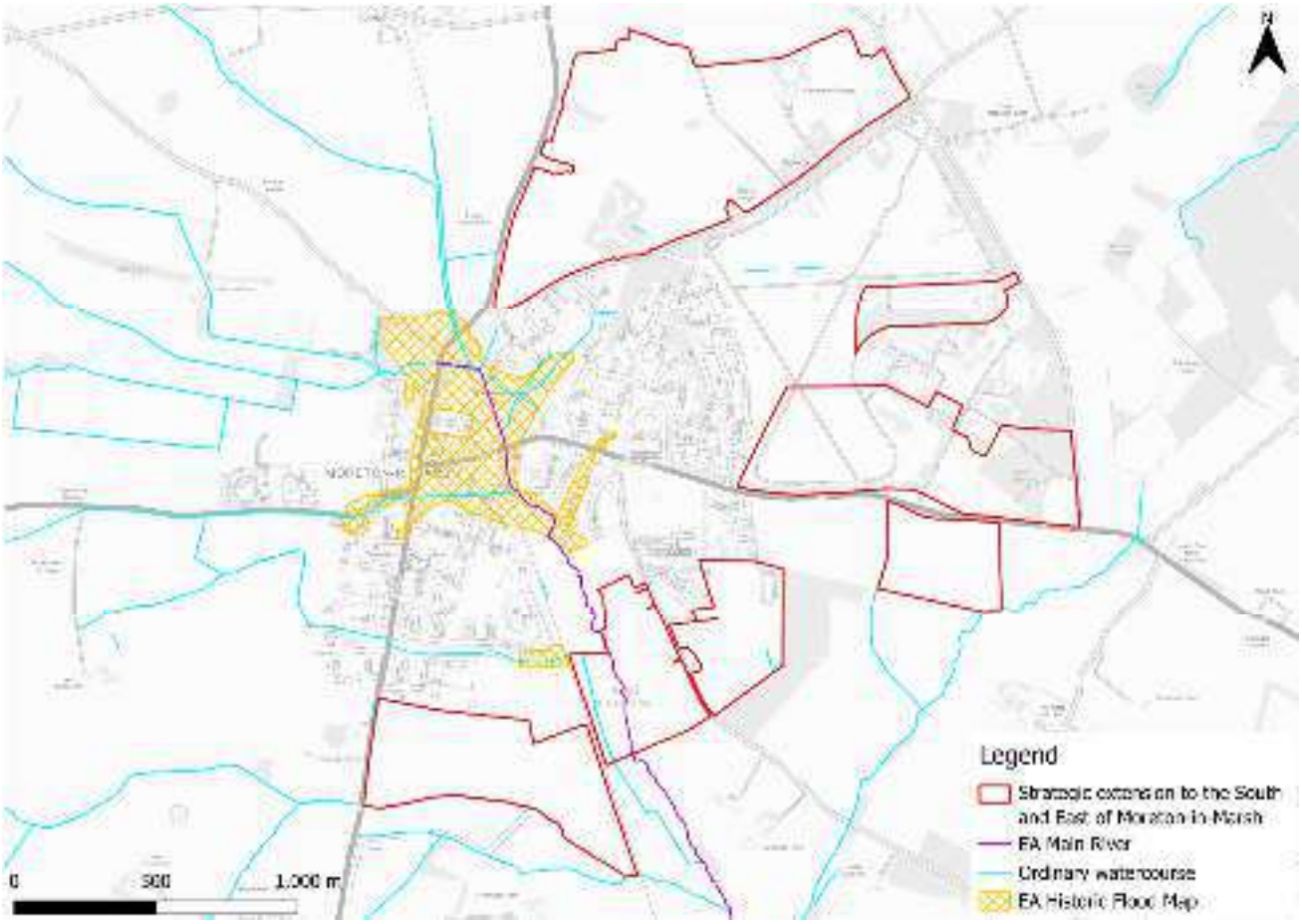


Figure 2-3: Historic flood events

2.4 Flood risk management

2.4.1 Flood defences

The site parcels do not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Figure 2-4 shows that several site parcels and the surrounding watercourses in the wider area could benefit from riparian, floodplain, and wider catchment tree planting. Tree planting can help to slow the flow to benefit areas downstream. There is also potential for runoff attenuation features where it may be possible to temporarily store water and attenuate flooding during high flows, and floodplain reconnection. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

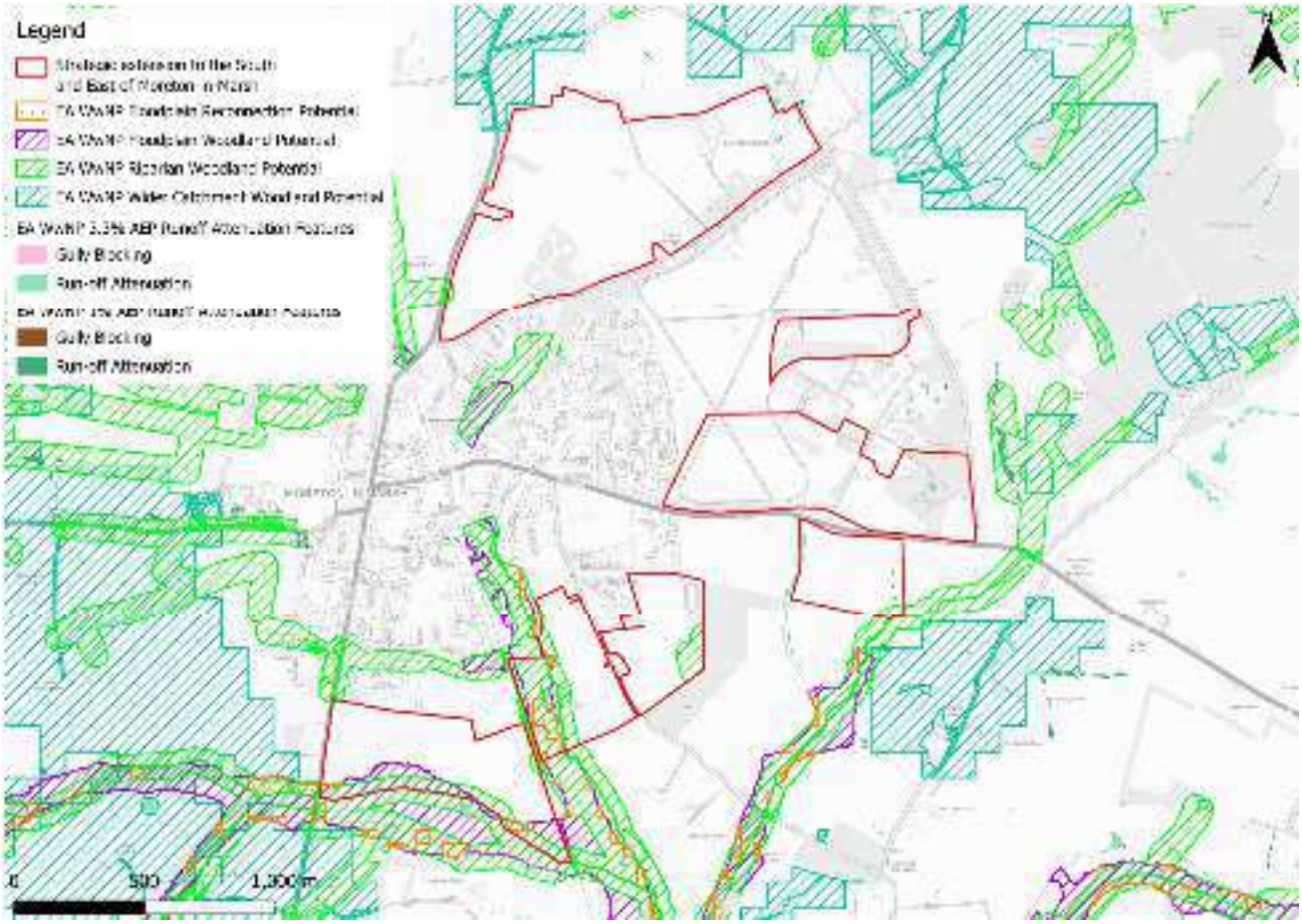


Figure 2-4: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warning and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The floodplain of the River Evenlode in Moreton-in-Marsh is within a FWA, namely the 'River Evenlode at Moreton in Marsh' FWA, as shown in Figure 2-5.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The floodplain of the River Evenlode in Moreton-in-Marsh and the watercourses to the south of the town are located within a FAA, namely the 'River Evenlode from Moreton in Marsh to Cassington and also the River Glyme at Wootton and Woodstock' FAA, as shown in Figure 2-5.

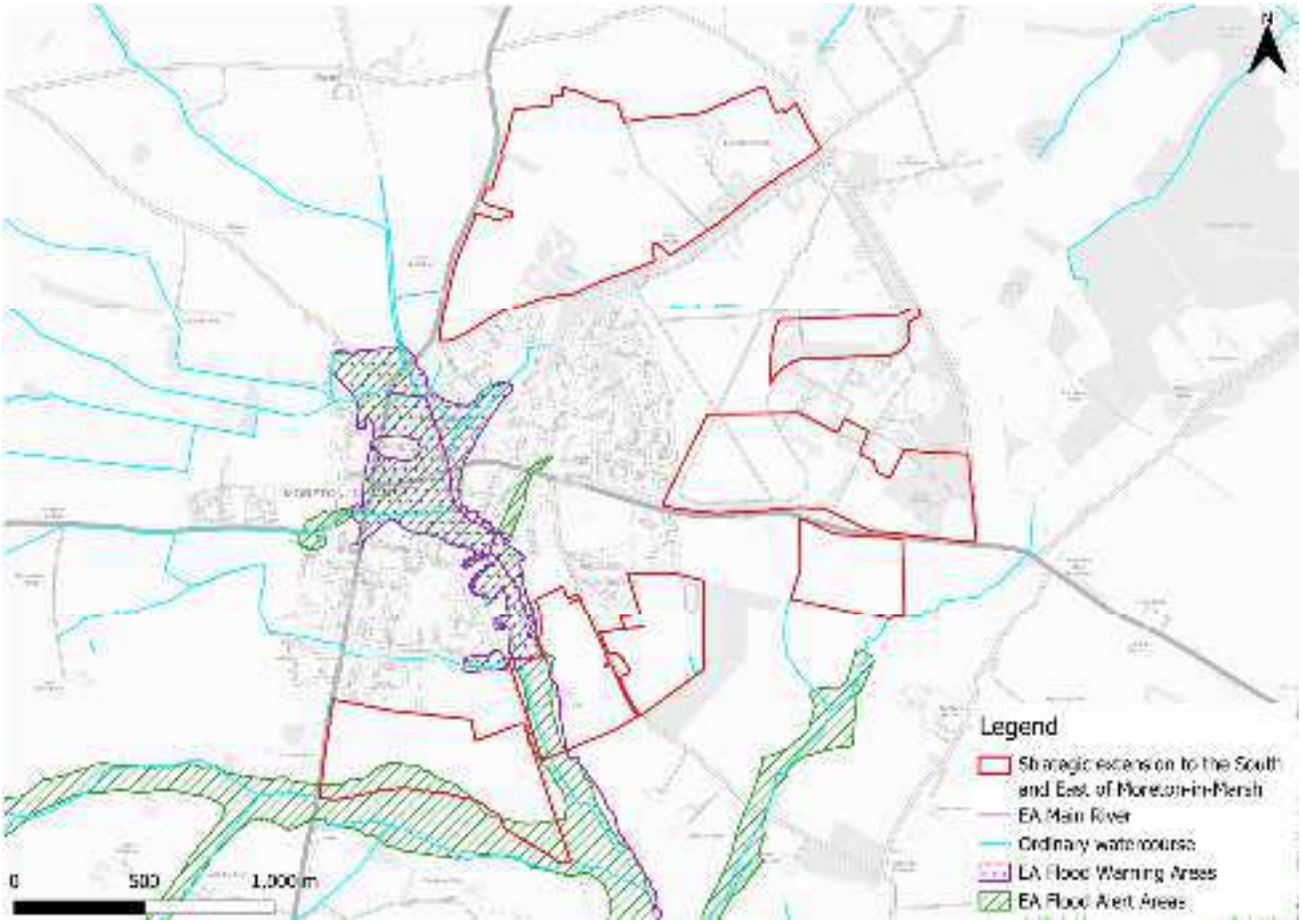


Figure 2-5: Flood warnings and alerts

2.5.2 Access and escape routes

Figure 2-6 shows the potential safe access and escape routes (orange circles) to and from the parcels at fluvial flood risk, based on the Flood Map for Planning.

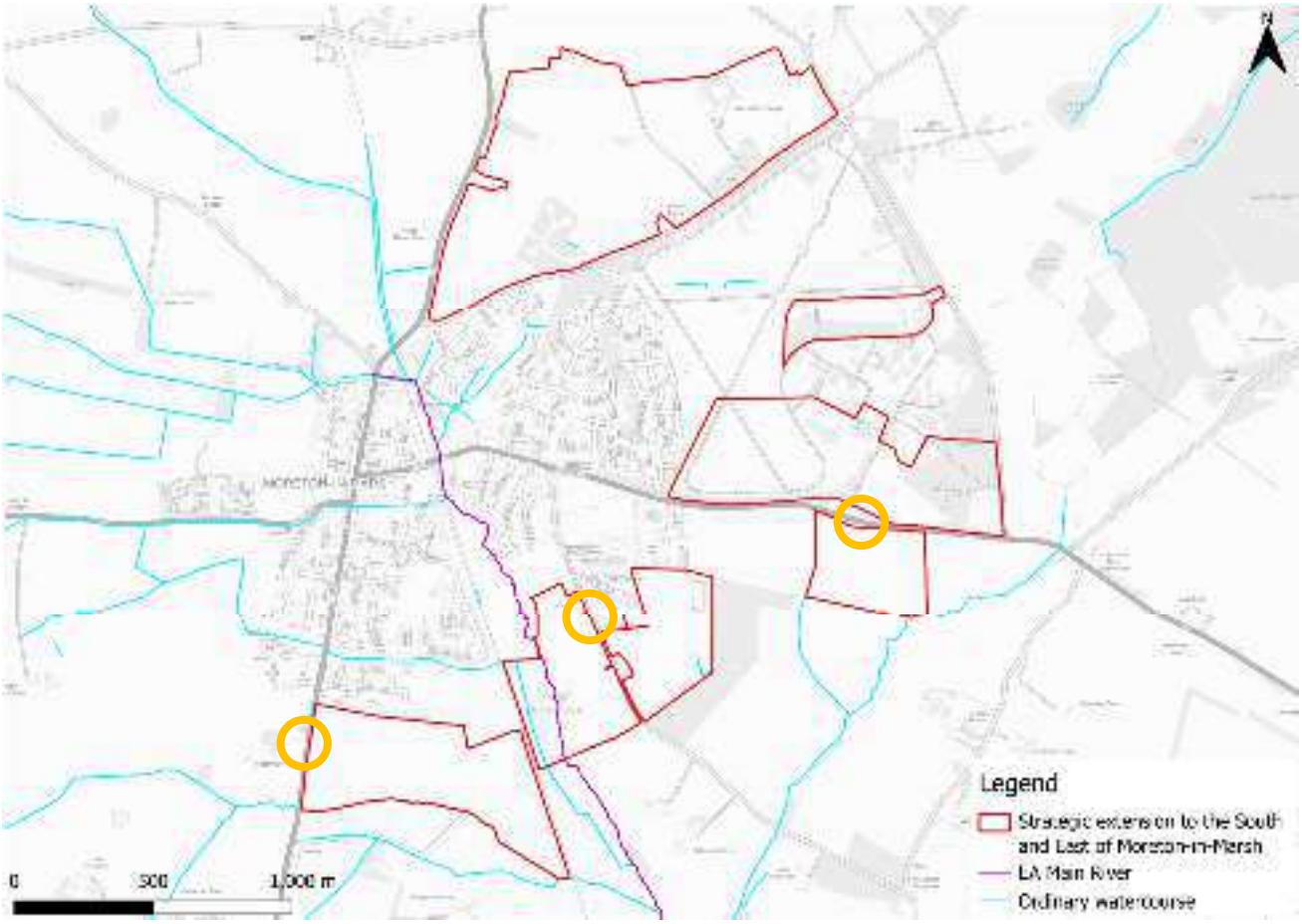


Figure 2-6: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - Four site parcels are wholly in Flood Zone 1 and not shown to be at additional risk from climate change. The areas of the site parcels within the functional floodplain should not be developed and should remain as open greenspace. Ideally, all built development would be directed to Flood Zone 1 whilst also accounting for the impacts of climate change. This means there should be no development to the west of the River Evenlode in the parcel through which the Evenlode flows.
  - There is no current detailed model available for this reach of the River Evenlode and its tributaries. The EA's NNM is therefore considered to be the most up to date information on fluvial risk to the site parcels and surrounding areas. The NNM does not contain depth or hazard information, therefore risk cannot be robustly defined at this stage.
- Mitigation:

- All risk areas should remain as open green space, providing a flood storage function as well as providing Biodiversity Net Gain (BNG), ecological, amenity, social, and wellbeing benefits.
- The EA may request for the development of a detailed flood model of the River Evenlode and its tributaries at the FRA stage to robustly define risk to the site parcels and the surrounding areas.
- EA flood warnings and alerts should continue to be in place to ensure early evacuation of site users before an extreme flood event occurs.

- Access and escape:
  - Based on current information, safe access and escape routes appear achievable via several locations at each parcel.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Present Day

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extents map (May 2026), the site parcels are predominantly at low risk of surface water flooding as shown in Figure 3-1. There are various flow paths and areas of ponding present throughout each site parcel. Greatest surface water flood depths in the 1% AEP event vary across each parcel (Figure 3-2).

Safe access and escape routes are achievable via multiple locations at each site parcel.

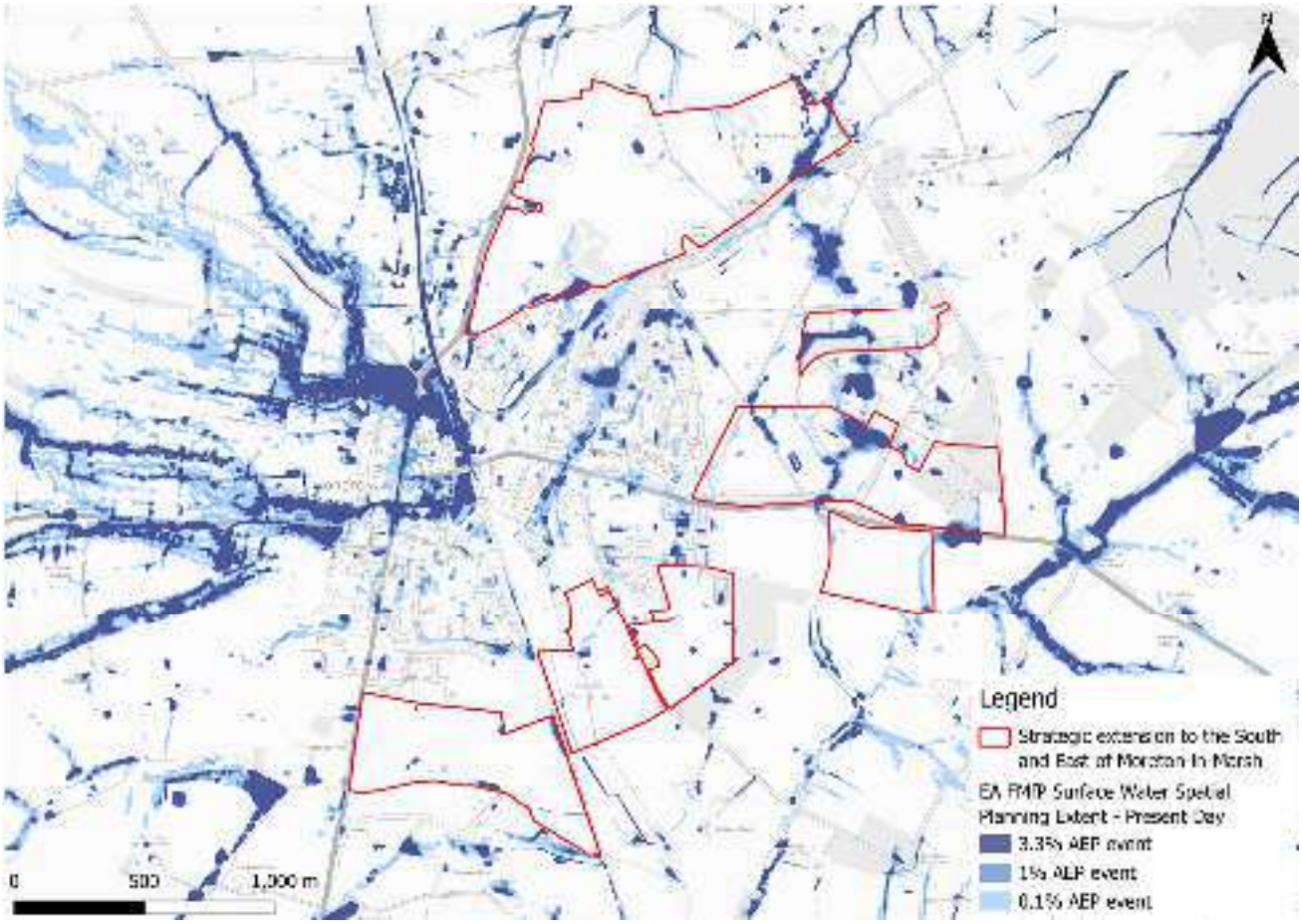


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

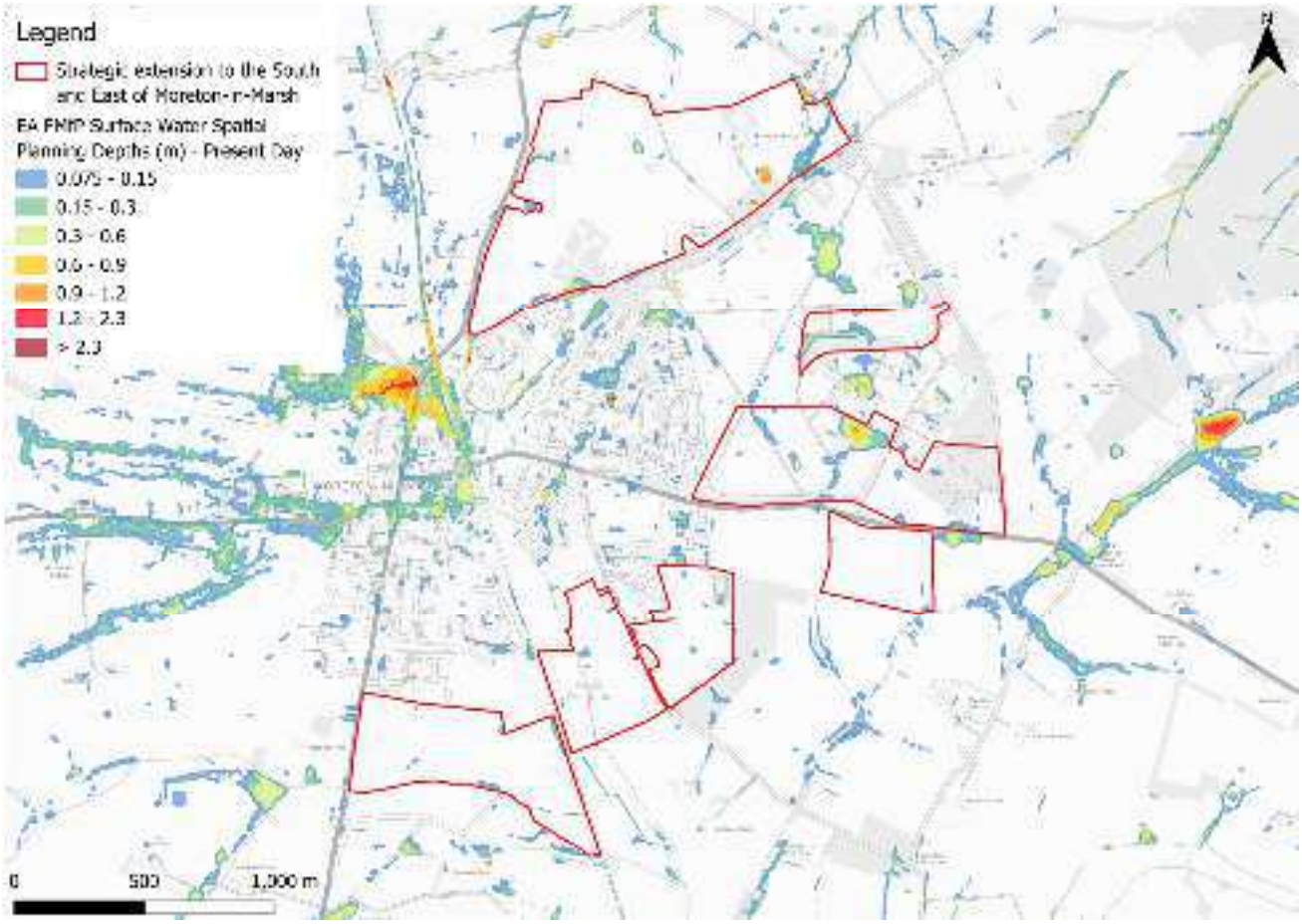


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW hazard map mainly shows 'low' to 'moderate' flood hazards across the at risk parcels (Figure 3-3). There are clearly differences between the Flood Map for Planning - Surface Water Spatial Planning map and the third generation RoFSW hazard mapping whereby the RoFSW shows a much larger area to be at risk. Given the differences between the two datasets, the hazard information should be discounted and assessed further at the FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.

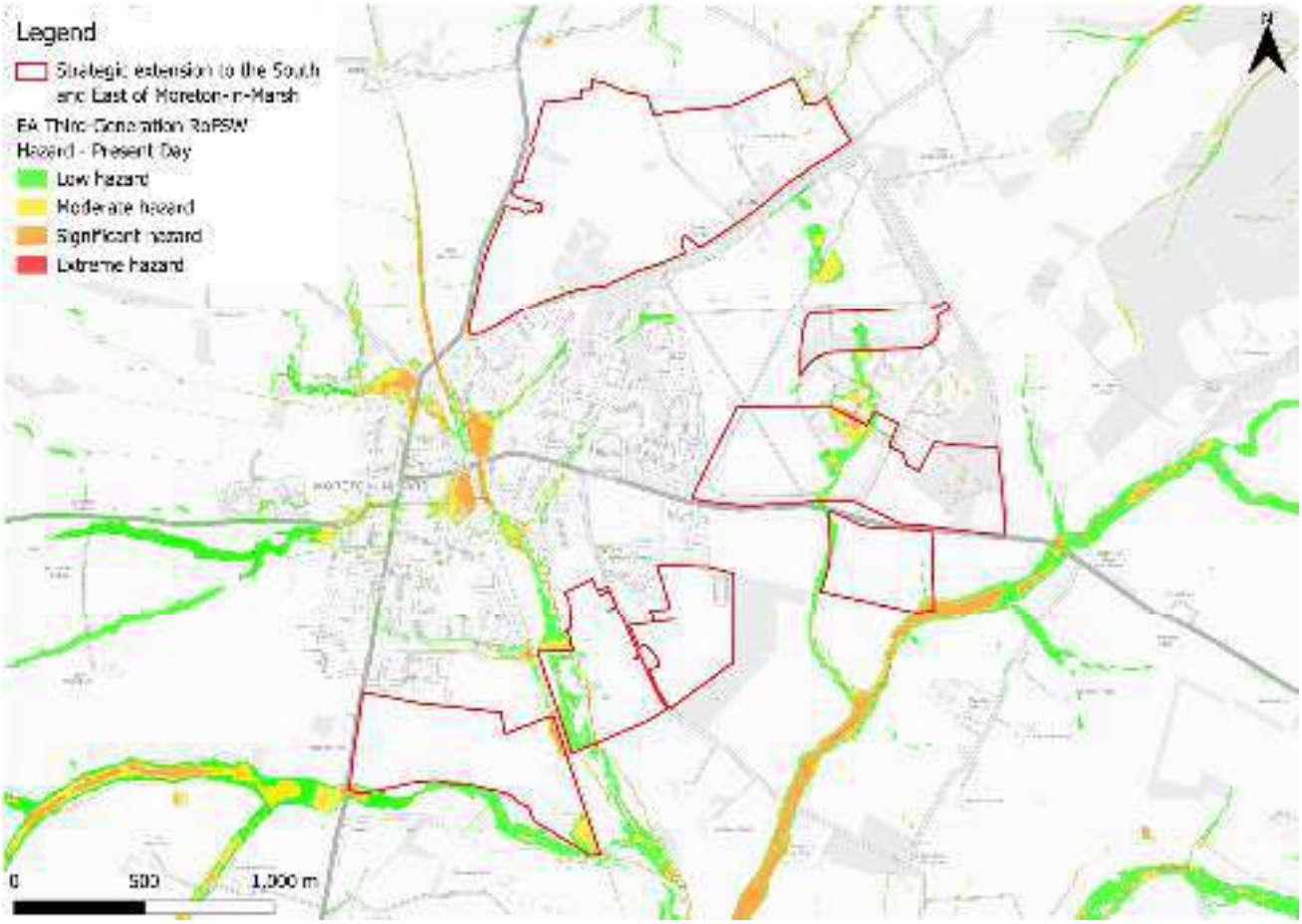


Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRA's should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Cotswolds management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-1: Peak rainfall intensity allowances for the Cotswolds Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. Risk is not shown to be significantly greater with climate change. However, the existing town does appear to be at greater risk in the future. Flood depths are shown to increase with climate change (Figure 3-5).

Safe access and escape routes would likely remain achievable via the same locations.

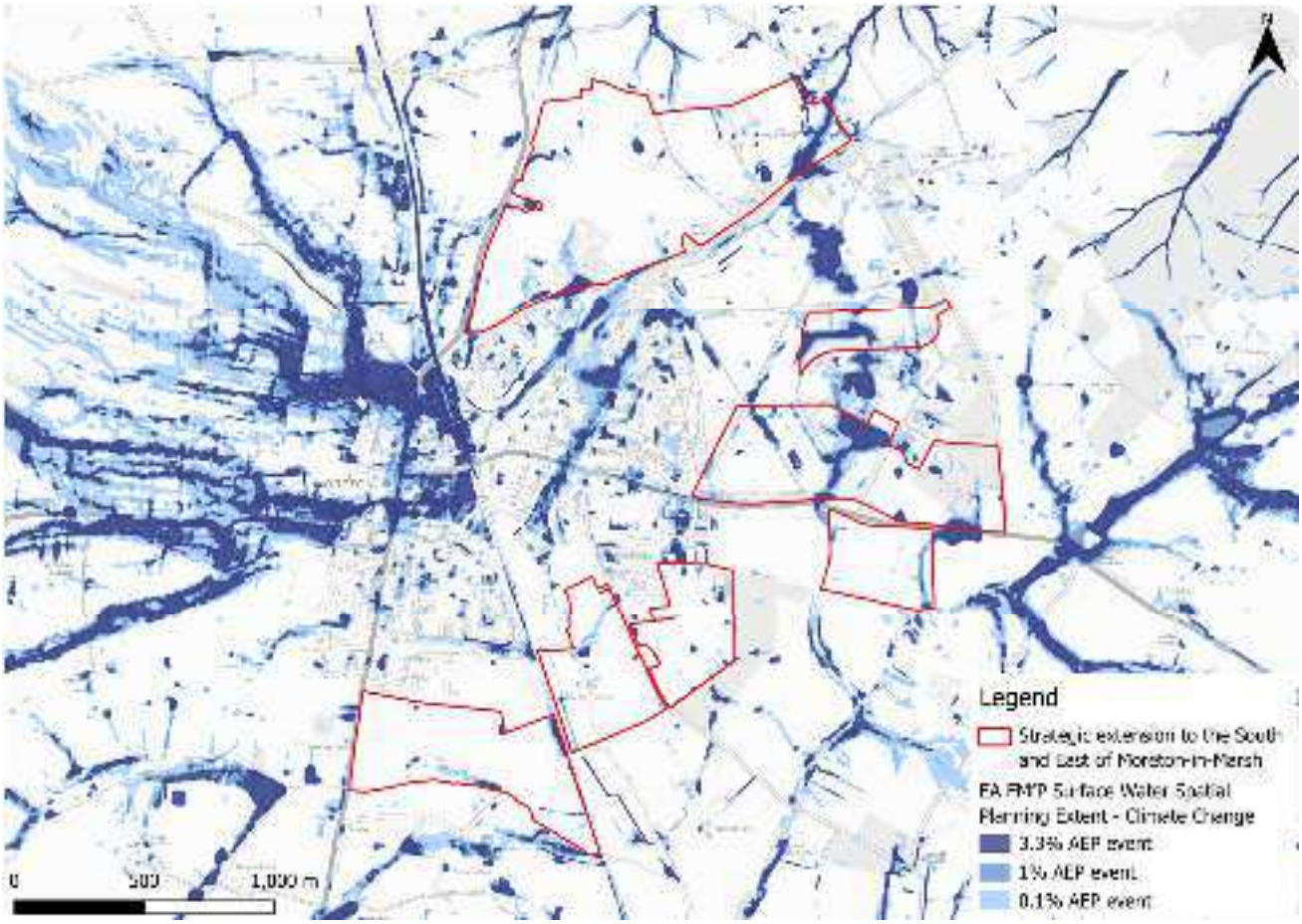


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

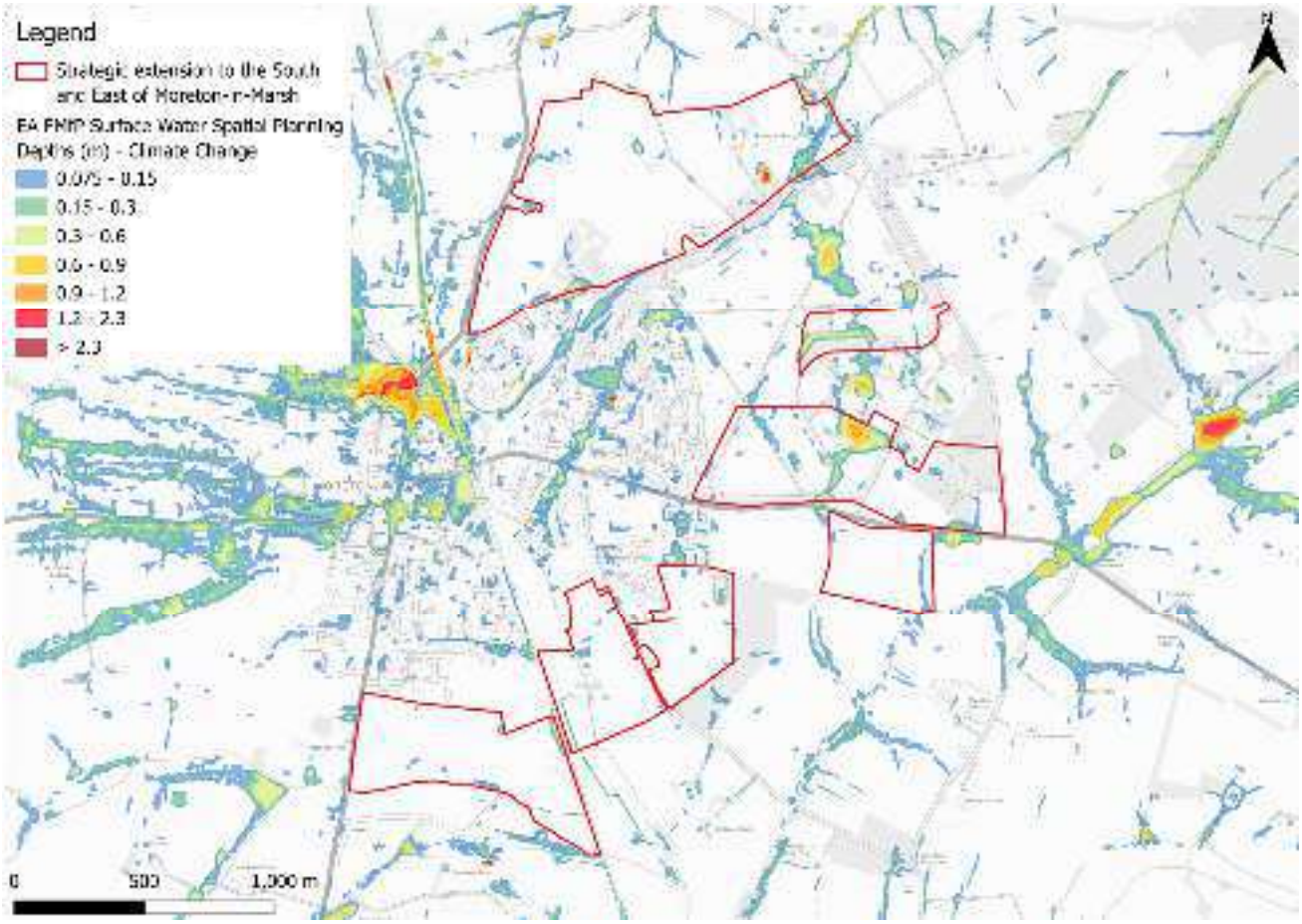


Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning climate change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the RoFSW 0.1% AEP surface water event as a conservative proxy for the RoFSW 1% AEP event plus climate change, as the best available information to assess surface water flood hazards (Figure 3-6). However, given the differences between the two datasets, the hazard information should be discounted and assessed further at the FRA stage.

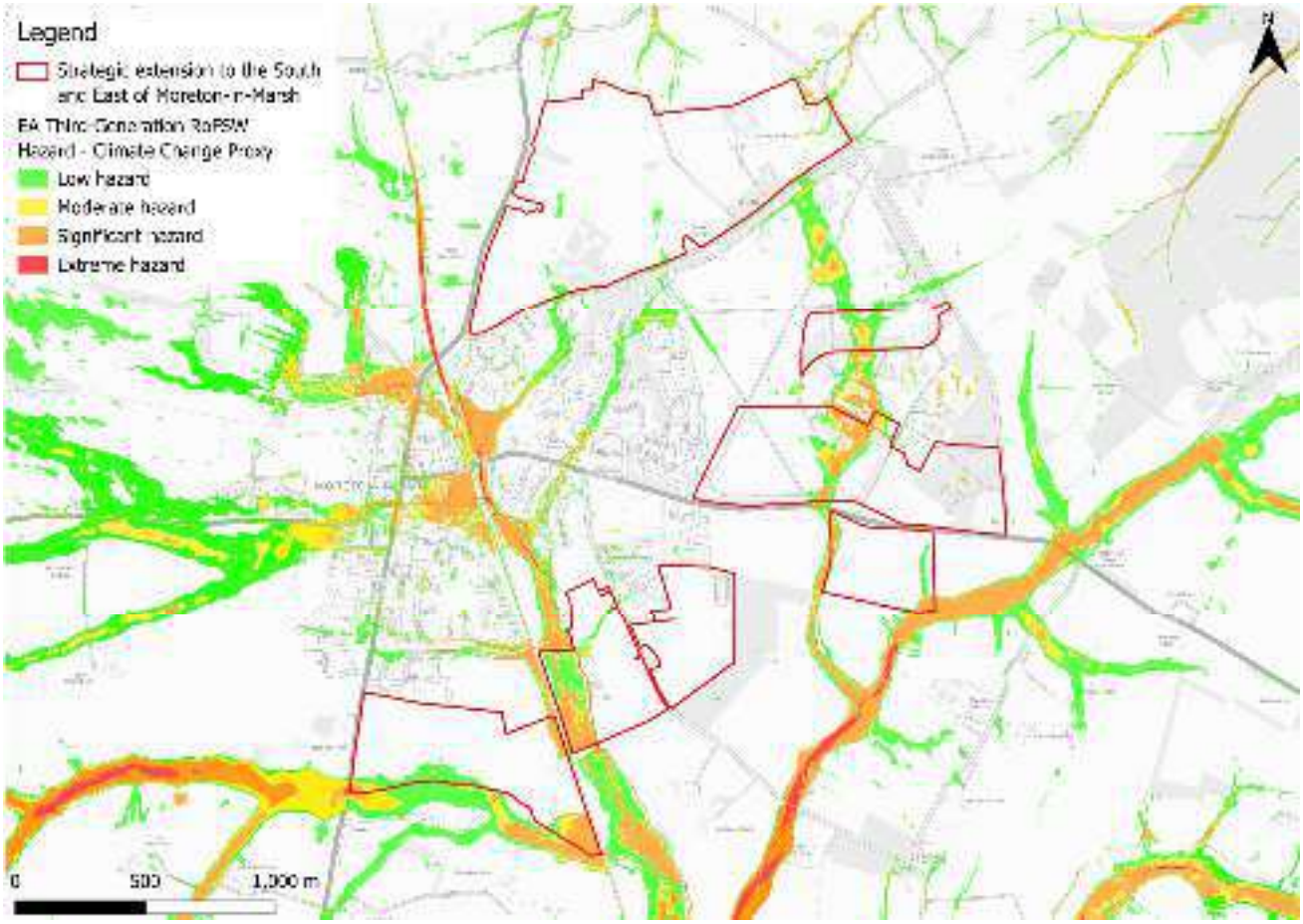


Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There are 17 recorded sewer flooding incidents nearby the site nor within the Moreton West and East Wards.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site parcels is predominantly low, with small areas of ponding and flow paths within each parcel.
- Topographic low spots and flow paths should be considered and included in site design and ideally left in place to flood naturally when required.
- The drainage strategy for each site parcel must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance.
- Safe access and escape routes would likely be achievable via multiple locations when considering surface water risk.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. The site parcels to the north and south of the town are mainly located within a high sensitivity catchment, namely, the Evenlode (Source to Four Shires S) and Longborough Stream catchment. The eastern site parcels are within a low sensitivity catchment, namely the Evenlode (Compton Bk to Bledington Bk) and 4 Shires catchment. Planning considerations for sites at high and low sensitivity to the cumulative impacts of development can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications.

The risk of groundwater emergence is significant across the site parcels and the wider area. Across the majority, there is a risk of groundwater emergence to both surface and subsurface assets. In some areas, groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.

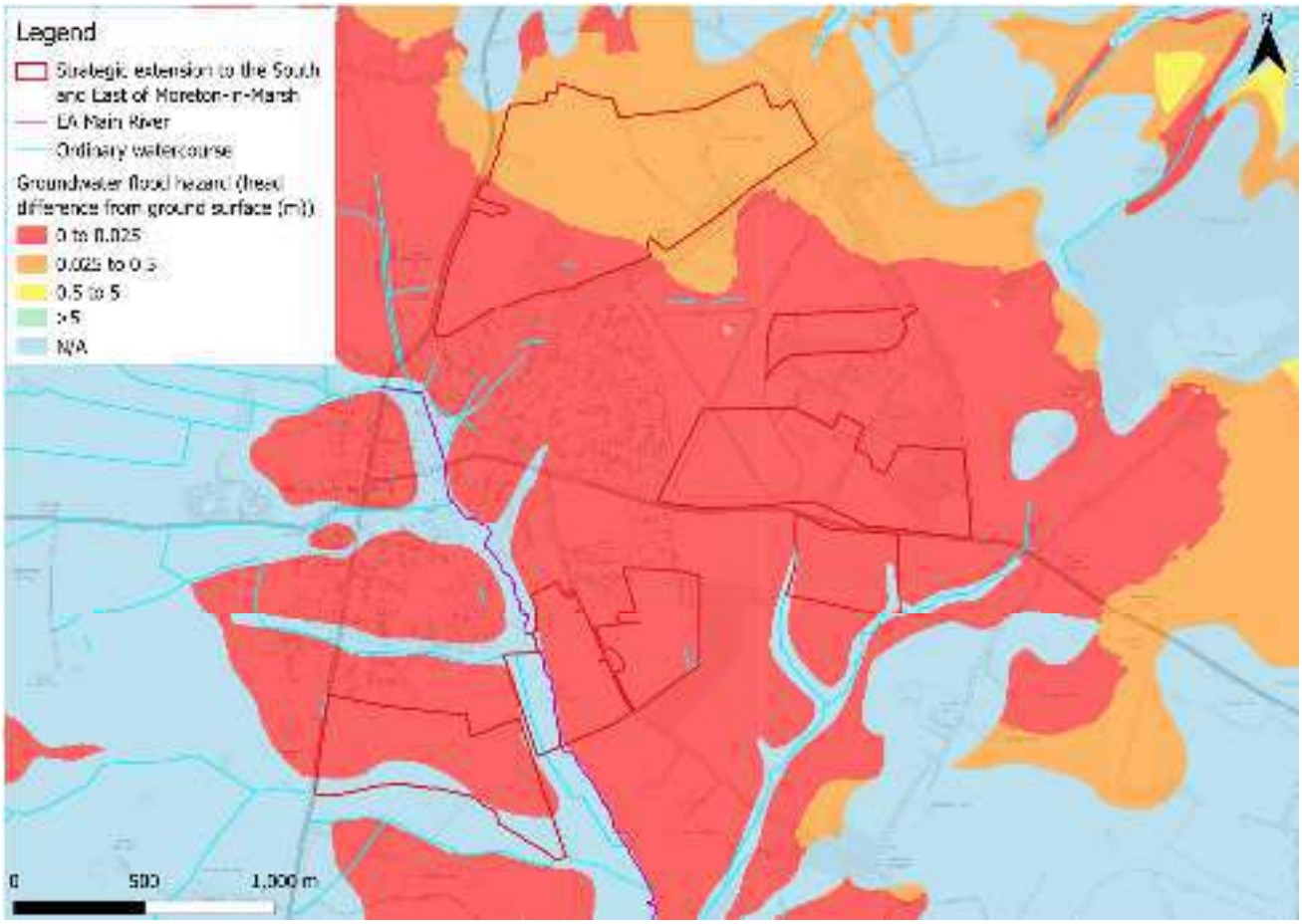


Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is mudstone, siltstone, and sandstone (Figure 5-2). Mudstone and siltstone generally have a low permeability and low level of porosity, reducing infiltration rates. Superficial deposits include diamicton which also has low to very low permeability. Based on the groundwater emergence mapping and the underlying geology, infiltration SuDS at this site may not be an option, though the drainage strategy for the site should fully investigate water table levels through standpipe monitoring during the period of highest groundwater levels e.g. November to April.

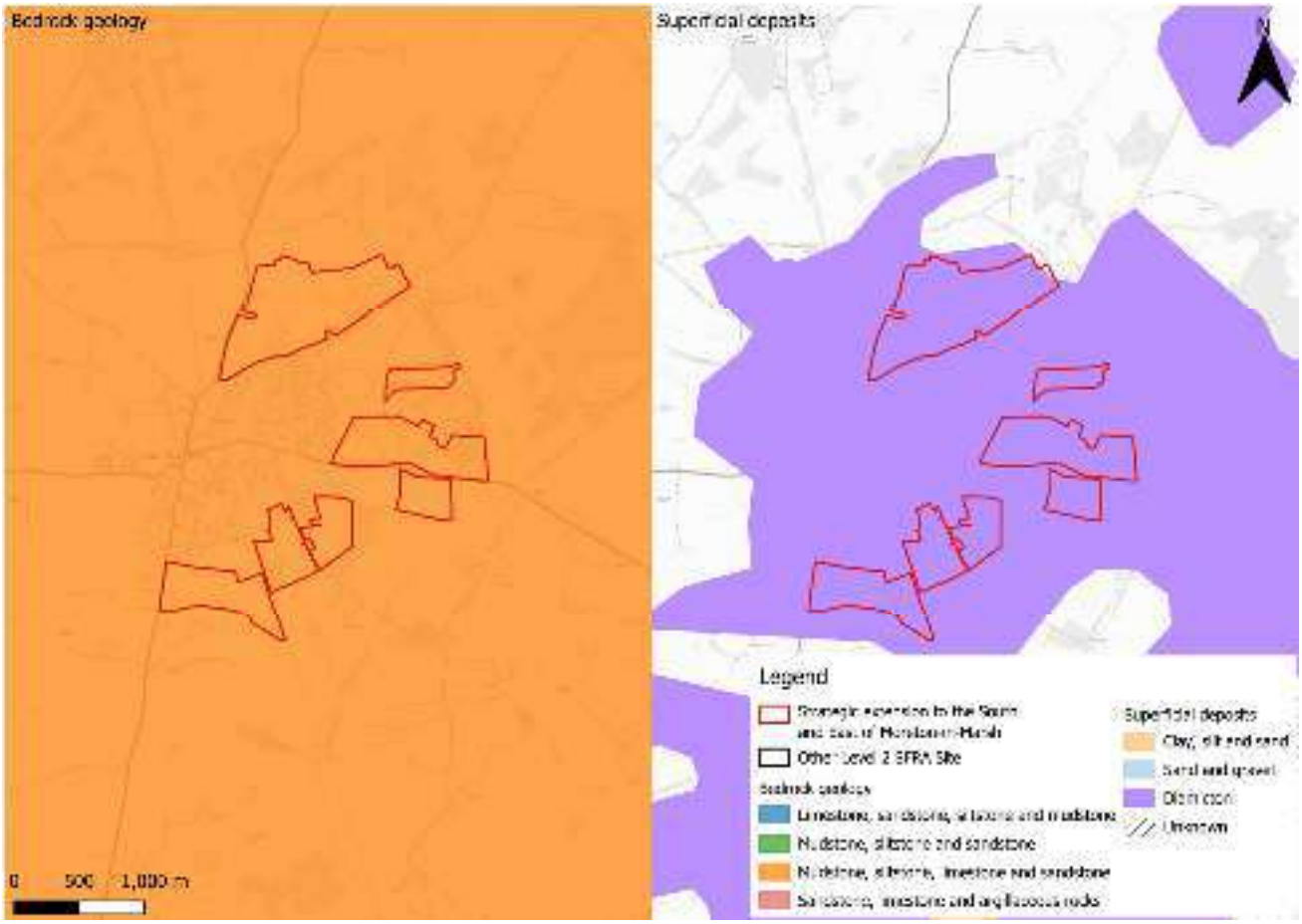


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There are no defences in place along the River Evenlode, nor its tributaries in this area. A ordinary watercourse is culverted under the railway line at the far southern boundary of the most southern site parcel. The culvert location is indicted by the green circle on Figure 6-1. There is a potential residual risk of a blockage of this culvert. This risk should be investigated at the site-specific FRA stage.

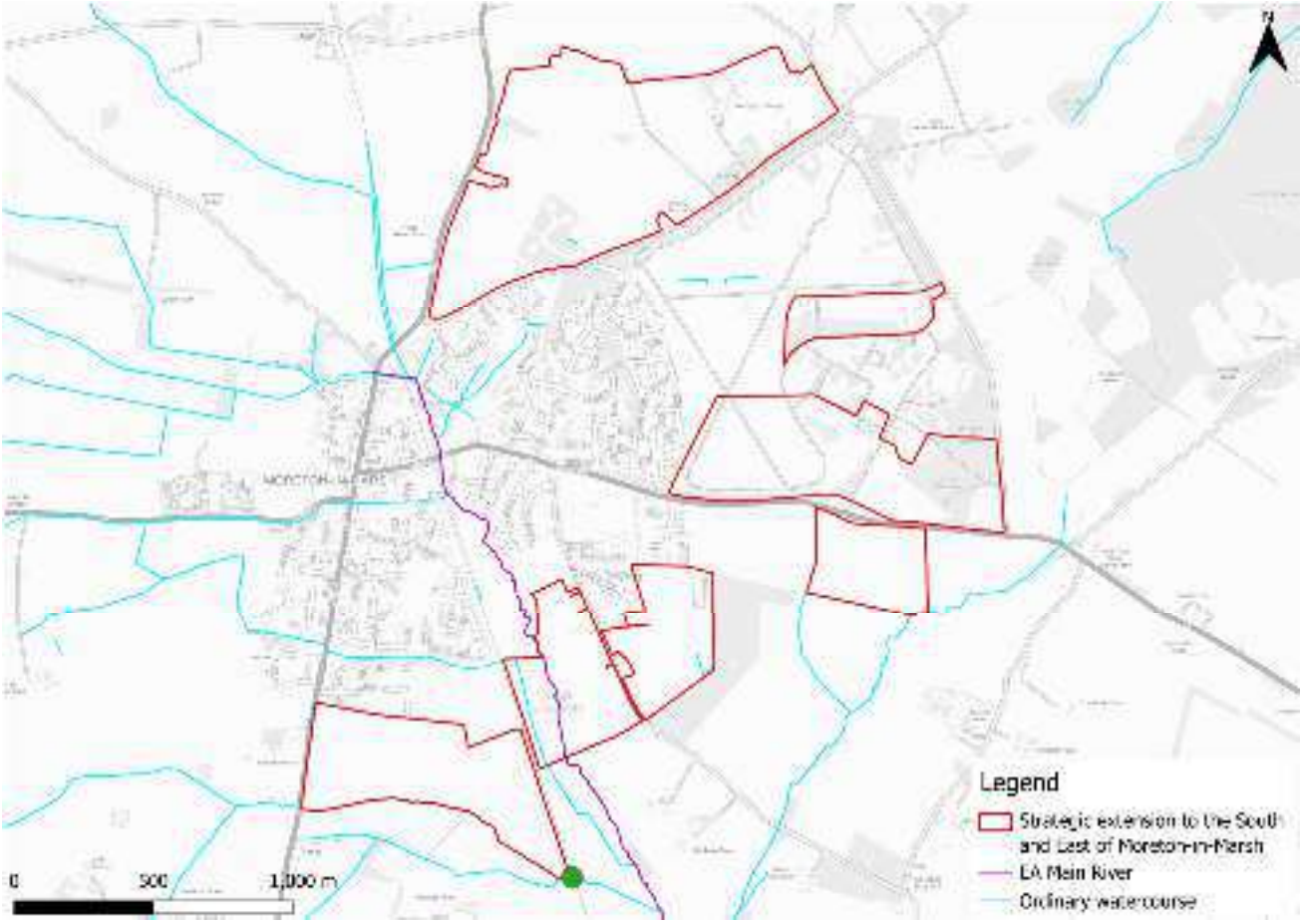


Figure 6-1: Potential blockage location

6.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

The site parcels at fluvial flood risk are required to pass part b) of the exception test, if more vulnerable development is proposed, as each site is partially located within Flood Zone 3a. Each parcel would likely pass the Exception Test given fluvial risk is confined to the floodplains of each watercourse, leaving larger areas of each parcel within Flood Zone 1. However, the EA may request for detailed modelling of the watercourses at the FRA stage which inform reapplication of the Exception Test.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- It should be possible to develop these site parcels, given the large areas of Flood Zone 1 and nominal additional risk from climate change.
- There should be no development within the areas of functional floodplain. It should be possible to safeguard all areas at fluvial risk for flood storage whilst still enabling development in Flood Zone 1. The risk areas should remain as open space offering multifunctional benefits alongside flood risk mitigation including BNG contributions, and social and amenity benefits.
- Drainage strategies will be required for each site parcel. Each strategy should ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply with consideration of local and national SuDS guidance.
- Given the significant risk to the existing town, it may be beneficial to carry out a wider Surface Water Management Plan for the town and proposed development areas.
- Groundwater conditions must be investigated further through the site-specific FRA. This should be assessed through standpipe monitoring during the period of highest groundwater levels e.g. November to April.
- Safe access and escape routes appear achievable from each site parcel.
- Potential residual risk from the railway culvert to the southern site parcel should be assessed at the FRA stage.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Site M28B

Final Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0016
Revision	P02
Prepared by	Laura Thompson-Jones BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Joanne Corbett of Cotswold District Council. Laura Thompson of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Background 1
1.1 Site M28B 1

2 Flood risk from rivers 5
2.1 Existing risk 5
2.2 Impacts from climate change 6
2.3 Historic flood incidents 7
2.4 Flood risk management 8
2.5 Emergency planning 9
2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial 10

3 Flood risk from surface water 11
3.1 Existing risk 11
3.2 Impacts from climate change 14
3.3 Sewer flood risk 17
3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water 17

4 Cumulative impacts assessment and high risk catchments 19
4.1 Level 1 cumulative impacts assessment 19

5 Groundwater, geology and SuDS suitability 20

6 Residual risk 23
6.1 Potential blockage 23
6.2 Flood risk from reservoirs 24
6.3 Observations, mitigation options and site suitability - residual risk 24

7 Overall site assessment 25
7.1 Can part b) of the Exception Test be passed? 25
7.2 Main recommendations and site-specific FRA requirements 25

8 Licencing 26

List of Figures

Figure 1-1: Site location boundary 2
Figure 1-2: Aerial photography 3
Figure 1-3: Topography 4
Figure 2-1: Present day risk 6
Figure 2-2: EA Flood Zones plus Climate Change 7
Figure 2-3: Working with Natural Processes 8
Figure 2-4: Potential access and escape routes 9
Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 12
Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m) 13
Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day medium risk surface water flood hazard 14
Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 15
Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event flood depths (m) 16
Figure 3-6: Low risk event surface water flood hazard[1], as a proxy for the medium risk event plus climate change (Third generation - Risk of Flooding from Surface Water map) 17
Figure 5-1: JBA 5m Groundwater Emergence Map 20
Figure 5-2: BGS Geology - Bedrock and superficial deposits 22
Figure 6-1: Potential blockage location 23

List of Tables

Table 2-1: Present day flood risk based on percentage area of site at risk 5
Table 2-2: Modelled climate change allowances for peak river flows within Cotswolds Management Catchment 6
Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset 11
Table 3-2: Peak rainfall intensity allowances for the Cotswolds Management Catchment 15
Table 5-1: Groundwater Hazard Classification 21

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan Site M28B. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Site M28B

- Location: Land west of Aldi
- Existing site use: Open greenspace, current access road
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Residential
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 1.03
- Watercourse: Unnamed ordinary watercourse, tributary of River Evenlode
- Environment Agency (EA) flood model: N/A
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of fluvial flood extents (depths, velocities and hazards unavailable)
    - Assessment of surface water flood extent, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management

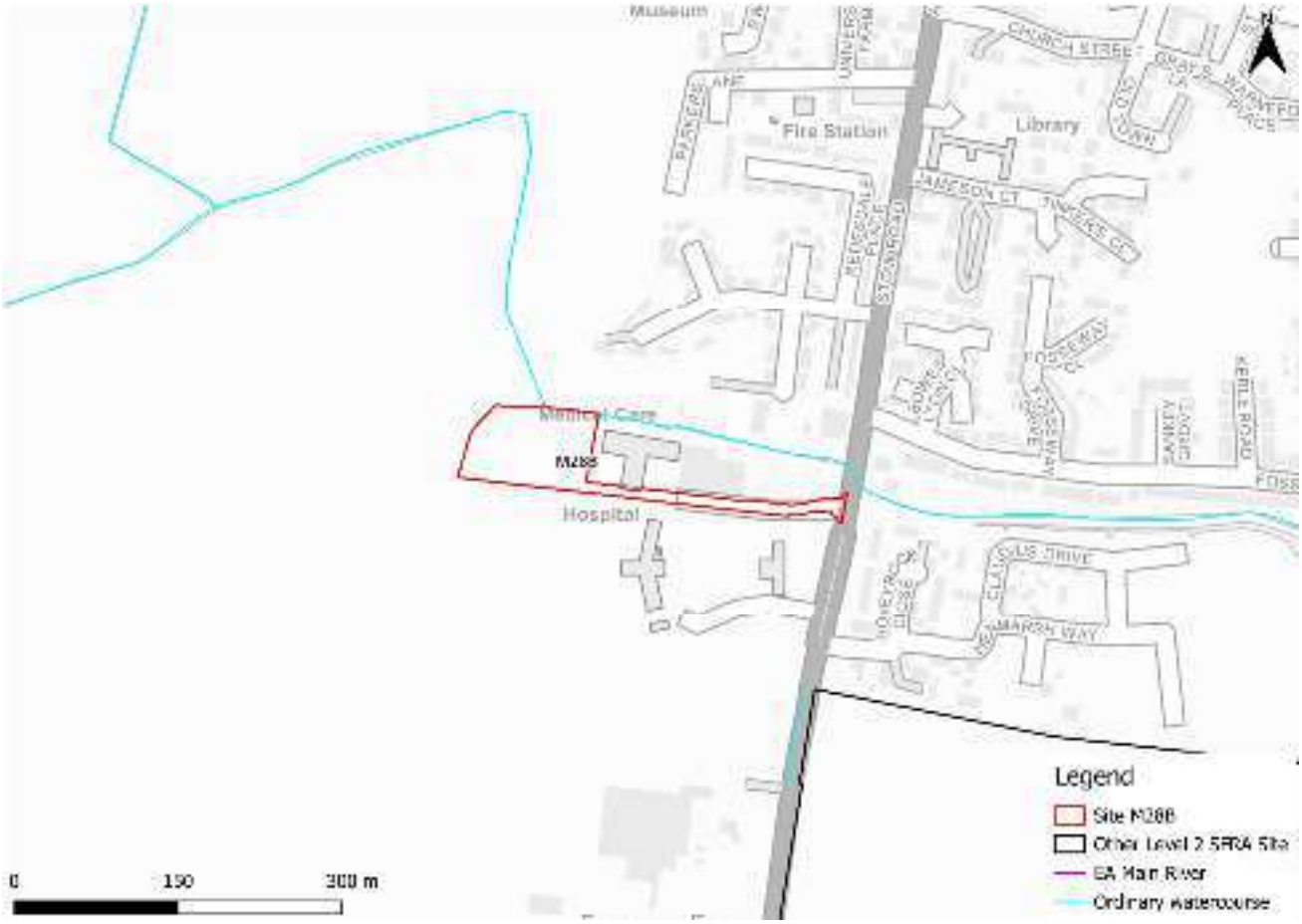


Figure 1-1: Site location boundary



Figure 1-2: Aerial photography

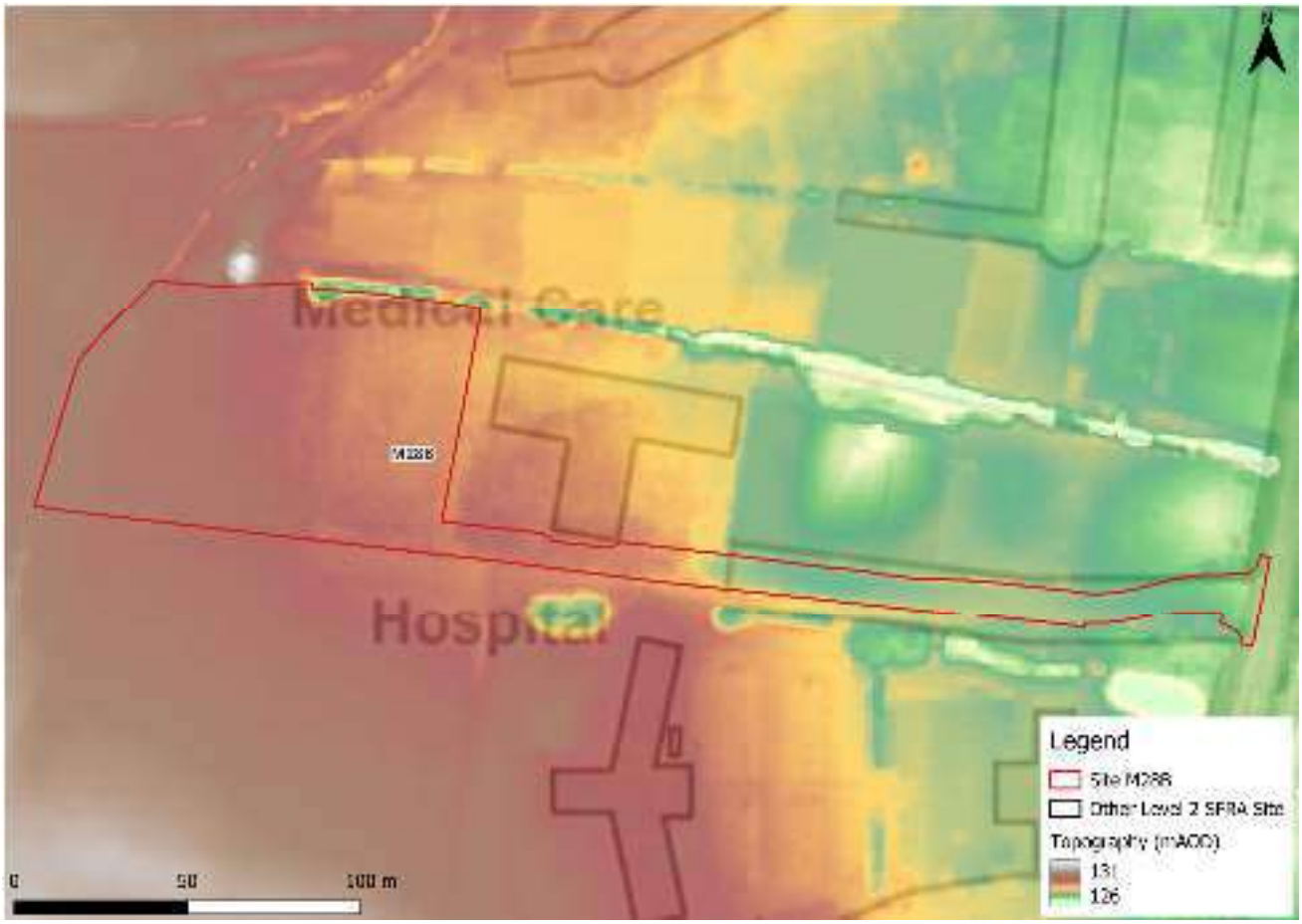


Figure 1-3: Topography

The topography of the site slopes from west to east towards the floodplain of the River Evenlode.

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the percentage areas of the site within each flood zone are stated in Table 2-1 and can be viewed on Figure 2-1. The Flood Map for Planning does not consider flood defence infrastructure (Section 0).

The site is partially within the functional floodplain due to risk from the unnamed ordinary watercourse, which borders the northern boundary of the site. The majority of the site is within Flood Zone 1 and therefore at low risk from rivers and the sea. The functional floodplain in this location is based on the EA's New National Model (NNM) dataset 'Rivers and Sea 3.3% defended flood risk extents - present day'. The Flood Map for Planning flood zones here are also based on the NNM dataset. Flood depths and hazards therefore are not available for interrogation.

Table 2-1: Present day flood risk based on percentage area of site at risk

Flood Zone 1 (% area)	Flood Zone 2 (% area)	Flood Zone 3a (% area)	Flood Zone 3b (% area)
95	1	1	3



Figure 2-1: Present day risk

2.2 Impacts from climate change

The EA's SFRA guidance states that SFRAs should assess the central allowance for the 2080s epoch for peak river flows. The site is located within the Cotswolds Management Catchment. The central allowance within this catchment is 30% on peak flows (Table 2-2). There is no local detailed model for the unnamed watercourse therefore the required event cannot be assessed.

Table 2-2: Modelled climate change allowances for peak river flows within Cotswolds Management Catchment

Epoch	Central (%)	Higher (%)	Upper (%)
2020s	11	17	31
2050s	13	21	43
2080s	30	43	82

2.2.1 Flood Map for Planning - Flood Zones plus Climate Change

Figure 2-2 shows the Flood Map for Planning - Flood Zones plus Climate Change dataset which includes the central allowance for the 2080s epoch. This represents the impact of climate change on Flood Zone 3a and Flood Zone 2 combined. There is no significant additional fluvial risk to the site when considering climate change.



Figure 2-2: EA Flood Zones plus Climate Change

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There have been four recorded flooding incidents within the Moreton West Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Figure 2-3 shows that the site and wider area could benefit from riparian tree planting. Tree planting can help to slow the flow to benefit areas downstream. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

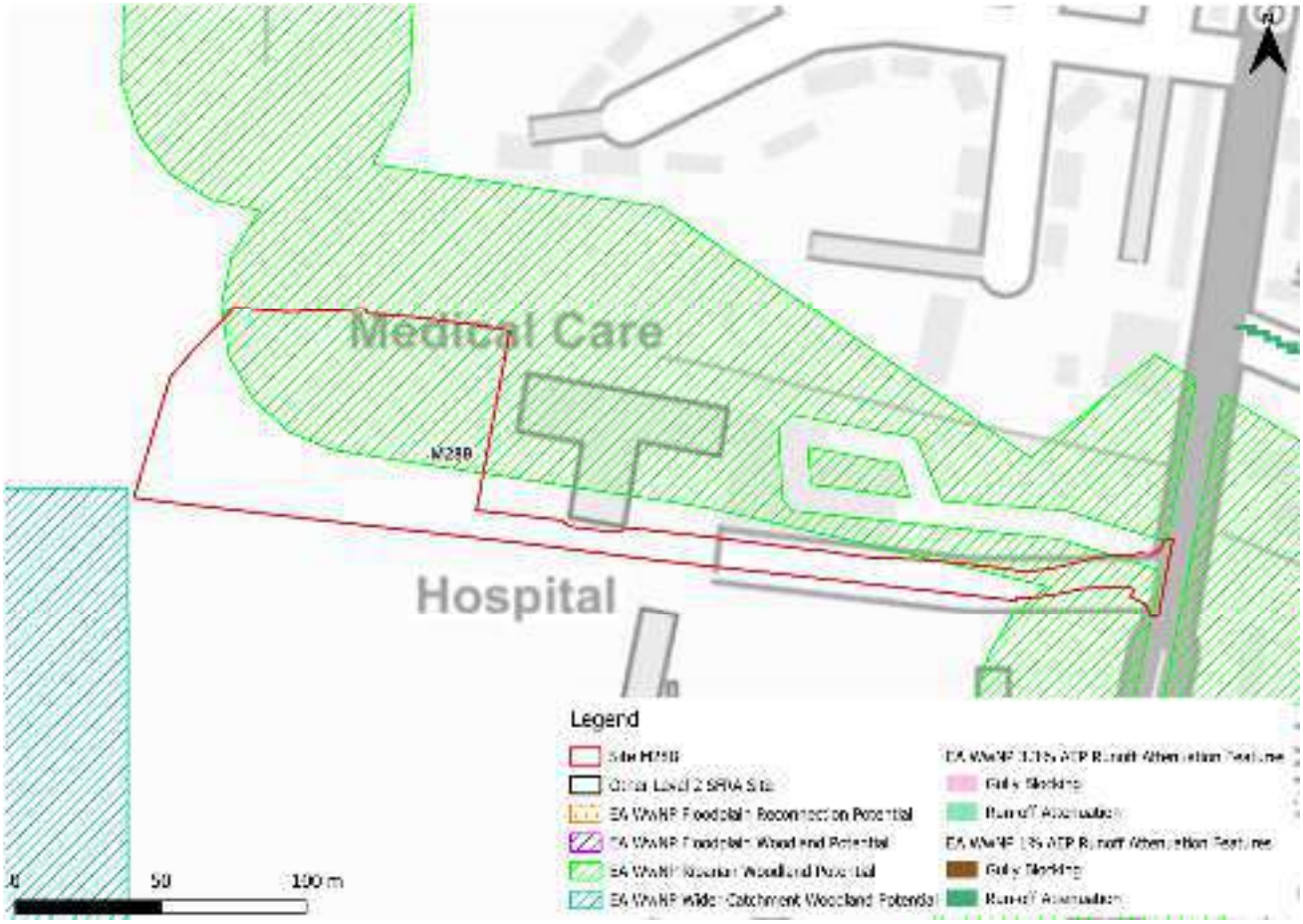


Figure 2-3: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warnings and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The site is not located within a FWA.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The site is not located within a FAA.

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes are available during a flood event via existing routes to Stow Road, travelling towards the south (Figure 2-4). However, detailed modelling may be required to confirm safe access and escape via the existing road.



Figure 2-4: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The site borders the unnamed ordinary watercourse, which is a tributary of the River Evenlode. However, most of the site is located within Flood Zone 1 and outside of the Flood Map for Planning climate change extent and therefore mainly at low risk from rivers.
  - The risk from the unnamed watercourse is based on the EA's NNM and not detailed modelling which is considered to be the most up to date information on fluvial risk to the site and surrounding area. However, the NNM does not contain depth or hazard information, therefore risk cannot be robustly defined at this stage.
- Mitigation:
  - A no development buffer should be in place along the floodplain of the unnamed watercourse in the form of a blue green corridor, which can provide a flood storage function as well as providing Biodiversity Net Gain (BNG), ecological, amenity, social, and wellbeing benefits. All development should be directed to Flood Zone 1 outside of the climate change risk area.
  - The EA may expect detailed modelling of the unnamed watercourse to be carried out at the site-specific FRA stage to robustly inform on present day and future risk to the site.
- Access and escape:
  - Based on current information, safe access and escape routes are available via Stow Road to the east of the site, travelling southwards. However, detailed modelling may be required to confirm safe access and escape via the existing road.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (May 2026), the majority of the site is at low risk of flooding from surface water (Table 3-1). There is a distinct flow path through the west of the site in the 0.1% AEP event, covering almost a quarter of the site area, with some areas of ponding shown in the 1% AEP event (Figure 3-1). The implementation of appropriate sustainable drainage systems (SuDS) will be essential in reducing the risk of surface water pooling on this site.

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Depth map, onsite surface water flood depths in the 1% AEP event are shallow (Figure 3-2). This is also the case in the 0.1% AEP event, with depths being less than 0.15 m across the entire risk area.

Safe access and escape routes are achievable via Stow Road to the east of the site.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
73	24	3	0

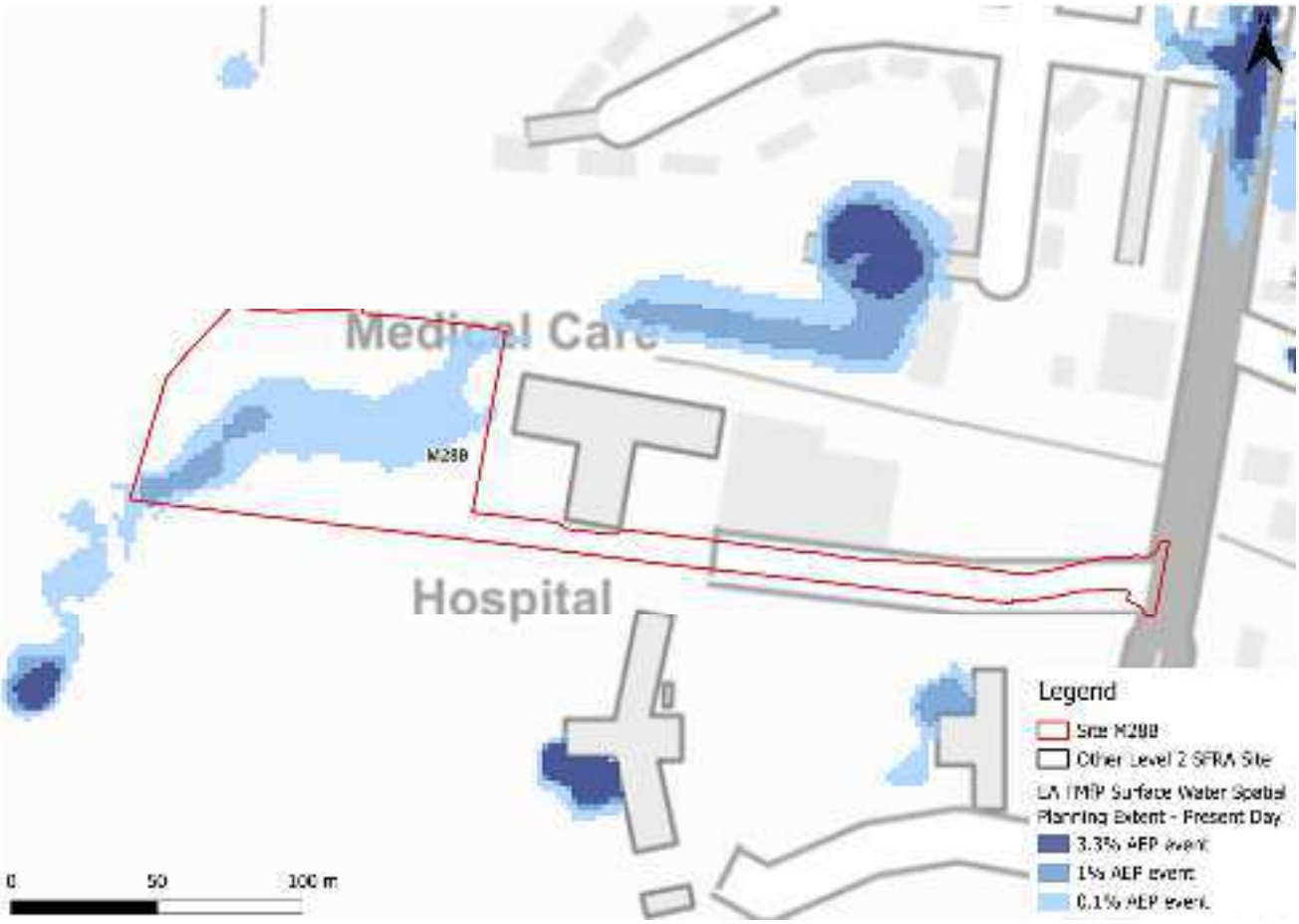


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

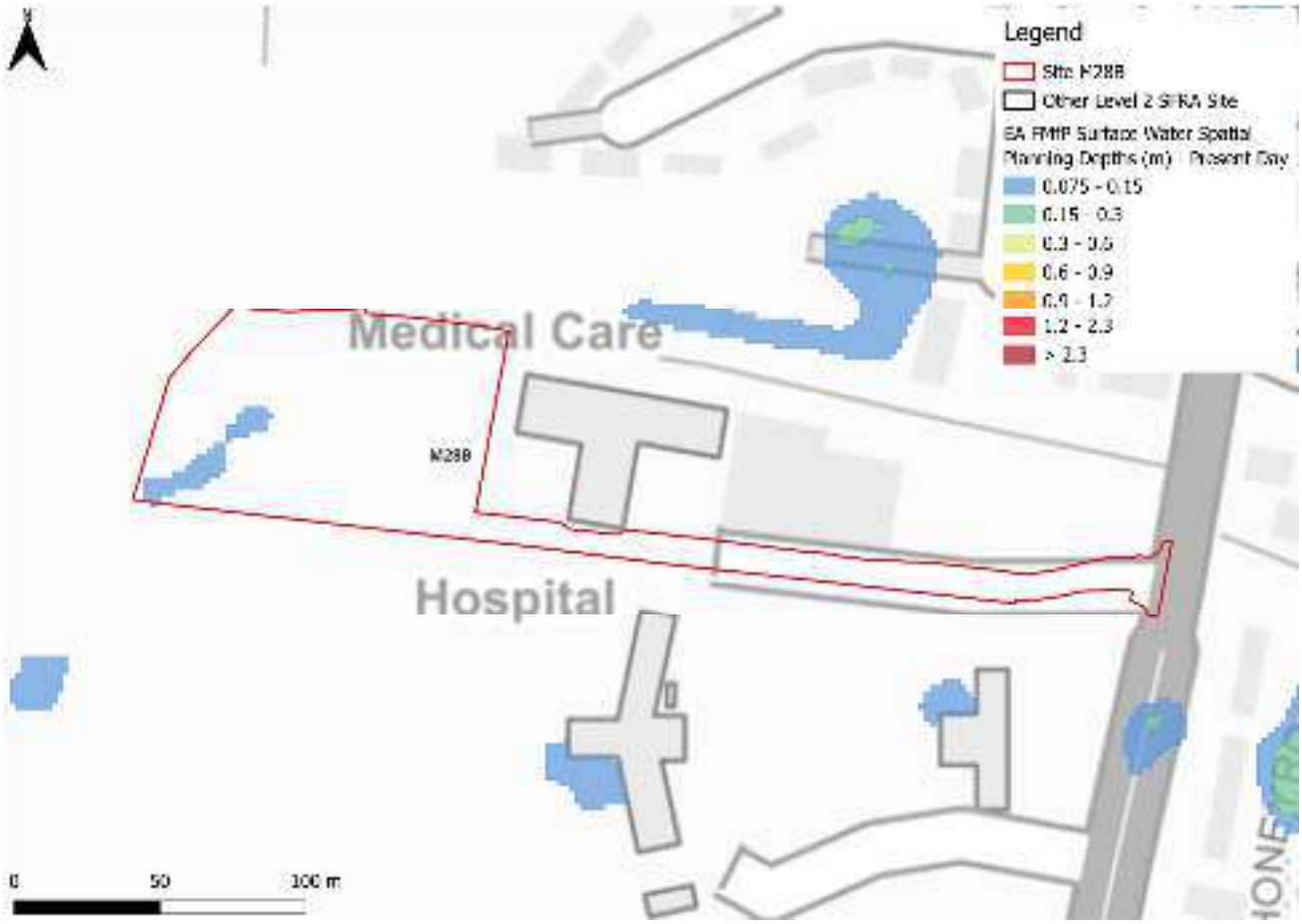


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

Based on the EA's national scale third generation RoFSW map, surface water flood hazard within the site in the medium event is categorised as 'low' (Figure 3-3). There are clear differences between the Flood Map for Planning - Surface Water Spatial Planning map and the third generation RoFSW hazard mapping. However, updated surface water hazard information should be confirmed at the site-specific FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.

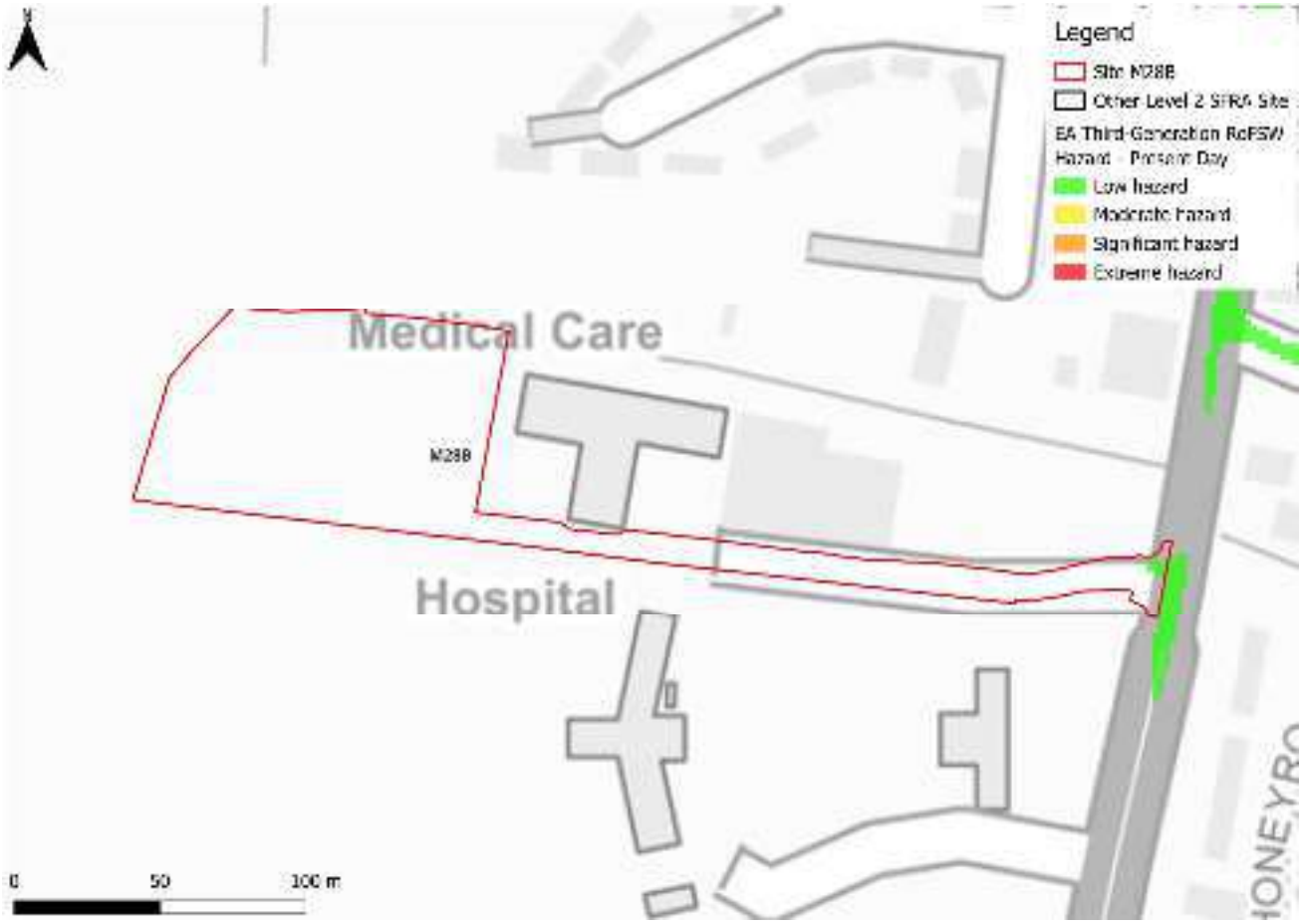


Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day medium risk surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRAs should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is now included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Cotswolds management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-2: Peak rainfall intensity allowances for the Cotswolds Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. The flow path through the west of the site is shown to increase in extent when considering climate change. Flood depths within both the future 1% AEP and 0.1% AEP events are shallow (Figure 3-5).

Safe access and escape routes would likely remain achievable via Stow Road to the east of the site.

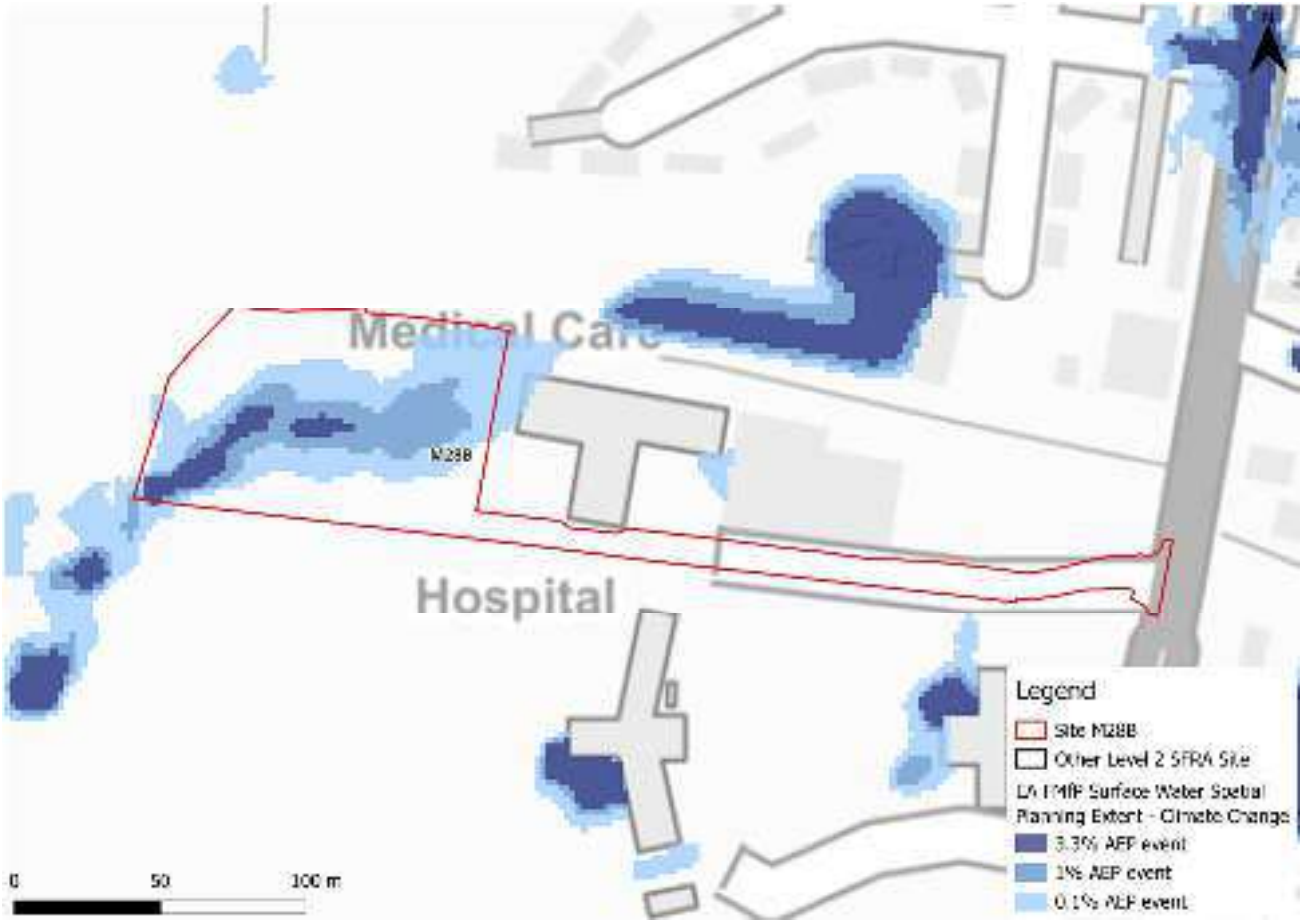


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

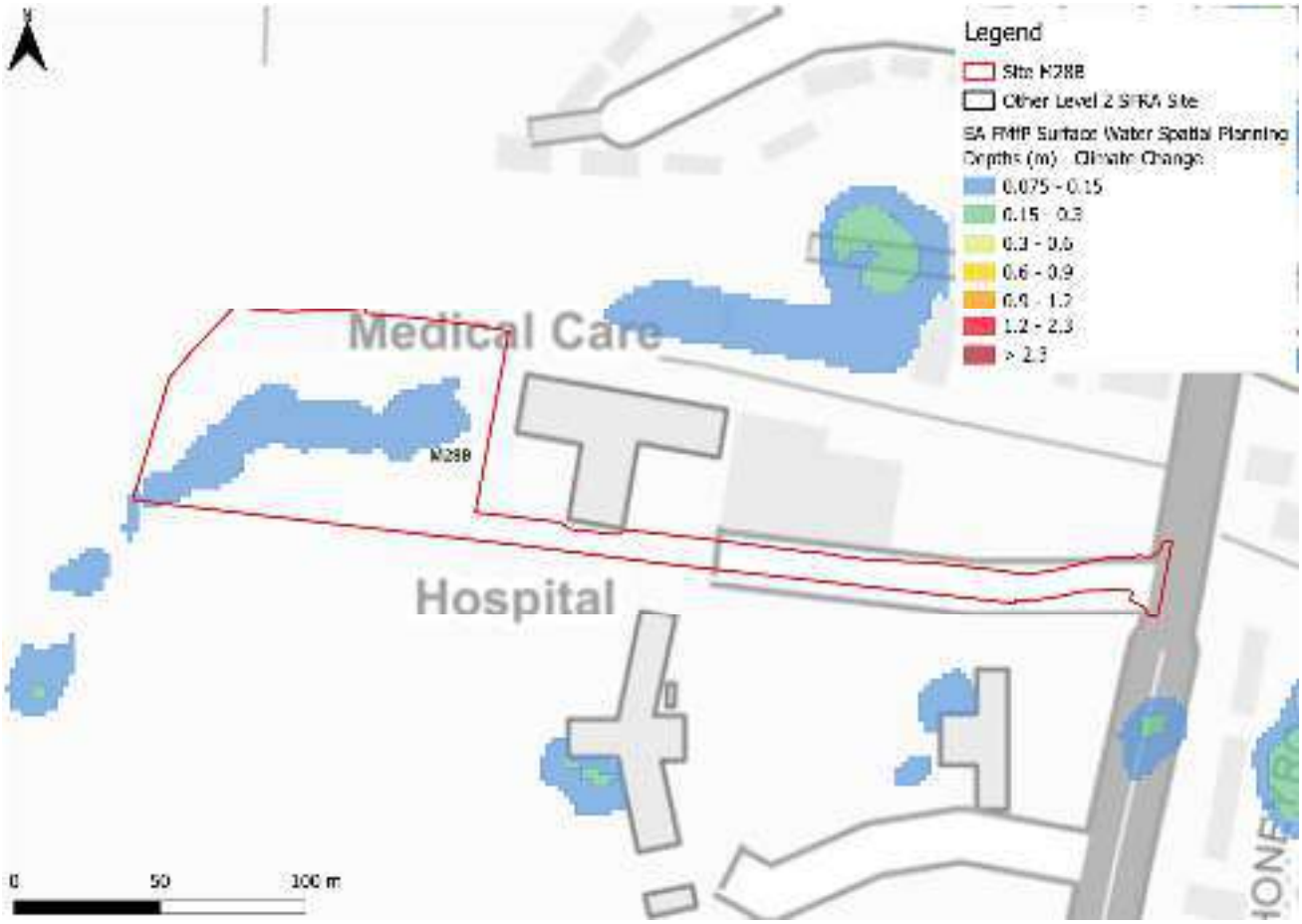


Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning Climate Change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the low risk RoFSW surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards. The impact of climate change on surface water flood hazards should be considered at the site-specific FRA stage.

Using the RoFSW low risk event as a proxy, surface water flood hazard in the medium risk event is categorised as low (Figure 3-6).

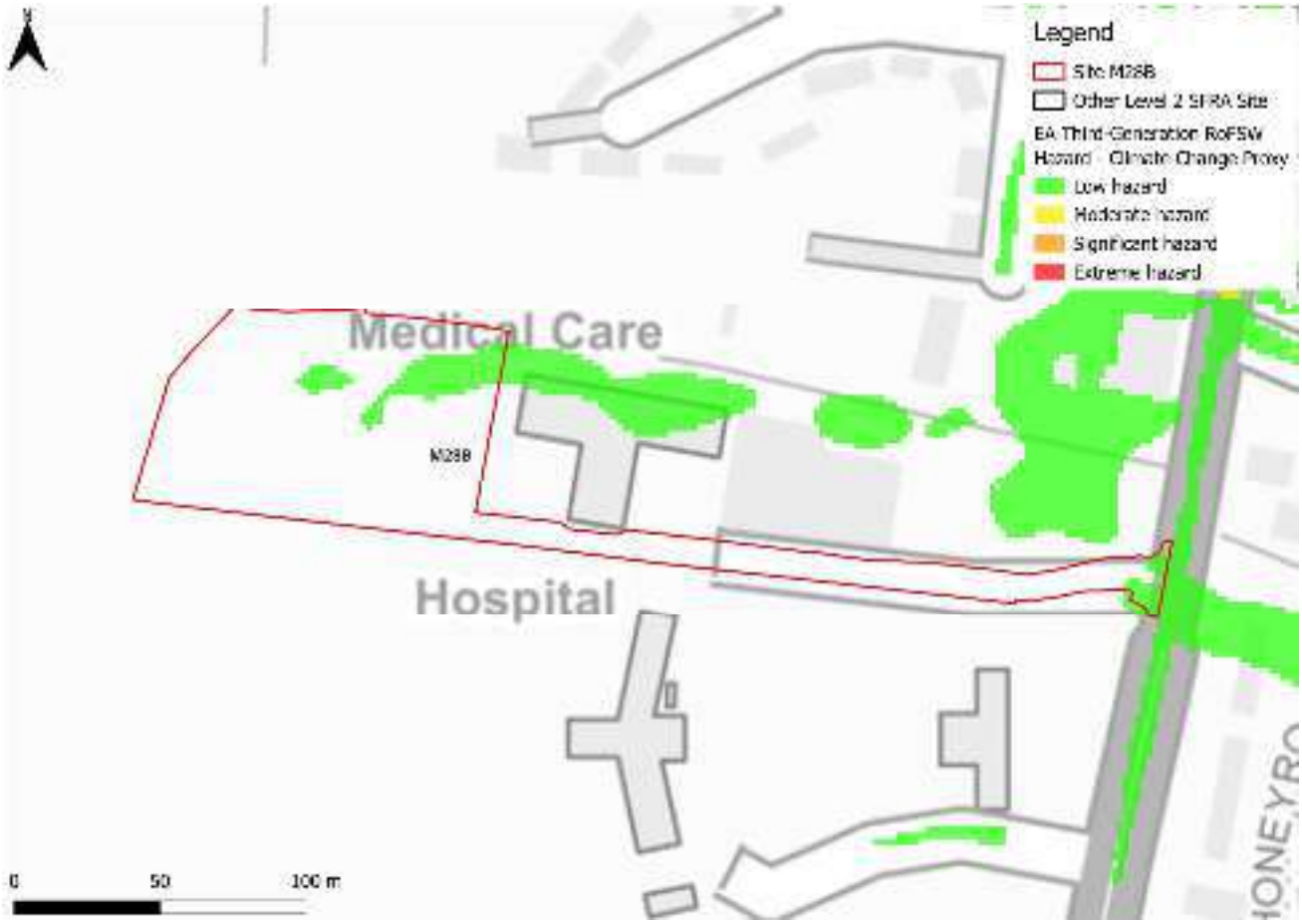


Figure 3-6: Low risk event surface water flood hazard[1], as a proxy for the medium risk event plus climate change (Third generation - Risk of Flooding from Surface Water map)

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There have been 16 recorded sewer flooding incidents within the Moreton West Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly low, with 73% of the site being outside of the 0.1% AEP surface water flood extent. There is a flow path through the west of the site in both the present day and future 0.1% AEP surface water flood events. However, depths are shallow and therefore it may be possible to mitigate surface water flood risk onsite. Ideally, this natural flow path would be left in place to flood naturally. However, this would likely limit the number of plots available on the site.
- Risk to the site is shown to slightly increase in extent within the site when considering the impact of climate change, however depths remain shallow.
- A drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment

should apply. The developer should consult the LLFA and follow local and National SuDS guidance.

- Safe access and escape routes would likely be achievable via Stow Road.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within one catchment, namely, the Evenlode (Source to Four Shires S) and Longborough Stream catchment. This catchment is ranked as a high sensitivity catchment. Planning considerations for sites at high sensitivity to the cumulative impacts of development can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications. The site is at predominantly at high risk of groundwater emergence. There is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.



Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is mudstone, siltstone, limestone and sandstone (Figure 5-2), which will have variable permeability and porosity. The bedrock is overlain with superficial deposits of diamicton which is generally of low permeability. Based on the groundwater emergence map and the underlying geology, infiltration SuDS are unlikely to be appropriate at this site. Groundwater conditions must be investigated further through the site-specific FRA. This should be assessed through standpipe monitoring during the period of highest groundwater levels e.g. November to April.

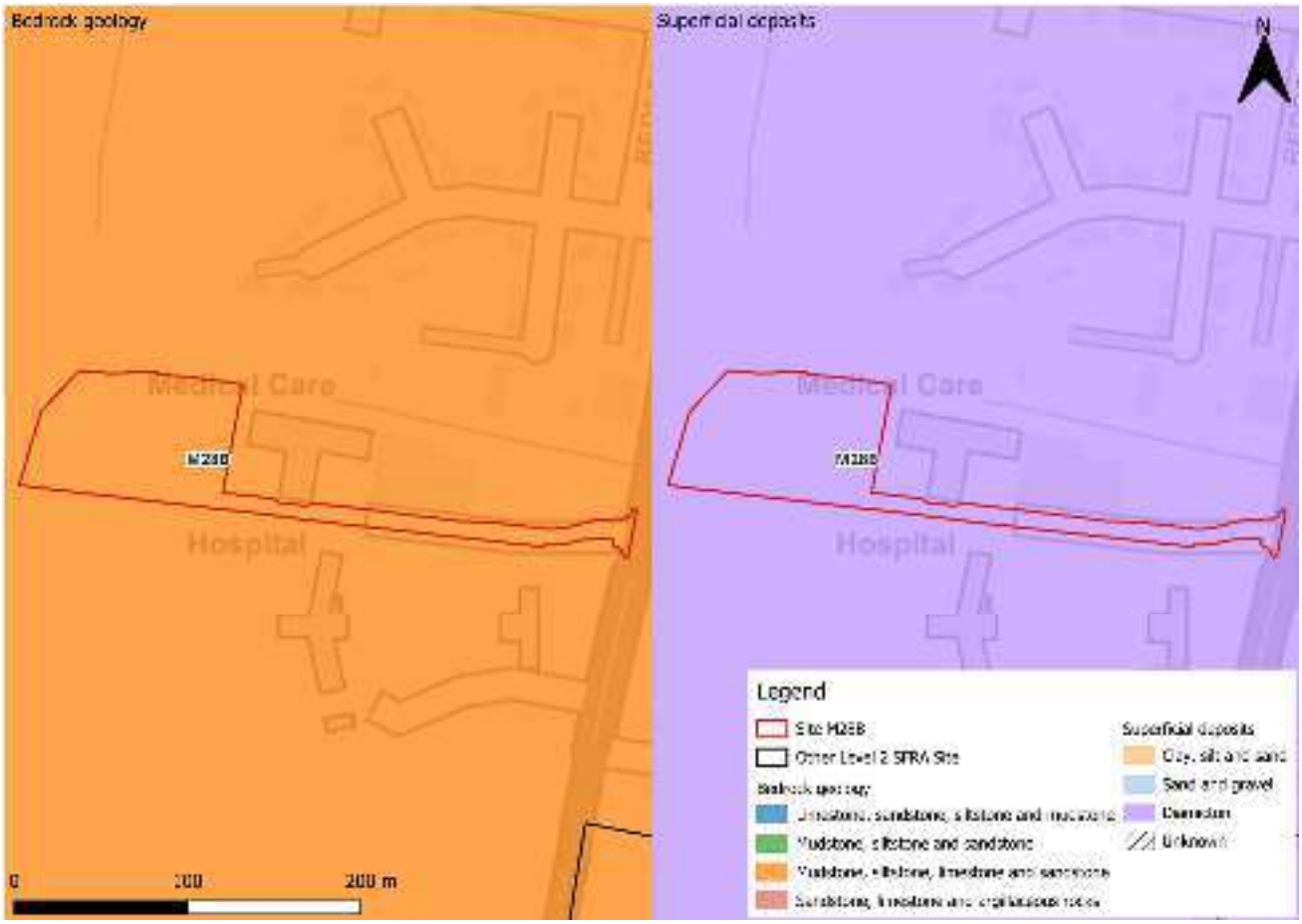


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets. Residual risk at this site comes from the potential blockage or structural failure of the culvert beneath Stow Road to the east of the site.

6.1 Potential blockage

A blockage or failure of the structure beneath Stow Road to the east of the site may cause water in the channel to back up and cause flooding to the site, depending on the severity of the blockage and magnitude of the flood event. This may impact the proposed access route to the site. Culvert capacity, and condition surveys may be required, including for consultation with the culvert owner.

Figure 6-1 indicates the location of the culvert beneath Stow Road. The potential residual risk to the site following a blockage of this asset should be assessed through the site-specific FRA.

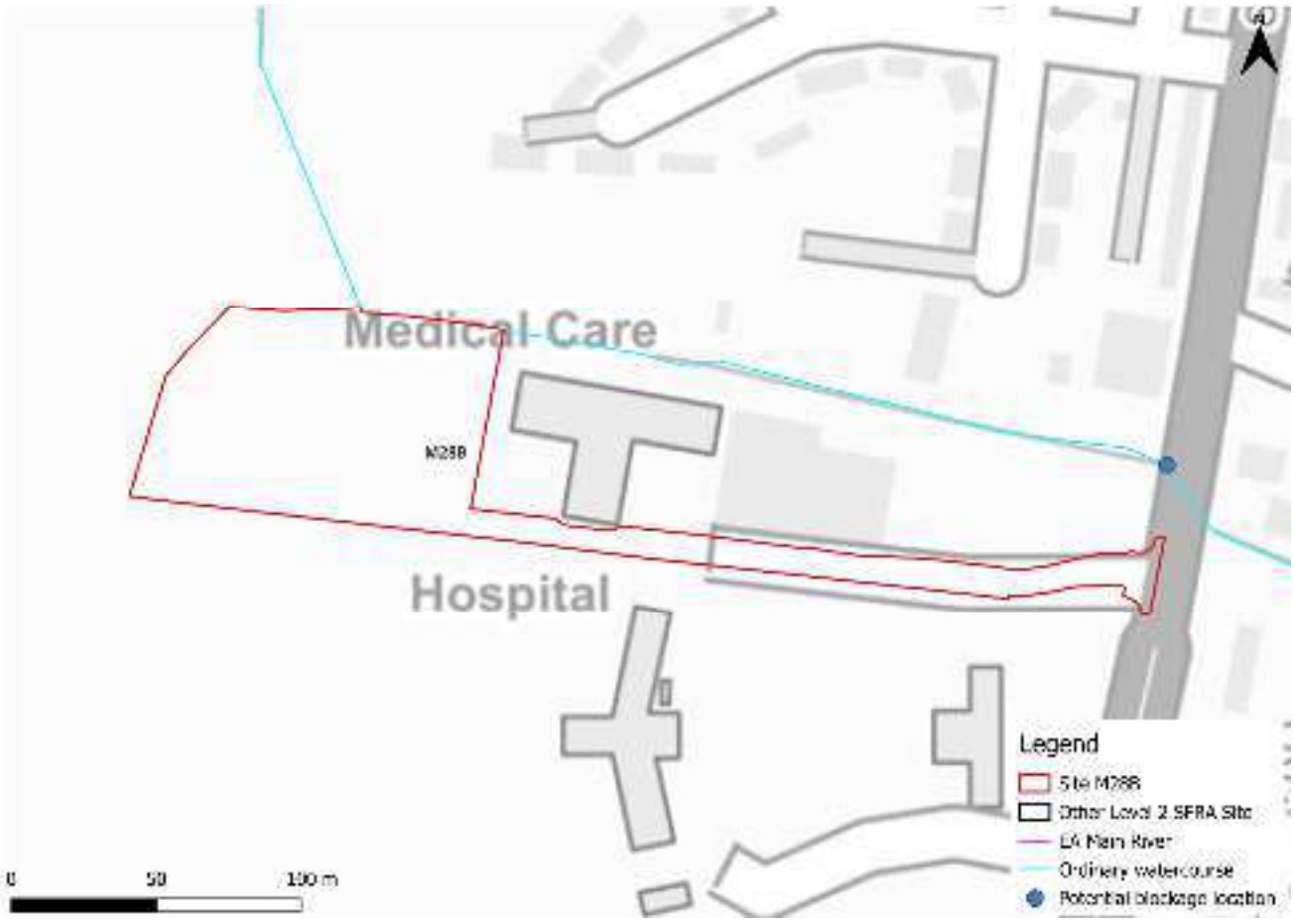


Figure 6-1: Potential blockage location

6.2 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

6.3 Observations, mitigation options and site suitability - residual risk

- The site is at potential residual risk from a blockage of the culvert beneath Stow Road to the east of the site. The site-specific FRA should consider modelling a blockage scenario to understand whether there would be any additional risk to the site.
- Areas adjacent to culverts and bridges are at particular risk from the rapid onset of fast flowing and deep flooding, with little or no warning if structures become blocked. Emergency plans must be in place for such areas and safe access and escape routes must be in place for the lifetime of development. Resistance and resilience measures may also need to be put in place to manage residual flood risk when avoidance measures have been exhausted.
- The LPA should use the information on residual risk in this Level 2 SFRA to state in the local plan strategic policies a preferred mitigation strategy for ensuring development will be safe throughout its lifetime in relation to urban form, risk management and where flood mitigation measures are likely to have wider sustainable design implications (para 042, FRCC-PPG).

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is required to pass part b) of the Exception Test as it is proposed for more vulnerable residential development and is partially located within Flood Zone 3a. The risk is confined to the floodplain of the unnamed watercourse along the northern boundary of the site, according to the Flood Map for Planning. It should be possible for this site to pass the Exception Test, based on current information, assuming the risk area along the unnamed watercourse can be incorporated into site design as a blue green corridor with no development. Were new information to made available, the Exception Test should be reapplied.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- A no development buffer should be in place along the floodplain of the unnamed watercourse in the form of a blue green corridor, which can provide a flood storage function as well as providing BNG, ecological, amenity, social, and wellbeing benefits.
- All development should be directed to Flood Zone 1 outside of the climate change risk area.
- However, the EA may expect detailed modelling of the unnamed watercourse to be carried out at the site-specific FRA stage to robustly inform on present day and future risk to the site, including depths and hazards.
- There is a shallow surface water flow path through the east of the site in the 0.1% AEP present day event. A drainage strategy should ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply with consideration of local and national SuDS guidance.
- Groundwater conditions must be investigated further through the site-specific FRA. This should be assessed through standpipe monitoring during the period of highest groundwater levels e.g. November to April.
- The FRA should undertake a capacity and condition assessment of the culvert beneath Stow Road to the east of the site.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Our Offices

Bristol
Coleshill
Cork
Doncaster
Dublin
Edinburgh
Exeter
Glasgow
Haywards Heath
Leeds
Limerick
Newcastle
Newport
Peterborough
Portsmouth
Saltaire
Skipton
Tadcaster
Thirsk
Wallingford
Warrington



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Strategic extension to the North and West of Mickleton

Final Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0017
Revision	P02
Prepared by	Laura Thompson-Jones BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Joanne Corbett of Cotswold District Council. Laura Thompson-Jones of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Background 1

1.1 Strategic extension to the North and West of Mickleton 1

2 Flood risk from rivers 5

2.1 Existing risk 5
2.2 Impacts from climate change 6
2.3 Historic flood incidents 7
2.4 Flood risk management 7
2.5 Emergency planning 8
2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial 10

3 Flood risk from surface water 12

3.1 Existing risk 12
3.2 Impacts from climate change 15
3.3 Sewer flood risk 18
3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water 18

4 Cumulative impacts assessment and high risk catchments 20

4.1 Level 1 cumulative impacts assessment 20

5 Groundwater, geology and SuDS suitability 21

6 Residual risk 24

6.1 Flood risk from reservoirs 24

7 Overall site assessment 25

7.1 Can part b) of the Exception Test be passed? 25
7.2 Main recommendations and site-specific FRA requirements 25

8 Licencing 26

List of Figures

Figure 1-1: Site location boundary 2
Figure 1-2: Aerial photography 3
Figure 1-3: Topography 4
Figure 2-1: Present day risk 6
Figure 2-2: EA Flood Zones plus Climate Change 7
Figure 2-3: Working with Natural Processes 8
Figure 2-4: Flood warnings and alerts 9
Figure 2-5: Potential access and escape routes 10
Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 13
Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m) 14
Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard 15
Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 16
Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m) 17
Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy 18
Figure 5-1: JBA 5m Groundwater Emergence Map 21
Figure 5-2: BGS Geology - Bedrock and superficial deposits 23

List of Tables

Table 2-1: Modelled climate change allowances for peak river flows within the Avon Warwickshire Management Catchment 6
Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset 12
Table 3-2: Peak rainfall intensity allowances for the Avon Warwickshire Management Catchment 16
Table 5-1: Groundwater Hazard Classification 22

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for the strategic extension to the North and West of Mickleton site. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Strategic extension to the North and West of Mickleton

- Location: Mickleton
- Existing site use: Agricultural land and buildings
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Residential led mixed use
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 69.5
- Watercourse: Norton Brook, unnamed ordinary watercourses
- Environment Agency (EA) flood model: No detailed model available
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of fluvial flood extents (depths, velocities and hazards not available)
    - Assessment of surface water flood extents, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management

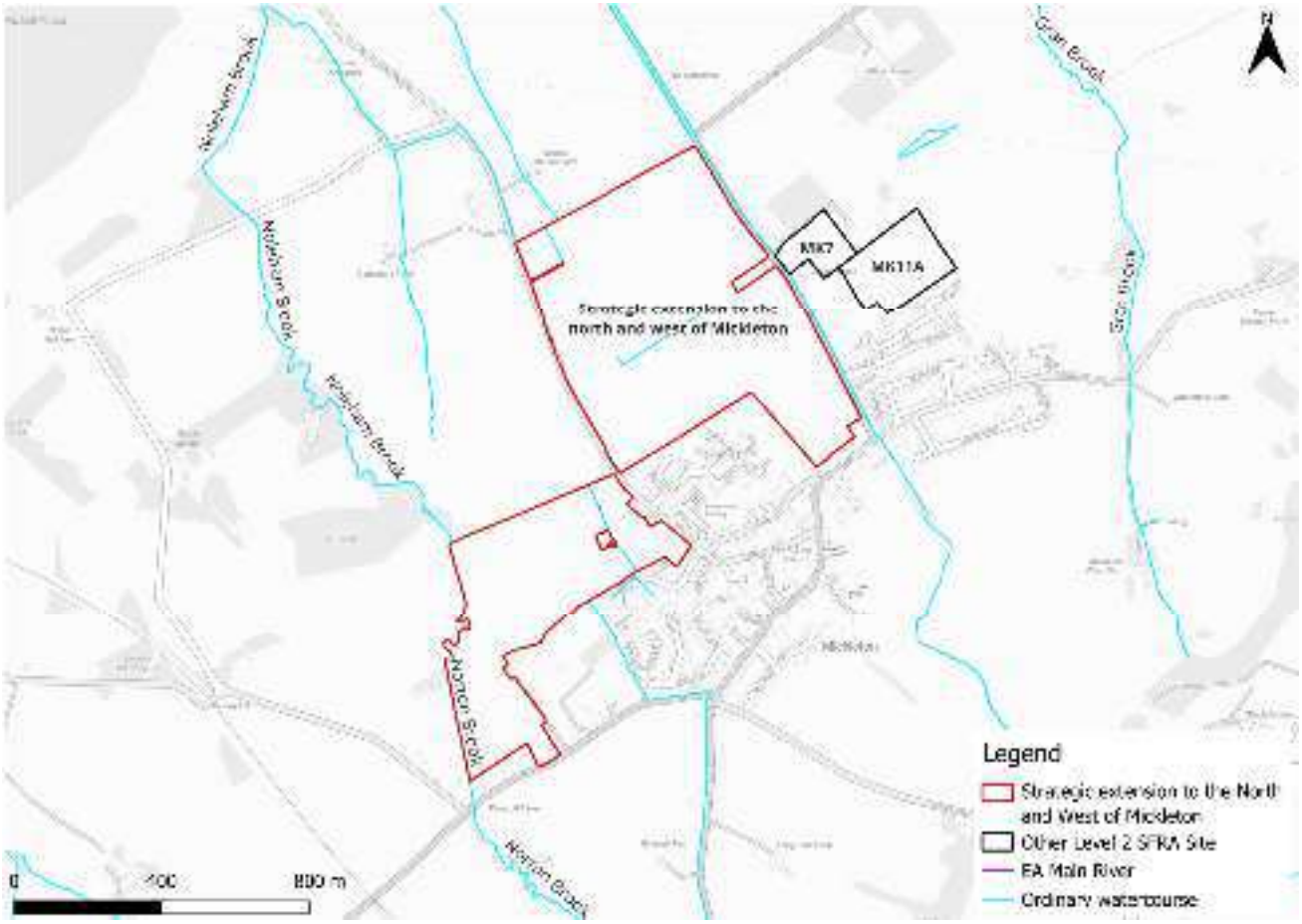


Figure 1-1: Site location boundary



Figure 1-2: Aerial photography

There are areas of higher elevation in the south of both site parcels, with the land sloping down towards the north (Figure 1-3).

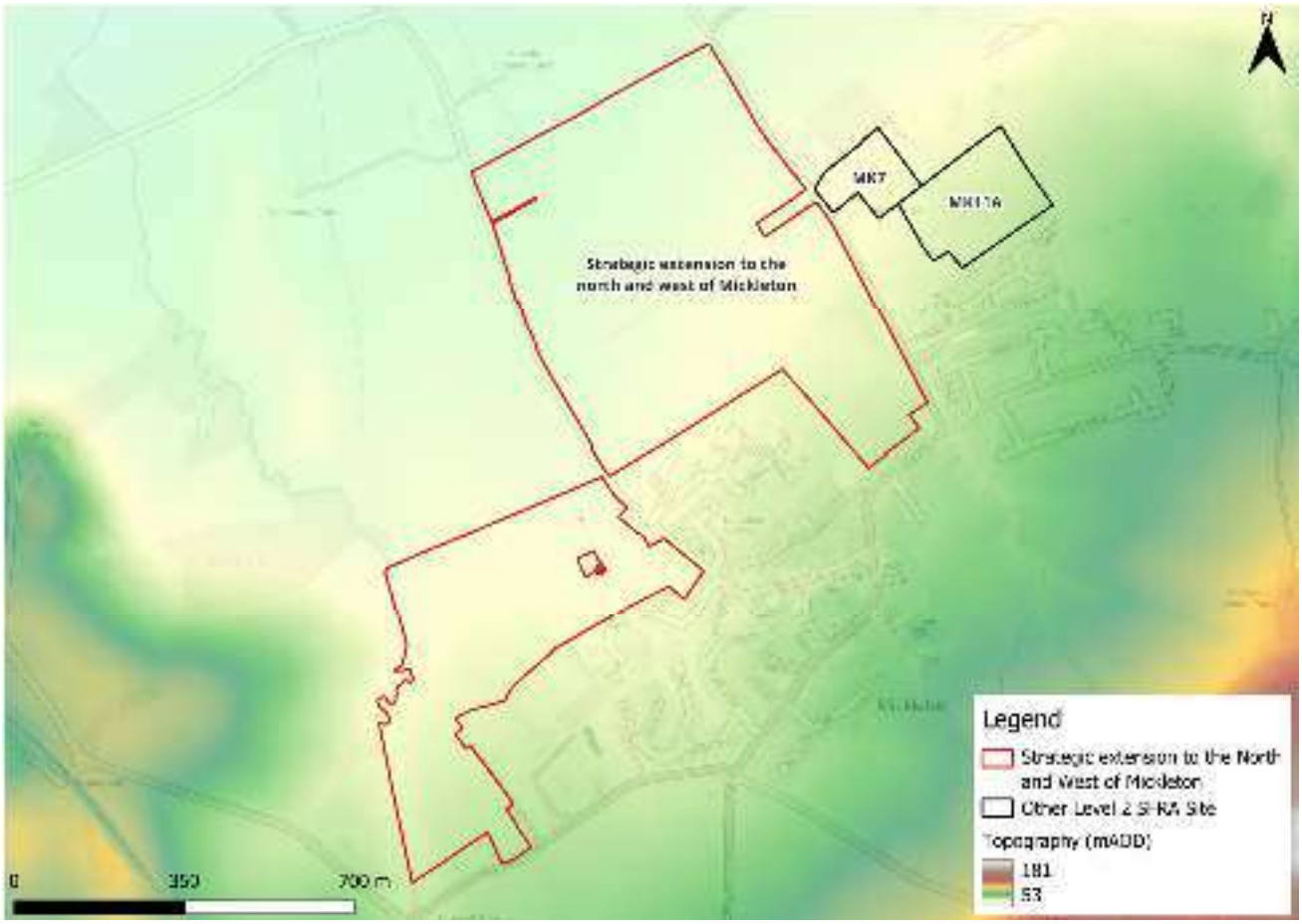


Figure 1-3: Topography

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the southwestern site parcel is shown to be at flood risk from rivers. As shown in Figure 2-1, Norton Brook is present adjacent to the western boundary of the southwestern site parcel which poses a risk of fluvial flooding to the site, based on the flood zones. Please note, the Flood Map for Planning does not consider flood defence infrastructure (Section 2.4).

Functional floodplain is present onsite along the western boundary of the southwestern site parcel. The functional floodplain in this location for each watercourse is based on the EA's New National Model (NNM) dataset 'Rivers and Sea 3.3% defended flood risk extents - present day'. There should be no development within the functional floodplain. The Flood Map for Planning flood zones here are also based on the NNM dataset. Flood depths and hazards therefore are not available for interrogation.

The majority of the remaining area of the southwestern site parcel and the entire northeastern site parcel is located within Flood Zone 1 and therefore at low risk of flooding from rivers.

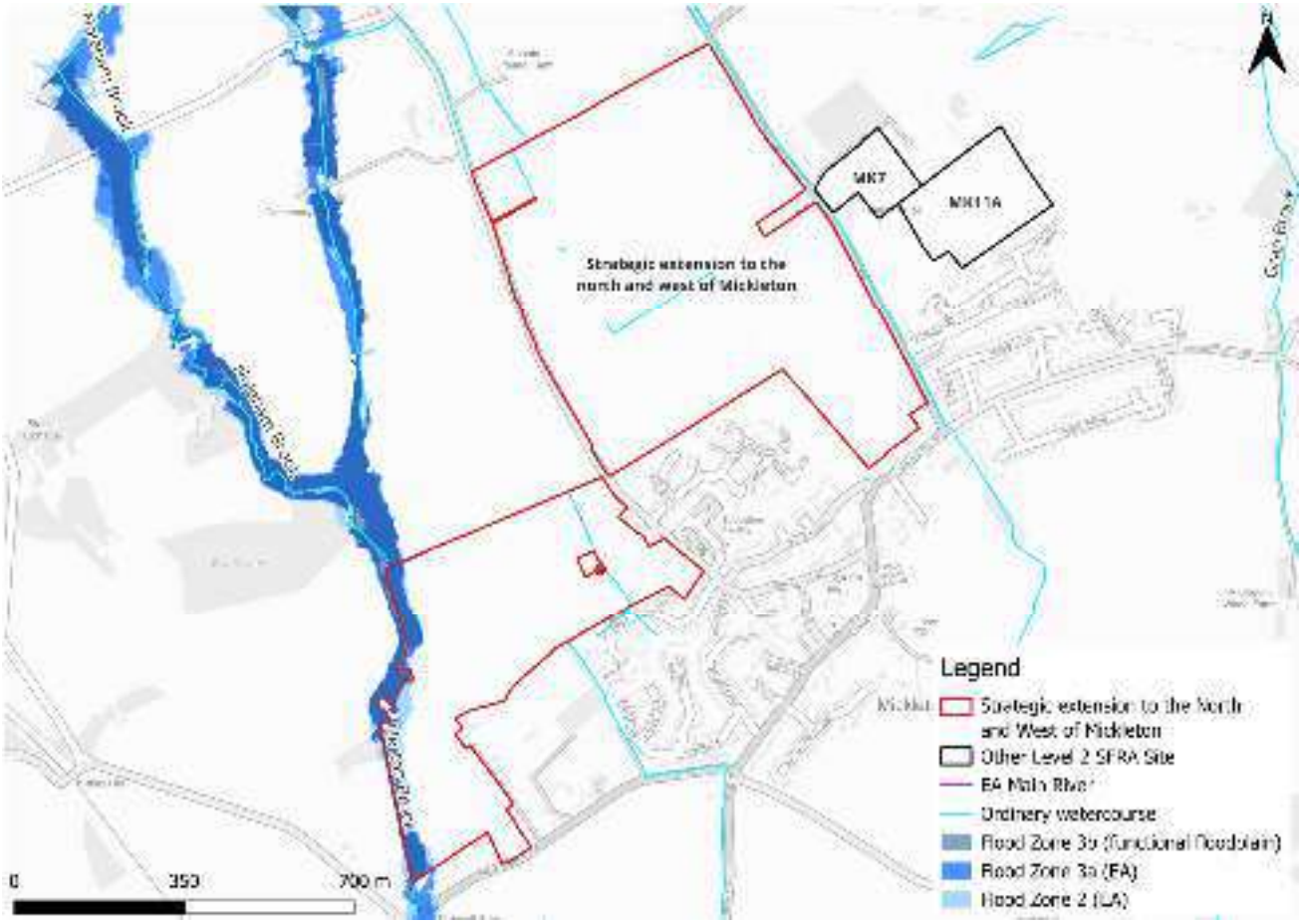


Figure 2-1: Present day risk

2.2 Impacts from climate change

The EA's SFRA guidance states that SFRAs should assess the central allowance for the 2080s epoch for peak river flows. The site is located within the Avon Warwickshire Management Catchment. The central allowance within this catchment is 21% on peak flows (Table 2-1). There is no local detailed model for Norton Brook, therefore the required event cannot be assessed.

Table 2-1: Modelled climate change allowances for peak river flows within the Avon Warwickshire Management Catchment

Epoch	Central (%)	Higher (%)	Upper (%)
2020s	7	12	22
2050s	8	14	31
2080s	21	32	59

2.2.1 Flood Map for Planning - Flood Zones plus Climate Change

Figure 2-2 shows the Flood Map for Planning - Flood Zones plus Climate Change dataset which includes the central allowance for the 2080s epoch. This represents the impact of climate change on Flood Zone 3a and Flood Zone 2 combined. There is no significant increase in the extent of fluvial flooding when considering climate change.

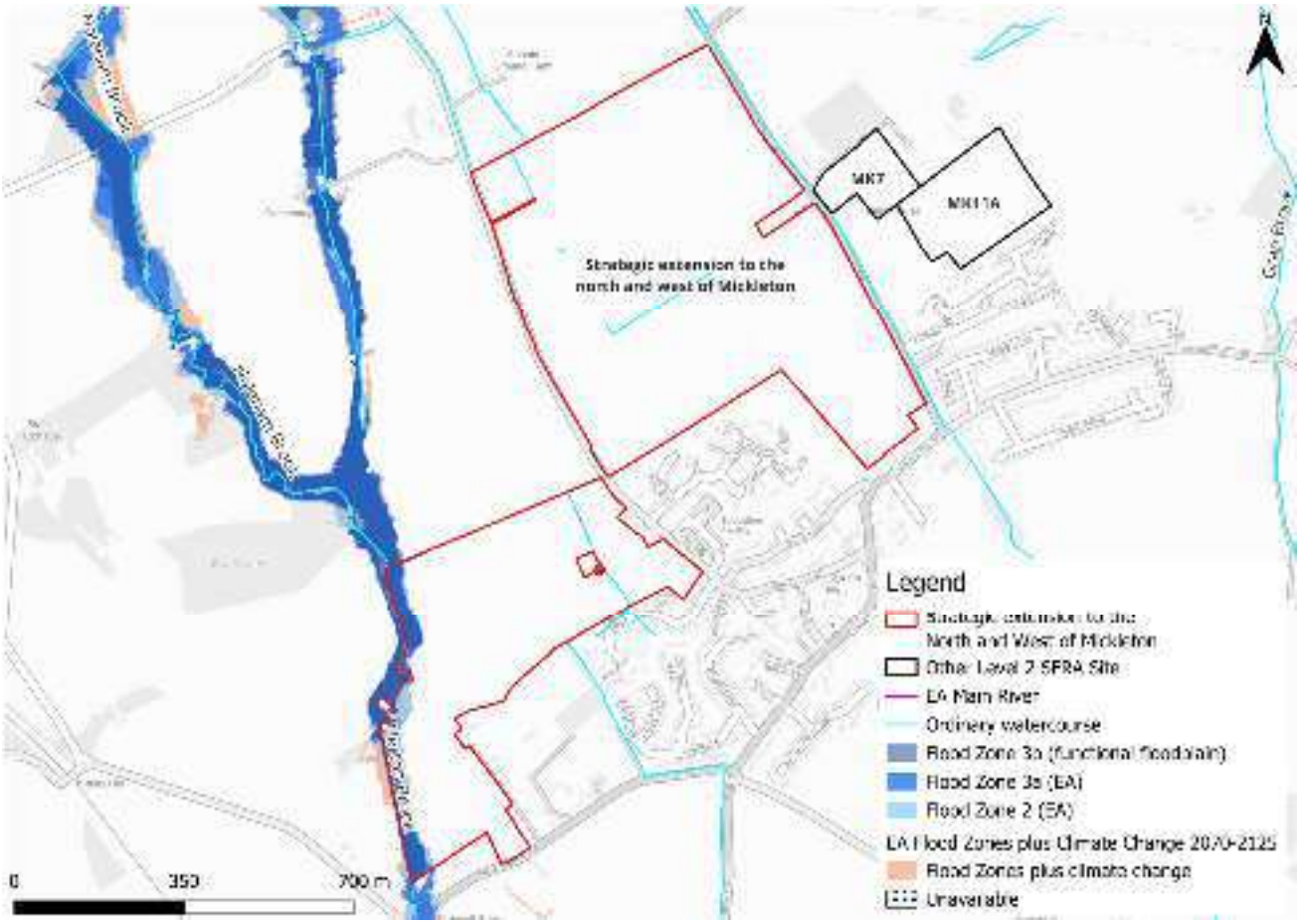


Figure 2-2: EA Flood Zones plus Climate Change

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There have been ten recorded flooding incidents within the Campden & Vale Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Figure 2-3 shows that the site and wider area could benefit from riparian and floodplain tree planting. Tree planting can help to slow the flow to benefit areas downstream. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

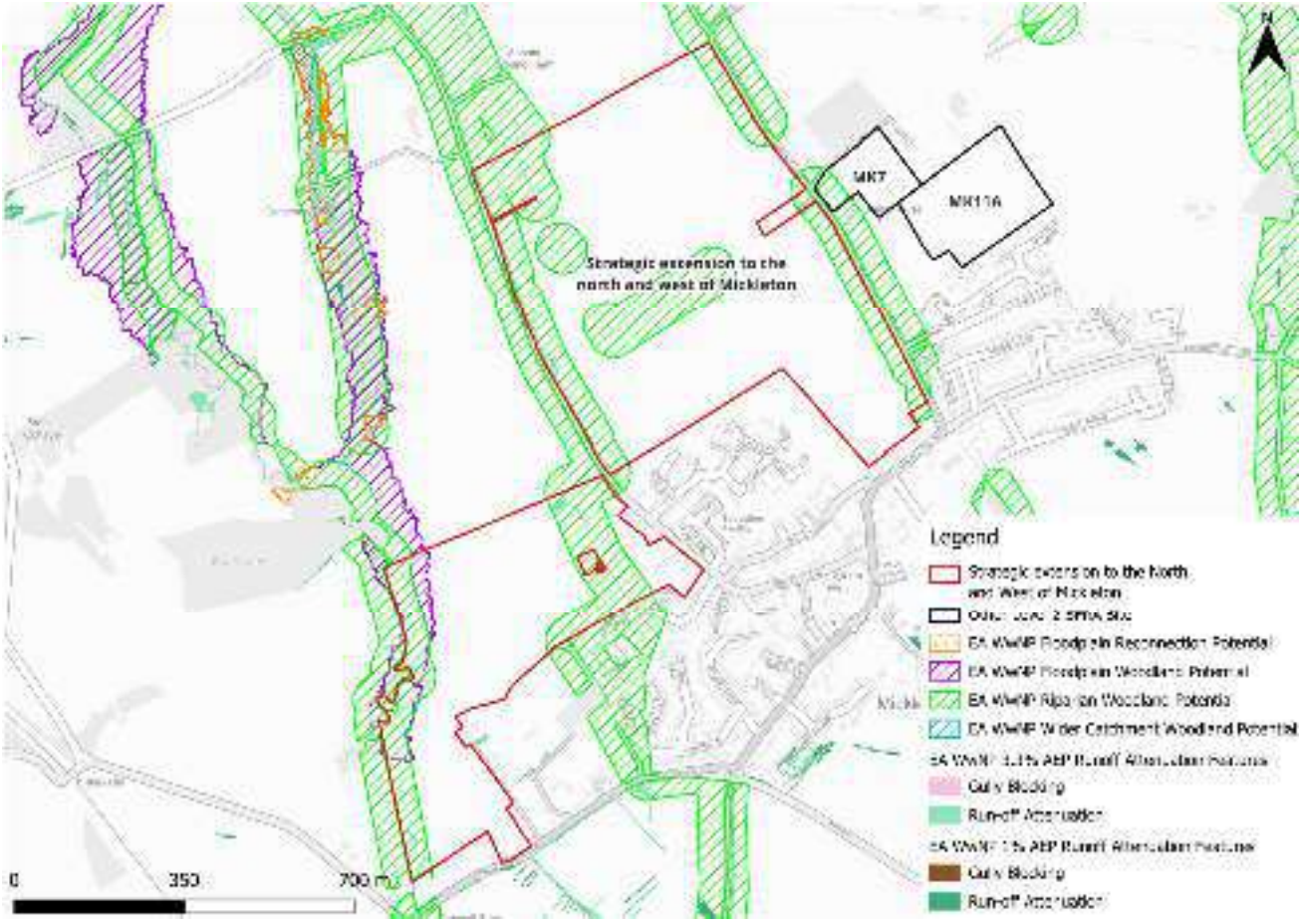


Figure 2-3: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warning and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The site is not located within a FWA.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The majority of the risk area within the southwestern site parcel is located within a FAA, namely the 'Middle Avon Rugby to Bidford' FAA, as shown in Figure 2-4.

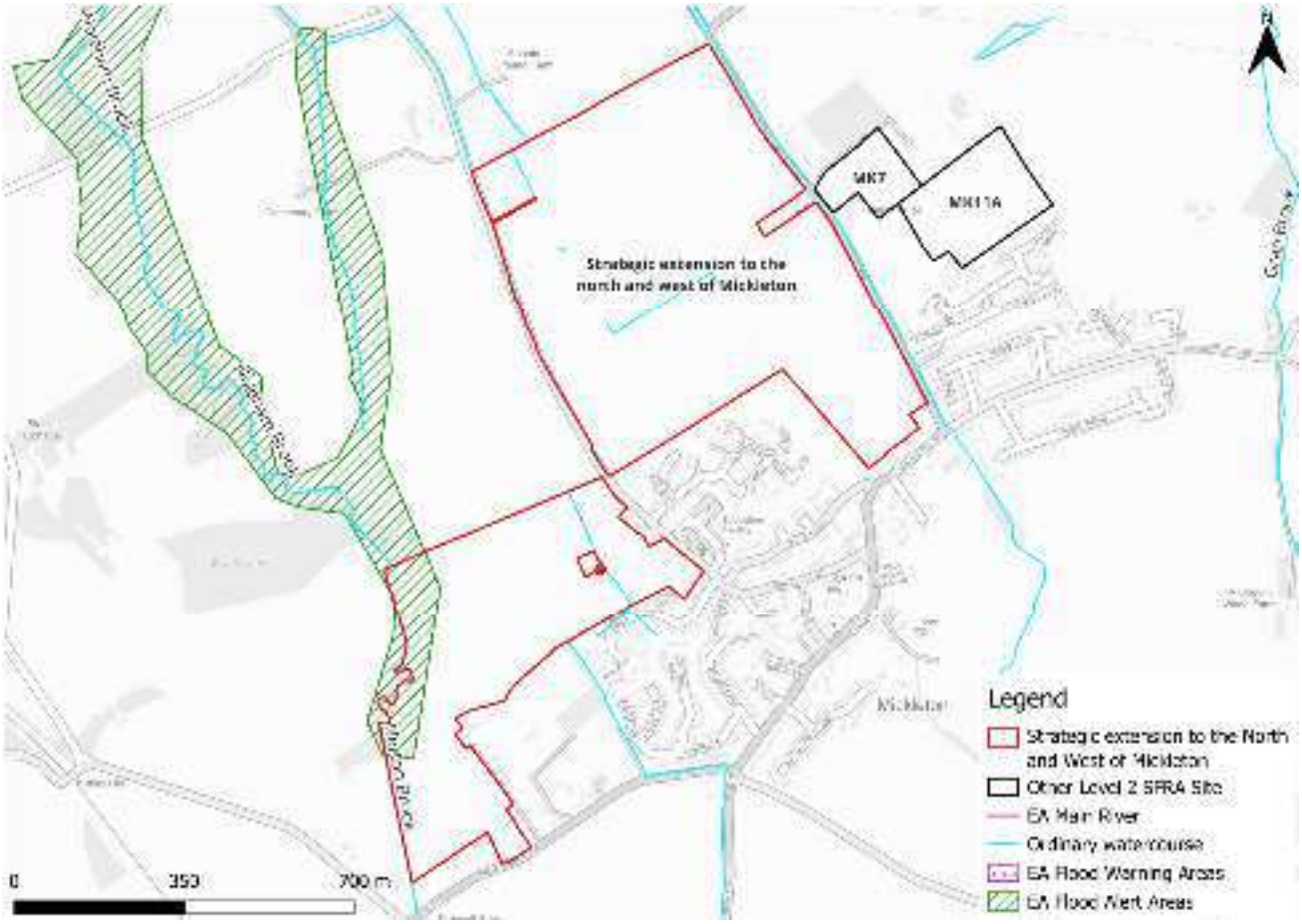


Figure 2-4: Flood warnings and alerts

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes could likely be achieved during a flood event via multiple locations surrounding the site (Figure 2-5).

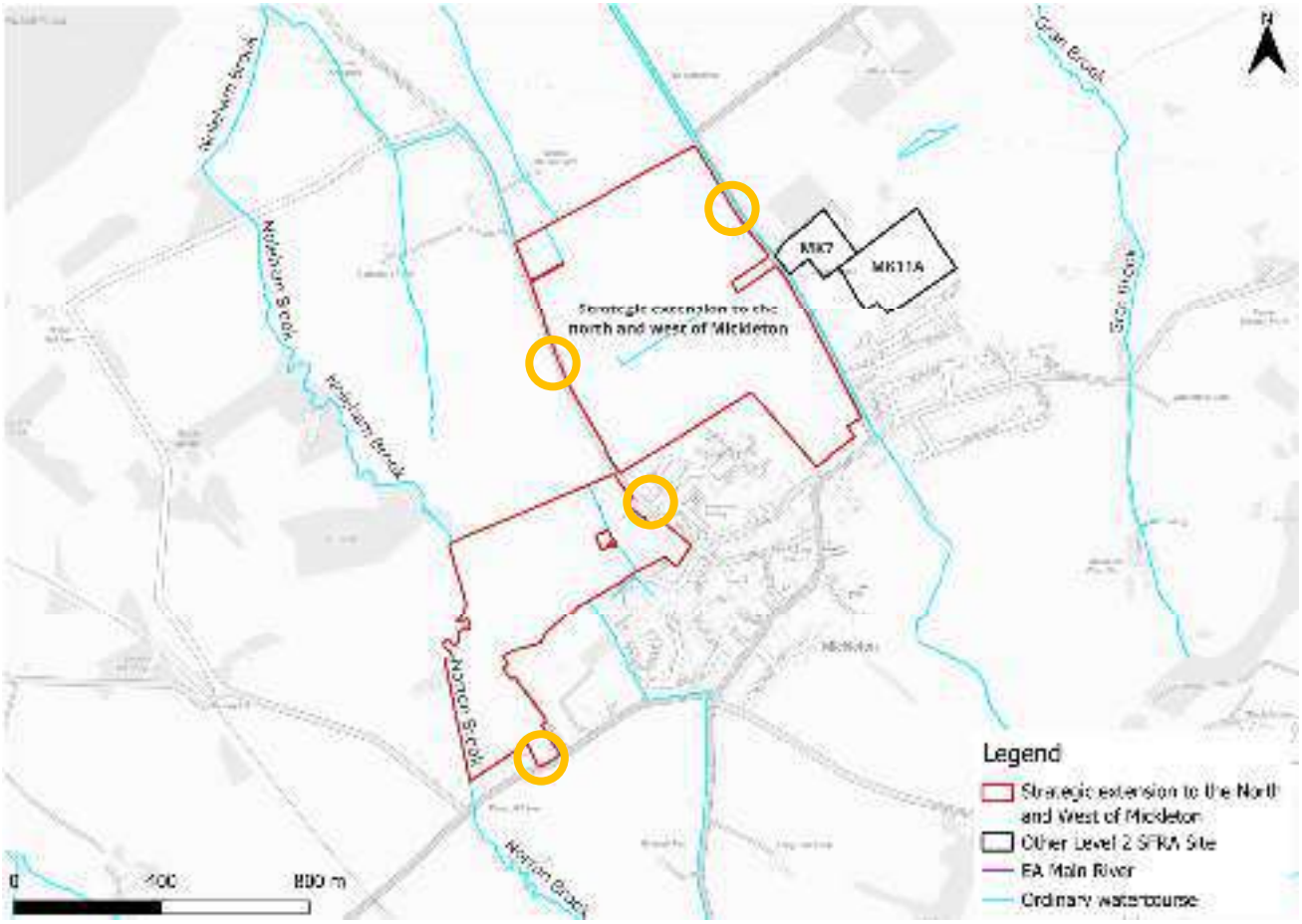


Figure 2-5: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The site borders the Norton Brook ordinary watercourse. However, most of the site is located within Flood Zone 1 and outside of the Flood Map for Planning climate change extent and therefore mainly at low risk from rivers.
  - The risk from Norton Brook is based on the EA's NNM and not detailed modelling which is considered to be the most up to date information on fluvial risk to the site and surrounding area. However, the NNM does not contain depth or hazard information, therefore risk cannot be robustly defined at this stage.
- Mitigation:
  - A no development buffer should be in place along the floodplain of Norton Brook in the form of a blue green corridor, which can provide a flood storage function as well as providing Biodiversity Net Gain (BNG), ecological, amenity, social, and wellbeing benefits. All development should be directed to Flood Zone 1 outside of the climate change risk area.

- The EA will may expect detailed modelling of Norton Brook to be carried out at the site-specific FRA stage to robustly inform on present day and future risk to the site, including flood depths and hazards.
- EA flood alerts should continue to be in place to ensure early evacuation of site users before an extreme flood event occurs.

- Access and escape:
  - Based on current information, safe access and escape routes appear achievable via multiple locations surrounding the site.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Present Day

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extents map (May 2026), the site is predominantly at low risk of surface water flooding as shown in Table 3-1 and Figure 3-1. However, there is a significant surface water flow path present through the centre of the two site parcels, along the ordinary watercourse. There are also multiple flow paths through the northwestern site parcel. Surface water risk is present across the remaining areas of the site parcels as areas of scattered ponding in topographic low spots. Greatest surface water flood depths in the 1% AEP event are significant at between 0.9 and 1.2 m outside of the ordinary watercourse present onsite (Figure 3-2).

Safe access and escape routes are achievable via multiple locations surrounding the site.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
81	11	3	5

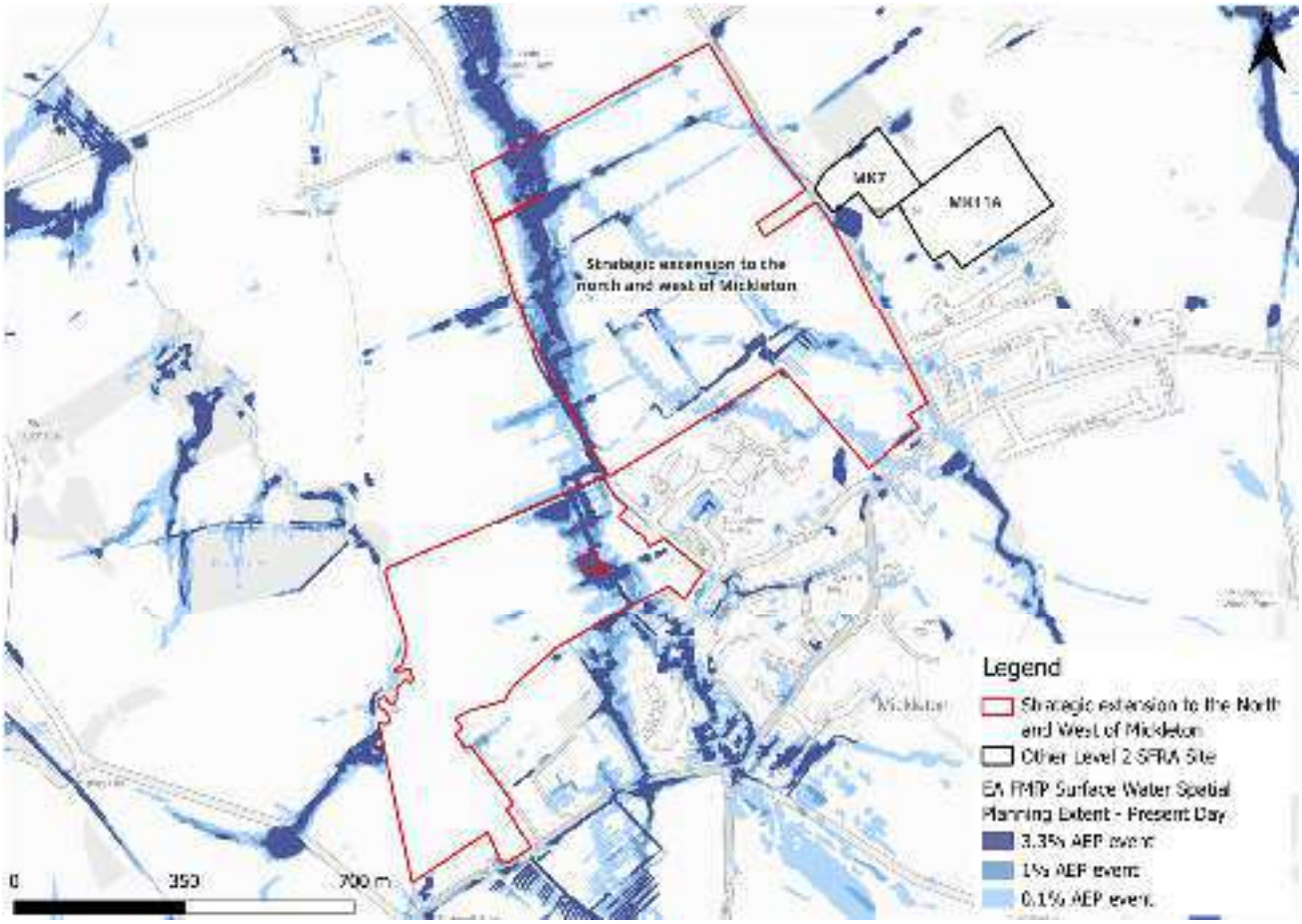


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

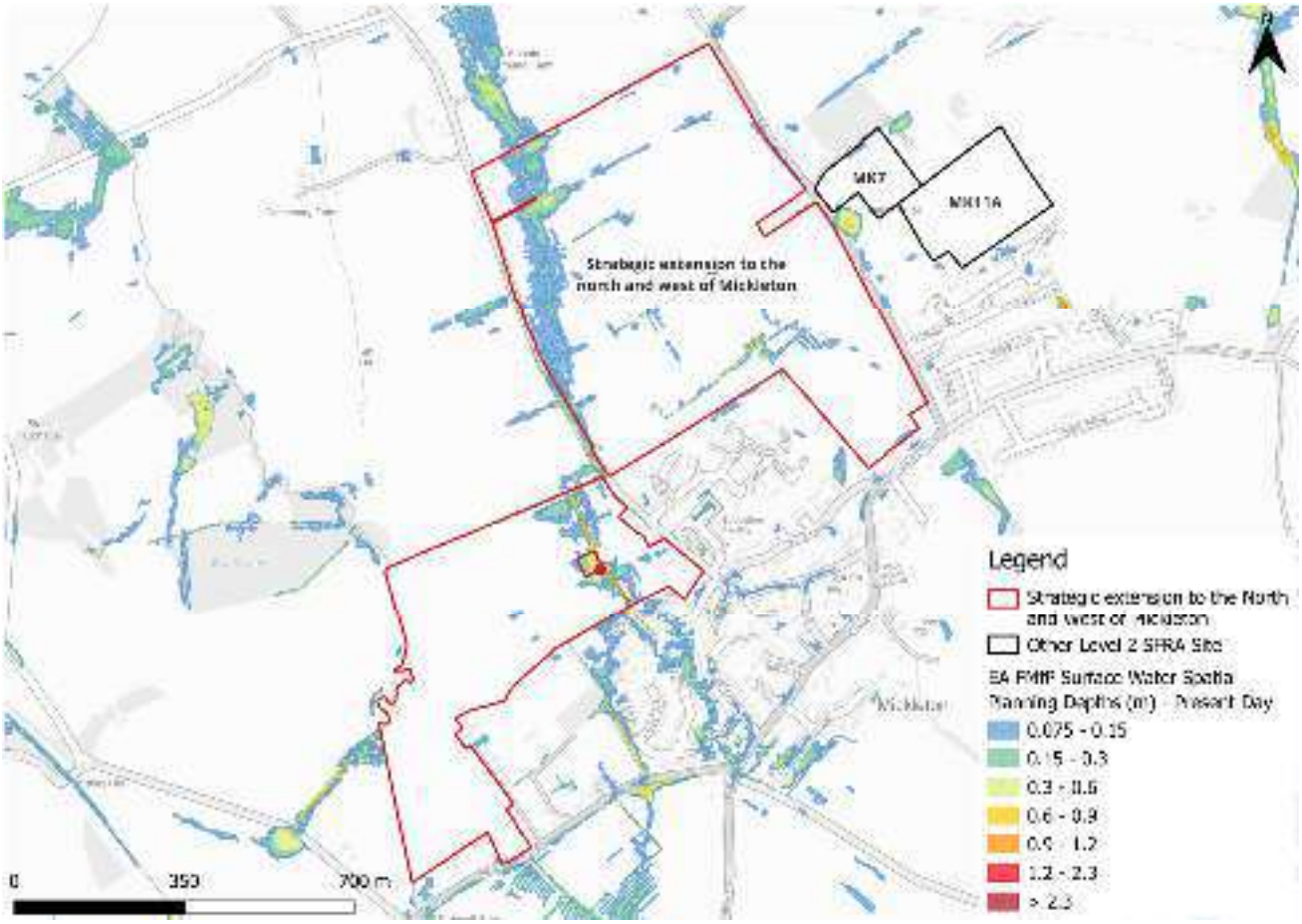


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows there to be some areas of 'significant' flood hazard (Figure 3-3). There are clear differences between the Flood Map for Planning - Surface Water Spatial Planning map and the third generation RoFSW hazard mapping whereby the RoFSW shows a much larger area to be at risk. Given the differences between the two datasets, the hazard information should be discounted and assessed further at the FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.

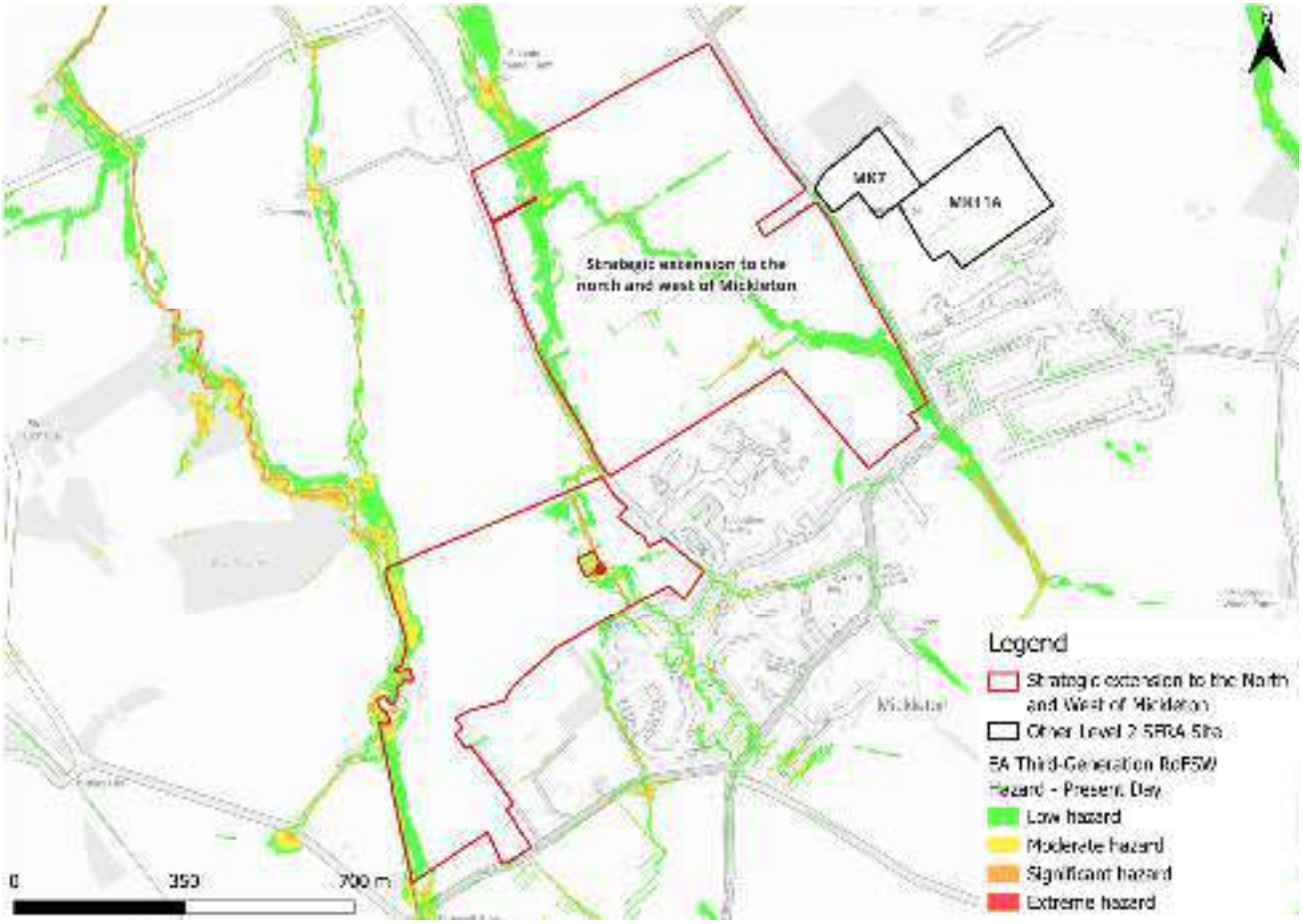


Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRA's should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Avon Warwickshire management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-2: Peak rainfall intensity allowances for the Avon Warwickshire Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. There is a greater extent of flooding along the flow paths through the site in all events, with a particularly large increase in the 0.1% AEP plus climate change event. Flood depths in the 1% AEP event are shown to increase to greater than 1.2 m within a small area in the south of the northeastern site parcel (Figure 3-5).

Safe access and escape routes would likely remain achievable via several locations surrounding the site.

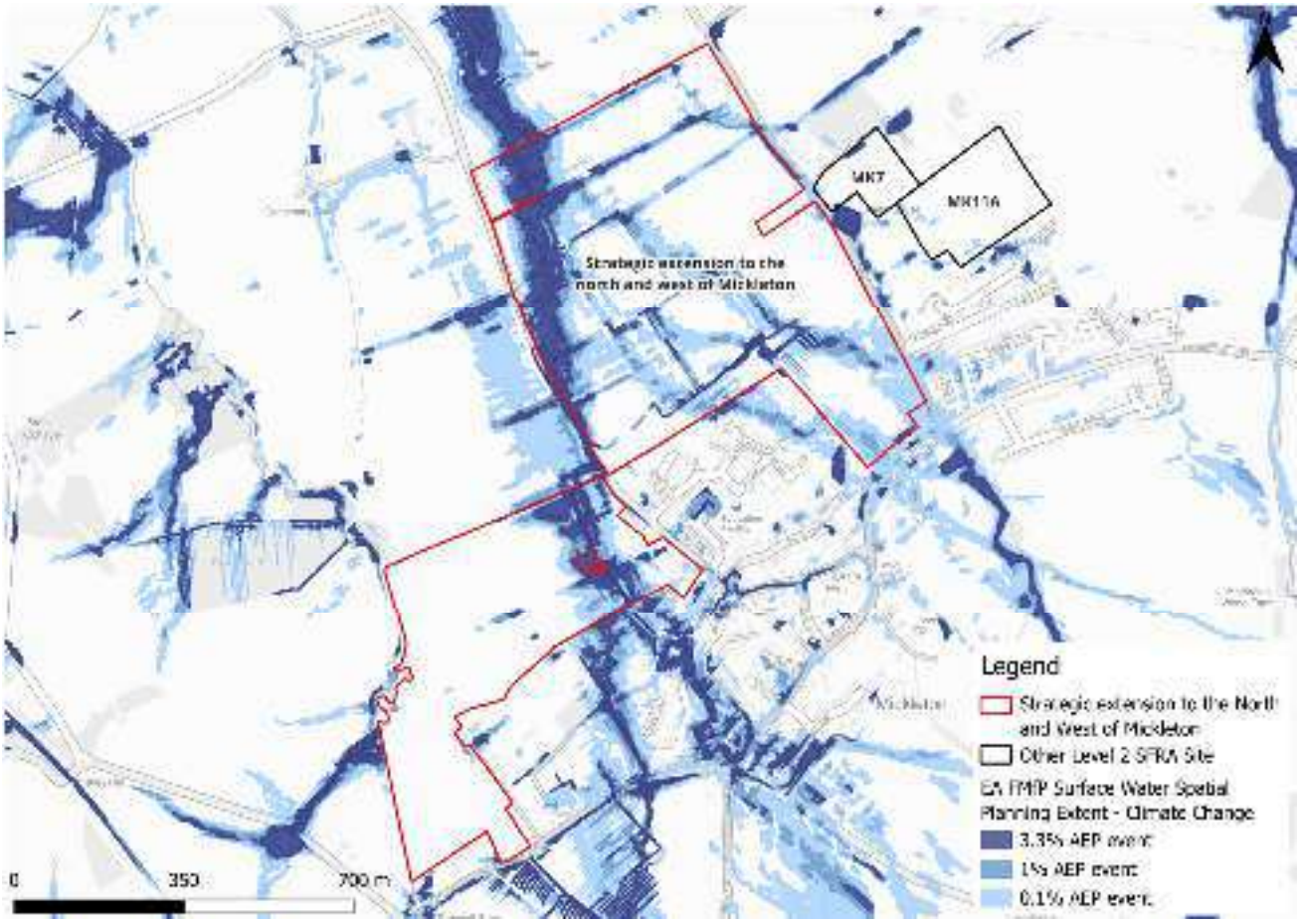


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

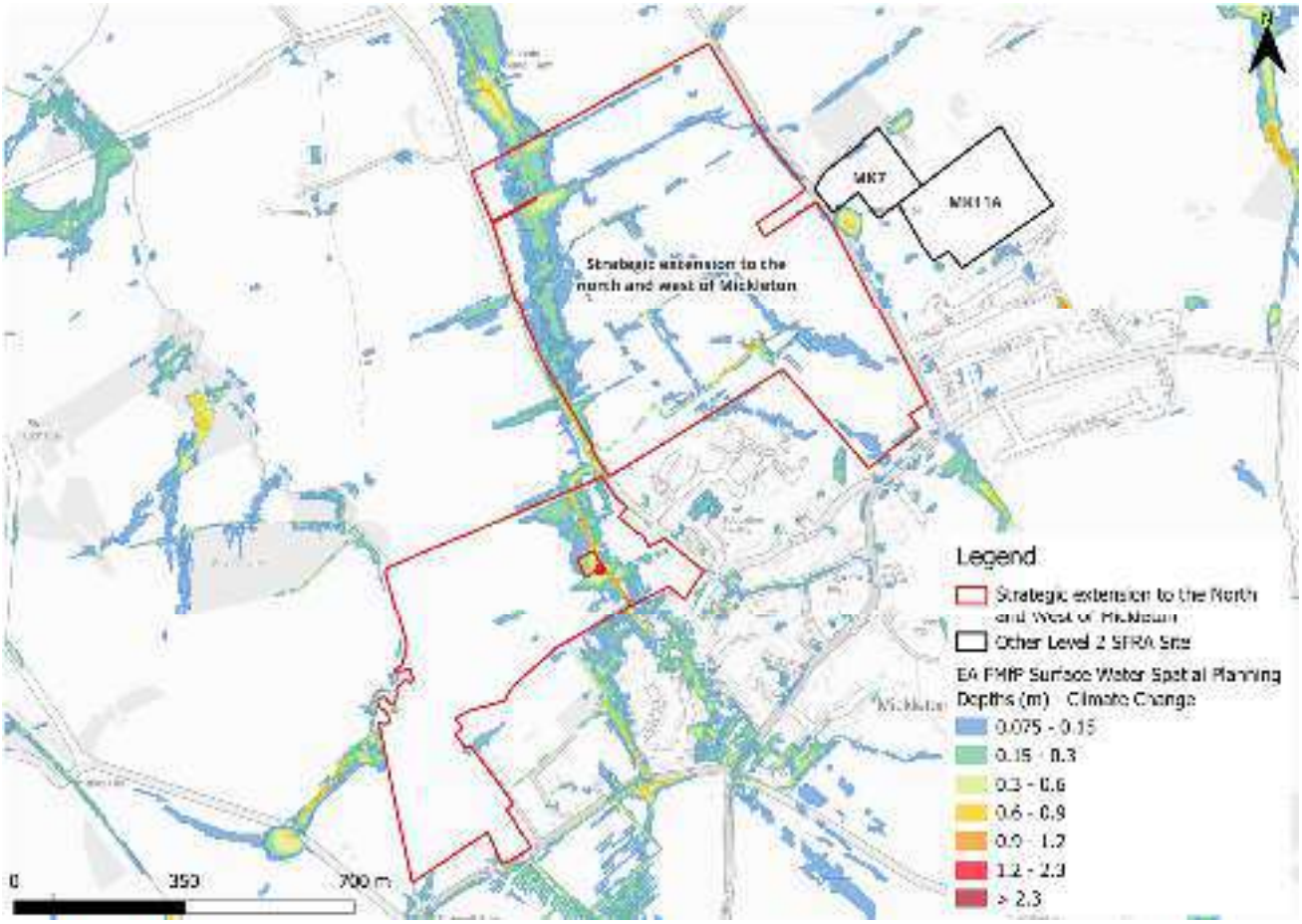


Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning Climate Change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the low risk RoFSW surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards. The impact of climate change on surface water flood hazards should be considered at the site-specific FRA stage.

Using the RoFSW low risk event as a proxy, surface water flood hazard in the medium risk event is categorised as 'significant' (Figure 3-6).

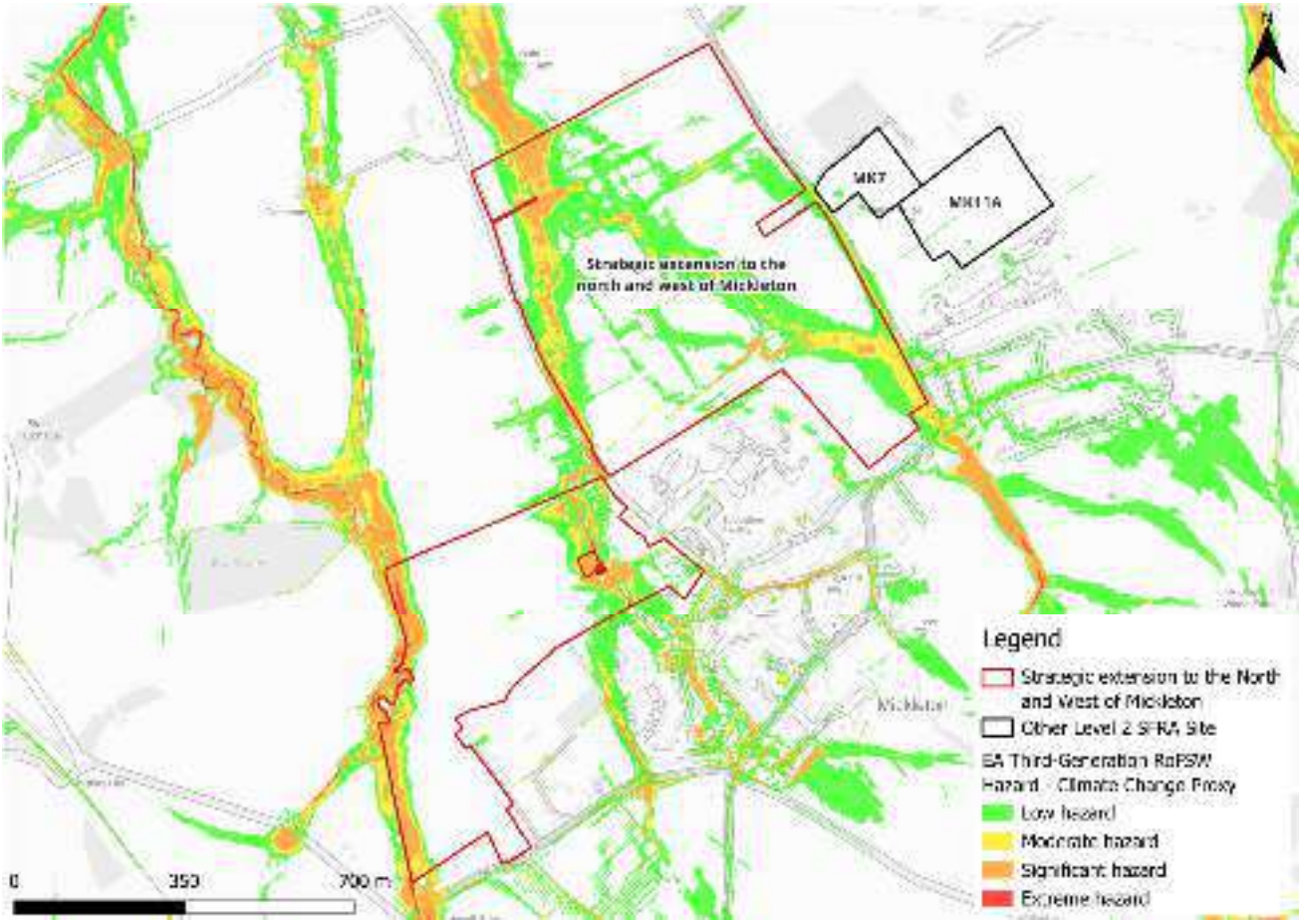


Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There have been 22 recorded sewer flooding incidents within the Campden & Vale Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly low, with 81% of the site being outside of the 0.1% AEP surface water flood extent. However, there is a significant surface water flow path present through the centre of the two site parcels, along the ordinary watercourse, and a number of smaller flow paths feeding it.
- The significant surface water flow path and contributary ditches onsite should be considered and included in site design and ideally left in place to flood naturally when required.
- Based on the surface water flood extents in the northeastern site parcel, it may be challenging to develop this parcel and mitigate surface water flood risk onsite.
- Risk to the site is shown to increase in extent within the site when considering the impact of climate change.

- A detailed drainage strategy must be carried out at the FRA stage to ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance.
- Safe access and escape routes would likely be achievable via multiple locations when considering surface water risk.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within a medium sensitivity catchment, namely, the Noleham Bk - source to conf R Avon catchment. Planning considerations for sites at medium sensitivity to the cumulative impacts of development can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications.

The entire site is located within an area where there is no risk of groundwater emergence. Infiltration SuDS may therefore be suitable at this site.

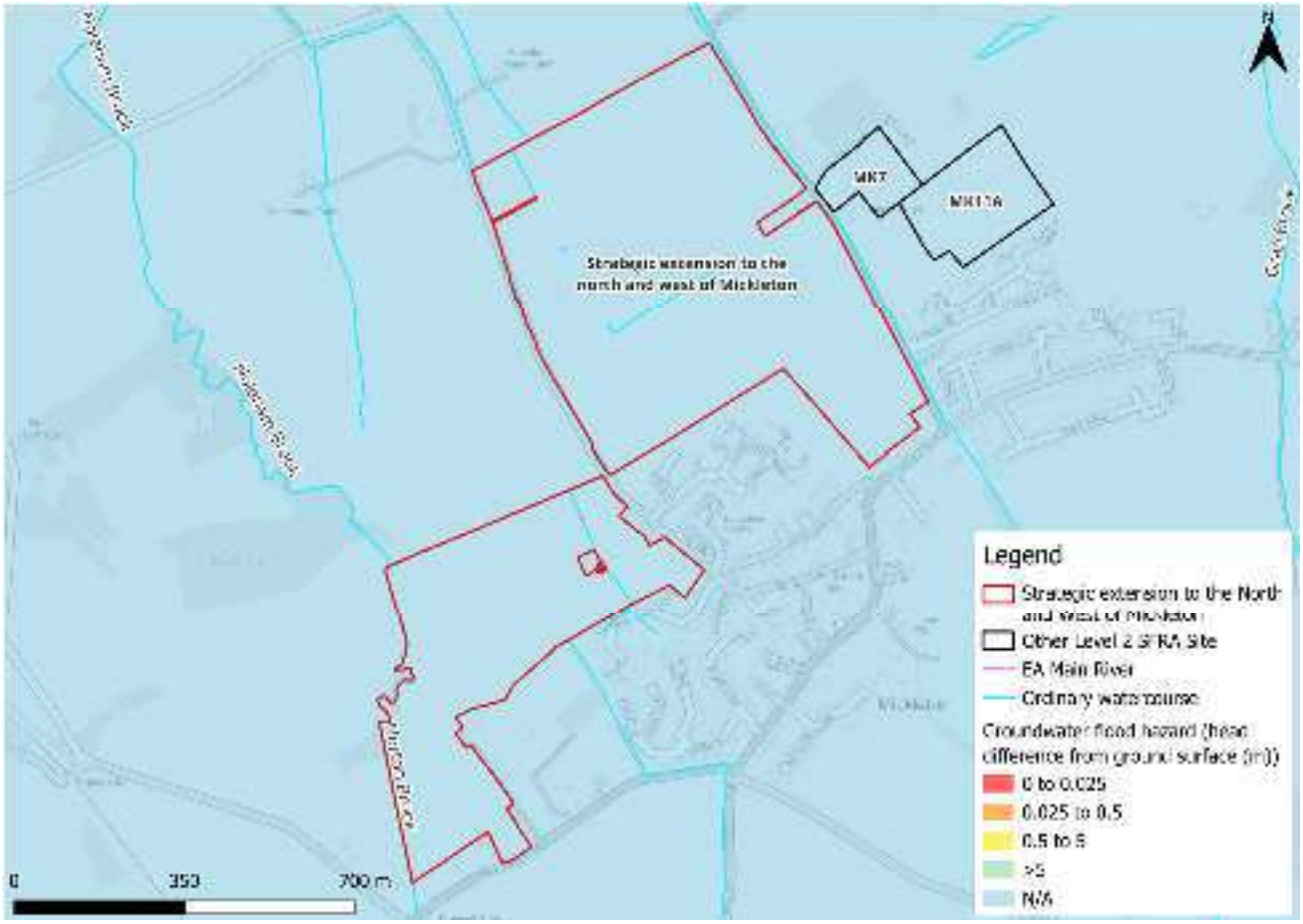


Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is mudstone, siltstone, limestone and sandstone (Figure 5-2). Mudstone and siltstone generally have a low permeability and low level of porosity, reducing infiltration rates. There is no record of superficial deposits in the area.

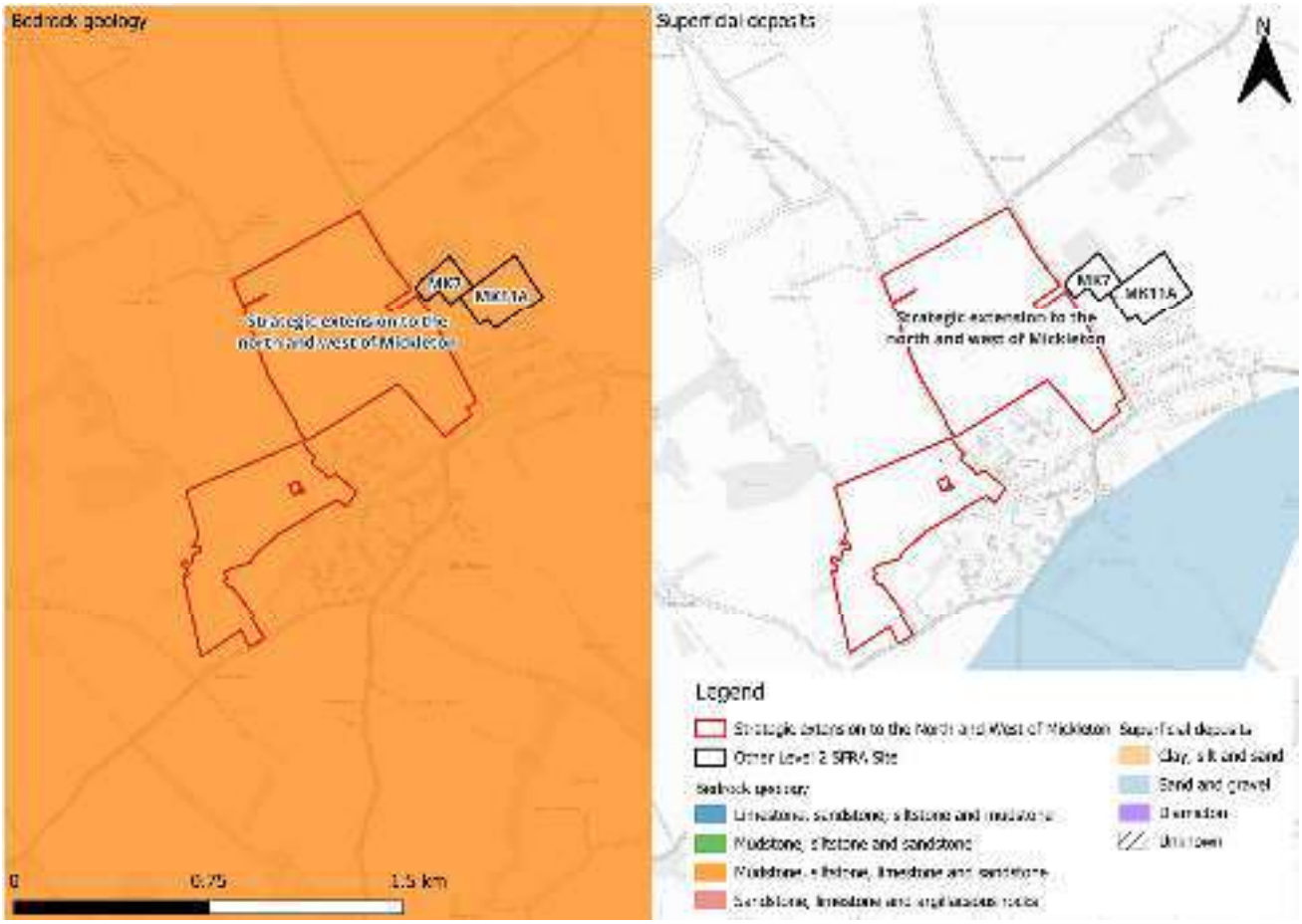


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There is no potential residual risk to the site.

6.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is required to pass part b) of the exception test as it is proposed for more vulnerable residential development and is partially located within Flood Zone 3a. The site would likely pass the Exception Test given fluvial risk is confined to the boundary of the southwestern site parcel. However, the EA may require detailed modelling of Norton Brook may to inform the reapplication of the Exception Test.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- It should be possible to develop this site for residential uses given its location largely within Flood Zone 1 and surface water risk largely confined to distinct flow paths through the site.
- There should be no development within the area of functional floodplain present onsite. The risk area should be included within a blue green corridor offering multifunctional benefits alongside flood risk mitigation including BNG contributions, and social and amenity benefits.
- Updated modelling of Norton Brook may be carried out to robustly define the risk to the site for both present day and with climate change, including flood depths and hazards.
- Development should include the significant surface water flow paths through the site in site design. This would require a detailed drainage strategy.
- A drainage strategy should also ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply with consideration of local and national SuDS guidance.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Strategic extension to the south of Preston

Final Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0018
Revision	P02
Prepared by	Laura Thompson-Jones BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Joanne Corbett of Cotswold District Council. Laura Thompson-Jones of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1	**Background**		**1**
	1.1	Strategic extension to the south of Preston	1
2	**Flood risk from rivers**		**5**
	2.1	Existing risk	5
	2.2	Impacts from climate change	5
	2.3	Historic flood incidents	6
	2.4	Flood risk management	6
	2.5	Emergency planning	7
	2.6	Observations, mitigation options, site suitability, sequential approach to development management - fluvial	8
3	**Flood risk from surface water**		**9**
	3.1	Existing risk	9
	3.2	Impacts from climate change	12
	3.3	Sewer flood risk	15
	3.4	Observations, mitigation options, site suitability, sequential approach to development management - surface water	15
4	**Cumulative impacts assessment and high risk catchments**		**17**
	4.1	Level 1 cumulative impacts assessment	17
5	**Groundwater, geology and SuDS suitability**		**18**
6	**Residual risk**		**21**
	6.1	Potential blockage	21
	6.2	Flood risk from reservoirs	22
7	**Overall site assessment**		**23**
	7.1	Can part b) of the Exception Test be passed?	23
	7.2	Main recommendations and site-specific FRA requirements	23
8	**Licencing**		**24**

List of Figures

Figure 1-1: Site location boundary 2
Figure 1-2: Aerial photography 3
Figure 1-3: Topography 4
Figure 2-1: Present day risk 5
Figure 2-2: Working with Natural Processes 7
Figure 2-3: Potential access and escape routes 8
Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 10
Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m) 11
Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard 12
Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 13
Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m) 14
Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy 15
Figure 5-1: JBA 5m Groundwater Emergence Map 18
Figure 5-2: BGS Geology - Bedrock and superficial deposits 20
Figure 6-1: Potential blockage location 21

List of Tables

Table 2-1: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment 6
Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset 9
Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment 13
Table 5-1: Groundwater Hazard Classification 19

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for the strategic extension to the south of Preston. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Strategic extension to the south of Preston

- Location: Preston
- Existing site use: Agricultural land
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Residential led mixed use
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 100.4
- Watercourse: Unnamed ordinary watercourses
- Environment Agency (EA) flood model: No detailed model available
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of surface water flood extents, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management

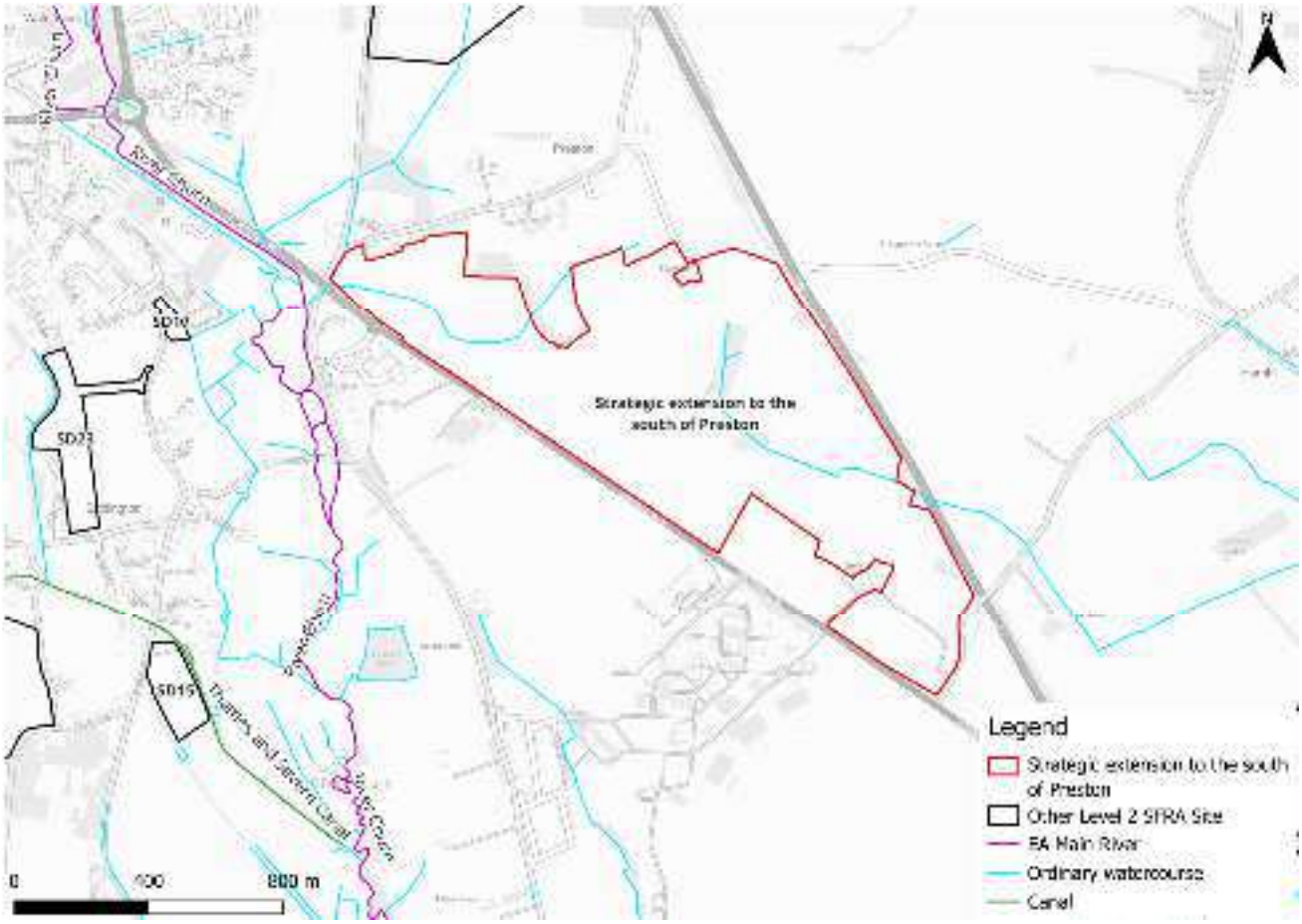


Figure 1-1: Site location boundary



Figure 1-2: Aerial photography

The site is located at a higher elevation than the surrounding areas, with the highest elevation through the centre of the site, sloping towards the River Churn floodplain to the west and the Ampney Brook floodplain to the east (Figure 1-3).

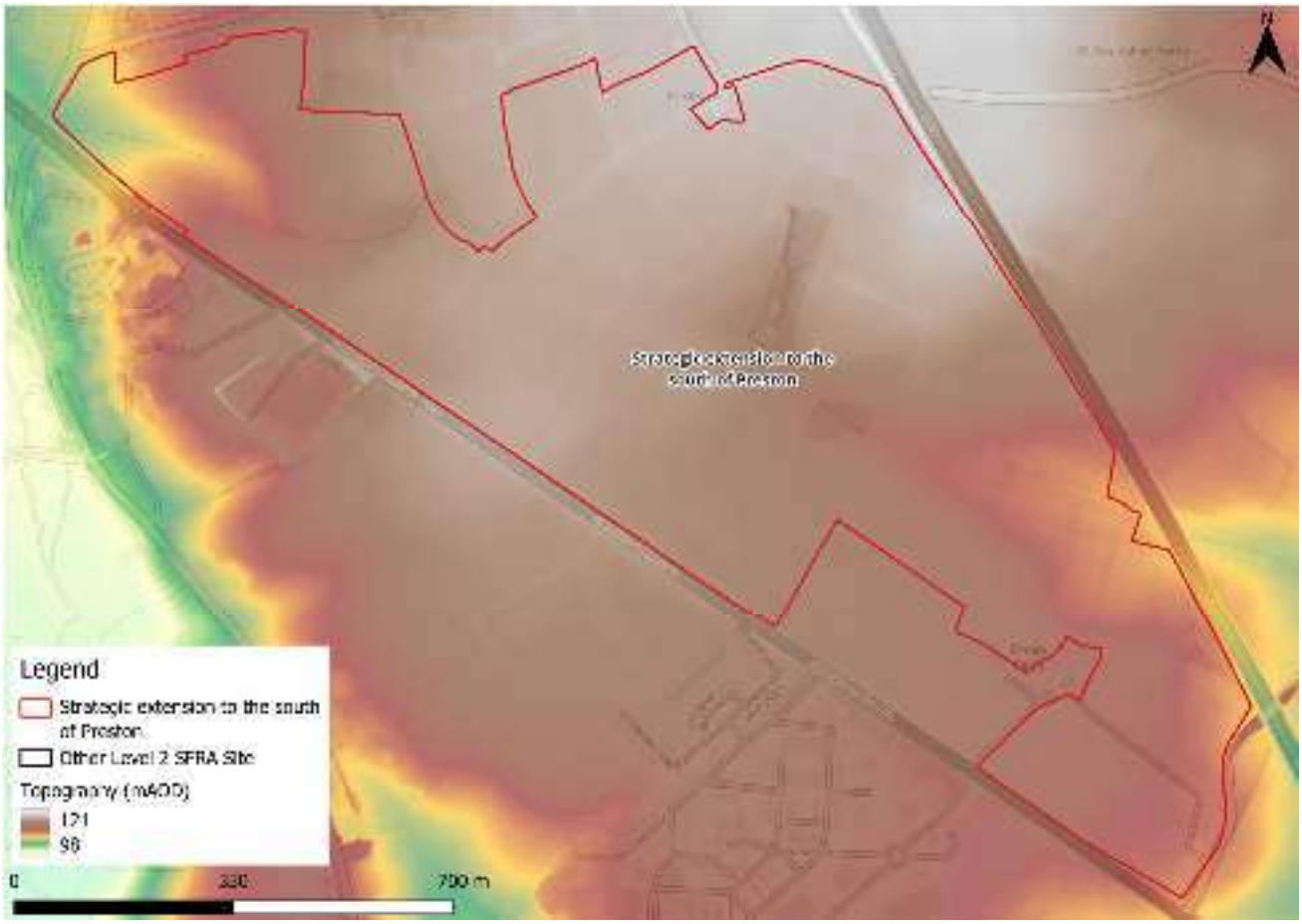


Figure 1-3: Topography

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the site is wholly located within Flood Zone 1 and therefore at low risk of flooding from rivers (Figure 2-1). Please note, the Flood Map for Planning does not consider flood defence infrastructure (Section 2.4).

There are two unnamed, unmodelled ordinary watercourses running through the site. The EA's New National Model (NNM) does not cover these watercourses, therefore the potential fluvial risk posed to the site cannot be assessed. This should be considered as part of a site-specific FRA.

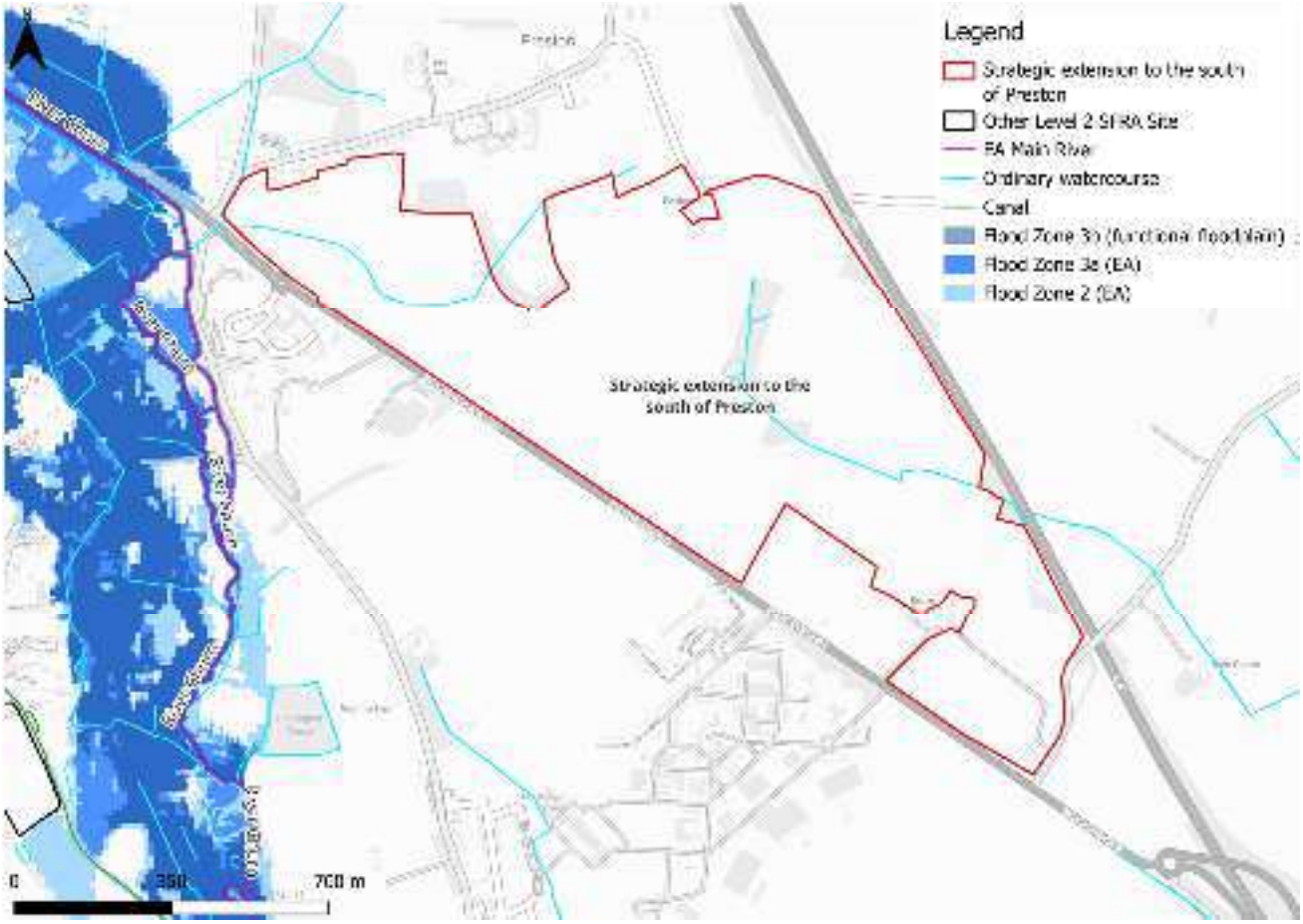


Figure 2-1: Present day risk

2.2 Impacts from climate change

The EA's SFRA guidance states that SFRAs should assess the central allowance for the 2080s epoch for peak river flows. The site is located within the Gloucestershire and the

Vale Management Catchment. The central allowance within this catchment is 26% on peak flows (Table 2-1). There is no local detailed model for the unnamed watercourses through the site, therefore the required event cannot be assessed.

Table 2-1: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment

Epoch	Central (%)	Higher (%)	Upper (%)
2020s	11	17	33
2050s	11	19	43
2080s	26	41	84

2.2.1 Flood Map for Planning - Flood Zones plus Climate Change

Based on the EA's Flood Map for Planning - Flood Zones plus Climate Change dataset, the site is not shown to be at increased risk of fluvial flooding when considering climate change.

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There have been six recorded flooding incidents within the Siddington & Cerney Rural Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Figure 2-2 shows that the site and wider area could benefit from riparian tree planting. Tree planting can help to slow the flow to benefit areas downstream. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

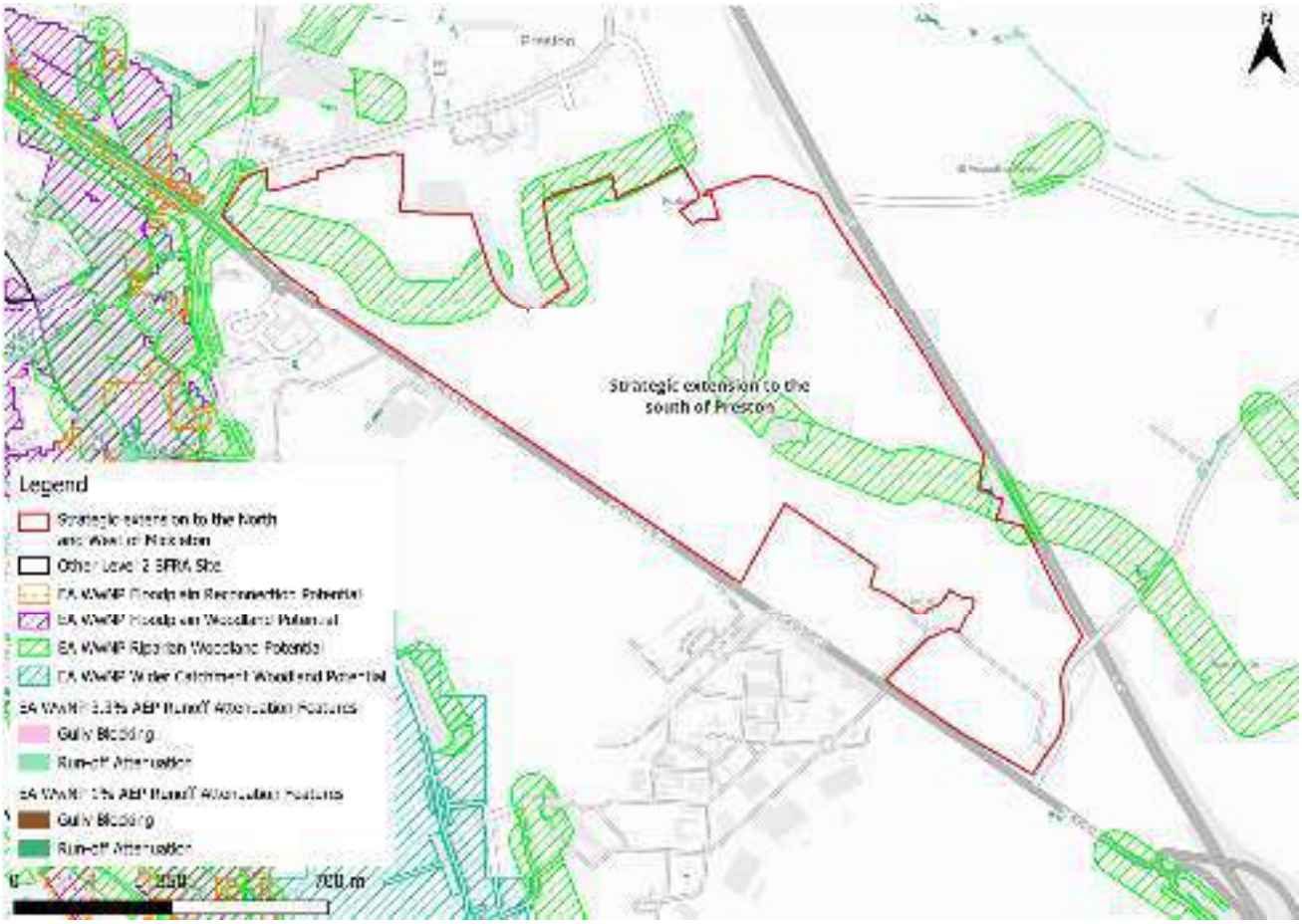


Figure 2-2: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warning and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The site is not located within a FWA.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The site is not located within a FAA.

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes could likely be achieved during a flood event via multiple locations surrounding the site (Figure 2-3).

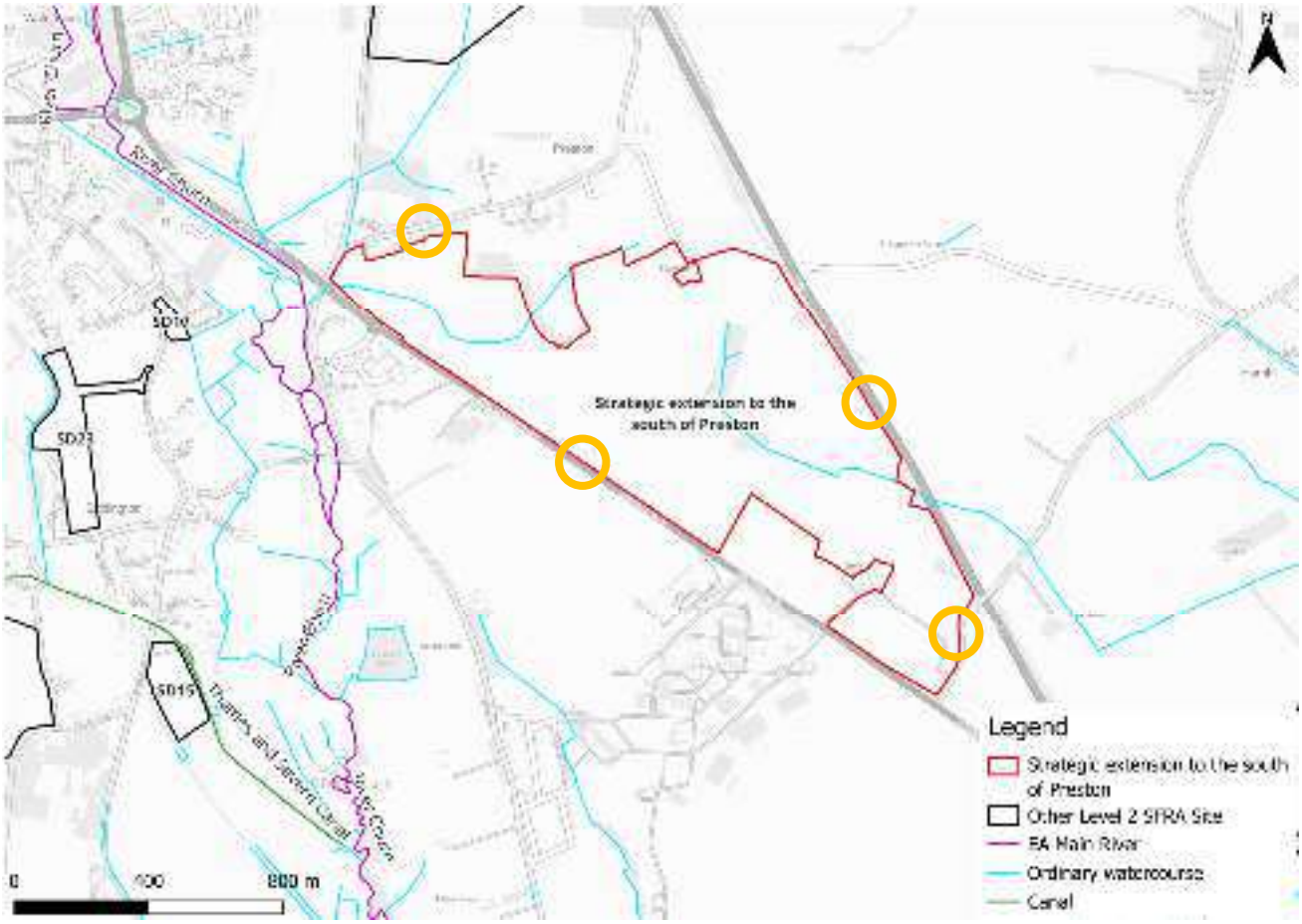


Figure 2-3: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The site is located wholly within Flood Zone 1 and therefore at low risk of flooding from rivers.
  - The site is not shown to be at increased risk from fluvial flooding in the future, based on the EA's Flood Zones plus Climate Change dataset.
  - The potential fluvial risk posed by the unnamed ordinary watercourses cannot be assessed given no modelling is available. This should be considered as part of a site-specific FRA.
- Mitigation:
  - No development buffers should be in place along the ordinary watercourses in the form of blue green corridors, which can provide a flood storage function as well as providing Biodiversity Net Gain (BNG), ecological, amenity, social, and wellbeing benefits.
- Access and escape:
  - Based on current information, safe access and escape routes appear achievable via multiple locations surrounding the site.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Present Day

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extents map (May 2026), surface water risk across the site is nominal, as shown in Table 3-1 and Figure 3-1. Surface water risk is present across the site as areas of scattered ponding in topographic low spots. There is a surface water flow path within the east of the site, which is confined to the channel of the unnamed ordinary watercourse.

Greatest surface water flood depths in the 1% AEP event are between 0.3 and 0.6 m (Figure 3-2). Safe access and escape routes are achievable via multiple locations surrounding the site.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
97	1	1	1

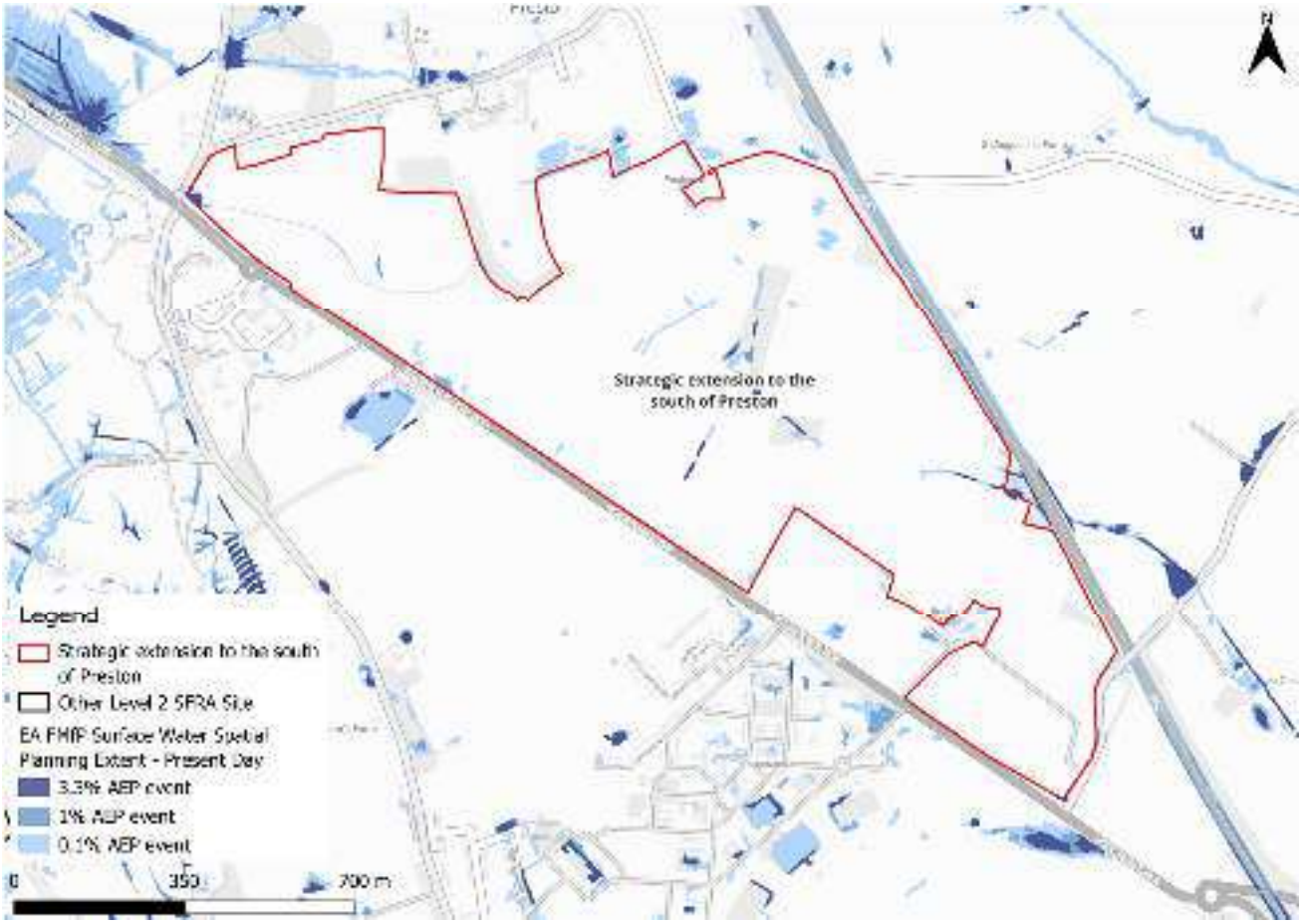


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

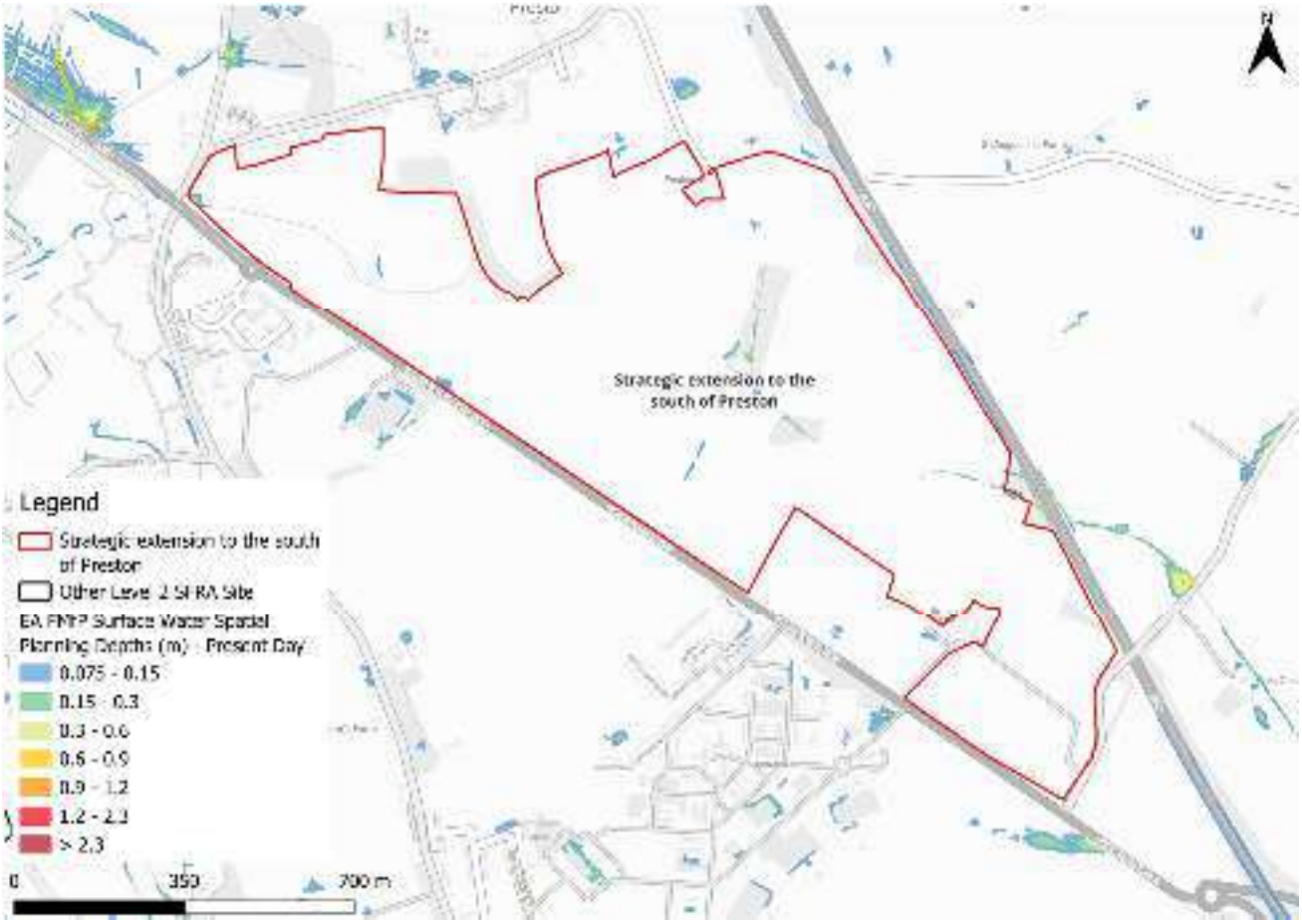


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows there to be an area of 'moderate' flood hazard (Figure 3-3). There are differences between the Flood Map for Planning - Surface Water Spatial Planning map and the third generation RoFSW hazard mapping whereby the RoFSW shows a much larger area to be at risk. Given the differences between the two datasets, the hazard information should be discounted and assessed further at the FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.

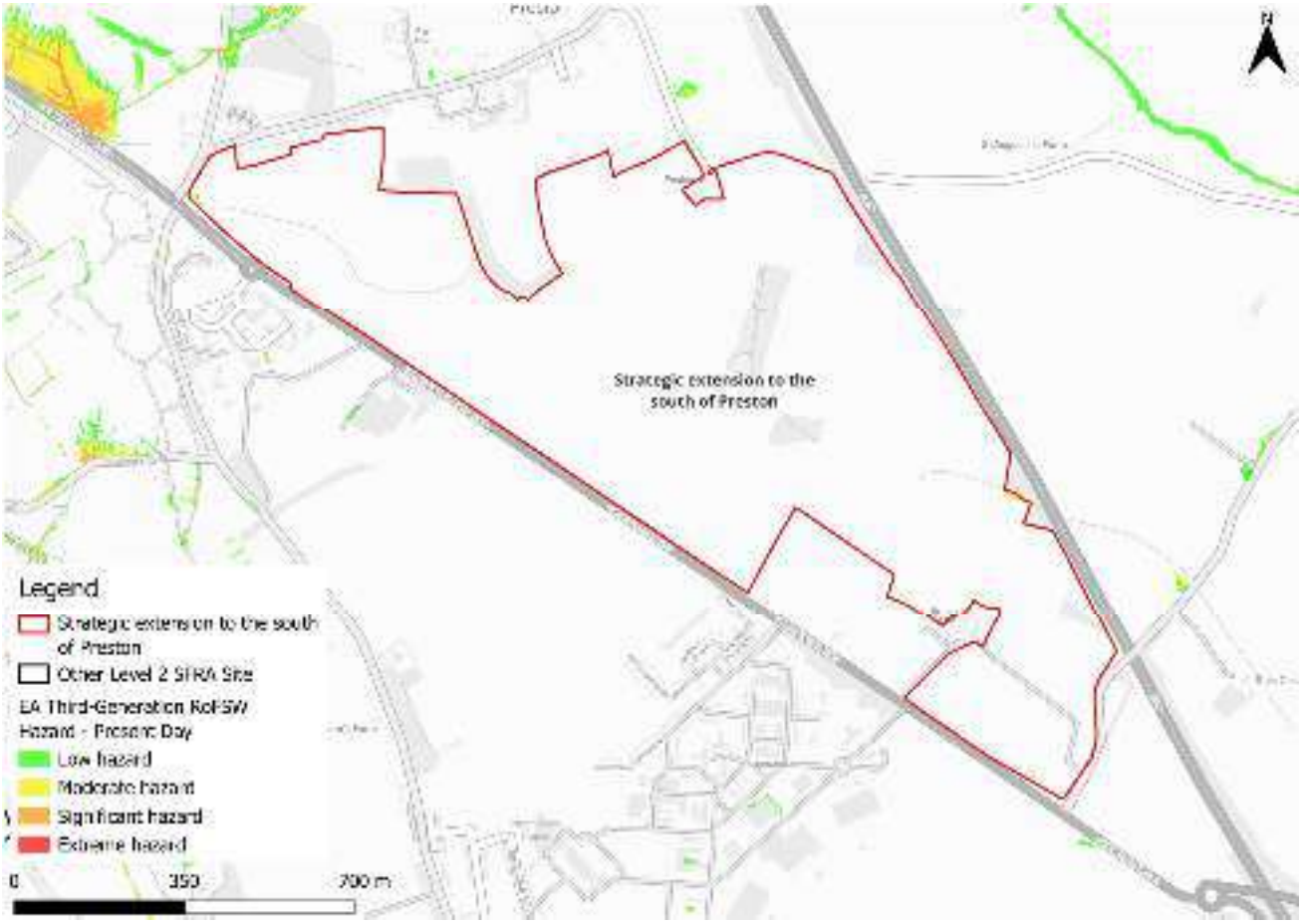


Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRA's should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Gloucestershire and the Vale management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. Surface water risk is not shown to increase significantly across the site when considering climate change. Flood depths are shown to remain at between 0.3 and 0.6 m (Figure 3-5). Safe access and escape routes would likely remain achievable via several locations surrounding the site.

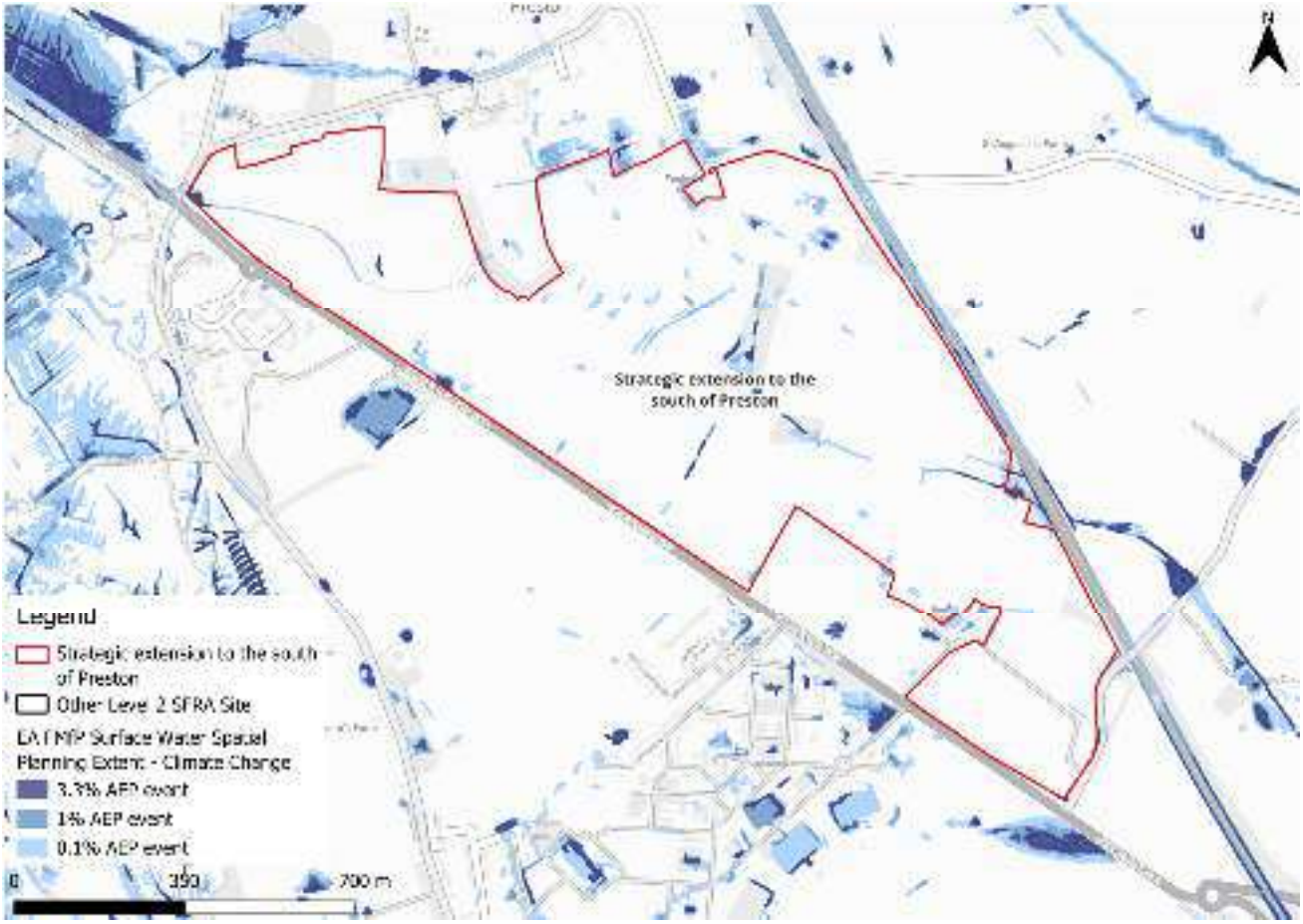


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

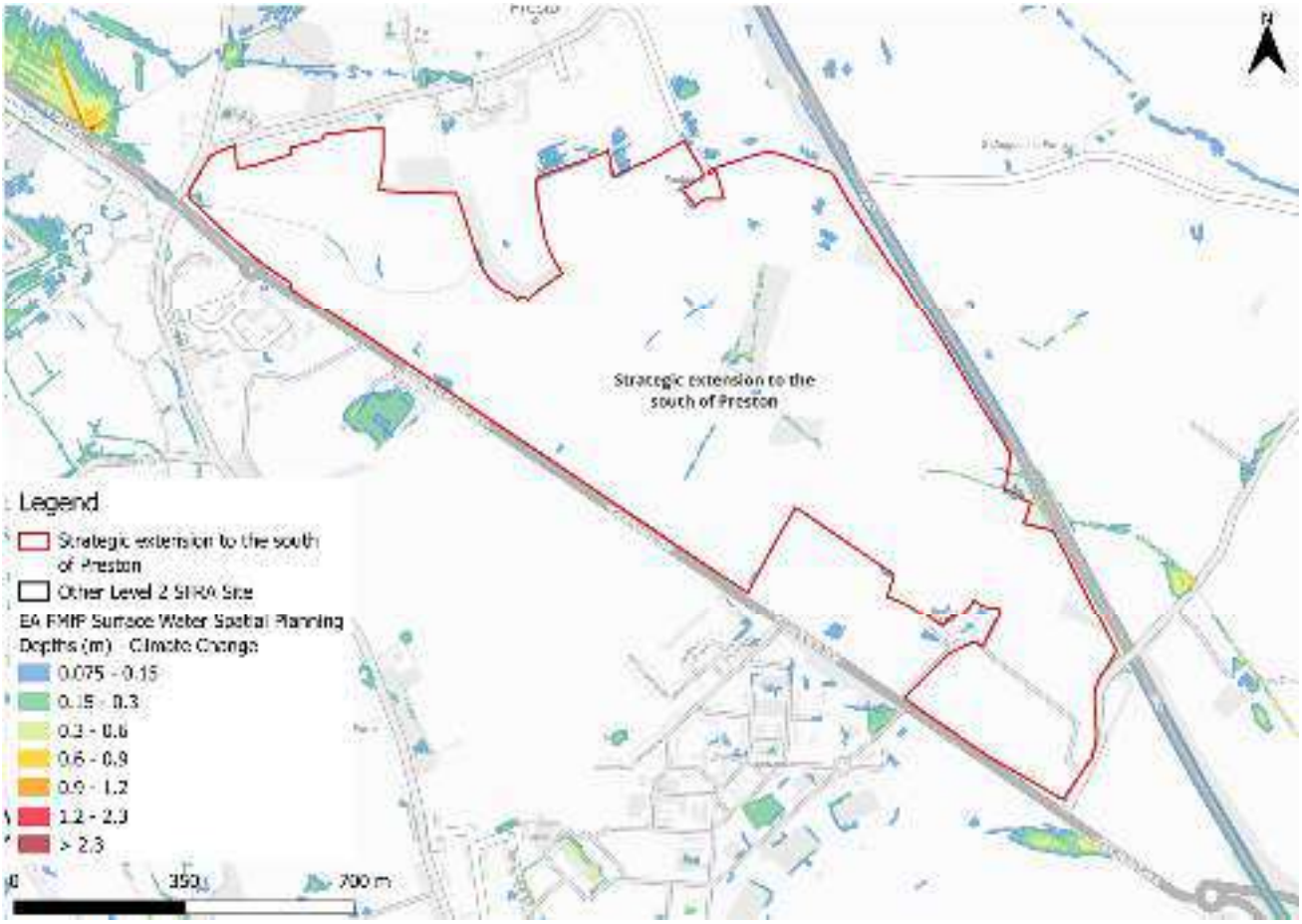


Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning Climate Change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the low risk RoFSW surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards. The impact of climate change on surface water flood hazards should be considered at the site-specific FRA stage.

Using the RoFSW low risk event as a proxy, surface water flood hazard in the medium risk event is categorised as 'moderate' outside of the ordinary watercourse channel (Figure 3-6).

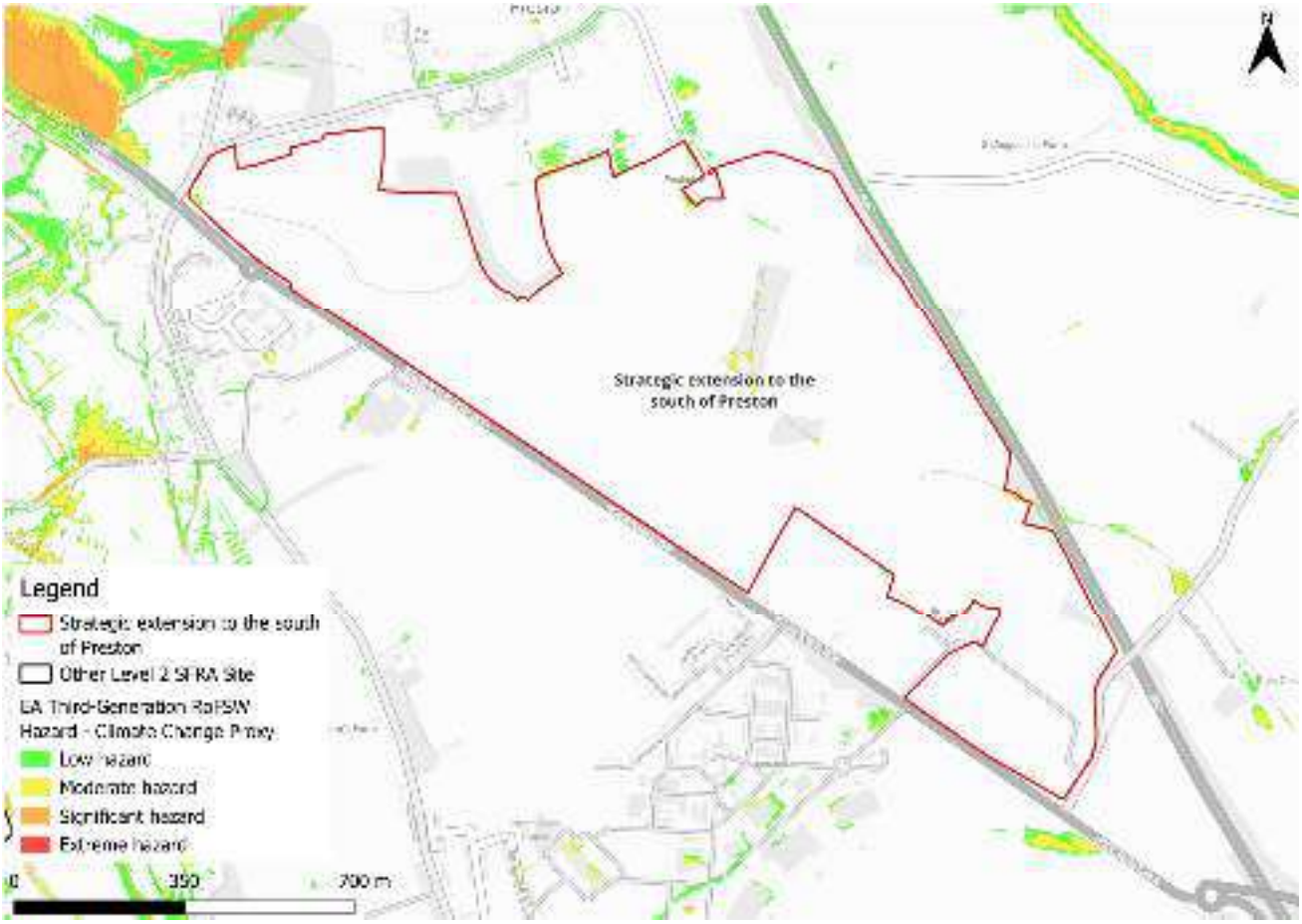


Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There have been no recorded sewer flooding incidents within the Siddington & Cerney Rural Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly low, with 97% of the site being outside of the 0.1% AEP surface water flood extent. Surface water risk is largely present as areas of scattered ponding across the site.
- Topographic low spots, and the surface water flow paths along the course of the ordinary watercourses onsite, should be considered and included in site design and left in place to flood naturally when required.
- Risk to the site is not shown to increase significantly in extent within the site when considering the impact of climate change.
- The drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or

betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance.

- Safe access and escape routes would likely be achievable via multiple locations when considering surface water risk.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within two catchments, namely Churn (Baunton to Cricklade) and Ampney and Poulton Brooks (Source to Thames). These have been identified as high and low sensitivity catchments respectively. Planning considerations for sites at high sensitivity to the cumulative impacts of development can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications.

The majority of the site is located within an area where there is a risk of groundwater emergence to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.

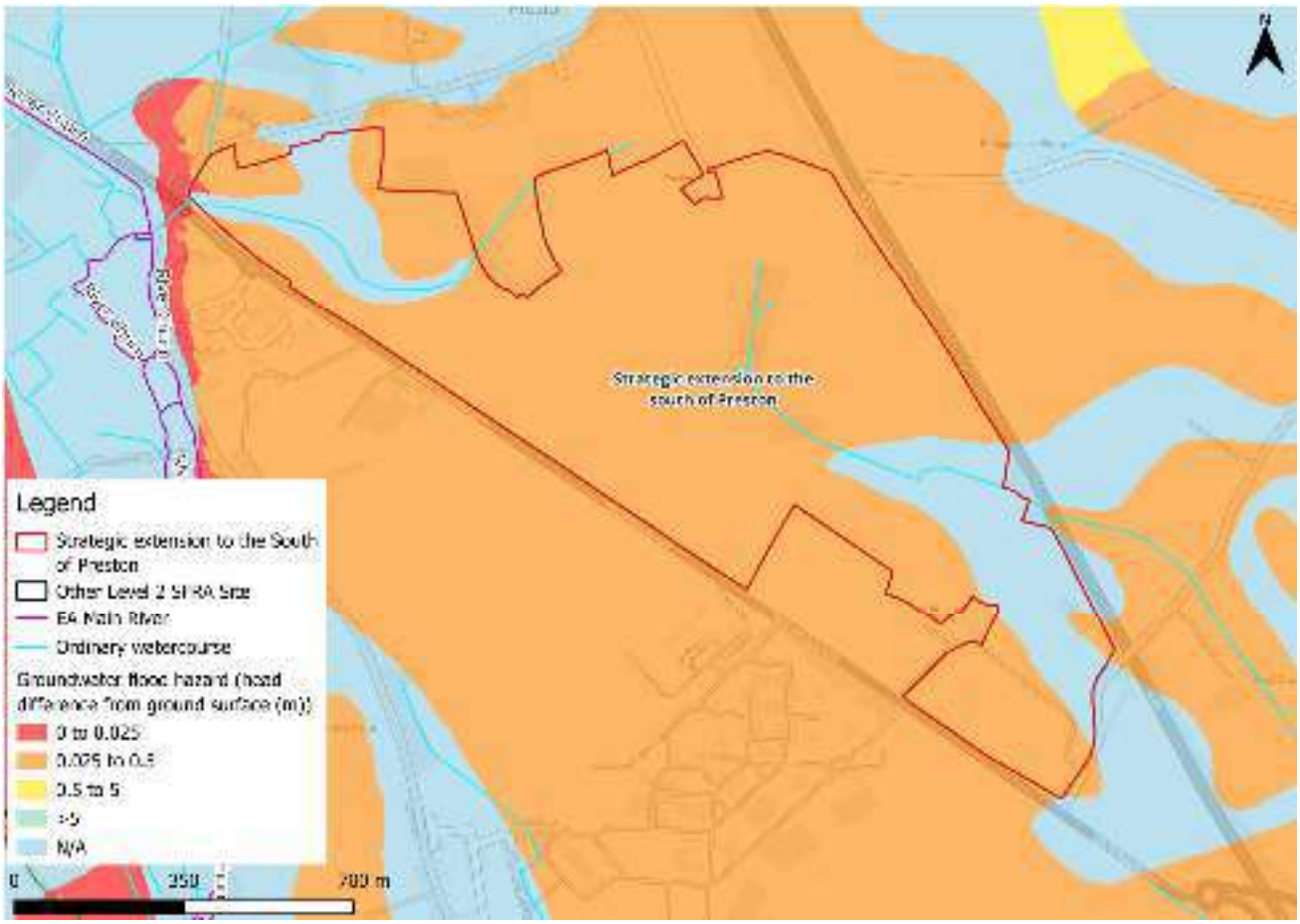


Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is sandstone, limestone and argillaceous rocks (Figure 5-2). Limestone and argillaceous rocks vary widely in permeability and porosity. There is no record of superficial deposits in the area. Based on the groundwater emergence map, infiltration SuDS at this site may not be an option, though the drainage strategy for the site should fully investigate water table levels through standpipe monitoring during the period of highest groundwater levels e.g. November to April.

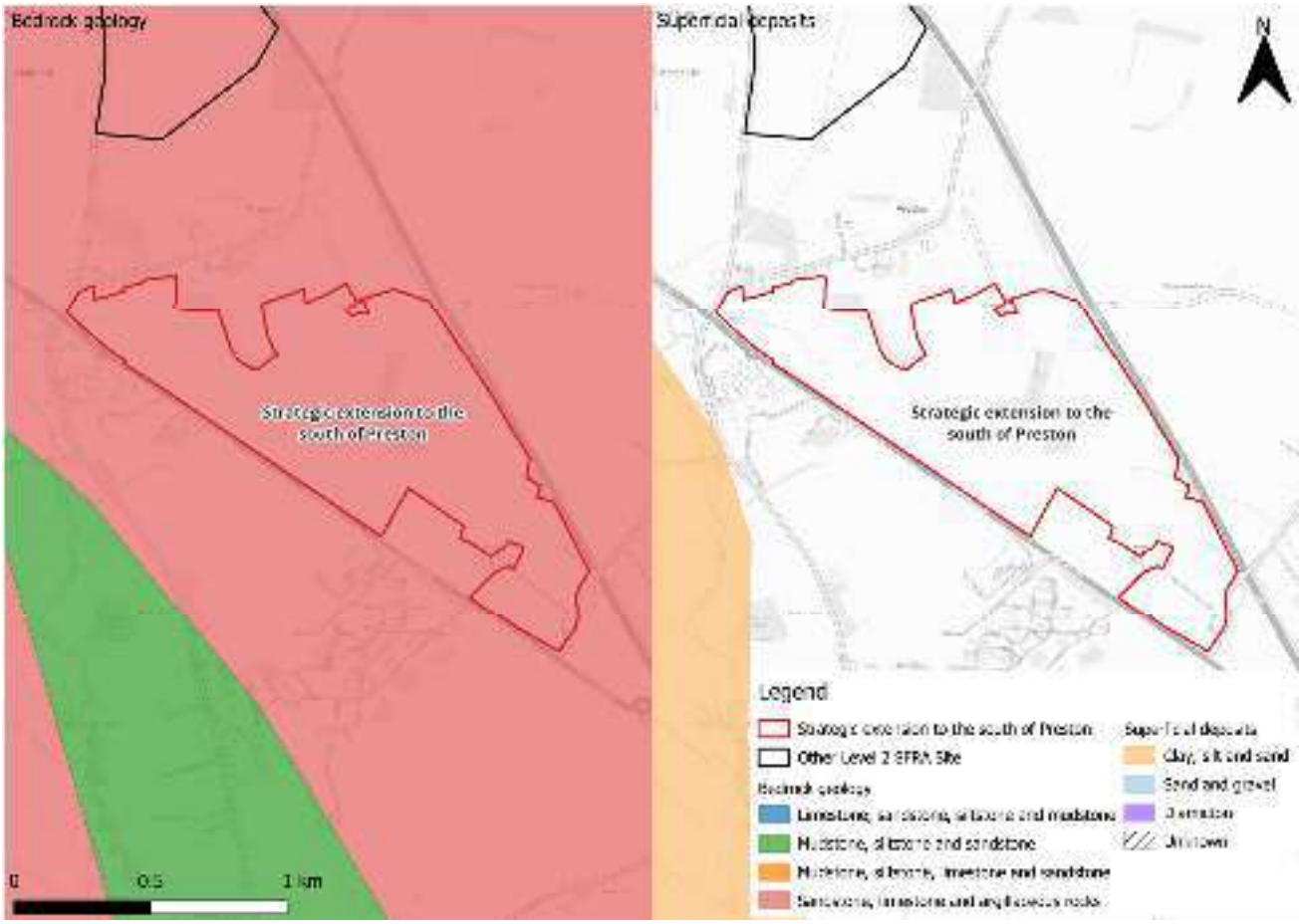


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets. Residual risk at this site comes from the potential blockage or structural failure of the culverts beneath the A419 to the east of the site and Swindon Road to the west.

6.1 Potential blockage

A blockage or structural failure of the structures beneath the A419 or Swindon Road may cause water in the channel to back up and cause flooding to the site, depending on the severity of the blockage and magnitude of the flood event. Culvert course and condition surveys may be required, including for consultation with the culvert owner.

Figure 6-1 indicates the location of the culverts beneath the A419 and Swindon Road. The potential residual risk to the site following a blockage of this asset should be assessed through the site-specific FRA.

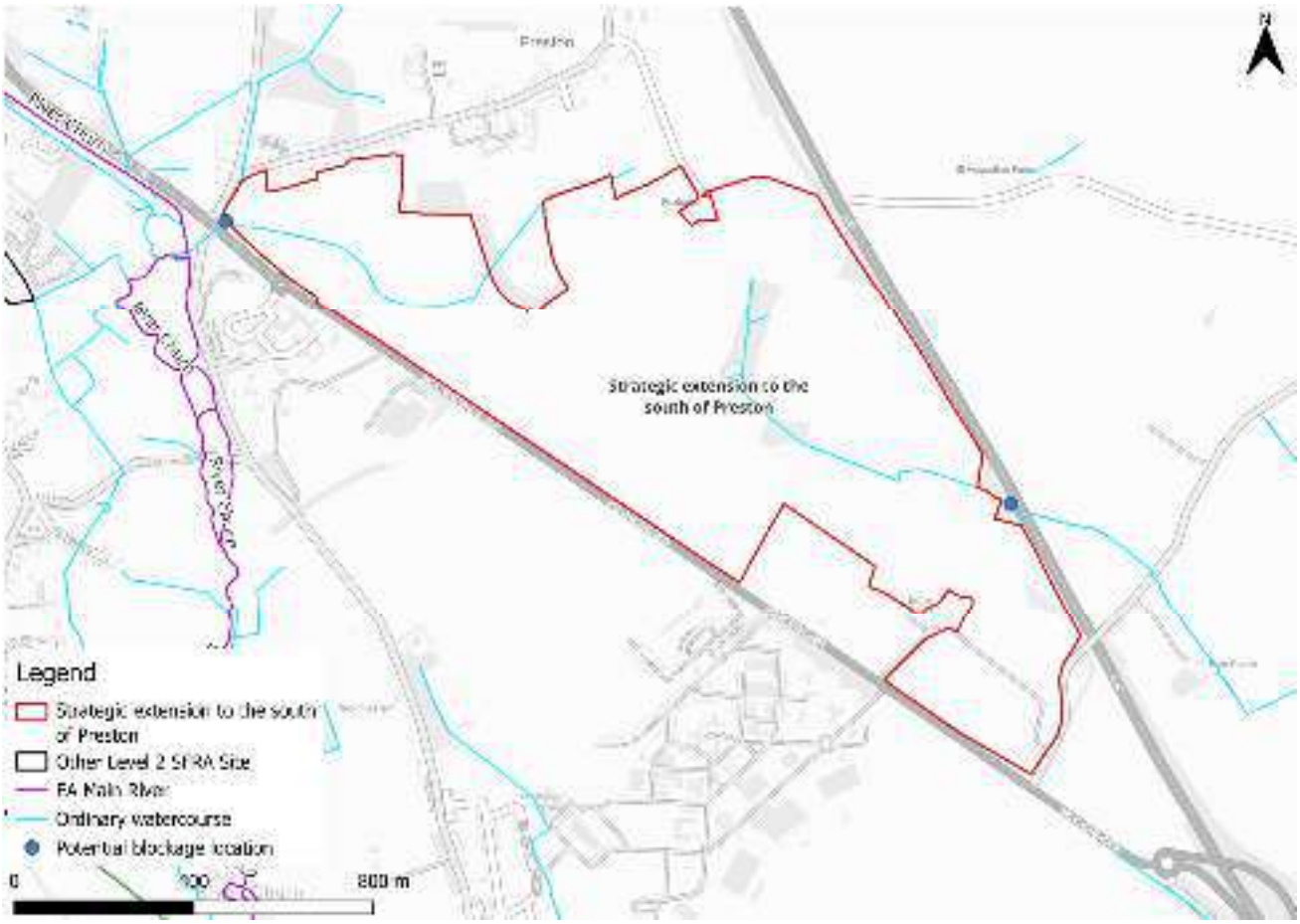


Figure 6-1: Potential blockage location

6.2 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is not required to pass part b) of the exception test, as it is not located within Flood Zone 3a, however it must still be proven that the development can be safe for its lifetime, which is generally considered to be 100 years for residential development.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- It should be possible to develop this site for residential uses given its location within Flood Zone 1 and nominal surface water risk.
- Ideally, no development buffers should be in place along the unnamed ordinary watercourses in the form of blue green corridors, which can provide a flood storage function as well as providing BNG, ecological, amenity, social, and wellbeing benefits.
- Modelling of the unnamed ordinary watercourses onsite should be carried out to robustly define the risk to the site for both present day and with climate change.
- A drainage strategy should inform site layout and design. Greenfield runoff rates or betterment should apply.
- Groundwater conditions must be investigated further through the site-specific FRA. This should be assessed through standpipe monitoring during the period of highest groundwater levels e.g. November to April.
- The FRA should undertake a capacity and condition assessment of the culverts beneath the A419 to the east of the site and Swindon Road to the west.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Site W8C

Final Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0019
Revision	P02
Prepared by	Laura Thompson-Jones BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Joanne Corbett of Cotswold District Council. Laura Thompson-Jones of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Background 1
1.1 Site W8C 1

2 Flood risk from rivers 5
2.1 Existing risk 5
2.2 Impacts from climate change 5
2.3 Historic flood incidents 6
2.4 Flood risk management 6
2.5 Emergency planning 7
2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial 8

3 Flood risk from surface water 9
3.1 Existing risk 9
3.2 Impacts from climate change 12
3.3 Sewer flood risk 15
3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water 15

4 Cumulative impacts assessment and high risk catchments 17
4.1 Level 1 cumulative impacts assessment 17

5 Groundwater, geology and SuDS suitability 18

6 Residual risk 21
6.1 Flood risk from reservoirs 21

7 Overall site assessment 22
7.1 Can part b) of the Exception Test be passed? 22
7.2 Main recommendations and site-specific FRA requirements 22

8 Licencing 23

List of Figures

Figure 1-1: Site location boundary 2

Figure 1-2: Aerial photography 3

Figure 1-3: Topography 4

Figure 2-1: Present day risk 5

Figure 2-2: Working with Natural Processes 7

Figure 2-3: Potential access and escape routes 8

Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 10

Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m) 11

Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard 12

Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 13

Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m) 14

Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy 15

Figure 5-1: JBA 5m Groundwater Emergence Map 18

Figure 5-2: BGS Geology - Bedrock and superficial deposits 20

List of Tables

Table 2-1: Modelled climate change allowances for peak river flows within the Avon Warwickshire Management Catchment 6

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset 9

Table 3-2: Peak rainfall intensity allowances for the Avon Warwickshire Management Catchment 13

Table 5-1: Groundwater Hazard Classification 19

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan Site W8C. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Site W8C

- Location: Land west of Field Close & north of B4632
- Existing site use: Agricultural land
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Residential led mixed use
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 1.1
- Watercourse: Unnamed ordinary watercourse
- Environment Agency (EA) flood model: No detailed model available
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of surface water flood extents, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management

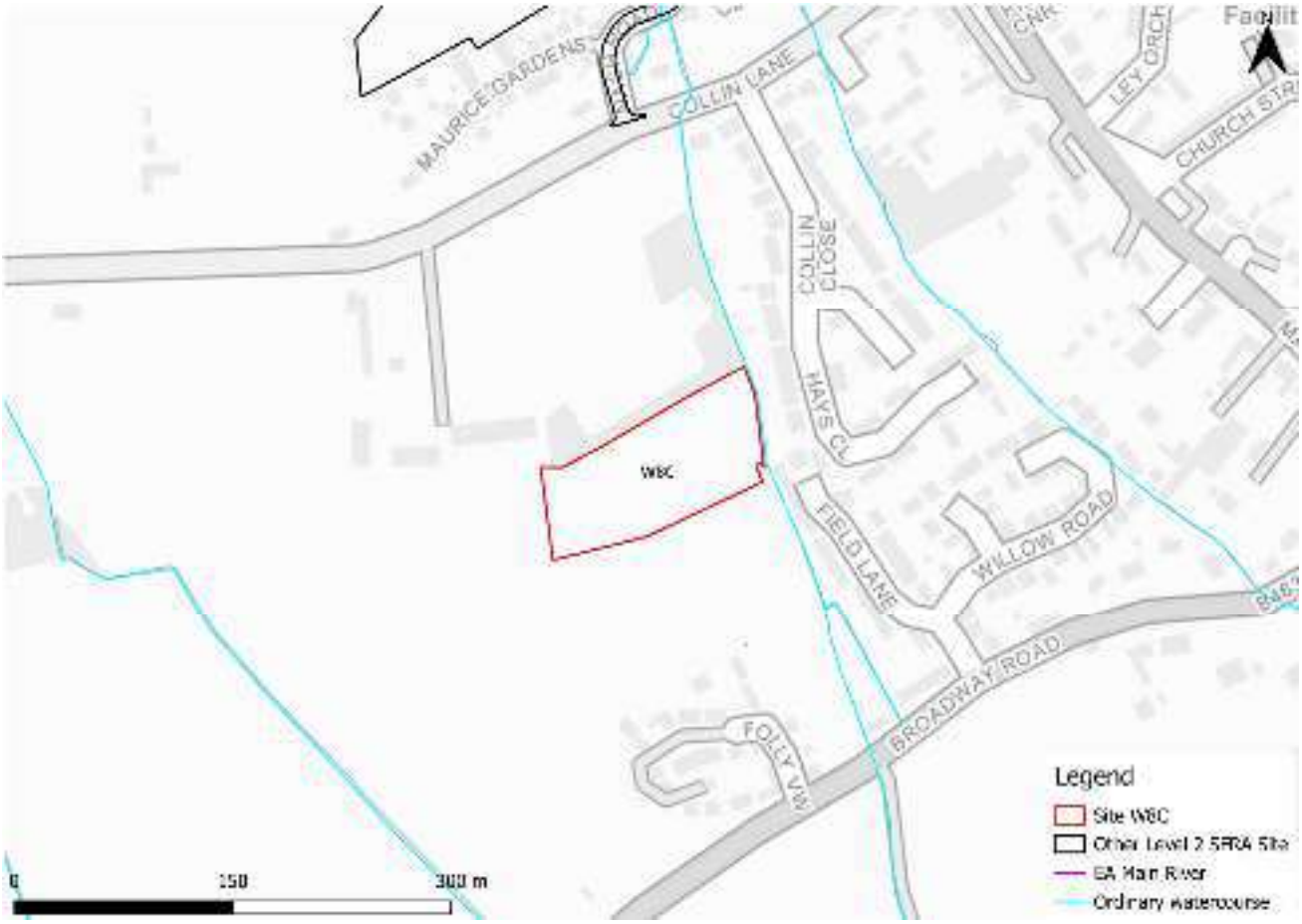


Figure 1-1: Site location boundary



Figure 1-2: Aerial photography

The site is located at a higher elevation than the surrounding areas, with the highest elevation through the centre of the site, sloping towards the River Churn floodplain to the west and the Ampney Brook floodplain to the east (Figure 1-3).

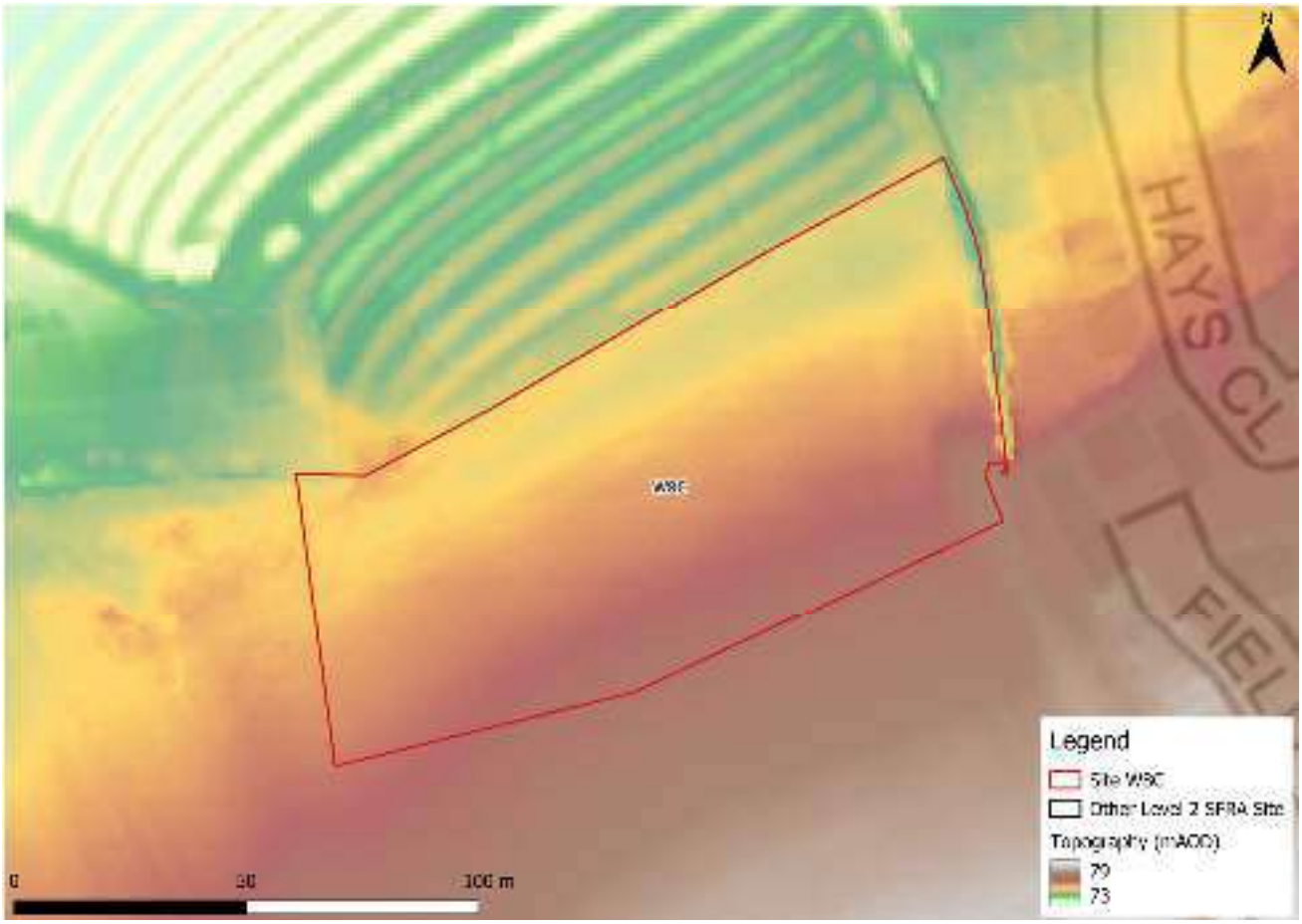


Figure 1-3: Topography

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the site is wholly located within Flood Zone 1 and therefore at low risk of flooding from rivers (Figure 2-1). Please note, the Flood Map for Planning does not consider flood defence infrastructure (Section 2.4).

There is an unnamed, unmodelled ordinary watercourses adjacent to the eastern boundary of the site. The EA's New National Model (NNM) does not cover this watercourse, therefore the potential fluvial risk posed to the site cannot be assessed. This should be considered as part of a site-specific FRA.

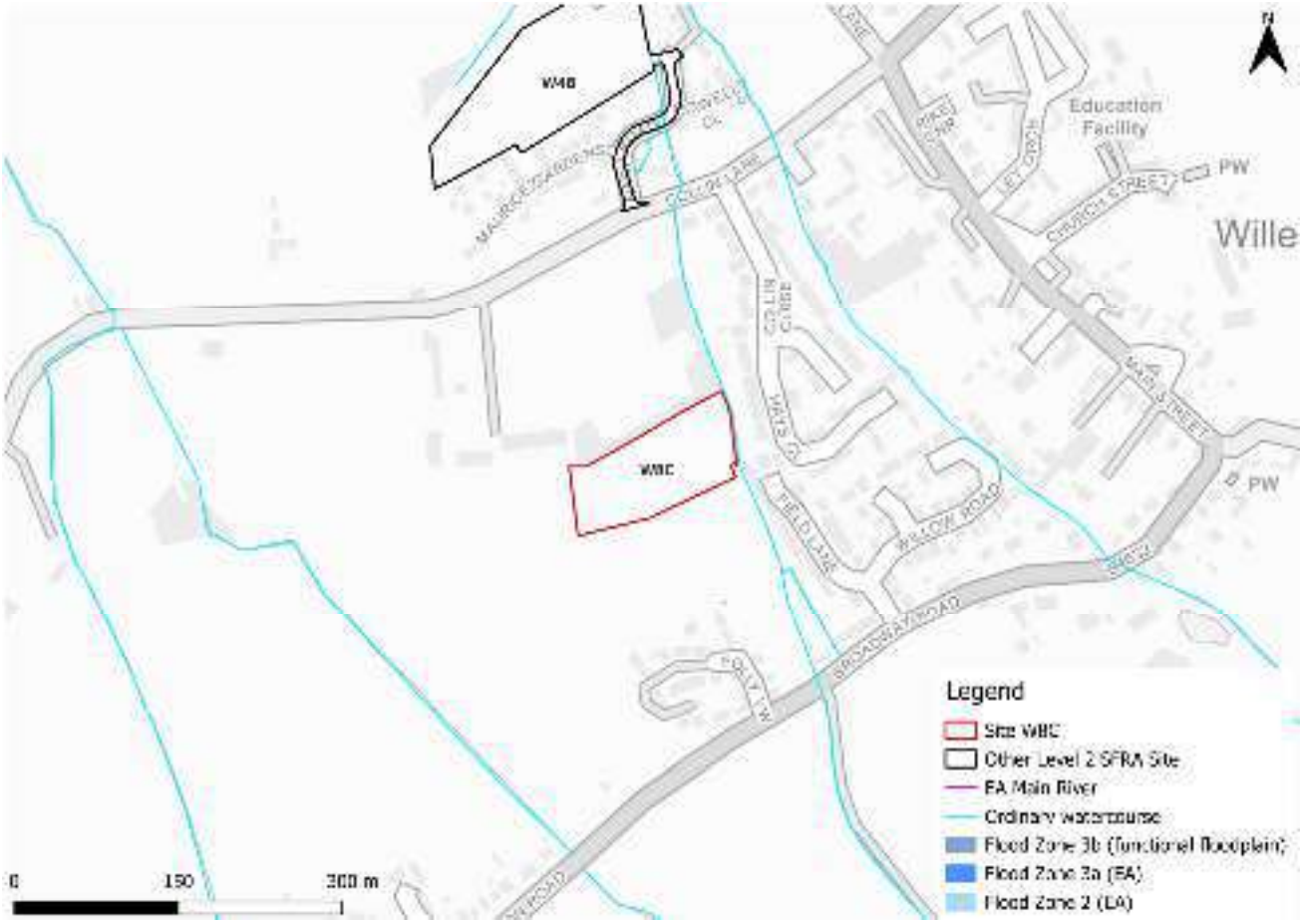


Figure 2-1: Present day risk

2.2 Impacts from climate change

The EA's SFRA guidance states that SFRAs should assess the central allowance for the 2080s epoch for peak river flows. The site is located within the Avon Warwickshire

Management Catchment. The central allowance within this catchment is 21% on peak flows (Table 2-1). There is no local detailed model for the unnamed watercourses through the site, therefore the required event cannot be assessed.

Table 2-1: Modelled climate change allowances for peak river flows within the Avon Warwickshire Management Catchment

Epoch	Central (%)	Higher (%)	Upper (%)
2020s	7	12	22
2050s	8	14	31
2080s	21	32	59

2.2.1 Flood Map for Planning - Flood Zones plus Climate Change

Based on the EA's Flood Map for Planning - Flood Zones plus Climate Change dataset, the site is not shown to be at increased risk of fluvial flooding when considering climate change.

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There have been ten recorded flooding incidents within the Campden & Vale Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Figure 2-2 shows that the site and wider area could benefit from riparian tree planting. Tree planting can help to slow the flow to benefit areas downstream. There are also opportunities for run-off attenuation features where it may be possible to temporarily store water and attenuate flooding during high flows. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

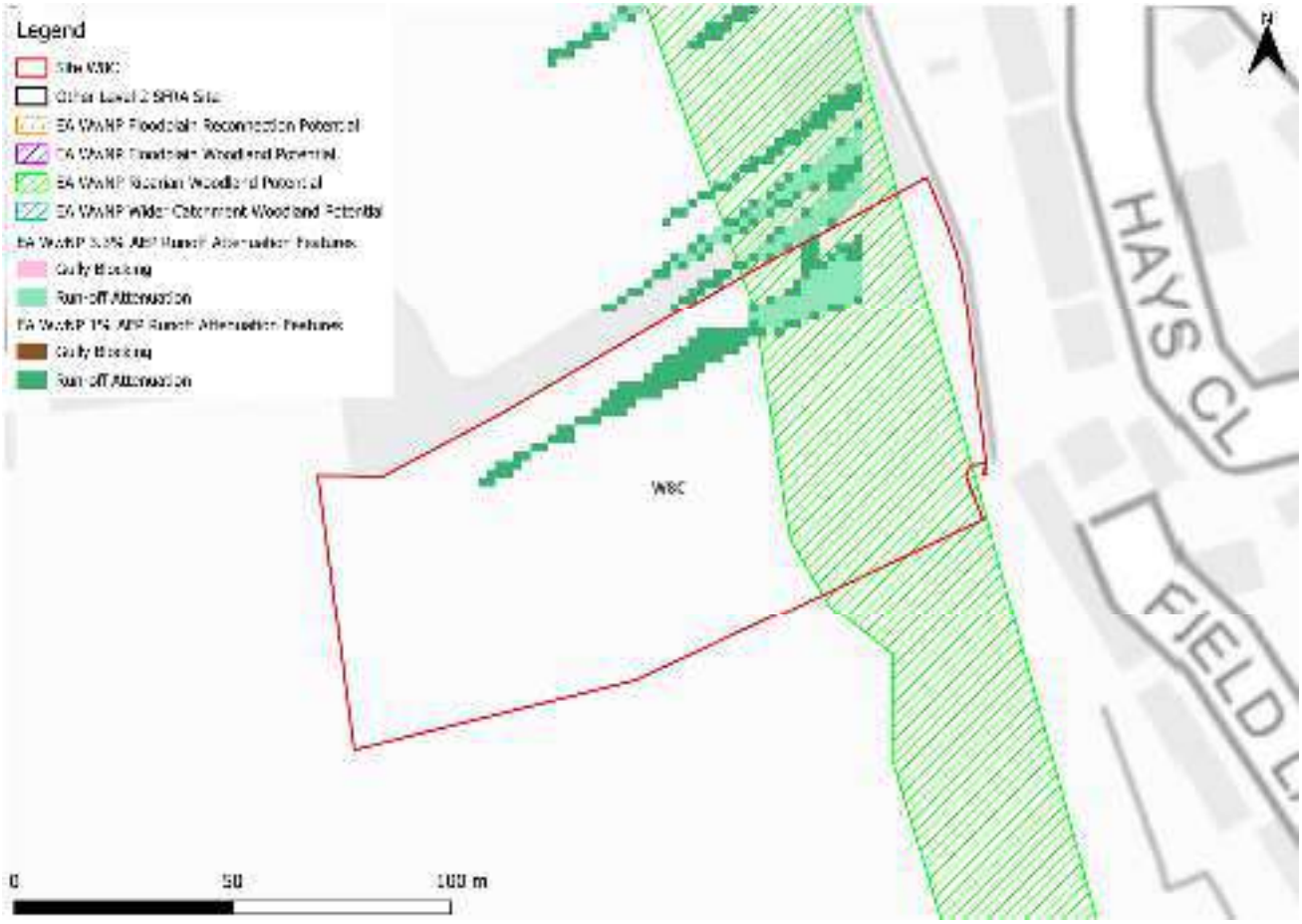


Figure 2-2: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warning and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The site is not located within a FWA.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The site is not located within a FAA.

2.5.2 Access and escape routes

There are no existing access routes to the site. However, based on the Flood Map for Planning, safe access and escape routes would likely be achievable via multiple locations surrounding the site (Figure 2-3).

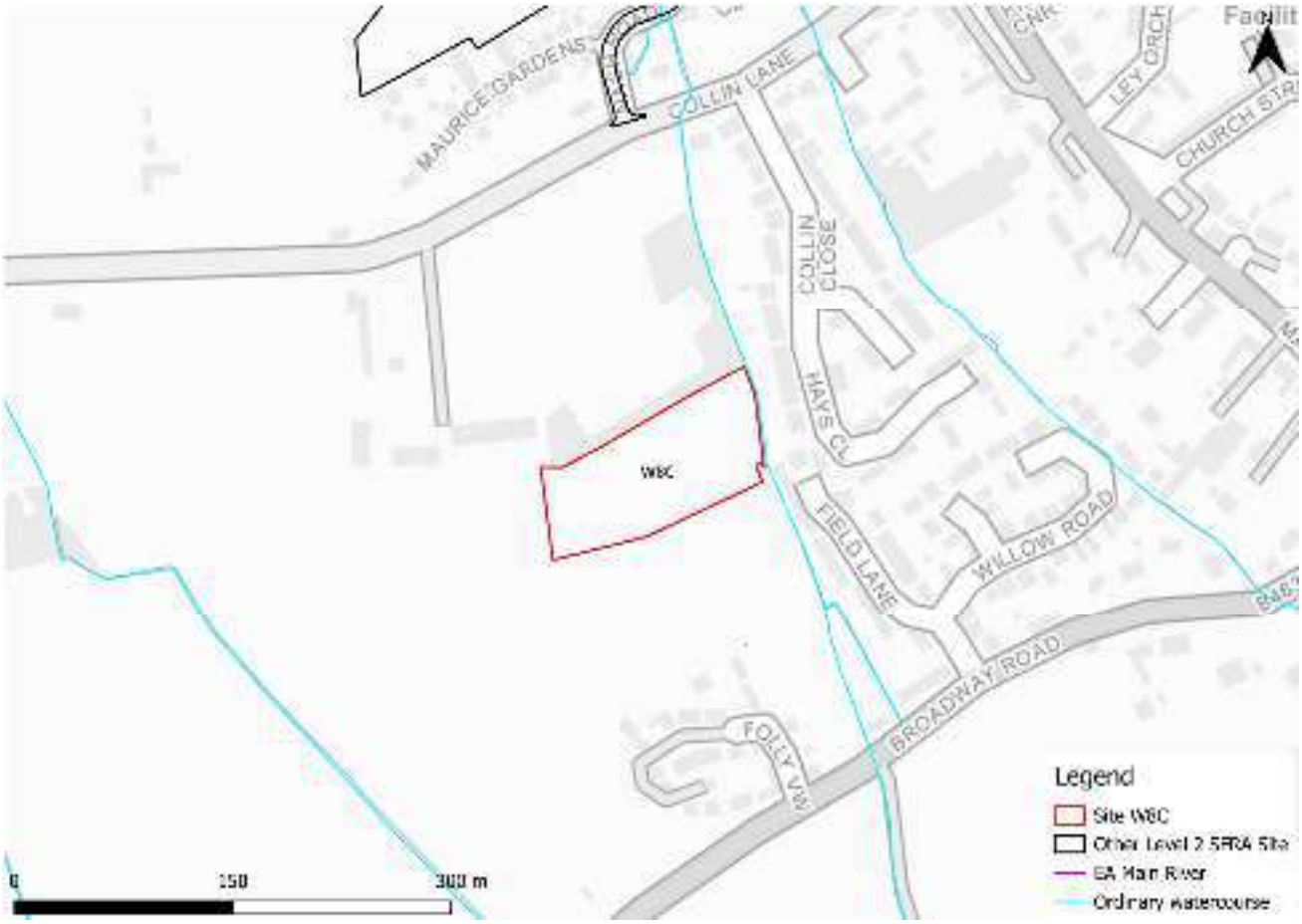


Figure 2-3: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The site is located wholly within Flood Zone 1 and therefore at low risk of flooding from rivers.
  - The site is not shown to be at increased risk from fluvial flooding in the future, based on the EA's Flood Zones plus Climate Change dataset.
  - The potential fluvial risk posed by the unnamed ordinary watercourse to the site cannot be assessed given no modelling is available. This should be considered as part of a site-specific FRA.
- Mitigation:
  - A no development buffer should be in place along the unnamed ordinary watercourse in the form of a blue green corridor, which can provide a flood storage function as well as providing Biodiversity Net Gain (BNG), ecological, amenity, social, and wellbeing benefits.
- Access and escape:
  - Based on current information, safe access and escape routes appear achievable via multiple locations surrounding the site.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Present Day

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extents map (May 2026), surface water risk across the site is generally low, as shown in Table 3-1 and Figure 3-1.

Surface water risk is present across the site as two distinct shallow flow paths, within the north and east of the site. There is also a surface water flow path along the eastern boundary of the site, which is confined to the channel of the unnamed ordinary watercourse.

Greatest surface water flood depths in the 1% AEP event are shallow, at between 0.15 and 0.3 m (Figure 3-2). Safe access and escape routes would ideally need to be made available via the south or west of the site.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
66	17	7	10

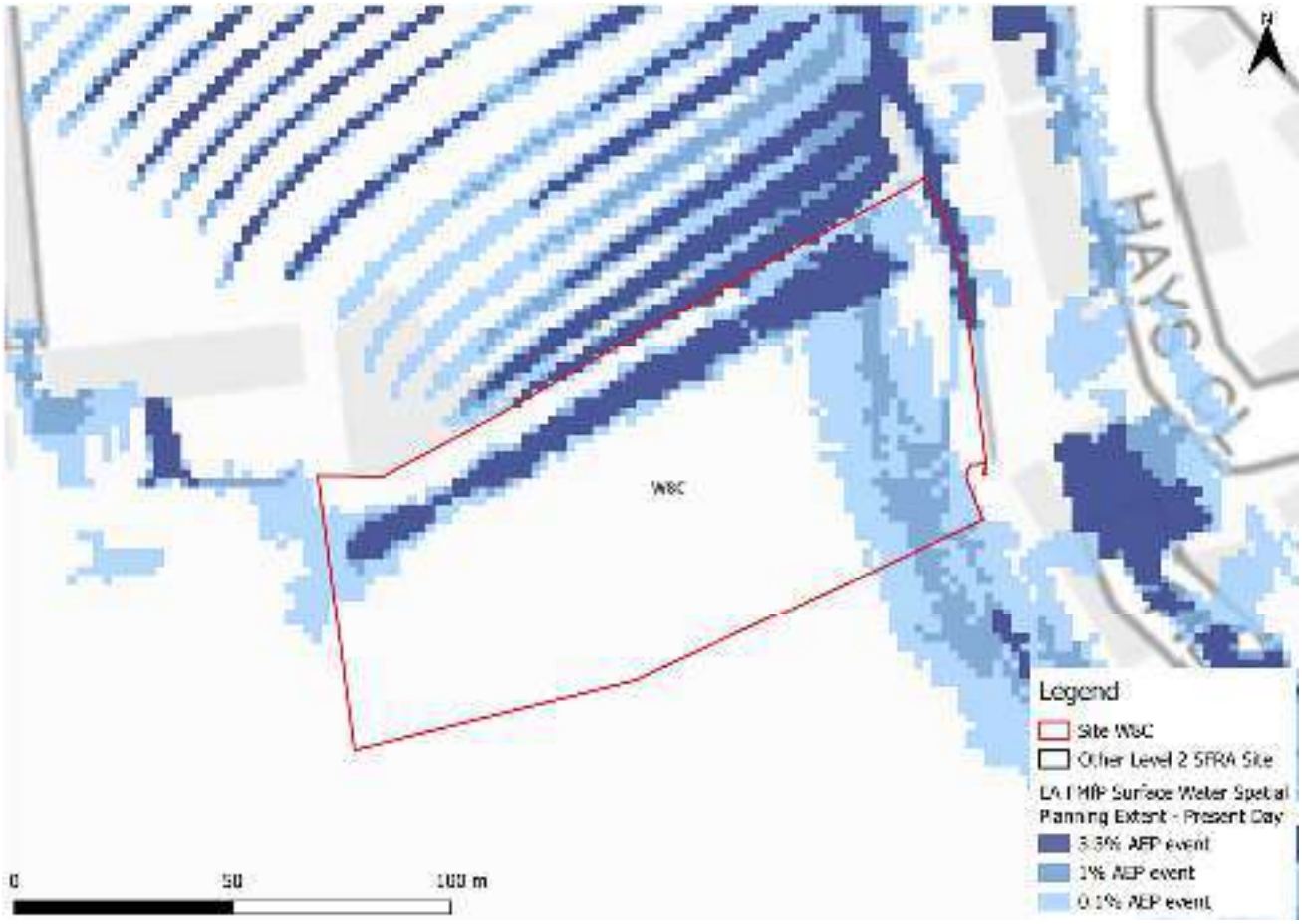


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

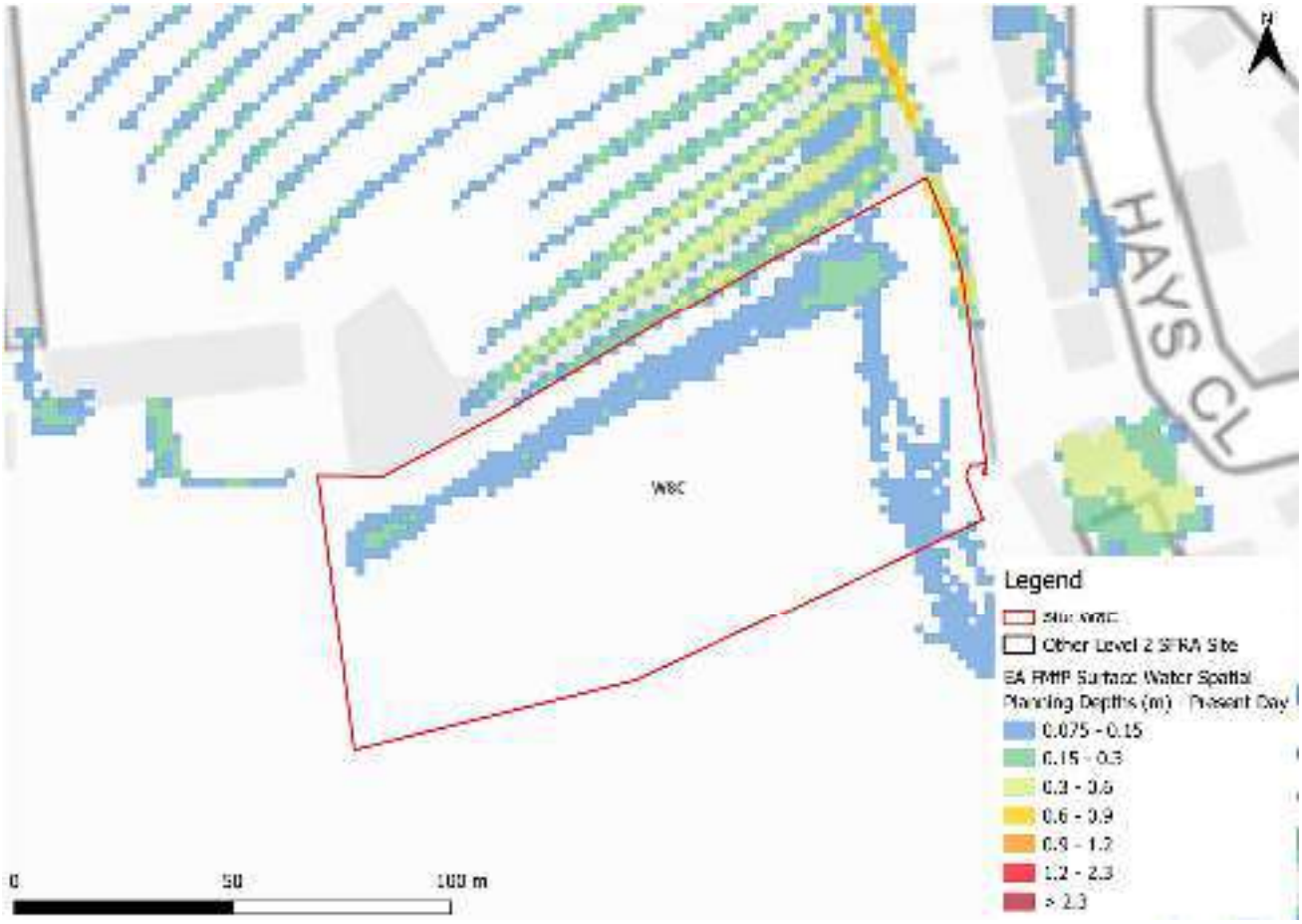


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows flood hazard to be low (Figure 3-3). There are differences between the Flood Map for Planning - Surface Water Spatial Planning map and the third generation RoFSW hazard mapping whereby the RoFSW shows a much larger area to be at risk. Given the differences between the two datasets, the hazard information should be discounted and assessed further at the FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.



Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRA's should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Avon Warwickshire management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-2: Peak rainfall intensity allowances for the Avon Warwickshire Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. Surface water risk is shown to increase in extent across the site when considering climate change, particularly within the 0.1% AEP event. Flood depths, however, are shown to remain shallow at between 0.15 and 0.3 m (Figure 3-5). Safe access and escape routes would likely remain achievable if provided via the south or west of the site.

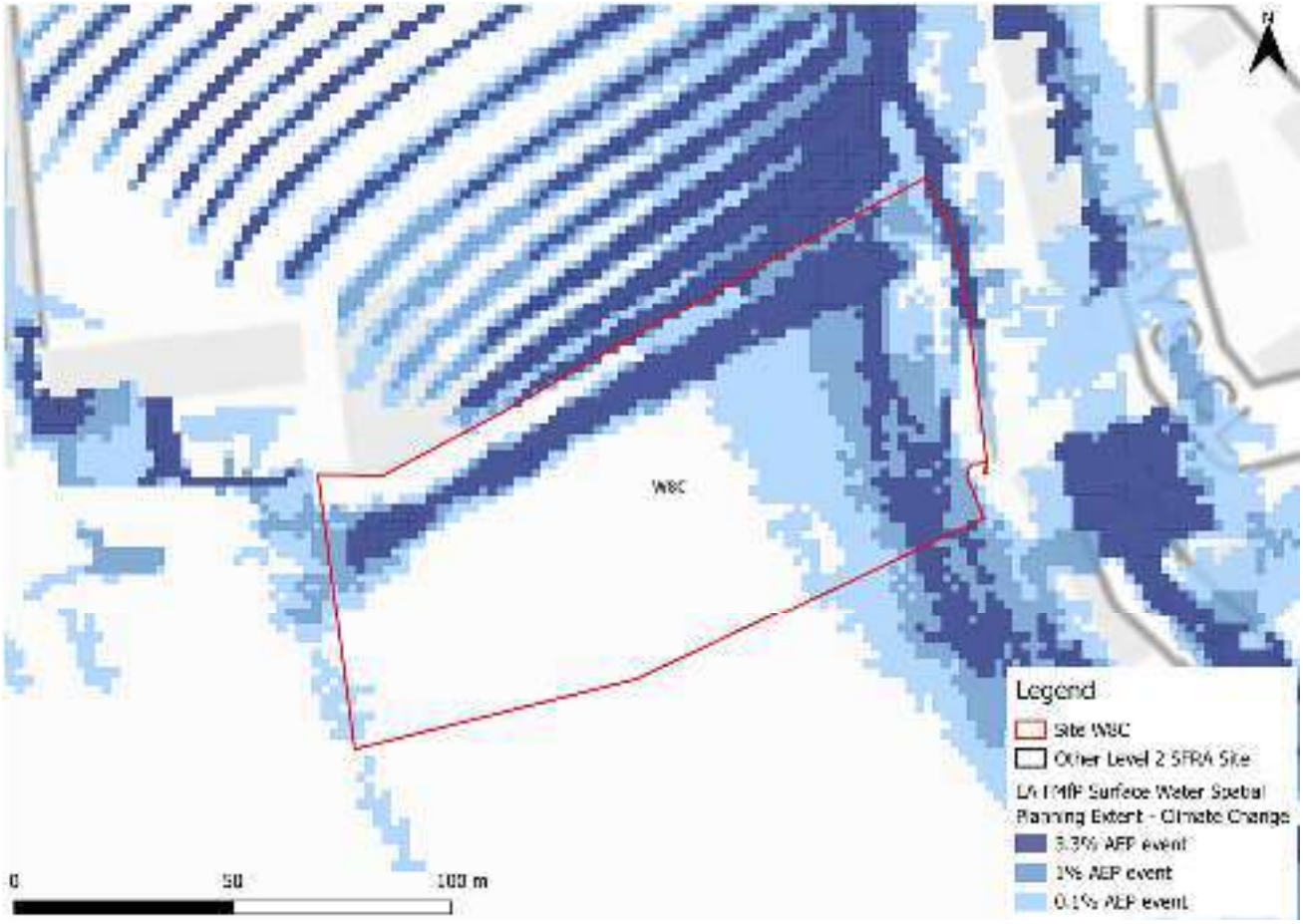


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

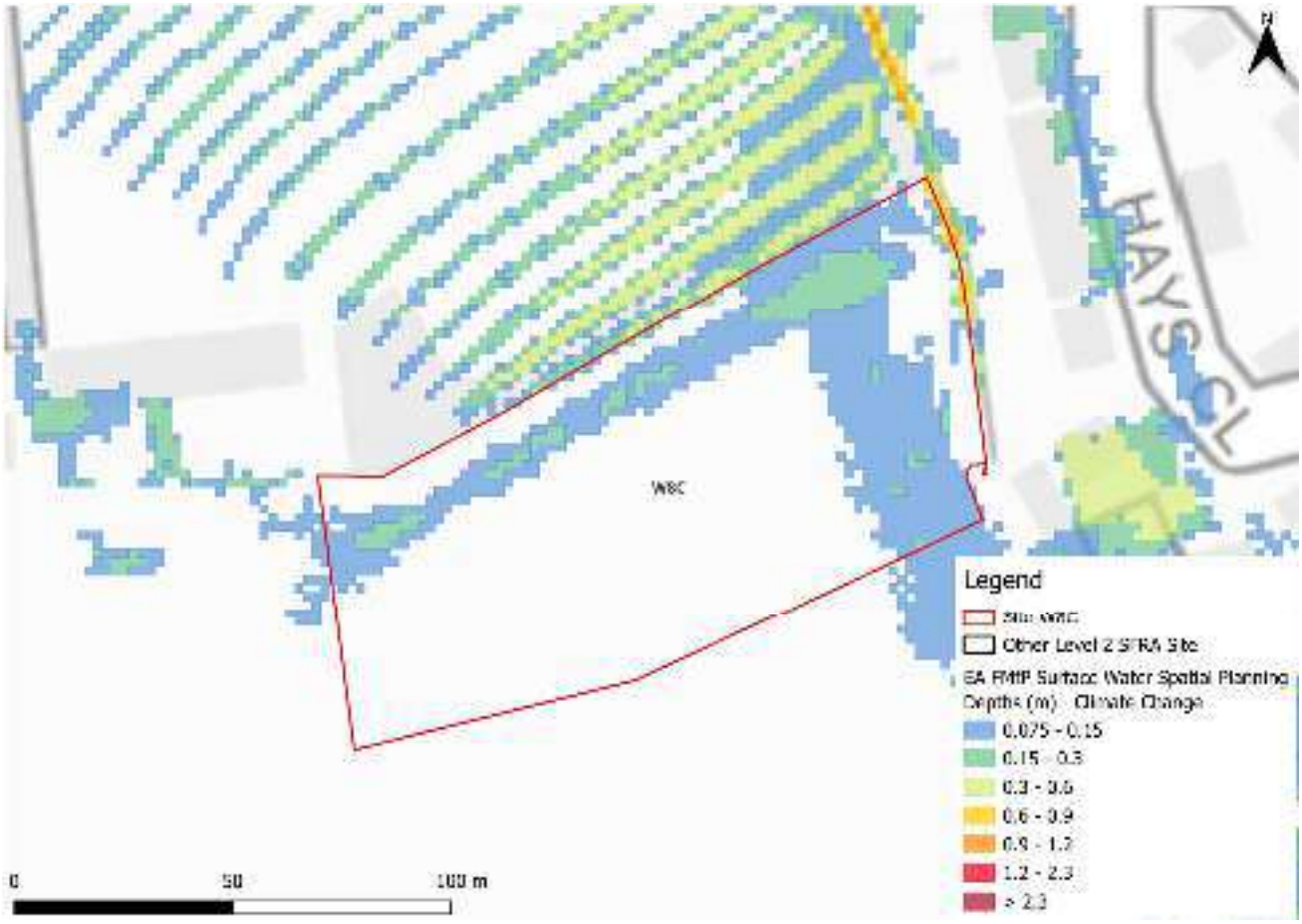


Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning Climate Change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the low risk RoFSW surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards. The impact of climate change on surface water flood hazards should be considered at the site-specific FRA stage.

Using the RoFSW low risk event as a proxy, surface water flood hazard in the medium risk event is categorised as 'moderate' outside of the ordinary watercourse channel along the eastern site boundary (Figure 3-6).

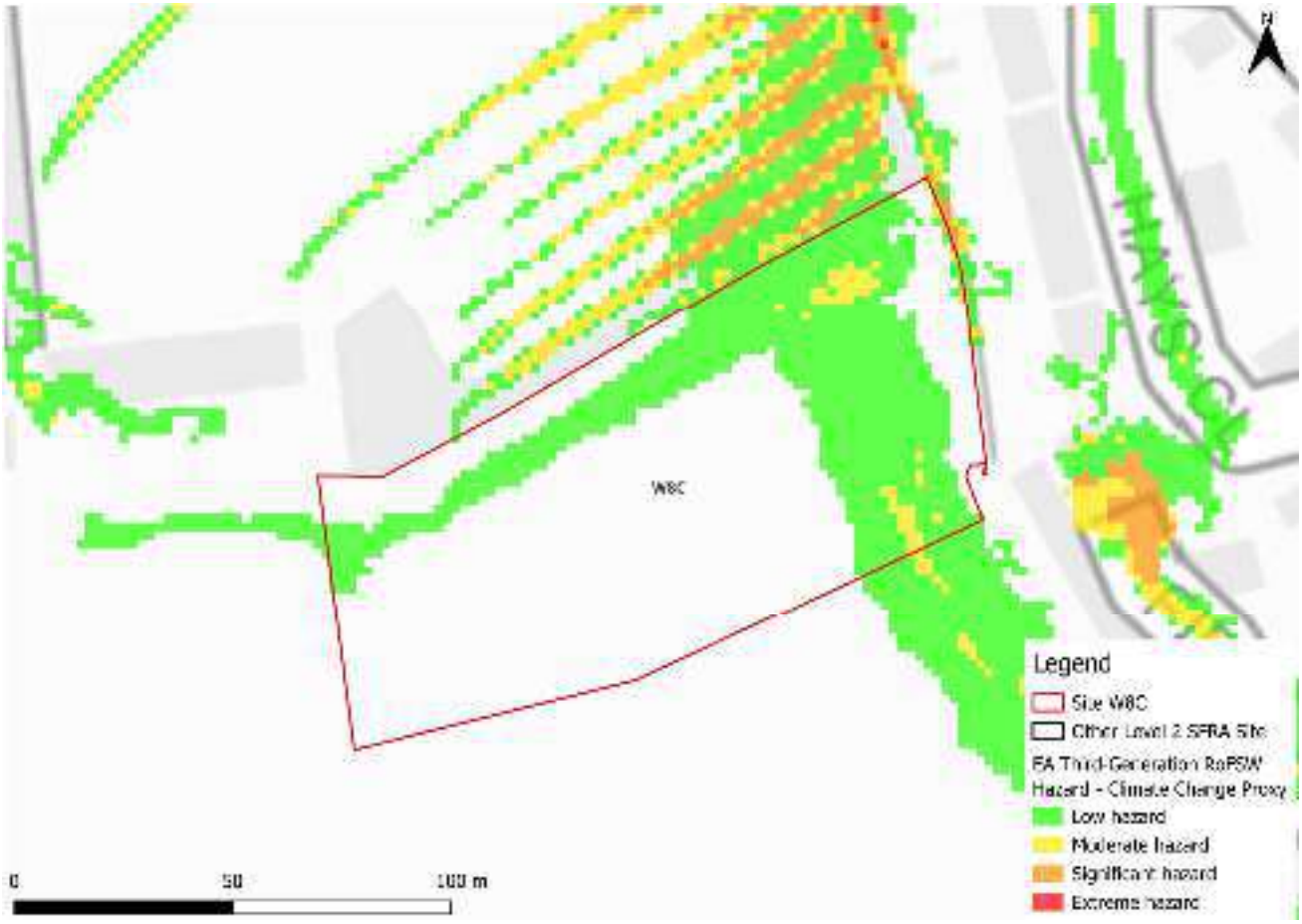


Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There have been 22 recorded sewer flooding incidents within the Campden & Vale Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly low, with 66% of the site being outside of the 0.1% AEP surface water flood extent. Surface water risk is present across the site parcels as two distinct flow paths, within the north and east of the site.
- The surface water flow paths through the site and along the course of the ordinary watercourse should be considered and included in site design and left in place to flood naturally when required.
- Risk to the site is shown to increase in extent within the site when considering the impact of climate change.
- The drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or

betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance.

- Safe access and escape routes would ideally need to be made available via the south or west of the site.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within a high sensitivity catchment, namely Bretforton Bk - source to conf Broadway-Badsey Bk. Planning considerations for sites at high sensitivity to the cumulative impacts of development can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications.

The entire site is located within an area where there is no risk of groundwater emergence.



Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is mudstone, siltstone, limestone and sandstone (Figure 5-2). Mudstone and siltstone generally have a low permeability and low level of porosity, reducing infiltration rates. There is no record of superficial deposits in the area.

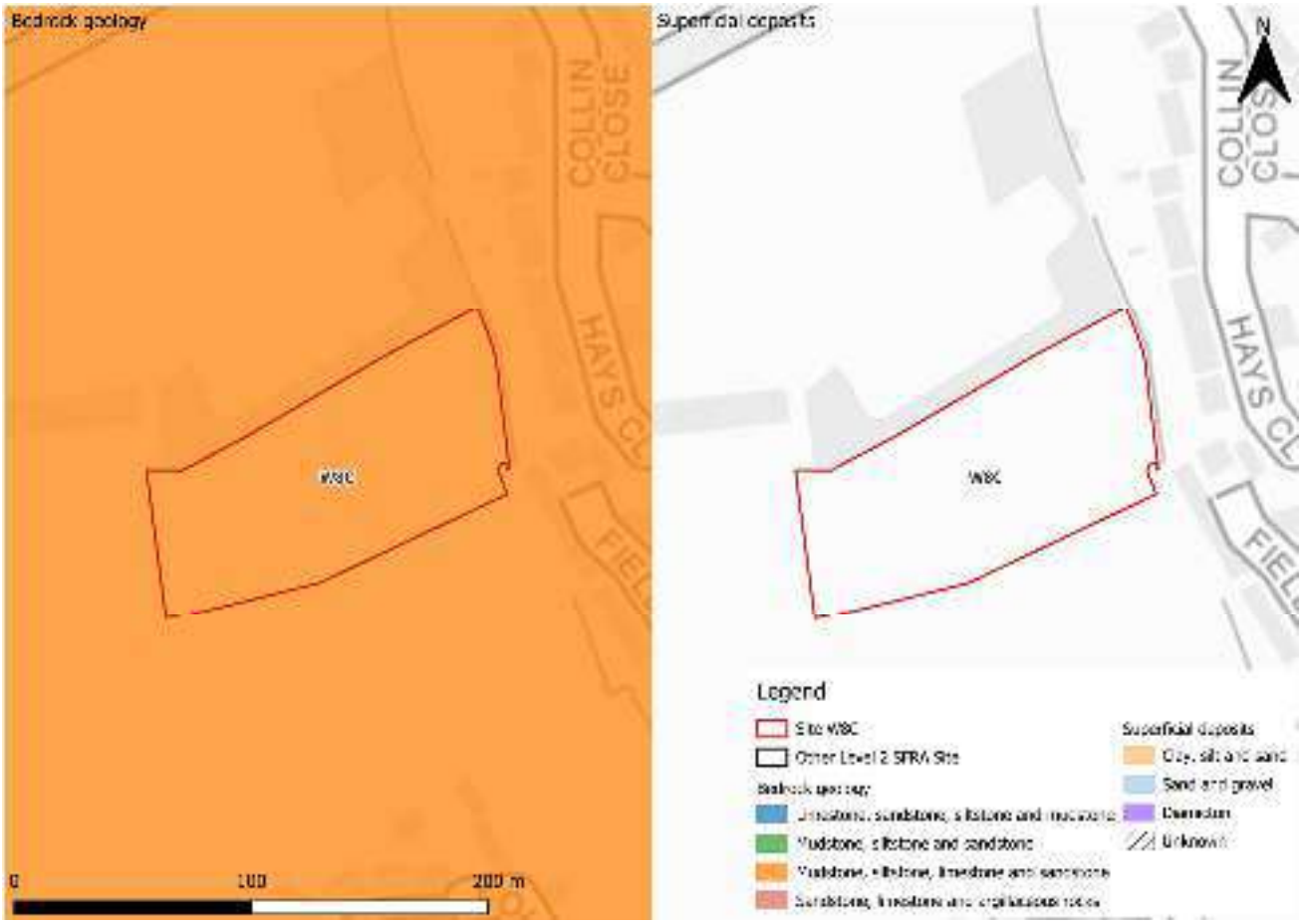


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There is no potential residual risk to the site.

6.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is not required to pass part b) of the Exception Test, as it is not located within Flood Zone 3a, however it must still be proven that the development can be safe for its lifetime, which is generally considered to be 100 years for residential development and 75 years for non-residential development.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- It should be possible to develop this site for mixed use given its location within Flood Zone 1 and surface water risk confined to two distinct shallow flow paths through the site.
- Ideally, a no development buffer should be in place along the unnamed ordinary watercourse in the form of a blue green corridor, which can provide a flood storage function as well as providing BNG, ecological, amenity, social, and wellbeing benefits.
- Modelling of the unnamed ordinary watercourse adjacent to the site must be carried out to robustly define the risk to the site for both present day and with climate change.
- A drainage strategy must be in place to manage surface water flood risk and runoff rates.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

New settlement to the south of Driffield

Final Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0020
Revision	P02
Prepared by	Rosie Holmes BSc MSc Assistant Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Joanne Corbett of Cotswold District Council. Rosie Holmes of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Background 1
1.1 New settlement to the south of Driffield 1

2 Flood risk from rivers 5
2.1 Existing risk 5
2.2 Impacts from climate change 6
2.3 Historic flood incidents 7
2.4 Flood risk management 7
2.5 Emergency planning 8
2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial 9

3 Flood risk from surface water 11
3.1 Existing risk 11
3.2 Impacts from climate change 14
3.3 Sewer flood risk 17
3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water 17

4 Cumulative impacts assessment and high risk catchments 19
4.1 Level 1 cumulative impacts assessment 19

5 Groundwater, geology and SuDS suitability 20

6 Residual risk 23
6.1 Flood risk from reservoirs 23

7 Overall site assessment 24
7.1 Can part b) of the Exception Test be passed? 24
7.2 Main recommendations and site-specific FRA requirements 24

8 Licencing 25

List of Figures

Figure 1-1: Site location boundary 2
Figure 1-2: Aerial photography 3
Figure 1-3: Topography 4
Figure 2-1: Present day risk 6
Figure 2-2: EA Flood Zones plus Climate Change 7
Figure 2-2: Working with Natural Processes 8
Figure 2-3: Potential access and escape routes 9
Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 12
Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m) 13
Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard 14
Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 15
Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m) 16
Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy 17
Figure 5-1: JBA 5m Groundwater Emergence Map 20
Figure 5-2: BGS Geology - Bedrock and superficial deposits 22

List of Tables

Table 2-1: Present day flood risk based on percentage area of site at risk 5
Table 2-2: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment 6
Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset 11
Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment 15
Table 5-1: Groundwater Hazard Classification 21

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for the new settlement to the south of Driffield. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 New settlement to the south of Driffield

- Location: Driffield
- Existing site use: Agricultural land
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Mixed use
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 198.8
- Watercourse: Unnamed ordinary watercourses
- Environment Agency (EA) flood model: No detailed model available
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of surface water flood extents, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management

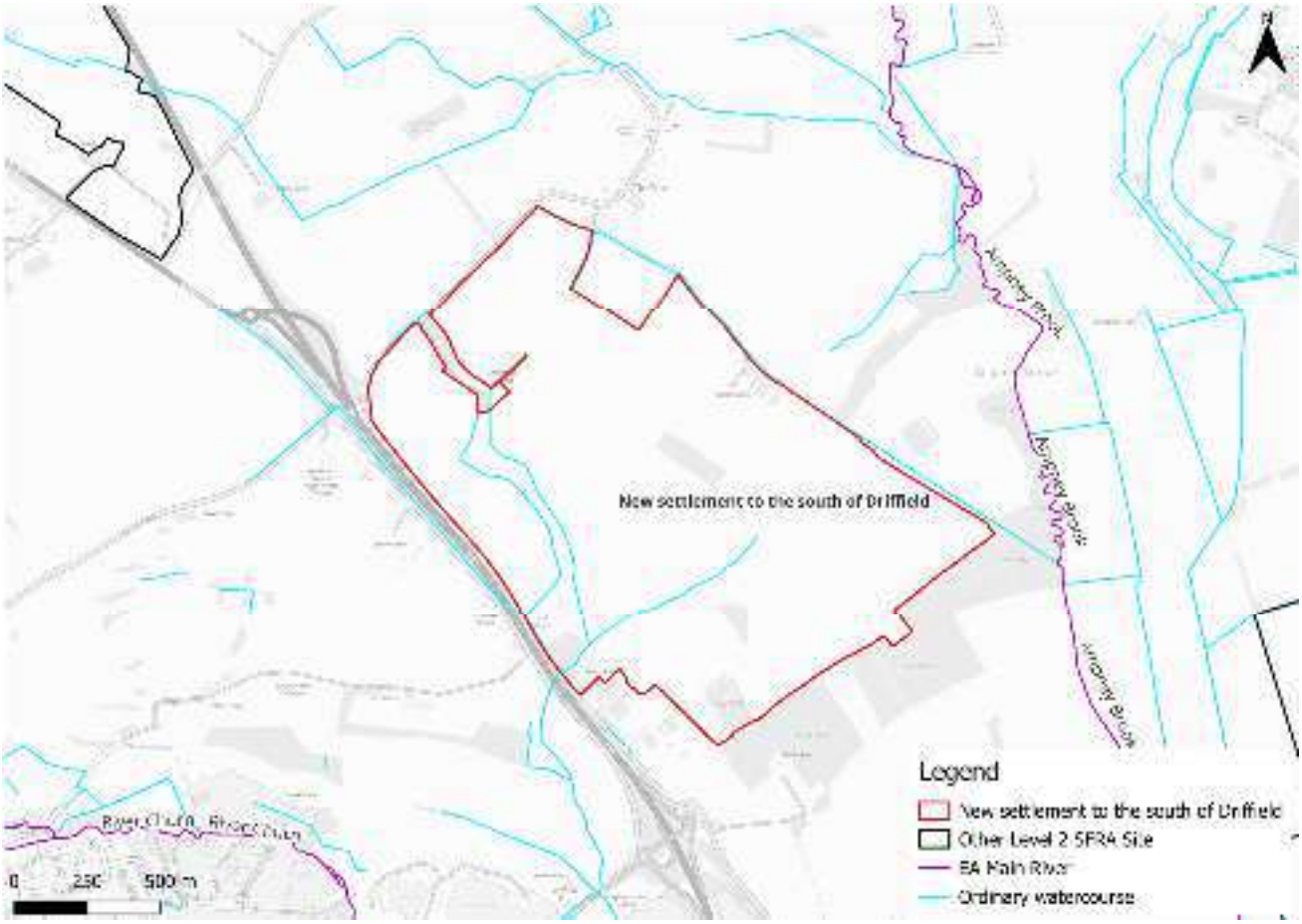


Figure 1-1: Site location boundary

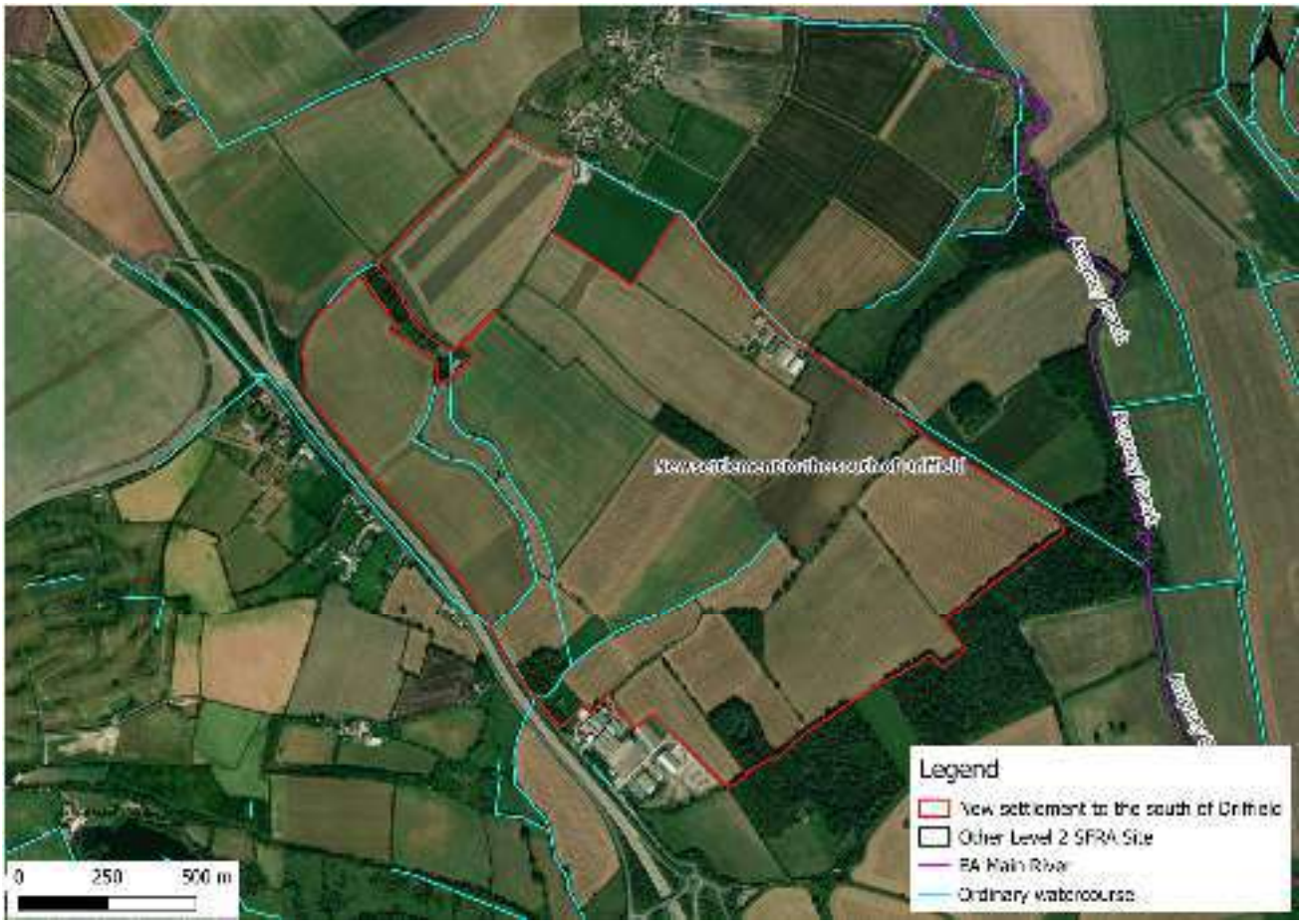


Figure 1-2: Aerial photography

The site is located at a lower elevation than the surrounding areas, with the highest elevation through the north and southeast boundaries of the site. The lowest elevation is at the centre and southwest of the site, sloping towards the River Churn floodplain to the southwest and the Ampney Brook floodplain to the east (Figure 1-3).

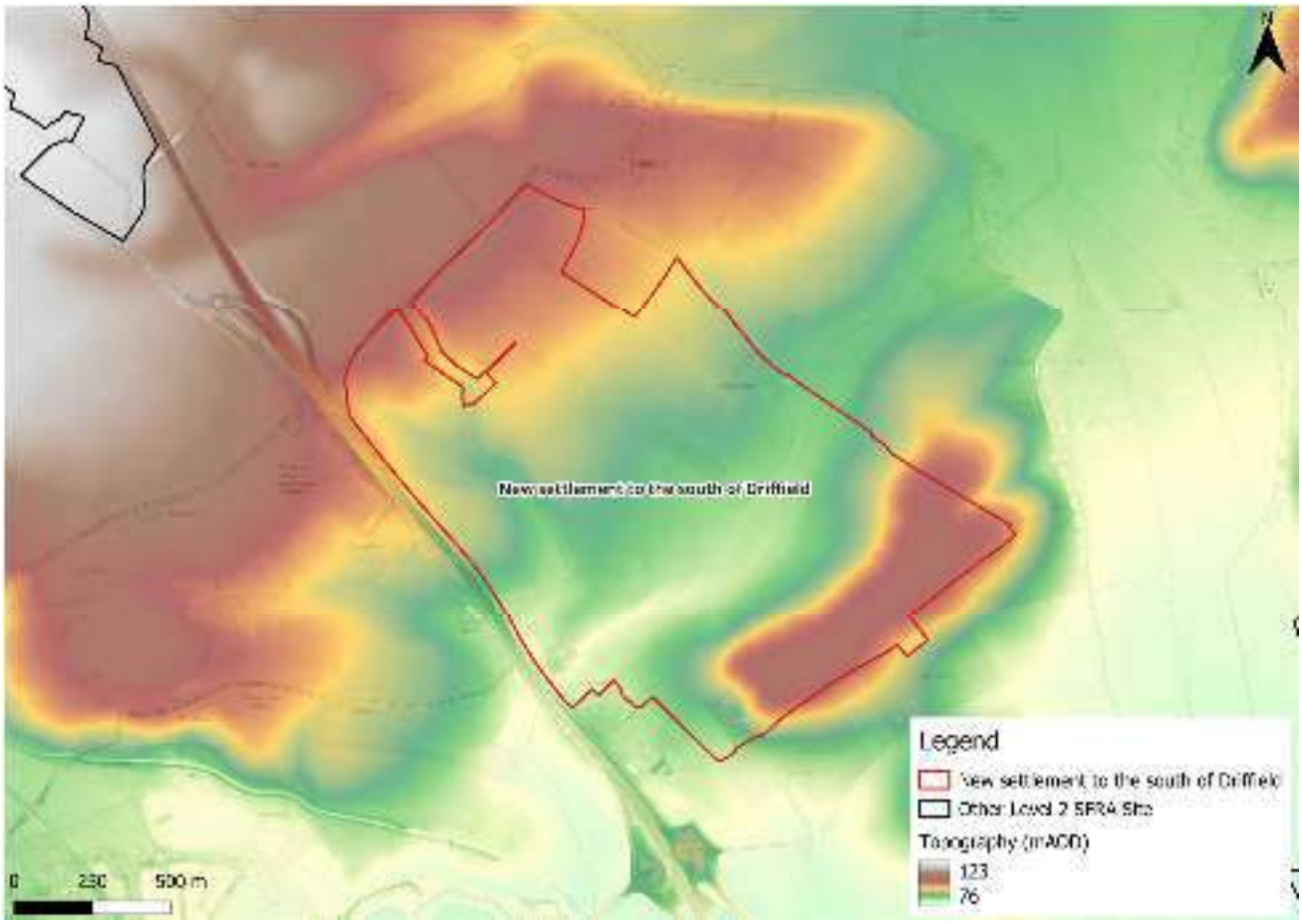


Figure 1-3: Topography

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the percentage areas of the site within each flood zone are stated in Table 2-1. The site is mainly located within Flood Zone 1 and therefore at low risk of flooding from rivers (Figure 2-1). The Flood Map for Planning does not consider flood defence infrastructure (Section 2.4).

The site is partially within the functional floodplain and Flood Zones 3a and 2 due to risk from an unnamed ordinary watercourse. There is no detailed model available for the ordinary watercourse meaning the flood zones here are based on the EA's New National Model (NNM) dataset. Flood depths and hazards therefore are not available for interrogation. The functional floodplain in this location is also based on the NNM dataset 'Rivers and Sea 3.3% defended flood risk extents - present day'. There should be no development within the functional floodplain. There are several other ordinary watercourses on the site that are not modelled, therefore, the potential fluvial risk posed to the site cannot be assessed. Risk should be assessed at the site-specific FRA stage.

Table 2-1: Present day flood risk based on percentage area of site at risk

Flood Zone 1 (% area)	Flood Zone 2 (% area)	Flood Zone 3a (% area)	Flood Zone 3b (% area)
97	1	1	1

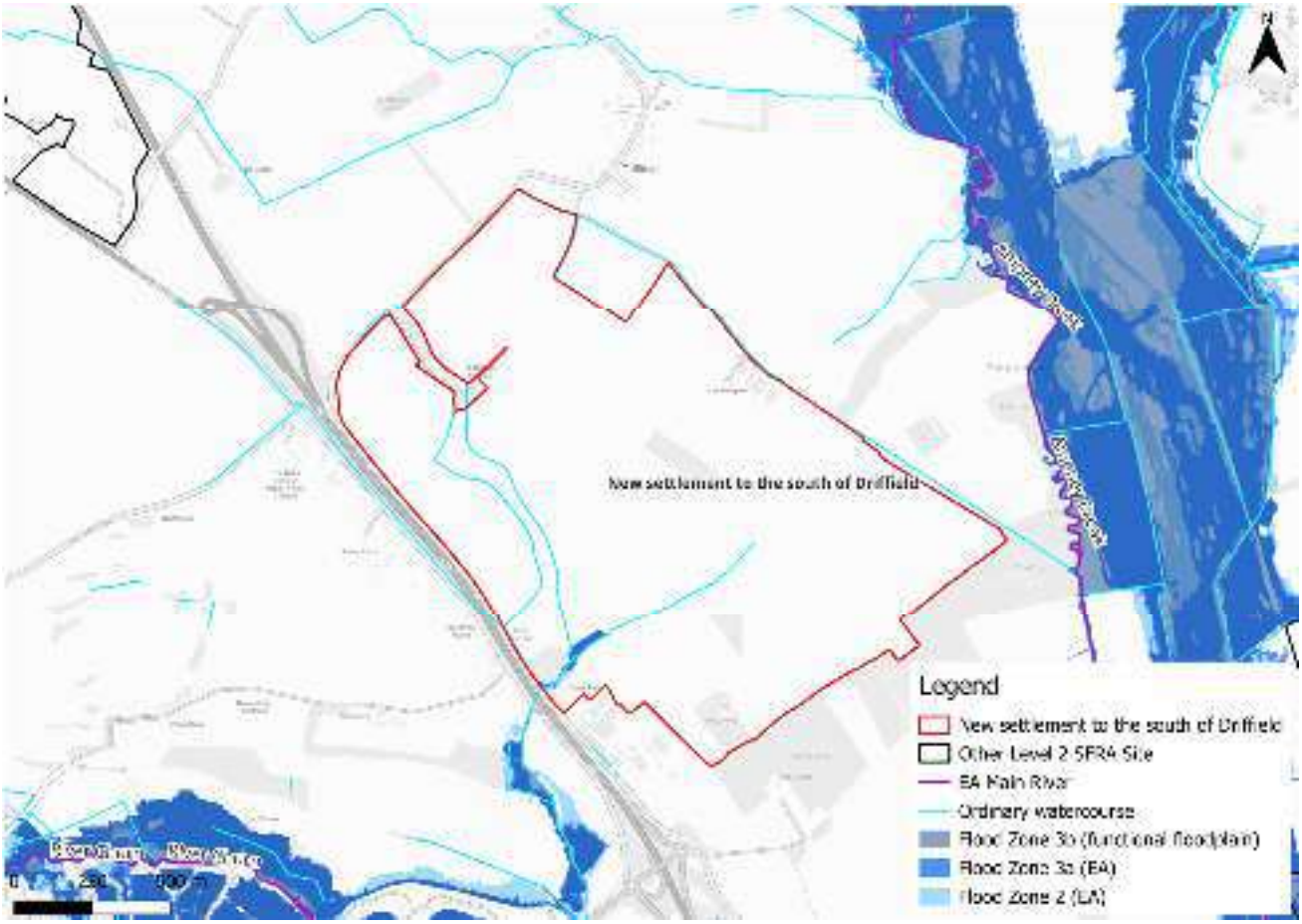


Figure 2-1: Present day risk

2.2 Impacts from climate change

The EA's SFRA guidance states that SFRAs should assess the central allowance for the 2080s epoch for peak river flows. The site is located within the Gloucestershire and the Vale Management Catchment. The central allowance within this catchment is 26% on peak flows (Table 2-2). There is no local detailed model for the ordinary watercourses through the site, therefore the required event cannot be assessed.

Table 2-2: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment

Epoch	Central (%)	Higher (%)	Upper (%)
2020s	11	17	33
2050s	11	19	43
2080s	26	41	84

2.2.1 Flood Map for Planning - Flood Zones plus Climate Change

Figure 2-2 shows the Flood Map for Planning - Flood Zones plus Climate Change dataset which includes the central allowance for the 2080s epoch. This represents the impact of climate change on Flood Zone 3a and Flood Zone 2 combined. This shows a slight increase in risk compared to present day though nothing significant.

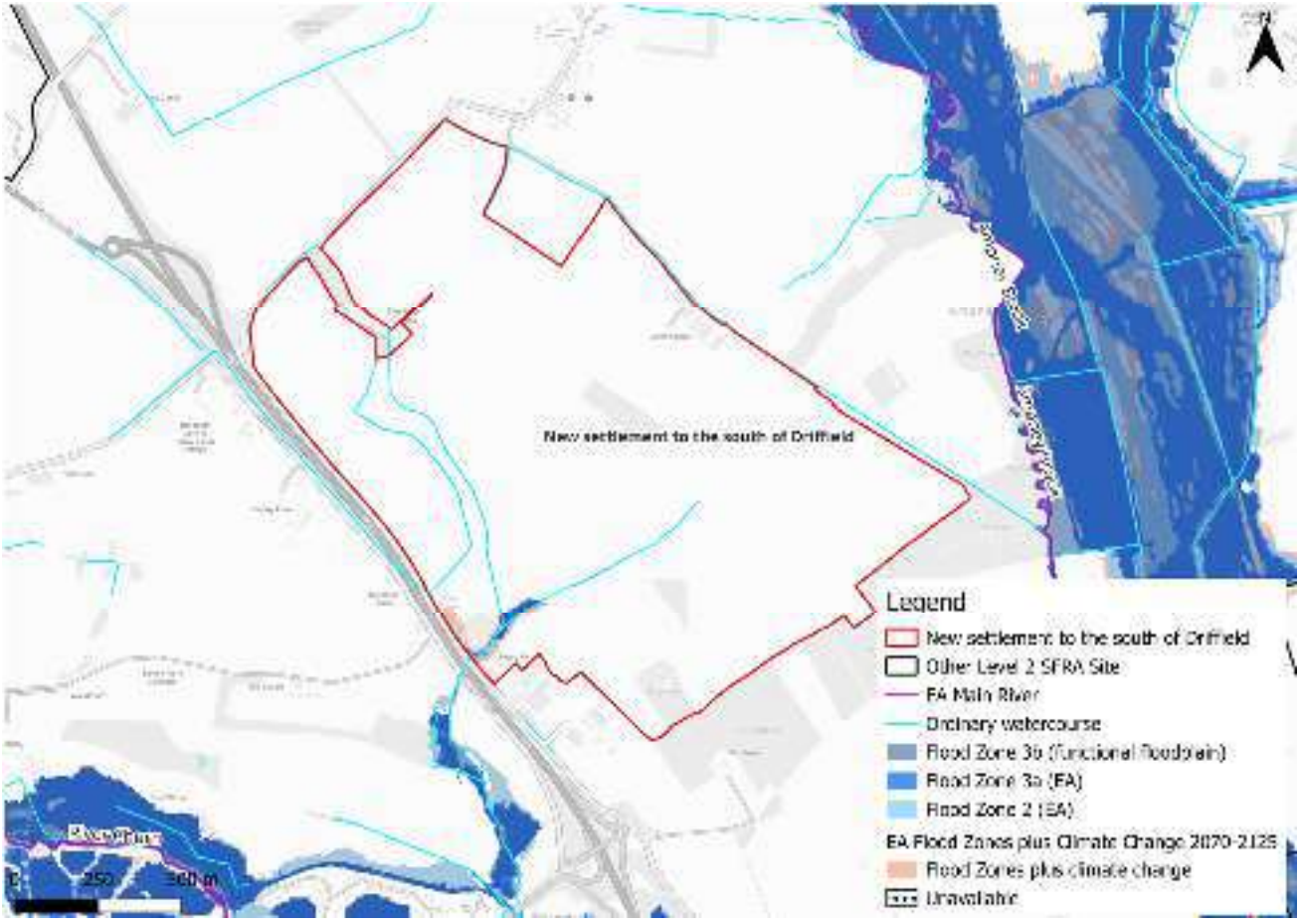


Figure 2-2: EA Flood Zones plus Climate Change

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There have been six recorded flooding incidents within the Siddington & Cerney Rural Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Figure 2-3 shows that the ordinary watercourses onsite and wider area could benefit from riparian tree planting. Tree planting can help to slow the flow to benefit areas downstream. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

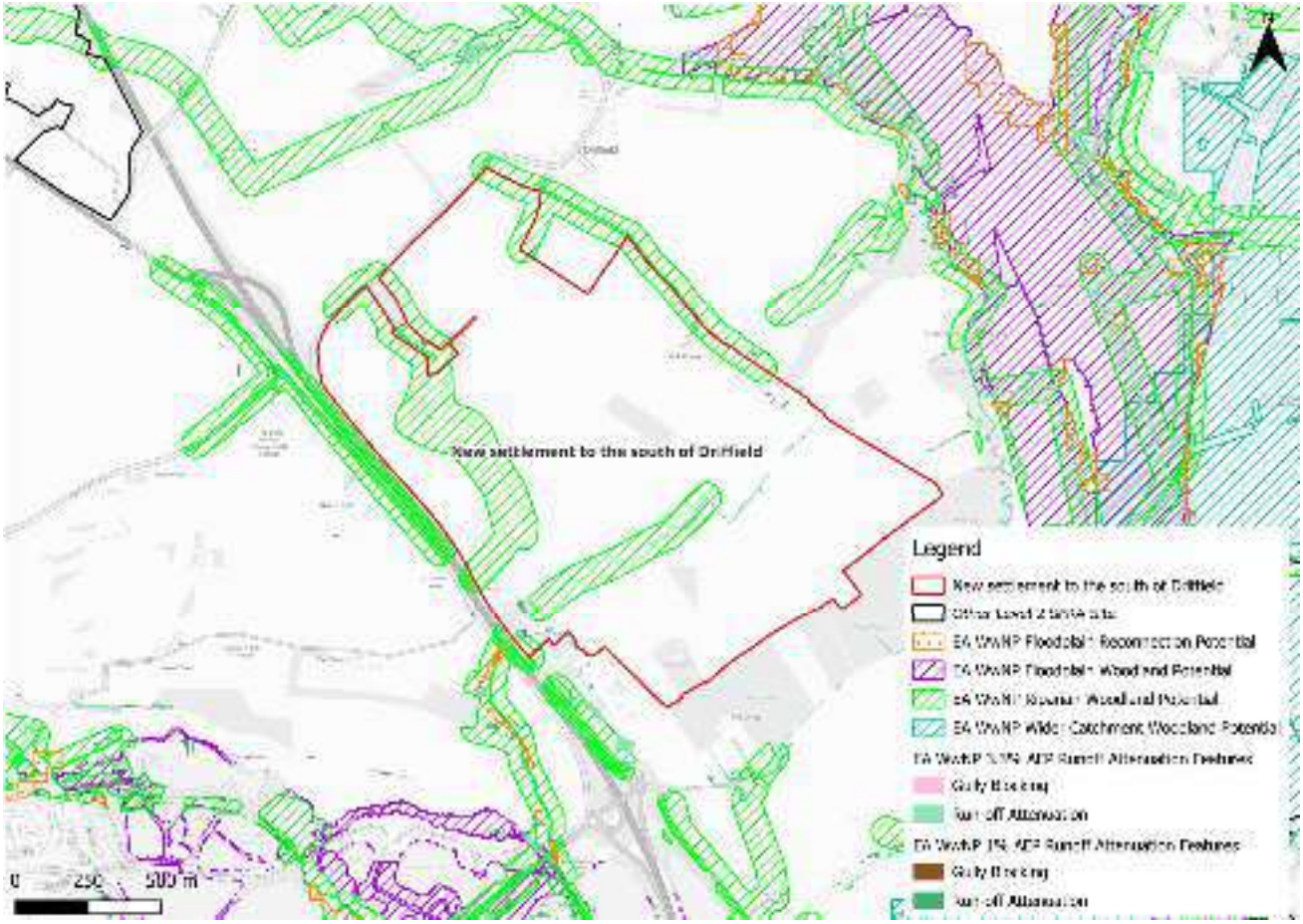


Figure 2-3: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warning and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The site is not located within a FWA.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The site is not located within a FAA.

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes could likely be achieved during a flood event via multiple locations surrounding the site (Figure 2-4).

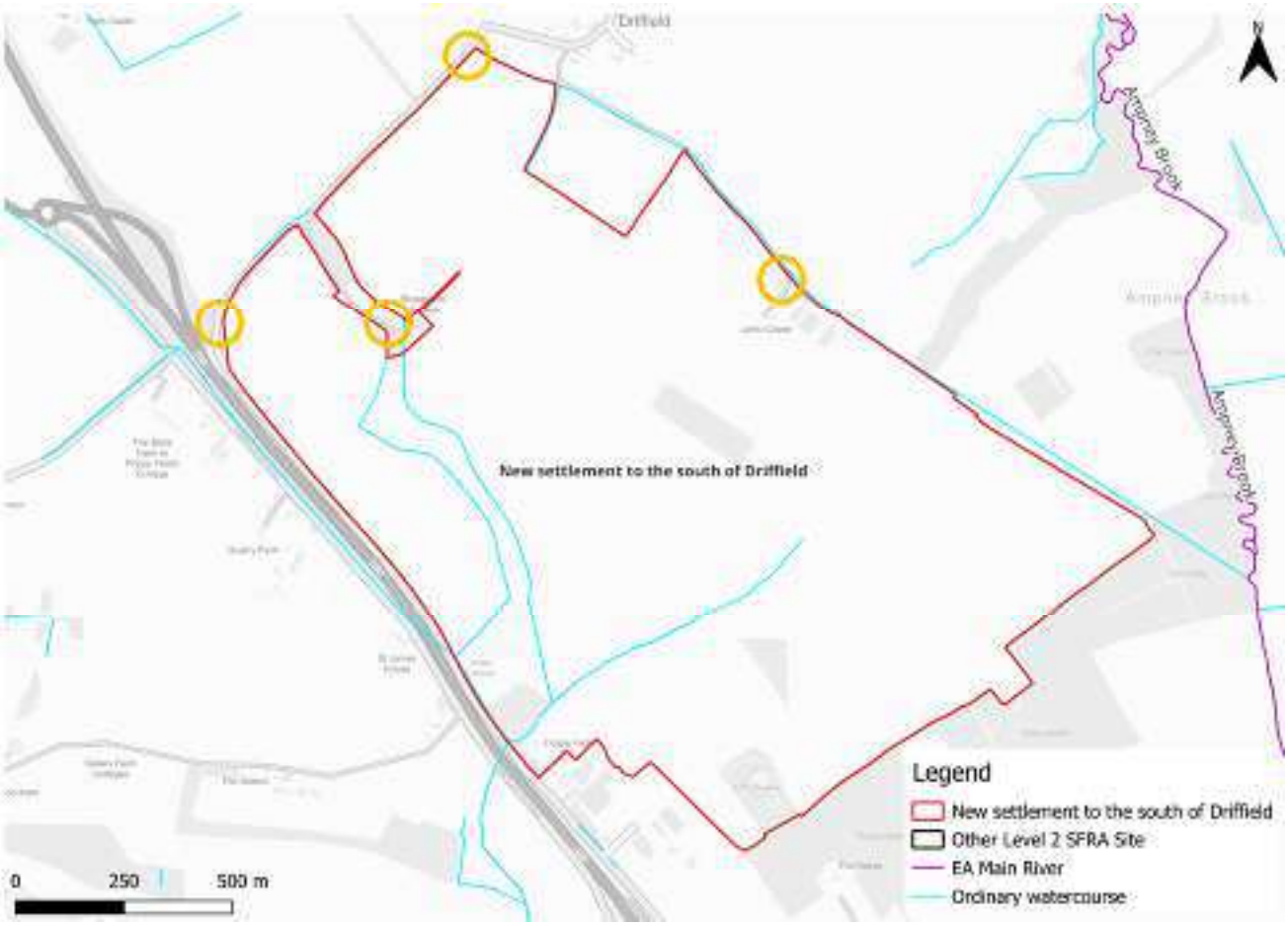


Figure 2-4: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The site is located mostly within Flood Zone 1 and therefore at low risk of flooding from rivers.
  - The risk from ordinary watercourse in the south of the site is based on the EA's NNM and not detailed modelling which is considered to be the most up to date information on fluvial risk to the site and surrounding area. However, the NNM does not contain depth or hazard information, therefore risk cannot be robustly defined at this stage.
  - The potential fluvial risk posed by the unnamed ordinary watercourses to the site cannot be assessed given no modelling is available. This should be considered as part of a site-specific FRA.
- Mitigation:

- No development buffers should be in place along the ordinary watercourses in the form of blue green corridors, which can provide a flood storage function as well as providing Biodiversity Net Gain (BNG), ecological, amenity, social, and wellbeing benefits. This is reflected in the WwNP mapping showing potential for riparian tree planting along each watercourse.

- Access and escape:
  - Based on current information, safe access and escape routes appear achievable via multiple locations surrounding the site.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Present Day

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extents map (May 2026), surface water risk across the site is nominal, as shown in Table 3-1 and Figure 3-1. Surface water risk is present across the site as areas of scattered ponding in topographic low spots. There is a surface water flow path within the centre of the site, which is confined to the channel of the unnamed ordinary watercourse.

Greatest surface water flood depths in the 1% AEP event are between 0.9 and 1.2 m (Figure 3-2). Safe access and escape routes are achievable via multiple locations surrounding the site.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
95	2	1	2

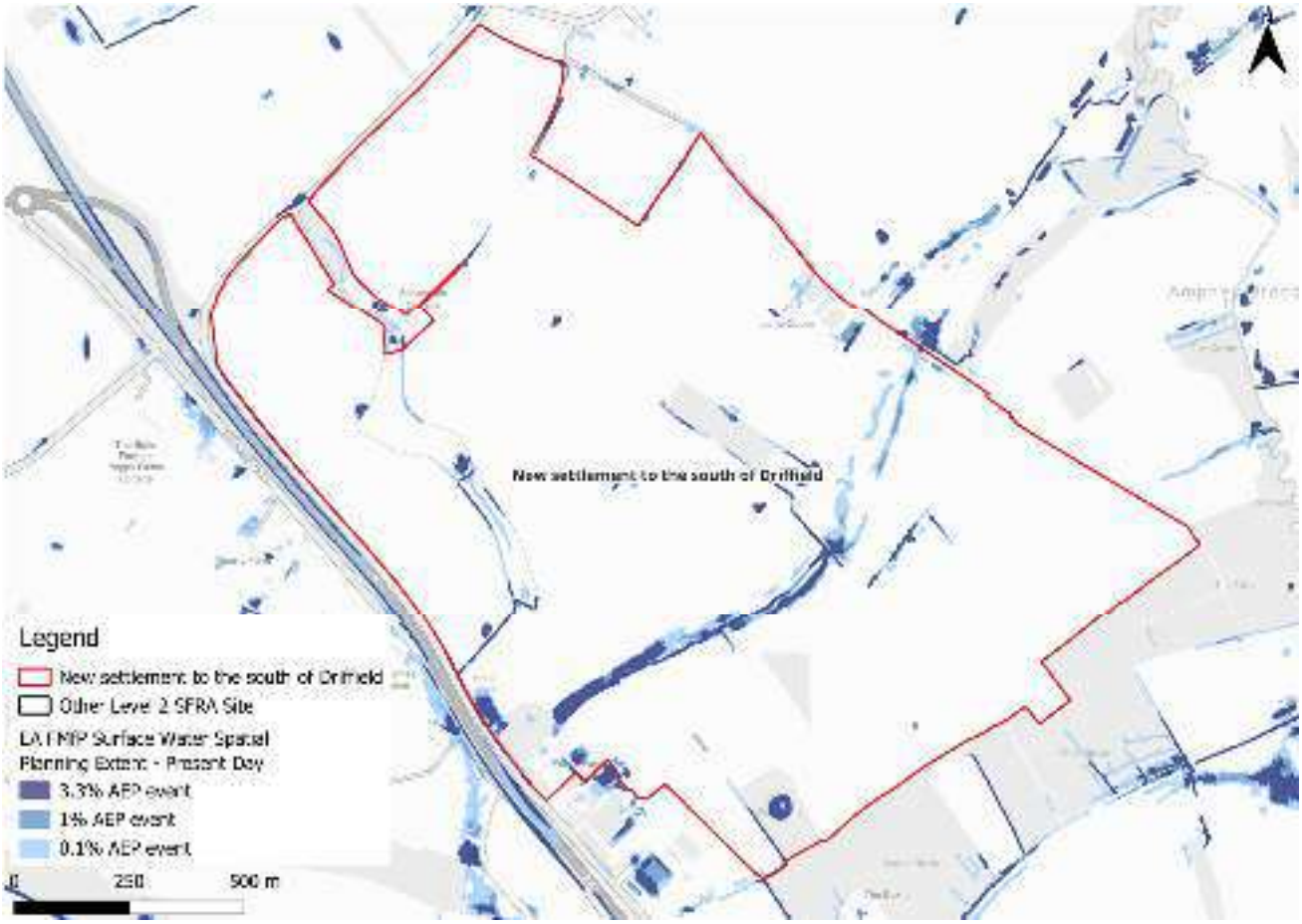


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

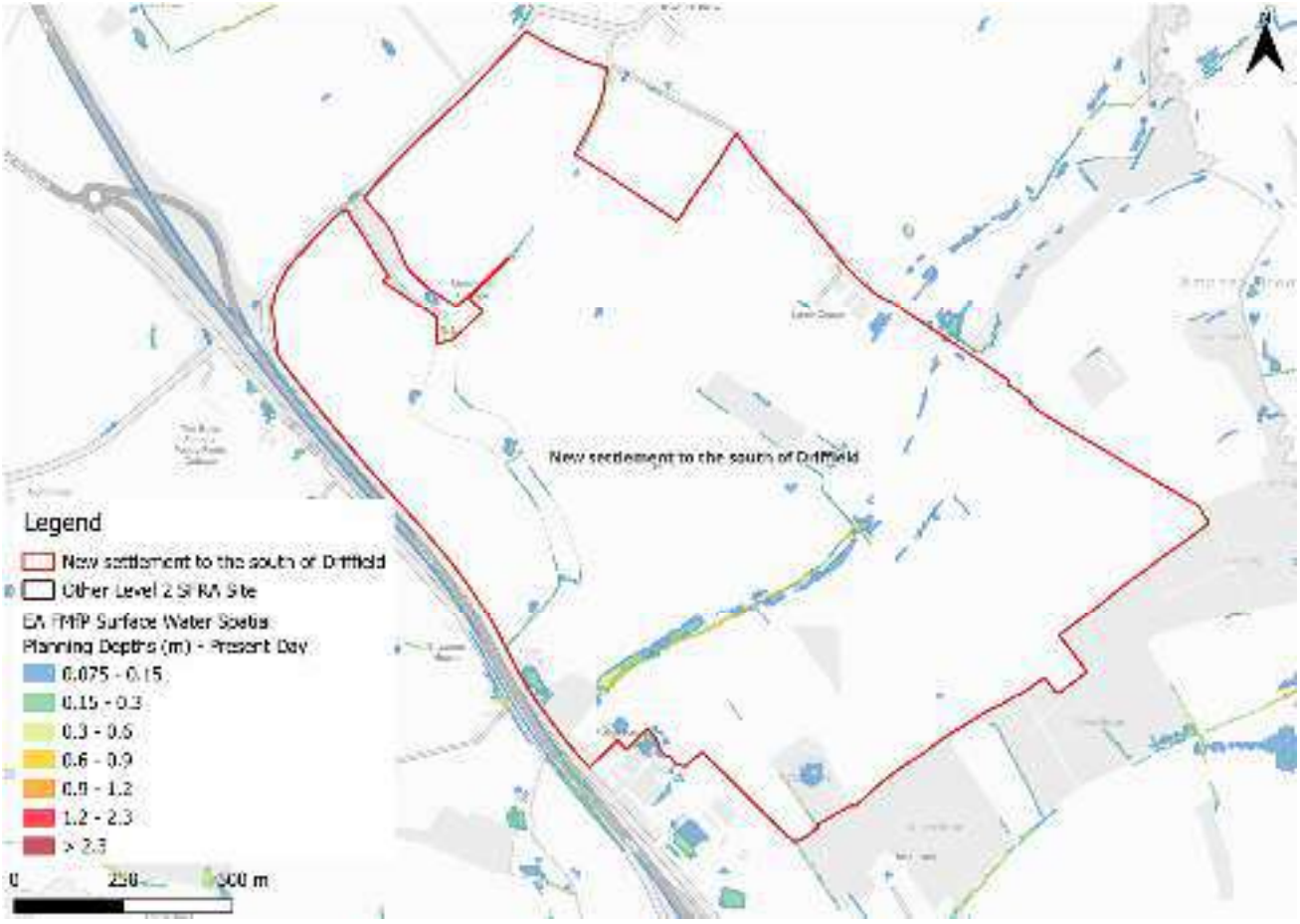


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows there to be an area of 'significant' flood hazard (Figure 3-3). There are differences between the Flood Map for Planning - Surface Water Spatial Planning map and the third generation RoFSW hazard mapping whereby the RoFSW shows a much larger area to be at risk. Given the differences between the two datasets, the hazard information should be discounted and assessed further at the FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.



Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRA's should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Gloucestershire and the Vale management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. Surface water risk is not shown to increase significantly across the site when considering climate change. Flood depths are shown to remain at between 0.9 and 1.2 m (Figure 3-5). Safe access and escape routes would likely remain achievable via several locations surrounding the site.

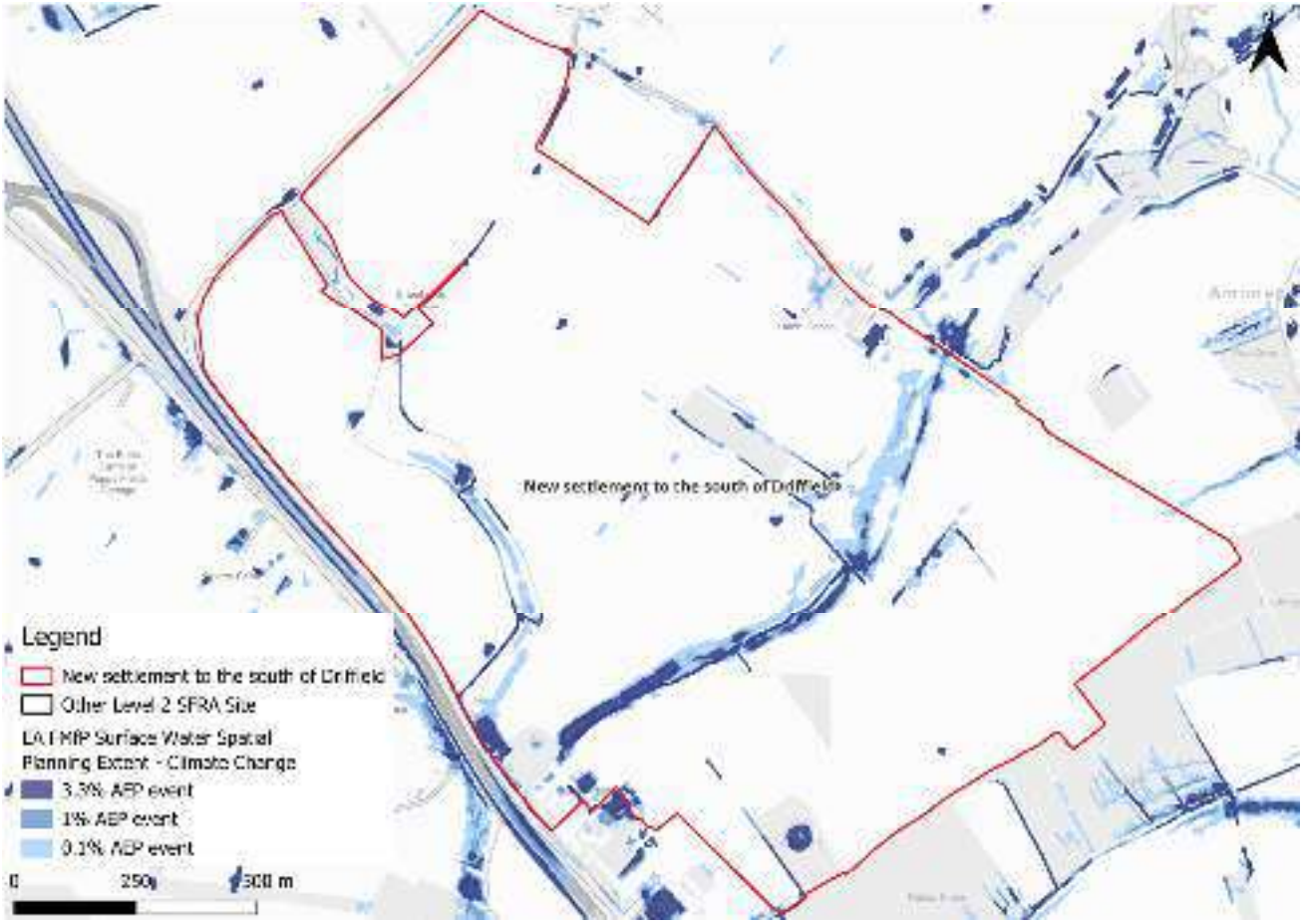


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

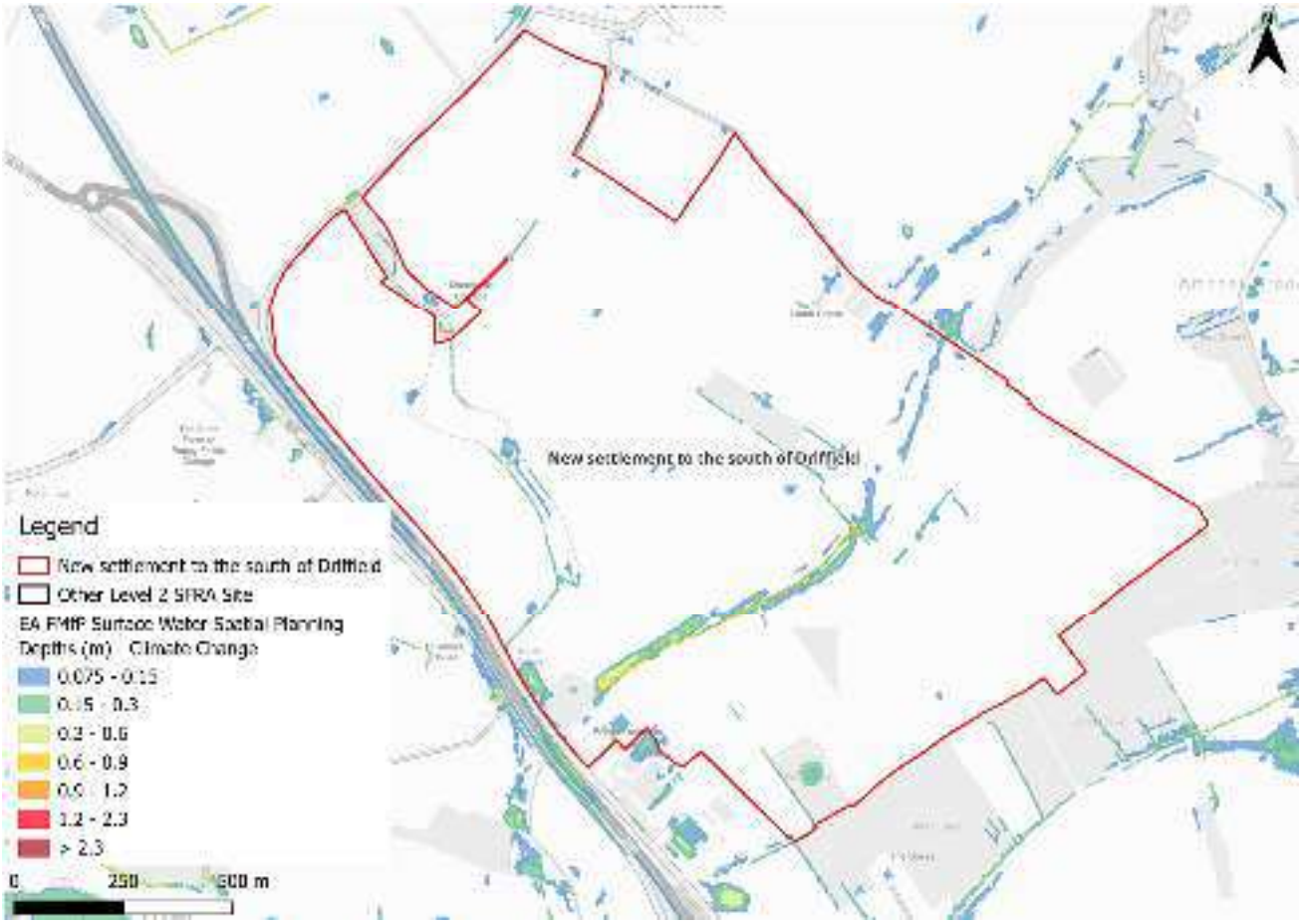


Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning Climate Change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the low risk RoFSW surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards. The impact of climate change on surface water flood hazards should be considered at the site-specific FRA stage.

Using the RoFSW low risk event as a proxy, surface water flood hazard in the medium risk event is categorised as 'moderate' outside of the ordinary watercourse channel (Figure 3-6).

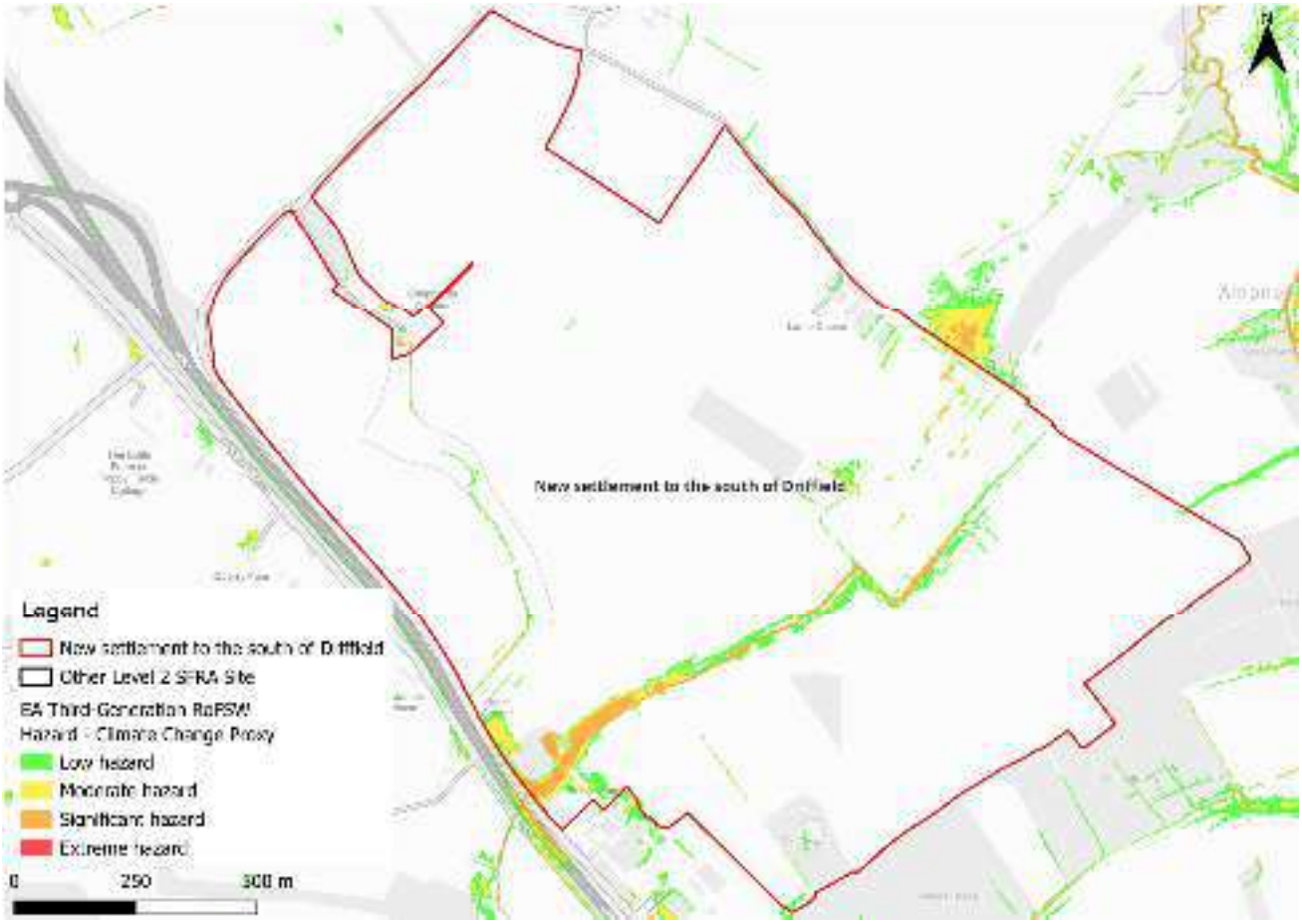


Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There have been no recorded sewer flooding incidents within the Siddington & Cerney Rural Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly low, with 95% of the site being outside of the 0.1% AEP surface water flood extent. Surface water risk is largely present as areas along the ordinary watercourses and areas of scattered ponding across the site.
- Topographic low spots, and the surface water flow paths along the course of the ordinary watercourses onsite, should be considered and included in site design and left in place to flood naturally when required.
- Risk to the site is not shown to increase significantly in extent within the site when considering the impact of climate change.

- A drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance.
- Safe access and escape routes would likely be achievable via multiple locations when considering surface water risk.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within two catchments, namely Churn (Baunton to Cricklade) and Ampney and Poulton Brooks (Source to Thames). These have been identified as high and low sensitivity catchments respectively. Planning considerations for sites at high and low sensitivity to the cumulative impacts of development can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications.

The majority of the site is located within an area where there is a risk of groundwater emergence to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.



Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The majority of the underlying bedrock within the site is sandstone, limestone and argillaceous rocks, with an area of the site being mudstone, siltstone and sandstone (Figure 5-2). Sandstone and limestone can have high permeability and porosity, increasing infiltration rates, though the permeability of limestone can vary widely. Superficial deposits include clay and silt which have low permeability. Based on the groundwater emergence map, infiltration SuDS at this site may not be an option, though the drainage strategy for the site should fully investigate water table levels through standpipe monitoring during the period of highest groundwater levels e.g. November to April.

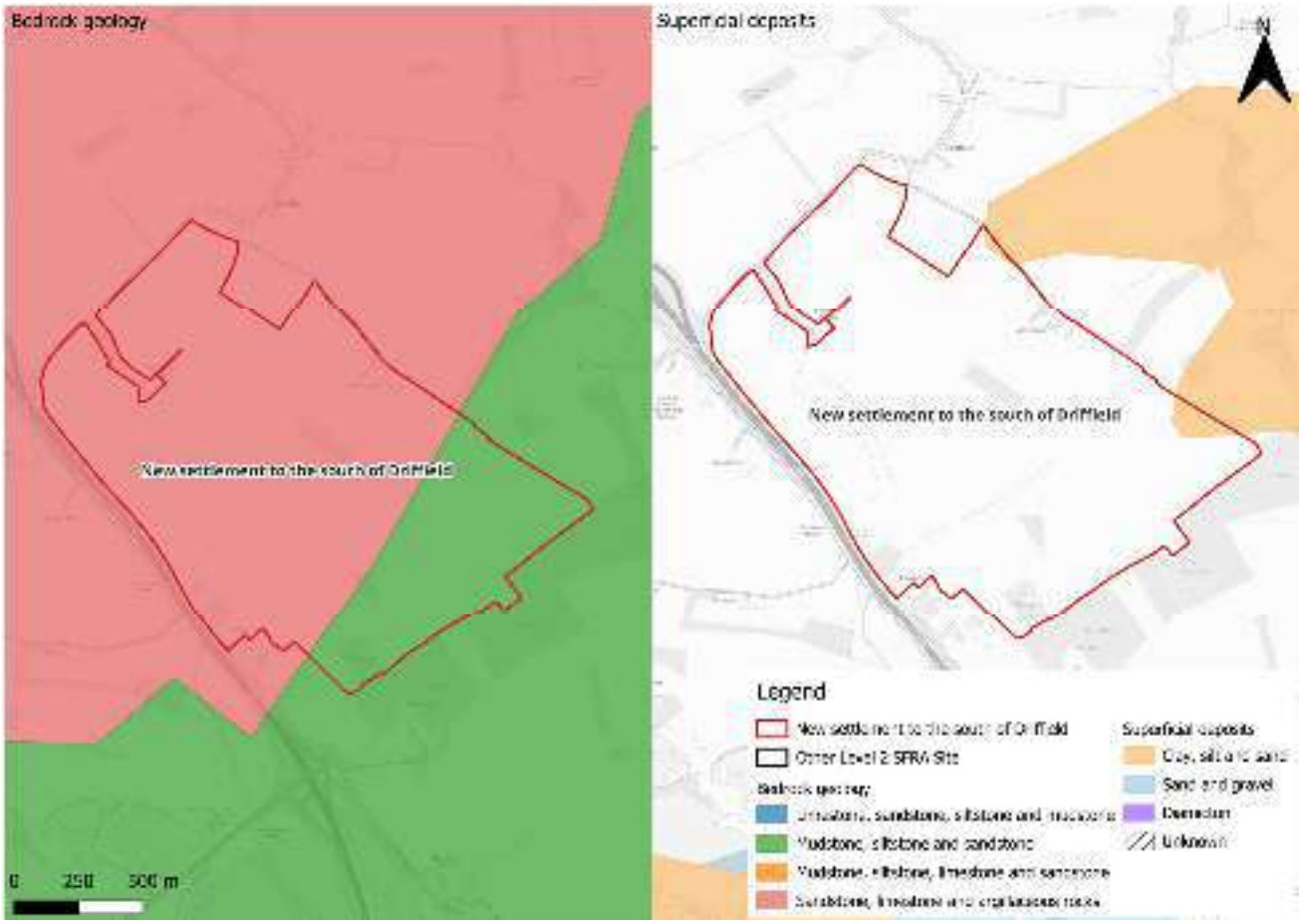


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There does not appear to be any residual risk to the site from asset blockage or defence breach.

6.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is required to pass part b) of the exception test as it is proposed for more vulnerable development and is partially located within Flood Zone 3a. Based on current information, the site would likely pass the Exception Test given fluvial risk is confined to the ordinary watercourse in the south. However, modelling of the unmodelled ordinary watercourses should be carried out at the FRA stage. Were new information to made available, the Exception Test should be reapplied.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- It should be possible to develop this site for residential uses given its location largely within Flood Zone 1 and nominal surface water risk.
- Ideally, no development buffers should be in place along the unnamed ordinary watercourses in the form of blue green corridors, which can provide a flood storage function as well as providing BNG, ecological, amenity, social, and wellbeing benefits.
- Modelling of the unnamed ordinary watercourses onsite should be carried out to robustly define the risk to the site for both present day and with climate change.
- Groundwater conditions must be investigated further through the site-specific FRA. This should be assessed through standpipe monitoring during the period of highest groundwater levels e.g. November to April.
- Safe access and escape routes appear achievable from several locations, based on current information.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Site CC10A

Final Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0021
Revision	P02
Prepared by	Laura Thompson BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WGAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Joanne Corbett of Cotswold District Council. Laura Thompson of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Background 1
1.1 Site CC10A 1

2 Flood risk from rivers 5
2.1 Existing risk 5
2.2 Impacts from climate change 6
2.3 Historic flood incidents 7
2.4 Flood risk management 8
2.5 Emergency planning 9
2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial 11

3 Flood risk from surface water 13
3.1 Existing risk 13
3.2 Impacts from climate change 15
3.3 Sewer flood risk 18
3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water 18

4 Cumulative impacts assessment and high risk catchments 19
4.1 Level 1 cumulative impacts assessment 19

5 Groundwater, geology and SuDS suitability 20

6 Residual risk 23
6.1 Flood risk from reservoirs 23

7 Overall site assessment 24
7.1 Can part b) of the Exception Test be passed? 24
7.2 Main recommendations and site-specific FRA requirements 24

8 Licencing 25

List of Figures

Figure 1-1: Site location boundary 2
Figure 1-2: Aerial photography 3
Figure 1-3: Topography 4
Figure 2-1: Present day risk 6
Figure 2-2: EA Flood Zones plus Climate Change 7
Figure 2-3: EA Historic Flood Map 8
Figure 2-4: Working with Natural Processes 9
Figure 2-5: Flood warnings and alerts 10
Figure 2-6: Potential access and escape routes 11
Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 13
Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m) 14
Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day medium risk surface water flood hazard 15
Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 16
Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event flood depths (m) 17
Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day low risk surface water flood hazard as a proxy for climate change 18
Figure 5-1: JBA 5m Groundwater Emergence Map 20
Figure 5-2: BGS Geology - Bedrock and superficial deposits 22

List of Tables

Table 2-1: Present day flood risk based on percentage area of site at risk 5
Table 2-2: Modelled climate change allowances for peak river flows within the Avon Warwickshire Management Catchment 6
Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset 13
Table 3-2: Peak rainfall intensity allowances for the Avon Warwickshire Management Catchment 16
Table 5-1: Groundwater Hazard Classification 21

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan Site CC10A. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Site CC10A

- Location: Land East of Chandlers, Station Road
- Existing site use: Open greenspace
- Existing site use vulnerability: Water compatible
- Proposed site use: Residential
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 0.73
- Watercourse: The Cam (ordinary watercourse)
- Environment Agency (EA) flood model: N/A
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of fluvial flood depths, velocities and hazards (not possible as no detailed model available for The Cam)
    - Assessment of surface water flood extent, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management



Figure 1-1: Site location boundary



Figure 1-2: Aerial photography

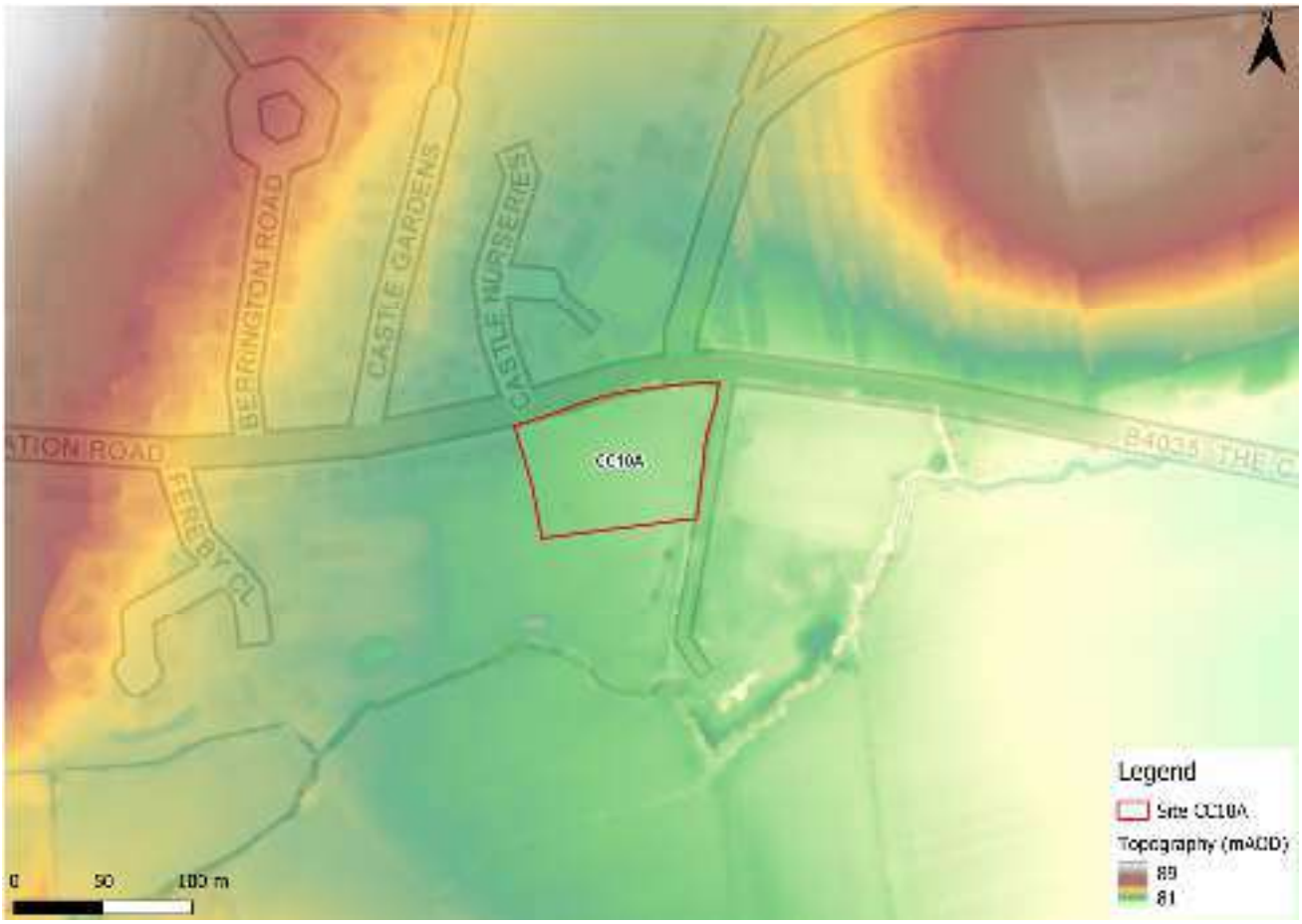


Figure 1-3: Topography

The topography of the site slopes from west to east towards the floodplain of The Cam.

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the percentage areas of the site within each flood zone are stated in Table 2-1 and can be viewed on Figure 2-1. The Flood Map for Planning does not consider flood defence infrastructure (Section 2.4).

The site is partially within Flood Zones 3a and 2 due to risk from The Cam, which is an ordinary watercourse. There is no detailed model available for The Cam meaning the flood zones here are based on the EA's New National Model (NNM) dataset. Flood depths and hazards therefore are not available for interrogation.

Table 2-1: Present day flood risk based on percentage area of site at risk

Flood Zone 1 (% area)	Flood Zone 2 (% area)	Flood Zone 3a (% area)	Flood Zone 3b (% area)
45	33	22	0



Figure 2-1: Present day risk

2.2 Impacts from climate change

The EA's SFRA guidance states that SFRAs should assess the central allowance for the 2080s epoch for peak river flows. The site is located within the Avon Warwickshire Management Catchment. The central allowance within this catchment is 21% on peak flows (Table 2-2). There is no local detailed model for The Cam therefore the required event cannot be assessed.

Table 2-2: Modelled climate change allowances for peak river flows within the Avon Warwickshire Management Catchment

Epoch	Central (%)	Higher (%)	Upper (%)
2020s	7	12	22
2050s	8	14	31
2080s	21	32	59

2.2.1 Flood Map for Planning - Flood Zones plus Climate Change

Figure 2-2 shows the Flood Map for Planning - Flood Zones plus Climate Change dataset which includes the central allowance for the 2080s epoch. This represents the impact of

climate change on Flood Zone 3a and Flood Zone 2 combined. There is a slight increase in risk to the site as a result of climate change.



Figure 2-2: EA Flood Zones plus Climate Change

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There is one recorded event, according to these datasets, caused by channel capacity exceedance of The Cam in July 1968 (Figure 2-3). The LLFA provided its historic floods register. There are ten recorded flooding incidents within the Campden & Vale Ward within which the site is located.

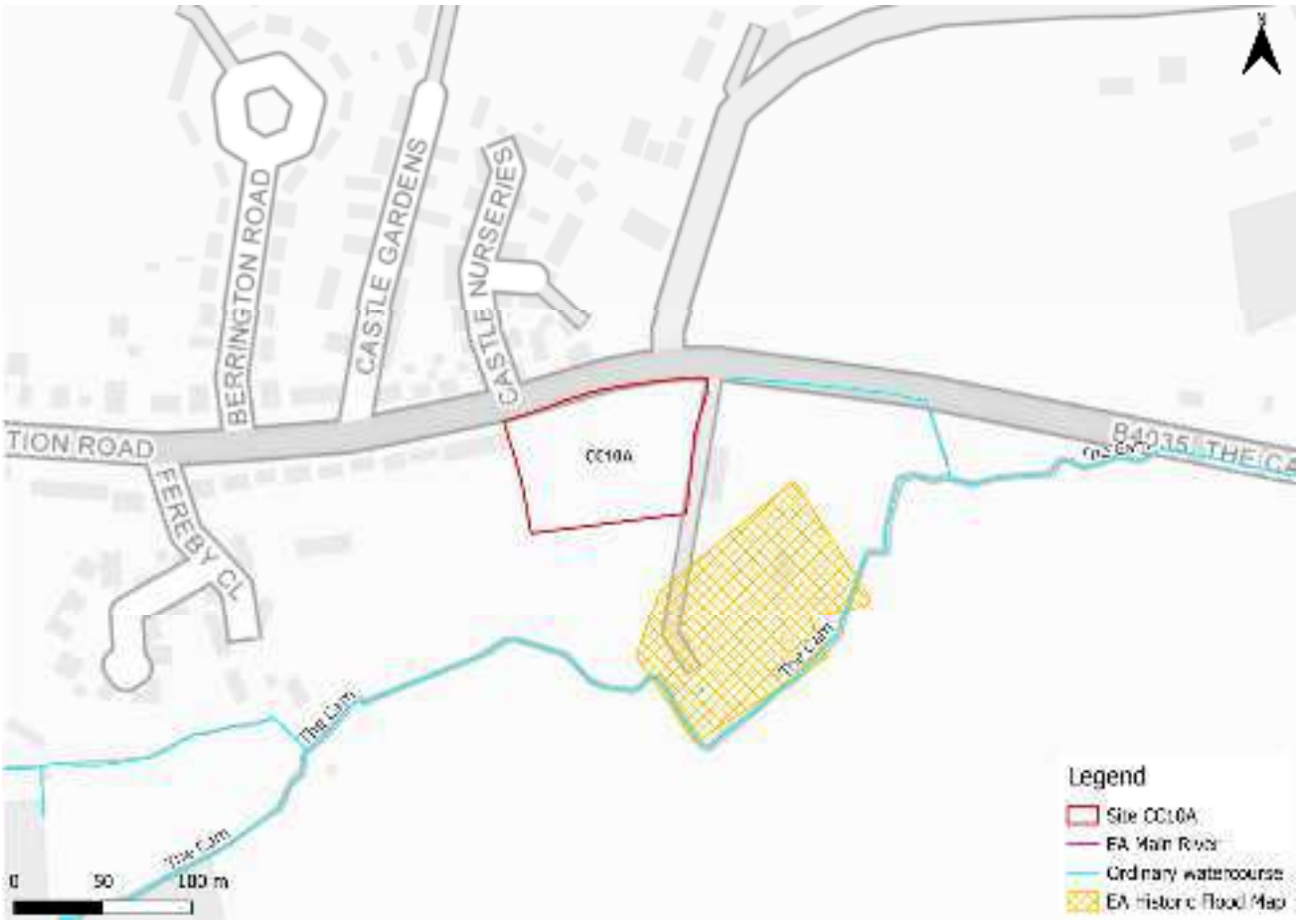


Figure 2-3: EA Historic Flood Map

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Figure 2-4 shows that there are large areas around the site that could benefit from riparian and floodplain tree planting. Tree planting can help to slow the flow to benefit areas downstream. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

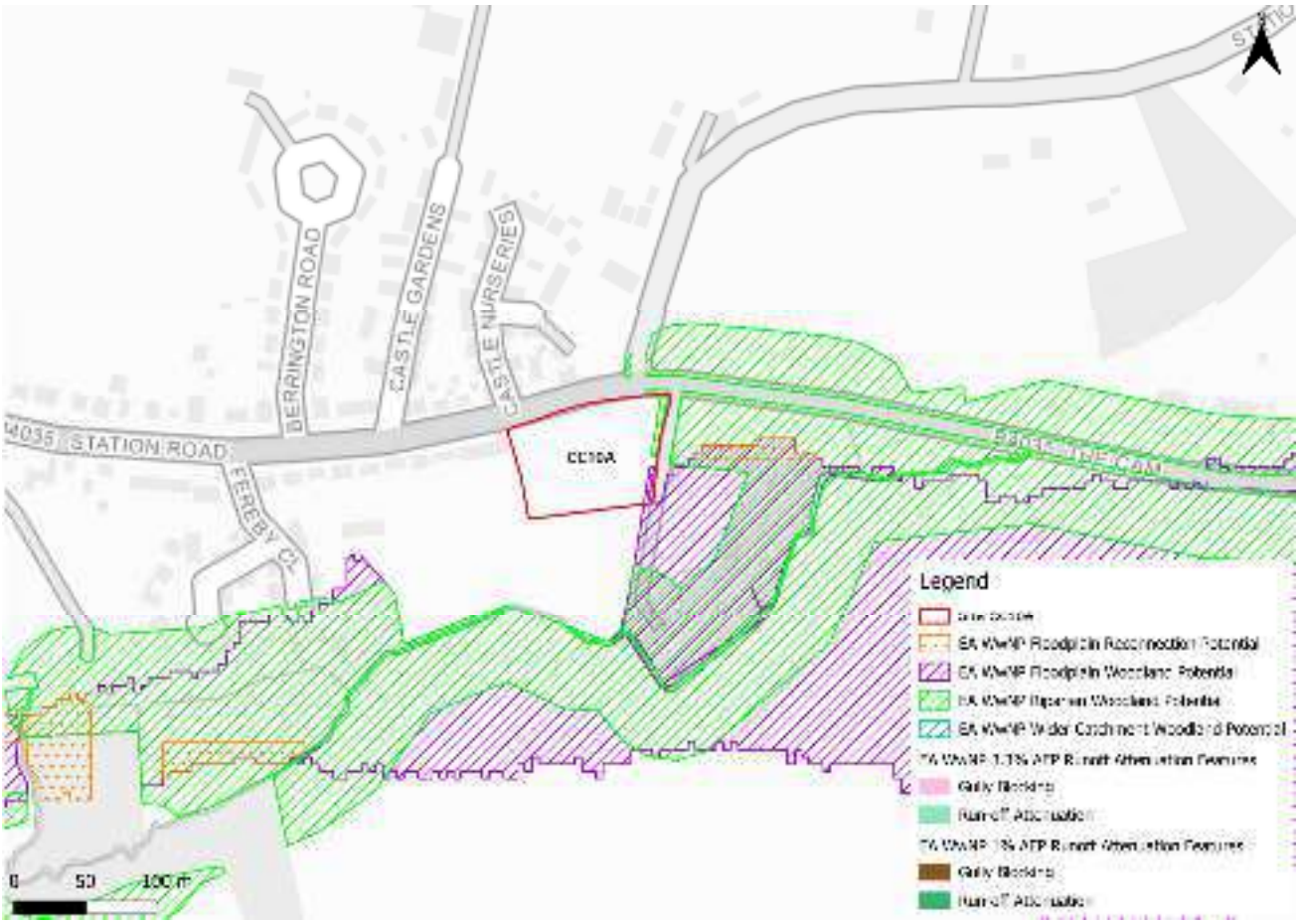


Figure 2-4: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warnings and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The site is not located within a FWA.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The floodplain of The Cam including the southern boundary of the site are located within a FAA, namely the ' River Stour in South Warwickshire' FAA (Figure 2-5).

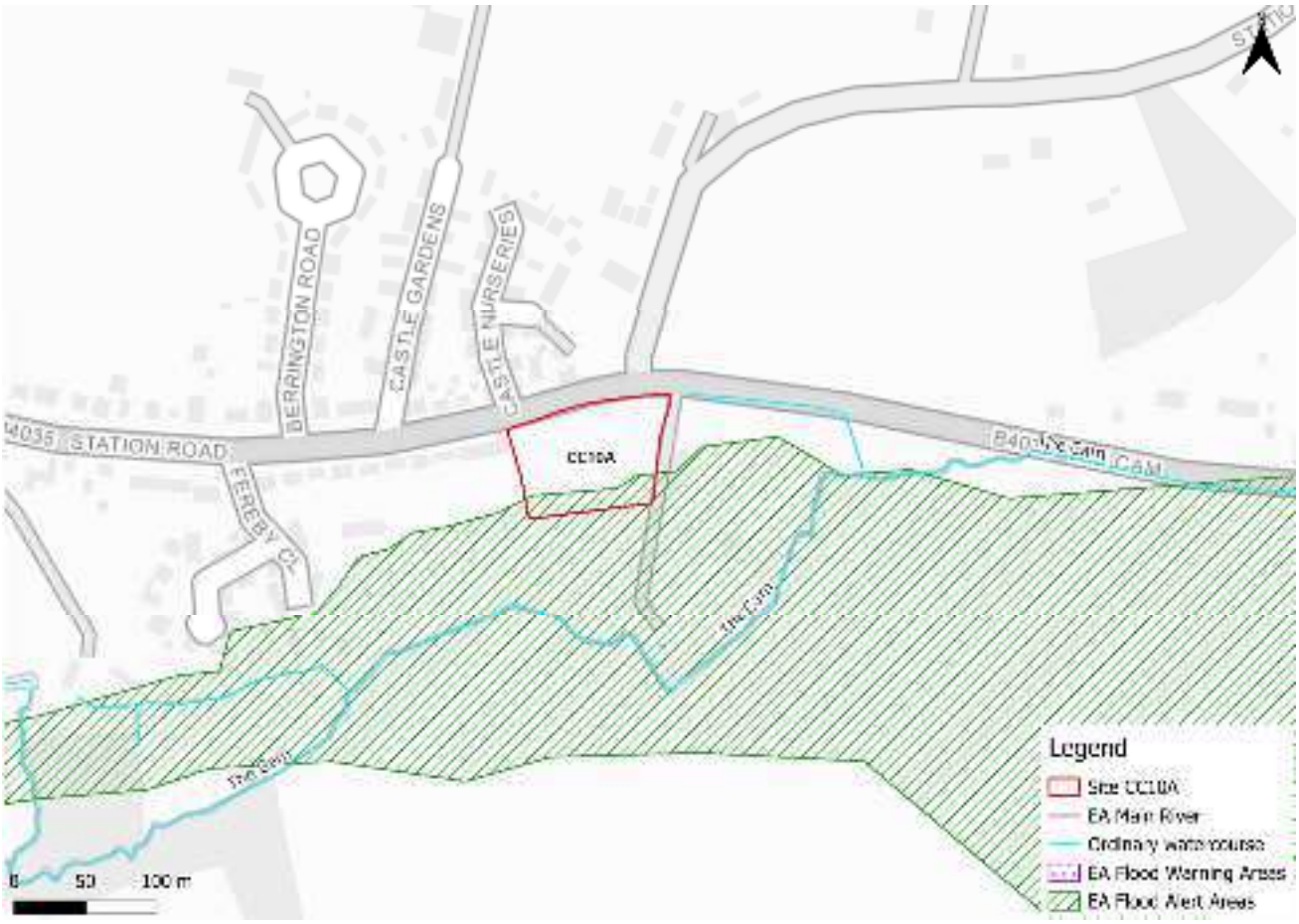


Figure 2-5: Flood warnings and alerts

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes are available during a flood event via existing routes to Station Road (Figure 2-6).



Figure 2-6: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The site is at risk from flooding from The Cam ordinary watercourse.
  - The risk from The Cam is based on the EA's NNM and not detailed modelling which is considered to be the most up to date information on fluvial risk to the site and surrounding area. However, the NNM does not contain depth or hazard information, therefore risk cannot be robustly defined at this stage.
- Mitigation:
  - The risk area should remain as open greenspace that is designed to mitigate floodwater. This can provide a flood storage function as well as providing Biodiversity Net Gain (BNG), ecological, amenity, social, and wellbeing benefits.
  - All development should be directed to Flood Zone 1 outside of the climate change risk area. However, this will limit the number of plots available on the site.
  - Were development in the risk area to be considered, the EA will likely expect detailed modelling of The Cam to be carried out at the site-specific FRA stage

to robustly inform on present day and future risk to the site, including flood depths and hazards.
    - EA flood alerts should continue to be in place to ensure early evacuation of site users before an extreme flood event occurs.
- Access and escape:
    - Based on current information, safe access and escape routes are available via Station Road.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (May 2026), the site is at significant risk of surface water flooding as shown in Table 3-1 and Figure 3-1 and also the depth map in Figure 3-2. Maximum flood depths are greater than 0.3m in the centre and east of the site.

The provision of safe access and escape routes via Station Road will require further investigation at the FRA stage.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
32	16	7	45

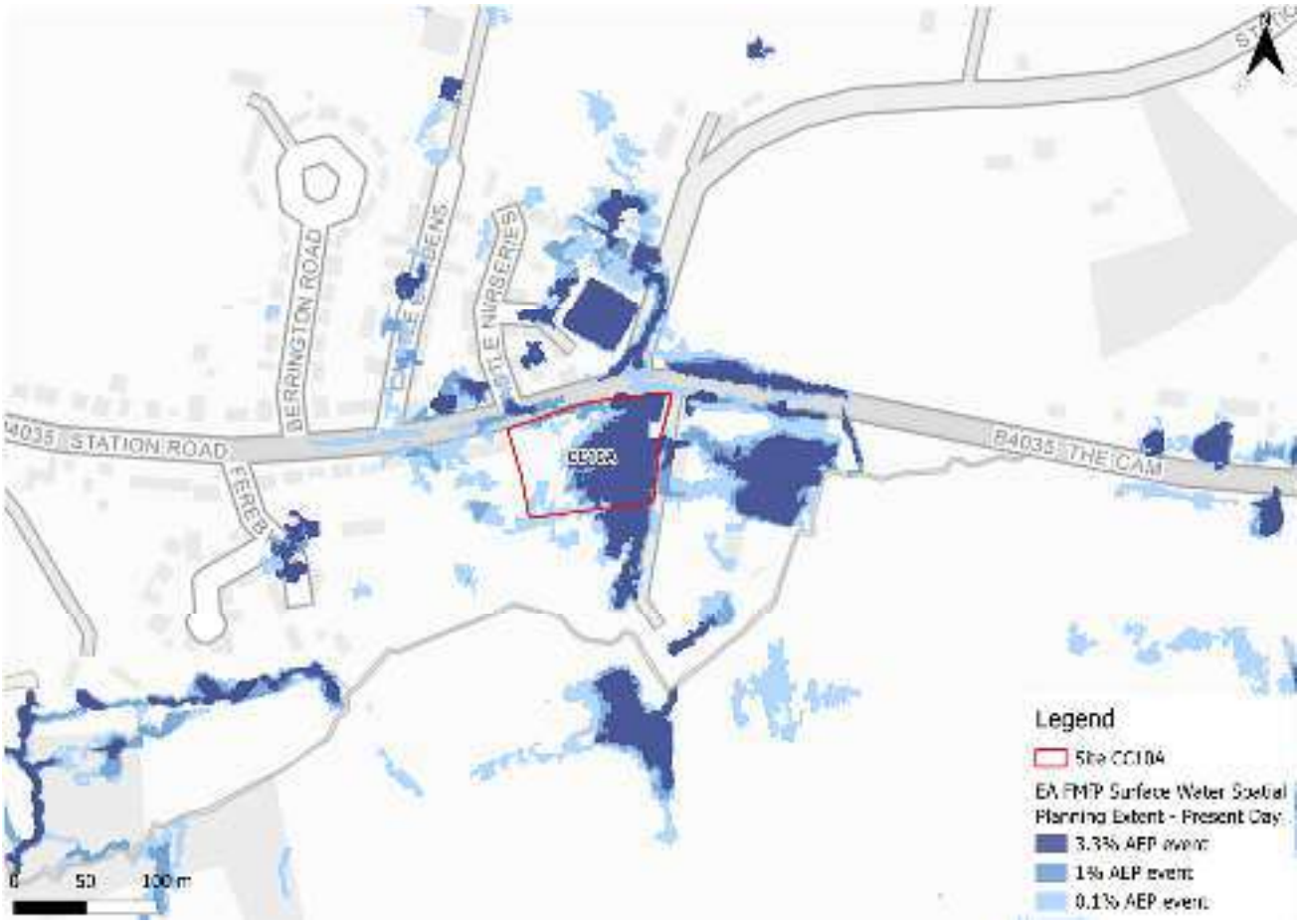


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

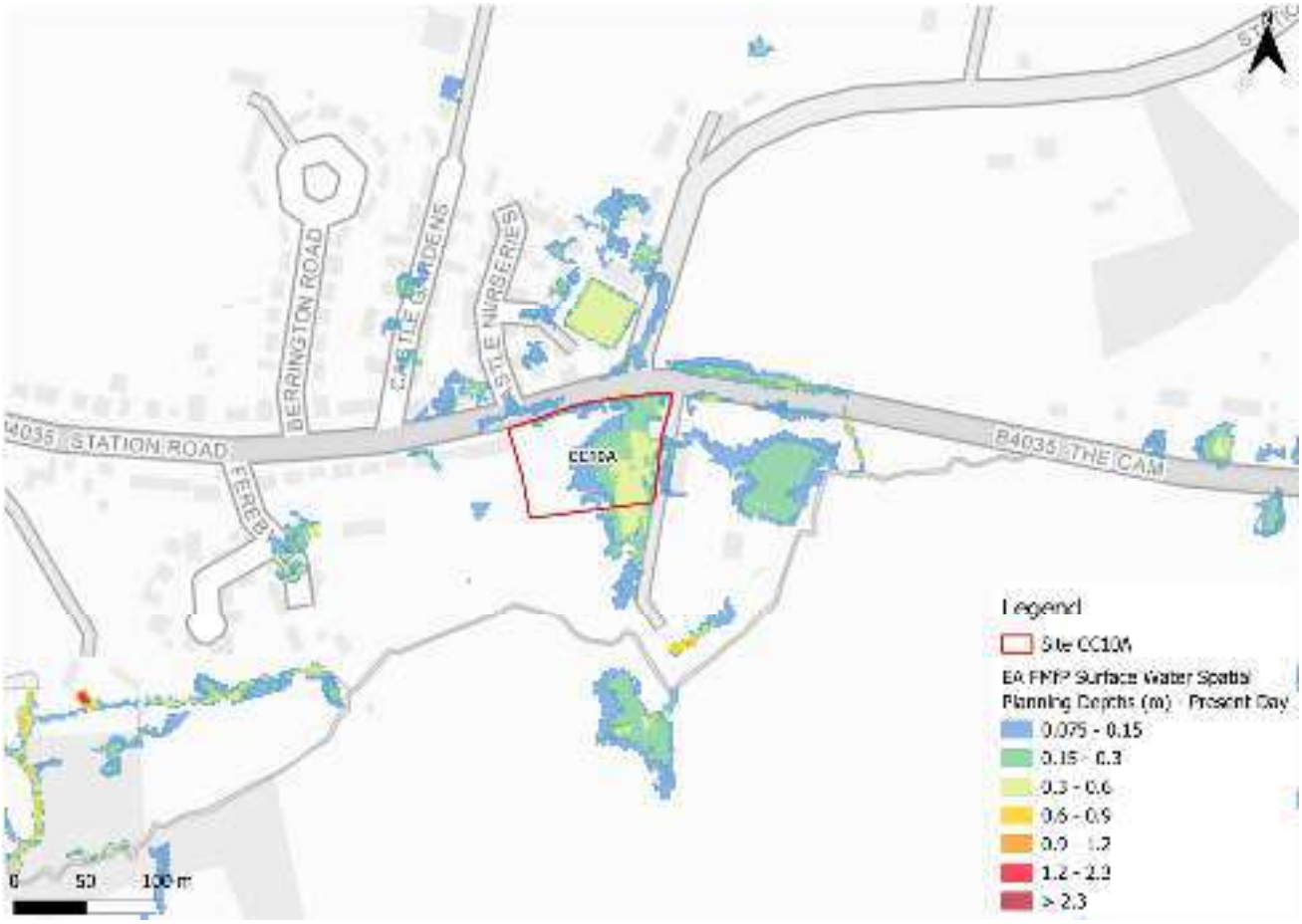


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows there to be a moderate flood hazard in the east of the site. Access via Station Road is low hazard and therefore should remain a viable route (Figure 3-3). There are differences between the Flood Map for Planning - Surface Water Spatial Planning map and the third generation RoFSW hazard mapping. However, updated surface water hazard information should be confirmed at the site-specific FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.



Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day medium risk surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRAs should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is now included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Avon Warwickshire management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-2: Peak rainfall intensity allowances for the Avon Warwickshire Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. The site is at significant additional risk from surface water climate change.

Flood depths of greater than 0.3m increase in extent across the site (Figure 3-5).

Safe access and escape routes would likely remain achievable via Station Road.

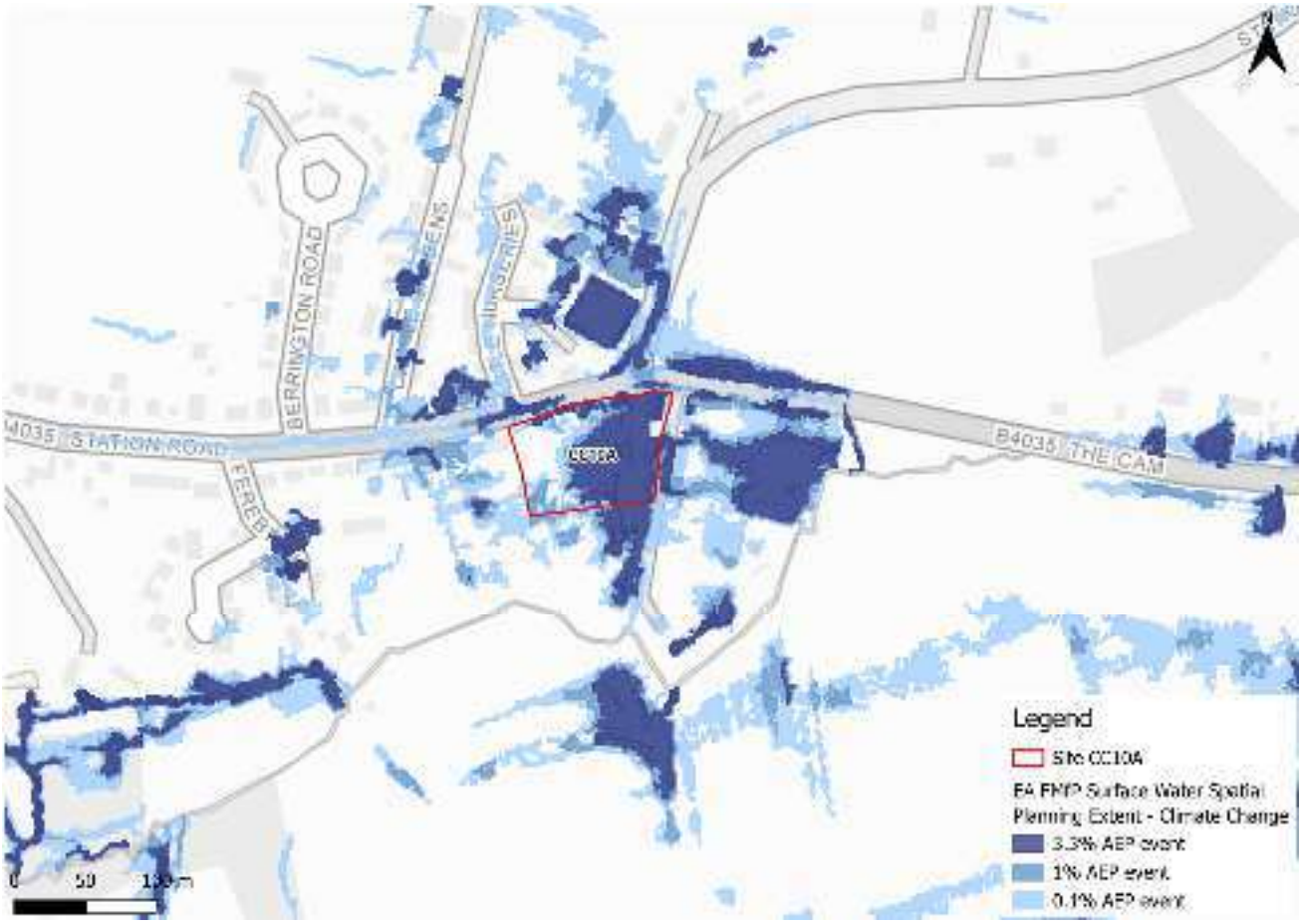


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

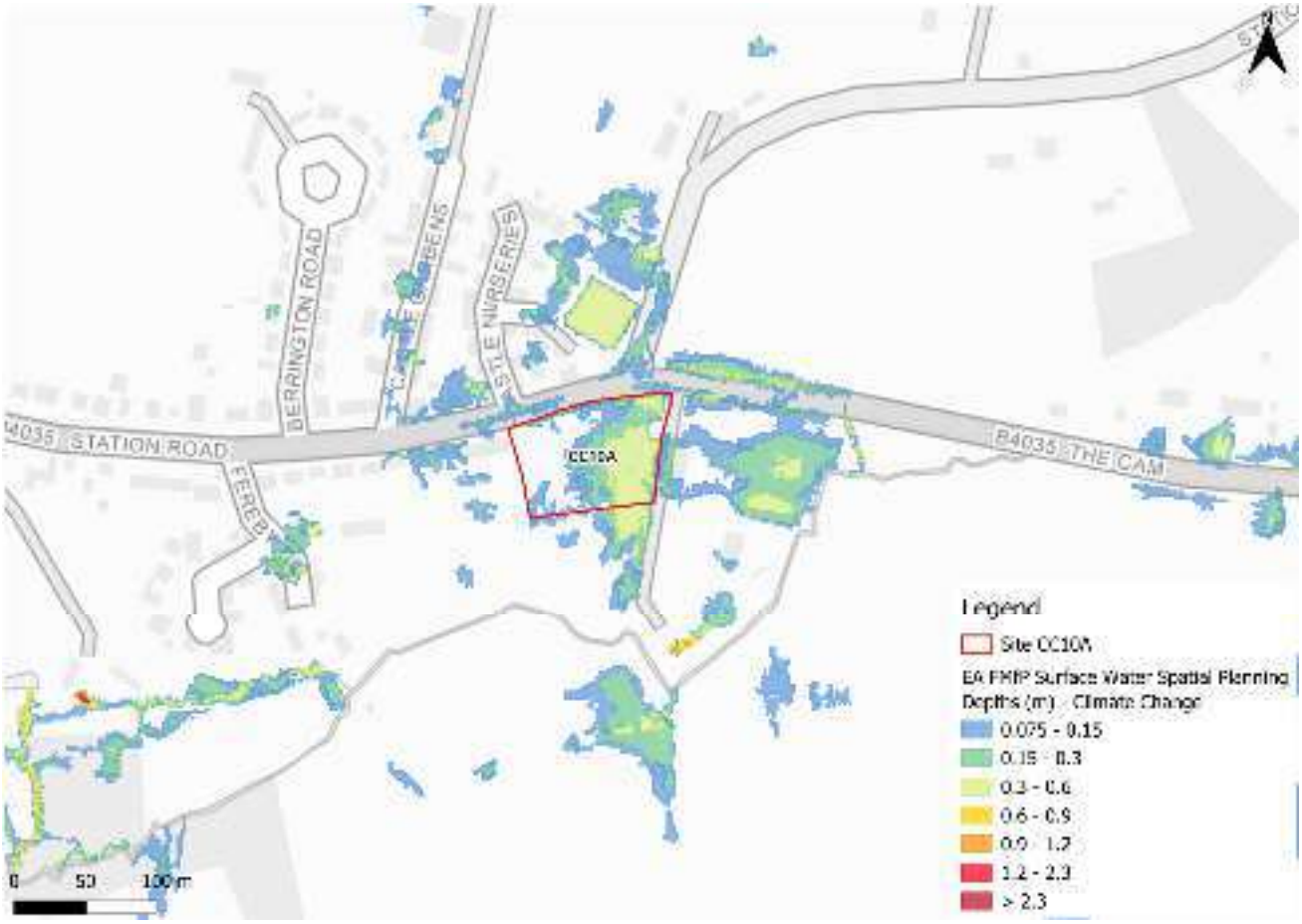


Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning Climate Change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the low risk RoFSW surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards. The impact of climate change on surface water flood hazards should be considered at the site-specific FRA stage.

Using the RoFSW low risk event as a proxy, surface water flood hazard in the medium risk event is mainly categorised as moderate and significant (Figure 3-6).

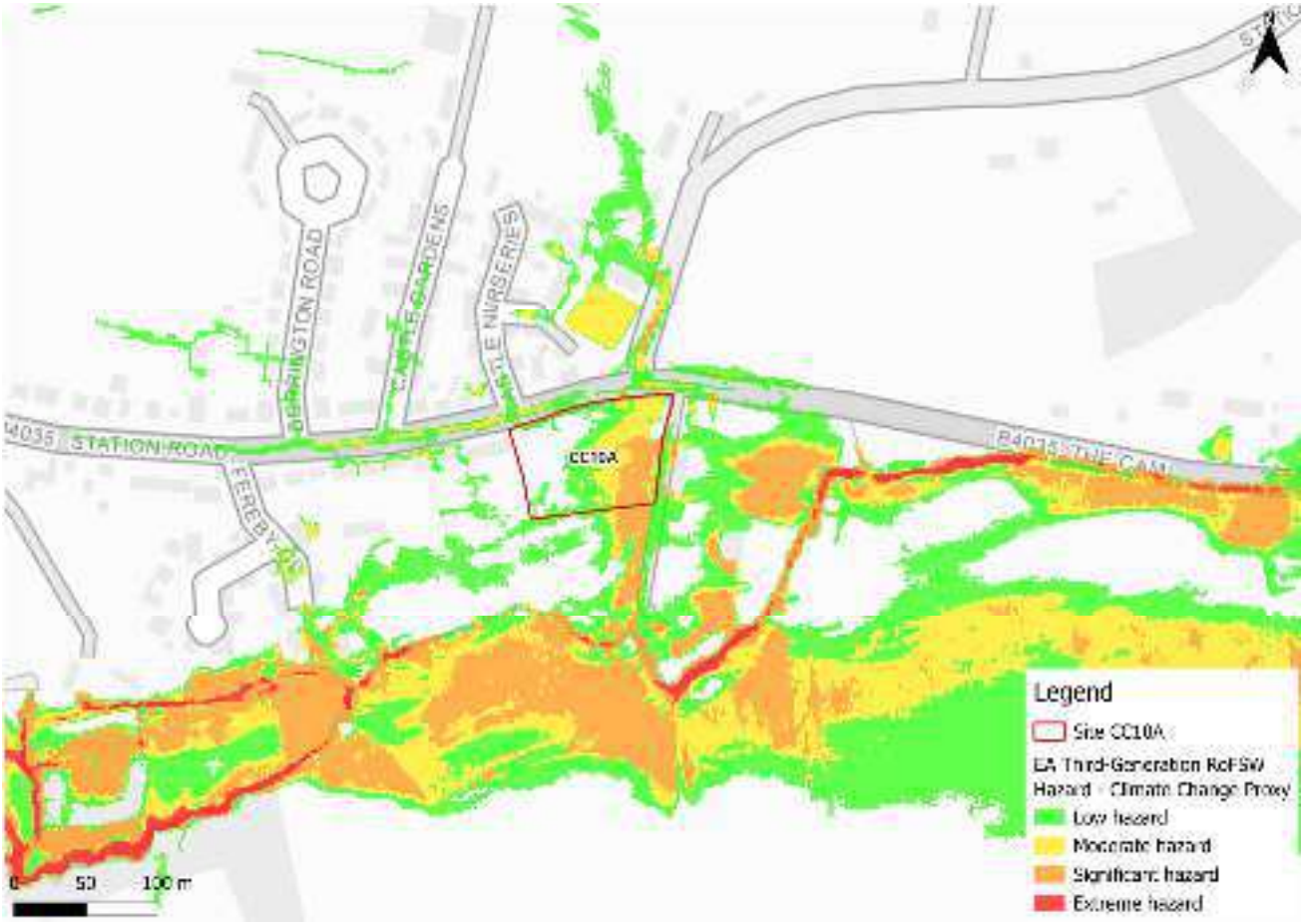


Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day low risk surface water flood hazard as a proxy for climate change

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There are 22 recorded sewer flooding incidents within the Campden & Vale Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is significant, with 45% of the site being within the 3.3% AEP surface water flood extent. Only 32% of the site is outside of the 0.1% AEP flood extent and considered low risk.
- Risk to the site is shown to increase within the site when considering the impact of climate change.
- Much of the risk area coincides with the fluvial risk area and should be safeguarded for flood storage.
- Safe access and escape routes may be achievable via Station Road.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within one catchment, namely, the Knee Bk - source to conf Blockley Bk catchment. This catchment is ranked as a high sensitivity catchment. Planning considerations for all sites can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications. The site is shown to be at no risk of groundwater emergence.

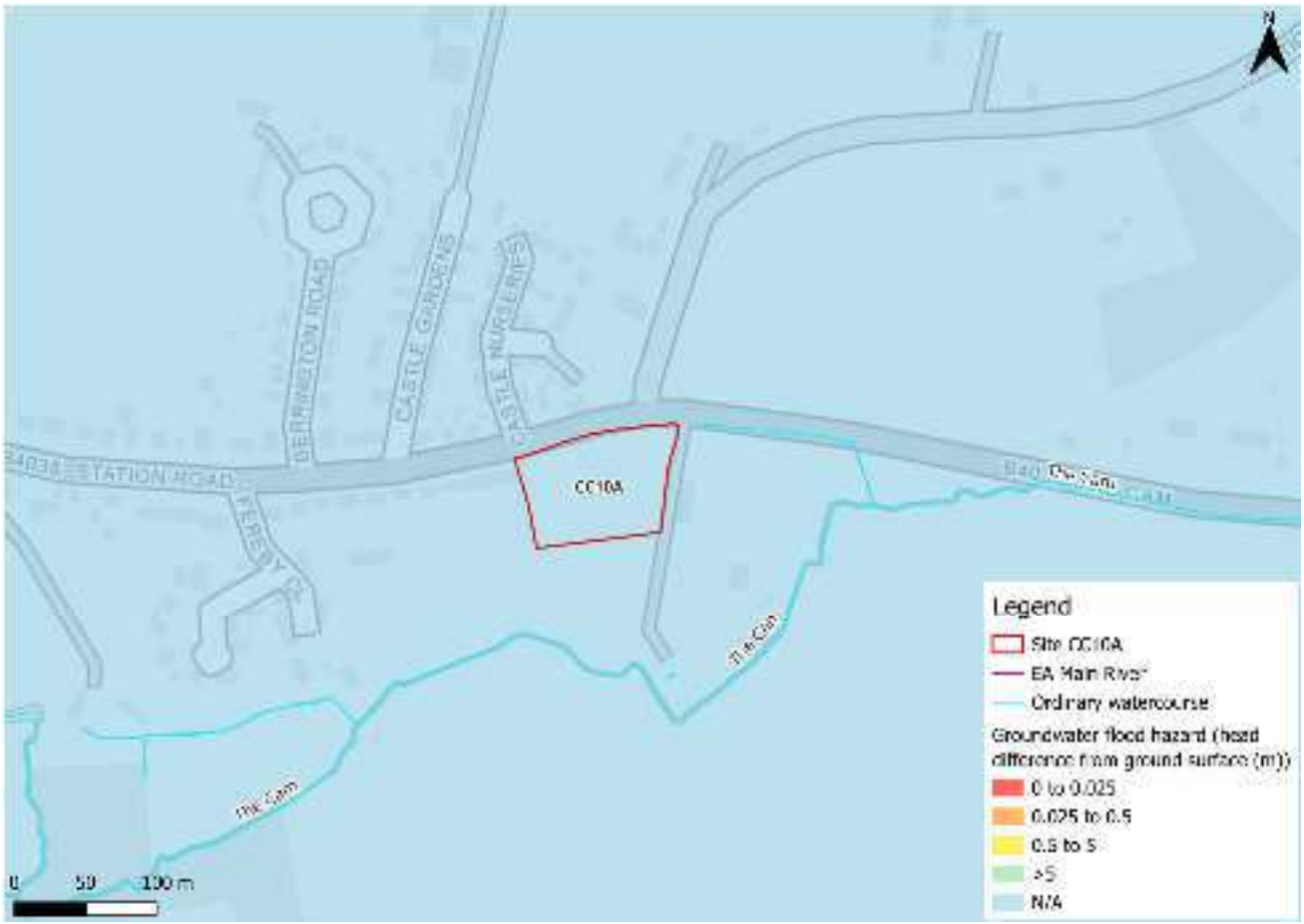


Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is mudstone, siltstone, limestone and sandstone (Figure 5-2) which will have variable permeability and porosity. There is no record of superficial deposits in the area.



Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There is no potential residual risk to the site.

6.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is required to pass part b) of the exception test as it is proposed for more vulnerable residential development and is located within Flood Zone 3a. Based on current available information, it is unlikely this site could pass the Exception Test, unless all development can be directed to Flood Zone 1 whilst accounting for climate change. Were new information to made available, the Exception Test should be reapplied.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site should remain as open greenspace, which can provide a flood storage function as well as providing Biodiversity Net Gain (BNG), ecological, amenity, social, and wellbeing benefits.
- All development should be directed to Flood Zone 1 outside of the climate change risk area.
- Were development in the risk area to be considered, the EA will likely expect detailed modelling of The Cam to be carried out at the site-specific FRA stage to robustly inform on present day and future risk to the site, including flood depths and hazards.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Site BK11

Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0022
Revision	P01
Prepared by	Laura Thompson-Jones BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Jo Corbett of Cotswold District Council. Laura Thompson-Jones of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Background 1
1.1 Site BK11 1

2 Flood risk from rivers 5
2.1 Existing risk 5
2.2 Impacts from climate change 6
2.3 Historic flood incidents 6
2.4 Flood risk management 6
2.5 Emergency planning 6
2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial 7

3 Flood risk from surface water 8
3.1 Existing risk 8
3.2 Impacts from climate change 10
3.3 Sewer flood risk 13
3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water 13

4 Cumulative impacts assessment and high risk catchments 15
4.1 Level 1 cumulative impacts assessment 15

5 Groundwater, geology and SuDS suitability 16

6 Residual risk 19
6.1 Flood risk from reservoirs 19

7 Overall site assessment 20
7.1 Can part b) of the Exception Test be passed? 20
7.2 Main recommendations and site-specific FRA requirements 20

8 Licencing 21

List of Figures

Figure 1-1: Site location boundary 2

Figure 1-2: Aerial photography 3

Figure 1-3: Topography 4

Figure 2-1: Present day risk 5

Figure 2-2: Potential access and escape routes 7

Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 8

Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m) 9

Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day medium risk surface water flood hazard 10

Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 11

Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 0.1% AEP event flood depths (m) 12

Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard[1] as a climate change proxy 13

Figure 5-1: JBA 5m Groundwater Emergence Map 16

Figure 5-2: BGS Geology - Bedrock and superficial deposits 18

List of Tables

Table 2-1: Present day flood risk based on percentage area of site at risk 5

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset 8

Table 3-2: Peak rainfall intensity allowances for the Avon Warwickshire Management Catchment 11

Table 5-1: Groundwater Hazard Classification 17

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan Site BK11. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Site BK11

- Location: Former Station Road Allotments
- Existing site use: Allotments
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Residential
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 1.46
- Watercourse: N/A
- Environment Agency (EA) flood model: N/A
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of surface water flood extent, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management



Figure 1-1: Site location boundary



Figure 1-2: Aerial photography

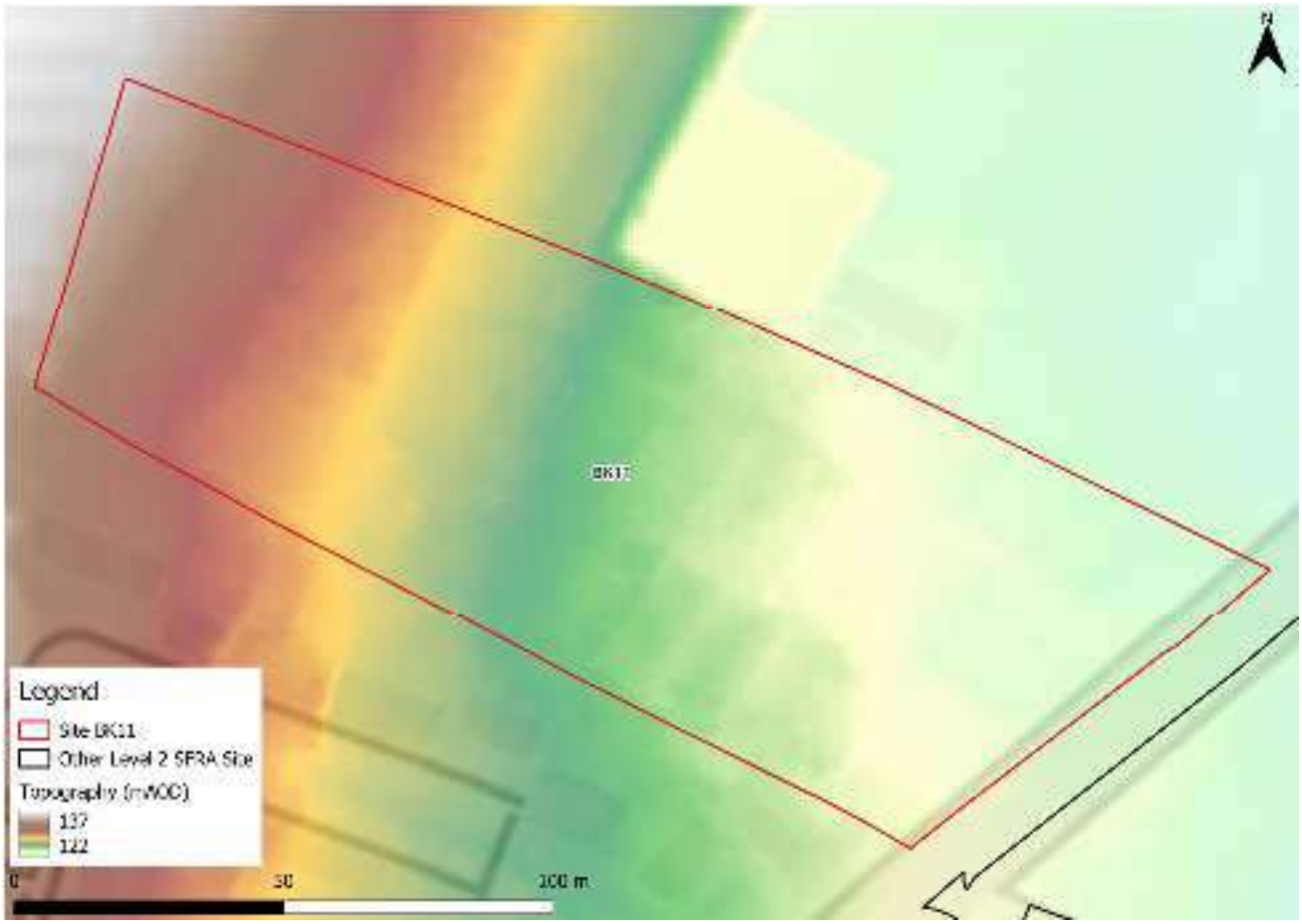


Figure 1-3: Topography

The topography of the site slopes from west to east towards the floodplain of Blockley Brook (Figure 1-3).

This page is intentionally left blank

2.2 Impacts from climate change

2.2.1 Flood Map for Planning - Flood Zones plus Climate Change

Based on the Flood Map for Planning - Flood Zones plus Climate Change dataset, the site is not shown to be at risk when considering climate change.

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There are no recorded flooding incidents within the Blockley Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. The are no potential areas which could benefit the site.

2.5 Emergency planning

2.5.1 Flood warnings and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The site is not located within a FWA.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The site is not located within a FAA.

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes are available during a flood event via Station Road to the south of the site (Figure 2-2).



Figure 2-2: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The site is located within Flood Zone 1 and is not shown to be at additional risk when considering climate change.
- Access and escape:
  - Based on current information, safe access and escape routes are available via Station Road to the south of the site.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (May 2026), the site is at nominal risk of surface water flooding as shown in Table 3-1 and Figure 3-1. In the 1% AEP event, surface water flood depths are shown to be less than 0.15 m (Figure 3-2).

Safe access and escape routes are achievable via Station Road to the south of the site.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
90	9	1	0



Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows the medium risk event to not impact the site (Figure 3-3). There are therefore clear differences between the Flood Map for Planning - Surface Water Spatial Planning map and the third generation RoFSW hazard mapping. Updated surface water hazard information should be confirmed at the site-specific FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.



Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day medium risk surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRAs should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is now included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Avon Warwickshire management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-2: Peak rainfall intensity allowances for the Avon Warwickshire Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. The site is not shown to be at significant additional risk from surface water climate change. The flow path through the centre of the site becomes more prominent in the 1% AEP and 0.1% AEP events.

Flood depths in the 1% AEP event are shallow, not exceeding 0.3m (Figure 3-5). Safe access and escape routes would likely remain achievable via Station Road to the south of the site.

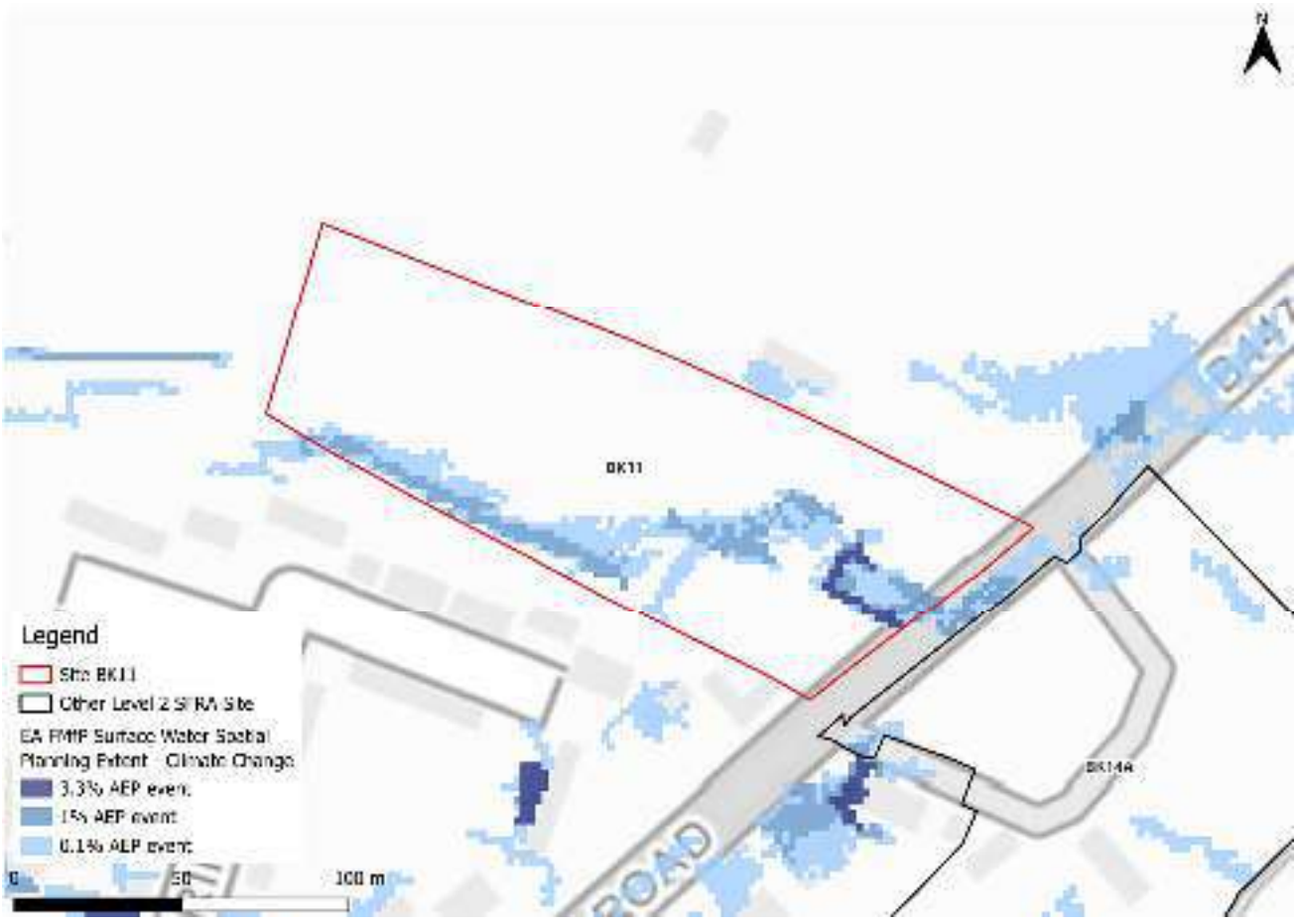


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change



Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 0.1% AEP event flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning Climate Change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the low risk RoFSW surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards. The impact of climate change on surface water flood hazards should be considered at the site-specific FRA stage.

Using the RoFSW low risk event as a proxy, the low risk event is shown to not impact the site (Figure 3-6). This reinforces the clear differences present between the Flood Map for Planning - Surface Water Spatial Planning map and the third generation RoFSW hazard mapping.



Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard[1] as a climate change proxy

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There is one recorded sewer flooding incidents within the Blockley Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly low, with 90% of the site being outside of the 0.1% AEP surface water flood extent.
- Risk to the site is shown to slightly increase in extent within the site when considering the impact of climate change, however depths remain largely very shallow.
- Flood depths are shallow and it should be possible to manage the risk onsite. Topographic flow paths should be considered and included in site design and ideally left in place to flood naturally when required.
- The drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or

betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance.

- Safe access and escape routes would likely be achievable via Station Road when considering surface water risk.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within one catchment, namely, the Blockley Bk - source to conf Knee Bk catchment. This catchment is ranked as a low sensitivity catchment. Planning considerations for all sites can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications.

The entire site is within an area where there is no risk of groundwater emergence. Infiltration SuDS may therefore be appropriate at this site.



Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is mudstone, siltstone, limestone and sandstone (Figure 5-2) which will have variable permeability and porosity. There is no record of superficial deposits in the area.

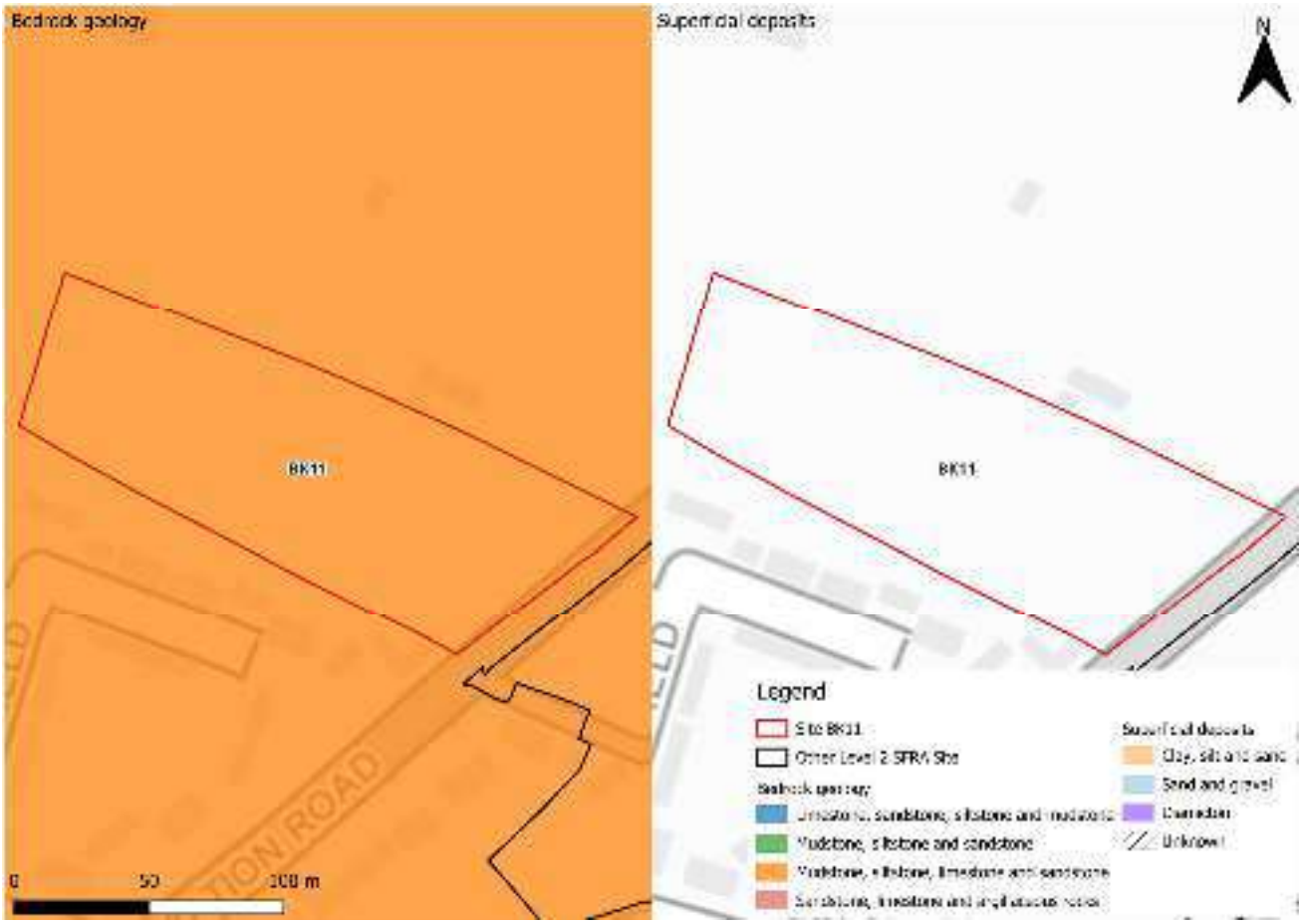


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There is no potential residual risk to the site.

6.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is not required to pass part b) of the exception test, as it is not located within Flood Zone 3a, however it must still be proven that the development can be safe for its lifetime, which is generally considered to be 100 years for residential development.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- It should be appropriate to develop this site for more vulnerable purposes given its location within Flood Zone 1 and nominal surface water flood risk.
- A drainage strategy should ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply with consideration of local and national SuDS guidance.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Site F39C/F52

Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0023
Revision	P01
Prepared by	Laura Thompson-Jones BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Jo Corbett of Cotswold District Council. Laura Thompson-Jones of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Background 1
1.1 Site F39C/F52 1

2 Flood risk from rivers 5
2.1 Existing risk 5
2.2 Impacts from climate change 7
2.3 Historic flood incidents 7
2.4 Flood risk management 7
2.5 Emergency planning 8
2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial 9

3 Flood risk from surface water 10
3.1 Existing risk 10
3.2 Impacts from climate change 13
3.3 Sewer flood risk 16
3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water 16

4 Cumulative impacts assessment and high risk catchments 18
4.1 Level 1 cumulative impacts assessment 18

5 Groundwater, geology and SuDS suitability 19

6 Residual risk 22
6.1 Flood risk from reservoirs 22

7 Overall site assessment 23
7.1 Can part b) of the Exception Test be passed? 23
7.2 Main recommendations and site-specific FRA requirements 23

8 Licencing 24

List of Figures

Figure 1-1: Site location boundary 2

Figure 1-2: Aerial photography 3

Figure 1-3: Topography 4

Figure 2-1: Present day risk 6

Figure 2-2: Working with Natural Processes 8

Figure 2-3: Potential access and escape routes 9

Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 11

Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m) 12

Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day medium risk surface water flood hazard 13

Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 14

Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 0.1% AEP event flood depths (m) 15

Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard[1] as a climate change proxy 16

Figure 5-1: JBA 5m Groundwater Emergence Map 19

Figure 5-2: BGS Geology - Bedrock and superficial deposits 21

Figure 6-1: Potential blockage location 22

List of Tables

Table 2-1: Present day flood risk based on percentage area of site at risk 5

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset 10

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment 14

Table 5-1: Groundwater Hazard Classification 20

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan Site F39C/F52. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Site F39C/F52

- Location: Land west of Terminus Cottage and Station Cottage
- Existing site use: Open greenspace, car park
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Residential
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 3.33
- Watercourse: Unnamed ordinary watercourse
- Environment Agency (EA) flood model: N/A
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of surface water flood extent, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management

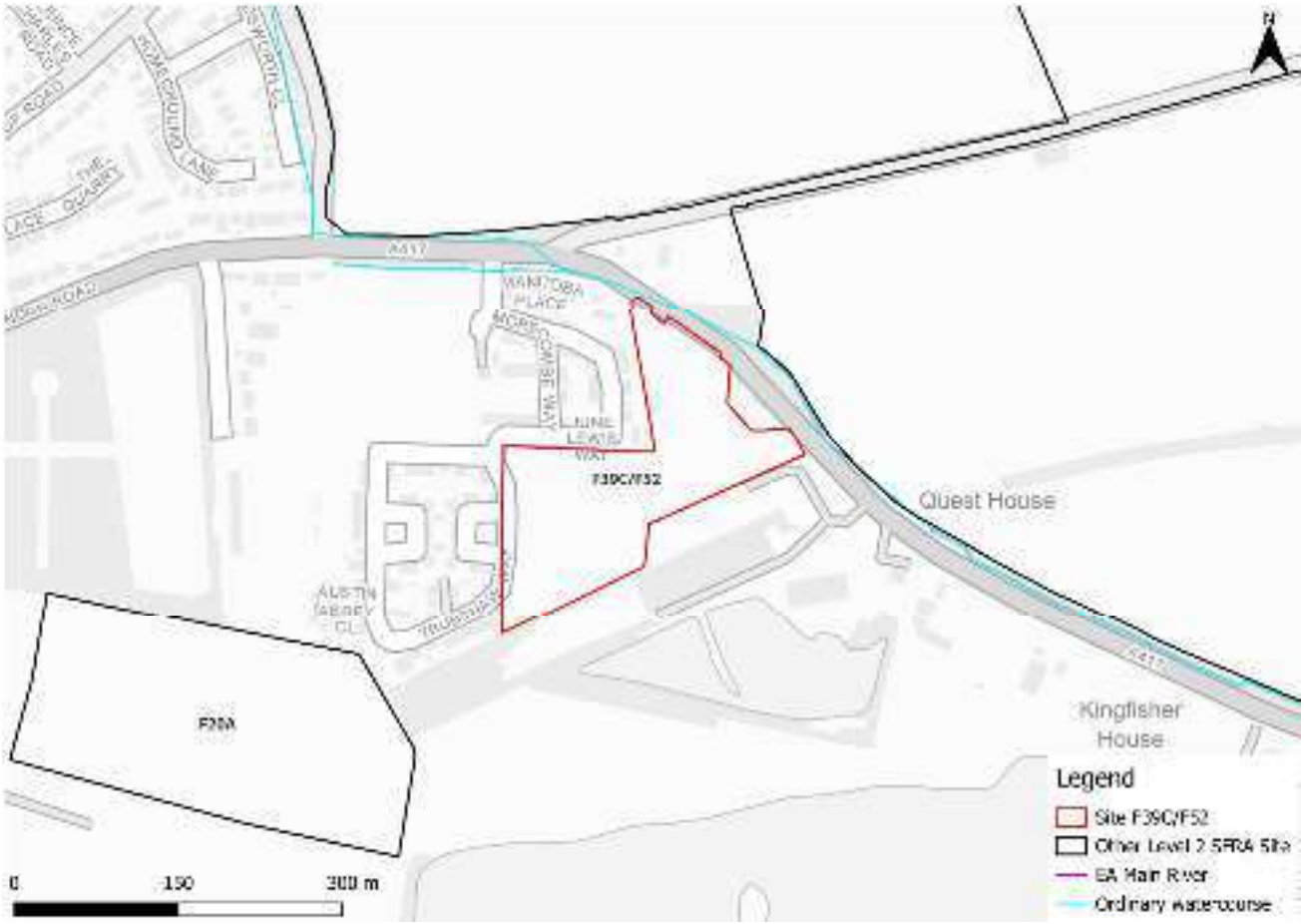


Figure 1-1: Site location boundary



Figure 1-2: Aerial photography



Figure 1-3: Topography

The topography is generally consistent across the site, with some areas of higher elevation within northwest (Figure 1-3).

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the percentage areas of the site within each flood zone are stated in Table 2-1 and can be viewed on Figure 2-1. The Flood Map for Planning does not consider flood defence infrastructure (Section 2.4).

The site is located within Flood Zone 1 and therefore at low risk of flooding from rivers. There is an unnamed ordinary watercourse adjacent to the northeastern boundary of the site. The EA's New National Model (NNM) does not cover this watercourse, therefore the potential fluvial risk posed to the site cannot be assessed. This should be considered as part of a site-specific FRA.

Table 2-1: Present day flood risk based on percentage area of site at risk

Flood Zone 1 (% area)	Flood Zone 2 (% area)	Flood Zone 3a (% area)	Flood Zone 3b (% area)
100	0	0	0



Figure 2-1: Present day risk

2.2 Impacts from climate change

2.2.1 Flood Map for Planning - Flood Zones plus Climate Change

Based on the Flood Map for Planning - Flood Zones plus Climate Change dataset, the site is not shown to be at risk when considering climate change.

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There are no recorded flooding incidents within the Blockley Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Figure 2-2 shows the site and wider area could benefit from riparian tree planting. Tree planting can help to slow the flow to benefit areas downstream. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

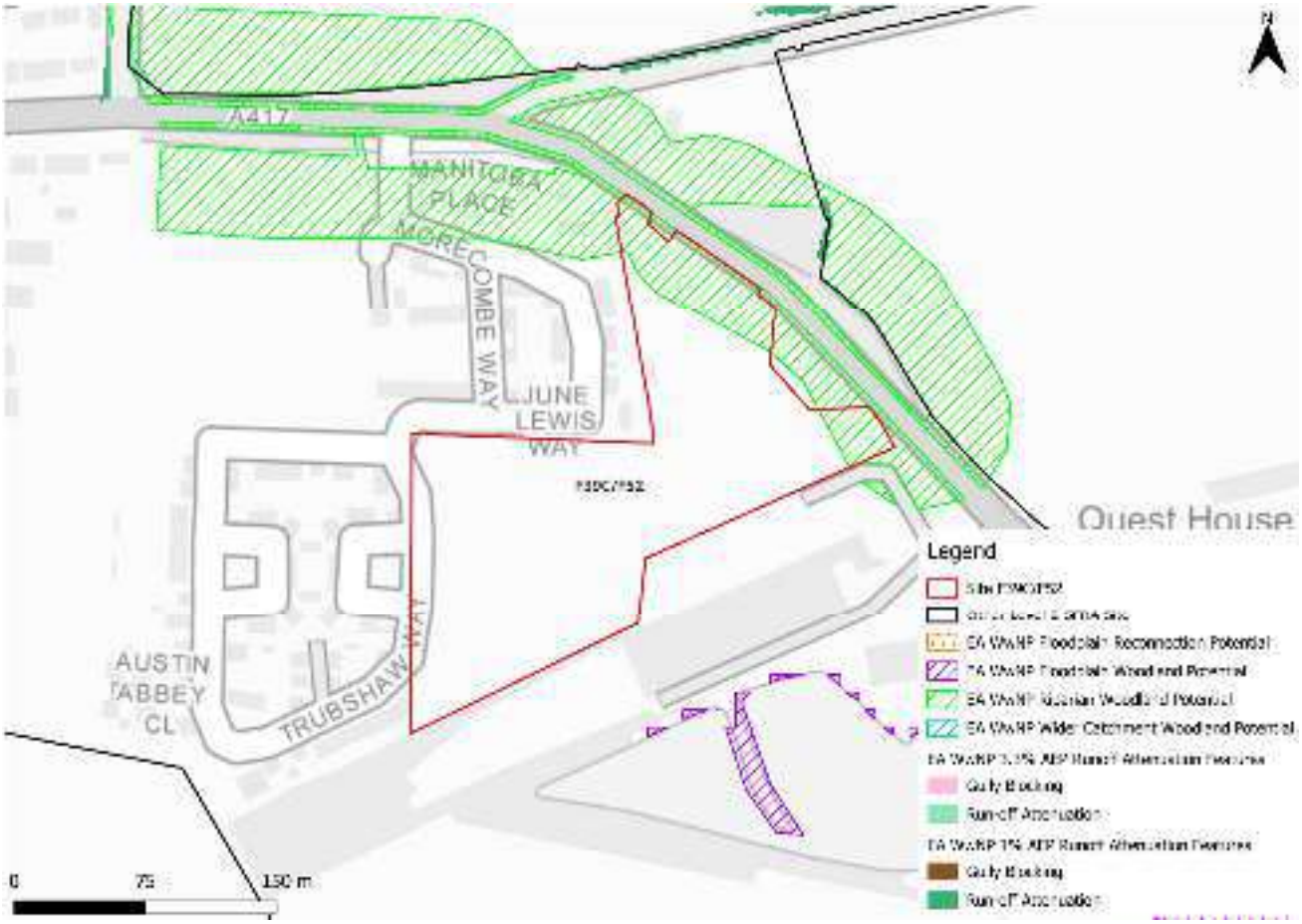


Figure 2-2: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warnings and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The site is not located within a FWA.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The site is not located within a FAA.

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes are available during a flood event via the A417 to the east and north of the site (Figure 2-3).

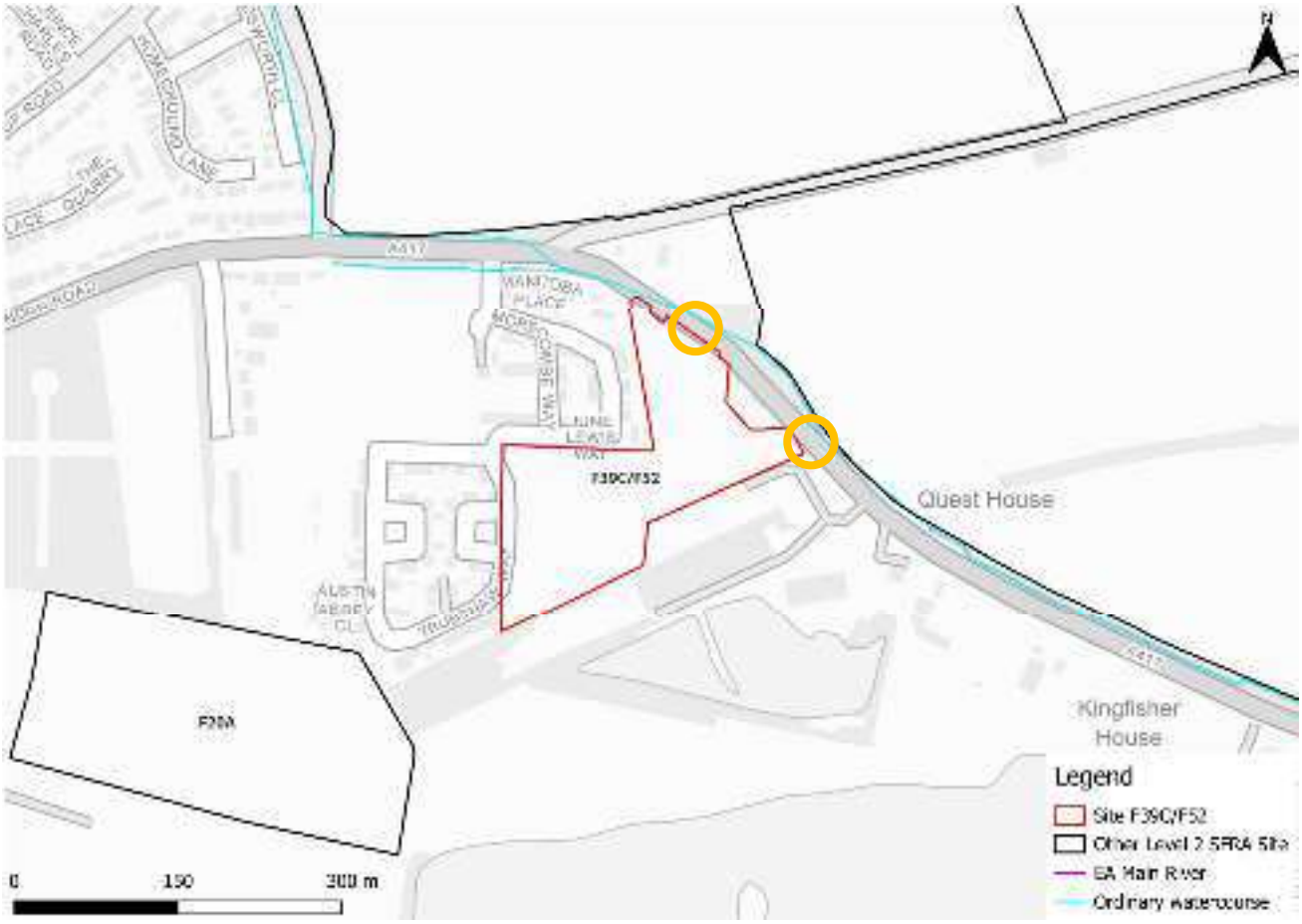


Figure 2-3: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The site is located wholly within Flood Zone 1 and therefore at low risk of flooding from rivers.
  - The site is not shown to be at increased risk from fluvial flooding in the future, based on the EA's Flood Zones plus Climate Change dataset.
  - The potential fluvial risk posed by the unnamed ordinary watercourse to the site cannot be assessed given no modelling is available. This should be considered as part of a site-specific FRA.
- Access and escape:
  - Based on current information, safe access and escape routes are available via the A417 to the north and east of the site.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (May 2026), surface water risk is largely very low (Table 3-1). Surface water risk is present onsite as areas of scattered ponding in topographic low spots, with an area of ponding in the 3.3% AEP event in the north of the site (Figure 3-1). In the 1% AEP event, surface water flood depths are shown to be between 0.3 and 0.6 m within the area of ponding in the north of the site (Figure 3-2). Depths within the remaining onsite risk areas are shallow.

Safe access and escape routes would likely be achievable via the A417 to the east of the site.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
82	11	4	3

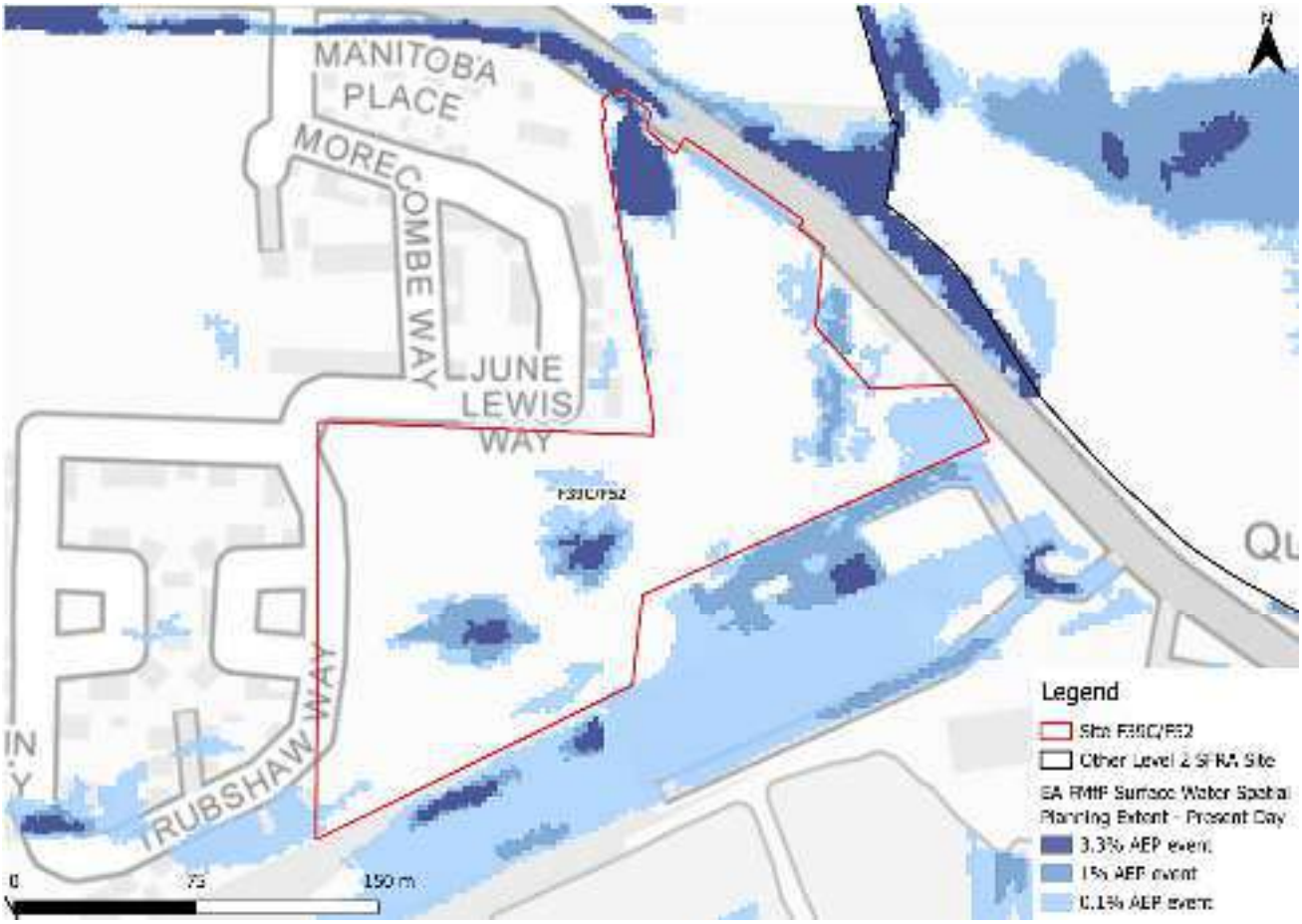


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

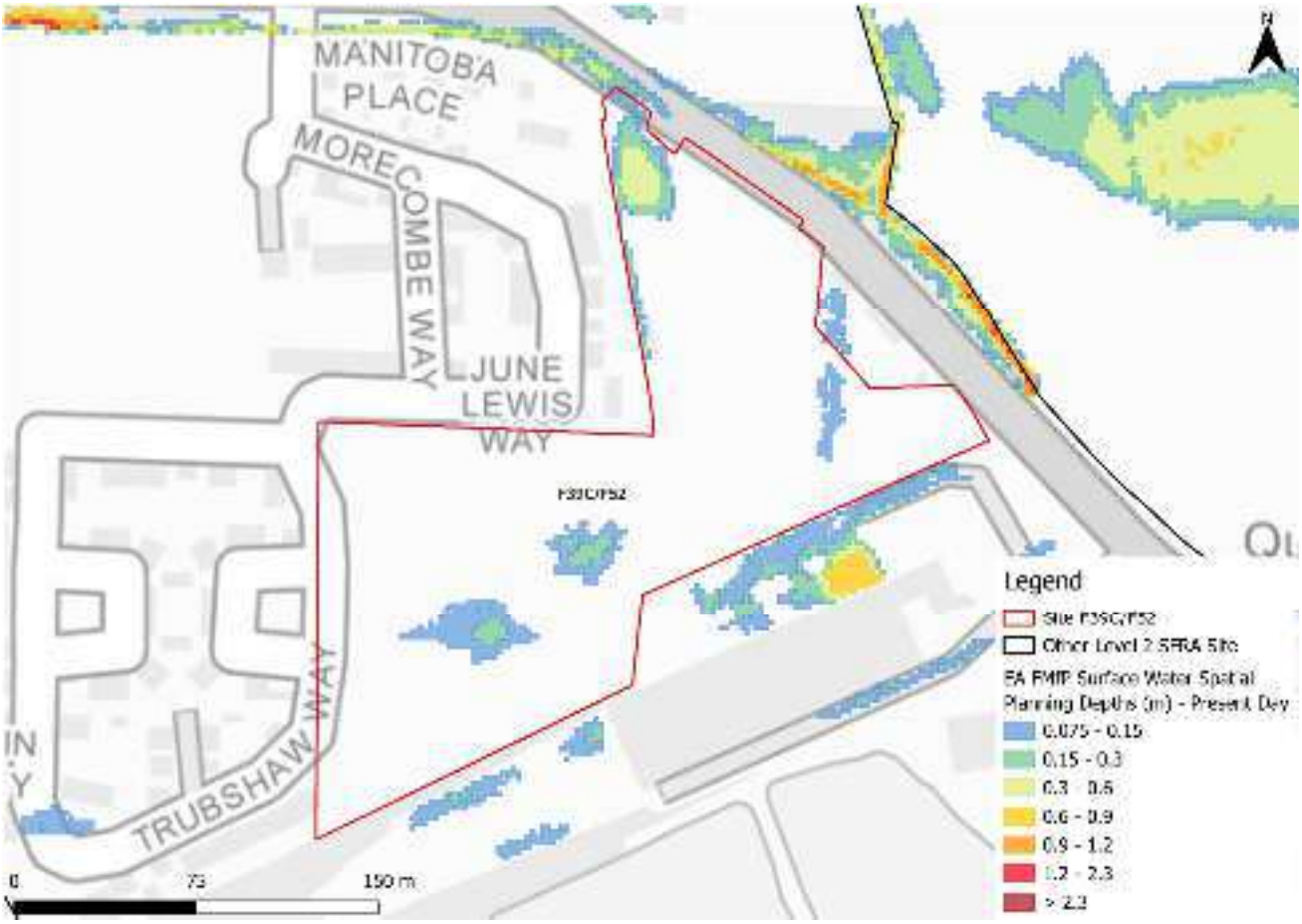


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows the medium risk event to not impact the site (Figure 3-3). There are therefore clear differences between the Flood Map for Planning - Surface Water Spatial Planning map and the third generation RoFSW hazard mapping. Update surface water hazard information should be confirmed at the site-specific FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.

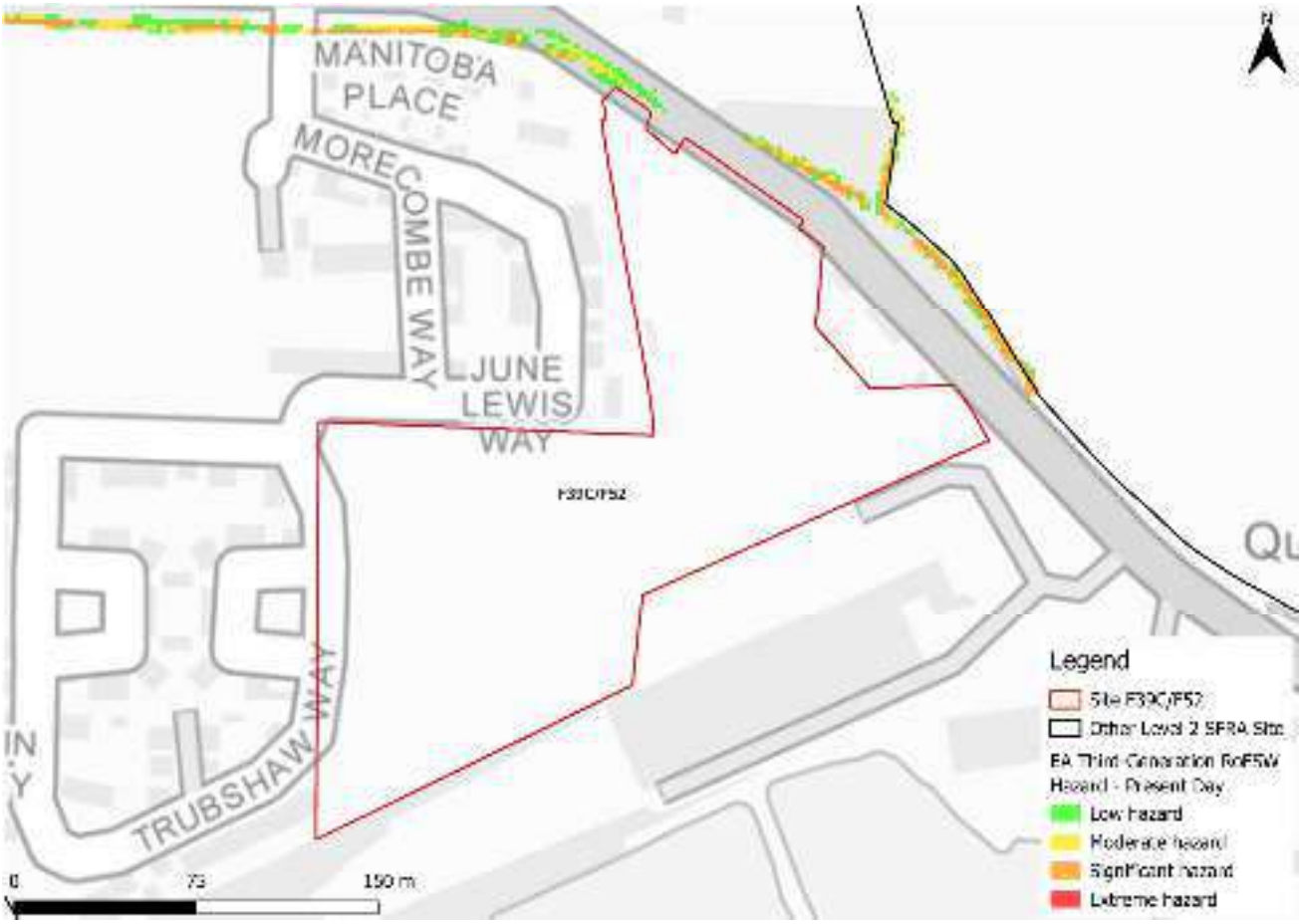


Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day medium risk surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRAs should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is now included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Gloucestershire and the Vale management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. The site is not shown to be at significant additional risk from surface water climate change. There are some additional areas of ponding within the 0.1% AEP event, particularly within the east of the site.

Flood depths in the 1% AEP event are shown to remain at between 0.3 and 0.6 m within the north of the site (Figure 3-5). Safe access and escape routes would likely remain achievable via the A417 to the east of the site.

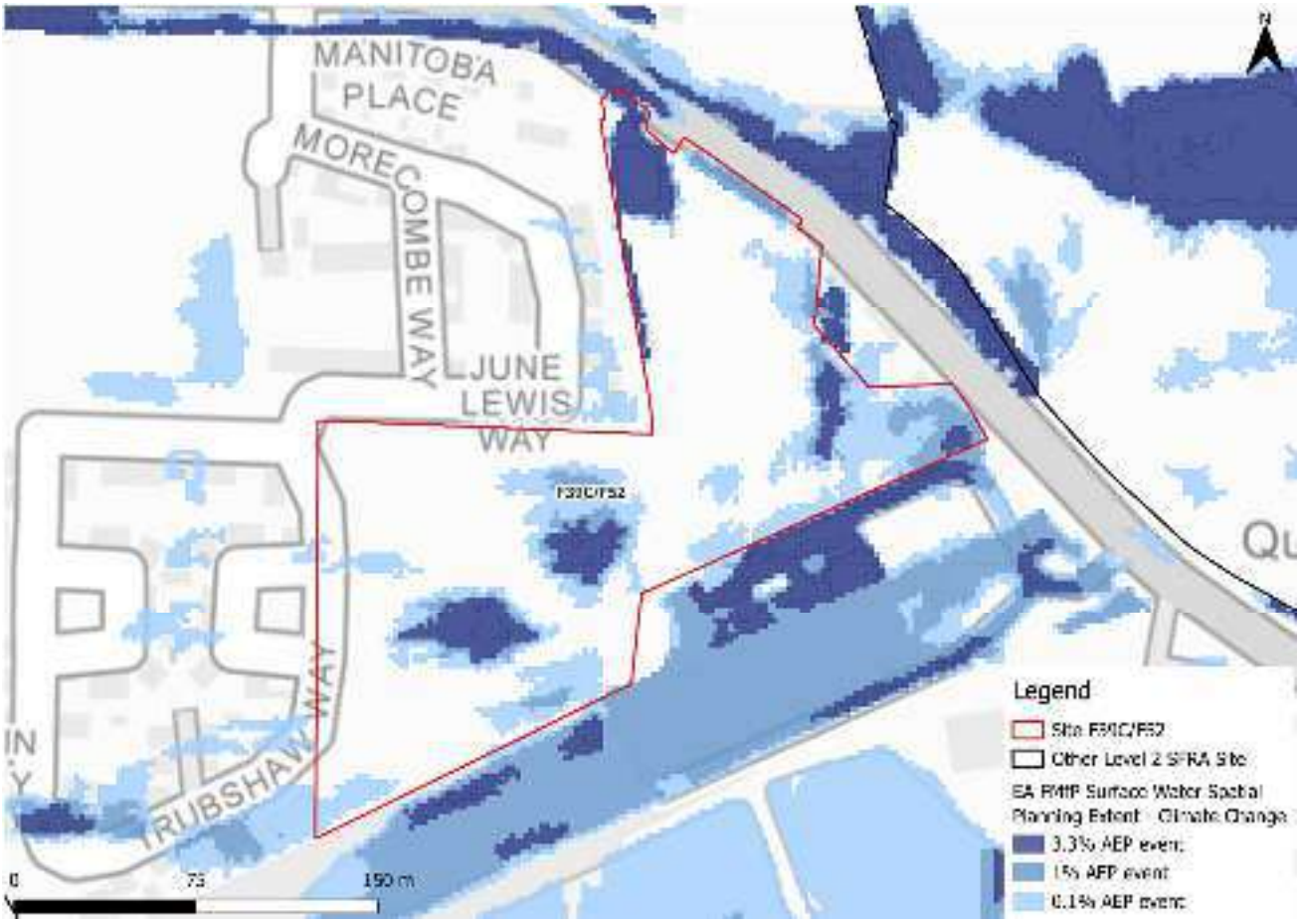


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

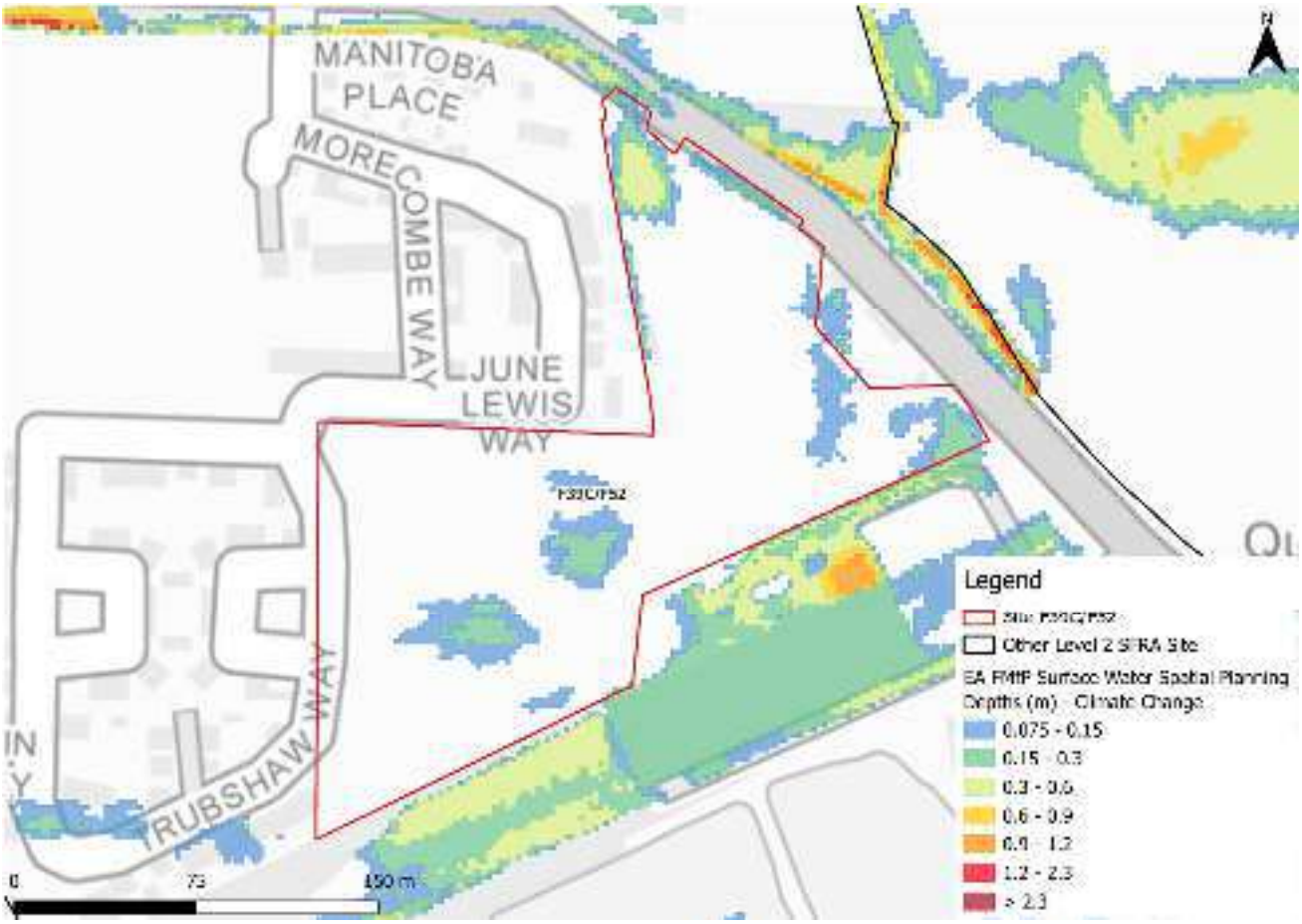


Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 0.1% AEP event flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning Climate Change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the low risk RoFSW surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards. The impact of climate change on surface water flood hazards should be considered at the site-specific FRA stage.

Using the RoFSW low risk event as a proxy, surface water flood hazard in the medium risk event is categorised as 'moderate' within the north of the site (Figure 3-6).

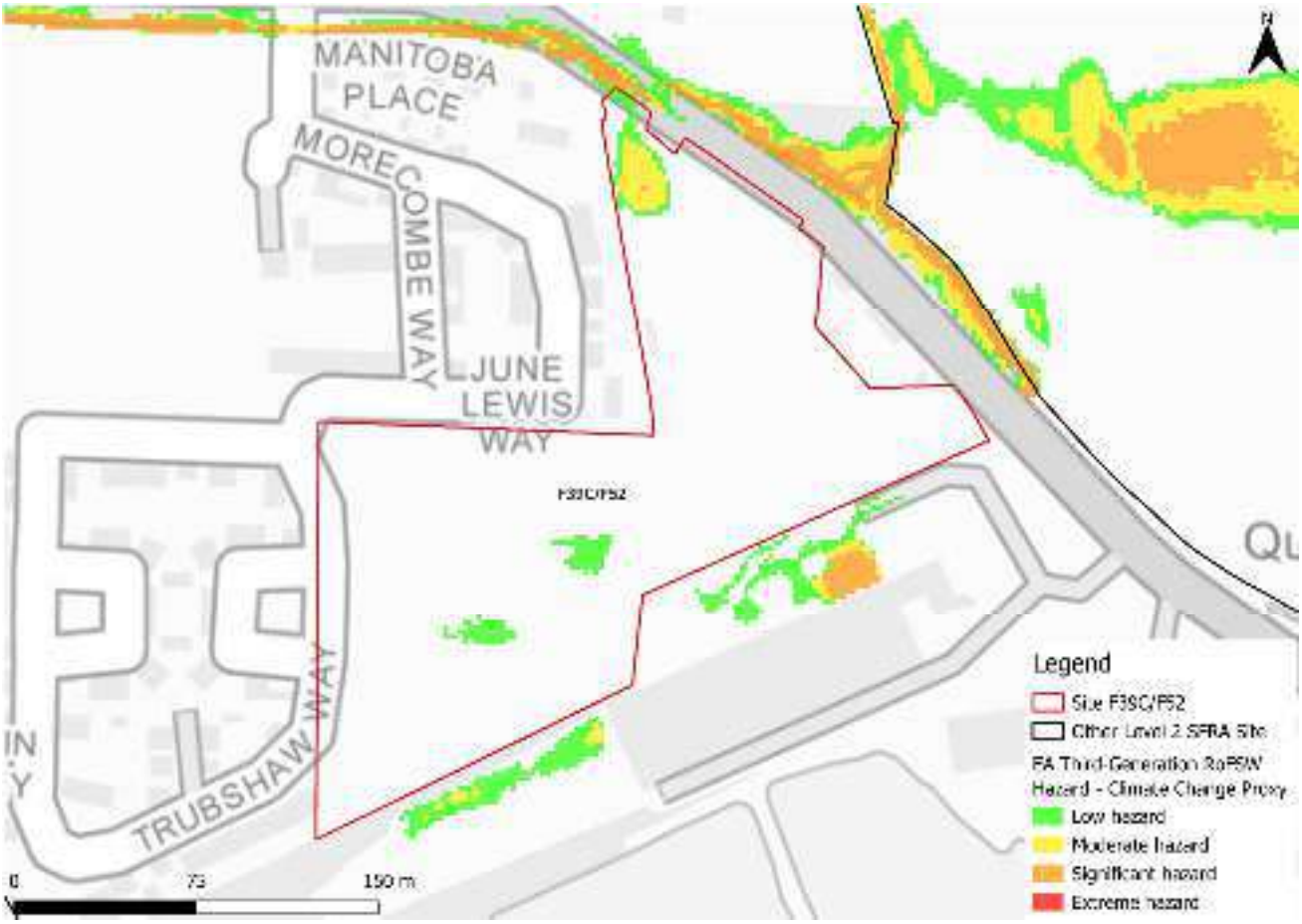


Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard[1] as a climate change proxy

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There are five recorded sewer flooding incidents within the Lechlade, Kempsford & Fairford South Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly low, with 72% of the site being outside of the 0.1% AEP surface water flood extent. Surface water risk is present onsite as areas of scattered ponding in topographic low spots
- Risk to the site is shown to slightly increase in extent within the site when considering the impact of climate change, however depths remain largely very shallow.
- A drainage strategy would be required to ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance.

- Topographic low spots should be considered and included in site design and ideally left in place to flood naturally when required.
- Safe access and escape routes would likely be achievable via the A417 to the east of the site.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within one catchment, namely, the Thornhill Ditch and tributaries at Cotswolds Water Park catchment. This catchment is ranked as a high sensitivity catchment. Planning considerations for sites at high sensitivity to the cumulative impacts of development can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications.

The entire site is within an area where there is a risk of groundwater flooding to both surface and subsurface assets. Infiltration SuDS would therefore be unsuitable at this site.



Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is mudstone, siltstone, limestone, sandstone and argillaceous rocks (Figure 5-2) which will have variable permeability and porosity. There is no record of superficial deposits in the area. Infiltration SuDS at this site are unlikely to be an option, though the drainage strategy for the site should fully investigate water table levels and ground conditions in both dry and wet conditions.

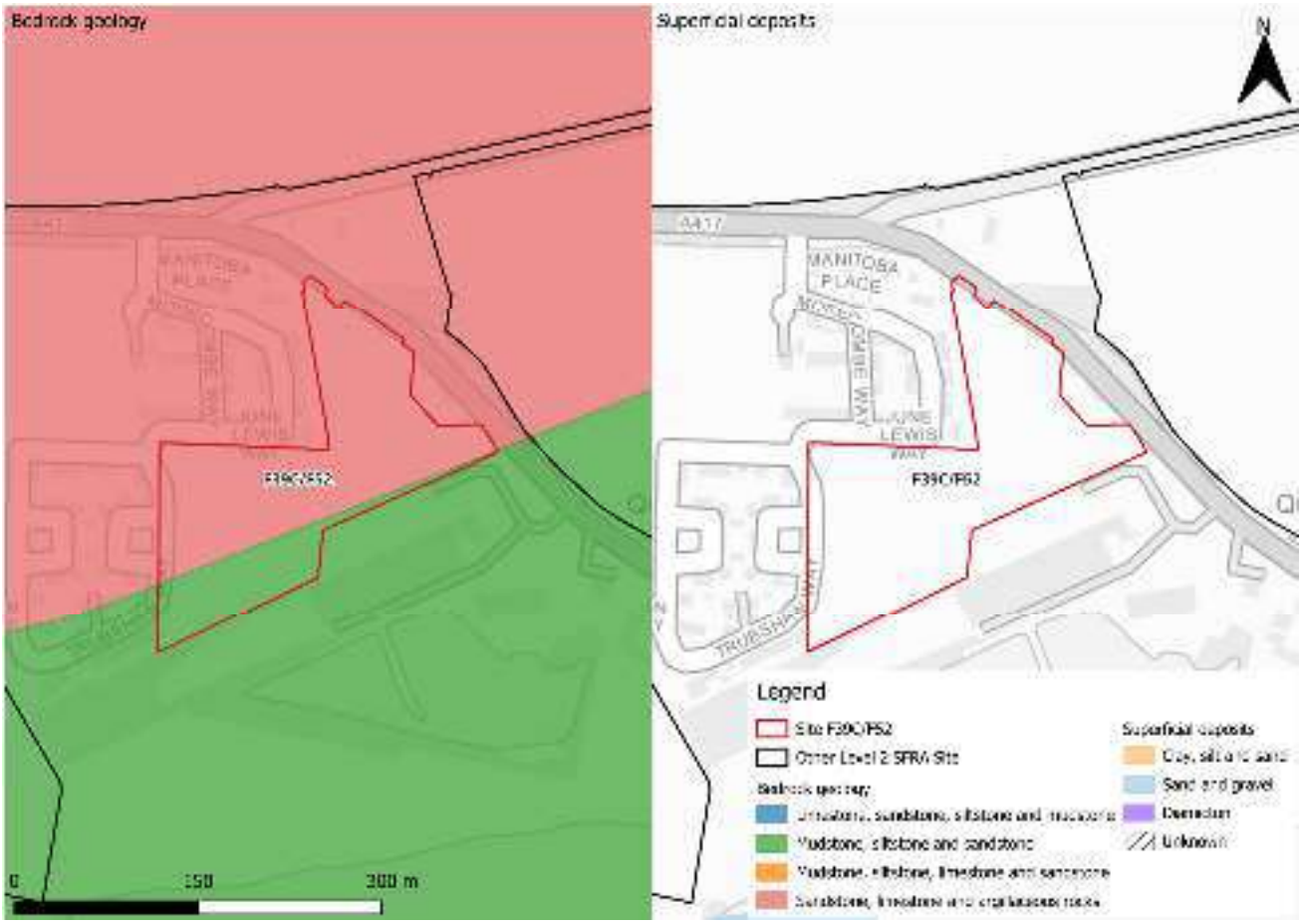


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There are no defences in place along the unnamed ordinary watercourse. However, the watercourse is culverted beneath the A417 adjacent to the site, as indicated by the blue circle in Figure 6-1. There is a potential residual risk of a blockage of this culvert. This risk should be investigated at the site-specific FRA stage.

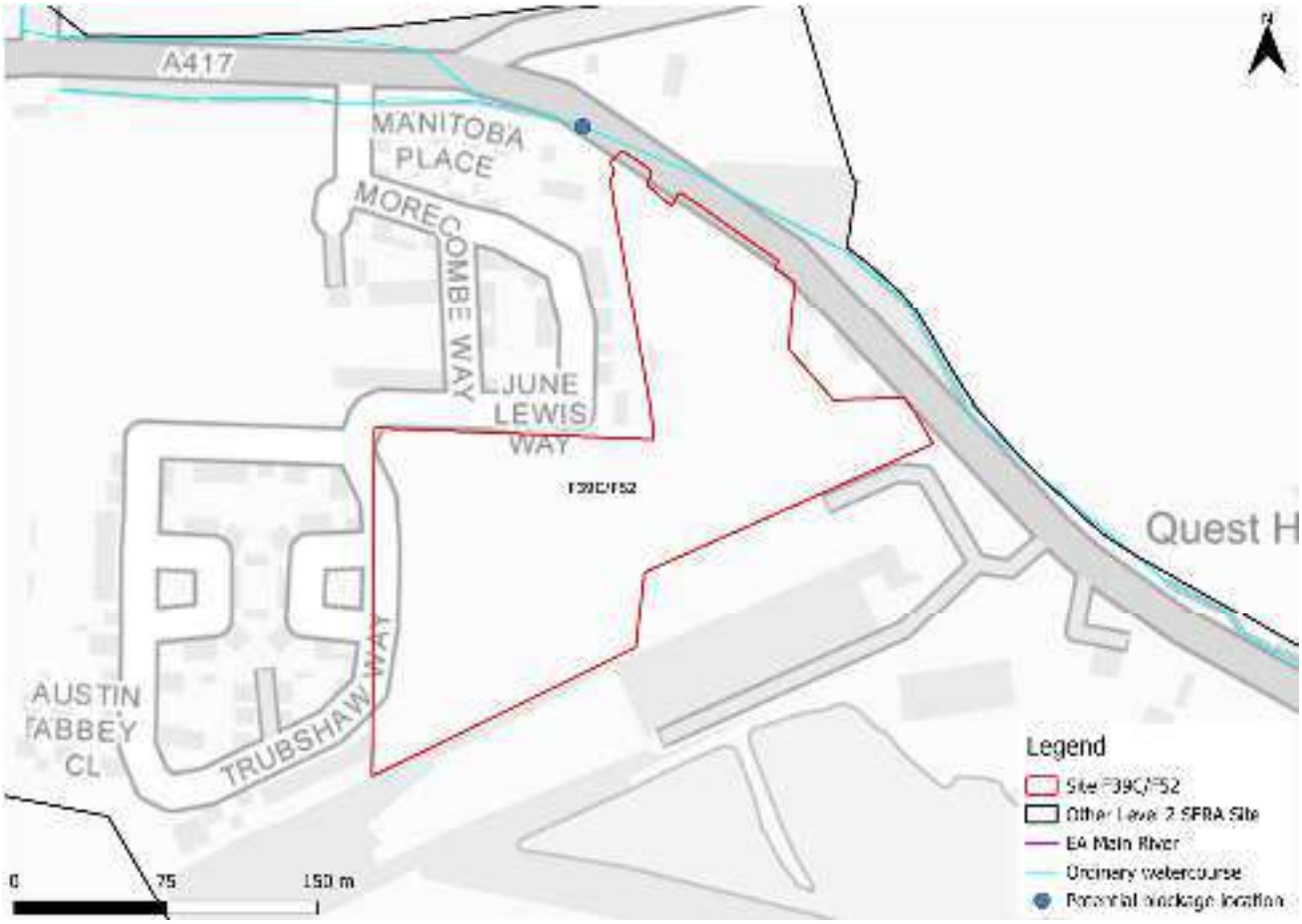


Figure 6-1: Potential blockage location

6.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is not required to pass part b) of the exception test, as it is not located within Flood Zone 3a, however it must still be proven that the development can be safe for its lifetime, which is generally considered to be 100 years for residential development.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- It should be appropriate to develop this site for more vulnerable purposes given its location within Flood Zone 1 and nominal surface water flood risk.
- Modelling of the unnamed ordinary watercourse adjacent to the site must be carried out to robustly define the risk to the site for both present day and with climate change.
- A drainage strategy should ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply with consideration of local and national SuDS guidance.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Strategic extension to the north-east of Fairford

Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0024
Revision	P01
Prepared by	Rosie Holmes BSc MSc Assistant Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Jo Corbett of Cotswold District Council. Rosie Holmes of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Background 1

1.1 Strategic extension to the north-east of Fairford 1

2 Flood risk from rivers 5

2.1 Existing risk 5
2.2 Impacts from climate change 5
2.3 Historic flood incidents 6
2.4 Flood risk management 7
2.5 Emergency planning 8
2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial 9

3 Flood risk from surface water 10

3.1 Existing risk 10
3.2 Impacts from climate change 12
3.3 Sewer flood risk 15
3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water 15

4 Cumulative impacts assessment and high risk catchments 17

4.1 Level 1 cumulative impacts assessment 17

5 Groundwater, geology and SuDS suitability 18

6 Residual risk 21

6.1 Flood risk from reservoirs 21

7 Overall site assessment 22

7.1 Can part b) of the Exception Test be passed? 22
7.2 Main recommendations and site-specific FRA requirements 22

8 Licencing 23

List of Figures

Figure 1-1: Site location boundary 2

Figure 1-2: Aerial photography 3

Figure 1-3: Topography 4

Figure 2-1: Present day risk 5

Figure 2-2: EA Flood Zones plus Climate Change 6

Figure 2-3: Working with Natural Processes 8

Figure 2-4: Potential access and escape routes 9

Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 10

Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m) 11

Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard 12

Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 13

Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m) 14

Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy 15

Figure 5-1: JBA 5m Groundwater Emergence Map 18

Figure 5-2: BGS Geology - Bedrock and superficial deposits 20

List of Tables

Table 2-1: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment 6

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment 13

Table 5-1: Groundwater Hazard Classification 19

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for the strategic extension to the north-east of Fairford site. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Strategic extension to the north-east of Fairford

- Location: Fairford
- Existing site use: Agricultural land
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Mixed use
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 72.8
- Watercourse: River Coln, unnamed ordinary watercourses
- Environment Agency (EA) flood model: No detailed model available
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of surface water flood extents, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management

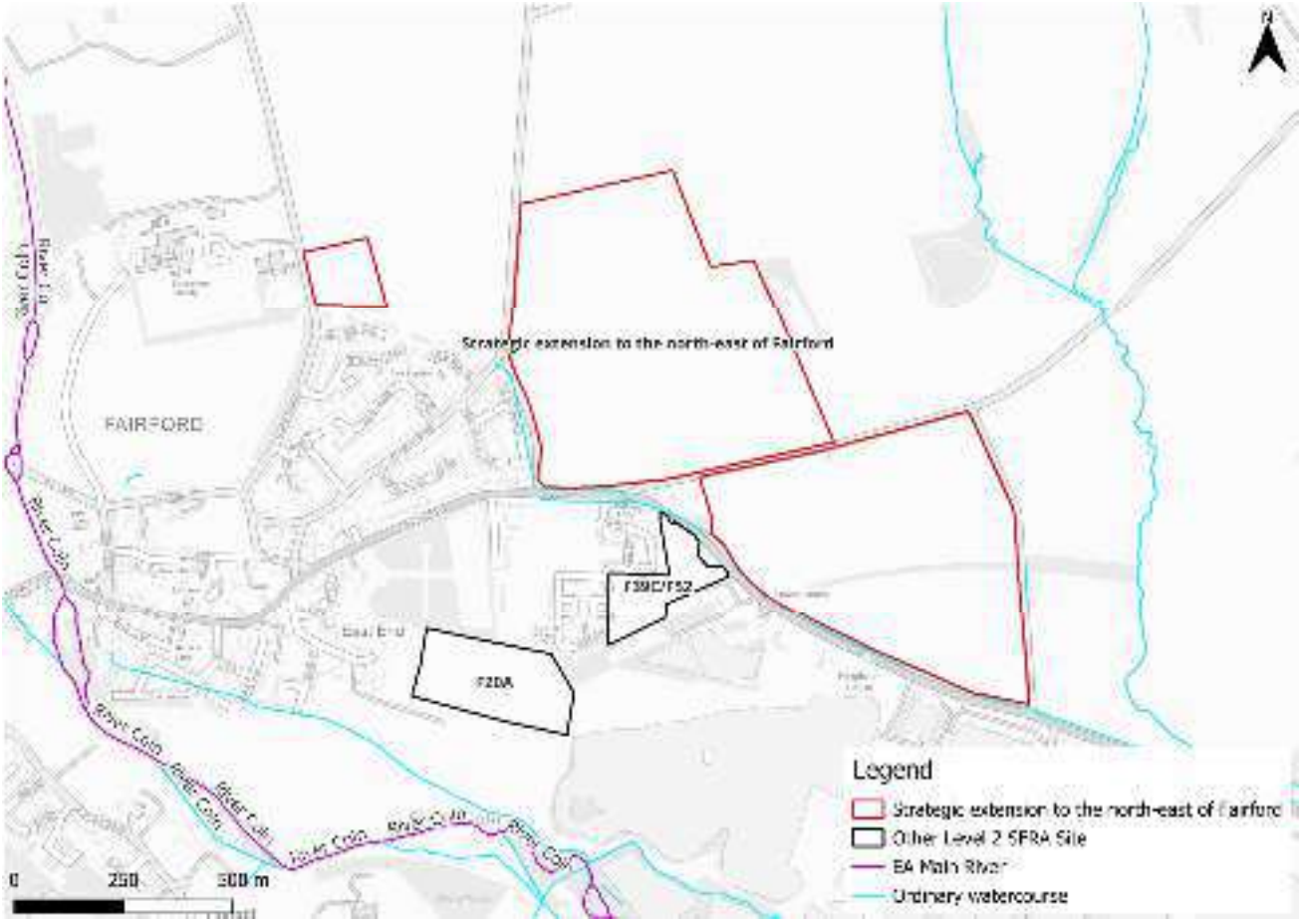


Figure 1-1: Site location boundary



Figure 1-2: Aerial photography

There are areas of higher elevation in the north of all three site parcels, with the land sloping down towards the south, sloping towards the River Coln floodplain to the southwest of the parcels (Figure 1-3).

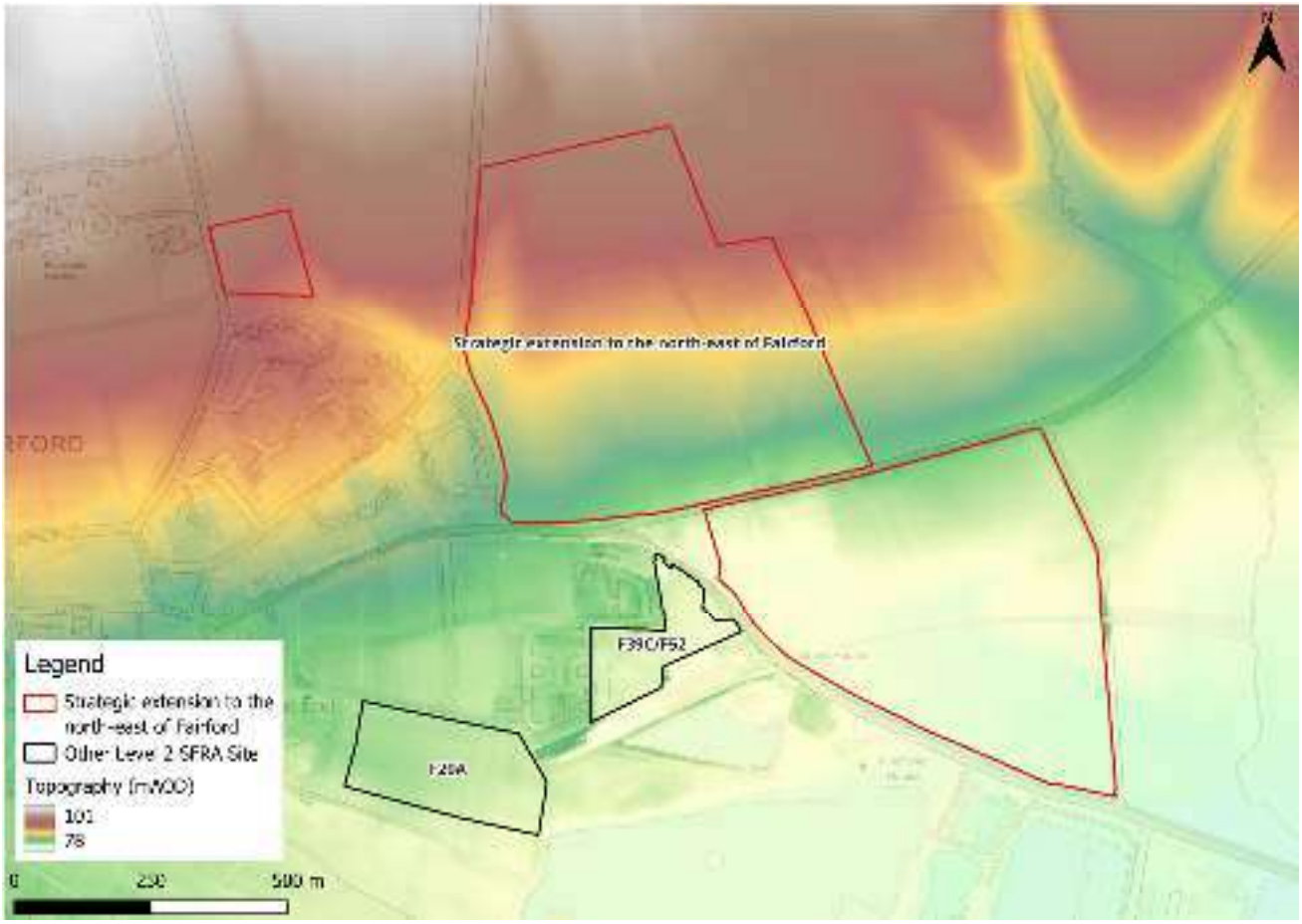


Figure 1-3: Topography

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the majority of the site is located within Flood Zone 1 and therefore at low risk of flooding from rivers (Figure 2-1), but for a small area on the southern boundary of the southern site parcel that is in Flood Zone 2. Risk comes from the River Coln to the southwest. Please note, the Flood Map for Planning does not consider flood defence infrastructure (Section 2.4).

There is no detailed model for the River Coln and the ordinary watercourses are unmodelled. The EA's New National Model (NNM) also does not include the ordinary watercourses. Flood depths and hazards cannot therefore be assessed.



Figure 2-1: Present day risk

2.2 Impacts from climate change

The EA's SFRA guidance states that SFRAs should assess the central allowance for the 2080s epoch for peak river flows. The site is located within the Gloucestershire and the

Vale Management Catchment. The central allowance within this catchment is 26% on peak flows (Table 2-1). There is no local detailed model for the River Coln or the ordinary watercourses through the site, therefore the required event cannot be assessed.

Table 2-1: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment

Epoch	Central (%)	Higher (%)	Upper (%)
2020s	11	17	33
2050s	11	19	43
2080s	26	41	84

2.2.1 Flood Map for Planning - Flood Zones plus Climate Change

Figure 2-2 shows the Flood Map for Planning - Flood Zones plus Climate Change dataset which includes the central allowance for the 2080s epoch. This represents the impact of climate change on Flood Zone 3a and Flood Zone 2 combined. This shows a slight increase in risk compared to present day at the southern site parcels southwestern boundary though nothing significant.

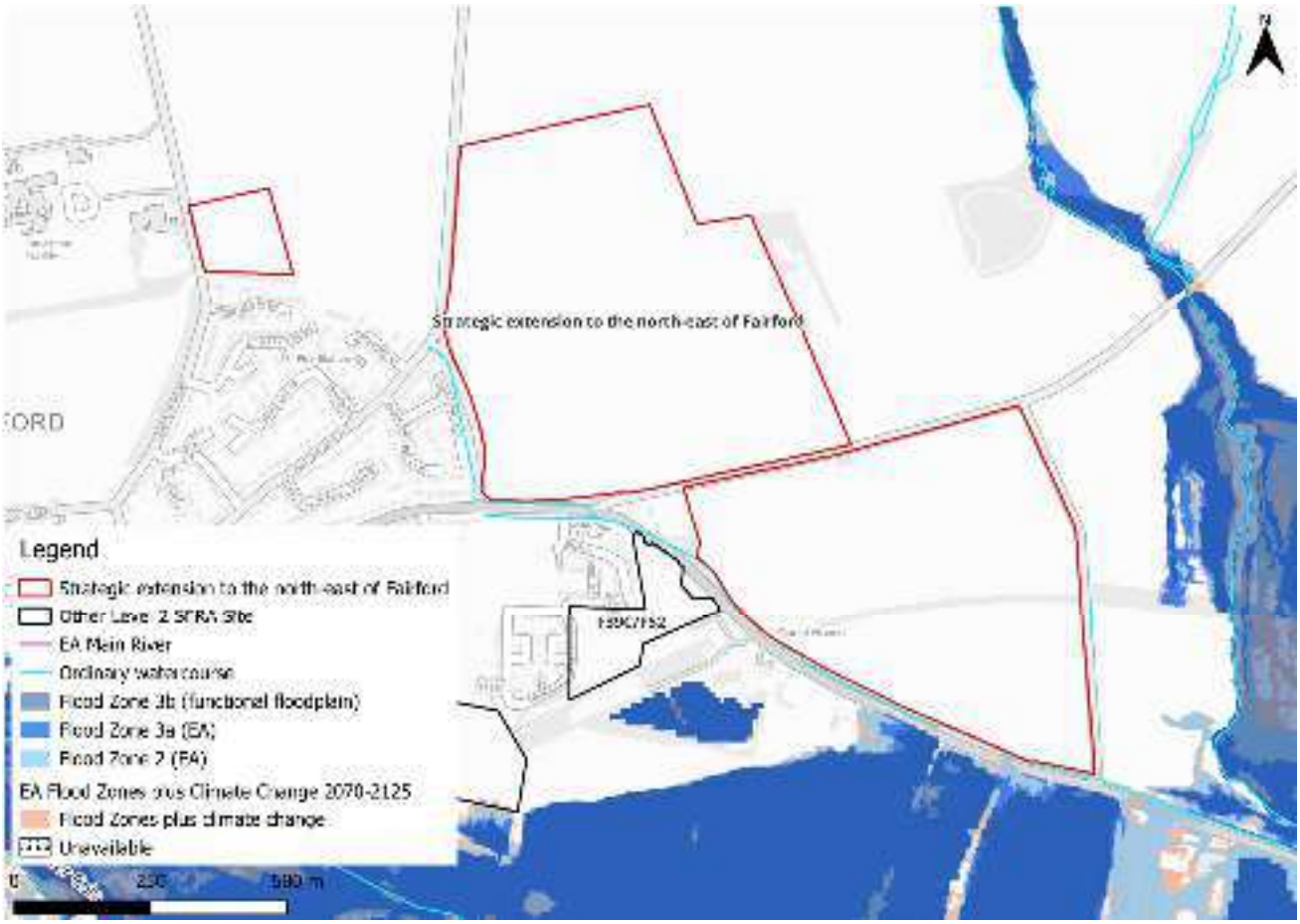


Figure 2-2: EA Flood Zones plus Climate Change

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There have been six recorded flooding incidents within the Siddington & Cerney Rural Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. **Error! Reference source not found.** shows that the floodplains of the ordinary watercourses near the site could benefit from riparian and floodplain tree planting. Tree planting can help to slow the flow to benefit areas downstream. There is also potential for floodplain reconnection on the ordinary watercourse to the east. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

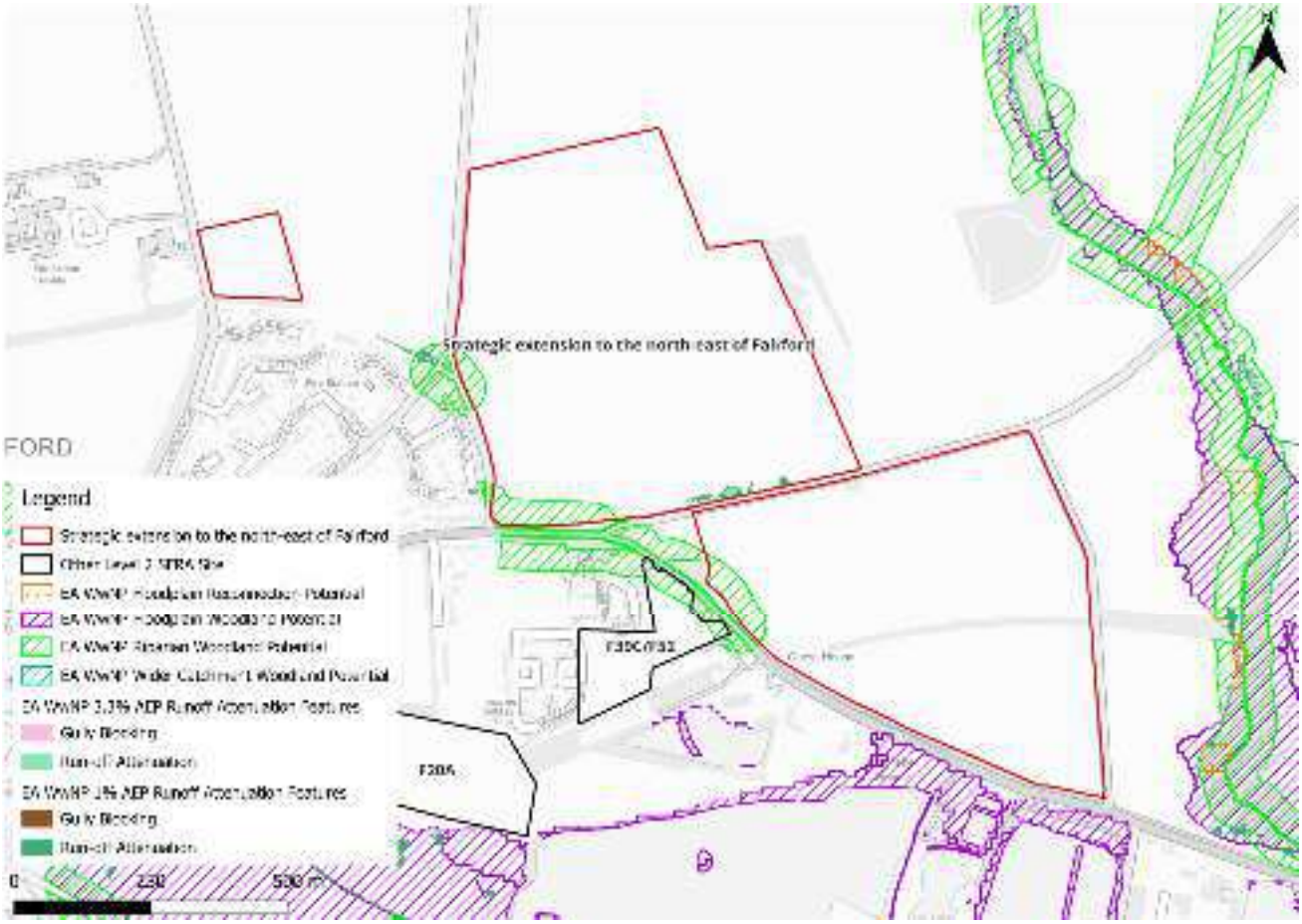


Figure 2-3: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warning and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The site is not located within a FWA.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The site is not located within a FAA.

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes could likely be achieved during a flood event via multiple locations surrounding the site (Figure 2-4).

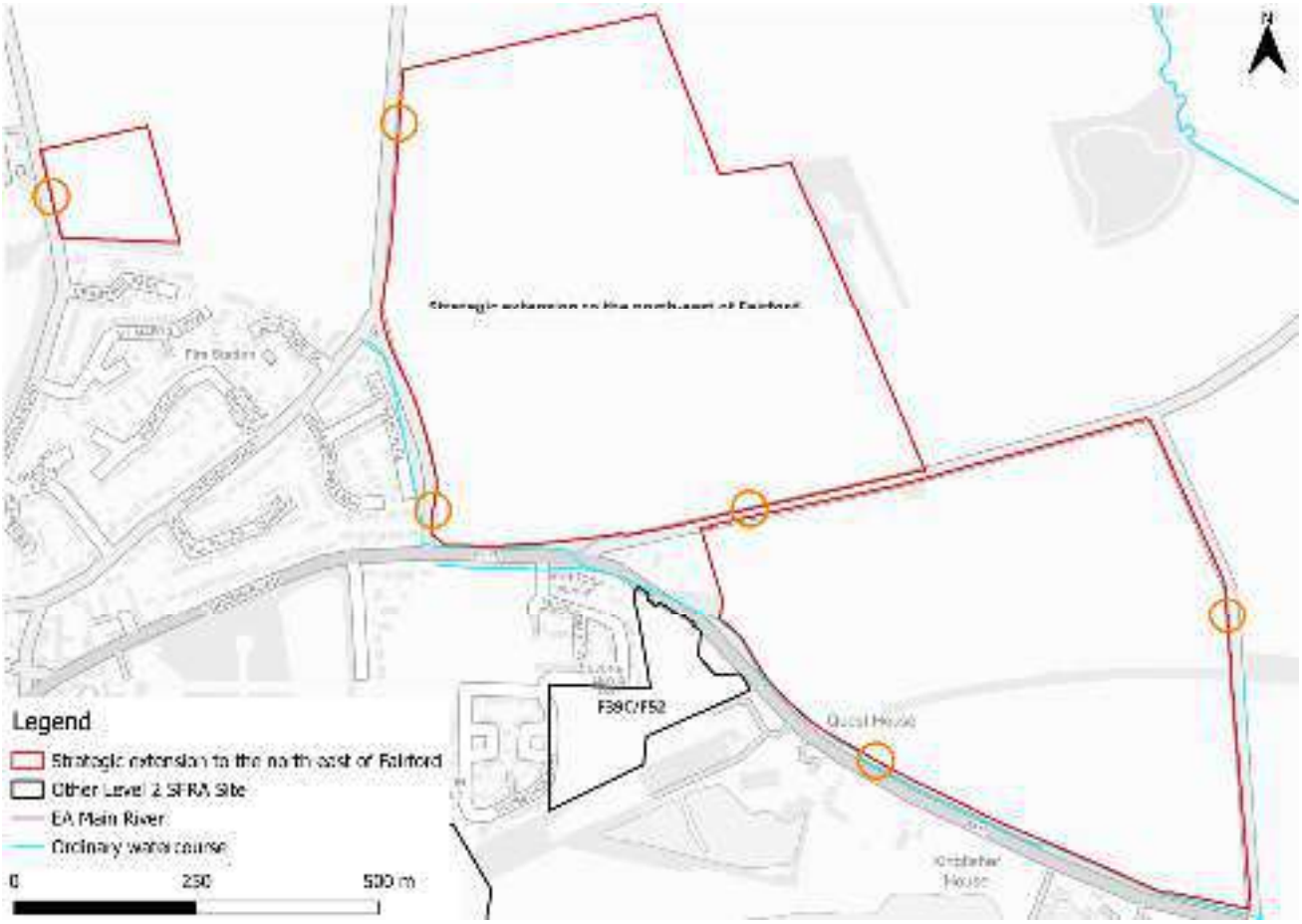


Figure 2-4: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The site is located mostly within Flood Zone 1 and therefore at low risk of flooding from rivers.
  - The unnamed ordinary watercourses are unmodelled. Potential risk from these watercourses should be assessed at the FRA stage.
- Mitigation:
  - No development buffers should be in place along the ordinary watercourses in the form of blue green corridors, which can provide a flood storage function as well as providing Biodiversity Net Gain (BNG), ecological, amenity, social, and wellbeing benefits. This is reflected in the WwNP mapping showing potential for riparian tree planting along each watercourse.
- Access and escape:
  - Based on current information, safe access and escape routes appear achievable via multiple locations surrounding each site parcel.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Present Day

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extents map (May 2026), surface water risk across the northern site parcels is nominal, but for some ponding along the southern boundary of the larger northern site parcel, as shown in Figure 3-1. However, there is a surface water flow path through the centre of the southern site parcel.

Greatest surface water flood depths in the 1% AEP event are not significant at between 0.3 and 0.6m (Figure 3-2). Safe access and escape routes appear to be achievable via multiple locations.

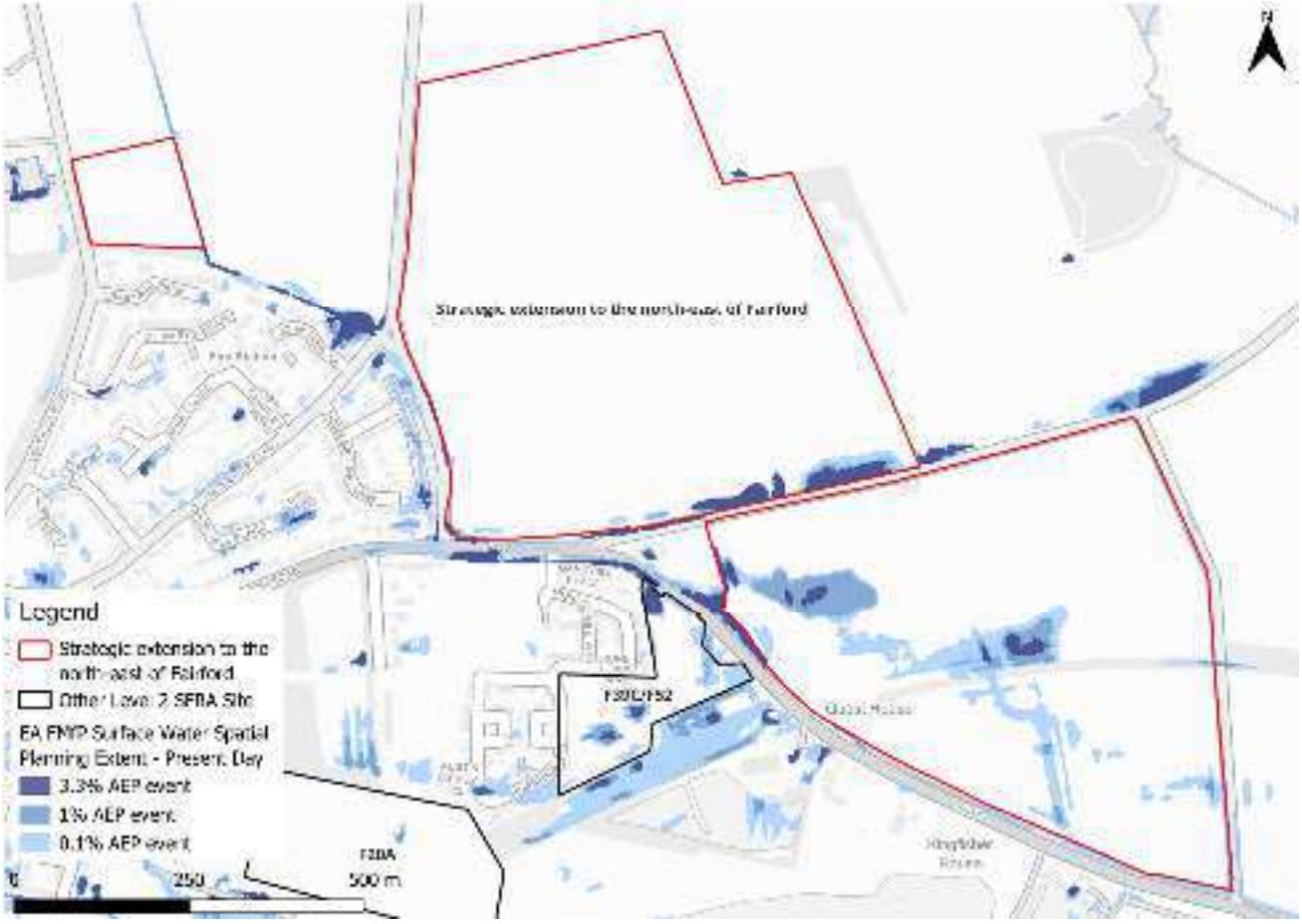


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

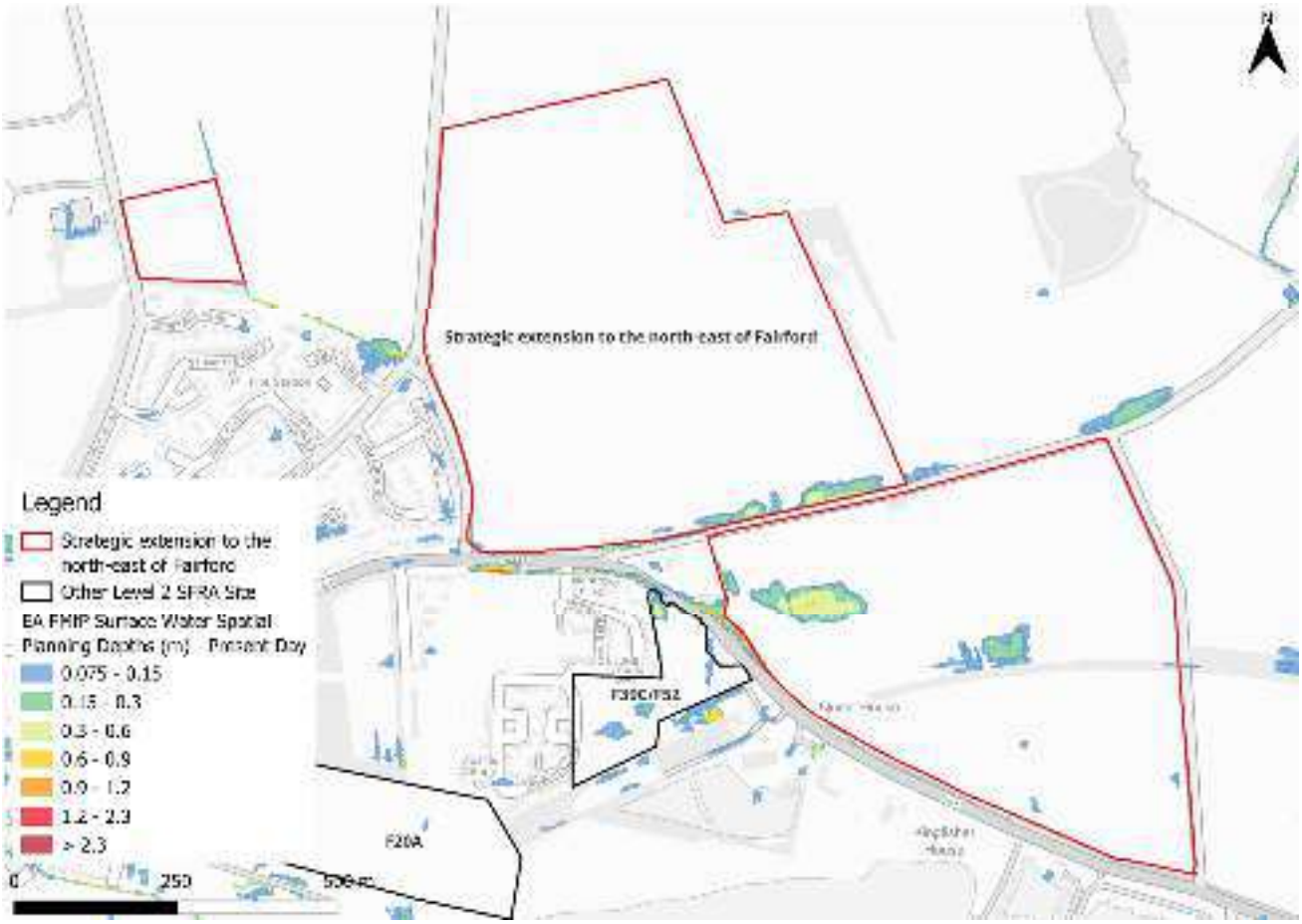


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third-generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows there to be low to moderate flood hazards along the southern boundary of the larger northern site parcel though no risk in the southern parcel (Figure 3-3). There are differences between the Flood Map for Planning - Surface Water Spatial Planning map and the third generation RoFSW hazard mapping whereby the RoFSW shows a much smaller area to be at risk. Given the differences between the two datasets, the hazard information should be discounted and assessed further at the FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.



Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRA's should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Gloucestershire and the Vale management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-1: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. Surface water risk is shown to increase across each site parcel, particularly in the southern parcel, when considering climate change. Flood depths are shown to largely remain at between 0.3 and 0.6m (Figure 3-5). Safe access and escape routes would likely remain achievable via several locations.

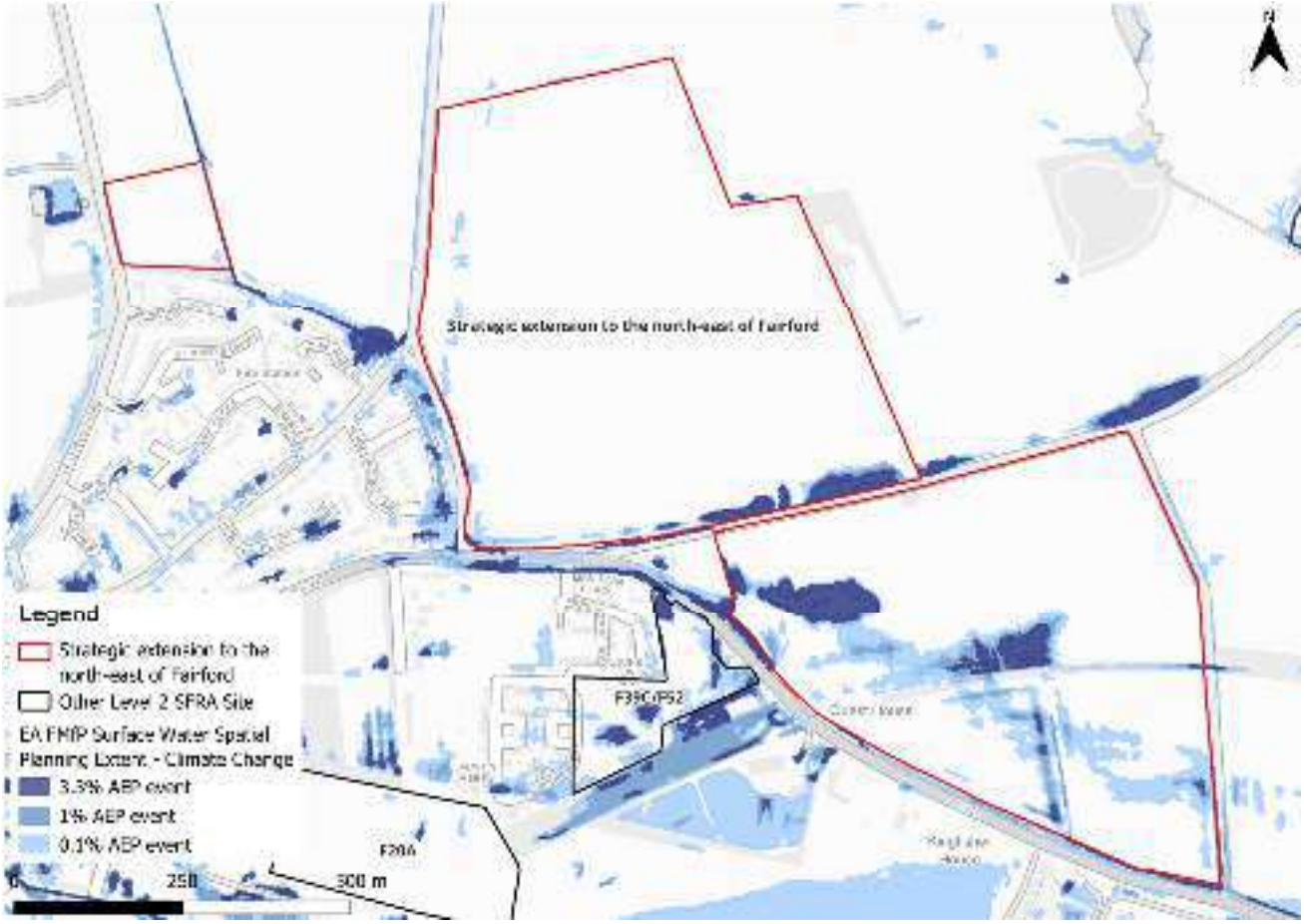


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change



Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning Climate Change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the low risk RoFSW surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards. The impact of climate change on surface water flood hazards should be considered at the site-specific FRA stage.

Using the RoFSW low risk event as a proxy, surface water flood hazard in the medium risk event is categorised as 'significant' in some areas (Figure 3-6).



Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There have been no recorded sewer flooding incidents within the Siddington & Cerney Rural Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk is predominantly low and outside of the 0.1% AEP surface water flood extent. However, there is some risk in the southern site parcel and along the southern boundary of the larger northern parcel.
- Risk to the site is not shown to increase significantly when considering the impact of climate change.
- Topographic low spots and surface water flow paths should be considered and included in site design and left in place to flood naturally when required.
- The drainage strategy for each site parcel must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield

runoff rates or betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance

- Safe access and escape routes would likely be achievable via multiple locations.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within one catchment, namely the Coln catchment. This has been identified as a high sensitivity catchment. Planning considerations for sites at high sensitivity to the cumulative impacts of development can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications. The larger site parcels are located within an area where there is a risk of groundwater emergence to surface and subsurface assets. In these areas, groundwater may emerge at significant rates in this area and has the capacity to flow overland and/or pond within any topographic low spots. Infiltration SuDS may not be achievable at any site parcel.

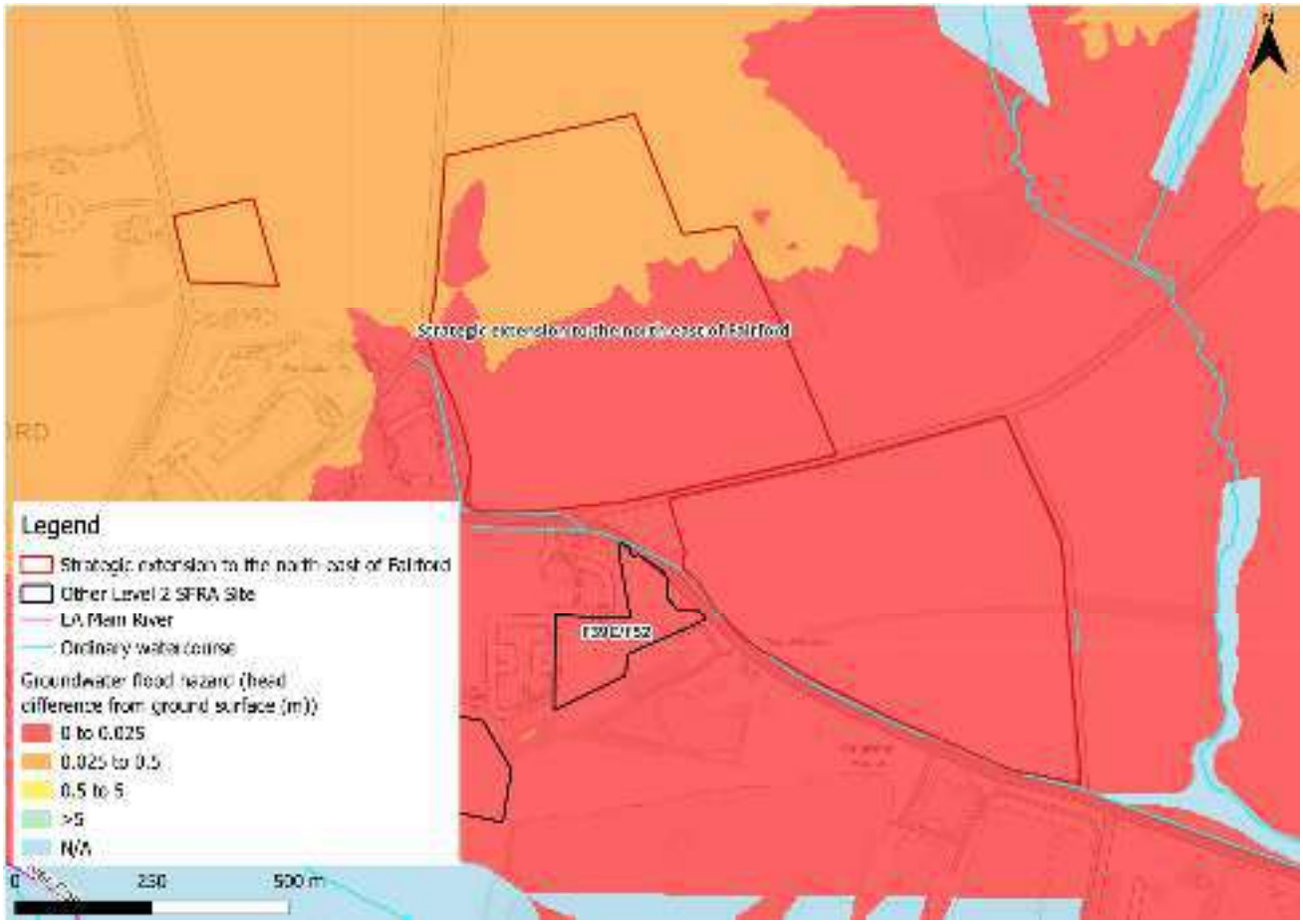


Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The majority of the underlying bedrock within the site is sandstone, limestone and argillaceous rocks, with an area of the site being mudstone, siltstone and sandstone (Figure 5-2). Sandstone and limestone can have high permeability and porosity, increasing infiltration rates, though the permeability of limestone can vary widely. There is no record of superficial deposits at the site.

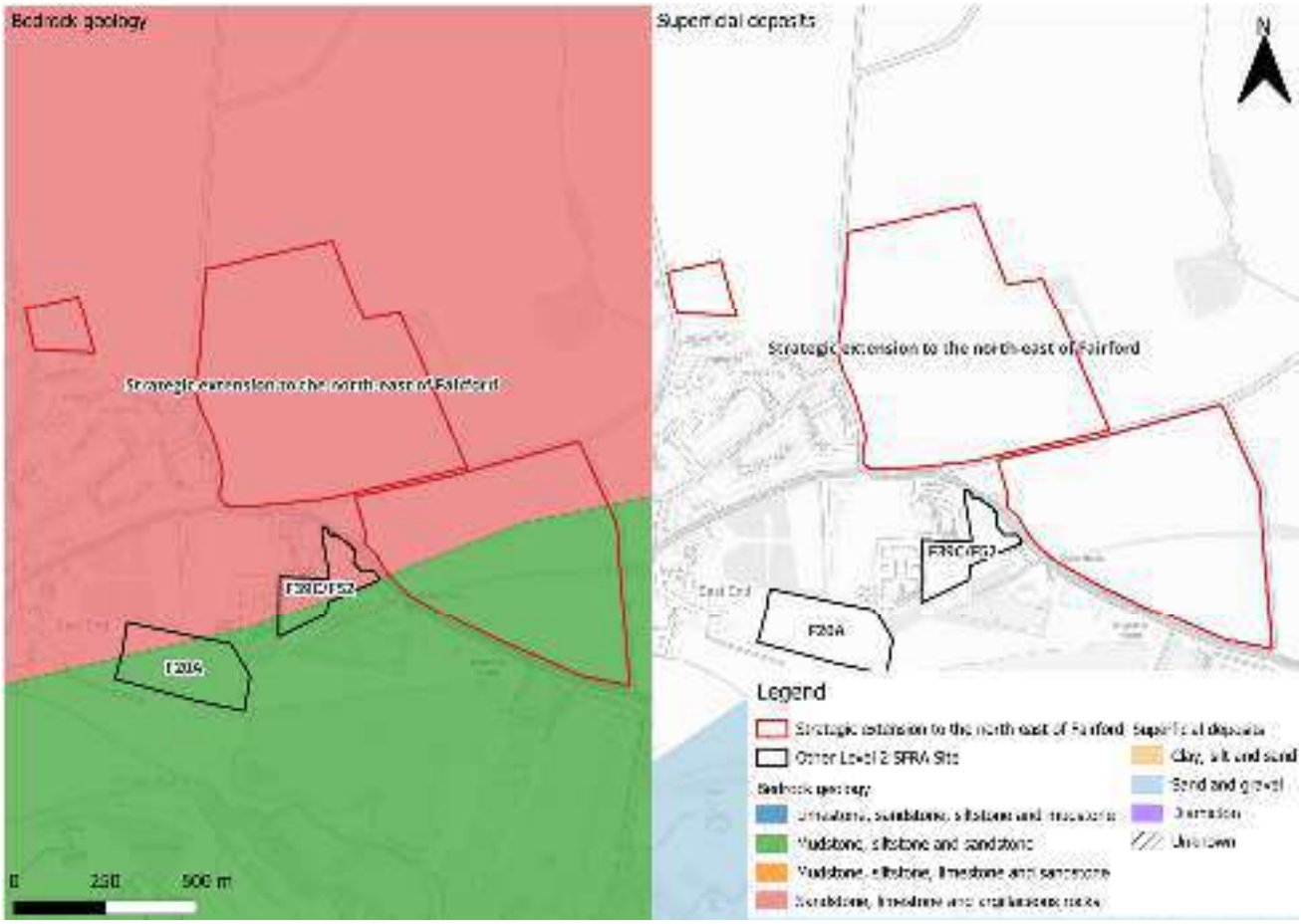


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There does not appear to be any residual risk to the site from asset blockage or defence breach.

6.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is not required to pass part b) of the exception test, as it is not located within Flood Zone 3a, however it must still be proven that the development can be safe for its lifetime, which is generally considered to be 100 years for residential development.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- It should be possible to develop these site parcels for mixed uses, including for residential, given its location largely within Flood Zone 1 and nominal surface water risk.
- Ideally, no development buffers should be in place along the unnamed ordinary watercourses in the form of blue green corridors, which can provide a flood storage function as well as providing BNG, ecological, amenity, social, and wellbeing benefits.
- Potential risk from the ordinary watercourses should be assessed at the FRA stage.
- Groundwater conditions must be investigated further through the site-specific FRA. This should be assessed through percolation testing in both wet and dry weather conditions across each site parcel.
- Safe access and escape routes appear achievable from several locations, based on current information.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Site F53A

Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0026
Revision	P01
Prepared by	Laura Thompson-Jones BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Jo Corbett of Cotswold District Council. Laura Thompson-Jones of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Background 1
1.1 Site F53A 1

2 Flood risk from rivers 5
2.1 Existing risk 5
2.2 Impacts from climate change 6
2.3 Historic flood incidents 6
2.4 Flood risk management 6
2.5 Emergency planning 7
2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial 8

3 Flood risk from surface water 9
3.1 Existing risk 9
3.2 Impacts from climate change 12
3.3 Sewer flood risk 15
3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water 15

4 Cumulative impacts assessment and high risk catchments 17
4.1 Level 1 cumulative impacts assessment 17

5 Groundwater, geology and SuDS suitability 18

6 Residual risk 21
6.1 Flood risk from reservoirs 21

7 Overall site assessment 22
7.1 Can part b) of the Exception Test be passed? 22
7.2 Main recommendations and site-specific FRA requirements 22

8 Licencing 23

List of Figures

Figure 1-1: Site location boundary 2
Figure 1-2: Aerial photography 3
Figure 1-3: Topography 4
Figure 2-1: Present day risk 5
Figure 2-2: Working with Natural Processes 7
Figure 2-3: Potential access and escape routes 8
Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 10
Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m) 11
Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard 12
Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 13
Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m) 14
Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy 15
Figure 5-1: JBA 5m Groundwater Emergence Map 18
Figure 5-2: BGS Geology - Bedrock and superficial deposits 20

List of Tables

Table 2-1: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment 6
Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset 9
Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment 13
Table 5-1: Groundwater Hazard Classification 19

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan Site F53A. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Site F53A

- Location: Land at Totterdown Hill, Horcott
- Existing site use: Agricultural land
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Residential
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 12.8
- Watercourse: N/A
- Environment Agency (EA) flood model: N/A
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of surface water flood extents, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management

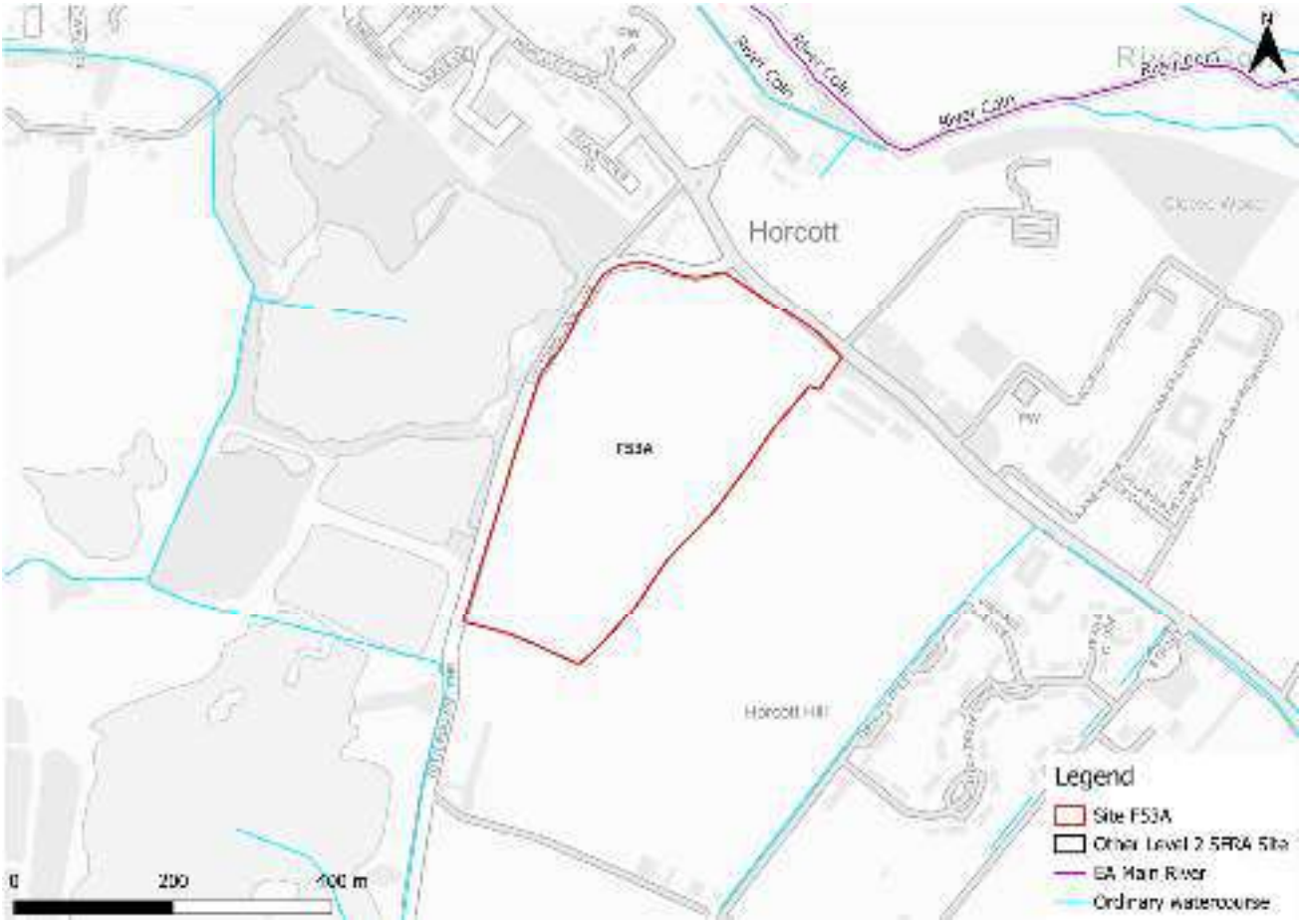


Figure 1-1: Site location boundary



Figure 1-2: Aerial photography

The site slopes from east to west, towards Horcott Lakes (Figure 1-3).

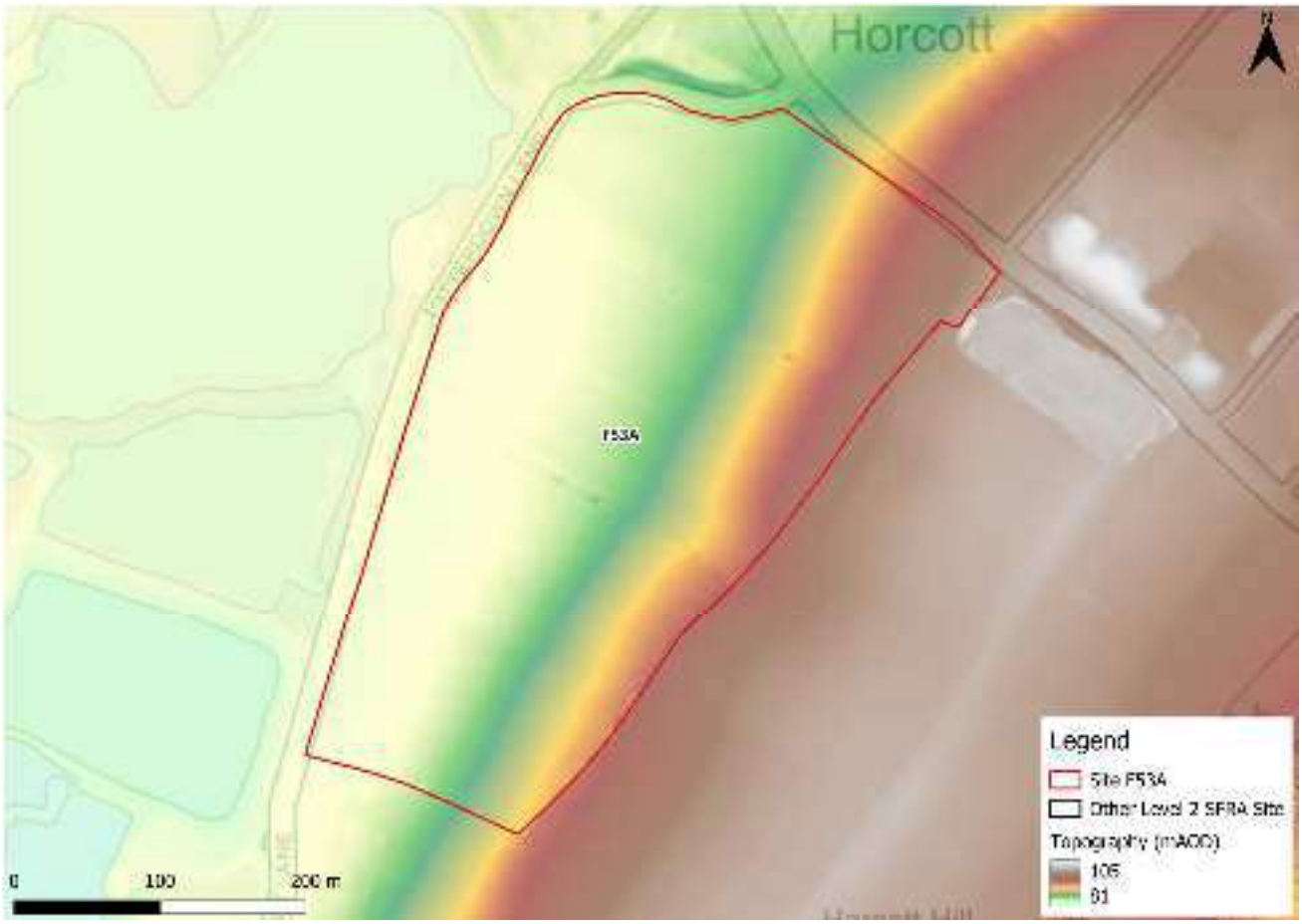


Figure 1-3: Topography

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the site is wholly located within Flood Zone 1 and therefore at low risk of flooding from rivers (Figure 2-1). Please note, the Flood Map for Planning does not consider flood defence infrastructure (Section 2.4). The flood zones to the west of the site cover the existing lakes.

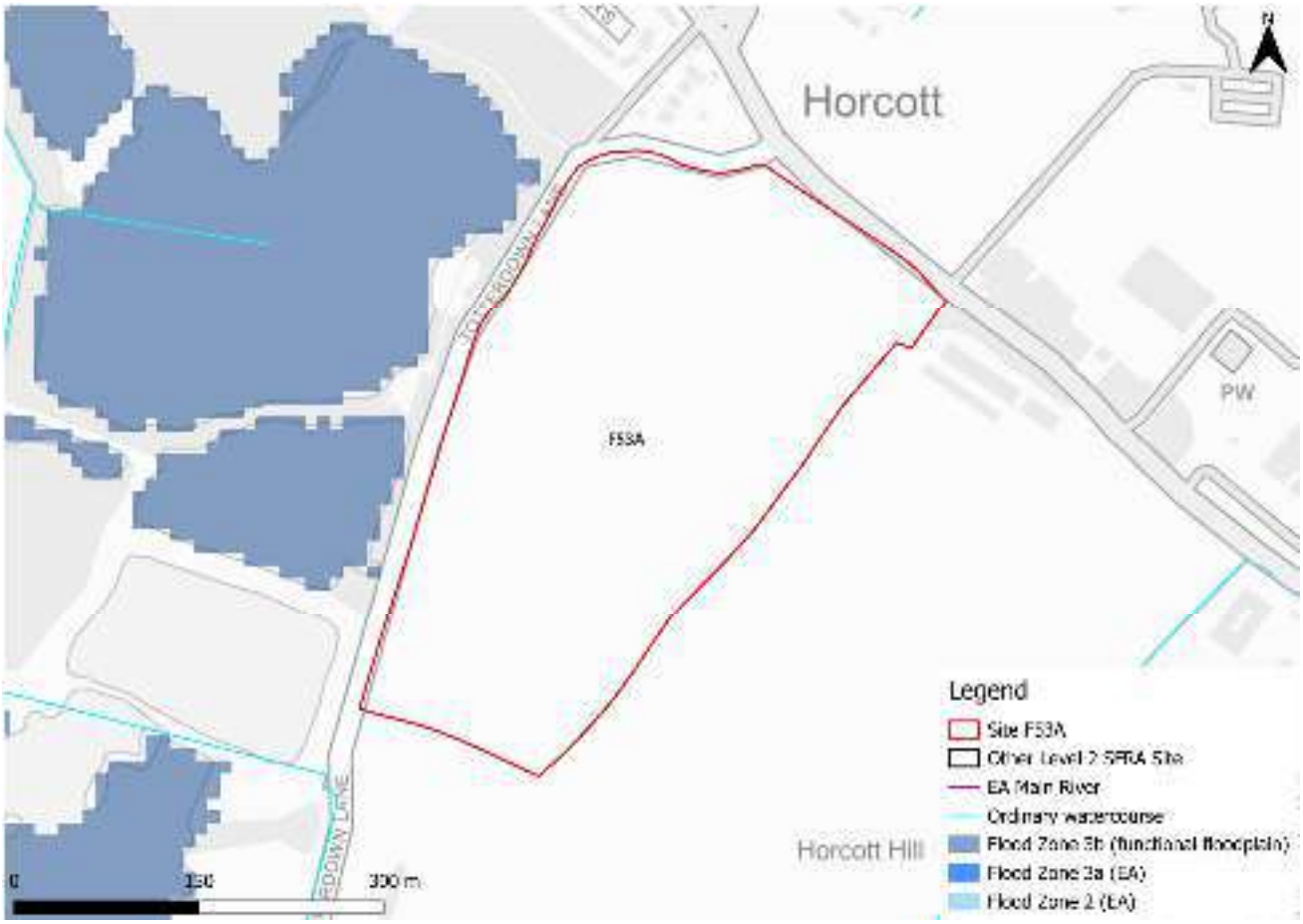


Figure 2-1: Present day risk

2.2 Impacts from climate change

The EA's SFRA guidance states that SFRAs should assess the central allowance for the 2080s epoch for peak river flows. The site is located within the Gloucestershire and the Vale Management Catchment. The central allowance within this catchment is 21% on peak flows (Table 2-1).

Table 2-1: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment

Epoch	Central (%)	Higher (%)	Upper (%)
2020s	11	17	33
2050s	11	19	43
2080s	26	41	84

2.2.1 Flood Map for Planning - Flood Zones plus Climate Change

Based on the EA's Flood Map for Planning - Flood Zones plus Climate Change dataset, the site is not shown to be at increased risk of fluvial flooding when considering climate change.

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There have been 13 recorded flooding incidents within the Lechlade, Kempsford & Fairford South Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Figure 2-2 shows that the almost the entire site, and wider area, could benefit from wider catchment tree planting. Tree planting can help to slow the flow to benefit areas downstream. There are also opportunities for run-off attenuation features where it may be possible to temporarily store water and attenuate flooding during high flows. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

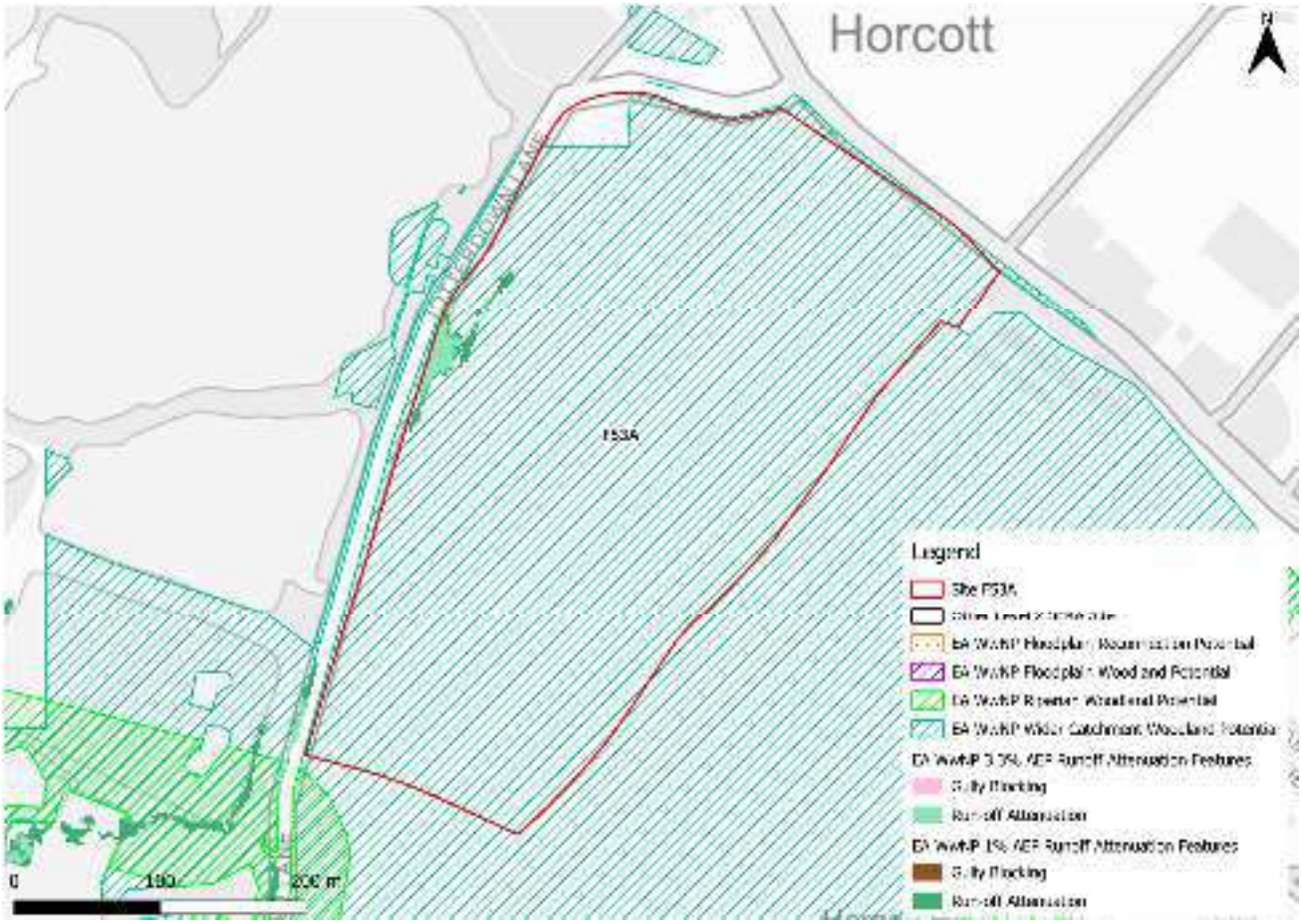


Figure 2-2: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warning and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The site is not located within a FWA.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The site is not located within a FAA.

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes are available during a flood event via Totterdown Lane to the west of the site or Horcott Road to the north (Figure 2-3).

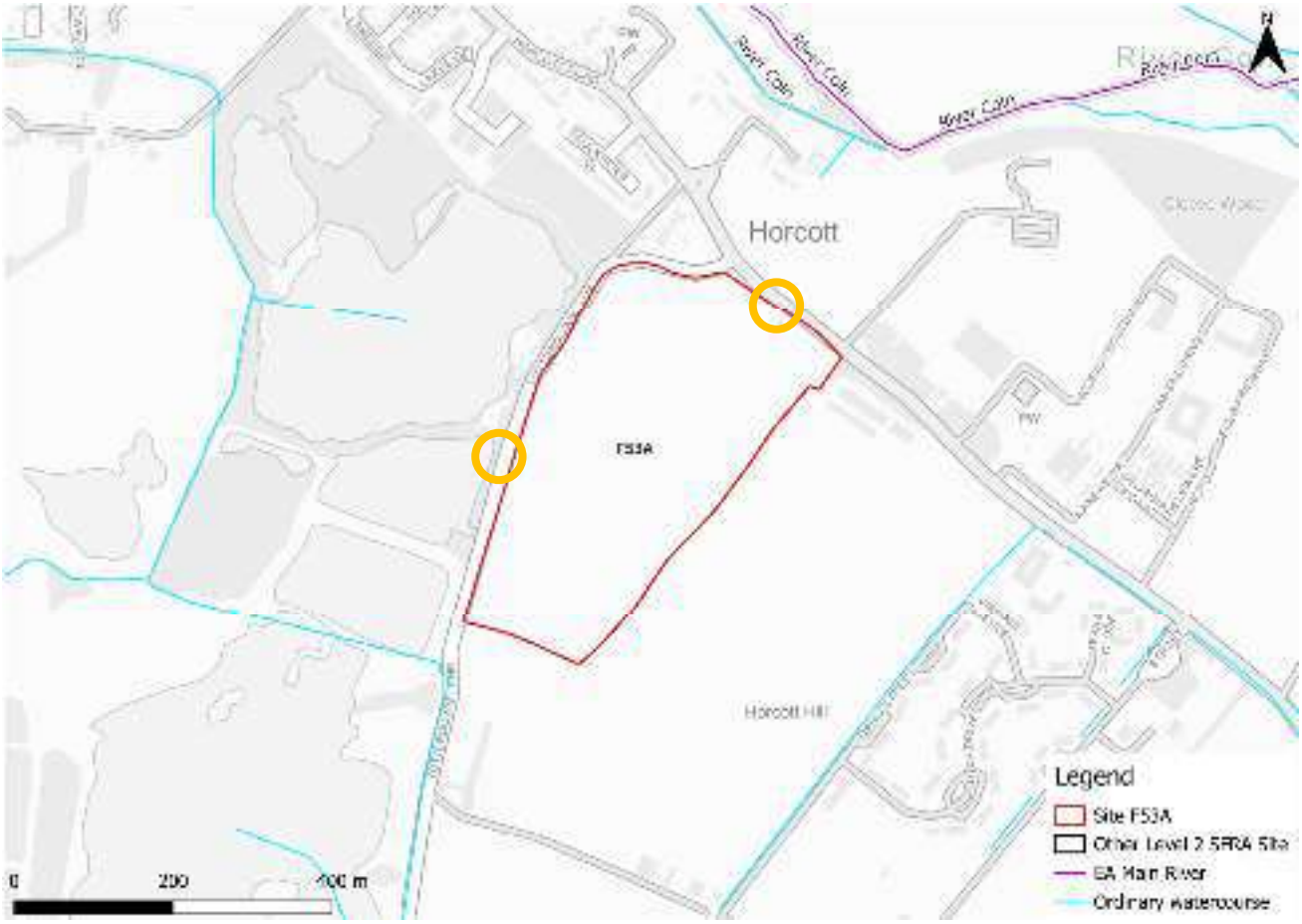


Figure 2-3: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The site is located wholly within Flood Zone 1 and therefore at low risk of flooding from rivers.
  - The site is not shown to be at increased risk from fluvial flooding in the future, based on the EA's Flood Zones plus Climate Change dataset.
- Access and escape:
  - Based on current information, safe access and escape routes appear achievable via Totterdown Lane to the west of the site or Horcott Road to the north.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Present Day

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extents map (May 2026), surface water risk across the site is generally low, as shown in Table 3-1 and Figure 3-1.

There is a significant area of ponding within the southwest of the site, behind the Totterdown Lane raised road infrastructure. Greatest flood depths within this area in the 1% AEP event are between 0.6 and 0.9 m immediately behind the road embankment (Figure 3-2).

Safe access and escape routes would ideally need to be made available via the north of the site.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
88	2	1	9

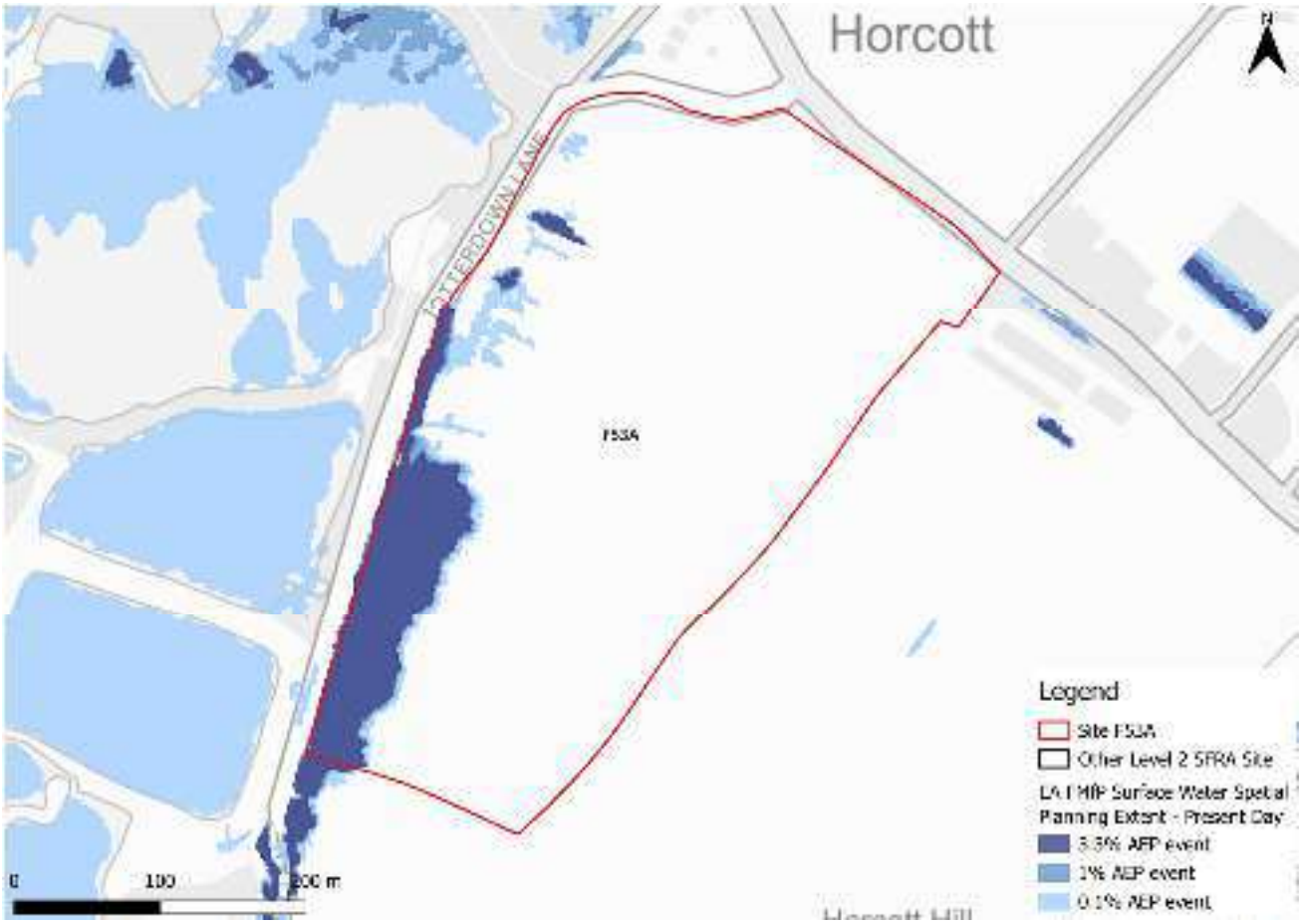


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

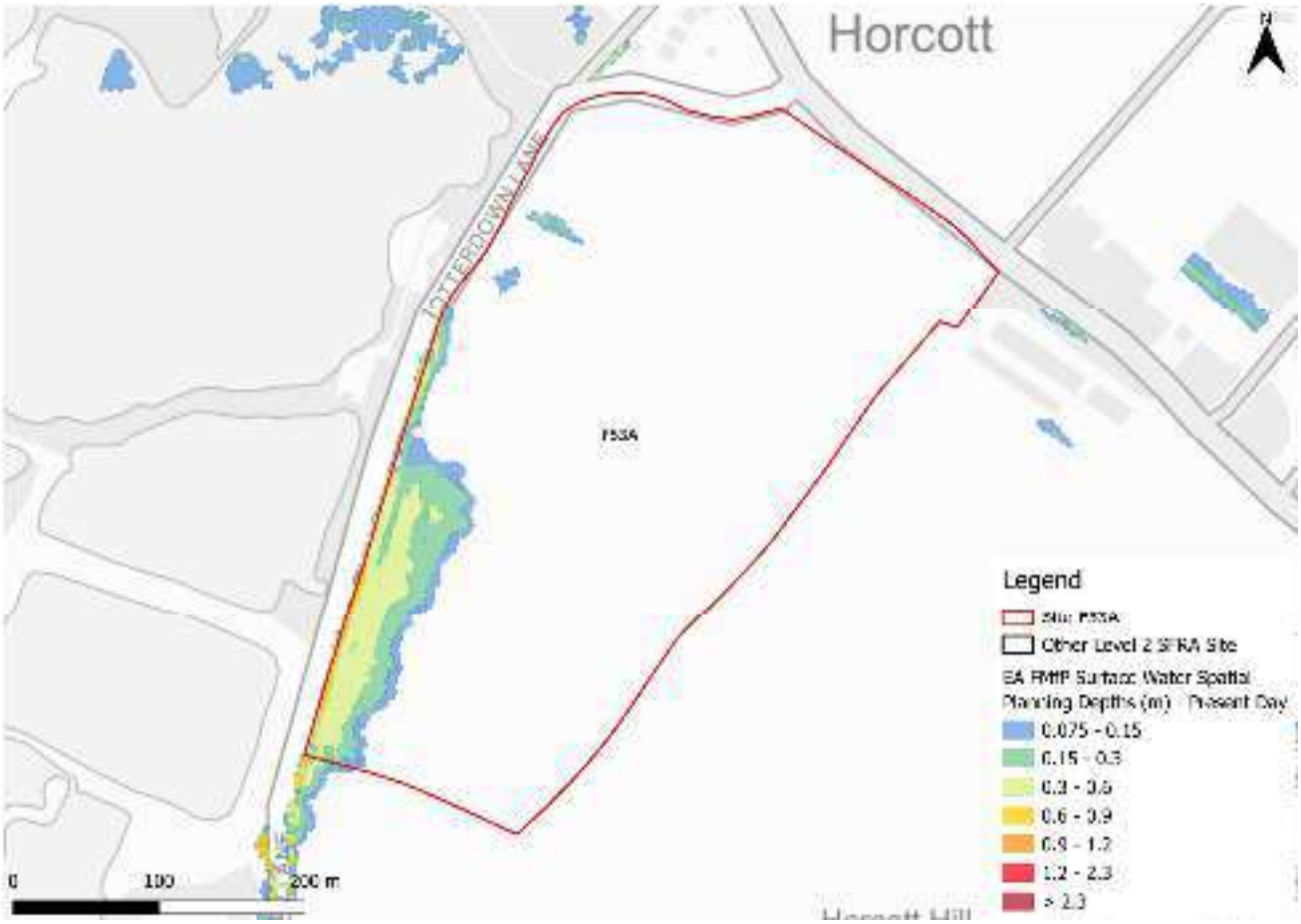


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows flood hazard to be 'significant' (Figure 3-3). There are some differences between the Flood Map for Planning - Surface Water Spatial Planning map and the third generation RoFSW hazard mapping whereby the RoFSW shows a much larger area to be at risk. Given the differences between the two datasets, the hazard information should be discounted and assessed further at the FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.

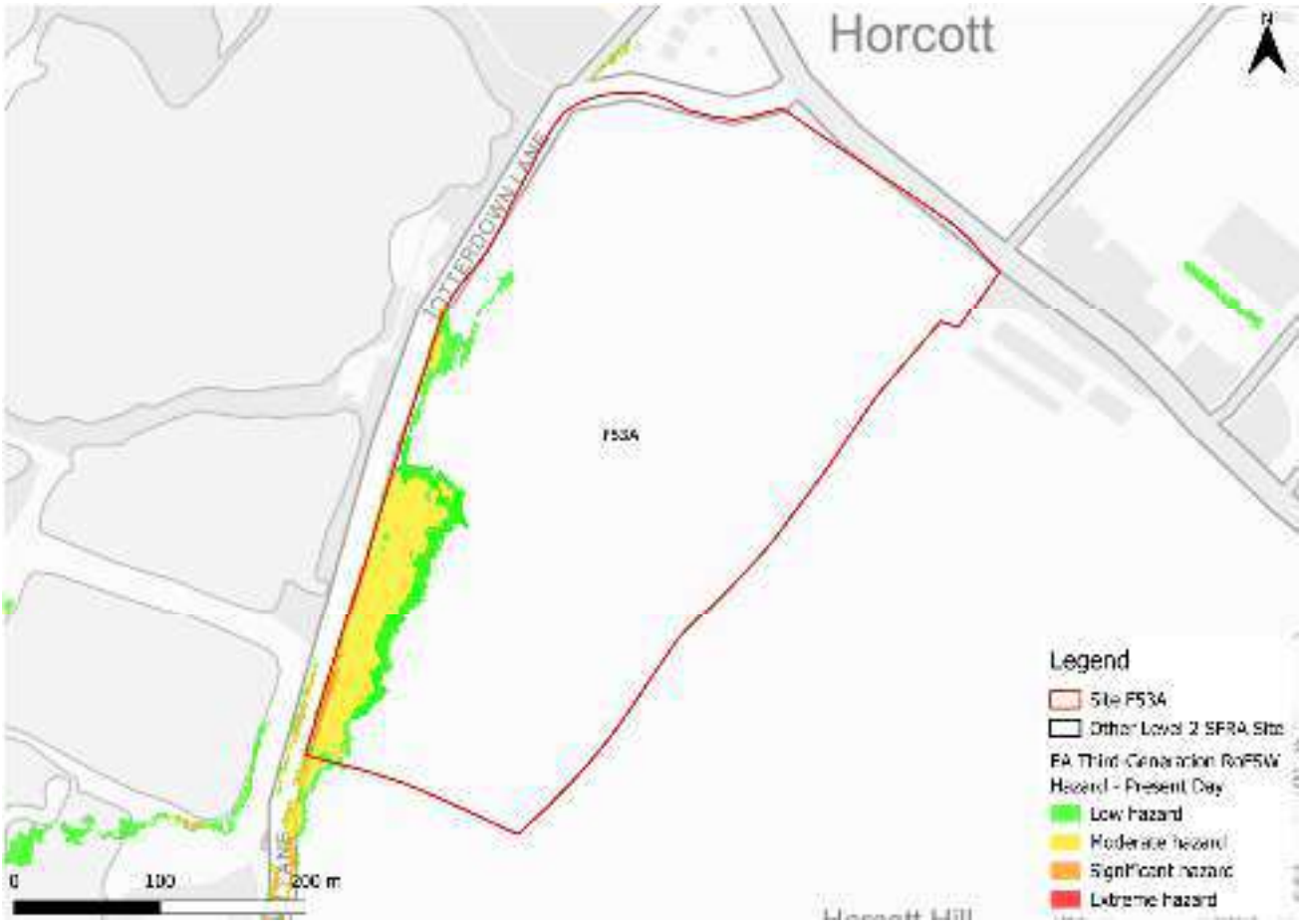


Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRA's should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Gloucestershire and the Vale management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. Surface water risk across the site is not shown to increase significantly when considering climate change. Flood depths are shown to remain at between 0.6 and 0.9 m immediately behind the road embankment (Figure 3-5). Safe access and escape routes would likely remain achievable if provided via the south or west of the site.

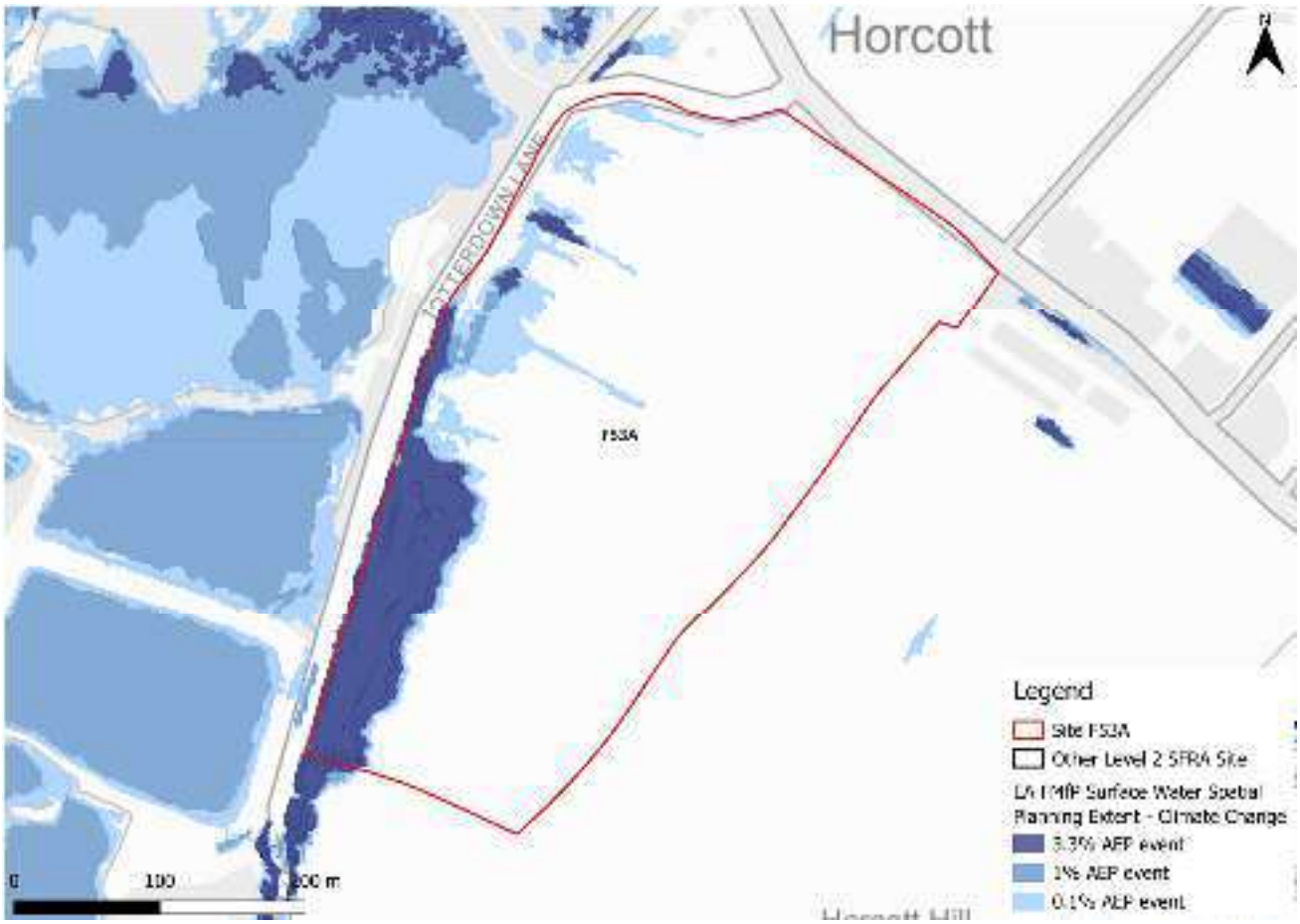


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

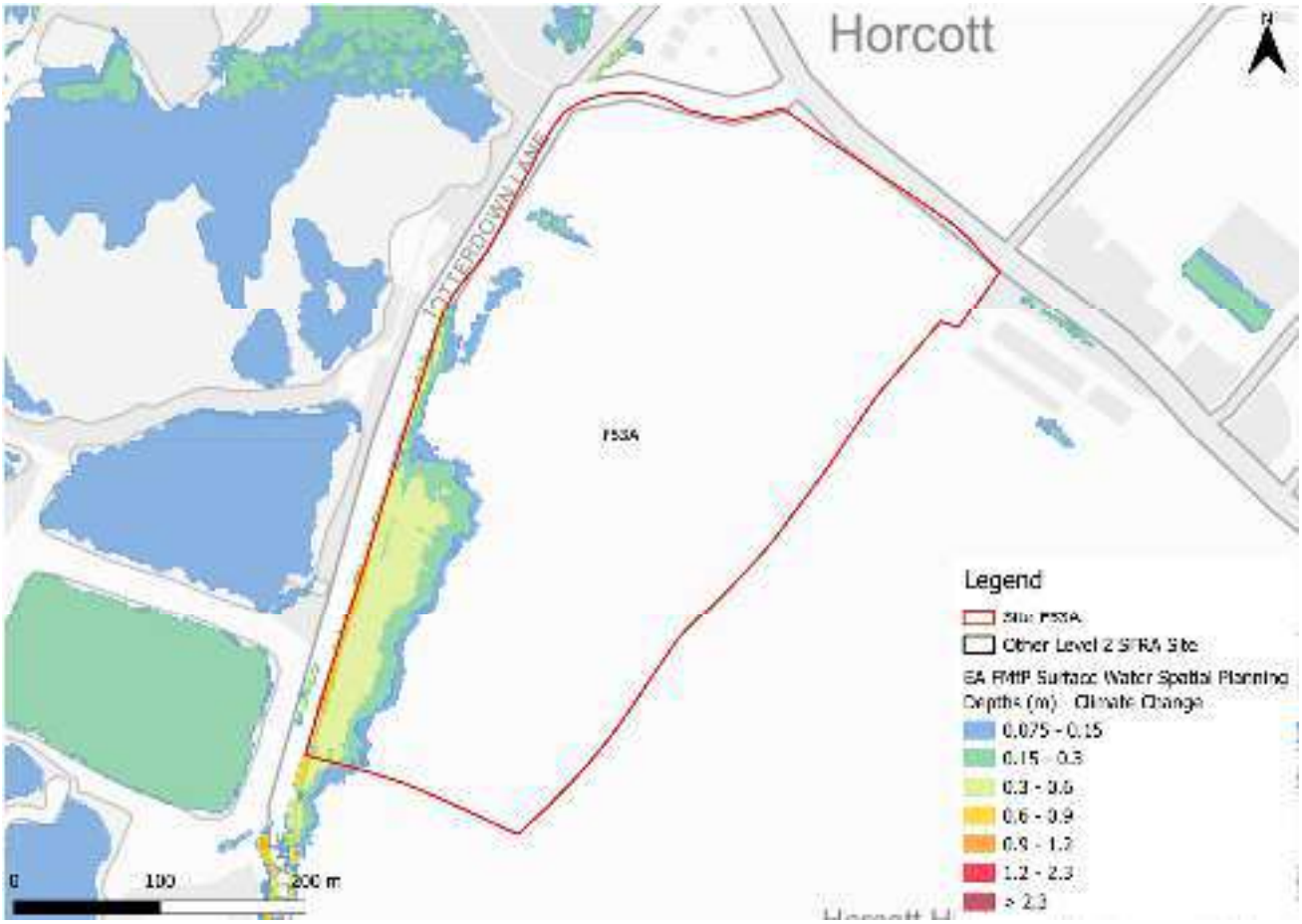


Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning Climate Change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the low risk RoFSW surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards. The impact of climate change on surface water flood hazards should be considered at the site-specific FRA stage.

Using the RoFSW low risk event as a proxy, surface water flood hazard in the medium risk event is categorised as 'significant' (Figure 3-6).

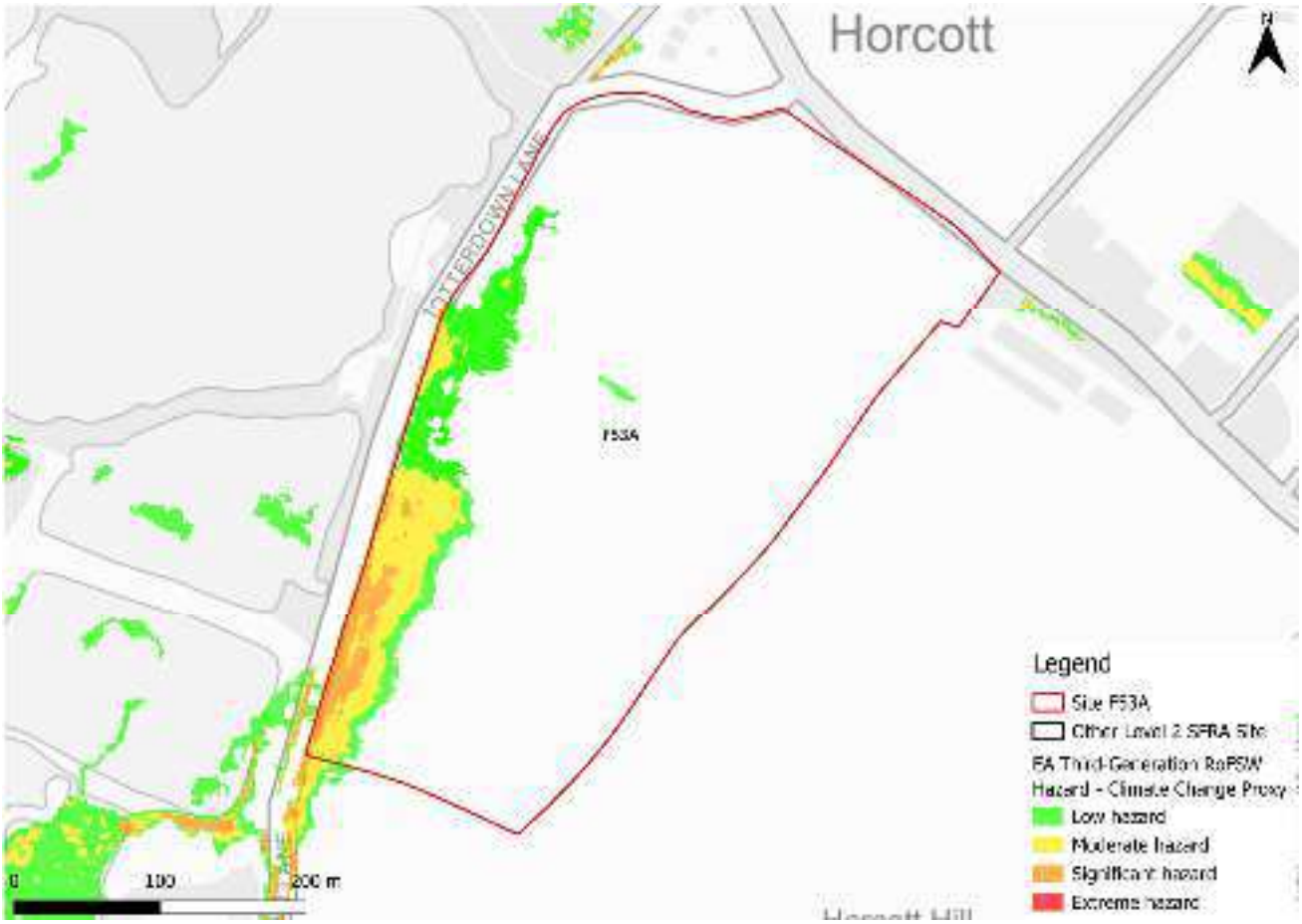


Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There have been five recorded sewer flooding incidents within the Lechlade, Kempsford & Fairford South Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly low, with 88% of the site being outside of the 0.1% AEP surface water flood extent. Surface water risk is confined to a significant area of ponding within the southwest of the site.
- Development should avoid the area shown to be at surface water risk within the southwest of the site. Ideally, this area would be utilised as open green space, providing a flood storage function as well as providing Biodiversity Net Gain (BNG), ecological, amenity, social, and wellbeing benefits.
- Risk to the site is not shown to increase significantly in extent within the site when considering the impact of climate change.

- The drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance.
- Safe access and escape routes would likely be achievable via Horcott Road to the north of the site, and the northern end of Totterdown Lane.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within a low sensitivity catchment, namely Dudgrove Brook. Planning considerations for all sites can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications.

The eastern half of the site is located within an area where there is no risk of groundwater emergence. Infiltration SuDS may be an appropriate option in this area. Within the western half of the site, there is a risk of groundwater emergence to both surface and subsurface assets. This area includes the area of surface water flood risk. Infiltration SuDS would not be suitable within this area of the site.

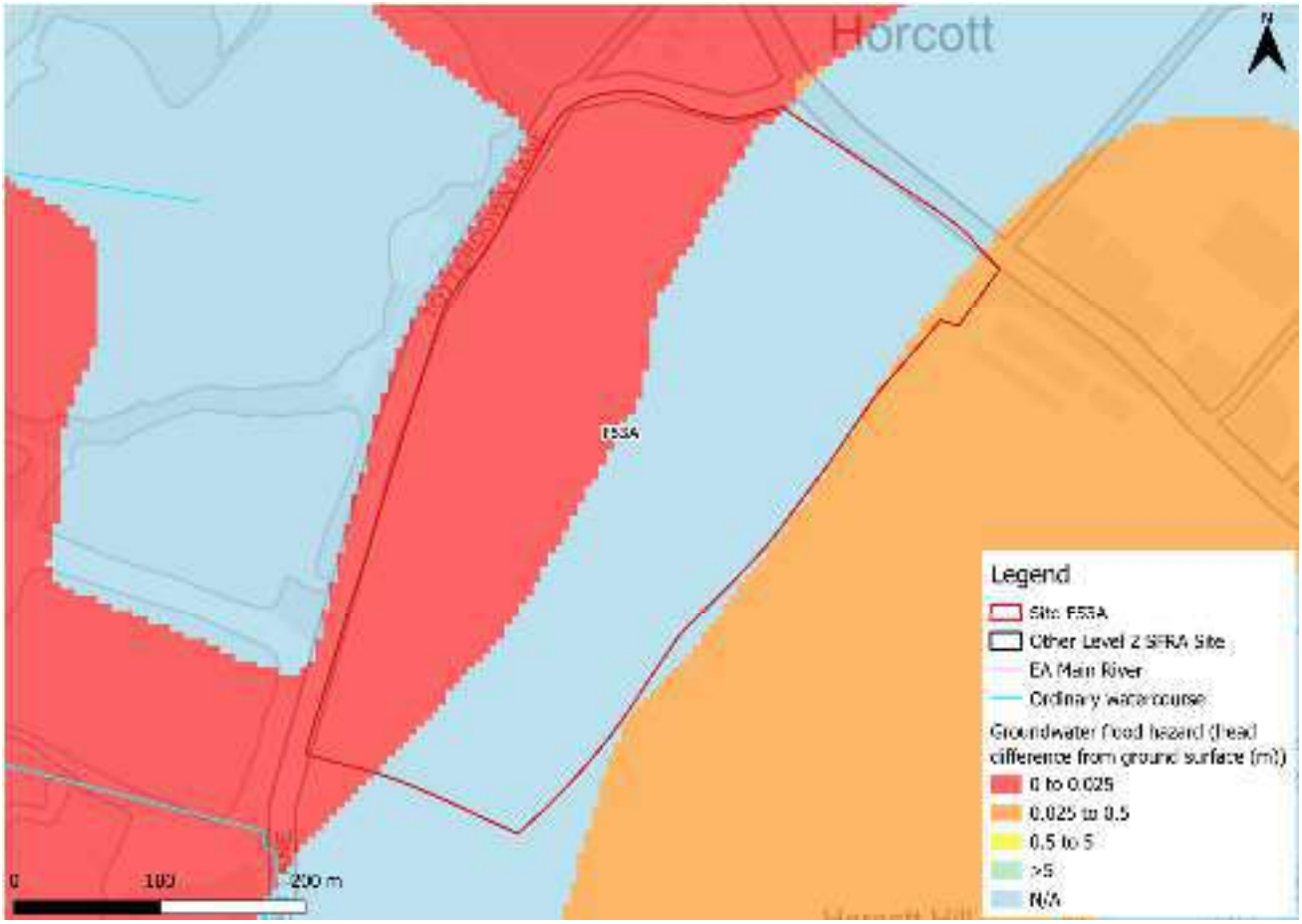


Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is mudstone, siltstone and sandstone (Figure 5-2). Mudstone and siltstone generally have a low permeability and low level of porosity, reducing infiltration rates. The superficial deposits within the site are sand and gravel, which generally have a high porosity.

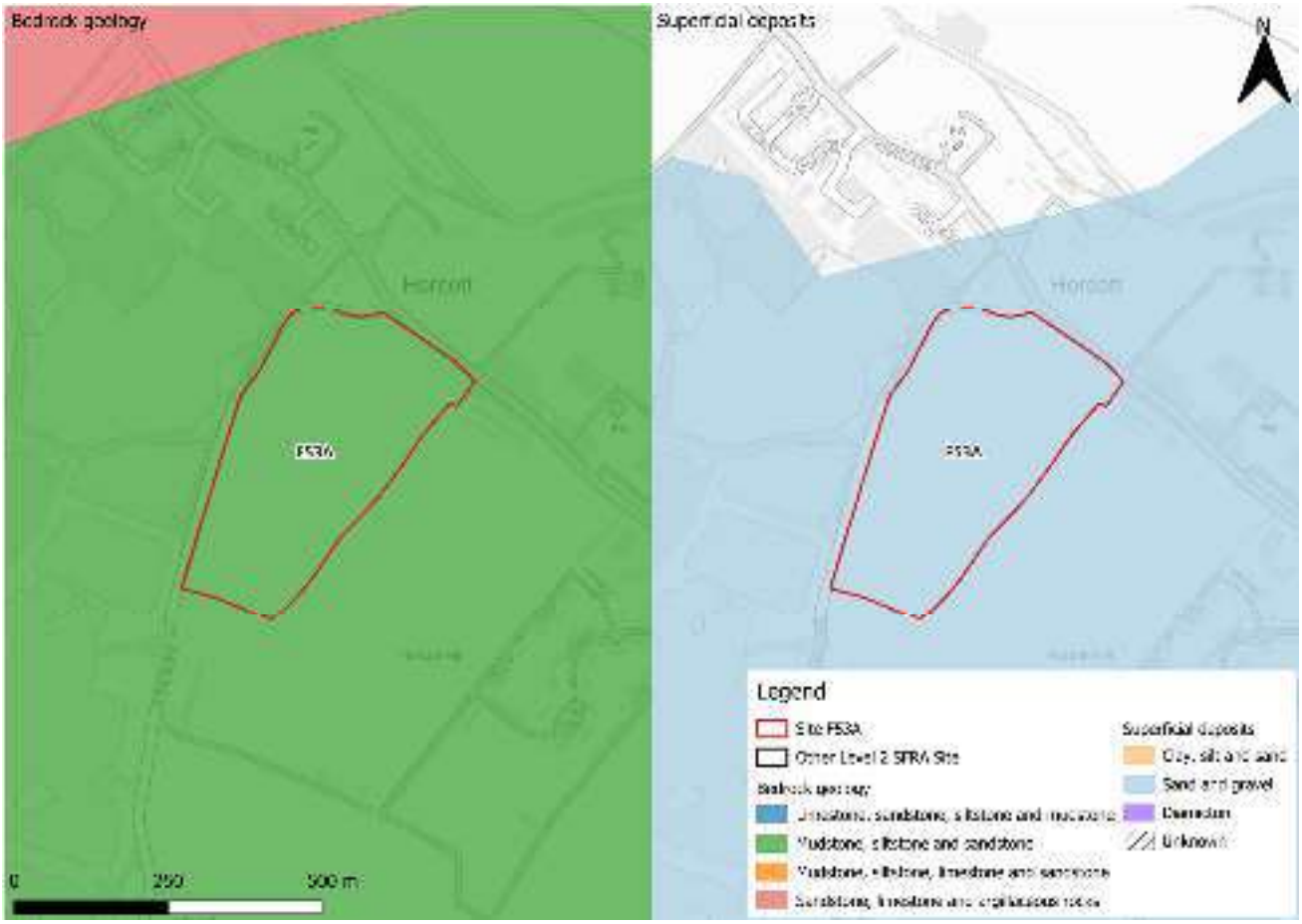


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There is no potential residual risk to the site.

6.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is not required to pass part b) of the Exception Test, as it is not located within Flood Zone 3a, however it must still be proven that the development can be safe for its lifetime, which is generally considered to be 100 years for residential development.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- It should be possible to develop this site for mixed use given its location within Flood Zone 1 and surface water risk confined to a distinct area of ponding within the south of the site.
- The area of the site shown to be at surface water flood risk would ideally be utilised as open greenspace to provide a flood storage function as well as providing BNG, ecological, amenity, social, and wellbeing benefits.
- A drainage strategy must be in place to manage surface water flood risk and runoff rates.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Strategic extension to the south west of Kemble

Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0027
Revision	P01
Prepared by	Laura Thompson-Jones BSc FRGS Senior Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Jo Corbett of Cotswold District Council. Laura Thompson-Jones of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Background 1
1.1 Strategic extension to the south west of Kemble 1

2 Flood risk from rivers 5
2.1 Existing risk 5
2.2 Impacts from climate change 6
2.3 Historic flood incidents 6
2.4 Flood risk management 6
2.5 Emergency planning 7
2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial 8

3 Flood risk from surface water 9
3.1 Existing risk 9
3.2 Impacts from climate change 11
3.3 Sewer flood risk 14
3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water 14

4 Cumulative impacts assessment and high risk catchments 16
4.1 Level 1 cumulative impacts assessment 16

5 Groundwater, geology and SuDS suitability 17

6 Residual risk 20
6.1 Flood risk from reservoirs 20

7 Overall site assessment 21
7.1 Can part b) of the Exception Test be passed? 21
7.2 Main recommendations and site-specific FRA requirements 21

8 Licencing 22

List of Figures

Figure 1-1: Site location boundary 2

Figure 1-2: Aerial photography 3

Figure 1-3: Topography 4

Figure 2-1: Present day risk 5

Figure 2-2: Working with Natural Processes 7

Figure 2-3: Potential access and escape routes 8

Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 9

Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m) 10

Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard 11

Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 12

Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m) 13

Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy 14

Figure 5-1: JBA 5m Groundwater Emergence Map 17

Figure 5-2: BGS Geology - Bedrock and superficial deposits 19

List of Tables

Table 2-1: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment 6

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment 12

Table 5-1: Groundwater Hazard Classification 18

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for the strategic extension to the south west of Kemble site. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Strategic extension to the south west of Kemble

- Location: Kemble
- Existing site use: Agricultural land
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Residential
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 86.1
- Watercourse: N/A
- Environment Agency (EA) flood model: N/A
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of surface water flood extents, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management

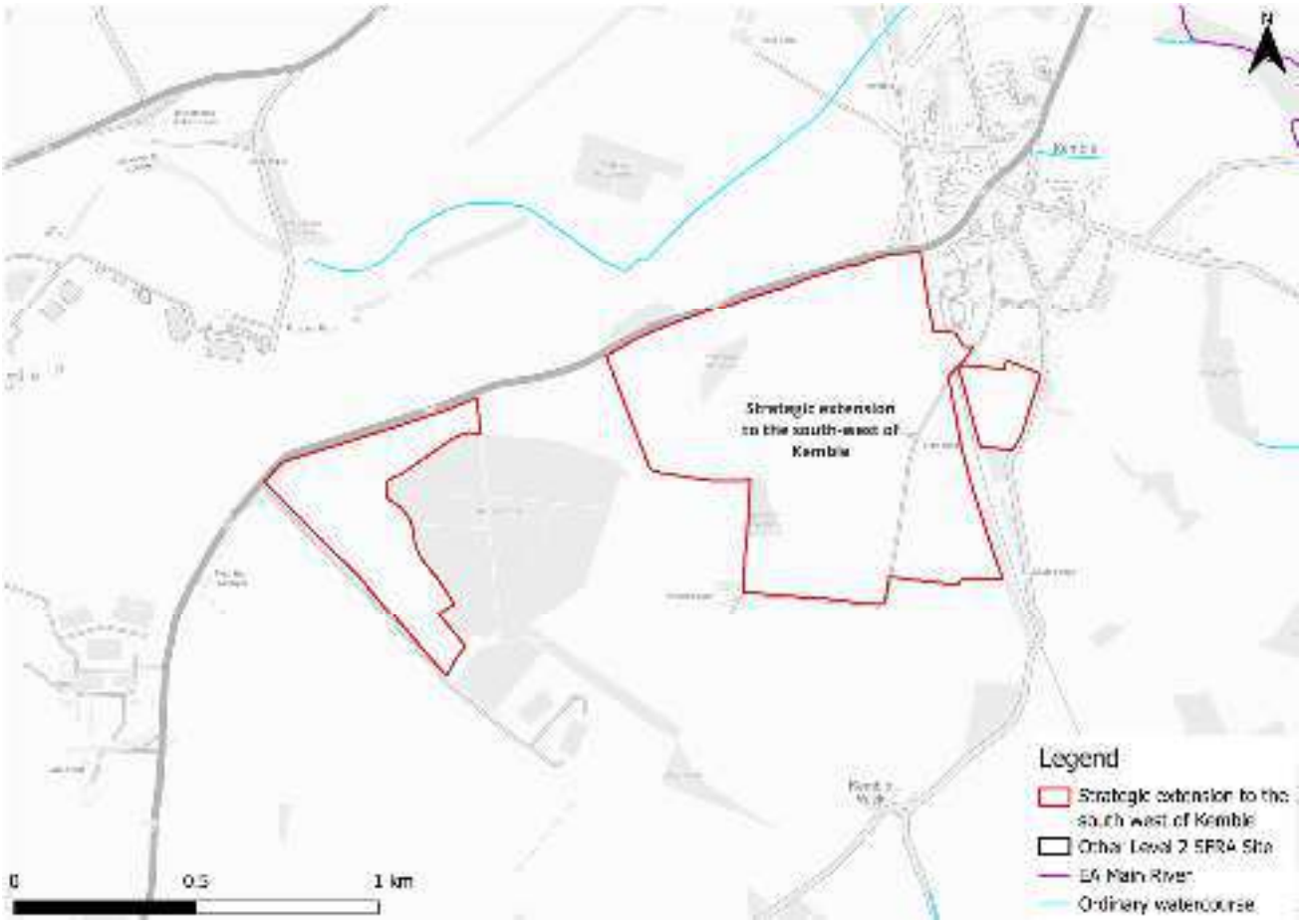


Figure 1-1: Site location boundary



Figure 1-2: Aerial photography

The larger site parcel in the east slopes southwards towards the Flagham Brook floodplain. The smaller site parcel to the east slopes eastwards (Figure 1-3).

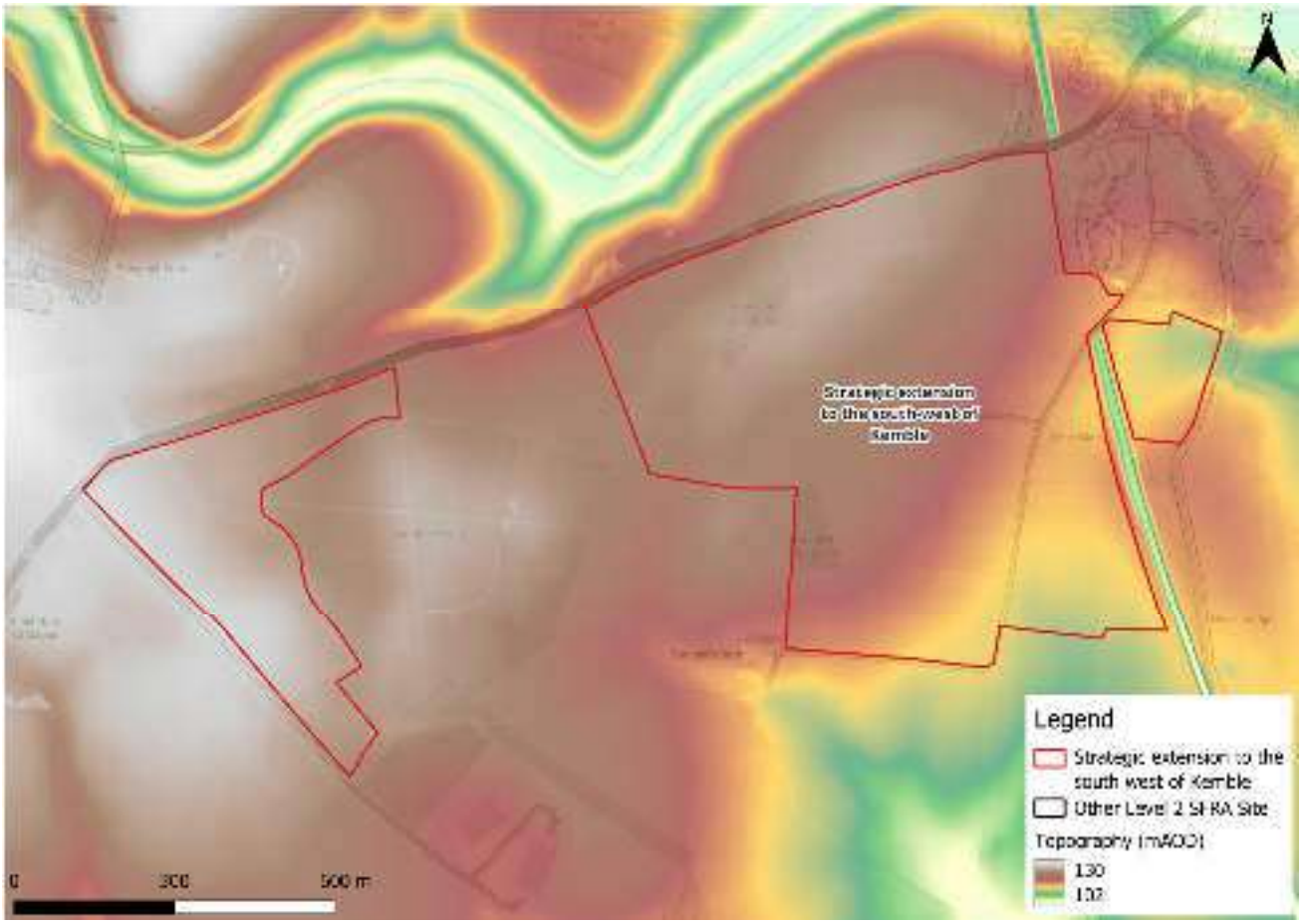


Figure 1-3: Topography

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the site is wholly located within Flood Zone 1 and therefore at low risk of flooding from rivers, as shown in Figure 2-1. Please note, the Flood Map for Planning does not consider flood defence infrastructure (Section 2.4).

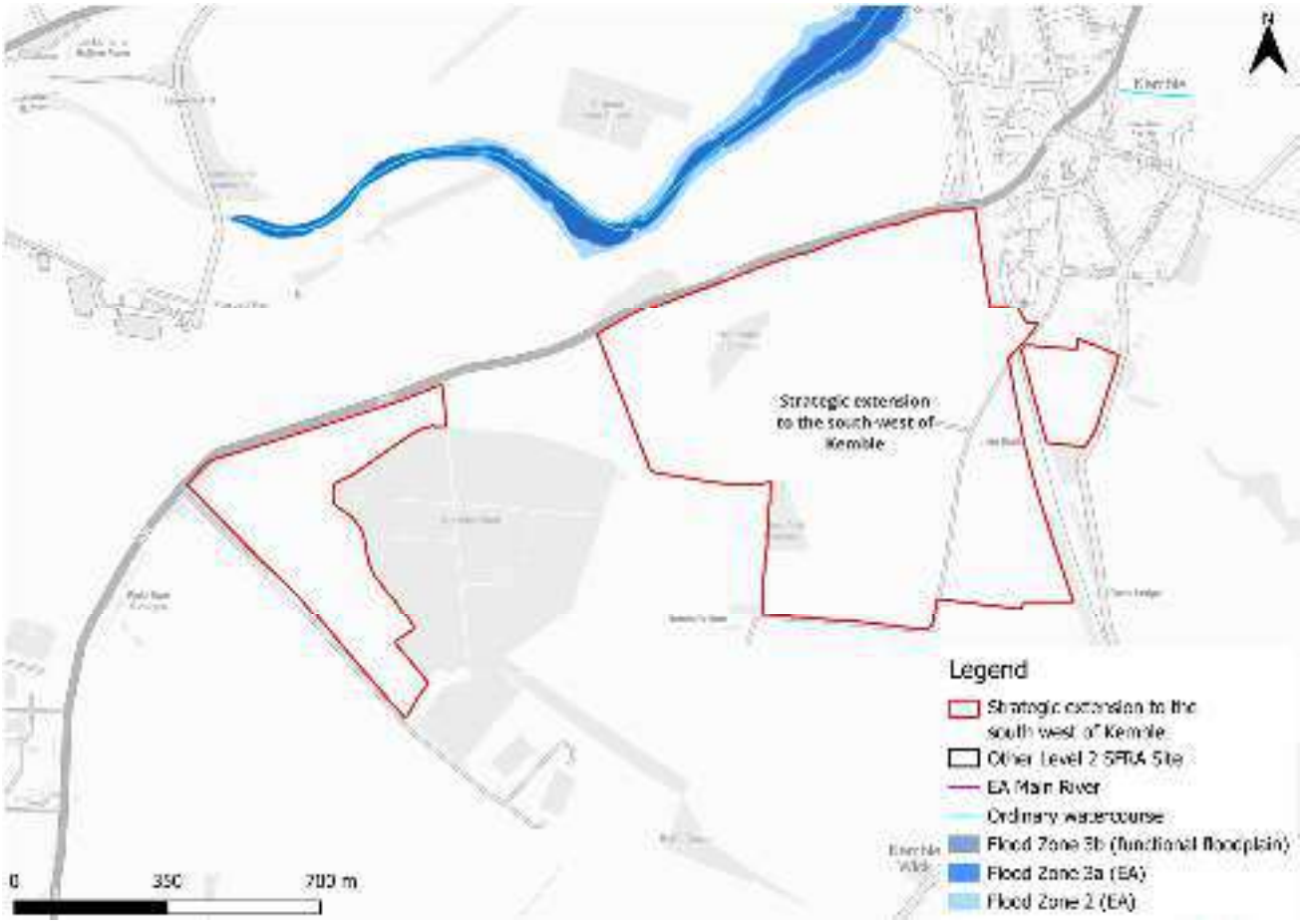


Figure 2-1: Present day risk

2.2 Impacts from climate change

The EA's SFRA guidance states that SFRAs should assess the central allowance for the 2080s epoch for peak river flows. The site is located within the Gloucestershire and the Vale Management Catchment. The central allowance within this catchment is 21% on peak flows (Table 2-1).

Table 2-1: Modelled climate change allowances for peak river flows within the Gloucestershire and the Vale Management Catchment

Epoch	Central (%)	Higher (%)	Upper (%)
2020s	11	17	33
2050s	11	19	43
2080s	26	41	84

2.2.1 Flood Map for Planning - Flood Zones plus Climate Change

Based on the EA's Flood Map for Planning - Flood Zones plus Climate Change dataset, the site is not shown to be at increased risk of fluvial flooding when considering climate change.

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There have been ten recorded flooding incidents within the Kemble Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Figure 2-2 shows that there are opportunities within the site for run-off attenuation features, where it may be possible to temporarily store water and attenuate flooding during high flows. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

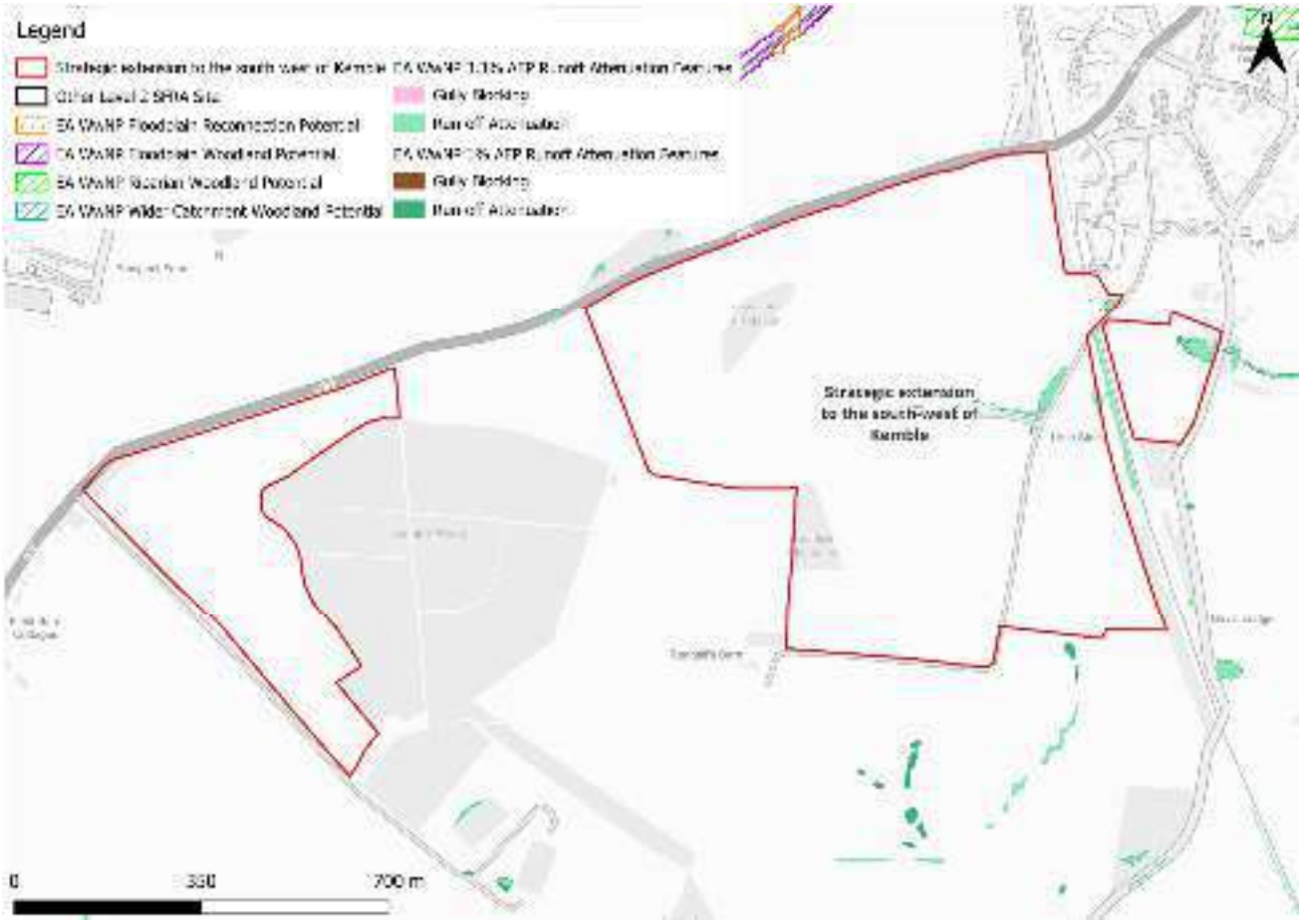


Figure 2-2: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warning and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The site is not located within a FWA.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The site is not located within a FAA.

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes could likely be achieved during a flood event via multiple locations surrounding the site (Figure 2-3).

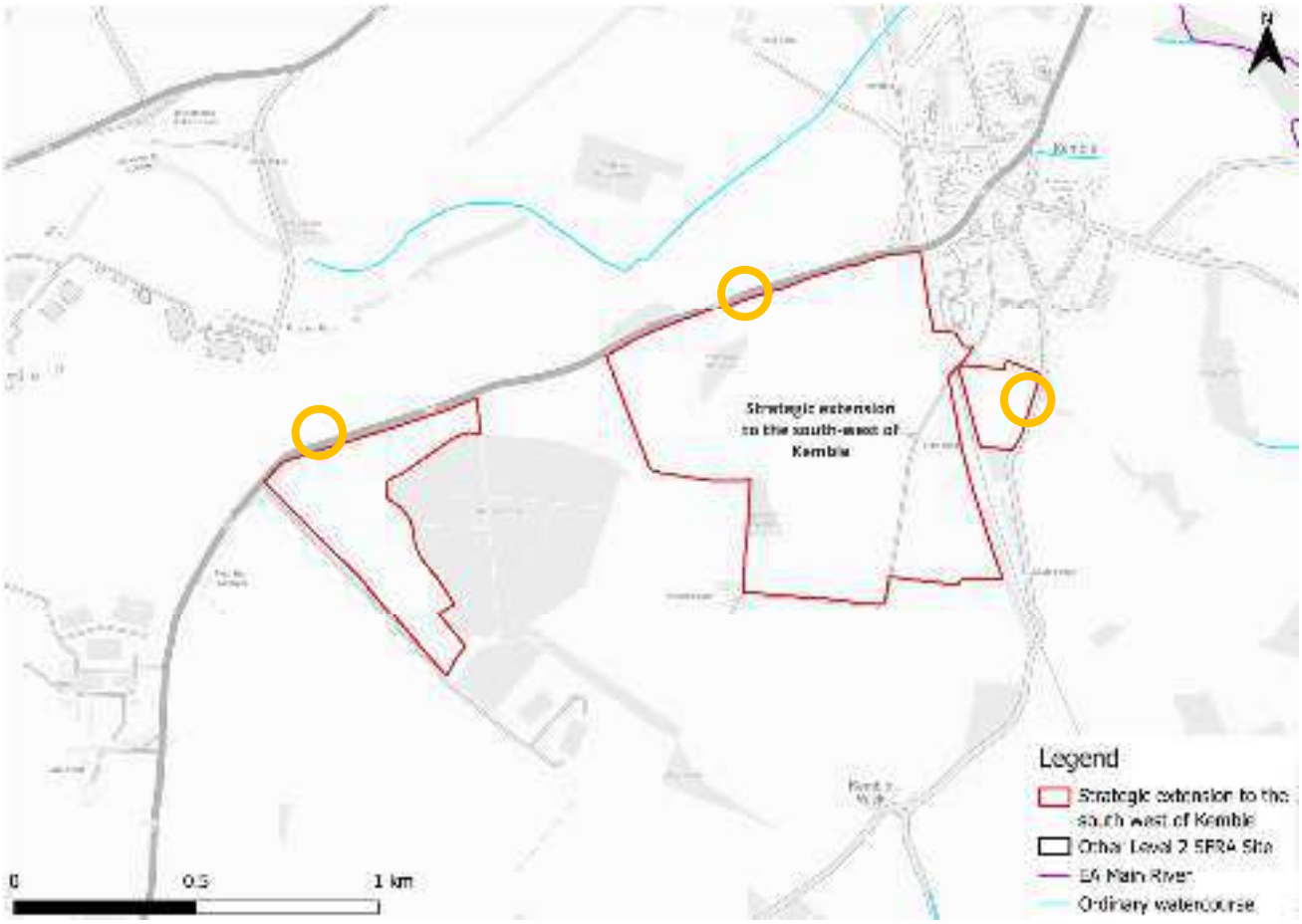


Figure 2-3: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The site is located wholly within Flood Zone 1 and therefore at low risk of flooding from rivers.
  - The site is not shown to be at increased risk from fluvial flooding in the future, based on the EA's Flood Zones plus Climate Change dataset.
- Access and escape:
  - Based on current information, safe access and escape routes appear achievable via multiple locations surrounding the site.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Present Day

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extents map (May 2026), the site is predominantly at low risk of surface water flooding as shown in Figure 3-1. Surface water risk is present across all site parcels as areas of scattered ponding in topographic low spots. There is a greater extent of ponding within the east of the largest site parcel along the hardstanding road through the site.

Greatest surface water flood depths in the 1% AEP event are between 0.6 and 0.9 m within a small area of ponding in the eastern site parcel (Figure 3-2).

Safe access and escape routes are achievable via multiple locations surrounding the site.

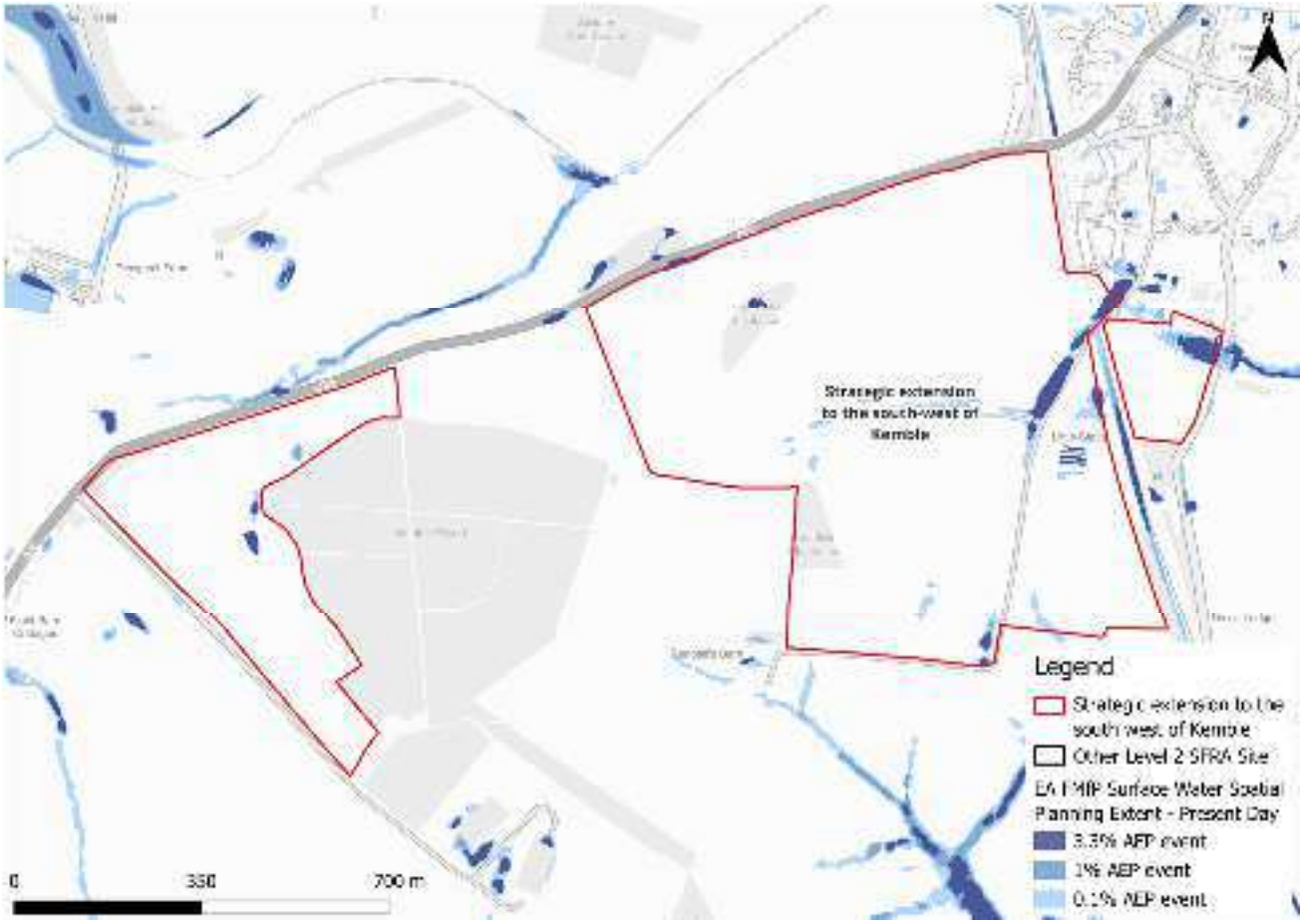


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

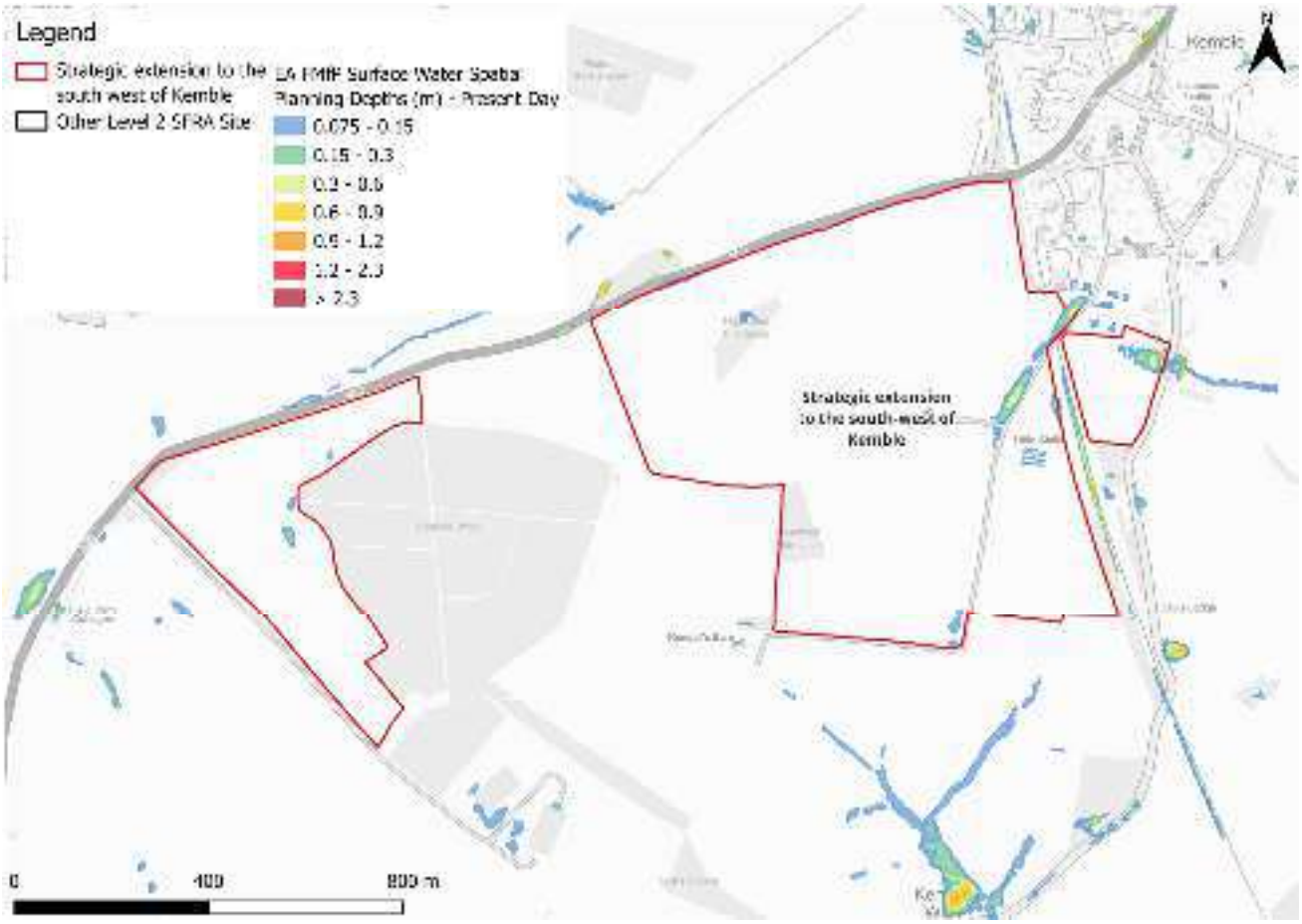


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows there to be some small areas of 'significant' flood hazard within the eastern site parcel (Figure 3-3). There are some differences between the Flood Map for Planning - Surface Water Spatial Planning map and the third generation RoFSW hazard mapping. Given the differences between the two datasets, the hazard information should be discounted and assessed further at the FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.

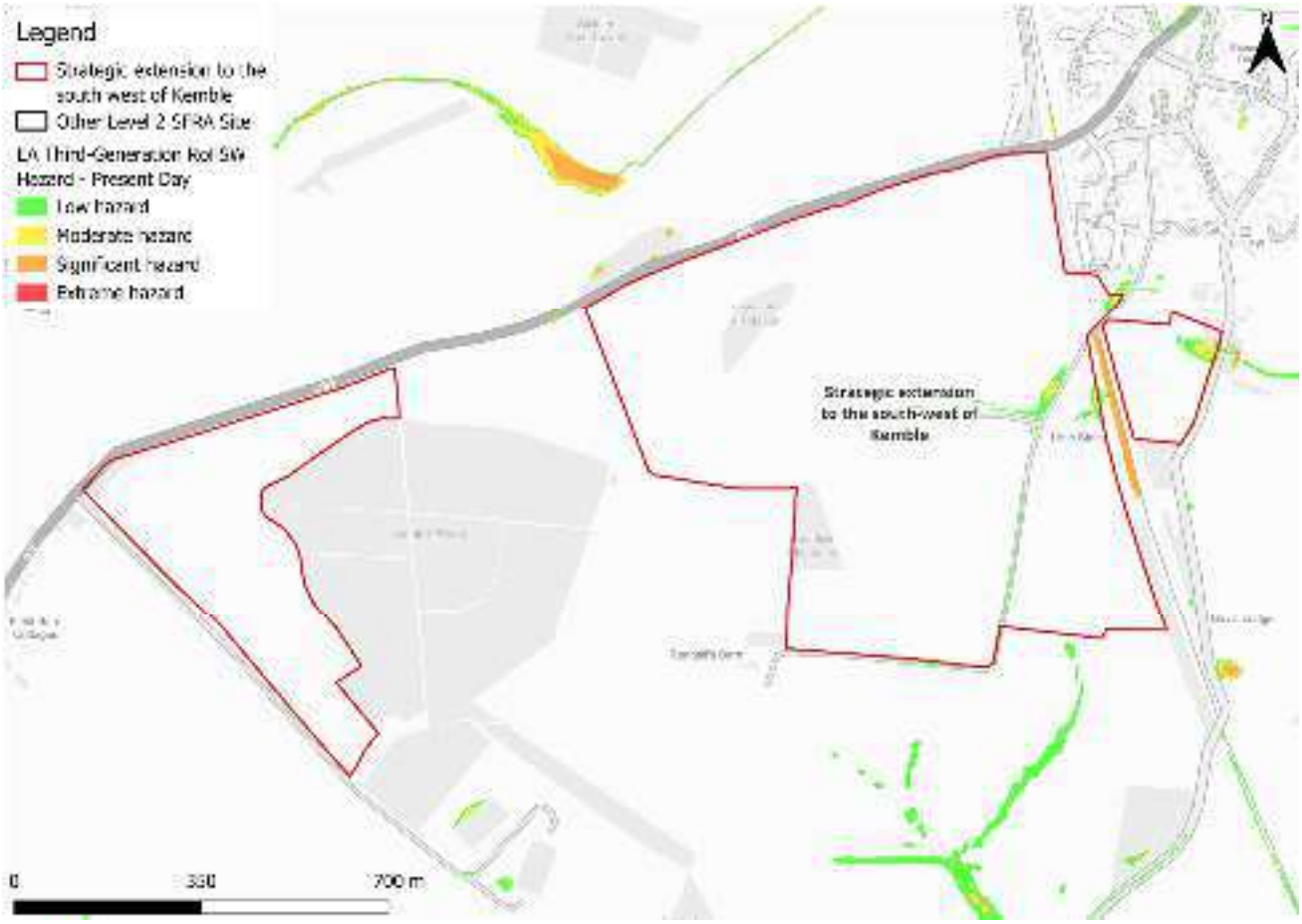


Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRA's should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Gloucestershire and the Vale management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-1: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. There is a slightly greater extent of flooding within the areas of ponding onsite in all events. However, surface water flood risk is not shown to increase significantly with climate change. Flood depths in the 1% AEP event are shown to increase to remain at between 0.6 and 0.9 m within the eastern site parcel (Figure 3-5).

Safe access and escape routes would likely remain achievable via several locations surrounding the site.

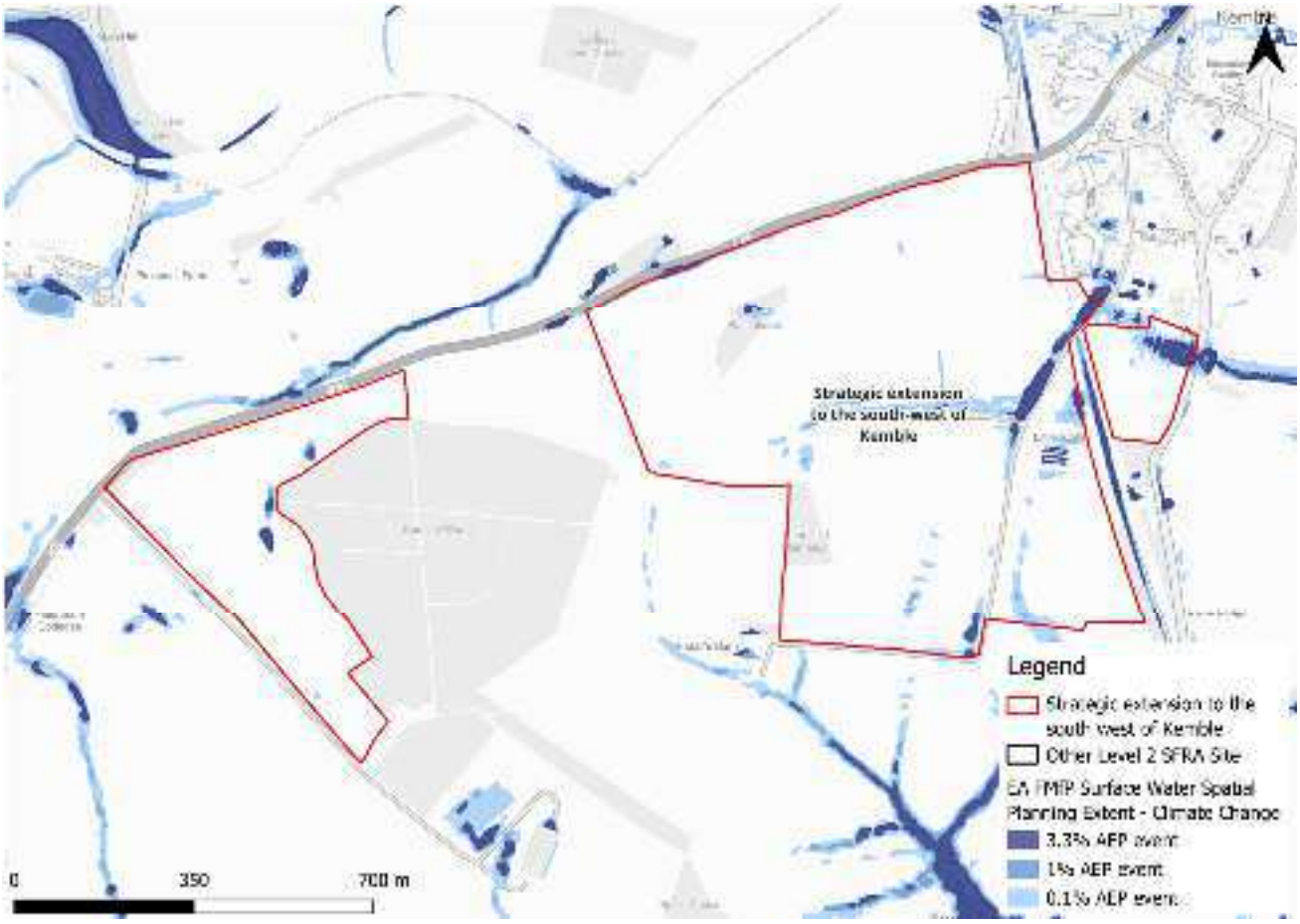


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

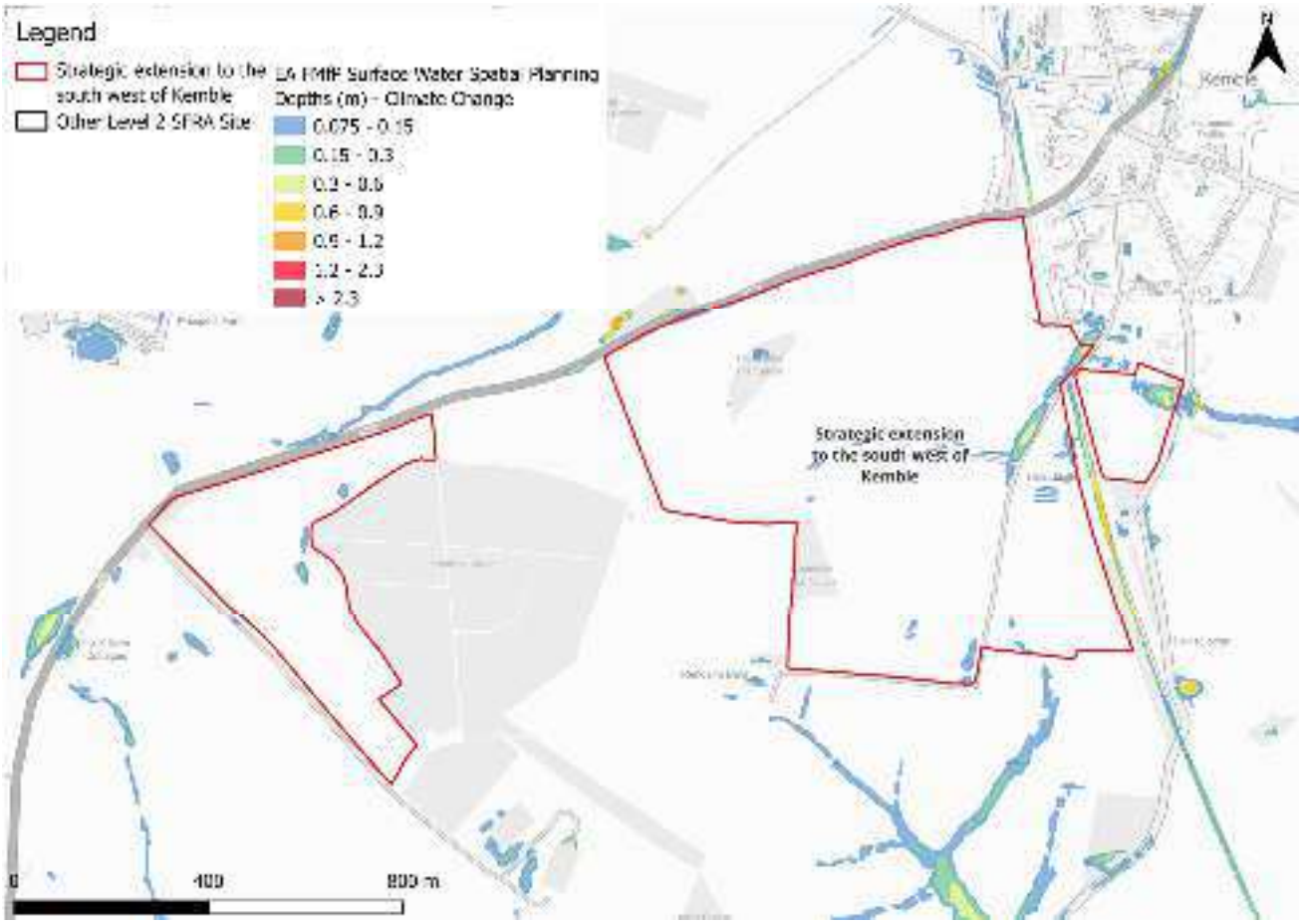


Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning Climate Change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the low risk RoFSW surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards. The impact of climate change on surface water flood hazards should be considered at the site-specific FRA stage.

Using the RoFSW low risk event as a proxy, surface water flood hazard in the medium risk event is categorised as 'significant' in some areas (Figure 3-6).

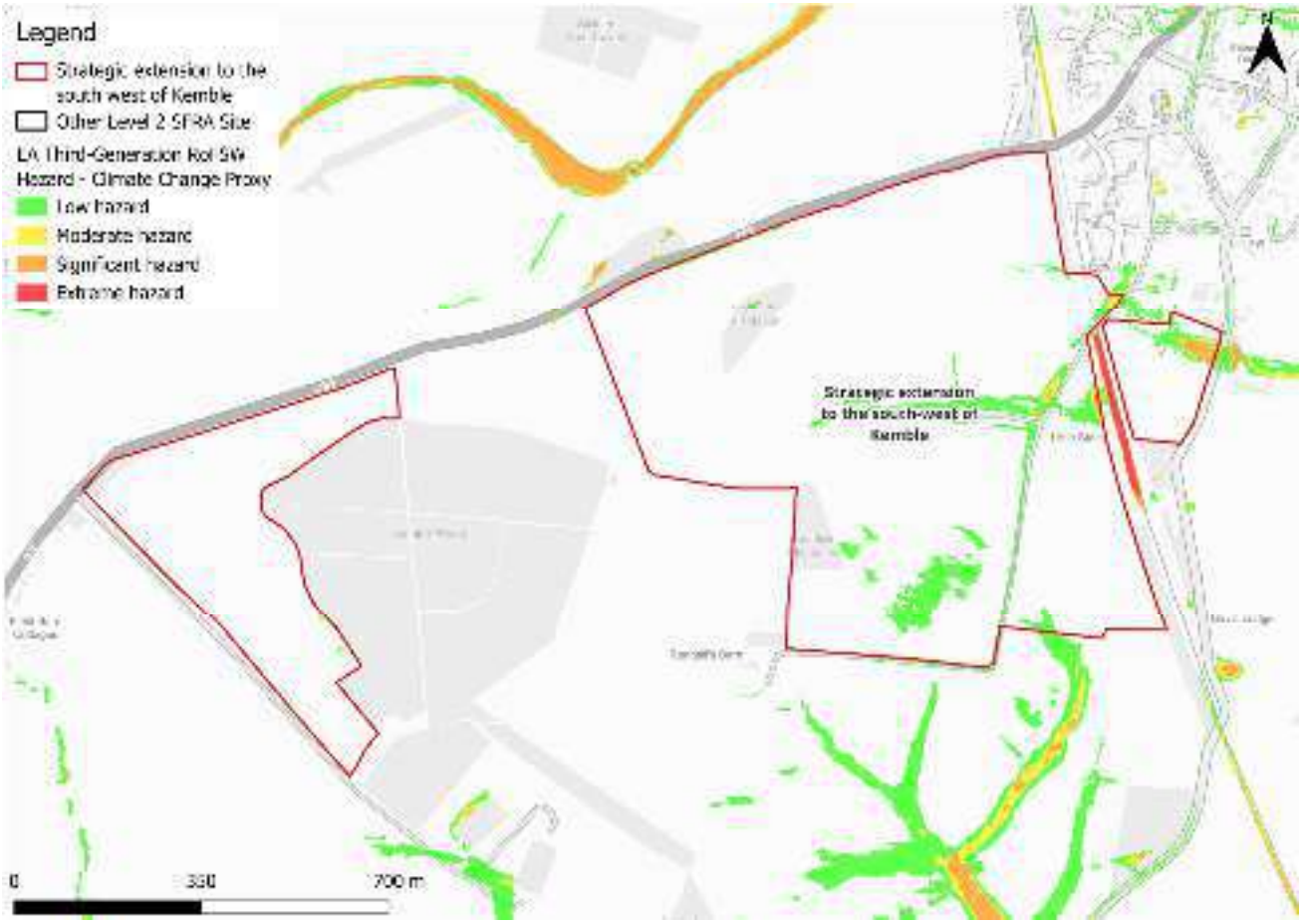


Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There have been six recorded sewer flooding incidents within the Kemble Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly low, with the majority of each site parcel being outside of the 0.1% AEP surface water flood extent. Surface water risk is present as areas of scattered ponding within topographic low spots.
- The areas of ponding should be considered and included in site design and ideally left in place to flood naturally when required.
- Risk to the site parcels is not shown to increase significantly in extent within the site when considering the impact of climate change.
- A drainage strategy must be carried out at each site parcel to ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance.

- Safe access and escape routes would likely be achievable via multiple locations when considering surface water risk.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within three catchments, two of which are ranked as high sensitivity, and one ranked as low sensitivity. Planning considerations for sites at high sensitivity to the cumulative impacts of development can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications.

The majority of the site parcels are located within an area where there is a risk of groundwater emergence to surface and subsurface assets and there is the possibility of groundwater emerging at the surface locally.

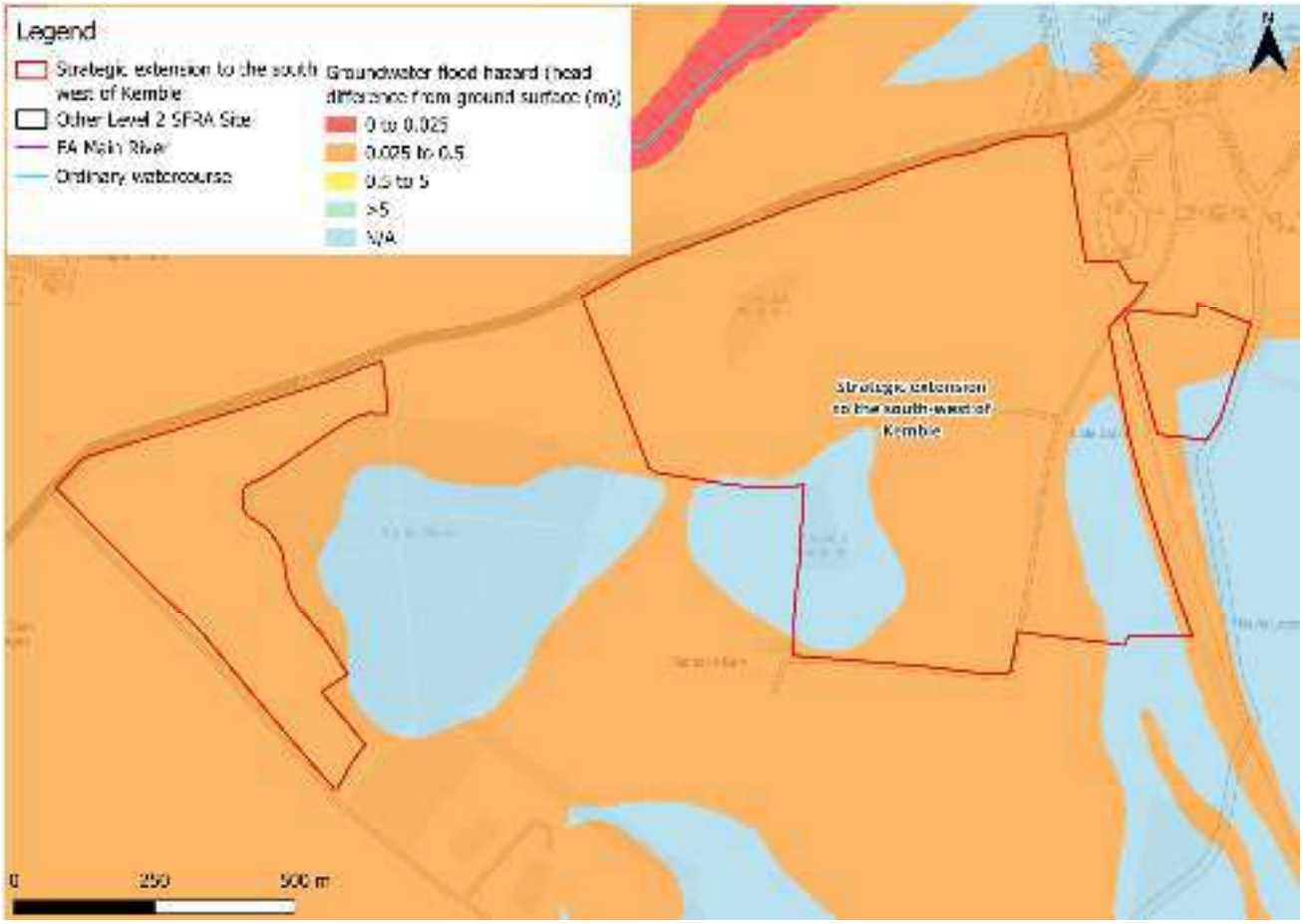


Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is sandstone, limestone and argillaceous rocks (Figure 5-2). Sandstone and limestone generally have a high permeability and high level of porosity, increasing infiltration rates. There is no record of superficial deposits in the area.

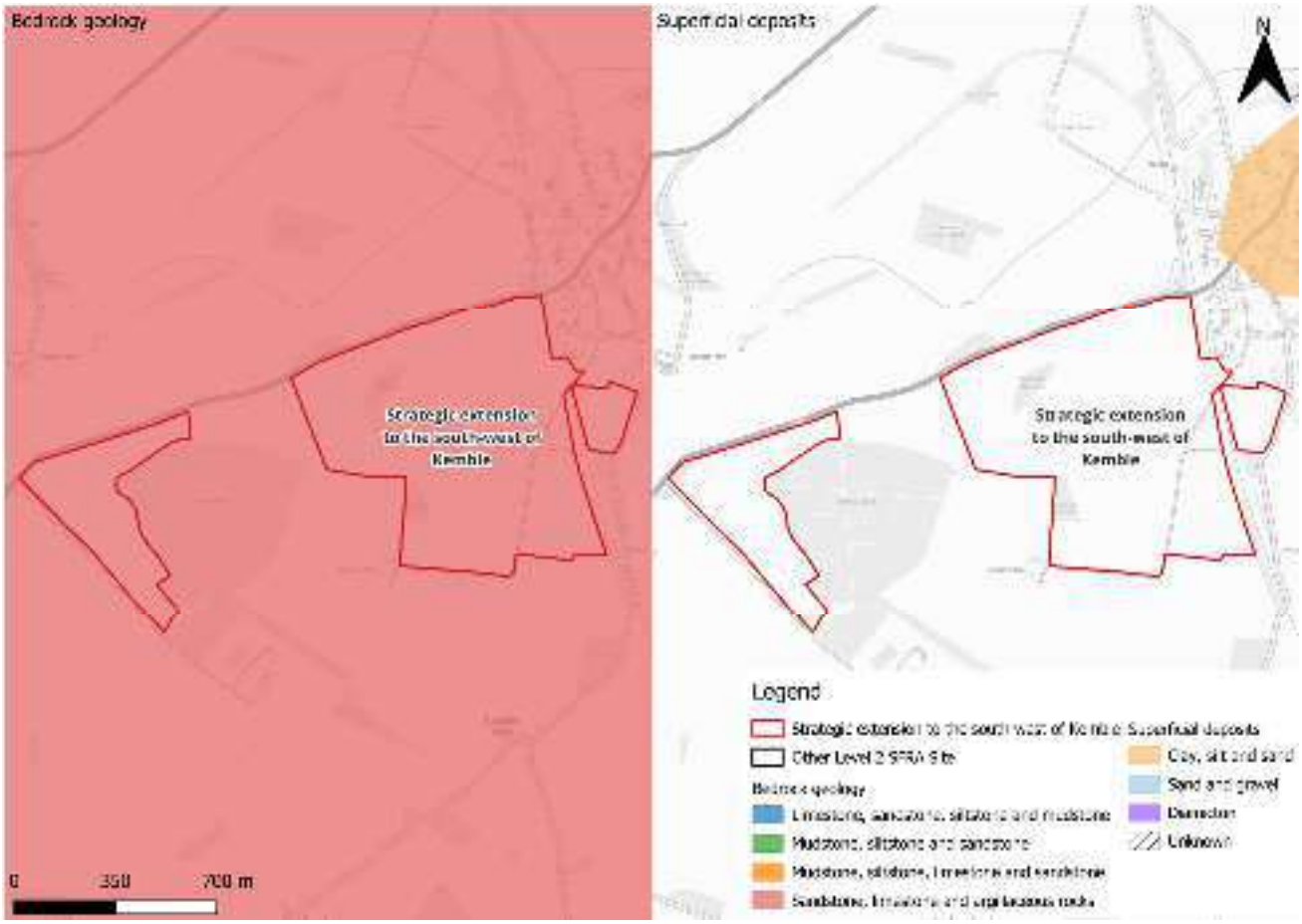


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There is no potential residual risk to the site.

6.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is not required to pass part b) of the exception test, as it is not located within Flood Zone 3a, however it must still be proven that the development can be safe for its lifetime, which is generally considered to be 100 years for residential development.

7.2 Main recommendations and site-specific FRA requirements

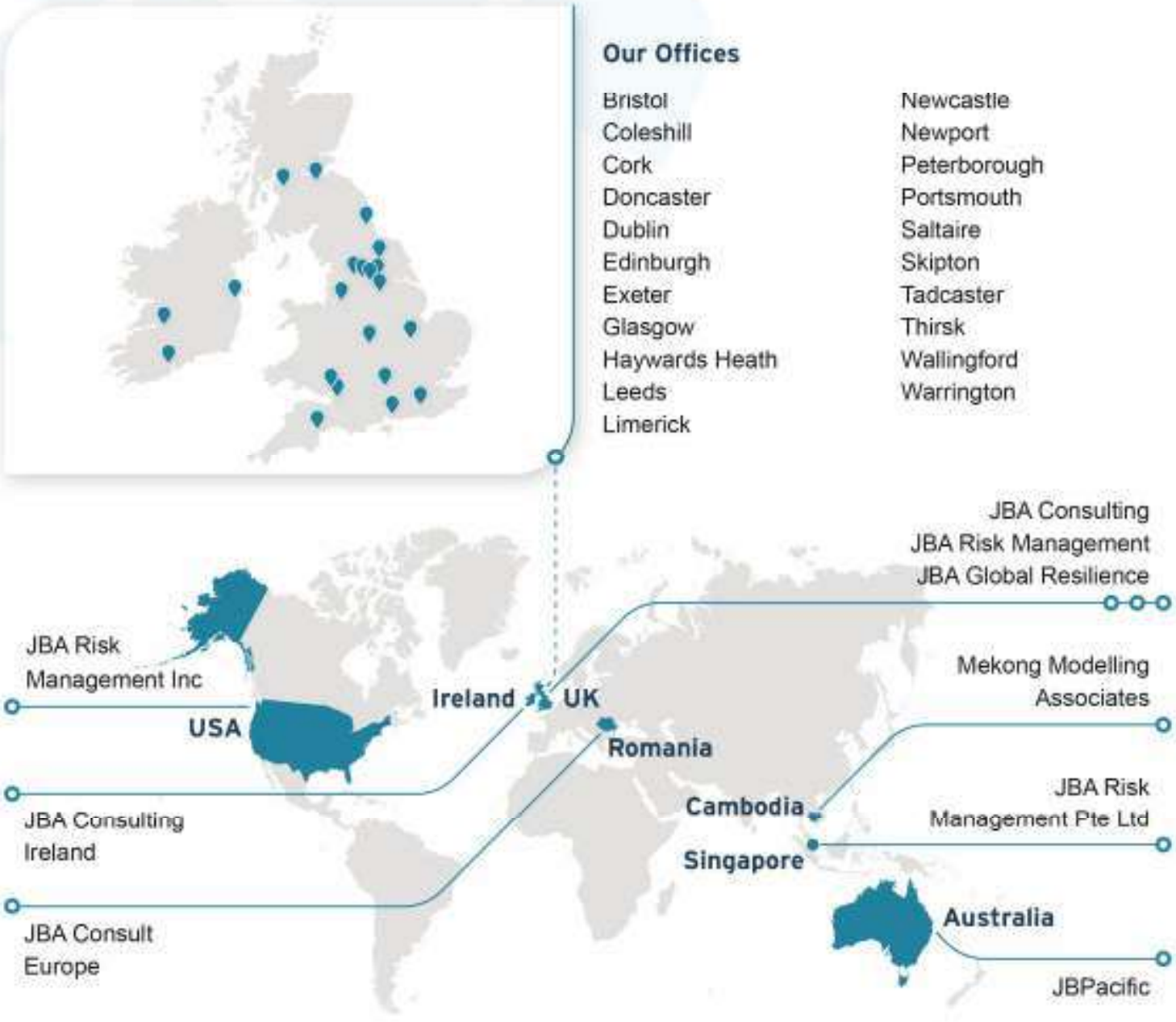
Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- It should be appropriate to develop each site parcel for more vulnerable purposes given the location within Flood Zone 1 and nominal surface water flood risk.
- A drainage strategy will be required for each site parcel which should ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment should apply with consideration of local and national SuDS guidance.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Site L33

Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0029
Revision	P01
Prepared by	Rosie Holmes BSc MSc Assistant Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Jo Corbett of Cotswold District Council. Laura Thompson-Jones of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Background 1
1.1 Site L33 1

2 Flood risk from rivers 5
2.1 Existing risk 5
2.2 Impacts from climate change 6
2.3 Historic flood incidents 6
2.4 Flood risk management 6
2.5 Emergency planning 7
2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial 8

3 Flood risk from surface water 9
3.1 Existing risk 9
3.2 Impacts from climate change 11
3.3 Sewer flood risk 14
3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water 14

4 Cumulative impacts assessment and high risk catchments 16
4.1 Level 1 cumulative impacts assessment 16

5 Groundwater, geology and SuDS suitability 17

6 Residual risk 20
6.1 Flood risk from reservoirs 20

7 Overall site assessment 21
7.1 Can part b) of the Exception Test be passed? 21
7.2 Main recommendations and site-specific FRA requirements 21

8 Licencing 22

List of Figures

Figure 1-1: Site location boundary 2

Figure 1-2: Aerial photography 3

Figure 1-3: Topography 4

Figure 2-1: Present day risk 5

Figure 2-2: Working with Natural Processes 7

Figure 2-3: Potential access and escape routes 8

Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 9

Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m) 10

Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day medium risk surface water flood hazard 11

Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 12

Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 0.1% AEP event flood depths (m) 13

Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard[1] as a climate change proxy 14

Figure 5-1: JBA 5m Groundwater Emergence Map 17

Figure 5-2: BGS Geology - Bedrock and superficial deposits 19

List of Tables

Table 2-1: Present day flood risk based on percentage area of site at risk 5

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset 9

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment 12

Table 5-1: Groundwater Hazard Classification 18

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan Site L33. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Site L33

- Location: Land south of Ferrers Park
- Existing site use: Agricultural
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Residential
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 10.02
- Watercourse: N/A
- Environment Agency (EA) flood model: N/A
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of surface water flood extent, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management



Figure 1-1: Site location boundary



Figure 1-2: Aerial photography

The topography of the site slopes from west to east towards the floodplain of the River Leach to the southwest of the site (Figure 1-3). There is a large topographic low spot along the western boundary adjacent to Station Road.

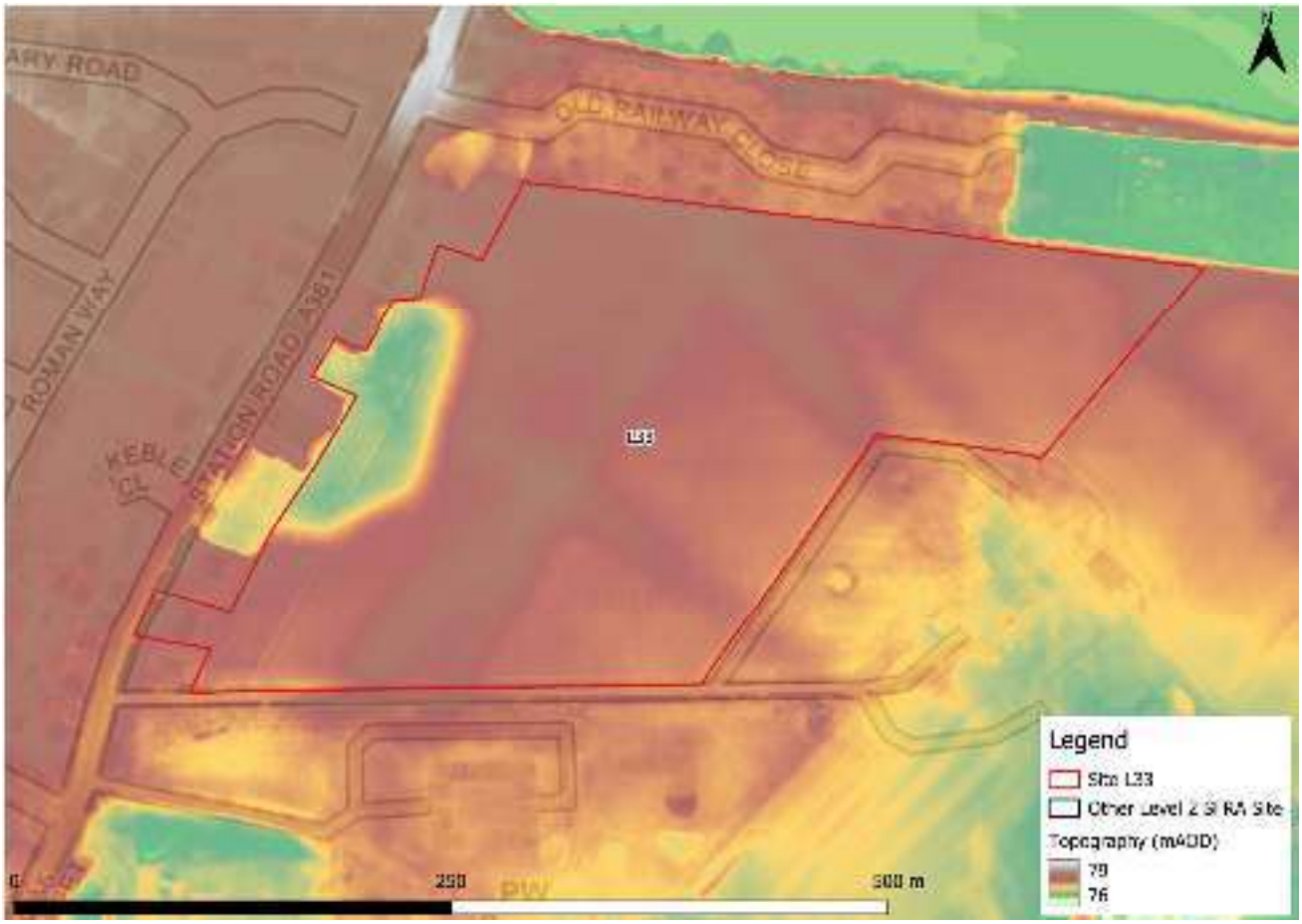


Figure 1-3: Topography

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the site is wholly located within Flood Zone 1 and therefore at low risk of flooding from rivers. The percentage areas of the site within each flood zone are stated in Table 2-1 and can be viewed on Figure 2-1. The Flood Map for Planning does not consider flood defence infrastructure (Section 2.4).

Table 2-1: Present day flood risk based on percentage area of site at risk

Flood Zone 1 (% area)	Flood Zone 2 (% area)	Flood Zone 3a (% area)	Flood Zone 3b (% area)
100	0	0	0



Figure 2-1: Present day risk

2.2 Impacts from climate change

2.2.1 Flood Map for Planning - Flood Zones plus Climate Change

Based on the Flood Map for Planning - Flood Zones plus Climate Change dataset, the site is not shown to be at additional risk from climate change.

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There are no recorded flood incidents on or near the site.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Figure 2-2 shows that the almost the entire site, and wider area, could benefit from wider catchment tree planting. Tree planting can help to slow the flow to benefit areas downstream. There are also opportunities for run-off attenuation features where it may be possible to temporarily store water and attenuate flooding during high flows. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

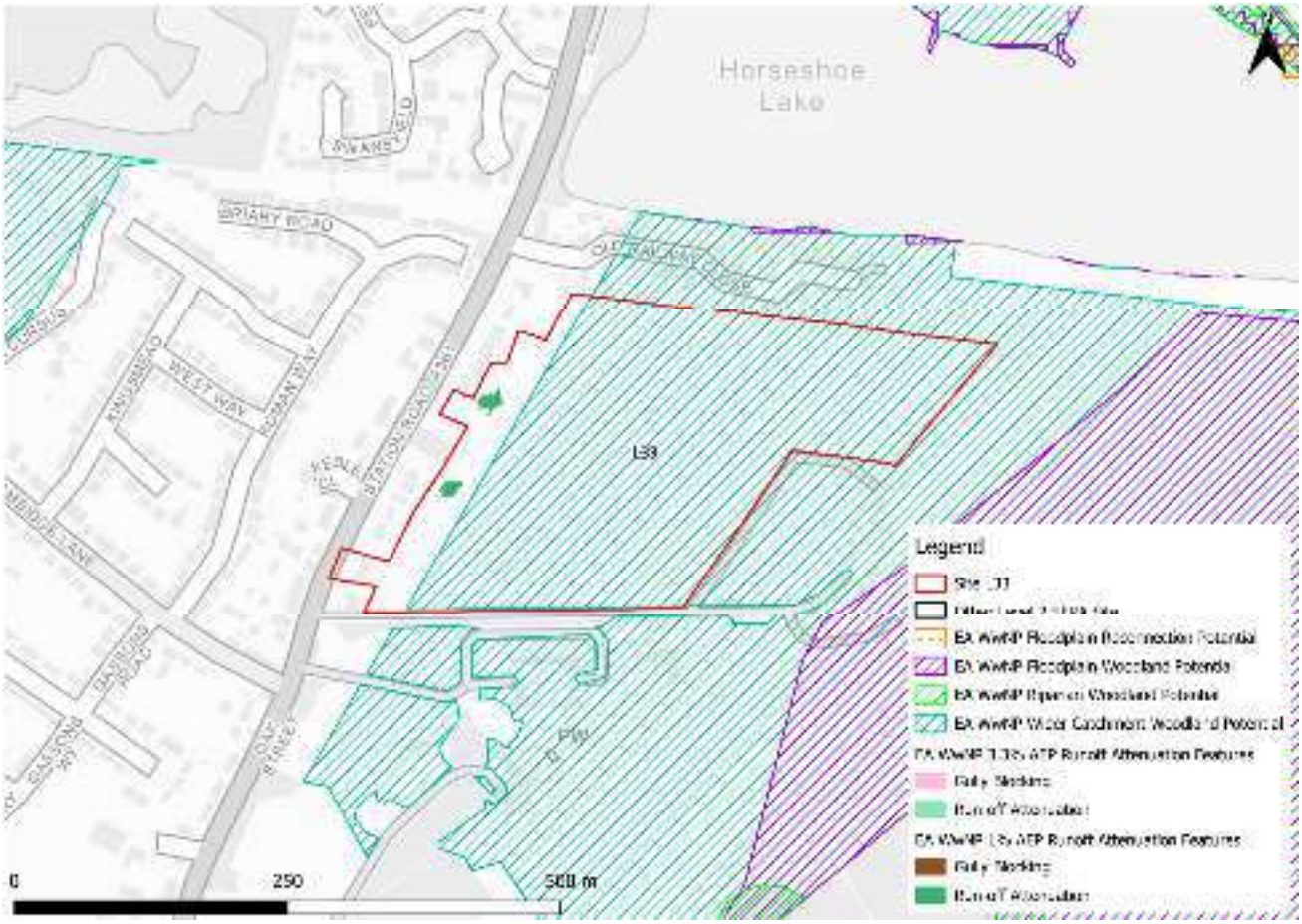


Figure 2-2: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warnings and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The site is not located within a FWA.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The site is not located within a FAA.

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes are available during a flood event via Station Road to the south of the site (**Error! Reference source not found.**).



Figure 2-3: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The site is located wholly within Flood Zone 1 and therefore at low risk of flooding from rivers.
  - The site is not shown to be at increased risk from fluvial flooding in the future, based on the EA's Flood Zones plus Climate Change dataset.
- Access and escape:
  - Based on current information, safe access and escape routes are available via Station Road to the southwest of the site.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (May 2026), the site is at nominal risk of surface water flooding with a few isolated areas of ponding, as shown in Table 3-1 and Figure 3-1. Greatest surface water flood depths in the 1% AEP event are between 0.15 and 0.3 m (Figure 3-2). Safe access and escape routes are achievable via Station Road to the south-east of the site.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
96	2	1	1

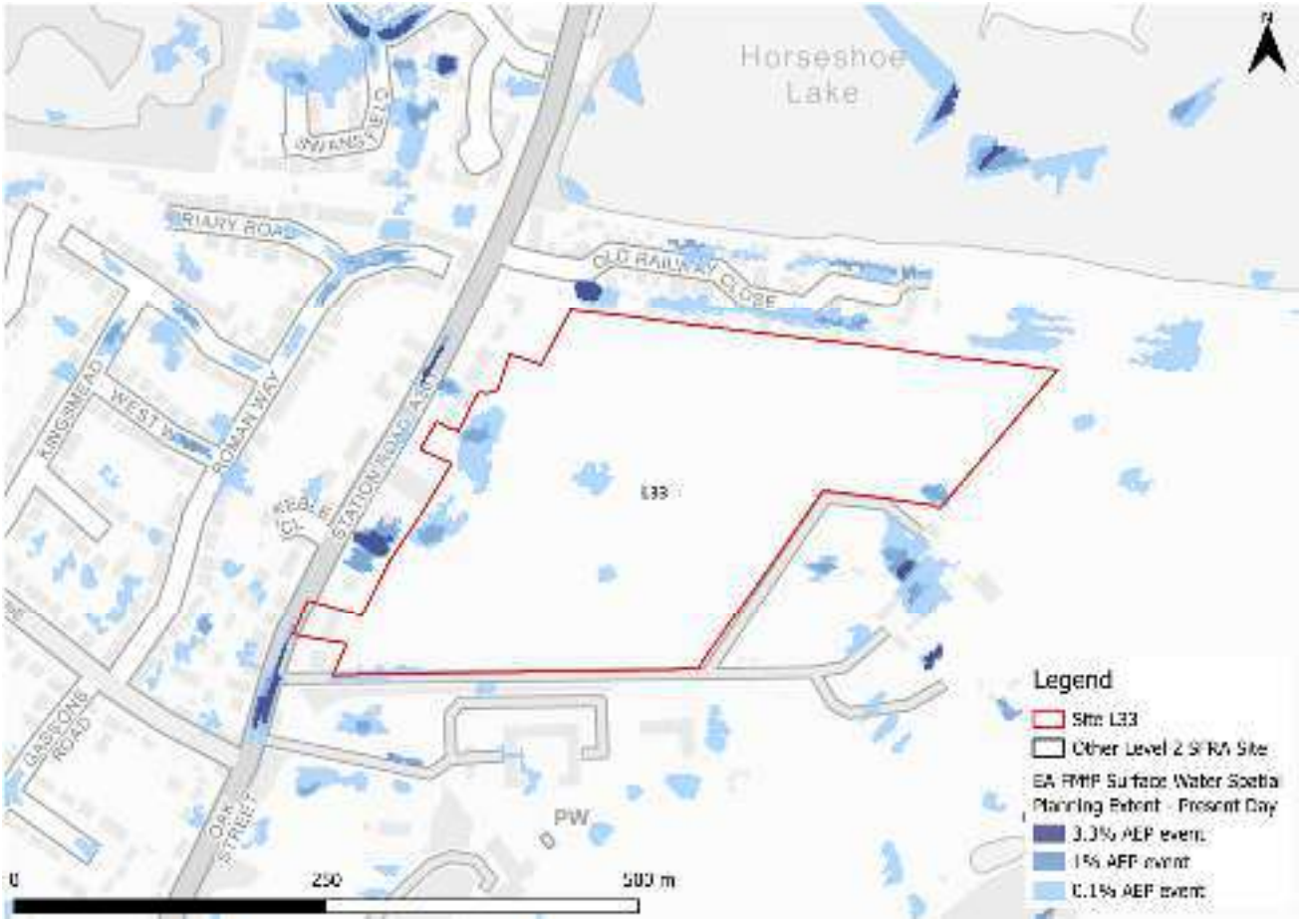


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

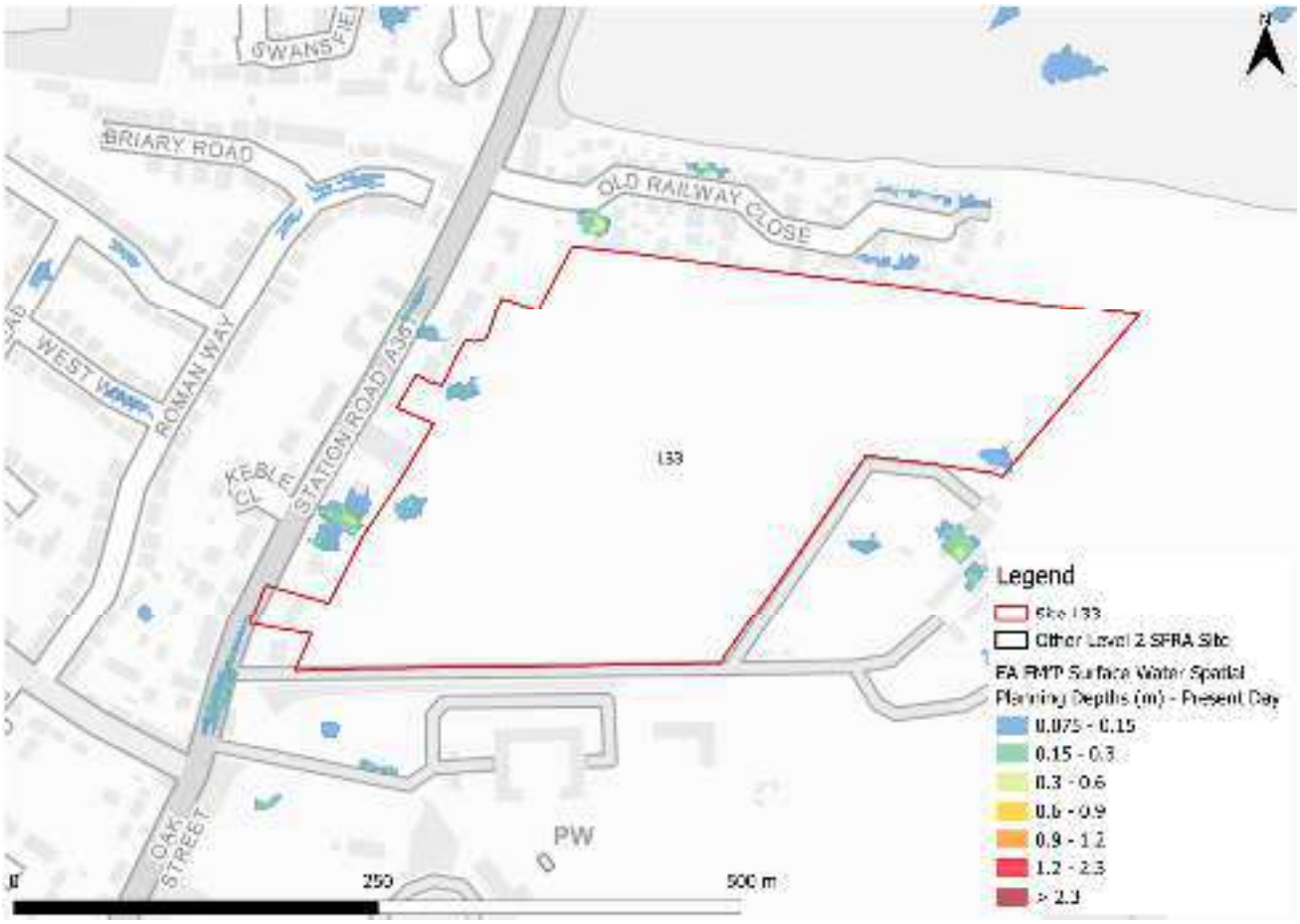


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows there to be 'low' to 'moderate' flood hazard (Figure 3-3). Updated surface water hazard information should be confirmed at the site-specific FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.

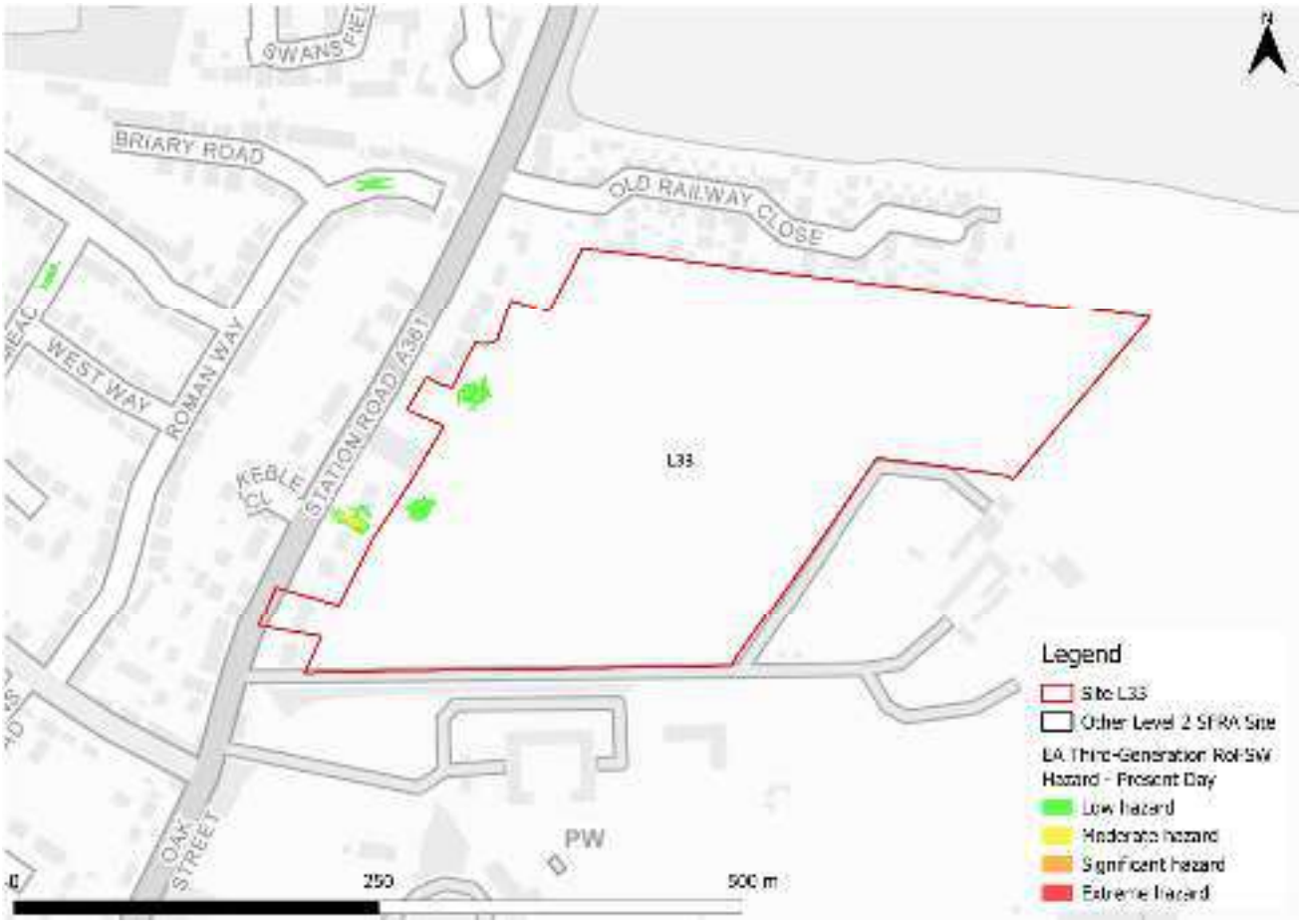


Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day medium risk surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRAs should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is now included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Gloucestershire and the Vale management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. The site is not shown to be at significant additional risk from surface water climate change. The topographic low spot of the site becomes more prominent in the 1% AEP and 0.1% AEP events.

Flood depths are shown to reach between 0.3 and 0.6 m (Figure 3-5). Safe access and escape routes would likely remain achievable.

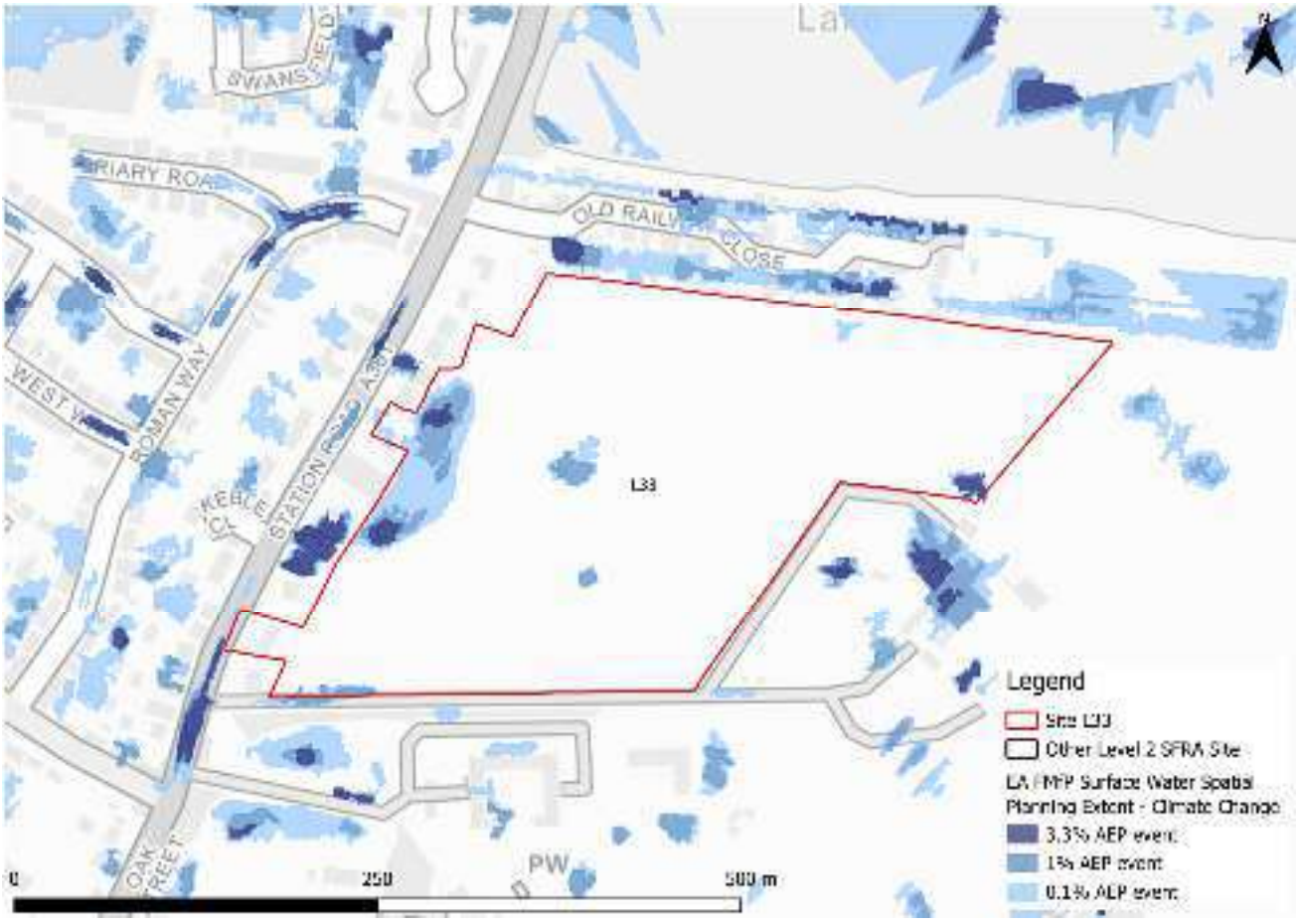


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

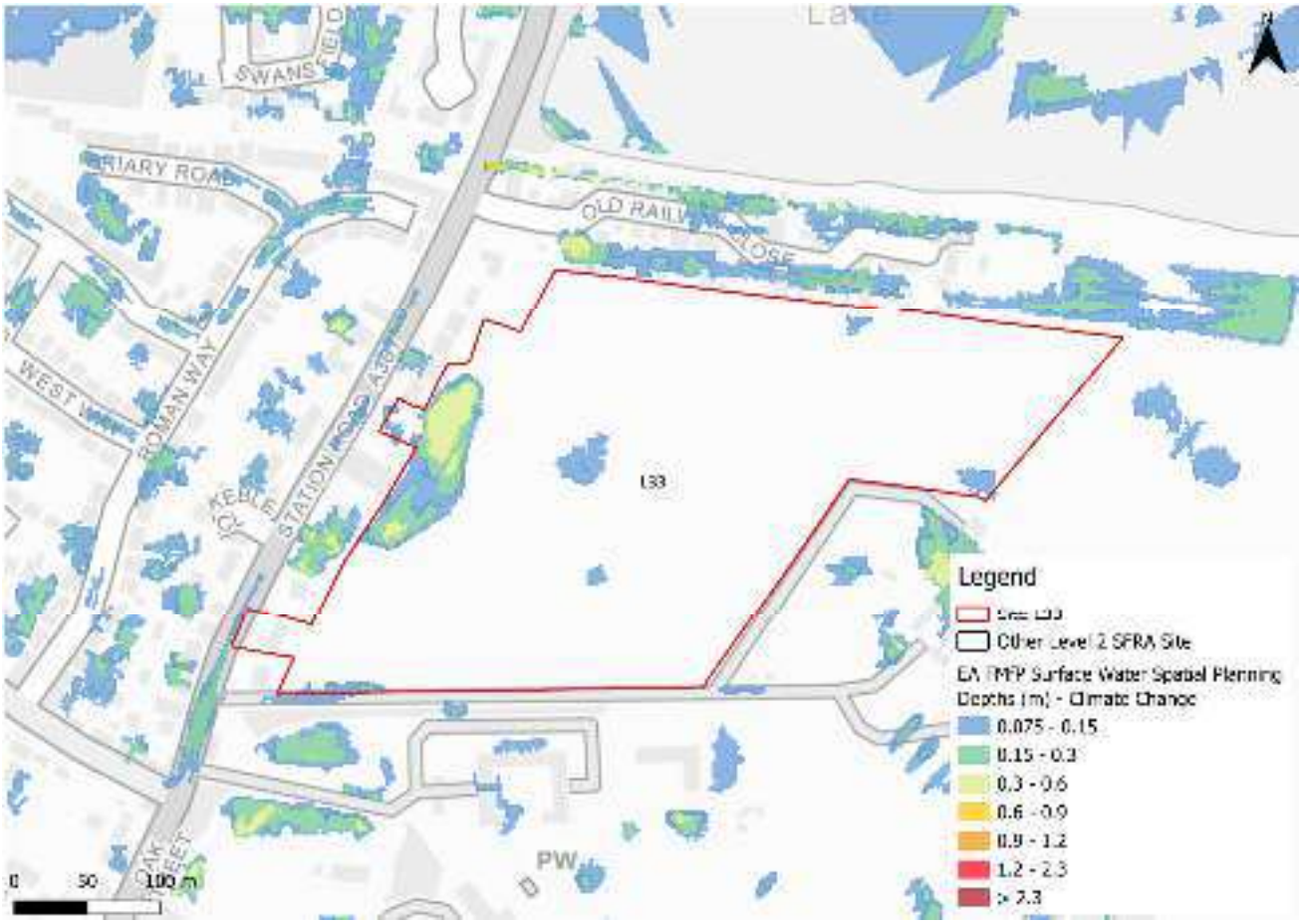


Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 0.1% AEP event flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning Climate Change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the low risk RoFSW surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards. The impact of climate change on surface water flood hazards should be considered at the site-specific FRA stage.

Using the RoFSW low risk event as a proxy, surface water flood hazard in the medium risk event is mainly categorised as 'moderate' (**Error! Reference source not found.**).

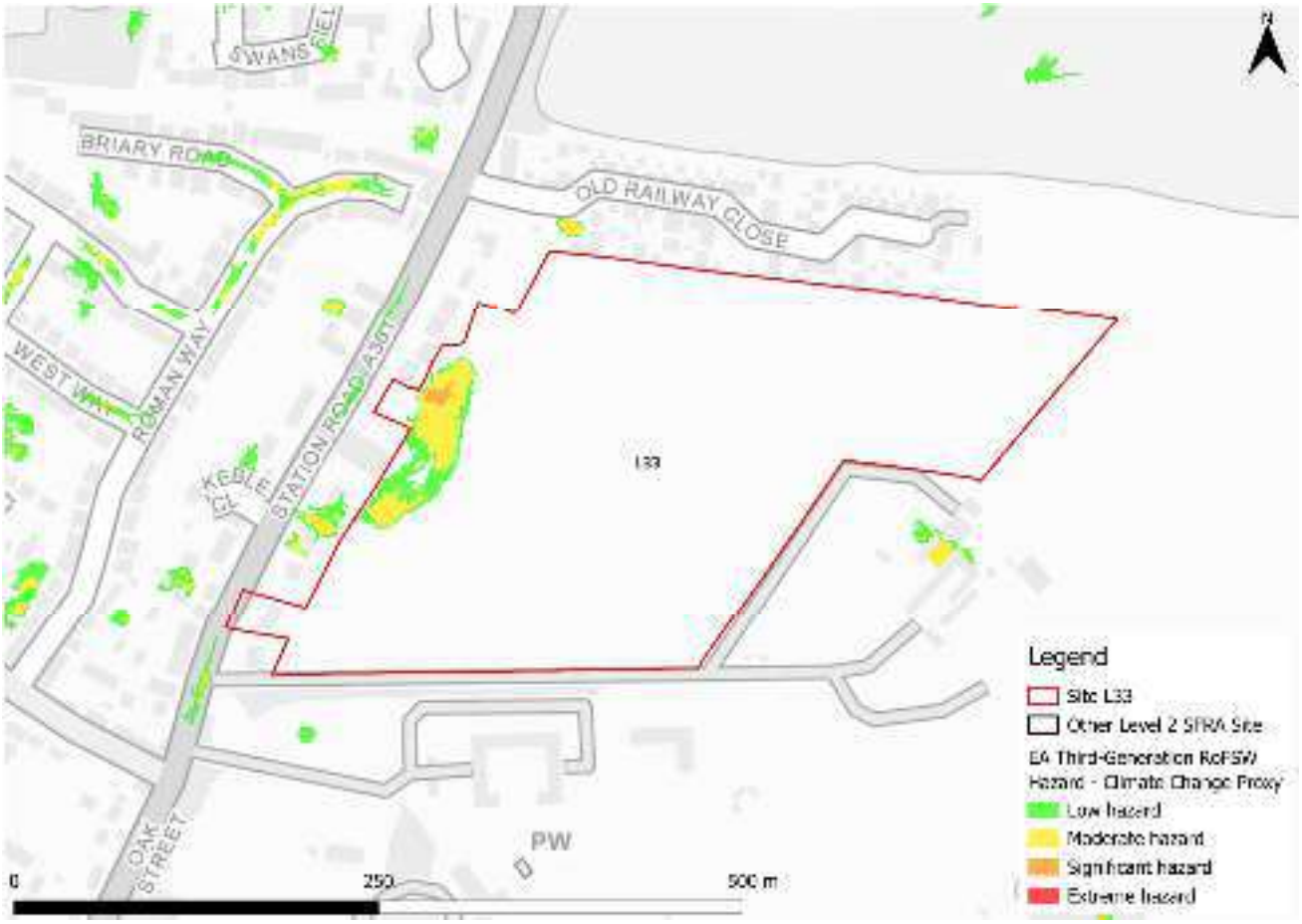


Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard[1] as a climate change proxy

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There have been five recorded sewer flooding incidents within the Lechlade, Kempsford & Fairford South Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly low, with 96% of the site being outside of the 0.1% AEP surface water flood extent.
- Risk to the site is shown to slightly increase in extent within the site when considering the impact of climate change, however depths remain largely shallow.
- The topographic low spot in the west of the site should be considered and included in site design and ideally left in place to flood naturally when required.
- The drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or

betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance.

- Safe access and escape routes would likely be achievable via Station Road when considering surface water risk.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within one catchment, namely, the Blockley Bk - source to conf Knee Bk catchment. This catchment is ranked as a low sensitivity catchment. Planning considerations for all sites can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications. The map shows the site is at risk of groundwater emergence to both surface and subsurface assets where groundwater may emerge at significant rates in this area and has the capacity to flow overland and/or pond within any topographic low spots. Infiltration SuDS are unlikely to be possible at this site. Any drainage strategy should include for detailed investigations into water table levels and ground conditions in both dry and wet conditions



Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is mudstone, siltstone, and sandstone (Figure 5-2). Mudstone and siltstone generally have a low permeability and low levels of porosity. Superficial deposits include sand and gravel which have a high permeability. Infiltration SuDS at this site may not be an option though the drainage strategy for the site should fully investigate.

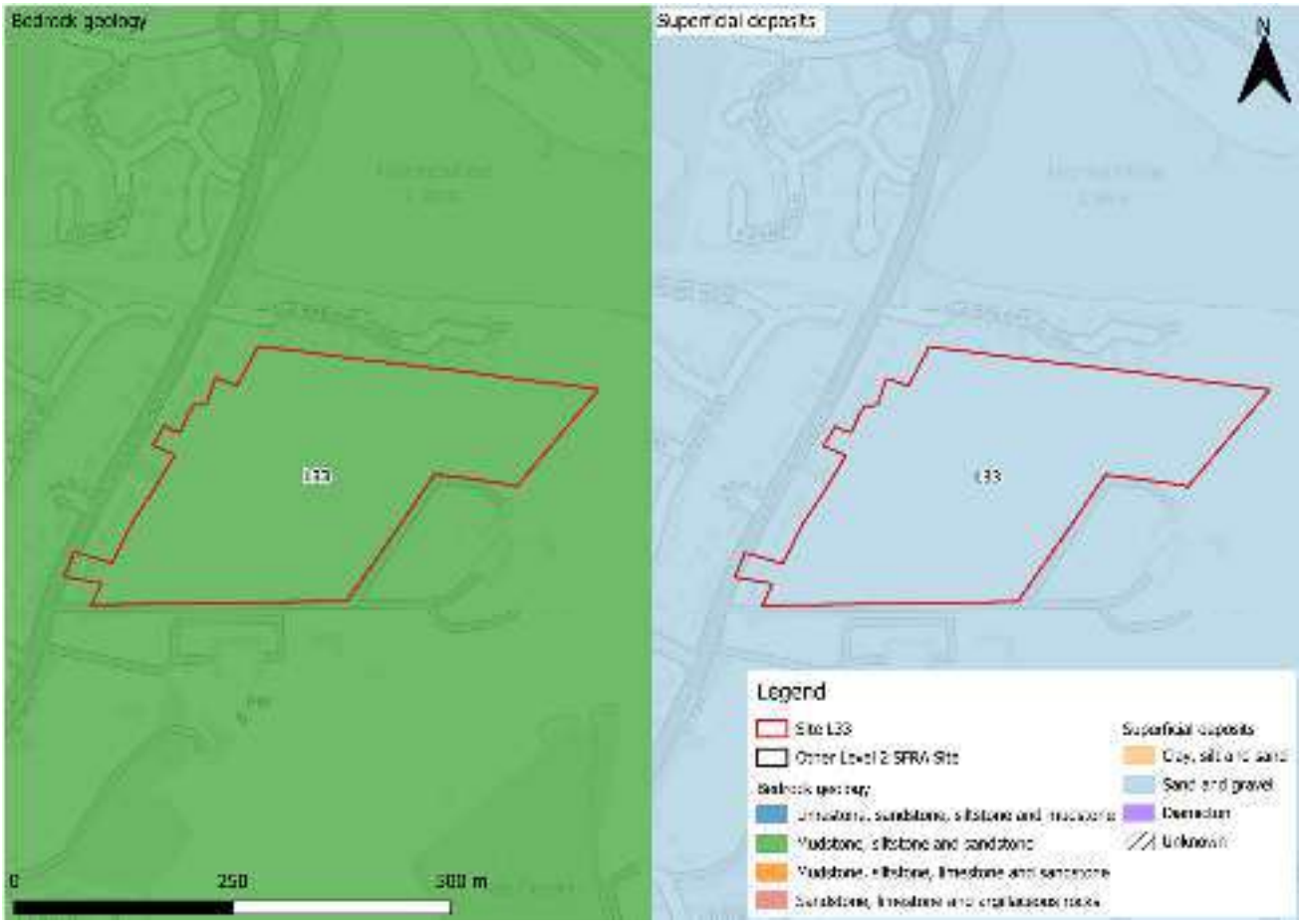


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There does not appear to be any potential residual risk to the site.

6.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is not required to pass part b) of the exception test, as it is not located within Flood Zone 3a, however it must still be proven that the development can be safe for its lifetime, which is generally considered to be 100 years for residential development.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- It should be possible to develop this site for residential use given its location within Flood Zone 1 and surface water risk confined to a distinct area of ponding within the west of the site.
- A drainage strategy should ensure there is no increase in surface water flood risk elsewhere as a result of new development. The topographic low area should be included in site design. Greenfield runoff rates or betterment should apply with consideration of local and national SuDS guidance.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Site R607

Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0030
Revision	P01
Prepared by	Rosie Holmes BSc MSc Assistant Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Jo Corbett of Cotswold District Council. Laura Thompson-Jones of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Background 1

1.1 Site R607 1

2 Flood risk from rivers 5

2.1 Existing risk 5
2.2 Impacts from climate change 6
2.3 Historic flood incidents 6
2.4 Flood risk management 6
2.5 Emergency planning 6
2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial 7

3 Flood risk from surface water 8

3.1 Existing risk 8
3.2 Impacts from climate change 10
3.3 Sewer flood risk 13
3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water 13

4 Cumulative impacts assessment and high risk catchments 15

4.1 Level 1 cumulative impacts assessment 15

5 Groundwater, geology and SuDS suitability 16

6 Residual risk 19

6.1 Flood risk from reservoirs 19

7 Overall site assessment 20

7.1 Can part b) of the Exception Test be passed? 20
7.2 Main recommendations and site-specific FRA requirements 20

8 Licencing 21

List of Figures

Figure 1-1: Site location boundary 2

Figure 1-2: Aerial photography 3

Figure 1-3: Topography 4

Figure 2-1: Present day risk 5

Figure 2-3: Potential access and escape routes 7

Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 8

Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m) 9

Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 11

Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event flood depths (m) 12

Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard[1] as a climate change proxy 13

Figure 5-1: JBA 5m Groundwater Emergence Map 16

Figure 5-2: BGS Geology - Bedrock and superficial deposits 18

List of Tables

Table 2-1: Present day flood risk based on percentage area of site at risk 5

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset 8

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment 10

Table 5-1: Groundwater Hazard Classification 17

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan Site R607. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Site R607

- Location: Land north of London Road
- Existing site use: Agricultural
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Residential
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 1.06
- Watercourse: N/A
- Environment Agency (EA) flood model: N/A
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of surface water flood extent, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management



Figure 1-1: Site location boundary



Figure 1-2: Aerial photography

There is a topographic low spot in the centre of the site (**Error! Reference source not found.**).

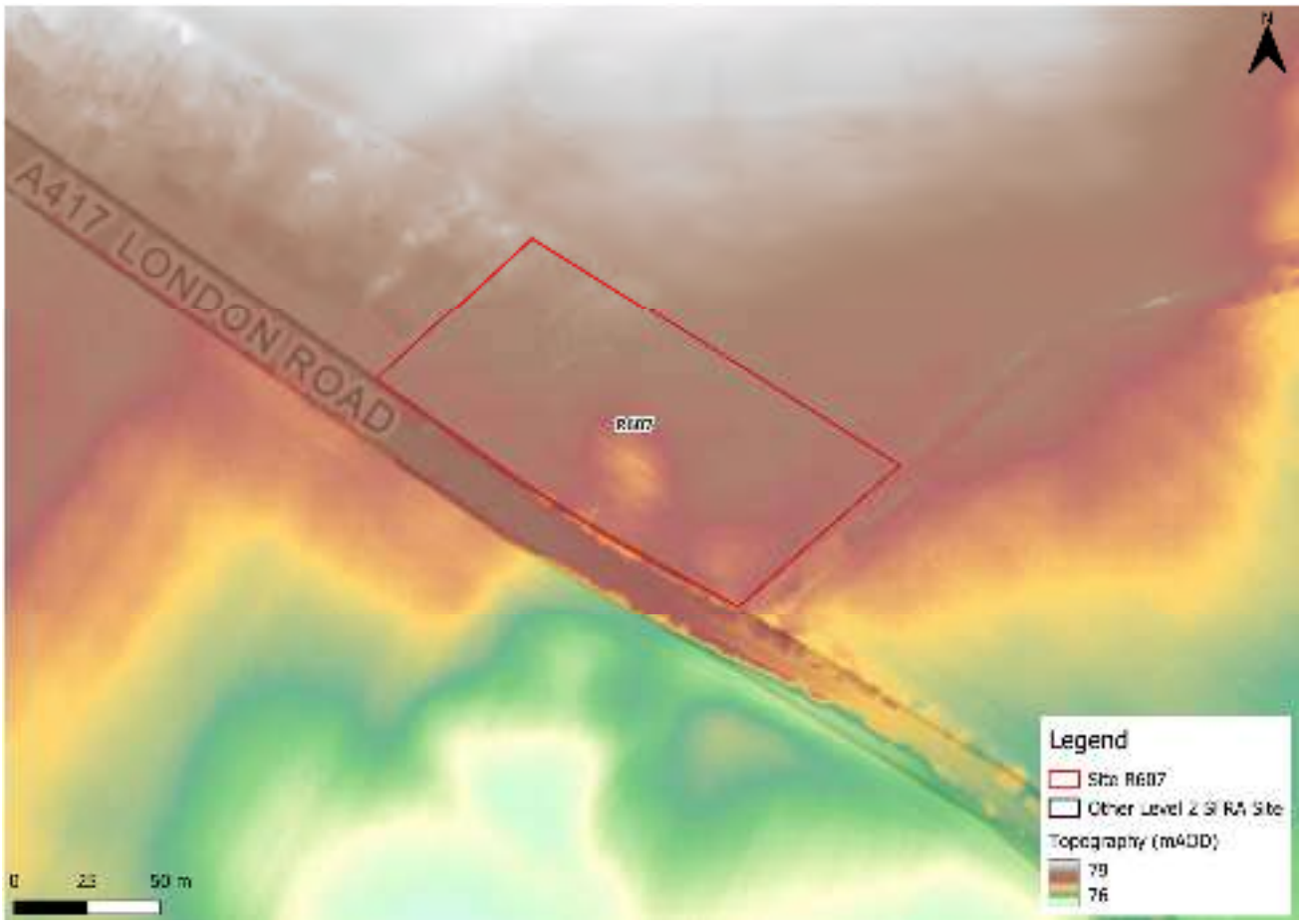


Figure 1-3: Topography

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the percentage areas of the site within each flood zone are stated in Table 2-1 and can be viewed on Figure 2-1. The Flood Map for Planning does not consider flood defence infrastructure (Section 0).

The site is wholly located within Flood Zone 1 and therefore at low risk of flooding from rivers.

Table 2-1: Present day flood risk based on percentage area of site at risk

Flood Zone 1 (% area)	Flood Zone 2 (% area)	Flood Zone 3a (% area)	Flood Zone 3b (% area)
100	0	0	0



Figure 2-1: Present day risk

2.2 Impacts from climate change

2.2.1 Flood Map for Planning - Flood Zones plus Climate Change

Based on the Flood Map for Planning - Flood Zones plus Climate Change dataset, the site is not shown to be at risk when considering climate change.

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There have been 11 recorded flooding incidents within the Ampneys & Hampton Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Then dataset shows that the site would not likely benefit from NFM.

2.5 Emergency planning

2.5.1 Flood warnings and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The site is not located within a FWA.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The site is not located within a FAA.

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes are available during a flood event via London Road to the southwest of the site (**Error! Reference source not found.**).



Figure 2-2: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The site is located wholly within Flood Zone 1 and therefore at low risk of flooding from rivers.
  - The site is not shown to be at increased risk from fluvial flooding in the future, based on the EA's Flood Zones plus Climate Change dataset.
- Access and escape:
  - Based on current information, safe access and escape routes are available via London Road to the southwest of the site.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (May 2026), there is an area of surface water ponding in the centre of the site within the topographic low spot, as shown in Table 3-1 and Figure 3-1. Greatest surface water flood depths in the 1% AEP event are between 0.3 and 0.6 m (Figure 3-2). Safe access and escape routes are achievable via London Road to the south-west of the site.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
89	4	1	6

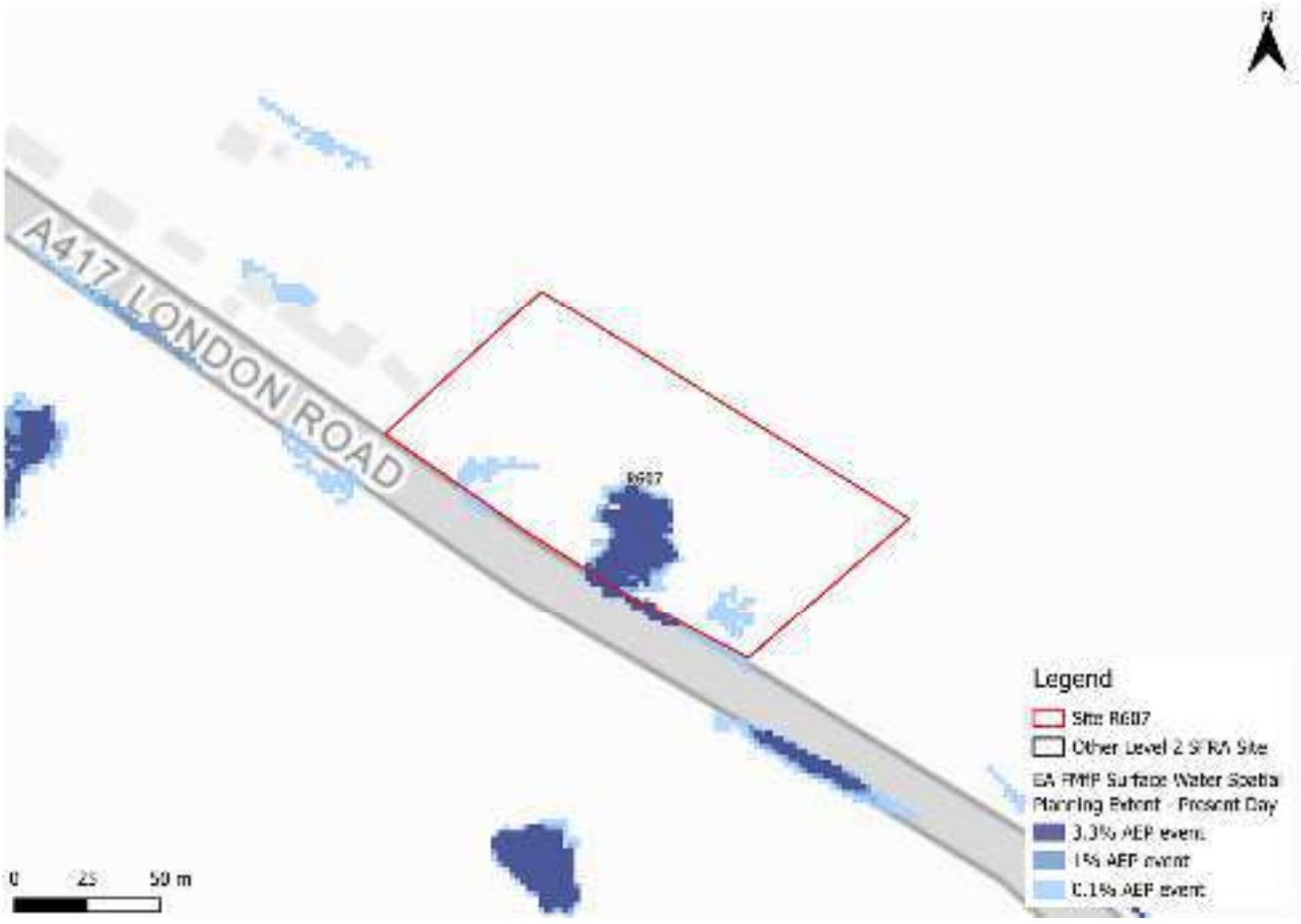


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

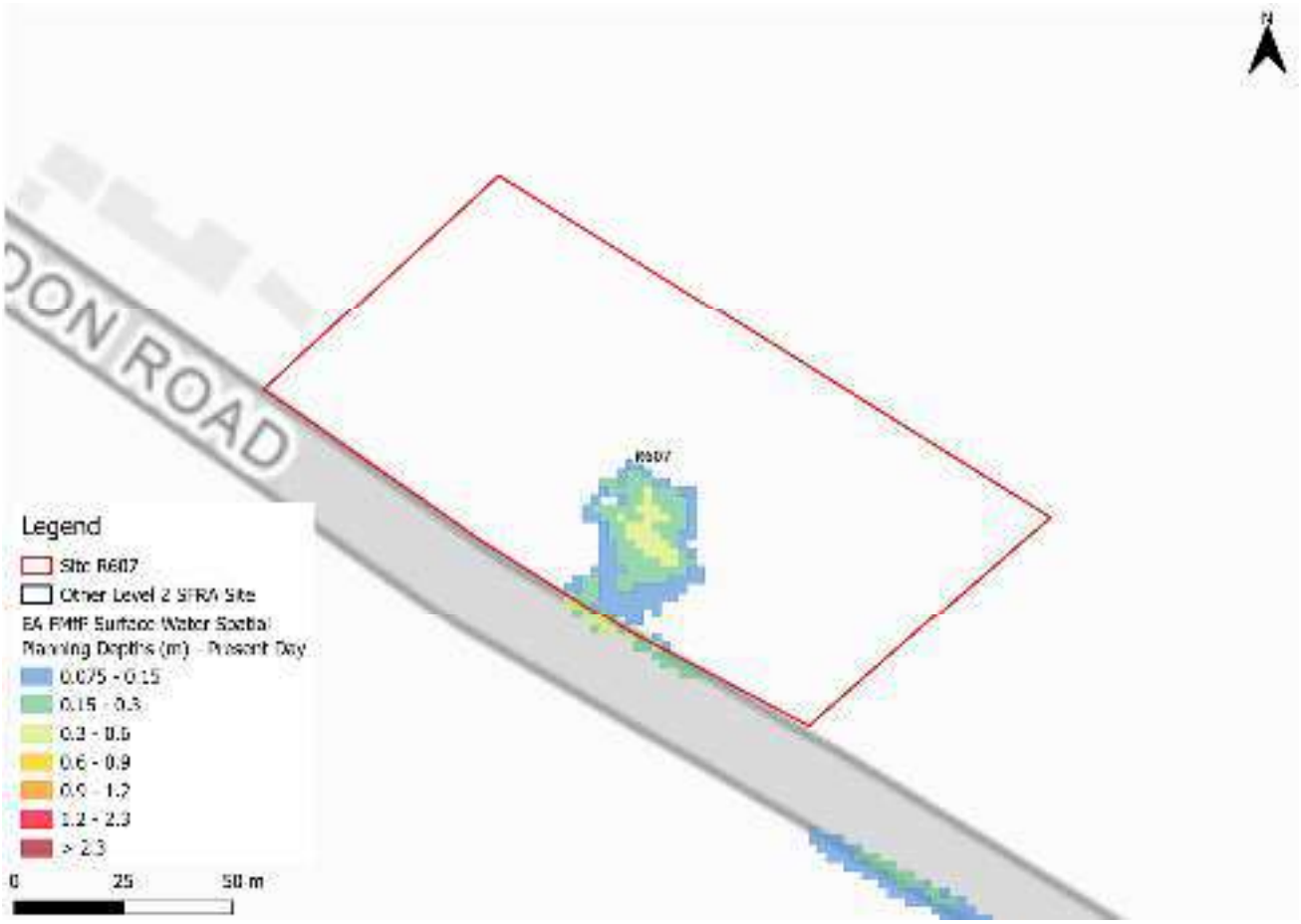


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows there to be no areas of flood hazards. Therefore, there are clear differences between the Flood Map for Planning - Surface Water Spatial Planning map and the third generation RoFSW hazard mapping. Updated surface water hazard information should be confirmed at the site-specific FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRAs should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is now included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Gloucestershire and the Vale management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

Table 3-2: Peak rainfall intensity allowances for the Gloucestershire and the Vale Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-3 shows the surface water flood extents for the 2070s upper end climate change scenario. The site is not shown to be at significant additional risk from surface water climate change. Flood depths are shown to remain between 0.3 and 0.6 m (Figure 3-4). Safe access and escape routes would likely remain achievable.

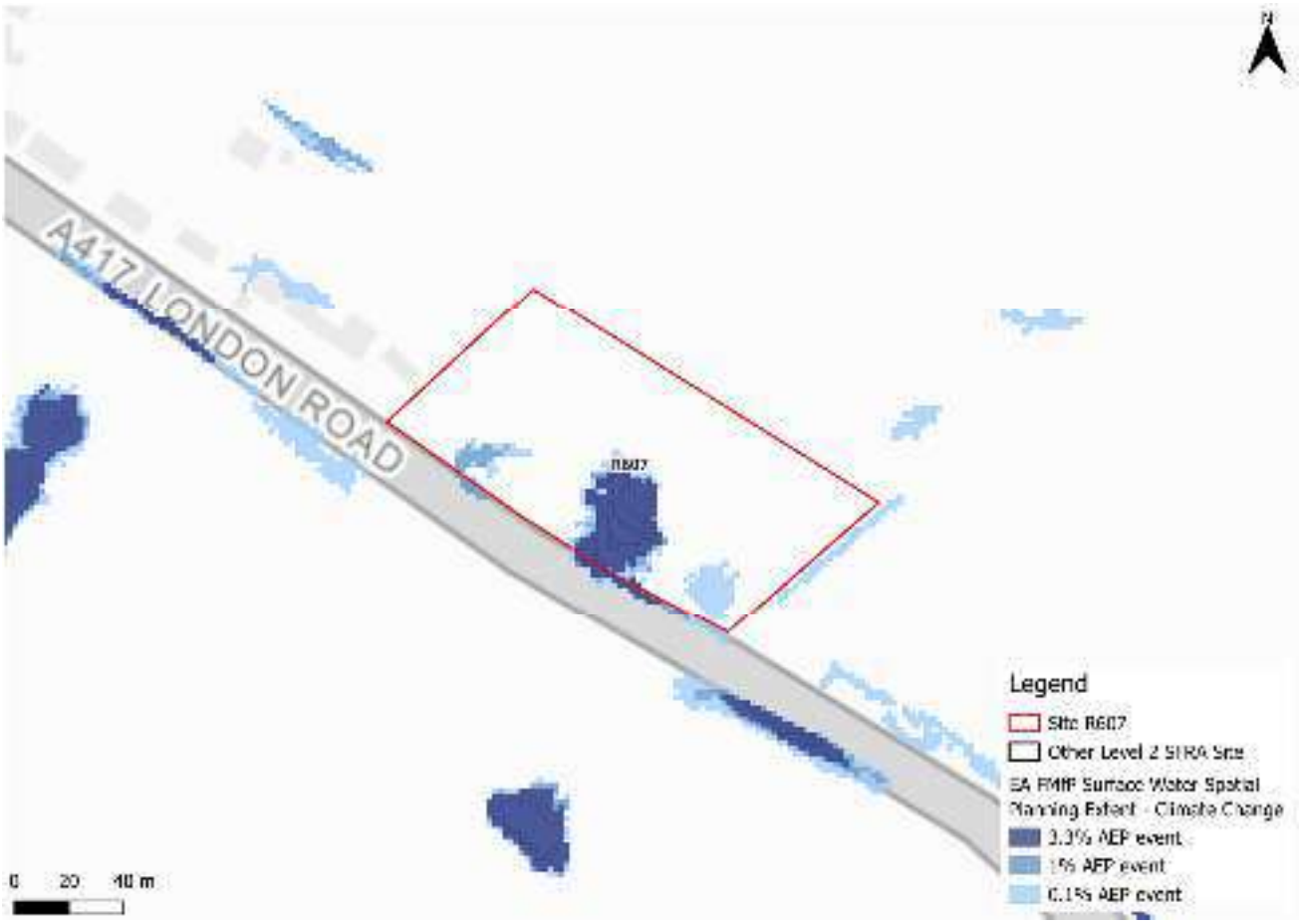


Figure 3-3: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

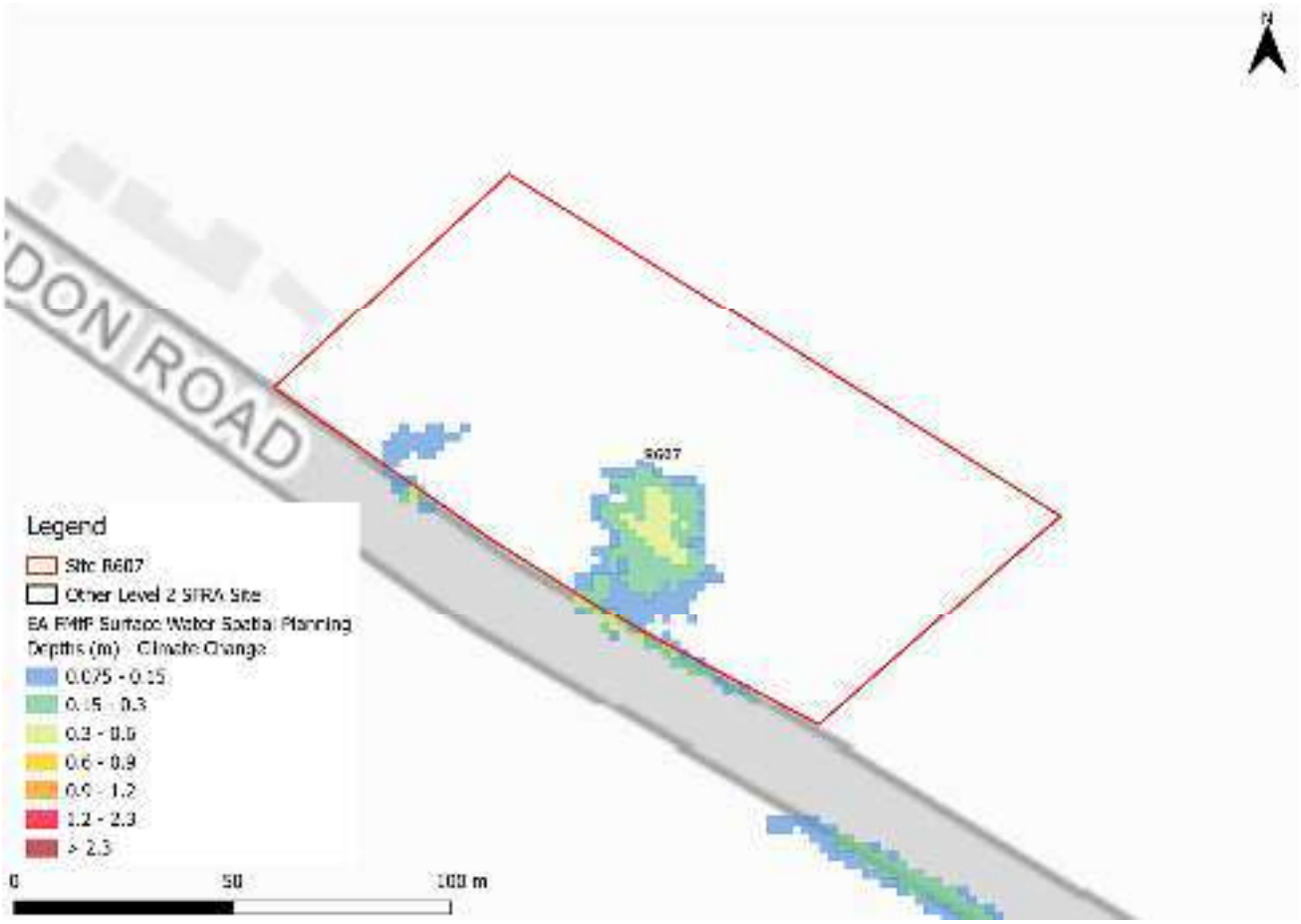


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning Climate Change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the low risk RoFSW surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards. The impact of climate change on surface water flood hazards should be considered at the site-specific FRA stage.

Using the RoFSW low risk event as a proxy, surface water flood hazard in the medium risk event is categorised as 'moderate' (**Error! Reference source not found.**).



Figure 3-5: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard[Error! Bookmark not defined.] as a climate change proxy

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There are no recorded sewer flooding incidents nearby the site nor within The Ampneys & Hampton Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly low, with 88% of the site being outside of the 0.1% AEP surface water flood extent, but for an area of ponding in the topographic low spot.
- Risk to the site is shown to increase in extent when considering the impact of climate change with two additional areas of ponding, however depths remain largely shallow.
- The topographic low spots should be considered and included in site design and ideally left in place to flood naturally when required.
- The drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or

betterment should apply. The developer should consult the LLFA and follow local and National SuDS guidance.

- Safe access and escape routes would likely be achievable via London Road when considering surface water risk.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within one catchment, namely, the Blockley Bk - source to conf Knee Bk catchment. This catchment is ranked as a low sensitivity catchment. Planning considerations for all sites can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications. The map shows the site is at risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.

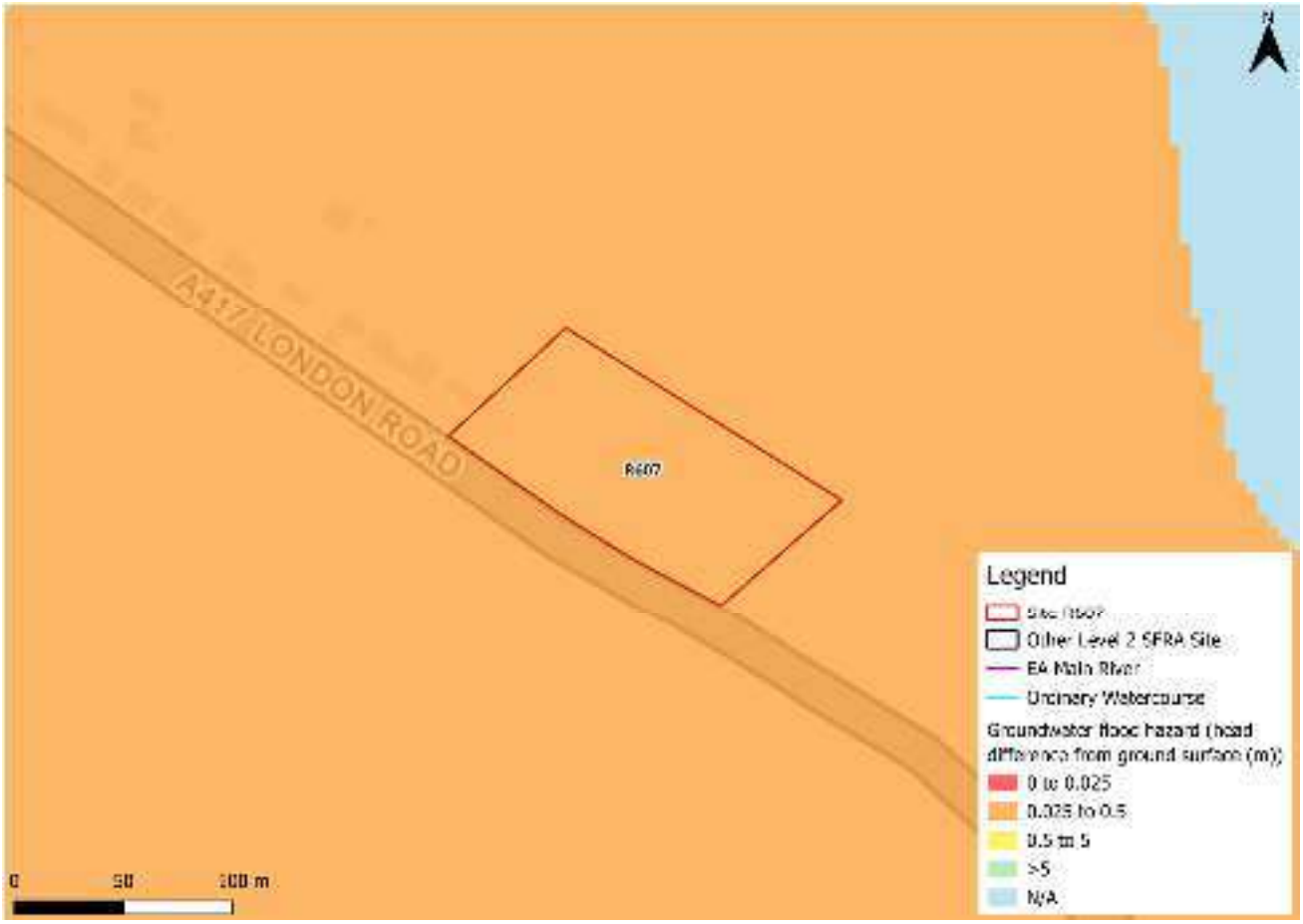


Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is sandstone, limestone, and argillaceous rocks (Figure 5-2). Sandstone generally has a high permeability and high levels of porosity, whereas limestone generally has high porosity levels but low permeability. There are no superficial deposits at the site. Infiltration SuDS at this site may not be an option though the drainage strategy for the site should fully investigate water table levels and ground conditions in both dry and wet conditions.



Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets.

There is no potential residual risk to the site.

6.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is not required to pass part b) of the exception test, as it is not located within Flood Zone 3a, however it must still be proven that the development can be safe for its lifetime, which is generally considered to be 100 years for residential development.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- It should be possible to develop this site for residential use given its location within Flood Zone 1 and surface water risk confined to a distinct area of ponding in the present day and two additional areas potentially in the future.
- A drainage strategy should ensure there is no increase in surface water flood risk elsewhere as a result of new development. The topographic low area should be included in site design. Greenfield runoff rates or betterment should apply with consideration of local and national SuDS guidance.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Site W4B

Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	July 2026
BIM reference	RNS-JBA-XX-XX-RP-EN-0031
Revision	P01
Prepared by	Rosie Holmes BSc MSc Assistant Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Jo Corbett of Cotswold District Council. Laura Thompson-Jones of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Background 1
1.1 Site W4B 1

2 Flood risk from rivers 5
2.1 Existing risk 5
2.2 Impacts from climate change 6
2.3 Historic flood incidents 7
2.4 Flood risk management 7
2.5 Emergency planning 8
2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial 9

3 Flood risk from surface water 10
3.1 Existing risk 10
3.2 Impacts from climate change 13
3.3 Sewer flood risk 16
3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water 16

4 Cumulative impacts assessment and high risk catchments 18
4.1 Level 1 cumulative impacts assessment 18

5 Groundwater, geology and SuDS suitability 19

6 Residual risk 22
6.1 Potential blockage 22
6.2 Flood risk from reservoirs 23

7 Overall site assessment 24
7.1 Can part b) of the Exception Test be passed? 24
7.2 Main recommendations and site-specific FRA requirements 24

8 Licencing 25

List of Figures

Figure 1-1: Site location boundary 2

Figure 1-2: Aerial photography 3

Figure 1-3: Topography 4

Figure 2-1: Present day risk 6

Figure 2-2: Working with Natural Processes 8

Figure 2-3: Potential access and escape routes 9

Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day 11

Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m) 12

Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard 13

Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change 14

Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m) 15

Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy 16

Figure 5-1: JBA 5m Groundwater Emergence Map 19

Figure 5-2: BGS Geology - Bedrock and superficial deposits 21

Figure 6-1: Potential blockage location 22

List of Tables

Table 2-1: Present day flood risk based on percentage area of site at risk 5

Table 2-1: Modelled climate change allowances for peak river flows within the Avon Warwickshire Management Catchment 6

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset 10

Table 3-2: Peak rainfall intensity allowances for the Avon Warwickshire Management Catchment 14

Table 5-1: Groundwater Hazard Classification 20

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan Site W4B. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

1.1 Site W4B

- Location: Land between Colin Lane and future Heritage Railway
- Existing site use: Agricultural land
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Residential
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 1.8
- Watercourse: Unnamed ordinary watercourse
- Environment Agency (EA) flood model: No detailed model available
- Summary of requirements from Level 2 SFRA scoping stage:
    - Assessment of surface water flood extents, depths and hazards
    - Assessment of all other sources of flood risk
    - Assessment of flood risk management measures and natural flood management

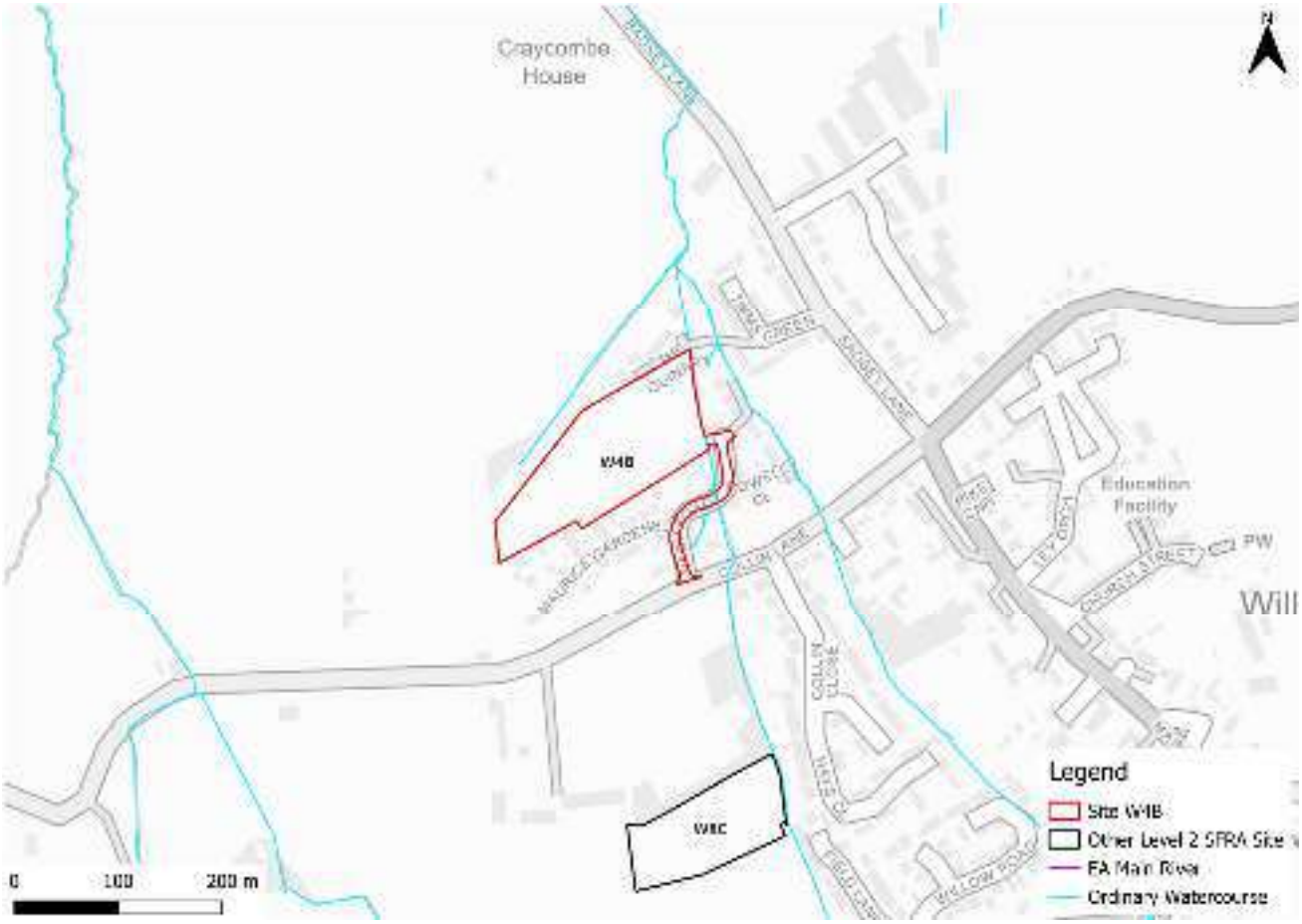


Figure 1-1: Site location boundary



Figure 1-2: Aerial photography

The site is located at a lower elevation than the surrounding areas, with the highest elevation at the south of the site, sloping towards the River Churn floodplain to the west and the Ampney Brook floodplain to the east (Figure 1-3).

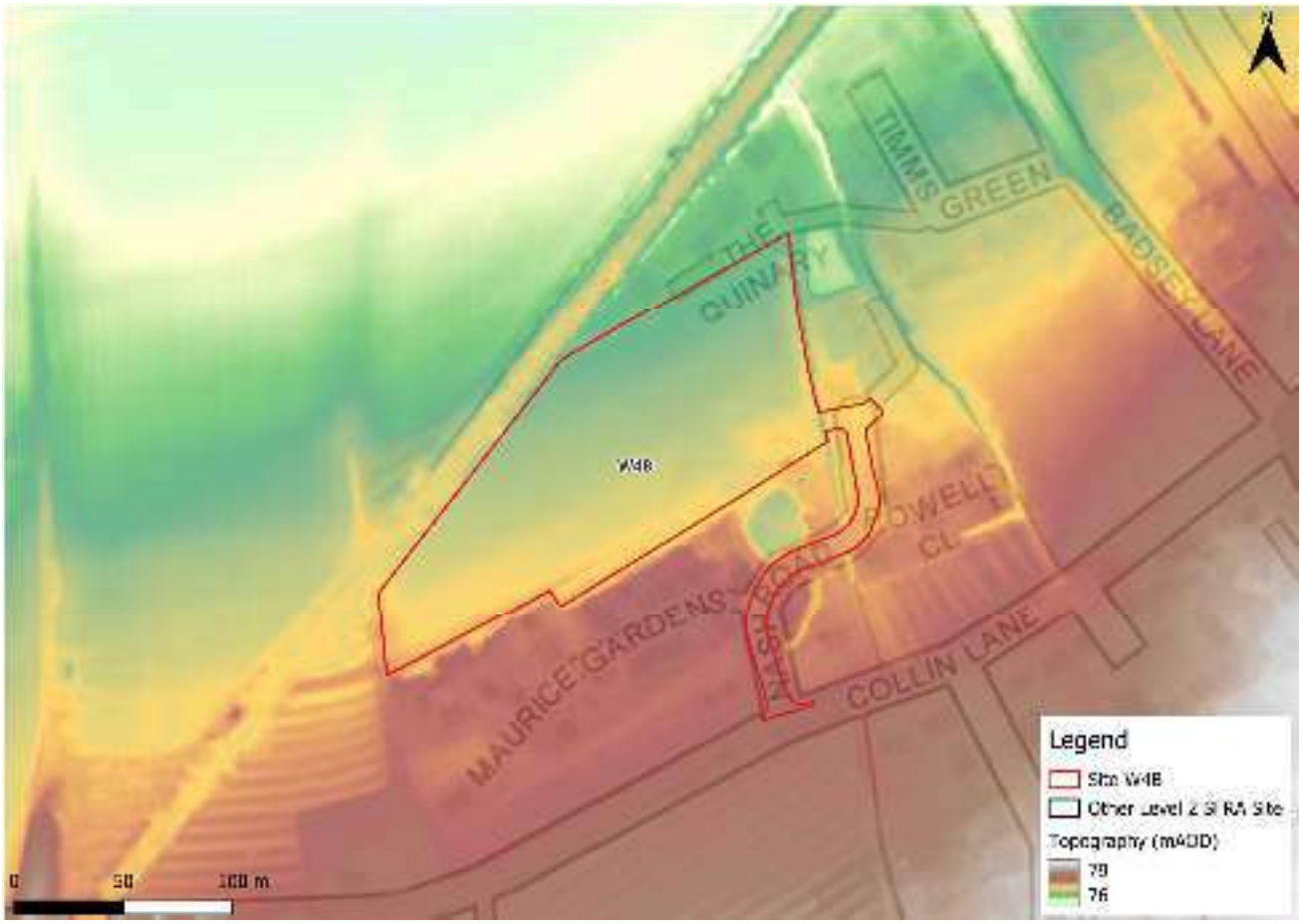


Figure 1-3: Topography

2 Flood risk from rivers

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed May 2026) and Flood Zone 3b (functional floodplain), as updated through the Cotswold Level 1 SFRA, the site is wholly located within Flood Zone 1 and therefore at low risk of flooding from rivers. The percentage areas of the site within each flood zone are stated in Table 2-1 and can be viewed in Figure 2-1. Please note, the Flood Map for Planning does not consider flood defence infrastructure (Section 2.4).

There are several unnamed, unmodelled ordinary watercourses around the site. The EA's New National Model (NNM) does not cover these watercourses; therefore, the potential fluvial risk posed to the site cannot be assessed. This should be considered as part of a site-specific FRA.

Table 2-1: Present day flood risk based on percentage area of site at risk

Flood Zone 1 (% area)	Flood Zone 2 (% area)	Flood Zone 3a (% area)	Flood Zone 3b (% area)
100	0	0	0

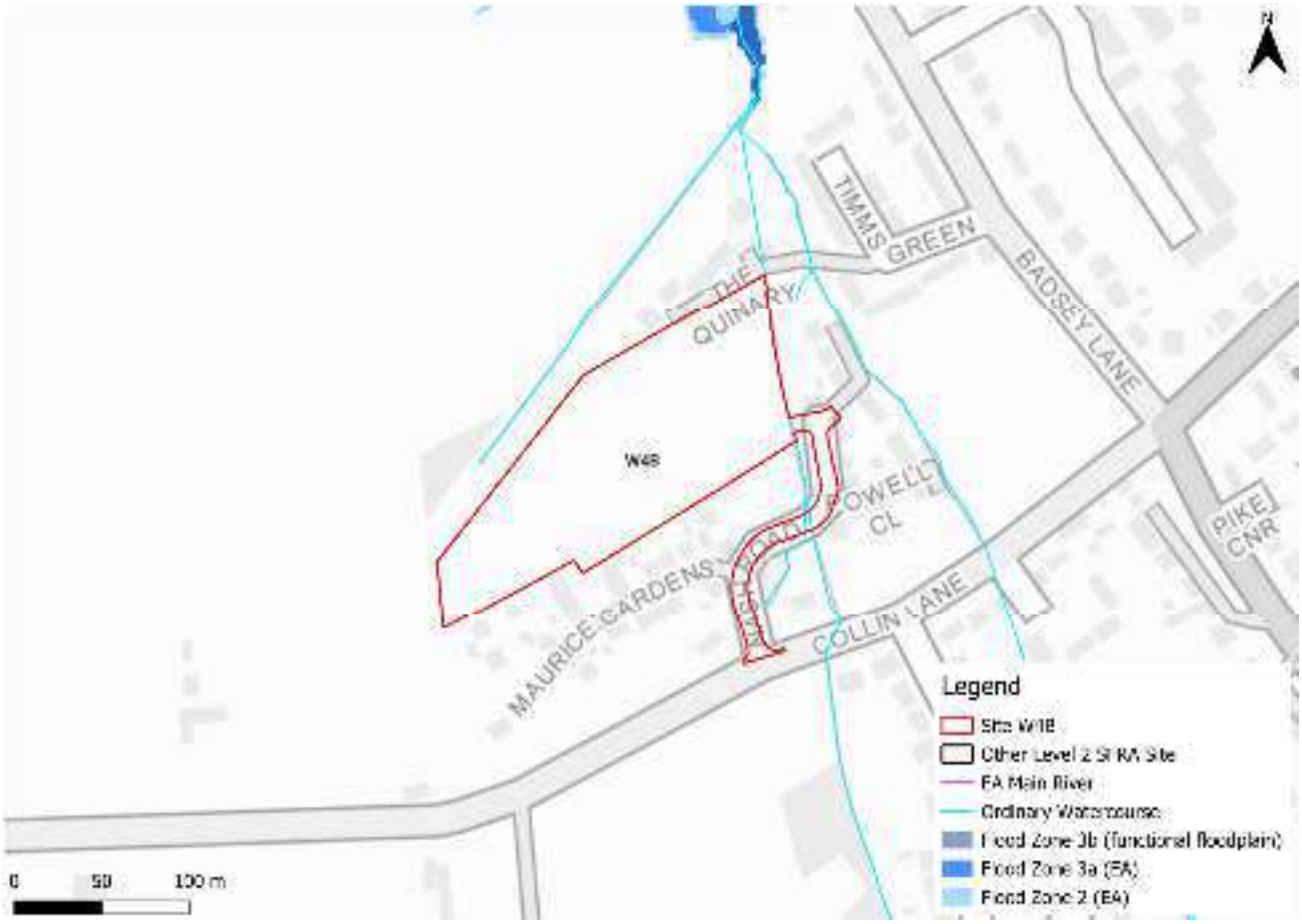


Figure 2-1: Present day risk

2.2 Impacts from climate change

The EA's SFRA guidance states that SFRAs should assess the central allowance for the 2080s epoch for peak river flows. The site is located within the Avon Warwickshire Management Catchment. The central allowance within this catchment is 21% on peak flows (Table 2-2). There is no local detailed model for the unnamed watercourses through the site, therefore the required event cannot be assessed.

Table 2-2: Modelled climate change allowances for peak river flows within the Avon Warwickshire Management Catchment

Epoch	Central (%)	Higher (%)	Upper (%)
2020s	7	12	22
2050s	8	14	31
2080s	21	32	59

2.2.1 Flood Map for Planning - Flood Zones plus Climate Change

Based on the EA's Flood Map for Planning - Flood Zones plus Climate Change dataset, the site is not shown to be at increased risk of fluvial flooding when considering climate change.

2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events within the vicinity of the site, according to these datasets. The LLFA provided its historic floods register. There have been ten recorded flooding incidents within the Campden & Vale Ward within which the site is located.

2.4 Flood risk management

2.4.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.4.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. Figure 2-2 shows that the site and wider area could benefit from riparian tree planting. Tree planting can help to slow the flow to benefit areas downstream. There are also opportunities for run-off attenuation features where it may be possible to temporarily store water and attenuate flooding during high flows. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

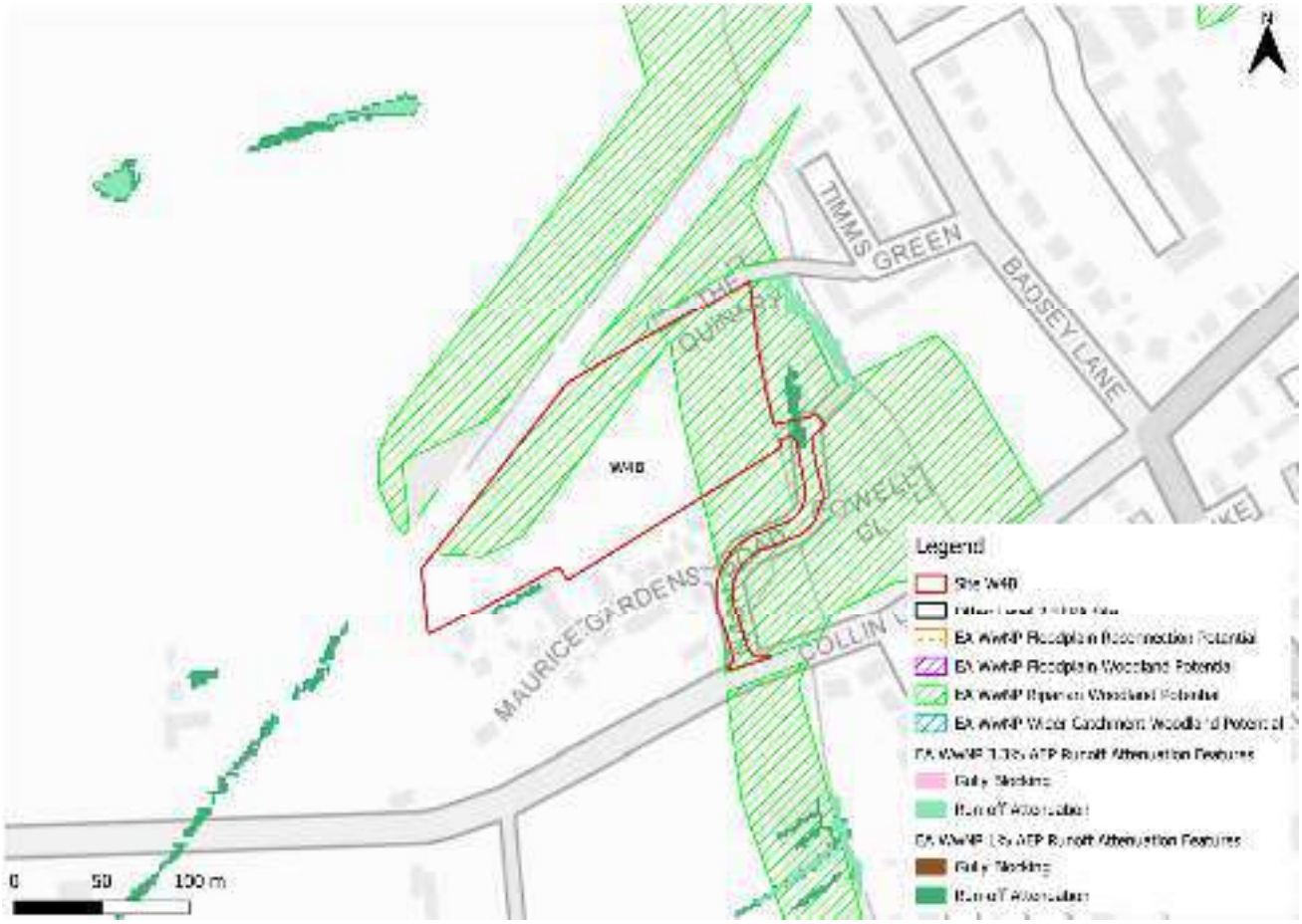


Figure 2-2: Working with Natural Processes

2.5 Emergency planning

2.5.1 Flood warning and alerts

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The site is not located within a FWA.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The site is not located within a FAA.

2.5.2 Access and escape routes

Based on the Flood Map for Planning, safe access and escape routes are available during a flood event via Nash Road and Collin Lane to the south of the site, and via The Quinary to the north of the site (Figure 2-3). However, risk from the ordinary watercourses must be quantified.



Figure 2-3: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial

- Observations:
  - The site is located wholly within Flood Zone 1 and therefore at low risk of flooding from rivers.
  - The site is not shown to be at increased risk from fluvial flooding in the future, based on the EA's Flood Zones plus Climate Change dataset.
- Mitigation:
  - The potential fluvial risk posed by the ordinary watercourses cannot be assessed given no modelling is available. This should be considered as part of a site-specific FRA.
- Access and escape:
  - Based on current information, safe access and escape routes appear achievable via Nash Road, Collin Lane and The Quinary.

3 Flood risk from surface water

3.1 Existing risk

3.1.1 Flood Map for Planning - Surface Water Spatial Planning Extents and Depths Present Day

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extents map (May 2026), there is surface water risk across the site, as shown in Table 3-1 and Figure 3-1.

There are several flow paths across the site. There is also a surface water flow path along the eastern boundary of the site, which is confined to the channel of the unnamed ordinary watercourse.

Greatest surface water flood depths in the 1% AEP event are shallow, at between 0.3 and 0.6 m (Figure 3-2). Safe access and escape routes may be challenging to achieve and should be assessed in detail at the FRA stage.

Table 3-1: Existing surface water flood risk based on percentage area at risk based on the Flood Map for Planning - Surface Water Spatial Planning dataset

Less than 0.1% AEP event (% area)	0.1% AEP event (% area)	1% AEP event (% area)	3.3% AEP event (% area)
64	24	4	8

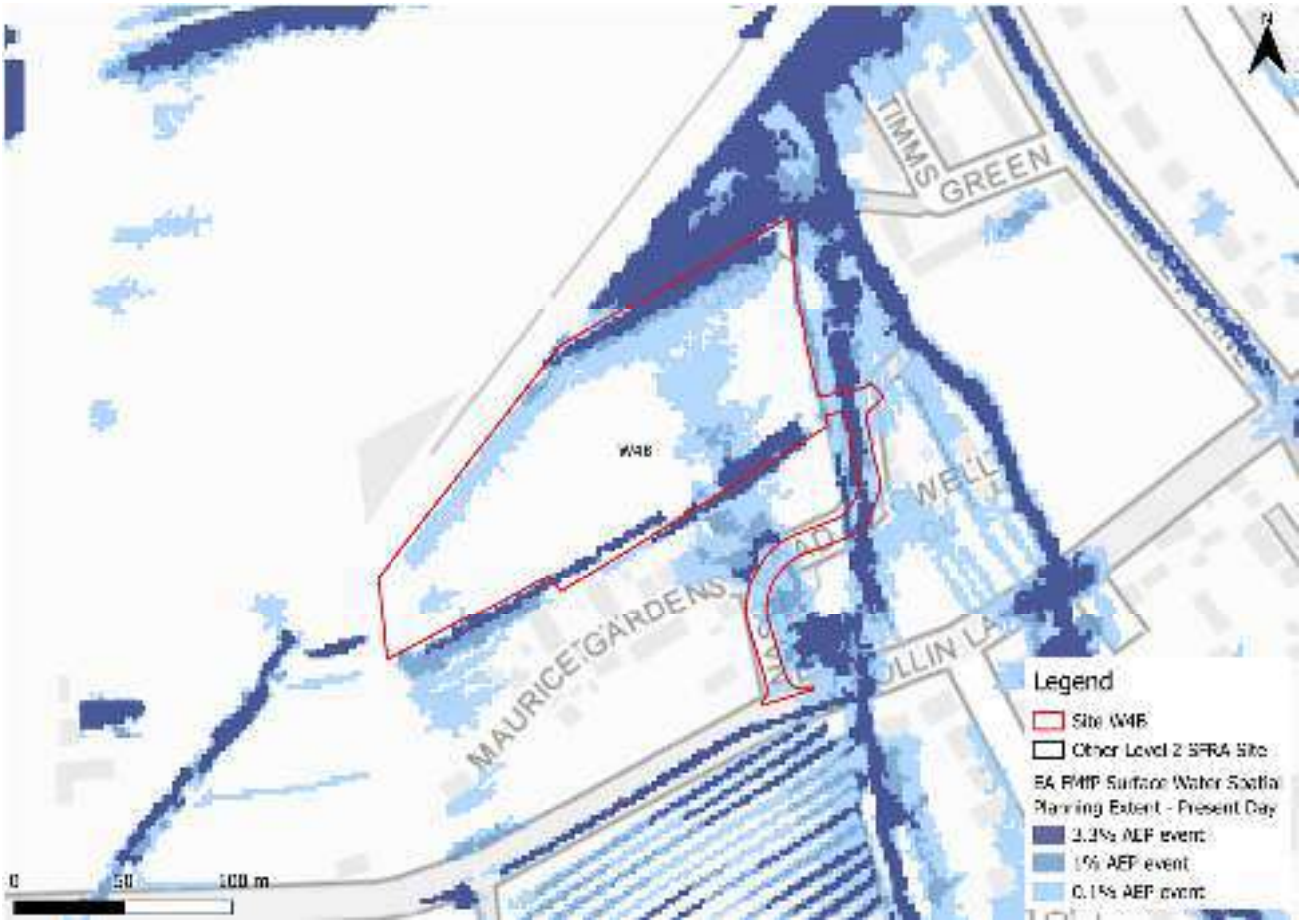


Figure 3-1: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Present Day 1% AEP event surface water flood depths (m)

3.1.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning data does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation Risk of Flooding from Surface Water (RoFSW) hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information.

The RoFSW map shows flood hazard to be 'low' to 'moderate' (Figure 3-3) though the RoFSW does not represent the same risk as the Flood Map for Planning - Surface Water Spatial Planning map whereby the RoFSW shows a much smaller area to be at risk. Given the differences between the two datasets, the hazard information should be discounted and assessed further at the FRA stage.

Note: the Flood Map for Planning - Surface Water Spatial Planning data does not map flooding less than 0.075m (7.5cm) in depth. Therefore, where the map may show no flooding, there may be shallow flooding up to a depth of 0.075m. In contrast, the third generation RoFSW does not map flooding with a hazard rating of less than 0.575.



Figure 3-3: Third generation - Risk of Flooding from Surface Water map present day 1% AEP event surface water flood hazard[1]

3.2 Impacts from climate change

3.2.1 Flood Map for Planning - Surface Water Spatial Planning extents and depths

The EA's climate change allowance guidance states that SFRA's should assess the upper end peak rainfall allowance for the 2070s epoch. This dataset is included in the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change dataset (May 2026). The peak rainfall intensity allowances for the Avon Warwickshire management catchment are shown in Table 3-2. The allowance for the 0.1% AEP event is not stated in the EA guidance.

1 Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

Table 3-2: Peak rainfall intensity allowances for the Avon Warwickshire Management Catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3%	25	35
1%	25	40

Figure 3-4 shows the surface water flood extents for the 2070s upper end climate change scenario. Surface water risk is shown to increase in extent across the site when considering climate change, particularly within the 0.1% AEP event. Flood depths, however, are shown to remain mainly shallow at between 0.3 and 0.6 m (Figure 3-5). Safe access and escape routes will be challenging to achieve.

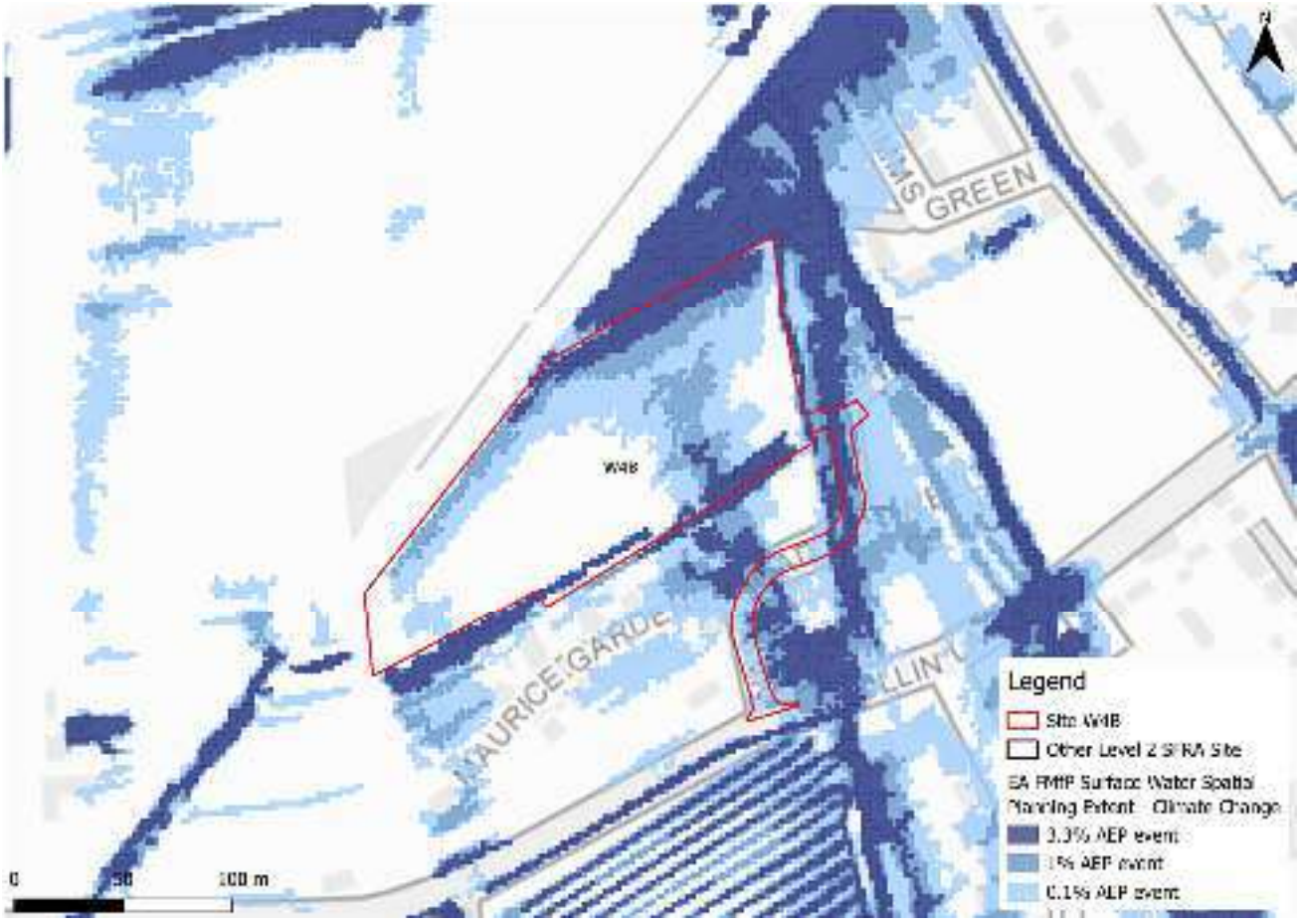


Figure 3-4: Flood Map for Planning - Surface Water Spatial Planning Extents Climate Change

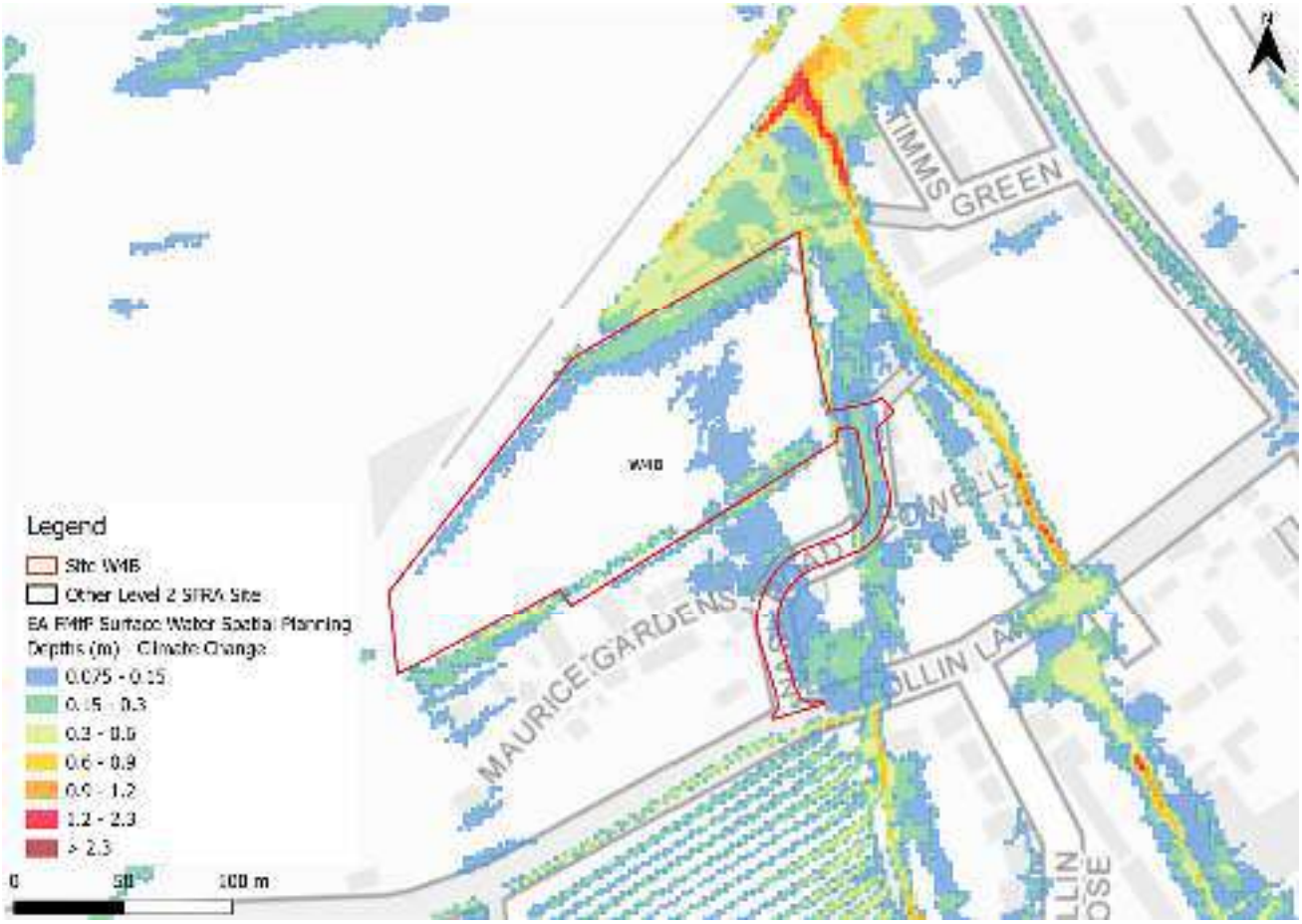


Figure 3-5: Flood Map for Planning - Surface Water Spatial Planning Climate Change 1% AEP event surface water flood depths (m)

3.2.2 Risk of Flooding from Surface Water - Third Generation Hazard

At the time of writing, the EA's latest Flood Map for Planning - Surface Water Spatial Planning Climate Change data does not include hazard information suitable for planning purposes. This Level 2 SFRA therefore considers the low risk RoFSW surface water event as a conservative proxy for the RoFSW medium risk event plus climate change, as the best available information to assess surface water flood hazards. The impact of climate change on surface water flood hazards should be considered at the site-specific FRA stage.

Using the RoFSW low risk event as a proxy, surface water flood hazard in the medium risk event is mainly categorised as 'low' (Figure 3-6).

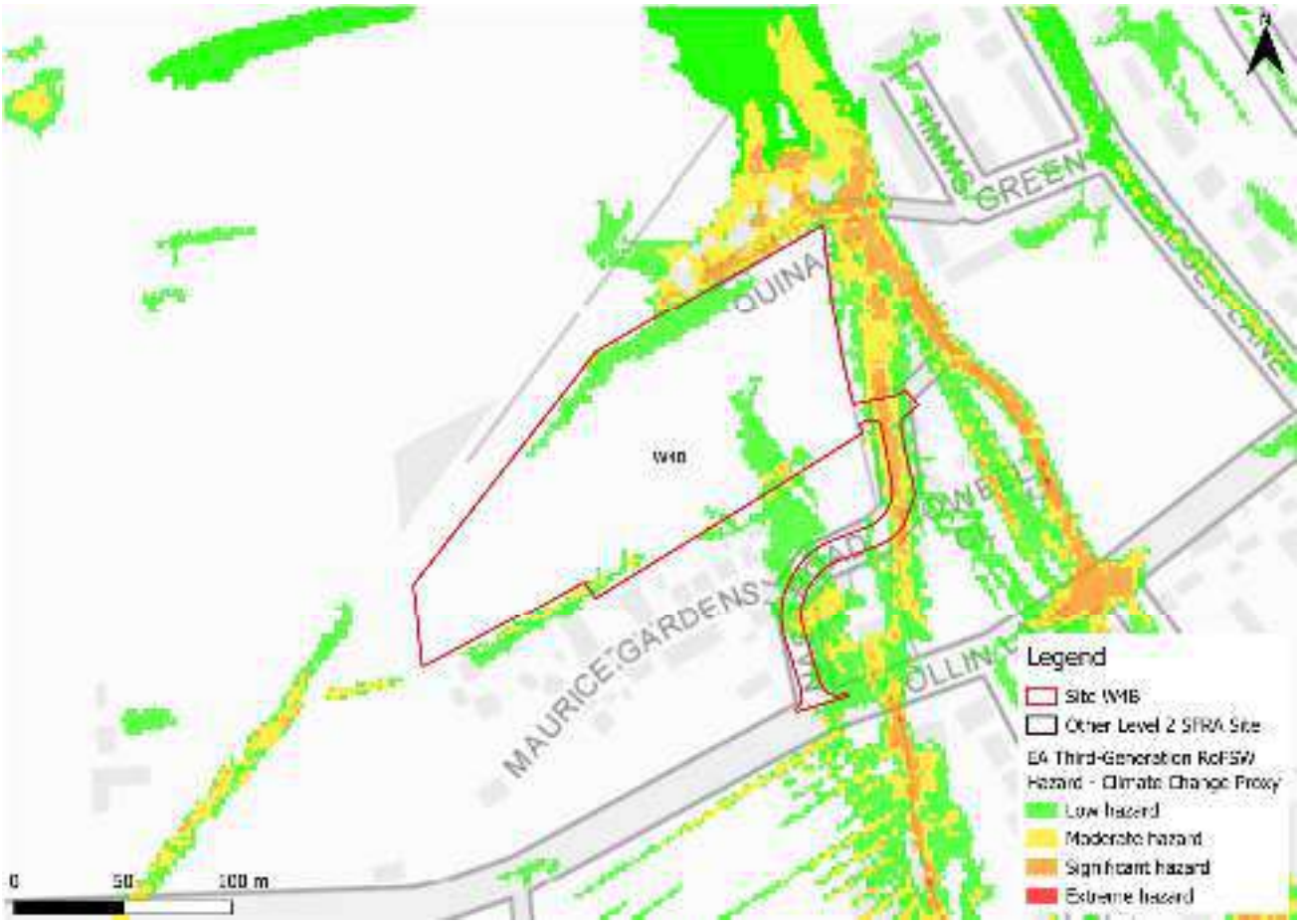


Figure 3-6: Third generation - Risk of Flooding from Surface Water map present day 0.1% AEP event surface water flood hazard as a climate change proxy

3.3 Sewer flood risk

The water companies provided their historic risk registers which were aggregated by ward. There have been 22 recorded sewer flooding incidents within the Campden & Vale Ward.

3.4 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is widespread across the site, with over a third of the site at risk.
- Risk to the site is shown to increase in extent within the site when considering the impact of climate change.
- However, depths are mainly shallow and therefore it may be possible to mitigate surface water flood risk onsite. Ideally, the flow paths would be left in place to flood naturally. However, this would likely limit the number of plots available on the site.
- A drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield runoff rates or betterment

should apply. The developer should consult the LLFA and follow local and National SuDS guidance.

- Safe access and escape routes may be challenging to achieve and should be investigated at the FRA stage.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Cotswold Level 1 SFRA (2026), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within a high sensitivity catchment, namely Bretforton Bk - source to conf Broadway-Badsey Bk catchment. Planning considerations for sites at high sensitivity to the cumulative impacts of development can be found in Appendix F of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology and SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications.

The entire site is located within an area where there is no risk of groundwater emergence. Infiltration SuDS should therefore be possible at this site.



Figure 5-1: JBA 5m Groundwater Emergence Map

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

The underlying bedrock within the site is mudstone, siltstone, limestone and sandstone (Figure 5-2). Mudstone and siltstone generally have a low permeability and low level of porosity, reducing infiltration rates. There is no record of superficial deposits in the area.

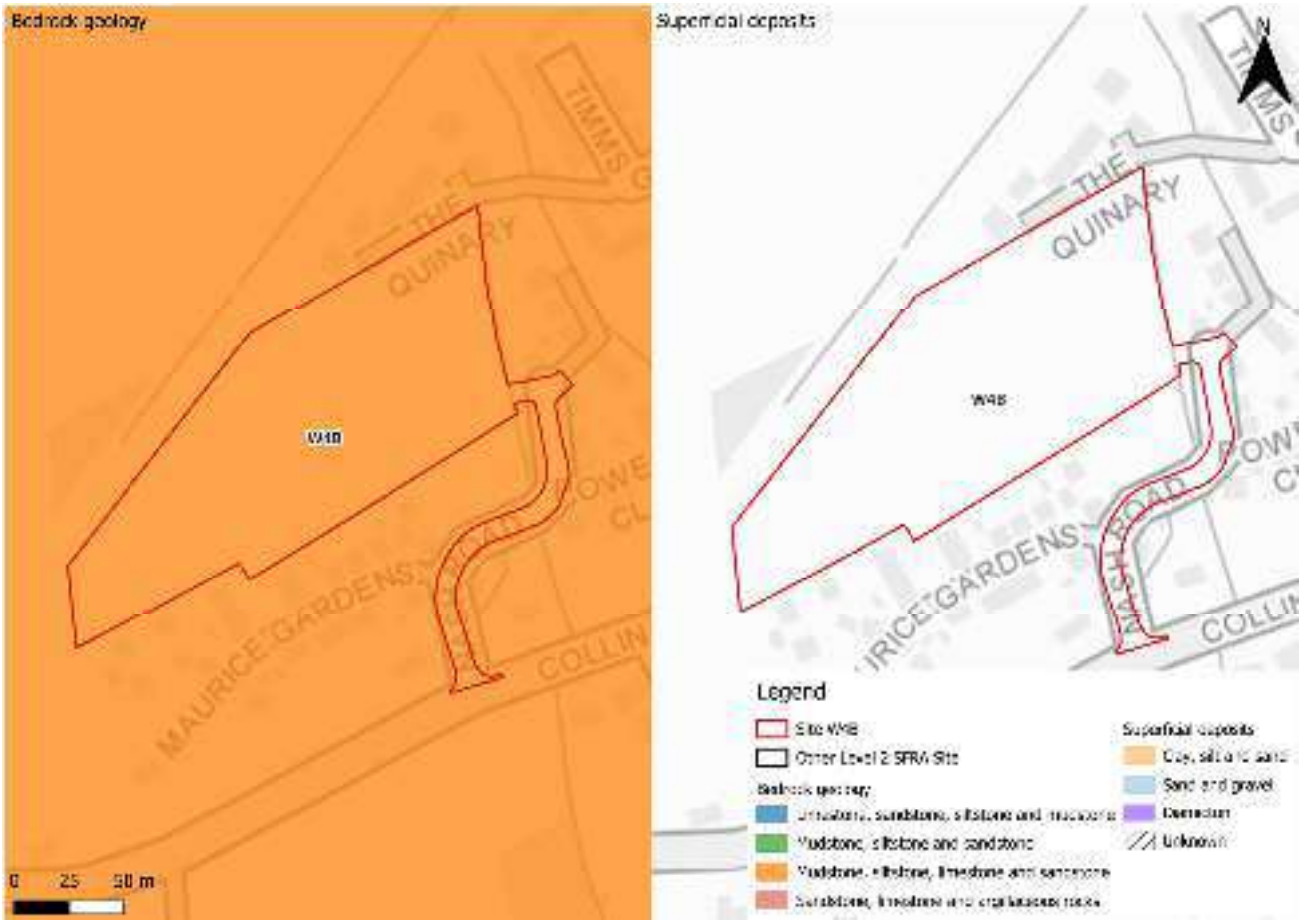


Figure 5-2: BGS Geology - Bedrock and superficial deposits

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. defence breaches, or blockages of culverts or drainage assets. Residual risk at this site comes from the potential blockage or structural failure of the culverts beneath the field in the south of the site.

6.1 Potential blockage

A blockage or structural failure of the culverted section of the ordinary watercourses may cause water in the channel to back up and cause flooding to the site, depending on the severity of the blockage and magnitude of the flood event. Culvert course, capacity and condition surveys may be required, including for consultation with the culvert owner.

Figure 6-1 indicates the location of the primary culvert. The potential residual risk to the site following a blockage of this asset should be assessed through the site-specific FRA.



Figure 6-1: Potential blockage location

6.2 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the Exception Test be passed?

This site is not required to pass part b) of the Exception Test, as it is not located within Flood Zone 3a, however it must still be proven that the development can be safe for its lifetime, which is generally considered to be 100 years for residential development.

7.2 Main recommendations and site-specific FRA requirements

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- It should be possible to develop this site for residential uses based on fluvial flood risk.
- Modelling of the ordinary watercourses will be required to robustly define potential risk to the site for both present day and with climate change.
- However, surface water risk is prevalent across the site with safe access and escape routes appearing challenging to achieve. A drainage strategy will be required to ensure there is no increase in surface water flood risk elsewhere as a result of new development. Plot number may be limited by the surface water risk. Greenfield runoff rates or betterment should apply with consideration of local and national SuDS guidance.
- The site-specific FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the CDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; the water companies; the highways authorities; and the emergency services.

8 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2026]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2026]
- CDC Ordnance Survey licence number: 100018800 [2026]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Cotswold Level 2 Strategic Flood Risk Assessment Main Report

Draft Report

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	23 July 2026
Issued to	Joanne Corbett
BIM reference	RNS-JBA-XX-XX-RP-EN-0033
Revision	P01
Prepared by	Laura Thompson-Jones BSc FRGS Senior Analyst
	Freya Nation BSc (Hons) Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WCAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson BSc MSc CGeog FRGS EADA
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s1921

This report describes work commissioned by Cotswold District Council by an instruction via email dated 28 May 2026. The Client's representative for the contract was Joanne Corbett of Cotswold District Council. Laura Thompson-Jones and Freya Nation of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

Acknowledgements

We would like to thank the Environment Agency and United Utilities for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1 Introduction 1

1.1 SFRA future proofing 1

2 Level 2 SFRA requirements 3

2.1 Objectives 3

3 Available data and information 5

3.1 EA models 5

3.2 EA open data 5

3.3 Other datasets 6

4 Methodology 7

4.1 Assessing fluvial flood risk 7

4.2 Assessing surface water flood risk 8

4.3 Residual risk 9

4.4 Assessing flood risk from reservoirs 10

4.5 Assessing flood risk from canals 10

4.6 Assessing risk from groundwater emergence 11

4.7 Assessing risk from sewers 11

4.8 Assessing historic flood risk 11

4.9 Access and escape routes and emergency planning 11

4.10 Cumulative impacts 11

4.11 Working with Natural Processes 12

5 Limitations 13

List of Tables

Table 4-1: Peak river flow allowances for the management catchments within Cotswold district 8

Table 4-2: Peak rainfall allowances for the management catchments within Cotswold district 9

Abbreviations

AEP	Annual Exceedance Probability
BGS	British Geological Survey
CDC	Cotswold District Council
DTM	Digital Terrain Model
EA	Environment Agency
FRA	Flood Risk Assessment
FRCC-PPG	Flood Risk and Coastal Change Planning Practice Guidance
HFM	Historic Flood Map
LLFA	Lead Local Flood Authority
NFM	Natural Flood Management
NPPF	National Planning Policy Framework
RBD	River Basin District
RFM	Reservoir Flood Map
RFO	Recorded Flood Outlines
RoFSW	Risk of Flooding from Surface Water
SFRA	Strategic Flood Risk Assessment
WWNP	Working with Natural Processes

1 Introduction

A Level 2 Strategic Flood Risk Assessment (SFRA) is required by Cotswold District Council (CDC) as all identified potential development sites cannot be allocated outside the areas of medium and high fluvial and / or surface water flood risk, as identified through the Level 1 SFRA (2026).

The Level 1 SFRA entailed the flood risk screening of 173 potential development site allocations across the Cotswold authority area. Of these, 34 were shown to be at medium or high flood risk from fluvial and or surface water sources yet considered important to the Council's new Local Plan. A Level 2 SFRA scoping study was undertaken in June 2026. As part of the scoping study, 22 sites were identified to require a detailed Level 2 SFRA assessment, with the remaining 12 sites identified to be at nominal risk. For these sites, a brief assessment of risk has been undertaken and included in a nominal risk report.

This Level 2 SFRA consists of the following documents:

- This main report introducing and summarising the Level 2 SFRA processes and methodologies,
- 22 detailed site assessment reports,
- A nominal risk report covering the 12 sites shown to be at nominal risk of flooding.

This Level 2 SFRA has been prepared with full consideration of the latest government and Environment Agency (EA) guidance on flood risk and planning policy, namely:

- National Planning Policy Framework (NPPF) 2025,
- Flood Risk and Coastal Change Planning Practice Guidance (FRCC-PPG) 2025,
- How to Prepare a Strategic Flood Risk Assessment guidance 2026,
- Strategic Flood Risk Assessments A Good Practice Guide 2021, and
- Flood Risk Assessments: Climate Change Allowances 2022.

1.1 SFRA future proofing

At the time of writing, this Level 2 SFRA has assessed and considered flood risk in the Cotswold authority area using available data at a specific point in time. The Level 2 SFRA has been future proofed as far as possible, though the reader should always confirm with the source organisation (CDC) that the latest information is being used when decisions concerning development and flood risk are being considered.

At the time of writing, the proposed reforms and further changes to the NPPF are ongoing. The consultation window closed on 10 March 2026. The draft consultation version contains amendments to the structure of the NPPF, in addition to additional changes to reflect the recent updates to the Flood Risk and Coastal Change Planning Practice Guidance (FRCC-PPG). The FRCC-PPG (September 2025), alongside the NPPF (February 2025), is referred

to throughout this SFRA, being the current primary development and flood risk policy and guidance available at the time of finalisation of this SFRA.

The EA's SFRA guidance states a review of an SFRA should be carried out when there are changes to:

- The predicted impacts of climate change on flood risk,
- Detailed flood modelling - such as from the EA or Lead Local Flood Authority (LLFA),
- The local plan or relevant local development documents,
- Local flood management schemes,
- Local flood risk management strategies, and
- National planning policy or guidance.

The SFRA should also be reviewed after a significant flood event. It is in an authority's interest to keep the SFRA as up to date as possible. Ideally, the SFRA should be kept as a 'live' entity and continually updated when new information becomes available. The EA requests for reports and maps to be published online and be easily updatable, when required.

2 Level 2 SFRA requirements

The aim of a Level 2 SFRA is to build on the findings of a Level 1 SFRA, focussing on identified sites or communities at high and medium flood risk that are considered important to Local Plan development. This allows the SFRA process to be time efficient using detailed modelling techniques only where they are required in the Level 2 assessment. These locations usually include significant development and / or regeneration areas that are at medium or high risk of flooding from main rivers, ordinary watercourses, the sea, or surface water whilst also accounting for the impacts of climate change. Flood risk data such as modelled flood extents, depths, velocities and hazards are used to assess the suitability of these areas for development. Appropriate mitigation techniques and sustainable site layouts can then be informed.

This detailed information should support further application of the sequential test, the sequential approach to development management, inform on whether sites can pass the exception test, where applicable, and allow for flood risk indicators to be produced for use in the Sustainability Appraisal of the Local Plan.

EA guidance states a Level 2 SFRA should:

- *"Be detailed enough for you to identify which development allocation sites have the least risk of flooding,*
- *Contain the information needed to apply the exception test, if relevant,*
- *Enable you to decide if development can be made safe without increasing flood risk elsewhere."*

It should allow the local planning authority to:

- *"Apply the sequential test by identifying the severity and variation in risk within medium and high flood risk areas,*
- *Establish whether proposed allocations or windfall sites, on which your local plan will rely, are capable of being made safe throughout their lifetime without increasing flood risk elsewhere,*
- *Apply the exception test, where relevant."*

A site-specific flood risk assessment (FRA) will be required at the planning application stage which will assess risk to each site in greater detail than this Level 2 SFRA. The Level 2 SFRA is a strategic assessment that is not intended to replace the requirements of a site-specific FRA.

2.1 Objectives

In accordance with the latest national planning policy and flood risk guidance, the requirements of CDC, and with consideration of the limitations stated in Chapter 5, the key objectives of this Level 2 SFRA are to:

- Assess present day flood risk from all sources (fluvial, surface water, groundwater, sewers, canals, and reservoirs),

- Assess the impacts of climate change on fluvial and surface water flood risk,
- Document residual risk, including locations potential defence breaches and culvert blockages, where applicable,
- Assess detailed modelled outputs including flood depths, velocities, and hazards, where information is available,
- Assess existing flood warnings and alerts and advise on required emergency planning procedures and safety of potential site access and escape routes in times of flood,
- Account for the potential cumulative impacts of development,
- Provide site-specific advice on mitigation options i.e. developable / non-developable areas; blue / green infrastructure and open spaces; maintenance of fluvial and / or surface water flow routes and topographic depressions; land raising and compensatory storage; advice on minimum finished floor levels; and appropriate SuDS techniques,
- Assess any catchment-wide or strategic solutions, e.g. upstream opportunity areas for flood management (storage solutions) to mitigate against the risk of flooding downstream and elsewhere using Natural Flood Management (NFM) and Working with Natural Processes (WwNP) datasets,
- Demonstrate whether the second part of the exception test (part b) can be passed for the potential development site allocations, where applicable,
- Provide recommendations for additional and future work requirements following on from or to supplement the Level 2 SFRA i.e. further fluvial or surface water modelling including for climate change, modelling of site layout / design options including provisions for safe access and escape routes, development optioneering (land raising, compensatory storage, flow routes / rates), groundwater assessments, drainage strategies, site-specific FRA requirements.

3 Available data and information

The data and information described in this chapter has been used in the Level 2 SFRA to assess the risk to each site.

3.1 EA models

The following local detailed EA flood models have been used within this assessment:

- Daglingworth 2016 model
- Thames (MRL to St Johns) 2014 model
- Churn (Baunton to Siddington) 2011 model

3.2 EA open data

Additional to the EA modelling information, the following datasets available from the EA's Open Data have been considered in the Level 2 SFRA:

- Most recent LIDAR digital terrain model (DTM) data
- Flood Map for Planning Flood Zones 2 and 3
- Flood Map for Planning Water Storage Areas (note: the potential storage areas at Baunton and Abbey Way and South of Abbey Way Bridge have been removed from the Cotswold Local Plan. However, these areas remain within the functional floodplain).
- Flood Map for Planning - Surface Water Spatial Planning Flood Extents for 3.3%, 1%, 0.1% and 1% Annual Exceedance Probability (AEP) present day events
- Flood Map for Planning - Surface Water Spatial Planning Flood Depths for 3.3%, 1%, 0.1% and 1% Annual Exceedance Probability (AEP) present day events
- Flood Map for Planning - Surface Water Spatial Planning Flood Extents for 3.3%, 1%, 0.1% and 1% Annual Exceedance Probability (AEP) climate change (2070s 'Upper End' allowance) events
- Flood Map for Planning - Surface Water Spatial Planning Flood Depths for 3.3%, 1%, 0.1% and 1% Annual Exceedance Probability (AEP) climate change (2070s 'Upper End' allowance) events
- Third generation Risk of Flooding from Surface Water (RoFSW) hazards for 3.3%, 1% and 0.1% AEP events
- Spatial Flood Defences
- Historic Flood Map
- Recorded Flood Outlines
- Flood Warning Areas
- Flood Alert Areas
- Reservoir Flood Map
- Working with Natural Processes:
    - Riparian Woodland Potential

- Wider Catchment Woodland Potential
- Floodplain Woodland Potential
- Floodplain Reconnection Potential
- Runoff Attenuation Features 3.3% AEP
- Runoff Attenuation Features 1% AEP.

3.3 Other datasets

Other datasets and information used include:

- JBA 5m Groundwater Emergence Map,
- Functional floodplain dataset - as updated through the Level 1 SFRA (2026),
- OS MasterMap Water Network
- OS OpenMap Local base mapping
- LLFA flood incident records
- Thames Water historic flood incidents record
- Severn Trent Water historic flood incidents record
- British Geological Survey (BGS) Geology 625k dataset

4 Methodology

This chapter presents the methodology used in each stage of the Level 2 SFRA. The site-specific reports contain further information.

4.1 Assessing fluvial flood risk

Flood risk from fluvial sources is assessed using the most recent version of the EA's Flood Map for Planning (downloaded May 2026), and the EA's detailed local models, namely the Daglingworth 2016, Thames (MRL to St Johns) 2014, and Churn (Baunton to Siddington) 2011 models.

4.1.1 Functional floodplain

The functional floodplain was updated through the Level 1 SFRA and is assessed at each site, where applicable. Note: the potential storage areas at Baunton and Abbey Way and South of Abbey Way Bridge have been removed from the Cotswold Local Plan. However, these areas remain within the functional floodplain.

4.1.2 Climate change

EA SFRA guidance states that the SFRA should assess the effects of climate change on all sources of flooding, including the functional floodplain, to help inform the sequential approach to development. For rivers, the central allowance for the 2080s is recommended for assessment in SFRAs, as stated in the EA's Climate Change Allowance Guidance.

Each EA model domain is located within the Gloucestershire and the Vale management catchment. The percentage uplift on peak flows for the central allowance (2080s) in this catchment is 26%. However, the modelled climate change allowance in each model includes for a 30% uplift for the 1% AEP event, which reflects the required uplift for the Cotswold management catchment. The modelled climate change outputs may therefore be underestimating future risk.

Table 4-1 lists the peak river flow allowances for each management catchment within Cotswold district. The modelled fluvial climate change outputs have been assessed against each potential site allocation, where applicable.

The potential impacts of climate change on the functional floodplain have also been assessed to produce a 'future functional floodplain' flood extent, as updated through the Level 1 SFRA.

Table 4-1: Peak river flow allowances for the management catchments within Cotswold district

Management Catchment	Allowance category	Total potential change (%) anticipated for '2020s' (2015 to 2039)	Total potential change (%) anticipated for '2050s' (2040 to 2069)	Total potential change (%) anticipated for '2080s' (2070 to 2125)
Cotswolds	Upper end	31	43	82
Cotswolds	Higher Central	17	21	43
Cotswolds	Central	11	13	30
Gloucestershire and the Vale	Upper end	33	43	84
Gloucestershire and the Vale	Higher Central	17	19	41
Gloucestershire and the Vale	Central	11	11	26
Avon Warwickshire	Upper end	22	31	59
Avon Warwickshire	Higher Central	12	14	32
Avon Warwickshire	Central	7	8	21
Severn Vale	Upper end	34	52	94
Severn Vale	Higher Central	20	28	53
Severn Vale	Central	14	19	37
Avon Bristol and North Somerset Streams	Upper end	27	38	71
Avon Bristol and North Somerset Streams	Higher Central	15	19	39
Avon Bristol and North Somerset Streams	Central	10	12	26

4.2 Assessing surface water flood risk

4.2.1 Extents

Surface water flood extents have been assessed using the EA's Flood Map for Planning Surface Water Spatial Planning Extents, published May 2026.

4.2.2 Depths and hazards

The Flood Map for Planning - Surface Water Spatial Planning Present Day Depths dataset has been used to assess surface water flood depths. Surface water flood hazards have been assessed using the EA's third generation RoFSW mapping, as no suitable hazard data was available at the time of undertaking this Level 2 SFRA.

4.2.3 Climate change

EA climate change guidance states that for SFRAs, the upper end allowance on peak rainfall for the 2070s should be modelled for the 3.3% and 1% AEP events. For Cotswold district, this entails the allowances as shown in Table 4-2

Table 4-2: Peak rainfall allowances for the management catchments within Cotswold district

Management Catchment	Allowance category	Total potential change (%) anticipated for '2070s' (2061 to 2125) 3.3% AEP	Total potential change (%) anticipated for '2070s' (2061 to 2125) 1% AEP
Cotswolds	Upper end	35	40
Gloucestershire	Upper end	35	40
Avon Warwickshire	Upper end	35	40
Severn Vale	Upper end	35	40
Avon Bristol and North Somerset Streams	Upper end	40	45

The EA released the Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent and Depths datasets in May 2026, which includes the modelled 2070s upper end peak rainfall intensity allowances. This dataset has been used to assess the impact of climate change on surface water flooding to each site. The allowance for the 0.1% AEP event is not stated by the EA.

4.3 Residual risk

Paragraph 004 of the FRCC-PPG states the requirement in plan making to account for residual flood risks from flood risk management infrastructure. For this Level 2 SFRA, this involves the consideration of potential defence breach locations and blockage or failure of drainage assets, such as culverts.

For sites shown to be at residual risk, the FRCC-PPG includes the following information:

- Areas of residual risk should be included in the sequential approach to risk avoidance when sequential testing or through development management,
- Where avoidance is not shown to be feasible through appropriate sequential testing, flood resistance and resilience measures should be in place, including for

finished floor levels to be place above the design flood level plus a minimum of 600mm,

- Adequate flood warning and emergency plans should be available to site users. Residual risks will need to be safely managed to ensure people are not exposed to hazardous flooding. This includes the ability of residents and site users to safely access and escape a building during the design flood and to evacuate before an extreme flood event which is defined as the 0.1% AEP event with an allowance for climate change this event is not available in the EA models),
- The likelihood of defences keeping pace with climate change should be considered e.g. is funding available and what are the funding options (e.g. Community Infrastructure Levy, planning obligations / S106 agreements, or Partnership Funding). This should inform the nature of residual risk to be considered and whether new development can remain safe for its lifetime,
- Local planning authorities should use information on identified residual risk to state in strategic policies their preferred mitigation strategy for ensuring development will be safe throughout its lifetime in relation to urban form, risk management and where flood mitigation measures are likely to have wider sustainable design implications,
- A site-specific FRA will be required for all sites modelled to be at residual risk. the FRAs would need to show that appropriate emergency plans, evacuation procedures and flood response infrastructure are in place to manage the residual risk associated with an extreme flood event.

4.4 Assessing flood risk from reservoirs

The EA's SFRA guidance requests for the assessment of risk from reservoir dam failure using the EA's Reservoir Flood Map (RFM). This Level 2 SFRA assess potential reservoir flood risk in both a 'dry day' and 'wet day' scenario. The 'dry day' scenario shows the flood extents if a reservoir were to fail and release the water held when local rivers are at normal levels, whereas the 'wet day' assumes the local rivers have already overflowed their banks.

The RFM shows the credible worst-case scenarios from dam failure. If a site is shown to be at risk, the SFRA should assess if the design or maintenance of the reservoir would need improving. This will require contacting the reservoir owner(s) to ascertain the flood risk in more detail and whether the proposed development could affect the reservoir's risk designation, it's design category or how it is operated.

CDC may be required, as category 1 responders, to access more detailed information about reservoir risk and reservoir owners using the online Resilience Direct System.

4.5 Assessing flood risk from canals

The Thames and Severn Canal flows past several potential site allocations. Given canals are controlled and managed features, the risk of flooding from a canal is considered low. The recommendation therefore is for any sites located near to the Thames and Severn Canal and situated at a lower elevation, as identified in the site reports, to be subject to a

more detailed assessment at the FRA stage in consultation with the canal owner, the Cotswold Canals Trust.

4.6 Assessing risk from groundwater emergence

Susceptibility of areas to groundwater emergence is appraised using JBA's national 5m Groundwater Flood Map which is more robust than the BGS dataset. In creating this map, modelling was carried out to show how and where groundwater levels would rise following prolonged periods of rainfall, considering factors such as topography, groundwater recharge volumes and spatial variations in aquifer storage and transmission properties. The model outputs were validated against recorded groundwater levels for past flood events and checked against areas historically affected by groundwater flooding. The high-resolution maps make it easier for users to pinpoint and report risks from groundwater emergence.

4.7 Assessing risk from sewers

Thames Water provided their historic flood event register at the postcode district level. Severn Trent Water provided theirs at the unit postcode level. The site reports flag where a sewer flooding incident has occurred within the postcode district or unit. Developers should contact the relevant wastewater undertaker directly for more specific details at the FRA stage.

4.8 Assessing historic flood risk

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. Gloucestershire County Council LLFA historic flood records have also been considered. Details on historic flooding have been documented within the site-specific reports where applicable.

4.9 Access and escape routes and emergency planning

The EA's Flood Warning Areas and Flood Alert Areas have been reviewed and mapped against each potential site allocation. Potential access and escape routes have been documented for each site, identified where they are modelled to stay dry or experience non-hazardous to life flooding. Liaison with emergency planners and the local resilience forum may be required at the site-specific FRA stage.

4.10 Cumulative impacts

A joined-up approach should be adopted between developers at the FRA stage for any clusters of sites to ensure possible flood risk mitigation at one site does not increase risk to a neighbouring or downstream site as a result of loss of floodplain storage, the deflection or constriction of flood flow routes, or through inadequate management of surface water. Paragraph 049 of the FRCC-PPG states that site-specific flood risk assessments should assess cumulative impacts and demonstrate how mitigation measures have addressed

them. The site-specific reports recommend for any clusters of sites at significant risk to be combined into a wider drainage strategy and masterplanning process.

4.11 Working with Natural Processes

The EA's national Working with Natural Processes mapping dataset has been assessed as to whether there is any potential for NFM measures that could benefit potential site allocations. This includes for tree planting, enhancing floodplain connectivity and attenuation of runoff through gully blocking and other runoff attenuation features.

5 Limitations

This Level 2 SFRA has been prepared under limitations associated within the availability and quality of data. These limitations have been subject to consultation with Council officers, the EA, and the LLFA whereby alternative approaches have been agreed to enable the Level 2 SFRA to be prepared using available existing information. The limitations include the following:

- The latest available EA flood models are not up to date with the latest hydrology. Therefore, they may not be fully representative of current hydrological conditions. Model survey and digital terrain model data will also not be based on the latest information, given updates to the national LIDAR datasets in June 2026. The EA models used in the assessment are listed in Section 3.1. Any future SFRA update may look to update the EA models with the latest information that is available at the time, including up to date hydrology inputs, channel and bank survey, LIDAR terrain data, and using the latest modelling software to update and run the models. The local plan timetable and budget constraints meant the models could not be updated through this SFRA.
- The EA models do not include for the latest climate change allowances associated with the Gloucestershire and the Vale management catchment. Therefore, there may be a small underestimation in future risk in the modelled locations. The local plan timetable and budget constraints meant the models could not be updated through this SFRA.
- Several sites being assessed are at risk of flooding from rivers though a local detailed EA model is not available for a more robust assessment of the risk. Therefore, flood risk can only be assessed using the Flood Map for Planning which is based on the New National Model. Depth, hazard and velocity information is unavailable for assessment in these areas.
- The recently published Flood Map for Planning Surface Water Spatial Planning dataset does not include useable flood hazard information. Therefore, the third generation Risk of Flooding from Surface Water hazard mapping has been used as the best available information.

www.jbaconsulting.com



Our Offices

Bristol
Coleshill
Cork
Doncaster
Dublin
Edinburgh
Exeter
Glasgow
Haywards Heath
Leeds
Limerick
Newcastle
Newport
Peterborough
Portsmouth
Saltaire
Skipton
Tadcaster
Thirsk
Wallingford
Warrington



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn Associates Limited
Registered in England
3246693

JBA Group Ltd is certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

www.jbaconsulting.com

Draft document for Council governance process July and August 2026

Cotswold District Council- Water Cycle Study Stage 2

Final

A1-C05

Prepared for	Date
Cotswold District Council	July 2026

COTSWOLD
District Council

Document Status

Issue date	28 July 2026
Issued to	Joanne Corbett
BIM reference	RRE-JBAU-XX-XX-EN-RP
Revision	A1-C05
Prepared by	Jessica Creber BSc Hons MSc Analyst
Reviewed by	Richard Pardoe MSc MEng, MCIWEM, C.WEM PMP Project Manager
Authorised by	Paul Eccleston BA CertWEM CEnv MCIWEM C.WEM Project Director

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with governmental guidelines on accessible documents and WGAG 2.2 AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Richard Pardoe
Address	Pipe House, Lupton Road, Wallingford, OX10 9BS
JBA Project Code	2026s0016

This report describes work commissioned by Cotswold District Council, on behalf of by an instruction dated (21 January 2026). The Client's representative for the contract was Joanne Corbett of Cotswold District Council. Jessica Creber and Richard Pardoe of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Cotswold District Council and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Cotswold District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between (21 January and 22 July 2026) and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by JBA has not been independently verified by JBA, unless otherwise stated in the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. JBA specifically does not guarantee or warrant any estimates or projections contained in this Report.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

Executive Summary xvi

1 Introduction 1

1.1 Terms of reference 1
1.2 Impacts of development on the water cycle 1
1.3 Structure of the WCS 2
1.4 Study area 3
1.5 Authorities responsible for Water Resources and Wastewater Management in Cotswold District 5
1.6 Record of engagement 6

2 Policy and legislation 7

2.1 Introduction 7
2.2 Plan-making 7
2.3 Water and the Planning System 7
2.4 Water and design 10
2.5 The Water Industry 12
2.6 Flood Risk and Surface Water 21
2.7 Environmental Protection and Biodiversity 25
2.8 Summary of key new and emerging policy and legislation 35

3 Future growth in Cotswold District 37

3.1 Growth in Cotswold District 37
3.2 Windfall 38
3.3 Growth outside of Cotswold District 39
3.4 Growth and water demand 40

4 Water resources 43

4.1 Introduction 43
4.2 Characteristics of the study area 44
4.3 Geology 52
4.4 Hydrogeology 61
4.5 Availability of water resources 62
4.6 ALS Overviews 65
4.7 Water resources planning 68
4.8 Water Resource Management Plans 72

4.9 Water Industry National Environment Programme (WINEP) Measures 77
4.10 Water demand reduction 78
4.11 Conclusions and recommendations 87

5 Water supply infrastructure 90
5.1 Introduction 90
5.2 Location of existing supply infrastructure 90
5.3 TW assessment of impact on supply network 91
5.4 Conclusion and recommendations 93

6 Wastewater collection 94
6.1 Sewerage undertaker 94
6.2 Sewerage system capacity assessment 95
6.3 Drainage and Wastewater Management Plan (DWMP) 95
6.4 Methodology 98
6.5 Results 98
6.6 Storm overflows 105
6.7 Conclusions and recommendations 113

7 Wastewater treatment 115
7.1 Introduction 115
7.2 Wastewater Treatment Works Flow Permit Assessment 115
7.3 Storm tank overflows 126
7.4 Wastewater treatment works odour assessment 130
7.5 Conclusions and recommendations 133

8 Water quality 135
8.1 Introduction 135
8.2 Water quality modelling 137
8.3 Summary of WFD status 147
8.4 Reasons for not achieving good 147
8.5 WINEP 148
8.6 Priority substances 148
8.7 Conclusions and recommendations 149

9 Environmental opportunities and constraints 151
9.1 Introduction 151

9.2 Impact of abstraction 151
9.3 Water quality impact 158
9.4 Assessment of point source risk 159
9.5 Groundwater protection 159
9.6 Surface water drainage 164
9.7 Conclusions and recommendations 174

10 Conclusions and recommendations 177
10.1 Conclusions 177
10.2 Recommendations 183

11 Appendices 188

A Appendix A- Surface and groundwater assessments 189
A.1 Surface water assessment designated sites 189
A.2 GWDTE and groundwater assessment 195

B WINEP 204
B.1 Driver Code 204
B.2 WINEP table 206

C Appendix C - Water Quality Mapping 253
C.1 Future Scenario 254
C.2 TAL Scenario 258

D Appendix D - Water Quality Results 262
D.1 Ammonia results 262
D.2 BOD Results 263
D.3 Phosphate results 264

E Appendix E - Environmental impact assessment 266
E.1 SSSIs 266
E.2 SAC 274
E.3 SPA 274
E.4 Ramsar 275

F Appendix F - Site assessments 276

List of Figures

Figure 1.1 The Water Cycle 1

Figure 1.2 Study area 4

Figure 2.1 The 10 Environmental Improvement Plan goals 26

Figure 2.2: Status classification for surface water (EA, 2023) 30

Figure 3.1: Cumulative water demand driven by additional dwellings forecast across the Local Plan period 42

Figure 4.1 Water supply areas 43

Figure 4.2- Cotswolds topography 45

Figure 4.3 Surface waterbodies in and around Cotswold District 49

Figure 4.4 Groundwater bodies in Cotswold District 50

Figure 4.5- Artificial land cover 57

Figure 4.6- Superficial geology of the Cotswolds 59

Figure 4.7- Bedrock geology of the Cotswolds 60

Figure 4.8 Abstraction License Strategy (ALS) areas within Cotswold district 63

Figure 4.9 Water resources availability in Cotswold District 68

Figure 4.9 Non-public water supply water use in 2025 71

Figure 4.10 Water Resource Zones in and around Cotswold district 73

Figure 4.11: Future Homes Hub proposed water efficiency roadmap. 80

Figure 5.1: Water supply network RAG (Thames Water) 92

Figure 6.1 Wastewater Companies in Cotswold District 94

Figure 6.2: Wastewater Network RAG Assessment of Local Plan Allocations 104

Figure 6.3: Storm overflow operation in normal conditions. 105

Figure 6.4: Storm overflow operation in exceptional rainfall. 106

Figure 6.5: Network storm overflow RAG assessment 109

Figure 6.6 Forecast annual average number of spills in Cotswold district council © Water UK 2024 112

Figure 7.1: Overview of typical combined sewerage system and WwTW discharges. 116

Figure 7.2 TW WwTW assessment 121

Figure 7.3 JBA headroom assessment 125

Figure 7.4 WwTW storm tank overflow RAG assessment 127

Figure 7.5 Odour assessment 132

Figure 8.1: Water quality impact assessment following EA guidance. 137
Figure 8.2 WFD Ecological Classification 147
Figure 9.1: Definition of groundwater study area. 153
Figure 9.2: Definition of surface water study area. 154
Figure 9.3 Designated sites downstream of Cotswold district 155
Figure 9.4 GWDTE sites within WRZ covering areas of growth in Cotswold District 157
Figure 9.5 Source Protection Zones (SPZ) areas in Cotswold district 162
Figure 9.6: Photograph of leaky dams at Black Brook. 171
Figure 9.7: Graph of water quality changes 173

List of Tables

Table 1.1 Responsibilities of authorities within Cotswold District 5
Table 2.1: Indicative lead-times (years) for new infrastructure to serve development 14
Table 3.1 All potential growth in Cotswold district by wastewater treatment works catchment 38
Table 3.2 All potential windfall in Cotswold district by wastewater treatment works catchment 38
Table 3.3 Growth from Wychavon using infrastructure shared with Cotswold district 39
Table 3.4: Employment use classes and assumed densities used to calculate water demand. 40
Table 4.1: River Base Flow Index and Standard Annual Average Rainfall within study area 46
Table 4.2: WFD status of groundwater bodies in the study area. 51
Table 4.3: Stratigraphy of lithologies underlying the study area 53
Table 4.4: Hydrogeology of Cotswold District 61
Table 4.5: Implications of surface water resource availability colours. 64
Table 4.6 Comparison of household growth forecasts over the plan period 76
Table 4.7 Surface water resources WINEP actions within the study area 77
Table 4.8: Consumer water efficiency measures, adapted from Booth and Charleswell 2014. 84
Table 4.9: Recommendations for water resources. 88
Table 5.1: Recommendations for water supply infrastructure. 93
Table 6.1 Severn Trent Water comments on potential allocations 101

Table 6.2 Wessex Water comments on potential allocations 102
Table 6.3: Criteria used for RAG assessment of network and WwTW storm overflows. 108
Table 6.4 Network storm overflow EDM records within Cotswold district 110
Table 6.5 Recommendations for wastewater collection 113
Table 7.1: Per capita consumption values used in water demand calculations. 118
Table 7.2 Wessex Water comments on potential allocations 119
Table 7.3 TW RAG assessment 120
Table 7.4: JBA independent WwTW capacity assessment. 123
Table 7.5 WwTW EDM RAG data 128
Table 7.6 Allocations that are within the 800m and 400m buffer from WwTWs 131
Table 7.7 Recommendations for wastewater treatment 133
Table 8.1 Possible GES assessment results 139
Table 8.2 Water quality modelling results 143
Table 8.3 GES assessment results 144
Table 8.4: Recommendations for water quality. 150
Table 9.1 Potential allocations within SPZs and EA guidance 163
Table 9.2: Considerations for SuDS Design for water quality. 166
Table 9.3: Summary of SuDS Categories. 170
Table 9.4: Recommendations for environmental constraints and opportunities. 175

Abbreviations

AMP	Asset Management Plan
BNG	Biodiversity Net Gain
BOD	Biological Oxygen Demand
CAMS	Catchment Abstraction Management Strategy
CDC	Cotswold District Council
CIRIA	Company providing research and training in the construction industry
DWMP	Drainage and Wastewater Management Plan
EA	Environment Agency
EC	European Community
EN	English Nature
GIS	Geographical Information System
GWMU	Groundwater management unit
HM	High Mileage
HOF	Hands-off flow: river flow below which an abstractor may be required to stop or reduce abstraction
ID	Identifier
JNCC	Joint Nature Conservation Committee
LFRMS	Local Flood Risk Management Strategy
LLFA	Lead Local Flood Authority
LPA	Local Planning Authority
NFM	Natural Flood Management
NPPF	National Planning Policy Framework
PMP	Probable Maximum Precipitation
PPG	Planning Policy Guidance
RBMP	River Basin Management Plan
SAC	Special Area of Conservation, protected under the EU Habitats Directive
SFRA	Strategic Flood Risk Assessment
SPA	Special Protection Area for birds, protected under the EU Habitats Directive
SSSI	Site of Special Scientific Interest
STW	Sewage Treatment Works
UKWIR	UK Water Industry Research Ltd
WFD	Water Framework Directive
WRMP	Water Resources Management Plan

Definitions

Term	Description
Abstraction Point	The location where water is either taken or extracted from either a surface or groundwater waterbody.
Agricultural Management	The farming techniques and practices used to produce food and manage livestock.
Abstraction Licencing Strategy	The Abstraction Licencing Strategy sets out the Environment Agency's approach to managing new and existing abstraction and impoundments within their river management catchments.
Asset Management Plan (AMP) Period	Price limit periods in the water sector are sometimes known as Asset Management Plan (AMP) periods. The current period (2025-30) is commonly known as AMP 8 because it is the eighth price review period since privatisation of the water industry in 1989. AMP periods are five years in duration and begin on 1 April in the years ending in 0 or 5. Every five years the industry submits a Business Plan to OfWAT for a Price Review (PR). These plans set out the companies' operational expenditure (OPEX) and capital expenditure (CAPEX) required to maintain service standards, enhance service (for example where sewer flooding occurs), to accommodate growth and to meet environmental objectives defined by the Environment Agency. OfWAT assesses and compares the plans with the objective of ensuring what are effectively supply monopolies and operating efficiently.
Aquifer	An aquifer is a rock and/or sediment body that holds groundwater.
Determinand	In a water quality assessment, a water sample may be tested to determine one or more properties of the sample or the environment it is taken from. The properties measured are called determinands. A determinand defines both the result that is measured (for example a concentration of ammonia), and the method for carrying out the measurement, including its unit.
Domestic purposes	As defined by Section 218 of the Water Industry Act 1991.
Dry Weather Flow	Dry weather flow is the average daily flow of wastewater to a wastewater treatment works during a period without rain.
Drainage and Wastewater Management Plan (DWMP)	Drainage and Wastewater Management Plans are statutory documents that all sewerage undertakers must produce at least every five years. They must address the current capacity, future demands and resilience of the drainage and sewerage system; the measures which will allow statutory obligations to be met and their likely sequence and timing;

Term	Description
	and the relevant environmental risks and how these will be mitigated.
Effluent	Effluent discharge is the liquid waste produced from residential, commercial and industrial processes.
Environmental Flow Indicator	The Environmental Flow Indicator (EFI) is the proportion of natural flows that are required to support the environment of a waterbody.
Environmental Permit	A legal authorisation issued by the EA allowing water companies to treat and / or discharge wastewater under controlled and monitored conditions. Environmental Permits are defined by the Environmental Permitting (England and Wales) Regulations 2016.
Groundwater Body	A Groundwater Body is the management unit under the Water Framework Directive which represents a distinct body of groundwater with its own hydrogeological characteristics.
Lead Local Flood Authority	A county council or unitary authority which leads in managing local flood risks (i.e., risks of flooding from surface water, ground water and ordinary (smaller) watercourses). Their duties are outlined in the Flood and Water Management Act.
Natural Flood Management	Natural flood management is the use of natural processes to reduce the risk of flooding and coastal erosion.
Per Capita Consumption	The per capita consumption is the average volume of water used by one person in a day. It is defined as the sum of the measured household consumption of clean water and unmeasured household consumption of clean water divided by the total household population. This is often expressed in litres per person per day (l/p/d).
Permitted Headroom	The difference between the volume of treated wastewater a treatment works is allowed to discharge under its environmental permit, and volume it currently discharges. It can be used to estimate the number of properties that could be connected to a WwTW catchment before a flow permit is exceeded.
Pollution load	The total amount of pollutants found in wastewater.
Storm Overflow 'rainfall target' (EA, 2023)	Storm overflows will not be permitted to discharge above an average of 10 rainfall events per year by 2050. "The EA will apply an industry standard measure to translate rainfall events to discharges from Storm Overflows. This means that any discharge from a Storm Overflow within a maximum of 12 hours will be counted as related to one rainfall event for the purposes of the target. For long duration discharges that occur beyond the initial 12-hour period, it will be counted as an additional rainfall event for the subsequent 24 hours and each 24 hours after that for the purposes of the target. When an overflow has ceased to discharge for a 24-

Term	Description
	hour period, the counting mechanism will reset."
Sustainable Drainage Systems (SuDS)	Sustainable drainage systems are drainage solutions that provide a natural alternative to the direct channelling of surface water through an artificial network of pipes and sewers to nearby watercourses.
Technically Achievable Limit (TAL)	The concentrations that effluent can be realistically treated to using the best available technology. For phosphates this is 0.25mg/l and nitrates 10mg/l (Nutrient Neutrality & Habitats Regulations Assessment Update letter, 2022).
Waterbodies	Water bodies constitute areas of water – both salt and fresh, large and small – which are distinct from one another in various ways. All surface waters (including rivers, lakes, estuaries and stretches of coastal water) and groundwaters have been divided up into discrete units called water bodies. Water bodies are the basic unit that are used to assess the quality of the water environment and to set targets for environmental improvements.
Water Framework Directive (WFD)	The Water Framework Directive is a river basin management planning system which was implemented to help protect and improve the ecological health of the UK's rivers, lakes, estuaries and coastal and groundwaters.
Water Framework Directive Classification Status	Rivers, lakes, estuaries and coastal waters can be awarded one of five WFD statuses: High, Good, Moderate, Poor or Bad Groundwater can be awarded one of two statuses: Good or Poor.
Water Framework Directive – Reasons for not achieving good (RNAG)	Where a WFD element is classified as being at less than good status, a reason for the failure to meet the good status is attributed, including the sector deemed responsible or a pressure affecting a biological element.
Water Framework Directive objectives	The Water Framework Directive objectives are set out in Regulation 12 and Regulation 8 of the Water Environment Regulations 2017.
Water Industry National Environment Programme	The Water Industry National Environment Programme is the programme of work in which water companies in England must meet their obligations from environmental legislation and UK government policy.
Water Resource Management Plan (WRMP)	Water Resource Management Plans are statutory documents that all water companies must produce at least every five years. They set out how the water company intends to achieve a secure water supply for their customers while protecting and enhancing the environment.
Water Resource Zone (WRZ)	A Water Resource Zone is an area in which the abstraction and distribution of water is self-contained and is used to meet

Term	Description
	demand within that area.
Water Treatment Works (WTW)	A Water Treatment Works is the place where raw water is treated to bring it up to a potable standard so it can be delivered in to the drinking water supply.
Wastewater Treatment Works (WwTW)	A Wastewater Treatment Works receives flows from the sewerage system and treats it so it can be discharged back into a river. They may also be called Sewage Treatment Works (STWs) or Water Recycling Centres (WRCs).

Executive Summary

JBA Consulting was commissioned by Cotswold District Council (CDC) to undertake a Stage 2 Water Cycle Study (WCS) for Buckinghamshire. The purpose of the WCS is to form part of a comprehensive and robust evidence base to inform the preparation of the emerging Local Plan for Cotswold District.

New homes require the provision of clean water, safe disposal of wastewater and protection from flooding. The allocation of large numbers of new homes in certain locations may result in the capacity of existing available infrastructure being exceeded, a situation that could potentially cause service failures to water and wastewater customers, adverse impacts to the environment, or high costs for the upgrade of water and wastewater assets being passed on to the bill payers.

In addition to increased housing demand, future climate change presents further challenges to the existing water infrastructure network, including increased intensive rainfall events and a higher frequency of drought events. Sustainable planning for water must now take this into account.

Water resources

Water resources in England are under considerable pressure. The Environment Agency has stated that "the scale of the challenge we face increases with time, and by 2050, we are looking at a shortfall of nearly 5 billion litres of water per day between the sustainable water supplied available and the expected demand."

Climate change is predicted to increase pressure on water resources, increasing the potential for a supply-demand deficit in the future, and making environmental damage from over abstraction of water resources more likely. Furthermore, the delivery of water and wastewater services and the heating of water in the home require high energy inputs and therefore contribute directly to emissions of greenhouse gases.

It is important that new development does not result in an unsustainable increase in water abstraction. This can be done in a number of ways from reducing the water demand from new houses through to achieving water neutrality in a region by offsetting a new developments water demand by improving efficiency in existing buildings.

The National Water Resources Framework sets the objective to reduce the average per capita water consumption in the UK to 110 l/p/d by 2050. This is now part of the Environmental Improvement Plan and water companies WRMPs. Within Defra's Plan for Water is the commitment to review Building Regulations and a target of 100 l/p/d in severely water stressed areas is suggested.

The Future Homes Hub, who are supporting Defra to produce a roadmap to greater water efficiency proposed a staged reduction in PCC, with a target of 100 l/p/d in water stressed areas in place from 2025, and a reduced target of 90 l/p/d in place by 2030 (depending on market conditions and customer acceptance).

This study recommends that as a minimum the proposed new Building Regulations target of 100 l/p/d outlined in Defra's Plan for Water be adopted across the study area. This should be achieved using a fittings-based approach.

This should be supported by the requirement for non-household development to achieve three credits in the assessment category WAT01 of the Building Research Establishment Environmental Assessment Methodology (BREEAM) UK New Construction Standard.

The Water Industry National Environment Programme (WINEP) is a set of actions that the EA have requested all 20 water companies operating in England to complete in a particular AMP as part of their environmental commitments. A number of investigations are planned or underway to ensure that abstraction of water from both groundwater and rivers, is not leading to unsustainable reductions in flow. Development and population growth can increase abstraction, and so CDC have an opportunity to contribute to these actions indirectly by pursuing policies that promote water efficiency in new development.

Water supply and wastewater services within the study area are provided by Bristol Water, Severn Trent, Thames Water and Wessex Water. Cotswold district is located across several water resource zones, but predominantly in Thames Water's SWOX Water resource Zone (WRZ).

Water supply

Water supply within the study area is provided predominantly by Thames Water, with small areas served Bristol Water and Severn Trent Water.

TW provided a site-by-site assessment of potential allocations in their supply area. This identified 15 sites where further modelling by TW would definitely be required, and a further 20 where modelling may be required, in both cases, upgrades to the water supply network may be needed to accommodate development.

Upgrades to the local supply network would be funded as part of the developer Infrastructure Charge. Early engagement between developers, CDC and the water companies is recommended to ensure upgrades are in place prior to occupation

Wastewater network and storm overflows

Thames Water is the primary wastewater provider and the designated sewerage undertaker for the study area. Wessex Water, and Severn Trent Water also operate within small parts of the area.

Development in areas where there is limited wastewater network capacity will increase pressure on the network, increasing the risk of a detrimental impact on customers, and increasing the likelihood of storm overflow operation. Early engagement with developers, Thames Water, Wessex Water and Severn Trent Water is required, and modelling of the network may be required at the planning application stage.

Where network capacity constraints are identified, network reinforcement may be required which would be funded as part of the developer infrastructure charge. It may be necessary for development sites to be phased in line with the provision of any network upgrades.

The drainage network includes 14 storm overflows that are likely to serve the study area. Storm overflow performance is generally poor with nine of these overflows currently exceeding the threshold for investigation. The poorest performing of these is at Avening Wastewater Treatment Works (WwTW), with a 3-year operation average of 128 spills per year.

2024 was a particularly bad year, in part because it was a wetter than average year. This was not the case in 2023 and 2025 when many of the storm overflows also operated well above the threshold.

Further development in catchments where there are poorly performing overflows increase the risk of storm overflow operation due to increased sewage flows and surface runoff.

There are opportunities through the planning system to ease pressure on the wastewater network by separating foul and storm flow in existing combined systems and not allowing new surface water connections. Surface water can also be better managed by retrofitting SuDS in existing residential areas, and in new development, ensuring SuDS are incorporated into designs at the master planning stage to maximise the potential benefits.

Wastewater treatment

There are 25 WwTWs that are within the Cotswold district or outside but serving a population within Cotswold district. Of these, twelve are expected to serve growth during the Local Plan period.

Five WwTW are expected to have capacity for growth during the plan period and will not require further upgrades for capacity. Seven WwTWs are expected to exceed their permit limit during the Local Plan period or be close to their permit limit by the end of the plan period.

Where an increase in capacity may be required, sufficient time is needed for the water company to plan and deliver the upgrade scheme. This would typically be planned for delivery in the next AMP period. i.e., a need to upgrade a WwTW would be identified in DWMP28 for inclusion in the PR29 business plan and delivered between 2030 and 2035.

There may therefore be a constraint to growth at WwTWs that are already at their permit limit and do not have upgrades planned within this AMP period. Beyond 2030, there should be sufficient time once the Local Plan is adopted for water companies to provide additional capacity where required. It is strongly advised that CDC discuss the phasing of potential allocations with TW, STW and WW early in the Local Plan period to allow infrastructure upgrades to be planned to provide capacity when it is required.

The odour screening assessment identified eight potential allocations that are close enough to a WwTW that an odour impact assessment would be recommended. This would be funded by the developer.

Water quality and environmental impact

An increase in the discharge of effluent from WwTW as a result of development and growth in the area in which they serve can lead to a negative impact on the quality of the receiving

watercourse. Under the Water Framework Directive (WFD), a watercourse is not allowed to deteriorate from its current WFD classification (either as an overall watercourse or for individual elements assessed).

It is Environment Agency (EA) policy to model the impact of increasing effluent volumes on the receiving watercourses. Where the scale of development is such that a deterioration is predicted, a variation to the environmental permit may be required for the WwTW to improve the quality of the final effluent, so that the increased pollution load will not result in a deterioration in the water quality of the watercourse. This is known as ‘no deterioration’ or ‘load standstill’. The need to meet river quality targets is also taken into consideration when setting or varying a permit.

The EA’s Reasons for Not Achieving Good (RNAG) dataset indicates that sewage treatment, the urban and transport sectors (urban development), as well as agriculture and rural land management, are the main reasons for watercourses not achieving good status in this area.

Growth during the Local Plan period is predicted to cause a significant deterioration in water quality downstream of seven WwTWs (six have a greater than 10% deterioration in one or more determinands, and one has a deterioration in WFD class).

With the exception of Ampney St Peter, Fairford and Moreton-In-Marsh WwTWs, all of these deteriorations can be prevented by upgrades to treatment processes.

At Ampney St Peter, Fairford and Moreton-In-Marsh WwTWs, a greater than 10% deterioration is predicted for Ammonia and BOD which is not prevented in the modelling scenario where upgrades to WwTWs are applied.

This is because these WwTWs are situated in an area where the current WFD classification for ammonia is "High" (i.e., the best water quality) and is operating either beyond or close to the technically achievable limit.

Under these circumstances, a high percentage deterioration in water quality is expected, and as there is no theoretical room for further improvement at the WwTW, the TAL scenario does not predict an improvement in water quality and the percentage deterioration compared to the baseline remains high. No change in WFD classification is predicted, and High status is maintained for Ammonia and BOD. The WCS therefore does not consider this a constraint to growth.

The water quality modelling indicates that growth alone will not prevent good ecological status being prevented in the future should improvements in upstream water quality be made.

Where a WwTW is shared with a neighbouring authority, coordination of growth plans in collaboration with Thames Water, Severn Trent Water and Wessex Water provide is essential to ensure that infrastructure is in place prior to development to prevent a breach of the environmental permit.

Within the WRZs serving growth over the Local Plan period and downstream of the district, there are 45 Sites of Special Scientific Interest (SSSIs) associated with waterbodies that

are affected by surface water abstraction, identified as a significant water management issue, alongside 4 Ramsar sites, 11 Special Areas of Conservation (SACs) and 6 Special Protection Areas (SPAs). In addition, 290 groundwater-dependent terrestrial ecosystems (GWDTEs) are located within groundwater bodies where abstraction-related impacts on flows have also been identified as significant water management issues.

The water quality modelling results were used to identify the predicted deterioration in water quality in waterbodies adjacent to designated sites downstream of WwTWs serving growth during the Local Plan period. The results show there are no significant deteriorations adjacent to environmental sites that cannot be prevented by improvements in treatment to TAL with the exception of the Cotswold Water Park SSSI downstream of Ampney St Peter WwTW.

As noted above, Ampney St Peter is in the upper catchment discharging to a waterbody with High WFD status for Ammonia. Current performance of the WwTW is at or exceeding the technically achievable limit so there is no theoretical room for further improvement at the WwTW, the TAL scenario does not predict an improvement in water quality and the percentage deterioration compared to the baseline remains 14%. It remains at High WFD status.

SuDS are required on all development sites. Their design should consider both water quantity and water quality and site level investigations should be undertaken to define the most appropriate SuDS types for each specific development. Opportunities exist for these SuDS schemes to offer multiple benefits of flood risk reduction, amenity value and biodiversity.

CDC should be consulted at an early stage of development to ensure that SuDS are implemented and designed in response to site characteristics and policy factors. In the wider area, opportunities exist to implement Natural Flood Management (NFM) techniques to achieve multiple benefits of flood risk, water quality and habitat creation.

1 Introduction

1.1 Terms of reference

JBA Consulting was commissioned by Cotswold District Council (CDC) to update the Water Cycle Study (WCS) to support their Local Plan review. This will provide an assessment of the impact of the growth options on water infrastructure and the water environment.

The purpose of the WCS is to form part of a comprehensive and robust evidence base to inform the delivery of the new Local Plan, which will set out where and how development will take place during the plan period (2025 to 2043) and will be used to inform decisions on the location of future development.

Unmitigated future development and climate change can adversely affect the environment and water infrastructure capability. A WCS will provide the required evidence, together with a strategy to ensure that planned growth occurs within environmental constraints, with the appropriate infrastructure in place in a timely manner so that planned allocations are deliverable.

1.2 Impacts of development on the water cycle

Figure 1.1 shows the main elements that comprise the Water Cycle. The natural water cycle describes the continuous transfers of water around the planet, from atmosphere to surface and back via evaporation, transpiration and precipitation, and the various flows and storage processes that occur. The artificial water cycle looks at the availability of water resources for human consumption, its treatment and supply to homes and business, its use and consequently the generation of wastewater. It then looks at how wastewater is taken away, treated, and finally what happens when it is returned to the environment.

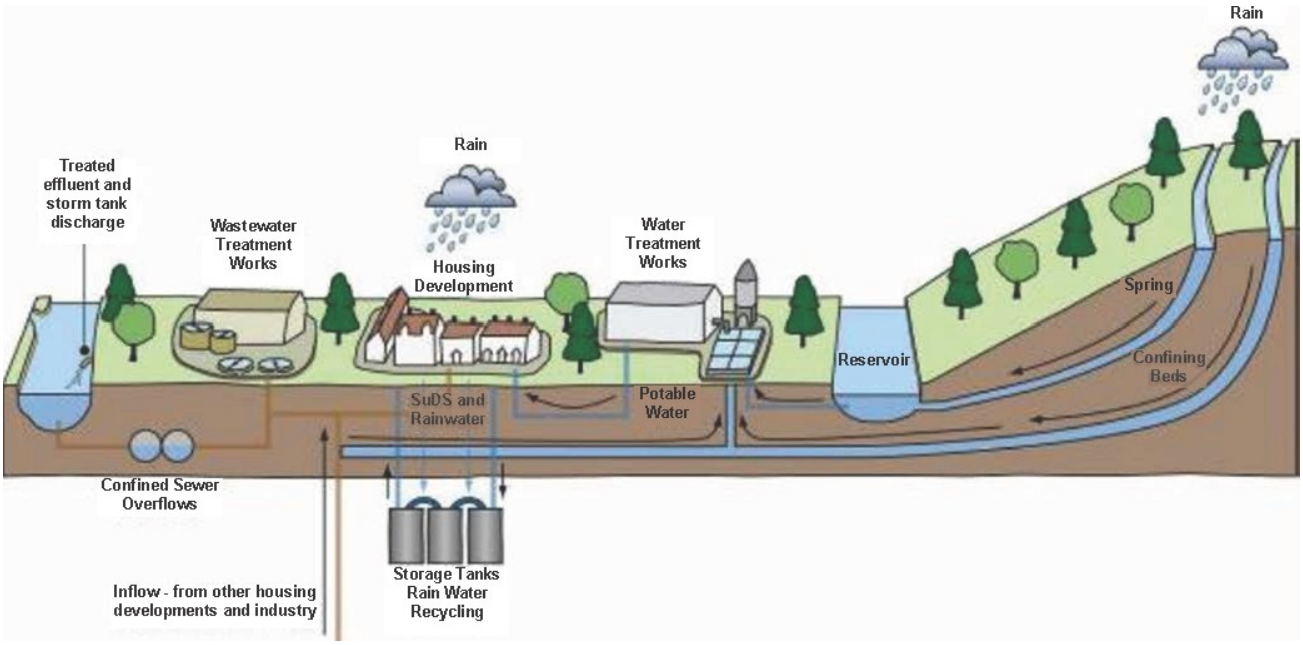


Figure 1.1 The Water Cycle

New homes require the provision of clean water, safe disposal of wastewater and protection from flooding. It is possible that allocating large numbers of new homes at some locations may result in the capacity of the existing available infrastructure being exceeded, in the absence of further investment from water companies. This situation could potentially lead to service failures to water and wastewater customers, have adverse impacts on the environment or cause the high cost of upgrading water and wastewater assets being passed on to bill payers. Climate change presents further challenges such as increased intensity and frequency of rainfall and a higher frequency of drought events that can be expected to put greater pressure on the existing infrastructure.

As statutory undertakers water companies, including Bristol Water, Severn Trent, Thames Water and Wessex Water are legally obliged to plan for and accommodate new residential development. The water companies do this by, for example, taking forward projection of growth and incorporating them into their asset management plan cycles and their long-term plans including their Water Resource Management Plan and Drainage and Wastewater Management Plan.

1.3 Structure of the WCS

The report contains the following chapters:

Chapter 2 - Legislative and policy framework

This section provides a comprehensive summary of relevant national, regional and local policies relating to environmental and water management that should be considered by CDC.

Chapter 3 - Future growth in Cotswold District

This section outlines how the district is expected to grow during the plan period. It updates the information provided in the previous WCS with the latest forecast from CDC and neighbouring authorities. It also contains information on how water demand has been calculated within the WCS.

Chapter 4 - Water resources

This chapter assesses water resources in the Cotswolds, examining how Local Plan growth will affect water supply and demand while avoiding shortages and environmental impacts.

Chapter 5 - Water supply infrastructure

This section examines how growth and new development can place additional demand on existing water supply infrastructure. The assessment draws on input from Severn Trent Water, Thames Water, Wessex Water and Bristol Water regarding infrastructure capacity and impacts during the CDC Local Plan period.

Chapter 6 - Wastewater collection

This section examines how new development could affect existing wastewater infrastructure. It highlights that new developments increase demand for sewerage services, potentially requiring upgrades to existing treatment works or new wastewater treatment facilities, and may also influence storm overflows. The assessment draws on input from Severn Trent, Thames Water and Wessex Water.

Chapter 7 - Wastewater treatment

This chapter presents the results of the wastewater treatment works flow capacity assessment, based on the predicted growth throughout the CDC local plan period. Where results suggest an upgrade to treatment processes may be required in order to accommodate growth, this will also be stated. This chapter also assesses the performance of storm tank overflows within the district and highlights where potential local plan allocations lie within a wastewater treatment works odour buffer zone.

Chapter 8 - Water quality

This chapter presents the environmental baseline and contains the modelling assessing the impact of growth during the Local Plan period on water quality.

Chapter 9 - Environmental opportunities and constraints

This section examines the impacts of development on environmentally designated sites, with a particular focus on the effects of water abstraction on sensitive aquatic and groundwater-dependent ecosystems.

Chapter 10 - Conclusions and recommendations

Conclusions and recommendations from each section of the report are collated into two tables.

1.4 Study area

The study area is the administrative area of Cotswold District Council (CDC) that covers Moreton-in-Marsh, Bourton-on-the-Water, Cirencester and Tetbury, see Figure 1.2. Cotswold District has a population of 90,800 (Office for National Statistics, 2022). and encompasses the Cotswold Area of Outstanding Natural Beauty (AONB).

Significant watercourses within the study area are the River Thames, Coln, Churn, Dikler, Evenlode, Windrush, Leach and Ampney Brook.

Some of the keys transport routes passing through the study area are the A429, A40, A417, A419 and A433.

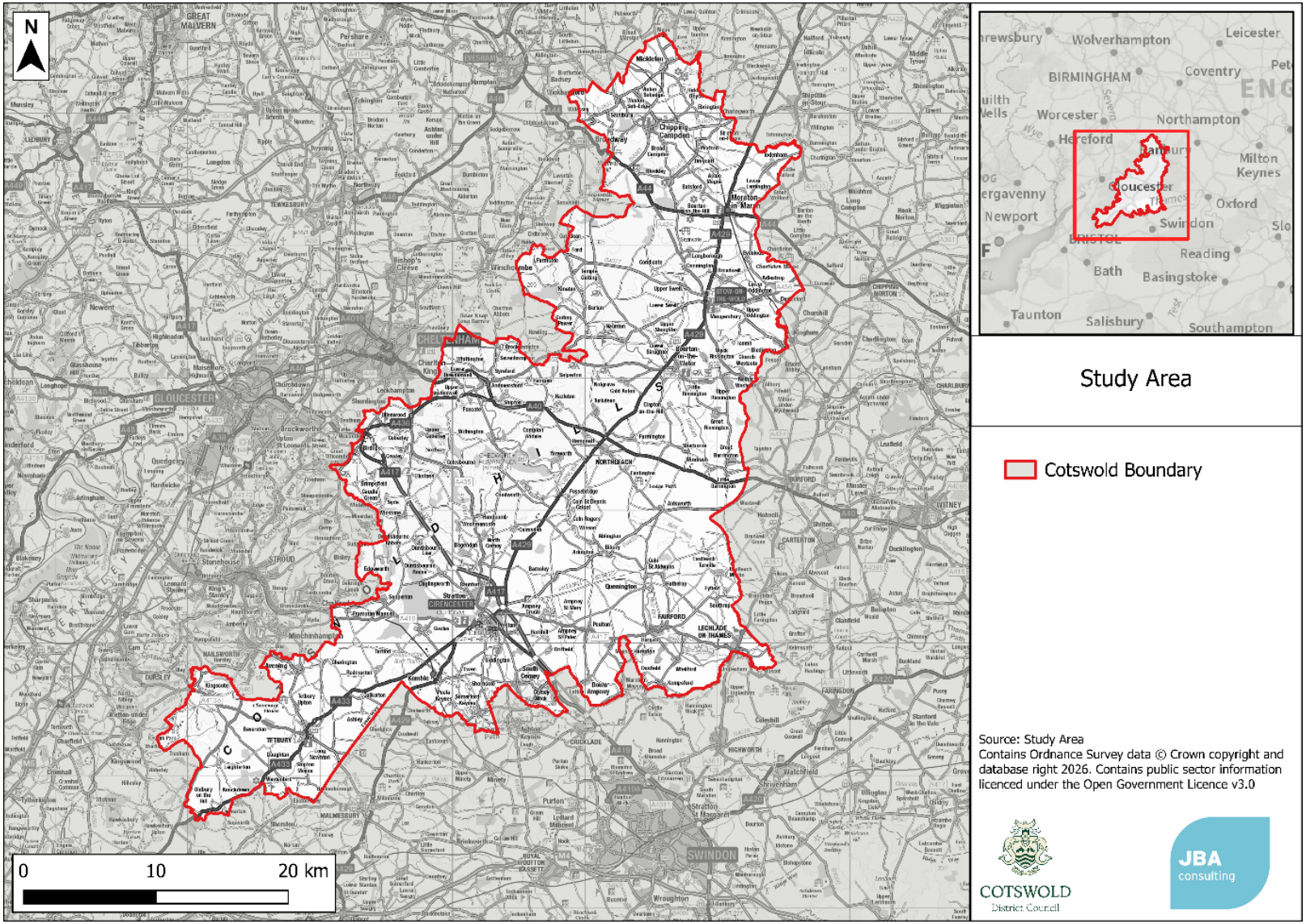


Figure 1.2 Study area

1.5 Authorities responsible for Water Resources and Wastewater Management in Cotswold District

1.5.1 Introduction

Preparation of a WCS requires significant engagement with stakeholders within the Local Planning Authority area, with water and wastewater utilities, with the Environment Agency and Natural England, and where there may be cross-boundary issues, with neighbouring local authorities. This section forms a record of engagement for the WCS.

Table 1.1 Responsibilities of authorities within Cotswold District

Authority Name	Key Responsibilities of different authorities
Environment Agency (EA)	The EA are the environmental regulators in the UK. Their responsibilities are within water quality, flood risk and administrating water abstraction licences. They are a statutory consultee for many development plan documents and for some planning applications. They advise on environmental and infrastructure capacity issues across the water cycle.
Natural England (NE)	Natural England are the Government's advisors on the natural environment, which they have a responsibility to protect and enhance. In a WCS they may provide information on the conservation objectives, and guidance on, the protection of designated sites.
Bristol Water, Severn Trent Water, Wessex Water and Thames Water.	Bristol Water, Severn Trent Water and Thames Water are the water suppliers for the Cotswold district; therefore, they have a statutory duty under the Water Industry Act to maintain an efficient and economical system of water supply within their areas and supply households with a reliable and sufficient water supply.
Severn Trent Water, Thames Water and Wessex Water	Severn Trent Water, Thames Water and Wessex Water are the sewerage undertakers for the district. This means they have a duty under the Water Industry Act to provide, improve and extend a system of public sewers (for both domestic and trade flows) so as to cleanse and maintain those sewers (and any lateral drain), to ensure that the area that they serve is effectually drained. There is also a duty to make provision for the emptying of those sewers, normally through sewage treatment works or where appropriate through discharges direct to watercourses.

1.6 Record of engagement

1.6.1 Detailed study engagement

An inception meeting was held with Cotswold District Council. Further discussions were held with Severn Trent Water (STW), Thames Water (TW) and Wessex Water (WW) and the Environment Agency (EA) as the project progressed, and results emerged. The EA provided their water quality model for the area.

Neighbouring authorities that shared wastewater infrastructure were contacted by CDC to obtain an estimate of growth in areas that would be served by those Wastewater Treatment Works (WwTW). This allowed a quantum of growth to be understood.

2 Policy and legislation

2.1 Introduction

The following sections introduce several national, regional, and local policies that must be considered by the Local Planning Authority (LPA), water companies and developers during the planning stage. Key extracts from these policies are presented as well as links to the full text. Whilst care has been taken to ensure that the information presented in this report was up to date at the time of writing, policy and guidance can change rapidly and the reader should ensure that the most up to date information is sought.

2.2 Plan-making

The National Planning Policy Framework (2025) was originally published in 2012, as part of reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

Local Plans are the primary mechanism by which plan-led spatial planning is implemented in England. Local Plans must be prepared by Local Planning Authorities (LPAs) and include:

- Strategic policies which set out the "overall strategy for the pattern, scale and design duality of places", including for the provision of infrastructure, transportation and community facilities.
- Non-strategic policies, which "set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level."

Under the Localism Act (HM Government, 2011) new rights were provided to allow local communities to come together and shape the development and growth of their area by preparing Neighbourhood Development Plans, or Neighbourhood Development Orders, where the ambition of the neighbourhood is aligned with strategic needs and priorities for the area. Neighbourhood Plans can make non-strategic policies, aligned to the strategic policies of the Local Plan. As neighbourhoods draw up their proposals, Local Planning Authorities are required to provide technical advice and support to communities.

2.3 Water and the Planning System

2.3.1 National Planning Policy Framework and water

The NPPF provides guidance to planning authorities to take account of flood risk and water and wastewater infrastructure delivery in their Local Plans. Key paragraphs include:

- Paragraph 34: “Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed

for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan."

- Paragraph 158: "Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply..."
- Paragraph 180e: "…preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans".

2.3.2 Planning Practice Guidance overview

Planning Practice Guidance (PPG) was originally issued in 2014 by the Department for Communities and Local Government, with the intention of providing guidance on the application of the NPPF. The individual guidance documents are updated periodically. The following guidance documents are particularly relevant to a WCS:

- Water Supply, Wastewater and Water Quality (HM Government, 2019)
- Housing - Optional Technical Standards (HM Government, 2015)
- Flood Risk and Coastal Change (HM Government, 2025)

2.3.3 PPG - Water Supply, Wastewater and Water Quality

Two key passages from the PPG (Para 002) provide an overview of what needs to be considered plan-making authorities, and provide a basis for the work contained in a WCS or IWMS:

"Early discussions between strategic policy-making authorities and water and sewerage companies can help to ensure that proposed growth and environmental objectives are reflected in company business plans. Growth that requires new water supply should also be reflected in companies' long-term water resources management plans. This will ensure that the necessary infrastructure is funded through the water industry's price review."

"Strategic policy-making authorities will also need to consider the objectives in the government's 25 Year Environment Plan to reduce the damaging abstraction of water from rivers and groundwater, and to reach or exceed objectives for rivers, lakes, coastal and ground waters that are specially protected."

A summary of the advice for plan-makers and for planning applications is contained below but it is recommended that the full text is reviewed.

Plan-making considerations - Infrastructure (Para 005)

- Identification of suitable sites for new or enhanced infrastructure, including the location of existing and proposed development.

- Consider whether new development is appropriate near to water and wastewater infrastructure (for example due to odour concerns).
- Phasing new development so that water and wastewater infrastructure will be in place when needed. Infrastructure should also be in place before any environmental effects occur on designated sites of importance for biodiversity.

Plan-making considerations - Water quality (Para 006)

- How to help protect and enhance local surface water and groundwater in ways that allow new development to proceed and avoids costly assessment at the planning application stage.
- The type or location of new development where an assessment of the potential impacts on water bodies may be required.
- Whether measures to improve water quality, (e.g., SuDS schemes) can be used to address water quality in addition to flood risk.

Plan-making considerations - Wastewater (Para 007)

- The sufficiency and capacity of wastewater infrastructure.
- The circumstances where wastewater from new development would not be expected to drain to a public sewer (such as via a package treatment sewage treatment works or septic tank).
- The capacity of the environment to receive effluent from development without preventing statutory objectives being met.
- Early engagement with the LPA, the EA, and relevant water and sewerage companies can help establish whether any particular water and wastewater issues need to be considered.

Considerations for planning applications - Water supply (Para 016)

Water supply planning would normally be addressed through the LPA's strategic policies and reflected in the water companies WRMPs. Water supply is therefore unlikely to be a consideration for most planning applications. However, some exceptions might include:

- Large developments not identified in plans that are likely to require a large volume of water; and/or
- significant works required to connect the water supply; and/or
- where a plan requires enhanced water efficiency in new development as part of a strategy to manage water demand locally.

Considerations for planning applications - Water quality (Para 016)

Water quality is only likely to be a significant planning concern where a proposal would:

- Involve physical modifications to a water body such as flood storage areas, channel diversions and dredging, removing natural barriers, construction of new locks, new culverts, major bridges, new barrages or dams, new weirs, and removal of existing weirs; and/or
- indirectly affect water bodies, for example:

- As a result of new development such as the redevelopment of land that may be affected by contamination, mineral workings, water and wastewater treatment, waste management facilities and transport scheme including culverts and bridges.
- Result in runoff into surface water sewers that drain directly, or via a combined sewer, into sensitive waterbodies e.g., waterbodies with a local, national or international habitat designation.
- Through a lack of adequate infrastructure to deal with wastewater.
- Through a local of adequate infrastructure to deal with wastewater where development occurs in an area where there is strategic water quality plan e.g., a nutrient management plan, River Basin Management Plan, Water Cycle Study, Diffuse Water Pollution plan or sewerage undertakers' drainage strategy which set out strategies to manage water quality locally and help deliver new development.

2.3.4 PPG - Housing - Optional Technical Standards

This guidance advises planning authorities on how to gather evidence to set optional requirements, including for water efficiency. It states that “all new homes already must meet the mandatory national standard set out in the Building Regulations (of 125 litres /person /day). Where there is a clear local need, local planning authorities can set out Local Plan policies requiring new dwellings to meet the tighter Building Regulations optional requirement of 110 litres/person/day. Planning authorities are advised to consult with the EA and water companies to determine where there is a clear local need, and also to consider the impact of setting this optional standard on housing viability. Viability is reviewed in section 0.

2.4 Water and design

2.4.1 Building regulations

The Building Regulations (2010) Part G was amended in early 2015 to require that all new dwellings must ensure that the potential water consumption must not exceed 125 litres/person/day, or 110 litres/person/day where required under planning conditions (see Section 2.3.4).

The Environmental Improvement Plan 2025 (discussed in 0) contains a commitment to consider a new standard for new homes in England of 105 litres per person per day (l/p/d) and 100 l/p/d where there is a clear local need, such as in areas of serious water stress. Whilst this new standard is only under consideration, it demonstrates the direction of travel for water efficiency standards, and it is highly likely that this or a similar standard will be adopted.

2.4.2 Building Research Establishment

The Building Research Establishment (BRE) publish an internationally recognised environmental assessment methodology for assessing, rating, and certifying the sustainability of a range of buildings.

New homes are most appropriately covered by the Building Research Establishment Environmental Assessment Methodology (BREEAM) UK New Construction: Residential (2015) and commercial, leisure, educational facilities and mixed-use buildings by the BREEAM UK New Construction (2026).

Using independent, licensed assessors, BREEAM assesses criteria covering a range of issues in categories that evaluate energy and water use, health and wellbeing, pollution, transport, materials, waste, ecology, and management processes.

In the BREEAM New Construction Residential, 400 credits are available across 11 categories and lead to a star rating. 18 credits are available for water efficiency and water recycling. A greater number of credits are awarded for homes using water efficient fittings (with the highest score achieving 100l/p/d or less), and further credits are awarded for the percentage of water used in toilet flushing that is either sourced from rainwater or from grey water.

The BREEAM New Construction Standard awards credits across nine categories, four of which are related to water: water consumption, water monitoring, leak detection and water efficient equipment. This leads to a percentage score and a rating from “Pass” to “Outstanding”.

Through the Local Plan, the Council has the opportunity to seek BREEAM status for all new, residential, and non-residential buildings.

2.4.3 Energy and Water

18% of the UK’s domestic energy usage is for water heating (Department for Energy Security and Net Zero, 2025) If less water was being used within the home, for instance through more water efficient showers, less water would need to be heated, and overall domestic energy usage would be reduced.

The government recently published the results of a 2023 consultation on The Future Homes and Buildings Standards which involved changes to Part 6, Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for dwellings and non-domestic buildings and seeking evidence on previous changes to Part O (overheating). Water efficiency and water scarcity were out of scope for this consultation. However, there is an important link between water use and energy use, and therefore between water use and the whole-life carbon cost of developments.

2.4.4 Viability

The evidence for the costs of meeting the optional 110l/p/d water efficiency target in new homes indicate that the costs are minimal:

- A 2014 study into the cost of implementing sustainability measures in housing found that meeting a standard of 110 litres per person per day would cost only £12 (at 2023 prices) for a four-bedroom house (EC Harris, 2014).
- The Committee on Climate Change report - UK Housing: Fit for the Future - stated that the cost of "requiring all homes in England to be built to 110 l/p/d is possible under Part G of regulations and would be no additional cost." (Committee on Climate Change, 2019)
- Heating water accounts for 17% of energy used in the home (Department for Energy Security & Net Zero, 2025) This would cost a 2-3 person, 3-bed household an average of £352 per year in energy at 2023 costs (British Gas, 2023). Water efficiency is therefore not only viable but of positive economic benefit to both private homeowners and tenants.

There is less evidence available on the costs of going below 110l/p/d. The Sussex North Water Neutrality Strategy (JBA Consulting, 2022) found that the additional cost to meet 85l/p/d using water efficient fittings would be between £349 and £431 per dwelling, or £1,049 to £1,531 where white-goods appliances would not otherwise have been installed in the dwelling (2022 prices).

2.5 The Water Industry

2.5.1 The Water Industry in England

Water and sewerage services in England and Wales are provided by eleven Water and Sewerage Companies (WaSCs) and five 'water-only' companies. The central legislation relating to the industry is the Water Industry Act 1991. The companies operate as regulated monopolies within their supply regions, although very large water users and developments are able to obtain water and/or wastewater services from alternative suppliers - known as inset agreements.

The Water Act 2014 aims to reform the water industry to make it more innovative and to increase resilience to droughts and floods. Key measures that could influence the future provision of water and wastewater services include:

- Non-domestic customers being able to switch their water supplier and/or sewerage undertaker;
- New businesses being able to enter the market to supply these services;
- Measures to promote a national water supply network; and
- Enabling developers to make connections to water and sewerage systems.

The water industry is primarily regulated by three regulatory bodies:

- **Economic regulation:** Water Service Regulation Authority (Ofwat) are the economic regulator. They have a statutory duty to protect the interests of consumers, ensuring water companies carry out their functions (customer service standards, environmental rules, drinking water standards etc) and can finance

them. Part of this role is setting the limits on pricing of water and sewerage services.

- **Environmental regulation:** The EA are the environmental regulator. They are responsible for monitoring the impact of the water industry (as well as others) on the environment and issuing permits for abstraction of water and discharge of wastewater.
- **Drinking water regulation:** Finally, the Drinking Water Inspectorate implement standards for drinking water and can take enforcement measures against water companies if those standards are not met.

As a result of the Independent Water Commission, the Government have announced that Ofwat would be abolished and replaced by a new regulator taking responsibility for water functions across Ofwat, Environment Agency, Natural England and Drinking Water Inspectorate (UK Government, 2025). This is described in more detail in Section 2.5.7.

2.5.2 Planning and funding of the water industry

The water industry works on a five-year cycle called the Asset Management Plan period or AMP periods. Every five years a water company submits a Business Plan to Ofwat for a Price Review. These plans set out the companies' operational expenditure (OPEX) and capital expenditure (CAPEX) required to maintain service standards, enhance service (for example where sewer flooding occurs), to accommodate growth and to meet environmental objectives defined by the Environment Agency. Ofwat assesses and compares the plans with the objective of ensuring what are effectively supply monopolies are operating efficiently, and that the company is meeting its obligations. It then sets the allowable price increase for consumers based on the retail prices index, the business plan, and taking into consideration affordability for consumers.

The current AMP period is AMP 8 (2025-2030), and the price of water for this period was set by Ofwat in 2024 in a process referred to as Price Review 24 (PR24). The new price came into effect in April 2025. The next price review will be 2029 (PR29) and will set prices from 2030 to 2035, coming into effect in April 2030. This system gives stability in pricing. Within this price review process there may also be incentives and penalties on the water company for exceeding or failing to meet targets.

When considering investment requirements to accommodate growing demand, water companies are required to ensure a high degree of certainty that additional assets will be required before funding them. Longer term growth is, however, considered by the companies in their internal asset planning processes and in their 25-year Strategic Direction Statements and WRMPs.

The Water Industry National Environment Programme (WINEP) is a set of actions that are defined by the EA and given to all water companies operating in England for completion during a particular AMP period. The aim of the programme is to support the objectives in the Environment Act, Water Framework regulations, Habitats regulations and other environmental objectives. Examples of typical actions could include investigations into the

sustainability of an abstraction, a reduction in an abstraction to support river flows, or new permit limits at a WwTW.

Water and wastewater infrastructure requires significant lead-times to plan, obtain planning and other permissions, finance and construct. The time required to provide new or upgraded infrastructure to serve a development or a larger spatial plan is highly locally specific.

Table 2.1 is provided as an indicative guide to lead-times.

Table 2.1: Indicative lead-times (years) for new infrastructure to serve development

Scale of development	Water supply	Water resources	Wastewater network	Wastewater treatment
Minor	1	N/A	1	N/A
Major	1-3	5-10	1-5	3-5
Strategic / Plan	3-5	10-20	5-10	5-10

2.5.3 Planning for Water

Water resource management plans

Water Resource Management Plans (WRMPs) are 25-year strategies that water companies are required to prepare, with updates every five years. In reality, water companies prepare internal updates more regularly. WRMPs are required to assess:

- Future demand (due to population and economic growth);
- Future water availability (including the impact of sustainability reductions);
- Demand management and supply-side measures (e.g., water efficiency and leakage reduction, water transfers and new resource development);
- How the company will address changes to abstraction licences;
- How the impacts of climate change will be mitigated;
- where necessary, the requirements for developing additional water resources to meet growing demand and describe how the balance between water supply and demand will be balanced over the period 2015 to 2040;
- Using cost-effective demand management, transfer, trading and resource development schemes to meet growth in demand from new development and to restore abstraction to sustainable levels; and
- In the medium to long term, that sufficient water continues to be available for growth and that the supply systems are flexible enough to adapt to climate change.

Thames Water's final WRMP is published here. Severn Trent Water's revised WRMP is published here. Bristol Water's final WRMP is published here.

Drought Plan

Linked to the WRMP is a water company's drought plan. This is a requirement under the Water Industry Act 1991 (as amended by the water Act 2003). A water company must state how it will maintain a secure water supply and protect the environment during dry weather and drought. The plan will contain:

- **Drought triggers** - these are points where a water company will take action to manage supply and demand. They are based on monitoring of rainfall levels, river flows, groundwater levels, and reservoir stocks.
- **Demand management actions** - how a water company will reduce demand for water during a drought. Actions that save water before taking more water from the environment must be prioritised. These could include:
    - reducing leakage;
    - carrying out water efficiency campaigns with customers;
    - reducing mains pressure; and
    - restricting water use, for example through temporary use band which limit hosepipe and sprinkler use.
- **Supply management actions** - how a water company will maintain water supply during a drought. Actions that have the least effect on the environment must be prioritised. This could include:
    - carrying out engineering work to improve its supply;
    - transferring water in bulk from other water companies;
    - using drought permits and drought orders to abstract more water;
    - using desalination - permanent or temporary plants; and
    - using tankers to supply customers with water directly.
- **Extreme drought management actions** - the actions it could take in an extreme drought. These could delay the need to use emergency restrictions standpipes and rota cuts.
- **Communicating during a drought** - a water company must set out how it will communicate in a clear and timely way during a drought with customers, partners or other stakeholders.
- **Environmental assessment, monitoring and mitigation** - a drought plan must include:
    - an environmental assessment;
    - an environmental monitoring plan for each supply management action; and
    - details of mitigation measures the company plans to take for each supply management action.
- **End of a drought** - a water company must explain how it will identify when a drought is over or ending and the actions it will take during this stage, communicate this information to customers, and review its performance.

Regional water resource planning

Water resource planning is taking an increasingly regional focus, recognising the need for collaboration between water companies and sectors in order to address the challenges of climate change, increasing demand for water and protecting the water environment. Five regional groupings having been formed, including the Water Resources South East (WRSE) group which covers most of Cotswold District. An advisory group consisting of their regulators (Environment Agency and Ofwat) and Defra regularly attend meetings of WRSE.

WRSE published their final regional plan in 2025 which will inform the next round of company WRMPs to be published in 2028/9.

The West Country Water Resources (WCWR) group covers the south-west area of the Cotswold that is supplied by Bristol Water. WCWR published their draft regional plan in January 2023

The Water Resources West (WRW) group covers the north area and areas along the western boundary of Cotswold District that is supplied by Severn Trent. WRW published their final regional plan in June 2025.

2.5.4 Planning for Wastewater

21st Century Drainage

The UK Water Industry Research (UKWIR) "21st Century Drainage" programme has brought together water companies, governments, regulators, local authorities, academics, and environmental groups to consider how planning can help to address the challenges of managing drainage in the future. These challenges include climate change, population growth, urban creep and meeting the Water Framework Directive.

The group recognised that great progress has been made by the water industry in its drainage and wastewater planning over the last few decades, but that, in the future, there needs to be greater transparency and consistency of long-term planning. The Drainage and Wastewater Management Plan (DWMP) framework (Water UK, 2018) sets out how the industry intends to approach these goals. Companies were required to published finalised DWMPs in 2023 to inform their business plans for the 2024 Price Review.

Drainage and Wastewater Management Plans (DWMPs)

Drainage and Wastewater Management Plans (DWMPs) are consistently structured plans delivered at three spatial scales; company-wide, regional groupings and individual wastewater catchments. The framework defines drainage to include all organisations and all assets which have a role to play in drainage, although, as the plans will be water company led, it does not seek to address broader surface water management within catchments.

The first cycle of DWMPs were published in 2023, following a consistent national framework, to inform their business plans for the 2024 Price Review.

The Environment Agency has set out new guidance for the second cycle of DWMPs to be published for public consultation in 2027.

LPAs and LLFAs are recognised as key stakeholders and are invited to join, alongside other stakeholders, the Strategic Planning Groups (SPGs) organised broadly along river basin district catchments.

DWMPs aim to provide more transparent and consistent information on sewer flooding risks and the capacity of sewerage networks and treatment works, and this should be taken into account in SFRAs, Water Cycle Studies, as well as in site-specific FRAs and Drainage Strategies.

Thames Water's final DWMP, including interactive mapping, is published here and is reviewed in detail for the study area in sections 6.3.1.

Severn Trent Water's final DWMP, including interactive mapping, is published here and is reviewed in detail for the study area in sections 6.3.2.

Wessex Water's final DWMP, including interactive mapping, is published here, and is reviewed in detail for the study area in sections 6.3.3.

2.5.5 Developer Contributions and connection charges

A significant part of water company business is the interface with developers to facilitate connection to the public water supply and sewerage systems, through their developer services functions. Developments with planning permission have a right to connect to the public water and sewerage systems, where this is for domestic use. However, there is no guarantee that the capacity exists to serve a development.

Developers may requisition a water supply connection or sewerage system, or alternatively, self-build and offer them for adoption by the water company or sewerage undertaker. Self-build and adoption are usually practiced for assets within the site boundary, whereas requisitions are normally used where an extension of upgrading the infrastructure requires construction on third party land. The cost of requisitions is shared between the water company and developer as defined in the Water Industry Act 1991.

The above arrangements are third party transactions, because the Town and Country Planning Act Section 106 agreements and Community Infrastructure Levy agreements may not be used to obtain funding for water or wastewater infrastructure.

Ofwat published revised charging rules covering how water and wastewater companies may charge customers for new connections. (Ofwat, 2021) These rules have applied to all companies in England since April 2018. The key changes are listed below.

- **Increased transparency** - More charges will be fixed and published on water company websites. This will provide greater transparency to developers and will also allow alternative connection providers to offer competitive quotations more easily.
- **Fixed infrastructure charges** - There will be a fixed infrastructure charge for water and one for wastewater.
- **Revised approach to network reinforcement costs** - The costs of network reinforcement will no longer be charged directly to the developer in their

connection charges. Instead, the combined costs of all of the works required on a company's networks, over a five-year rolling period, will be covered by the infrastructure charges paid for all new connections.

- **Updated definition of network reinforcement -** The definition of network reinforcement has changed and will now apply only to works required as a direct consequence of the increased demand due to a development. Where the water company has not been notified of a specific development, for example when developing long-term strategic growth schemes, the expenditure cannot be recovered through infrastructure charges.

Thames Water publish their charging arrangements annually here. These include incentives to encourage good design by developers, including:

- £2,500 per property for designing rainwater or greywater harvesting technologies in the development
- £3,200 per property for water neutral developments (does not add additional water demand pressures to its water resource zone supply needs)
- £280 per property for reducing the surface water run-of leaving the property into the sewerage network.

Severn Trent Water (STW) publish their charging arrangements annually on their website.

For the period 1 April 2026 to 31 March 2027 the infrastructure charges per property are as follows:

- £385.36 water infrastructure charge
- £499.62 sewerage infrastructure charge
- £48.65 water environmental component
- £43.11 waste environmental component

The environmental component charges are used to fund environmental incentives to encourage good design by developers, including water efficiency and flood prevention incentives for home builders.

Water efficiency incentives can be applied for where developers can demonstrate they have built a premises with a domestic water usage of 100l/p/d or less and specified criteria are met. The incentives offered are:

- Water usage of 100 litres per person per day or less: £250 per property,
- Water usage of 90 litres per person per day or less: £300 per property,
- Water usage of 85 litres per person per day or less: £350 per property.

Severn Trent will also allow non-household premises with domestic usage only to apply for the 100 l/p/d water efficiency incentive.

Severn Trent also offer incentives for flood prevention measures. Where specified conditions are met, the following incentives are offered:

- Installation of a rain garden: £100 per property,
- Use of permeable surfaces for driveways or parking spaces that attenuate water to the sewer network: £150 per property,

- Use of permeable surfaces for driveways or parking spaces that infiltrate and do not connect to the network: £275 per property.

Wessex Water publish their charging arrangements annually here. These include discounted charges based on the separation of surface water run-off produced by the development to encourage good design by developers. This is based upon the development having no separation, surface water attenuation or full surface water separation.

Bristol Water publish their charging arrangements annually here. There is a discount on the charge to encourage good design by developers based on water usage, including:

- 75% reduction is 95 litres/person/day is achieved.
- 50% reduction of the infrastructure charge if 100 litres/person/day is achieved.
- 0% reduction of infrastructure charge if the current Building Regulation standard of 110 litres/person/day is achieved.

2.5.6 Water companies and the planning system

Water companies are currently not statutory consultees to planning applications, although they do monitor planning applications and respond to potentially significant applications, or where requested to do so by the LPA. Defra are intending to consult on making water companies statutory consultees for some applications (Department for Environment, Food & Rural Affairs, 2023).

Where a water company is concerned that a new development may impact upon their service to customers or the environment (for example by causing foul sewer flooding or pollution) they may request the LPA to impose a Grampian condition, whereby the planning permission cannot be implemented until a third-party secures the necessary upgrading or contributions.

Defra has issued National Policy Statements (NPSs) on Nationally Significant Infrastructure Projects (NSIPs) for wastewater (Department of Environment, Food & Rural Affairs, 2012) and water (Department of Environment, Food & Rural Affairs, 2023), to be used as the primary basis when considering applications for Development Consent Orders (DCOs).

2.5.7 The Independent Water Commission

The Independent Water Commission was set up in October 2024 to provide recommendations to government on reforms to the water sector. The objectives are to ensure a sufficiently robust and stable regulatory framework in order to:

- attract the investment needed for the future;
- speed up infrastructure delivery; and
- restore confidence in the sector.

Chaired by Sir John Cunliffe, the resulting report which was published in June 2025 is often referred to as the 'Cunliffe Report'.

The full report can be found on the gov.uk website. It contains 88 recommendations centred around seven themes:

- Chapter one: Strategic direction for the water system.
- Chapter two: Planning.
- Chapter three: Legislative framework.
- Chapter four: Regulator reform.
- Chapter five: Regulation reform.
- Chapter six: Company structures, ownership, governance, and management.
- Chapter seven: Infrastructure and asset health.

It should be noted that the recommendations in the Cunliffe report are not mandatory, and the government will respond to the report in due course. In the meantime, these recommendations should be treated with the caution.

A simplification of the water planning system is recommended, with a comprehensive systems planning framework for England and Wales with responsibility for integrated and holistic water system planning. It goes on to recommend a review and update to the current legal framework, along with clearer targets to allow water companies to be held to account.

Chapter four of the Cunliffe report is designed to restore the confidence of both the public and regulated water companies in the regulatory framework. It recommends that the UK government should establish a new integrated regulator in England. This should combine the functions of Ofwat, DWI, and water functions from the EA and Natural England (NE). Changes were also recommended to economic and environmental regulations, including strengthening abstraction permitting.

Following the recommendations set out in the Cunliffe Report, the government announced that Ofwat would be abolished and replaced by 'a new, single, powerful regulator' with the objective of cutting water pollution in England's rivers, lakes and seas, and protecting families from large increases in their water bills.

The new regulator will take responsibility for the water functions across Ofwat, EA, NE and Drinking Water Inspectorate. During the transition to the new regulator, Ofwat will remain in place, and following its creation, the EA and NE will retain their non-water role.

Until there is more information on the role of the new regulator and which other recommendations will be adopted by government, the LPA should assume the current regulatory environment will continue.

2.5.8 A New Vision for Water: White Paper

On 20 January 2026 A New Vision for Water white paper was presented to Parliament by the Secretary of State for Environment, Food & Rural Affairs. The white paper responds to the 88 recommendations made in the Cunliffe Report and puts forward a "*once-in-a-generation plan to transform the water system for good*".

Changes proposed in the white paper include:

- Expanding the price review system to capture the 25-year planning horizon with further details provided in five-year periods.
- A Chief Engineer will sit inside the new single water regulator. Their job will be to bring back hands-on checks of water infrastructure.
- The regulator will introduce a new inspection approach for water companies, requiring health checks on pipes, pumps, and other assets. Self-monitoring will come to an end.
- Where companies fall short, a new Performance Improvement Regime will give the regulator the power to act fast and fix failures so that underperforming water companies recover faster, protecting customers and the environment and giving stability to investors.
- The price control process will reflect a focus on maintenance and resilience. Ringfenced budgets will ensure there's enough funding for maintenance and renewal alongside building new assets.
- Improve joined-up regional planning by requiring regional plans that will set out investment priorities to meet national objectives.
- Work with existing groups such as catchment partnerships to design a new regional planning framework with Defra, set to be implemented in 2027.
- Confirms the roll out of smart metering and mandatory efficiency labels on white goods.

Recommendations in the Cunliffe Report that the white paper does not pick up include:

- Updated legislation to provide a clear framework for approving nature based solutions.
- Mandatory SuDS for new developments in England.

It should be noted that white papers set out the Government's proposals for future legislation, providing a basis for further consultation and discussion to allow final changes to be made before a Bill is formally presented to Parliament. The white paper states that a 2026 Transition Plan will set out the path to this new system and a new water reform Bill will bring forward the legislation needed to enable the system to take effect.

2.6 Flood Risk and Surface Water

2.6.1 Flood and Water Management Act 2010

The Flood and Water Management Act (FWMA) aims to improve both flood risk management and the way water resources are managed (HM Government, 2010).

The FWMA has created clearer roles and responsibilities and helped to define a more risk-based approach to dealing with flooding. This included the creation of a lead role for LAs, as LLFAs, designed to manage local flood risk (from surface water, ground water and ordinary watercourses) and to provide a strategic overview role of all flood risk for the EA.

The content and implications of the FWMA provide considerable opportunities for improved and integrated land use planning and flood risk management by LAs and other key

partners. The integration and synergy of strategies and plans at national, regional, and local scales, is increasingly important to protect vulnerable communities and deliver sustainable regeneration and growth.

Schedule 3 of the FWMA 2010 will provide a framework for the approval and adoption of drainage systems, a SuDS Approving Body (SAB) within unitary and county councils, and national standards on the design, construction, operation, and maintenance of SuDS for the lifetime of the development. The previous government affirmed its commitment for enacting Schedule 3. However, it is currently unknown whether the new government intends to do this or what the proposed timescales would be.

2.6.2 Local Flood Risk Management Strategy (LFRMS)

Local Flood Risk Management Strategies set out how Lead Local Flood Authorities (LLFA) will manage local flood risk from surface water runoff, groundwater and ordinary watercourses, for which they have a responsibility as LLFA. They also set out the work that other Risk Management Authorities are doing to manage flood risk within the area.

Gloucestershire County Council's Local Flood Risk Management Strategy (2014) sets out the following objectives:

- improve our understanding of local flood risk;
- put in place plans to manage these risks;
- avoid inappropriate development and ensure new development does not increase flooding elsewhere;
- increase public awareness of flooding and encourage local communities to take action;
- ensure close partnership working and co-ordination with other risk management authorities in Gloucestershire, and;
- support response to, and recovery from, flooding incidents.

2.6.3 Strategic Flood Risk Assessment (SFRA)

All LPAs are required, under NPPF, to prepare a SFRA, which forms a key part of the evidence base for their Local Plan. The SFRA must consider flood risks from all sources, collating up-to-date flood risk data and in some cases developing new flood risk modelling. The SFRA is used to inform the Sequential Test, by which Local Plan allocations should be sequentially selected to direct development towards areas of lower flood risk, taking into consideration the vulnerability to flooding of the proposed land use. Cotswold District Council's current Level 1 SFRA was published in 2023 (which can be found here). At the time of writing, a new Level 1 and 2 SFRA for Cotswold District Council is being prepared.

2.6.4 Surface Water Management Plan

Surface Water Management Plans (SWMPs) outline the preferred surface water management strategy in a given location and establish a long-term action plan to manage surface water. SWMPs are undertaken, when required, by LLFAs in consultation with key

local partners who are responsible for surface water management and drainage in their area. Gloucestershire County Council has published SWMPs for four locations but these cover areas outside of Cotswold District. (Which can be found here).

2.6.5 Sustainable Drainage Systems

From April 2015, LPAs were given the responsibility for ensuring that sustainable drainage is implemented on all major developments, including developments of ten or more homes, or commercial developments creating 1,000m^2 of new floor space.

Previously SuDS guidance was developed by Defra to sit alongside the NPPF PPG and provide non-statutory standards as to the expected design and performance for SuDS.

As of July 2025, the Defra National standards for sustainable drainage systems (SuDS) were brought in to comply with the principles of surface water drainage design.

The national standards contain two sets of standards. The first type (standard one) is known as the hierarchy standard and sets the criteria for the prioritisation of final surface water runoff destinations. The other standards (standards two to seven) detail the minimum design criteria that SuDS should satisfy alongside how they are to be appropriately built, maintained, and operated.

These National Standards form a material consideration for LPAs when assessing planning applications. These standards aim to reflect and reinforce good practice and use of SuDS, reflecting the four pillars of SuDS design. All appropriate planning applications should demonstrate how the national standards have been met in the site design (principle ten).

Standard one: runoff destinations

Runoff from development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

- Priority one: collected for non-potable use (rainwater harvesting)
- Priority two: infiltrated to ground
- Priority three: discharged to an above ground surface water body
- Priority four: discharged to a surface water sewer, or another piped surface water drainage system
- Priority five: discharged to a combined sewer.

Non-potable use

There is potential for rainwater harvesting for non-potable uses to decrease the water demand from new developments and help improve water efficiency.

Rainwater harvesting shall be considered in all circumstances where any of the following apply:

- There is a demand for non-potable water and available contributing catchment area that will deliver safe and efficient water savings.
- Examples include industrial, commercial, horticultural, educational, public sector, residential and multiple-occupancy buildings.

- There is a need for landscape irrigation.
- The development is in an area identified as seriously water stressed.

Gloucestershire County Council are the LLFA and play a key role in ensuring that the proposed drainage schemes for all new developments comply with technical standards and policies in relation to SuDS. Further information on surface water drainage can be found here.

An updated version of the Construction Industry Research and Information Association (CIRIA) SuDS Manual was published in 2015. The guidance covers the planning, design, construction and maintenance of SuDS for effective implementation within both new and existing developments. The guidance is relevant for a range of roles with the level of technical detail increasing throughout the manual. The guidance does not include detailed information on planning requirements, SuDS approval and adoption processes and standards, as these vary by region and should be checked early in the planning process. The manual itself can be found on the CIRIA website (ciria.org).

CIRIA also published 'Guidance on the Construction of SuDS' (C768) (ciria.org), which contains detailed guidance on all aspects of SuDS construction, with specific information on each SuDS component available online as a downloadable chapter, free to CIRIA members.

Thames Water provides guidance on their website through their Surface Water Management Programme available here. Applications for projects should be made through their website.

Wessex Water provides their SuDS and surface water sewer adoption requirements here.

Severn Trent Water provides SuDS guidance on their website including:

- General Design Manual,
- Landscape Specification,
- Planting Schedule,
- Landscape Maintenance Guidance,
- Flow Control Chamber Details,
- Sewer Connection Detail, and
- Gully Abandonment Detail.

2.6.6 Design and Construction Guidance

The Design and Construction Guidance (water.org.uk) forms part of a new Codes for Adoption covering the adoption of new water and wastewater infrastructure by water companies. The Design and Construction Guidance contains details of the water sector's approach to the adoption of SuDS, which meet the legal definition of a sewer. This replaces the formerly voluntary Sewers for Adoption. The new guidance came into force in April 2020 and compliance by water companies in England is mandatory.

The previous standards, up to and including Sewers for Adoption Version 7, included a narrow definition of sewers to mean below-ground systems comprising of gravity sewers

and manholes, pumping stations, and rising mains. This excluded the adoption of SuDS by water companies, except for below-ground storage comprising of oversized pipes or chambers.

The new guidance provides a mechanism for water companies to secure the adoption of a wide range of SuDS components which are now compliant with the legal definition of a sewer. There are however several non-adoptable components such as green roofs, pervious pavements, and filter strips. These components may still form part of a drainage design so long as they remain upstream of the adoptable components.

The Design and Construction Guidance states that the drainage layout of a new development should be considered at the earliest stages of design. It is hoped that the new guidance will lead to better managed and more integrated surface water systems which incorporate amenity, biodiversity, and water quality benefits.

2.7 Environmental Protection and Biodiversity

2.7.1 The Environment Act 2021

The Environment Act (HM Government, 2021) came into UK law in November 2021 with the aim of protecting and enhancing the environment. The Act has objectives to improve air and water quality, biodiversity, waste reduction, and resource efficiency. The implementation of the policies within the Environment Act has begun, and legally binding environmental targets are being developed. This will be enforced by the Office for Environmental Protection (OEP). More information is available on the OEP website (theoep.org.uk).

The Environment Act (Part 5) contains policies concerning improvements to the water environment. These policies have the following aims:

- Effective collaboration between water companies through statutory water management plans;
- Minimise the damage that water abstraction may cause on environment; and
- Modernise the process for modifying water and sewerage company licence conditions.

Further to this, there is specific legislation regarding storm overflows aiming to reduce the discharge of untreated sewage into waterways. This plan includes requirements for water companies to:

- Report on the discharges from storm overflows;
- Monitor the quality of water potentially affected by discharges;
- Progressively reduce the harm caused by storm overflows; and
- Report on elimination of discharges from storm overflows.

2.7.2 25-year Environment Plan

The Environmental Improvement Plan (EIP) is the first revision of the 25-year environment plan (25YEP) published in 2018 and updated in 2023. It contains ten goals which are shown in Figure 2.1. The government must review and revise the plan, if needed, every five years to ensure continued progress against the ten 25YEP goals.

Of particular importance to a WCS is Goal 3 - Clean and plentiful water.

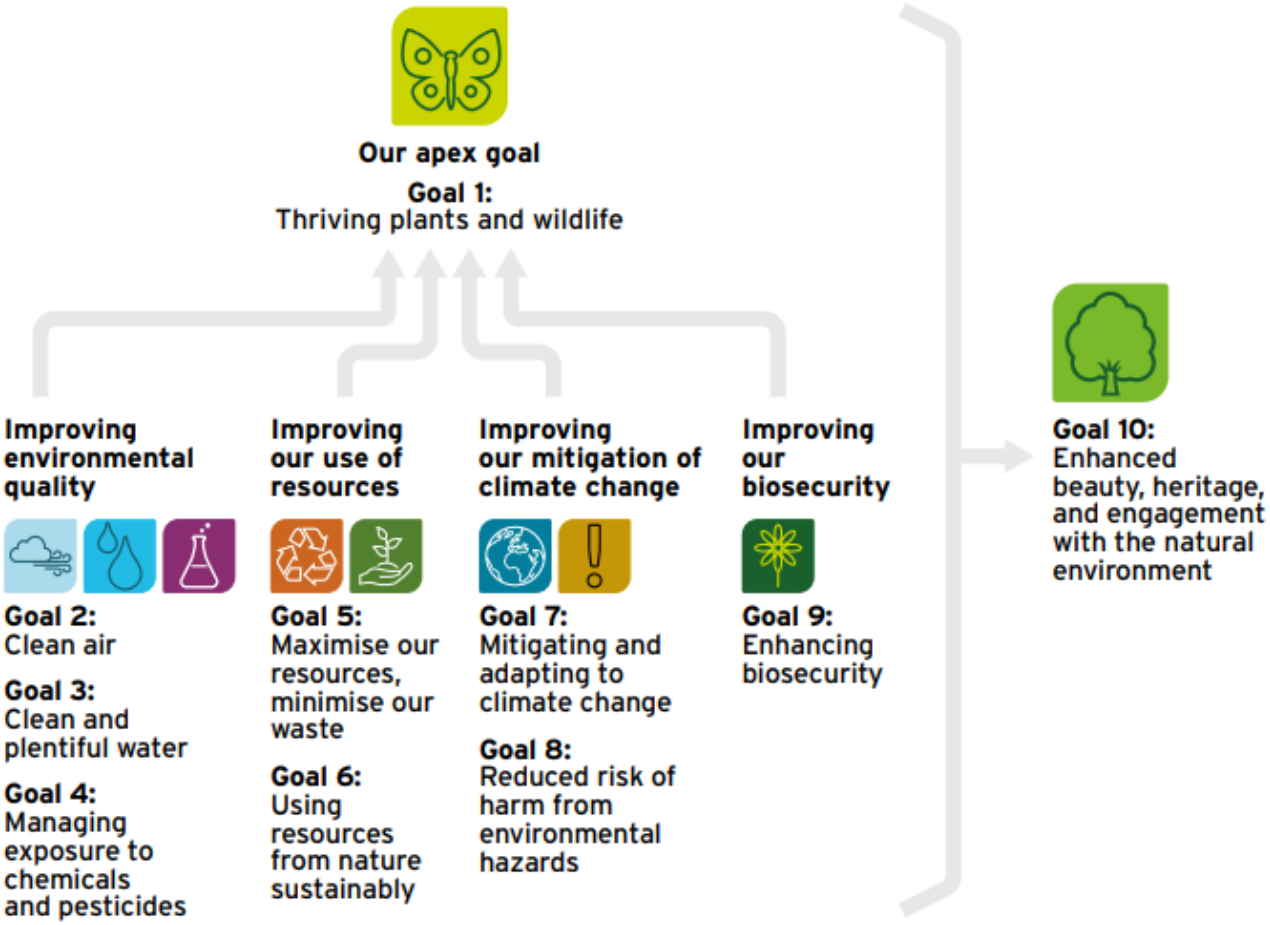


Figure 2.1 The 10 Environmental Improvement Plan goals

Under Goal 3 - Clean and plentiful water, there are eight sets of targets and commitments relating to different aspects of the water environment:

- "Reduce nitrogen, phosphorus, and sediment pollution from agriculture into the water environment by at least 40% by 2038, compared to a 2018 baseline, with an interim target of 10% by 31 January 2028, and 15% in catchment containing protected sites in unfavourable condition due to nutrient pollution by 2028.
- Reduce phosphorus loadings from treated wastewater by 50% by 2028 and 80% by 2038 against a 2020 baseline.
- Halve the length of rivers polluted by harmful metals from abandoned mines by 2038, against a baseline of around 1,500km (approximately 930 miles).

- Reduce the use of public water supply in England per head of population by 20% from the 2019-20 baseline, 2038, with interim targets of 9% by 2027 and 14% by 2032, and to reduce leakage by 20% 2027 and 30% by 2032.
- Restore 75% of our water bodies to good ecological status.
- Require water companies to have eliminated all adverse ecological impact from sewage discharges at all sensitive sites by 2035, and at all overflows by 2050.
- Target a level of resilience to drought so that emergency measures are needed only once in 500-years."

To deliver these goals, the EIP outlines action across these areas:

- Improving wastewater infrastructure and water company environmental performance;
- Reducing pressures on the water environment from agriculture;
- enabling the sustainable use of water for people, business and the environment;
- Tackling pressures from chemicals and pollutants;
- Restoring natural function and iconic water landscapes; and
- Joined-up management of the water system.

Progress towards delivering the EIP will be monitored annually.

2.7.3 Defra Plan for Water

Defra's Plan for Water (Department for Environment, Food & Rural Affairs, 2023) provides further detail on the actions towards achieving Goal 3 of the EIP23 It promotes an integrated approach to water management as the foundation of the plan. While many of the actions contained within the Plan for Water are outside of the responsibilities of areas of influence of the LPAs, the following summarises those actions that LPAs should have regard to:

- Require standardised SuDS in new housing developments in 2024, subject to final decisions on scope, threshold, and process following consultation in 2023.
- Designate all chalk catchments as water stressed and high priority under the sewer overflows reduction plan, driving action to improve water management.
- The plan reflects the predicted four billion litre per day (4,000 ml/d) gap between supply and demand across England and contains measures to both boost supply and reduce demand. Of interest to LPAs is the plan to reduce demand which will address half of the gap.
- A key component in reducing demand for water is improving water efficiency and there is a target under the Environment Act to reduce the use of public water supply in England per head of population by 20% by 2038. A road map on water efficiency in new developments and retrofits has been developed with ten actions to improve water efficiency:
    - **Action one -** Implement schedule 3 to the Flood and Water Management Act 2010. The 2024 consultation will consider rainwater harvesting in developing the statutory SuDS National Technical Standards.

- **Action two -** Review the Water Supply (Water Fittings) Regulations 1999, the Water Supply (Water Quality) Regulations 2016 and/or any other relevant legislation to address wasteful product issues with toilets and enable new water efficient technologies.
- **Action three -** Develop clear guidance on ‘water positive’ or ’net zero water’ developments and roles for developers and water companies.
- **Action four -** Review water efficiency options in planning, building regulations and through voluntary schemes for non-household buildings.
- **Action five -** Work with Ofwat to ensure the water industry can play a central role in retrofitting water efficient products in households, businesses, charities and the public sector.
- **Action six -** Work across government to integrate water efficiency into energy efficiency advice and retrofit programmes.
- **Action seven -** Review the Building Regulations 2010, and the water efficiency, water reuse and drainage standards including considering a new standard for new homes in England of 105 l/p/d and 100 l/p/d where there is a clear local need.
- **Action eight -** Mandatory water efficiency labelling scheme.
- **Action nine -** Investigate dual pipe systems (rainwater harvesting) and water reuse options for new housing development as part of the review of the planning framework.
- **Action ten -** Enable innovative water efficiency approaches in buildings, including technologies and approaches to funding and maintenance.

2.7.4 Biodiversity Net Gain

Biodiversity net gain (BNG) is designed to contribute to the recovery of nature while developing land. The principle is that the natural environment is in measurably better state after development than it was before. The Environment Act 2021 has, since 2024 required all planning permissions granted in England to achieve 10% BNG.

Defra publishes a biodiversity metric tool, the latest version of which must be used for calculating the BNG deriving from a proposed development.

2.7.5 Local Nature Recovery Strategy

The Environment Act (HM Government, 2021) also established a duty to prepare, by March 2025, Local Nature Recovery Strategies (LNRS), recognising that England is one of the most nature-depleted countries in the world. Gloucestershire County Council are the authority responsible for preparing the LNRS In the study area. They are tasked with working with local partners to agree priorities for nature recover and identify "practical, achievable proposals" (Department for Environment Food & Rural Affairs, 2023) to address these priorities. The LNRS should also co-ordinate with neighbouring strategies to form a national Nature Recovery Network.

There is a close linkage with BNG, as developments proposing to create, enhance or recover habitat in locations mapped by the LNRS receive a higher value in the biodiversity metric calculator than in other locations.

2.7.6 Storm Overflow Reduction Plan

The Environment Act 2021 placed a legal duty on water companies to progressively reduce the adverse impacts of discharges from storm overflows. The storm overflow discharge reduction plan sets the following targets:

- By 2035, water companies will have: improved all overflows discharging into or near every designated bating water; and improved 75% of overflows discharging to high priority sites.
- By 2050, no storm overflows will be permitted to operate outside of unusually heavy rainfall or to cause any adverse ecological harm.

There is also an expectation that water companies ensure their infrastructure keeps pace with increasing external pressures, such as urban growth and climate change, without these pressures leading to greater numbers of discharges.

2.7.7 The Water Framework Directive (WFD) and Water Environment Regulations

Introduction

The European Union WFD 2000 is currently transposed into English and Welsh law by the Water Environment Regulations 2017. They apply to all waterbodies (watercourses, canals, lakes, estuaries and coastal waters), with the objective of meeting Good Ecological Status (GES) or, where heavily modified, Good Ecological Potential (GEP). To meet GES or GEP, a water body must achieve a good or high score for all elements - in the case of surface water, these are biological, physico-chemical, specific pollutants and hydromorphology. These elements are shown in Figure 2.2, which is from the webpage on how to use the Catchment Data Explorer (environment.data.gov.uk). UK policy remains to meet GES or GEP for all waterbodies by 2027.

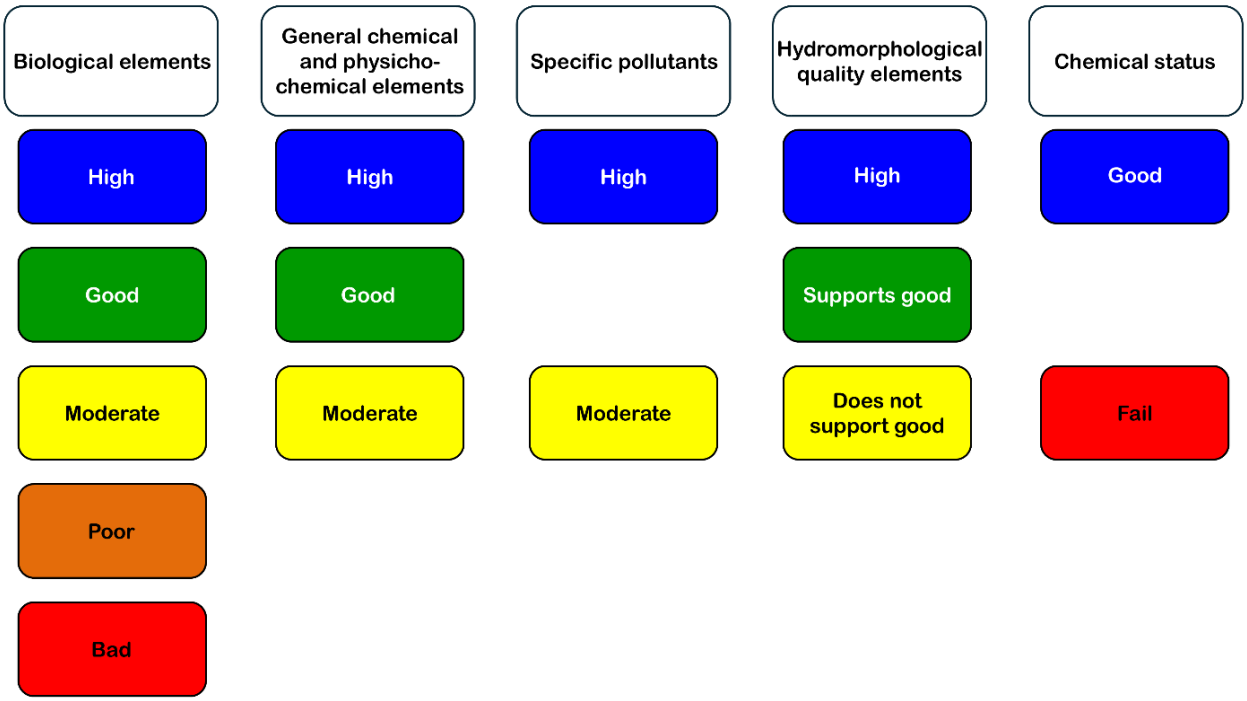


Figure 2.2: Status classification for surface water (EA, 2023)

Chemical Status is separately assessed. The WFD and the EA recognise a group of ubiquitous chemicals which are persistent, bioaccumulative or toxic (uPBT), and without which over 90% of England's waterbodies would achieve Good Chemical Status. Mercury, Perfluorooctanesulfonic acid (PFOS) and Polybrominated diphenyl ethers (PBDE) are the most ubiquitous causes of failures. Due to the persistent nature of these chemicals, the date for getting all waterbodies to Good Chemical Status is set for 2063.

River Basin Management Plans

River Basin Management Plans (RBMP) are required under the WFD and document the baseline classification of each waterbody in the plan area, the objectives, and a programme of measures to achieve those objectives. Cotswold District falls within the Thames RBMP (2022). The third cycle RBMPs were published in 2022. A primary WFD objective is to ensure 'no deterioration' in environmental status, therefore all water bodies must meet the class limits for their status class as declared in the Anglian and Thames River Basin Management Plan. Another equally important objective requires all water bodies to achieve good ecological status. Future development needs to be planned carefully so that it helps towards achieving the WFD and does not result in further pressure on the water environment and compromise WFD objectives. The WFD objectives as outlined in the updated RBMPs are summarised below:

- Preventing deterioration of the status of surface waters and groundwater.
- Achieving objectives and standards for protected areas.
- Aiming to achieve good status for all water bodies.
- Reversing any significant and sustained upward trends in pollutant concentrations in groundwater.

- Cessation of discharges, emissions and losses of priority hazardous substances into surface waters.
- Progressively reducing the pollution of groundwater and preventing or limiting the entry of pollutants.

LPAs must have regard to the WFD as implemented in the RBMP. It is of primary importance when assessing the impact of additional wastewater flows on local river quality.

Alongside the RBMP documents, the data behind them can be explored further using the Catchment Data Explorer (environment.data.gov.uk) and map viewer (environment.maps.arcgis.com).

Protected Area Objectives

The Water Environment Regulations specify that areas requiring special protection under other EU Directives, and waters used for the abstraction of drinking water, are identified as protected areas. These areas have their own objectives and standards.

Some areas may require special protection under more than one piece of European Union-derived legislation or may have additional (surface water and/or groundwater) objectives. In these cases, all the objectives and standards must be met.

The types of protected areas are:

- Areas designated for the abstraction of water for human consumption (Drinking Water Protected Areas);
- Areas designated for the protection of economically significant aquatic species (Freshwater Fish and Shellfish);
- Bodies of water designated as recreational waters, including Bathing Waters;
- Nutrient-sensitive areas, including areas identified as Nitrate Vulnerable Zones under the Nitrates Directive or areas designated as sensitive under Urban Waste Water Treatment Regulations; and
- Areas designated for the protection of habitats or species where the maintenance or improvement of the status of water is an important factor in their protection including relevant National sites.

2.7.8 Conservation of Habitats Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2010 (commonly referred to as the Habitats Regulations) consolidated the Conservation (Natural Habitats, &c.) Regulations 1994 and transposed the EU Habitats Directive in England and Wales which was aimed at protecting plants, animals and habitats that make up the natural environment. The regulations were further amended in 2017.

The Habitats Regulations define the requirement for a Habitats Regulations Assessment (HRA) to be carried out. The purpose of this is to determine if a plan or project may affect the protected features of a “habitats site”. These include:

- A Special Area of Conservation (SAC) or candidate SAC.
- A Site of Community Importance (SCI).

- A site hosting a priority natural habitat type or priority species protected in accordance with Article 5(4) of the Habitats Directive.
- A Special Protection Area (SPA) or potential SPA.
- Ramsar sites.

All plans and projects (including planning applications) which are not directly connected with, or necessary for the conservation management of a habitat site require consideration of whether the plan or project is likely to have significant effects on that site.

This is referred to as the "Habitats Regulations Assessment screening" and should take into account the potential effects of both the plan/project itself and in combination with other plans or projects.

Part 6 of the conservation of Habitats and Species Regulations 2017 states that where the potential for likely significant effects cannot be excluded, a competent authority must make an appropriate assessment of the implications of the plan or project for that site, in view of the site's conservation objectives.

The competent authority may agree to the plan or project only after having ruled out adverse effects on the integrity of the habitats site.

If adverse effects cannot be rules out, and where there are no alternative solutions, the plan or project can only proceed if there are imperative reasons of over-riding public interest and if the necessary compensatory measures can be secured.

The "People over Wind" ECJ ruling (C-323/17) clarifies that when making screening decisions for the purposes of deciding whether an appropriate assessment is required, competent authorities cannot take into account any mitigation measures. This must be part of the appropriate assessment itself.

The implementation of the Conservation of Habitats Regulations have had particular significant implications in two areas related to water and planning:

- Nutrient Neutrality. Natural England (NE) has identified a number of catchment areas where Habitats Sites are in unfavourable condition due to eutrophication (an excess of the nutrients phosphorous and/or nitrogen in water). NE have advised that developments in these catchments must demonstrate that they do not cause harm, and that one way to do this is to introduce mitigation measures in the catchment area which offset the additional nutrients emitted as a result of the development, an approach known as nutrient neutrality. There are no parts of the study area which are currently within a nutrient neutrality catchment area, however NE may designate additional areas in the future.
- Water Neutrality. Natural England (NE) has issued a position statement that it cannot be concluded with sufficient certainty that groundwater abstractions in the Arun Valley, West Sussex are causing no adverse effect on Habitats Sites. NE have advised that developments in Sussex North Water Resource Zone must demonstrate that they do not cause harm, and that one way to do this is to introduce mitigation measures in the zone which offset the additional water consumed as a result of the development, an approach known as water

neutrality. There are no parts of the study area which are currently within a water neutrality zone, however NE may designate additional areas in the future.

Both nutrient and water neutrality designations have resulted in significant impacts on the granting of planning permission in the designated areas.

2.7.9 Wildlife and Countryside Act

Sites of Special Scientific Interest (SSSI) are designated and legally protected under the Wildlife and Countryside Act 1981, Section 28G places a duty to take reasonable steps, consistent with the proper exercise of the authority's functions, to "further to the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest." (HM Government, 1981).

The Government's 25-year Environment Plan has a target of "restoring 75% of our one million hectares of terrestrial and freshwater protected sites to favourable condition, securing their wildlife value for the long term." In line with this, and the Wildlife and Countryside Act 1981, Local Authorities should look put forward options that contribute to conservation or restoration of favourable condition, and at the very least must not introduce policies that hinder the restoration of favourable condition by increasing existing issues.

A site is said to be in "favourable condition" when the designated feature(s) within a unit are being adequately conserved and the results from monitoring demonstrate that the feature(s) in the unit are meeting all the mandatory site-specific monitoring targets set out in the favourable condition targets (FCT).

2.7.10 Ramsar

The Convention on Wetlands of International Importance, more commonly known as the Ramsar convention, aims to protect important wetland sites. Member counties commit to:

- 'Wise use' (ramsar.org) of all their wetlands, defined under the convention as 'the maintenance of their ecological character, achieved through the implementation of ecosystem approaches, within the context of sustainable development';
- Designating sites for the Ramsar list of 'Wetlands of International Importance' (Ramsar Sites) and their conservation; and
- Cooperating on transboundary wetlands and other shared interests.
- In the UK, Ramsar Sites are designated by the Joint Nature Conservation Committee (JNCC).

In general, the designation of UK Ramsar sites is underpinned through prior notification of these areas as SSSIs. Additionally, the NPPF states, (Paragraph 194), that Ramsar sites should be given the same protection in the planning process as sites designated under the European Union Habitats Directive.

2.7.11 Bathing Water Regulations

The Bathing Water Directive was first published in 2006 and are currently transposed into English and Welsh law through the Bathing Water Regulations 2013. The aims of the

directive are the protection of public health whilst bathing, standardisation of publicly available water quality information and to improve management practices at bathing waters.

The UK has over 600 designated bathing waters defined as areas of inshore waters designated for public swimming, these areas are typically characterised by large numbers of swimmers and visitors per year. The Environment Agency are required to monitor water quality at these sites regularly (usually weekly) throughout the Bathing Water season, between 15th May and 30th September.

Water quality standards are based on the incidence of potentially harmful bacteria, E. coli and intestinal enterococci and are categorised as 'excellent', 'good', 'sufficient' or 'poor' on the basis of bacteria levels. Sites are rated annually and on a short-term basis in response to any temporary pollution incidents.

Achieving compliance with the Bathing Water Directive has driven some £2.5bn of investment by UK water companies since the early 1990s to reduce the impact of sewerage systems and treated wastewater discharges. Measures have included storage and surface water management to reduce storm overflow spills, moving or extending effluent outfalls and improving wastewater treatment, including ultra-violet (UV) treatment of final effluent.

In contrast to some other European nations, the UK has not previously designated stretches of river as bathing waters. However, following consultation (gov.uk), 27 proposed sites were added to a list of designated bathing waters from the 2024 bathing season. Consultation on the designation of a further 13 proposed bathing water sites was completed in March 2026. At the time of writing, analysis of the responses and supporting evidence are currently under review. Across England there are numerous campaigns by NGOs and members of the public to designate other stretches of river. Defra has published guidance on applying for bathing water status, including a requirement for at least 100 bathers per day during the season.

2.7.12 Environmental Permitting Regulations

Environmental permitting is a process used to manage and regulate activities which may cause harm to the environment. The Environmental Permitting Regulations 2016 were introduced in order to streamline a wide-ranging number of environmental permitting laws under one set of regulations. These include permits for emissions to air, water and land, and cover a range of industrial sectors and waste management streams.

Of particular relevance to this study are the regulations for permitting sewage effluent discharges to surface waters and groundwaters, known as water discharge activities.

- The regulations are used to permit discharges from water company and private WwTW, and for sewer overflows.
- The EA will usually object to applications for a new private Package Treatment Plan (PTP) or septic tank where it is feasible to connect the development to a public sewerage system. A general rule of 30m per dwelling is used to define a reasonable distance from the site boundary to a public sewer. Hence a

development of ten homes should connect to a public sewer within 300m of the boundary, unless there are significant barriers, such as a river or motorway.

- Where an existing or new development treats its own wastewater, a PTP must be installed if the discharge is directly to surface water. Where the discharge is to ground, a PTP or septic tank may be used, but must be connected to a suitably designed drainage field.

2.7.13 Groundwater protection

Under the regulations, the EA have published a set of position statements on protecting groundwater from various activities (Environment Agency, 2018). The position statements that are relevant to this study with regard to discharges to groundwaters, include surface water drainage and the use of SuDS, discharges from contaminated surfaces (e.g., lorry parks) and from treated sewage effluent.

The EA also maintain a set of maps of Source Protection Zones (SPZs) to help identify high risk areas within which pollution prevention measures should be implemented. The SPZs show the risk of contamination to public water supplies from activities that may cause pollution in the area, the closer the activity, the greater the risk:

- **Zone 1 (Inner protection zone)** This zone is designed to protect against the transmission of toxic chemicals and water-borne disease. It indicates the area in which pollution can travel to the borehole within 50 days from any point within the zone and applies at and below the water table. There is also a minimum 50 metre protection radius around the borehole.
- **Zone 2 (Outer protection zone)** This zone indicates the area in which pollution takes up to 400 days to travel to the borehole, or 25% of the total catchment area, whichever area is the largest. This is the minimum length of time the Environment Agency think pollutants need to become diluted or reduce in strength by the time they reach the borehole.
- **Zone 3 (Total catchment)** This is the total area needed to support removal of water from the borehole, and to support any discharge from the borehole.
- **Zone of special interest** This is defined on occasions, usually where local conditions mean that industrial sites and other polluters could affect the groundwater source even though they are outside the normal catchment.

2.8 Summary of key new and emerging policy and legislation

The policy and legislation covering the water environment, water and wastewater services and planning is wide and frequently changing. The new and emerging policy and legislation below have been identified as particularly important for consideration in the development of the Local Plan:

- In July 2024 a new Government was formed and committed to reform the planning system, including a new standardised method of calculating local housing need.

- The Water (Special Measures) Act 2025, which received Royal Assent in February 2025, gives regulators stronger powers to act swiftly against water companies that harm the environment or fail customers. It allows Ofwat to ban executive bonuses if firms fall short on environmental, customer service, or financial standards. Other measures include automatic penalties to speed up enforcement, independent monitoring of all sewage outlets, and mandatory real-time reporting of emergency overflows within an hour of a spill.
- The Storm Overflow Assessment Framework (SOAF) was updated in 2025. This guidance builds on the implementation of the SOAF during the PR19 period (2020 to 2025) to improve and make the process more effective. Changes since the first framework include: a reduction in the trigger threshold for high spill frequency overviews to reflect requirements to improve storm overflow performance; linking to the most up to date process for water quality modelling investigations; and updates to related documentation including that on the process of the cost benefit assessment.
- The Independent Water Commission report (AKA The Cunliffe Report) recommended a simplification of the water planning system is recommended, with a comprehensive systems planning framework for England and Wales with responsibility for integrated and holistic water system planning. In response, the government announced that Ofwat would be abolished and replaced by 'a new, single, powerful regulator'.
- As of July 2025, the Defra National standards for SuDS were brought in to comply with the principles of surface water drainage design.
- Schedule 3 of the Flood and Water Management Act will designate LLFAs as SuDS Approval Bodies (SABs) with a duty to adopt new SuDS and removing the automatic right to connect to public sewers. The previous Government affirmed its commitment for enacting Schedule 3; however, it is currently unknown whether the current Government intends to do this or what the proposed timescales would be.
- Defra has recently consulted on a revised national water efficiency standard for new homes of 105 l/p/d or 100 l/p/d where there is a clear local need.
- All developments are now expected to demonstrate at least a 10% biodiversity net gain.

3 Future growth in Cotswold District

3.1 Growth in Cotswold District

The current Local Plan, covering the period from 2011 to 2031, was adopted in August 2018 by the Cotswold District Council (CDC) (Cotswold District Council, 2018). Prior to July 2025, the Council was preparing a partial update of the adopted Local Plan (the Local Plan Partial Update (LPPU)). In July 2025 Full Council voted to combine the Partial Update and Development Strategy and Sites Allocation Plan into a single Full Local Plan Update. The adoption of the next plan is anticipated in the winter of 2027 (Cotswold District Council, 2025).

For the purpose of this report, the local plan period will be 2025- 2043 although at the time of writing CDC are exploring the avenue of shortening it to 2026- 2043 prior to the Regulation 19 consultation.

The following section summarises expected growth across CDC during the plan period. This generates a forecast that can be used to estimate the volume of water and wastewater required in the future and assess the impact of the resulting pressure on water infrastructure.

The forecast consists of:

- **Allocations** - sites specifically defined in the Local Plan review.
- **Committed sites** - sites which have been granted planning permission.
- **Recent completions** - sites completed in the last year (2023/24) that may not yet appear in flow data provided by water companies. This does not include completions prior to April 2023 as these are already represented in baseline water company flow data.
- **Windfall** - sites that have not been specifically identified in the Local Plan, normally comprised of previously developed sites that have unexpectedly come available.
- **Neighbouring authority growth** - growth located outside of the district, but which will be served by infrastructure within or shared with the study area.

The government establishes specific housing needs for each council annually to ensure that housing development aligns with the unique demographic, economic, and social requirements of different regions. By setting tailored housing targets, the government can better manage population growth, support local economies, and provide adequate housing for communities.

In December 2024, the government increased the annual housing requirement for Cotswold District to 1,036 homes.

Table 3.1 All potential growth in Cotswold district by wastewater treatment works catchment

WwTW	Potential housing	Employment space (m^2)
Ampney St Peter STW	5,062	109,000
Andoversford STW	109	0
Blockley (WRW)	65	0
Bourton-on-the-Water STW	934	0
Broadwell STW	198	0
Chipping Campden (WRW)	198	0
Cirencester STW	11,600	252,912
Fairford STW	2,018	42,000
Honeybourne (WRW)	1,412	0
Lechlade STW	220	0
Moreton-in-Marsh STW	4,302	51,000
Tetbury STW	336	0
No public sewerage in the vicinity	153	0
Total	**26,607**	**454,912**

3.2 Windfall

An estimate of Windfall during the Local Plan period was provided by CDC, broken down by parish. This has been assigned to the appropriate WwTW as shown in Table 3.2.

Table 3.2 All potential windfall in Cotswold district by wastewater treatment works catchment

WwTW	Potential housing
Andoversford STW	47
Blockley (WRW)	0
Bourton-on-the-water STW	501
Broadwell STW	57
Cirencester STW	1,300
Fairford STW	206
Honeybourne (WRW)	7
Lechlade STW	52
Moreton-in-marsh STW	266
Tetbury STW catchment	55
Total	**2,491**

3.3 Growth outside of Cotswold District

3.3.1 General approach

Where growth within a neighbouring Local Planning Authority (LPA) area may be served by infrastructure within or shared with Cotswold district, the LPA were contacted as part of a Duty to Cooperate request to provide information on:

- The latest growth forecast (housing and employment) for the local plan area.
- Details of future growth within the catchments of WwTW which serve part of their council area and Cotswold district.

3.3.2 Cheltenham

Heyden WwTW serves a population in both Cotswold district and Cheltenham. There is not expected to be any growth in this catchment from CDC within the Local Plan period. This WwTW has not been assessed further.

3.3.3 Stratford-on-Avon

Nethercote WwTW serves a population in both Cotswold district and Stratford-upon-Avon District. There is not expected to be any growth from either Cotswold district or Stratford-upon-Avon District Council at this WwTW within the Local Plan period. This WwTW has not been assessed further.

3.3.4 Wiltshire

Didmarton WwTW serves a population in both Cotswold district and Wiltshire. Wiltshire Council provided the location and size of future housing development sites from their Neighbourhood Plan and outlined permissions. There is not expected to be any growth from either Cotswold district or Wiltshire Council at this WwTW within the Local Plan period. This WwTW has not been assessed further.

3.3.5 Wychavon

Wychavon District Council provided the allocated sites from the draft South Worcestershire Development Plan. There is one site within the Honeybourne WwTW catchment, which serves Cotswold District and would be serving the proposed allocations.

Table 3.3 Growth from Wychavon using infrastructure shared with Cotswold district

WwTW	Proposed number of dwellings	Potential employment space (m^2)	Period
Honeybourne	None identified	31	Up to 2041

3.3.6 Neighbouring authorities with no shared wastewater infrastructure

The following LPAs share a boundary with Cotswold district but do not share any wastewater infrastructure:

- South Gloucestershire
- Stroud
- Swindon
- Tewkesbury
- West Oxfordshire
- Vale of White Horse

3.4 Growth and water demand

3.4.1 Water demand from housing

The estimate of water demand from each housing site was based on the number of houses, and per capita consumption and average occupancy statistics taken from the relevant water supply companies Water Resource Management Plan (WRMP24) tables. The base year 2024/25 was used and was assumed to stay the same throughout the plan period. This represents the baseline "business-as-usual" scenario, not accounting for water efficient design and supply and demand measures from the water companies' WRMPs.

3.4.2 Water demand from employment sites

Demand from employment sites was calculated assuming a rate of 100l/d per employee. Where the forecast number of employees for a site was not specified by CDC, employment floorspace and assumed density based on employment use classes was used to calculate an indicative number of employees for a site. Table 3.4 below outlines the assumed densities of employment space derived from the Homes and Communities Agency (2015) Employment Density Guide third edition. This guide pre-dates recent changes in working practices including the Covid-19 pandemic and technological changes to support working from home and automation.

Table 3.4: Employment use classes and assumed densities used to calculate water demand.

Use class	Description	Density (m^2/employee)
B1	Offices (assumed)	32
B1a	Offices	8
B1b	Research and development space	40
B1c	Light industrial	47
B2	Industrial and manufacturing	36
B8	Storage and distribution	70

Use class	Description	Density (m^2/employee)
Mixed B	Mixed	32.75
B1, B2, B8	Mixed	38
Mixed A	Mixed	15

3.4.3 Business as usual Water Demand Forecast

The impact of planned growth across the CDC's Local Plan Review period on water demand is summarised in Figure 3.1 below, displaying demand from each source of growth outlined in Table 3.1 and from neighbouring authorities. Additional water demand from planned development in CDC is forecast to grow by 9.78 Ml/d across the five-water industry Asset Management Plan (AMP) periods spanning the Local Plan period.

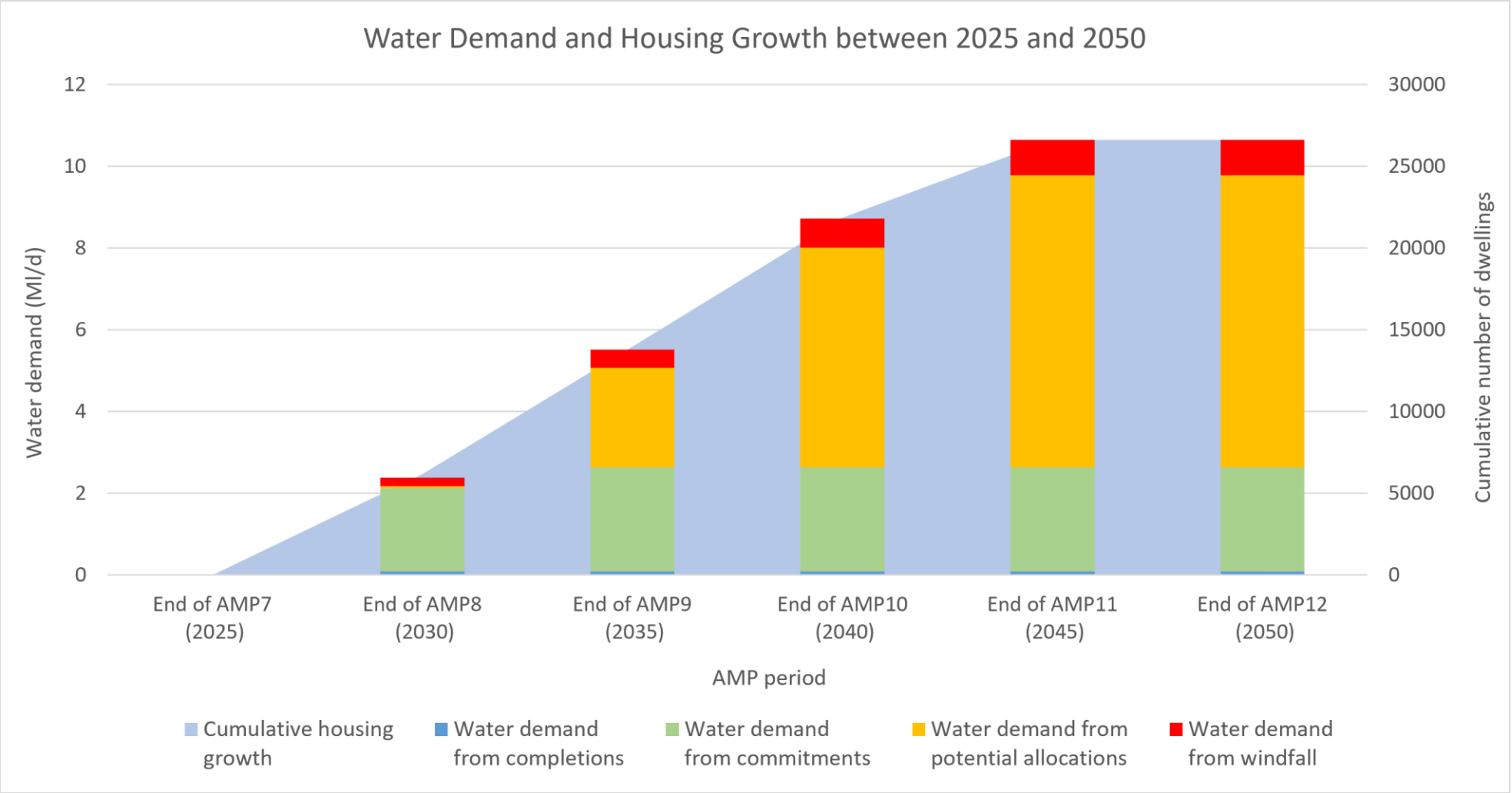


Figure 3.1: Cumulative water demand driven by additional dwellings forecast across the Local Plan period

4 Water resources

4.1 Introduction

4.1.1 Objectives

The aim of the water resources assessment is to ensure that sufficient water is available in the region to serve the proposed level of growth, and that it can be abstracted without a detrimental impact on the environment, both during the plan period and into the future. The assessment characterises the study area, identifying the key surface water and groundwater bodies, and local geology. It highlights the pressures on water resources in the region, identifies existing constraints on abstraction, and provides evidence for adopting tighter water efficiency targets.

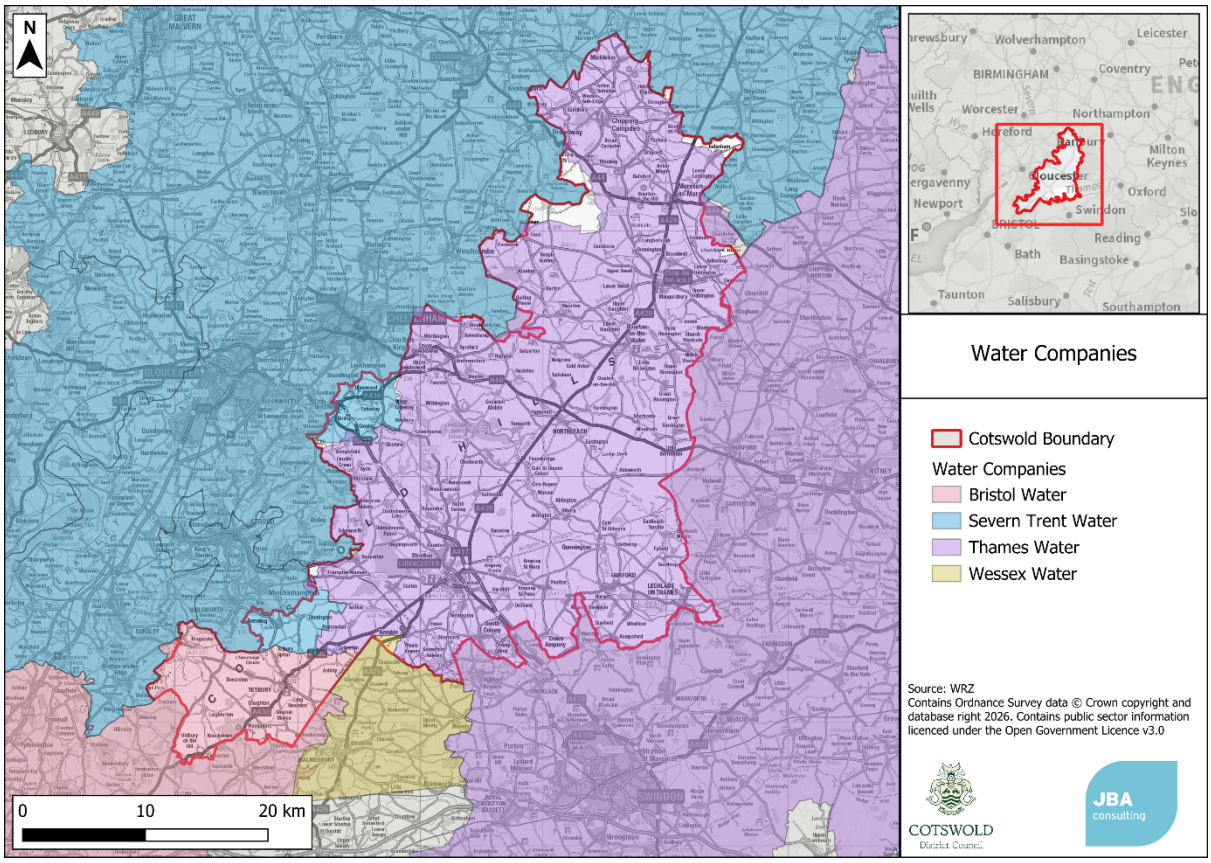


Figure 4.1 Water supply areas

4.1.2 Water resources in England

It is important to set water resources in Cotswold District within the context of the overall national picture.

The EA (Environment Agency, 2024) published a summary of England's revised draft regional and water resources management plans (gov.uk) which includes their view

on the overall state of water resources in the UK and the challenges the country faces. They state that:

'In England, our climate is changing, our population is growing, and as a nation we want an improved environment along with a thriving economy, enabled by resilient water supplied. Action is required now to meet these objectives'.

'The scale of the challenge we face increases with time, and, by 2050, we are looking at a shortfall of nearly 5 billion litres of water per day between the sustainable water supplied available and the expected demand.'

'Demand reductions are crucial, particularly in the short term. The Environment Act 2021 sets a target to reduce the use of public water supply in England, per head of population, by 20% by 2037-38 from the 2019-20 baseline.'

'Government will be looking to water companies to act quickly and take significant steps forward on installing smart meters and delivering on their wider water efficiency commitments and reducing leakage. This will happen alongside the introduction of a mandatory water label which will enable water efficient decisions across the country. The government has also committed to review water efficiency requirements of building regulations which will be a key action to ensure new homes are water efficient.'

There have been several important documents published in recent years, all highlighting the growing awareness and concern about this issue. The National Water Resources Framework led to the creation of the regional water resources planning groups and defined the objective to achieve an average household water efficiency of 110l/p/d by 2050 (including existing housing).

The Government's EIP published in January 2023 contains a roadmap for improving water efficiency in new developments and retrofits. This contains an action to review Building Regulations (2010) and consider a new standard for new homes in England of 105 l/p/d and 100 l/p/d where there is a clear local need, such as in areas of serious water stress. Whilst this is not current policy, it is likely that a tighter standard than the 110l/p/d will be adopted in Building Regulations early in the Local Plan period.

4.2 Characteristics of the study area

4.2.1 Introduction

This section aims to review the geological and hydrogeological setting of the Cotswolds (the "study area") and the aquifer properties of the groundwater bodies, which will both supply and receive water discharges from the area and be affected by continued development.

4.2.2 Topography

The topography of the study area is shown in Figure 4.2 below. The southern and eastern sections of the district are relatively flat river floodplains (green), which extend into river valleys orientated north to south through the district with the highest elevations in the north (red and white). The river valley basins range between 75-80 mAOD which increase to at maximum 265mAOD in the north. Therefore, the majority of overland surface water (and consequently groundwater) will flow from the northern district boundary towards the south, with minor exceptions where smaller river valleys are orientated south to north towards the Stroud and Cheltenham districts.

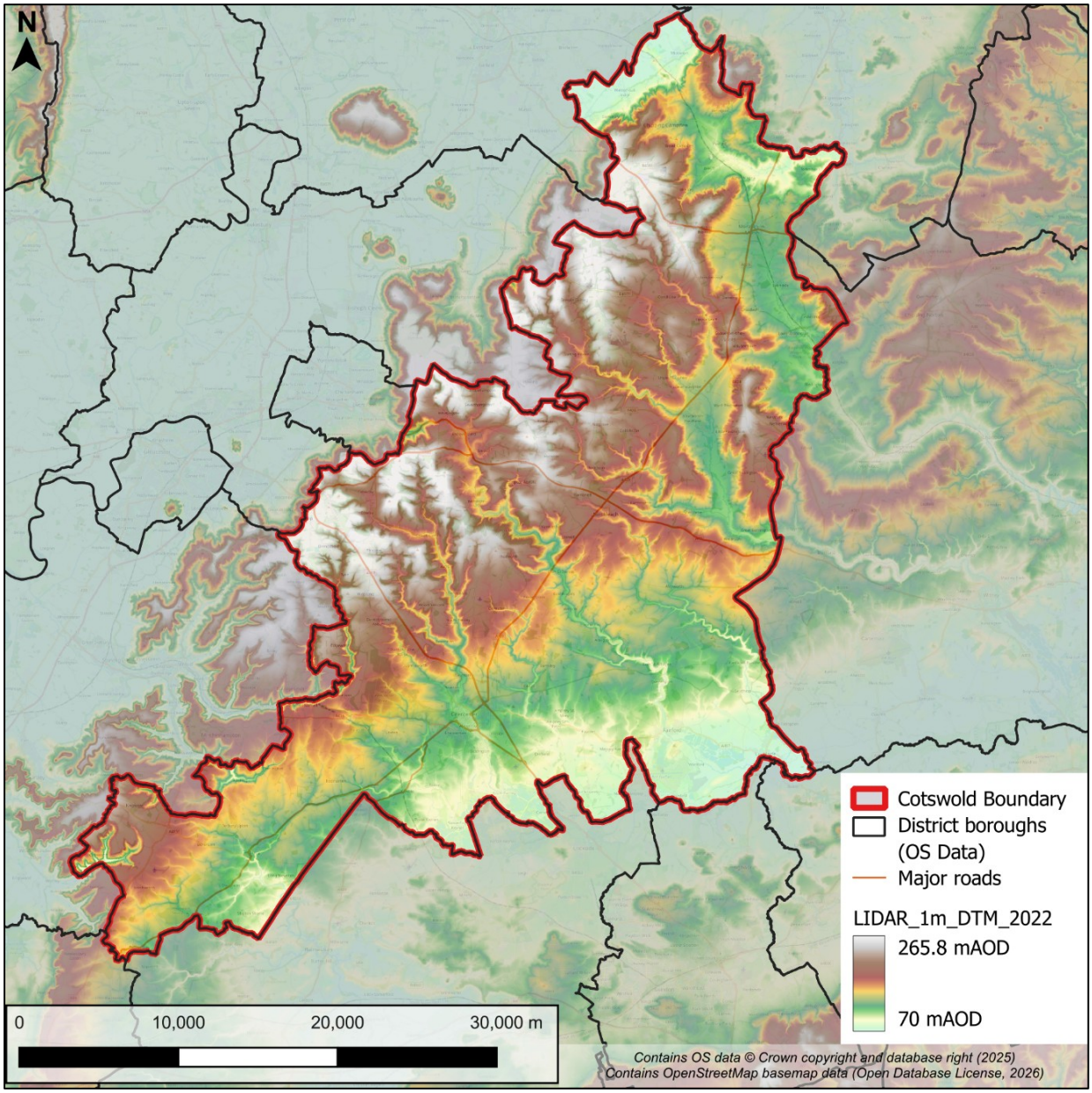


Figure 4.2- Cotswolds topography

4.2.3 Catchment

There are ten EA gauging stations identified from the UK Hydrometric Register (2008) within the study area, which can be seen in Figure 4.3. The Baseflow Index (BFI) of these rivers and the standard average annual rainfall (SAAR) given by the gauge data is summarised in Table 4.1 below. The BFI represents the proportion of total streamflow made up of baseflow (groundwater input); the higher the BFI, the more reliant on short term surface water flow (rainfall) the river is.

Table 4.1: River Base Flow Index and Standard Annual Average Rainfall within study area

River name	Gauging Station	Base Flow Index (BFI)[3]	SAAR period 1941 - 1970	SAAR period 1961 - 1990	SAAR period 1991 - 2020
River Eye	Windrush at Bourton on the Water (Station: 39142)	0.94	801 mm/yr	799 mm/yr	918 mm/yr
River Eye	Dikler at Bourton on the Water (Station: 39143)	0.83	794 mm/yr	759 mm/yr	867 mm/yr
River Leach	Leach at Priory Mill Lechlade (Station: 39042)	0.80	776 mm/yr	736 mm/yr	823 mm/yr
River Coln	Coln at Fossebridge (Station: 39109)	0.9	816 mm/yr	832 mm/yr	938 mm/yr
River Coln	Coln at Bibury (Station: 39110)	0.92	818 mm/yr	821 mm/yr	914 mm/yr
River Coln	Coln at Fairford (Station: 39143)	0.93	814 mm/yr	808 mm/yr	898 mm/yr
Ampney and Poulton Brooks	Ampney Brook at Ampney St Peter	0.77	836 mm/yr	809 mm/yr	873 mm/yr

River name	Gauging Station	Base Flow Index (BFI)[3]	SAAR period 1941 - 1970	SAAR period 1961 - 1990	SAAR period 1991 - 2020
	(Station: 39099)				
River Churn	Churn at Perrott's Brook (Station: 39108)	0.88	878 mm/yr	855 mm/yr	945 mm/yr
River Churn	Churn at Cirencester (Station: 39073)	0.91	879 mm/yr	854 mm/yr	927 mm/yr
River Churn	Churn at Cerney Wick (Station: 39035)	0.84	860 mm/yr	833 mm/yr	896 mm/yr
River Thames	Thames at Ewen (Station: 39071)	0.69	887 mm/yr	815 mm/yr	873 mm/yr

The high baseflow index of the rivers in the study area (between 0.69-0.91) reflects that these rivers are highly reliant on groundwater flow for their water supply rather than shorter term rainfall and surface water flow. It should be noted however that due to the highly permeable, karstic nature of the limestones in the Cotswolds, these BFI values are limited in representing the rapid nature of groundwater to the rivers via subsurface voids and cave systems; a higher BFI assumes the groundwater is slower with delayed flow to rivers, but karstic limestone will behave more rapidly like surface water.

The SAAR is the average rainfall across a catchment over a 30-year period derived from the National River Flow Archive[1]. Annual rainfall has generally increased over the three periods, which matches trends across the UK. The Cotswolds receives slightly less rain than the majority of the southwest of the UK according to 50-year datasets[2].

1 River gauge and rainfall data available at: https://nrfa.ceh.ac.uk/data/search
2 50 year average annual rainfall data across the UK available at: https://www.arcgis.com/apps/dashboards/d29ad7056f3548eb8affeb1c0ad50106

4.2.4 Surface water hydrology

Several Environment Agency-designated main rivers flow through the Cotswold district study area, forming a critical component of the district's hydrological infrastructure.

Surface waterbodies in and around the study area are shown in Figure 4.3. They are summarised here:

- The source of the River Thames can be found near Kemble, and it runs south-east through Somerford Keynes and then along the eastern boundary of the Cotswold District. The River Churn, Ampney Brook, River Coln, River Leach, River Windrush, and the River Evenlode are all tributaries to the River Thames, the sources of each can be found in the Cotswold District.
- The River Churn begins in Coberly, running south through Cirencester and then through South Cerney where it begins to join the River Thames.
- Ampney Brook begins just east of Cirencester, outside of Ampney Crucis and runs south through Down Ampney.
- Brockhampton, in the west of the district, is where the source of the River Coln is. The River Coln then runs south-east towards and through Fairford and then east towards Lechlade where it joins the River Thames.
- The River Leach begins in Northleach, running south-east, around the west and south of Aldsworth and towards Eastleach. The River Leach joins the River Thames just south-east of Lechlade.
- The source of the River Windrush can be found to the east of Taddington (Gloucestershire) where it flows south through Guiting Power, and then east towards Bourton-on-the-Water where it is joined by the River Dikler. The River Windrush then runs south towards Windrush where it is joined by the Sherbourne Brook before running east towards Oxfordshire.
- The River Evenlode runs south from Moreton-in-Marsh, through Evenlode and towards Bledington.

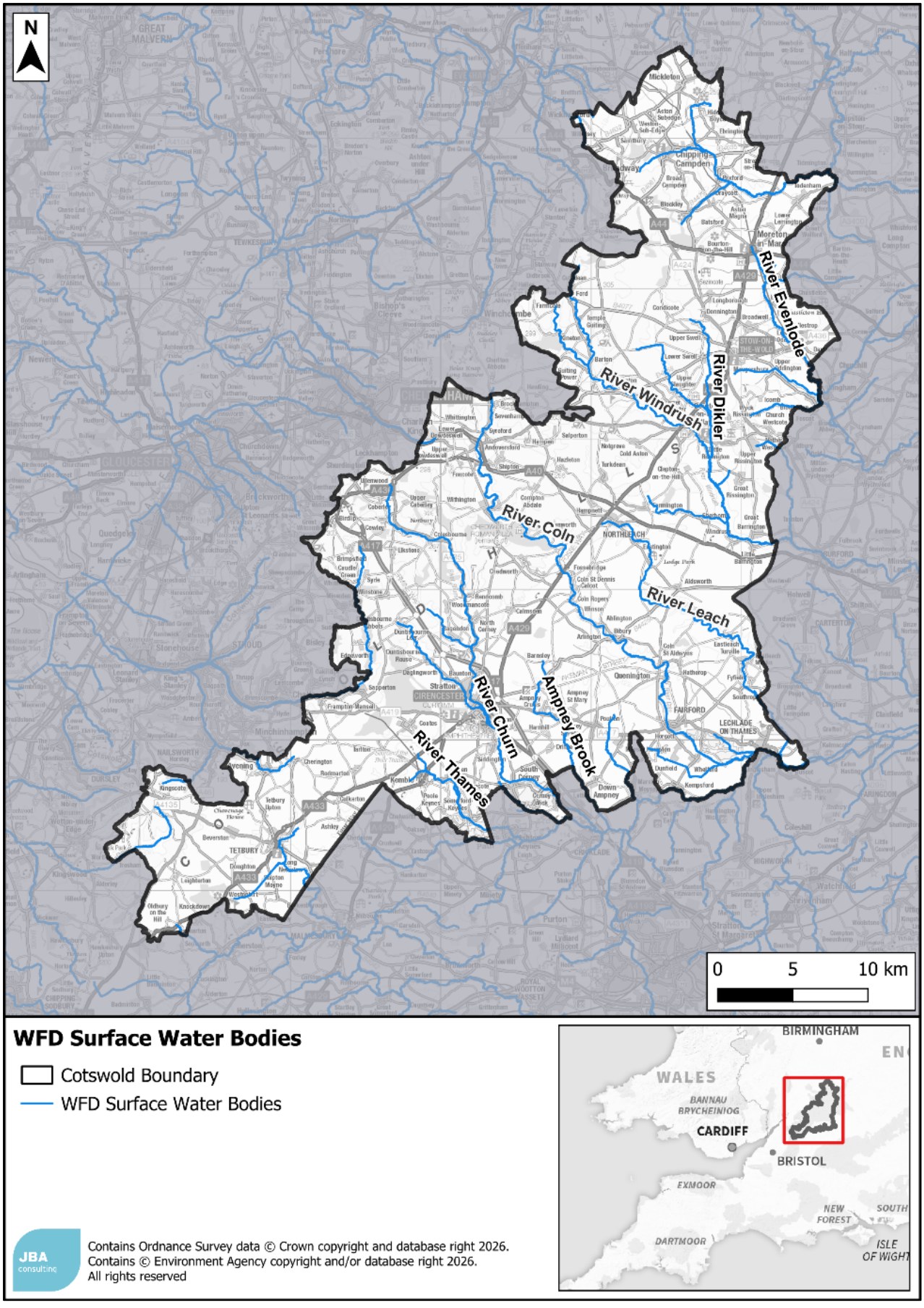


Figure 4.3 Surface waterbodies in and around Cotswold District

4.2.5 Groundwater hydrology

A WFD groundwater body represents a distinct body of groundwater flow with a coherent flow unit including recharge and discharge areas with little flow across the boundaries. Groundwater bodies are shown in Figure 4.4 below.

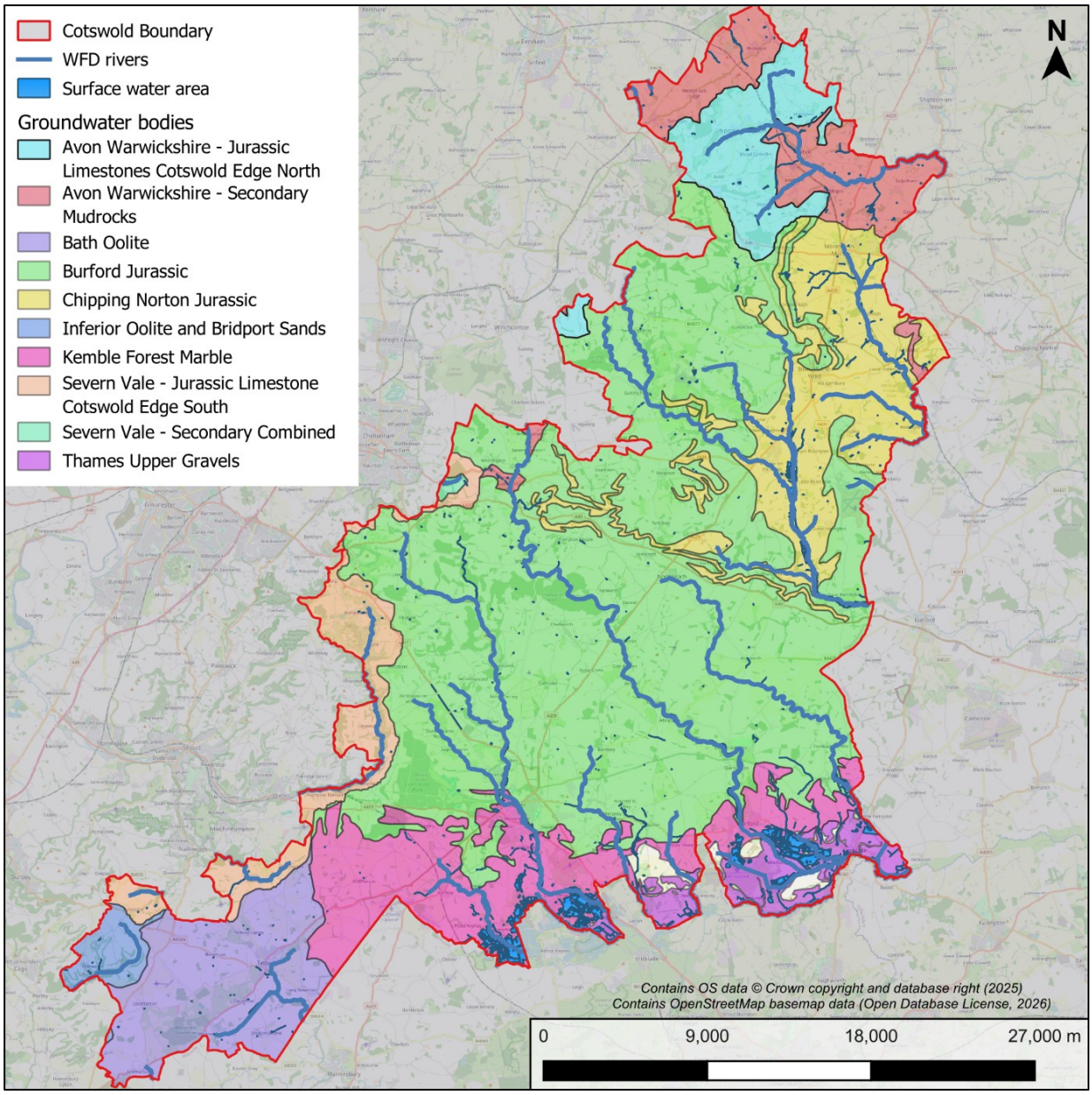


Figure 4.4 Groundwater bodies in Cotswold District

The majority of the study area is covered by the Burford Jurassic groundwater body. A band of Kemble Forest Marble lies to the south of the study area, with the furthest southern section underlain by the Bath Oolite. A small area to the southeast is part of the Thames Upper Gravels groundwater body. To the east, there is a section of the Chipping Norton Jurassic, while small areas to the north are covered by the Avon Warwickshire – Secondary Mudrocks and Avon Warwickshire – Jurassic Limestones (Cotswold Edge North) groundwater bodies.

WFD classification of the groundwater bodies Figure 4.4 can be found in Table 4.2.

Table 4.2: WFD status of groundwater bodies in the study area.

Groundwater bodies	Waterbody ID	Quantitative status	Chemical status	Overall status
Warwickshire Avon - Jurassic Limestones Cotswold Edge North	GB40901G304400	Good	Good	Good
Severn Vale - Jurassic Limestone Cotswold Edge South	GB40901G305700	Good	Good	Good
Inferior Oolite and Bridport Sands	GB40901G305800	Poor	Poor	Poor
Bath Oolite	GB40901G805500	Poor	Poor	Poor
Severn Vale - Secondary Combined	GB40902G204900	Good	Good	Good
Warwickshire Avon - Secondary Mudrocks	GB40902G990900	Good	Good	Good
Burford Jurassic	GB40601G600400	Poor	Poor	Poor
Chipping Norton Jurassic	GB40602G600300	Poor	Poor	Poor
Kemble Forest Marble	GB40602G600500	Poor	Poor	Poor
Upper Thames Gravels	GB40603G000200	Poor	Poor	Poor

Quantitative status of poor means that the water bodies failed the quantitative groundwater balance test, indicating the total existing abstraction may not be sustainable in the long term. This failure is associated with abstraction for agricultural and rural land management, as well as public water supply. Poor chemical status is associated with agriculture, rural and urban land management, point, and diffuse sources of pollution.

4.3 Geology

4.3.1 Summary

The geology of catchments is an influencing factor in water runoff from the ground surface, and how appropriate the type of SuDS is for a development due to the variations in the permeability of surface material and bedrock stratigraphy.

Information on the geology of the study area has been derived from 1:625,000 British Geological Survey geology mapping (BGS online map viewer), BGS Solid & Drift Geology Map, and BGS online borehole archive.

The geology underlying the study area is summarised in Table 4.3 below.

Table 4.3: Stratigraphy of lithologies underlying the study area

Age	Group	Unit	Description	Thickness (m)
Quaternary	Topsoil	Soilscape 3 (>60% of study area)	Shallow lime-rich soils over chalk or limestone with arable grassland landcover*. Particularly vulnerable to leaching of nitrate and pesticides to groundwater; surface capping and erosion of chalk soils on steeper slopes, linked with eutrophication and silting of chalk streams and their gravel spawning beds	0.2-0.9m***
Quaternary	Topsoil	Soilscape 18 (~20% study area,	Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils*. Landcover is seasonally wet arable grassland and some woodland. Main risks are associated with overland flow from compacted or poached fields.	0.3 - 0.4m***
Quaternary	Topsoil	Soilscape 9	Lime-rich loamy and clayey soils with impeded drainage*. Landcover is arable pastures and "classic chalky boulder clay ancient woodlands"*.	Unknown (limited shallow borehole records)
Quaternary	Topsoil	Soilscape 5	Freely draining lime-rich loamy soils with landcover of herb-rich chalk and limestone pastures and deciduous woodlands.	0.3- 0.9m
Quaternary	Topsoil	Soilscape 22	Loamy soils with naturally high groundwater, landcover of arable grassland, wet meadows and woodlands*. Limited extent around rivers especially in the south (Cirencester).	0.1-0.4m
Quaternary	Topsoil	Soilscape 20	Loamy and clayey floodplain soils with naturally high groundwater*. Limited extent around existing rivers.	Variable, 0.15-0.4m

Age	Group	Unit	Description	Thickness (m)
Quaternary	Topsoil	Soilscape 8	Slightly acid loamy and clayey soils with impeded drainage*.	Unknown (limited borehole records due to sparse patches of soil)
Quaternary	Superficial deposits (1:625,000 scale) (in age order)	Alluvium	Unconsolidated clay, silt, sand and gravel river deposits.**	4-6m***
Quaternary	Superficial deposits	River Terrace deposits	Undifferentiated sands and gravels locally with lenses of silt, clay or peat.	3-5m***
Quaternary	Superficial deposits	Till	Over consolidated, unsorted clay, sand, gravel, boulders**	4-7m***
Quaternary	Superficial deposits	Glacial Sand and gravel	Sand and gravel with rare clay interbeds**	3-7m***
Quaternary	Superficial deposits	Landslip (undifferentiated rock)	Variable rock, earth and debris material dependant on the nature of the upslope material and type of slip failure.	Highly variable and dependent on slope gradient.
Middle Jurassic	Bedrock (1:625,000	Kellaways Formation and Oxford Clay Formation	Silicate grey mudstone with local thin beds of siltstone and sandstone and nodules of argillaceous limestone.	50-70m (Oxford Clays, northeast**)

Age	Group	Unit	Description	Thickness (m)
	scale) (in age order)	(undifferentiated)		
Middle Jurassic	Bedrock	Great Oolite group	Variety of mudstone-dominated and ooidal, bioclastic and fine-grained limestone formations consisting of sandstone, limestone and argillaceous rocks.	60-90m**
Middle Jurassic	Bedrock	Inferior Oolite group	(Specific to the Cotswolds-Weald area, varies across the UK) Varied succession of ooidal, peloidal, sandy, ferruginous and shelly limestones, with subordinate sandstone, lime-mudstone and mudstone beds.	10-20m (south Cotswolds) 20-106m (north Cotswolds)**
Triassic	Bedrock	Lias group	Predominantly grey, well bedded, marine calcareous mudstone and silty mudstone with thin beds of limestone (lower part), thick siltstone and sandstone beds (upper part) and some ironstone (middle part).	120m (Whitby Mudstone member)** Generally less than 300m (Lias Group)**

Sources:

*Soil Landscapes Online Viewer

**BGS Online Lexicon of Named Rock Units

***BGS Borehole Records

4.3.2 Topsoil

Soil classification by the Soil Landscapes Online Viewer (DEFRA, 2022) has classified the soils throughout the study area into seven types (see Table 4.3). Soilscapes 3, which covers the majority of the area across the east, is described as shallow lime-rich soils over chalk or limestone with arable grassland landcover. This soil is noted to be particularly vulnerable to leaching of nitrate and pesticides to groundwater; surface capping and erosion of chalk soils on steeper slopes, which is linked with eutrophication and silting of chalk streams and their gravel spawning beds.

Soilscape 18 is the second dominant soil type in the Cotswolds, described as slowly permeable, seasonally wet and slightly acidic but base-rich loamy and clayey soils. The landcover is seasonally wet arable grassland and some woodland with main risks associated with overland flow from compacted or poached fields.

The remaining four soil types are limited in their extent and patchy in areas directly adjacent to rivers and the river valley basins. The are generally all lime rich, loamy soils associated with floodplains.

4.3.3 Artificial (Made) ground

The BGS GeoIndex indicates that Artificial Made Ground is very sparse across the study area and found in relatively small patches underlying existing building footprints. The most concentrated area of made ground according to the BGS data is across South Cerney and surrounding Ashton Keynes, which represents the quarries which have now been filled with water to form reservoirs, rather than artificial fill material. Made Ground will be associated with all building footprints and roads within the study area and be highly variable in thickness. Open-source data of building footprints alone (not including roads, or surrounding infrastructure or the BGS data) make up less than 0.1% of the total study area, which is an underestimate of Made Ground. This can be seen in Figure 4.5, which provides the distribution of made ground across the study area.

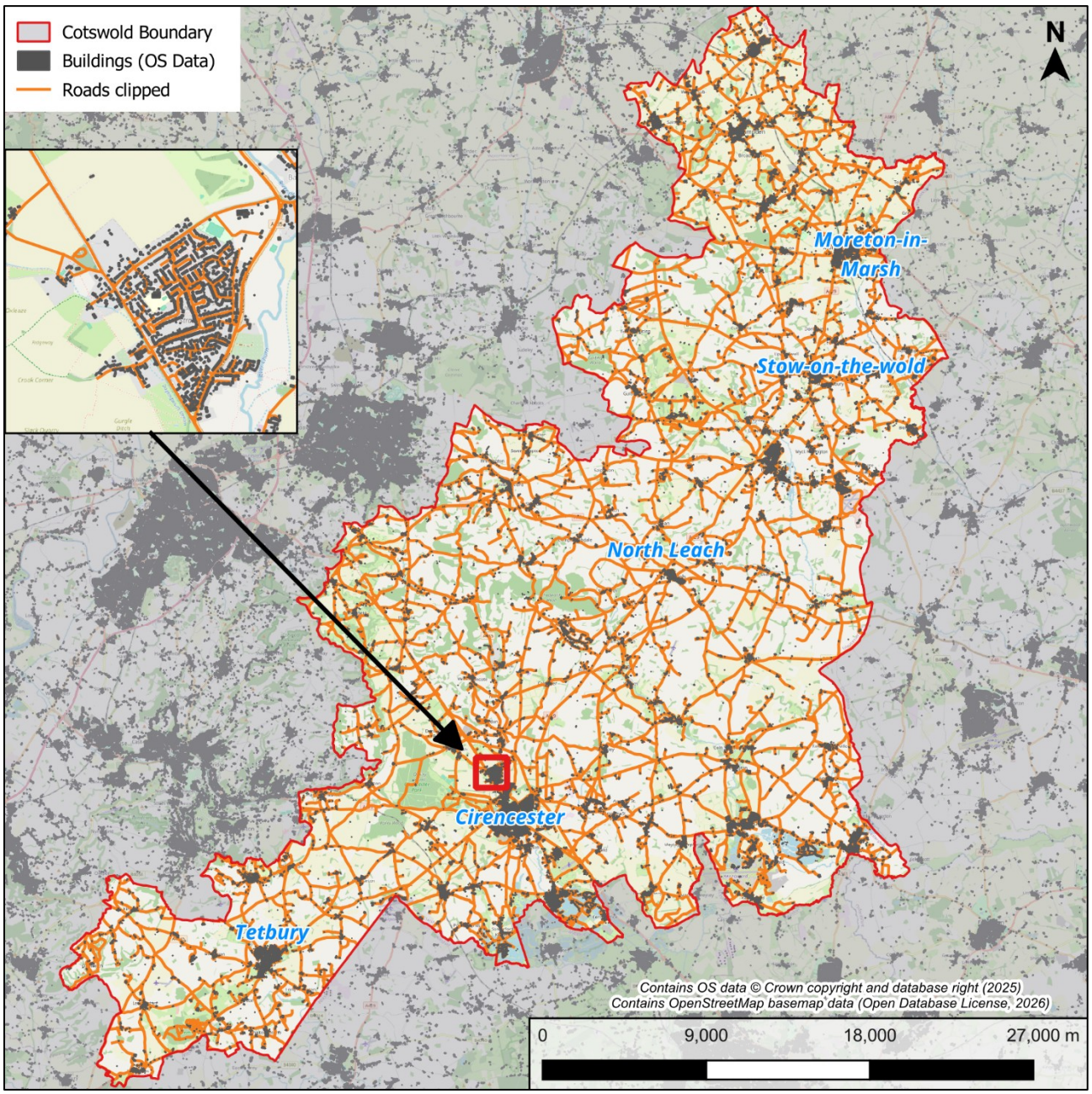


Figure 4.5- Artificial land cover

4.3.4 Superficial geology

The superficial deposits of the study area and the surrounding local area are shown in Figure 4.6. The BGS GeoIndex (1:625k) indicates that the main superficial deposits in the study area comprise Alluvium, Till, Glacial Sand and gravel, River Terrace deposits, and Landslip (undifferentiated rock).

- The Alluvium is limited to the inner river valleys in the centre and south of the study area is generally between 4-6m thick (BGS historical borehole records) and consists of sands, silts and clays with some bands of gravel. It is deposited by a glacier and often found on valley floors. The most extensive deposits are found

along the River Churn near Cirencester (south), the River Coln (especially around Burton-on-the-water) and the River Eye.

- The Till (Devensian) found only in the northeast of the study area (around Moreton-in-marsh) consists of over consolidated, unsorted clays, sand, gravel and boulders of varying sizes. The limited borehole records in this area indicate thicknesses of between 4-7m (the majority are deep wells recording stratigraphy after 20mbgl) and are concentrated in bulb-like floodplain areas around the River Evenlode source and upper course.
- The glacial sand and gravel deposits are very localised to patches near the source of the River Knee Bk (northwest of Chipping Campden), the River Evenlode (north of Crawthron Wood) and Ozelworth Bk (underlying Newark Park). These deposits are between 3-7m thick beds of sand and gravel.
- The River Terrace deposits, concentrated in a east to west orientated band across the south of the study area, comprise undifferentiated fluvial sands and gravels with clasts of Jurassic limestone (beneath this layer) and some alluvium (above this layer). It lines the slopes in elevated benches of the wider river basin valleys as remnants of former floodplains. These deposits are generally between 3 and 5m thick, thinning towards existing river channels where the river has incised the valley.
- The Landslip ("undifferentiated rock") deposits line the southwest border of the study area and are described as highly variable rock, earth and debris dependant on the type of slip failure and upslope material. In these areas of the Cotswolds, these deposits are likely made of weak Jurassic limestone bedrock, mudstone and sandstone formed by ancient rotational landslips, which have mixed the inferior oolite limestone (see Section 4.3.5) into the weaker Charmouth and Whitby mudstones which underlie the limestone. Thicknesses will be highly variable and characterised by hummocky terrain on upper slopes in the study area.

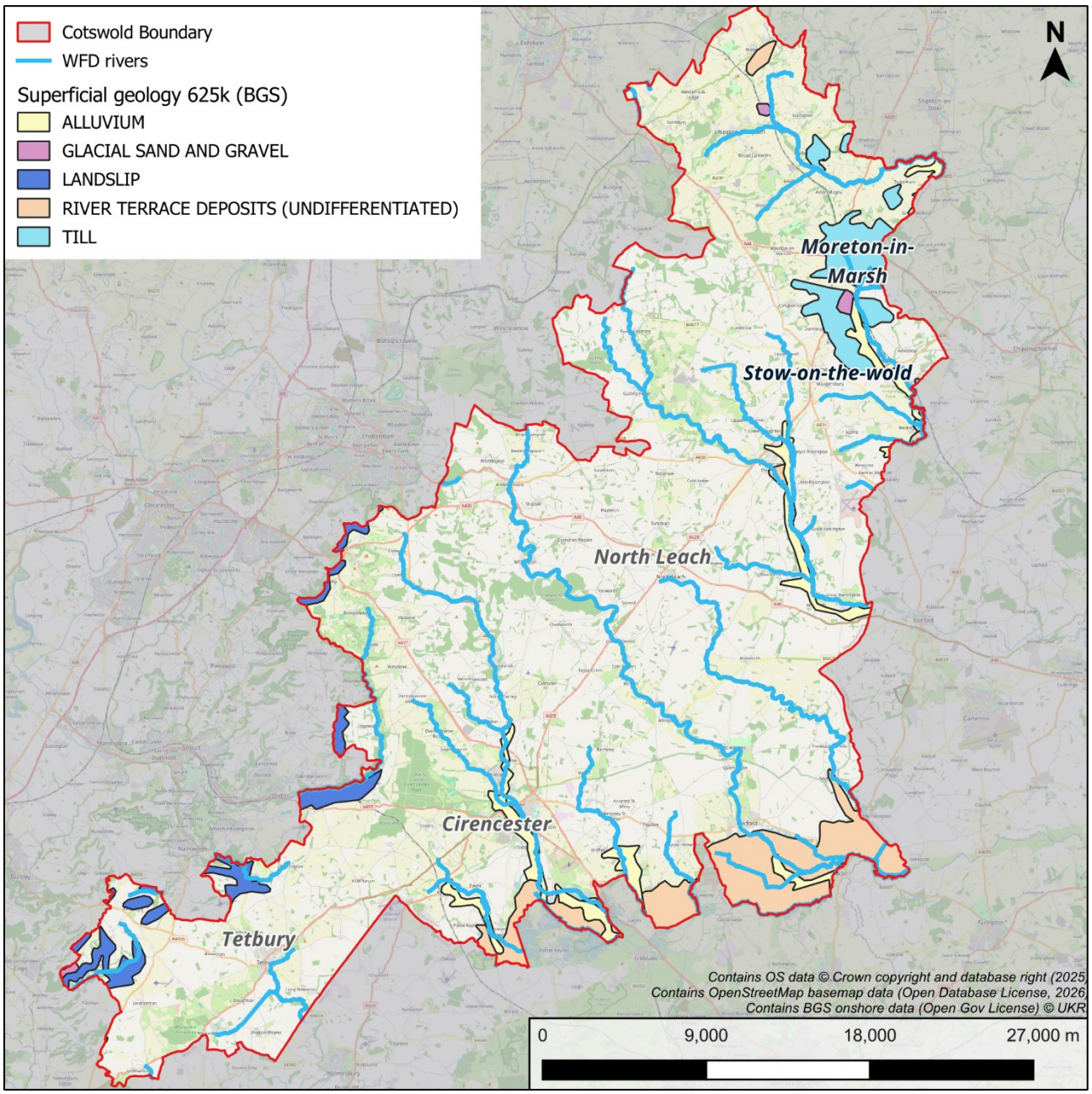


Figure 4.6- Superficial geology of the Cotswolds

4.3.5 Bedrock geology

The BGS 1:625k geology mapping shows that the bedrock geology of the study area comprises four main bedrock lithologies, predominantly the Great Oolite group (limestone) across the majority of the area, bordered by the Kellaways Clay formation to the south, the Inferior Oolite Group across the northern half of the area (roughly outlines the river valleys) and the Lias group across the northeast. These are shown in Figure 4.7 below.

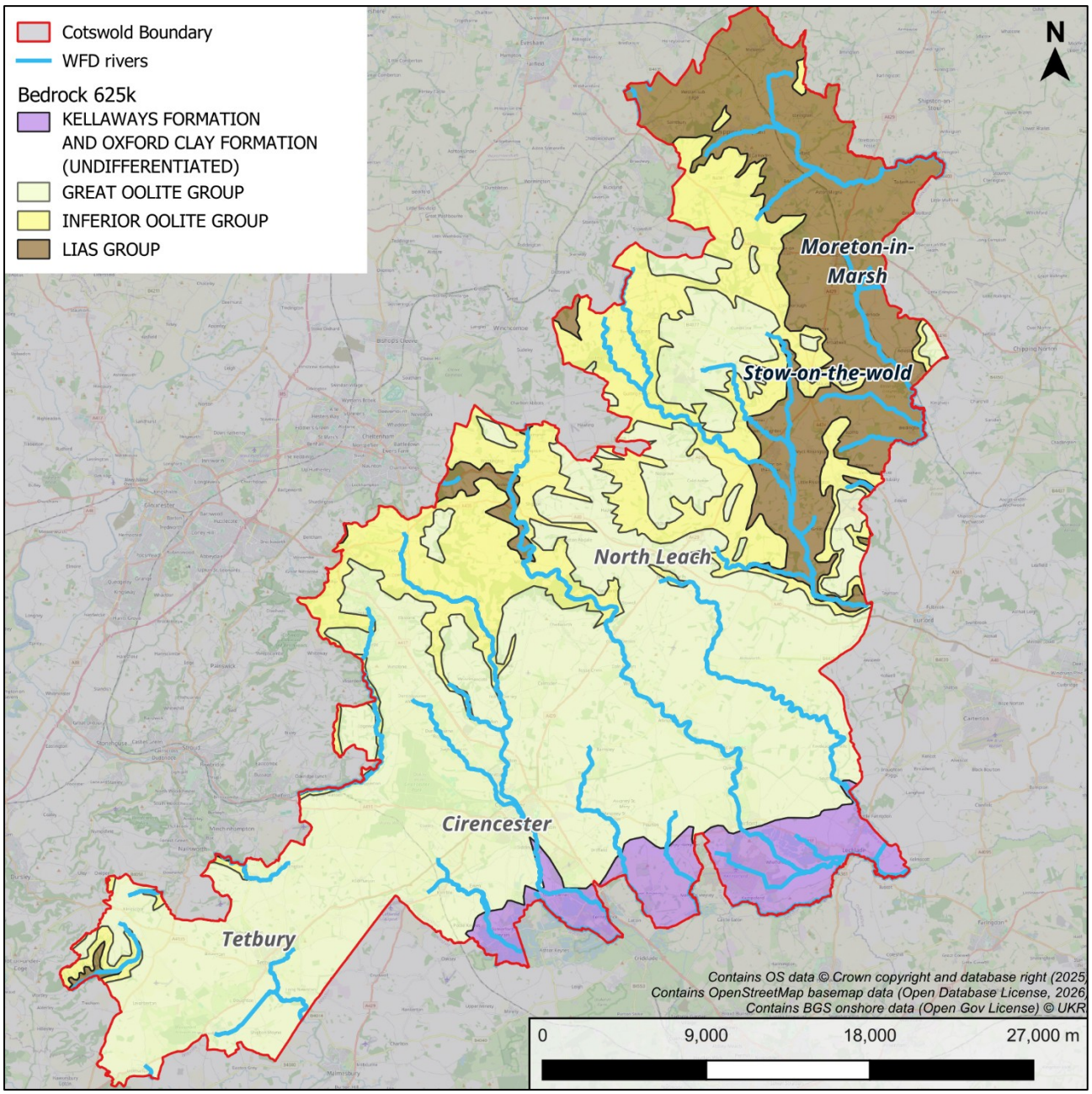


Figure 4.7- Bedrock geology of the Cotswolds

The Greater Oolite Group bedrock across the majority of the study area is a mixture of different 'hard' limestones and argillaceous rock formations alternating with clay, the majority of which capable of forming large conduit and fracture systems underground. The Inferior Oolite group also consists of limestones but is more ferruginous and underlies the greater oolite group. The Lias Group underlying this in the northeast is also a limestone group, but in contrast comprises predominantly mixed mudstones, limestone and marl formations. The Kellaway Clays and Oxford Clays Group (undifferentiated) is the youngest formation on top of the Oolite Limestones, which in the Cotswolds comprises primarily Oxford Clays (BGS 1:50k mapping).

4.3.6 Mining risk areas

There are no development high risk areas (DHRA) within the Cotswolds district boundary according to the mining layout data from the Mining Remediation Authority. There are also no mapped mine shafts, adits or gutter pits within the Cotswolds according to the BGS dataset. However, due to the karstic nature of the bedrock limestones, it is very likely that underground conduits and cave systems are widespread and due to not being 'man-made' are underrepresented in the BGS database.

4.4 Hydrogeology

4.4.1 Aquifer classification

Table 4.4 summarises the Environment Agency's (EA) hydrogeological classification of the bedrock and superficial deposits underlying the study area.

Table 4.4: Hydrogeology of Cotswold District

Drift/Bedrock	Unit	Environment Agency Aquifer Classification
Superficial (drift) deposits	Alluvium	Secondary A aquifer (moderately productive)
Superficial (drift) deposits	River Terrace deposits	Secondary A aquifer (moderately productive)
Superficial (drift) deposits	Till	Secondary undifferentiated aquifer
Superficial (drift) deposits	Glacial Sand and gravel	Non aquifer (unproductive)
Superficial (drift) deposits	Landslip (undifferentiated rock) Mass Movement Deposit	Non aquifer (unproductive)
Bedrock	Kellaways Formation and Oxford Clay Formation (undifferentiated)	Non aquifer (unproductive)
Bedrock	Great Oolite group	Principal Aquifer (highly productive)
Bedrock	Inferior Oolite group	Principal Aquifer (highly productive)
Bedrock	Lias Group	Secondary undifferentiated aquifer

Explanation of aquifer classes (from Environment Agency website):

- Principal aquifers - "may support water supply and/or baseflow to rivers on a strategic scale."
- Secondary A aquifers - "permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of baseflow to rivers."

- Secondary B aquifers - "predominantly lower permeability layers which may store and yield limited amounts of groundwater."
- Secondary undifferentiated aquifers: "It is not possible to apply either a Secondary A or B definition because of the variable characteristics of the rock type"

4.4.2 Aquifer vulnerability

The BGS's groundwater vulnerability mapping indicates underlying bedrock units of the majority of the study area as high risk combined with soluble rock risk. This correlates with the underlying Oolite Limestone and Inferior Oolite Limestone bedrocks, which underlie the majority of the Cotswolds, with limited protection from superficial deposits. There are some patches of medium and medium to low risk in areas to the northeast (e.g. Moreton-on-marsh) which correlates to where superficial deposits along the river are found, and the transition to the Lias Group (overlying the more vulnerable limestones). Due to the lack of widespread natural cover from superficial deposits and impermeable bedrock, this results in a medium-high pollution risk to groundwater from surface activities across the Cotswolds. Additional measures over and above good practice pollution prevention requirements to ensure that groundwater isn't impacted will be required, especially across the centre and southwest.

4.4.3 Groundwater source protection zones

Source Protection Zones (SPZs) are used to protect areas of vulnerable groundwater that are used for abstraction and where water quality is of high importance (such as drinking water abstractions). SPZs are categorised into three zones, 1-3, with 1 being most sensitive to pollution, and 3 representing the lowest risk but still within the groundwater catchment of the abstraction. These are identified and shown in 9.5.4, alongside the guidance from the EA.

4.5 Availability of water resources

4.5.1 Abstraction Licensing Strategy

The Environment Agency working through the Catchment Abstraction Management Strategy (CAMS) process, prepare an Abstraction Licensing Strategy (ALS) for each sub-catchment in a river basin. The strategy sets out how water resources are managed within England and contributes to the implementation of the WFD. The ALS report provides information on the resources available and what conditions might apply to new licences. The licences require abstractions to stop or reduce when a flow or water level falls below a specific threshold, as a restriction to protect the environment and manage the balance between supply and demand for water users.

All new licences, and some existing licences are time limited, allowing for periodic review of the area as circumstances may have changed since the licence was first issued. The duration is generally twelve years, but shorter licences may be granted if they are based on

resource assessment and environmental sustainability grounds. In some cases, future plans or changes may mean that the EA will grant a shorter time limited licence, so it can be re-assessed following the change. If a licence is only required for a short time, it can be granted either as a temporary licence or with a short time limit. If a licence is considered to pose a risk to the environment it may be granted with a short time limit while monitoring is carried out. The licences are then replaced with a changed licence, revoked or renewed near to the expiry date.

The ALS are important in terms of the Water Resource Management Plan (WRMP) as this helps to determine the current and future pressures on water resources and how the supply and demand will be managed by the relevant water companies. An abstraction license is needed from the Environment Agency if abstraction is above 20m^3/ day (4,400 gallons) a day from:

- rivers or streams
- reservoirs, lake or pond
- canal
- spring or
- an underground source

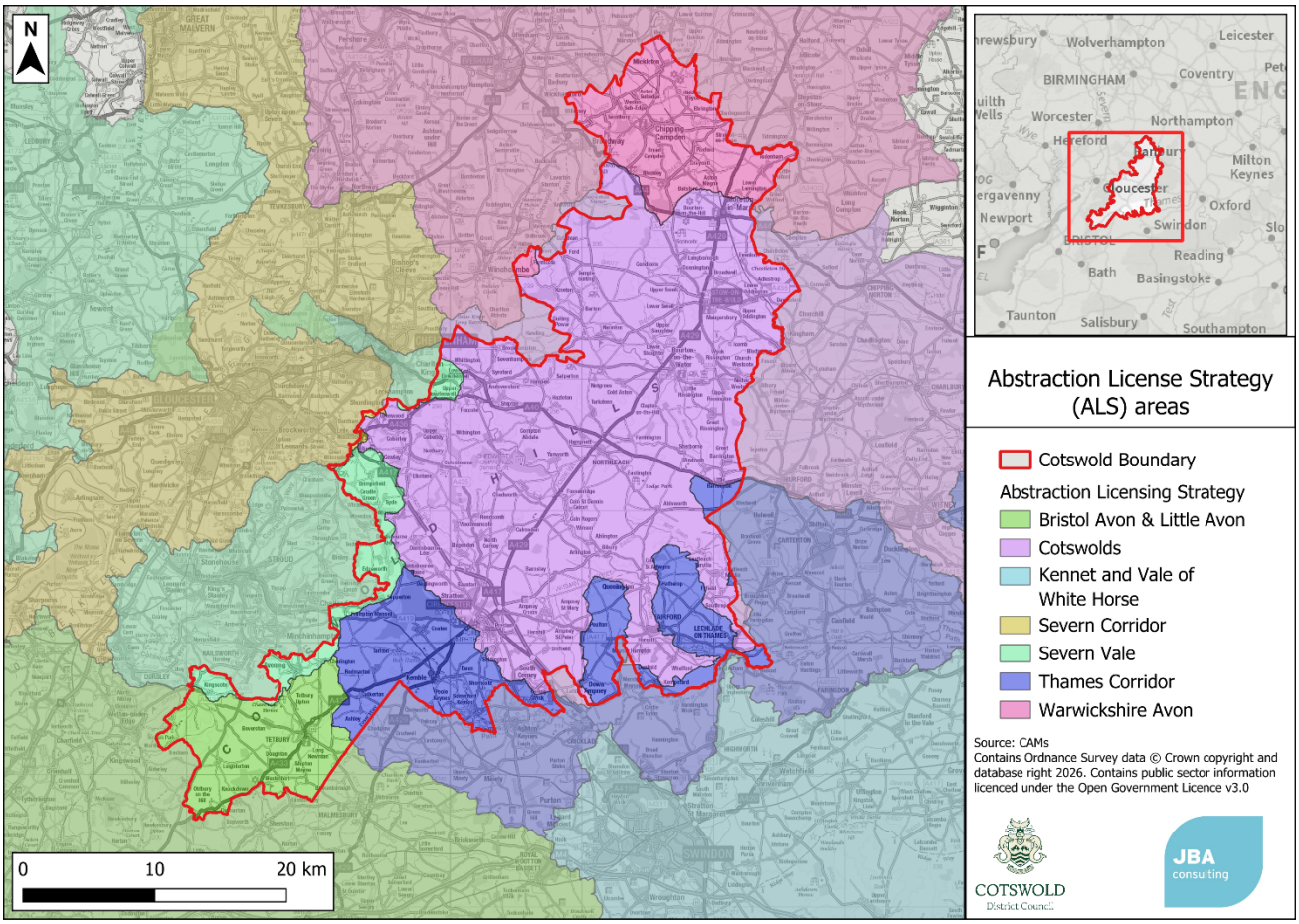


Figure 4.8 Abstraction License Strategy (ALS) areas within Cotswold district

4.5.2 Resource availability assessment

In order to abstract surface water, it is important to understand what water resources are available within a catchment and where abstraction for consumptive purposes may pose a risk to resources or the environment. The Environment Agency has developed a classification system which shows:

- the relative balance between the environmental requirements for water and how much has been licensed for abstraction;
- whether there is more water available for abstraction in the area; and
- areas where abstraction may need to be reduced.

The availability of water for abstraction is determined by the relationship between the fully licensed (all abstraction licences being used to full capacity) and recent actual flows (amount of water abstracted in the last six years) in relation to the Environmental Flow Indicator (EFI). Results are displayed using different water resource availability colours, further explained in Table 4.5

Table 4.8. In some cases, water may be scarce at low flows, but available for abstraction at higher flows. Licences can be granted that protect low flows, this usually takes the form of a "Hands-off Flow" (HOF) or Hands-off Level (HOL) condition on a licence. The assessment is performed at Assessment Points (APs), which are usually significant points on a river such as a confluence or gauging station.

Groundwater availability as a water resource is assessed similarly, unless better information on principle aquifers is available or if there are local issues that need to be considered.

Table 4.5: Implications of surface water resource availability colours.

Water Resource Availability Colour	Implications for Licensing
BLUE- High hydrological regime	There is more water than required to meet the needs of the environment. Due to the need to maintain the near pristine nature of the water body, further abstraction is severely restricted.
GREEN-Water available for licensing	There is more water than required to meet the needs of the environment. Licences can be considered depending on local/downstream impacts.
YELLOW-Restricted water available for licensing	Fully Licensed flows fall below the Environmental Flow Indicator (EFI). If all licensed water is abstracted there will not be enough water left for the needs of the environment. No new consumptive licences would be granted. It may also be appropriate to investigate the possibilities for reducing fully licensed risks. Water may be

Water Resource Availability Colour	Implications for Licensing
	available via licence trading.
RED- Water not available for licensing	Recent Actual flows are below the Environmental Flow Indicator (EFI). This scenario highlights water bodies where flows are below the indicative flow requirement to help support Good Ecological Status. No further licences will be granted. Water may be available via licence trading.
GREY-HMWBs (and /or discharge rich water bodies)	These water bodies have a modified flow that is influenced by reservoir compensation releases, or they have flows that are augmented. There may be water available for abstraction in discharge rich catchments.

Water resource availability is assessed under four different flow conditions:

- At Q95 conditions - very low flows which are exceeded 95% of the time
- At Q70 conditions - low flows which are exceeded 70% of the time
- At Q50 conditions - median flows which are exceeded 50% of the time
- At Q30 conditions - high flows which are exceeded 30% of the time

4.6 ALS Overviews

4.6.1 Bristol Avon, Axe and North Somerset (Bristol Avon and Little Avon)

Significant tributaries in the ALS area include the Tetbury and Sherston Avon and the Bristol Frome from the Cotswolds. The Little Avon rises at Horton, on the edge of the Cotswolds (Environment Agency, Gov.uk, 2012).

There are no Assessment Points (AP) within the overlapping area of the ALS and the Cotswold boundary. The ALS report mapping shows that within the overlap area water resources are available less than 30% of the time and water resources are available at least 30% of the time.

At Q30 and Q50, 'water is available for licensing' and at Q70 and Q95 there is 'restricted water availability for licensing' in the overlap area.

4.6.2 Severn Vale

To the southeast of the Severn Vale ALS are the Cotswold Hills which are composed of Jurassic limestones that form the basis for the Cotswold principal aquifer. This feeds into the springs and watercourses in the Cotswold Hills. There are no Assessment Points (AP) within the overlapping area of the ALS and the Cotswold boundary.

The Severn Vale ALS is split into two groundwater management units (GWMUs) nominally; Cotswold North and Cotswold South. The area in Cotswold South that overlaps with the LPA boundary is listed as 'restricted water available GWMU' at Q30, Q50 and Q70. At Q95 the overlap area is partially in a 'restricted water available' area and a 'water not available' area. There is a reliable resource in this area less than 30% of the time.

The Severn Vale-Jurassic Limestone Cotswold Edge South, the groundwater body within the South Cotswold GWMU, is listed to be in 'good quantitative status not at risk of deterioration' (Environment Agency B, 2022). The ALS report states that:

"Resources are available from this unit for further groundwater development. New groundwater licences from this unit will be granted with a Hands-off Flow (HoF) condition to be measured at Ebley Mill gauging station. The condition will offer the same level of protection as the surface water HoF on the River Frome. This is required as the surface water and groundwater in this area is extremely well connected."

It should be noted that there will still be license restrictions:

"Any application will be subject to the assessment of impacts on existing water users, groundwater dependent terrestrial ecosystems, surface water level and flow impacts. This is to ensure that no deterioration of the water environment is allowed to occur. Opportunities to reduce fully licensed risks will be taken where surface water body deterioration is a risk. In these locations, time limited license renewals will require changes to reflect historic usage to manage the risk of future deterioration to the environment."

4.6.3 Thames Corridor

The Thames ALS covers 2,700 km^2 encompassing both tidal and non-tidal watercourses. The River Thames is a major abstraction source for the south of England as well as being highly valued for navigational and recreational uses. The River Thames originates from the Cotswold Hills, from where it flows towards and through London. There are no Assessment Points (AP) within the overlapping area of the ALS and the Cotswold boundary.

The majority of the ALS has 'restricted water available' at Q30, including the LPA boundary overlap area. Water availability at Q50, Q75 and Q95 has 'water not available' across the whole ALS area. Additionally, consumptive abstraction is available across the whole ALS area for 'less than 30% of the time' (Environment Agency C, 2019).

4.6.4 Warwickshire Avon

The Warwickshire Avon covers a small portion to the north of the LPA boundary. The Warwickshire Avon ALS area covers 2900 km^2 with agriculture being a major land use in the area. There are no Assessment Points (AP) within the overlapping area of the ALS and the LPA boundary.

At Q30, Q50 and Q75 there is water available for abstraction in the overlap area of the LPA boundary and the ALS, apart from an area close to Moreton in Marsh that has 'water not available for abstraction' across all scenarios. At Q95 the larger area has 'restricted water

available' with the area close to Moreton-in-Marsh still having 'water not available for abstraction' (Environment Agency D, 2023).

4.6.5 Cotswold

The Cotswold ALS area covers most of the LPA boundary. The ALS area covers 1200 km^2 with main rivers such as River Churn, Ampney Brook and the River Coln to the west, and the Rivers Leach, Windrush, and Evenlode to the northeast running through it.

Seven APs are present within the overlap area of the LPA boundary and the ALS area:

- Assessment point 1, Upper Churn
- Assessment point 2, Lower Churn
- Assessment point 3, Ampney Brook
- Assessment point 4, Upper Coln and Unconfined Oolites
- Assessment point 5, Lower Coln
- Assessment point 6, Leach
- Assessment point 7, Upper Windrush and Unconfined Oolites

Assessment points 1,2, and 3 have HoF restrictions to protect from over-abstraction. Assessment point 1 has a HoF of 9.8 Ml/d to "protect AP2". AP2 has a HoF restriction of 8.3 Ml/d, and AP3 a restriction of 7.9 Ml/d. APs 4-7 do not have a specific HoF but have additional restrictions. The additional restrictions are listed as Thames Q50 HoF (182 days). This means that for 182 days of a year, there is a HoF restriction of water abstraction at Q50.

At Q30 the whole ALS area has restricted water availability. As for the area at Q50, Q75 and Q90, 'water is not available' for licensing. Consumptive abstraction is available at least 30% of the time.

4.6.6 Overview of water resource availability in Cotswold District

Figure 4.9 shows the water resource availability across Cotswold district under different flow conditions. This gives an indication of whether there are sufficient water resources to support a healthy ecology and sustainable abstraction, and how much water might be available for additional future licencing, and under what conditions. Existing abstraction licences held by Severn Trent Water for public supply are considered within this assessment, so a "red" rating does not indicate that water is not available for public supply, only that there is no additional water available for abstraction. Severn Trent Water's abstraction is evaluated as part the Water Resources Management Plan process.

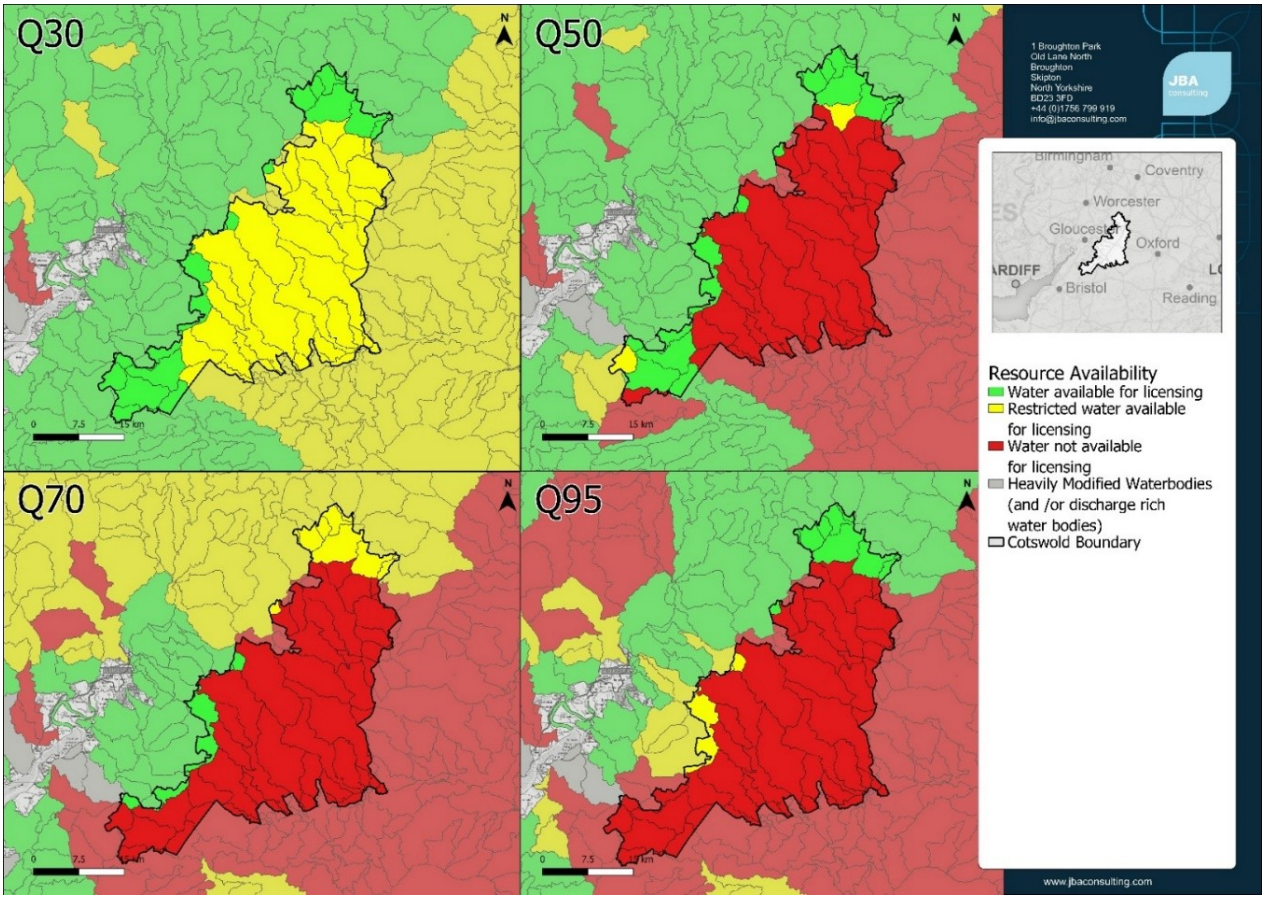


Figure 4.9 Water resources availability in Cotswold District

Figure 4.9 shows that within most of Cotswold District there is restricted water available for licensing at the 30% exceedance flow. There is no water available for licensing at the 50%, 70% and 95% exceedance flows across the vast majority of the district.

4.7 Water resources planning

4.7.1 National Water Resources Framework

An updated National Water Resources Framework was published in 2025 replacing the previous 2020 framework. The first framework described the scale of the challenge facing water resources in the UK and led to the creation of the five regional planning groups. It also set an objective for per capita consumption to be reduced to 110l/p/d on average across the UK (including existing housing). The new National Framework:

- sets out the pressures and challenges for the water environment to 2055 and beyond;
- sets the ambition for a sustainable abstraction regime and a protected and improved water environment;
- explores potential new demands for water;
- sets greater ambition for integrated, joined-up planning between water using sectors and with drainage and wastewater planning;

- proposes actions and expectations for different sectors to rise to the challenge of planning for and improving the resilience of water supplies; and
- provides a steer for regional water resources groups to evolve and continue to innovate.

The framework states that by 2055 England will need up to an additional 5 billion litres of water per day for public water supply, increased from the previous 2020 publication due to updated demand forecasts and additional reductions for the environment.

As well as the challenges of an increasing population, the 2025 Framework also outlines the challenge from non-household growth, and emerging sectors such as data centres which can require significant amounts of water for cooling servers, with large centres consuming millions of litres daily. Concrete production accounts for 9% of global industrial water withdrawals. Agriculture is significant with spray irrigation expected to increase due to the changing climate.

The new National Framework for Water Resources outlines next steps to improve water planning across all sectors. These include: continuing the Environment Agency's strategic assessment of national water challenges; developing multi-sector plans through regional water resource groups; evaluating and identifying new solutions via regulators like RAPID; expanding engagement with other water-using sectors; and strengthening local planning efforts through groups like Water Abstractor Groups and Catchment Partnerships.

Of relevance to the WCS is the strengthening of local water resources planning which includes supporting farmers to establish Water Abstractor Groups (WAGs) and to "identify, screen and prioritise collaborative 'local resource option' solutions to improve water supply resilience".

4.7.2 The regional plans

Water resource planning is taking an increasingly regional focus. The primary objective of water resources planning is to ensure that there are always enough supplies available to meet anticipated demands, under various weather conditions, but in particular in dry and very dry conditions.

Cotswold district is predominantly within the Water Resources South East (WRSE) region, with small areas to the west within the Water Resources West Region.

The WRSE final Regional Plan for the South East of England was published in June 2025. WRSE is an alliance of the six water companies which cover the South East of England: Affinity Water, Portsmouth Water, SES Water, Southern Water, South East Water and Thames Water. WRSE is one of five regional groups across England, each of which has produced a strategic water resources plan. The primary objective of water resources planning is to ensure that there are always enough supplies available to meet anticipated demands, under various weather conditions, but in particular in dry and very dry conditions.

The challenges facing the region are set out in the report:

"The South East faces some of the most significant challenges to water resources in the future. Most of the region is already classified as water stressed and its population is set to grow, with major growth corridors planned in some areas. The impact of climate change will be felt acutely in the region, bringing changes to the amount and pattern of rainfall which are likely to, in turn, change the types of droughts we face in the future."

"Of all the regions, the National Framework identified that the South East faces the greatest pressures on public water supplies. If surplus water can be made available, we will still need to develop options to supply more water, equivalent to all new water resource options and transfers currently selected in company WRMPs, as well as achieving ambitious efficiency reductions. If surplus water cannot be accessed, demand will need to be reduced or further resources developed."

"The scale of the deficits we have forecast is very significant, and requires significant action and investment on the part of our member companies, the Government and customers to ensure that water supplies will be protected into the future, whilst at the same time ensuring greater protection for the environment. This is the outcome that our regional plan seeks to achieve."

The Water Resources South East (WRSE) plan covers a period out to 2075 and seeks to:

- Ensure there is enough water for a growing population and to support economic growth.
- Improve the environment by leaving more water in the region's rivers, streams and underground sources.
- Increase the region's resilience to severe drought and other extreme shocks and stresses.
- Addresses the impacts of climate change on demand for water and how much is available.

The plan forecasts that if no action were taken, by 2075 in a 1 in 500-year drought there would be a deficit of between 1.2 billion and 3 billion litres of water per day (based on the least and most challenging planning scenarios). The need for additional water is driven by:

- The need to improve the environment (47%)
- The challenges of climate change (6%)
- Population growth and non-household growth (32%)
- Increasing resilience to extreme drought events (15%)

The majority of the water used in the region goes into the public water supply, with only 3% going into non-public supply. The breakdown of the non-public supply is shown in Figure 4.9.

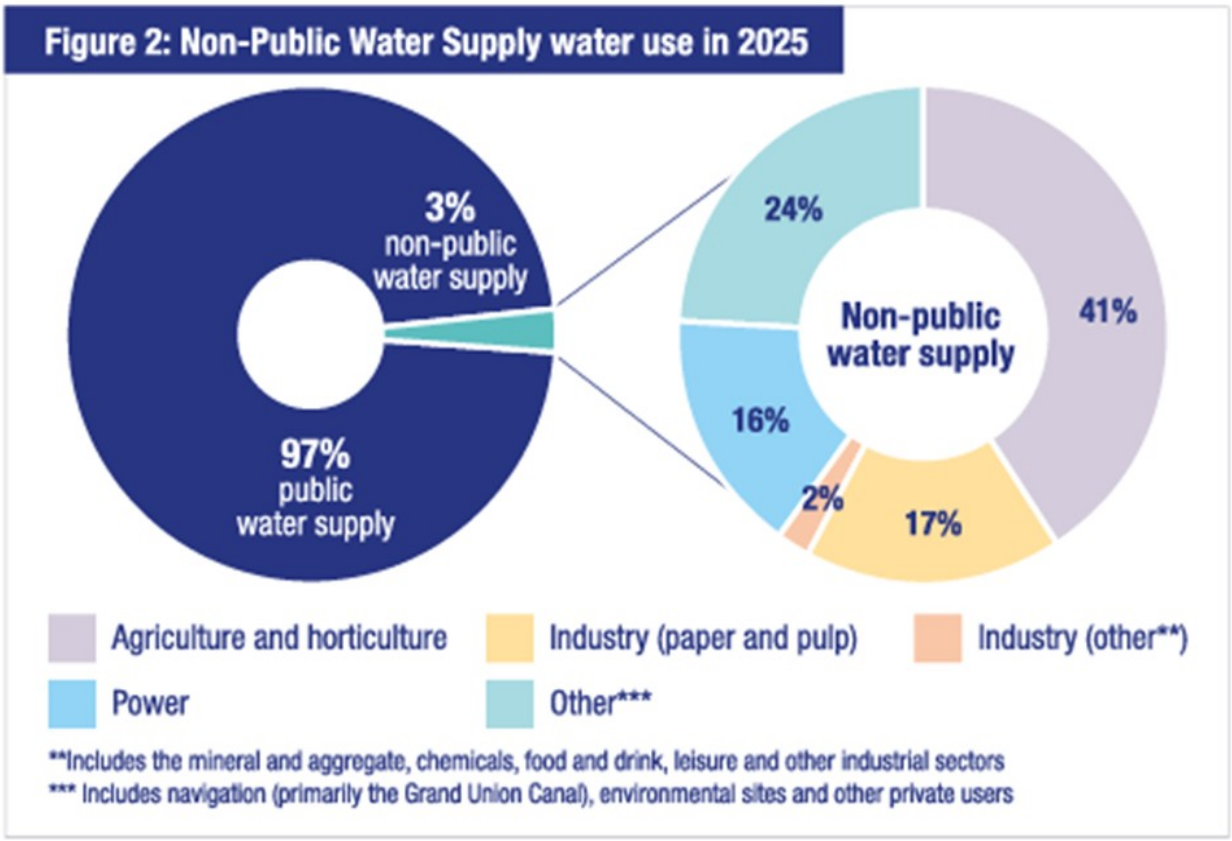


Figure 4.9 Non-public water supply water use in 2025

(WRSE, 2025)

The regional plan contains a mix of demand management and new supply options. The majority of the total water needed in the first 15 years of the regional plan period will come from reducing how much water is used (demand management), and how much is wasted through leakage. The plan also outlines longer term water resource options including transfers of water into the southeast and between water companies, new reservoirs, water recycling schemes and desalination plants and additional storage.

- By 2035 the regional plan proposes to:
- Complete the construction of one new reservoir in Hampshire and start to build one new reservoir in Oxfordshire (SESRO) and one in Kent.
- Develop an inter-regional water transfer scheme using the Grand Union Canal to transfer water from the midlands to the southeast.
- Develop six water recycling schemes in London, Kent, West Sussex, Hampshire and the Isle of Wight.
- Develop six groundwater schemes across the region to store extra water in these sources.

Between 2035 and 2075 the plan proposes to:

- Complete the construction of the new reservoirs in Oxfordshire and Kent and construct new reservoirs in West Sussex and East Sussex.
- Build six desalination plants in Kent and West Sussex.

- Develop eleven groundwater schemes across the region.
- Develop three more water recycling schemes in Kent, West Sussex and East Sussex.
- Develop new transfers from new strategic sources of water (such as reservoirs) to move more water around the southeast.

A small area of Cotswold district is within the Water Resources West (WRW) area. The Water Resources West Final Regional Plan (2025–2085) sets out a long-term strategy to secure water supplies for approximately 18 million people across the North West and Midlands of England, including cross-border catchments with Wales. Developed under the National Framework for Water Resources, the plan addresses key challenges such as climate change, population growth, and environmental pressures by promoting a “best value” approach that integrates demand management, leakage reduction, nature-based solutions, and new infrastructure. It identifies nationally significant projects to enhance connectivity between water company zones and improve resilience through inter-regional transfers, while safeguarding ecosystems via Strategic Environmental Assessment (SEA) and Habitat Regulations compliance.

As only a small area of Cotswold district is covered, this plan has not been reviewed in detail in the WCS.

Cotswold Canal is mentioned within the regional report in parallel with the Severn to Thames Transfer (STT).

"The Severn to Thames Transfer (STT) project is a proposed raw water transfer from the River Severn to the River Thames to support the South East of England with additional water during drought events. The scheme would supply water for Affinity Water, Southern Water and Thames Water customers. The capacity of STT is up to 500 Ml/d, with the raw water transferred to the River Thames via either a direct pipeline or pipelines using sections of a restored Cotswold canal. From work undertaken to date, the favoured option is a direct pipeline. This would be subject to future consultation. Water for transfer would be provided either from flows in the River Severn (when available), or when there is insufficient river water available, additional support sources of water could be provided by Severn Trent and United Utilities." (Water Resources West, 2025)

4.8 Water Resource Management Plans

4.8.1 Introduction

WRMPs are 50-year strategies that water companies are required to prepare, with full updates every five years (see Section 3.5.3 for further details).

When new development within an LPA is being planned, it is important to ensure that there are sufficient water resources in the area to cover the increase in demand without risk of shortages in the future or during periods of high demand, and without causing a negative impact on the waterbodies from which water is abstracted.

The aim of this assessment was to compare the future additional demand as a result of development proposed within the new Local Plan, with the demand accounted for by Severn Trent Water within their WRMPs.

WRZs are defined by the EA as areas in which the management of supply and demand is largely self-contained and where the supply infrastructure is linked such that customers within the zone experience the same risk of supply failure. Within a WRZ a customer may receive their water from anywhere within the zone, and not necessarily from the nearest source. Cotswold district is mostly located within Thames Water's Swindon and West Oxfordshire (SWOX) WRZ as seen in Figure 4.10 below. Small areas in the south west are served by Severn Trent Water's Forest and Stroud WRZ and Bristol Water.

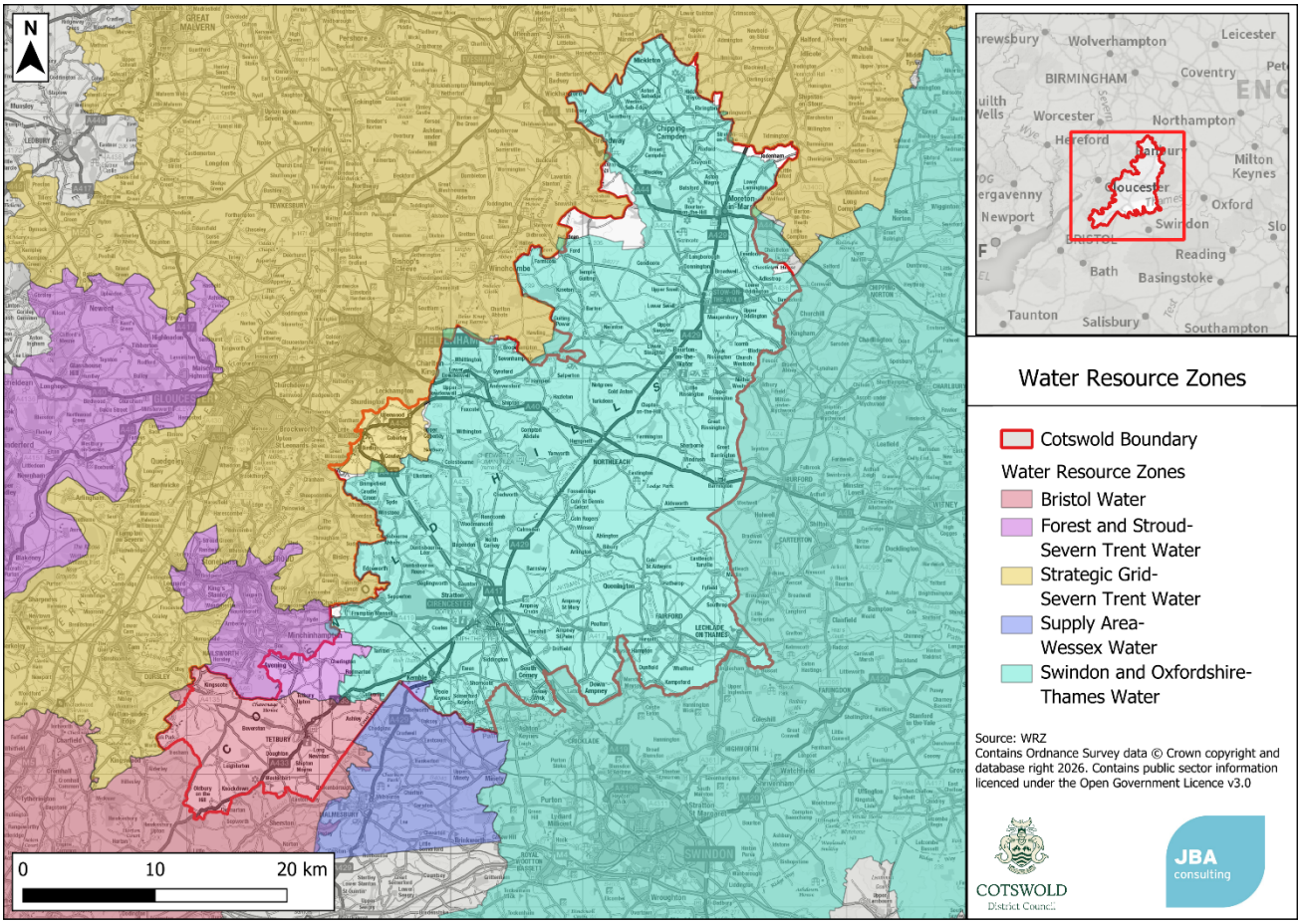


Figure 4.10 Water Resource Zones in and around Cotswold district

4.8.2 Severn Trent Water's WRMP24

Severn Trent Water's WRMP24 (Severn Trent Water, 2024) predicts that if no action is taken, they will see a future supply/demand deficit of 290Ml/d by 2040, growing to 600Ml/d by 2050. Since WRMP19, the EA has updated its water scarcity status assessment and has designated Severn Trent as being in a seriously water stressed area.

The key challenges identified in the WRMP for the region Severn Trent Water supplies are:

- **Climate change** - longer, drier summers and more extreme rainfall events in winter.
- **Population growth** - an increase of 1.1 million people over the next 25 years, and 2.6 million people over the next 60 years.
- **Leakage** - currently around 21% of water supply is lost through leakage.
- **Value for customers** - change requiring investment could increase bills for customers.
- **Environmental Improvement** – reductions in amount permitted for abstraction to meet Water Framework Directive needs and future environmental destination ambition.

Severn Trent Water's preferred plan focuses on halving leakage by 2045 and implementing universal household metering by 2035, supported by enhanced water efficiency measures to reduce consumption. It also includes no/low regret water supply options for the next five to ten years and long-term infrastructure to address environmental and climate challenges, ensuring security of supply under regulatory scenarios.

4.8.2.1 Demand side options

To meet their reduction in leakage goal, Severn Trent Water has planned a number of interventions, including active leakage control, mains renewal, pressure management, reducing trunk mains leakage, and household water metering. Halving leakage by 2045 is predicted to result in a benefit of 121 million litres per day.

Severn Trent Water also plan to install 1.1 million new smart meters and proactively upgrade over 600,000 existing meters by 2035. They also aim to start upgrading the remaining non-smart meters to Advanced Metering Infrastructure (AMI) in 2025.

These initiatives are also complemented by proactive water efficiency activities to help customers reduce their water consumption. This includes the provision of free and subsidised products, as well as providing advice through continuing with their site visits, online interactive sessions, and work with schools.

Water Labelling is a government-led initiative aimed at promoting water-saving by encouraging the use of more efficient fittings and appliances in homes, when replacing existing products. Severn Trent Water have committed to supporting the rollout of the programme and highlighting it to customers through targeted messaging.

4.8.2.2 Supply side options

Severn Trent Water's preferred plan includes a mix of supply-side schemes that complement its demand management efforts.

From AMP8 (2025-2030), the expansion of multiple Water Treatment Works (WTWs) is planned. This includes Shelton WTWs, which is thought to provide an increase of 18 million litres per day.

Several Water transfers were also mentioned in the WRMP24, such as between Birmingham to Wolverhampton (AMP10 20235-2040), which was not included in the 2019

WRMP. By transferring water between WRZs that need water it can help reduce pressure on reservoirs and abstraction sites.

In AMP11 (2040-2045) and AMP 12 (2045-2050), Severt Trent Water has plans to start work on new WTWs and water sources. This includes a new source in Manchester and East Cheshire, expecting to provide a benefit of 5 million litres per day.

The WRMP24 and linked documents can be found on Severn Trent Water's website (severntrent.com).

4.8.3 Thames Water

The Thames Water supply region is organised into six WRZs. Cotswold district is served from the Swindon and Oxfordshire (SWOX).

Thames Water's WRMP24 highlights major pressures on future water resources, driven by population growth, climate change and increasing drought risk. The London and Thames Valley region is one of the most densely populated areas of the UK with over 10 million people living and working in the area and this figure forecast to grow to over 12 million by 2050 and 13 million by 2075. Climate change predictions estimate that water availability could reduce by up to 185.8 Ml/d by 2070 and require an additional 320 Ml/d to maintain resilience to a one in 500-year drought.

Approximately 60% of the water supply across the Thames Valley region is from groundwater sources in the upper Kennet Valley and the Cotswolds. The remaining 40% is abstracted from surface water sources (mostly supplied from large storage reservoirs supplied from the River Thames and River Lee). A desalination water treatment works on the River Thames (Tideway) is also used to supplement water supplies during periods of high demand and/ or drought conditions. In developing the WRMP, Thames Water have worked with the Environment Agency, Natural England and other environmental organisations to develop a plan to reduce environmental abstractions, which is identified as the largest driver of investment in the plan.

If no action is taken, Thames Water predict that they could face a water shortfall of over 1 billion litres of water per day by 2050. To address this, WRMP24 sets out demand reduction measures such as leakage reduction, improved water efficiency through smart metering, innovation, new tariffs and temporary drought restrictions. It also identifies a range of supply side options including desalination, water recycling, regional transfers, a new reservoir, groundwater enhancements and Aquifer Storage and Recovery, alongside work with WRSE to strengthen connectivity across the South East.

The WRMP also identifies the need for a Strategic approach to planning future water supply. Strategic Resource Options (SROs) for Buckinghamshire include surface water abstraction at Medmenham (24 Ml/d by 2050) and an interzonal transfer from Henley to SWOX (5 Ml/d by 2042).

4.8.4 Population and household growth

The growth forecast used in the WRMP24 planning tables does not break down the WRZ forecast into individual LPAs. It is not therefore possible to directly compare the WRMP24 forecast with the housing need. Instead, the percentage growth in the number of households is used.

The baseline number of households in CDC was taken from the Office for National Statistics (ONS) household projections for England (ONS.gov.uk) - 2022 based forecast. The housing need for CDC calculated using the Standard Method and added to the 2025 baseline number of households. This results in a 42% increase in the number of households during the plan period.

Table 4.4 shows the household growth accounted for in each water company's WRMP. SWOX is predicted to have an increase in the number of households of 24%, Strategic Grid is expected to grow by 11% and Bristol Water's WRZ by 13%.

The growth accounted for in WRMP24 is significantly lower as a percentage than the housing need. A WRMP must be based on published plans at the time of writing, and so can often be out of date. This is particularly true at the time of writing, where the WRMP forecasts are several years old, and many LPAs have seen an increase to their housing need due to changes in the way this is calculated. WRMPs are updated every five years, and so there is an opportunity for the WRMP to adapt to higher growth levels in WRMP29.

Table 4.6 Comparison of household growth forecasts over the plan period

Forecast	Number of households - 2025	Number of households - 2043	Increase in households	Percentage change
Local Plan	42,796	60,704	17,918	42%
Bristol Water	572,860	647,450	74,590	13%
Strategic Grid	2,451,200	2,717,240	266,220	11%
SWOX	488,750	606,540	117,790	24%

4.9 Water Industry National Environment Programme (WINEP) Measures

There are seven water resource related WINEP actions on surface waterbodies in the study area listed in Table 4.7. Groundwater bodies listed are in Appendix B alongside an explanation of the driver codes used for each action.

Table 4.7 Surface water resources WINEP actions within the study area

Waterbody name	Unique ID	Scheme name(s)
Avon (Wark) conf R Leam to Tramway Br, Stratford	08ST100344a 08ST100348a 08ST100351a 08ST100352a 08ST100353a 08ST100354a 08ST100086w 08ST100086x	August Hill: Priority C WFD No Deterioration Investigation Heath End: Priority C WFD No Deterioration Investigation Ryon Hill: Priority C WFD No Deterioration Investigation Thelsford: Priority C WFD No Deterioration Investigation Warwick Road: Priority C WFD No Deterioration Investigation Welcombe Fields: Priority C WFD No Deterioration Investigation ***Holding line awaiting outcome of AMP7 INV - Budbrooke (WARWICKSHIRE)*** ***Holding line awaiting outcome of AMP7 INV - Campion Terrace (WARWICKSHIRE)***
Avon (Warks) - conf R Sowe to conf R Leam	08ST100349a	Lillington: Priority C WFD No Deterioration Investigation
Canley Bk - source to conf with Finham Bk	08ST100500i	***Holding line awaiting outcome of AMP7 Priority A Investigation and options appraisal - Green Lane (WARWICKSHIRE)***
Dene - Butlers Marston to conf R Avon	08ST100355a	Wellesbourne: Priority C WFD No Deterioration Investigation
Finham Bk - source to conf Canley Bk	08ST100086y 08ST100086z	***Holding line awaiting outcome of AMP7 INV - Hatton (WARWICKSHIRE)*** ***Holding line awaiting outcome of AMP7 INV - Haseley (WARWICKSHIRE)***

Waterbody name	Unique ID	Scheme name(s)
Preston Bagot Bk - source to conf R Alne	08ST100376a	Rowington: Priority D WFD No Deterioration Investigation
Sherbourne - source to conf R Sowe	08ST100086aa 08ST100086ag 08ST100086ah	***Holding line awaiting outcome of AMP7 Priority B Investigation and options appraisal - Waveley Road (WARWICKSHIRE)*** ***Holding line awaiting outcome of AMP7 Priority D Investigation and options appraisal - Meriden Shafts (Meriden Pumping Station) (WARWICKSHIRE)*** ***Holding line awaiting outcome of AMP7 Priority B Investigation and options appraisal - Mount Nod (WARWICKSHIRE)***

4.10 Water demand reduction

4.10.1 Water efficiency

It is widely recognised that the climate is changing. Climate change is predicted to increase pressure on water resources, increasing the potential for a supply-demand deficit in the future, and making environmental damage from over abstraction of water resources more likely. Furthermore, the delivery of water and wastewater services and the heating of water in the home require high energy inputs and therefore contribute directly to emissions of greenhouse gases. Water efficiency therefore reduces energy use and carbon emissions.

It is important therefore that new development does not result in an unsustainable increase in water abstraction. This can be done in a number of ways from reducing the water demand from new houses through to achieving ‘water neutrality’ in a region by offsetting a new development's water demand by improving efficiency in existing buildings.

It is for Local Authorities to establish a clear need to adopt the tighter water efficiency target through the building regulations. This should be based on existing sources of evidence such as:

- the EA classification of water stress;
- Water resource management plans produced by water companies;
- RBMPs which describe the river basin district and the pressure that the water environment faces. These include information on where water resources are contributing to a water body being classified as ‘at risk’ or ‘probably at risk’ of failing to achieve good ecological status, due to low flows or reduced water availability;
- Defra Plan for Water;

- consultations with the local water and sewerage company, the EA and catchment partnerships; and
- consideration of the impact on viability and housing supply of such a requirement.

This evidence is laid out below.

4.10.2 Water stress

Water stress is a measure of the level of demand for water (from domestic, business and agricultural users) compared to the available freshwater resources, whether surface or groundwater. Water stress causes deterioration of the water environment in both the quality and quantity of water and consequently restricts the ability of a waterbody to achieve a 'good' status under the WFD.

The EA has undertaken an assessment of water stress across the UK. This defines a water stressed area as where:

- the current household demand for water is a high proportion of the current effective rainfall which is available to meet that demand; or
- the future household demand for water is likely to be a high proportion of the effective rainfall available to meet that demand.

In the EA's assessment, the Thames Water, Severn Trent Water and Wessex Water supply regions are classified as being in areas of serious water stress. The Cotswold District Council area is therefore classified as a water stressed area.

4.10.3 Environmental Improvement Plan

Through their Plan for Water[3] Defra has signalled their intention to review the water efficiency standards for new homes, including consideration of a new national 105 l/p/d standard and 100 l/p/d where there is a clear local need.

The Future Homes Hub (futurehomes.org.uk) was established to 'facilitate the collaboration needed within and beyond the new homes sector to help meet the climate and environmental challenges ahead'. It consists of representatives from the building industry, regulators, water companies, and environmental groups. Defra asked them to support them in the creation of the roadmap towards greater water efficiency. They have proposed a road map for water efficient homes in England and set out a framework for the homebuilding sector to work in partnership with other stakeholders such as the water sector, local authorities and regulators to deliver it. The proposed roadmap is shown in Figure 4.11 below and outlines a staged approach to reducing per capita consumption. It also allows for

3 Plan for Water: our integrated plan for delivering clean and plentiful water, Department for Environment, Food & Rural Affairs (2023). Accessed online at: https://www.gov.uk/government/publications/plan-for-water-our-integrated-plan-for-delivering-clean-and-plentiful-water/plan-for-water-our-integrated-plan-for-delivering-clean-and-plentiful-water on: 06/11/2025.

a tighter figure of 90 l/p/d by 2025 in seriously water stressed areas to enable sustainable growth.



Figure 4.11: Future Homes Hub proposed water efficiency roadmap.

Cotswold district is classified as a water stressed area on the roadmap and this supports a tighter water efficiency standard than the 110 l/p/d target in the building regulations

The Environment Act 2021 (and Environmental Improvement Plan 2023 (EIP)) introduces a National Water Target that requires 20% reduction in public water supply in England per head of population by 2038, against a 2019 to 2020 baseline — with interim targets of 9% by 2027 and 14% by 2032. These targets cannot be achieved by new development alone. This guidance is aimed to complement other demand management measures, including leakage reduction, to support delivery of these targets alongside sustainable growth and nature recovery. The government has an ambition to tighten Building Regulations water efficiency standards.

4.10.4 Environmental obligations

Section 9 identifies protected sites in the region that may be sensitive to changes in river flow or groundwater levels and therefore could be impacted by increases in abstraction (either from surface water or groundwater) to support growth in Cotswold District.

Natural England have a "plan-led" approach to water scarcity through which they are robustly responding to WRMPs and negotiating licence changes with the EA. The third element of their approach is to provide advice to LPAs on water efficiency, encouraging LPAs to adopt more stringent water efficiency targets.

4.10.5 Consideration of viability and feasibility

Any water efficiency target adopted has to be feasible: i.e., do the products exist that allow a particular standard to be met, and viable, i.e., can the standard be achieved without making the development financially unviable.

In the Anglian Water area in the east of England, a shared standard for water efficiency has been defined. Whilst this standard goes beyond what is currently recommended in this region, Annex C of this Shared Standard provides useful examples of products that are available on the market that can achieve an efficiency standard of 85l/p/d based on the capacity and flow rates they deliver.

The Future Homes Hub provides some indicative costs for achieving different water efficiency targets. It states that there is no additional cost to achieve 110l/p/d. The cost of achieving 100l/p/d is estimated to be £350 per unit (Future Homes Hub, 2024).

Research undertaken for the devolved Scottish and Welsh governments by the Energy Saving Trust indicated potential annual savings on water and energy bills for householders of approximately £31 per year as a result of water efficiency measures that would allow a target of 100l/p/d to be met (Energy Saving Trust, 2020). Water efficiency is therefore not only viable but of positive economic benefit to both private homeowners and tenants. In addition, financial incentives are available from the water companies to developers to encourage water-efficient design.

Research published by Building Research Establishment (BRE) on the delivery of sustainable buildings reports that the cost of achieving lower BREEAM ratings incurs little or no additional cost and targeting higher BREEAM ratings incurs a typical cost of less than 2% above the baseline for that development. The same study reports that the cost of achieving 3 credits in WAT01 (a 40% reduction in water consumption for baseline) would be £13,361 and payback could be achieved between 1 and 2.5 years depending on the price of water (BRE, 2018).

Research by Water UK (Water UK, 2022), found that the average household of four could save £472 per year by making small changes to save water. These changes include fixing leaks, taking shorter showers, washing clothes at lower temperatures, and only using appliances when full.

4.10.6 Water company advice

Severn Trent Water

Severn Trent Water have published a number of water-saving tips on their website (stwater.co.uk). At home, they recommend changes like switching from baths to showers and installing dual-flush toilets or water displacement devices such as Hippo bags to reduce flush volume. For the garden, they suggest reusing domestic wastewater for watering plants and setting up a water butt to collect rainwater. They also provide advice on saving water at work and checking for leaks.

Severn Trent Water offers a range of incentives to developers to adopt water efficient fixtures and fittings which achieve per capita consumption of 100l/p/d or less (see also section 2.4).

Thames Water

Thames Water provides some recommendations for reducing water use on their website. For the garden they recommend watering plants during the early morning or late evening; allowing lawns to turn golden during dry periods due to the ability of grass to recover quickly; reusing water from paddling pools or washing-up for plants; and using a watering can instead of a hosepipe.

Around the home, suggestions include avoiding unnecessary water use by keeping a jug of cold water in the fridge rather than running the tap; postponing activities such as car washing during hot weather and using a bucket instead of a hose. Thames Water also promotes the use of eco-settings on washing machines and dishwashers to reduce both water and energy consumption.

Thames Water also offer water efficiency incentives where developers can demonstrate they have built a premises with a domestic water usage of 100l/p/d or less and have met the specified criteria as detailed in section 2.5.5.

Bristol Water

Bristol Water's website provides a number of water saving tips and advice such as taking shorter showers and reducing bath water levels. It also suggests running washing machines and dishwashers on full loads. Bristol Water also encourage people to check for leaks, use dual-flush toilets correctly, and install water-saving devices such as tap aerators, showerheads, and cistern-saving products.

Bristol Water provides advice on longer-term water-saving measures, including switching to a water meter, collecting rainwater with water butts, and adopting water-efficient gardening practices. It also provides seasonal advice, such as protecting pipes during winter and using water carefully during summer activities.

Bristol Water also encourages improved water efficiency by offering various incentives to developers to promote good design including reduced infrastructure charges if ≤110 litres/person/day is achieved (see section 2.5.5).

4.10.7 Summary of evidence for tighter efficiency standard

Water resources in England are under considerable pressure. The Environment Agency has stated that "the scale of the challenge we face increases with time and, by 2050, we are looking at a shortfall of nearly 5 billion litres of water per day between the sustainable water supplied available and the expected demand."

The strategic direction in the UK set out in the new National Water Resources Framework is to attain an average household water efficiency of 110 l/p/d by 2050. There would also be a positive economic impact for residents in terms of reduced energy and water bills.

Part G of Building regulations currently states that new build housing should achieve a minimum of 125 l/p/d. A tighter target of 110l/p/d is allowed if the local authority can establish a clear need based on available evidence. Many LPAs are now going further than this. The Written Ministerial Statement (WMS) by the former Secretary of State for Levelling Up, Housing and Communities (DLUHC) states that:

"…in areas of serious water stress, where water scarcity is inhibiting the adoption of Local Plans or the granting of planning permission for homes, I encourage local planning authorities to work with the Environment Agency and delivery partners to agree standards tighter than the 110 litres per day that is set out in current guidance."

Cotswold district is in an area classified by the Environment Agency as being under serious water stress.

The WCS recommends that the Council adopts a policy requiring a water efficiency target of 100l/p/d in their Local Plan and allow for a reduction in this target to 90l/p/d from 2030.

This should be achieved using a fittings-based approach and supported by an equivalent non-household target where development will aim to achieve full credits in the BREEAM water calculator with a minimum of 3 credits in WAT01.

This should be aligned with a robust enforcement approach to ensure that correct fixtures and fittings are being installed at site level.

4.10.8 Water neutrality concept

Water neutrality is a relatively new concept for managing water resources, but one that is receiving increased interest as deficits in future water supply/demand are identified. The definition adopted by the Government and the Environment Agency (Environment Agency, 2009) is:

"For every development, total water use in the wider area after the development must be equal to or less than total water use in the wider area before development"

It is useful to also refer to the refined definition developed by Ashton:

"For every new significant development, the predicted increase in total water demand in the region due to the development should be offset by reducing demand in the existing community, where practical to do so, and these water savings must be sustained over time" (Booth and Charlesworth, 2014)**.**

This definition states the need to sustain water saving measures over time, and the wording "predicted increase in total water demand" reflects the need for water neutrality to be designed in at the planning stage.

Both definitions refer to water use in the region or "wider area", and the extent of this area should be appropriate to local authority boundaries, water resource zones, or water abstraction boundaries depending on what is appropriate for that particular location. For instance, if a development site is in an area of water stress relating to a particular abstraction source, offsetting water use in a neighbouring town that is served by a different water source will not help to achieve water neutrality.

In essence water neutrality is about accommodating growth in a region without increasing overall water demand.

Water neutrality can be achieved by:

- reducing leakage from the water supply networks;
- making new developments more water-efficient;
- "offsetting" new demand by retrofitting existing homes with water-efficient devices;
- encouraging existing commercial premises to use less water;

- implementing metering and tariffs to encourage the wise use of water; and
- education and awareness-raising amongst individuals.

Suggestions for water-efficiency measures are listed in

Table 4.8: below.

Table 4.8: Consumer water efficiency measures, adapted from Booth and Charleswell 2014.

Topic	Measures
Educational and promotional campaigns	Encourage community establishments (e.g., schools, hospitals) to carry out self-audits on their water use. Deliver water conservation message to schools and provide visual materials for schools. Building awareness with homeowner/ tenants
Water-efficient measures for toilets	Cistern displacement devices to reduce volume of water in cistern. Retro-fit or replacement dual flush devices Retro-fit interruptible flush devices Replacement low-flush toilets
Water-efficient measures for taps	Tap insert, such as aerators. Low flow restrictors Push taps Infrared taps
Water-efficient measures for showers and baths	Low-flow shower heads Aerated shower heads Low-flow restrictors Shower timers Reduced volume baths (e.g., 60 litres) Bath measures
Rainwater harvesting and water reuse	Large-scale rainwater harvesting Small-scale rainwater harvesting for example with a water butt, or rainwater tank for toilet flushing. Grey water recycling
Water efficient measures addressing outdoor use	Hosepipe flow restrictions Hosepipe siphons Hose guns (trigger hoses) Drip irrigation systems Mulches and composting
Commercial properties	Commercial water audits Rainwater recycling Grey water recycling Optimising processes Provide water efficiency information to all newly metered businesses

Topic	Measures
Metering	Promote water companies' free meter option Compulsory metering (in water stressed areas) Smart metering (to engage customer with their consumption) Provide interactive websites that allow customers to estimate the savings associated with metering (environmental and financial) Innovative tariffs (seasonal, peak, rising block) Customer supply pipe leakages- supply pipe repair and replacement
Other	Household water audits, including DIY or with help of plumber. Seek and fix internal leaks and/ or dripping taps. Water efficient white goods, including washing machines and dishwashers. Ask customers to spot and report leaks

Many interventions are designed to reduce water use if operated in a particular way and so rely on the user being aware and engaged with their water use. The educational aspect is therefore important to ensure that homeowners, community establishments and businesses are aware of their role in improving water efficiency.

4.10.9 Rainwater Harvesting and Greywater Recycling

Rainwater harvesting

Rainwater recycling or rainwater harvesting (RwH) is the capture of water falling on buildings, roads or pathways that would normally be drained via a surface water sewer, infiltrate into the ground or evaporate. In the UK this water cannot currently be used as a drinking water supply as there are strict guidelines on potable water, but it can be used in other systems within domestic or commercial premises.

Systems for collection of rainwater can be simple water butts attached to a drainpipe on a house, or it could be a complex underground storage system, with pumps to supply water for use in toilet flushing and washing machines. By utilising rainwater in this way there is a reduced dependence on mains water supply for a large proportion of the water use in a domestic property.

Benefits of RwH

- RwH reduces the dependence on mains water supply – reducing bills for homeowners and businesses.
- Less water needs to be abstracted from river, lakes and groundwater.
- Stormwater is stored in a RwH system reducing the peak runoff leaving a site providing a flood risk benefit (for smaller storms).
- By reducing surface water flow, RwH can reduce the first flush effect whereby polluted materials adhering to pavement surfaces during dry periods are removed by the first flush of water from a storm and can cause pollution in receiving watercourses.

Challenges of RwH

- Dependency on rainfall can limit availability of harvested rainwater during drought and hot weather events.
- Increased capital (construction) costs to build RwH infrastructure into new housing (£900 to £3,000 for a small-scale domestic system) (Waterwise, 2020).
- Payback periods are long as the cost of water is low so there is little incentive for homeowners to invest.

Greywater Recycling

Greywater refers to water that has been 'used' in the home in appliances such as washing machines, showers and hand basins. Greywater recycling or greywater harvesting (GwH) is the treatment and re-use of this water in other systems such as for toilet flushing. By their nature, GwH systems require more treatment and are more complex than RwH systems, and there are limited examples of their use in the UK.

Greywater re-use refers to systems where wastewater is taken from source and used without further treatment. An example of this would be water from a bath or shower being used on plants in the garden. This sort of system is easy to install and maintain. However, as mentioned above the lack of treatment to remove organic matter means the water cannot be stored for extended periods.

Greywater recycling refers to systems where wastewater undergoes some treatment before it is used again. These systems are complex and require a much higher level of maintenance than RwH or greywater re-use systems.

Domestic water demand can be significantly reduced by using GwH, and unlike with a RwH system where the availability of water is dependent on the weather, the source of water is usually constant (for instance if it is from bathing and showering). However, the payback period for a GwH system is usually long, as the initial outlay is large, and the cost of water relatively low.

Viability of greywater systems for domestic retrofit applications is therefore currently limited. However, communal systems may offer more opportunities where the cost can be shared between multiple households particularly on larger new build developments, or in new settlements.

Eddington case study

The North-West Cambridge development at Eddington incorporates the UK's largest communal rainwater harvesting system, designed to address water stress in the East of England. The development took place between 2013 and 2018, with a strong focus on water efficiency. Rainwater is collected from roofs and public spaces, stored in Brook Leys Lake, treated, and distributed via a separate network for non-potable uses such as toilet flushing, laundry, and irrigation. The system was intended to reduce mains water consumption for these uses by up to 50%, lowering average demand from around 150 litres per person per day (l/pp/d). The aim was to reduce water consumption to approximately 80

l/pp/d, in line with local planning policy (Greater Cambridge A, 2025), although there is no official council source confirming that this target has been achieved.

In addition to reducing potable water demand, the design integrates SuDS, to help manage surface water and support biodiversity.

4.10.10 Energy and water use

18% of the UK's domestic energy usage is for water heating (HM Government, 2022). If less water was being used within the home, for instance through more water efficient showers, less water would need to be heated, and overall domestic energy usage would be reduced.

In 2020-2021 the Government consulted on a Future Homes Standard that will involve changes to Part L (conservation of fuel and power) of the Building Regulations for new dwellings (HM Government, 2019). However, this does not identify the role of water efficiency in the home in also reducing energy usage.

4.11 Conclusions and recommendations

Water supply and wastewater services within the study area are provided by Bristol Water, Severn Trent, Thames Water and Wessex Water. Cotswold district is located across several water resource zones, but predominantly in Thames Water's SWOX WRZ.

It is widely recognised that the climate is changing. In response, CDC declared a climate emergency in 2019. Climate change is predicted to increase pressure on water resources, increasing the potential for a supply-demand deficit in the future, and making environmental damage from over abstraction of water resources more likely. Furthermore, the delivery of water and wastewater services and the heating of water in the home require high energy inputs and therefore contribute directly to emissions of greenhouse gases. Water efficiency therefore reduces energy use and carbon emissions.

It is important that new development does not result in an unsustainable increase in water abstraction. This can be done in a number of ways from reducing the water demand from new houses through to achieving water neutrality in a region by offsetting a new developments water demand by improving efficiency in existing buildings.

The WINEP is a set of actions that the EA have requested all 20 water companies operating in England to complete in a particular AMP as part of their environmental commitments. A number of investigations are planned or underway to ensure that abstraction of water from both groundwater and rivers, is not leading to unsustainable reductions in flow. Development and population growth can increase abstraction, and so CDC have an opportunity to contribute to these actions indirectly by pursuing policies that promote water efficiency in new development.

The National Water Resources Framework sets the objective to reduce the average per capita consumption in the UK to 110 l/p/d by 2050. This is now part of the Environmental Improvement Plan and water companies WRMPs. Within Defra's Plan for Water is the

commitment to review Building Regulations and a target of 100 l/p/d in severely water stressed areas is suggested.

The Future Homes Hub, who are supporting Defra to produce a roadmap to greater water efficiency propose a stages reduction in PCC, with a target of 100 l/p/d in water stressed areas in place from 2025, and a reduced target of 90 l/p/d in place by 2030 (depending on market conditions and customer acceptance).

This study recommends that as a minimum the proposed new Building Regulations target of 100 l/p/d outlined in Defra's Plan for Water be adopted across the study area. This should be achieved using a fittings-based approach. The target would be subject to viability testing by the LPA.

This should be supported by the requirement for non-household development to achieve three credits in the assessment category WAT01 of the Building Research Establishment Environmental Assessment Methodology (BREEAM) UK New Construction Standard.

Table 4.9: Recommendations for water resources.

Action	Responsibility	Timescale
Continue to regularly review forecast and actual household growth across the supply region through WRMP Annual Update reports, and where significant change is predicted, engage with LPAs.	All water companies; Severn Trent, Thames Water and Wessex Water	Ongoing
Provide yearly profiles of projected housing growth to water companies to inform the WRMP update.	All water companies and CDC	Ongoing
The Council adopts a policy requiring a water efficiency target of 100 l/p/d in their joint Local Plan and allow for a reduction in this target to 90 l/p/d from 2030. This should be achieved using a fittings-based approach. This should be aligned with a robust enforcement approach to ensure that correct fixtures and fittings are being installed at site level.	CDC	In the CDC Local Plan
Use planning policy to require new build non-residential development to achieve at least three credits in the Wat01 Measure for water in the BREEAM New Construction standard.	CDC	In the CDC Local Plan
The concept of water neutrality or water positive development has the potential to provide a benefit in improving resilience to climate change and enabling all waterbodies to be brought up to 'Good' status. Explore further with the water companies and the EA how the Council's planning and climate change policies can	CDC, all water companies, and the EA	In the CDC Local Plan

Action	Responsibility	Timescale
encourage this approach. This approach could have application in strategic sites and new settlements.		
Continue to regularly review forecast and actual household growth across the supply region through WRMP Annual Update reports, and where significant change is predicted, engage with LPAs.	All water companies	Ongoing

5 Water supply infrastructure

5.1 Introduction

An increase in water demand due to growth can exceed the hydraulic capacity of the existing supply infrastructure. This is likely to manifest itself as low pressure at times of high demand. An assessment is required to identify whether the existing infrastructure is adequate or whether upgrades will be required. The time required to plan, obtain funding and construct major pipeline works can be considerable and therefore water companies and planners need to work closely together to ensure that the infrastructure is able to meet growing demand.

Water supply companies make a distinction between supply infrastructure, the major pipelines, reservoirs and pumps that transfer water around a WRZ, and distribution systems, smaller scale assets which convey water around settlements to customers. This outline study is focused on the supply infrastructure. It is expected that developers should engage early with the Developer Services functions of the water and wastewater companies local to their site, and fund water company impact assessments and modelling of the distribution systems to determine requirements for local capacity upgrades to the distribution systems.

In addition to the work undertaken by water companies, there are opportunities for the local authority and other stakeholders to relieve pressure on the existing water supply system by increasing water efficiency in existing properties. This can contribute to reducing water consumption targets and help to deliver wider aims of achieving water neutrality.

A cost-effective solution can be for local authorities to co-ordinate with water supply companies and "piggyback" on planned leakage or metering schemes, to survey and retrofit water efficient fittings into homes (Waterwise, 2009). This is particularly feasible within property owned or managed by local authorities, such as social housing.

Severn Trent Water were not able to provide comments on the potential allocations within the timetable of the Local Plan evidence base and expect to respond during the consultation period.

5.2 Location of existing supply infrastructure

No development is permitted within a specified distance of water mains. For example, there should be no building, planting or other heavy earth works within a minimum of 4m of trunk and raw water trunk mains. For other mains there is a minimum of 2-3m no dig exclusion zone, unless mains are to be diverted. The costs of diverting mains would need to be met by the developer.

A guide to working near Severn Trent Water's assets can be found here: Guidance-for-working-near-our-assets (stwater.co.uk). Local Authorities can obtain free infrastructure maps from Severn Trent Water as well as supplying infrastructure information under a non-disclosure agreement.

Thames Water and Bristol Water have also have guidance for working near their assets which can be found on their websites here:

- Working near our pipes (thameswater.co.uk)
- Landowner Resources (bristolwater.co.uk)

It is recommended that developers engage with the relevant water supply company early in the planning process to ensure that any direct impacts on the water supply network are addressed early.

5.3 TW assessment of impact on supply network

5.3.1 Methodology

TW were sent a list of the Cotswold Local Plan potential site allocations in August 2025 TW gave the sites a red, amber, green (RAG) value based on the estimated water demand of the development. Five sites, now within the potential local plan allocations were not included in the initial list of sites sent to TW to assess.

The following criteria were applied to the potential allocations.

GREEN	AMBER	RED
On the information provided we do not envisage infrastructure concerns in relation to this development/s. There may be a requirement for hydraulic modelling and potential small scale network upgrades.	On the information provided, hydraulic modelling will be required, and it is likely network upgrades or supply system upgrades will be required.	On the information provided, hydraulic modelling will be required, and it is anticipated that extensive upgrades to the local water network and strategic supply system will be necessary.

5.3.2 Results

Of the 55 potential allocations, 52 are located within the SWOX WRZ. TW gave 15 sites a red assessment, 20 amber and 12 green. Five sites were not assessed. The location of these sites is shown in Figure 5.1. The complete list of sites and their RAG scores can be found in Appendix F.

A red or amber assessment does not imply that a site could or should not be developed, merely that additional infrastructure may be required in order to accommodate it.

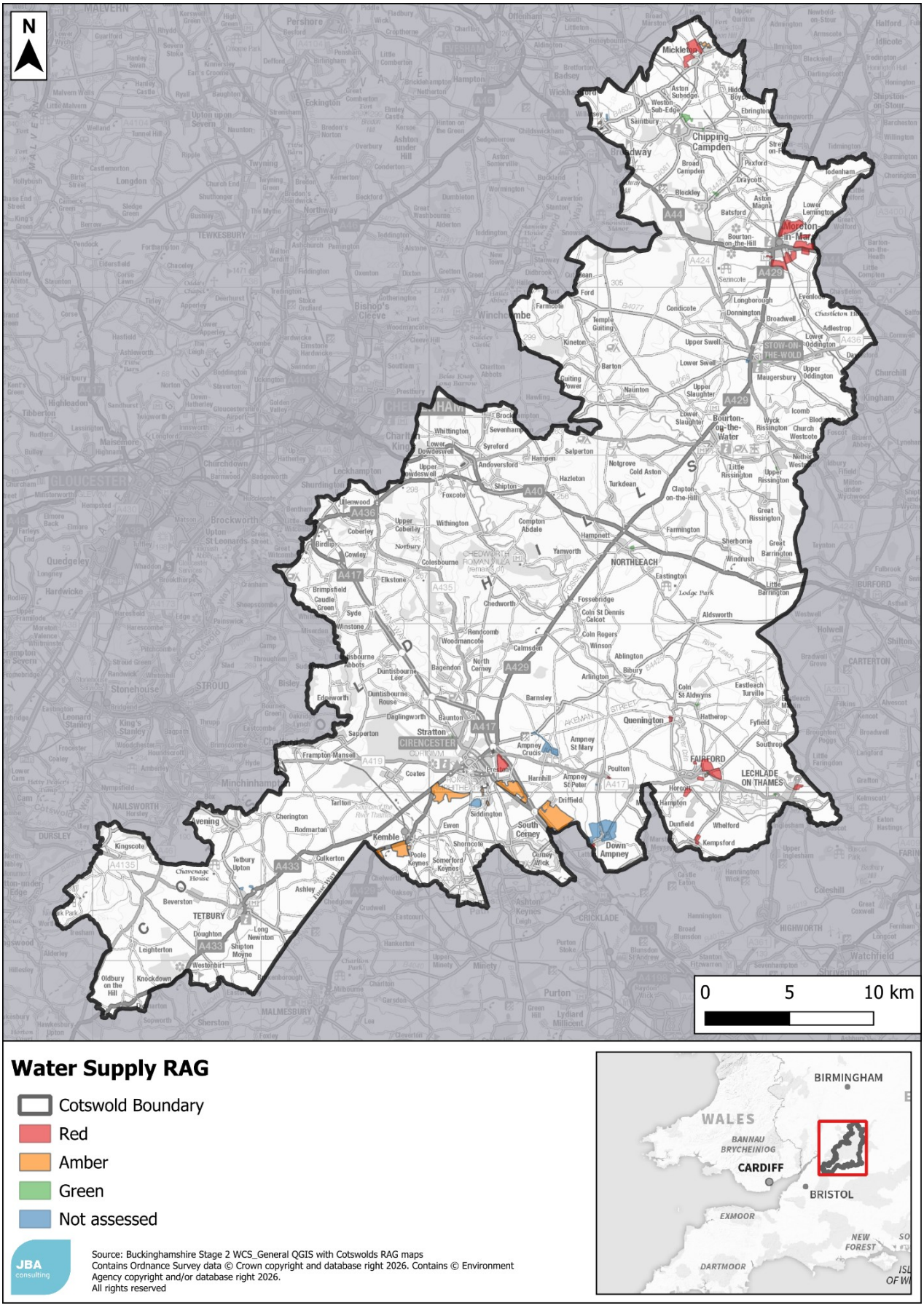


Figure 5.1: Water supply network RAG (Thames Water)

5.4 Conclusion and recommendations

TW provided a site-by-site assessment of potential allocations in their supply area. This identified 15 sites where further modelling by TW would definitely be required, and a further 20 where modelling may be required, in both cases, upgrades to the water supply network may be needed to accommodate development.

Upgrades to the local supply network would be funded as part of the developer Infrastructure Charge. Early engagement between developers, BDBC and the water companies is recommended to ensure upgrades are in place prior to occupation.

Recommendations for water supply infrastructure are provided in Table 5.1.

Table 5.1: Recommendations for water supply infrastructure.

Action	Responsibility	Timescale
Undertake network modelling to ensure adequate provision of water supply is feasible.	Thames Water and Bristol Water and CDC	Ahead of planning applications
CDC and developers should engage early with water companies to ensure supply infrastructure is in place prior to occupation.	Thames Water and Bristol Water and CDC developers	Ongoing
Developers should engage early with water companies to ensure that the capacity of distribution systems is adequate prior to development coming forward.	Thames Water and Bristol Water and developers	Ongoing

6 Wastewater collection

6.1 Sewerage undertaker

Thames Water is the main water and wastewater company that serves as the sewerage undertaker for the study area, see Figure 6.1. The role of the sewerage undertaker includes the collection and treatment of wastewater from domestic and commercial premises. In some areas, it also includes the drainage of surface water from building curtilages to combined or surface water sewers. It excludes, unless adopted by the sewerage undertaker, systems that do not connect directly to the wastewater network, e.g., SuDS or highway drainage.

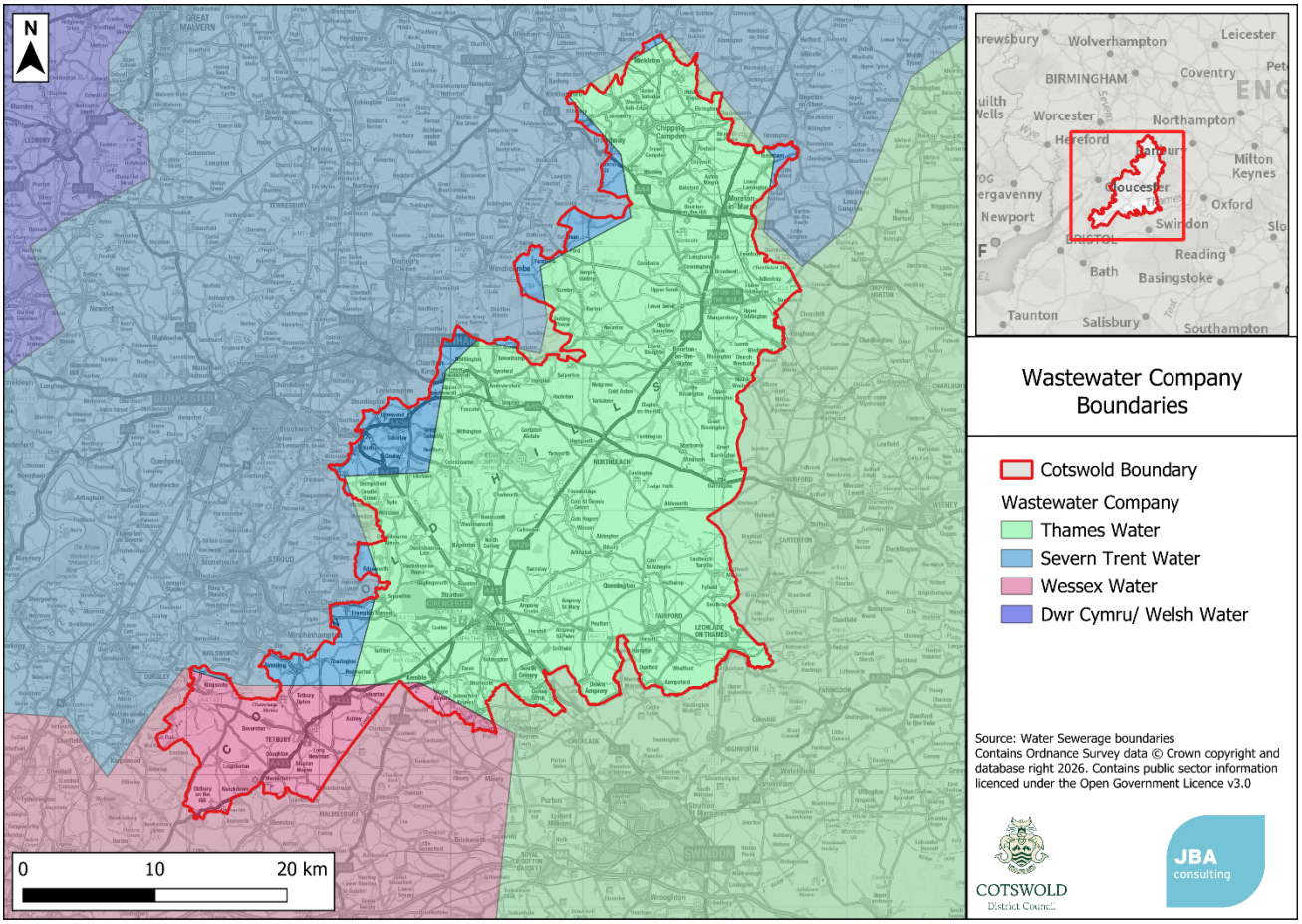


Figure 6.1 Wastewater Companies in Cotswold District

Increased wastewater flows into collection systems due to growth in populations or per-capita consumption can lead to an overloading of the infrastructure, increasing the risk of sewer flooding and, where present, increasing the frequency of discharges from storm overflows. Seasonal and yearly variations in weather and infiltration can reduce headroom at WwTW.

Headroom at WwTW can be eroded by growth in population or per-capita consumption, requiring investment in additional treatment capacity. As the volumes of treated effluent rises, even if the effluent quality is maintained, the pollutant load discharged to the receiving

watercourse will increase. In such circumstances the EA as the environmental regulator, may tighten effluent consents to achieve a 'load standstill', i.e., ensuring that as effluent volume increases, the pollutant discharged does not increase. Again, this would require investment by the water company to improve the quality of the treated effluent. Consents can also be tightened to prevent a deterioration in water quality due to growth, or to achieve environmental objectives.

In combined sewerage systems, or foul systems with surface water misconnections, there is potential to create headroom in the system, thus enabling additional growth, by the removal of surface water connections and reducing infiltration. This can most readily be achieved during the redevelopment of brownfield sites which have combined sewerage systems, where there is potential to discharge surface waters via SuDS to groundwater, watercourses or surface water sewers.

6.2 Sewerage system capacity assessment

New residential developments add pressure to existing sewerage systems. An assessment is required to identify the available capacity within the existing wastewater network, and the potential to upgrade overloaded systems to accommodate future growth. The scale and cost of upgrading works may vary significantly depending upon the location of the development in relation to the network itself and the receiving WwTW.

It may be the case that an existing sewerage system is already working at its full capacity, and further investigations must be carried out to define which solution is necessary to implement an increase in its capacity. New infrastructure may be required if, for example, a site is not served by an existing system. Such new infrastructure will normally be secured through private third-party agreements between the developer and utility provider.

Sewerage Undertakers must consider the growth in demand for wastewater services when preparing their five-yearly Strategic Business Plans (SBPs) which set out investment for the next Asset Management Plan (AMP) period. Typically, investment is committed to provide new or upgraded sewerage capacity to support allocated growth with a high certainty of being delivered. Additional sewerage capacity to service windfall sites, smaller infill development or to connect a site to the sewerage network across third party land is normally funded via developer contributions, as third-party arrangements between the developer and utility provider.

6.3 Drainage and Wastewater Management Plan (DWMP)

6.3.1 Thames Water DWMP

Thames Water's DWMP outlines their strategy for addressing future challenges in wastewater services, detailing the necessary investments to expand, enhance, and sustain wastewater systems and drainage networks over the next 25 years. The overall vision of the DWMP is ‘to identify future catchment risks to our drainage and wastewater treatment systems and develop sustainable, efficient solutions to address them.’ With the aim to deliver in three areas:

- Customers and communities – fair charges for the services we provide, improved health and wellbeing, increased amenity, and a resilient service.
- Drainage and wastewater services – reduce sewer flooding and achieve 100% Sewage Treatment Works (STW) compliance.
- The environment – restore river health, increase biodiversity, environmental net gain.

Thames Water's DWMP includes Catchment Strategic Plans (CSPs) for each Thames regional Flood and Coastal Committee (TRFCC) area. The study area falls under the Swindon and Oxfordshire (SWOX) (Level 2) CSP, which then falls into one of the 382 planning catchments (Level 3). Initial risk-based screening found that 77% of the L3 catchments in this CSP were vulnerable to growth and climate change, warranting long-term planning. 7% of properties are forecast to be at risk of internal hydraulic sewer flooding in a 1 in 50-year storm by 2050. With no action, by 2050 Thames Water predict that 44% of L3 catchments will have storm overflow discharge of greater than 10 discharges per year on average by 2050.

The targets for catchments in this CSP are to:

- Reduce the number of customers at risk of internal and external hydraulic sewer flooding up to a 1 in 50-year storm by 100%.
- Reduce storm discharges (where overflows are present) to <10 in an average year by 2050
- Achieve 100% STW permit compliance

6.3.2 Severn Trent DWMP

The Severn Trent DWMP explains that "the overall objective of DWMP is to provide visibility of the current and future challenges, outline what strategic interventions are best to mitigate these future pressures and inform the appropriate pace of investment to meet the long term aims".

Severn Trent Water's Drainage and Wastewater Management Plan (DWMP) outlines eight key goals:

- Secure future water supply
- Promote efficient water use
- Provide a high-quality, affordable service
- Reduce the risk of flooding and pollution
- Protect and enhance the environment
- Support a circular economy
- Make a positive social impact
- Maintain a safe, inclusive workplace

The region contains 2,647 storm overflows, with 1,097 predicted to become high priority by 2050, as they activate more than 10 times annually, exceeding national guidelines. Severn Trent aims to address 39% of harmful storm overflows and 26% of those that exceed the annual activation limit by 2030, aligning with the Storm Overflow Discharge Reduction Plan.

Reducing the frequency of storm overflow operations will involve upgrading wastewater treatment works (WwTWs) and sewer systems to ensure overflows occur only during extreme rainfall.

A Baseline Risk and Vulnerability Assessment (BRAVA) evaluated the risk of sewer flooding for various climate change scenarios (no temperature change, and 2°C or 4°C increases). Currently, around 112,000 properties (2.58% of connected properties) are at risk of flooding. Without WwTW upgrades, this could increase by 39% (to 155,998 properties) by 2050 under a 2°C rise in temperature.

The DWMP identifies investment opportunities to reduce flooding and storm overflow spills, such as separating surface water from combined sewers and improving pollutant screening. There is also a focus on maximising nature-based solutions, like Sustainable Drainage Systems (SuDS), to sustainably manage surface water and reduce its impact on the sewer network.

Overall, the plan emphasises reducing storm overflow events, upgrading WwTWs, and developing sustainable water management strategies like SuDS

6.3.3 Wessex Water DWMP

Wessex Water's DWMP outlines their strategy to manage current and future challenges to drainage and wastewater systems while increasing investment in infrastructure and environmental protection. In addition to the national planning goals, six objectives specific to Wessex Water were established in the DWMP process:

- Reducing groundwater infiltration
- Promoting sustainable drainage
- Expanding partnership opportunities
- Improving river water quality
- Reducing the risk of flow compliance failures at water recycling centres
- Minimizing the risk of blockages

To achieve these objectives, protect public health, and enhance the environment, Wessex Water plans the following investments by 2030:

- Continue maintaining and operating assets to high standards
- Invest £1.4 billion to upgrade water recycling centres, meet stricter treatment standards, and support population growth
- Spend £550 million to improve the performance of 148 storm overflows
- Implement nature-based solutions where they provide the best value
- Allocate nearly £100 million to monitor the water quality impacts of treatment works and storm overflow discharges
- Increase investment to reduce groundwater infiltration into sewers and manholes.

Wessex Water's DWMP contains an assessment of risk at catchment level, which has been carried out using a Baseline Risk and Vulnerability Assessment (BRAVA), including how

risk is anticipated to change over the next 5, 10 and 25 years. Overall, BRAVA results showed predicted flooding in 2050 to be 57% higher than 2025 for the 1 in 30-year event.

6.4 Methodology

Severn Trent Water, Thames Water and Wessex Water were provided with a list of the sites and forecast housing numbers. Using this information, they were asked to assess each site using the range of datasets they hold.

A red assessment does not mean that a site cannot or should not be developed (unless stated in the comments) and instead reflects the requirement for extensive new infrastructure to order to accommodate the site. It should be remembered that the water companies have a statutory duty to serve new development under the Water Industry Act 1991.

6.5 Results

Overview

The scores and comments from each sewerage undertaker are contained in the three section below. Figure 6.2 shows the RAG assessments applied to each of the potential allocations. These scores are also summarised in Appendix F.

6.5.1 Thames Water

The following red/amber/green scoring was applied by TW to each potential allocation based on the expected impact of the wastewater network.

GREEN	AMBER	RED
On the information provided we do not envisage infrastructure concerns in relation to this development/s	On the information provided modelling may be required to understand the impact of development	On the information provided, modelling will be required, and it is anticipated that upgrades to network will be necessary.

12 sites were given a "red" assessment by TW, indicating that upgrades to the network are likely to be necessary. 23 sites were given a green assessment and could be accommodated without upgrades to the network. Four sites were not assessed by TW.

The location of these sites, and their RAG assessment is shown in Figure 6.2.

6.5.2 Severn Trent Water

STW carried out a desktop assessment of the 3 sites in their area. Five of these were given a "green" assessment indicating a low level of impact on the wastewater network. Seven sites were given an amber assessment indicating a medium level of concern (reflecting either historic flooding or capacity constraints at sewer pumping stations). One site (the strategic site at Honeybourne) was given a red assessment. This was due to the size of the

development, and the scale of additional infrastructure required to serve this site. In this case an additional pump station and an increase in the rising main may be required in order to serve this site. Other sites within this wastewater catchment have been given an amber assessment. The cumulative impact of these sites should be considered, and the larger strategic site being developed first would change the rating of the other sites to red as capacity would be used up. The scores and accompanying comments are contained in

Table 6.1.

STW provided the following general comment:

"As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments on the impacts of future developments and to provide advice regarding policy wording on other relevant areas such as water efficiency, Sustainable Drainage Systems (SuDS), biodiversity, and blue green infrastructure. Where more detail is provided on site allocations, we will provide specific comments on the suitability of the site with respect to the water and sewerage network. In the instances where there may be a concern over the capacity of the network, we may look to undertake modelling to better understand the potential risk. For most developments there is unlikely to be an issue connecting. However, where an issue is identified, we will look to discuss in further detail with the Local Planning Authority. Where there is sufficient confidence that a development will go ahead, we will look to complete any necessary improvements to provide additional capacity.

For most new development provided the surface water in managed sustainably through use of a SuDS the additional foul only flows will have a negligible impact on existing sewer performance, but where there are pre-existing capacity constraints additional capacity improvements may be required.

Where subsequent detailed modelling indicates capacity improvements are required such work will be phased to align with development occupancy with capacity improvement works will be funded by Severn Trent Water. However, whilst Severn Trent have a duty to provide additional capacity to accommodate planned development, we also have a requirement to manage our assets efficiently to minimise our customers' bills. Consequently, to avoid potential inefficient investment we generally do not provide additional capacity until there is certainty that the development is due to commence. Where development proposals are likely to require additional capacity upgrades to accommodate new development flows it is highly recommended that potential developers contact Severn Trent as early as possible to confirm flow rates and intended connection points. This will ensure provision of additional capacity can be planned into our investment programme to ensure development is not delayed.

Table 6.1 Severn Trent Water comments on potential allocations

Site	Potential impact on sewerage infrastructure	Known network constraints
BK14A	Low	No known network constraints downstream of the proposed development sites.
W7A2/W7C	Medium	Historic flooding incidents downstream of the site.
BK11	Low	No known network constraints downstream of the proposed development sites.
CC66B	Low	Historic flooding incidents downstream of the proposed site. - on the downstream line there are no Sewage Pumping Stations.
CC68	Medium	Historic flooding incidents downstream of the proposed site. - on the downstream line there are no Sewage Pumping Stations.
CC10A	Low	Historic flooding incidents downstream of the proposed site. - in the nearby network there is only 1 SPS that could be impacted. As the site is in close proximity to the works and a gravity sewer that leads to the works, the site will more than likely not impact the Sewage Pumping Station.
MK2B/C	Medium	There is a chain of sewage pumping stations to the works that could be impacted by this proposed development.
W4B	Medium	Site would likely be served by two pumping stations and there are historic flooding incidents downstream of site.
Strategic Site	High	Served by two small pumping stations which are likely not have the capacity to accept flows from an additional 1000+ dwellings. A development of this size could necessitate pumping station and rising main upsize.
MK11A	Medium	There is a chain of sewage pumping stations to the works that could be impacted by this proposed development.
MK7	Low	There is a chain of sewage pumping stations to the works that could be impacted by this proposed development.

Site	Potential impact on sewerage infrastructure	Known network constraints
CCNE1	Medium	Historic flooding incidents downstream of the proposed site. Small pumping station near the proposed site, however depending on the type of employment a new pumping station that serves the site may be needed.
W7A	Medium	Site would likely be served by two pumping stations and there are historic flooding incidents downstream of site.

6.5.3 Wessex Water

Wessex Water provided comments on the two potential allocations within their area:

Table 6.2 Wessex Water comments on potential allocations

Site	Foul network	Infiltration comments
T31B - Land adjacent to Blind Lane	There is a potential connection point in Lowfield Road. However our records are incomplete in this location and the diameter of the closest public foul sewer is unknown. If the development was to proceed a review will be needed to identify the most appropriate point of connection into the existing network. This can be done prior to planning submission through Wessex Water's pre-planning enquiry service.	Based on an initial review, the site has high potential for infiltration and is likely to be suited to infiltration SuDS. Considering infiltration and the appropriate use of SuDS at an early stage of the design is important to embed suitable SuDS, and ultimately reduce surface water runoff from new development.

Site	Foul network	Infiltration comments
T71A - Land north-west of Highfield Cottage	Foul sewers in the new development to the south of the proposed development site have not been offered for adoption by Wessex Water and remain private. There is no clear point of connection into the public sewer network. If the development was to proceed a review will be needed to identify the most appropriate point of connection into the existing network. This can be done prior to planning submission through Wessex Water's pre-planning enquiry service.	Based on an initial review, the site has low potential for infiltration and will require alternative SuDS consideration. Considering infiltration and the appropriate SuDs at an early stage of the design is important to embed suitable SuDS, and ultimately reduce surface water runoff from new development.

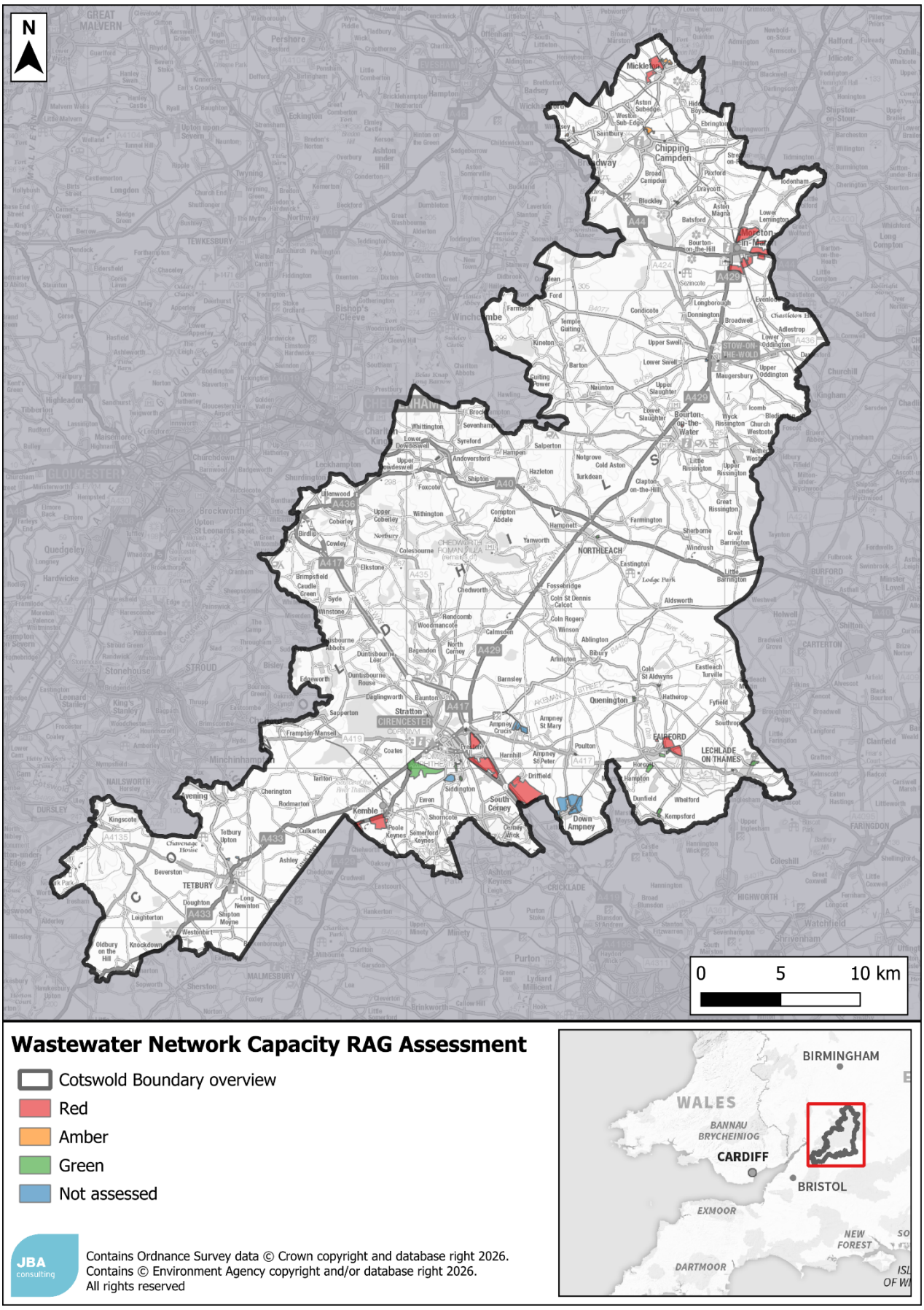


Figure 6.2: Wastewater Network RAG Assessment of Local Plan Allocations

6.6 Storm overflows

6.6.1 Background

Storm overflows are an essential component in the sewer network. However, when they operate, they can cause environmental damage. They occur on combined sewer systems where the sewer takes both foul flow (sewage from homes and offices) and rainwater runoff. In normal conditions (Figure 6.3), all of this flow passed through the sewer network and is treated at a wastewater treatment works.

In periods of exceptional rainfall (Figure 6.4), the capacity in a combined sewer may be used up by the additional flow from rooftops and storm drains. Once the capacity is exceeded, wastewater would back up into homes, businesses and on to roads. A storm overflow acts as a relief valve, preventing this from happening.

Storm overflows become problematic when they operate frequently in moderate or light rainfall, or for long periods as a result of groundwater infiltration in the sewerage system – possibly in breach of their permit.

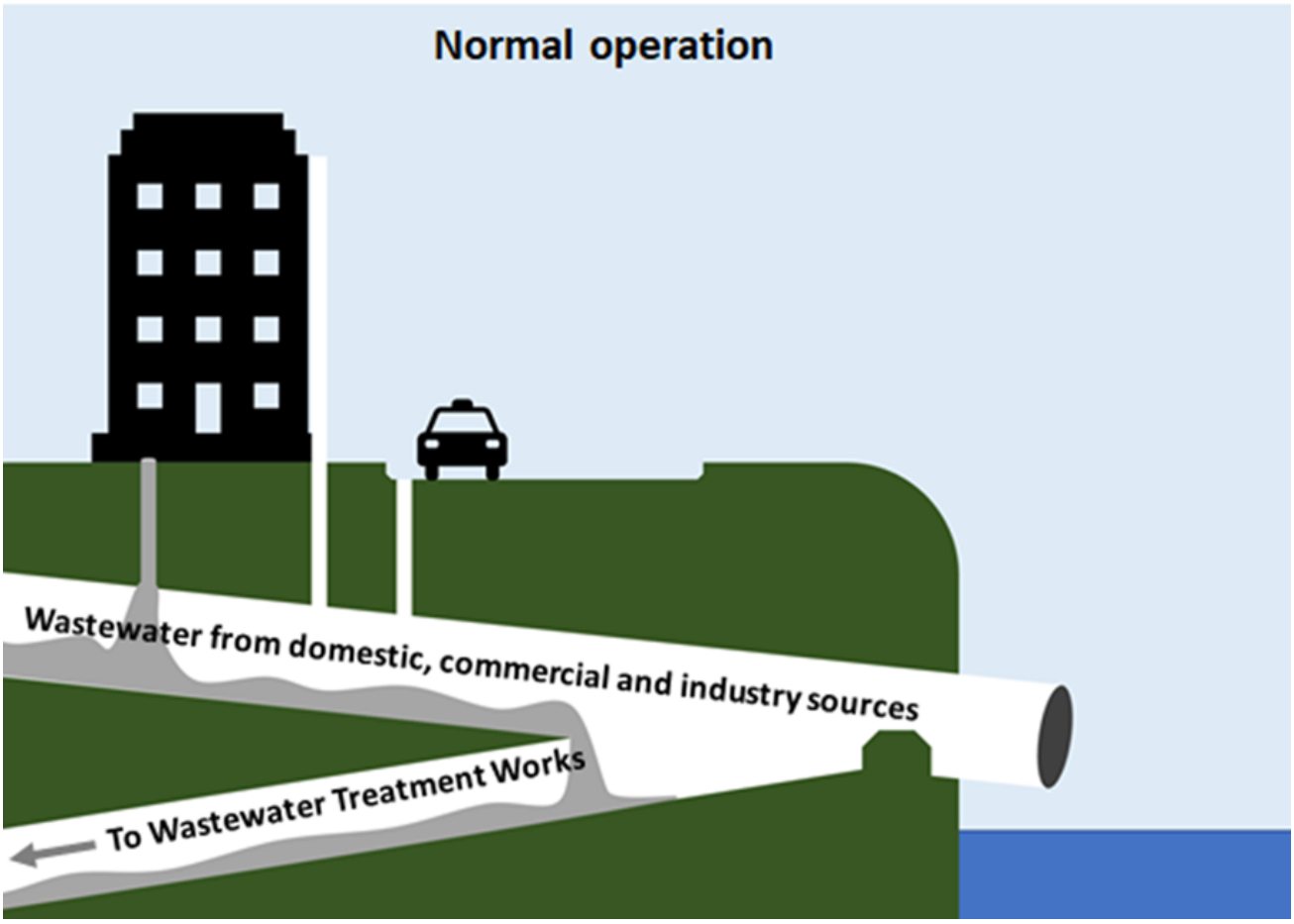


Figure 6.3: Storm overflow operation in normal conditions.

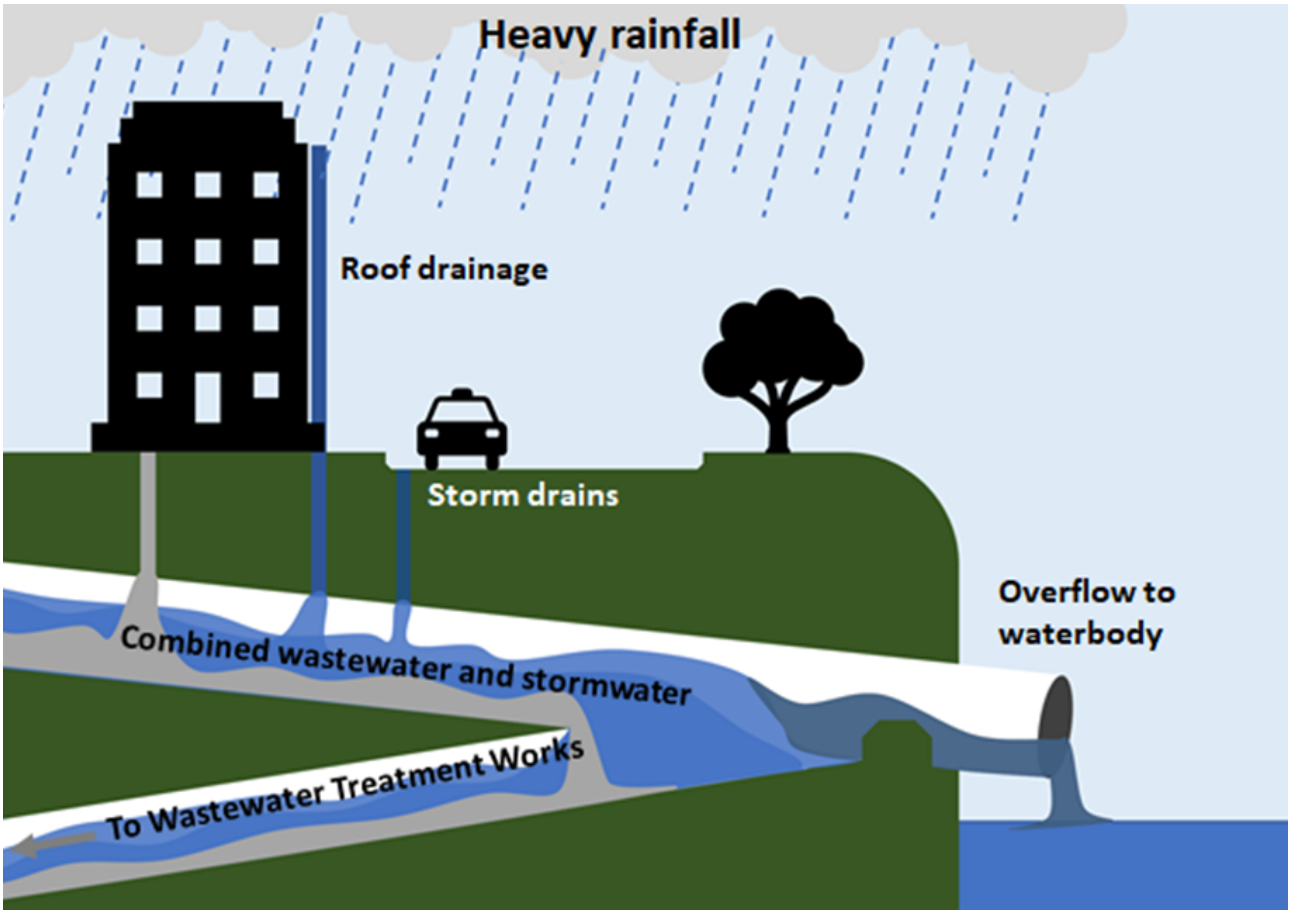


Figure 6.4: Storm overflow operation in exceptional rainfall.

6.6.2 Storm overflow assessment

The Environment Act now requires water companies to report and monitor storm overflows as well as reduce the harm caused to the rivers they discharge to. There are 9 network storm overflows and 20 WwTW storm tank overflow (including those located outside of the borough but at WwTW serving potential growth) present in Cotswold district, the location of these are shown in Table 7.5 and Figure 7.4. Storm tank overflows at WwTWs are assessed in Section 0.

There are 14 network storm overflows in the study area, and 14 WwTW storm tank overflows.

Unmitigated development within Cotswold District could cause the frequency or duration of operation of storm overflows to increase. There are opportunities through the planning system to ease pressure on the wastewater network by separating foul and storm flow in existing combined systems and not allowing new surface water connections. Surface water can also be better managed by retrofitting SuDS in existing residential areas, and in new development, ensuring SuDS are incorporated into designs at the master planning stage to maximise the potential benefits.

Details of the storm overflows in and around the study area are presented in Table 6.4.

The Storm Overflow Taskforce has agreed a long-term goal to end the damaging pollution caused by the operation of storm overflows. An important component of this is the monitoring of overflows, and a target has been set to monitor the frequency and duration of operation at all storm overflows by 2023. This is called Event Duration Modelling (EDM). The EDM dataset (which contains performance data on the 16,791 storm overflows monitored in 2022) has been used to provide information on storm overflows in the district. Severn Trent Water have confirmed that work is underway to investigate storm overflows with the long-term aim of reducing the number of operations of the storm overflows.

The Storm Overflow Assessment Framework (SOAF) 2025 set a threshold of 30 operations in a year (based on 1 year's data, 20 if based on 2 year's data, and 10 if based on 3 year's), above which a storm overflow should be investigated. The Environment Agency state that a revised SOAF methodology will be realised to coincide with the Environment Act obligation on storm overflows, which will require all overflows to ensure that they are not causing adverse ecological harm. The overflows identified in the district were assessed on the average number of operations over three years.

The Storm Overflow Reduction Plan which was published in August 2022 sets an objective that "storm overflows will not be permitted to discharge above an average of 10 rainfall events per year by 2050". 10 of the 17 monitored network storm overflows are operating on average above 10 times per year so require investigation under the Storm Overflow Assessment Framework 2025 and action to meet the long-term target. In this report storm overflows associated with WwTWs have been moved to the section on wastewater treatment.

Unmitigated development within Cotswold district could cause the frequency or duration of operation of storm overflows to increase.

There are opportunities through the planning system to ease pressure on the wastewater network by separating foul and storm flow in existing combined systems and not allowing new surface water connections. Surface water can also be better managed by retrofitting SuDS in existing residential areas, and in new development, ensuring SuDS are incorporated into designs at the master planning stage to maximise the potential benefits.

Table 6.3: Criteria used for RAG assessment of network and WwTW storm overflows.

Sewer Overflows RAG Score	Number of operations per year (average of available data)	Commentary
Green	0-4	Overflow is currently operating within the long-term (2050) target. Need to ensure that this is maintained in the long-term considering upstream development, climate change and urban creep.
Amber	5-9	An investigation is not required at present, but improvements may be needed in the network and/or catchment to meet the long-term target.
Red	10+	The overflow may already be operating beyond the threshold which would trigger an investigation. Upstream development could further increase the discharge frequency, so mitigation should be required prior to significant development.

6.6.3 Results

There nine storm overflows on the network that are currently operating above the threshold for investigation. These are shown in Table 6.4 and Figure 6.5.

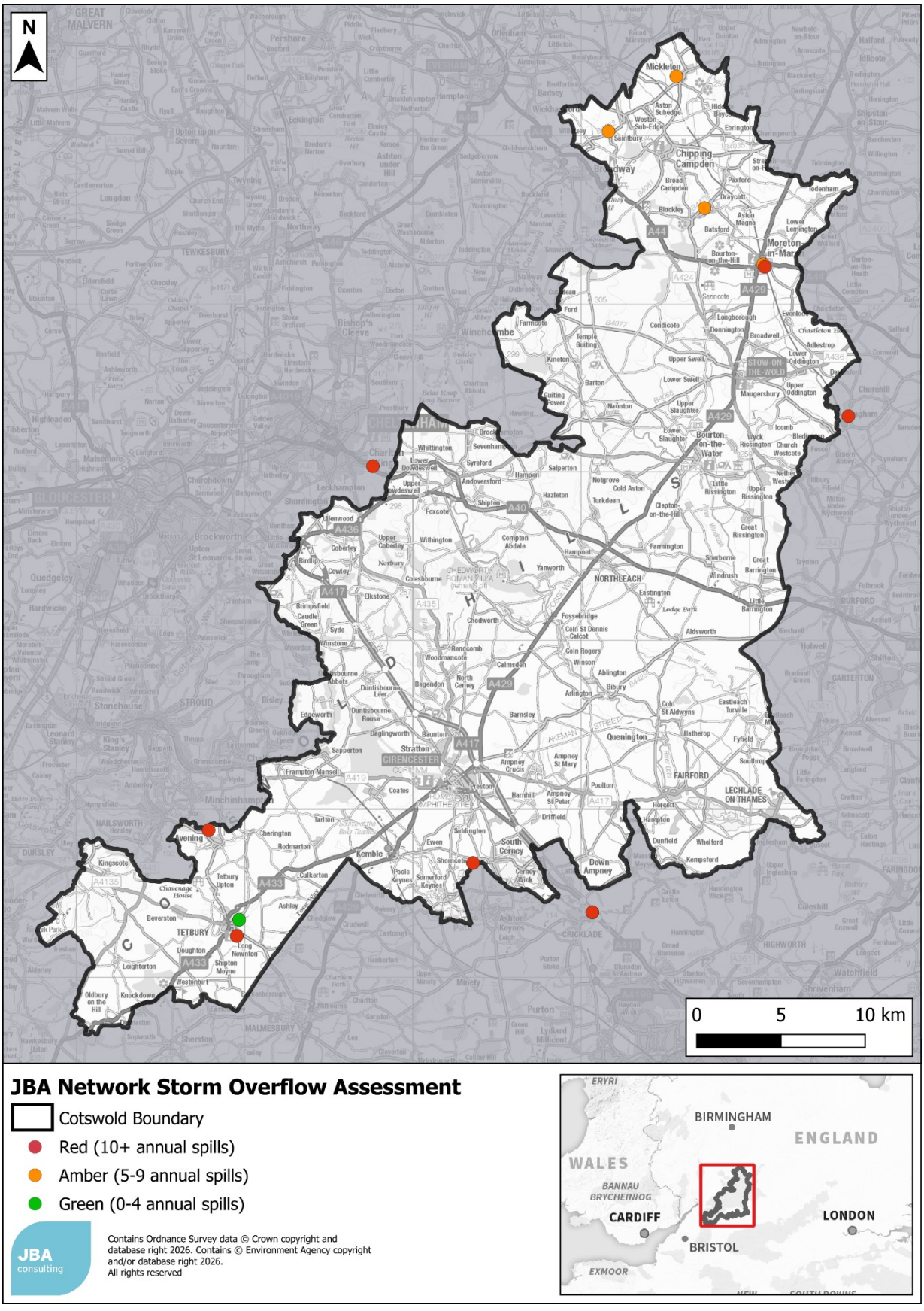


Figure 6.5: Network storm overflow RAG assessment

Table 6.4 Network storm overflow EDM records within Cotswold district

Overflow	Number of operations 2023	Duration of operation in 2023 (hours)	Number of operations in 2024	Duration of operation in 2024 (hours)	Number of operations in 2025	Duration of operation in 2025 (hours)	Average number of operations 2023-2025	RAG score	Above threshold for investigation? (Y/N)
AVENING STW (CSO)	118		154		113		128	Red	YES
Cirencester STW	165		236		125		175	Red	YES
Cricklade STW	114		107		59		93	Red	YES
CSO AT MORETON-IN-MARSH SPS	4	20.75	10	37.75	9	54.75	8	Amber	NO
DOWDESWELL CSO	25	533.19	1	0.02	4	20.54	10	Red	YES
HATCHETTS SPS	31	477.63	56	698.43	33	378.1	40.0	Red	YES
KINGHAM SEWAGE PUMPING STATION	18	40.75	23	108.5	17	79.5	19.3	Red	YES
MICKLETON - COTSWOLD EDGE SPS	2	3.74	15	93.15	8	40.15	8	Amber	NO

Overflow	Number of operations 2023	Duration of operation in 2023 (hours)	Number of operations in 2024	Duration of operation in 2024 (hours)	Number of operations in 2025	Duration of operation in 2025 (hours)	Average number of operations 2023-2025	RAG score	Above threshold for investigation? (Y/N)
SAINTBURY - THE CROSS (CSO)	3	18.18	17	157.08	1	0.37	7	Amber	NO
SHEAFHOUSE FARM CSO	4	6.88	15	38.63	4	17.76	8	Amber	NO
SPRINGFIELDS PUMPING STATION	0	0	0	0	0	0	0	Green	NO
STORM SEWAGE IRRIGATION AREA (Moreton-in-Marsh Primrose court)	128	2012.5	138	2055.75	77	1143.25	114	Red	YES
TETBURY INLET	138				49		79	Red	YES
TETBURY STORM TANK	138				78		118	Red	YES

Figure 6.6 below shows the forecast annual average number of spills from 2025 to 2050, based on data from the National Storm Overflows Plan (NSOP) published by Water UK. Based on the NSOP, it is predicted that spills (from baseline) will be reduced by 20% in 2030 and 84% in 2050.

Additionally, the NSOP indicates that 75% of priority sites are expected to be improved under the NSOP, with all priority sites forecast to be addressed by 2045. To achieve these improvements, the planned interventions comprise a mix of approaches, with 29% involving nature-based solutions and 71% relying on traditional engineering methods. Additionally, five of the eight storm overflows are planned to be upgraded using either nature-based or mixed solutions to enhance their performance.

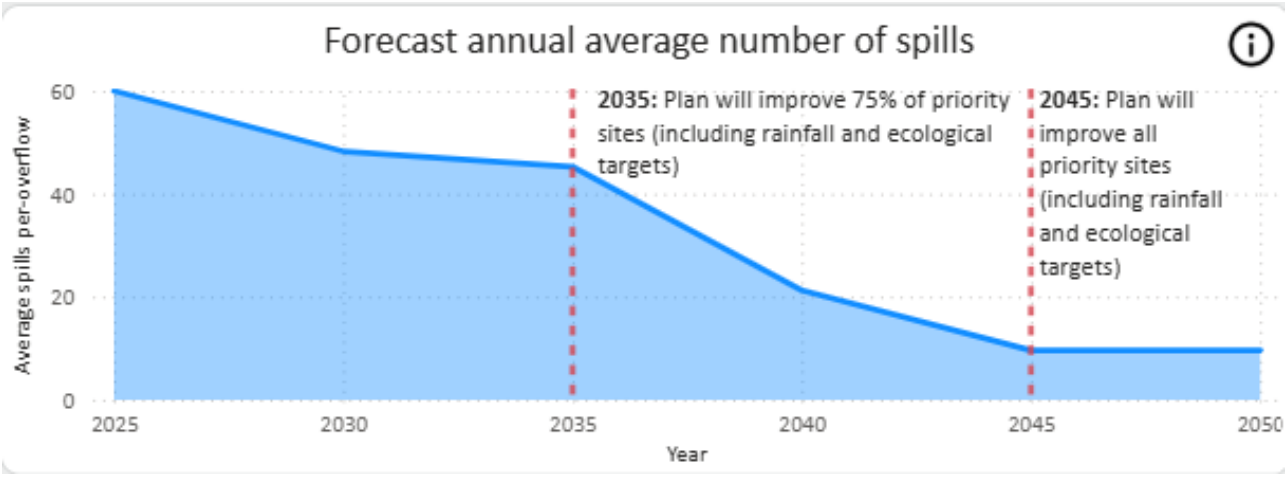


Figure 6.6 Forecast annual average number of spills in Cotswold district council © Water UK 2024

Source: National Storm Overflows Plan | Water UK

6.6.4 Surface water disposal

Management of surface water is an important feature of new development as the increased coverage of impermeable area on a site can increase the rainwater flowing off the site. The introduction of these flows to the public sewerage system can increase the risk of flooding for existing residents. It is therefore vital that surface water flows are managed sustainably, avoiding connections into the foul or combined sewerage system and where possible directed back into the natural water systems.

STW provided the following policy recommendation for the Local Plan:

New developments shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, whereby a discharge to the public sewerage system is avoided where possible.

The drainage hierarchy is summarised in 9.6.1.

6.7 Conclusions and recommendations

Thames Water is the primary water and wastewater provider and the designated sewerage undertaker for the study area. Wessex Water, and Severn Trent Water also operate within small parts of the area.

Development in areas where there is limited wastewater network capacity will increase pressure on the network, increasing the risk of a detrimental impact on customers, and increasing the likelihood of storm overflow operation. Early engagement with developers, Thames Water, Wessex Water and Severn Trent Water is required, and modelling of the network may be required at the planning application stage.

Where network capacity constraints are identified, network reinforcement may be required which would be funded as part of the developer infrastructure charge. It may be necessary for development sites to be phased in line with the provision of any network upgrades.

The drainage network includes 14 storm overflows that are likely to serve the study area. Storm overflow performance is generally poor with nine of these overflows currently exceeding the threshold for investigation. The poorest performing of these is at Avening WwTW, with a 3- year operation average of 128 spills per year.

2024 was a particularly bad year, in part because it was a wetter than average year. This was not the case in 2023 and 2025 when many of the storm overflows also operated well above the threshold.

Further development in catchments where there are poorly performing overflows increase the risk of storm overflow operation due to increased sewage flows and surface runoff.

There are opportunities through the planning system to ease pressure on the wastewater network by separating foul and storm flow in existing combined systems and not allowing new surface water connections. Surface water can also be better managed by retrofitting SuDS in existing residential areas, and in new development, ensuring SuDS are incorporated into designs at the master planning stage to maximise the potential benefits.

Table 6.5 Recommendations for wastewater collection

Action	Responsibility	Timescale
Early engagement between CDC and Severn Trent Water is required to ensure that where strategic infrastructure is required, it can be planned in by STW, TW or WW and will not lead to any increase in discharges from sewer overflows.	CDC, STW, TW, WW	Ongoing
Take into account wastewater infrastructure constraints in phasing development in partnership with the sewerage undertaker.	CDC, STW, TW, WW	Ongoing
Developers will be expected to work with the sewerage undertaker closely and early in the planning promotion process to develop an Outline Drainage Strategy for sites. The	CDC, STW, TW, WW	Ongoing

Action	Responsibility	Timescale
Outline Drainage strategy should demonstrate the wastewater assets required, their locations including points of connection to the public foul sewerage, whether the site drainage will be adopted by the water company and if any sewer requisitions will be required.		
Developers will be expected to demonstrate to the LLFA that surface water from a site will be disposed using a SuDS with connection to surface water sewers seen as the last option. New connections for surface water to foul sewers will be resisted by the LLFA.	CDC, LLFA, developers	Ongoing

7 Wastewater treatment

7.1 Introduction

Thames Water (TW), Severn Trent Water (STW) and Wessex Water (WW) provide wastewater services for development in Cotswold District. Most wastewater companies refer to their wastewater processing plants as Wastewater Treatment Works (WwTW). They may also be referred to as Sewage Treatment Works (STW) in some documents and data sources.

Sites already allocated in the adopted local plan, or already in the planning system (commitments) as well as an allowance for windfall, were assigned to a WwTW using the sewerage drainage area boundaries provided by the sewerage undertaker to set a baseline for WwTW capacity. Actual connection of a development site to a particular WwTW may be different and will depend on the capacity of the receiving works, and the local sewer network.

Very small developments in rural areas may be suitable for on-site treatment and discharge. However, the Environment Agency will not usually permit this where there is a public sewerage system within a distance calculated as 30m per dwelling. There is therefore a localised risk to water quality if all of these small developments were to be served by septic tanks, especially where there are clusters of small-scale new development. It needs to be noted that the Environment Agency have stated they 'would also object to a proposal which included septic tanks if they were within a 'sewered area''.

7.2 Wastewater Treatment Works Flow Permit Assessment

New residential developments and new employment land add pressure to the existing treatment works. An assessment is required to identify the available capacity within the existing WwTWs, and the potential to upgrade overloaded systems to accommodate future growth. The scale and cost of upgrading works may vary significantly depending upon the location of the development in relation to the network itself and the receiving WwTW.

The Environment Agency is responsible for regulating sewage discharge releases via a system of Environmental Permits (EPs). Monitoring for compliance with these permits is the responsibility of both the EA and the plant operators. Figure 7.1 summarises the different types of wastewater releases that might take place, although precise details vary from works to works depending on the design.

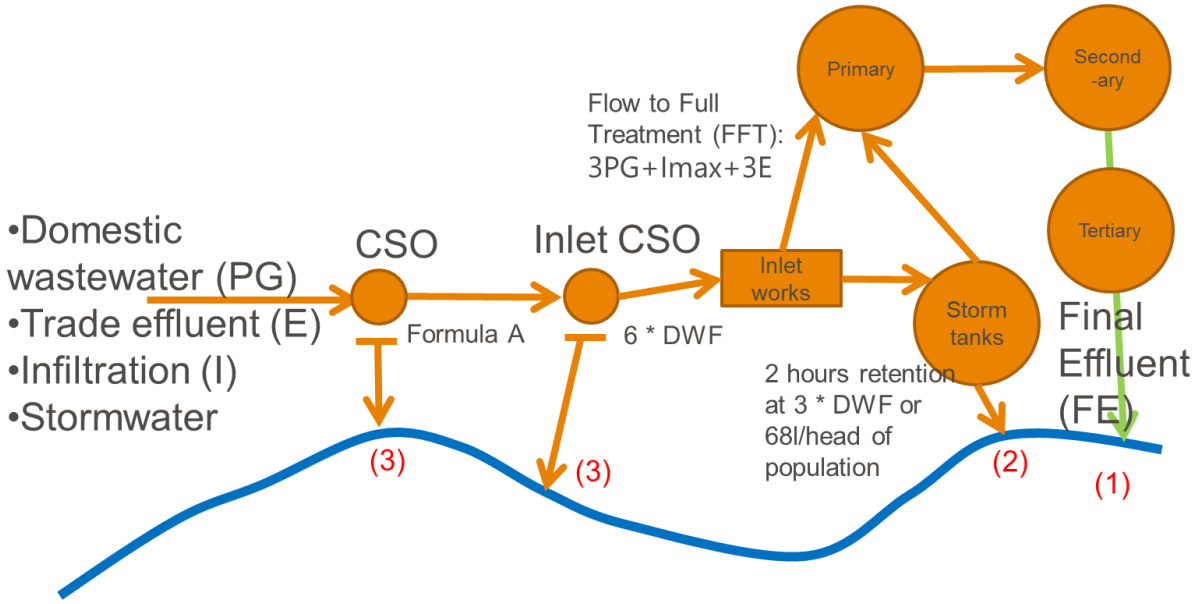


Figure 7.1: Overview of typical combined sewerage system and WwTW discharges.

During dry weather, the final effluent from the WwTW should be the only discharge (1). With rainfall, the storm tanks fill and eventually start discharging to the watercourse (2) and Combined Sewer Overflows (CSOs) upstream of the storm tanks start to operate (3). The discharge of storm sewage from treatment works is allowed only under conditions of heavy rain or snow melt, and therefore the flow capacity of treatment systems is required to be sufficient to treat all flows arising in dry weather and the increased flow from smaller rainfall events. After rainfall, storm tanks should be emptied back to full treatment as soon as reasonably possible, freeing their capacity for the next rainfall event.

Environmental permits are used alongside water quality limits as a means of controlling the pollutant load discharged from a WwTW to a receiving watercourse. Sewage flow rates must be monitored for all WwTWs where the permitted discharge rate is greater than 50 m^3/day in dry weather.

Permitted discharges are based on a statistic known as the Dry Weather Flow (DWF). As well as being used in the setting and enforcement of effluent discharge permits, the DWF is used for WwTW design, as a means of estimating the ‘base flow’ in sewerage modelling and for determining the flow at which discharges to storm tanks will be permitted by the permit (Flow to Full Treatment, FFT).

WwTW Environmental Permits also consent for maximum concentrations of pollutants, in most cases Suspended Solids (SS), Biochemical Oxygen Demand (BOD) and Ammonia (NH4). Some works (usually the larger works) also have permits for Phosphorous (P). These are determined by the Environment Agency with the objective of ensuring that the receiving watercourse is not prevented from meeting its environmental objectives, with specific regard to the Chemical Status element of the Water Framework Directive (WFD) classification.

Increased domestic population and/or employment activity can lead to increased wastewater flows arriving at a WwTW. Where there is insufficient headroom at the works to treat these flows, this could lead to failures in flow consents.

Areas not covered by WwTW catchments may not have an existing public sewer system. Where this is the case, small developments in more rural areas may be suitable for on-site treatment and discharge, however the Environment Agency will not usually permit this where there is a public sewerage system within a distance calculated as 30m per dwelling from any part of the site boundary.

7.2.1 Methodology

Thames Water provided a RAG assessment of their assets using the following criteria:

GREEN - On the information provided we do not envisage infrastructure concerns in relation to the capacity at the STW	AMBER We are aware of capacity concerns at the STW and a scheme is planned to accommodate future growth, or we are likely to have to carry our further assessment, but do not envisage a significant issue	RED We are aware of capacity concerns at the STW and there isn't currently a scheme planned to accommodate future growth. Futher assessment is definitely required and may involve extensive upgrade works

A parallel assessment of WwTW capacity was carried out using measured flow data supplied by the water companies. The process was as follows:

- Severn Trent Water, Wessex Water and Thames Water provided their DWF data for WwTW serving the study area, JBA then calculated 80th percentile exceedance flow statistic for each WwTW.
- Development sites within the growth scenario including windfall and neighbouring authority growth were assigned to a WwTW using the sewerage drainage area boundaries.
- For each site, the future DWF was calculated using the occupancy rates and per-capita consumption values obtained from the WRMPs (Section 4.8), and the assumption that 95% of water used is returned to sewer. Permitted headroom was used as a substitute for actual designed hydraulic capacity for each WwTW being assessed.
- For employment sites, wastewater demand was estimated based on the predicted number of new employees. Floor space, employment use types, and employment densities were used to estimate the number of employees.
- The current and estimated future flow was then compared to the permitted flow obtained from the Environment Agency “Consented Discharges to Controlled Waters with Conditions” database.

- Headroom (expressed as the number of homes that could be accommodated before the permit is exceeded) was estimated by calculating the difference between the current and permitted flow and using the occupancy and per capita consumption for the WRZ the sewer catchment is in to provide an estimate for the number of houses.
- A red/amber/green score was then assigned to each WwTW based on whether it was likely to exceed its permitted flow.
- An amber score was given where there was less than 10% headroom remaining.

Table 7.1: Per capita consumption values used in water demand calculations.

Water Company and Water Resource Zone	Average occupancy (persons per household)	Per capita domestic consumption (m^3/person/day)	Per capita employment consumption (m^3/person/day)
Thames Water- SWOX	2.5	0.139	0.1
Severn Trent Water- Forest and Stroud	2.3	0.170	0.1
Bristol Water- Bristol Water WRZ	2.3	0.1439	0.1

7.2.2 Results

TW provided a RAG assessment the WwTWs operated by them which can be seen in

Table 7.3. Two WwTWs (Ampney St Peter and Moreton-in-Marsh WwTWs) were given a "red" rating indicating a known capacity issue with no upgrade scheme currently planned.

An amber assessment was given to Andoversford, Bourton-on-the-Water and Fairford indicating a known capacity issue, but where a scheme was already planned.

Severn Trent Water were not able to provide comments on the potential allocations within the timetable of the Local Plan evidence base and expect to respond during the consultation period.

Wessex Water provided comments on the two potential allocations in their area.

Table 7.2 Wessex Water comments on potential allocations

Site	Wastewater treatment comments
T31B - Land adjacent to Blind Lane T71A - Land north-west of Highfield Cottage	The development site is located within the Tetbury Water Recycling Centre (WRC) catchment. The WRC does have some headroom and we anticipate that the works will be able to accommodate the additional flows from this development.

JBA carried out an independent assessment of capacity at WwTW in the study area which can be seen in Table 7.4. This can differ from water company assessments as the water company has access to information and long-term plans unavailable to the WCS. The JBA assessment also takes a conservative view of WwTW headroom scoring any WwTW as amber where there is less than 10% headroom remaining at the end of the plan period.

Cirencester was given a Green assessment by TW. The JBA headroom assessment (has given this WwTW amber assessment as there is less than 10% capacity left by the end of the Local Plan period.

Table 7.3 TW RAG assessment

WwTW	Thames Water assessment
Ampney St Peter	RED
Andoversford	AMBER
Blockley	Operated by STW
Bourton-on-the-Water	AMBER
Broadwell	GREEN
Chipping Campden	GREEN
Cirencester	GREEN
Fairford	AMBER
Honeybourne	Operated by STW
Lechlade	GREEN
Moreton-in-Marsh	RED
Tetbury	Operated by Wessex Water

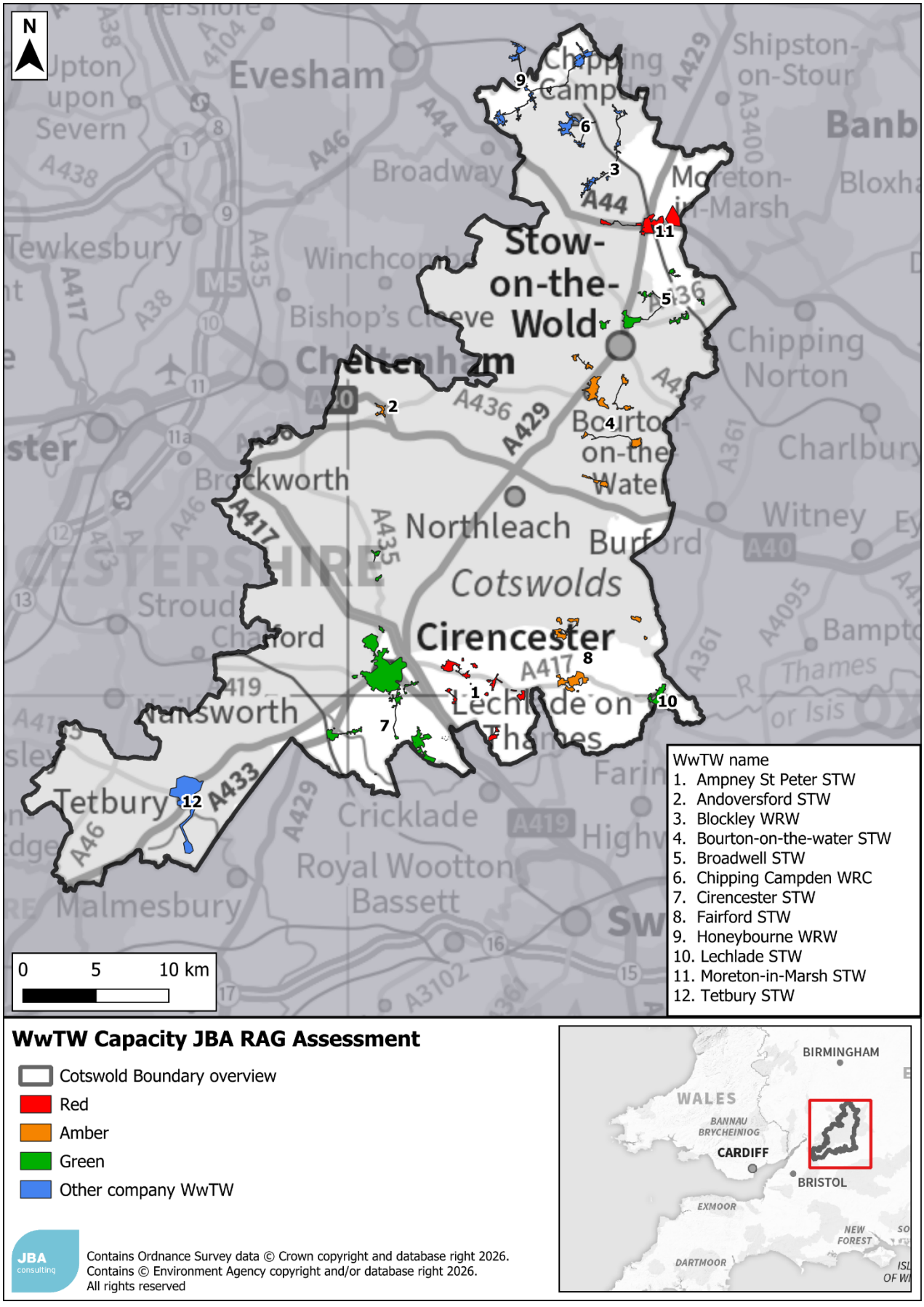


Figure 7.2 TW WwTW assessment

There are 12 WwTWs expected to serve growth during the Local Plan period. Table 7.4 contains a summary of the expected growth and the predicted remaining capacity by the end of the plan period. Seven WwTWs are expected to be close to or exceeding their permit limit by the end of the plan period. An increase in flow permit, and/or upgrades to treatment capacity will be required at these WwTW.

Where a WwTW is likely to exceed its permit, the permit would be reviewed by the EA and if a higher flow consent was agreed, a tighter permit limit for substance concentrations is very likely to be required. In some cases, this may not be technically feasibly possible if that means concentrations tighter than the Technically Accepted Limit (TAL) which is 0.25 mg/l for phosphate for example.

In addition to hydraulic capacity, it is important to consider water quality considerations which are discussed in Sections 8 and 9.3. For WwTW that need upgrading, typically around five years is required for permit changes to be agreed, funding obtained for the next AMP and major works upgrades to be completed. It is therefore important for CDC to engage early with Severn Trent Water, Thames Water and Wessex Water, to ensure that any required infrastructure is in place prior to development being occupied.

Table 7.4: JBA independent WwTW capacity assessment.

WwTW	Predicted housing during LP period (no. dwellings)	Predicted employment during LP period (sqm)	JBA Assessment	Estimated spare hydraulic capacity following planned development (number of dwellings)
AMPNEY ST PETER STW	5,062	109,000	AMBER - Likely to be close to or exceed permit during plan period. Upgrades and / or a change to permit limit may be required. No significant constraints have been identified.	-5,062
ANDOVERSFORD STW	109	0	GREEN - Sufficient capacity to accommodate growth.	541
BLOCKLEY (WRW)	65	0	GREEN - Sufficient capacity to accommodate growth.	20
BOURTON-ON-THE-WATER STW	934	0	GREEN - Sufficient capacity to accommodate growth.	2,559
BROADWELL STW	198	0	GREEN - Sufficient capacity to accommodate growth.	984
CHIPPING CAMPDEN (WRW)	198	0	GREEN - Sufficient capacity to accommodate growth.	1,729
CIRENCESTER STW	11,600	252,912	AMBER - Likely to be close to or exceed permit during plan period. Upgrades and / or a change to permit limit may be required. No significant constraints have been identified.	1,987
FAIRFORD STW	2,018	42,000	AMBER - Likely to be close to or exceed permit during plan period. Upgrades and / or a change to permit limit may be required. No significant constraints have been identified.	-1,631

WwTW	Predicted housing during LP period (no. dwellings)	Predicted employment during LP period (sqm)	JBA Assessment	Estimated spare hydraulic capacity following planned development (number of dwellings)
HONEYBOURNE (WRW)	1,412	0	AMBER - Likely to be close to or exceed permit during plan period. Upgrades and / or a change to permit limit may be required. No significant constraints have been identified.	-393
LECHLADE STW	220	0	AMBER - Likely to be close to or exceed permit during plan period. Upgrades and / or a change to permit limit may be required. No significant constraints have been identified.	225
MORETON-IN-MARSH STW	4,302	51,000	AMBER - Likely to be close to or exceed permit during plan period. Upgrades and / or a change to permit limit may be required. No significant constraints have been identified.	-4,012
TETBURY STW CATCHMENT	336	0	GREEN - Sufficient capacity to accommodate growth.	3,515

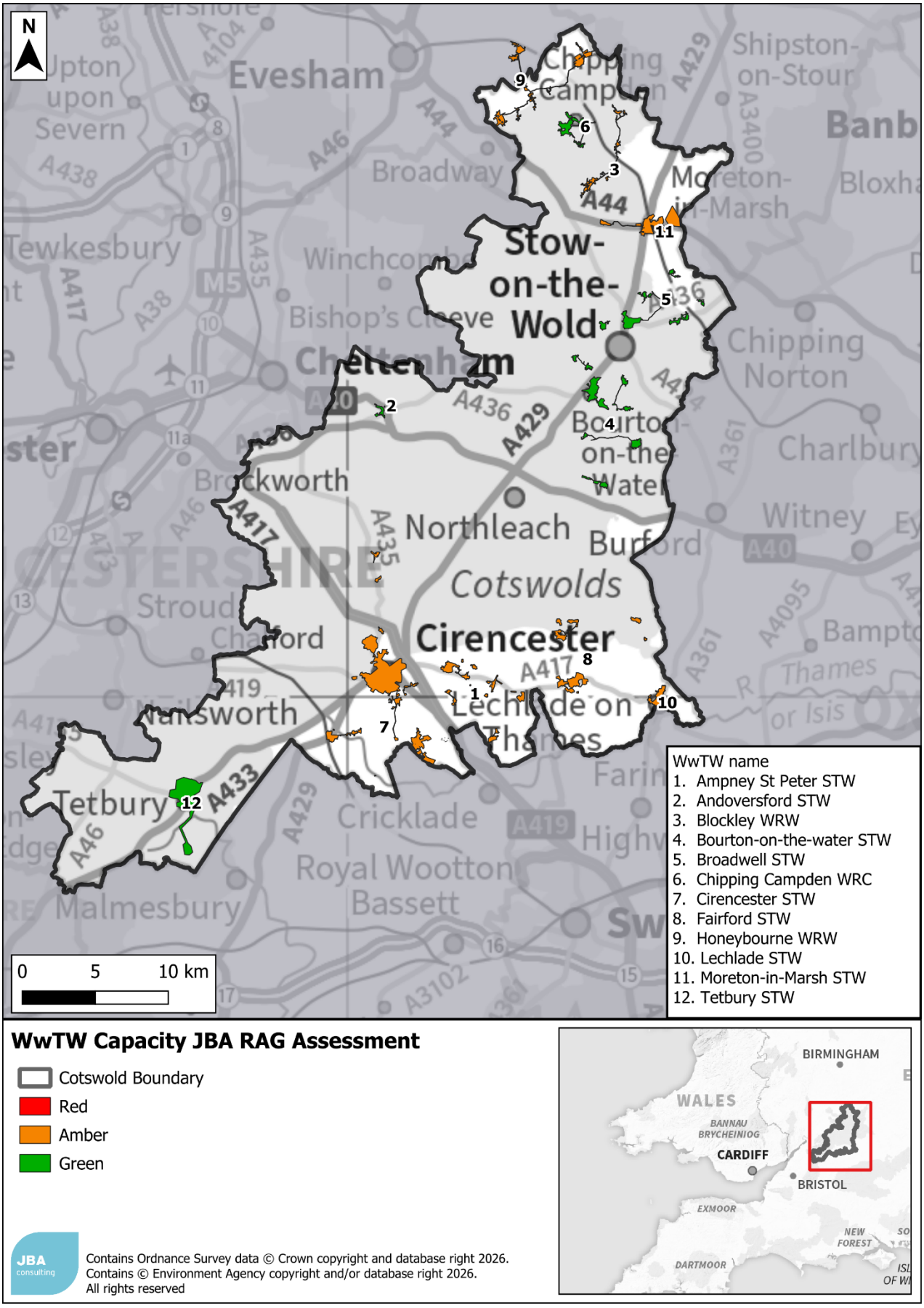


Figure 7.3 JBA headroom assessment

7.3 Storm tank overflows

7.3.1 Overview

There are 14 storm tank overflows within the Cotswold district area. Table 7.5 and Figure 7.4 present the performance of storm tank overflows at WwTWs, also referred to as Sewage Treatment Works (STW), in Cotswold District.

Where a storm tank overflow is operating in periods of moderate or light rainfall, or even in dry conditions it indicates either an infiltration problem within the network, or that the WwTW or its storm tanks are undersized for the population served. Further development within a catchment that has a poorly performing storm tank overflow is likely to exacerbate the issue.

It is important that development does not increase this frequency. The local plan can contribute to this by encouraging the use of SuDS to divert storm water away from the sewer network, reducing the volume that reaches the WwTW. This opportunity is greatest at brownfield sites connected to existing combined sewerage systems.

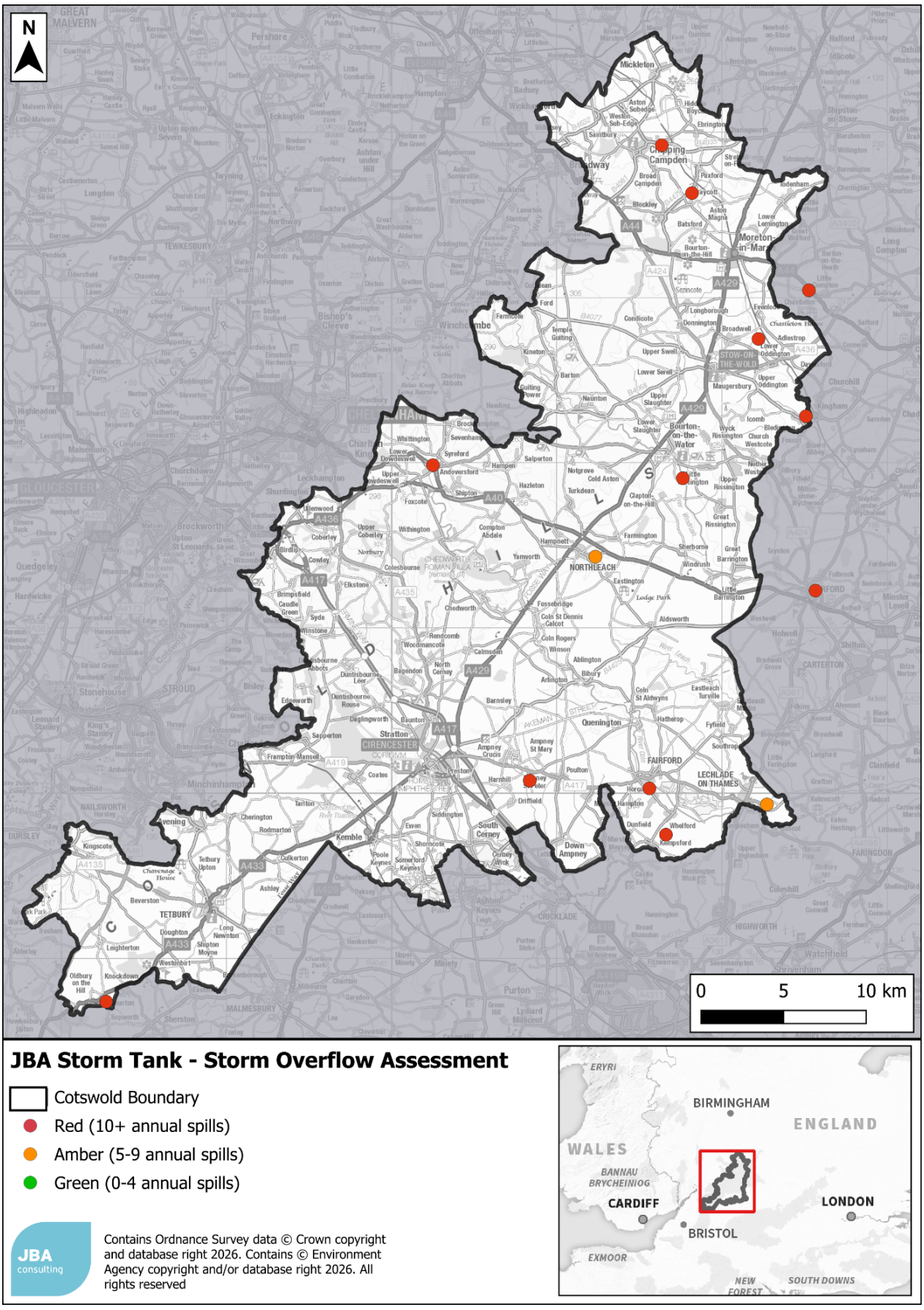


Figure 7.4 WwTW storm tank overflow RAG assessment

Table 7.5 WwTW EDM RAG data

WwTW	Number of operations 2023	Duration of operation in 2023 (hours)	Number of operations in 2024	Duration of operation in 2024 (hours)	Number of operations in 2025	Duration of operation in 2025 (hours)	Average number of operations 2023-2025	Above threshold for investigation? (Y/N)
AMPNEY ST PETER WWTW	130	2759.5	147	3103	68	1436	115	YES
ANDOVERSFORD WWTW	115	2092	129	2476.25	61	1137.75	102	YES
BLEDINGTON WWTW	65	956.25	114	2248	50	946.75	76	YES
BLOCKLEY SEWAGE TREATMENT WORKS	178	3535.17	106	2034.25	32	479.95	105	YES
BOURTON ON THE WATER CSO	110	1565.25	153	2583.25	49	791.25	104	YES
Broadwell STW	48	634.25	58	755.5	27	367.28	44	YES
BURFORD WASTEWATER TREATMENT WORKS	0	0	25	338.25	12	152.75	12	YES
CHIPPING CAMPDEN STW	40	163.24	87	524.33	25	178.81	51	YES
DIDMARTON WATER RECYCLING CENTRE	93	1817.533	84	1768.73	54	1072.9	77	YES

WwTW	Number of operations 2023	Duration of operation in 2023 (hours)	Number of operations in 2024	Duration of operation in 2024 (hours)	Number of operations in 2025	Duration of operation in 2025 (hours)	Average number of operations 2023-2025	Above threshold for investigation? (Y/N)
FAIRFORD STW	162	3391	202	4332.25	107	2234.75	157	YES
KEMPSFORD STW	8	44	8	96.5	0	0	5	NO
LECHLADE STW	45	688.5	128	2365.5	11	161.25	61	YES
LITTLE COMPTON STW	57	683.25	69	931	30	414.75	52	YES
NORTHLEACH WWTW	3	18.75	11	60	5	30.5	6	NO

7.3.2 Results

With the exception of Kempsford STW and Northleach STW, all of the storm tanks at WwTWs exceed the threshold for investigation.

The highest spill average occurs at Cirencester WwTW with a three-year average of 175 spills. The lowest number of spills occurs at Honeybourne STW with 36 spills.

7.4 Wastewater treatment works odour assessment

7.4.1 Introduction

WwTW have a typical range where odour is experienced. Where developments encroach upon this range, there may become a cause for nuisance and complaints from residents. Managing odour at WwTW can add considerable capital and operational costs, particularly when retro fitted to existing WwTW. National Planning Policy Guidance recommends that plan makers consider whether new development is appropriate near to sites used (or proposed) for water and wastewater infrastructure, due to the risk of odour nuisance.

7.4.2 Methodology

SUs recommend that an odour assessment may be required if the site of a proposed development is close to a WwTW and is encroaching closer to the WwTW than existing urban areas.

A Geographic Information System (GIS) assessment was carried out to identify areas that the SU considers may be at risk from odour nuisance due to encroachment on an existing WwTW. For Thames Water, this is defined as development sites less than 800m from the WwTW and encroaching closer to the WwTW than existing urbanised areas. For Wessex Water, Bristol Water and Severn Trent Water 400m from the WwTW is the threshold. If there are no existing houses close to a WwTW it is more likely that an odour impact assessment is needed.

7.4.3 Results

Allocations have been provided by CDC, and either a 400m or 800m (Thames Water only) buffer created to determine which sites may be affected by nuisance odour.

Sites that fall within the 800m or 400m buffer from WwTWs are listed in Table 7.6 and graphically in Figure 7.5.

Table 7.6 Allocations that are within the 800m and 400m buffer from WwTWs

Site reference	Site use	Buffer distance (m)
N14B	Residential	800
A2	Residential	800
F20A	Residential	800
F53A	Residential	800
L33	Residential	800
R203A-C	Residential	800
Strategic extension to the South and East of Moreton-in-Marsh	Mixed	800
CC10A	Residential	400

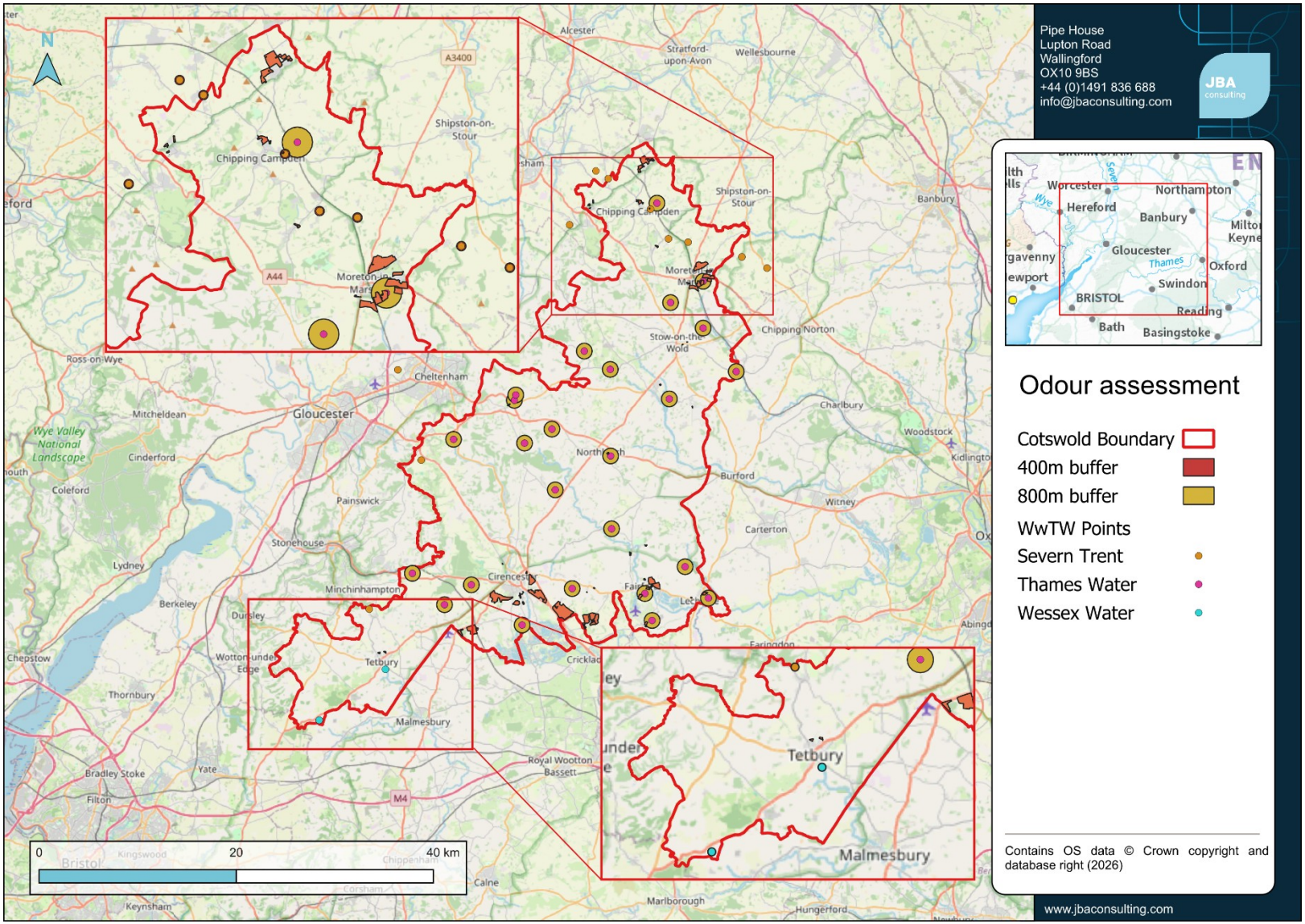


Figure 7.5 Odour assessment

7.5 Conclusions and recommendations

There are 25 WwTWs that are within the Cotswold district or outside but serving a population within Cotswold district. Of these, twelve are expected to serve growth during the Local Plan period.

Five WwTW are expected to have capacity for growth during the plan period and will not require further upgrades for capacity. Seven WwTWs are expected to exceed their permit limit during the Local Plan period, or be close to their permit limit by the end of the plan period.

Where an increase in capacity may be required, sufficient time is needed for the water company to plan and deliver the upgrade scheme. This would typically be planned for delivery in the next AMP period. i.e., a need to upgrade a WwTW would be identified in DWMP28 for inclusion in the PR29 business plan and delivered between 2030 and 2035.

There may therefore be a constraint to growth at WwTWs that are already at their permit limit and do not have upgrades planned within this AMP period. Beyond 2030, there should be sufficient time once the Local Plan is adopted for water companies to provide additional capacity where required. It is strongly advised that CDC discuss the phasing of potential allocations with TW, STW and WW early in the Local Plan period to allow infrastructure upgrades to be planned to provide capacity when it is required.

The odour screening assessment identified eight potential allocations that are close enough to a WwTW that an odour impact assessment would be recommended. This would be funded by the developer.

Table 7.7 Recommendations for wastewater treatment

Recommendation	Responsibility	Timeframe
Early engagement with STW, TW and WW is required to ensure that provision of WwTW capacity is aligned with delivery of development.	CDC	Ongoing
Continue to provide Annual Monitoring Reports to STW, TW and WW detailing projected housing growth.	CDC	Ongoing
STW, TW and WW to assess growth demands as part of their	STW, TW, WW	Ongoing

Recommendation	Responsibility	Timeframe
wastewater asset planning activities and feedback to the Council if concerns arise.		
Consider odour risk in the sites identified to be potentially at risk from nuisance odour.	CDC, Developers	Ongoing
Carry out an odour assessment for site identified as being at risk of nuisance odour.	Developers	Ongoing

8 Water quality

8.1 Introduction

An increase in the discharge of effluent from Wastewater Treatment Works (WwTW) because of development and growth in the area in which they serve can lead to a negative impact on the quality of the receiving watercourse. Under the Water Framework Directive (WFD), a watercourse is not allowed to deteriorate from its current WFD classification (either as an overall watercourse or for individual elements assessed).

It is Environment Agency (EA) policy to model the impact of increasing effluent volumes on the receiving watercourses. Where the scale of development is such that a deterioration is predicted, a variation to the Environmental Permit (EP) may be required for the WwTW to improve the quality of the final effluent, so that the increased pollution load will not result in a deterioration in the water quality of the watercourse. This is known as "no deterioration" or "load standstill". The need to meet river quality targets is also taken into consideration when setting or varying a permit.

The Environment Agency operational instructions on water quality planning and no-deterioration are currently being reviewed. Previous operational instructions (Environment Agency d, 2012) (now withdrawn) set out a hierarchy for how the no-deterioration requirements of the WFD should be implemented on inland waters. The potential impact of development should be assessed in relation to the following objectives:

- Could the development cause a greater than 10% deterioration in water quality? This objective ensures that all the environmental capacity is not taken up by one stage of development and there is sufficient capacity for future growth.
- Could the development cause a deterioration in WFD class of any element assessed? This is a requirement of the Water Framework Directive to prevent a deterioration in class of individual contaminants. The "Weser Ruling" (European Court of Justice, 2015) by the European Court of Justice in 2015 specified that individual projects should not be permitted where they may cause a deterioration of the status of a water body. If a water body is already at the lowest status ("bad"), any impairment of a quality element was considered to be a deterioration. Emerging practice is that a 3% limit of deterioration is applied.
- Could the development alone prevent the receiving watercourse from reaching Good Ecological Status (GES) or Potential? Is GES possible with current technology or is GES technically possible after development with any potential WwTW upgrades.

The overall WFD classification of a water body is based on a wide range of ecological and chemical classifications. This assessment focuses on three physico-chemical quality elements; Biochemical Oxygen Demand (BOD), Ammonia, and Phosphate as set out in the EA guidance (Environment Agency e, 2014).

BOD – Biochemical Oxygen Demand

BOD is a measure of how much organic material – sewage, sewage effluent or industrial effluent – is present in a river. It is defined as the amount of oxygen taken up by micro-organisms (principally bacteria) in decomposing the organic material in a water sample stored in darkness for 5 days at 20°C. Water with a high BOD has a low level of dissolved oxygen. A low oxygen content can have an adverse impact on aquatic life.

Ammonia

Nitrogen is an essential nutrient required by all plants and animals for the formation of amino acids. In its molecular form nitrogen cannot be used by most aquatic plants, and so it is converted into other forms. One such form is ammonia (NH_3). This may then be oxidized by bacteria into nitrate (NO_3) or nitrite (NO2). Ammonia may be present in water in either the unionized form NH_3 or the ionized form NH_4. Taken together these forms care called Total Ammonia Nitrogen.

Although ammonia is a nutrient, in high concentrations it can be toxic to aquatic life, in particular fish, affecting hatching and growth rates.

The main sources in rivers include agricultural sources, (fertilizer and livestock waste), residential sources (ammonia containing cleaning products and septic tank leakages), industrial processes and WwTWs.

Phosphate

Phosphorus is a plant nutrient and elevated concentrations in rivers can lead to accelerated plant growth of algae and other plants. Its impact on the composition and abundance of plant species can have adverse implications for other aspects of water quality, such as oxygen levels. These changes can cause undesirable disturbances to other aquatic life such as invertebrates and fish.

Phosphorus (P) occurs in rivers mainly as Phosphate (PO_4), which are divided into Orthophosphates (reactive phosphates), and organic Phosphates.

Orthophosphates are the main constituent in fertilizers used in agriculture and domestic gardens and provide a good estimation of the amount of phosphorus available for algae and plant growth and is the form of phosphorus that is most readily utilized by plants.

Organic phosphates are formed primarily by biological processes and enter sewage via human waste and food residues. Organic phosphates can be formed from orthophosphates in biological treatment processes or by receiving water biota.

Although it is phosphorus in the form of phosphates that is measured as a pollutant, the term phosphorus is often used in water quality work to represent the total phosphorus containing pollutants.

8.2 Water quality modelling

SIMCAT is used by the EA to model water bodies and identify where permit changes are needed to prevent deterioration or improve water quality as well as supporting decision making to guide development to locations where environmental deterioration will be reduced. SIMCAT is a 1D model which represents inputs from both point-source effluent discharges and diffuse sources, and the behaviour of solutes in the river.

SIMCAT can simulate inputs of discharge and water quality data and statistically distribute them from multiple effluent sources along the river reach. It uses the Monte Carlo method for distribution that randomly models up to 2,500 boundary conditions. The simulation calculates the resultant water quality as the calculations cascade further downstream.

Once the distribution results have been produced, an assessment can be undertaken on the predicted mean and ninetieth percentile concentrations or loads compared to the Environmental Quality Standards.

Within SIMCAT, the determinands modelled were Biochemical Oxygen Demand (BOD), ammonia) and phosphorus. In fresh waterbodies, phosphate is usually the limiting nutrient for algal growth. However, in marine environments, nitrogen is considered to be the limiting nutrient. The methodology followed is summarised in Figure 8.1. In this flow chart, all of the questions in the top row must be answered.

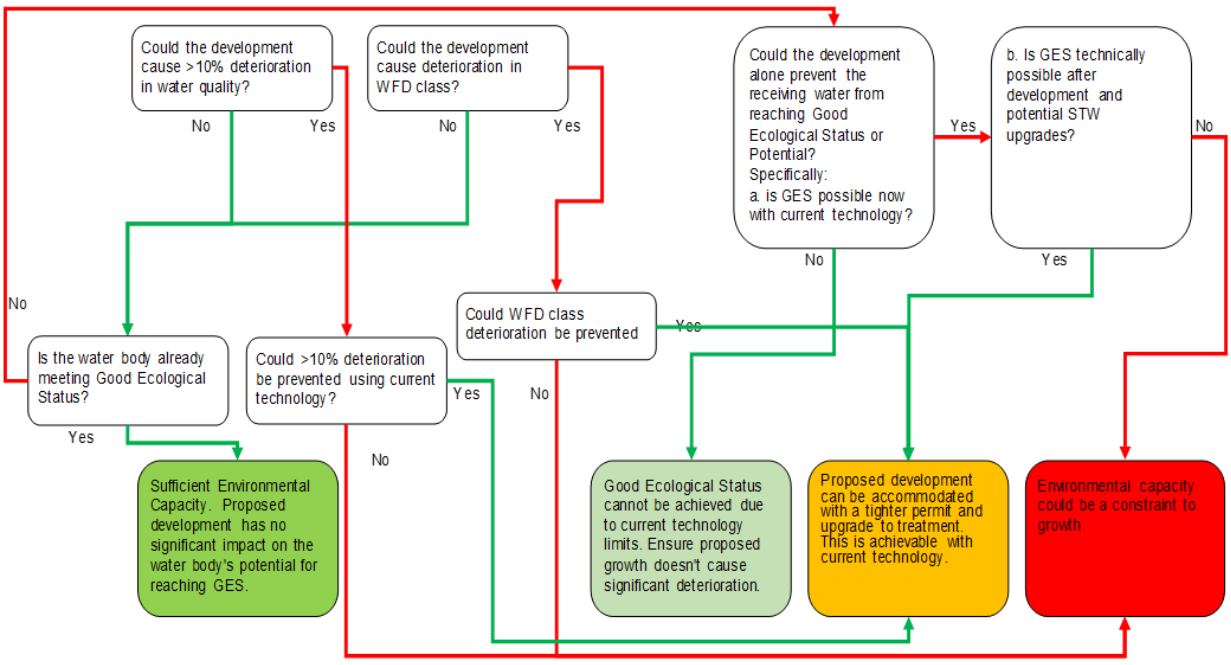


Figure 8.1: Water quality impact assessment following EA guidance.

Where modelling indicated, growth may lead to a deterioration in the watercourse, or where the watercourse is not currently meeting at least a 'Good' class for each determinant, the models were used to test whether this could be addressed by applying stricter discharge limits. In such cases, a Technically Achievable Limit (TAL) was considered.

The EA advised that the following permit values are achievable using treatment at TAL, and that these values should be used for modelling all WwTW potential capacity irrespective of the existing treatment technology and size of the works:

- Ammonia (90%ile): 1 mg/l.
- BOD (90%ile): 5 mg/l.
- Phosphorus (mean): 0.25 mg/l.

This assessment did not take into consideration whether it is feasible to upgrade each existing WwTW to TAL due to constraints of costs, timing, space, carbon costs etc.

8.2.1 Methodology

The study area is covered by the three SIMCAT models developed by the EA (Severn, Thames and Bristol Avon). These models have been largely based on observed flow and quality data for the period 2014-2020. A widespread update of the models, and the resultant recalibration were not within scope of this project. It was therefore agreed with the EA to update just the effluent flow at WwTW receiving growth in the study area. Consequently, the modelling work presented should be used to identify areas at risk of water quality deterioration, but not for permit setting.

Flow data from the last three years for each WwTW in the study area was supplied by the sewerage undertakers and used to update the model. Some of the WwTW in the study area already had upgrades completed in AMP7 or planned in AMP8, which would be expected to improve water quality at those locations. These were therefore factored into the model by applying the updated permit limit where it was less than the current discharge in the model. The model was then run in its updated form to set a 2024 baseline.

Additional effluent flow from growth during the Local Plan period was added to current flow at WwTW receiving growth and the model re-run as a future scenario.

STW were unable to provide flow data within the timescale of the Stage 2 WCS. At these three WwTWs, an uplift was made to the data provided in the 2025 WCS based on a comparison of flows at TW WwTWs in the 2025 WCS and the data provided for this study. The data has since been provided and in each case is a lower flow than the assumption used in the water quality modelling resulting in a conservative assessment.

No deterioration test

The results from the baseline and future versions of the model were compared to assess the predicted percentage deterioration for each of the modelled determinands. WFD targets for each river reach were provided by the EA and used to determine if there was a risk of a class deterioration.

Where a deterioration of 10% or greater was predicted or a change in class (considered to be a significant deterioration under WFD) a further test was conducted to see if this deterioration could be prevented by upgrades to treatment processes. This used another version of the model with each WwTW set to operate at their TAL.

Good ecological status assessment

Where treatment at TAL and reductions in diffuse sources in the present day could improve water quality to achieve GES, it is important to understand whether this could be compromised as a result of future growth within the catchment.

Guidance from the EA suggests breaking this down into two questions:

a. Is GES possible now with current technology?
b. Is GES technically possible after development and any potential WwTW upgrades?

If the answer to questions a) and b) are both 'Yes' or both 'No' then the development can be assessed as having no significant impact on the water bodies potential for reaching GES, i.e., the development alone is not preventing GES from being achieved.

If the answer to a) is 'Yes' and the answer for b) is 'No' then development is having a significant impact, i.e., before development GES could be achieved with upstream improvements, and after growth the additional effluent from growth prevents GES being achieved.

The possible answers are summarised in Table 8.1.

Run type 9 within SIMCAT was used which assumes that upstream flow at each treatment works is at GES. This simulates improvements being made in upstream water quality. The water quality of the discharge from each WwTW in order to maintain GES is then calculated by the model.

Table 8.1 Possible GES assessment results

Predicted to achieve GES after growth	Could achieve GES today with improvements in upstream water quality? (a)	Could achieve GES in the future with improvements in upstream water quality? (b)	Assessment Result
YES	N/A	N/A	GREEN - Sufficient environmental

Predicted to achieve GES after growth	Could achieve GES today with improvements in upstream water quality? (a)	Could achieve GES in the future with improvements in upstream water quality? (b)	Assessment Result
			capacity. Proposed development has no significant impact on the water body's potential for meeting GES.
NO	YES	YES	AMBER - Proposed development can be accommodated with a tighter permit and upgrade to treatment. This is achievable with current technology.
NO	NO	NO	YELLOW - GES cannot be achieved due to current technology limits. Ensure proposed growth doesn't cause significant deterioration.
NO	YES	NO	RED - Environmental capacity could be a constraint to growth.

If good ecological status is predicted to be achieved within the receiving waterbody following growth during the plan period, a green assessment is given. In this case, it can be said that there is environmental capacity to accommodate growth.

Where GES is not currently being achieved but could be achieved if upstream water quality were improved, then an amber score is given – growth could be accommodated without preventing a waterbody achieving GES in the future.

Where GES cannot be achieved either today or in the future, despite upgrades in treatment processes, and improvements in upstream water quality, then a yellow assessment is given – and it can be said that GES cannot be achieved due to the limits of current technology. Growth alone is not predicted to prevent GES being achieved in the future.

Should GES be achievable today, but not in the future due to growth, a red assessment would be given, and it can be said that environmental capacity could be

a constraint to growth, i.e., growth alone could prevent good ecological status being achieved in the future.

8.2.2 Results

The first test applied compares the future scenario to the baseline and assesses whether a significant deterioration in water quality occurs – either a 10% deterioration in water quality or a deterioration in WFD class. Where, a significant deterioration is predicted, the TAL scenario then assesses whether this deterioration could be prevented by improvements in treatment processes.

Where a 'green' score is given, deterioration was less than 10% for each determinand, and no change in WFD class is predicted. Where an 'amber' assessment is given, a 10% deterioration or change in WFD class is predicted, but this could be prevented by improvements in treatment technology. In these cases, upgrades may therefore be required at that WwTW or at WwTW upstream.

A 'red' assessment would be given where a significant deterioration in water quality is predicted, and it cannot be prevented by improvements in treatment processes.

In this assessment, improvements in treatment processes have been modelled by assuming the WwTW is operating at TAL. It has not investigated the feasibility of upgrading individual WwTW. This should be performed by the sewerage undertakers who have the detailed knowledge of their assets, and the EA who are responsible for setting permit limits at WwTWs.

At seven of the twelve WwTWs serving growth a 10% deterioration in water quality is expected. In the case of Cirencester a deterioration in WFD class from Good to Moderate is expected. Both of these are considered to be a significant deterioration in water quality.

With the exception of Ampney St Peter, Fairford and Moreton-In-Marsh WwTWs, all of these deteriorations can be prevented by upgrades to treatment processes.

Ampney St Peter, Fairford and Moreton-In-Marsh WwTWs, are situated in the upper catchment where the current WFD classification for ammonia and BOD is "High" (i.e., the best water quality). The WwTW is also currently operating either beyond or close to the technically achievable limit. Under these circumstances, a high percentage deterioration in water quality is expected, and as there is no theoretical room for further improvement at the WwTW, the TAL scenario does not predict an improvement in water quality and the percentage deterioration compared to the baseline remains high.

Despite a large percentage deterioration, the resulting water quality remains "High" status for ammonia and BOD.

The EA published guidance in 2012, explaining how the no deterioration requirements of the Water Framework Directive should be implemented. This guidance was subsequently withdrawn and has not been replaced. This indicated

that should it not feasible to keep deterioration within 10%, "no deterioration" should be assessed based on the class limit immediately downstream of the discharge. At each of the five WwTWs where deterioration could not be kept within 10%, no change in WFD classification was predicted and High status would be maintained for ammonia. The WCS therefore does not consider this a constraint to growth in this catchment.

Appendix C shows the water quality results graphically. The first set of maps in Appendix C show the modelled results if wastewater discharges were increased by the volume predicted during the Local Plan. They show the result at the point of mixing (i.e., where the WwTW discharges) and the results downstream in the river. These are colour coded based on whether deterioration is greater (red) or less than (amber) 10%. Areas where no deterioration is predicted are coloured green.

The second set of maps in Appendix C show the modelled results in the TAL scenario, where each WwTW has been upgraded to the technically achievable limit. This shows areas where deterioration could not be prevented. In each case this is less than 10%.

Table 8.3 shows the results of the GES assessment. At three WwTWs (Ampney St Peter, Blockley, and Cirencester) Good Ecological Status is not currently being met in the baseline, and upgrades to the technically achievable limit would not allow this to be met. Growth alone does not therefore prevent good ecological status being achieved in the future. These have been given a "yellow" rating. At ten WwTW, GES is not currently being achieved, but it could be achieved with upgrades to treatment processes (alongside catchment improvements). These have been given an "amber" rating.

Table 8.2 Water quality modelling results

WwTW	Housing growth over plan period (dwellings)	Employment growth over plan period (m^2)	Could the development cause a greater than 10% deterioration in water quality for one or more of BOD, Ammonia or Phosphate?	Could the development cause a deterioration in WFD class of any element?	Can a deterioration of >10% or in class be prevented by treatment at TAL?
AMPNEY ST PETER STW			Yes	Yes	No
ANDOVERSFORD STW			Yes	No	Yes
BLOCKLEY (WRW)			No	No	Yes
BOURTON-ON-THE-WATER STW			No	No	Yes
BROADWELL STW			Yes	No	Yes
CHIPPING CAMPDEN (WRW)			No	No	Yes
CIRENCESTER STW			No	Yes	Yes
FAIRFORD STW			Yes	No	No
HONEYBOURNE (WRW)			Yes	No	Yes
LECHLADE STW			No	No	Yes
MORETON-IN-MARSH STW			Yes	No	No
TETBURY STW CATCHMENT			Yes	No	Yes

Table 8.3 GES assessment results

WwTW	Ammonia assessment	Biochemical Oxygen Demand (BOD) assessment	Phosphate assessment
AMPNEY ST PETER STW	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	AMBER- Proposed development can be accommodated with a tighter permit and upgrade to treatment. This is achievable with current technology.	YELLOW- Good ecological status cannot be achieved due to current technology limits. Ensure proposed growth doesn't cause significant deterioration.
ANDOVERSFORD STW	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	AMBER- Proposed development can be accommodated with a tighter permit and upgrade to treatment. This is achievable with current technology.	AMBER- Proposed development can be accommodated with a tighter permit and upgrade to treatment. This is achievable with current technology.
BLOCKLEY (WRW)	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	YELLOW- Good ecological status cannot be achieved due to current technology limits. Ensure proposed growth doesn't cause significant deterioration.
BOURTON-ON-THE-WATER STW	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	AMBER- Proposed development can be accommodated with a tighter permit and upgrade to treatment. This is achievable with current technology.
BROADWELL STW	GREEN- Sufficient environmental capacity. Proposed development has no	GREEN- Sufficient environmental capacity. Proposed development has no	AMBER- Proposed development can be accommodated with a tighter

WwTW	Ammonia assessment	Biochemical Oxygen Demand (BOD) assessment	Phosphate assessment
	significant impact on the water body's potential for meeting GES.	significant impact on the water body's potential for meeting GES.	permit and upgrade to treatment. This is achievable with current technology.
CHIPPING CAMPDEN (WRW)	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	AMBER- Proposed development can be accommodated with a tighter permit and upgrade to treatment. This is achievable with current technology.
CIRENCESTER STW	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	AMBER- Proposed development can be accommodated with a tighter permit and upgrade to treatment. This is achievable with current technology.	YELLOW- Good ecological status cannot be achieved due to current technology limits. Ensure proposed growth doesn't cause significant deterioration.
FAIRFORD STW	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	AMBER- Proposed development can be accommodated with a tighter permit and upgrade to treatment. This is achievable with current technology.
HONEYBOURNE (WRW)	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	AMBER- Proposed development can be accommodated with a tighter permit and upgrade to treatment. This is achievable with current technology.

WwTW	Ammonia assessment	Biochemical Oxygen Demand (BOD) assessment	Phosphate assessment
LECHLADE STW	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	AMBER- Proposed development can be accommodated with a tighter permit and upgrade to treatment. This is achievable with current technology.
MORETON-IN-MARSH STW	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	AMBER- Proposed development can be accommodated with a tighter permit and upgrade to treatment. This is achievable with current technology.
TETBURY STW CATCHMENT	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	GREEN- Sufficient environmental capacity. Proposed development has no significant impact on the water body's potential for meeting GES.	AMBER- Proposed development can be accommodated with a tighter permit and upgrade to treatment. This is achievable with current technology.

8.3 Summary of WFD status

The WFD aims to ensure 'no deterioration' in the environmental status of rivers and sets objectives to improve rivers to meet 'good' status. LPAs must have regard to the WFD and associated statutory objectives as implemented in the EA's RBMPs.

Figure 8.2 shows the ecological status WFD classification (2022) for waterbodies in Cotswold district. This is broken down into the determinands usually assessed in WCSs for each of the waterbodies that are predicted to receive additional effluent from growth during the plan period. The overall WFD status is not available for Cycle 3, though it is made of Ecological and Chemical status, which are further broken down into sub-elements, the measurement of which is prioritised for each waterbody based on its characteristics and risk, hence not all elements are reported for each river.

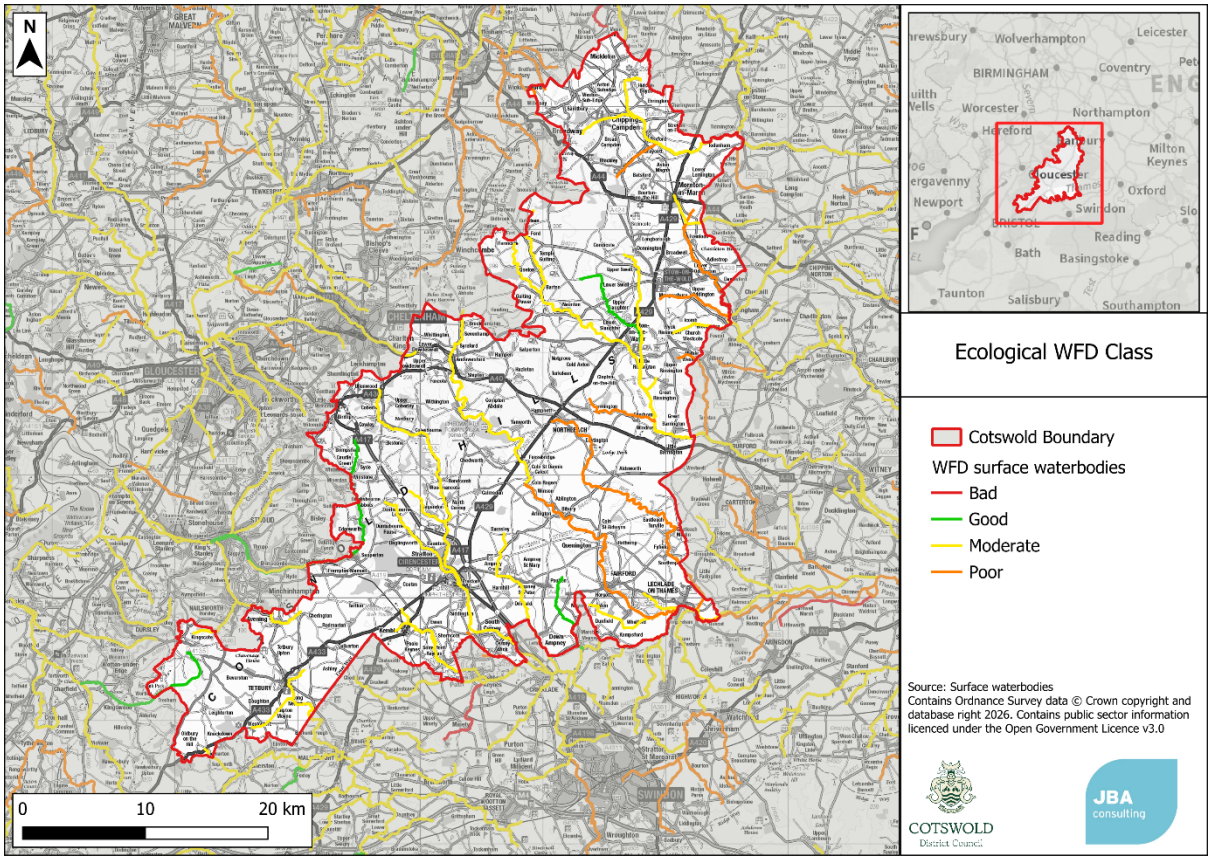


Figure 8.2 WFD Ecological Classification

8.4 Reasons for not achieving good

The latest WFD assessment data indicates that watercourses within Cotswold district exhibit a range of overall statuses, including 'good', 'moderate', 'poor', and 'bad'. The EA's Reasons for Not Achieving Good (RNAG) dataset indicates that the sewage discharge (intermittent and continuous), urban and transport sectors (urban development), as well as agriculture and rural land management, are the main reasons for watercourses not achieving good status in this area. However, there are

also several instances in the borough where no sector is responsible, or the sector is under investigation.

8.5 WINEP

There are 89 actions from the Water Industry National Environment Programme (WINEP) that relate to water quality in the study area. These are listed in Appendix B.

8.6 Priority substances

As well as the physico-chemical water quality elements (BOD, Ammonia, Phosphate etc.) addressed above, a watercourse can fail to achieve GES due to exceeding permissible concentrations of hazardous substances. Currently there are 45 priority substances, of which 21 are priority hazardous substances. Such substances may pose risks both to humans (when contained in drinking water) and to aquatic life and animals feeding in aquatic life. These substances are managed by a range of different approaches, including international bans on manufacturing and use, targeted bans, selection of safer alternatives and end-of-pipe treatment solutions. There is considerable concern within the UK water industry that regulation of these substances by setting permit values which require their removal at wastewater treatment works will place a huge cost burden upon the industry and its customers, and that this approach would be out of keeping with the 'polluter pays' principle.

The following points consider how the planning system might be used to manage priority substances:

- **Industrial sources** – while this report covers potential employment sites, it does not consider the type of industry and therefore likely sources of priority substances are unknown. It is recommended that developers discuss potential uses which may be sources of priority substances from planned industrial facilities at an early stage with the EA and, where they are seeking a trade effluent consent, with the SU.
- **Agricultural sources** - there is limited scope for the planning system to change or regulate agricultural practices. UK water companies are involved in a range of 'Catchment-based Approach' schemes aimed at reducing diffuse sources of pollutants, including agricultural pesticides.
- **Surface water runoff sources** - some priority substances e.g., heavy metals, are present in urban surface water runoff. It is recommended that future developments manage these sources by using SuDS that provide water quality treatment, designed following the CIRIA SuDS Manual. This is covered in more detail in Sections 9.6. Retrofitting of SuDS to existing highways systems would also be recommended, where opportunity and funding allows, in order to treat heavy metal, microplastic and hydrocarbon contaminants present in highways runoff.

- **Domestic wastewater sources** - some priority substances are found in domestic wastewater as a result of domestic cleaning chemicals, detergents, pharmaceuticals, pesticides, or materials used within the home. Whilst an increase in the population due to housing growth could increase the total volumes of such substances being discharged to the environment, it would be more appropriate to manage these substances through regulation at source, rather than through restricting housing growth through the planning system.

No further analysis of priority substances has been undertaken as part of this study.

8.7 Conclusions and recommendations

The EA's Reasons for Not Achieving Good (RNAG) dataset indicates that sewage treatment, the urban and transport sectors (urban development), as well as agriculture and rural land management, are the main reasons for watercourses not achieving good status in this area.

Growth during the Local Plan period is predicted to cause a significant deterioration in water quality downstream of seven WwTWs (six have a greater than 10% deterioration in one or more determinands, and one has a deterioration in WFD class).

With the exception of Ampney St Peter, Fairford and Moreton-In-Marsh WwTWs, all of these deteriorations can be prevented by upgrades to treatment processes.

At Ampney St Peter, Fairford and Moreton-In-Marsh WwTWs, a greater than 10% deterioration is predicted for Ammonia and BOD which is not prevented in the modelling scenario where upgrades to WwTWs are applied.

This is because these WwTWs are situated in an area where the current WFD classification for ammonia is "High" (i.e., the best water quality) and is operating either beyond or close to the technically achievable limit.

Under these circumstances, a high percentage deterioration in water quality is expected, and as there is no theoretical room for further improvement at the WwTW, the TAL scenario does not predict an improvement in water quality and the percentage deterioration compared to the baseline remains high. No change in WFD classification is predicted, and High status is maintained for Ammonia and BOD. The WCS therefore does not consider this a constraint to growth.

The water quality modelling indicates that growth alone will not prevent good ecological status being prevented in the future should improvements in upstream water quality be made.

Where a WwTW is shared with a neighbouring authority, coordination of growth plans in collaboration with Thames Water, Severn Trent Water and Wessex Water provide is essential to ensure that infrastructure is in place prior to development to prevent a breach of the environmental permit.

Table 8.4: Recommendations for water quality.

Actions	Responsibility	Timescale
Provide annual monitoring reports to Thames Water, Severn Trent Water and Wessex Water detailing projected housing growth in the Local Authority.	CDC	Ongoing
Take into account the full volume of growth (from CDC and neighbouring authorities) within the catchment.	CDC, Thames Water, Severn Trent Water and Wessex Water	Ongoing

9 Environmental opportunities and constraints

9.1 Introduction

Development has the potential to cause an adverse impact on the environment through several routes, such as worsening of air quality, pollution to the aquatic environment, or disturbance to wildlife. Of relevance in the context of a WCS is the impact of development on the aquatic environment.

A source-pathway-receptor approach can be taken to investigate the risk and identify where further assessment or action is required.

9.2 Impact of abstraction

9.2.1 Overview

Abstraction of water within a catchment, either from groundwater or surface water sources, is necessary to provide a public water supply, for industrial processes and for agriculture. When the volume of water being abstracted becomes too high, it can cause environmental damage by reducing river flow or lowering the water table.

Changes in river flow can impact sensitive ecosystems, for example trout require a clean gravel bed to lay their eggs. A reduction in river flow can cause sediment to build up, blocking the spaces the fish require to lay their eggs impacting their reproductive cycle. Changes in groundwater levels can also affect the flow regime in rivers and can cause drying of wetland sites.

The precise location of abstraction points for public water supply in England is not available for reasons of national security. Furthermore, water demand within a WRZ can be met by sources located anywhere within that WRZ, or from a neighbouring WRZ if the transfer between WRZs is used to provide some of the water available for use. It is therefore not possible, in all but the simplest of WRZs, to trace an impact of an individual development site back to a particular water abstraction and therefore to an environmental impact. The assessments in this report therefore rely on information in the public domain.

9.2.2 Methodology

Cotswold district is served by Bristol Water (BW), Severn Trent Water (STW), Thames Water (TW), and Wessex Water (WW) via five WRZ. These WRZs are:

- Bristol Water (Single Zone)
- Forest and Stroud (Severn Trent Water)
- Strategic Grid (Severn Trent Water)
- Swindon and Oxfordshire- SWOX (Thames Water)
- Supply Area (Wessex Water)

Abstraction either from surface water sources or from groundwater sources can occur anywhere within these zones. However, the impact of the abstraction could be felt outside of the WRZ within the same groundwater body, or downstream in surface waterbodies. In both cases this could be well outside the LPA boundary.

Groundwater Dependent Terrestrial Ecosystems

Figure 9.1 shows a schematic of how Groundwater Dependent Terrestrial Ecosystems (GWDTEs) were identified. The LPA boundary is within a WRZ. Water abstracted anywhere within that WRZ could be used to serve growth within the LPA. In the diagram below, there are two abstraction points. Abstraction 1 could impact an area outside of both the LPA boundary and the WRZ. However, there are no protected sites within that groundwater body. Abstraction 2 also impacts an area both within and outside of the LPA boundary. Protected site A is within the WRZ but may not be impacted directly by an abstraction. Protected site B is outside of the WRZ and outside of the groundwater body containing an abstraction and is therefore unlikely to be impacted by growth. Protected site C is within a groundwater body containing an abstraction, hence there is a risk that an increase in abstraction could impact this site.

The location of abstraction points within the study area is not known, and so the approach must be taken that GWDTE anywhere within the combined extent of the WRZ and groundwater bodies overlapping the WRZ could be impacted by an increase in abstraction.

A further check was done on whether abstraction may already be an issue in those GWDTEs. The WFD records "Significant Water Management Issues" (SWMIs) in each water body. These are the pressures on the water environment that put our ability to achieve the environmental objectives of the WFD most at risk.

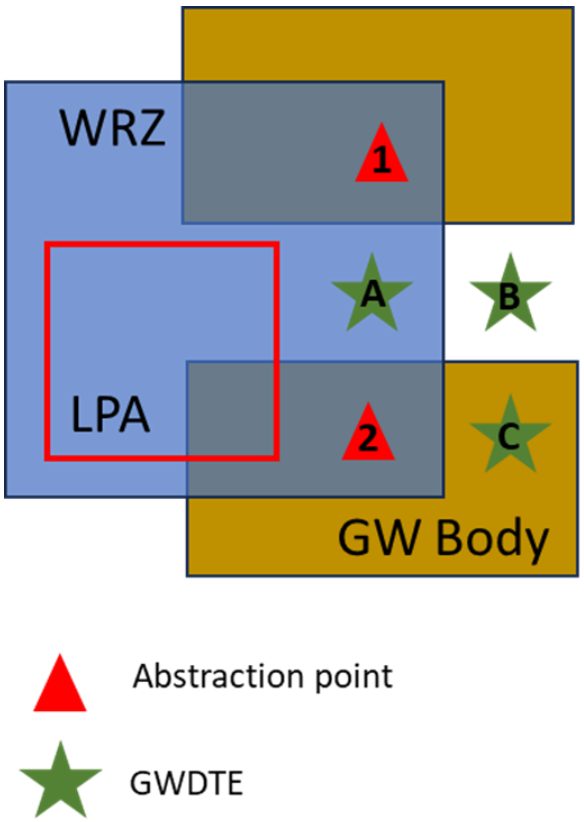


Figure 9.1: Definition of groundwater study area.

The steps taken to identify GWDTEs that may be impacted by abstraction to serve Cotswold district were as follows:

- Define study area for Cotswold district - based on extent of WRZ and WFD Groundwater bodies that overlap with the WRZs.
- Identify GWDTE within the study area using the EA's GWDTE dataset.
- Identify GWDTEs that are within groundwater bodies with flow identified as a SWMI.

Surface water based ecosystems

Figure 9.2 shows a schematic of how protected sites on surface waterbodies were identified. As in the groundwater example, water could be abstracted from anywhere within the WRZ. Protected site A is downstream of an abstraction and so could be impacted by changes in river flow resulting from the abstraction. Protected site B whilst further downstream in the river basin, it is on a tributary not connected with the WRZ, so abstraction is unlikely to have an impact. Protected site C is upstream of the abstraction so would not be impacted.

As with the groundwater abstractions, the location of surface water abstractions was not available to inform this study. The approach was therefore taken that any protected site directly on a waterbody that flows through or is downstream of the WRZ could be impacted by abstraction. Protected sites upstream or on tributaries that have not flowed through the WRZ are ignored.

In order to identify protected sites that may be at risk, Flood Zone 2 from the Risk of Flooding from Rivers and the Sea mapping was used to define an area that was either adjacent to a river or could be reasonably expected to receive surface water from a river.

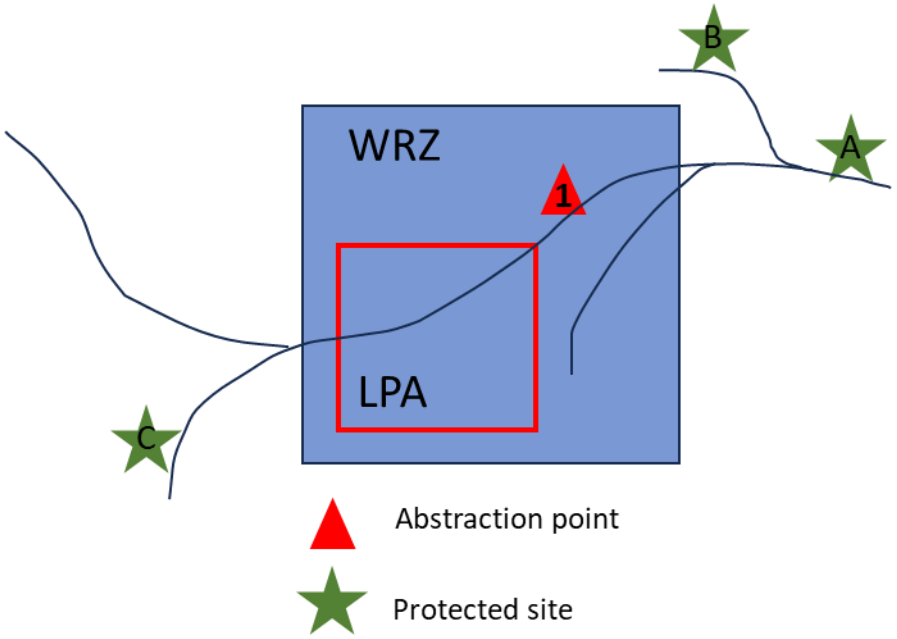


Figure 9.2: Definition of surface water study area.

9.2.3 Results

9.2.3.1 Surface water assessment

There are 45 SSSIs that are adjacent to waterbodies within the WRZs serving growth across the Local Plan period and downstream of Cotswold District (based on Flood Zone 2). There are also 4 Ramsar sites, 11 Special Areas of Conservation (SACs) and 6 Special Protection Area (SPA) sites.

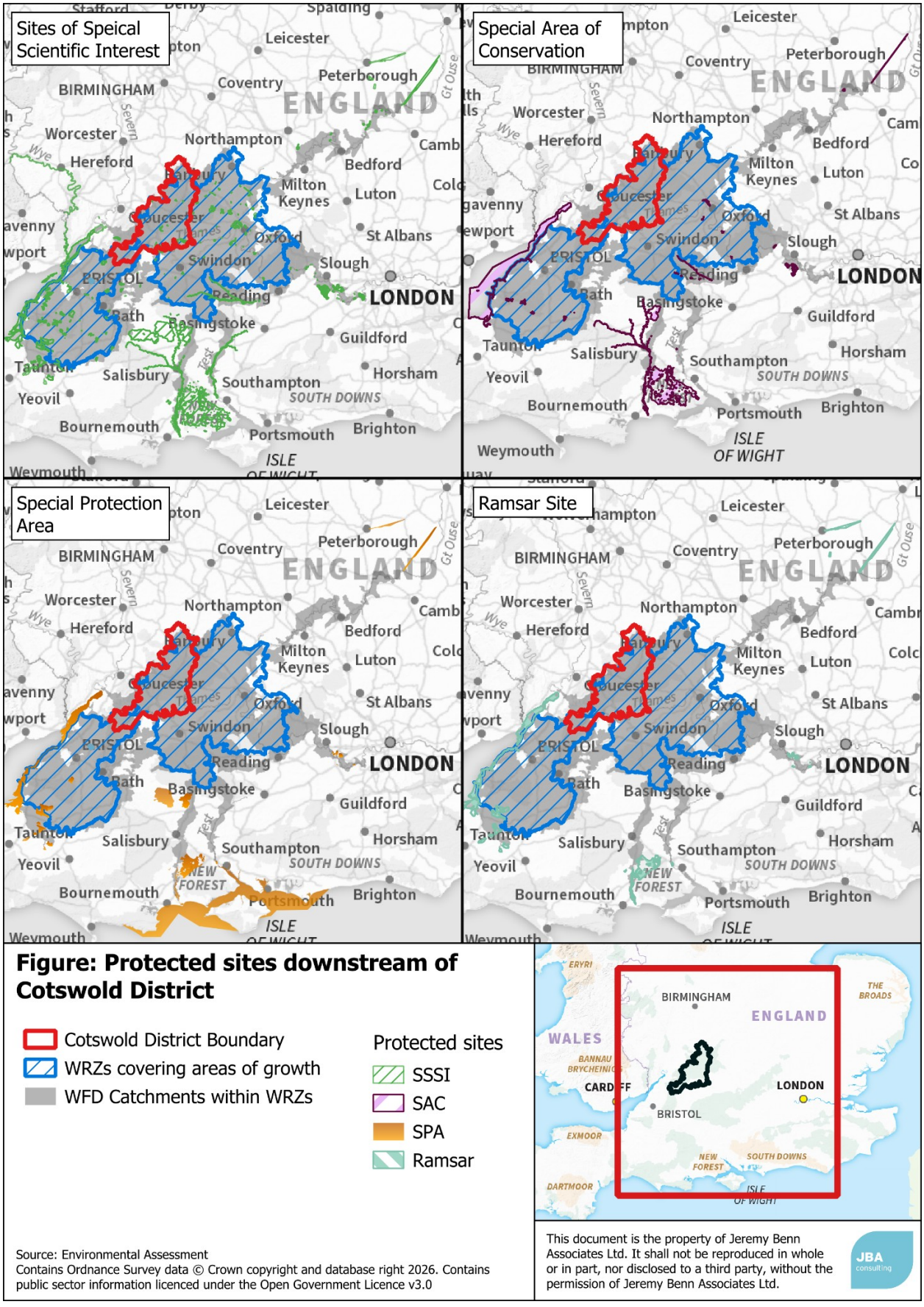


Figure 9.3 Designated sites downstream of Cotswold district

Figure 9.3 illustrates the extent of designated sites located downstream of surface waterbody catchments that fall within Cotswold district's WRZs. Due to the small size and limited visibility of some sites, the figure is not suitable for identifying each designated site individually.

Additionally, designated sites may span multiple surface water catchments. This overlap is reflected in the list provided in this section and in Appendix A.

9.2.3.2 Groundwater assessment

There are 161 GWDTEs within the WRZs serving Cotswold district that are in a groundwater body where flow, from groundwater abstraction, has been identified as a SWMI. WFD groundwater bodies and GWDTEs can be seen in Figure 9.4 and are listed in Appendix A.

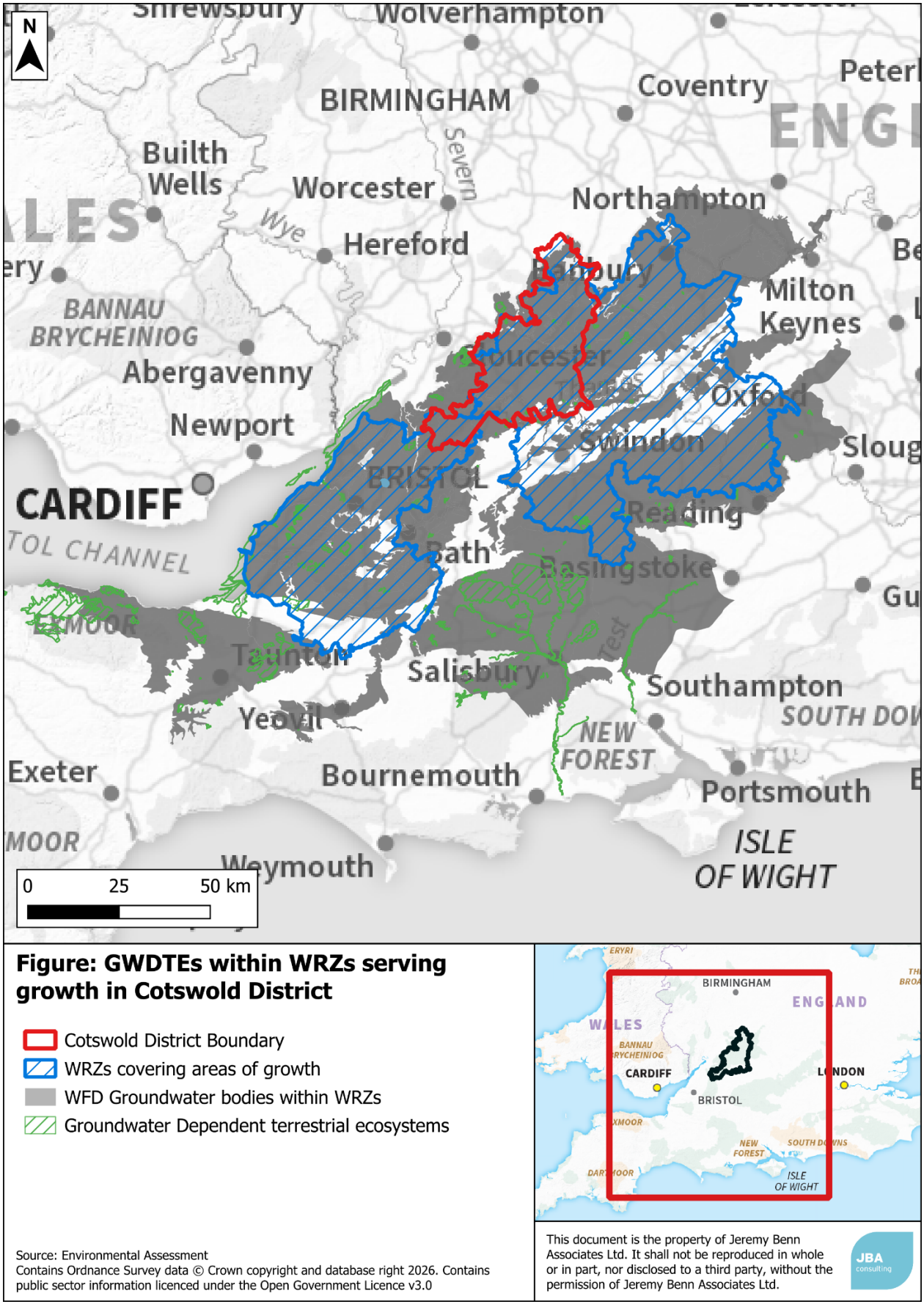


Figure 9.4 GWDTE sites within WRZ covering areas of growth in Cotswold District

9.3 Water quality impact

Water pollution is usually categorised as either diffuse or point source. Point source sources come from a single well-defined point, an example being the discharge from a WwTW.

Diffuse pollution is defined as 'unplanned and unlicensed pollution from farming, old mine workings, homes and roads. It includes urban and rural activity and arises from industry, commerce, agriculture and civil functions and the way we live our lives.'

The most likely sources of diffuse pollution from new developments include drainage from housing estates, runoff from roads, and discharges from commercial and industrial premises. The pollution risk posed by a site will depend on the sensitivity of the receiving environment, the pathway between the source of the runoff and the receiving waters, and the level of dilution available. After or during heavy rainfall, the first flush of water carrying accumulated dust and dirt is often highly polluting.

Whilst the threat posed by an individual site may be low, a number of sites together may pose a cumulative impact within the catchment.

Runoff from development sites should be managed by a suitably designed SuDS scheme. More information on SuDS can be found in Section 9.5.2.

9.3.1 Pathways

Pollutants can take a number of different pathways from their source to a 'receptor' – a habitat or species that can be impacted. This could be overland via surface water flow paths, via the river system, or via groundwater or a combination of all three. For the purpose of this study, it should be assumed at any protected site has the potential to be impacted by surface runoff from adjacent development sites. Linkages between development sites and protected sites will be explored further in Section 9.4.

9.3.2 Receptors

A receptor in this case is a habitat or species that is adversely impacted by a pollutant. Both the rivers and groundwater as well as being pathways, can also be considered to be receptors. Groundwater bodies are also given a status under the WFD which is reported in Section 4.2.2 for the groundwater bodies across Cotswold district.

A list of environmental designations is provided in Section 9.2.2, and protected sites within Cotswold district can be seen in Section 9.2.3.

9.4 Assessment of point source risk

9.4.1 Methodology

In order to identify which of the protected sites may be at risk, Flood Zone 2 from the Risk of Flooding from Rivers and the Sea mapping was used to define an area that was either beside a river or could be reasonable expected to receive surface water from a river during times of flood. Where a WwTW serving growth in the plan period was present in the catchment upstream of the protected site, this site was taken forward for further assessment.

Where there were no WwTW serving growth upstream, these protected sites were discounted as no deterioration would be predicted in a water quality model, and the impact would be expected to be minimal. However, in these cases the overall catchment water quality should be considered where for example they are designated for migratory fish species that may spend part of their lifecycle elsewhere in the catchment.

Whilst deterioration in water quality may not always lead to a significant impact at a protected site such as a SSSI, modelled deterioration can be used to highlight areas of risk for further analysis in the Habitats Regulations Assessment.

9.4.2 Results

The results of this assessment are presented in Appendix D. Results show there are no significant deteriorations adjacent to environmental sites that cannot be prevented by improvements in treatment to TAL with the exception of Cotswold Water Park SSSI downstream of Ampney St Peter.

As noted in 8.2.2, Ampney St Peter is in the upper catchment discharging to a waterbody with High WFD status for Ammonia. Current performance of the WwTW is at or exceeding the technically achievable limit so there is no theoretical room for further improvement at the WwTW, the TAL scenario does not predict an improvement in water quality and the percentage deterioration compared to the baseline remains 14%.

9.5 Groundwater protection

9.5.1 Overview

The EA is responsible for the protection of 'controlled waters' from pollution under the Water Resources Act 1991. These controlled waters include all watercourses and groundwater contained in underground strata.

The source protection zones are based on an estimate of the time it would take for a pollutant which enters the saturated zone of an aquifer to reach the source of abstraction or discharge point (Zone 1 = 50 days, Zone 2 = 400 days, Zone 3 is the total catchment area). The EA will use SPZs alongside other datasets such as the

Drinking Water Protected Areas (DrWPAs) and aquifer designations as a screening tool to show:

- Areas where the EA would object in principle to certain potentially polluting activities, or other activities that could damage groundwater.
- Areas where additional controls or restrictions on activities may be needed to protect water intended for human consumption.
- How it prioritises responses to incidents.

The EA have published a position paper outlining its approach to groundwater protection (assets.publishing.services.gov.uk) which includes direct discharges to groundwater, discharges of effluents to ground and surface water runoff. This is of relevance to this WCS where a development may manage surface water through SuDS.

9.5.2 Sewage and Trade Effluent

Discharges of treated sewage of 2m^3 per day or less to ground are called small sewage discharges (SSDs). The majority of SSDs do not require an EP if they comply with certain qualifying conditions. A permit will be required for all SSDs in Source Protection Zone 1 (SPZ1).

For treated sewage effluent discharges, the EA requires the use of shallow infiltration systems, which maximise the attenuation within the drainage blanket and the underlying unsaturated zone. Whilst some sewage effluent discharges may not pose a risk to groundwater quality individually, the cumulative risk of pollution from aggregations of discharges can be significant. Improvement or pre-operational conditions may be imposed before granting an EP. The EA will only agree to developments where the addition of new sewage effluent discharges to ground in an area of existing discharges is unlikely to lead to an unacceptable cumulative impact.

Generally, the EA will only agree to developments involving release of sewage effluent, trade effluent or other contaminated discharges to ground if it is satisfied that it is not reasonable to make a connection to the public foul sewer. The EA would normally expect to only permit new private discharges where the distance to connect to the nearest public sewer exceeds the number of dwellings multiplied by 30m. So, for example, a development of 100 dwellings would need to be more than 3km from a public sewer. The developer would have to provide evidence of why the proposed development cannot connect to the foul sewer in the planning application. This position will not normally apply to surface water run-off via SuDS and discharges from WwTW operated by sewerage undertakers with appropriate treatment and discharge controls.

Deep infiltration systems (such as boreholes and shafts) are not generally accepted by the EA for discharge of sewage effluent as they bypass soil layers and reduce the opportunity for attenuation of pollutants.

Discharges of surface water run-off to ground at sites affected by land contamination, or from sites for the storage of potential pollutants are likely to require an EP. This could include sites such as garage forecourts and coach and lorry parks. These sites would be subject to a risk assessment with acceptable effluent treatment provided.

9.5.3 Discharge of Clean Water

'Clean water' discharges such as runoff from roofs or from roads, may not require a permit. However, they are still a potential source of groundwater pollution if they are not appropriately designed and maintained.

- Where infiltration SuDS schemes are proposed to manage surface runoff they should:
- be suitably designed;
- meet government non-statutory technical standards for SuDS (gov.uk) – these should be used in conjunction with the NPPF and PPG; and
- use a SuDS management treatment train.

A hydrogeological risk assessment is required where infiltration SuDS is proposed for anything other than clean roof drainage in a SPZ1.

9.5.4 Source Protection Zones in Cotswold District

SPZs form a key part of the EA's approach to controlling the risk to groundwater supplies from potentially polluting activities and accidental releases of pollutants.

The EA's groundwater SPZs production manual (gov.uk), details position statements which provide information about the EA's approach to managing and protecting groundwater.

As shown in Figure 9.5, there are several SPZs intersecting the whole study area. Several proposed developments are located within SPZs.

There are eight SPZ Zone 1s within the study area, with the radiating zones 2 and 3 from these covering the majority of the centre and southwest of the area. Because these are mainly within the low-lying areas at the base of the river valleys, this hydrologically connects the upper elevations in the north to the south. These SPZs can be seen in Figure 4 9 below. In the event of an incident, widespread groundwater contamination is possible across the entire southern half of the study area; extra preventative precautions should be undertaken when considering developments in these areas.

Table 9.1 shows the potential allocations identified within SPZ with the corresponding EA advice.

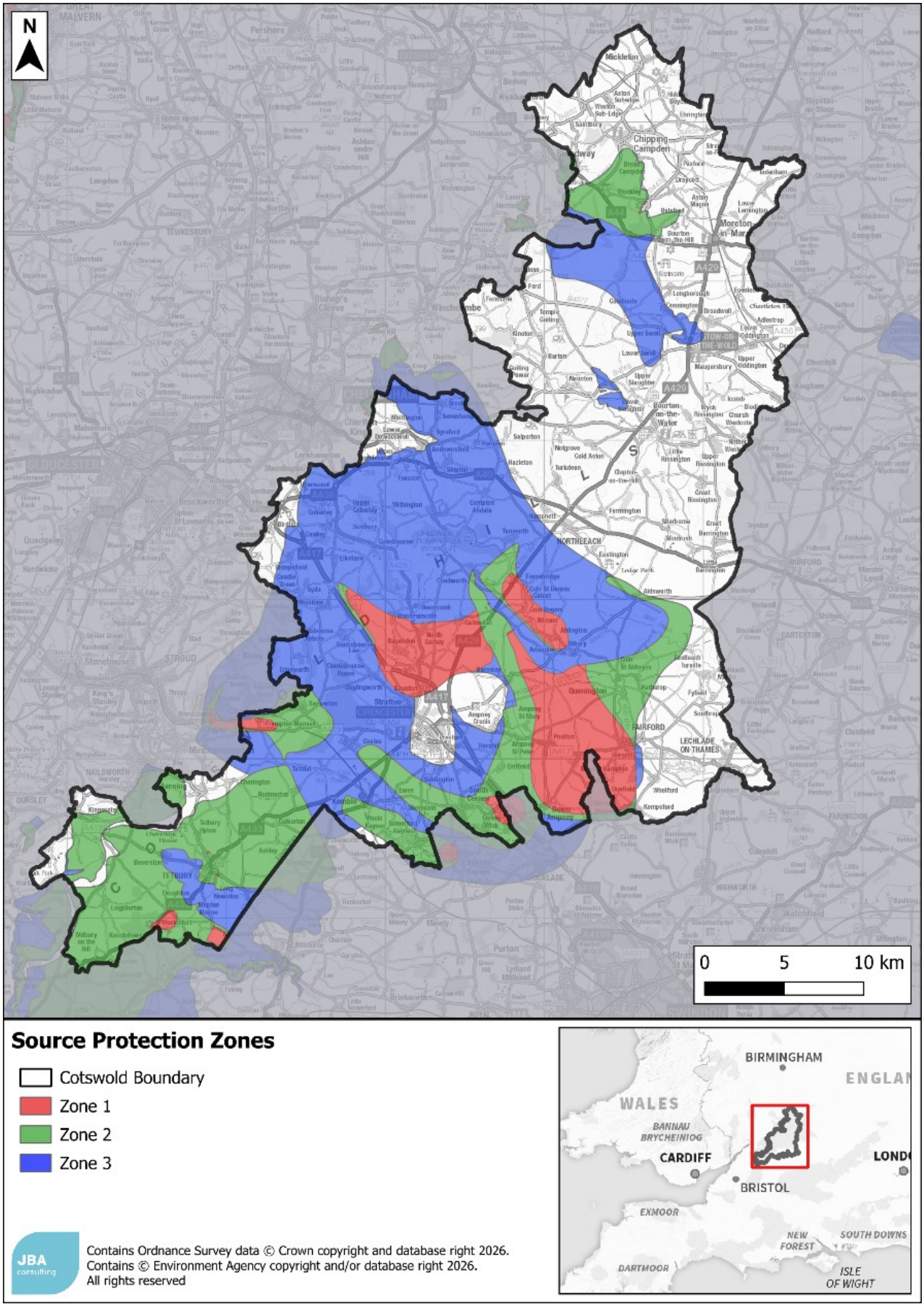


Figure 9.5 Source Protection Zones (SPZ) areas in Cotswold district

Table 9.1 Potential allocations within SPZs and EA guidance

Source Protection Zone	Sites	Management advice / EA position statement
Zone 1 – Inner Protection Zone	F53A R469 R607 New settlement to the south of Driffield Strategic extension to the north, east and south of Down Ampney	G2 – Inside SPZ1 all sewage effluent discharges to ground must have an environmental permit. G4 – Inside SPZ1 the EA will object to any new trade effluent, storm overflow from sewage system or other significantly contaminated discharges to ground where the risk of groundwater pollution is high and cannot be adequately mitigated. G12 – Discharge of clean roof water to ground is acceptable both within and outside SPZ1, provided all roof water down-pipes are sealed against pollutants entering the system from surface runoff, effluent disposal or other forms of discharge. The method of discharge must not create new pathways for pollutants to groundwater or mobilise contaminant already in the ground. No permit is required if these criteria are met. G13 – Where infiltration SuDS are proposed for anything other than clean roof drainage in a SPZ1, a hydrogeological risk assessment should be undertaken, to ensure that the system does not pose an unacceptable risk to the source of supply. SuDS schemes must be

Source Protection Zone	Sites	Management advice / EA position statement
		suitably designed.
Zone 2 – Outer Protection Zone	T31B T71A DA16A R670 R591 R592 Strategic extension to the south of The Steadings Strategic extension to the north-east of Fairford Strategic extension to the south-west of Kemble Strategic Site North of Ampney Crucis	A hydrogeological risk assessment is not a requirement for SuDS schemes, however they should still be "suitably designed", for instance following best practice guidance in the CIRIA SuDS Design Manual.
Zone 3 – Total Catchment	A2 C71 F20A SD15 Strategic extension to the south-west of Siddington	A hydrogeological risk assessment is not a requirement for SuDS schemes, however they should still be "suitably designed", for instance following best practice guidance in the CIRIA SuDS Design Manual.

9.6 Surface water drainage

9.6.1 Overview

From April 2015, Local Planning Authorities (LPA) were given the responsibility for ensuring that sustainable drainage is implemented on all major developments, including developments of 10 or more homes, or commercial developments creating 1,000m^2 of new floor space.

Previously SuDS guidance was developed by Defra to sit alongside the NPPF Planning Practice Guidance (PPG) and provide non-statutory standards as to the expected design and performance for SuDS.

As of July 2025, the Defra National standards for sustainable drainage systems (SuDS) (gov.uk) were brought in to comply with the principles of surface water drainage design.

The national standards contain two sets of standards. The first type (Standard 1) is known as the hierarchy standard and sets the criteria for the prioritisation of final surface water runoff destinations. The other standards (Standards 2-7) detail the

minimum design criteria that SuDS should satisfy alongside how they are to be appropriately built, maintained, and operated.

While remaining as a non-statutory specification, these now form a material consideration for LPAs when assessing planning applications. These standards aim to reflect and reinforce good practice and use of SuDS, reflecting the four pillars of SuDS design. All appropriate planning applications should demonstrate how the national standards have been met in the site design (Principle 10).

Standard 1: runoff destinations

Runoff from development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

- Priority 1: collected for non-potable use (rainwater harvesting)
- Priority 2: infiltrated to ground
- Priority 3: discharged to an above ground surface water body
- Priority 4: discharged to a surface water sewer, or another piped surface water drainage system
- Priority 5: discharged to a combined sewer.

Non-potable use

There is potential for rainwater harvesting for non-potable uses to decrease the water demand from new developments and help improve water efficiency.

Rainwater harvesting shall be considered in all circumstances where any of the following apply:

- There is a demand for non-potable water and available contributing catchment area that will deliver safe and efficient water savings.
- Examples include industrial, commercial, horticultural, educational, public sector, residential and multiple-occupancy buildings.
- There is a need for landscape irrigation.
- The development is in an area identified as seriously water stressed.

Gloucestershire County Council is the LLFA for the study area and plays a key role in ensuring that the proposed drainage schemes for all new developments comply with technical standards and policies in relation to SuDS. Gloucestershire County Council's website contains advice relating to surface water drainage and expectations and design standards for SuDS in the area.

An updated version of the Construction Industry Research and Information Association (CIRIA) SuDS Manual was published in 2015. The guidance covers the planning, design, construction and maintenance of SuDS for effective implementation within both new and existing developments. The guidance is relevant for a range of roles with the level of technical detail increasing throughout the manual. The guidance does not include detailed information on planning requirements, SuDS approval and adoption processes and standards, as these vary

by region and should be checked early in the planning process. The manual itself can be found on the CIRIA website (ciria.org).

CIRIA also published 'Guidance on the Construction of SuDS' (C768) (ciria.org), which contains detailed guidance on all aspects of SuDS construction, with specific information on each SuDS component available online as a downloadable chapter, free to CIRIA members.

Severn Trent Water recommends four core SuDS solutions and supports the installation of them at developments: raingardens, bioswales, detention basins, and permeable paving. They also provide general SuDS guidance (stwater.co.uk) on their website.

9.6.2 Use of sustainable drainage systems in water quality management

SuDS allow the management of diffuse pollution generated by urban areas through the sequential treatment of surface water reducing the pollutants entering lakes and rivers, resulting in lower levels of water supply and wastewater treatment being required. This treatment of diffuse pollution at source can contribute to meeting WFD water quality targets, as well as national objectives for sustainable development.

This is usually facilitated via a SuDS Management Train of a number of components in series that provide a range of treatment processes delivering gradual improvement in water quality and providing an environmental buffer for accidental spills or unexpected high pollutant loadings from the site. Considerations for SuDS design for water quality are summarised in Table 9.2.

Table 9.2: Considerations for SuDS Design for water quality.

Action	Considerations
Manage surface water close to source	Where practicable, treatment systems should be designed to be close to source of runoff. It is easier to design effective treatment when the flow rate and pollutant loadings are relatively low. Treatment provided can be proportionate to pollutant loadings and sensitivity receptor. Accidental spills or other pollution events can be isolated more easily without affecting the downstream drainage system. Encourages ownership of pollution. Poor treatment performance or component damage/ failure can be dealt with more effectively without impacting on the whole site.

Action	Considerations
Treat surface water runoff on the surface	Where practicable, treatment systems should be designed to be on the surface Where sediments are exposed to UV light, photolysis and volatilisation processes can act to break down contaminants. If sediment is trapped in accessible parts of the SuDS, it can be removed more easily as part of maintenance. It enables use of evapotranspiration and some infiltration to the ground to reduce runoff volumes and associated total contamination loads (provided risk to groundwater is managed appropriately). It allows treatment to be delivered by vegetation. Sources of pollution can be easily identified. Accidental spills or misconnections are visible immediately and can be dealt with rapidly. Poor treatment performance can be easily identified during routine inspections, and remedial works can be planned efficiently.
Treat surface water runoff to remove a range of contaminants	SuDS design should consider the likely presence and significance of any contaminant that may pose a risk to the receiving environment. The SuDS component or combination of components selected should include treatment processes that, in combination, are likely to reduce this risk to acceptably low levels.
Minimise risk of sediment remobilisation	The SuDS design should consider and mitigate the risks of sediments (and other contaminants) being remobilised and washed into receiving surface waters during events greater than those which the component has been specifically designed for.
Minimise impacts from accidental spills	By using several components in series, SuDS can help ensure that accidental spills are trapped in/on upstream component surfaces, facilitating contamination management and removal. The selected SuDS components should deliver a robust treatment design that manages risks appropriately - considering the uncertainty and variability of pollution loadings, sensitivity of receptors and treatment processes.

Managing pollution close to its source can help keep pollutant levels and accumulation rates low, allowing natural processes to be more effective. Treatment

can often be delivered within the same components that are delivering water quantity design criteria, requiring no additional cost or land-take.

SuDS designs should control the 'first flush' of pollutants (usually mobilised by the first 5mm of rainfall) at source, to ensure contaminants are not released from the site. Best practise is that no runoff should be discharged from the site to receiving watercourses or sewers for the majority of small (e.g., less than 5mm) rainfall events.

Infiltration techniques are likely to require consultation with the EA. Early consideration of SuDS within master planning will typically allow a more effective scheme to be designed.

Further guidance on designing SuDS to reduce phosphorus (CIRIA, 2022a) and nitrogen (CIRIA, 2022b) in surface water runoff can be found in the relevant CIRIA guidance documents.

9.6.3 Benefits of sustainable drainage systems

Flood Risk

The Strategic Flood Risk Assessment contains recommendations for SuDS to manage surface water on development sites, with the primary aim of reducing flood risk.

SuDS are most effective at reducing flood risk for relatively high intensity, short and medium duration events, and are particularly important in mitigating potential increases in surface water flooding, sewer flooding and flooding from small and medium sized watercourses resulting from development.

Water Resources

A central principle of SuDS is the use of surface water as a resource. Traditionally, surface water drainage involved the rapid disposal of rainwater, by conveying it directly into a sewer or Water Recycling Centres.

SuDS techniques such as rainwater harvesting, allow rainwater to be collected and re-used as non-potable water supply within homes and gardens, reducing the demand on water resources and supply infrastructure.

Climate Resilience

Climate projections for the UK suggest that winters may become milder and wetter, and summers may become warmer, but with more frequent higher intensity rainfall events. This would be expected to increase the volume of runoff, and therefore the risk of flooding from surface water, and diffuse pollution, and reduce water availability.

SuDS offer a more adaptable way of draining surfaces, controlling the rate and volume of runoff leaving urban areas during high intensity rainfall, and reducing flood risk to downstream communities through storage and controlled release of rainwater from development sites.

Through allowing rainwater to soak into the ground, SuDS are effective at retaining soil moisture and groundwater levels, which allows the recharge of the watercourses and underlying aquifers. This is particularly important where water resource availability is limited, and likely to become increasingly scarce under future drier climates.

Biodiversity

The water within a SuDS component is an essential resource for the growth and development of plants and animals, and biodiversity benefits can be delivered even by very small, isolated schemes. The greatest value can be achieved where SuDS are planned as part of a wider green landscape, providing important habitat, and wildlife connectivity. With careful design, SuDS can provide shelter, food, foraging and breeding opportunities for a variety of species including plants, amphibians, invertebrates, birds, bats, and other animals.

Amenity

Designs using surface water management systems to help structure the urban landscape can enrich its aesthetic and recreational value, promoting health and well-being and supporting green infrastructure. Water managed on the surface rather than underground can help reduce summer temperatures, provide habitat for flora and fauna and act as a resource for local environmental education programmes and working groups and directly influence the sense of community in an area.

9.6.4 Suitable sustainable drainage system techniques

The hydraulic and geological characteristics of each property development site across Cotswold district should be assessed to identify the most appropriate forms of surface water management and any constraining factors to the utilisation of SuDS. These assessments are designed to inform the early-stage site planning process and should be followed up the site-specific detailed drainage assessments.

Appropriate SuDS techniques have been categorised into five main groups, as shown in Table 9.3, with further details provided on the Susdrain website (susdrain.org). Further site-specific investigation should be conducted to determine what SuDS techniques could be used on a particular development, informed by detailed ground investigations.

Table 9.3: Summary of SuDS Categories.

SuDS Type	Technique
Source Control	Green Roof, RwH, Pervious Pavements, Rain Gardens
Infiltration	Infiltration Trench, Infiltration Basin, Soakaway
Detention	Pond, Wetland, Subsurface Storage, Shallow Wetland, Extended Detention Wetland, Pocket Wetland, Submerged Gravel Wetland, Wetland Channel, Detention Basin
Filtration	Surface Sand filter, Sub-Surface Sand Filter, Perimeter Sand Filter, Bioretention, Filter Strip, Filter Trench
Conveyance	Dry Swale, Under-drained Swale, Wet Swale

9.6.5 Natural flood management

Natural Flood Management (NFM) is used to protect, restore, and re-naturalise the function of catchments and rivers to reduce flood risk. A wide range of techniques can be used that aim to reduce flooding by working with natural features and processes in order to store or slow down flood waters before they can damage flood risk receptors (e.g., people, property, infrastructure, etc.).

Techniques and measures, which could be applied in Cotswold district include:

- peatland and moorland restoration in upland catchments;
- offline storage areas;
- re-meandering streams;
- targeted woodland planting;
- reconnection and restoration of functional floodplains;
- restoration of rivers and removal of redundant structures;
- installation or retainment of large woody material in river channels;
- improvements in management of soil and land use; and
- creation of rural and urban SuDS.

In 2017, the EA published an online evidence base on working with natural processes to reduce flood risk 2024 (gov.uk) to support the implementation of NFM and with JBA produced maps showing locations with the potential for NFM measures[4]. These maps are intended to be used alongside the evidence directory to help practitioners think about the types of measure that may work in a catchment and the best places in which to locate them. There are limitations with the maps; however, it is a useful tool to help start dialogue with key partners.

4 Mapping the potential for working with natural process, Environment Agency and JBA (2017). Accessed online at: https://www.arcgis.com/home/item.html?id=7315f943998847e2b3797a85665f5438 on: 08/11/2024.

9.6.6 Multiple benefits of natural flood management

In addition to flood risk benefits, there are also significant benefits in other areas such as habitat provision, air quality, climate regulation and water quality.

Many NFM measures have the ability to reduce nutrient and sediment sources by reducing surface runoff flows from higher ground, reducing soil erosion, trapping sediment at the edge of agricultural land, or encouraging deposition of sediments behind natural dams upstream in watercourses.

Suitable techniques may include:

- leaky dams;
- woodland planting;
- buffer strips;
- runoff retention ponds; and
- land management techniques (soil aeration, cover crops etc.).

Case Study - Black Brook Slow the Flow

Four engineered log dams, see Figure 9.6, were installed on Black Brook at an estimated cost of £2,000, funded by Natural England and the EA to restore Stanley Bank SSSI. The scheme aimed to improve habitat and reduce the risk of flooding. However, the scheme also resulted in reduced levels of phosphate and nitrate in Black Brook, with phosphate concentrations falling by 3.6mg/l. By 2035, it is predicted that 792m^3 of sediment will be stored in three ponds retained by the dams.



Figure 9.6: Photograph of leaky dams at Black Brook.

Reproduced from Case Study 17. Black Brook Slow the Flow, St Helens, Norbury, Rogers and Brown, EA WwNP Evidence Base 2017. Photograph taken on 8 May 2015; courtesy of Matthew Catherall.

9.6.7 Integrated constructed wetlands

An integrated constructed wetland (ICW) is an artificial wetland created for the purpose of treating polluted water, whether this is municipal wastewater, grey water from residential properties, or agricultural runoff.

They are usually unlined, free surface flow wetlands, designed to contain and treat influents within emergent vegetated areas.

Defra carried out a systematic review of the effectiveness of various wetland types, including ICWs for mitigating agricultural pollution such as phosphate and nitrate. The overall conclusion was that all wetland types are very effective at reducing major nutrients and suspended sediments, with the exception of nitrite in ICWs. Nitrate is only reduced when passing through overland buffer strips and through constructed wetlands with vegetation, where the systematic review showed a mean reduction of 29% across the evidence included in the study. The mean reduction in Total Phosphorus across the evidence base was 78%. More information on this review can be accessed on the Natural Environment Research Council's open research archive (nora.nerc.ac.uk).

It needs to be noted that in some cases where phosphorus is especially high the effectiveness of removal may be less certain. Although the reduction in total phosphorus is beneficial, stakeholders need to ensure the excess nutrients are dealt with at source, such as storm overflows and at a policy level.

Other techniques to manage nutrients are possible such as catchment nutrient balancing, where excess nutrients are managed at a catchment level, as well as catchment permitting. These techniques are recommended where environmental capacity is restrictive to growth.
Severn Trent Water discusses plans for catchment nutrient balancing in their 2025-2030 Business Plan (stwater.co.uk).

Case Study - Frogshall ICW

The Upper River Mun in Norfolk was experiencing chronic pollution, and a loss in biodiversity in the river. Investigation found that nutrients from a WwTW upstream were contributing to this issue.

A pilot ICW was created consisting of three shallow ponds, filled with 18,000 emergent aquatic plants, and the outfall from the treatment works was diverted to pass through the wetland.

Early monitoring has shown that 90% of the phosphate is being removed by the wetland, and a large increase in biodiversity downstream observed.

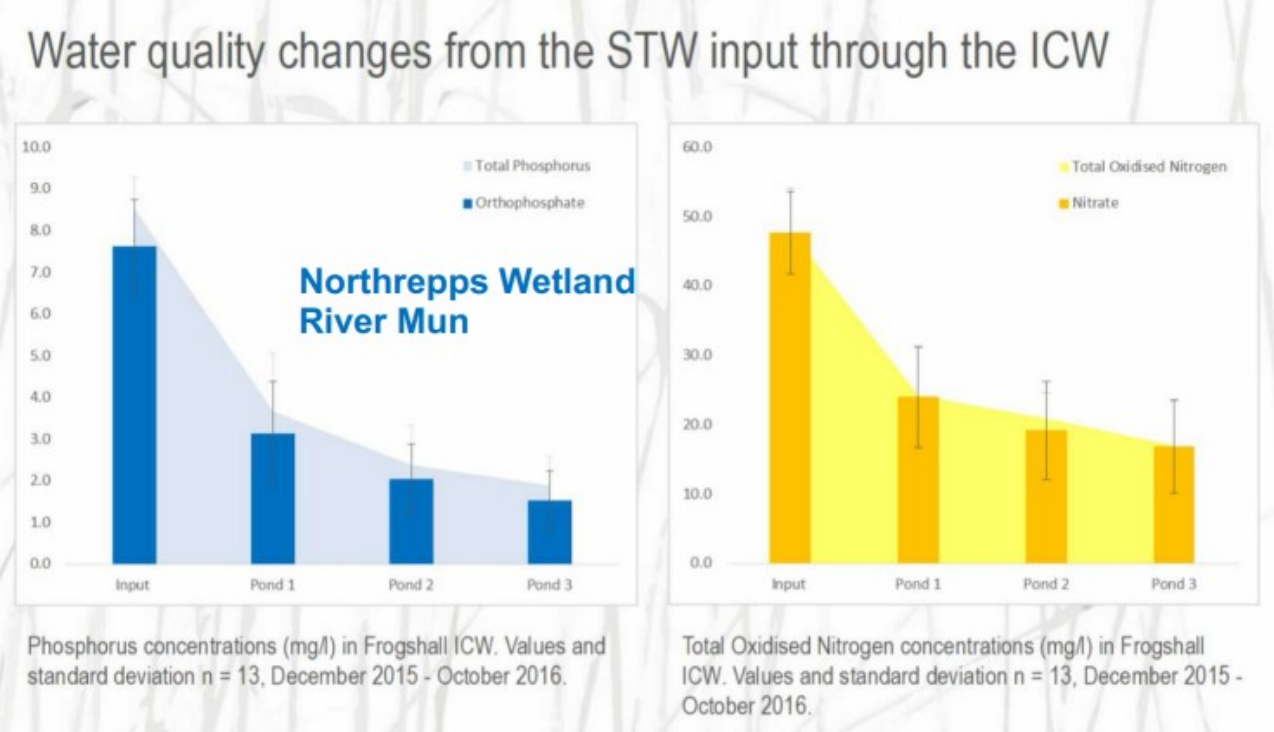


Figure 9.7: Graph of water quality changes

Reproduced from 'Stripping the Phosphate' (theriverstrust.org), a presentation by the Norfolk Rivers Trust (2018).

9.6.8 Agricultural management

The EA's RNAG database indicates that one of the reasons for some of the watercourses in the area are not meeting 'Good' WFD standards can be related to agriculture and rural land use. The cause of this includes pollution from fertilisers, manures, pesticides and soils washing into streams when it rains or percolating into the groundwater. Other pressures from agriculture include deepening, widening or re-routing of streams for land drainage, gravel removal and bankside erosion.

There is a big potential to improve water quality by interventions aimed at agricultural sources, especially considering the measures already taken by the water companies to reduce their contribution to phosphate load.

Potential schemes could include:

- buffer strips;
- cross slope tree planting;
- runoff retention basins;
- contour ploughing; and
- cover crops.

There is considerable overlap with NFM measures, and the challenges are also very similar. Exact impacts are difficult to measure, although modelling tools such as Farmscoper (adas.co.uk) exist to help with this. Once a scheme is implemented it

relies on the landowner to continue to maintain it in order to maintain the mitigation benefit.

Funding for agricultural interventions could come from Catchment Sensitive Farming or a Payment for Ecosystem Services approach.

Case Study - Wessex Water - EnTrade

Wessex Water catchment team used EnTrade to invite farmers to bid to grow cover crops over winter to reduce the nitrogen leaching into the watercourse.

This avoided the need to upgrade Dorchester WwTW to provide the same nitrogen removal capacity.

A trial auction was held in 2015, and two further auctions have since taken place attracting 557 bids from 63 farmers to save 153 tonnes of nitrogen.

Ruth Barden, Director of Environmental Strategy, Wessex Water, stated that "'Using EnTrade to create a market in measures to deliver reductions in nitrogen has delivered a 30% saving for Wessex Water compared to traditional catchment approaches."

9.6.9 Barriers

Whilst there are many benefits to implementing NFM and constructed wetlands, or modifying agricultural practises, the impact of these techniques is hard to quantify, and relies on ongoing maintenance to maintain that benefit. Where a potential scheme is not on a development site it will also require permission and support of the landowner. It may not be possible to influence this through planning policy.

9.7 Conclusions and recommendations

Cotswold district is supplied by four water companies—Bristol Water, Severn Trent Water, Thames Water and Wessex Water—across five Water Resource Zones (WRZs): Bristol Water (single zone), Forest and Stroud and Strategic Grid (Severn Trent Water), Swindon and Oxfordshire (SWOX; Thames Water), and Wessex Water Supply Area.

Within the WRZs serving growth over the Local Plan period and downstream of the district, there are 45 Sites of Special Scientific Interest (SSSIs) associated with waterbodies that are affected by surface water abstraction, identified as a significant water management issue, alongside 4 Ramsar sites, 11 Special Areas of Conservation (SACs) and 6 Special Protection Areas (SPAs). In addition, 290 groundwater-dependent terrestrial ecosystems (GWDTEs) are located within groundwater bodies where abstraction-related impacts on flows have also been identified as significant water management issues.

The water quality modelling results were used to identify the predicted deterioration in water quality in waterbodies adjacent to designated sites downstream of WwTWs serving growth during the Local Plan period. The results show there are no

significant deteriorations adjacent to environmental sites that cannot be prevented by improvements in treatment to TAL with the exception of the Cotswold Water Park SSSI downstream of Ampney St Peter WwTW.

As noted in the Water Quality chapter, Ampney St Peter is in the upper catchment discharging to a waterbody with High WFD status for Ammonia. Current performance of the WwTW is at or exceeding the technically achievable limit so there is no theoretical room for further improvement at the WwTW, the TAL scenario does not predict an improvement in water quality and the percentage deterioration compared to the baseline remains 14%. It remains at High WFD status.

SuDS are required on all development sites. Their design should consider both water quantity and water quality and site level investigations should be undertaken to define the most appropriate SuDS types for each specific development. Opportunities exist for these SuDS schemes to offer multiple benefits of flood risk reduction, amenity value and biodiversity.

CDC should be consulted at an early stage of development to ensure that SuDS are implemented and designed in response to site characteristics and policy factors. In the wider area, opportunities exist to implement NFM techniques to achieve multiple benefits of flood risk, water quality and habitat creation.

Recommendations for environmental constraints and opportunities are provided in Table 9.4.

Table 9.4: Recommendations for environmental constraints and opportunities.

Action	Responsibility	Timescale
Consider the environmental impact of development on protected sites downstream of receiving WwTW in the habitat's regulations assessment.	CDC	Local Plan preparation
The Local Plan should include policies that require all development proposals with the potential to impact on areas with environmental designations to be considered in line with the relevant legislation and where stated, in consultation with Natural England (for national and international designations and priority habitats).	CDC	In the CDC Local Plan
The Local Plan should include policies that require development sites to adopt SuDS to manage water quality of surface runoff.	CDC	In the CDC Local Plan
In partnership, identify opportunities for incorporating SuDS into open spaces and green infrastructure, to deliver strategic flood risk management and meet WFD water quality targets.	CDC, Severn Trent Water, TW, WW, EA	Ongoing
Developers should include the design of SuDS	Developers	Ongoing

Action	Responsibility	Timescale
at an early stage to maximise the benefits of the scheme. The design which should demonstrate all four areas of good SuDs design: quantity, quality, amenity, and biodiversity.		
Completed SuDs schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure the SuDS are managed in perpetuity.	Developers	Ongoing
Work with developers to discourage connection of new developments into existing surface water and combined sewer networks. Prevent connections into the foul network, as this is a significant cause of sewer flooding.	CDC and developers	Ongoing
Opportunities for NFM that include schemes aimed at reducing/managing runoff should be considered to reduce nutrient and sediment pollution within CDC.	CDC, EA, Natural England	Ongoing

10 Conclusions and recommendations

10.1 Conclusions

Topic	Conclusion
Water resources	Water supply and wastewater services within the study area are provided by Bristol Water, Severn Trent, Thames Water and Wessex Water. Cotswold district is located across several water resource zones, but predominantly in Thames Water's SWOX WRZ. It is widely recognised that the climate is changing. In response, CDC declared a climate emergency in 2019. Climate change is predicted to increase pressure on water resources, increasing the potential for a supply-demand deficit in the future, and making environmental damage from over abstraction of water resources more likely. Furthermore, the delivery of water and wastewater services and the heating of water in the home require high energy inputs and therefore contribute directly to emissions of greenhouse gases. Water efficiency therefore reduces energy use and carbon emissions. It is important that new development does not result in an unsustainable increase in water abstraction. This can be done in a number of ways from reducing the water demand from new houses through to achieving water neutrality in a region by offsetting a new developments water demand by improving efficiency in existing buildings. The WINEP is a set of actions that the EA have requested all 20 water companies operating in England to complete in a particular AMP as part of their environmental commitments. A number of investigations are planned or underway to ensure that abstraction of water from both groundwater and rivers, is not leading to unsustainable reductions in flow. Development and population growth can increase abstraction, and so CDC have an opportunity to contribute to these actions indirectly by pursuing policies that promote water efficiency in new development. The National Water Resources Framework sets the objective to reduce the average per capita consumption in the UK to 110 l/p/d by 2050. This is now part of the Environmental Improvement Plan and water companies WRMPs. Within Defra's Plan for Water is the commitment to review Building Regulations and a target of 100 l/p/d in severely water stressed areas is suggested. The Future Homes Hub, who are supporting Defra to produce a roadmap to greater water efficiency propose a stages reduction in

Topic	Conclusion
	PCC, with a target of 100 l/p/d in water stressed areas in place from 2025, and a reduced target of 90 l/p/d in place by 2030 (depending on market conditions and customer acceptance). This study recommends that as a minimum the proposed new Building Regulations target of 100 l/p/d outlined in Defra's Plan for Water be adopted across the study area. This should be achieved using a fittings-based approach. The target would be subject to viability testing by the LPA. This should be supported by the requirement for non-household development to achieve three credits in the assessment category WAT01 of the Building Research Establishment Environmental Assessment Methodology (BREEAM) UK New Construction Standard.
Water supply infrastructure	TW provided a site-by-site assessment of potential allocations in their supply area. This identified 15 sites where further modelling by TW would definitely be required, and a further 20 where modelling may be required, in both cases, upgrades to the water supply network may be needed to accommodate development. Upgrades to the local supply network would be funded as part of the developer Infrastructure Charge. Early engagement between developers, CDC and the water companies is recommended to ensure upgrades are in place prior to occupation
Wastewater collection	Thames Water is the primary water and wastewater provider and the designated sewerage undertaker for the study area. Wessex Water, and Severn Trent Water also operate within small parts of the area. Development in areas where there is limited wastewater network capacity will increase pressure on the network, increasing the risk of a detrimental impact on customers, and increasing the likelihood of storm overflow operation. Early engagement with developers, Thames Water, Wessex Water and Severn Trent Water is required, and modelling of the network may be required at the planning application stage. Where network capacity constraints are identified, network reinforcement may be required which would be funded as part of the developer infrastructure charge. It may be necessary for development sites to be phased in line with the provision of any network upgrades. The drainage network includes 14 storm overflows that are likely to serve the study area. Storm overflow performance is generally poor with nine of these overflows currently exceeding the threshold for

Topic	Conclusion
	investigation. The poorest performing of these is at Avening WwTW, with a 3- year operation average of 128 spills per year. 2024 was a particularly bad year, in part because it was a wetter than average year. This was not the case in 2023 and 2025 when many of the storm overflows also operated well above the threshold. Further development in catchments where there are poorly performing overflows increase the risk of storm overflow operation due to increased sewage flows and surface runoff. There are opportunities through the planning system to ease pressure on the wastewater network by separating foul and storm flow in existing combined systems and not allowing new surface water connections. Surface water can also be better managed by retrofitting SuDS in existing residential areas, and in new development, ensuring SuDS are incorporated into designs at the master planning stage to maximise the potential benefits.

Topic	Conclusion
Wastewater treatment	There are 25 WwTWs that are within the Cotswold district or outside but serving a population within Cotswold district. Of these, twelve are expected to serve growth during the Local Plan period. Five WwTW are expected to have capacity for growth during the plan period and will not require further upgrades for capacity. Seven WwTWs are expected to exceed their permit limit during the Local Plan period, or be close to their permit limit by the end of the plan period. Where an increase in capacity may be required, sufficient time is needed for the water company to plan and deliver the upgrade scheme. This would typically be planned for delivery in the next AMP period. i.e., a need to upgrade a WwTW would be identified in DWMP28 for inclusion in the PR29 business plan and delivered between 2030 and 2035. There may therefore be a constraint to growth at WwTWs that are already at their permit limit and do not have upgrades planned within this AMP period. Beyond 2030, there should be sufficient time once the Local Plan is adopted for water companies to provide additional capacity where required. It is strongly advised that CDC discuss the phasing of potential allocations with TW, STW and WW early in the Local Plan period to allow infrastructure upgrades to be planned to provide capacity when it is required. The odour screening assessment identified eight potential allocations that are close enough to a WwTW that an odour impact assessment would be recommended. This would be funded by the developer.
Water quality	The EA's Reasons for Not Achieving Good (RNAG) dataset indicates that sewage treatment, the urban and transport sectors (urban development), as well as agriculture and rural land management, are the main reasons for watercourses not achieving good status in this area. Growth during the Local Plan period is predicted to cause a significant deterioration in water quality downstream of seven WwTWs (six have a greater than 10% deterioration in one or more determinands, and one has a deterioration in WFD class). With the exception of Ampney St Peter, Fairford and Moreton-In-Marsh WwTWs, all of these deteriorations can be prevented by upgrades to treatment processes. At Ampney St Peter, Fairford and Moreton-In-Marsh WwTWs, a greater than 10% deterioration is predicted for Ammonia and BOD

Topic	Conclusion
	which is not prevented in the modelling scenario where upgrades to WwTWs are applied. This is because these WwTWs are situated in an area where the current WFD classification for ammonia is "High" (i.e., the best water quality) and is operating either beyond or close to the technically achievable limit. Under these circumstances, a high percentage deterioration in water quality is expected, and as there is no theoretical room for further improvement at the WwTW, the TAL scenario does not predict an improvement in water quality and the percentage deterioration compared to the baseline remains high. No change in WFD classification is predicted, and High status is maintained for Ammonia and BOD. The WCS therefore does not consider this a constraint to growth. The water quality modelling indicates that growth alone will not prevent good ecological status being prevented in the future should improvements in upstream water quality be made. Where a WwTW is shared with a neighbouring authority, coordination of growth plans in collaboration with Thames Water, Severn Trent Water and Wessex Water provide is essential to ensure that infrastructure is in place prior to development to prevent a breach of the environmental permit.

Environmental opportunities and constraints	Cotswold district is supplied by four water companies—Bristol Water, Severn Trent Water, Thames Water and Wessex Water—across five Water Resource Zones (WRZs): Bristol Water (single zone), Forest and Stroud and Strategic Grid (Severn Trent Water), Swindon and Oxfordshire (SWOX; Thames Water), and Wessex Water Supply Area. Within the WRZs serving growth over the Local Plan period and downstream of the district, there are 45 Sites of Special Scientific Interest (SSSIs) associated with waterbodies that are affected by surface water abstraction, identified as a significant water management issue, alongside 4 Ramsar sites, 11 Special Areas of Conservation (SACs) and 6 Special Protection Areas (SPAs). In addition, 290 groundwater-dependent terrestrial ecosystems (GWDTEs) are located within groundwater bodies where abstraction-related impacts on flows have also been identified as significant water management issues. The water quality modelling results were used to identify the predicted deterioration in water quality in waterbodies adjacent to designated sites downstream of WwTWs serving growth during the Local Plan period. The results show there are no significant deteriorations adjacent to environmental sites that cannot be prevented by improvements in treatment to TAL with the exception of the Cotswold Water Park SSSI downstream of Ampney St Peter WwTW. As noted in the Water Quality chapter, Ampney St Peter is in the upper catchment discharging to a waterbody with High WFD status for Ammonia. Current performance of the WwTW is at or exceeding the technically achievable limit so there is no theoretical room for further improvement at the WwTW, the TAL scenario does not predict an improvement in water quality and the percentage deterioration compared to the baseline remains 14%. It remains at High WFD status. SuDS are required on all development sites. Their design should consider both water quantity and water quality and site level investigations should be undertaken to define the most appropriate SuDS types for each specific development. Opportunities exist for these SuDS schemes to offer multiple benefits of flood risk reduction, amenity value and biodiversity. CDC should be consulted at an early stage of development to ensure that SuDS are implemented and designed in response to site characteristics and policy factors. In the wider area, opportunities

Topic	Conclusion
	exist to implement NFM techniques to achieve multiple benefits of flood risk, water quality and habitat creation.

10.2 Recommendations

Topic	Recommendation	Responsibility	Timeframe
Water resources	Continue to regularly review forecast and actual household growth across the supply region through WRMP Annual Update reports, and where significant change is predicted, engage with LPAs.	All water companies; Severn Trent, Thames Water and Wessex Water	Ongoing
Water resources	Provide yearly profiles of projected housing growth to water companies to inform the WRMP update.	All water companies and CDC	Ongoing
Water resources	The Council adopts a policy requiring a water efficiency target of 100 l/p/d in their joint Local Plan and allow for a reduction in this target to 90 l/p/d from 2030. This should be achieved using a fittings-based approach. This should be aligned with a robust enforcement approach to ensure that correct fixtures and fittings are being installed at site level.	CDC	In the CDC Local Plan
Water resources	Use planning policy to require new build non-residential development to achieve at least three credits in the Wat01 Measure for water in the BREEAM New Construction standard.	CDC	In the CDC Local Plan
Water resources	The concept of water neutrality or water positive development has the potential to provide a benefit in improving resilience to climate change and enabling all waterbodies to be brought up to 'Good' status. Explore further with the water companies and the EA how the Council's planning and climate change policies can encourage this	CDC, all water companies, and the EA	In the CDC Local Plan

Topic	Recommendation	Responsibility	Timeframe
	approach. This approach could have application in strategic sites and new settlements.		
Water resources	Continue to regularly review forecast and actual household growth across the supply region through WRMP Annual Update reports, and where significant change is predicted, engage with LPAs.	All water companies	Ongoing
Water supply infrastructure	Undertake network modelling to ensure adequate provision of water supply is feasible.	Thames Water and Bristol Water and CDC	Ahead of planning applications
Water supply infrastructure	CDC and developers should engage early with water companies to ensure supply infrastructure is in place prior to occupation.	Thames Water and Bristol Water and CDC developers	Ongoing
Water supply infrastructure	Developers should engage early with water companies to ensure that the capacity of distribution systems is adequate prior to development coming forward.	Thames Water and Bristol Water and CDC developers	Ongoing
Wastewater collection	Early engagement between CDC and water companies is required to ensure that where strategic infrastructure is required, it can be planned in by STW, TW or WW and will not lead to any increase in discharges from sewer overflows.	CDC, STW, TW, WW	Ongoing
Wastewater collection	Take into account wastewater infrastructure constraints in phasing development in partnership with the sewerage undertaker.	CDC, STW, TW, WW	Ongoing

Topic	Recommendation	Responsibility	Timeframe
Wastewater collection	Developers will be expected to work with the sewerage undertaker closely and early in the planning promotion process to develop an Outline Drainage Strategy for sites. The Outline Drainage strategy should demonstrate the wastewater assets required, their locations including points of connection to the public foul sewerage, whether the site drainage will be adopted by the water company and if any sewer requisitions will be required.	CDC, STW, TW, WW	Ongoing
Wastewater collection	Developers will be expected to demonstrate to the LLFA that surface water from a site will be disposed using a SuDS with connection to surface water sewers seen as the last option. New connections for surface water to foul sewers will be resisted by the LLFA.	CDC, LLFA, developers	Ongoing
Wastewater treatment	Early engagement with STW, TW and WW is required to ensure that provision of WwTW capacity is aligned with delivery of development.	CDC	Ongoing
Wastewater treatment	Continue to provide Annual Monitoring Reports to STW, TW and WW detailing projected housing growth.	CDC	Ongoing
Wastewater treatment	STW, TW and WW to assess growth demands as part of their wastewater asset planning activities and feedback to the Council if concerns arise.	STW, TW, WW	Ongoing
Wastewater treatment	Consider odour risk in the sites identified to be potentially at risk from nuisance odour.	CDC, Developers	Ongoing

Topic	Recommendation	Responsibility	Timeframe
Wastewater treatment	Carry out an odour assessment for site identified as being at risk of nuisance odour.	Developers	Ongoing
Water quality	Provide annual monitoring reports to Thames Water, Severn Trent Water and Wessex Water detailing projected housing growth in the Local Authority.	CDC	Ongoing
Water quality	Take into account the full volume of growth (from CDC and neighbouring authorities) within the catchment.	CDC, Thames Water, Severn Trent Water and Wessex Water	Ongoing
Environmental opportunities and constraints	Consider the environmental impact of development on protected sites downstream of receiving WwTW in the habitat's regulations assessment.	CDC	Local Plan preparation
Environmental opportunities and constraints	The Local Plan should include policies that require all development proposals with the potential to impact on areas with environmental designations to be considered in line with the relevant legislation and where stated, in consultation with Natural England (for national and international designations and priority habitats).	CDC	In the CDC Local Plan
Environmental opportunities and constraints	The Local Plan should include policies that require development sites to adopt SuDS to manage water quality of surface runoff.	CDC	In the CDC Local Plan
Environmental opportunities and constraints	In partnership, identify opportunities for incorporating SuDS into open spaces and green infrastructure, to deliver strategic flood risk management and meet WFD water quality targets.	CDC, Severn Trent Water, TW, WW, EA	Ongoing

Topic	Recommendation	Responsibility	Timeframe
Environmental opportunities and constraints	Developers should include the design of SuDS at an early stage to maximise the benefits of the scheme. The design should demonstrate all four areas of good SuDs design: quantity, quality, amenity, and biodiversity	Developers	Ongoing
Environmental opportunities and constraints	Completed SuDs schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure the SuDS are managed in perpetuity.	Developers	Ongoing
Environmental opportunities and constraints	Work with developers to discourage connection of new developments into existing surface water and combined sewer networks. Prevent connections into the foul network, as this is a significant cause of sewer flooding.	CDC and developers	Ongoing
Environmental opportunities and constraints	Opportunities for NFM that include schemes aimed at reducing/managing runoff should be considered to reduce nutrient and sediment pollution within CDC.	CDC, EA, Natural England	Ongoing
Environmental opportunities and constraints	Consider the environmental impact of development on protected sites downstream of receiving WwTW in the habitat's regulations assessment.	CDC	Local Plan preparation

11 Appendices

A Appendix A- Surface and groundwater assessments

A.1 Surface water assessment designated sites

Code	Name	Designation	Waterbody ID	Waterbody name	SWMI for flow?
1006226	Barnsley Warren SSSI	SSSI	GB106039030300	Ampney and Poulton Brooks (Source to Thames)	Y
1000469	Bisham Woods SSSI	SSSI	GB106039023233	Thames (Reading to Cookham)	Y
1000486	Bradley Woods SSSI	SSSI	GB109053022090	Maiden Bradley Bk - source to conf R Frome	Y
1002564	Brassey Reserve and Windrush Valley SSSI	SSSI	GB106039030480	Windrush (Slade Barn Stream to Dikler)	Y
1001375	Brimble Pit and Cross Swallet Basins SSSI	SSSI	GB109052021540	Cheddar Yeo - source to conf River Axe	Y
1477753	Bushy Park and Home Park SSSI	SSSI	GB106039023232	Thames (Egham to Teddington)	Y
1001380	Cheddar Reservoir SSSI	SSSI	GB109052021540	Cheddar Yeo - source to conf River Axe	Y
1001346	Chew Valley Lake SSSI	SSSI	GB109053021851	Chew - source to Chew Valley Lake	Y
1000837	Chilton Foliat Meadows SSSI	SSSI	GB106039023173	Middle Kennet (Marlborough to Hungerford)	Y
1000735	Chimney Meadows SSSI	SSSI	GB106039030333	Thames (Leach to Evenlode)	Y
1002026	Cotswold Water Park SSSI	SSSI	GB106039023760	Thames (Kemble to Waterhay Bridge)	Y

Code	Name	Designation	Waterbody ID	Waterbody name	SWMI for flow?
1002026	Cotswold Water Park SSSI	SSSI	GB106039029750	Churn (Baunton to Cricklade)	Y
1002026	Cotswold Water Park SSSI	SSSI	GB106039029760	Thornhill Ditch and tributaries at Cotswolds Water Park	Y
1002026	Cotswold Water Park SSSI	SSSI	GB106039030300	Ampney and Poulton Brooks (Source to Thames)	Y
1001573	Crook Peak to Shute Shelve Hill SSSI	SSSI	GB109052021540	Cheddar Yeo - source to conf River Axe	Y
1001573	Crook Peak to Shute Shelve Hill SSSI	SSSI	GB109052021580	R Lox Yeo - source to conf Rive Axe	Y
1000115	Dumsey Meadow SSSI	SSSI	GB106039023232	Thames (Egham to Teddington)	Y
1002133	Elmlea Meadows SSSI	SSSI	GB106039029750	Churn (Baunton to Cricklade)	Y
1000743	Grafton Lock Meadow SSSI	SSSI	GB106039030333	Thames (Leach to Evenlode)	Y
1001353	Harptree Combe SSSI	SSSI	GB109053021851	Chew - source to Chew Valley Lake	Y
1006181	Iford Manor SSSI	SSSI	GB109053021840	R Frome - conf R Mells to conf R Avon (Brist)	Y
1002591	Juniper Hill, Edgeworth SSSI	SSSI	GB109054032470	R Frome - source to conf Slad Bk	Y
1006569	Kellaways - West Tytherton, River Avon SSSI	SSSI	GB109053027650	R Avon (Brist) conf Tetbury Avon to conf R Marden	Y
1006175	Kennet and Lambourn Floodplain SSSI	SSSI	GB106039023173	Middle Kennet (Marlborough to Hungerford)	Y

Code	Name	Designation	Waterbody ID	Waterbody name	SWMI for flow?
1007240	Knight & Bessborough Reservoirs SSSI	SSSI	GB106039023232	Thames (Egham to Teddington)	Y
1000759	Langley's Lane Meadow SSSI	SSSI	GB106039030333	Thames (Leach to Evenlode)	Y
1001608	Max Bog SSSI	SSSI	GB109052021580	R Lox Yeo - source to conf Rive Axe	Y
1000871	North Meadow, Cricklade SSSI	SSSI	GB106039029750	Churn (Baunton to Cricklade)	Y
1000674	Porton Meadows SSSI	SSSI	GB108043022390	BOURNE	Y
1001392	Priddy Pools SSSI	SSSI	GB109052021540	Cheddar Yeo - source to conf River Axe	Y
1006597	River Avon System SSSI	SSSI	GB108043022390	BOURNE	Y
1000437	River Kennet SSSI	SSSI	GB106039023173	Middle Kennet (Marlborough to Hungerford)	Y
1000560	Rodbed Wood SSSI	SSSI	GB106039023233	Thames (Reading to Cookham)	Y
1000900	Salisbury Plain SSSI	SSSI	GB108043022390	BOURNE	Y
1002551	Salmonsbury Meadows SSSI	SSSI	GB106039037470	Dikler (Source to Wyck Rissington)	Y
1002600	Severn Estuary SSSI	SSSI	GB109052021600	R Banwell - source to conf R Banwell Estuary	Y
1002600	Severn Estuary SSSI	SSSI	GB109052027321	Land Yeo - Yearling Ditch to mouth	Y

Code	Name	Designation	Waterbody ID	Waterbody name	SWMI for flow?
1002600	Severn Estuary SSSI	SSSI	GB109054026650	The Pill - source to conf Redwick Common Rhine	Y
1000888	Silbury Hill SSSI	SSSI	GB106039023171	Upper Kennet to Marlborough	Y
1006905	St. Catherine's Valley SSSI	SSSI	GB109053027810	St Catherines Bk - source to conf R Avon (Brist)	Y
1000725	Temple Island Meadows SSSI	SSSI	GB106039023233	Thames (Reading to Cookham)	Y
1001379	The Cheddar Complex SSSI	SSSI	GB109052021540	Cheddar Yeo - source to conf River Axe	Y
1001006	Tickenham, Nailsea and Kenn Moors SSSI	SSSI	GB109052027322	Land Yeo - Jacklands Bridge to Yearling Ditch	Y
1002450	Wildmoorway Meadows SSSI	SSSI	GB106039029750	Churn (Baunton to Cricklade)	Y
1000812	Wytham Woods SSSI	SSSI	GB106039030333	Thames (Leach to Evenlode)	Y
UK0013016	River Avon	SAC	GB108043022390	BOURNE	Y
UK0030052	North Somerset & Mendip Bats	SAC	GB109052021540	Cheddar Yeo - source to conf River Axe	Y
UK0012724	Chilterns Beechwoods	SAC	GB106039023233	Thames (Reading to Cookham)	Y
UK0012683	Salisbury Plain	SAC	GB108043022390	BOURNE	Y
UK0030203	Mendip Limestone Grasslands	SAC	GB109052021540	Cheddar Yeo - source to conf River Axe	Y

Code	Name	Designation	Waterbody ID	Waterbody name	SWMI for flow?
UK0030203	Mendip Limestone Grasslands	SAC	GB109052021580	R Lox Yeo - source to conf Rive Axe	Y
UK0013030	Severn Estuary	SAC	GB109052021600	R Banwell - source to conf R Banwell Estuary	Y
UK0013030	Severn Estuary	SAC	GB109052027321	Land Yeo - Yearling Ditch to mouth	Y
UK0013030	Severn Estuary	SAC	GB109054026650	The Pill - source to conf Redwick Common Rhine	Y
UK0030044	Kennet & Lambourn Floodplain	SAC	GB106039023173	Middle Kennet (Marlborough to Hungerford)	Y
UK0016372	North Meadow & Clattinger Farm	SAC	GB106039029750	Churn (Baunton to Cricklade)	Y
UK9010041	Chew Valley Lake	SPA	GB109053021851	Chew - source to Chew Valley Lake	Y
UK9015022	Severn Estuary	SPA	GB109054026650	The Pill - source to conf Redwick Common Rhine	Y
UK9015022	Severn Estuary	SPA	GB109052021600	R Banwell - source to conf R Banwell Estuary	Y
UK9015022	Severn Estuary	SPA	GB109052027321	Land Yeo - Yearling Ditch to mouth	Y
UK9012171	South West London Waterbodies	SPA	GB106039023232	Thames (Egham to Teddington)	Y
UK9011102	Salisbury Plain	SPA	GB108043022390	BOURNE	Y
UK11065	South West London Waterbodies	Ramsar	GB106039023232	Thames (Egham to Teddington)	Y

Code	Name	Designation	Waterbody ID	Waterbody name	SWMI for flow?
UK11081	Severn Estuary	Ramsar	GB109054026650	The Pill - source to conf Redwick Common Rhine	Y
UK11081	Severn Estuary	Ramsar	GB109052021600	R Banwell - source to conf R Banwell Estuary	Y
UK11081	Severn Estuary	Ramsar	GB109052027321	Land Yeo - Yearling Ditch to mouth	Y

A.2 GWDTE and groundwater assessment

SSSI Code	GWDTE Name	Waterbody ID	Waterbody Name	SWMI for flow?
1000292	Alvescot Meadows (SSSI)	GB40601G600400	Burford Jurassic	Y
1001332	Ashculm Turbary (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
1003073	Avon Gorge (SSSI)	GB40901G806800	Carboniferous Limestone (Bristol)	Y
1002517	Bere Mill Meadows (SSSI)	GB40701G501200	River Test Chalk	Y
1003714	Berrow Dunes (SSSI)	GB40902G804700	Wells	Y
1001413	Bestmoor (SSSI)	GB40602G600200	Banbury Jurassic	Y
1006788	Biddle Street, Yatton (SSSI)	GB40902G804800	Bristol Triassic	Y
1003718	Bishop's Hill Wood (SSSI)	GB40902G303100	Avonmouth Mercia Mudstone	Y
1001558	Bix Bottom (SSSI)	GB40601G601100	South-West Chilterns Chalk	Y
1003750	Black Down & Sampford Commons (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
1000808	Blagdon Lake (SSSI)	GB40902G804800	Bristol Triassic	Y
1001583	Bould Wood (SSSI)	GB40602G600300	Chipping Norton Jurassic	Y
1003230	Bowerchalke Downs (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1001463	Boxford Water Meadows (SSSI)	GB40601G600900	Berkshire Downs Chalk	Y
1003778	Bransbury Common (SSSI)	GB40701G501200	River Test Chalk	Y
1000634	Brassey Reserve & Windrush Valley (SSSI)	GB40601G600400	Burford Jurassic	Y
1005598	Bratton Downs (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1003799	Breamore Marsh (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1001145	Bridgwater Bay (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y

SSSI Code	GWDTE Name	Waterbody ID	Waterbody Name	SWMI for flow?
1001145	Bridgwater Bay (SSSI)	GB40902G804700	Wells	Y
1002335	Brimsdown Hill (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1002342	Britford Water Meadows (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1002376	Burcombe Down (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1004436	Burghclere Beacon (SSSI)	GB40601G600900	Berkshire Downs Chalk	Y
1004436	Burghclere Beacon (SSSI)	GB40701G501200	River Test Chalk	Y
1003794	Bushley Muzzard, Brimpsfield (SSSI)	GB40901G305700	Severn Vale - Jurassic Limestone Cotswold Edge South	Y
1003970	Cheddar Wood (SSSI)	GB40902G804700	Wells	Y
1002553	Chew Valley Lake (SSSI)	GB40902G804800	Bristol Triassic	Y
1000099	Chilbolton Common (SSSI)	GB40701G501200	River Test Chalk	Y
1002533	Chilton Foliat Meadows (SSSI)	GB40601G600900	Berkshire Downs Chalk	Y
1001645	Chimney Meadows (SSSI)	GB40603G000200	Upper Thames Gravels	Y
1002547	Clattinger Farm (SSSI)	GB40602G600500	Kemble Forest Marble	Y
1000159	Cleaves Wood (SSSI)	GB40901G305800	Inferior Oolite and Bridport Sands	Y
1000159	Cleaves Wood (SSSI)	GB40901G805500	Bath Oolite	Y
1000720	Cleeve Common (SSSI)	GB40601G600400	Burford Jurassic	Y
2000262	Cloatley Manor Farm Meadows (SSSI)	GB40602G600500	Kemble Forest Marble	Y
1006358	Cockleford Marsh (SSSI)	GB40601G600400	Burford Jurassic	Y
1003801	Cotswold Commons & Beechwoods (SSSI)	GB40901G305700	Severn Vale - Jurassic Limestone Cotswold Edge South	Y
1003801	Cotswold Commons &	GB40902G204900	Severn Vale - Secondary Combined	Y

SSSI Code	GWDTE Name	Waterbody ID	Waterbody Name	SWMI for flow?
	Beechwoods (SSSI)			
1006005	Cotswold Water Park (SSSI)	GB40602G600500	Kemble Forest Marble	Y
1006005	Cotswold Water Park (SSSI)	GB40603G000200	Upper Thames Gravels	Y
1001395	Crickley Hill & Barrow Wake (SSSI)	GB40601G600400	Burford Jurassic	Y
1001395	Crickley Hill & Barrow Wake (SSSI)	GB40901G305700	Severn Vale - Jurassic Limestone Cotswold Edge South	Y
1001395	Crickley Hill & Barrow Wake (SSSI)	GB40902G204900	Severn Vale - Secondary Combined	Y
1003576	Curry & Hay Moors (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
2000415	Dunster Park & Heathlands (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
1003152	East Aston Common (SSSI)	GB40701G501200	River Test Chalk	Y
2000175	East Harnham Meadows (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1002628	Easton Farm Meadow (SSSI)	GB40601G600900	Berkshire Downs Chalk	Y
1003435	Ebsbury Down (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1000906	Edford Woods & Meadows (SSSI)	GB40902G804800	Bristol Triassic	Y
1005543	Elmlea Meadows (SSSI)	GB40603G000200	Upper Thames Gravels	Y
1004152	Exmoor Coastal Heaths (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
1003480	Figsbury Ring (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1005540	Fivehead Woods & Meadow (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
1003609	Folly Farm (SSSI)	GB40902G804800	Bristol Triassic	Y
1003472	Fontmell & Melbury Downs (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1001426	Freeman's Marsh (SSSI)	GB40601G600900	Berkshire Downs Chalk	Y

SSSI Code	GWDTE Name	Waterbody ID	Waterbody Name	SWMI for flow?
1003614	Frieth Meadows (SSSI)	GB40601G601100	South-West Chilterns Chalk	Y
1001563	Ge-Mare Farm Fields (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
1003691	Glyme Valley (SSSI)	GB40601G600400	Burford Jurassic	Y
1003691	Glyme Valley (SSSI)	GB40602G600300	Chipping Norton Jurassic	Y
1001911	Grafton Lock Meadow (SSSI)	GB40603G000200	Upper Thames Gravels	Y
1004268	Gutch Common (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
2000468	Harries Ground, Rodbourne (SSSI)	GB40901G806000	South of Malmesbury	Y
1000072	Hawkesbury Meadow (SSSI)	GB40902G303100	Avonmouth Mercia Mudstone	Y
2000263	Heath Hill Farm (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1004460	Holme Moor & Clean Moor (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
1004319	Homington & Coombe Bissett Downs (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1006376	Honeybrook Farm (SSSI)	GB40901G305800	Inferior Oolite and Bridport Sands	Y
1006376	Honeybrook Farm (SSSI)	GB40901G805500	Bath Oolite	Y
1004362	Inwood, Warleigh (SSSI)	GB40901G805500	Bath Oolite	Y
1004362	Inwood, Warleigh (SSSI)	GB40902G302900	Bristol Avon Forest Marble	Y
1004402	Jones's Mill (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1001694	Juniper Hill, Edgeworth (SSSI)	GB40901G305700	Severn Vale - Jurassic Limestone Cotswold Edge South	Y
2000109	Kennet & Lambourn Floodplain (SSSI)	GB40601G600900	Berkshire Downs Chalk	Y
2000123	Kennet Valley Alderwoods (SSSI)	GB40601G600900	Berkshire Downs Chalk	Y

SSSI Code	GWDTE Name	Waterbody ID	Waterbody Name	SWMI for flow?
1002344	Kings Sedgemoor (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
1004431	Knapp & Barnett's Downs (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1002745	Langley's Lane Meadow (SSSI)	GB40603G000200	Upper Thames Gravels	Y
1005918	Langmead & Weston Level (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
1006033	Lang's Farm (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
2000110	Little Tew Meadows (SSSI)	GB40602G600300	Chipping Norton Jurassic	Y
1001549	Long Dole Wood & Meadows (SSSI)	GB40902G804800	Bristol Triassic	Y
1006543	Longleat Woods (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
2000393	Lower Coombe & Ferne Brook Meadows (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1000015	Lower Woodford Water Meadows (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1002798	Lower Woods (SSSI)	GB40902G303100	Avonmouth Mercia Mudstone	Y
1003773	Max Bog (SSSI)	GB40902G804700	Wells	Y
1005689	Middle Barton Fen (SSSI)	GB40602G600300	Chipping Norton Jurassic	Y
1002832	Midger (SSSI)	GB40901G305800	Inferior Oolite and Bridport Sands	Y
1000030	Millwater (SSSI)	GB40801G804000	Yeovil Bridport Sands / Inferior Oolite	Y
1005472	Monkswood Valley (SSSI)	GB40901G305800	Inferior Oolite and Bridport Sands	Y
1001497	Moorend Common (SSSI)	GB40601G601100	South-West Chilterns Chalk	Y
1002362	Moorlinch (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
1002879	Naphill Common (SSSI)	GB40601G601100	South-West Chilterns Chalk	Y
1001554	North Curry Meadow (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y

SSSI Code	GWDTE Name	Waterbody ID	Waterbody Name	SWMI for flow?
1006541	North Exmoor (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
1002417	North Meadow, Cricklade (SSSI)	GB40603G000200	Upper Thames Gravels	Y
1002395	North Moor (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
1004185	Parsonage Down (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1002133	Pike Corner (SSSI)	GB40602G600500	Kemble Forest Marble	Y
1002133	Pike Corner (SSSI)	GB40603G000200	Upper Thames Gravels	Y
1004121	Plaster's Green Meadows (SSSI)	GB40902G804800	Bristol Triassic	Y
1003140	Porton Down (SSSI)	GB40701G501200	River Test Chalk	Y
1003140	Porton Down (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1003914	Porton Meadows (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1000349	Prior's Park & Adcombe Wood (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
1002538	Puckham Woods (SSSI)	GB40601G600400	Burford Jurassic	Y
1006787	Puxton Moor (SSSI)	GB40902G804800	Bristol Triassic	Y
1002603	Quants (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
1000497	Ringdown (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
2000183	River Avon System (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
2000170	River Test (SSSI)	GB40701G501200	River Test Chalk	Y
2000431	River Till (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1001609	Rodbed Wood (SSSI)	GB40601G601100	South-West Chilterns Chalk	Y
1003204	Roebuck Meadows (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
1005782	Rotherley Downs (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1003209	Rushmore & Conholt Downs	GB40701G501200	River Test Chalk	Y

SSSI Code	GWDTE Name	Waterbody ID	Waterbody Name	SWMI for flow?
	(SSSI)			
1006531	Salisbury Plain (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1000143	Salmonsbury Meadows (SSSI)	GB40602G600300	Chipping Norton Jurassic	Y
1001972	Savernake Forest (SSSI)	GB40601G600900	Berkshire Downs Chalk	Y
1001995	Scratchbury & Cotley Hills (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1002284	Severn Estuary (SSSI)	GB40901G806800	Carboniferous Limestone (Bristol)	Y
1002284	Severn Estuary (SSSI)	GB40902G204900	Severn Vale - Secondary Combined	Y
1002284	Severn Estuary (SSSI)	GB40902G303100	Avonmouth Mercia Mudstone	Y
1002284	Severn Estuary (SSSI)	GB40902G804700	Wells	Y
1002284	Severn Estuary (SSSI)	GB40902G804800	Bristol Triassic	Y
1004019	Snelsmore Common (SSSI)	GB40601G600900	Berkshire Downs Chalk	Y
1002636	Southey & Gotleigh Moors (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
1002426	Southlake Moor (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
2000059	St Catherine's Valley (SSSI)	GB40901G305800	Inferior Oolite and Bridport Sands	Y
1002820	Steeple Langford Down (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1000182	Stockbridge Common Marsh (SSSI)	GB40701G501200	River Test Chalk	Y
1000342	Stockbridge Fen (SSSI)	GB40701G501200	River Test Chalk	Y
1002831	Stockton Wood & Down (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1003937	Sulham & Tidmarsh Woods & Meadows (SSSI)	GB40601G600900	Berkshire Downs Chalk	Y
1000477	Taynton Quarries (SSSI)	GB40601G600400	Burford Jurassic	Y
1001081	Tealham & Tadham Moors (SSSI)	GB40902G804700	Wells	Y

SSSI Code	GWDTE Name	Waterbody ID	Waterbody Name	SWMI for flow?
1005595	Temple Island Meadows (SSSI)	GB40601G601100	South-West Chilterns Chalk	Y
1002762	Thatcham Reed Beds (SSSI)	GB40601G600900	Berkshire Downs Chalk	Y
1003940	The Cheddar Complex (SSSI)	GB40902G804700	Wells	Y
1005794	The Perch (SSSI)	GB40902G804700	Wells	Y
1000310	The Quantocks (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
2000021	Tickenham, Nailsea & Kenn Moors (SSSI)	GB40901G806800	Carboniferous Limestone (Bristol)	Y
2000021	Tickenham, Nailsea & Kenn Moors (SSSI)	GB40902G804800	Bristol Triassic	Y
1002968	Upper Waterhay Meadow (SSSI)	GB40603G000200	Upper Thames Gravels	Y
1003186	Upton Coombe (SSSI)	GB40901G305800	Inferior Oolite and Bridport Sands	Y
1004511	West Sedgemoor (SSSI)	GB40802G806400	Tone and North Somerset Streams	Y
1001181	Westhay Moor (SSSI)	GB40902G804700	Wells	Y
1003804	Whelford Meadow (SSSI)	GB40603G000200	Upper Thames Gravels	Y
1003161	Whitesheet Hill (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1002431	Widdenton Park Wood (SSSI)	GB40601G601100	South-West Chilterns Chalk	Y
1003112	Wildmoorway Meadows (SSSI)	GB40602G600500	Kemble Forest Marble	Y
1003198	Win Green Down (SSSI)	GB40801G806900	Upper Hampshire Avon	Y
1003528	Winson Meadows (SSSI)	GB40601G600400	Burford Jurassic	Y
1003561	Woodchester Park (SSSI)	GB40901G305700	Severn Vale - Jurassic Limestone Cotswold Edge South	Y
1003681	Wychwood Forest (SSSI)	GB40601G600400	Burford Jurassic	Y
1003681	Wychwood Forest (SSSI)	GB40602G600300	Chipping Norton Jurassic	Y

SSSI Code	GWDTE Name	Waterbody ID	Waterbody Name	SWMI for flow?
1000599	Yanal Bog (SSSI)	GB40902G804800	Bristol Triassic	Y
1002054	Yarley Meadows (SSSI)	GB40902G303100	Avonmouth Mercia Mudstone	Y

B WINEP

B.1 Driver Code

- **U_MON3** - Urban Waste Water treatment Regulations - Monitoring Emissions to Air, Land and Water (MCERTS) certified Flow Pass Forward (FPF) overflow operation monitoring at WwTW or last in line Sewage Pumping Station (SPS) overflows.
  - **U_MON3a** - MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor.
  - **U_MON 3b** - MCERTS certified overflow operation monitor.
- **U_MON4** - Urban Waste Water treatment Regulations - MCERTS certified FPF flow monitoring at WwTW or last in line SPS overflows.
  - **U_MON4a** - Move AMP7 U_MON4 driver output to 2-minute flow monitoring.
  - **U_MON4b** - Move AMP7 U_INV2 driver output to 2-minute flow monitoring.
  - **U_MON4c** - PR24 U_MON4 from U_INV2 investigation.
  - **U_MON4d** - MCERTS certified Flow passed forward flow monitor
  - **U_MON4e** - MCERTS certified Flow passed forward flow monitor including civils.
- **EnvAct_IMP4** - Improvements to reduce storm overflows spills so that they do not discharge above an average of ten rainfall events per year by 2050.
- **EnvAct_INV4** - Investigations to reduce storm overflow spills to protect the environment so that they have no local adverse ecological impact.
- **WFD_IMP** - Implementation of actions to improve water quality in terms of relevant WFDR status objectives.
  - The driver WFD_IMP should have a suffix letter applied to indicate what target the measure is aimed at achieving: the status objective standard. The following are to be used:
  - h – measure to meet High status for the element
  - g – measure to meet Good status for the element
  - m – measure to meet Moderate status for the element
  - p – measure to meet Poor status for the element.

- Potential changes to current water body objectives, as a result of PR24 planning, may be included in the 2027 river basin management plans.
- Where a water company is willing to do more for WFDR than is required then the work should be represented on the WINEP with two driver codes; one WFD_IMP driver code to reflect the statutory work and one 25 Year Environment Plan driver code (25YEP_IMP) to reflect the discretionary work. Please see the separate driver guidance on the 25 Year Environment Plan driver.
- If we know that a water company is going to implement an action, irrespective of our economic appraisal, then we should include that action in the programme of measures and build the expected outcome into the water body objective.

- **WFD_NDLS_Chem1 -** Measures related to load standstill requirements for chemicals (where Environmental Quality Standards (EQS) exceedance is predicted, but measures fail economic assessments associated with EQS).
- **WFD_NDLS_Chem2** - Measures related to load standstill requirements for chemicals (below EQS). These are set where a WwTW is discharging significant concentrations of a chemical, but the EQS is not threatened immediately downstream. Targets are set to ensure that current effluent quality does not deteriorate and to contribute to broader aims to cease and phase out emissions, discharges and losses of priority hazardous substances and prevent pollution swapping. This driver would be used where there is no risk that growth between 2015 and 2021 would cause an actual failure of the EQS.
- **WFD_IMP_CHEM** - To meet either good ecological status or good chemical status. Needed where an EQS is exceeded downstream of a WwTW discharge. Measures that fail economic tests will receive standstill limits under WFD_NDLS_CHEM1.
- **WFD_ND_WRFlow** - Action to protect/ensure no deterioration in status (surface water).
- **WFDGW_INV** - Groundwater good status improvement action relating to water resource or water quality.
- **EDWRMP_INV** - Investigations, options appraisals or feasibility studies for measures identified within the WRMP to meet regional planning requirements that do not fit with WFD driver requirements.

B.2 WINEP table

B.2.1 Groundwater WINEP actions

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB40901G202700	Severn Vale/ Wye - Carboniferous Limestone Forest of Dean	08ST100363a	WFD_NDINV_WRFlow	31/03/2030	Rodmore: Priority D WFD No Deterioration Investigation: Investigate the risk of WFD deterioration to water bodies associated with the Rodmore source.
GB40901G202700	Severn Vale/ Wye - Carboniferous Limestone Forest of Dean	08ST100457a	WFD_NDINV_WRFlow	31/03/2030	Lydbrook: Priority D WFD No Deterioration Investigation: Investigate the risk of WFD deterioration to water bodies associated with the Lydbrook source.
GB40901G305700	Severn Vale - Jurassic Limestone Cotswold Edge South	08ST100458a	WFD_INV_WRFlow	31/12/2026	Severn Vale - Jurassic Limestone Cotswold Edge South: Investigate the risk of WFD deterioration to water bodies associated with the Millend (Spring) source.

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB40902G205200	Wye Secondary Devonian ORS	08ST100321a	WFD_NDINV_WRFlow	31/03/2030	Unused licence investigation : Investigate implication of using licence that has not been used for at least 4 years.
GB40902G804800	Bristol Triassic	08WW100034b	WFDGW_INV	09/03/2023	WRC nitrogen to groundwater investigations - Lulsgate Downside WRC: Investigation of contribution of WRC discharge to failure of nitrogen standards in groundwater.
GB40901G300800	Worcestershire Middle Severn - PT Sandstone	08SS100002b	WFDGW_ND	31/03/2030	Churchill: Licence Capping to prevent deterioration
GB40901G300800	Worcestershire Middle Severn - PT Sandstone	08SS100002c	WFDGW_ND	31/03/2030	Kinver: Licence Capping to prevent deterioration
GB40901G300800	Worcestershire Middle Severn - PT Sandstone	08SS100002u	WFDGW_ND	31/03/2030	Ashwood: Licence Capping to prevent deterioration
GB40901G300800	Worcestershire Middle Severn - PT Sandstone	08SS100002v	WFDGW_ND	31/03/2030	Hinksford: Licence Capping to prevent deterioration

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB40901G300800	Worcestershire Middle Severn - PT Sandstone	08SS100002w	WFDGW_ND	31/03/2030	Cookley: Licence Capping to prevent deterioration
GB40901G300800	Worcestershire Middle Severn - PT Sandstone	08SS100002x	WFDGW_ND	31/03/2030	Prestwood: Licence Capping to prevent deterioration
GB40901G300800	Worcestershire Middle Severn - PT Sandstone	08ST100073a	DrWPA_ND	31/03/2030	Beckbury nitrate scheme: Catchment Management Scheme implemented targeting high risk areas within Beckbury Safeguard Zone with dedicated catchment advisor to engage with targeted farms and facilitate working towards a modelled nitrate reduction of [0.5 mg/l by 2050].
GB40901G300800	Worcestershire Middle Severn - PT Sandstone	08ST100501b	WFDGW_ND	31/03/2030	licence cap (outcome from AMP7 investigation) (WORCESTERSHIRE): "Maximum Peak" licence cap. Reduce the risk of deterioration by reducing the annual abstraction to 2,233.67 Ml/y, plus a new condition to review abstraction against the No

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
					Det Baseline.
GB40901G300800	Worcestershire Middle Severn - PT Sandstone	08ST100500f	WFD_ND_WRFlow	31/03/2030	***Holding line awaiting outcome of Priority A AMP7 Investigation and options appraisal - Grindleforge (CENTRAL)***
GB40901G300800	Worcestershire Middle Severn - PT Sandstone	08ST100500g	WFD_ND_WRFlow	31/03/2030	***Holding line awaiting outcome of Priority A AMP7 Investigation and options appraisal - Neachley (CENTRAL)***
GB40901G300800	Worcestershire Middle Severn - PT Sandstone	08ST100500h	WFD_ND_WRFlow	31/03/2030	***Holding line awaiting outcome of Priority A AMP7 Investigation and options appraisal - Bratch (CENTRAL)***
GB40901G300800	Worcestershire Middle Severn - PT Sandstone	08ST100086r	WFD_ND_WRFlow	31/03/2035	***Holding line awaiting outcome of AMP7 INV - ***
GB40901G300800	Worcestershire Middle Severn - PT Sandstone	08ST100500j	WFD_ND_WRFlow	31/03/2030	***Holding line awaiting outcome of AMP7 Priority A Investigation and options appraisal - Cosford (CENTRAL)***
GB40901G300800	Worcestershire Middle Severn - PT Sandstone	08ST100086ab	WFD_ND_WRFlow	31/03/2035	***Holding line awaiting outcome of AMP7 INV - Blackstone

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
					(WORCESTERSHIRE)***
GB40901G300800	Worcestershire Middle Severn - PT Sandstone	08ST100086ac	WFD_ND_WRFlow	31/03/2035	***Holding line awaiting outcome of AMP7 Priority B Investigation and options appraisal - Chaddesley Corbett (WORCESTERSHIRE)***
GB40901G300800	Worcestershire Middle Severn - PT Sandstone	08ST100086ad	WFD_ND_WRFlow	31/03/2035	***Holding line awaiting outcome of AMP7 Priority B Investigation and options appraisal - Dunhampton (WORCESTERSHIRE)***
GB40901G300800	Worcestershire Middle Severn - PT Sandstone	08ST100086ae	WFD_ND_WRFlow	31/03/2035	***Holding line awaiting outcome of AMP7 INV - Norton Racecourse Lane (WORCESTERSHIRE)***
GB40901G300800	Worcestershire Middle Severn - PT Sandstone	08ST100086af	WFD_ND_WRFlow	31/03/2035	***Holding line awaiting outcome of AMP7 INV - Westwood (WORCESTERSHIRE)***

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB40902G303300	Shropshire Middle Severn - Secondary Combined	08ST100336a	WFD_NDINV_WRFlow	31/12/2026	Much Wenlock: Priority C WFD No Deterioration Investigation: Investigate the risk of WFD deterioration to water bodies associated with the Much Wenlock source.
GB40902G991000	Teme - Secondary Combined	08ST100007a	SSSI_INV	30/04/2027	River Teme SSSI Investigation: water company contribution to meeting the favourable condition targets for flow attributes : Investigation into Severn Trent Water Limited's public water supply abstractions at Diddlebury and Munslow and contribution to meeting the favourable condition targets for flow attributes for the River Teme SSSI and if required, options appraisal to define options for PR29.

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB40902G991000	Teme - Secondary Combined	08ST100107a	HD_INV	30/04/2027	River Clun SAC Investigation: water company contribution to meeting the favourable condition targets for flow attributes: Investigation into Severn Trent Water Limited's public water supply abstractions in the catchment upstream of the River Clun SAC (Oakley Farm and Clungunford) and contribution to meeting the favourable condition targets for flow attributes for the River Clun SAC/River Teme SSSI and if required, options appraisal to define options for PR29.
GB40902G991000	Teme - Secondary Combined	08ST100334a	WFD_NDINV_WRFlow	31/12/2026	Clungunford: Priority C WFD No Deterioration Investigation : Investigate the risk of WFD deterioration to water bodies associated with the Clungunford source.

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB40902G991000	Teme - Secondary Combined	08ST100335a	WFD_NDINV_WRFlow	31/12/2026	O: Priority C WFD No Deterioration Investigation: Investigate the risk of WFD deterioration to water bodies
GB40902G991000	Teme - Secondary Combined	08ST100346a	WFD_NDINV_WRFlow	31/12/2026	Diddlebury: Priority C WFD No Deterioration Investigation : Investigate the risk of WFD deterioration to water bodies associated with the Diddlebury source.
GB40902G991000	Teme - Secondary Combined	08ST100350a	WFD_NDINV_WRFlow	31/12/2026	Munslow: Priority C WFD No Deterioration Investigation : Investigate the risk of WFD deterioration to water bodies associated with the Munslow source.
GB40601G600400	Burford Jurassic	08TW100039a	WFD_INV_WRFlow	31/12/2026	Bibury Source investigation: Detailed soure-pathway-receptor investigation

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB40601G600900	Berkshire Downs Chalk	08TW100003a	WFD_ND_WRFlow	31/03/2030	Bradfield WTW sustainability reduction: Engineering solutions to enable reduction
GB40601G600900	Berkshire Downs Chalk	08TW100037a	WFD_INV_WRFlow	31/12/2026	Pangbourne Source investigation: Further phase of investigation
GB40601G600900	Berkshire Downs Chalk	08TW104004a	WFD_NDINV_WRFlow	31/12/2026	W licence growth investigation : Investigate implication of licence growth
GB40601G600900	Berkshire Downs Chalk	08SO100035a	WFD_ND_WRFlow	31/03/2030	Kingsclere Brook Ecological Resilience Scheme: The AMP7 investigation will inform the requirement for in-river enhancements to be implemented in AMP8 to provide improved ecological resilience to the brook.

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB40601G601000	Vale of White Horse Chalk	08WW100074a	DrWPA_IMP	31/03/2030	Cherhill SGZ enhanced CM : Reduce agricultural N loss (diffuse and point source) through deeper and wider farmer engagement driven by renewed engagement by the EA. Previous levels of CM suggest that an anhanced approach may be more effective
GB40601G601000	Vale of White Horse Chalk	08WW100081a	DrWPA_IMP	31/03/2030	Shepherds Shore SGZ enhanced CM: Reduce agricultural N loss (diffuse and point source) through deeper and wider farmer engagement driven by renewed engagement by the EA. Previous levels of CM suggest that an anhanced approach may be more effective
GB40601G601100	South-West Chilterns Chalk	08TW100036a	WFD_INV_WRFlow	31/12/2026	4c groundwater investigation : Further phase of investigation
GB40601G601100	South-West Chilterns Chalk	08TW100035a	WFD_INV_WRFlow	31/12/2026	SONNING COMMON STW

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
					: Further phase of investigation
GB40601G601100	South-West Chilterns Chalk	08SE100044a	WFD_ND_WRFlow	31/03/2030	SONNING COMMON STW : Action to protect / ensure no deterioration in status (surface water)
GB40601G601200	Mid-Chilterns Chalk	08TW100280c	WFDGW_INV	30/04/2027	Mid-Chilterns Chalk - continuous discharge, groundwater investigation: Investigation, and if required, options appraisal to address reasons for deterioration.
GB40601G601200	Mid-Chilterns Chalk	08AF100044c	WFD_IMP_WRFlow	31/03/2030	Kensworth Lynch sustainability reduction: Reduction in abstraction by 31 March 2030
GB40601G601200	Mid-Chilterns Chalk	08AF100044d	WFD_IMP_WRFlow	31/03/2030	Redbourn sustainability reduction: Cessation of groundwater abstraction by 31 March 2030
GB40601G601200	Mid-Chilterns Chalk	08AF100044e	WFD_IMP_WRFlow	31/03/2030	Piccotts End sustainability reduction: Reduction in abstraction by 31 March 2030
GB40601G601200	Mid-Chilterns Chalk	08AF100044f	WFD_IMP_WRFlow	31/03/2030	Great Missenden sustainability reduction:

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
					Reduction in abstraction by 31 March 2030
GB40601G601200	Mid-Chilterns Chalk	08AF100044g	WFD_IMP_WRFlow	31/03/2030	Amersham sustainability reduction: Reduction in abstraction by 31 March 2030
GB40601G601200	Mid-Chilterns Chalk	08AF100045a	WFD_ND_WRFlow	31/03/2030	Chalfont St Giles ND SR: Reduction in abstraction by 31 March 2030
GB40601G601200	Mid-Chilterns Chalk	08AF100044h	WFD_IMP_WRFlow	31/03/2030	Gerrards Cross sustainability reduction: Reduction in abstraction by 31 March 2030
GB40601G601200	Mid-Chilterns Chalk	08AF100044i	WFD_IMP_WRFlow	31/03/2030	Chalfont St Giles sustainability reduction: Reduction in abstraction by 31 March 2030
GB40601G601200	Mid-Chilterns Chalk	08AF100046a	WFD_IMP_WRFlow	31/03/2030	Berkhamsted DO relocation SR: Reduction in abstraction by 31 March 2030
GB40601G601200	Mid-Chilterns Chalk	08AF100046b	WFD_IMP_WRFlow	31/03/2030	Chalfont St Giles DO relocation SR: Reduction in abstraction by 31 March 2030

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB40601G601200	Mid-Chilterns Chalk	08AF100046c	WFD_IMP_WRFlow	31/03/2030	Piccotts End DO relocation SR: Reduction in abstraction by 31 March 2030
GB40601G601200	Mid-Chilterns Chalk	08AF100046d	WFD_IMP_WRFlow	31/03/2030	Marlowes DO relocation SR: Reduction in abstraction by 31 March 2030
GB40601G601200	Mid-Chilterns Chalk	08AF100046e	WFD_IMP_WRFlow	31/03/2030	Northmoor DO relocation increase: Relocated abstraction volume from upper catchment by 31 March 2030
GB40601G601200	Mid-Chilterns Chalk	08AF100046f	WFD_IMP_WRFlow	31/03/2030	West Hyde DO relocation increase: Relocated abstraction volume from upper catchment by 31 March 2030
GB40601G601200	Mid-Chilterns Chalk	08AF100046g	WFD_IMP_WRFlow	31/03/2030	Blackford DO relocation increase: Relocated abstraction volume from upper catchment by 31 March 2030
GB40601G601200	Mid-Chilterns Chalk	08AF100046h	WFD_IMP_WRFlow	31/03/2030	The Grove DO relocation increase: Relocated abstraction volume from upper catchment by 31 March 2030

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB40601G601200	Mid-Chilterns Chalk	08AF100044j	WFD_IMP_WRFlow	31/03/2030	Marlowes sustainability reductions: Reduction in abstraction by 31 March 2030
GB40601G601200	Mid-Chilterns Chalk	08AF100032a	SSSI_INV	30/04/2027	Company contribution to Regional Plan environmental destination: Investigation into potential impact of changes in abstraction regime on SSSI
GB40601G601200	Mid-Chilterns Chalk	08AF100033b	WFDGW_INV	30/04/2027	Investigation into secondary effects of planned sustainability reductions: Investigation into secondary effects of planned SR, GW emetrgence, fluvial flooding and aquifer water quality
GB40601G601200	Mid-Chilterns Chalk	08AF100032b	SSSI_INV	30/04/2027	Company contribution to Regional Plan environmental destination: Investigation into potential impact of changes in abstraction regime on SSSI

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB40601G601200	Mid-Chilterns Chalk	08AF100032c	SSSI_INV	30/04/2027	Company contribution to Regional Plan environmental destination: Investigation into potential impact of changes in abstraction regime on SSSI
GB40601G601200	Mid-Chilterns Chalk	08AF100041a	WFD_ND_WRFlow	31/03/2030	"***Holding line***" : Capping licences within groundwater body to prevent deterioration (NO DO reduction)
GB40601G601200	Mid-Chilterns Chalk	08AF100047a	WFD_ND_WRFlow	31/03/2030	"***Holding line***": Implementation of Colne SW OA
GB40601G601200	Mid-Chilterns Chalk	08AF100011u	WFDGW_ND	31/03/2030	Catchment and Nature Based Solutions programme for Multiple benefits - Colne operational catchment: AMP8 land management focused C&NBS for multiple benefits including prevention of deterioation of groundwater (nitrate), chalk stream health and biodiversity as part of the Colne operational catchment holistic C&NBS

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
					scheme delivered in combination with river restoration
GB40601G601200	Mid-Chilterns Chalk	08AF100015a	WFDGW_ND	31/03/2030	Catchment and nature based solutions for 'At risk' pesticide and nitrate - North Mymms, Tyttenhanger and Roestock sources: AMP8 land management focused C&NBS for prevention of deterioation of groundwater including 'at risk' pesticides (flufenacet and propyzamide), nitrate, microbiological and turbidity, as well as delivering wider benefits to contribute to WINEP wider environmental outcomes
GB40601G601200	Mid-Chilterns Chalk	08AF100015c	WFDGW_ND	31/03/2030	Catchment and nature based solutions for 'At risk' pesticide and nitrate - Clay Lane (Upper Colne) group of sources: AMP8 land management focused C&NBS for prevention of deterioation

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
					of groundwater including 'at risk' pesticides (flufenacet and propyzamide), nitrate, microbiological and turbidity, as well as delivering wider benefits to contribute to WINEP wider environmental outcomes
GB40601G602600	Maidenhead Chalk	08SE100400a	EDWRMP_INV	31/03/2030	White Waltham River Thames deterioration risk: Action to protect / ensure no deterioration in status - No deterioration investigation into potential growth at White Waltham time limited licence
GB40601G602600	Maidenhead Chalk	08SE100015a	DrWPA_ND	31/03/2030	College Avenue Catchment Measures: To carry out a programme of catchment management measures to reduce seasonal and long term trend in nitrate.

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB40601G602600	Maidenhead Chalk	09SE100021a	DrWPA_ND	31/03/2030	Cookham Catchment Measures: To carry out a programme of catchment management measures to reduce seasonal and long term trend in nitrate.
GB40601G602600	Maidenhead Chalk	08SE100022a	DrWPA_ND	31/03/2030	College Avenue Catchment Measures ***Holding line awaiting outcome from AMP7***: To carry out a programme of catchment measures at College Avenue for chlorinated solvents.
GB40601G602600	Maidenhead Chalk	08SE100035a	WFD_IMP_WRFlow	31/03/2030	Maidenhead Ditch - College Avenue (Cookham) ***Holding line awaiting outcome from AMP7***: Action to protect / ensure no deterioration in status
GB106039030480	Windrush (Slade Barn Stream to Dikler)	08ST100458a	WFD_NDINV_WRFlow	31/12/2026	Millend (Spring): Priority C WFD No Deterioration Investigation : Investigate the risk of WFD deterioration to water bodies associated with the Millend (Spring) source.

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB106039037460	Windrush (Source to Slade Barn Stream)	08TW101402g	WFDGW_ND	31/03/2026	Necessary scope to move from groundwater authorisation to EPR
GB106039029750	Churn (Baunton to Cricklade)	08TW100040a	WFD_INV_WRFlow	31/12/2026	Further phase of investigation
GB106039037460	Windrush (Source to Slade Barn Stream)	08TW101402g	WFDGW_ND	31/03/2026	Necessary scope to move from groundwater authorisation to EPR
GB106039030333	Thames (Leach to Evenlode)	08TW101402g	WFDGW_ND	31/03/2026	Necessary scope to move from groundwater authorisation to EPR

B.2.2 Surface waterbody WINEP actions

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB106039022990	Thames (Churn to Coln)	08TW100321a	U_MON4	29/03/2023	CRICKLADE STW: Move AMP7 U_MON4 driver output to 2-minute flow monitoring (U_MON4a)

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB106039022990	Thames (Churn to Coln)	08TW100705a	U_MON3	16/03/2023	CRICKLADE STW: MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)
GB106039023110	Dudgrove Brook	08TW100440a	U_MON4	31/12/2026	KEMPSFORD STW: UMON4c
GB106039023110	Dudgrove Brook	08TW100630a	U_MON3	31/12/2025	KEMPSFORD STW: MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)
GB106039023800	Cerney Wick Brook (source to Thames)	08TW100118a	WFD_NDLS_Chem2	31/03/2027	Reduce Nonylphenol loading: Cirencester STW, Nonylphenol, 0.52 ug

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB106039023800	Cerney Wick Brook (source to Thames)	08TW100316a	U_MON4	31/12/2026	CIRENCESTER STW: U_MON4a
GB106039023800	Cerney Wick Brook (source to Thames)	08TW100582a	U_MON3	31/12/2025	CIRENCESTER STW: MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)
GB106039023800	Cerney Wick Brook (source to Thames)	08TW101108ar	EnvAct_INV4	30/04/2027	Storm Overflows investigation at CIRENCESTER STW: ThW0056
GB106039023800	Cerney Wick Brook (source to Thames)	08TW100890a	EnvAct_IMP1	31/03/2030	Reduce Phosphorus Loadings at Cirencester STW: 0.25 mg/l Phosphorus permit with stretch target of 0.2 mg/l at Cirencester STW

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB106039029991	Coln (Source to Coln Rogers)	08TW104009a	WFD_NDINV_WRFlow	31/12/2026	Unused licence investigation: Investigate implication of using licence that has not been used for at least 4 years.
GB106039029991	Coln (Source to Coln Rogers)	08TW101405c	EDWRMP_INV	31/12/2026	Syreford - Environmental Destination: Large catchment investigation
GB106039029991	Coln (Source to Coln Rogers)	08TW100413a	U_MON4	31/12/2026	ANDOVERSFORD STW: UMON4c
GB106039029991	Coln (Source to Coln Rogers)	08TW100546a	U_MON3	31/12/2025	ANDOVERSFORD STW: MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB106039029991	Coln (Source to Coln Rogers)	08TW101108ac	EnvAct_INV4	30/04/2027	Storm Overflows investigation at ANDOVERSFORD STW: ThW0006
GB106039029991	Coln (Source to Coln Rogers)	08TW100978a	ENVAct_IMP2	31/03/2030	Storm Overflows action at ANDOVERSFORD STW: Option C1: Investigation and Solution in AMP 8: 1,044m of sewer relining, 66m3 storage, 0.43Ha SUDS IA Removal, 20m3 screen
GB106039029992	Coln (from Coln Rogers) and Thames (Coln to Leach)	08TW100039a	WFD_INV_WRFlow	31/12/2026	Bibury Source investigation : Detailed soure-pathway-receptor investigation
GB106039029992	Coln (from Coln Rogers) and Thames (Coln to Leach)	08TW100214a	WFD_INV_PHYSHAB	30/04/2027	Whelford Mill Fish Pass: Undertake detailed feasibilty and design prior to

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
					AMP9 implementation
GB106039029992	Coln (from Coln Rogers) and Thames (Coln to Leach)	08TW100208a	WFD_INV_PHYSHAB	30/04/2027	River Coln (Fairford) River Restoration Scheme: Undertake detailed feasibilty and design prior to AMP9 implementation
GB106039029992	Coln (from Coln Rogers) and Thames (Coln to Leach)	08TW100432a	U_MON4	31/12/2026	FAIRFORD STW: UMON4c
GB106039029992	Coln (from Coln Rogers) and Thames (Coln to Leach)	08TW100601a	U_MON3	31/12/2025	FAIRFORD STW: MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB106039030040	Leach (Source to Thames)	08TW100371a	U_MON4	31/12/2026	NORTHLEACH STW: Move AMP7 U_MON4 driver output to 2-minute flow monitoring (U_MON4a)
GB106039030040	Leach (Source to Thames)	08TW100357a	U_MON4	31/12/2026	LECHLADE STW: Move AMP7 U_MON4 driver output to 2-minute flow monitoring (U_MON4a)
GB106039030040	Leach (Source to Thames)	08TW100715a	U_MON3	31/12/2025	NORTHLEACH STW: MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB106039030040	Leach (Source to Thames)	08TW100635a	U_MON3	31/12/2025	LECHLADE STW: MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)
GB106039029950	Westcote Brook (source to Evenlode at Bledington)	08TW100204a	WFD_INV	30/04/2027	WFD Investigation of in river Dissolved Oxygen to inform future action: Investigation
GB106039029750	Churn (Baunton to Cricklade)	08TW100040a	WFD_INV_WRFlow	31/12/2026	Latton and Meysey Hampton Source investigation : Further phase of investigation
GB106039029750	Churn (Baunton to Cricklade)	08TW100209a	WFD_INV_PHYSHAB	30/04/2027	River Churn (U/s Cirencester) River Restoration Scheme: Undertake detailed

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
					feasibilty and design prior to AMP9 implementation
GB106039029750	Churn (Baunton to Cricklade)	08TW100207a	WFD_INV_PHYSHAB	30/04/2027	River Churn (South Cerney) River Restoration Scheme: Undertake detailed feasibilty and design prior to AMP9 implementation
GB106039037390	Little Compton Brook and tributaries (Source to Evenlode)	08TW100359a	U_MON4	31/12/2026	LITTLE COMPTON STW: Move AMP7 U_MON4 driver output to 2-minute flow monitoring (U_MON4a)

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB106039037390	Little Compton Brook and tributaries (Source to Evenlode)	08TW100711a	U_MON3	31/12/2025	LITTLE COMPTON STW: MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)
GB106039037390	Little Compton Brook and tributaries (Source to Evenlode)	08TW101023a	EnvAct_IMP2	31/03/2030	Storm Overflows action at LITTLE COMPTON STW: Option C1: Solution in AMP 08: 648m of sewer relining, 27m3 storage, 0.26Ha SUDS IA Removal, No screen required

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB106039037390	Little Compton Brook and tributaries (Source to Evenlode)	08TW100916a	EnvAct_IMP1	31/03/2030	Reduce Phosphorus Loadings at Little Compton STW: 0.4 mg/l Phosphorus permit at Little Compton STW
GB106039037390	Little Compton Brook and tributaries (Source to Evenlode)	08TW101108tj	EnvAct_INV4	30/04/2027	LITTLE COMPTON STW-Storm Overflows investigation: Storm Overflows investigation
GB106039037410	Evenlode (Compton Bk to Bledington Bk) and 4 Shires	08TW100129a	WFD_NDLS_Chem2	31/03/2027	Reduce Nonylphenol loading: Moreton-in-Marsh STW, Nonylphenol, 0.48 ug
GB106039037410	Evenlode (Compton Bk to Bledington Bk) and 4 Shires	08TW100092a	WFD_NDLS_Chem2	31/03/2027	Reduce cypermethrin loading: Moreton-in-Marsh STW,

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
					cypermethrin, 0.000557 ug
GB106039037410	Evenlode (Compton Bk to Bledington Bk) and 4 Shires	08TW100444a	U_MON4	31/12/2026	MORETON IN MARSH STW (Last in Line Overflow off site): UMON4c
GB106039037410	Evenlode (Compton Bk to Bledington Bk) and 4 Shires	08TW100299a	U_MON4	31/12/2026	BROADWELL STW: Move AMP7 U_MON4 driver output to 2-minute flow monitoring (U_MON4a)
GB106039037410	Evenlode (Compton Bk to Bledington Bk) and 4 Shires	08TW100645a	U_MON3	31/12/2025	MORETON IN MARSH STW (Last in Line Overflow off site): MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)
GB106039037410	Evenlode (Compton Bk to	08TW100565a	U_MON3	31/12/2025	BROADWELL STW: MCERTS

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
	Bledington Bk) and 4 Shires				certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)
GB106039037410	Evenlode (Compton Bk to Bledington Bk) and 4 Shires	08TW100923a	EnvAct_IMP1	31/03/2030	Reduce Phosphorus Loadings at Moreton-in-Marsh STW: 0.25 mg/l Phosphorus permit at Moreton-in-Marsh STW
GB106039037410	Evenlode (Compton Bk to Bledington Bk) and 4 Shires	08TW100879a	EnvAct_IMP1	31/03/2030	Broadwell STW Phosphorus load recution: 0.25 mg/l Phosphorus permit at Broadwell STW

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB106039037420	Evenlode (Source to Four Shires S) and Longborough Stream	08TW100918a	EnvAct_IMP1	31/03/2030	Reduce Phosphorus Loadings at Longborough STW: 1 mg/l Phosphorus permit at Longborough STW
GB106039037460	Windrush (Source to Slade Barn Stream)	08TW101402g	WFDGW_ND	31/03/2026	GW authorisation to EPR: Temple Guiting STW: Necessary scope to move from groundwater authorisation to EPR
GB106039030440	Windrush and tributaries (Little Rissington to Thames)	08TW100101a	WFD_NDLS_Chem2	31/03/2027	Reduce cypermethrin loading: Witney STW, cypermethrin, 0.000163 ug
GB106039030440	Windrush and tributaries (Little	08TW100449a	U_MON4	31/12/2026	STANDLAKE STW: UMON4c

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
	Rissington to Thames)				
GB106039030440	Windrush and tributaries (Little Rissington to Thames)	08TW100408a	U_MON4	31/12/2026	WITNEY SEWAGE TREATMENT WORKS: Move AMP7 U_MON4 driver output to 2-minute flow monitoring (U_MON4a)
GB106039030440	Windrush and tributaries (Little Rissington to Thames)	08TW100302a	U_MON4	31/12/2026	BURFORD STW: Move AMP7 U_MON4 driver output to 2-minute flow monitoring (U_MON4a)

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB106039030440	Windrush and tributaries (Little Rissington to Thames)	08TW100730a	U_MON3	31/12/2025	WITNEY SEWAGE TREATMENT WORKS: MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)
GB106039030440	Windrush and tributaries (Little Rissington to Thames)	08TW100666a	U_MON3	31/12/2025	STANDLAKE STW: MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB106039030440	Windrush and tributaries (Little Rissington to Thames)	08TW100567a	U_MON3	31/12/2025	BURFORD STW: MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)
GB106039030440	Windrush and tributaries (Little Rissington to Thames)	08TW101108qr	EnvAct_INV4	30/04/2027	Storm Overflows investigation at Witney STW: ThW0218
GB106039030440	Windrush and tributaries (Little Rissington to Thames)	08TW101108cj	EnvAct_INV4	30/04/2027	Storm Overflows investigation at STANDLAKE STW: ThW0184
GB106039030440	Windrush and tributaries (Little Rissington to Thames)	08TW101033a	ENVAct_IMP2	31/03/2030	Storm Overflows action at STANDLAKE STW: Option C2: 1,851m2 wetland equivalent treatment, 1.15 Ha SUDS IA Removal,

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
					44m3 storage and 20m3 screen
GB106039030470	Dikler (Wyck Rissington to Windrush) and Lower Eye	08TW100877a	EnvAct_IMP1	31/03/2026	Reduce Phosphorus Loadings at Bourton-on-the-Water STW: 0.4 mg/l Phosphorus permit at Bourton-on-the-Water STW
GB106039030480	Windrush (Slade Barn Stream to Dikler)	08TW101405d	EDWRMP_INV	31/12/2026	Seven Springs - Environmental Destination: Large catchment investigation
GB106039030300	Ampney and Poulton Brooks (Source to Thames)	08TW100284a	U_MON4	31/12/2026	AMPNEY ST PETER STW: Move AMP7 U_MON4 driver output to 2-minute flow monitoring (U_MON4a)
GB106039030300	Ampney and Poulton Brooks	08TW100545a	U_MON3	31/12/2025	AMPNEY ST PETER STW:

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
	(Source to Thames)				MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)
GB109054039830	Blockley Bk - source to conf Knee Bk	08TW101405e	EDWRMP_INV	31/12/2026	Dovedale and Blockley - Environmental Destination: Large catchment investigation
GB109054039830	Blockley Bk - source to conf Knee Bk	08ST100023e	EnvAct_IMP1	31/03/2030	Phosphate load removal in the river Stour (Avon catchm't): Phosphate removal at Blockley STW

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB109054039830	Blockley Bk - source to conf Knee Bk	08ST100450ac	U_MON3	31/12/2025	BLOCKLEY (STW): MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)
GB109054039830	Blockley Bk - source to conf Knee Bk	08ST100453z	U_MON4	31/12/2025	BLOCKLEY (STW): U_MON4c - install flow meter inc civils
GB109054039840	Knee Bk - conf Blockley Bk to conf R Stour	08ST100450at	U_MON3	31/12/2025	CHIPPING CAMPDEN (STW): MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)
GB109054039830	Blockley Bk - source to conf Knee Bk	08ST100453ak	U_MON4	31/12/2025	CHIPPING CAMPDEN (STW):

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
					U_MON4c - install flow meter inc civils
GB109054039870	Knee Bk - source to conf Blockley Bk	08ST100023g	EnvAct_IMP1	31/03/2030	Phosphate load removal in the river Stour (Avon catchm't): Phosphare removal at Chipping Campden STW
GB109053027800	Tetbury Avon - source to conf unnamed trib	08WW100812a	U_MON4	31/12/2026	Tetbury WRC Flow Monitoring: Move AMP7 U_MON4 driver output to 2-minute flow monitoring (U_MON4a)

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB109053027800	Tetbury Avon - source to conf unnamed trib	08WW100585a	U_MON3	31/12/2026	Tetbury WRC Overflow Monitoring: MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)
GB109053027800	Tetbury Avon - source to conf unnamed trib	08WW100228a	WFD_ND_CHEM3	31/03/2030	Tetbury WRC - Chemical Improvements: Improvements to WRC to achieve new chemical permit.
GB109053027800	Tetbury Avon - source to conf unnamed trib	08WW100244a	WFD_NDLS_Chem2	31/03/2027	Tetbury WRC - Chemical Improvements: Improvements to WRC to achieve new chemical permit.

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB109053027800	Tetbury Avon - source to conf unnamed trib	08WW103011a	WFD_IMPg	31/03/2030	Tetbury WRC - Phosphorus Removal: Improvements to WRC to achieve tightened phosphorus permit.
GB109053027800	Tetbury Avon - source to conf unnamed trib	08WW100046b	WFD_INV	30/04/2027	Malmesbury Avon dissolved oxygen investigation and options appraisal: Investigate water quality (dissolved oxygen) impact of augmentation using groundwater (Tetbury Stream Support) and options appraisal (e.g. aeration).
GB109054026531	Nailsworth Stream - source to conf R Frome	08ST100450q	U_MON3	31/12/2025	AVENING (STW): MCERTS certification of an AMP7 U_MON3 driver output

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
					overflow operation monitor (U_MON3a)
GB109054026531	Nailsworth Stream - source to conf R Frome	08ST100453o	U_MON4	31/12/2026	AVENING (STW): U_MON4c - install flow meter inc civils
GB109054026610	Ozleworth Bk - source to conf Little Avon R	08ST100345a	WFD_NDINV_WRFlow	31/12/2026	Coombe: Priority C WFD No Deterioration Investigation: Investigate the risk of WFD deterioration to water bodies associated with the Coombe source.
GB109054026610	Ozleworth Bk - source to conf Little Avon R	08WW100659a	U_MON4	31/12/2026	Charfield WRC Flow Monitoring: Move AMP7 U_INV2 driver output to 2-minute flow monitoring (U_MON4b)

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB109054026610	Ozleworth Bk - source to conf Little Avon R	08WW100433a	U_MON3	31/12/2026	Charfield WRC Overflow Monitoring: MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)
GB109054026610	Ozleworth Bk - source to conf Little Avon R	08WW101000mw	EnvAct_INV4	30/04/2027	HACK MILL COMBINED SEWER OVERFLOW: Storm overflows - Investigations
GB109054039341	Bretforton Bk - source to conf Broadway-Badsey Bk	08ST100441a	WFD_IMP_CHEM	31/03/2026	Flexible chemicals permitting for Cypermethrin: Honeybourne STW
GB109054039341	Bretforton Bk - source to conf Broadway-Badsey Bk	08ST100600a	WFD_NDLS_Chem1	31/03/2027	Cypermethrin Load Standstill permitting: Honeybourne STW

WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB109054039341	Bretforton Bk - source to conf Broadway-Badsey Bk	08ST100450ki	U_MON3	31/12/2025	HONEYBOURNE (STW): MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)
GB109054039341	Bretforton Bk - source to conf Broadway-Badsey Bk	08ST100451fe	U_MON4	31/12/2025	HONEYBOURNE (STW): Move AMP7 U_MON4 driver output to 2-minute flow monitoring (U_MON4a)
GB109054039350	Broadway-Badsey Bk - source to conf R Avon	08ST100054b	WFD_ND	31/03/2026	ammonia load removal (permittting exercise only): Ammonia removal at Broadway STW

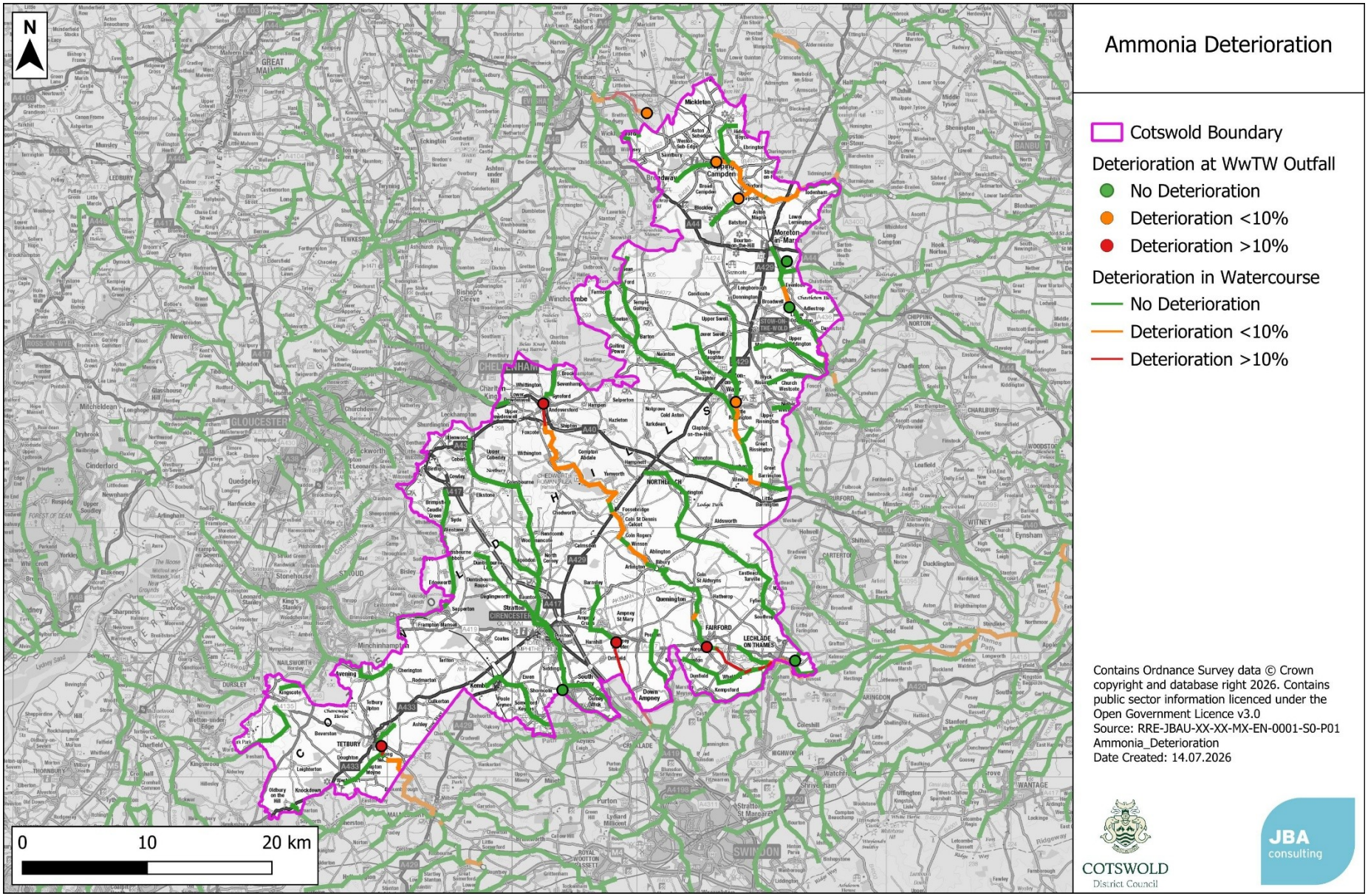
WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB109054039350	Broadway-Badsey Bk - source to conf R Avon	08ST100160a	WFD_IMP_CHEM	31/03/2026	Flexible chemicals permitting for Cypermethrin: Broadway STW
GB109054039350	Broadway-Badsey Bk - source to conf R Avon	08ST100444a	WFD_NDLS_Chem1	31/03/2027	Cypermethrin Load Standstill permitting: Broadway STW
GB109054039350	Broadway-Badsey Bk - source to conf R Avon	08ST100450aa	U_MON3	31/12/2025	BLACKMINSTER (STW): MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)
GB109054039350	Broadway-Badsey Bk - source to conf R Avon	08ST100451p	U_MON4	31/12/2025	BROADWAY (STW): Move AMP7 U_MON4 driver output to 2-minute flow monitoring (U_MON4a)

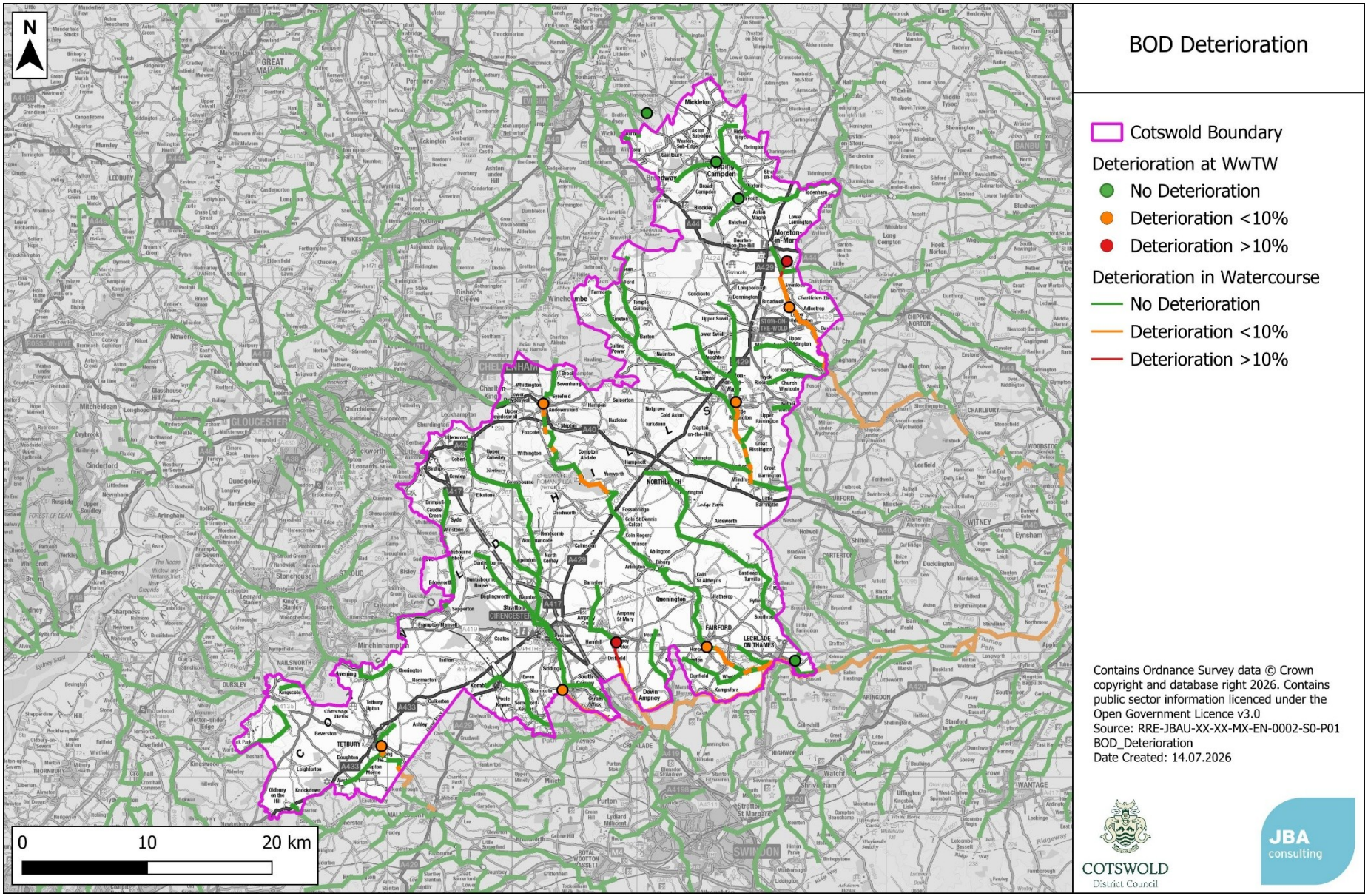
WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
GB109054039350	Broadway-Badsey Bk - source to conf R Avon	08ST100453x	U_MON4	31/12/2025	BLACKMINSTER (STW): U_MON4c - install flow meter inc civils
GB109054039350	Broadway-Badsey Bk - source to conf R Avon	08ST100450ib	U_MON3	31/12/2025	BROADWAY (STW): MCERTS certification of an AMP7 U_MON3 driver output overflow operation monitor (U_MON3a)
GB109054039350	Broadway-Badsey Bk - source to conf R Avon	08ST100328a	WFD_NDINV_WRFlow	31/03/2030	Unused licence investigation: Investigate implication of using licence that has not been used for at least 4 years.
GB109054039350	Broadway-Badsey Bk - source to conf R Avon	08ST100358a	WFD_NDINV_WRFlow	31/03/2030	Broadway: Priority D WFD No Deterioration Investigation: Investigate the risk

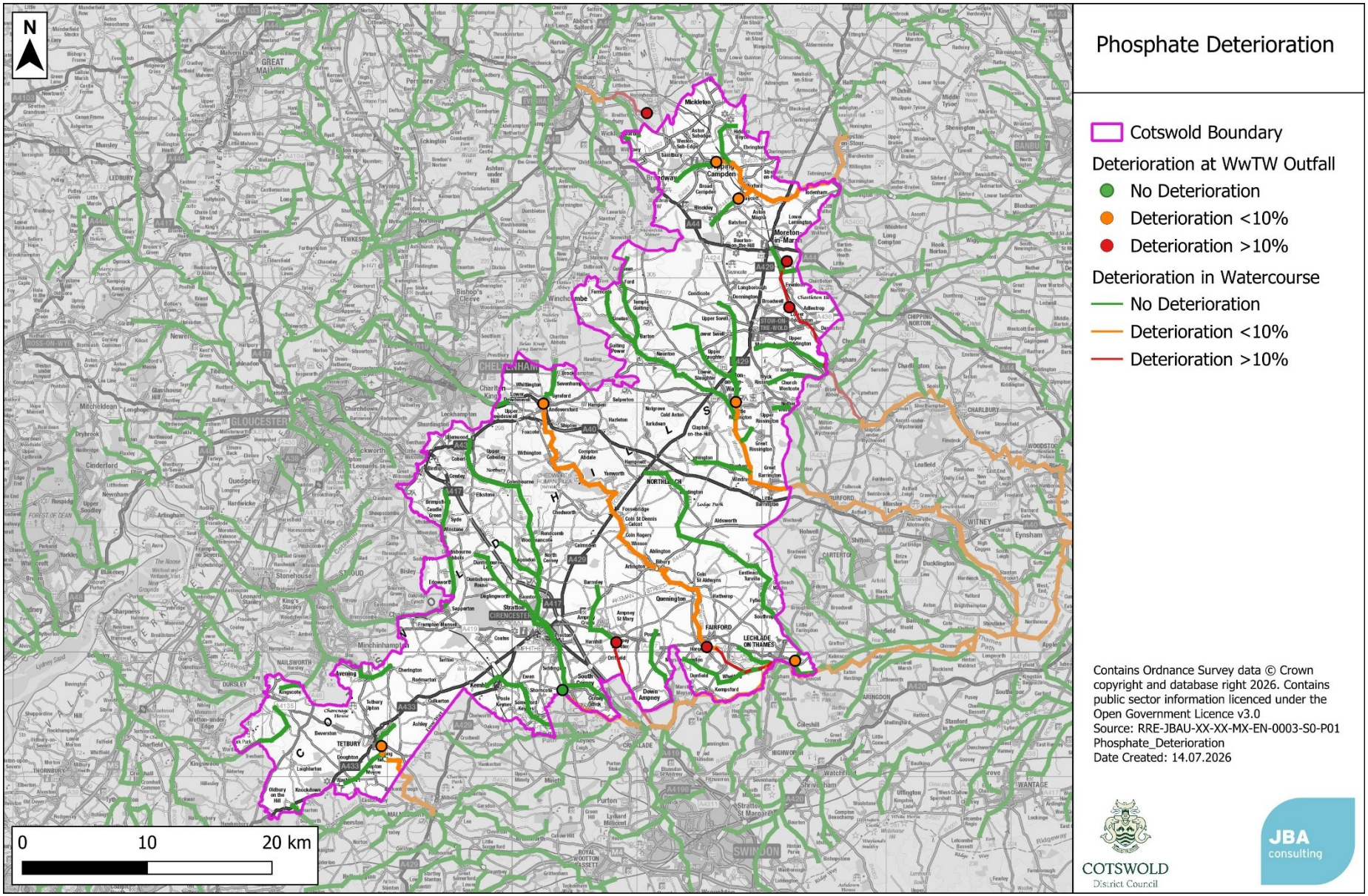
WB_ID	Waterbody name	Unique ID	Primary driver code	Completion date	Action name and description
					of WFD deterioration to water bodies associated with the Broadway source.

C Appendix C - Water Quality Mapping

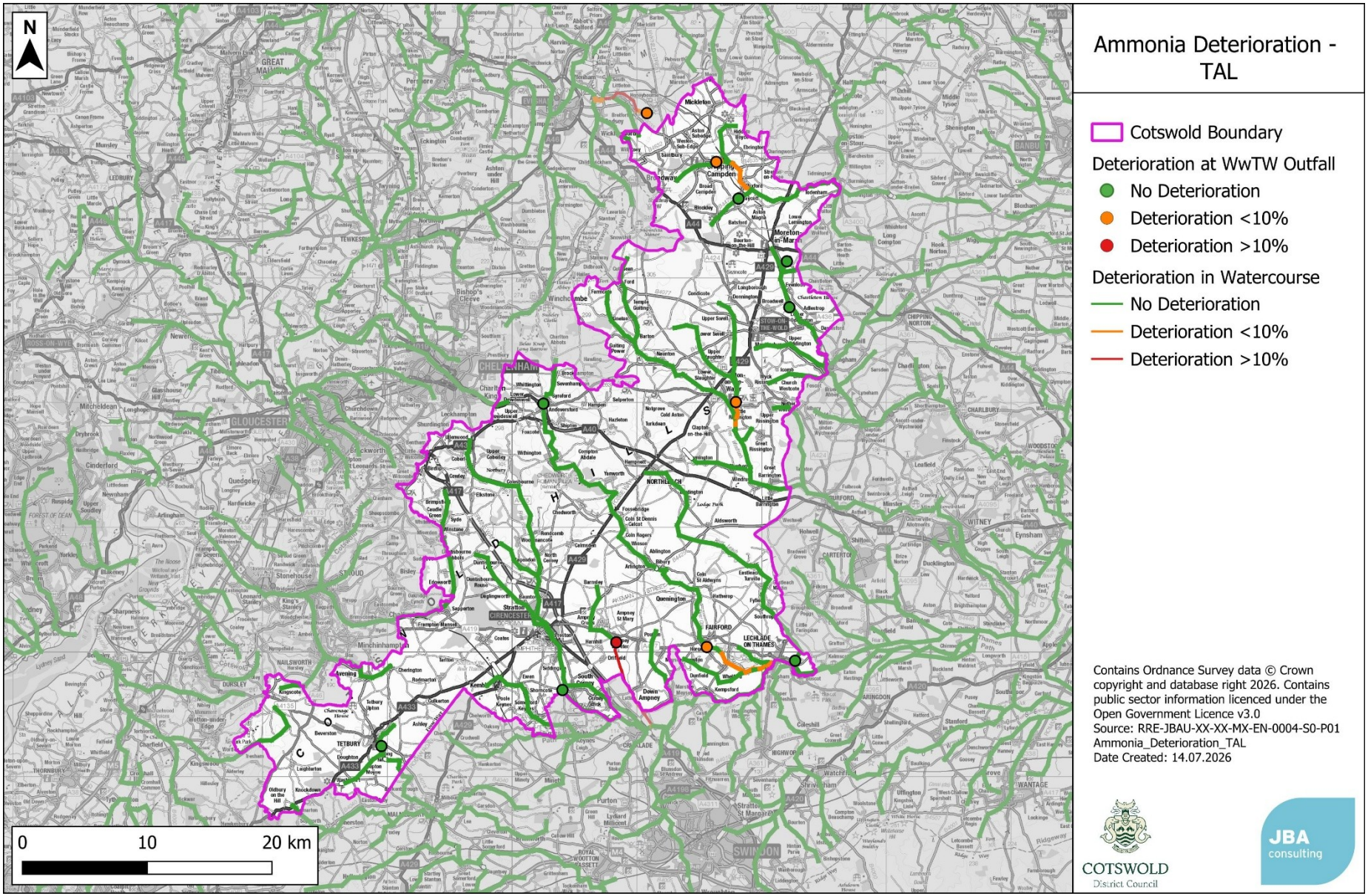
C.1 Future Scenario

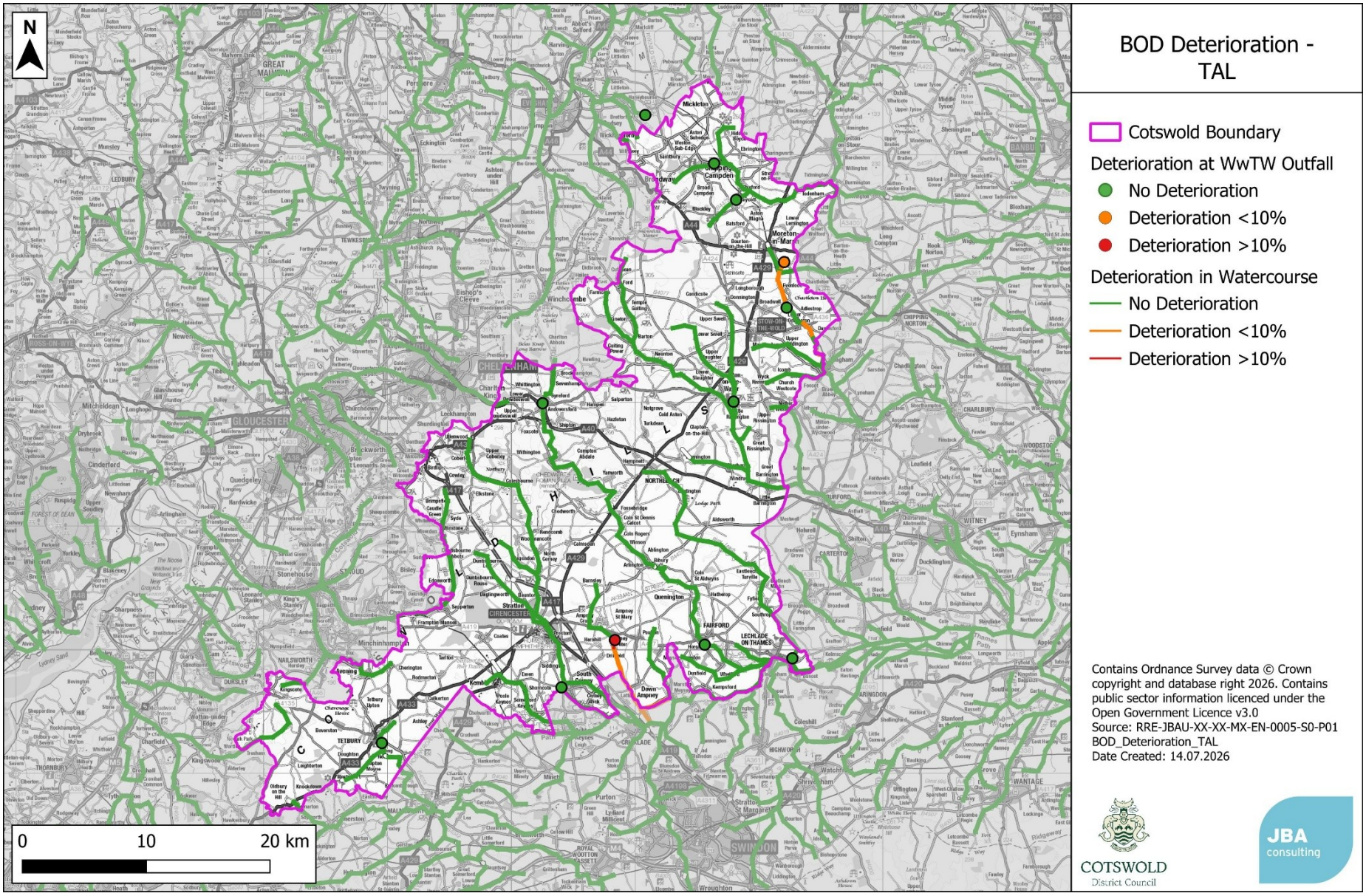

N
0
10
20 km
Ammonia Deterioration
Cotswold Boundary
Deterioration at WwTW Outfall
No Deterioration
Deterioration <10%
Deterioration >10%
Deterioration in Watercourse
No Deterioration
Deterioration <10%
Deterioration >10%
Contains Ordnance Survey data © Crown copyright and database right 2026. Contains public sector information licenced under the Open Government Licence v3.0
Source: RRE-JBAU-XX-XX-MX-EN-0001-S0-P01 Ammonia_Deterioration
Date Created: 14.07.2026
COTSWOLD
District Council

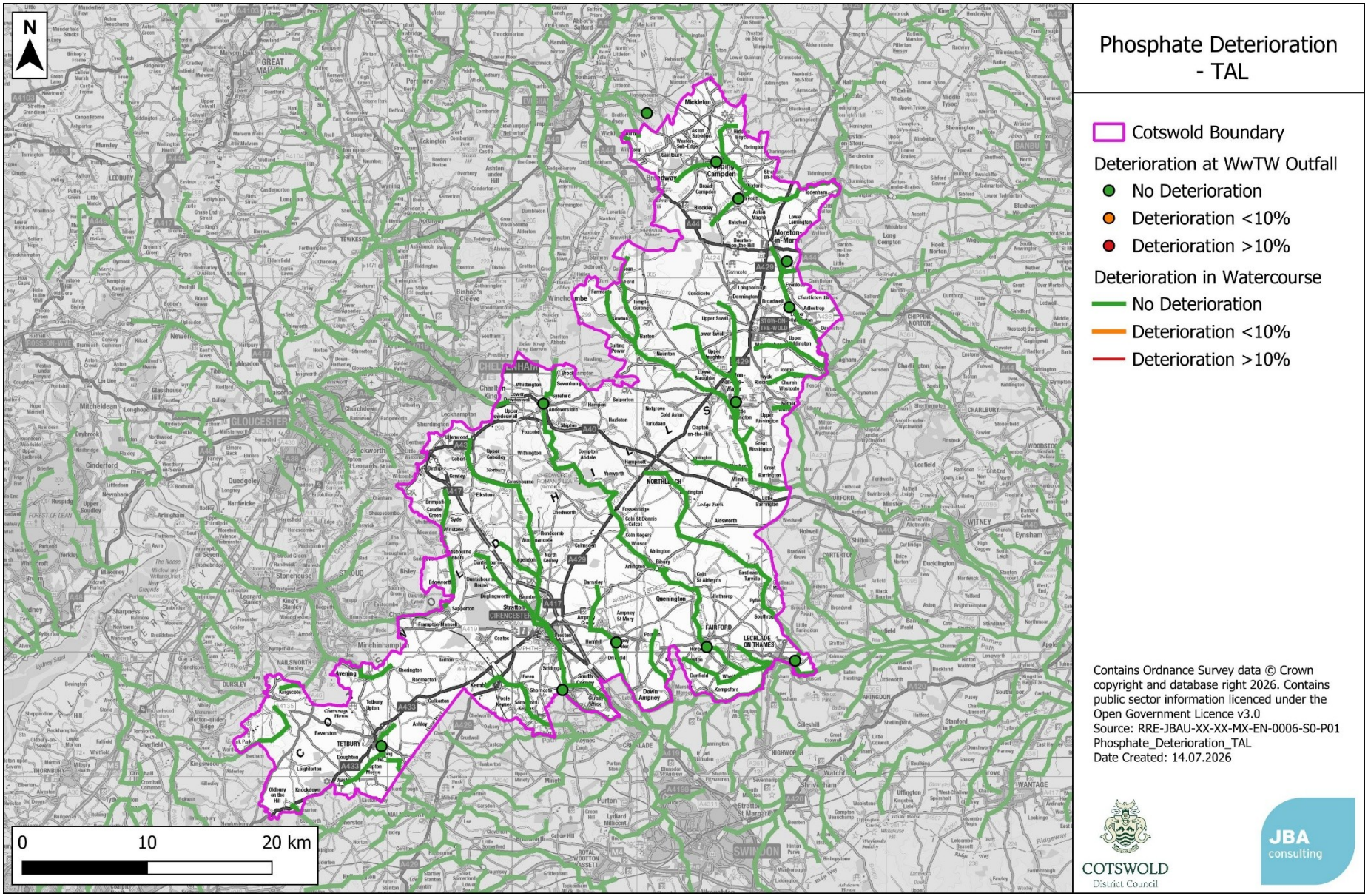

BOD Deterioration
Cotswold Boundary
Deterioration at WwTW
No Deterioration
Deterioration <10%
Deterioration >10%
Deterioration in Watercourse
No Deterioration
Deterioration <10%
Deterioration >10%
N
0
10
20 km
Contains Ordnance Survey data © Crown copyright and database right 2026. Contains public sector information licenced under the Open Government Licence v3.0
Source: RRE-JBAU-XX-XX-MX-EN-0002-S0-P01 BOD_Deterioration
Date Created: 14.07.2026
COTSWOLD
District Council


Phosphate Deterioration
Cotswold Boundary
Deterioration at WwTW Outfall
No Deterioration
Deterioration <10%
Deterioration >10%
Deterioration in Watercourse
No Deterioration
Deterioration <10%
Deterioration >10%
N
0
10
20 km
Contains Ordnance Survey data © Crown copyright and database right 2026. Contains public sector information licenced under the Open Government Licence v3.0
Source: RRE-JBAU-XX-XX-MX-EN-0003-S0-P01 Phosphate_Deterioration
Date Created: 14.07.2026
COTSWOLD
District Council
JBA consulting

C.2 TAL Scenario


N
0
10
20 km
Ammonia Deterioration - TAL
Cotswold Boundary
Deterioration at WwTW Outfall
No Deterioration
Deterioration <10%
Deterioration >10%
Deterioration in Watercourse
No Deterioration
Deterioration <10%
Deterioration >10%
Contains Ordnance Survey data © Crown copyright and database right 2026. Contains public sector information licenced under the Open Government Licence v3.0
Source: RRE-JBAU-XX-XX-MX-EN-0004-S0-P01 Ammonia_Deterioration_TAL
Date Created: 14.07.2026
COTSWOLD
District Council
JBA consulting


N
0
10
20 km
BOD Deterioration - TAL
Cotswold Boundary
Deterioration at WwTW Outfall
No Deterioration
Deterioration <10%
Deterioration >10%
Deterioration in Watercourse
No Deterioration
Deterioration <10%
Deterioration >10%
Contains Ordnance Survey data © Crown copyright and database right 2026. Contains public sector information licenced under the Open Government Licence v3.0
Source: RRE-JBAU-XX-XX-MX-EN-0005-S0-P01 BOD_Deterioration_TAL
Date Created: 14.07.2026
COTSWOLD
District Council
JBA consulting


N
0
10
20 km
Phosphate Deterioration - TAL
Cotswold Boundary
Deterioration at WwTW Outfall
No Deterioration
Deterioration <10%
Deterioration >10%
Deterioration in Watercourse
No Deterioration
Deterioration <10%
Deterioration >10%
Contains Ordnance Survey data © Crown copyright and database right 2026. Contains public sector information licenced under the Open Government Licence v3.0
Source: RRE-JBAU-XX-XX-MX-EN-0006-S0-P01 Phosphate_Deterioration_TAL
Date Created: 14.07.2026
COTSWOLD
District Council
JBA consulting

D Appendix D - Water Quality Results

D.1 Ammonia results

WwTW (SIMCAT name)	Baseline Conc (mg/l)	Future Conc (mg/l)	Percentage Deterioration (%)	TAL Conc (mg/l)	TAL Percentage Deterioration (%)	Baseline Class	Future Class	TAL Class
AMPNEY ST PETER STW	0.0694	0.0998	44%	0.0998	44%	HIGH	HIGH	HIGH
ANDOVERSFORD STW	0.0595	0.0658	11%	0.0529	-11%	HIGH	HIGH	HIGH
BLOCKLEY (WRW)	0.4055	0.4116	2%	0.2494	-38%	GOOD	GOOD	HIGH
BOURTON-ON-THE-WATER STW	0.0629	0.0637	1%	0.0637	1%	HIGH	HIGH	HIGH
BROADWELL STW	0.1280	0.128	0%	0.1257	-2%	HIGH	HIGH	HIGH
CHIPPING CAMPDEN (WRW)	0.2280	0.2308	1%	0.2308	1%	HIGH	HIGH	HIGH
CIRENCESTER STW	0.2227	0.1993	-11%	0.1993	-11%	HIGH	HIGH	HIGH
FAIRFORD STW	0.0454	0.0541	19%	0.0464	2%	HIGH	HIGH	HIGH
HONEYBOURNE (WRW)	0.3680	0.4001	9%	0.4001	9%	GOOD	GOOD	GOOD
LECHLADE STW	0.0908	0.0908	0%	0.0908	0%	HIGH	HIGH	HIGH
MORETON-IN-	0.3396	0.3306	-3%	0.3306	-3%	GOOD	GOOD	GOOD

WwTW (SIMCAT name)	Baseline Conc (mg/l)	Future Conc (mg/l)	Percentage Deterioration (%)	TAL Conc (mg/l)	TAL Percentage Deterioration (%)	Baseline Class	Future Class	TAL Class
MARSH STW								
TETBURY STW	0.1786	0.1969	10%	0.1715	-4%	HIGH	HIGH	HIGH

D.2 BOD Results

WwTW (SIMCAT name)	Baseline Conc (mg/l)	Future Conc (mg/l)	Percentage Deterioration (%)	TAL Conc (mg/l)	TAL Percentage Deterioration (%)	Baseline Class	Future Class	TAL Class
AMPNEY ST PETER STW	1.18	1.427	21%	1.2995	10%	HIGH	HIGH	HIGH
ANDOVERSFORD STW	1.4306	1.4461	1%	1.4185	-1%	HIGH	HIGH	HIGH
BLOCKLEY (WRW)	7.3518	7.3523	0%	7.3523	0%	POOR	POOR	POOR
BOURTON-ON-THE-WATER STW	1.2871	1.3003	1%	1.214	-6%	HIGH	HIGH	HIGH
BROADWELL STW	1.4552	1.5158	4%	1.4312	-2%	HIGH	HIGH	HIGH
CHIPPING CAMPDEN (WRW)	8.0362	8.0276	0%	8.0276	0%	POOR	POOR	POOR
CIRENCESTER STW	4.9727	5.0478	2%	4.3532	-12%	GOOD	MODERATE	GOOD
FAIRFORD STW	1.6952	1.7189	1%	1.6654	-2%	HIGH	HIGH	HIGH
HONEYBOURNE (WRW)	3.1327	3.0695	-2%	3.0695	-2%	HIGH	HIGH	HIGH
LECHLADE STW	2.1411	2.1439	0%	2.112	-1%	HIGH	HIGH	HIGH

WwTW (SIMCAT name)	Baseline Conc (mg/l)	Future Conc (mg/l)	Percentage Deterioration (%)	TAL Conc (mg/l)	TAL Percentage Deterioration (%)	Baseline Class	Future Class	TAL Class
MORETON-IN-MARSH STW	2.0326	2.4578	21%	2.2164	9%	HIGH	HIGH	HIGH
TETBURY STW	1.9874	2.0099	1%	1.9645	-1%	HIGH	HIGH	HIGH

D.3 Phosphate results

WwTW (SIMCAT name)	Baseline Conc (mg/l)	Future Conc (mg/l)	Percentage Deterioration (%)	TAL Conc (mg/l)	TAL Percentage Deterioration (%)	Baseline Class	Future Class	TAL Class
AMPNEY ST PETER STW	1.18	1.427	21%	1.2995	10%	HIGH	HIGH	HIGH
ANDOVERSFORD STW	1.4306	1.4461	1%	1.4185	-1%	HIGH	HIGH	HIGH
BLOCKLEY (WRW)	7.3518	7.3523	0%	7.3523	0%	POOR	POOR	POOR
BOURTON-ON-THE-WATER STW	1.2871	1.3003	1%	1.214	-6%	HIGH	HIGH	HIGH
BROADWELL STW	1.4552	1.5158	4%	1.4312	-2%	HIGH	HIGH	HIGH
CHIPPING CAMPDEN (WRW)	8.0362	8.0276	0%	8.0276	0%	POOR	POOR	POOR
CIRENCESTER STW	4.9727	5.0478	2%	4.3532	-12%	GOOD	MODERATE	GOOD
FAIRFORD STW	1.6952	1.7189	1%	1.6654	-2%	HIGH	HIGH	HIGH
HONEYBOURNE (WRW)	3.1327	3.0695	-2%	3.0695	-2%	HIGH	HIGH	HIGH

WwTW (SIMCAT name)	Baseline Conc (mg/l)	Future Conc (mg/l)	Percentage Deterioration (%)	TAL Conc (mg/l)	TAL Percentage Deterioration (%)	Baseline Class	Future Class	TAL Class
LECHLADE STW	2.1411	2.1439	0%	2.112	-1%	HIGH	HIGH	HIGH
MORETON-IN-MARSH STW	2.0326	2.4578	21%	2.2164	9%	HIGH	HIGH	HIGH
TETBURY STW	1.9874	2.0099	1%	1.9645	-1%	HIGH	HIGH	HIGH

E Appendix E - Environmental impact assessment

E.1 SSSIs

SSSI name	Ref ID	SIMCAT Model Point	Ammonia Deterioration %	BOD Deterioration %	Phosphate Deterioration %	Ammonia Deterioration TAL %	BOD Deterioration TAL %	Phosphate Deterioration TAL %
Appleton Lower Common SSSI	1000716	Extra Plot Point - Reach 200 No 1	0	1	4	-4	-2	-50
Ashleworth Ham SSSI	1002558	Extra Plot Point - Reach 1034 No 2	0	0	0	-31	-1	-41
Ashton Court SSSI	1007161	CSO 448	0	0	0	0	-1	-7
Avon Gorge SSSI	1001330	CSO 448	0	0	0	0	-1	-7
Barn Elms Wetland Centre SSSI	1008706	Extra Plot Point - Reach 1158 No 1	0	0	0	0	0	-5
Blenheim Park SSSI	1000732	Extra Plot Point - Reach 240 No 15	0	0	6	-53	-2	-67
Bould Wood	1000733	Extra Plot Point - Reach 236 No	-1	2	14	-5	-1	-75

SSSI name	Ref ID	SIMCAT Model Point	Ammonia Deterioration %	BOD Deterioration %	Phosphate Deterioration %	Ammonia Deterioration TAL %	BOD Deterioration TAL %	Phosphate Deterioration TAL %
SSSI		1						
Bray Meadows SSSI	1007106	Extra Plot Point - Reach 731 No 1	0	0	0	-21	-8	-34
Bray Pennyroyal Field SSSI	1000819	CSO 574	0	0	0	-19	-11	-34
Bushy Park and Home Park SSSI	1477753	CSO 1550	0	0	0	-18	-14	-37
Cassington Meadows SSSI	1000771	Start Of Reach 244	1	1	3	-8	-2	-54
Chaceley Meadow SSSI	1002056	FS Severn Deerhurst	0	0	0	-32	-1	-41
Chimney Meadows SSSI	1000735	Extra Plot Point - Reach 193 No 6	1	0	5	-2	-1	-46
Cock Marsh SSSI	1000475	Extra Plot Point - Reach 722 No 6	0	0	0	-27	-7	-35
Coombe	100257	Extra Plot Point	0	0	0	-31	-1	-41

SSSI name	Ref ID	SIMCAT Model Point	Ammonia Deterioration %	BOD Deterioration %	Phosphate Deterioration %	Ammonia Deterioration TAL %	BOD Deterioration TAL %	Phosphate Deterioration TAL %
Hill Canal SSSI	1	- Reach 1034 No 2						
Cotswold Water Park SSSI	1002026	WQ DWPUTE0044	-12	2	-2	-12	-12	-35
Cotswold Water Park SSSI	1002026	Extra Plot Point - Reach 146 No 11	14	5	189	14	3	-29
Cotswold Water Park SSSI	1002026	Extra Plot Point - Reach 167 No 6	0	0	0	0	0	0
Cotswold Water Park SSSI	1002026	Extra Plot Point - Reach 139 No 11	18	1	28	1	-1	-69
Culham Brake SSSI	1000738	Extra Plot Point - Reach 261 No 3	-1	0	2	-5	-9	-43
Dumsey Meadow SSSI	1000115	Extra Plot Point - Reach 815 No 4	0	0	0	-16	-10	-37
Elmlea Meadows SSSI	1002133	Extra Plot Point - Reach 152 No 2	-13	5	7	-13	-8	-31
Grafton Lock Meadow	1000743	Extra Plot Point - Reach 189 No 5	0	1	7	0	-1	-49

SSSI name	Ref ID	SIMCAT Model Point	Ammonia Deterioration %	BOD Deterioration %	Phosphate Deterioration %	Ammonia Deterioration TAL %	BOD Deterioration TAL %	Phosphate Deterioration TAL %
SSSI								
Hartslock SSSI	1000745	Extra Plot Point - Reach 392 No 6	0	0	1	-15	-11	-44
Holly Court Bank SSSI	1000492	WQ DWPEVE0013	-1	0	6	-62	-3	-66
Hook Meadow and The Trap Grounds SSSI	1000569	Start Of Reach 250	0	2	3	-10	-3	-53
Iffley Meadows SSSI	1000916	CSO 1126	0	0	2	-10	-3	-45
Kellaways - West Tytherton, River Avon SSSI	1006569	Extra Plot Point - Reach 48 No 3	0	0	0	-17	-8	-34
Langham Pond SSSI	1000156	Extra Plot Point - Reach 753 No 1	0	0	0	-23	-11	-33

SSSI name	Ref ID	SIMCAT Model Point	Ammonia Deterioration %	BOD Deterioration %	Phosphate Deterioration %	Ammonia Deterioration TAL %	BOD Deterioration TAL %	Phosphate Deterioration TAL %
Langley's Lane Meadow SSSI	1000759	Extra Plot Point - Reach 199 No 2	1	2	4	-1	-2	-45
Little Wittenham SSSI	1007362	WQ PTHR0083	0	0	1	-15	-12	-43
North Meadow, Cricklade SSSI	1000871	Extra Plot Point - Reach 162 No 1	-2	13	3	-2	-6	-40
Old River Severn, Upper Lode SSSI	1002623	Start Of Reach 1022	0	0	0	-31	-1	-42
Pixey and Yarnton Meads SSSI	1000777	Cassington STW	0	2	3	-11	-4	-54
Port Meadow with Wolvercote Common & Green	1000778	Start Of Reach 250	0	2	3	-10	-3	-53

SSSI name	Ref ID	SIMCAT Model Point	Ammonia Deterioration %	BOD Deterioration %	Phosphate Deterioration %	Ammonia Deterioration TAL %	BOD Deterioration TAL %	Phosphate Deterioration TAL %
SSSI								
Rectory Farm Meadows SSSI	1006893	CSO 381	0	0	0	-57	-2	-38
Severn Estuary SSSI	1002600	GB109054032450 Boundary	0	0	0	0	-3	-31
Severn Ham, Tewkesbury SSSI	1002616	Start Of Reach 1020	0	0	0	-56	-2	-39
Stidham Farm SSSI	1001523	WQ Z1010804	0	0	0	-81	-8	-32
Stonesfield Common, Bottoms & Banks SSSI	1000790	Extra Plot Point - Reach 240 No 7	-2	1	6	-58	-2	-66
Sturt Copse SSSI	1000793	Extra Plot Point - Reach 240 No 9	-1	0	6	-54	-2	-66
Syon Park SSSI	1000134	WQ PTHR0107	0	0	0	-14	-15	-35

SSSI name	Ref ID	SIMCAT Model Point	Ammonia Deterioration %	BOD Deterioration %	Phosphate Deterioration %	Ammonia Deterioration TAL %	BOD Deterioration TAL %	Phosphate Deterioration TAL %
Thorpe Hay Meadow SSSI	1000366	CSO 933	0	0	0	-19	-10	-37
Upham Meadow and Summer Leasow SSSI	1002380	CSO 377	0	0	0	-57	-2	-38
Upper Severn Estuary SSSI	1002603	GB109054032450 Boundary	0	0	0	0	-3	-31
Upper Waterhay Meadow SSSI	1000899	Extra Plot Point - Reach 152 No 2	-13	5	7	-13	-8	-31
Walmore Common SSSI	1002629	GB109054032740 Boundary	0	0	0	0	0	-13
Welford Field SSSI	1007187	Start Of Reach 974	0	0	0	-74	-4	-39
Whelford Meadow SSSI	1002642	Extra Plot Point - Reach 139 No 10	14	1	28	0	-1	-69

SSSI name	Ref ID	SIMCAT Model Point	Ammonia Deterioration %	BOD Deterioration %	Phosphate Deterioration %	Ammonia Deterioration TAL %	BOD Deterioration TAL %	Phosphate Deterioration TAL %
Whitehill Wood SSSI	1000807	WQ PEVR0013	-2	0	6	-62	-3	-66
Winson Meadows SSSI	1002630	Extra Plot Point - Reach 138 No 1	4	0	1	0	0	-6
Wolvercote Meadows SSSI	1000952	Extra Plot Point - Reach 248 No 1	0	2	3	-10	-3	-54
Wraysbury & Hythe End Gravel Pits SSSI	1000509	Extra Plot Point - Reach 753 No 1	0	0	0	-23	-11	-33
Wraysbury No. 1 Gravel Pit SSSI	1007244	Start Of Reach 753	0	0	0	-20	-9	-33
Wychwood SSSI	1000811	Extra Plot Point - Reach 240 No 3	-1	1	6	-25	-1	-64
Wytham Ditches and Flushes SSSI	1000913	Start Of Reach 244	1	1	3	-8	-2	-54

SSSI name	Ref ID	SIMCAT Model Point	Ammonia Deteriorati on %	BOD Deteriorati on %	Phosphate Deteriorati on %	Ammonia Deteriorati on TAL %	BOD Deteriorati on TAL %	Phosphate Deteriorati on TAL %
Wytham Woods SSSI	100081 2	Start Of Reach 244	1	1	3	-8	-2	-54

E.2 SAC

SAC name	Ref ID	SIMCAT Model Point	Ammonia Deteriorati on %	BOD Deteriorati on %	Phosphate Deteriorati on %	Ammonia Deteriorati on TAL %	BOD Deteriorati on TAL %	Phosphate Deteriorati on TAL %
North Meadow & Clattinger Farm	UK00163 72	Extra Plot Point - Reach 162 No 1	-2	13	3	-2	-6	-40
Severn Estuary	UK00130 30	GB109054032 450 Boundary	0	0	0	0	-3	-31
Chilterns Beechwoo ds	UK00127 24	CSO 1368	0	0	0	-27	-7	-34

E.3 SPA

SPA name	Ref ID	SIMCAT Model Point	Ammonia Deteriorati on %	BOD Deteriorati on %	Phosphate Deteriorati on %	Ammonia Deteriorati on TAL %	BOD Deteriorati on TAL %	Phosphate Deteriorati on TAL %
Severn Estuary	UK90150 22	GB1090540324 50 Boundary	0	0	0	0	-3	-31

SPA name	Ref ID	SIMCAT Model Point	Ammonia Deterioration %	BOD Deterioration %	Phosphate Deterioration %	Ammonia Deterioration TAL %	BOD Deterioration TAL %	Phosphate Deterioration TAL %
Walmore Common	UK9007051	GB109054032740 Boundary	0	0	0	0	0	-13

E.4 Ramsar

Ramsar name	Ref ID	SIMCAT Model Point	Ammonia Deterioration %	BOD Deterioration %	Phosphate Deterioration %	Ammonia Deterioration TAL %	BOD Deterioration TAL %	Phosphate Deterioration TAL %
Severn Estuary	UK11081	GB109054032450 Boundary	0	0	0	0	-3	-31
Walmore Common	UK11076	GB109054032740 Boundary	0	0	0	0	0	-13

F Appendix F - Site assessments

Site Reference / Policy No. / PP Application No.	Water Company	Water Resource Zone	Water Supply Networks RAG	Company Treating Wastewater	WwTW	Foul Sewerage Network Capacity RAG	WwTW Flow Capacity RAG
T31B	Bristol Water	BWXBRS	Not assessed	Wessex Water	TETBURY STW CATCHMENT	Not assessed	Green
BK14A	Thames Water	SWOX	Green	Severn Trent	BLOCKLEY (WRW)	Green	Green
N14B	Thames Water	SWOX	Green	Thames Water	BOURTON-ON-THE-WATER STW	Green	Green
A2	Thames Water	SWOX	Amber	Thames Water	ANDOVERSFORD STW	Green	Green
L19	Thames Water	SWOX	Green	Thames Water	LECHLADE STW	Green	Amber
W7A2/W7C	Thames Water	SWOX	Not assessed	Severn Trent	HONEYBOURNE (WRW)	Amber	Amber
BK11	Thames Water	SWOX	Green	Severn Trent	BLOCKLEY (WRW)	Green	Green
B56	Thames Water	SWOX	Amber	Thames Water	BOURTON-ON-THE-WATER STW	Red	Green

Site Reference / Policy No. / PP Application No.	Water Company	Water Resource Zone	Water Supply Networks RAG	Company Treating Wastewater	WwTW	Foul Sewerage Network Capacity RAG	WwTW Flow Capacity RAG
CC66B	Thames Water	SWOX	Green	Severn Trent	CHIPPING CAMPDEN (WRW)	Green	Green
CC68	Thames Water	SWOX	Green	Severn Trent	CHIPPING CAMPDEN (WRW)	Amber	Green
C71	Thames Water	SWOX	Green	Thames Water	CIRENCESTER STW	Green	Amber
C81B	Thames Water	SWOX	Amber	Thames Water	CIRENCESTER STW	Green	Amber
F20A	Thames Water	SWOX	Red	Thames Water	FAIRFORD STW	Green	Amber
F39C/F52	Thames Water	SWOX	Amber	Thames Water	FAIRFORD STW	Green	Amber
F53A	Thames Water	SWOX	Red	Thames Water	FAIRFORD STW	Green	Amber

Site Reference / Policy No. / PP Application No.	Water Company	Water Resource Zone	Water Supply Networks RAG	Company Treating Wastewater	WwTW	Foul Sewerage Network Capacity RAG	WwTW Flow Capacity RAG
CC10A	Thames Water	SWOX	Green	Severn Trent	CHIPPING CAMPDEN (WRW)	Green	Green
L33	Thames Water	SWOX	Red	Thames Water	LECHLADE STW	Green	Amber
MK2B/C	Thames Water	SWOX	Amber	Severn Trent	HONEYBOURNE (WRW)	Amber	Amber
S14B	Thames Water	SWOX	Green	Thames Water	BROADWELL STW	Green	Green
S55B	Thames Water	SWOX	Green	Thames Water	BROADWELL STW	Green	Green
T71A	Bristol Water	BWXBRS	Not assessed	Wessex Water	TETBURY STW CATCHMENT	Not assessed	Green
DA16A	Thames Water	SWOX	Red	Thames Water	AMPNEY ST PETER STW	Green	Amber
R670	Thames Water	SWOX	Green	Thames Water	FAIRFORD STW	Green	Amber

Site Reference / Policy No. / PP Application No.	Water Company	Water Resource Zone	Water Supply Networks RAG	Company Treating Wastewater	WwTW	Foul Sewerage Network Capacity RAG	WwTW Flow Capacity RAG
R591	Thames Water	SWOX	Red	Thames Water	FAIRFORD STW	Green	Amber
R592	Thames Water	SWOX	Red	Thames Water	FAIRFORD STW	Green	Amber
R607	Thames Water	SWOX	Red	Thames Water	AMPNEY ST PETER STW	Green	Amber
W4B	Thames Water	SWOX	Amber	Severn Trent	HONEYBOURNE (WRW)	Amber	Amber
M28B	Thames Water	SWOX	Red	Thames Water	MORETON-IN-MARSH STW	Green	Amber
SD15	Thames Water	SWOX	Amber	Thames Water	CIRENCESTER STW	Green	Amber
SD17	Thames Water	SWOX	Amber	Thames Water	CIRENCESTER STW	Green	Amber
MK7	Thames Water	SWOX	Amber	Severn Trent	HONEYBOURNE (WRW)	Green	Amber
R203A-C	Thames Water	SWOX	Red	Thames Water	FAIRFORD STW	Green	Amber

Site Reference / Policy No. / PP Application No.	Water Company	Water Resource Zone	Water Supply Networks RAG	Company Treating Wastewater	WwTW	Foul Sewerage Network Capacity RAG	WwTW Flow Capacity RAG
W8C	Thames Water	SWOX	Amber	Severn Trent	HONEYBOURNE (WRW)	Red	Amber
SD23	Thames Water	SWOX	Amber	Thames Water	CIRENCESTER STW	Green	Amber
UR1A	Thames Water	SWOX	Green	N/a	No public sewer	Green	Not assessed
MK11A	Thames Water	SWOX	Amber	Severn Trent	HONEYBOURNE (WRW)	Amber	Amber
Strategic extension to the south of The Steadings	Thames Water	SWOX	Amber	Thames Water	CIRENCESTER STW	Green	Amber
Strategic extension to the south of The Steadings	Thames Water	SWOX	Amber	Thames Water	CIRENCESTER STW	Green	Amber

Site Reference / Policy No. / PP Application No.	Water Company	Water Resource Zone	Water Supply Networks RAG	Company Treating Wastewater	WwTW	Foul Sewerage Network Capacity RAG	WwTW Flow Capacity RAG
Strategic extension to the south of Preston	Thames Water	SWOX	Amber	Thames Water	CIRENCESTER STW	Red	Amber
Strategic extension to the south of Preston	Thames Water	SWOX	Amber	Thames Water	CIRENCESTER STW	Red	Amber
Strategic extension to the east of Kingshill Lane	Thames Water	SWOX	Red	Thames Water	CIRENCESTER STW	Red	Amber
New settlement to the south of Driffield	Thames Water	SWOX	Amber	Thames Water	AMPNEY ST PETER STW	Red	Amber
New settlement to	Thames Water	SWOX	Amber	Thames Water	AMPNEY ST PETER STW	Red	Amber

Site Reference / Policy No. / PP Application No.	Water Company	Water Resource Zone	Water Supply Networks RAG	Company Treating Wastewater	WwTW	Foul Sewerage Network Capacity RAG	WwTW Flow Capacity RAG
the south of Driffield							
Strategic extension to the north-east of Fairford	Thames Water	SWOX	Red	Thames Water	FAIRFORD STW	Red	Amber
Strategic extension to the north-east of Fairford	Thames Water	SWOX	Red	Thames Water	FAIRFORD STW	Red	Amber
Strategic extension to the south-west of Kemble	Thames Water	SWOX	Amber	Thames Water	CIRENCESTER STW	Red	Amber
Strategic extension to the south-west of Kemble	Thames Water	SWOX	Amber	Thames Water	CIRENCESTER STW	Red	Amber

Site Reference / Policy No. / PP Application No.	Water Company	Water Resource Zone	Water Supply Networks RAG	Company Treating Wastewater	WwTW	Foul Sewerage Network Capacity RAG	WwTW Flow Capacity RAG
Strategic extension to the north and west of Mickleton	Thames Water	SWOX	Red	Severn Trent	HONEYBOURNE (WRW)	Red	Amber
Strategic extension to the South and East of Moreton-in-Marsh	Thames Water	SWOX	Red	Thames Water	MORETON-IN-MARSH STW	Red	Amber
Strategic extension to the South and East of Moreton-in-Marsh	Thames Water	SWOX	Red	Thames Water	MORETON-IN-MARSH STW	Red	Amber
Strategic extension to the south-	Thames Water	SWOX	Not assessed	Thames Water	CIRENCESTER STW	Not assessed	Amber

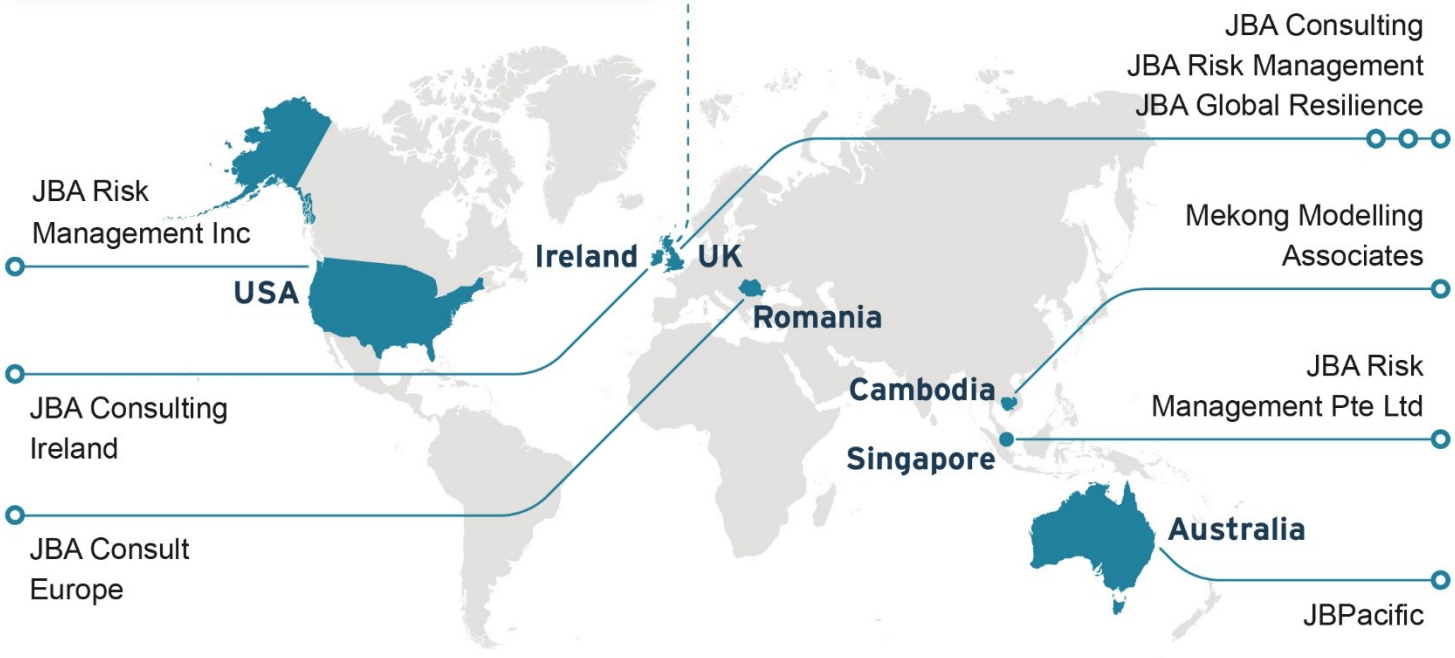
Site Reference / Policy No. / PP Application No.	Water Company	Water Resource Zone	Water Supply Networks RAG	Company Treating Wastewater	WwTW	Foul Sewerage Network Capacity RAG	WwTW Flow Capacity RAG
west of Siddington							
Strategic extension to the north, east and south of Down Ampney	Thames Water	SWOX	Not assessed	Thames Water	AMPNEY ST PETER STW	Not assessed	Amber
S68	Thames Water	SWOX	Not assessed	Thames Water	Broadwell STW	Not assessed	Green
R583B-C	Thames Water	SWOX	Not assessed	Thames Water	AMPNEY ST PETER STW	Not assessed	Amber

www.jbaconsulting.com



Our Offices

Bristol
Coleshill
Cork
Doncaster
Dublin
Edinburgh
Exeter
Glasgow
Haywards Heath
Leeds
Limerick
Newcastle
Newport
Peterborough
Portsmouth
Saltaire
Skipton
Tadcaster
Thirsk
Wallingford
Warrington



Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

KNIGHT, KAVANAGH & PAGE

Draft document for Council governance process July and August 2026

COTSWOLD DISTRICT COUNCIL
PLAYING PITCH & OUTDOOR SPORT STRATEGY & ACTION PLAN

JUNE 2023

QUALITY, INTEGRITY, PROFESSIONALISM

Knight, Kavanagh & Page Ltd
Company No: 9145032 (England)

MANAGEMENT CONSULTANTS

Registered Office: 1 -2 Frecheville Court, off Knowsley Street, Bury BL9 0UF
T: 0161 764 7040 **E:** mail@kkp.co.uk www.kkp.co.uk

Cert Num: 6543-QMS-001

CONTENTS

ABBREVIATIONS 1
PART 1: INTRODUCTION 2
PART 2: VISION 9
PART 3: AIMS 10
PART 4: SPORT SPECIFIC ISSUES SCENARIOS AND RECOMMENDATIONS 11
PART 5: STRATEGIC RECOMMENDATIONS 38
PART 6: ACTION PLAN 51
PART 7: HOUSING GROWTH SCENARIOS 72
PART 8: DELIVER THE STRATEGY AND KEEP IT ROBUST AND UP TO DATE 72

APPENDIX ONE: SPORTING CONTEXT 80
APPENDIX TWO: FUNDING PLAN 86

ABBREVIATIONS

3G	Third Generation (artificial turf)
AGP	Artificial Grass Pitch
CC	Cricket Club
CDC	Cotswold District Council
ECB	England and Wales Cricket Board
EH	England Hockey
FA	Football Association
FC	Football Club
FIFA	Fédération Internationale de Football Association
GMA	Grounds Maintenance Association
HC	Hockey Club
JFC	Junior Football Club
KKP	Knight, Kavanagh and Page
LTA	Lawn Tennis Association
NGB	National Governing Body
NPPF	National Planning Policy Framework
NTP	Non turf pitch
PPS	Playing Pitch Strategy
PQS	Performance Quality Standard
RFU	Rugby Football Union
RUFC	Rugby Union Football Club
S106	Section 106 Agreement
TGR	Team Generation Rate
U	Under

PART 1: INTRODUCTION

A Playing Pitch Strategy (PPS) has been commissioned by Cotswold District Council (CDC), to assess playing pitch and outdoor sport facility needs. This report provides the Strategy for Cotswold.

Building upon the preceding Assessment Report, this Strategy & Action Plan provides a clear, strategic framework for the maintenance and improvement of existing playing pitch and accompanying ancillary facilities up to 2031 (in line with the Local Plan review). It has been developed to provide:

- A vision for the future improvement and prioritisation of playing pitches and outdoor sports facilities.
- A number of aims to help deliver the recommendations and actions.
- A series of strategic recommendations which provide a strategic framework for the improvement, maintenance, development and, as appropriate, rationalisation of the playing pitch and outdoor sport facility stock.
- A series of sport by sport recommendations which provide a strategic framework for sport led improvements to provision.
- A prioritised area-by-area Action Plan to address key issues on a site-by-site basis.

The Strategy is delivered in accordance with Sport England's Playing Pitch Strategy (PPS) Guidance (for playing pitch sports) and Sport England's Assessing Needs and Opportunities Guide (for "non-pitch" sports). Sport England's PPS Guidance details a stepped approach, separated into five distinct sections:

- Stage A: Prepare and tailor the approach.
- Stage B: Gather information and views on the supply of and demand for provision.
- Stage C: Assess the supply and demand information and views.
- Stage D: Develop the Strategy.
- Stage E: Deliver the Strategy and keep it robust and up to date.

This report represents Stage D of the process, with stages A-C covered in the preceding Assessment Report and Stage E ongoing once the study is complete. The lifespan of a PPS is considered to be three years, although this can be increased if it updated.

A PPS delivers the evidence required to ensure that sufficient land is available to meet existing and projected future outdoor sport requirements. Its robust evidence base should inform and be implemented into planning policy and other relevant corporate strategies to enable local policies, planning and sport development criteria to work efficiently and effectively. It is capable of:

- Providing a clear framework for all playing pitch and outdoor sport providers, including the public, private and third sectors.
- Clearly addressing the needs of all identified sports within the area, highlighting particular local demand issues.
- Addressing issues of population growth and major growth/regeneration areas.
- Addressing issues of cross boundary facility provision.
- Addressing issues of accessibility, quality and management with regard to facility provision.
- Standing up to scrutiny at a public inquiry as a robust study.
- Supporting funding applications.
- Providing realistic aspirations which are implementable within the local authority's budgetary position and procurement regime.

The Strategy and Action Plan recommends several priority projects relating to sports provision which should be realised over the Local Plan period. It provides a framework for improvement and, although resources may not currently be in place to implement it, potential partners and possible sources of external funding.

Partner organisations have a vested interest in ensuring that existing playing pitches, outdoor sports facilities and ancillary provision are protected and enhanced. As such, many of the objectives and actions within this document need to be delivered and implemented by a wide range of bodies such as National Governing Bodies of Sport (NGBs), sports organisations, education establishments and parish/town councils. In many instances, Cotswold District Council will not be the organisation which delivers these actions or recommendations as the PPS is not just for the Council to act upon. It applies to/for all the stakeholders and partners involved.

Scope

The following are the key pitch sports in the Cotswolds and as such are included within the scope of this report:

- Cricket
- Football
- Third generation artificial grass pitches (3G pitches)
- Rugby union
- Rugby league
- Hockey (artificial grass pitches)
- Polo

Study area

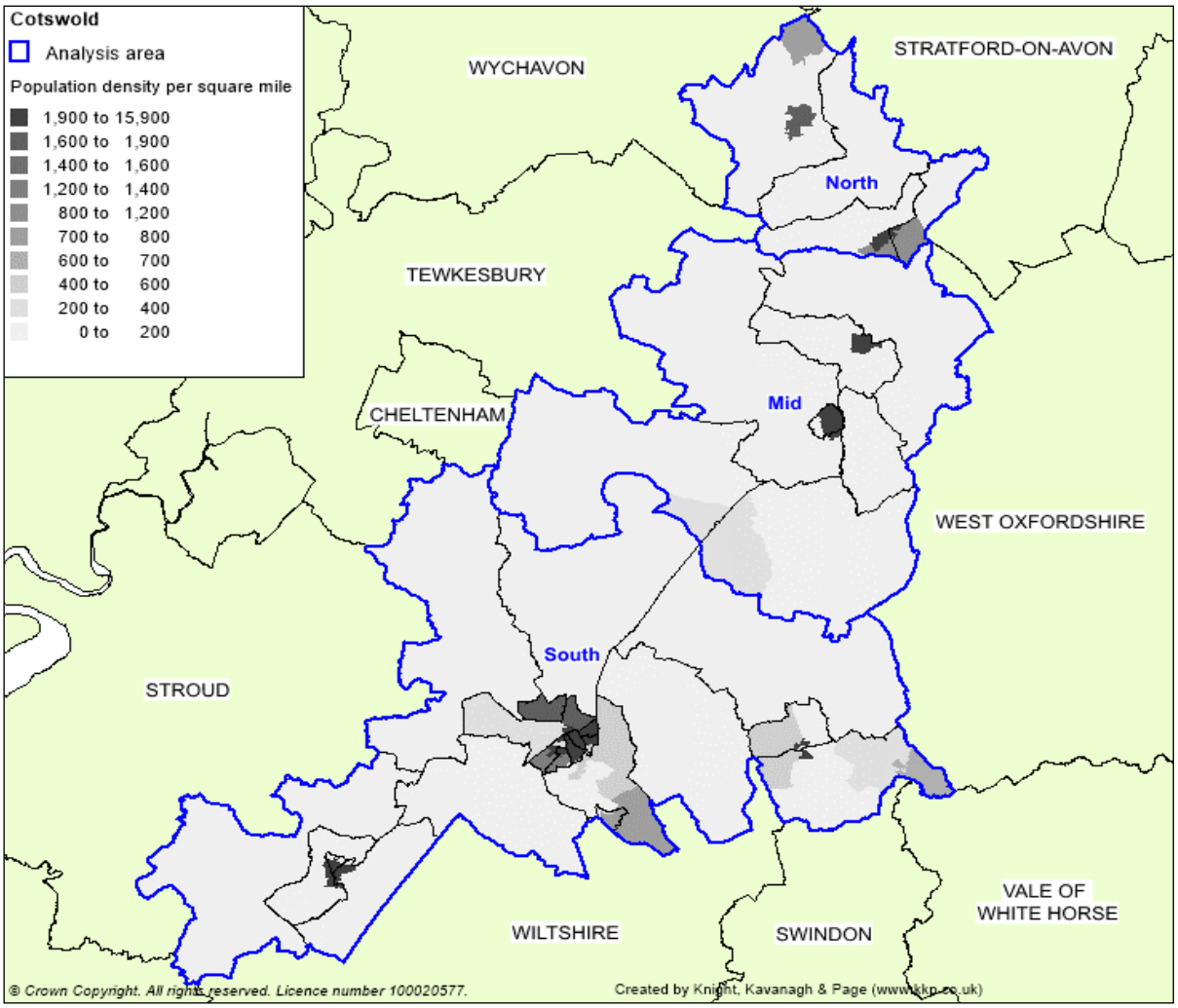
The study area comprises the whole of Cotswold District Council's administrative area which has been broken into smaller subsections known as analysis areas. The specific ward boundaries of these three analysis areas can be found in the preceding Assessment Report.

- North Area
- Mid Area
- South Area

Cross boundary issues have been explored to determine the level of imported and exported demand, recognising, for example, that people travel to and make use of strategic facilities irrespective of administrative boundaries.

The analysis areas and population density are shown in figure 1.1.

Figure 1.1: Analysis areas



Local context

The new Cotswold PPS will form part of the evidence base for the Local Plan (2011-2031). The main reasons for updating the Cotswold PPS are:

- To align with the other two Publica Authorities. Therefore, increasing alignment of studies which will provide the opportunity for long term efficiencies in terms of Officer resources, procurement and finance.
- To contribute to the partial update of the adopted Local Plan 2031.
- To inform the development and implementation of planning policy and infrastructure planning work.
- To provide a robust and up to date evidence base to assist the Council in determination of planning applications in the provision or loss of playing pitches.
- To provide justification and evidence base for developer contributions and external funding bids involving playing pitches, an up to date PPS would be a requirement of any investment from organisations such as the Football Foundation.
- To identify opportunities for improving access to playing pitches, whilst supporting the delivery ambitions contained in the Corporate Plan (supporting health and wellbeing and making the local plan green to the core), the Strategic Outcomes Planning Model (Leisure Strategy), sporting governing bodies' objectives and partial update to the Local Plan 2031

Cotswold Corporate Strategy (2020-2024)

The Cotswold Corporate Strategy recognises and embraces the challenges facing the district and states its aims and ambitions. It is underpinned by a set of action plans that describe in detail how we plan to deliver these ambitions. Of these, one of the key principles is to support the health and wellbeing of the district's residents. It sets out the following five aims to achieve this:

- Encourage resilient, well-connected and active communities that take responsibility for their own health and wellbeing goals.
- Promote both mental and physical health equally, to increase awareness of mental health issues and improve the community response to people in crisis.
- Promote healthy lifestyles, fun and self-care for all ages.
- Ensure our housing and built environments enable residents to live healthy lives.

National context

Paragraphs 98 of the NPPF states that Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate as relevant.

Paragraph 99 of the NPPF discusses assessments and the protection of "existing open space, sports and recreational buildings and land, including playing fields". Paragraphs 101 and 102 also promote the identification of important green spaces by local communities and the protection of these facilities. Such spaces may include playing fields.

An up-to-date PPS will form a key element of the Council's evidence base to support its emerging health and well-being policies and the Local Plan as a whole.

This may provide opportunities to develop new playing pitches or improve the quality of existing playing pitches in Cotswold in response to housing developments that create additional demand for pitches (as well as the accompanying ancillary offer). Any requirement would be calculated by using the Sport England Playing Pitch Calculator[1]. Where possible, this will be aligned to existing community sport clubs in Cotswold which already play an integral part in providing sport and physical activities to the local community.

Headline findings

Table 1.1 below highlights the quantitative headline findings identified for all main pitch sports included in the preceding Assessment Report. MES stands for match equivalent sessions and has been used as the comparable unit for natural grass pitches. Converting both the amount of play a site can accommodate (its carrying capacity) and how much play takes place there (its current use) into the same unit of demand enables a comparison to be undertaken.

The position on future demand is established through ONS projections (2031) and through a mixture of consultation feedback from community clubs in the district and information provided by the relevant national governing bodies of sport. Full details of this can be found in the preceding Assessment Report.

[1] Link to Sport England Sport Playing Pitch Calculator

Pitches have a limit of how much play they can accommodate over a certain period of time before their quality, and in turn their use, is adversely affected. As the main usage of pitches is for matches, it is appropriate for the comparable unit to be match equivalent sessions.

Based on how they tend to be played, this unit for football and rugby union pitches relates to a typical week within the season for each sport. For cricket pitches it is appropriate to look at the number of match equivalent sessions over the course of a season. How much play a cricket pitch can accommodate is primarily determined by the number and quality of wickets on a pitch. Only one match is generally played per pitch per day. However, play is rotated across the wickets to reduce wear and allow for repair. Each wicket is able to accommodate a certain amount of play per season as opposed to a week.

The Sport England PPS guidance does not advocate the conversion of MES to pitches as there is not always a case for providing pitches to meet the demand/shortfalls expressed. For example, improving the quality of pitches can also increase the capacity of existing pitches to accommodate such demand. For qualitative findings and site-specific findings, please see Part 4: Sport Specific Recommendations and Scenarios, and Part 6: Action Plan.

For artificial surfaces (AGPs/3G pitches), how much play can be accommodated is primarily determined by availability, rather than how much play it can accommodate before its quality is adversely affected as with natural grass pitches. Therefore, whole pitches are used as the comparable unit. Similarly, for the other non-pitch sports (i.e., tennis, netball bowls etc) where it is not as easy to determine carrying capacity, whole facilities are used as the comparable unit.

Table 1.1: Quantitative headline findings (pitch sports)

Sport	Analysis area	Pitch type	Current supply/ demand balance (match equivalent sessions)	Future supply/ demand balance (match equivalent sessions)
Football (grass pitches)	North	Adult	At capacity	At capacity
		Youth 11v11	Spare capacity of 1	Spare capacity of 0.5
		Youth 9v9	At capacity	At capacity
		Mini 7v7	At capacity	At capacity
		Mini 5v5	Spare capacity of 1	Spare capacity of 1
	Mid	Adult	At capacity	At capacity
		Youth 11v11	Spare capacity of 1	Spare capacity of 0.5
		Youth 9v9	Shortfall of 0.5	Shortfall of 0.5
		Mini 7v7	At capacity	At capacity
		Mini 5v5	At capacity	Shortfall of 1
	South	Adult	Shortfall of 1	Shortfall of 2
		Youth 11v11	Shortfall of 2.5	Shortfall of 5.5
		Youth 9v9	Spare capacity of 3.5	Spare capacity of 3
		Mini 7v7	Spare capacity of 2.5	Spare capacity of 2.5
		Mini 5v5	At capacity	Shortfall of 1
Football (3G pitches)[2]	North	Full size (Minimum dimensions 91 x 55m)	Shortfall of 0.5	Shortfall of 0.5
	Mid		Shortfall of 1	Shortfall of 1
	South		Shortfall of 1.25	Shortfall of 1.75
	North	Saturday	Spare capacity of 40	Spare capacity of 40

[2] Based on accommodating 38 teams on one full size pitch.

Sport	Analysis area	Pitch type	Current supply/ demand balance (match equivalent sessions)	Future supply/ demand balance (match equivalent sessions)
Cricket[3]		Sunday	Spare capacity of 40	Spare capacity of 40
		Midweek	Spare capacity of 88	Spare capacity of 88
	Mid	Saturday	Spare capacity of 48	Spare capacity of 48
		Sunday	Spare capacity of 60	Spare capacity of 60
		Midweek	Spare capacity of 114	Spare capacity of 114
	South	Saturday	Shortfall of 9	Shortfall of 9
		Sunday	Spare capacity of 27	Spare capacity of 27
		Midweek	Spare capacity of 75	Spare capacity of 75
Rugby union	North	Senior	At capacity	At capacity
	Mid		Shortfall of 3.25	Shortfall of 3.25
	South		Shortfall of 2.5	Shortfall of 2.5
Rugby league	Cotswold	Senior	No demand so no provision required	No demand so no provision required
Polo	Cotswold	-	Sufficient supply	Sufficient supply
Hockey (sand AGPs)	Cotswold	Full size (Minimum dimensions of 97.4 x 59m)	Sufficient supply	Sufficient supply, but a requirement for quality improvements.

Conclusions

From a quantitative perspective, the existing position for each sport is either that demand is being met or that there is a shortfall. Where shortfalls exist, these are currently small but are expected to be exacerbated in the future (based on increases in demand for each sport).

Where shortfalls do not currently exist, particularly for football, it is anticipated that over the Local Plan period that shortfalls will emerge, but at levels which are manageable and that can be theoretically be addressed through pitch improvements of existing provision, rather than the need for providing additional pitches.

Shortfalls are identified for 3G pitches, and these shortfalls cannot be addressed unless this type of pitch is approved and constructed within the District.

Hockey demand within Cotswold is currently adequately catered for. However, the existing pitches at both The Cotswold School and the Royal Agricultural University are due to fall out of use over the lifespan of the PPS and shall require surface replacements.

There are capacity deficiencies for rugby union which are expected to increase in the future. It is expected issues associated to this can be alleviated through quality improvements and the development of new provision expected to be established during the lifespan of the PPS.

Across all sports where demand is being met, this does not necessarily equate to a surplus of provision, with any spare capacity instead spare capacity is considered to be a solution to

[3]Future demand for cricket has been applied on a district wide level and cannot be allocated to the used catchments. It anticipates a growth of seven senior men's cricket teams putting additional pressure on the Saturday peak time period.

overcoming current or future shortfalls. There is a resultant need to protect all existing outdoor sport provision until all demand is met, or there is a requirement to replace provision in accordance with the National Planning Policy Framework (NPPF) and Sport England's Playing Fields Policy.

For the most part, the shortfalls identified can be met by better utilising current provision, such as through improving quality, re-configuration, installing additional sports lighting, improving ancillary facilities or enabling access to existing unused provision, such as at unavailable school sites. However, there is a shortfall of 3G pitches that can likely only be met through increased provision. With resources to improve the quality of grass pitches being limited, particularly at sites managed by parish and town councils, an increase in such provision could also help reduce grass pitch shortfalls through the transfer of play, which in turn can reduce overplay and aid pitch quality improvements.

PART 2: VISION

Vision

A vision has been set out to provide a clear focus with desired outcomes for the Playing Pitch Strategy.

> "To ensure that there are enough playing pitches and related facilities in Cotswold District of the right type, the right quality and in the right place to meet the needs" of the residents of the District now and in the future."

To achieve this vision the PPS will deliver the following objectives:

- Ensure that all valuable facilities are protected for the long-term benefit of sport.
- Promote a sustainable approach to the provision of playing pitches and management of sports clubs.
- Ensure that there are enough facilities in the right place to meet current and projected future demand.
- Ensure that all clubs have access to facilities of appropriate quality to meet current needs and longer-term aspirations.

PART 3: AIMS

The following overarching aims are based on the three Sport England objectives. It is recommended that they are adopted by the Council and partners to enable delivery of the overall PPS vision and Sport England planning objectives.

AIM 1

To **protect** the existing supply of outdoor sport facilities where it is needed to meet current and future needs.

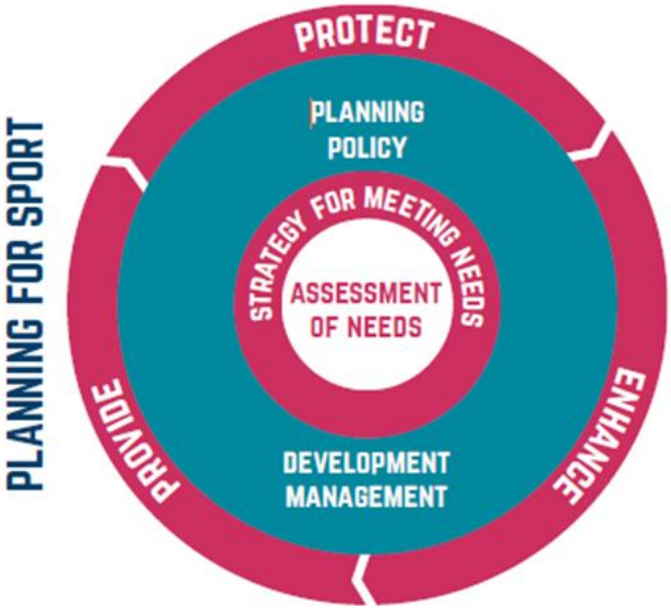
AIM 2

To **enhance** outdoor sport facilities and ancillary facilities through improving quality and management of sites.

AIM 3

To **provide** new outdoor sport facilities where there is current or future demand to do so.

Figure 3.1: Sport England objectives



Source: Sport England, Planning for Sport Guidance (June 2019)

PART 4: SPORT SPECIFIC ISSUES SCENARIOS AND RECOMMENDATIONS

In this section, in order to help develop recommendations and actions for each sport, and to understand their potential impact, a number of relevant scenario questions are tested against the key issues identified in the preceding Assessment Report for each sport. This then informs sport specific recommendations.

Football – grass pitches

Assessment Report summary

Football – grass pitch summary

- The current supply of football provision is broadly sufficient in accommodating football demand on mini pitches and youth 9v9 pitches.
- Comparatively, adult and youth 11v11 pitches are showing a combined overplay of 2.5 MES.
- Future demand through team generation rates creates a shortfall of two match equivalent sessions per week.

Grass football pitch supply:

- The audit identifies a total of 116 grass football pitches across 55 sites. Of these, 90 are available, at some level, for community use across 37 sites. All unavailable pitches are located at education sites, the Duke of Gloucester Barracks and the Fire Service College Leisure Hub.

Grass football pitch quality:

- Of the 90 pitches which offer community use, 27 pitches are assessed as good quality, 38 as standard quality and 25 as poor quality. The identified good quality pitches are located at seven sites, those being Baunton Lane Playing Field, Cirencester Deer Park School, Corinium Stadium, Fairford Town FC, Horcott Road Playing Fields, Moreton Rangers FC and Royal Agricultural University.

Affiliated football demand:

- Through the audit and assessment, 157 teams from 35 clubs are identified as playing in Cotswold. This consists of 34 adult men's, one adult women's, 70 youth boys', three youth girls and 49 mini mixed teams.
- Future demand equates to the growth of two adult, nine youth boys' teams and two mini mixed teams based on team generation rates. Club growth ambitions of 17 teams have been discounted.
- The PPS Strategy & Action Plan will contain a housing growth scenario that will estimate the additional demand for football arising from housing development.

Supply vs demand analysis conclusions:

- There is broadly a sufficient supply of provision in Cotswold to accommodate demand on youth 9v9, mini 7v7 and mini 5v5 pitch types.
- There are existing shortfalls on adult and youth 11v11 pitches.
- Future demand exacerbates shortfalls on adult and youth 11v11 pitches and makes mini 5v5 pitches played at capacity, to give an overall picture of four MES of overplay for the District.
- There is spare capacity for youth 9v9 and mini 7v7 pitches both now and in the future.

Scenarios

Alleviating overplay/improving pitch quality

In total there are 10 pitches overplayed in Cotswold across nine sites, with overplay equating to 10.5 match equivalent sessions per week. Improving quality of these pitches (i.e., through increased maintenance or improved drainage) will increase capacity at the sites and consequently reduce both current and future shortfalls.

To illustrate the above, Table 4.1 highlights the current levels of overplay that would be alleviated if quality improved to good at each site. As a reminder, the capacity rating for each type and quality rating as detailed in the table below:

Adult pitches		Youth pitches		Mini pitches	
Pitch quality	**Matches per week**	**Pitch quality**	**Matches per week**	**Pitch quality**	**Matches per week**
Good	3	Good	4	Good	6
Standard	2	Standard	2	Standard	4
Poor	1	Poor	1	Poor	2

Table 4.1: Overplay if all pitches were good quality (match equivalent sessions)

Site ID	Site name	Analysis area	Current quality	Pitch type	No. of pitches	Capacity rating (MES)	Good quality rating (MES)
9	Blockley Sports & Social Club	North	Poor	Adult	1	0.5	1.5
11	Bourton Rovers Football & Social Club	Mid	Standard	Adult	1	0.5	0.5
12	Bourton Vale Cricket Club	Mid	Standard	Youth 11v11	1	0.5	1.5
13	Charlton Rovers AFC (Shipton Playing Fields)	Mid	Standard	Youth 9v9	1	1	1
36	Fairford RFC	South	Poor	Youth 11v11	1	0.5	2.5
48	Kingshill Sports Complex	South	Standard	Youth 11v11	2	2	2
62	Shipton Moyne Rec Ground	South	Standard	Adult	1	4.5	3.5
70	SWR Leisure	South	Poor	Youth 9v9	1	0.5	1.5
76	Upper Up Playing Fields	South	Standard	Adult	1	1	-

The impact of improving overplayed pitches to good quality is shown in the table above. In the main, overplay would be largely alleviated at all but one site; Shipton Moyne Recreation Ground which would still have 3.5 match equivalent sessions per week of overplay remaining. The overall impact of this equates to a reduction of overplay equating to 10.5 match equivalent sessions per week to 3.5.

Table 4.2: Impact of improving pitch quality on overall supply and demand

Pitch type	Demand (match equivalent sessions per week)			
	Current actual spare capacity	Current overplay	Current total	Potential position with improved pitches
Adult	**5.5**	**6.5**	**1**	**2.5**
Youth 11v11	**1.5**	**3**	**1.5**	**2.5**
Youth 9v9	**4.5**	**1.5**	**3.5**	**7.5**

Making these improvements would, on a districtwide level, theoretically alleviate all overplay. Remaining overplay at Shipton Moyne Recreation Ground would remain, but spare capacity at other sites across the District would balance out the overall position.

Local Football Facility Plan (LFFP)[4]

As improving the quality of all overplayed sites may not be feasible from an investment point of view, an alternative approach is to focus on improving specific strategic sites. To that end, the Local Football Facility Plan (LFFP) identifies nine sites for grass pitch improvements that are in need of investment and that are key to the development of football across Cotswold. This improvement is led by the County FA and FF with local clubs playing a role in the activation of projects.

The Cotswold LFFP (2018) identified two sites for pitch improvements. The impact on improving these is shown in Table 4.3 below. Pitches at the Corinium Stadium (associated with Cirencester Town Youth FC) are now good quality (having improved since the LFFP was established) and as such there is no theoretical improvement to capacity (albeit the user experience can still be improved and the durability of pitches during inclement weather can also be better withstood).

For Tetbury Memorial Ground improving the quality of pitches would create a total of eight match equivalent sessions of spare capacity.

Table 4.3: Impact of LFFP quality improvements

Site ID	Site name	Pitch type	No. of pitches	Quality	Current capacity rating	Good capacity rating
25	Corinium Stadium	Adult	2	Good	1	N/A
		9v9	2		8	N/A
		7v7	2		11.5	N/A
72	Tetbury Memorial Recreation Ground	Youth 11v11	1	Standard	0.5	2.5
		Youth 9v9	1		2	5
		Mini 5v5	1		3	5

As there is no peak time capacity available on any of the pitches at these two sites, there overall supply vs demand balance of the District would remain consistent with the current findings.

As the LFFP is a live document to be informed by an up-to-date PPS, it is recommended that the priority list is updated on the back of this study to account for changes in demand since the project was completed. To help guide this process, the table below comments on whether the PPS provides evidence to support the inclusion of the sites currently featured.

[4] Link to Cotswold LFFP

Table 4.4: Assessing LFFP priority list (grass pitch improvements)

Site ID	Site name	Comments	LFFP update recommendation
25	Corinium Stadium	Key for youth football.	**Retain for improvement**
72	Tetbury Memorial Recreation Ground	Key site that contains pitches which are standard quality. Site is in the process of delivering pitch improvements through Football Foundation funding.	**Retain for improvement**

In addition to the projects already within the LFFP, there is scope to add further projects based on the findings of the PPS to increase capacity of provision in the District as well as improving the user experience of pitches for resident clubs.

Most overplay in the District originates on single pitches; however, these are largely not single pitch sites and including these sites within any LFFP update will work to reduce pitch specific overplay but also benefit the surrounding pitches via capacity improvements. Suggested sites based on PPS findings are as follows:

- Charlton Rovers AFC (Shipton Playing Field)
- Fairford RFC
- Kingshill Sports Complex
- SWR Leisure

Fairford RFC and SWR Leisure are also key sites for rugby union and there may be overlapping opportunities to see improvements as part of a multi-sport funding offer.

Loss of tenure at education sites

Currently two education sites in the Cotswolds are accessed by community clubs where there is no tenure arrangement in place. Theoretically, these clubs could be asked to vacate at any time which would result in each requiring new provision to service existing levels of demand.

The football 22/23 affiliation data accounts for Forest Green Rovers Youth FC accessing Royal Agricultural University and Tetbury Town Youth access Sir William Romneys School. In the case of Royal Agricultural University, the site is now accessed by Stratton YFC which has a 15-year lease agreement in place, whilst Tetbury Town Youth FC uses Sir William Romneys for the equivalent amount of demand. The impact on removal of these two sites for community access are highlighted in the table below. Figures presented are in line with the 22/23 affiliation data.

Table 4.5: Assessing LFFP priority list (grass pitch improvements)

Pitch format	Actual spare capacity[5]	Demand (match equivalent sessions)		
		Overplay	Current total	Current total if education sites become unavailable
Adult	**5.5**	**6.5**	**1**	**1**
Youth 11v11	**1.5**	**3**	**1.5**	**4**
Youth 9v9	**4.5**	**1**	**3.5**	**1**
Mini 7v7	**2.5**	**-**	**2.5**	**-**
Mini 5v5	**1**	**-**	**1**	**-**

[5] In match equivalent sessions

Reconfiguring grass pitch layout

One potential means of reducing shortfalls for grass football pitches is re-configuring the use of existing football pitches which are unused to accommodate for formats with the highest need.

Shortfalls currently existing on adult and youth 11v11 pitch formats with no other format having a current or future shortfall. The sites identified below are sites which could be considered for reconfiguration, relative to goalposts and support being provided for site operators and sufficient demand generating the need to change provision formats.

Table 4.6: Potential grass pitch layouts

Site ID	Site name	Current grass pitch layout	Current supply and demand balance	Potential grass pitch layout	Potential supply and demand balance
36	Fairford RFC	Youth 11v11 x 1	0.5	Youth 11v11 x 2	0.5
		Youth 9v9 x 2	2	Youth 9v9 x 1	1
48	Kingshill Sports Complex	Youth 11v11 x 2	2	Youth 11v11 x 3	1
		Youth 9v9 x 3	4	Youth 9v9 x 2	2

In addition to these, unused sites with adult football pitches could also be considered for conversion to youth 11v11, particularly where changing rooms are not provided (as these sites typically cannot be utilised for competitive adult play).

Recommendations

- Protect the existing quantity of pitches (unless replacement provision meets Sport England requirements and is agreed upon and provided).
- Where pitches are overplayed and assessed as poor or standard quality, prioritise investment and review maintenance regimes to ensure it is of an appropriate standard to sustain use and improve quality.
- Utilise the Football Foundation's PitchPower app to assist in the improvement and ongoing maintenance of provision.
- Work to accommodate future demand at sites which are not operating at capacity.
- Seek to gain access to sites not currently available for community use, particularly where large quantities of pitches are provided, such as The Cotswold School.
- Improve ancillary facilities where there is a demand to do so and where it can benefit the wider footballing offer, such as Bourton Rovers FC and Tetbury Memorial Recreation Ground.
- Where appropriate, help to facilitate partnerships and/or lease arrangements with large, sustainable, development-minded clubs to manage their own sites, such as Tetbury Town FC at Tetbury Memorial Recreation Ground.
- Encourage clubs in the NLS to upgrade to LED sports lighting.
- Ensure that any large housing developments are provided for and assess the need for new pitch provision through master planning on an individual basis.
- Where a housing development is not of a size to justify on-site football provision, consider using contributions to improve existing sites within the locality.
- Protect existing quantity of pitches, including lapsed and disused provision, until all demand is being met (unless replacement provision meets Sport England requirements and is agreed upon and provided).
- Consider pitch re-configuration where capacity of one pitch type can be used to reduce shortfalls of another, and where it can better accommodate what demand is received.

Third Generation turf (3G) pitches

Assessment Report summary

3G summary[6]

Supply:

- There is one full size 3G pitch (106 x 72m) within Cotswold, located at Corinium Stadium. In addition to this there is one small sided (55 x 37m) domed 3G pitch, also located at Corinium Stadium. Both pitches are serviced by sports lights and open to community use.
- The full size 3G pitch at Corinium Stadium is on the FIFA register meaning it can accommodate competitive matches. The site is scheduled to lose its FIFA certification in June 2023.
- There are no World Rugby Compliant 3G pitches in Cotswold. The nearest of such provision is located at the Cheltenham RFC within Cheltenham.

Quality:

- The full-size pitch located at Corinium Stadium is of a standard quality as it is the same surface since its installation in 2017. Comparatively, the small size provision at Corinium Stadium is of a good quality having initially been installed in 2003, with replacement surfaces being installed in 2010 and May 2022.
- The ancillary provision provided at Corinium Stadium is all of a good quality and accessible to members of the public accessing outdoor provision. The site hosts two good quality changing rooms, four standard quality changing rooms, a large function room and an office space with a viewing point overlooking the stadia pitch.

Supply vs demand analysis:

- With 157 football teams currently affiliated to Cotswold, there is a need for four full size pitch equivalents (measuring minimum dimensions of 91 x 55m) to service current levels of demand. Future demand from ONS projections increases this requirement to 4.5 pitches.
- With one full size and one small sided pitch within Cotswold, there is the need for a further 3 full size pitches (measuring a minimum of 91 x 55m) to be provided (rounded up from a need of 2.75).
- When studying demand by analysis area, shortfalls are apparent in all three PPS analysis areas, with the South Analysis Area having the largest shortfall of 1.25 full size pitches (with one full size pitch measuring a minimum of 91 x 55m).
- Comparatively, the Mid Analysis Area shows both a current and future shortfall of one full size pitch, meaning the delivery of one project with a full size 3G pitch (measuring a minimum of 91 x 55m) would be able to accommodate both current and future levels of demand for one of the three analysis areas in the District. None of the three analysis areas are currently adequately catering for current or future demand, however, shortfalls in the North Analysis Area are minimal with it only supporting 16 teams currently accessing pitches.
- With both sites outlined in the LFFP for the installation of new small sided provision being located in the South Analysis Area, this would support but not resolve the existing shortfalls if delivered.

[6] A full size 3G pitch is one in which meets the minimum dimensions of 91 x 55m. A small sided pitch is one which falls under these dimensions.

Scenarios

Accommodating football training demand

In order to satisfy current football training demand (based on the FA's scenario of one full size 3G pitch equivalent being able to cater for 38 community football teams) there is a need for four full size equivalents 3G pitches to accommodate all training demand.

Note, a full size 3G pitch is considered by the FA to measure at least 91 x 55 metres. However, where possible, and where demand requires, pitches should be constructed to a size of 100 x 64 metres.

Table 4.7: Current demand for full size[7] 3G pitches by analysis area

Analysis area	Current number of teams	Full size 3G requirement[8]	Current number full size of 3G pitches	Current shortfall (full size)
Mid	30	1	0	1
North	16	0.5	0	0.5
South	111	2.5	1.25	1.25
Total	**157**	**4**	**1.25**	2.75

The broad need for four pitches is also consistent when analysed by analysis area with the South Analysis Area having the highest need for provision, with 1.25 full size pitches (with one full size pitch one full size measuring minimum dimensions of 91 x 55m).

When considering future demand (defined by ONS population casts to 2031) the shortfall in the South Analysis Area increases by 0.5 thus resulting in a full-size pitch shortfall of two pitches (each measuring minimum dimensions of 91 x 55m). There is no change to the need in the remaining analysis areas.

Cotswold Local Football Facility Plan

The Cotswold LFFP (2018[9]*)* identifies a need for two smaller size 9v9 format 3G pitches. These are at Fairford Town FC and Tetbury Memorial Ground to service the respective football clubs based at each site. Both sites are in the South Analysis Area.

As the LFFP is a live document to be informed by an up to date PPS, the priority project list should be revisited following this study and updated/amended based on the findings. As such, the aforementioned project list has been matched against the table below to see how it services against existing shortfalls.

Table 4.8: Impact of delivering current LFFP 3G pitch projects on PPS shortfalls

Analysis area	Potential full size 3G requirement	Current number of full size 3G pitches	Potential full size shortfall	No. of proposed full size 3G pitches	Remaining shortfall
Mid	1	0	1	-	1
North	0.5	0	0.5	-	0.5
South	2.5	1.25	1.25	1	0.25
Total	**4**	**1.25**	2.75	**1**	**1.75**

[7] A full size pitch is one with dimensions of a minimum of 91 x 55m.
[8] Rounded to the nearest 0.25 pitch
[9] Link to Cotswolds LFFP

Based on the existing portfolio of projects identified in the LFFP, if both projects were to be delivered there would remain a shortfall of 1.75 full size pitch equivalents in the District (with one full size pitch measuring a minimum of 91 x 55m).

Moving football mini match play demand to 3G pitches

To further the use of 3G pitches for matches, the FA is particularly keen to work with local authorities and providers within local authorities to understand the potential demand for full size (minimum 91 x 55m) sports lit 3G pitches to cater for different formats of match play.

The FA has an ambition to transfer 50% of mini play on to 3G pitches nationally. Thus, a programme of play has been created for Cotswold to determine how many full size 3G pitches (measuring a minimum of 91 x 55m) would be required to accommodate this, given that peak time for both mini 7v7 and mini 5v5 football is Sunday mornings.

Table 4.9: Moving all mini matches to 3G pitches

Time	AGP	Total games/teams
9.30am – 10.30am	4 x 5v5	4/8
10.30am – 11.30am	2 x 7v7	2/4
11.30am – 12.30pm	2 x 7v7	2/4
12.30pm – 1.30pm	2 x 7v7	2/4

Based on the above programming and separate start times for mini 5v5 and mini 7v7 matches, the overall need is for 3.5 full size 3G pitches (with each of the full size pitches measuring a minimum of 91 x 55m) to accommodate all current mini match play demand. This is calculated based on 25 teams playing 5v5 football and 24 teams playing 7v7 football at peak time.

If the current 3G pitch requirement of three additional full size pitches (each measuring 91 x 55m) for training within Cotswold were to be provided; it is feasible that all mini football requirements could be accommodated using the one existing and three additional 3G pitches.

The below looks at the number of full size (91 x 55m) pitches which would be required to accommodate 27 teams currently playing this format within Cotswold at peak time.

Table 4.10: Moving all 9v9 matches to 3G pitches

Time	AGP	Total games/teams
10am – Noon	1 x 9v9	1/2
Noon – 2pm	1 x 9v9	1/2
2pm – 4pm	1 x 9v9	1/2

Based on the above programming, there would be a need for 4.5 full size pitches (each measuring a minimum of 91 x 55m) to accommodate all youth 9v9 demand.

Based on the local landscape of football and its more traditional home vs away format, it is unlikely the above approach is viable and the development of 3G pitches provide more so to aid the need for recreational play and training requirements.

Forest Green Rovers – Eco Park Relocation

Forest Green Rovers FC is one of the highest level football clubs in the region. It has an integral link with the Cotswolds, with the Club using provision in the District for its junior academy teams as well for training requirements for its professional men's first team.

Its primary training base for its first team and senior academy teams is at the Coronium Stadium (home of Cirencester Town FC). Gloucestershire FA confirms the Club pays a premium rate for its access to the site. The Club has future plans[10] to develop its own provision which will adequately provide a training base outside of the Cotswolds in Stroud, which it considers to be its primary home location. Currently, its stadium for its men's first time is based in Nailsworth, Stroud.

A relocation of the Club would outside of the District for training purposes would therefore free up space on the only full size 3G pitch in the Cotswold district, at the Coronium Stadium. In relation to midweek evening use (17:00 – 21:00) Forest Green Rovers FC currently utilise 9.5 hours of full pitch use at the site. However, of this access 8.5 hours is on Mondays and Fridays which falls outside of the football peak usage model designed by the Football Association. One hour of use is therefore within the peak usage window on Wednesdays.

When considering this re-location against 3G requirements for the District and associated need for new provision (based on new availability likely to be present on the pitch). It can be determined that the relocation does not impact on existing need which has been identified. This is due to the impact of peak time need, typically between Tuesday, Wednesday, Thursday between 18:00 – 21:00 being broadly unaffected.

3G pitch development – Tetbury

The PPS Assessment Report identifies a need for 1.25 full size 3G pitches in the South Analysis Area of Cotswolds to meet existing demand for football. As a reminder, one full size pitch has minimum dimensions of 91 x 55m. The larger clubs within the Analysis Area are based in and around Tetbury and as such this location has been identified as the most appropriate for the development of a new full size pitch (with minimum dimensions of 91 x 55m).

Gloucestershire FA also highlights demand for 3G provision from Malmesbury area (Wiltshire Council) which would likely access provision in Tetbury to form a full usage programme of any provision which is developed.

SWR Leisure (Tetbury) aspires to develop a full sized 3G pitch (minimum dimensions of 91 x 55m) on its playing field. Likewise, the operators of the Tetbury Memorial Recreation Ground (Dolphins Trust) also have an aspiration for such a development to take place at Tetbury Memorial Recreational Ground.

Both Sport England and the Football Foundation has a preference to the SWR Leisure site as the development would not impact existing cricket or rugby union demand at the site (Tetbury Memorial Ground) and it would also allow for level of curricular usage of the facility throughout the school day. One of the key concerns of developing provision at Tetbury Memorial Ground is the prejudicial impact on cricket and the ability for matches to continue to be played.

[10] https://www.fgr.co.uk/eco-park

On the basis of the above, there is a sound evidence base to see the development of a full size 3G pitch (minimum 91 x 55m) to be developed in Tetbury and football partners and relevant stakeholders should come to a consensus on the most appropriate location relative to sporting outcomes.

World Rugby compliant 3G pitches

World Rugby produced the 'performance specification for artificial grass pitches for rugby', more commonly known as 'Regulation 22' that provides the necessary technical detail to produce pitch systems that are appropriate for rugby union.

The RFU generally support the development of 3G pitches which support rugby union where grass rugby pitches are over capacity and where a pitch would support the growth of the game at the host site and for the local rugby partnership, including local clubs and education establishments. In the case of Cotswold, there are no WR compliant 3G pitches within the District. The nearest example of this provision is situated at Cheltenham RFC.

Locally, capacity shortfalls are identified for rugby union pitches. These are however broadly minimal and not to the extent of which a need to modify existing provision (to install a rugby suitable shock pad) or to create new 3G pitches solely for the benefit of rugby union is warranted. These issues can be addressed via capital investment and maintenance improvements at club sites throughout the district. No clubs further identified this as an investment priority. On the basis of the above, there is no need for WR compliant 3G pitches to be provided in the District.

Recommendations

- Protect current stock of 3G pitches.
- Work with relevant partners to deliver additional 3G pitches in the district to cater for football training demand.
- Work with partners such as the FA, FF, Sport England and other NGBs as applicable to identify the most suitable locations to build new 3G pitches to alleviate known shortfalls, with SWR Leisure as a priority site.
- Ensure that any new 3G pitches have community use agreements in place.
- Ensure that all full size (with minimum dimension of 91 x 55) and larger smaller sized pitches remain on the FA register and are re-tested every three years to sustain certification.
- Ensure all current and future providers have in place a sinking fund to ensure long-term sustainability.
- Ensure that all new 3G pitches are constructed to meet FA recommended dimensions (minimum 91 x 55m) and quality performance standards.

Cricket pitches

Assessment report summary

Cricket – supply and demand summary

- The current broad position in Cotswold is actual spare capacity for peak time senior men's cricket, with all remaining formats also able to be accomodated.
- Actual spare capacity of 79 MES is present for Saturday demand, a figure that once future demand through Sport Englands Playing Pitch Calculator is considered, is removed and overplay of 5 MES is identified.
- Sunday and Midweek demand continues to display actual spare capacity once future demand is accounted for.
- The impact of club aspirations which be explored in the Strategy & Action Plan.
- Eight sites are overplayed, these are; Cirencester CC (both squares), Great Rissignton CC, King Goerge V Playing Field (Northleach), Meysey Hampton Playing Fields, Upper Up Playing Fields, Barnsley Beeches CC, Cowley CC and Chedworth CC. Total overplay equates to 65 MES.
- Despite overall spare capacity being present across the District, clubs such as Cirencester CC, Fairford CC, Chipping Campden CC, Moreton Marsh CC and Tetbury CC all have capacity issues specifically regarding peak time adult demand.

Cricket – supply summary

- In total, there are 36 active cricket sites in Cotswold consisting of grass squares.
- In total there are 39 grass wicket squares across 36 sites of which 34 squares are available for community use across 33 sites. The three non-community accessible sites are Rendcombe College, The Cotswold School and Westonbirt School and Leisure Centre.
- There are a seven standalone NTP's within Cotswold all of which are located at education sites and are not available for community use.
- Six clubs in Cotswold have freehold ownership of its sites, 12 have lease agreements in place and four rent its sites. The remaining clubs either have verbal agreements or are merely on good terms with the landowners.
- The audit of community available grass wicket cricket squares found six to be good quality, 19 to be standard quality and nine to be poor quality.
- Several clubs report issues relating to ancillary provision including clubs such as Ampney Crucis CC, Fairford CC and Williamstrip CC.
- Tetbury CC, Faiford CC, Cirencester CC, Bibury CC, Williamstrip CC and Ampney Crucis CC are all in the process of or have ambitions to enhance its ancillary provision offering.
- Nine clubs state the demand for additional training facilities at its home site, with developments including the installation of new fixed practice nets and NTP's.
- There are five disused squares (former grass pitch) within Cotswold, those being Stow-On-The-Wold CC, Guiting Power Village Hall, Kempsford CC, Windrush Valley Field and Avening and Cherington CC.

Cricket – demand summary

- There are 29 clubs in Cotswold which collectively provide 56 senior men's, seven senior women's, 43 junior boys teams and three junior girls team.
- Eight clubs within Cotswold currently offer the All-Stars program, whilst seven clubs deliver Dynamos sessions.
- Four clubs confirm delivering women's and girls' softball sessions which bring total participation figures of 50 participants.
- Future demand for cricket is identified through team generation rates using Sport England's Playing Pitch Calculator. This equates to the growth of seven senior men's teams, one senior women's team and five junior boys' teams by 2031.
- Club aspirations equate to the potential growth of four senior men's teams, two senior women's teams, six junior boys' teams and one junior girls' teams. A strategy exploring how future demand through club aspirations shall impact the supply and demand balance shall be explored in the accompanying strategy report.
- Ampney Crucis CC hosts the only example of imported demand within Cotswold whilst accommodating Swindon Nomads CC. The Club began accessing the site as of 2012, and share pitch allocation with Poulton CC. There are no identified instances of exported demand.

Scenarios

Addressing overplay

Although a regular, sufficient maintenance regime can sustain sites with minimal levels of overplay a reduction in play is recommended to ensure there is no detrimental effect on quality of cricket squares over time.

In Cotswold, overplay is identified at eight sites and across nine squares. The ECB recommends that poor quality squares do not have a carrying capacity due to being unfit for use. Regarding the squares below, six are poor quality. The impact of improving quality at all these sites, to good, where each wicket has a theoretical capacity of five is considered in the table below.

Table 4.11: Overplay if all overplayed squares were good quality

Site ID	Site name	No. of squares	Square quality	No. of wickets	Current overplay (matches per season)	Potential position (matches per season)
17	Cirencester CC	2	Good	10	20	20
			Standard	6	20	14
41	Great Rissington CC	1	Good	10	5	5
46	King George V Playing Field (Northleach)	1	Poor	5	3	17
53	Meysey Hampton Playing Field	1	Poor	7	6	22
76	Upper Up Playing Fields	1	Poor	5	4	16
92	Barnsley Beeches CC	1	Poor	10	3	37
95	Cowley CC	1	Poor	6	1	23
99	Chedworth CC	1	Poor	5	3	17

As seen in the table above, only the squares provided at Cirencester CC (two squares) and Great Rissington CC would continue to be overplayed if the quality were to be improved to good.

Poor-quality squares across Cotswold are only showing small amounts of overplay, that would be removed if quality was only improved to standard. As this is a more achievable recommendation to clubs it should certainly be prioritised.

Cricket squares can be accompanied by non-turf pitches (NTPs), made of a synthetic material that allows users to play on a usable wicket all year round whilst not contributing towards playing demand on natural turf wickets (grass wickets). By the nature of its design, an NTP is able to accommodate significantly more demand than a natural cricket wicket, meaning it can contribute towards addressing overplay issues on grass cricket squares.

Great Rissington CC is not serviced by an NTP and could theoretically benefit from such provision as a way of reducing identified overplay.

The ECB highlights that non-turf pitches which follow its TS6 guidance[11] on performance standards are suitable for high level, senior play and are considered able to take 60 matches per season, although this may include training sessions via the use of mobile nets.

Cirencester CC has an on-site NTP which is suitable for younger aged junior cricket. Higher utilisation of this may provide a capacity benefit but other options could be considered as highlighted below.

Hybrid wickets

Although not readily available within grassroots cricket, there may be potential in the future to address overplay through the installation of hybrid wicket/s on competitive senior squares. The ECB has been working with SIS Pitches on the installation of hybrid cricket wickets at county cricket clubs (2019) and more recently recreational squares such as Perry Hall Park in Birmingham (2021) and Didsbury Cricket Club in Manchester (2022). Due to already good standing provision at Cirencester Cricket Club, and Great Rissington Cricket, there is scope to potentially explore the opportunity to install hybrid wickets in the future.

A hybrid wicket combines natural turf grass with less the 5% of uniquely engineered, soft polyethylene yarn, which has already been used to improve golf tees, tennis courts and pitch surrounds. These wickets are to offer a greater capacity in addition to reducing time on repair works with a faster recovery time. Reports found that hybrid wickets improve surface stability, reduced wear, reduced bowler foot holes and significantly extended hours of playing time.

Ideally, once these become more readily available for community cricket clubs and have gone through the required testing, they could act as a way to increase levels of playing capacity on overplayed squares. This would be particularly beneficial for those sites which are limited on space and cannot create additional wickets due to restrictions things such as boundary length or ball strike.

Although it is difficult at this stage to understand what impact hybrid wickets could have on each site's capacity, it is suggested that it could potentially alleviate all the overplay on all three squares in the District. This assumes that more senior demand can take place on the hybrid wickets allowing for the outer senior wickets to be used/converted for junior demand.

Accommodating future demand

Population growth over the Local Plan period to 2031 is expected to see the population of the district rise from 90,264 to 104,399. The Sport England PPC anticipates this will lead to the creation of seven senior men's teams, one senior women's team and five junior boys' teams.

This future demand cannot be attributed to any one analysis area or club but is important to understand how this can be accommodated across the District. The preceding Assessment Report shows that for men's Sunday cricket, senior women's and all formats of junior cricket there is sufficient capacity (notwithstanding specific club overplay issues).

For senior men's cricket on Saturdays, however, there are shortfalls identified if all future demand is realised equating to five match equivalent sessions. In the main, this is modest and will largely be unfelt at club level but dependent on where demand aligns itself to (i.e. club specific and analysis area specific) they may well be instances of pressure at certain clubs which have high levels of existing demand (i.e. Cirencester CC).

[11] Link to ECB website TS6 guidance

Where increases in demand are causing capacity issues for Saturday cricket, the PPS Assessment identifies that the sites listed below can accommodate for an increase in demand within the peak period and if ground sharing agreements can be fostered then demand could be accommodated for at these sites on Saturday afternoons (based on 2022 season data):

- Andoversford Sports and Social Club
- Bibury Cricket Club
- Blockley Sports & Social Club
- Ebrington Cricket Club
- Lechlade Cricket Club
- Longborough & Sezincote Cricket Club
- Mickleton Sports Club
- North Cerney CC
- Slaughters CC
- Stowell Park CC

That being said, it is not always realistic for clubs to access other club sites as secondary venues due either increases in demand changing the availability of provision, clubs wishing to protect the quality of provision for their existing teams, or not wanting to permit access altogether. On this basis, it is important to note the role disused provision can play in accommodating demand for cricket in the future.

Disused sites

There are five disused cricket squares in Cotswold located at the following sites:

- Stow-On-the-Wold CC (Queen Elizabeth II Field)
- Guiting Power Village Hall
- Kempsford CC
- Windrush Valley Field
- Avening and Cherington CC

Of these sites, provision at Stow-On-the-Wold CC and Avening and Cherington are most akin for cricket usage having had the most recent use and thus requiring the least amount of investment to bring back into use.

The remaining three sites are most likely to need higher levels of capital to get back into a sufficient position for use (albeit this would need to be fully determined via an agronomy report undertake by a turf specialist).

As there are future shortfalls identified for cricket in the District, where possible, a minimum of one of these sites should be retained for the benefit of cricket. Site nearest to prominent clubs exhibiting high levels of demand are likely the best and could, in theory, serve as secondary home venues if suitable partnerships and access arrangements can be made.

Tetbury CC Loss of Flicx pitch

Consultation with Gloucester Cricket Foundation confirms that the use of a Flicx pitch12 at Tetbury Memorial Recreation Ground (Tetbury CC) is something that clubs within its league do not approve of. This has resulted in the league requesting that it identifies another pitch to play on. It uses currently uses the provision to enable two senior games to take place concurrently on the site.

[12] Link to Flicx website

As identified in the accompanying Assessment Report, this temporary form of artificial pitch is rolled onto the senior rugby union pitch at the site which is used predominately by Tetbury RFC. However, Tetbury Rugby Club has purchased a 12 acre site; Pike Field, in the north of Tetbury and plans to relocate to this site in 2025.

Dependent on how demand is satisfied at the new rugby union site, the existing rugby union pitch at Tetbury Memorial Recreation Ground may be able to be repurposed to accommodate a new cricket square (natural turf) or NTP. If this is to take place, the RFU should confirm this is a decision which will not impact on rugby union.

An alternate solution, if the rugby union pitch is to be retained, could be to reinstate the grass wicket squares provided at Avening and Cherington CC. The site is disused, however, of all the disused squares within the District it remains in a fairly good condition and is located just four miles from Tetbury Memorial Recreation Ground. As such, this could offer an alternative venue for the Club. Whilst being in a better condition than the remaining disused squares, the site would likely require some investment to be brought back into use for Tetbury CC.

Recommendations

- Protect existing quantity of cricket squares.
- Retain a supply of disused sites to serve as a strategic reserve for future demand.
- Improve quality at sites assessed as standard and ensure quality is sustained at sites assessed as good through partnership working with Gloucester County Cricket Board.
- Address overplay via quality improvements, NTP installation and consideration of hybrid wickets in the future.
- Look to address the issues regarding the Flicx pitch at Tetbury Memorial Recreation Ground, with the development of a new cricket square (in replacement of the existing rugby union pitch in 2025) or via reinstating the square at Avening and Cherington CC as two possible solutions.
- Pursue improved security of tenure for clubs without ownership or a long-term lease arrangement in place, particularly those engaging in lease renewals.
- Improve the changing and ancillary facilities where there is a need to do so, with priorities placed at Cirencester CC, Fairford CC, Tetbury CC, Bibury CC, Williamstrip CC and Ampney Crucis CC through support from Poulton CC
- Consider options to increase and improve stock of suitable practice facilities, as nine clubs raise this as an issue at their sites.
- Continue to support ECB initiatives such as All Stars and Dynamos and ensure unaffiliated demand and recreational cricket is provided for.
- Ensure that any residential development considers potential increases in demand for the sport and that new provision or contributions are properly sought through utilisation of the Sport England Playing Pitch Calculator.
- Ensure that the applicant of any development adjacent to existing cricket grounds undertakes an appropriate ball-strike assessment to determine need for potential ball strike mitigation requirements.
- Look to enable community use access to the grass wicket square at Westonbirt College in line with the sites community use stipulation in the planning application for its full sized AGP.

Rugby union - grass pitches

Assessment Report summary

Rugby union summary

- There is insufficient level of senior rugby union provision in Cotswold to accommodate current and future demand. Current shortfalls equate to 5.75 match equivalent sessions per week and future demand increases this to 6.75 match equivalent sessions per week.

Pitch supply:

- There is a total of 36 rugby union pitches in the Cotswolds across 11 sites. This consists of 27 senior pitches and nine mini (mixed aged grade) pitches. Of these, 21 pitches, located at education sites, are unavailable for community use.
- There are no WR compliant 3G pitches located within Cotswold, the nearest available provision is in either Cheltenham or Wiltshire.
- Tetbury RFC is working to develop new provision consisting of three pitches and accompanying ancillary provision at a new site (Pike Field) in Tetbury. It is expected this will be available for use from 2025.

Pitch quality:

- In terms of quality, of community use pitches, there are five good quality, one standard quality and four poor quality pitches which are available for community use. There are also five poor quality mixed age grade pitches which are also available for community use.
- From a community club perspective, poor quality pitch provision is an issue for Fairford and Tetbury rugby clubs.

Ancillary provision quality:

- Of the four clubs in the District, good quality provision is available to Cirencester and Stow-on-the-Wold rugby clubs. Poor quality provision is available to Tetbury and Fairford rugby clubs.
- Fairford RFC has aspirational plans to improve its ancillary offer through a partnership with Fairford CC.
- Tetbury RFC has planning permission to provide new ancillary provision, which is expected to be of a good quality at its new site at Pike Field.

Demand:

- There are four rugby union clubs in Cotswold which in total generate demand equating to 51 teams. As a breakdown, this consists of seven senior men's, three boy's colts, 11 junior boys, one junior girl and 24 mixed age grade teams.
- Future demand from team generation rates equates to one junior boys' team and two mini (mixed age grade) team.
- From an aspirational growth perspective, community clubs have highlighted growth equating to two senior men's teams, one senior women's team, two junior boys' teams and two junior girls' teams.

Supply and demand analysis:

- There is an overall insufficient supply of provision to cater for both current and future demand. Current shortfalls equate to 5.75 match equivalent sessions per week and future demand increases this to 6.75 match equivalent sessions per week.

Scenarios

Improving pitch maintenance and drainage

Maintenance and drainage solutions are an integral method in improving pitch quality at rugby union sites, ensuring that pitches can accommodate demand throughout the season. Locally, there are several sites which are identified as being overplayed and the following scenario explores what impact improving both the level of maintenance and installation of drainage solutions would have on the capacity of provision.

The table below illustrates the RFU pitch quality scoring methodology which ascertains the capacity of pitches based on the scoring criteria.

Table 4.12: Pitch capacity (matches per week) based on quality assessments

		Maintenance		
		Poor (M0)	Adequate (M1)	Good (M2)
Drainage	Natural Inadequate (D0)	0.5	1.5	2
	Natural Adequate or Pipe Drained (D1)	1.5	2	3
	Pipe Drained (D2)	1.75	2.5	3.25
	Pipe and Slit Drained (D3)	2	3	3.5

The table below looks at what capacity benefits would be ascertained through improvement of both maintenance and drainage solutions in one increment on the above technical criteria. It further looks at the benefit of maximum improvements to both drainage and maintenance to explore maximum benefits.

Table 4.13: Improving maintenance on all sites/senior pitches by one increment (based on RFU technical criteria)

Site ID	Site name	Number of senior pitches	Current technical score	Quality*	Sports lighting?	Match equivalent sessions (per week)	Pitch Capacity (sessions per week)	Capacity rating	Improved technical score	Improved quality score	Improved capacity rating
23	Cirencester RFC	2	M2/D1	Good	No	4.5	6	1.5	N/A	N/A	N/A
		1	M1/D1	Standard		1.75	2	0.25	M2/D1	Good	1.25
36	Fairford RFC	1	M0/D1	Poor	No	1	1.5	0.5	M1/D1	Standard	1
105	Leafield Road (Fairford RFC)	1	M0/D0	Poor	No	1	0.5	0.5	M1/D0	Standard	0.5
68	Stow-on-the-Wold RFC	2	M2/D1	Good	Yes	9.25	6	3.25	N/A	N/A	N/A
		1	M2/D1	Good	No	2	3	1	N/A	N/A	N/A
72	Tetbury Memorial Ground	1	M0/D1	Poor	No	2.5	1.5	1	M1/D1	Standard	0.5
70	SWR Leisure (Tetbury RFC)	1	M0/D0	Poor	No	2	0.5	1.5	M1/D0	Standard	0.5

Improving the maintenance of senior pitches at all sites accessed by community clubs would have a theoretical capacity benefit for several clubs. For Cirencester RFC (two pitches) and Stow-on-the-Wold RFC, pitch maintenance is already at an M2 threshold and therefore there is no real opportunity to increase capacity through an increased/improved maintenance offer (based on the RFU capacity criteria). This is because it is considered that both clubs already undertake a good level of technical maintenance to their pitches.

For the remaining sites (including one pitch at Cirencester RFC) there will be a capacity benefit to pitch improvements via maintenance. Overplay at Leafield Road (Fairford RFC) would be alleviated and overplay at both Tetbury Memorial Ground and SWR Leisure (Tetbury RFCs secondary site) would both reduce to 0.5 match equivalent sessions per week each.

Table 4.14: Improving drainage on all sites/senior pitches by one increment (based on RFU technical criteria)

Site ID	Site name	Number of senior pitches	Current technical score	Quality*	Sports lighting?	Match equivalent sessions (per week)	Pitch Capacity (sessions per week)	Capacity rating	Improved technical score	Improved quality score	Improved capacity rating
23	Cirencester RFC	2	M2/D1	Good	No	4.5	6	1.5	M2/D2	N/A	1.75
		1	M1/D1	Standard		1.75	2	0.25	M1/D2	N/A	0.75
36	Fairford RFC	1	M0/D1	**Poor**	No	1	1.5	0.5	M0/D2	N/A	0.75
105	Leafield Road (Fairford RFC)	1	M0/D0	Poor	No	1	0.5	0.5	M0/D2	N/A	0.25
68	Stow-on-the-Wold RFC	2	M2/D1	Good	Yes	9.25	6	3.25	M2/D2	N/A	2.75
		1	M2/D1	Good	No	2	3	1	M2/D2	N/A	1.25
72	Tetbury Memorial Ground	1	M0/D1	Poor	No	2.5	1.5	1	M0/D2	N/A	0.75
70	SWR Leisure (Tetbury RFC)	1	M0/D0	Poor	No	2	0.5	1.5	M0/D1	N/A	1.25

A similar approach to improving maintenance has been undertaken here for drainage installation (through improvement to pitches by one increment on the RFU technical criteria). In this case, for both Cirencester RFC and Stow-on-the-Wold RFC, capacity benefits would be seen with additional spare capacity generated at Cirencester RFC and an overall reduction of overplay across two pitches at Stow-on-the-Wold RFC by 0.5 match equivalent sessions.

For the remaining sites, each would see a slight reduction in overplay, but this would remain higher than when compared to the maintenance improvement position. This shows that maintenance improvements should take priority over capital drainage solutions at sites associated with Fairford RFC and Tetbury RFC.

Table 4.15: Improving both maintenance and drainage to M2/D3 at all sites/senior pitches (based on RFU technical criteria)

Site ID	Site name	Number of senior pitches	Current technical score	Quality*	Sports lit?	Match equivalent sessions (per week)	Pitch Capacity (sessions per week)	Capacity rating	Improved technical score	Improved quality score	Improved capacity rating
23	Cirencester RFC	2	M2/D1	Good	No	4.5	6	1.5	M2/D3	N/A	2.5
		1	M1/D1	Standard		1.75	2	0.25	M2/D3	Good	1.75
36	Fairford RFC	1	M0/D1	**Poor**	No	1	1.5	0.5	M2/D3	Good	2.5
105	Leafield Road (Fairford RFC)	1	M0/D0	Poor	No	1	0.5	0.5	M2/D3	Good	2.5
68	Stow-on-the-Wold RFC	2	M2/D1	Good	Yes	9.25	6	3.25	M2/D3	N/A	2.25
		1	M2/D1	Good	No	2	3	1	M2/D3	N/A	1.5
72	Tetbury Memorial Ground	1	M0/D1	Poor	No	2.5	1.5	1	M2/D3	Good	1
70	SWR Leisure (Tetbury RFC)	1	M0/D0	Poor	No	2	0.5	1.5	M2/D3	Good	1.5

This table illustrates the position if all senior pitches in the District which are accessed by community clubs were improved to an M2/D3 threshold. This is the highest threshold a pitch can score based on the RFU technical criteria. In all cases, overplay would be removed and a moderate amount of spare capacity generated on all sites, aside from the overplayed pitches at Stow-on-the-Wold RFC which would see overplay reduced.

Stow-on-the-Wold RFC

For Stow-on-the-Wold RFC, the impact of capital drainage solutions will not overcome its overplay issues. As such, other opportunities need to be considered, however, the shortfalls are not substantial enough to warrant the development of a dedicated 3G pitch (or likewise a shock pad to be installed on any forthcoming development of such provision).

On this basis, where, and if, opportunities present themselves in the future for land acquisition on an adjacent field to provide new senior pitches (or likewise, generic playing field with sports lighting for training purposes) then this should be explored further as an option to relieve capacity shortfalls. The RFU confirm the Club is working towards installing a fourth pitch in the adjacent field to its site.

Improving sports lighting at Cirencester RFC

Consultation with Cirencester RFC confirms it has an ambition to increase the number of sports lit pitches at its site. The RFU confirm the Club has been in receipt of Section 106 funding to install sports lights on one of its senior pitches.

All training demand at the site currently takes place on a dedicated sports lit training area which is not of a sufficient size to accommodate continued demand for all its competitive teams which train midweek during autumn and winter months and as such require this sports lighting. As all pitches have a level of spare capacity there is scope to provide this on existing marked pitches without exacerbating or causing shortfalls to appear. On this basis, any proposal to develop sports lighting on the site should be supported.

Table 4.16: Current space capacity at Cirencester RFC

Site ID	Site name	Current number of senior pitches	Current technical score	Quality*	Sports lit?	Match equivalent sessions per week	Capacity rating
23	Cirencester RFC	2	M2/D1	Good	No	4.5	1.5
		1	M1/D1	Standard		1.75	0.25

Alleviating overplay at club specific sites

Leafield Road (Fairford RFC)

Leafield Road is a satellite site accessed by Fairford RFC for its mini (mixed age grade) and singular junior team. It is overplayed by 0.5 match sessions per week. As evidenced in Table 4.13, this overplay can be alleviated through pitch maintenance improvements on the site (from M0 to M1).

Stow on the Wold RFC

Stow on the Wold RFC has a cumulative site overplay of 3.25 match equivalent sessions per week. Capital drainage solutions or maintenance improvements are not sufficient to alleviate this (as evidenced in Table 4.13 and 4.14). As such, other opportunities need to be considered.

The shortfall of 3.25 match equivalent sessions is not considered by the RFU be sufficient to warrant the need for a WR22 compliant 3G pitch to be provided. On this basis, where, and if, opportunities present themselves in the future, land acquisition near or adjacent to the site to provide a new pitch (or floodlit training area) provided at an M2/D2 standard would fully alleviate shortfalls. The RFU confirm the Club is working towards installing a fourth pitch in the adjacent field to its site.

Tetbury Memorial Ground (Tetbury RFC)

Tetbury Memorial Ground has a shortfall of one match equivalent session per week. This can be alleviated through a combination of maintenance and drainage solutions as identified in Table 4.15.

It is however noted that Tetbury RFC will be relocating from its site to Pike Field in 2025. This is a new development which will provide two senior pitches and a junior pitch. Dependent on the quality provision is provided to, it is likely this will resolve capacity shortfalls identified. This will need to be monitored as part of Stage E.

SWR Leisure (Tetbury RFC)

SWR Leisure is a satellite site accessed by Tetbury RFC to accommodate its mini (mixed age grade) teams. Shortfalls on the site equate to 1.5 match sessions per week. This can be alleviated via maintenance and drainage solutions as identified in Table 4.15. The development of Pike Field may also provide a role in reducing this overplay. This will need to be monitored as part of Stage E.

Recommendations

- Protect the existing quantity of rugby union pitches including those used for curricular and extra-curricular demand.
- Work to undertake targeted pitch improvements at sites associated with Fairford RFC and Cirencester RFC to alleviate shortfalls at these sites.
- Support clubs in taking part in the GMA pitch advisory service to explore technical requirements to improve pitch quality to address overplay.
- Explore land acquisition and potential to develop new pitch provision close to Stow-on-the-Wold RFC to alleviate overplay associated with the Club.
- Support Cirencester RFC in its aspirations to provide additional sports lighting.
- Work with clubs to improve their ancillary offer where this a need to do so.
- Ensure that any residential development considers potential increases in demand for the sport and that new provision or contributions are properly sought through utilisation of the Sport England Playing Pitch Calculator.

Hockey pitches (sand/water-based AGPs)

Assessment Report summary

Hockey summary

- **There is sufficient supply of hockey suitable pitches in Cotswold from a programming perspective to accommodate current levels of peak time demand.**
- **Future demand of one senior ladies team and two junior teams can be accommodated on current provision from a programming perspective.**
- **With both AGP's provided at the Royal Agricultural University and The Cotswold School nearing end of life, there is the need to provide pitch replacements at both sites in order to accommodate existing and future hockey demand.**

Pitch supply:

- There are five full size hockey suitable AGPs in Cotswold located across as many sites. Four of these pitches are open to community use with the AGP at Rendcombe College being the only provision with no formal community use agreement in place.
- Westonbirt School is scheduled to have an AGP and accompanying clubhouse with two changing rooms installed, with a proposed deadline of completion being 2023. The school state it does not know if the site shall be accompanied by sports lights or if a community use agreement shall be reached, however, it was acceptant to the idea if an arrangement that fits around curricular demand can be decided.

Pitch quality:

- The full-size pitch at Rendcombe College resembles the only good quality playing provision within the District, with the AGP receiving a carpet replacement in 2019. Provision found at Cirencester Deer Park School and Everyone Active Chipping Campden are both of a standard quality, with the former being five years of age and the latter seven years old.
- The AGPs provided at the Royal Agricultural University and The Cotswold School are both of a poor quality and in need of replacement surfaces before reaching condemnation. The Cotswold School does not have a sinking fund in place for its provision, whilst details regarding the Royal Agricultural University are unknown.

Affiliated demand:

- There are four hockey clubs within Cotswold, those being Cirencester HC, Chipping Campden HC, Blockley Ladies HC and Bourton and Sherbourne HC.
- Cirencester HC hosts five senior mens teams, four ladies teams and six junior teams. Chipping Campden HC has one ladies team, Blockley Ladies HC provide two ladies teams and a junior team, whilst Bourton and Sherbourne HC accommodate two senior ladies teams, one senior mens team and a junior team.
- Cirencester HC access both Deer Park School and Royal Agricultural University for home fixtures. Chipping Campden HC and Blockley Ladies HC both access Everyone Active Chipping Campden School, whilst Bourton and Sherbourne HC play at The Cotswold School.
- Future demand from Cirencester HC is to gain a fifth senior ladies team as of the 2022/23 season, whilst Blockley Ladies HC hope to gain a junior boys and a junior girls team. Future demand from Cirencester HC can be accommodated for from a programming perspective at Royal Agricultural University, however, given the age of provision the site should not be outlined for increasing in usage.

Supply and demand analysis conclusions:

- Based on current levels of demand, there is a sufficient supply of provision to accommodate existing demand, however, if necessary, pitch replacements are not undertaken at Royal Agricultural University and The Cotswold School, both pitches shall reach a point of condemnation during the lifespan of the PPS.
- Future demand can be accommodated with existing provision if replacement surfaces are provided at the Royal Agricultural University and The Cotswold School.

Scenarios

Meeting demand for hockey suitable AGPs

The PPS Guidance suggests that a pitch with sports lighting can accommodate four match equivalent sessions on a Saturday. With teams playing on a home and away format, this equates to one AGP being able to cater for eight 'home' teams (one team requires 0.5 match equivalent sessions per week on its 'home' AGP).

The table below outlines the position for hockey usage across all the hockey suitable sites across the District. In the main, all pitches are operating at capacity. The only pitch to be considered as having spare capacity is at Everyone Active Chipping Camden School. The pitch at Rendcombe College is unavailable to the community and as such has not been allocated any capacity for use. Lastly, the pitches at Royal Agricultural College and the Cotswold School have had their capacities reduced due to the poor quality surfaces not being recommended to accommodate for an increase in demand.

Table 4.17: Hockey usage and spare capacity

Site ID	Site name	Site user	Current use in peak period (MES)	Spare capacity?
18	Cirencester Deer Park School	Cirencester HC	4 MES	No
34	Everyone Active Chipping Camden School	Chipping Campden HC Blockley Ladies HC	2 MES	Yes
59	Rendcombe College	-	0 MES	No
60	Royal Agricultural University	Cirencester HC	3 MES	No
75	The Cotswold School	Bourton and Sherbourne HC	3 MES	No

Table 4.18: Quality of existing hockey suitable artificial grass pitches

Site ID	Site name	Surface type	User	Quality rating	Built/ resurfaced
18	Cirencester Deer Park School	Sand dressed	Cirencester HC	Standard	2003 / 2017
34	Everyone Active Chipping Camden School	Sand dressed	Chipping Campden HC -Blockley Ladies HC	Standard	2015
59	Rendcombe College	Sand dressed	-	Good	2010 / 2019
60	Royal Agricultural University	Sand filled	Cirencester HC	Poor	2003
75	The Cotswold School	Sand filled	Bourton and Sherbourne HC	Poor	2005

Based on the above, it can be determined that the quantity of provision for the District is sufficient, however, the quality of provision servicing clubs insufficient at two sites (those being the Royal Agricultural College and The Cotswold School).

As it stands, the pitch at Rendcombe College serves no role in servicing demand but if suitable relationships could be forged with the school, it could theoretically act as a strategic reserve site or alternatively a home site for one of the clubs accessing poor quality provision.

Likewise, as highlighted in the preceding assessment report, Westonbirt School has plans to build a new full size hockey suitable pitch in 2023 and is not opposed to allowing community bookings for an appropriate club. This could further be an option is the usability of existing sites comes to a position in which a club may need to relocate.

Conclusion

There is a sufficient quality of pitches in the District to accommodate current hockey demand. However, quality improvements are needed at existing sites to sustain current home venues for Cirencester HC and Bourton and Sherbourne HC.

Future opportunities to access provision at Rendcombe College and Westonbirt College may also present opportunities as strategic reserve sites if suitable relationships can be forged between clubs and providers. This may require England Hockey or the Active Partnership to support relationship management. In the case of Westonbirt College, the Gen 2 pitch development planning application has a community use agreement stipulation outlined.

Converting sand-based AGPs to 3G

Since the introduction of 3G pitches and given their popularity for football, providers have seen this as a way of replacing their tired sand-based carpet and generating money from hiring out a 3G pitch to football clubs and commercial football providers. This has come at the expense of hockey, with players now travelling further distances to gain access to a suitable pitch and many teams being displaced from their preferred geographical area.

Due to its impact on hockey, it is appropriate to ensure that sufficient sand-based AGPs are retained for the playing development of the sport. To that end, a change of surface should require a planning application and, as part of that, the applicants should have to show that there is sufficient provision available for hockey in the locality. Opportunities to incorporate this into planning policy should therefore be explored, and advice from Sport England and EH should also be sought prior to any planning application being submitted.

It should also be noted that, if a surface is changed, it could require the existing sports lighting to be changed and, in some instances, noise attenuation measures may need to be put in place.

The 3G surface is limited in the range of sport that can be played or taught on it. Those proposing a conversion should take advice from the appropriate sports' governing bodies or refer to Sport England guidance 'Selecting the Right Artificial Grass Surface[13].

Recommendations

- Protect all sand based AGPs for continue hockey use.
- Improve quality of the AGP at the Royal Agricultural College and The Cotswold School.
- Ensure all hockey suitable AGPs have a sinking fund in place for their eventual refurbishment.
- Work to secure community access to provision which is planned for development in the future through a secure community use agreement.
- Ensure that any residential development considers potential increases in demand for the sport and that new provision or contributions are properly sought through utilisation of the Sport England Playing Pitch Calculator.

[13] Link to Sport England Guidance for outdoor surfaces

Polo

Assessment Report summary

Polo - summary

- There is a total of 25 polo pitches across five sites in Cotswold.
- There are four polo clubs identified within Cotswold, all of which, are located within the South Analysis Area.
- All provision provided across Cotswold is of a good quality.
- There is an adequate amount of polo pitches to meet the needs of both current and future demand.

Recommendations

- Protect the existing supply of provision as to ensure current and future demand for polo can be accommodated within the District.
- Sustain current quality of provision on existing pitches.

PART 5: STRATEGIC RECOMMENDATIONS

The strategic recommendations for the Strategy have been developed via the combination of information gathered during consultation, site visits and analysis which culminated in the production of an assessment report, as well as key drivers identified for the Strategy. They reflect overarching and common areas to be addressed, which apply across playing pitch and outdoor sport facilities and may not be specific to just one sport.

AIM 1

To **protect** the existing supply of outdoor sport facilities and ancillary facilities where it is needed for meeting current and future needs.

Recommendations:

a. Ensure, through the use of the PPS, that outdoor sport facilities are protected through the implementation of local planning policy.

b. Secure tenure and access to sites for high quality, development minded clubs, through a range of solutions and partnership agreements.

c. Maximise community use of education facilities where needed.

Recommendation (a) – Ensure, through the use of the PPS, that outdoor sport facilities are protected through the implementation of local planning policy.

The PPS shows that all existing playing field and outdoor sport sites cannot be deemed surplus to requirements because of shortfalls now and in the future. As such, all provision requires protection or replacement until all identified shortfalls have been overcome. This includes lapsed, disused (including any which may not have been identified in this document) underused and poor quality sites as there is a requirement for such provision to help meet and alleviate the identified shortfalls.

When shortfalls are evident, provision can only be permanently lost when the current picture changes to the extent that the site in question is no longer needed as a result of no shortfalls existing, or unless replacement provision is provided and agreed upon by all stakeholders. NPPF paragraph 99 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

The PPS should be used to help inform development management decisions that affect existing or new playing pitch provision and accompanying ancillary facilities. All applications are assessed by the Local Planning Authority on a case-by-case basis taking into account site specific factors. In addition, Sport England is a statutory consultee on planning applications that affect or prejudice the use of playing field used within the last five years. They will use the PPS to help assess the planning application against its Playing Fields Policy.

Policy Exception E1:

'A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport'.

Where the PPS cannot demonstrate that the site, or part of a site, is clearly surplus to requirements then replacement of the site, or part of a site, will be required to comply with the remaining Sport England policy exceptions.

Policy Exception E2

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity and quality of playing pitches or otherwise adversely affect their use'.

Policy Exception E3

'The proposed development affects only land incapable of forming part of a playing pitch and does not:

- Reduce the size of any playing pitch;
- Result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- Reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain quality;
- Result in the loss of other sporting provision or ancillary facilities on the site;
- Prejudice the use of any remaining areas of playing field on the site'.

Policy Exception E4:

'The playing field or fields to be lost as a result of the proposed development would be replaced, prior to the commencement of development, by a new playing field site or sites:

- of equivalent or better quality and
- of equivalent or greater quantity;
- in a suitable location and;
- subject to equivalent or better management arrangements.

Policy Exception E5

'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice of use, of the area of playing field'.

Disused sites should also be protected from development or replaced in accordance with Sport England's policy exceptions as they currently provide a solution to reducing identified shortfalls. Any disused playing fields are included within this Action Plan together with a recommendation in relation to bringing the site back into use or to mitigate the loss on a replacement site to address the shortfalls identified.

It may be appropriate to consider rationalisation of certain low value playing pitch sites (i.e. one/two pitch sites with no changing provision) to generate investment and focus resources towards creating bigger and better quality venues (hub sites). Such sites could then be re-purposed to meet other recreational needs or, if appropriate and agreed could be developed for other uses. It is vital, however, that there is no net loss of facilities and that replacement provision is in place and available for use prior to existing provision being lost.

Recommendation (b) – Secure tenure and access to sites through a range of solutions and partnership agreements.

Unlike some authorities nationally, there is not too much an overreliance for on the education sector to provide for most of the demand for playing pitch & outdoor sport facilities. However, where this is the case, particularly for the likes of hockey, it is imperative that future opportunities to secure tenue for clubs is explored and progressed where possible.

The following schools provide community use to clubs. These clubs and the sport are detailed in the table below.

Table 5.1: Known use of education sites

School	Club	Sport
Royal Agricultural School	Forest Green Rovers Youth FC Cirencester HC	Football Hockey
Sir William Romney	Tetbury FC Juniors Tetbury RFC	Football Rugby Union
The Cotswold School	Bourton and Sherbourne HC	Hockey
Cirencester Deer Park School	Cirencester HC	Hockey

Not having fully formalised usage presents a risk for those clubs using these sites as community use could technically be terminated at any time.

For unsecure sites, NGBs, Sport England and other appropriate bodies such as England Hockey can often help to negotiate and engage with providers where the local authority may not have direct influence. This is particularly the case at sites that have received funding from these bodies or are going to receive funding in the future as community access can be a condition of any agreement.

In the context of the Comprehensive Spending Review[14] which announced significant public spending cuts, it is increasingly important for the Council to work with voluntary sector organisations to enable them to take greater levels of ownership and support the wider development and maintenance of facilities. To facilitate this, where practical, the Council should support and enable clubs to generate sufficient funds, providing this is to the benefit of sport.

The Council (including parish and town councils) and private landlords (as relevant) should further explore opportunities where security of tenure could be granted via lease agreements (minimum 25 years as recommended by Sport England and NGBs) so that clubs are in a position to apply for external funding. This is particularly the case at poor quality sites, possibly with inadequate or no ancillary facilities, so that quality can be improved and sites developed.

Local sports clubs should be supported by partners including the Council (where relevant), parish and town councils and NGBs to achieve sustainability across a range of areas including management, membership, funding, facilities, volunteers and partnership work.

[14] Link to Government website

For example, club development should be support and clubs should be encouraged to develop evidence of business and sports development plans to generate income via their facilities.

All clubs could be encouraged to look at different management models such as registering as Community Amateur Sports Clubs (CASC)[15]. They should also be encouraged to work with partners locally, such as volunteer support agencies or local businesses.

Each club interested in leasing a council site (including those from parish and town councils) should be required to meet service and/or strategic recommendations. An additional set of criteria should also be considered, which takes into account club quality, aligned to its long-term development objectives and sustainability, as seen in the table below.

Table 5.2: Recommended criteria for lease of sport sites to clubs/organisations

Club	Site
Clubs should have NGB accreditation award. Clubs commit to meeting demonstrable local demand and show pro-active commitment to developing school-club links. Clubs are sustainable, both in a financial sense and via their internal management structures in relation to recruitment and retention policy for both players and volunteers. Ideally, clubs should have already identified (and received an agreement in principle) any match funding required for initial capital investment identified. Clubs have processes in place to ensure capacity to maintain sites to the existing, or better, standards.	Sites should be those identified as 'Local Sites' (recommendation d) for new clubs (i.e. not those with a district-wide significance) but that offer development potential. For established clubs which have proven success in terms of self-management 'Key Centres' are also appropriate. Sites should acquire capital investment to improve or be leased with the intention that investment can be sourced to contribute towards improvement of the site.

The Council (and likewise, Parish and Town Councils) could establish core outcomes to derive from clubs taking on a lease arrangement to ensure that the most appropriate are assigned sites. Outcomes may, for example, include:

- Increasing participation.
- Supporting the development of coaches and volunteers.
- Commitment to quality standards.
- Improvements (where required) to facilities, or at minimum retaining existing standards.

In addition, clubs should be made fully aware of the associated responsibilities/liabilities when considering leases of multi-use public playing fields. It is important in these instances that the site, to some degree, remains available for other purposes or for other users.

For clubs with lease arrangements already in place, these should be reviewed when fewer than 25 years remain to improve security of tenure and aid the attraction of funding; clubs with fewer than 25 years remaining on a lease agreement are unlikely to be eligible for external funding.

[15] http://www.cascinfo.co.uk/cascbenefits

Recommendation (c) - Maximise community use of education facilities where needed

To maximise community use of education facilities more coherent, structured relationship with schools is recommended. The ability to access good facilities within the local community is vital to any sports organisation, yet many clubs struggle to find good quality places to play and train.

A large number of sporting facilities are located on education sites and making these available to sports clubs can offer significant benefits to both the schools and local clubs, as well helping to reduce identified shortfalls. It is, however, common for school provision not to be fully maximised for community use, even on established community use sites.

Although there are a growing number of academies over which the Council has little or no control, it is still important to understand the significance of such sites and attempt to work with the schools where there are opportunities for community use. In addition, relevant NGBs have a role to play in supporting the Council to deliver upon this recommendation and communicating with schools where necessary to address shortfalls in provision.

Where new schools are provided in major new residential developments, they should be designed to facilitate community access, with opportunities for meeting the community's outdoor sports needs explored at the outset to maximise the potential for facility provision to be made within the developments, if appropriate. An example of this is ensuring the provision of youth 11v11 and/or youth 9v9 grass football pitches, given current shortfalls and their suitability for the playing format of students, or multi-use provision such as sports lit courts that can accommodate both tennis and netball activity.

As detailed earlier, NGBs, the Active Partnership and Sport England can often help to negotiate and engage with schools where the local authority may have limited direct influence. This is particularly the case at sites that have received funding from the relevant bodies or are going to receive funding in the future as community access can be a condition of the funding agreement.

AIM 2

To **enhance** outdoor sports facilities and ancillary facilities through improving quality and management of sites.

Recommendations:

d. Maintain quality and seek improvements where necessary.

e. Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites.

f. Work in partnership with stakeholders to secure funding.

g. Secure developer contributions.

Recommendation (d) – Improve quality

There are several ways in which it is possible to increase pitch quality and these are explored below.

Ground Management Association (GMA) Pitch Advisory Service

With quality of grass pitches becoming one of the biggest influences on participation, the Pitch Advisory Service (PAS, formerly the Grounds and Natural Turf Improvement Programme) was launched in 2014 and is funded by the GMA and its partners; the Football Foundation, Sport England, FA, ECB, RFU and RFL.

Its aim is to raise the standards of sports surfaces as well as the understanding of sports turf management practices among grassroots clubs across England and Wales. The PAS provides an enhanced network of support and expertise available to those maintaining natural turf pitches, particularly at a local level.

The service can be utilised by grassroots clubs, organisations and local authorities with the simple aim of improving the quality of grass pitches. The key principles behind the service are to provide members of the programme with advice/practical solutions via a report which will also identify the key enhanced maintenance works required along with machinery requirements.

Pitch providers are encouraged to complete a self-assessment of pitches using the Football Foundation PitchPower app. In August 2022, PitchPower was re-launched, with enhanced capability to support use beyond football pitches and is now accessible for the assessment of natural turf pitches for cricket, rugby league and rugby union.

In relation to cricket specifically, maintaining high pitch quality is the most important aspect of the sport. If the wicket is poor, it can affect the quality of the game and, in some instances, become dangerous. The ECB recommends full technical assessments of wickets and pitches available through a Performance Quality Standard (PQS) assessment. The Performance Quality Standard Assessment assesses a cricket square to ascertain whether it meets the standards that are benchmarked by the Ground Management Association.

Football Foundation PitchPower Assessment

The Premier League, The FA and the Football Foundation are increasing efforts to improve the quality of grass pitches in England with the launch of the PitchPower app. Launched in 2020 alongside the Football Foundation Pitch Preparation Fund, The app is a new digital self-assessment tool to allow reports and recommendations to be made more quickly and easily once submitted for review by GMA regional pitch advisors.

The tool across mobile app and desktop is open to access by all providers, for example clubs, schools and local authorities. Following a PitchPower Assessment Report, organisations can work towards the recommended dedicated maintenance regime identified to improve the quality of their pitches.

In addition to non-technical assessments, a second assessment was undertaken for grass football pitches in April 2021 at 16 local authority managed/publicly accessible sites using the Football Foundation PitchPower app. Consequently, technical recommendations have been established through the PPS process for the local authority to act upon in delivering any improvement, whilst this exists at some club managed sites already.

Football Foundation Grass Pitch Maintenance Fund (GPMF)

Eligible clubs and organisations can also utilise the report as an evidence base to acquire potential funding streams, for example, to obtain the required maintenance equipment. If a PitchPower assessment categorises pitches as 'poor' or 'basic' they are then eligible to apply for funding through the Football Foundation through the Grass Pitch Maintenance Fund[16], a fund offering six-year tapered grants to help clubs enhance or sustain the quality of their grass pitches. The fund is a key part of the Football Foundation's Grass Pitch Improvement Programme - an ambition to deliver 20,000 good quality grass pitches by 2030. Clubs with good or standard quality pitches can also apply for a lower level of funding to improve and sustain quality.

All applicants must have the required security of tenure and have received a PitchPower Pitch Assessment Report, with the fund currently open to football clubs, leagues, and charities. Local authorities are not currently eligible applicants, however, clubs, leagues and charitable organisations using local authority sites can apply provided they have security of tenure.

The Council is not presently eligible to access the GPMF as an applicant, however, can undertake technical assessment of pitches using the PitchPower app. Opportunities to access the fund to support presently Council managed sites include establishment of a service level agreement with a resident club for maintenance responsibilities, or transfer of long-term management to the club/organisation through leasehold or CAT, both enabling the club/organisation to apply to the fund.

Furthermore, the Football Foundation also launched a new Groundskeeping Community online platform in 2019 which provides a resource of expert advice for grounds staff, enabling them to connect with peers, discover new tips and tricks and share advice on best industry practice. Users can seek guidance from the GMA regional pitch advisors, who are available to answer questions and update members on changes to industry standards.

[16] Link to grass pitch maintenance fund

Addressing overplay

In order to improve the overall quality of the outdoor facility stock; it is necessary to ensure that provision is not overplayed beyond recommended carrying capacity. This is determined by assessing quality (via a non-technical site assessment) and allocating a match limit to each (daily for hockey, weekly for football and rugby union and seasonal for cricket).

The FA, RFU, RFL, ECB and EH all recommend a number of matches that pitches should take based on quality, as seen in the table below. For other grass pitch sports, no guidelines are set by the NGBs although it can be assumed that a similar trend should be followed.

Table 5.3: Capacity of pitches

Sport	Pitch type	No. of matches		
		Good quality	Standard quality	Poor quality
Football	Adult pitches	3 per week	2 per week	1 per week
	Youth pitches	4 per week	2 per week	1 per week
	Mini pitches	6 per week	4 per week	2 per week
Rugby union	Natural Inadequate (D0)	2 per week	1.5 per week	0.5 per week
	Natural Adequate (D1)	3 per week	2 per week	1.5 per week
	Pipe Drained (D2)	3.25 per week	2.5 per week	1.75 per week
	Pipe and Slit Drained (D3)	3.5 per week	3 per week	2 per week
Cricket	One grass wicket One synthetic wicket	5 per season 60 per season	4 per season	0 per season
Hockey	Full size AGP	4 per day	4 per day	4 per day
Polo	Pitches	N/A	N/A	N/A

It is imperative to engage with clubs to ensure that sites are not played beyond their capacity. Where overplay is identified, play should be encouraged, to transfer to alternative venues that are not operating at capacity. Alternatively quality, should be improved to increase capacity to appropriate levels. Where play is transferred, this may include transferring play to 3G pitches or to sites not currently available for community use but which may be in the future.

For cricket, an increase in the usage of NTPs (or hybrid wickets when suitable) is key to alleviating overplay as this allows for the transfer of junior demand from grass wickets. It also does not require any additional playing pitch space as NTPs can be installed adjacent to existing squares.

For rugby union, most overplay can be resolved through improvements to pitch maintenance or via capital drainage solutions. Only Stow-on-the-Wold RFC has a need options outside of enhancing existing provision.

As mentioned earlier, there are also sites that are poor quality that are not overplayed. These should not be overlooked as often poor quality sites have less demand than others but demand could increase if the quality were improved. It does, however, work both ways as potential improvements may make sites more attractive and therefore more popular, which in the long run can lead again to them becoming poor quality pitches if not properly maintained.

Improving changing provision

There is a need to address changing provision at some sites in the District, these are generally centred at either club or parish/town council managed sites.

Sites which predominantly accommodate adult and/or older junior age group sports should be prioritised for improvements, whilst there is a trend for younger junior age groups (particularly for football) not to require use of changing provision, with suitable male and female toilet provision for players and spectators considered to be of greater importance.

The following sites are identified locally as ones where improvements are needed:

- Baunton Lane Playing FIeld
- Fairford RFC
- Ampney Crucis Cricket Club
- Horcott Road Playing Fields
- Barnsley Beeches Cricket Club
- Maurice Thornton Playing Fields
- Chedworth Cricket Club
- Mickleton Sports Club
- Cockrup Farm (Williamstrip CC)
- Naunton Recreation Ground
- Cowley Cricket Club
- North Cerney Cricket Club
- Duntisbourne Abbots Cricket Club
- Tarbarrow Cricket Club
- Everyone Active Chipping Camden
- Tetbury Town FC / Tetbury RFC
- Fairford Cricket Club
- Willersey Recreation Ground

In addition to the above, Cirencester CC has a purpose and vision strategy of enhancing its site, of which improving its existing clubhouse by 2025 is one of the main goals. This should be supported as by relevant partners to ensure it can continue to be one of the leading cricket clubs in the region.

Further to the above, King George's (Stow on the Wold), Sherbourne Playing Fields, Hatherop Playing Fields and Chipping Campden Recreation Ground each site has been excluded from Table 2.6 as they do not have any form of ancillary provision. In the case of Chipping Campden Recreation Ground, football users are not granted access to the Baden Powell Centre which is located on site.

Recommendation (e) – Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites

To allow for facility developments to be programmed on a phased basis the Council should adopt a tiered approach to the management and improvement of outdoor sport sites and associated facilities. Please refer to Part 6: Action Plan for the proposed hierarchy.

Recommendation (f) – Work in partnership with stakeholders to secure funding

Partners should ensure that appropriate funding secured for improved sports provision is directed to areas of need, underpinned by a robust strategy for improvement in outdoor sport provision and accompanying ancillary facilities.

To address community need a coordinated approach to strategic investment is required. In delivering this recommendation, the Council should maintain a regular dialogue with local partners through the PPS Steering Group.

Although some investment in new provision will not be made by the Council directly, it is important that the Steering Group directs and leads a co-ordinated approach to facility development whether made at/by education sites, NGBs, sports clubs and the commercial sector. This is to ensure that the extent to which it addresses community need is optimised and duplication is avoided.

One of sport's key contributions is its positive impact on public health. It is therefore important to lever in investment from other sectors such as, for example, health and wellbeing. Sport and physical activity can have a profound effect on peoples' lives, and plays a crucial role in improving community cohesion, educational attainment and self-confidence.

Recommendation (g) – Secure developer contributions

It is important that this strategy informs policies and supplementary planning documents by setting out the approach to securing sport and recreational facilities through new housing development contributions.

For playing pitches, it is recommended the Council use Sport England's Playing Pitch Calculator as a tool for helping to determine the additional demand for pitches and to estimate the likely developer contribution required linking to sites within the locality. This should form part of the Council working with Sport England to develop a process and guidance for obtaining developer contributions.

The calculator uses the current number of teams by sports pitch type contained within the Assessment Report and calculates the percentage within each age group that play that sport. That percentage is then applied to the population growth. The additional teams likely to be generated are then converted into match equivalent sessions and associated pitch requirements in the peak period, with the associated costs (both for providing the pitch/facility and for its life cycle) then given. The calculator splits the requirement into peak time demand for natural turf pitches, training demand for artificial grass pitches, and the number of new changing rooms required.

The PPS should be used to help determine the likely impact of a new development on demand and the capacity of existing sites in the area, and whether there is a need for improvements to increase capacity of existing provision or if new provision is required. Where a development is located within access of existing high-quality provision, this does not necessarily mean that there is no need for further provision or improvement to existing provision, as additional demand arising from the development is likely to result in increased usage (which can result in overplay or quality deterioration).

Where it is determined that new provision is required to accompany a development, priority should be placed on providing facilities that contribute towards alleviating existing shortfalls within the locality. To determine what supply of provision is provided, it is imperative that the PPS findings are taken into consideration and that for particularly large developments consultation takes place with the relevant NGBs and Sport England. This is due to the importance of ensuring that the stock of facilities provided is correct to avoid provision becoming unsustainable and unused. The preference is for multi-pitch and potentially multi-sport sites to be developed, supported by a clubhouse and adequate parking facilities which consider the potential for future AGP development. This is because single-pitch facilities are more likely to become under-used (or unused), unviable and unsustainable.

It is recognised that consultation cannot take place with NGBs for every development due to resource restrictions.

Instead, it is recommended that such discussions take place within PPS Steering Group meetings, which should take place regularly following adoption of the study as part of the ongoing monitoring and evaluation process. It is recommended that these take place every 6-12 months and inform the annual review/update (see Part 8 for further information).

The guidance should form the basis for negotiation with developers to secure contributions to include provision and/or enhancement of appropriate provision and subsequent maintenance. S106 contributions could also be used to improve the condition and of the pitches in order to increase pitch capacity to accommodate more matches.

Sport England recommends that a number of objectives should be implemented to enable the above to be delivered:

- Planning consent should include appropriate conditions and/or be subject to specific planning obligations. Where developer contributions are applicable, a S106 agreement or equivalent must be completed that should specify, when applied, the amount that will be linked to Sport England's Building Cost Information Service from the date of the permission and timing of the contribution/s to be made.
- Contributions should also be secured towards the first ten years of maintenance on new pitches (lifecycle costs), the cost of which is indicated by the Sport England Playing Pitch Calculator. NGBs and Sport England can provide further and up to date information on the associated costs.
- External funding should be sought/secured to achieve maximum benefit from the investment into appropriate facility enhancement, alongside other open space provision, and its subsequent maintenance.
- Where new provision is provided, appropriate changing rooms and associated car parking should be located on site.
- All new or improved outdoor sports facilities on school sites should be subject to community use agreements.

AIM 3
To **provide** new outdoor sport facilities where there is current or future demand to do so.

Recommendations:

h. Rectify quantitative shortfalls through the current stock.

i. Identify opportunities to add to the overall stock to accommodate both current and future demand.

Recommendation (h) - Rectify quantitative shortfalls through the current stock

The Council and its partners should work to rectify identified inadequacies and meet identified shortfalls as outlined in the preceding Assessment Report and the sport-by-sport specific recommendations (Part 4) as well as the following Action Plan (Part 6).

It is important that the current levels of provision are protected, maintained and enhanced to secure provision both for now and in the future. Maximising use of existing provision through a combination of the following will help to reduce shortfalls and accommodate future demand:

- Improving quality in order to improve the capacity to accommodate more demand.
- Transferring demand from overplayed sites to sites with spare capacity.
- The re-designation of facilities e.g. converting an unused pitch (or pitch type) for one sport to instead cater for another sport (or another pitch type).
- Securing community use at school sites including those currently unavailable.
- Working with commercial and private providers to increase usage.

Unmet demand, changes in sport participation and trends, and proposed housing growth should be recognised and factored into future facility planning. Assuming an increase in participation and housing growth occurs, it will impact on the future need for certain types of sports facilities. Sports development work also approximates unmet demand which cannot currently be quantified (i.e. it is not being suppressed by a lack of facilities) but is likely to occur. The following table highlights the main development trends in each sport and their likely impact on facilities. However, it is important to note that these may be subject to change.

Furthermore, retaining some spare capacity allows some pitches to be rested to protect overall pitch quality in the long-term. Therefore, whilst in some instances it may be appropriate to redesignate a senior pitch where there is low demand identified a holistic approach should be taken to re-designation for the reasons cited. The site-by-site action planning will seek to provide further clarification on where re-designation is suitable.

The PPS identifies priority sites that should be focused upon, including those that are presently overplayed and/or poor quality, or unused sites that are particularly large. It also advises how issues can be overcome.

Recommendation (i) - Identify opportunities to add to the overall stock to accommodate both current and future demand

The Steering Group should use and regularly update the Action Plan within this Strategy. The Action Plan lists recommendations for each site, focused upon both qualitative and quantitative improvements, which if delivered will lessen the need for new provision.

Linked to the above and as evidenced in Part 4, although there are identified shortfalls of match equivalent sessions, most current and future demand is currently being met and most shortfalls can be addressed via quality improvements and/or improved access to sites that are presently used minimally or that are currently unavailable. Adding to the current stock, particularly in the short term, is therefore not recommended as a priority, except for 3G pitches and the shortfall for which cannot be reduced without new stock.

However, the one exception to the above is at Stow-on-the-Wold RFC where there the club would benefit from land acquisition for the development of one additional senior rugby union pitch (or dedicated sports lit training area to the equivalent size of a senior pitch).

Notwithstanding the above, large scale housing developments and the establishment of new schools may also necessitate the need for new provision. Where new schools are developed, there is an opportunity to combine the building of the school to the development of a new multi-sport site that will be of a benefit to the school as well as the wider community.

For housing developments, as outlined in Recommendation (g), Sport England's Playing Pitch Calculator can be used as a guide to inform requirements. See Part 7 for further information.

PART 6: ACTION PLAN

The site-by-site action plan seeks to address key issues identified in the preceding Assessment Report. It provides recommendations based on current levels of usage, quality and future demand, as well as the potential of each site for enhancement. It is organised by analysis area and includes information pertaining to the sub sections below.

Site hierarchy

The Council should make it a high priority to work with NGBs and other partners to comprise a priority list of actions based on local priorities, NGB priorities and available funding. As stated in Recommendation (e), to allow for facility developments to be programmed within a phased approach, the Council should adopt a tiered approach to the management and improvement of playing pitch sites and associated facilities.

The identification of sites is based on their strategic importance in a District-wide context i.e., they accommodate the majority of demand, or the recommended action has the greatest impact on addressing shortfalls identified either on a sport-by-sport basis or across the Council area as a whole.

Table 6.1: Tiered site criteria

Criteria	Hub sites	Key centres	Local sites
Site location	Strategically located in the district. Priority sites for NGBs.	Strategically located within the analysis area.	Services the local community.
Site layout	Accommodates three or more grass pitches, generally including provision of an AGP (or with the potential).	Accommodates two or more grass pitches.	Accommodates one or two pitches.
Type of sport	Multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision.	Generally single sport provision but may cater for two.
Management	Management control allows for wide community use, i.e., through the local authority, a leisure operator or a school with a community use agreement.	Management control generally allows for wide community use but may include sites that are owned or leased by clubs/other organisations.	Management control can be via the local authority, schools, clubs and other providers such as town or parish councils
Maintenance regime	Maintenance regime aligns or could align with NGB guidelines.	Maintenance regime aligns or could align with NGB guidelines.	Standard maintenance regime or an in-house maintenance contract.
Ancillary facilities	Good quality ancillary facilities on site (or potential), with sufficient changing rooms and car parking to serve the number of pitches; may include wider social/function facilities.	Good quality ancillary facility on site (or potential), with sufficient changing rooms and car parking to serve the number of pitches.	Limited or no changing room access on site.

Hub sites are of district wide importance where users are willing to travel to access the range and high quality of facilities offered and are likely to be multi-sport.

These have been identified on the basis of the impact that the site will have on addressing the issues identified in the assessment.

Key centres are more community focused, although some are still likely to service a wider analysis area (or slightly wider); however, there may be more of a focus on a specific sport i.e., a dedicated site.

It is considered that some financial investment may be necessary to improve the facilities at both hub sites and key sites. This could be to improve the provision, create additional provision (e.g., a 3G pitch) or to enhance the ancillary facilities in terms of access, flexibility (i.e., single-sex changing if necessary) and quality as well as ensuring that they meet the rules and regulations of local competitions.

Local sites refer to those sites offering minimal provision or that are of minimal value to the wider community. Primarily they are sites with one pitch/facility or a low number of pitches/facilities that service just one or two sports (e.g., bowling green sites).

For local sites, consideration should be given, on a site-by-site basis, to the feasibility of a club taking on a long-term lease (if not already present), in order that external funding can be sought. Such sites will require some level of investment, either to the outdoor sport facilities or ancillary facilities and is it anticipated that one of the conditions of offering a hire/lease is that the Club would be in a position to source external funding to improve/extend the provision.

Other sites considered in this tier may be primary school sites or secondary school sites that are not widely used by the community or that do not offer community availability.

Partners

The column indicating partners in the Action Plans below refers to the main organisations that the Council (or the relevant provider) would look to work with to support delivery of the actions.

Given the extent of potential actions, it is reasonable to assume that partners will not necessarily be able to support all the actions identified but where the action is a priority and resource is available the partner will endeavour to assist.

As all sites sit within the local authority area, the Council is considered to be a partner for each identified action (as the column indicates partners for the Council) and is therefore not included. However, it is acknowledged that it will take on more of a leading role for some specific sites and some specific actions (e.g., at council venues).

Priority

Although hub sites are mostly likely to have a **high** level actions, as they have wide importance, high priority sites have been identified on the basis of the impact that the site will have on addressing the key issues identified in the assessment. Therefore, some key centres and local sites are also identified as having a high priority level. It is these projects/sites which should generally, if possible, be addressed within the short term (1-2 years).

The majority of key centres have **medium** priority actions. These have analysis area importance and are identified on the basis of the impact that they will have on addressing the issues identified in the assessment, although not to the same extent as high priority actions.

The **low** priority actions tend to be for single pitch or single sport sites and often club or education sites with local specific importance but that may also contribute to addressing the issues identified in the assessment for specific users. Whilst low priority, there may be opportunities to action some of the recommendations made against such sites relatively quickly e.g., through S106 funding.

Costs

The strategic actions have also been ranked as low, medium, or high based on cost. The brackets are:

- (L) -Low - less than £50k
- (M) -Medium - £50k-£250k
- (H) -High £250k and above

These are based on Sport England's estimated facility costs which can be found at:
Link to Facility cost guidance Sport England

Timescales

The Action Plan has been created to be delivered over a ten-year period and the information within the Assessment Report, Strategy and Action Plan will require updating as developments occur. The indicative timescales relate to delivery times and are not priority based:

- (S) -Short (1-2 years)
- (M) - Medium (3-5 years)
- (L) - Long (6+ years)

Aim

Each action seeks to meet at least one of the three Sport England aims of the Strategy; **Enhance, Provide, Protect.**

MID ANALYSIS AREA

Summary pitch sports (Mid Area)

Sport	Analysis area	Current demand		Future demand (2031)[17]
		Pitch type	Current capacity total in MES[1]	Future capacity total in MES
Football (grass pitches)	Mid	Adult	At capacity	At capacity
		Youth 11v11	Spare capacity of 1	Spare capacity of 0.5
		Youth 9v9	Shortfall of 0.5	Shortfall of 0.5
		Mini 7v7	At capacity	At capacity
		Mini 5v5	At capacity	At capacity
	Cotswold	Adult	Shortfall of 1	Shortfall of 2
		Youth 11v11	Shortfall of 1.5	Shortfall of 5.5
		Youth 9v9	Spare capacity of 3.5	Spare capacity of 3
		Mini 7v7	Spare capacity of 2.5	Spare capacity of 2.5
		Mini 5v5	Spare capacity of 1	At capacity
Football (Full size 3G pitches measuring minimum dimension of 91 x 55m)	Mid	Full size, sports lit	Shortfall of 1	Shortfall of 1
	Cotswold	Full size, sports lit	Shortfall of 2.75	Shortfall of 3.25
Cricket	Mid	Saturday	Spare capacity of 48	Spare capacity of 48
		Sunday	Spare capacity of 60	Spare capacity of 60
		Midweek	Spare capacity of 114	Spare capacity of 114
	Cotswold	Saturday	Spare capacity of 79	Shortfall of 5
		Sunday	Spare capacity of 127	Spare capacity of 115
		Midweek	Spare capacity of 277	Spare capacity of 247
Rugby union	Mid	Senior	Shortfall of 3.25	Shortfall of 3.25
	Cotswold	Senior	Shortfall of 5.75	Shortfall of 6.75
Hockey (Sand based AGP measuring a minimum of 97.4 x 55m)	Cotswold	Full size, sports lit	Sufficient supply if quality improvements are undertaken.	Sufficient supply if quality improvements are undertaken.
Polo	Cotswold	Pitches	Sufficient supply	Sufficient supply

[17] Future demand (2031) is determined via ONS forecasts and club aspirations identified in PPS Assessment Report (2022).
[1] MES – match equivalent sessions per week (per season for cricket).

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales [18]	Cost[19]	Aim
3	Andoversford Sports and Social Club	Football	Sports Club	One standard quality adult pitch which is use by Andoversford FC. The pitch has actual spare capacity of 0.5 MES.	Sustain quality to accommodate for existing demand.	Sports Club GFA, FF	Local	L	L	L	Protect
		Cricket		One standard quality cricket square with a standard quality outfield. Site has actual spare capacity for additional Saturday, Sunday, and midweek play.	Sustain quality of the square and consider options to maximise available spare capacity.	Sports Club ECB GCB		L	L	L	
10	Bourton on the Water Primary Academy	Football	School	Two poor quality mini 5v5 pitches which are not available for community use.	Protect for curricular use.	School GFA, FF	Local	L	L	L	Protect
11	Bourton Rovers Football & Social Club	Football	Sports Club	One standard quality adult pitch used by both Bourton Rovers FC and Bourton Rovers YFC. Site is overplayed by 0.5 MES. Adult pitch is overmarked to accommodate youth demand. It has ambitions to modernise the interior of its function room, install a new patio, extending its garage for additional storage and to install a ten metre ball striking net between the football pitch and cricket provision. Club received a £7.500 grant from Bourton Parish Council to fund its garage extension but requires an additional £5,000 for the enhancement.	Improve pitch quality through enhanced maintenance regime to alleviate overplay. Work with the Club towards its ancillary facility upgrades, such as a ball striking net, additional storage, modernising its function room and installing a patio.	Sports Club GFA FF	Local	M	M-H	M	Protect Enhance Provide
12	Bourton Vale Cricket Club	Football	Sports Club	One youth 11v11 pitch, one youth 9v9 pitch and one mini 7v7 pitch all of standard quality and used by Bourton Rovers YFC. Overplay of 0.5 MES is present on youth 11v11 pitch which is overmarked by a 5v5 pitch. Site hosts Bourton and Sherbourne HC for its post-match teas.	Improve pitch quality to alleviate known overplay. Ensure the relationship between the cricket club and hockey club is sustained to allow for a social outlet to be maintained for the hockey club.	Sports Club GFA FF	Locak	L	L	L	Protect Enhance
		Cricket		One good quality cricket square with a good quality outfield. Site has actual spare capacity for additional midweek play. Football pitches are marked on outfield of the cricket pitch. Ancillary provision supporting the site is good quality.	Sustain current maintenance regime as to preserve quality.	Sports Club ECB GCB		L	L	L	
13	Charlton Rovers AFC (Shipton Playing Fields)	Football	Sports Club	One adult pitch, one youth 11v11 pitch, one youth 9v9 pitch and one mini 7v7 pitch all of standard quality and used by Charlton Rovers YFC. Actual spare capacity of 1 MES is present on youth 11v11 pitch. However, youth 9v9 pitch is overplayed by 1 MES. Good quality clubhouse opened in 2022.	Work to improve the quality of pitches on site to enable a higher capacity of use.	Sports Club GFA FF	Local	M	L	L	Protect Enhance
41	Great Rissington Cricket Club	Cricket	Sports Club	One good quality cricket square with a good quality outfield. Site is overplayed by five sessions per season.	Sustain current maintenance regime as to preserve quality. Consider development of NTP or hybrid wicket	Sports Club ECB GCB	Local	L	L	L	Protect Provide

[18] (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)
[19] (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales [18]	Cost[19]	Aim
					provision to enable a higher site capacity.						
46	King George V Playing Field (Northleach)	Football	Parish Council	One standard quality youth 11v11 pitch and one standard quality youth 9v9 pitch used by Northleach JFC. The site has actual spare capacity of one MES.	Maintain existing maintenance offer on the site accommodate existing levels of demand.	Parish Council GFA FF	Local	L	L	L	Protect Enhance
		Cricket		One poor quality cricket square with a good quality outfield. Site is overplayed by three sessions per season. Minety and Northleach CC state that Cricklade CC (Wiltshire) has a set of old roll on covers it is willing to gift to the Club if it can transport the equipment to the site.	Improve wicket quality through enhanced maintenance regime to alleviate overplay. Work with Cricklade CC to transport its old covers to the site, as to improve square quality.	Parish Council ECB GCB		M	S	L	
47	King Georges Field (Stow on the Wold)	Football	Town Council	One poor quality youth 9v9 pitch which is currently unused. Actual spare capacity is discounted due to poor quality.	Consider opportunities to utilise provision, including reconfiguration to alternate pitch formats to accommodate local demand.	Town Council GFA FF	Local	L	L	L	Protect Enhance
51	Longborough & Sezincote Cricket Club	Cricket	Private	One standard quality cricket square with a standard quality outfield. Site has actual spare capacity for additional Saturday, Sunday, and midweek play.	Utilise actual spare capacity for Saturday, Sunday and midweek play.	Private ECB GCB	Local	L	L	L	Protect Enhance
58	Naunton Recreation Ground	Cricket	Parish Council	One standard quality cricket square with a standard quality outfield. Site has no spare capacity.	Sustain quality of square and explore future options to improve the quality to enable a higher capacity to be generated.	Parish Council ECB, GCB	Local	L	L	L	Protect Enhance
61	Sherborne Playing Fields	Football	Council	One poor quality adult pitch with is used by Sherbourne Harriers FC.	Improve pitch quality through enhanced maintenance regime.	Council GFA FF	Local	L	L	L	Protect Enhance
67	Stow-On-the-Wold CC	Cricket	Council	Disused site that formerly provided a cricket square. Site now acts as a public park under the name of Queen Elizabeth II Field.	Consider the site as a strategic reserve site for cricket. The site will likely need modest investment (to be determined through an agronomy specialist) to reinstate of demand is established.	Council ECB GCB	Local	M	M	M	Protect Enhance Provide
68	Stow-on-the-Wold RFC	Rugby Union	Sports Club	Three good quality (M2/D1) senior grass pitches of which two are provided with sports lighting. The Club has ambitions of gaining a plot of land next to its site for the installation of a fourth pitch as to its junior and future demand. It also hopes to develop additional changing facilities for women's and girls' demand as well as a gym.	Support the club's aspiration to acquire adjacent land to increase its supply of senior pitches. Its existing provision cannot generate sufficient capacity to accommodate existing levels of demand for the site. Other options such as additional sports lighting for training areas should also be supported.	Sports Club RFU	Local	M-H	M-L	M-H	Protect Provide
69	Stow-on-the-Wold Primary School	Football	School	One poor quality mini 7v7 pitch which is unavailable for community use.	Protect for curricular use.	School GFA, FF	Local	L	L	L	Protect
75	The Cotswold School	Football	School	One poor quality adult pitch and two poor quality mini 5v5 pitches which are unavailable for community use. Bourton Rovers FC formerly accessed the sites pitches, however following Covid the provision is no longer community accessible.	Explore options to reinstate community use of grass pitches for the benefit of Bourton Rovers FC as to alleviate the clubs overplay at its home site. If reinstated, explore options to improve pitch quality to enable a higher capacity for use.	School GFA FF	Key Centre	M	S-M	L	Protect

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales [18]	Cost[19]	Aim
		Rugby Union		Three poor quality (M0/D0) senior pitches which are not open to community use.	Retain for curricular use.	School RFU		L	L	L	
		Cricket		One non community accessible square.	Retain for curricular use.	School ECB, GCB		L	L	L	
		AGP		One poor quality full sized, sports lit, sand filled AGP that was installed in 2005 and is available for community use. Site is accessed by Bourton and Sherbourne HC which do not have any form of tenure. The School confirm not having a sinking fund in place, with a bid to Sport England scheduled to be sent with the hope of securing funding for a replacement pitch.	Protect existing provision and work with relevant partners to secure sufficient funding for a carpet replacement.	School SE EH		H	S	H	
79	Withington Playing Field	Cricket	Parish Council	One poor quality cricket square with a standard quality outfield. The square sits on a slope and has weeds and dandelions growing on the square itself. Site is unused.	Consider using the un-used site as a second venue for larger clubs in the local area.	Council ECB GCB	Local	L	L	L	Protect
91	Aldestop CC	Cricket	Sports Club	One standard quality cricket square with a good quality outfield. Site has actual spare capacity for additional Sunday, and midweek play.	Sustain quality for current levels of use.	Sports Club ECB GCB	Local	L	L	L	Protect
97	Slaughters CC	Cricket	Sports Club	One standard quality cricket square with a good quality outfield. Site has actual spare capacity for additional Saturday, Sunday, and midweek play.	Sustain quality for current levels of use.	Sports Club ECB GCB	Local	L	L	L	Protect

NORTH ANALYSIS AREA

Summary pitch sports (North Area)

Sport	Analysis area	Current demand		Future demand (2031)[20]
		Pitch type	Current capacity total in MES[1]	Future capacity total in MES
Football (grass pitches)	North	Adult	At capacity	At capacity
		Youth 11v11	At capacity	Shortfall of 0.5
		Youth 9v9	At capacity	At capacity
		Mini 7v7	At capacity	At capacity
		Mini 5v5	Spare capacity of 1	Spare capacity of 1
	Cotswold	Adult	Shortfall of 1	Shortfall of 2
		Youth 11v11	Shortfall of 1.5	Shortfall of 5.5
		Youth 9v9	Spare capacity of 3.5	Spare capacity of 3
		Mini 7v7	Spare capacity of 2.5	Spare capacity of 2.5
		Mini 5v5	Spare capacity of 1	At capacity
Football (Full size 3G pitches measuring a minimum dimension of 91 x 55m)	North	Full size, sports lit	Shortfall of 0.5	Shortfall of 0.5
	Cotswold	Full size, sports lit	Shortfall of 2.75	Shortfall of 3.25
Cricket	North	Saturday	Spare capacity of 40	Spare capacity of 40
		Sunday	Spare capacity of 40	Spare capacity of 40
		Midweek	Spare capacity of 88	Spare capacity of 88
	Cotswold	Saturday	Spare capacity of 79	Shortfall of 5
		Sunday	Spare capacity of 127	Spare capacity of 155
		Midweek	Spare capacity of 277	Spare capacity of 247
Rugby union	North	Senior	At capacity	At capacity
	Cotswold	Senior	Shortfall of 5.75	Shortfall of 6.75
Hockey (Sand based AGP measuring a minimum of 97.4 x 55m)	Cotswold	Full size, sports lit	Sufficient supply if quality improvements are undertaken.	Sufficient supply if quality improvements are undertaken.
Polo	Cotswold	Pitches	Sufficient supply	Sufficient supply

[20] Future demand (2031) is determined via ONS forecasts and club aspirations identified in PPS Assessment Report (2022).
[1] MES – match equivalent sessions per week (per season for cricket)

Site ID	Site	Sport	Management	Current Status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales[21]	Cost[22]	Aim
9	Blockley Sports & Social Club	Football	Sports Club	One poor quality adult pitch that is overplayed by 0.5 MES.	Improve pitch quality through enhanced maintenance regime to alleviate overplay.	Sports Club GFA, FF	Key Centre	L	L	L	Protect Enhance
		AGP		One 30 x 20 metre pitch which is accommodated with sports lighting and is available for community use.	Protect existing provision.	Sports Club EH GFA, FF		L	L	H	
		Cricket		One standard quality cricket square with a poor quality outfield. Site has actual spare capacity for additional Saturday, Sunday, and midweek play. Blockley CC confirm it has re-scarified the top 15 inches of its square which has improved its quality. Club is trying to get a grant through Gloucester Cricket Board to fund new LED lighting in its clubhouse and a more energy efficient boiler as to reduce costs.	Utilise actual spare capacity for Saturday Cricket. Utilise actual spare capacity for Sunday and midweek play. Improve outfield quality through enhanced maintenance regime. Work with the necessary stakeholders to enable the lighting and boiler improvements at the site.	Sports Club ECB GCB		M	L	M	
14	Chipping Campden Cricket Club	Cricket	Sports Club	One good quality cricket square with good quality outfield. Site has actual spare capacity for additional midweek play. The Club installed a fixed practice lane in 2022 and hopes to add a second lane in the future.	Utilise actual spare capacity for midweek play. Maintain current maintenance regime to continue to accommodate demand.	Sports Club ECB GCB	Local	L	L	L	Protect
15	Chipping Campden Recreation Ground	Football	Council	One standard quality youth 11v11 pitch which is used by Campden Town FC. The site has no actual spare capacity. Chipping Campden FC state the town council do not cut the pitch frequently enough over summer months.	Improve pitch quality through enhanced maintenance regime.	Council GFA FF	Local	L	L	L	Protect Enhance
30	Ebrington Cricket Club	Cricket	Sports Club	One standard quality cricket square with standard quality outfield. Site has actual spare capacity for additional Saturday, Sunday, and midweek play.	Utilise actual spare capacity for Saturday Cricket. Utilise actual spare capacity for Sunday and midweek play. Improve pitch quality through enhanced maintenance regime.	Sports Club ECB GCB	Local	L	L	L	Protect Enhance
34	Everyone Active Chipping Campden	Football	Commercial	Three adult pitches and one mini 5v5 pitch all of which are of poor quality and accessed by Campden Town YFC. The site capacity of 4.5 MES discounted due to poor quality.	Improve pitch quality through enhanced maintenance regime to improve pitch quality and user experience.	Commercial GFA FF	Key Centre	L	L	L	Protect
		AGP		One standard quality full sized, sports lit, sand filled AGP that was installed in 2015 and is available for community use. Site is accessed by Chipping Campden HC and Blockley Ladies HC for fixtures and training.	Protect existing provision. Ensure a sinking fund is in place to replace existing provision once it has passed its lifespan.	Commercial EH CFA FF		L	L	L	

[21] (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)
[22] (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

Site ID	Site	Sport	Management	Current Status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales[21]	Cost[22]	Aim
		Cricket		One standalone NTP with no community use.	Protect for curricular use.	Commercial ECB GCB		L	L	L	
39	Fire Service College Leisure Club	Football	R.A.F	One youth 11v11 and one 9v9 pitch both of which are of a standard quality and not open to community use. Moreton Rangers FC raise frustrations with the site no longer being open to community use since 2021.	Sustain quality for existing use.	R.A.F GFA FF	Local	L	L	L	Protect
54	Mickleton Sports Club	Football	Sports Club	One standard quality adult pitch used by Mickleton Rangers FC, which has actual spare capacity of 0.5 MES.	Sustain quality for existing use.	Sports Club GFA, FF	Key Centre	L	L	L	Protect Enhance
		Cricket		One standard quality cricket square with a good quality outfield, accommodating nine wickets. Site has actual spare capacity for additional Saturday, Sunday, and midweek play.	Sustain quality for existing use and consider opportunities	Sports Club ECB GCB		L	L	L	
55	Moreton Rangers FC	Football	Fields in Trust	One good quality adult pitch and two mini 5v5 pitches of standard quality. Mini 5v5 pitches has actual spare capacity of 1 MES. The site also features an extra sports lit training area which was levelled, and pipe drained in 2020. The Step 6 Club invested into its site in 2020 to install new LED sports lights, a 50-seater stand and a covered stand. In 2021 it then installed an additional building at the front of its site for additional toilets, a physio room and a second kitchen.	Ensure overall quality of the site is maintained and improved when possible. Support any ground development which will enable the Club to progress in the NLS.	Fields in Trust GFA FF	Local	L	L	L	Protect Enhance
56	Moreton-In-Marsh Cricket Club	Football	Sports Club	One youth 9v9 pitch, one mini 7v7 pitch and one mini 5v5 pitch all poor quality with actual spare capacity discounted due to poor quality.	Improve pitch quality through enhanced maintenance regime.	Sports Club GFA FF	Key Centre	L	L	L	Protect Enhance
		Cricket		One standard quality cricket square with a good quality outfield. Site has actual spare capacity for additional Sunday, and midweek play.	Utilise actual spare capacity for Sunday and midweek play. Improve wicket quality through enhanced maintenance regime.	Sports Club ECB GCB		L	L	L	
78	Willersey Recreation Ground	Football	Parish Council	One poor quality youth 11v11 pitch. Actual spare capacity discounted due to poor quality.	Improve pitch quality through enhanced maintenance regime to cater for more demand.	Parish Council GFA, FF	Local	L	L	L	Protect Enhance

SOUTH ANALYSIS AREA

Summary pitch sports (South Analysis Area)

Sport	Analysis area	Current demand		Future demand (2031)[23]
		Pitch type	Current capacity total in MES[1]	Future capacity total in MES
Football (grass pitches)	South	Adult	Shortfall of 1	Shortfall of 2
		Youth 11v11	Shortfall of 2.5	Shortfall of 5.5
		Youth 9v9	Spare capacity of 3.5	Spare capacity of 3
		Mini 7v7	Spare capacity of 2.5	Spare capacity of 2.5
		Mini 5v5	At capacity	Shortfall of 1
	Cotswold	Adult	Shortfall of 1	Shortfall of 2
		Youth 11v11	Shortfall of 1.5	Shortfall of 5.5
		Youth 9v9	Spare capacity of 3.5	Spare capacity of 3
		Mini 7v7	Spare capacity of 2.5	Spare capacity of 2.5
		Mini 5v5	Spare capacity of 2	At capacity
Football (Full size 3G pitches measuring a minimum dimension of 91 x 55m)	South	Full size, sports lit	Shortfall of 1.5	Shortfall of 2
	Cotswold	Full size, sports lit	Shortfall of 2.75	Shortfall of 3.25
Cricket	South	Saturday	Shortfall of 9	Shortfall of 37
		Sunday	Spare capacity of 27	Spare capacity of 23
		Midweek	Spare capacity of 75	Spare capacity of 65
	Cotswold	Saturday	Spare capacity of 79	Shortfall of 5
		Sunday	Spare capacity of 127	Spare capacity of 115
		Midweek	Spare capacity of 277	Spare capacity of 247
Rugby union	South	Senior	Shortfall of 2.5	Shortfall of 4.25
	Cotswold	Senior	Shortfall of 5.75	Shortfall of 6.75
Hockey (Sand based AGP measuring a minimum of 97.4 x 55m)	Cotswold	Full size, sports lit	Sufficient supply if quality improvements are undertaken.	Sufficient supply if quality improvements are undertaken.
Polo	Cotswold	Pitches	Sufficient supply	Sufficient supply

[23] Future demand (2031) is determined via ONS forecasts and club aspirations identified in PPS Assessment Report (2022).
[1] MES – match equivalent sessions per week (per season for cricket)

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales [24]	Cost[25]	Aim
1	Aldsworth Road (Bibury AFC)	Football	Sports Club	One adult and one youth 9v9 pitch both of which are of a poor quality and used by Bibury FC. Spare capacity discounted due to poor quality.	Improve pitch quality through enhanced maintenance regime to accommodate more demand.	Sports Club GFA FF	Local	L	L	L	Protect Enhance
2	Ampney Crucis Cricket Club	Cricket	Sports Club	One standard quality cricket square with a good quality outfield. Site is accessed by Swindon Nomads CC and Poulton CC as a second ground. Poulton CC are in the process of agreeing a five year lease to the site for which it shall gain maintenance responsibility of the playing and ancillary provision. Site has no actual spare capacity for additional Sunday or midweek play. Poulton CC is looking to replace the floorboard in the pavilion once granted a lease.	Support Poulton CC in developing the site into an adequate home venue for competitive cricket.	Sports Club ECB GCB	Local	L	L	L	Protect Enhance
4	Ann Edwards Church of England Primary School	Football	School	One poor quality youth 11v11 pitch which is unavailable for community use.	Retain for curricular demand.	School GFA, FF	Local	L	L	L	Protect
5	Avening & Cherington Cricket Club	Cricket	Sports Club	Disused site that formerly provided a cricket square. Of all disused squares in the district, this is likely to be the most suitable to be re-established for cricket use.	Retain as a strategic reserve site for cricket.	Sports Club ECB GCB	Local	L	L	L	Protect
6	Baunton Lane Playing Field	Football	Council	One youth 11v11 pitch, one mini 7v7 pitch and one mini 5v5 pitch all of good quality and used by Stratton YFC which has a 25 year lease in place for the provision. No actual spare capacity at site.	Sustain current maintenance regime to preserve pitch quality. Explore the possibility of enhancing the ancillary provision offering.	Council GFA FF	Local	L	L	L	Protect Enhance
7	Beauford Polo Club	Polo	Sports Club	Six good quality polo pitches which are available for community use.	Sustain current maintenance regime to preserve quality.	Sports Club HPA	Local	L	L	L	Protect
8	Bibury Cricket Club	Cricket	Private	One standard quality cricket square with a standard quality outfield. Site has actual spare capacity for additional Saturday, Sunday, and midweek play. The Club confirm that its square has improved following the purchasing of a new roller and covers as well as appointing a new groundsman and installing sight screens. The Club is in the process of re-furbishing its showers, installing a new boiler and a new water pressure system. Finally, it is looking to secure funding for an NTP in 2023.	Improve pitch quality through enhanced maintenance regime. Work with the Club to support its work enhancing its ancillary provision. Support the Club in its efforts to install an NTP.	Private ECB GCB	Local	L	L	L	Protect Enhance
16	Cirencester College	Football	School	One poor quality youth 9v9 pitch which is unavailable for community use.	Retain for curricular demand.	School GFA, FF	Local	L	L	L	Protect
17	Cirencester Cricket Club	Cricket	Sports Club	Two squares, one of which is of a good quality, the other assessed as standard. Both squares are overplayed by 20 sessions per season.	Work to improve the quality of both squares via quality enhancements and utilisation of hybrid wickets/non turf pitch offers where feasible.	Sports Club ECB GCB	Local	S-M	M	H	Protect Provide Enhance

[24] (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)
[25] (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales [24]	Cost[25]	Aim
				The Club has a 25 year lease signed in 2009 with The Bathurst Estate and it is looking to extend this to enable it to secure grant funding opportunities. The Club raise frustrations with the quality of its main square with the West of England Division 2 league representatives deducting points due to its quality. The Club is considering a partially knitted (hybrid) wicket as to enhance its quality, as well as extending its boundary on the South side. The Club has a vision strategy of improving its existing clubhouse by 2025 which it estimates shall cost £200,000. It is looking to install a glass front wall, a new roof, re-tile its front patio and re-wire its electrics. It also hopes to develop a small second pavilion for its second square. The Club wishes to re-surface its existing fixed lane practice facility, as well as installing additional lanes to the site in an undetermined location.	Work with the Club and provide support where necessary/required to enable it to access grant funding and secure a longer term lease arrangement on suitable terms as to enable its aspirations for the site. Support its aspiration to develop its clubhouse as part of a multi-sport offer with hockey to allow it to be a focal point for cricket within the District. Work with the Club to explore the means of fulfilling the club's ambitions to develop its ancillary provision and training facility offerings. Given the clubs high performing first team, number of junior members attending ECB All Stars and Dynamos sessions and overall large demand identified, this should be seen as a priority for the area.						
18	Cirencester Deer Park School	Rugby Union	School	Two poor quality (M0/D0) senior pitches. Pitches are at capacity with curricular demand.	Improve pitch quality through enhance maintenance regime to better serve curricular demand.	School RFU	Key Centre	L	L	L	Protect Enhance
		Football		Two good quality adult pitches which are available for community use but not currently being used. Actual spare capacity on the site is discounted due to unsecure tenure.	Sustain current maintenance regime as to preserve quality.	School GFA FF		L	L	L	
		AGP		One standard quality full size, sports lit AGP that was installed in 2003, resurfaced in 2017 and is open to community use. The site is accessed by Cirencester HC for training and fixtures.	Protect existing provision. Look to replace the existing surface as to enhance quality and prevent the pitch from becoming disused.	School EH		H	M	H	
19	Cirencester Kingshill School	Football	School	Two standard quality adult pitches and two standard quality youth 9v9 pitches which are available for community use but currently unused.	Improve pitch quality from standard to good quality through enhanced maintenance regime.	School GFA FF	Key Centre	L	L	L	Protect Enhance
		Rugby Union		Two poor quality (M0/D0) senior pitches with no community use. Pitches are at capacity with curricular demand.	Improve pitch quality through enhanced maintenance regime to better serve curricular demand.	School RFU		L	L	L	
		Cricket		Site has one standalone NTP that is not open to community use.	Protect for curricular use.	School ECB, GCB		L	L	L	
20	Cirencester Park Polo Club	Polo	Sports Club	Eight good quality polo pitches which are available for community use. The Club states it struggles with junior members despite the neighbouring Cotswold Polo Academy (OKL Polo and Equestrians).	Sustain current maintenance regime to preserve quality. Look to form a partnership with a school as to increase junior membership rates.	Sports Club HPA	Local	L	L	L	Protect

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales [24]	Cost[25]	Aim
				It does not have a partnership with a school but would be willing to do so as to increase membership rates.							
21	Cirencester Park Polo Club (Jackbarrow)	Polo	Sports Club	One polo good quality pitch which is unavailable for community use.	Sustain current maintenance regime to preserve quality.	Sports Club HPA	Local	L	L	L	Protect
22	Cirencester Primary School	Football	School	Four poor quality mini 7v7 pitches that are unavailable for community use.	Retain for curricular use.	School GFA, FF	Local	L	L	L	Protect Enhance
23	Cirencester RFC	Rugby Union	Sports Club	Two good quality (M2/D1) senior pitches and one standard quality (M1/D1) senior pitch. Spare capacity across all pitches equating to 1.75 MES. None of the clubs' pitches are sports lit, with the site hosting a dedicated sports lit training area. The ancillary offer servicing the site is good quality with investment being driven into the site in 2022. The Club is hoping to install sports lights on one of its senior pitches in 2025, as well as raising the height of the sports lights on the dedicated sports lit training area.	Sustain current levels of provision as continue accommodating the current levels of demand on the site. The sports lit training area currently services most training demand, but further sports lighting of one senior pitch would also provide benefit to the rotation of training and abilities to host late night rugby matches.	Sports Club RFU	Local	M	L	L	Protect Enhance
25	Corinium Stadium	Football	Sports Club	Two adult pitches, two youth 9v9 pitches and two mini 7v7 pitches all good quality. Site is showing a combined actual spare capacity of 3.5 MES.	Sustain current maintenance regime to preserve pitch quality.	Sports Club GFA FF	Key Centre	L	L	L	Protect Enhance Provide
		3G		One standard quality FIFA approved, full size, sports lit 3G that was installed in 2017. Stadia pitch. Sports lighting needs replacing to a more energy efficient offer. Turnstiles also in need of replacement for the stadia site.	Work with the Club to upgrade its outdated turnstiles and look to enhance the clubs' sports lights as to reduce energy costs. Sustain quality of 3G pitch and ensure sufficient capital is in place to resurface the pitch when required.	Sports Club GFA FF		M	M	M	
				One good quality small sided, (55m x 37m) domed sports lit 3G that was installed in 2003 and resurfaced in March 2023. Pitch is open to community use and used to capacity. Pitch has been accounted for as 0.25 of a full sized pitch in the total current supply given its smaller scale and programming which includes a midweek league running twice a week.	Protect existing provision.						
26	Didmarton Playing Fields	Football	Council	One standard quality adult pitch with standard ancillary provision. Pitch is currently unused and has actual spare capacity of one MES.	Sustain quality and maximise use.	Council GFA FF	Local	L	L	L	Protect Enhance
		Cricket		One poor quality cricket square with a poor-quality outfield. Site has no actual spare capacity for additional Saturday, Sunday, and midweek play.	Improve pitch quality through enhanced maintenance regime to accommodate more demand.	Council ECB GCB		L	L	L	
27	Down Ampney Football	Football	Council	One poor quality adult pitch used by Down Ampney FC. Spare capacity is discounted due to poor quality.	Sustain quality and maximise use.	Council GFA, FF	Local	L	L	L	Protect Enhance

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales [24]	Cost[25]	Aim
28	Duke of Gloucester Barracks	Football	M.O.D	One poor quality adult pitch which is unavailable for community use.	Retain for military use.	M.O.D GFA, FF	Local	L	L	L	Protect Enhance
32	Edgeworth Polo Club	Polo	Sports Club	Seven good quality polo pitches which are available for community use.	Sustain current maintenance regime to preserve quality.	Sports Club HPA	Local	L	L	L	Protect
33	England's Sports Ground	Football	Trust	One standard quality adult pitch which is used by Poulton FC. The site has actual spare capacity of 0.5 MES.	Sustain quality for existing use.	Trust GFA, FF	Key Centre	L	L	L	Protect Enhance
		Cricket		One good quality square with a good quality outfield that is accessed by Poulton CC which is currently trying to renew a longer-term agreement than its current rolling 12-month lease. Site has actual spare capacity for additional Sunday, and midweek play.	Sustain current maintenance regime to preserve quality.	Trust ECB GCB		L	L	L	
35	Fairford Cricket Club	Cricket	Trust	One standard quality cricket square with a good quality outfield. Site has no spare capacity. The Club is trying to negotiate a 25- or 50-year lease for the site, with its current lease expiring in 2025. The site has a poor-quality ancillary provision, with the Club hoping to develop a brand-new clubhouse given its small social space and poor changing rooms. The Club states having £70,000 in retained profits but estimates the total cost being much higher.	Improve pitch quality through enhanced maintenance regime. Work with the Club in its efforts to extend its existing lease. Following this support the Club in its work towards developing a new clubhouse.	Trust ECB GCB	Local	H	M	H	Protect Enhance Provide
36	Fairford RFC	Football	Council	One poor quality youth 11v11 pitch and two poor quality youth 9v9 pitches used by Fairford YFC. Youth 11v11 is overplayed by 0.5 MES.	Improve pitch quality through enhanced maintenance regime to alleviate overplay.	Council GFA FF	Key Centre	L	L	L	Protect Enhance
		Rugby Union		One poor quality (M0/D1) senior pitch used by Fairford RFC. Site has spare capacity of 0.5 MES. The site is set to be asset transferred from Gloucestershire CC to Fairford Town Council, which in return are expected to provide a long-term lease to Fairford RFC. The Club use a converted metal container with a basic shower offering as its changing rooms and Fairford CC for social activity. Both Fairford RFC and YFC confirm ambitions to develop a brand new ancillary provision at the site.	Improve pitch quality through enhanced maintenance regime. Work with the rugby and football clubs to enhance the existing ancillary provision offering.	Council RFU		M	M	H	
37	Fairford Town FC	Football	Sports Club	One good quality adult pitch and two standard quality adult pitches used by Fairford Town FC. The site has actual spare capacity of two MES. The Club highlights the need for a borehole to improve its irrigation offer in warmer months. It also stresses the need for additional changing facilities and parking to avoid using the grass near the pitch.	Where needed, support the Club through its need for an improved irrigation offer. Likewise, it should also be supported with developments relating to its ancillary provision and potential need for a small sided 3G pitch.	Sports Club GFA FF	Key Centre	M	M-L	M	Protect Enhance Provide

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales [24]	Cost[25]	Aim
				Site identified through the LFFP for potential new small sided 3G to help accommodate demand.							
38	Farmor's School	Football	School	One poor quality adult pitch which is unavailable for community use.	Retain for curricular use.	School GFA, FF	Local	L	L	L	Protect Enhance
		Rugby Union		Two poor quality (M0/D0) senior pitches that are not available for community use.	Retain for curricular use.	School RFU		L	L	L	
40	Four Acres (closed)	Football	Council	One disused football pitch. Site does not appear to be in an overgrown condition.	Protect provision from development in accordance with Sport England's policy exceptions as pitches currently provide a solution to reducing identified shortfalls.	Council GFA FF	Local	H	L	H	Protect
43	Hatherop Playing Field	Football	Council	One poor quality adult pitch which is used by Hatherop FC. Pitch is played to capacity.	Sustain quality offer for current use.	Council GFA, FF	Local	L	L	L	Protect Enhance
44	Horcott Road Playing Fields	Football	Sports Club	One youth 9v9 pitch, two mini 7v7 pitches and three mini 5v5 pitches all good quality and used by Fairford YFC. Actual spare capacity of one MES on the mini 7v7 pitch. The site offers four poor quality changing rooms and is outlined in the LFFP for improvements.	Sustain current maintenance regime to preserve pitch quality. Explore specific ancillary need for the users of the site, considering youth demographic.	Sports Club GFA FF	Local	H	L	H	Protect Enhance
48	Kingshill Sports Complex	Football	Council	Two standard quality youth 11v11 pitches and three youth 9v9 pitches used by four clubs. Youth 11v11 pitches are overplayed by 2 MES. However, youth 9v9 pitch has actual spare capacity of one MES.	Utilise spare capacity of one MES on youth 9v9 pitch. Improve pitch quality through enhanced maintenance regime to alleviate overplay on the youth 11v11 pitches. Consider the reconfiguration of pitch layout as to reduce overplay.	Council GFA FF	Local	M	M	L	Protect Enhance
49	Lechlade Cricket Club	Cricket	Private	One standard quality cricket square with a good quality outfield. Site has actual spare capacity for additional Saturday, Sunday, and midweek play.	Utilise spare capacity for Saturday, Sunday and midweek play. Improve wicket quality through enhanced maintenance regime.	Private ECB GCB	Local	L	L	L	Protect Enhance
50	Lechlade Memorial Hall & Pavilion	Football	Council	One poor quality adult pitch which is currently unused. Fratellos FC formerly accessed the pitch; however, the Club has recently folded. Actual spare capacity discounted due to poor pitch quality.	Try and utilise pitch for competitive use.	Council GFA FF	Local	L	L	L	Protect Enhance
		AGP		One small-size (33m x 18m), sports lit AGP that is available for community use.	Protect existing provision. Financially prepare for a sinking fund to replace existing provision once it has passed its lifespan.	Council EH		L	L	L	
52	Longdole Polo Club	Polo	Sports Club	Three good quality polo pitches which are available for community use.	Sustain current maintenance regime to preserve quality.	Sports Club HPA	Local	L	L	L	Protect
53	Meysey Hampton Playing Field	Cricket	Council	One poor quality cricket square with a poor quality outfield. The site has no spare capacity. The site has an issue with moles damaging outfield.	Improve pitch quality through enhance maintenance regime. Explore potential solutions to moles damaging the site in partnership with the appropriate partners.	Council ECB GCB	Local	M	L	M	Protect Enhance
57	National Star College	Football	School	One poor quality youth 11v11 pitch which is unavailable for community use.	Protect for curricular use.	School GFA, FF	Local	L	L	L	Protect Enhance

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales [24]	Cost[25]	Aim
59	Rendcomb College	Football	School	One standard quality mini 7v7 pitch which is unavailable for community use.	Protect for curricular use.	School GFA, FF	Key Centre	L	L	L	Protect Provide
		Rugby Union		Six good quality (M2/D1) senior pitches which are not available for community use.	Sustain current maintenance regime to preserve pitch quality.	School RFU		L	L	L	
		Cricket		Three non-community accessible squares	Protect for curricular use.	School ECB, GCB		L	L	L	
		AGP		One good quality full size, sports lit AGP that was installed in 2010, resurfaced in 2019 and is unavailable for community use.	Protect existing provision. If demand arises, consider opportunities to negotiate access with the provider to allow for a suitable and proportionate level of club demand.	School EH		H	L	H	
60	Royal Agricultural University	Football	University	Four adult pitches, one youth 11v11 pitch, one youth 9v9 pitch, one mini 7v7 pitch and one mini 5v5 pitch all of good quality and used by Stratton Rovers. Formerly used by Forest Green Rovers YFC.	Ensure long term access for Stratton Rovers FC.	University GFA FF	Key Centre	L	L	L	Protect Enhance Provide
		AGP		One poor quality full size, sports lit AGP that was installed in 2003 and is open to community use. Site is used by Cirencester HC as its overspill pitch for Saturday fixtures. The site recently re-stitched some rips in its surface; however, Cirencester HC feel that given the age of provision a replacement surface is needed. If a replacement surface is not provided during the lifespan of the PPS, then the surface shall become unusable for competitive hockey.	Protect existing provision. Given the age of provision, explore the possibility of replacing the existing surface that is very near condemnation.	University SE EH		H	S	H	
62	Shipton Moyne Rec Ground	Football	Sports Club	One standard quality adult pitch used by Avonvale United FC, Avonvale United YFC and Charlton Rovers YFC. Overplay of 4.5 MES is present at the site. Overplay caused by overmarking of pitches. New clubhouse opened in 2022.	Improve pitch quality through enhanced maintenance regime to alleviate overplay.	Sports Club GFA FF	Local	M	L	L	Protect Enhance
63	Siddington Playing Fields	Football	Parish Council	One poor quality adult pitch which is used by Chesterton FC. Actual spare capacity discounted due to poor pitch quality.	Improve pitch quality through enhanced maintenance regime.	Parish Council GFA, FF	Local	L	L	L	Protect Enhance Provide
		Cricket		Site formerly hosted a cricket square accessed by Siddington CC, however Siddington Parish Council deemed the site too small for cricket. The Club has since relocated to Meysey Hampton Playing Fields, however it aspires to relocate back into Siddington.	Consult with Siddington Parish Council as to explore the required steps to re-introduce the square if possible.	Parish Council ECB GCB		M	M	M	
64	Sinclair Field	Cricket	Sports Club	One standard quality cricket square with a standard quality outfield. Site has actual spare capacity for additional Sunday, and midweek play. Site is accessed by Birdlip and Brimpsfield CC.	. Improve pitch quality through enhanced maintenance regime.	Sports Club ECB	Local	L	L	L	Protect Enhance
65	St Lawrence Church of England Primary School	Football	School	One poor quality mini 5v5 pitch which is unavailable for community use.	Protect for curricular use.	School GFA, FF	Local	L	L	L	Protect Enhance

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales [24]	Cost[25]	Aim
66	St Mary's Primary School	Football	School	One poor quality mini 7v7 pitch which is unavailable for community use.	Protect for curricular use.	School GFA, FF	Local	L	L	L	Protect Enhance
70	SWR Leisure	Football	School	One adult pitch, one youth 9v9 pitch, one mini 7v7 pitch and one mini 5v5 pitch all poor quality and used by Tetbury Town YFC. Youth 9v9 pitch is overplayed by 0.5 MES. The School has outlined aspirations to develop a full size 3G pitch on its site.	Improve pitch quality through enhanced maintenance regime to alleviate overplay.	School GFA, FF	Key Centre	M	M	L	Protect Enhance
		Rugby Union		One poor quality (M0/D0) senior pitch and several junior pitches (mixed age grade) which are used by Tetbury RFC.	Improve pitch quality through enhanced maintenance regime to alleviate overplay.	School RFU		L	L	L	
71	Tarbarrow Cricket Club	Cricket	Sports Club	One standard cricket square with a standard quality outfield. Site has no spare capacity.	Improve pitch quality through enhanced maintenance regime.	Sports Club ECB, GCB	Local	L	L	L	Protect Enhance
72	Tetbury Memorial Recreation Ground	Football	Trust	One youth 11v11 pitch, one youth 9v9 pitch and one mini 5v5 pitch all standard quality and used by Tetbury Town YFC. Youth 9v9 pitch has spare capacity of one MES. Tetbury Town YFC is looking to gain a six-year lease from the Dolphins Recreation Centre which in return shall undertake all maintenance responsibility. The site is in the process of developing a brand-new clubhouse to service football and cricket demand. The Club state it has an issue with a bore hole and water storage for the building and confirm needing further funding towards bar furniture. The project has been financed through S106 funds, lottery funding and Sport England.	Improve pitch quality from standard to good quality through enhanced maintenance regime. Support the Club in its efforts to complete its ancillary provision development as to benefit a multi-sport offer.	Trust GFA FF	Key Centre	L	L	L	Protect Enhance Provide
		3G		The site is identified as a potential location for the development of a full sized 3G pitch. This pitch would be to service demand for both Tetbury and neighbouring Malmesbury (Wiltshire). Further feasibility work will be required if this site is the most appropriate for such a development.	Support on-going analysis being undertaken by football partners to determine what the current	Trust SE GFA FF		H	S	H	
		Rugby Union		One poor quality (M0/D1) senior pitch which is used by Tetbury RFC. The Club are looking to relocate to a new site ‘Pike Field’ within Tetbury. The Club has freehold ownership and hope to install two senior pitches and a junior pitch with ancillary provision. The goal is for the site to become operational by 2025.	Support Tetbury RFC in its relocation to Pike Field. Consider strategic need through Stage – E process about requirement to retain rugby union provision at this site following the Clubs’ relocation to Pike Field.	Trust RFU		H	M	H	
		Cricket		One good quality cricket square with a good quality outfield. Site has spare capacity for midweek play. The Club roll out a Flicx pitch onto the rugby pitch as to enable two matches to take place on a Saturday simultaneously.	Sustain quality of existing provision. Consider utilisation of a local disused site (i.e. Avening & Cherington Cricket Club) to allow the Club to adequately accommodate its demand on a more appropriate facility offer than a Flicx pitch.	Trust ECB GCB		L	L	L	

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales [24]	Cost[25]	Aim
73	Tetbury Town FC	Football	Sports Club	Two standard quality adult pitches used by Tetbury Town FC. The Club are re-designing its layout to increase the number of pitches provided whilst also excavating and flattening sloped land to create additional playing field on the site.	Support creation of additional plying field	Sports Club GFA, FF	Local	M	L	L	Protect Enhance
74	The Chedworth Village Hall	Football	Council	One poor quality community accessible adult pitch which is currently unused.	Use as a strategic reserve site for competitive football.	Council GFA, FF	Local	L	L	L	Protect Enhance
76	Upper Up Playing Fields	Football	Council	One adult pitch, one youth 11v11 pitch and one mini 7v7 pitch all of standard quality and used by South Cerney FC and South Cerney YFC. Adult pitch is overplayed by one MES.	Improve pitch quality through enhanced maintenance regime to alleviate overplay.	Council GFA FF	Key Centre	M	L	L	Protect Enhance
		Cricket		One poor quality cricket square with standard quality outfield. Site is accessed by South Cerney CC and is overplayed by 4 MES.	Improve square quality through enhanced maintenance regime.	Council ECB GCB		L	L	L	
77	Westonbirt School and Leisure Centre	Football	School	Two standard quality mini 5v5 pitches which are unavailable for community use.	Improve pitch quality through enhanced maintenance regime to better service curricular demand.	School GFA, FF	Key Centre	L	L	L	Protect Enhance Provide
		Rugby Union		Two standard quality (M1/D1) senior pitch which are not available for community use.	Improve pitch quality through enhanced maintenance regime to better serve curricular demand.	School RFU		L	L	L	
		Cricket		One non community accessible square.	Protect for curricular use.	School ECB GCB		L	L	L	
		AGP		Site is scheduled for the installation of a full sized AGP and accompanying clubhouse with a proposed deadline of completion within 2023. The School does is uncertain around the community use availability of the pitch on it is operational.	If a hockey specific need arises, work with England Hockey and local clubs to engage appropriately with the School to allow for a level of secured access for either midweek training or competitive match play. If possible, promote the development of a Gen2 surface and secure community access through a secured community use agreement.	School EH SE		L	L	H	
87	Kempsford Church of England Primary School	Football	School	One poor quality youth 9v9 pitch which is unavailable for community use.	Protect for curricular use.	School GFA, FF	Local	L	L	L	Protect
88	North Cerney C of E Primary Academy	Football	School	One poor quality mini 7v7 pitch which is unavailable for community use.	Protect for curricular use.	School GFA FF	Local	L	L	L	Protect
89	Powells C of E Primary School	Football	School	One poor quality adult pitch which is unavailable for community use.	Protect for curricular use.	School GFA, FF	Local	L	L	L	Protect
90	Siddington C of E Primary School	Football	School	One poor quality youth 11v11 pitch which is unavailable for community use.	Protect for curricular use.	School GFA, FF	Local	L	L	L	Protect
92	Barnsley Beeches CC	Cricket	Council	One poor quality cricket square with poor quality outfield. The site is overplayed by three sessions per season. The Club describe wanting a fixed lane practice lane and an NTP at its site as to better support training demand.	Improve pitch quality through enhance maintenance regime to alleviate overplay. Work with the Club to improve the training facilities provided at the site.	Council ECB GCB	Local	L	L	L	Protect Enhance

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales [24]	Cost[25]	Aim
94	Cockrup Farm (Williamstrip CC)	Cricket	Private	One poor quality cricket square with standard quality outfield. Site played at capacity.	Improve pitch quality through enhanced maintenance regime.	Private ECB, GCB	Local	L	L	L	Protect Enhance
95	Cowley CC	Cricket	Private	One poor quality cricket square with a poor quality outfield. Site has no spare capacity. The Clubhouse is a damaged wooden building with missing tiles and a smashed window. The Club has a one year usage agreement on the site and aspires for a long term offer to access grant funding opportunities.	Support the Club with its aspiration in securing a long term agreement on the site as to enable potential grant funding opportunities.	Private ECB GCB	Local	L	L	L	Protect Enhance
96	North Cerney CC	Cricket	Private	One standard quality cricket square with standard quality outfield. Site has actual spare capacity for additional Saturday, Sunday, and midweek play.	Utilise spare capacity for Saturday, Sunday, and midweek play. Improve pitch quality through enhanced maintenance regime.	Private ECB GCB	Local	L	L	L	Protect Enhance
98	Stowell Park CC	Cricket	Private	One standard quality cricket square with a good quality outfield. Site has actual spare capacity for additional Saturday, Sunday, and midweek play. Club installed a new roof in June 2022 as to address water damage. The Club is looking into getting a new sight screen.	Utilise spare capacity for Saturday, Sunday, and midweek play. Improve square quality through enhanced maintenance regime.	Private ECB GCB	Local	L	L	L	Protect Enhance
99	Chedworth CC	Cricket	Private	One poor quality cricket square with a standard quality outfield. The Club state its playing provision has a moss issue, something it is actively trying to address. It also has a malfunctioning mower, causing the Club to use Stowell Park CC for fixtures in the early stages of the 2022 season.	Support the Club with acquiring any sufficient investment it requires to tackle issues with moss and maintenance equipment to enable to it adequately look after its site.	Private ECB GCB	Local	H	S	L	Protect Enhance
100	Kempsford CC	Cricket	Sports Club	Disused site that formerly provided a cricket square. Site is in an overgrown state with long reeds and lots of grass across both the square itself and the outfield.	Retain as a strategic reserve site for cricket.	Sports Club ECB GCB	Local	L	L	L	Protect
101	Notgrove CC	Cricket	Sports Club	Disused site that formerly provided a cricket square. Notgrove CC has since been re-purposed to be used as a camp site hosting prefabricated buildings and an open grass space.	Site likely to require high amounts of capital investment if it was to be reinstated and also likely to be at the detriment of existing camping use. Keep as a strategic reserve.	Sports Club ECB GCB	Local	L	L	L	Protect
102	Guiting Power Village Hall	Cricket	Parish Council	Disused site that formerly provided a cricket square. Site no longer hosts any grass wicket squares and its open space now shows grid markings for children's games.	Retain as a strategic reserve site for cricket.	Parish Council ECB GCB	Local	L	L	L	Protect
103	Windrush Valley Field	Cricket	Council	Disused site that formerly provided a cricket square. Site is in a very overgrown condition with long dry grass on its square and outfield.	Explore the possibility of reinstating provision as to increase total supply of pitches for cricket.	Council ECB GCB	Local	L	L	L	Protect
104	Duntisbourne Abbots CC	Cricket	Sports Club	One standard quality cricket square with poor quality outfield.	Improve pitch quality through enhanced maintenance regime.	Sports Club ECB, GCB	Local	L	L	L	Protect Enhance

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales [24]	Cost[25]	Aim
105	Leafield Road (Fairford RFC)	Rugby Union	Council	One poor quality (M0/D0) senior pitch which is used by Fairford RFC. Site slightly overplayed by 0.5 MES.	Improve pitch quality through enhanced maintenance regime to alleviate overplay on the site and to generate an additional small amount of spare capacity.	Council RFU	Local	L	L	L	Protect Enhance

Page 6599

PART 7: HOUSING GROWTH SCENARIOS

The PPS provides an estimate of demand for pitch sports based on population forecasts and club consultation to 2031 (in line with the Cotswold Local Plan). This future demand is translated into teams likely to be generated, rather than actual pitch provision required. The Sport England Playing Pitch Calculator adds to this, updating the likely demand generated for pitch sports based on housing increases and converts the demand into match equivalent sessions and the number of pitches required. This is achieved via team generation rates in the Assessment Report to determine how many new teams would be generated from an increase in population derived from housing growth and gives the associated costs of supplying the increased pitch provision.

In accordance with National Planning Policy Guidance, contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floor space of no more than 1,000 square metres (gross internal area). However, where over this threshold, it is recommended that the Council utilise the Playing Pitch Calculator.

Experience shows that housing sites with 600 dwellings or more are likely to generate demand for new provision to be created. For such large scale developments, consideration should be given to providing multi-pitch sites with suitable ancillary provision, including appropriate clubhouse/changing facilities and car parking. Single pitch sites which have been provided traditionally by developers are not considered to provide long term sustainable provision for the relevant sports.

Where demand does not warrant new pitch provision, the Action Plan in this document should be consulted to determine whether the additional demand can be accommodated via existing provision (in which case no further action is required). If this is not the case, contributions should be sought to enhance existing provision in the locality to accommodate the increased demand. This can be through, for example, improving quality, or providing new or improved ancillary provision. Consultation with appropriate NGBs should also be used to assist in the selection of suitable sites and suitable enhancements.

The scenarios below are provided as a guide to show the potential additional demand for pitch sports that could be generated from housing growth in Cotswold, thus showing how the calculator works and what it provides. The demand is shown in match equivalent sessions per week for most sports, except for cricket, where match equivalent sessions are by season. Training demand is expressed in either hours or match equivalent sessions. Where expressed in hours, it is expected that demand will be to either a 3G pitch (to accommodate football demand) or an AGP (to accommodate hockey demand). Where expressed in match equivalent sessions, it is expected training will take place on sports lit grass pitches (rugby).

Two example scenarios are explored below to give an indicative position on what growth may equate to for developments of similar size. The Council is still working on its specific growth requirements as part of its Local Plan Review and as such will refine numbers utilised in this scenario, for its own purposes, in the future.

- **Scenario One** – 100 dwelling development
- **Scenario Two** – 500 dwelling development

For reference, the indicative figures assume that population growth will average 2.4[26] per dwelling.

[26] The occupancy rate of 2.4 is in line with figures used in the 2021 Census.

Scenario One – 100 dwellings

The estimated additional population derived from housing growth from 100 dwellings with an occupancy rate of 2.4 per household is 2,400 people. This population increase equates to 0.08 match equivalent sessions of demand per week for grass pitch sports, 0.01 match equivalent sessions on a hockey suitable AGP and 1.05 match equivalent sessions of demand per season for cricket. Training demand equates to 0.17 hours of use per week for football on 3G pitches and 0.03 hours on a hockey suitable AGP.

Table 7.1: Likely demand for grass pitch sports generated from 100 dwellings

Pitch sport	Estimated demand by sport for 100 dwellings	
	Match demand per week[27]	Training demand[28]
Adult football	0.02	0.17 hours
Youth football	0.04	
Mini soccer	0.03	
Rugby union	0.02	0.02 match equivalent sessions
Rugby league	0.00	0.00 match equivalent sessions
Adult hockey	0.01	0.02 hours
Junior & mixed hockey	0.00	0.01 hours
Cricket	1.05	-

The table below translates estimated demand into new pitch provision with associated capital and lifestyle costs.

Table 7.2: Estimated demand and costs for new pitch provision

Pitch type	Estimated demand and costs for new pitches				Changing rooms	
	Number of pitches to meet demand	Capital cost[29]	Lifecycle Cost (per annum)[30]		Number	Capital cost
Adult football	0.02	£2,018	£426		0.04	£7,255
Youth football	0.04	£3,411	£716		0.05	£9,558
Mini soccer	0.03	£806	£169		0.00	£0
Rugby union	0.02	£2,660	£569		0.03	£6,276
Rugby league	0.00	£0	£0		0.00	£0
Cricket	0.02	£8,091	£1,634		0.05	£9,256
Sand based AGPs	0.00	£2,216	£69		0.00	£973
3G	0.00	£4,878	£174		0.01	£1,713
Total	**0.13**	**£24,081**	**£3,757**		**0.18**	**£35,031**

Overall, an additional 0.13 pitches would be required to meet additional demand arising from a 100 dwelling development. This consist of 0.13 grass pitches and a residual amount of access to artificial pitches, albeit not enough to warrant a figure within the above table. This would require an expected capital cost of £24,081 and a lifecycle cost per annum of £3,757.

[27] As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.
[28] Hours equate to access to a full size sports lit 3G pitch or hockey suitable AGP
[29] Sport England Facilities Costs Third Quarter 2022 – Facility cost guidance | Sport England
[30] Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

To facilitate the increased provision, 0.18 changing rooms would need to be provided at a capital cost of £35,031.

As none of these figures represent full pitch or changing room developments, contributions to improve existing facilities within the vicinity of the development should be sought.

Scenario Two – 500 dwellings

The estimated additional population derived from housing growth from 500 dwellings with an occupancy rate of 2.4 per household is 1,200 people. This population increase equates to 0.41 match equivalent sessions of demand per week for grass pitch sports, 0.06 match equivalent sessions on a hockey suitable AGP and 5.27 match equivalent sessions of demand per season for cricket. Training demand equates to 0.83 hours of use per week for football on 3G pitches and 0.17 hours on a hockey suitable AGP.

Table 7.3: Likely demand for grass pitch sports generated from 500 dwellings

Pitch sport	Estimated demand by sport for 500 dwellings	
	Match demand per week[31]	Training demand[32]
Adult football	0.09	0.83 hours
Youth football	0.19	
Mini soccer	0.13	
Rugby union	0.08	0.10
Rugby league	0.00	0.00
Adult hockey	0.04	0.12
Junior & mixed hockey	0.02	0.05
Cricket	5.27	-

The table below translates estimated demand into new pitch provision with associated capital and lifestyle costs.

Table 7.4: Estimated demand and costs for new pitch provision

Pitch type	Estimated demand and costs for new pitches				Changing rooms	
	Number of pitches to meet demand	Capital cost[33]	Lifecycle Cost (per annum)[34]		Number	Capital cost
Adult football	0.09	£10,097	£2,130		0.18	£36,300
Youth football	0.19	£17,031	£3,577		0.24	£47,679
Mini soccer	0.13	£4,038	£848		0.00	£0
Rugby union	0.08	£13,291	£2,844		0.16	£31,358
Rugby league	0.00	£0	£0		0.00	£0
Cricket	0.12	£40,467	£8,174		0.24	£46,291
Sand based AGPs	0.01	£11,086	£344		0.02	£4,866
3G	0.02	£24,393	£868		0.04	£8,566
Total	**0.65**	**£120,403**	**£18,785**		**0.89**	**£175,061**

[31] As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.
[32] Hours equate to access to a full size sports lit 3G pitch or hockey suitable AGP
[33] Sport England Facilities Costs Third Quarter 2022 – Facility cost guidance | Sport England
[34] Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

Overall, an additional 0.65 pitches would be required to meet additional demand arising from a 100-dwelling development. This consist of 0.61 grass pitches and 0.03 artificial grass pitches.

This would require an expected capital cost of £120,403 and a lifecycle cost per annum of £18,785. To facilitate the increased provision, 0.89 changing rooms would need to be provided at a capital cost of £175,061.

As none of these figures represent full pitch or changing room developments, contributions to improve existing facilities within the vicinity of the development should be sought.

Conclusion

For the example scenarios above, the tables show, that through housing growth relating to the developments, some demand will be generated for football, rugby union, hockey and cricket. However, the level of demand generated for each sport, will not require new provision to be provided. As such any new housing developments should look to support existing playing pitches within the District.

As the demand generated from the housing growth does not equate to a whole pitch for any of the sports, contributions for these size of developments would be better focused on improving existing sites in the locality to increase capacity to an appropriate level. The PPS and in particular the Action Plan, as well as future consultation with NGBs, should be used to inform this (e.g., to select suitable sites).

To provide the greatest impact, contributions from housing developments could be pooled together to improve key sites. The action plan identifies high priority sites which would likely provide the most benefit from investment. Key sites which would benefit from capacity and ancillary improvements are provided below, by analysis area.

PART 8: DELIVER THE STRATEGY AND KEEP IT ROBUST AND UP TO DATE

The section below is a generalised approach on how to deliver a PPS whilst also keeping it robust and up to date. However, a more tailored approach should also be considered and designed for the Cotswolds based on the requirements and priorities of the Steering Group.

Delivery

The PPS seeks to provide guidance for maintenance/management decisions and investment made across the Cotswolds. By addressing the issues identified in the Assessment Report and using the strategic framework presented in this Strategy, the current and future sporting and recreational needs of the District can be satisfied. The Strategy identifies where there is a deficiency in provision and recommends how best to resolve this in the future.

It is important that this document is used in a practical manner, is used to engage with partners and encourages partnerships to be developed, to ensure that outdoor sports facilities are regarded as a vital aspect of community life and which contribute to the achievement of Council priorities.

The creation of this document should be regarded as part of the planning process. The success of this Strategy and the benefits that are gained are dependent upon regular engagement between all partners involved and the adoption of a strategic approach. Each member of the steering group should take the lead to ensure the PPS is used and applied appropriately within their area of work and influence.

To help ensure the PPS is well used, it should be regarded as the key document within the study area guiding the improvement and protection of playing pitch and outdoor sport provision. It needs to be the document people regularly turn to for information on the how the current demand is met and what actions are needed to improve the situation and meet future demand. For this to be achieved, the Steering Group needs to have a clear understanding of how the PPS can be applied and therefore delivered.

The process of completing the PPS will hopefully have already resulted in a number of benefits that will help with its application and delivery. These may include enhanced partnership working across different agendas and organisations, pooling of resources along with strengthening relationships and understanding between different stakeholders and between members of the steering group and the sporting community. The drivers behind the PPS and the work to develop the recommendations and action plan will have also highlighted, and helped the steering group to understand, the key areas to which it can be applied and how it can be delivered.

Monitoring and updating

It is important that there is regular monitoring and review against the actions identified in the Strategy. This monitoring should continue be led by the local authority and supported by all members of, and reported back to, the Steering Group. Understanding and learning lessons from how the PPS has been applied should also form a key component of monitoring its delivery. It is possible that in the interim between reviews the Steering Group could also operate as a ‘virtual’ group; prepared to comment on suggestions and updates electronically when relevant.

It is agreed that the Council (potentially via consultants e.g., KKP) is responsible for keeping the database and background supply and demand information up to date in order that area-by-area action plans can be updated. This should be carried out in consultation with the NGBs, particularly around affiliation time when information is updated.

As a guide, if no review and subsequent update has been carried out within three years of the PPS being signed off by the steering group, then Sport England and the NGBs would consider it and the information on which it is based to be out of date. The nature of the supply and in particular the demand for provision is likely to change year-on-year, meaning that without any form of review and update it would be difficult to make the case that the supply and demand information and assessment work is sufficiently robust.

An annual review should not be regarded as a particularly resource intensive task. However, it should highlight:

- How the delivery of the recommendations and action plan has progressed and any changes required to the priority afforded to each action (e.g., the priority of some may increase following the delivery of others).
- How the PPS has been applied and the lessons learnt.
- Any changes to particularly important sites and/or clubs in the area (e.g., the most used or high quality sites for a particular sport) and other supply and demand information, what this may mean for the overall assessment work and the key findings and issues.
- Any development of a specific sport or particular format of a sport.
- Any new or emerging issues and opportunities.

Alongside regular steering group meetings a good way to keep the strategy up to date and maintain relationships is to hold sport specific meetings with the NGBs and other relevant parties. These meetings look to update the key supply and demand information, if necessary amend the assessment work, track progress with implementing the recommendations and action plan and highlight any new issues and opportunities.

These meetings could be timed to fit with the annual affiliation process undertaken by the NGBs which would help to capture any changes in the number and nature of sports clubs in the area. Other information that is already collected on a regular basis such as pitch booking records for local authority and other sites could be fed into these meetings.

The NGBs are also able to indicate any further performance quality assessments that have been undertaken within the study area.

Checklists

In order for this Strategy to be signed off by the steering group, a Stage D Checklist: Develop the Strategy, is signed off.

Stage D Checklist: Develop the Strategy	Tick ✓ Yes	Tick ✓ Requires Attention
Step 7: Develop the recommendations and action plan 1. Have a number of study area specific scenarios been looked at to help explore key issues and findings along with possible recommendations and actions?	✓	
2. Have any recommendations and actions regarding AGP provision taken into account the guidance in the 'Selecting the Right Artificial Surface' document and any NGB specific information?	✓	
3. Do the recommendations reflect the drivers, vision and objectives of the work?	✓	
4. Are the recommendations precise enough to enable the development of clear individual area, sport and site specific actions to help achieve them?	✓	
5. Have all relevant parties been engaged with the development of, and are signed up to the delivery of, the recommendations and actions?	✓	
6. Are the recommendations and actions clearly presented?	✓	
7. Has particular attention been paid to the situation at priority sites and those which are being significantly overplayed?	✓	
8. Have area, sport and site specific solutions been proposed to protect, enhance, and provide playing pitch provision to meet the current and future demand?	✓	
9. Has guidance on the future of any sites highlighted as being at risk been provided?	✓	
10. Do the recommendations and actions seek to make the best use of existing pitches?	✓	
11. Has the detriment and benefit of proposals to relocate provision been presented?	✓	
12. Has the level and type of any new playing pitch provision required been presented?	✓	
13. Has the importance of providing appropriate and fit for purpose ancillary facilities been highlighted in order to maximise the potential benefit to sport of any pitches?	✓	
14. Have the recommendations sought to ensure an adequate amount of spare capacity in the provision of accessible pitches with secured community use?	✓	
15. Does the PPS provide a steer as to the future of any spare capacity and any provision that may be genuinely surplus to requirements (paragraphs D12 to D15)?	✓	
16. Does the action plan cover the points listed in paragraph D17?	✓	
17. Does the action plan provide the most appropriate actions to improve provision in the study area rather than just those which the local authority can deliver?	✓	
18. Does the action plan represent an infrastructure plan for playing pitches with deliverable area, sport and site specific actions and projects?	✓	
Step 8: Write and Adopt the Strategy 1. Does the PPS document provide the reader with a clear understanding of the areas listed in paragraph D20?	✓	

2.	Is it clear from the PPS document why the recommendations and actions have been included, how they are to be delivered and what they will achieve?	✓	
3.	Does the PPS document indicate how it should be used and applied in different areas and circumstances along with the benefits of doing so?	✓	
4.	Has the PPS document been subject to appropriate consultation?	✓	
5.	Do all members of the steering group and other relevant parties endorse the PPS and recognise its lead role in guiding the improvement of pitches in the study area?	✓	
6.	Has the PPS document been formally adopted by the local authority and is its status recognised across all relevant departments?	✓	

To help ensure the PPS is delivered and is kept robust and up to date, the steering group can refer to the new methodology Stage E Checklist: Deliver the strategy and keep it robust and up to date:

Stage E: Deliver the strategy and keep it robust and up to date	Tick ✓	
	Yes	Requires Attention
Step 9: Apply & deliver the strategy		
1. Are steering group members clear on how the PPS can be applied across a range of relevant areas?		
2. Is each member of the steering group committed to taking the lead to help ensure the PPS is used and applied appropriately within their area of work and influence?		
3. Has a process been put in place to ensure regular monitoring of how the recommendations and action plan are being delivered and the PPS is being applied?		
Step 10: Keep the strategy robust & up to date		
1. Has a process been put in place to ensure the PPS is kept robust and up to date?		
2. Does the process involve an annual update of the PPS?		
3. Is the steering group to be maintained and is it clear of its on-going role?		
4. Is regular liaison with the NGBs and other parties planned?		
5. Has all the supply and demand information been collated and presented in a format (i.e. single document that can be filtered accordingly) that will help people to review it and highlight any changes?		
6. Have any changes made to the Active Places Power data been fed back to Sport England?		

For more information, see:
https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport

APPENDIX ONE: SPORTING CONTEXT

The following section outlines a series of national, regional and local policies pertaining to the study and which will have an important influence on the Strategy.

National context

The provision of high quality and accessible community outdoor sports facilities at a local level is a key requirement for achieving the targets set out by the Government and Sport England. It is vital that this strategy is cognisant of and works towards these targets in addition to local priorities and plans.

Department of Media Culture and Sport Sporting Future: A New Strategy for an Active Nation (2015)

The Government published its strategy for sport in December 2015. This strategy confirms the recognition and understanding that sport makes a positive difference through broader means and that it will help the sector to deliver five simple but fundamental outcomes: physical health, mental health, individual development, social and community development and economic development. In order to measure its success in producing outputs which accord with these aims it has also adopted a series of 23 performance indicators under nine key headings, as follows:

- More people taking part in sport and physical activity.
- More people volunteering in sport.
- More people experiencing live sport.
- Maximising international sporting success.
- Maximising domestic sporting success.
- A more productive sport sector.
- A more financially and organisationally sustainable sport sector.
- A more responsible sport sector.

Sport England: Uniting the Movement 2021

Sport and physical activity has a big role to play in improving the physical and mental health of the nation, supporting the economy, reconnecting communities and rebuilding a stronger society for all. From this notion, Sport England has recently released its new strategy, Uniting the Movement, its 10-year vision to transform lives and communities through sport and physical activity.

It seeks to tackle the inequalities long seen in sport and physical activity. Providing opportunities to people and communities that have traditionally been left behind, and helping to remove the barriers to activity, has never been more important.

There are three key objectives to the Strategy:

- Advocating for movement, sport and physical activity.
- Joining forces on five big issues
- Creating the catalyst for change

In particular, the five big issues are identified where the greatest potential is seen for preventing and tackling inequalities in sport and physical activity. Each one is a building block that, on its own, would make a difference, but together, could change things profoundly:

Recover and reinvent: Recovering from the biggest crisis in a generation and reinventing as a vibrant, relevant and sustainable network of organisations providing sport and physical activity opportunities that meet the needs of different people.

Connecting communities: Focusing on sport and physical activity's ability to make better places to live and bring people together.

Positive experiences for children and young people: Unrelenting focus on positive experiences for all children and young people as the foundations for a long and healthy life.

Connecting with health and wellbeing: Strengthening the connections between sport, physical activity, health and wellbeing, so more people can feel the benefits of, and advocate for, an active life.

Active environments: Creating and protecting the places and spaces that make it easier for people to be active.

The specific impact of the Strategy will be captured through programmes funded, interventions made, and partnerships forged. For each specific area of action, a set of key performance indicators will be developed. This hybrid approach will help evidence the overall progress being made by all those involved in supporting sport and physical activity.

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) sets out planning policies for England. It details how these changes are expected to be applied to the planning system. It also provides a framework for local people and their councils to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.

The NPPF states the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies that the planning system needs to focus on three themes of sustainable development: economic, social and environmental. A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making the NPPF sets out that Local Plans should meet objectively assessed needs.

The 'promoting healthy communities' theme identifies that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative or qualitative deficiencies or surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.

As a prerequisite the NPPF states existing open space, sports and recreation buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken, which has clearly shown that the open space, buildings or land is surplus to requirements.
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

In order for planning policies to be 'sound' local authorities are required to carry out a robust assessment of need for open space, sport and recreation facilities.

The FA National Football Facilities Strategy (2018-28)

The Football Association's (FA) National Football Facilities Strategy (NFFS) provides a strategic framework that sets out key priorities and targets for the national game (i.e., football) over a ten-year period.

The Strategy sets out shared aims and objectives it aims to deliver on in conjunction with The Premier League, Sport England and the Government, to be delivered with support of the Football Foundation.

These stakeholders have clearly identified the aspirations for football to contribute directly to nationally important social and health priorities. Alongside this, the strategy is clear that traditional, affiliated football remains an important priority and a core component of the game, whilst recognising and supporting the more informal environments used for the community and recreational game.

Its vision is: *"Within 10 years we aim to deliver great football facilities, wherever they are needed"*

£1.3 billion has been spent by football and Government since 2000 to enhance existing football facilities and build new ones. However, more is needed if football and Government's shared objectives for participation, individual well-being and community cohesion are to be achieved. Nationally, direct investment will be increased – initially to £69 million per annum from football and Government (a 15% increase on recent years).

The NFFS investment priorities can be broadly grouped into six areas, recognising the need to grow the game, support existing players and better understand the different football environments:

- **Improve 20,000 Natural Turf pitches,** with a focus on addressing drop off due to a poor playing experience;
- **Deliver 1,000 3G AGP 'equivalents'** (mix of full size and small sided provision, including MUGAs - small sided facilities are likely to have a key role in smaller / rural communities and encouraging multi-sport offers), enhancing the quality of playing experience and supporting a sustainable approach to grass roots provision;
- **Deliver 1,000 changing pavilions/clubhouses,** linked to multi-pitch or hub sites, supporting growth (particularly in women and girls football), sustainability and providing a facility infrastructure to underpin investment in coaching, officials and football development;
  Support access to flexible indoor spaces, including equipment and court markings, to support growth in futsal, walking football and to support the education and skills outcomes, exploiting opportunities for football to positively impact on personal and social outcomes for young people in particular;
- **Refurbish existing stock to maintain current provision,** recognising the need to address historic under-investment and issues with refurbishment of existing facilities;
- **Support testing of technology and innovation,** building on customer insight to deliver hubs for innovation, testing and development of the game.

Local Football Facility Plans

To support in delivery of both the current and superseding FA National Game Strategy (NGS), the FA commissioned a nationwide consultancy project. A Local Football Facility Plan (LFFP) has now been produced for every local authority across England. Each plan is unique to its area as well as being diverse in its representation.

The LFFP is strategically aligned to the National Football Facilities Strategy (NFFS); a 10-year plan to change the landscape of football facilities in England. The NFFS represents a major funding commitment from the national funding partners (The FA, Premier League, DCMS, Football Foundation) to inform and direct an estimated one billion pounds of investment into football facilities over the next ten years.

Each LFFP will build upon PPS findings (where present and current) regarding the formal and affiliated game, to also include strategic priorities for investment across small sided football (recreational and informal including indoors). The LFFP will also incorporate consultation with groups outside of formal football, as well as underrepresented communities. This could include those which may be key partners with regards to football for behavioural change and groups which may be key drivers of FA NGS priorities around participation in the likes of women and girls' football, disability football and futsal.

LFFPs will identify key projects to be delivered and act as an investment portfolio for projects that require funding. As such, around 90% of all national football investment through the funding partners will be identified via LFFPs.

It is important to recognise that a LFFP is an investment portfolio of priority projects for potential investment - it is not a detailed supply and demand analysis of all pitch provision in a local area. Consequently, it cannot be used in place of a PPS and is not an accepted evidence base for site change of use or disposal. A LFFP will, however, build on available/existing local evidence and strategic plans and may adopt relevant actions from a PPS and/or complement these with additional investment priorities.

The FA: Survive .Revive. Thrive (2020-2024)

The FA launched its new National Game Strategy in January 2021 which aims to 'unite the game and inspire the nation'. It will do this in two ways, by 'changing the game to maximise its impact' and by 'serving the game to deliver football for all'.

To achieve this, the strategy will focus on six Game Changer objectives, to change the fabric of the game and tackle long-term issues, to make the largest possible impact in the years ahead:

- Win a major tournament
- Service > two million through a transformed media platform
- Ensure equal opportunities for every girl
- Delivery of 5,000 quality pitches
- A game free of discrimination
- Maximise the appeal and revenue of the FA cups and BFAWSL

These are underpinned by eight Serve objectives, ensuring maintenance of brilliant business-as-usual services to support the growing and evolving needs of the game:

- Trusted, progressive regulation and administration
- Safe and inclusive football pathways and environment
- Personalised and connected learning experiences
- Maximum investment into the game
- Diverse, high-performing workforce and inclusive culture
- World class venues and events
- Technology enabled and insight driven

England and Wales Cricket Board (ECB) Inspiring Generations (2019-2024)

"Inspiring Generations" is the new ECB participation strategy which was announced in January 2019. It builds on the strong foundations laid by Cricket Unleashed and supports the growth of cricket in England and Wales between 2020 and 2024. At the heart of this strategy is a single unifying purpose, which gets to the core of what the game can do for society both on and off the field to ensure that cricket is in an even stronger position that it is in 2019.

Inspire Generations has six key priorities and activities including transforming women's and girls' cricket to increase the representation of women in every level of cricket by:

- Growing the base through participation and facilities investment.
- Growing the base through participation and facilities investment.
- Launching centres of excellence and a new elite domestic structure.
- Investing in girls' county age group cricket.
- Delivering a girls' secondary school programme.

The Rugby Football Union Strategic Plan 2021 onwards

The RFU has released its new strategic vision for rugby in England. The strategy is based on four main elements which are; Protect, Engage, Grow and Win. It covers all elements of rugby union ranging from elite rugby to grassroots, although the general relevancy to the PPS is centred around growing the game.

The RFU exists to promote and develop rugby union in England and ensure the long-term sustainability of clubs by growing player numbers and retaining them across all age groups. Responding to wider marker influences, work will continue on developing new ways to take part in all forms of the game, without comprising the sports traditions. This will ensure a lasting legacy from elite success by attracting new players and encouraging current male and female adult players to play.

England Hockey Strategy

England Hockey's Facilities Strategy can be found here.
http:/www.englandhockey.co.uk/page.asp?section=2075&sectionTitle=Facilities+Strategy

Vision: For every hockey club in England to have appropriate and sustainable facilities that provide excellent experiences for players.

Mission: More, Better, Happier Players with access to appropriate and sustainable facilities

The 3 main objectives of the facilities strategy are:

1. **PROTECT: To conserve the existing hockey provision**

   - There are currently over 800 pitches that are used by hockey clubs (club, school, universities) across the country. It is important to retain the current provision where appropriate to ensure that hockey is maintained across the country.

2. **IMPROVE: To improve the existing facilities stock (physically and administratively)**

   - The current facilities stock is ageing and there needs to be strategic investment into refurbishing the pitches and ancillary facilities. England Hockey works to provide more support for clubs to obtain better agreements with facilities providers & education around owning an asset.

3. **DEVELOP: To strategically build new hockey facilities where there is an identified need and ability to deliver and maintain. This might include consolidating hockey provision in a local area where appropriate.**

England Hockey has identified key areas across the country where there is a lack of suitable hockey provision and there is a need for additional pitches, suitable for hockey. There is an identified demand for multi pitches in the right places to consolidate hockey and allow clubs to have all of their provision catered for at one site.
The intention is to:

- Be progressive.
- Offer opportunities to participate at national and international level.
- Work to raise the profile of the sport in support of recruitment and retention.
- Lead the sport.
- Support clubs and county associations.

APPENDIX TWO: FUNDING PLAN

In order to deliver much of the Action Plan it is recognised that external partner funding will need to be sought. Below is a list of current funding bodies and relevant website links; further detail is not available at this stage as the funding streams are regularly changing.

Awarding body	Website link
The National Lottery Community Fund	http://www.tnlcommunityfund.org.uk/
Sport England	https://www.sportengland.org/funding/
Football Foundation	https://footballfoundation.org.uk/what-we-do
Premier League	Premier League LED Floodlight Fund | Premier League Stadium Fund
Rugby Football Union	RFU (englandrugby.com)
The England and Wales Cricket Trust	https://www.ecb.co.uk/news/73112/club-funding
National Hockey Foundation	http://www.thenationalhockeyfoundation.com/

Funder's requirements

Below is a list of funding requirements that can typically be expected to be provided as part of a funding bid, some of which will fall directly out of the Playing Pitch Strategy:

- Identify need (i.e., why the Project is needed) and how the Project will address it.
- Articulate what difference the Project will make.
- Identify benefits, value for money and/or added value.
- Provide baseline information (i.e., the current situation).
- Articulate how the Project is consistent with local, regional and national policy.
- Financial need and project cost.
- Funding profile (i.e., Who's providing what? Unit and overall costs).
- Technical information and requirements (e.g., planning permission).
- Targets, outputs and/or outcomes (i.e., the situation after the Project/what the Project will achieve)
- Evidence of support from partners and stakeholders.
- Background/essential documentation (e.g., community use agreement).
- Assessment of risk.

Indicative costs

The indicative costs of implementing key elements of the Action Plan can be found on the Sport England website: https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/facility-cost-guidance

The costs are for the development of community sports facilities and are based on providing good quality sports facility based on the last quarter. The Facilities Costs are updated on the Sport England website every quarter.

These rounded costs are based on schemes most recently funded through the Lottery (and therefore based on economies of scale), updated to reflect current forecast price indices provided by the Building Cost Information Service (BCIS), prepared by Technical Team Lead of Sport England.

Draft document for Council governance process July and August 2026

Facilities Planning Model Assessment of Sports Hall Provision for Cotswold District Council

Bespoke Report

8 May 2026

This document has been produced by ORH on behalf of Sport England for Cotswold District Council on 8 May 2026. This document can be reproduced by Cotswold District Council, subject to it being used accurately and not in a misleading context. When the document is reproduced in whole or in part within another publication or service, the full title, date, and accreditation to Sport England must be included.

ORH is the trading name of Operational Research in Health Limited, a company registered in England with company number 2676859.

Disclaimer

The information in this report is presented in good faith using the information available to ORH and Sport England at the time of preparation. It is provided on the basis that the authors of the report are not liable to any person or organisation for any damage or loss which may occur in relation to taking, or not taking, action in respect of any information or advice within the document.

Accreditations

Other than data provided by Cotswold District Council and Sport England, this report also contains data from the following sources:

Ordnance Survey data © Crown copyright and database rights 2025 OS AC0000850566.

National Statistics data © Crown copyright and database right 2025.

Population distribution based on 2021 Census data for output areas. Population total modified by 2022-based Subnational Population Projections for Local Authorities. Adapted from data from the Office for National Statistics licensed under the Open Government Licence v.3.0. London boroughs modified by © GLA 2022-based demographic projections – ward populations, identified capacity scenario.

Index of Multiple Deprivation data contains public sector information licensed under the Open Government Licence v.3.0.

EXECUTIVE SUMMARY

Introduction

0.1 Cotswold District Council (also referred to as Cotswold or the District) is reviewing its current provision of sports halls and assessing the future demand and level of provision required to 2043.

0.2 This report has been prepared based on an assessment using the Sport England Facilities Planning Model (FPM) spatial modelling tool. The FPM study is a quantitative, accessibility and spatial assessment of the supply, demand and access to sports halls.

0.3 The FPM modelling runs are to provide the following:

- Run 1 – baseline assessment of provision in 2025
- Run 2 – forward assessment of demand for sports halls and its distribution, based on the projected changes in population between 2025 and 2043

0.4 The main report sets out the full set of findings under each of the seven assessment headings.

0.5 The next section of the report provides the headline strategic overview, and the key findings and interventions arising from the FPM study on supply, demand and accessibility.

Headline Strategic Overview

0.6 The headline strategic overview is that the weekly peak period demand for sports halls can be met by the available supply in both 2025 and 2043.

0.7 There is an increase in demand to 2043 but no change in the very large proportion of demand met. Cotswold's demand is significantly below the available supply in the weekly peak period in both years.

0.8 The increase in demand and its distribution to 2043 means that Cirencester Leisure Centre is estimated to be uncomfortably busy (more than 80% utilised) in the weekly peak period in 2043. This is for the following reasons:

- Demand is highest in Cirencester in both years.
- The largest housing growth sites are in the Cirencester area.
- The centre opened in 2006 and, therefore, is highly attractive to residents.
- In 2025, 29% of the imported demand to Cotswold is from Stroud and 28% in 2043. Demand is high in the centre of Stroud and to the border with Cotswold. The A419 provides access for some Stroud residents to the sports hall sites in Cirencester.

0.9 All the other sports halls in Cotswold are estimated to be under-utilised in 2025 and 2043.

0.10 The educational sector provides almost all the sports hall sites in the District. There is a high commitment to community use and this needs to be protected. However, because educational sites are not available during weekday daytimes, these sports halls do not meet the needs of the economically inactive, retired, stay at home carers and home workers who would access the facilities at these times.

Key Findings

0.11 The key findings that underpin the headline strategic overview are as follows:

1. The total supply in Cotswold in 2025 and 2043 is the equivalent of 64.4 badminton courts, of which 43.4 courts are available for community use in the weekly peak period. The unavailable supply equates to 33% of the total supply
2. In 2025 and 2043 the ten educational sports halls provide 80% of the available capacity. The public leisure centre provides 14%, and Fire Service College Leisure Club provides 6%.
3. Cotswold's population is projected to increase by 15% between 2024 and 2043, resulting in an 8% increase in demand for sports halls. The smaller increase in demand compared with population growth is because of the ageing of the population in Cotswold between 2025 and 2043. There will be fewer residents in the age bands with the highest sports hall participation (0-15 year olds and 16-24 year olds) in 2043 than in 2025. Cotswold has a larger proportion of residents over 65 years old than the national average.
4. Cotswold's demand is the equivalent of 41% of the District's available supply in 2025, increasing to 44% in 2043.
5. It is estimated that 4% of journeys by Cotswold residents to sports halls are made by public transport or bicycle in 2025 and 2043. This is less than the regional proportion of 6% and the national proportion of 9% in both years.
6. In 2025 and 2043, 96% of Cotswold's demand is met. The number of visits met in the weekly peak period increases from 6,227 in 2025 to 6,714 in 2043 because of the increase in demand in the District.
7. Most of Cotswold's satisfied demand is met within the District, at 75% in 2025 and 78% in 2043. In terms of visits, 4,661 are retained in the weekly peak period in 2025, and 5,212 in 2043.
8. In both 2025 and 2043 unmet demand is 0.9 courts, accounting for 4% of demand. In both years all the unmet demand is too far from a facility.
9. The estimated used capacity of Cotswold's sports halls is 40% in the weekly peak period in 2025, and 44% in 2043. However, Cirencester Leisure Centre is estimated to be 79% utilised at peak times in 2025, and 92% in 2043.

Interventions and Next Steps

0.12 Cotswold has sufficient provision of sports halls to meet demand in 2025 and 2043. The increase in demand can be accommodated by the current supply. There are sports halls in all the main settlements.

0.13 The strategic interventions are:

- Increasing usage at educational sports halls in Cirencester to provide a better overall balance between supply and demand
- Protecting the educational supply for community use
- Modernisation of the stock

0.14 Demand for sports halls is highest in Cirencester in both years. The largest housing growth sites are located around Cirencester. Cirencester Leisure Centre has the largest sports hall in the District and the only six-court hall. As the only public leisure centre in Cotswold, it is the most attractive site in the District to residents. The centre is available for the maximum 46.0 hours in the weekly peak period; therefore, there is no scope to increase capacity and reduce the proportion of used capacity to a comfortable level.

0.15 The intervention is to try and increase access at the educational sites in Cirencester by improving the availability of the sports halls to better meet demand in the area. It is suggested that Cotswold District Council investigates increasing community use at one or two of these sites.

0.16 There are four educational sports hall sites in Cirencester. In terms of the FPM findings, the most beneficial sites at which to increase access are:

- Cirencester College
    - Most recent sports hall to open in 2015
    - Four-court hall with dimensions suitable for club development
    - Located in west Cirencester
    - Currently only available for 5.0 hours in the weekly peak period
- Cirencester Kingshill School
    - Opened in 2000
    - Four-court hall and activity hall
    - Only site in east Cirencester
    - School actively promotes community use but currently only available for 17.5 hours in the weekly peak period

0.17 Community Use Agreement (CUA) provides the framework to protect the current supply and any new or replacement educational sports halls. If not already in place, a CUA should be negotiated and agreed.

0.18 Sport England will advise on the requirements as part of the planning process for any new or replacement sports hall. Once a CUA has been put in place, it is essential that the Council monitors its actual delivery.

0.19 Sport England's website provides a free resource, Use our School, to support educational sites opening up their facilities or increasing access for community use.

0.20 Six sports hall sites opened before 2000, and two educational sites have been modernised. Four sites opened between 2000 and 2010, and none have been refurbished. Cirencester Leisure Centre is 19 years old in 2025 and 37 years old in 2043.

0.21 The scale of the projected increase in demand will increase the usage of the sports halls and their maintenance costs. To maintain the attractiveness and meet demand within the District, Cirencester Leisure Centre will require modernisation. Furthermore, the Council may wish to consider investing in further modernisation of the educational stock in return for continuing committed community use.

0.22 These interventions and suggested next steps are based on the FPM findings and should be considered as a key part of the all-round evidence base for the provision of sports halls and the Council's strategy. Combining the FPM assessment with the wider review of provision will lead to well considered options on the best ways to meet the projected demand for sports halls up to 2043 and beyond.

Contents

1 Introduction 1

2 Sports Hall Supply 4
Key Finding 1 6
Key Finding 2 8

3 Demand for Sports Halls 11
Key Finding 3 11
Key Finding 4 12

4 Accessibility 19
Key Finding 5 20

5 Satisfied Demand for Sports Halls 24
Key Finding 6 24
Key Finding 7 25

6 Unmet Demand for Sports Halls 29
Key Finding 8 29

7 Used Capacity of Facilities 34
Key Finding 9 34

8 Local Share of Facilities 41

Appendix 1: Facilities Excluded 46

Appendix 2: Facilities in Neighbouring Local Authority Areas Included in the Assessment 47

Appendix 3: Model Description, Inclusion Criteria and Model Parameters 53

1 INTRODUCTION

1.1 Cotswold District Council (also referred to as Cotswold or the District) is reviewing its current provision of sports halls and assessing the future provision required to 2043.

1.2 This report has been prepared based on an assessment using the Sport England Facilities Planning Model (FPM) spatial modelling tool. The FPM study is a quantitative, accessibility and spatial assessment of the supply, demand and access to sports halls.

1.3 The strategic drivers for Cotswold District Council are to understand:

- How the existing supply of sports halls meets demand in 2025 and 2043
- The impact that population change and residential development have in changing the demand for sports halls and its distribution up to 2043

1.4 The outputs from the FPM assessment will inform:

- Cotswold District Council's strategic planning review of sports halls provision and future strategy
- An evidence base that contributes to the development of planning policy for the provision of indoor sports facilities

1.5 The sequence of work is based on assessments known as runs, and these are set out in the Executive Summary.

The Study Area

1.6 The assessments include the sports halls and population in Cotswold District Council and the neighbouring local authority areas, which comprise study area (see Map **1.1**).

1.7 A customer's choice of sports hall does not respect local authority boundaries. There may be management and possibly pricing incentives for customers to use sports facilities in their local authority area. Other factors that influence the choice of sports hall include:

- How close the venue is to where residents live or work
- Other facilities at the same site, such as a gym or studio
- Programming of the hall with activities that appeal to residents and are available at times that fit with the lifestyle of residents
- Age and condition of the facility and inherently its attractiveness

1.8 Increasingly, the quality of sports halls and their offer are of more importance to residents in their choice of venues. New facilities will have a significant draw because of the enhanced quality of the venues.

1.9 In determining the position across Cotswold, it is important to take full account of the sports halls and population in neighbouring local authority areas. The most attractive facility for some Cotswold residents may be outside the District (known as exported demand). For

residents of neighbouring local authorities, their most attractive sports hall may be inside Cotswold (known as imported demand).

1.10 To take account of these factors, a study area is established that places Cotswold District Council at its centre and includes the neighbouring local authority areas.

Map 1.1: Study Area for Cotswold Sports Halls Assessment



Report Structure, Content and Sequence

1.11 The findings for the Cotswold assessment are set out in a series of tables for both runs. This allows a 'read across' to see the specific impact of changes between Runs 1 and 2 and builds up the picture of change.

1.12 The headings for each table are:

- Supply
- Demand
- Accessibility
- Satisfied Demand
- Unmet Demand
- Used Capacity
- Local Share

1.13 The terms listed above are defined beneath the tables.

1.14 To support the findings, this report also includes maps that show sports hall locations, demand, deprivation, driving and walking coverage, public transport access, exported satisfied demand, unmet demand, imported used capacity and local share.

1.15 Where valid, the findings for neighbouring local authorities are set out. A commentary is provided on these comparable findings. For example, some local authorities like to know how their findings on proportion of met demand compare with those of neighbouring local authorities.

1.16 The key findings in each of the sections are numbered and highlighted in bold typeface.

1.17 The facilities excluded from the study, with explanations, are listed in Appendix 1. Details of the sports halls in the neighbouring local authority areas included in the assessment are set out in Appendix 2. The FPM and its parameters are described in Appendix 3.

1.18 All maps for the study are provided in a separate document as layered PDFs.

2 SPORTS HALL SUPPLY

Cotswold has an extensive supply of sports halls. There are ten four-court halls, of which seven have dimensions suitable for club development.

Cirencester Leisure Centre is a six-court hall, and is the largest the District. It has the largest capacity of any site in Cotswold.

The educational sector is the major provider, having ten of the 12 sites. There is a high commitment to community use, with seven educational sites available for between 22.0 and 44.0 hours in the weekly peak period.

The educational supply needs to be protected for community use.

The stock in Cotswold is ageing. Six sports hall sites opened before 2000, of which two have been modernised. Four sites opened between 2000 and 2010, and none have been refurbished.

Table 2.1: Supply of Sports Halls in Cotswold by Run

Supply	Run 1	Run 2
Cotswold	2025	2043
Number of sports halls	17	17
Number of sports hall sites	12	12
Supply in badminton court equivalents	64.4	64.4
Supply in courts scaled with hours available in peak period	43.4	43.4
Unavailable supply in the weekly peak period	33%	33%
Supply in visits per week in peak period	15,968	15,968
Average age of all sites	26	44
Average age of public leisure centres	19	37

Definition of supply – This is the supply or capacity of the sports halls available for community and club use in the weekly peak period. Supply is expressed in the number of visits that a sports hall can accommodate in the weekly peak period and in the number of badminton courts.

Weekly peak period – This is when most visits take place and when users have most flexibility to visit. The peak period for sports halls is one hour on weekday mornings, five hours on weekday evenings and eight hours on weekend days. This gives a total of 46 hours per week. The modelling and recommendations are based on the ability of the public to access facilities during this weekly peak period.

2.1 In 2025 and 2043, 17 sports halls are modelled across 12 sites.

2.2 The facilities excluded from the study are listed in Appendix 1.

Table 2.2: Details of Sports Halls in Cotswold included in the Runs

Site	Provider	Facility Type	Dimensions (m)	Area (sqm)	Peak Hours	Total Hours	Capacity (visits)	Year Built	Year Refurb
Cirencester Leisure Centre	Public	6-court	34 x 27	918	46	100.5	2,208	2006	
Cotswold Leisure Chipping Campden	Educational (3rd party)	4-court	32 x 18	576	39.5	46.5	2,005	1996	
		Activity	18 x 10	180	39.5	46.5			
SWR Leisure *	Educational (3rd party)	4-court	34.5 x 20	690	37	47	1,878	1993	2013
		Activity	18 x 10	180	37	47			
Cirencester College	Educational (in-house)	4-court	34.5 x 20	690	5	35	160	2015	
Cirencester Deer Park School	Educational (in-house)	4-court	35 x 19	665	32.5	44.5	1,649	1992	
		Activity	18 x 10	180	32.5	44.5			
Cirencester Kingshill School	Educational (in-house)	4-court	34 x 18	612	17.5	17.5	888	2000	
		Activity	18 x 10	180	17.5	17.5			
Farmor's Sports Centre	Educational (in-house)	4-court	34.5 x 20	690	22	48	704	1990	
Rendcomb College	Educational (in-house)	4-court	34.5 x 20	690	34	36	1,088	1994	2008
Royal Agricultural University	Educational (in-house)	4-court	34.5 x 20	690	43	90	1,376	2014	
The Cotswold School	Educational (in-house)	5-court	40.6 x 21.35	867	14	18	1,644	2009	
		Activity	18 x 17	306	34	35			
Westonbirt School and Leisure Centre	Educational (in-house)	4-court	34.5 x 20	690	44	92	1,408	2005	
Fire Service College Leisure Club	Other (sport club)	4-court	34.5 x 20	690	30	79	960	1977	

* SWR Leisure (Sir William Romney's Leisure Ltd) was the former operator of a leisure centre in Tetbury. The company ceased operating and closed the facility in July 2019. The leisure centre has since re-opened for community use and is operated in-house by Sir William Romney's School.

2.3 Key finding 1 is that the total supply in Cotswold in both 2025 and 2043 is the equivalent of 64.4 badminton courts, of which 43.4 courts are available for community use in the weekly peak period. The unavailable supply equates to 33% of the total supply.

Providers

2.4 Cirencester Leisure Centre is a public leisure centre. Public leisure centres are available for use to all residents, and provide recreational pay-and-play as well as organised team and individual sports activities.

2.5 There are ten sports hall sites provided by the educational sector. Eight are managed in-house and, therefore, are responsible for promoting community use. Promotion may be passive, whereby the school responds to booking requests, or dynamic, with the school working alongside sports clubs to encourage community use.

2.6 Two sports hall sites were modelled as being operated by external providers:

- Cotswold Leisure Chipping Campden is a dual-use site with a school. The centre is operated by Freedom Leisure on behalf of Cotswold District Council.
- SWR Leisure (Sir William Romney's Leisure Ltd) was the former operator of a leisure centre in Tetbury, located at Sir William Romney's School. The company ceased trading and closed the facility in July 2019. The centre has re-opened and is now operated in-house by Sir William Romney's School.

2.7 Given that nearly all the sports hall stock is provided by the educational sector, this may restrict residents who require access during weekday daytimes, for example, stay-at-home parents, home workers, and the unemployed or retired. This places greater reliance on the more limited public leisure centre stock for these residents.

2.8 There is one other provider; Fire Service College Leisure Club. The centre is operated by Capita, primarily serving College staff and trainees. It is available for local sports clubs, community groups and commercial users to hire.

Scale

2.9 The largest sports hall is Cirencester Leisure Centre, which has a six-court hall. Six-court halls can accommodate multiple sports activities at same time. The second largest site is The Cotswold School, which has a five-court hall with unusual dimensions of 40.6m x 21.35m, and an activity hall.

2.10 There are ten four-court halls, of which:

- Seven have dimensions of 34.5m x 20m. This is the size that Sport England and the National Governing Bodies for hall sports recommend for a four-court hall. These dimensions can cater for all hall sports at the community level of participation and also meet the requirements for hall sports club development.
- The dimensions of the other three halls are slightly smaller at 35m x 19m, 34m x 18m, and 32m x 18m. These sizes of sports hall, while meeting the requirements for most

indoor hall sports at the community level of participation, have less space between and behind individual courts. This may prohibit use of these sports halls if they do not meet the requirements for competition play.

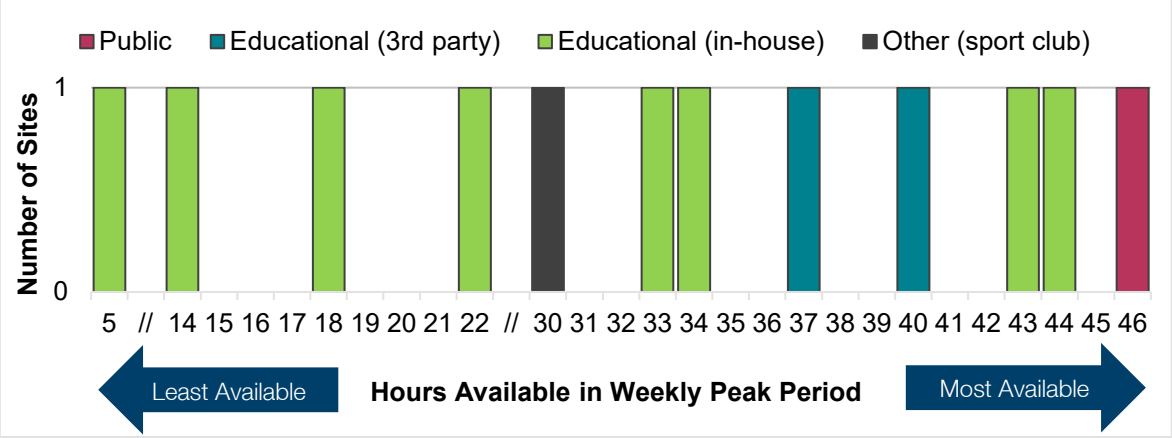
2.11 There are five sites which have a main hall and an activity hall. An activity hall is a flexible space for multiple sports that is smaller than the equivalent of three badminton courts, and may or may not have line markings. Four of the activity halls have dimensions of 18m x 10m, and one has dimensions of 18m x 17m.

2.12 Where a sports hall site has a main hall and an activity hall, the activities for the two halls are programmed together. The main hall can accommodate big/high space activities such as basketball and badminton, which have low participant numbers at-one-time. The activity hall can accommodate smaller space activities such as martial arts, which have higher participant numbers.

2.13 The at-one-time capacity of a main hall with marked courts is eight people per badminton court (the equivalent area of a badminton court is 144 sqm). For an activity hall, this increases to 15 people per court. Therefore, an activity hall has almost double the capacity of a main hall with the same dimensions.

Availability

Chart 2.1: Availability of Cotswold Sports Halls by Provider



2.14 Cirencester Leisure Centre is available for the maximum 46.0 hours in the weekly peak period, with no scope to increase availability and capacity at peak times.

2.15 There is a high commitment to community use at six of the educational sites, with availability of between 32.5 hours and 44.0 hours in the weekly peak period. Availability is best in the weekly peak period at Westonbirt School and Leisure Centre at 44.0 hours, and Royal Agricultural University at 43.0 hours.

2.16 This is very good availability, as it is unusual for educational sports halls managed in-house to be available for more than 41.0 hours in the weekly peak period because they are not available for community use during weekday daytimes.

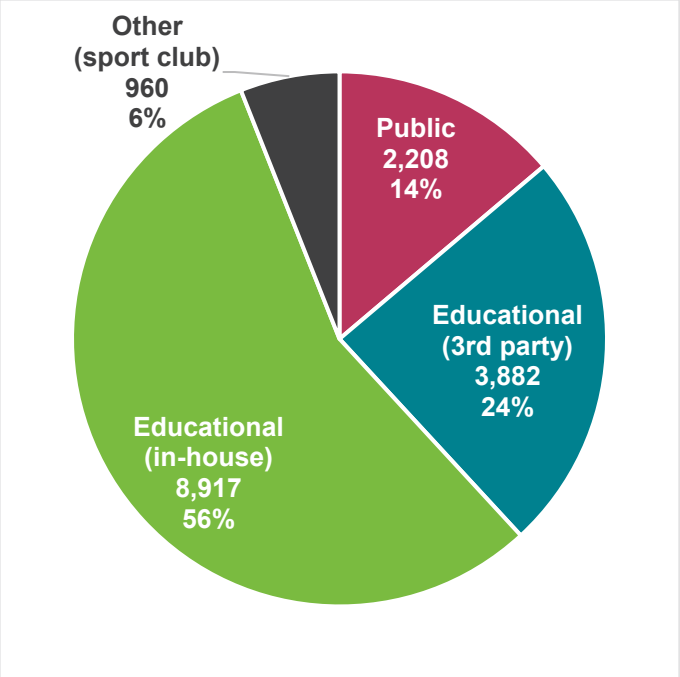
2.17 Sport England has produced a resource to support schools in opening their facilities for community use in non-school hours. The resource covers how to get started, who can help, operating models, legal and governance, finance, marketing, operating safely and safeguarding, and can be found here: https://www.sportengland.org/funding-and-campaigns/use-our-school.

2.18 The resource can be used to support discussions with schools to open their sites for community use, either for the first time or to extend the available hours.

2.19 Fire Service College Leisure Club is available to hirers for up to 30.0 hours in the weekly peak period.

Capacity

Chart 2.2: Proportion of Available Hall Space by Provider in 2025 and 2043



2.20 **Key finding 2** is that the ten educational sports halls provide 80% of the available capacity in both 2025 and 2043. The public leisure centre provides 14%, and Fire Service College Leisure Club 6%, of the remaining capacity.

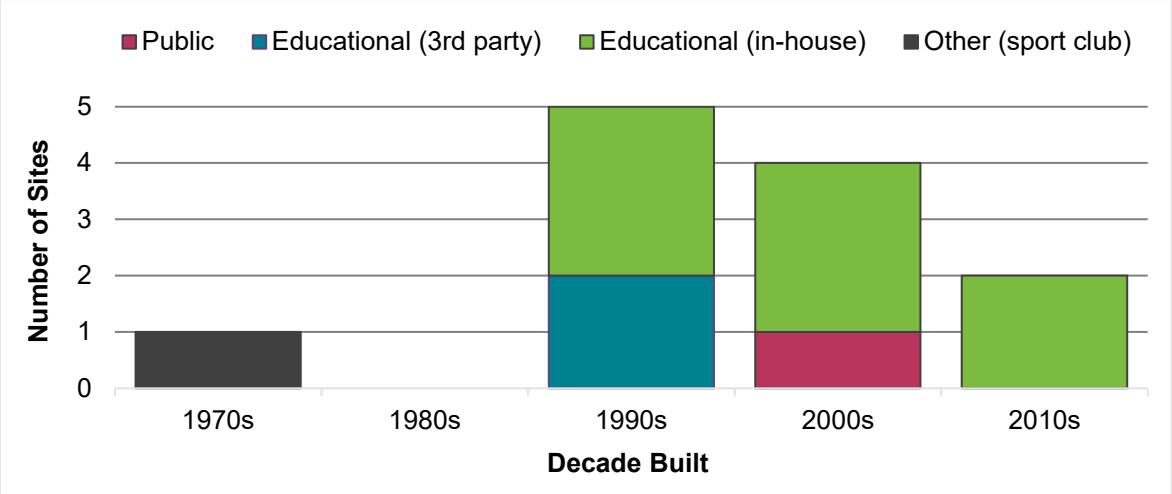
2.21 Cirencester Leisure Centre has the largest capacity in Cotswold and can accommodate a total of 2,208 visits in the weekly peak period.

2.22 Cotswold Leisure Chipping Campden has the second largest capacity, and the largest capacity of the educational sites, at 2,005 visits in the weekly peak period.

2.23 Cirencester College has the smallest capacity at 160 visits in the weekly peak period. This site also has the lowest availability at 5.0 hours in the weekly peak period.

Age

Chart 2.3: Decade Built of Sports Halls in Cotswold by Provider



2.24 The average age of all the sports hall sites is 26 years in 2025, and 44 years in 2043. Cirencester Leisure Centre is 19 years old in 2025, and 37 years old in 2043.

2.25 The oldest sports hall is Fire Service College Leisure Club, which opened in 1977 and is unmodernised. The most recent sports hall to open is Cirencester College in 2015.

2.26 Six sports hall sites opened before 2000, and two of these have been modernised. Four sites opened between 2000 and 2010, and none have been refurbished.

2.27 There is an increasing need for modernisation of the sports halls.

2.28 Modernisation is defined as one or more of the following:

- Upgrade of the sports hall floor to a sprung timber floor
- Upgrade of the lighting in the sports hall
- Modernisation of the changing accommodation

Sports Hall Locations

2.29 Nine of the sports hall sites are located in the southern half of the District (see Map 2.1). There are four sports hall sites in Cirencester.

2.30 There are several sports hall sites in Cheltenham and Swindon that are located close to the border with Cotswold.

SPORT ENGLAND

Map 2.1: Location of Sports Halls in 2025 and 2043 (Runs 1 and 2)

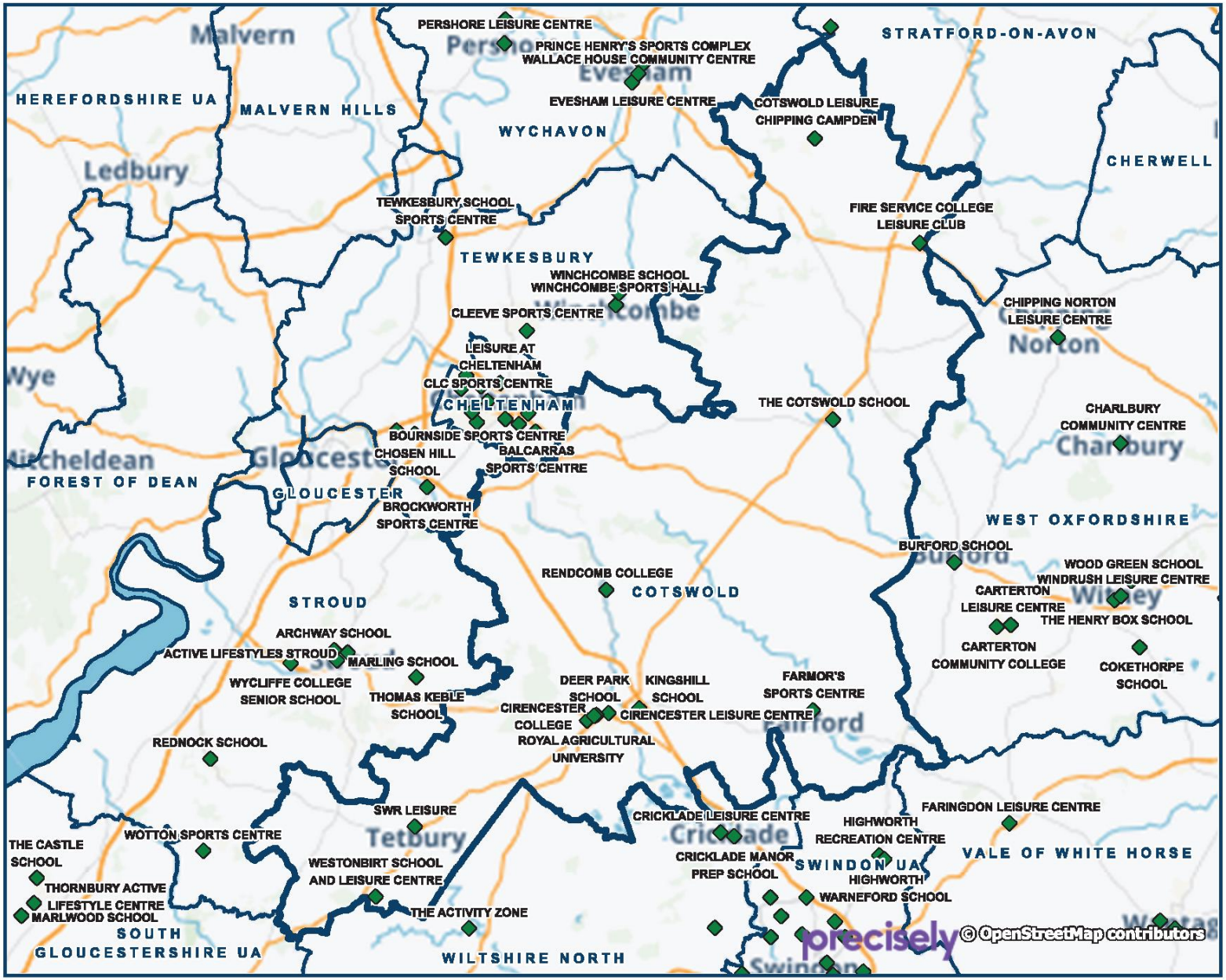
All facility locations used in the model across all runs.

Facilities Included in Runs

- Existing Sports Hall Location

Boundaries

- Cotswold
- Neighbouring Local Authorities



E25_COT_H2

Additional material ®Sport England 2025
Ordnance Survey data © Crown copyright and database rights 2025 OS AC0000850566

N

0 5

miles

3 DEMAND FOR SPORTS HALLS

Demand for sports halls in Cotswold increases by 8% to 2043, which is the equivalent of 1.7 courts.

Demand is highest in Cirencester, followed by Tetbury, Fairford, Moreton-in-Marsh and Stow-on-the-Wold.

Demand increases in all local authorities in the study area to 2043. The largest increase is in South Gloucestershire at 11.8 courts, representing a 15% increase from 2025.

Table 3.1: Demand for Sports Halls in Cotswold by Run

Demand	Run 1	Run 2
Cotswold	2025	2043
Population	94,598	108,344
Visits demanded in weekly peak period	6,484	6,992
Demand in courts with comfort factor included	22.0	23.8
% of demand in the 10% most deprived LSOAs nationally	0%	0%

Definition of total demand – This represents the total demand for sports halls by gender and for six age bands from 0 to 79 and is calculated as the percentage of each age band/gender that participates. This is added to the frequency of participation in each age band/gender to arrive at a total demand figure, which is expressed in visits in the weekly peak period and number of badminton courts. The FPM parameters for the percentage of participation and frequency of participation, for gender and for different age bands, are calculated from Sport England's Active Lives survey up to November 2023 and are set out in Appendix 3.

3.1 Demand is calculated from the resident population. Cotswold District Council provided its population forecast for 2043. The geographical distribution of the population in the FPM for 2043 includes housing growth sites, the details of which were provided by the Council that were known at the time of modelling. There are extensive housing growth sites to the south of Cirencester (see Map 3.1).

3.2 The latest development trajectory for Cotswold to 2043 has more dwellings than modelled and there are changes to the locations of the sites. However, the geographical distribution is similar to what was modelled and the differences per area are smaller when converted into demand. The total population forecast for Cotswold remains the same from the Office for National Statistics 2022-based subnational projection. Therefore, the changes in housing growth will not have a significant impact on the overall findings of this report.

3.3 **Key finding 3** is that Cotswold's population is projected to increase by 15% between 2024 and 2043, resulting in an 8% increase in demand for sports halls. The smaller increase in demand compared with population growth is because of the ageing of the population in

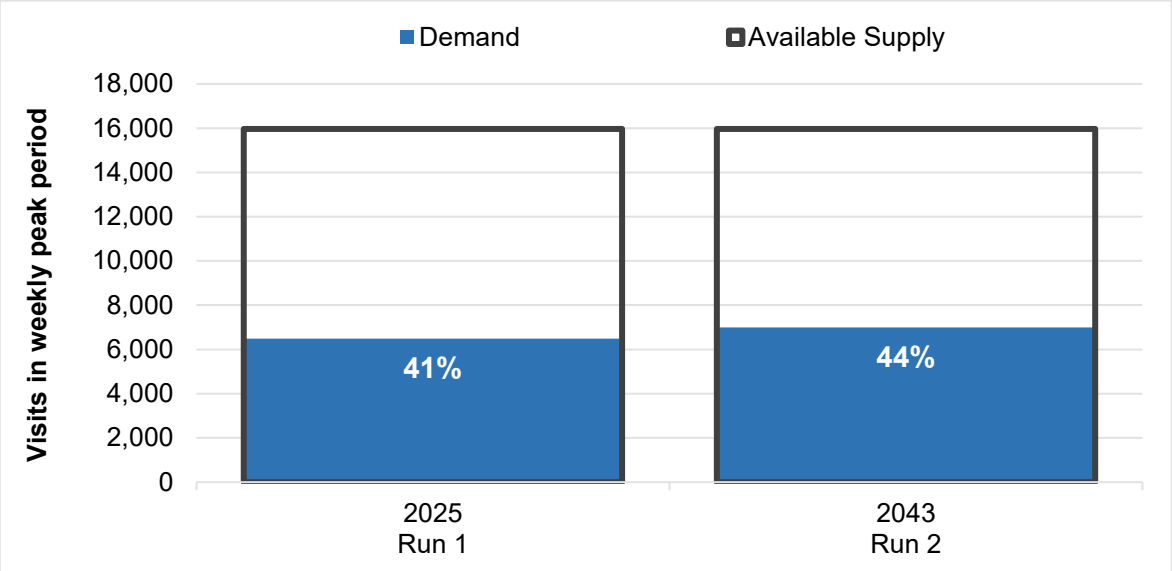
Cotswold between 2025 and 2043. There will be fewer residents in the age bands with the highest sports hall participation (0-15 year olds and 16-24 year olds) in 2043 than in 2025. Cotswold has a larger proportion of residents over 65 years old than the national average.

3.4 The rate and frequency of sports hall participation is assumed to be unchanged between the two years (for participation rates and frequency, see Appendix 3: Sports Halls Parameters).

3.5 Of Cotswold's population (source: ONS Census 2021):

- Residents aged 65 and over represent 28% of the total population compared to the national average of 20%
- Disabled residents account for 16% compared to the national average of 17%
- Working from home residents are 39% compared to the national average of 32%

Chart 3.1: Demand as a Proportion of Available Supply in Cotswold by Run



3.6 Key finding 4 is that Cotswold's demand is the equivalent of 41% of its available supply in 2025, increasing to 44% in 2043.

Demand in the Study Area

3.7 Demand is projected to increase in all neighbouring local authorities. Cotswold has the third smallest increase in demand in courts to 2043.

3.8 The largest increase in demand in courts is in South Gloucestershire at 11.8 courts, representing a 15% increase in demand. Cheltenham has the smallest increase at 0.3 courts, and is a 1% increase.

Table 3.2: Demand for Sports Halls by Area and Run

Demand in Court Equivalents Considering a 'Comfort' Factor	Run 1	Run 2	Change 2025 to 2043	
Area	2025	2043	Courts	% Change
Cotswold	**22.0**	**23.8**	**1.7**	**8%**
Cheltenham	30.2	30.5	0.3	1%
South Gloucestershire	77.6	89.5	11.8	15%
Stratford-on-Avon	34.4	40.9	6.5	19%
Stroud	30.3	33.6	3.2	11%
Swindon	61.0	61.4	0.4	1%
Tewkesbury	24.8	28.5	3.7	15%
Vale of White Horse	37.0	42.2	5.2	14%
West Oxfordshire	29.1	31.7	2.6	9%
Wiltshire	126.8	130.5	3.7	3%
Wychavon	33.0	37.0	4.0	12%

Geographical Distribution of Demand

2025

3.9 Demand is highest in Cirencester, followed by Tetbury, Fairford, Moreton-in-Marsh and Stow-on-the Wold (see Map 3.2).

3.10 Demand in each of the main settlements is as follows:

- Cirencester town and surrounding area – 4.8 courts across 16 square kilometres (there are five sports hall sites in this area, including Cirencester Leisure Centre)
- Tetbury – 1.5 courts across five square kilometres (SWR Leisure is located in this area)
- Moreton-in-Marsh – 1.0 courts across three square kilometres (Fire Service College Leisure Club is located east of this area)
- Fairford – 0.8 courts across five square kilometres (Farmor's Sports Centre is located in this area)
- Stow-on-the-Wold – 0.8 courts across five square kilometres (The Cotswold School is located in this area)
- Chipping Campden – 0.5 courts across five square kilometres (Cotswold Leisure Chipping Campden is located in this area)

3.11 Outside of these areas demand is less than 0.5 courts per square kilometre (dark blue and purple squares).

2043

3.12 In 2043 demand across Cotswold increases by 1.7 courts, with a comfort factor included.

3.13 Demand in the Cirencester area increases to 5.8 courts across 19 square kilometres (see Map 3.3).

3.14 The changes in demand in other areas are as follows:

- Tetbury – decreases by 0.3 courts to1.2 courts across five square kilometres
- Moreton-in-Marsh – increases by 0.6 courts to 1.6 courts across six square kilometres
- Fairford – increases by 0.1 courts to 1.1 courts across six square kilometres
- Stow-on-the-Wold – unchanged at 0.8 courts across five square kilometres

3.15 Demand in Chipping Campden decreases by 0.2 courts to 0.3 courts.

3.16 Outside of these areas demand remains at between 0.1 and 0.2 courts.

Deprivation

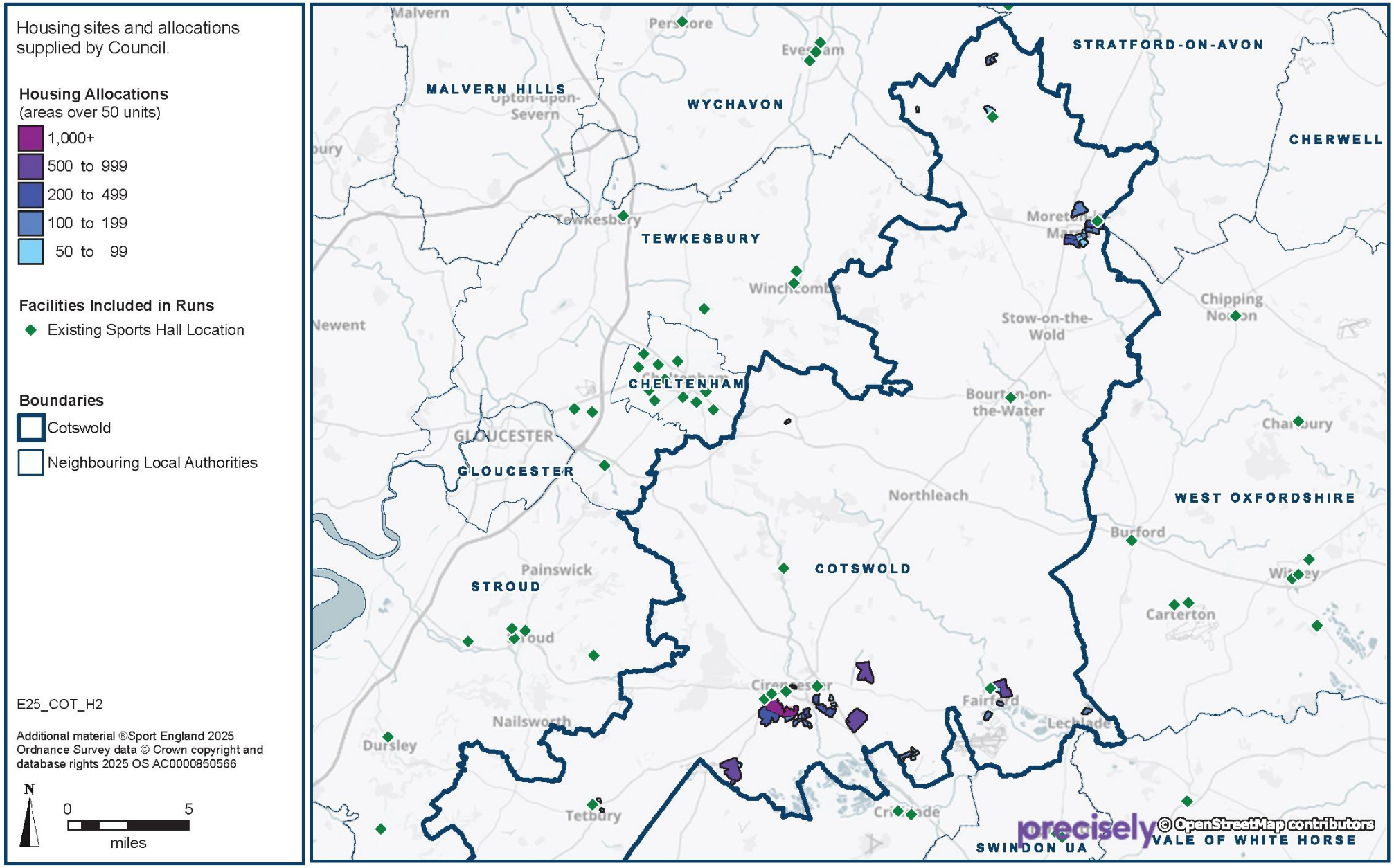
3.17 None of Cotswold's demand is in the 10% most-deprived lower super output areas (LSOAs) nationally in 2025 or 2043.

3.18 The area of greatest deprivation in Cotswold is in the 40% most-deprived LSOAs in south Cirencester (dark orange area in Map 3.4).

3.19 The Index of Multiple Deprivation (IMD) score is used in the FPM to limit whether people will use commercial facilities (see Appendix 3 for definition of IMD). A weighting factor is incorporated to reflect the cost element often associated with commercial facilities. The assumption is that the higher the IMD score (less affluence), the less likely the population of the LSOA would choose to go to a commercial facility.

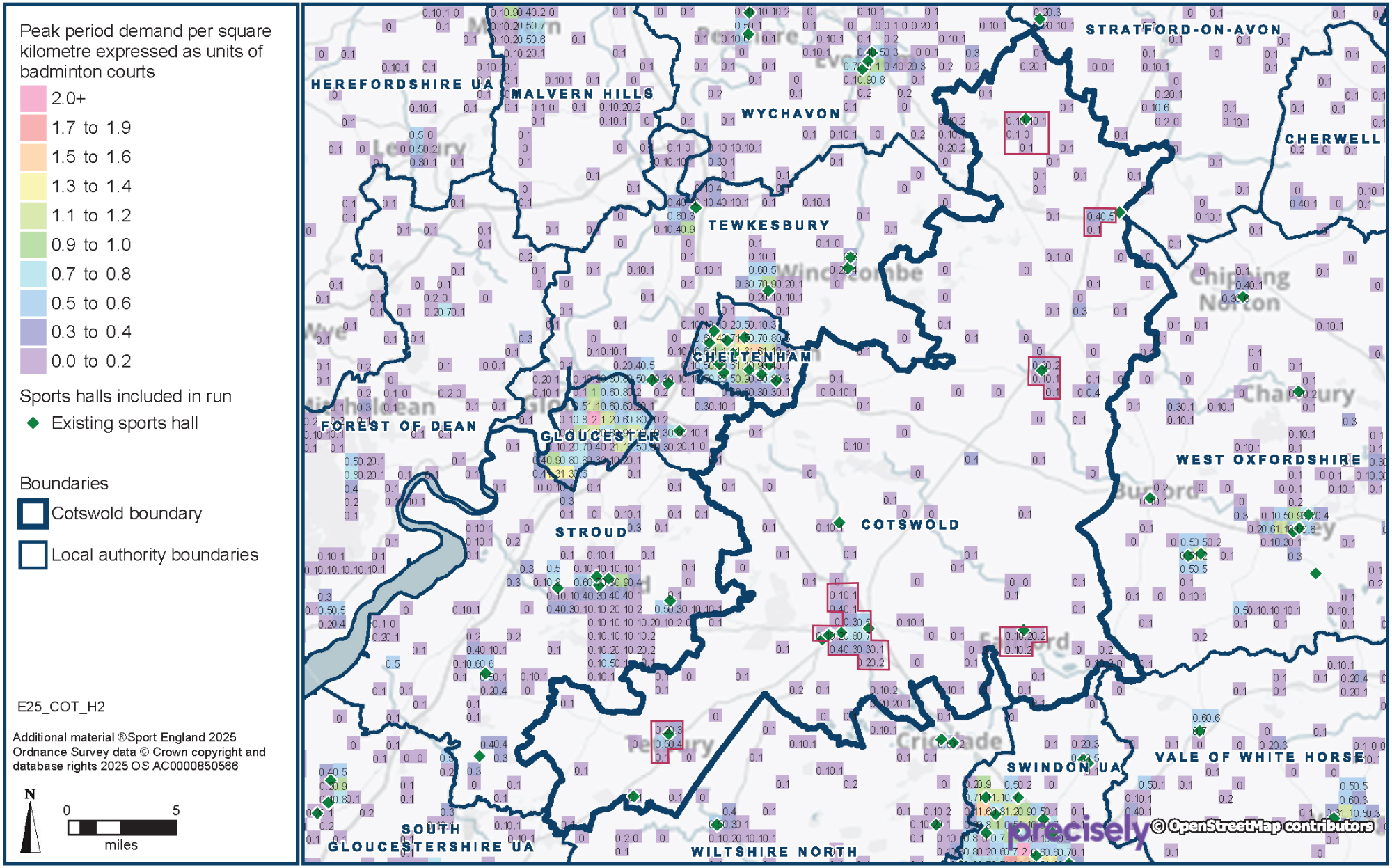
SPORT ENGLAND

Map 3.1: Housing Growth Areas in Cotswold to 2043 (Run 2)

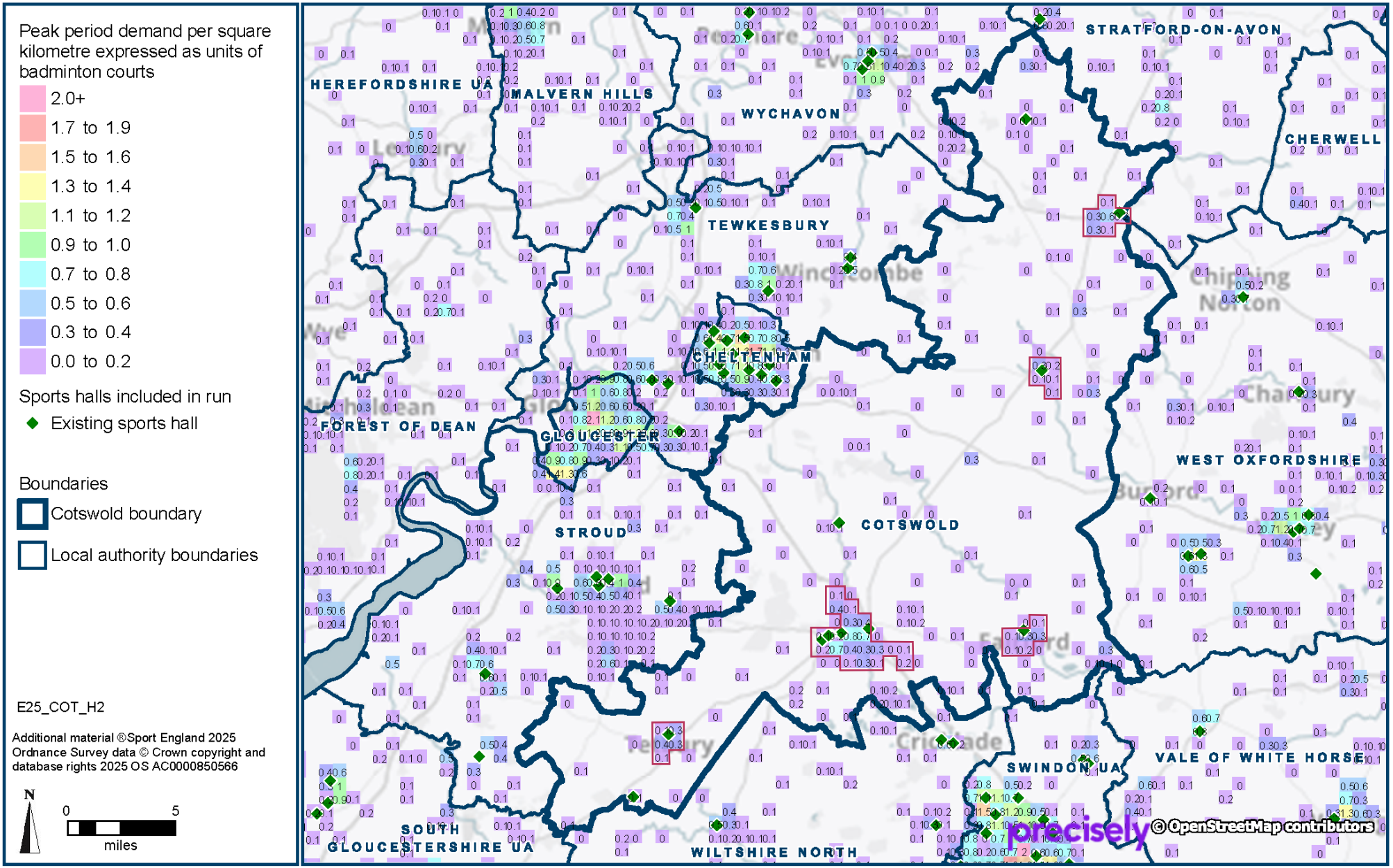


SPORT ENGLAND

Map 3.2 Demand for Sports Halls in 2025 (Run 1)



Map 3.3: Demand for Sports Halls in 2043 (Run 2)



SPORT ENGLAND

Map 3.4: Deprivation in 2019 (Runs 1 and 2)

Deprivation shown thematically (colours) at lower super output area level by decile.

Index of Multiple Deprivation (2019)

10% most deprived

10% least deprived

Facilities Included in Runs

Existing Sports Hall Location

Boundaries

Cotswold

Neighbouring Local Authorities

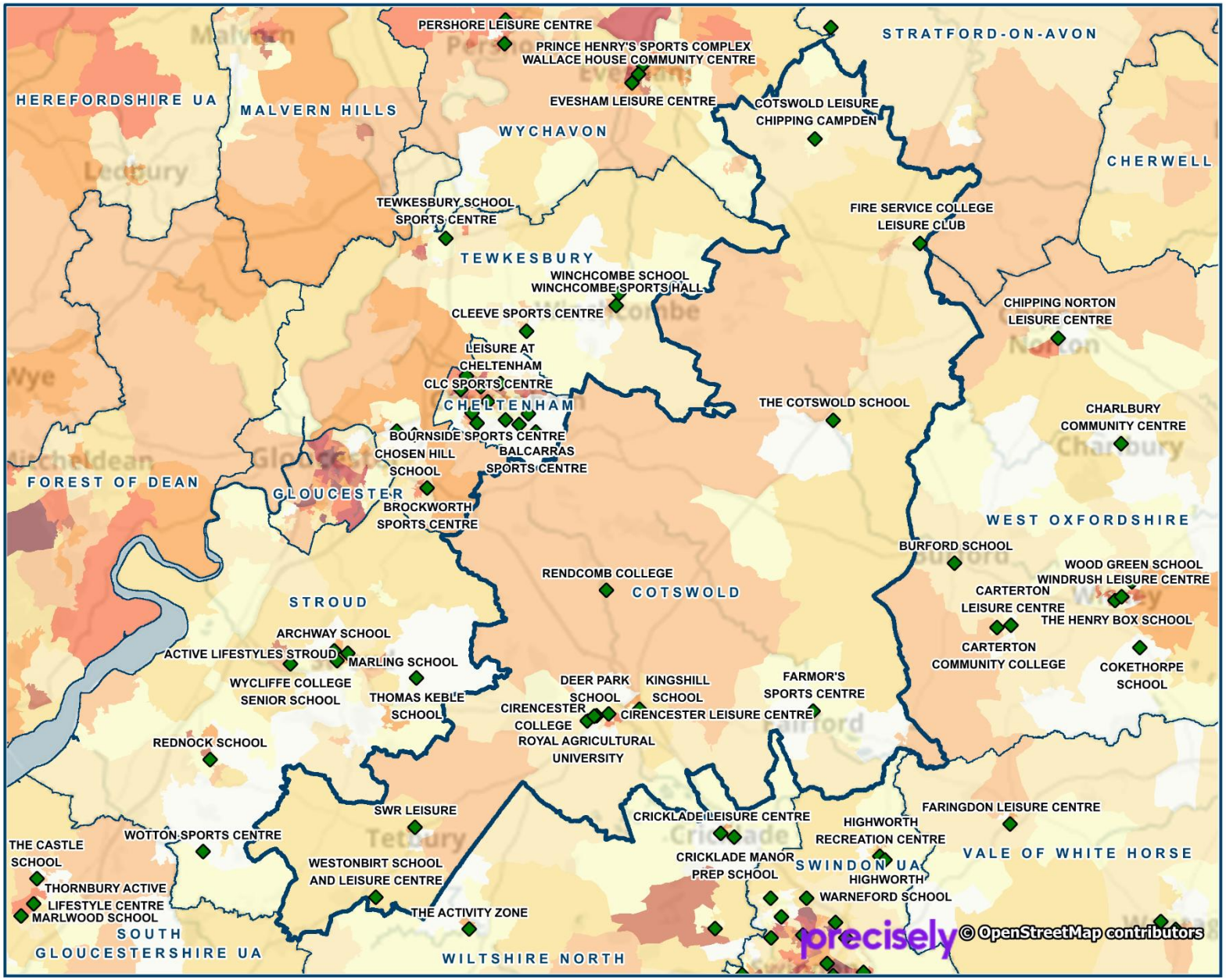
E25_COT_H2

Additional material ®Sport England 2025
Ordnance Survey data © Crown copyright and database rights 2025 OS AC0000850566

N

0 5

miles



4 ACCESSIBILITY

A third of Cotswold's residents are within a 20-minute walk of a sports hall.

All the sports hall sites are within a five-minute walk of an existing bus stop.

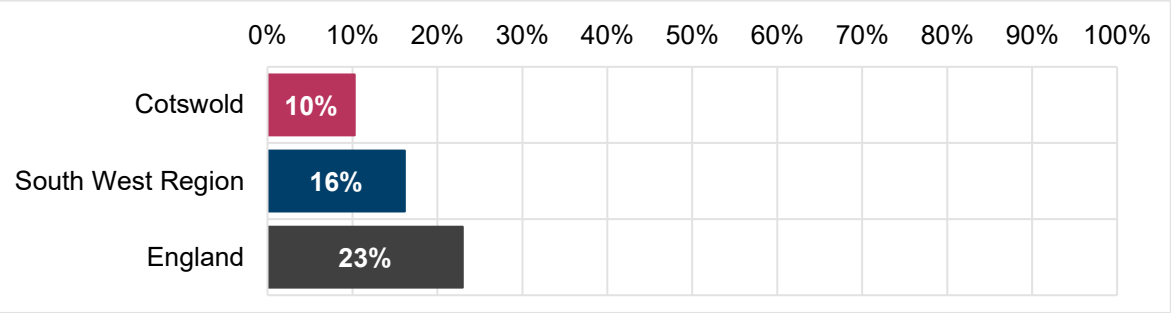
In both 2025 and 2043, all residents of Cotswold are within a 20-minute drive of at least one sports hall. Access is better in the southern half of the District where residents in some areas can drive to more than 20 sports hall sites within 20 minutes.

Table 4.1: Travel Mode of Cotswold Demand to Sports Halls by Run

Accessibility	Run 1	Run 2
Cotswold	2025	2043
% of total residents within a 20-minute walk of a sports hall	33%	33%
% of demand satisfied when travelled:		
on foot	7%	7%
by public transport or bicycle	4%	4%
by car	89%	89%

Definition of accessibility – The FPM uses a distance decay function where the further a user is from a facility, the less likely they will travel. A description of the distance decay function is set out in Appendix 3. On average, a 20-minute travel time accounts for approximately 90% of visits to a sports hall.

Chart 4.1: Proportion of Residents Without Access to a Car



4.1 In Cotswold, 10% of residents do not have access to a car. This is lower than both the regional average of 16% and the national average of 23%.

Walking Access

4.2 In 2025 and 2043, 33% of Cotswold's residents are within a 20-minute walk of a sports hall.

4.3 Residents in the main settlements are mostly within a 20-minute walk of one sports hall (see Map 4.1).

4.4 However, not all residents in these areas will walk to a sports hall and some will travel further. It is estimated that 7% of journeys by Cotswold residents to sports halls are made on foot in 2025 and 2043.

Public Transport Access

4.5 All the sports hall sites are within a five-minute walk of an existing bus stop (pink areas in Map 4.2). However, the bus service is very limited, for example, in Southrop there is one return bus a day. This is the level of service in many villages.

4.6 None of the sports hall sites are within a 15-minute walk of a railway station (purple areas).

4.7 It should be noted that, while most Cotswold residents can access an existing public transport stop, it may not mean they can get to a sports hall within 20 minutes from home via a combination of walking and public transport.

4.8 Key finding 5 is that it is estimated that 4% of journeys by Cotswold residents to sports halls are made by public transport or bicycle in 2025 and 2043. This is less than the regional proportion of 6% and the national proportion of 9% in both years.

Driving Access

4.9 In both 2025 and 2043, all residents of Cotswold are within a 20-minute drive of at least one sports hall (light green areas in Map 4.3).

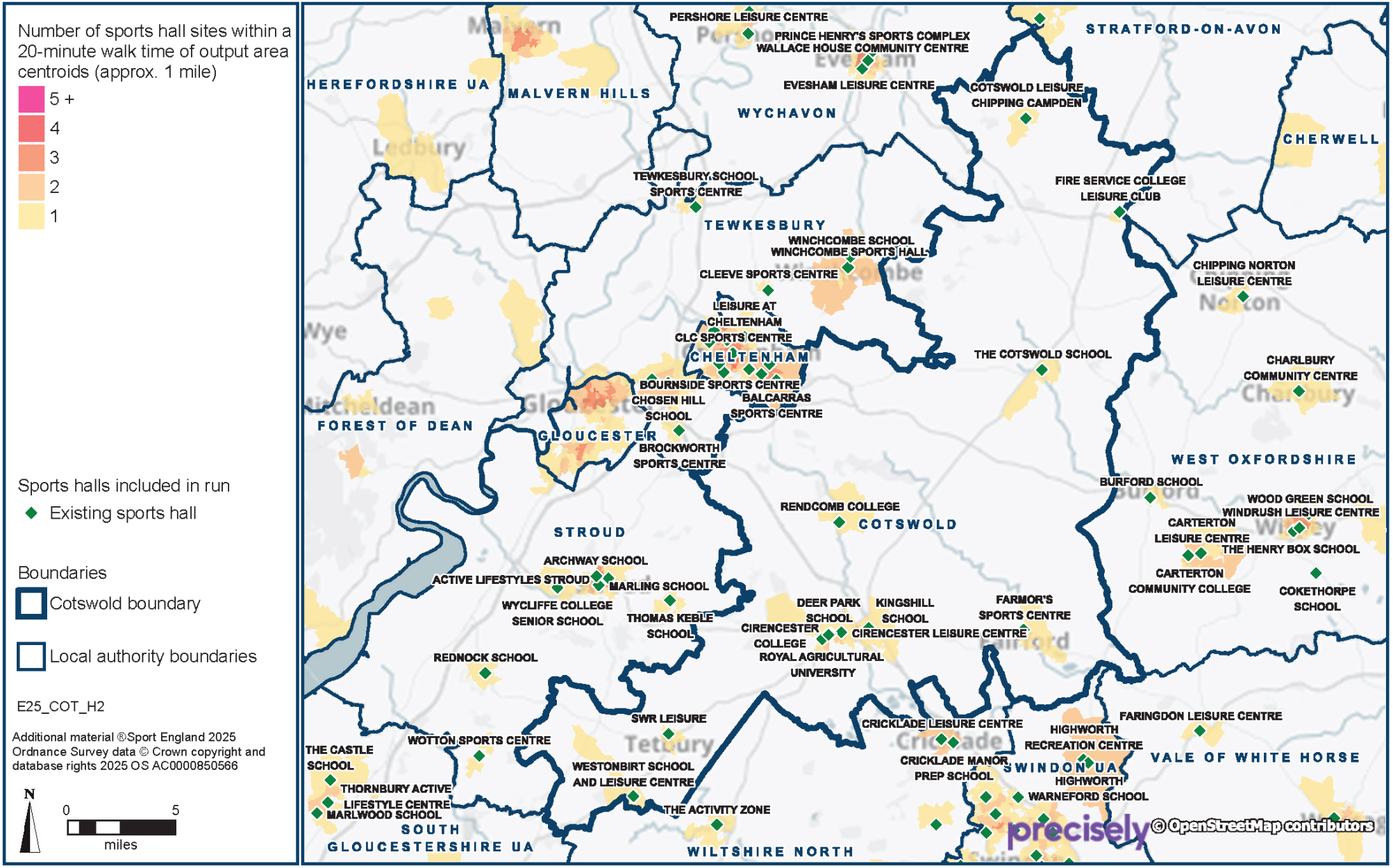
4.10 Access is better in the southern half of the District where residents in most areas can drive to between five and 14 sites within 20 minutes (medium green and light blue areas).

4.11 There are 11 sports hall sites in the small land area of Cheltenham, and three in Tewkesbury, which are close to the border with Cotswold. This high level of provision contributes to residents in two small areas bordering these local authorities being able to access more than 20 sports hall sites within a 20-minute drive (purple areas).

4.12 It is estimated that 89% of journeys by Cotswold residents to sports halls are made by car in 2025 and 2043.

SPORT ENGLAND

Map 4.1: Walking Access to Sports Halls in 2025 (Run 1) and 2043 (Run 2)



Map 4.2: Walking Access to Public Transport in 2025 (Runs 1 and 2)

Areas within walking time shown thematically (colours) from bus, coach and tram stops, and railway, metro and underground stations.

Public Transport

- Railway/Metro/Underground Station
- Bus Stop

Walk Time from Station

- 5 minutes
- 10 minutes
- 15 minutes

Walk Time from Bus Stop

- 5 minutes

Facilities Included in Runs

- Existing Sports Hall Location

Boundaries

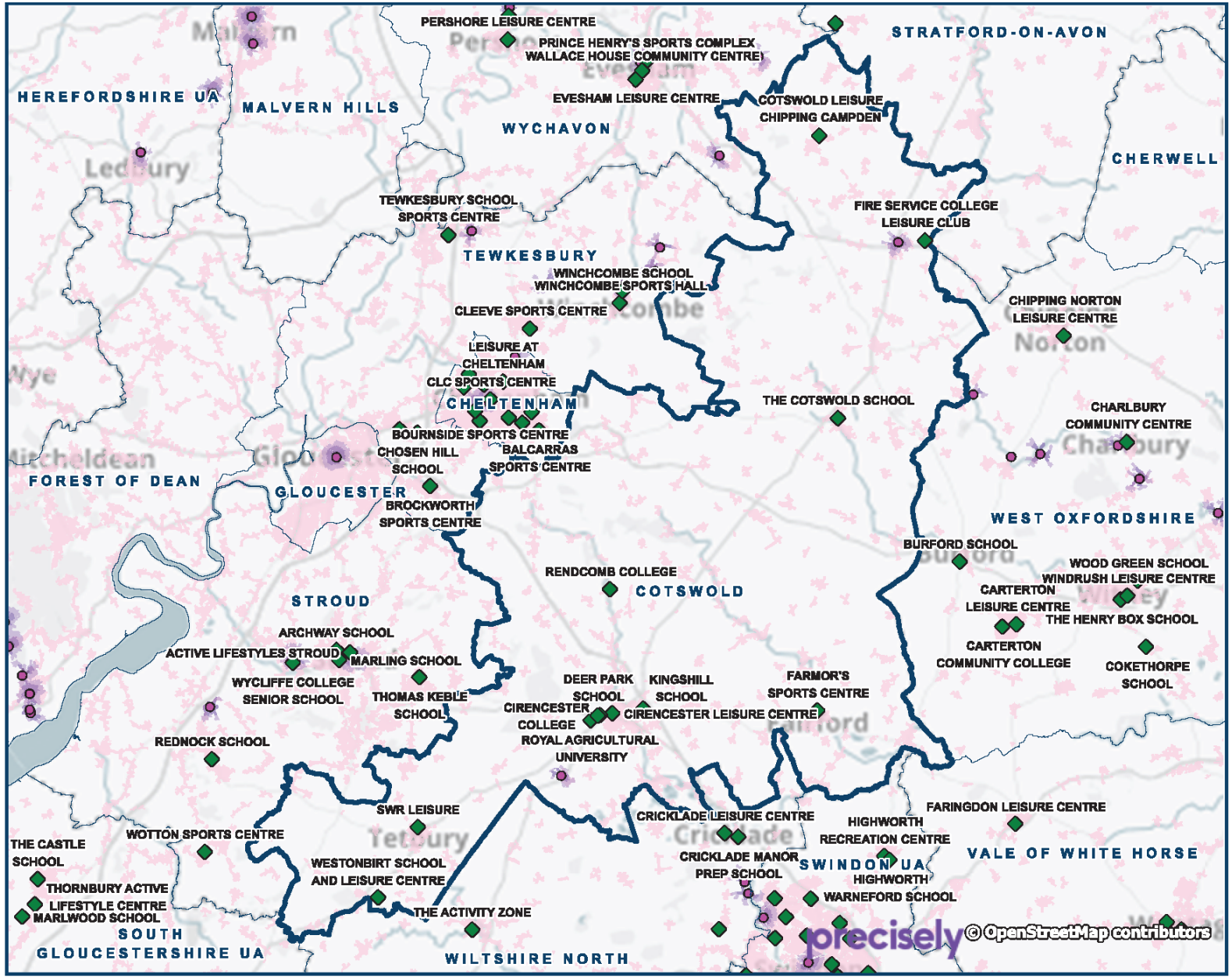
- Cotswold
- Neighbouring Local Authorities

E25_COT_H2

Additional material ®Sport England 2025
Ordnance Survey data © Crown copyright and database rights 2025 OS AC0000850566

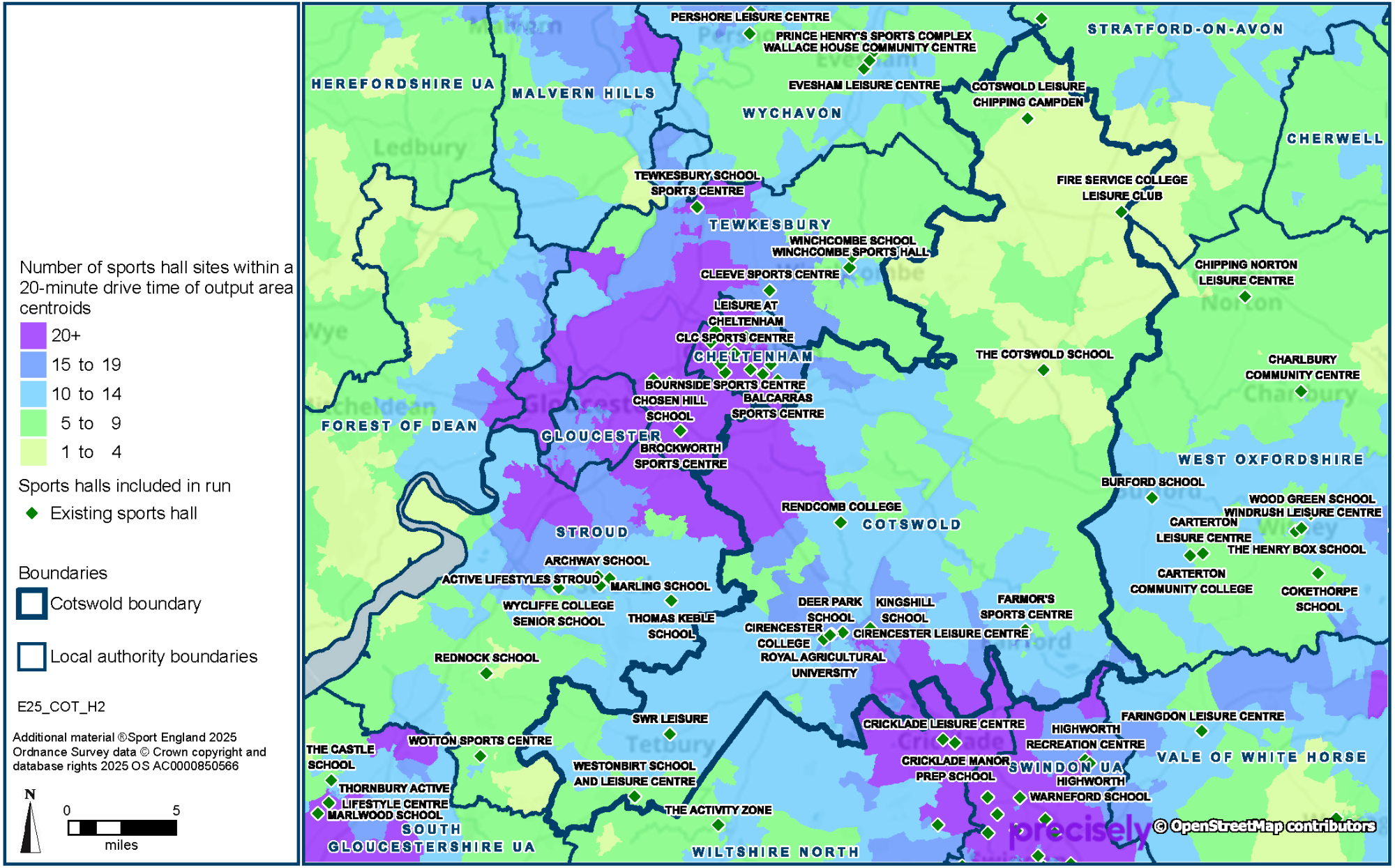
N

0 5
miles



SPORT ENGLAND

Map 4.3: Driving Access to Sports Halls in 2025 (Run 1) and 2043 (Run 2)



5 SATISFIED DEMAND FOR SPORTS HALLS

Nearly all of Cotswold's demand is satisfied in 2025 and 2043, and most is met within the District.

Around a quarter of the Cotswold's satisfied demand is met at sports halls in neighbouring local authority areas.

In 2025 the largest amount of exported demand goes to West Oxfordshire, and in 2043 to Swindon. The difference in the number of visits between the two local authorities is small.

Table 5.1: Satisfied Demand for Sports Halls in Cotswold by Run

Satisfied Demand	Run 1	Run 2
Cotswold	2025	2043
Number of visits which are met per week in peak period	6,227	6,714
% of total demand satisfied	96%	96%
Number of visits retained per week in peak period	4,661	5,212
Demand retained as a % of satisfied demand	75%	78%
Number of visits exported per week in peak period	1,566	1,502
Demand exported as a % of satisfied demand	25%	22%

Definition of satisfied demand – This represents the proportion of total demand that is met by the capacity at the sports halls from Cotswold residents who live within the travel time of a sports hall. This includes sports halls located both within and outside Cotswold.

5.1 **Key finding 6** is that 96% of Cotswold's demand is met in 2025 and 2043. The number of visits met in the weekly peak period increases from 6,227 in 2025 to 6,714 in 2043 because of the increase in demand in the District.

5.2 Cotswold's proportion of met demand is above the regional average of 95% in both years, and the national average of 95% in 2025 and 94% in 2043.

5.3 The proportion of met demand in Cotswold is the same as in Stratford-on-Avon, Stroud, and Wiltshire and Wychavon in both years. Met demand is highest in Cheltenham at 98% in both years.

5.4 Details of the sports halls in the neighbouring local authority areas are listed in Appendix 2.

Table 5.2: Proportion of Demand Met by Area and Run

Proportion of Demand Met	Run 1	Run 2
Area	2025	2043
Cotswold	**96%**	**96%**
Cheltenham	98%	98%
South Gloucestershire	97%	97%
Stratford-on-Avon	96%	96%
Stroud	96%	96%
Swindon	97%	96%
Tewkesbury	97%	97%
Vale of White Horse	97%	97%
West Oxfordshire	97%	97%
Wiltshire	96%	96%
Wychavon	96%	96%
South West Region	**95%**	**95%**
England	**95%**	**94%**

Retained Demand

Definition of retained demand – A subset of the satisfied demand findings shows how much of Cotswold residents' demand for sports halls is met at sports halls located within the District. This assessment is based on the travel time from Cotswold's sports halls and residents in the District participating at these halls.

5.5 **Key finding 7** is that most of Cotswold's satisfied demand is met within the District at 75% in 2025 and 78% in 2043. In terms of visits, 4,661 are retained in the weekly peak period in 2025, and 5,212 visits in 2043.

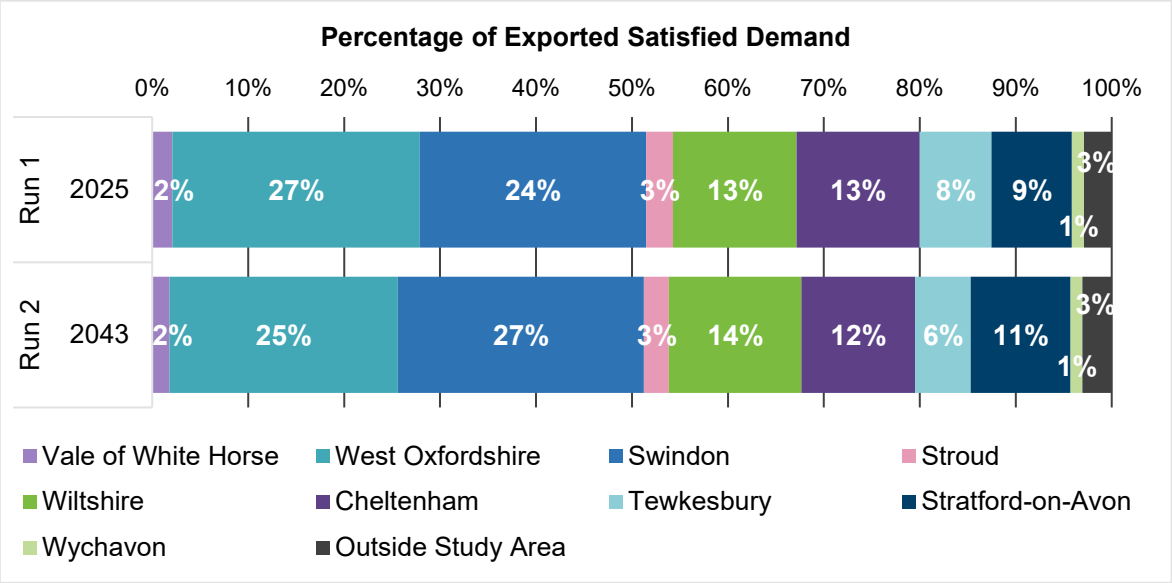
Exported Demand

Definition of exported demand – The residue of satisfied demand, after retained demand, is exported demand. This is based on Cotswold residents who live within the travel time of a sports hall located outside Cotswold and use that hall.

5.6 Of Cotswold's satisfied demand, around a quarter is met at sports halls in neighbouring local authority areas, at 25% in 2025 and 22% in 2043.

5.7 In terms of visits, the District exports 1,566 visits in the weekly peak period in 2025, decreasing slightly to 1,502 visits in 2043.

Chart 5.1: Percentage of Exported Satisfied Demand by Destination and Run



5.8 In 2025 the largest proportion of Cotswold's exported demand goes to West Oxfordshire, accounting for 27% and 402 visits in the weekly peak period (see Map 5.1).

5.9 There are four sports hall sites in West Oxfordshire quite close to the border with Cotswold, including two public leisure centres. Carterton Leisure Centre is a four-court hall suitable for club development, and opened in 2020. Chipping Norton Leisure Centre is a four-court hall, and opened in 2002. Both are attractive sites in terms of their age and availability.

5.10 The second largest amount of exported demand goes to Swindon at 24%. In terms of visits, 368 are exported and met in Swindon. Highworth Recreation Centre in Swindon is accessible to some Cotswold residents. The centre has a four-court hall and a large activity hall. The centre opened in 1988, was refurbished in 2004, and has extensive availability.

5.11 Demand exported from Cotswold and met in neighbouring local authorities in the weekly peak period decreases from 1,566 visits in 2025 to 1,502 visits in 2043.

5.12 There is little change in the number of visits exported to each local authority (see Map 5.2). Demand exported to Swindon increases by 16 visits in the weekly peak period to 384 visits, and accounts for 27% of Cotswold's exported demand. In Cotswold there is a demand increase in Fairford (on the Swindon border) because of housing growth, and there is no change in supply.

5.13 Demand exported to West Oxfordshire decreases by 46 visits in the weekly peak period to 356 visits, accounting for 25% of Cotswold's exported demand.

SPORT ENGLAND

Map 5.1: Export of Cotswold Satisfied Demand for Sports Halls in 2025 (Run 1)

The figure within each chevron is the number of visits in the weekly peak period from that local authority met at the other local authority.

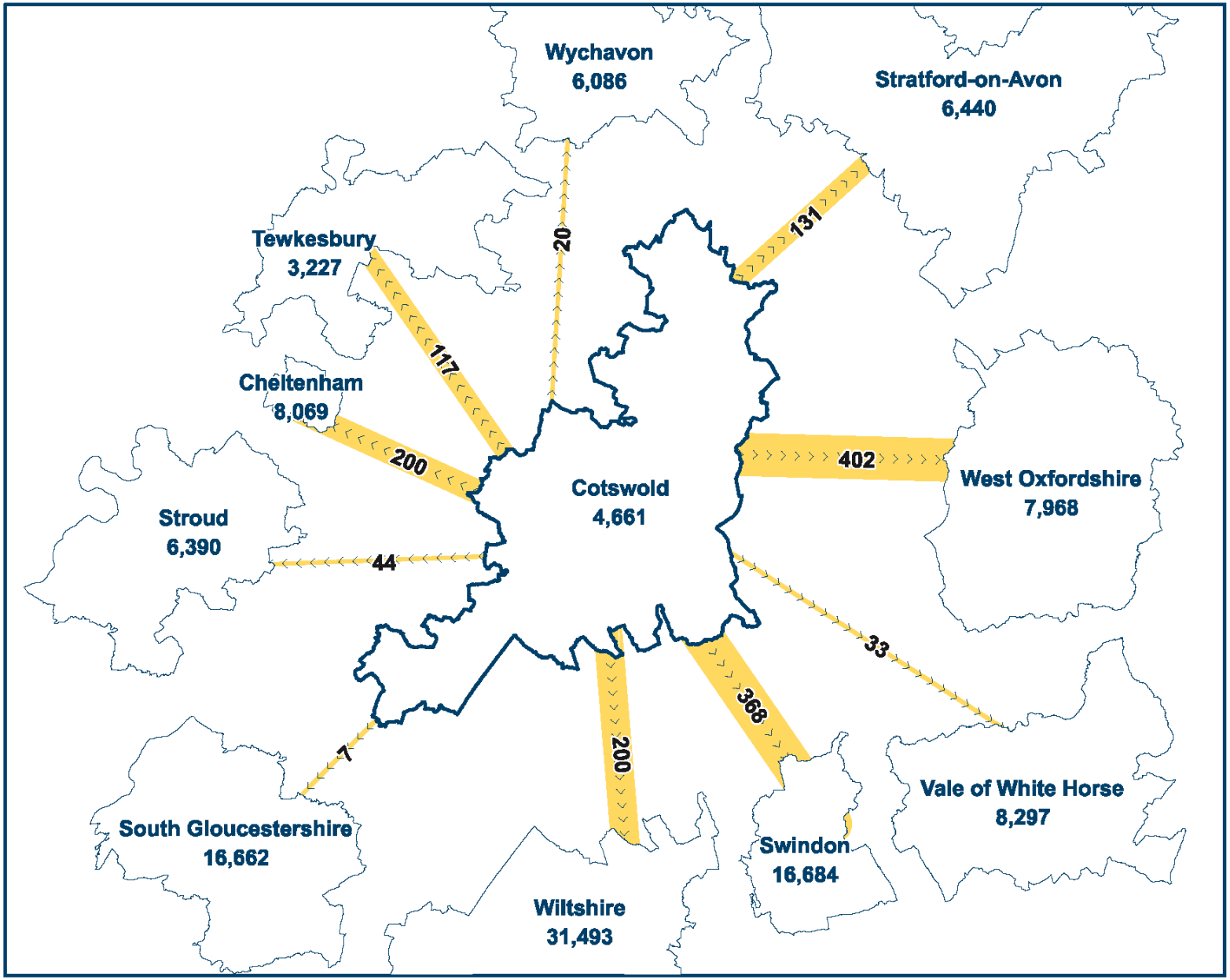
› › › › › Direction of flow

Export

The figure within each boundary is the number of visits retained within the local authority area in the weekly peak period.

Cotswold

Neighbouring Local Authorities



E25_COT_H2

Additional material ®Sport England 2025
Ordnance Survey data © Crown copyright and database rights 2025 OS AC0000850566

SPORT ENGLAND

Map 5.2: Export of Cotswold Satisfied Demand for Sports Halls in 2043 (Run 2)

The figure within each chevron is the number of visits in the weekly peak period from that local authority met at the other local authority.

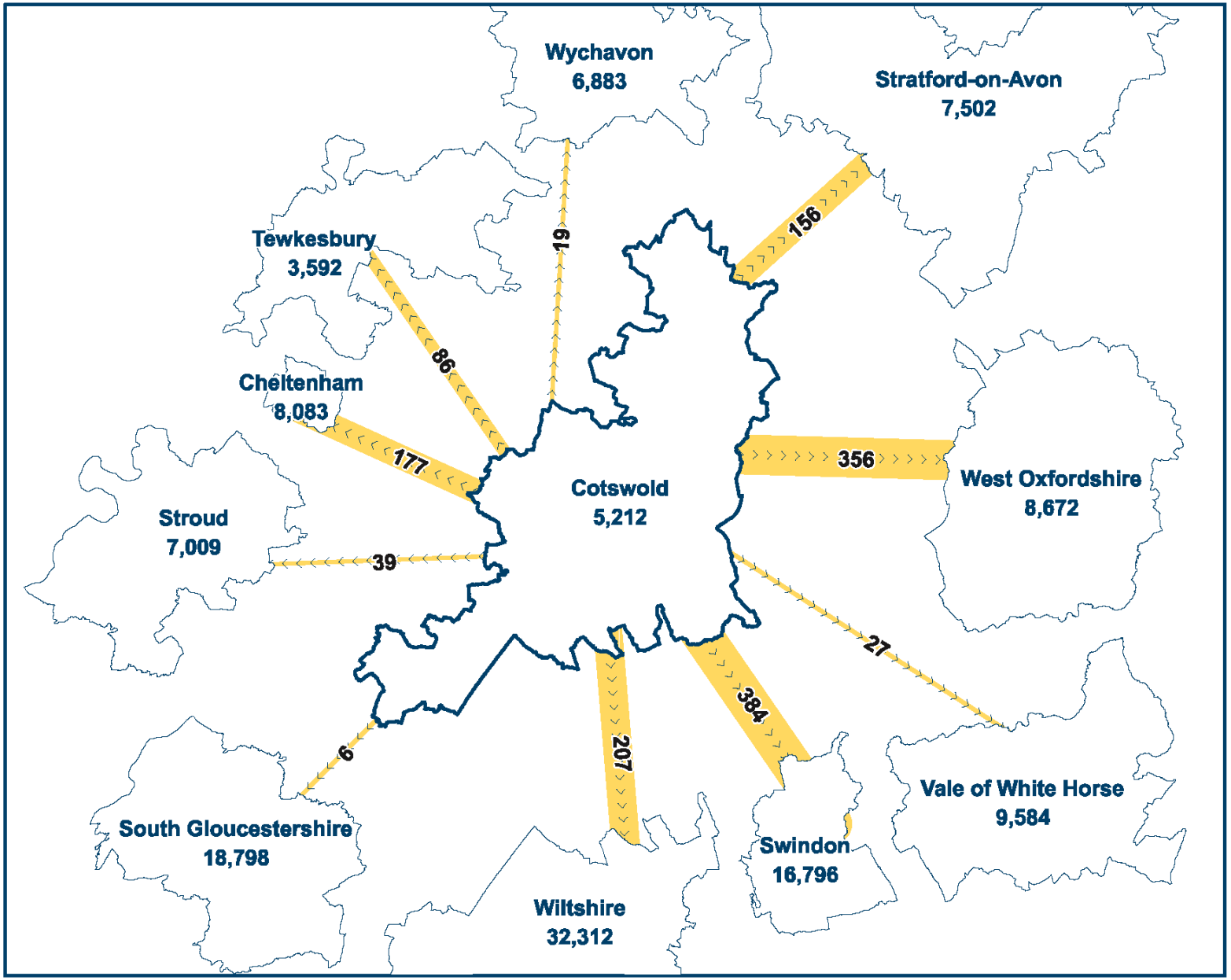
› › › › › Direction of flow

Export

The figure within each boundary is the number of visits retained within the local authority area in the weekly peak period.

Cotswold

Neighbouring Local Authorities



E25_COT_H2

Additional material ®Sport England 2025
Ordnance Survey data © Crown copyright and database rights 2025 OS AC0000850566

6 UNMET DEMAND FOR SPORTS HALLS

Unmet demand in Cotswold is very low, at less than one court in both 2025 and 2043.

All the unmet demand is too far from a facility.

Unmet demand is distributed in very low values per square kilometre across Cotswold, the highest value being 0.1 courts.

Table 6.1: Unmet Demand for Sports Halls in Cotswold by Run

Unmet Demand	Run 1	Run 2
Cotswold	2025	2043
Number of visits unmet per week in peak period	257	278
Unmet demand as a % of total demand	4%	4%
Equivalent in courts with comfort factor	0.9	0.9
% of unmet demand due to:		
Facility too far away:	100%	100%
Without access to a car	85%	87%
With access to a car	15%	13%
Lack of facility capacity:	0%	0%
Without access to a car	0%	0%
With access to a car	0%	0%

Definition of unmet demand – This has two parts; demand for sports halls that cannot be met because either:

1. There is too much demand for any particular sports hall within its travel time area and there is a lack of capacity.
2. The demand is located too far from any sports hall that it can use (taking into account deprivation) or reach (taking into account car access) and is then classified as unmet demand.

6.1 Unmet demand in Cotswold is low and there is little change between 2025 and 2043. In 2025 unmet demand is 257 visits in the weekly peak period, and in 2043 is 278 visits.

6.2 **Key finding 8** is that in 2025 and 2043 unmet demand is 0.9 courts, accounting for 4% of demand in both years. In both years all the unmet demand is too far from a facility.

6.3 Residents who are too far from a facility account for all unmet demand in both years.

6.4 There is no unmet demand due to lack of sports hall capacity.

6.5 Unmet demand too far from a sports hall will always exist because it is not possible to achieve complete spatial coverage whereby all areas of a local authority are within walking distance of a sports hall that is not commercial and not everyone will want, or is able, to drive the full distance.

Location of Unmet Demand

2025

6.6 As unmet demand is less than one court across Cotswold, there is no area with high unmet demand. The largest cluster of unmet demand, at less than 0.1 courts per square kilometre, is in Cirencester (purple squares in Map 6.1).

6.7 Clusters of unmet demand of less than 0.1 courts are next highest in Fairford and Tetbury.

2043

6.8 In 2043 unmet demand is unchanged and remains at less than 0.1 courts per square kilometre across Cotswold (see Map 6.2).

6.9 The largest cluster of unmet demand remains in Cirencester and over a larger area due to the housing growth sites. Unmet demand is also more extensive in Fairford.

Meeting Unmet Demand

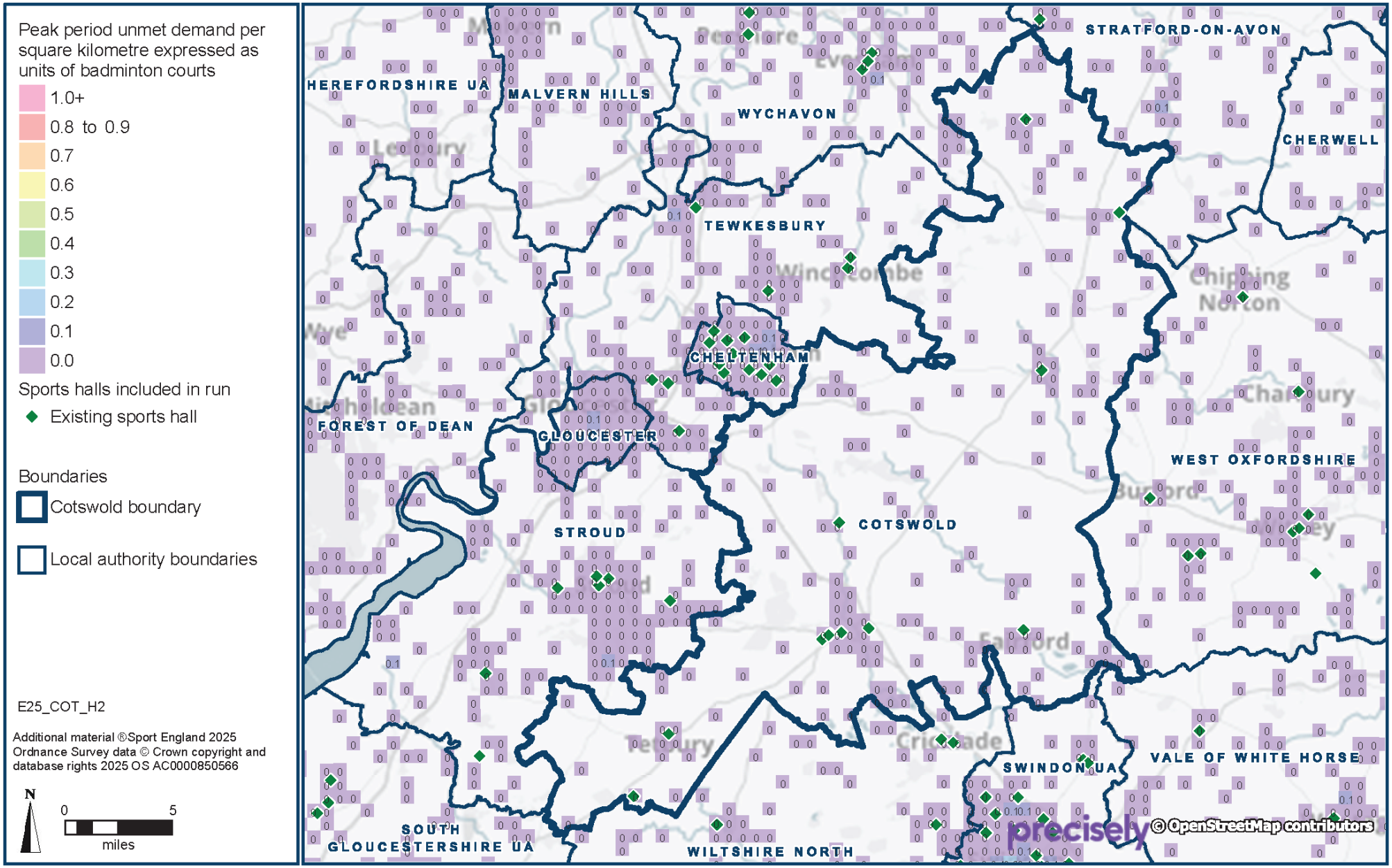
> **Definition of reachable unmet demand** – Analysis of the spread of unmet demand shows the level of unmet demand that would be met by a potential new facility in any given location. This 'reachable unmet demand' is calculated for each one-kilometre grid square and figures are shown in the map.

6.10 In 2043 the locations in Cotswold where the most unmet demand can be met are in Kingscote (southwest Cotswold), Moreton-in-Marsh, Bourton-on-the Hill and Saintbury (north Cotswold) at 0.3 courts (light blue squares in Map 6.3). This is an insufficient amount to consider providing a new sports hall to meet unmet demand and improve accessibility for residents.

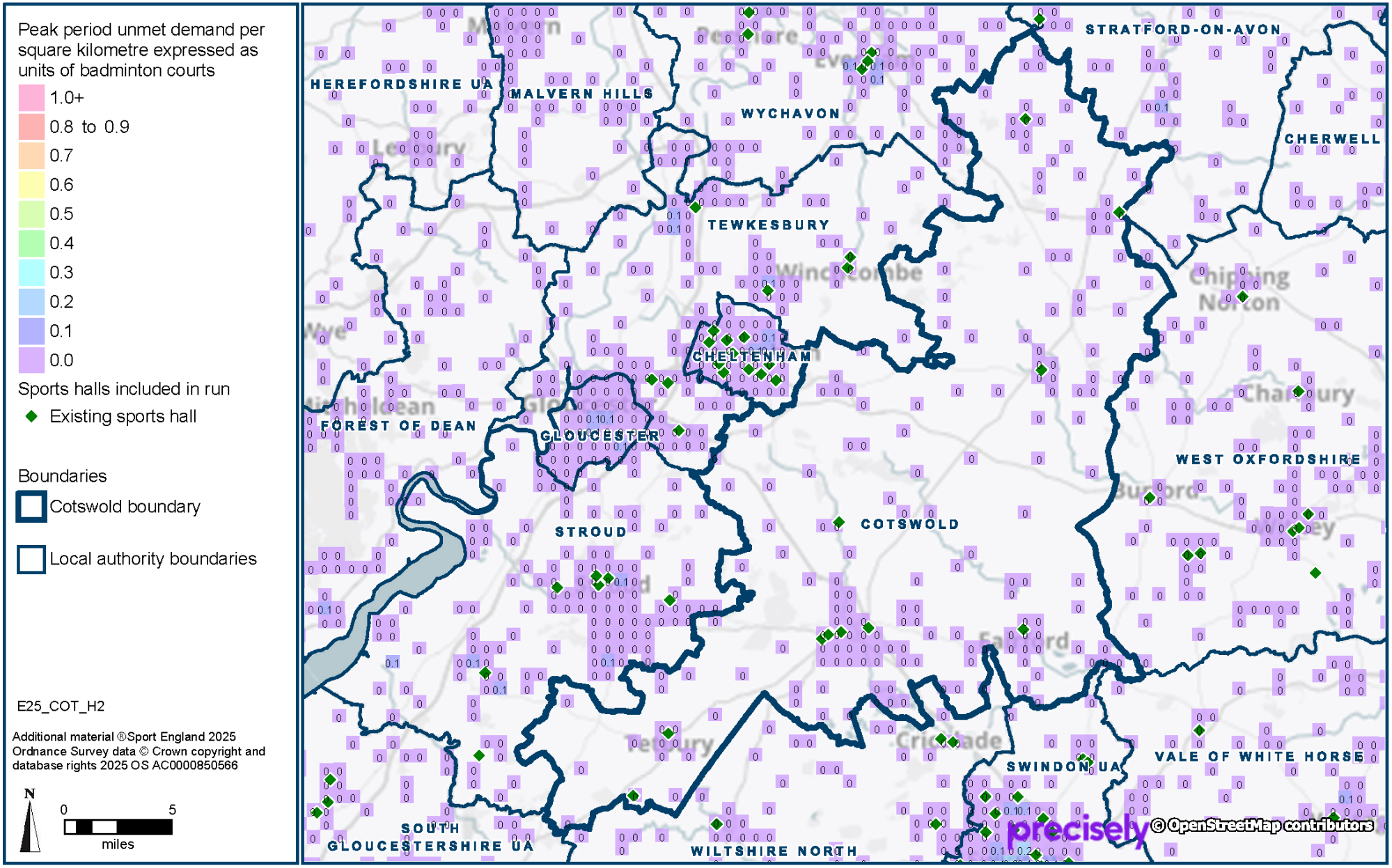
For context, the minimum number of reachable courts required to justify a new sports hall would be three.

SPORT ENGLAND

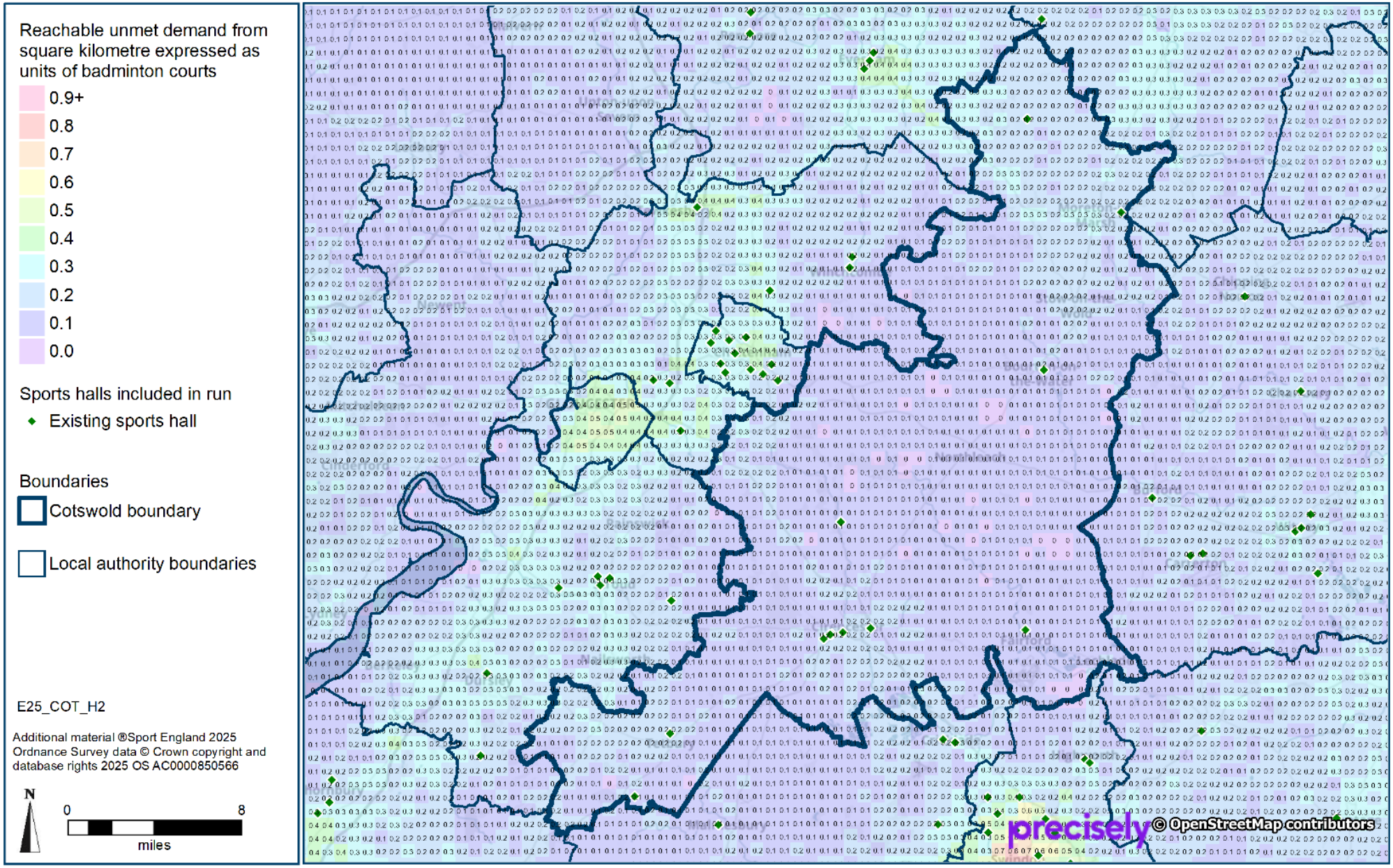
Map 6.1: Unmet Demand for Sports Halls in 2025 (Run 1)



Map 6.2: Unmet Demand for Sports Halls in 2043 (Run 2)



Map 6.3: Reachable Unmet Demand for Sports Halls in 2043 (Run 2)



7 USED CAPACITY OF FACILITIES

Overall utilisation of the sports halls in Cotswold in 2025 is 40% at peak times, and in 2043 is 44%.

Cirencester Leisure Centre is estimated to be 79% utilised in 2025, increasing to 92% in 2043.

Imported demand accounts for just over a quarter of the used capacity of Cotswold's sports halls in both years.

Most of the imported demand is divided almost equally between Stratford-on-Avon, Wiltshire and Stroud.

Cotswold imports more visits than it exports in both 2025 and 2043.

Table 7.1: Used Capacity of Sports Halls in Cotswold by Run

Used Capacity	Run 1	Run 2
Cotswold	2025	2043
Number of visits used of capacity in weekly peak period	6,352	7,076
% of overall capacity of halls used	40%	44%

Definition of used capacity – This is a measure of usage at sports halls and estimates how well used or how full facilities are. The FPM is designed to include a 'comfort factor', beyond which the venues are too full. When the venues are too full, the time taken to change the sports hall programme and equipment starts to impinge on the activity time itself and the changing and circulation areas become congested. In the model, Sport England assumes that usage above 80% of capacity is busy and that the sports hall is operating at an uncomfortable level.

7.1 The number of visits met at Cotswold's sports halls in the weekly peak period increases from 6,352 visits in 2025 to 7,076 visits in 2043, due to the increase in demand to 2043.

7.2 **Key finding 9** is that the estimated used capacity of Cotswold's sports halls is 40% in the weekly peak period in 2025, and 44% in 2043. However, Cirencester Leisure Centre is estimated to be 79% utilised at peak times in 2025, and is uncomfortably busy (more than 80% utilised) at 92% utilisation in 2043.

7.3 The overall small proportion of used capacity is because Cotswold's demand is less than half of the District's available supply in both years.

Table 7.2: Weekly Peak Period Used Capacity of Cotswold Sports Halls by Run

Used Capacity	2025 (Run 1)		2043 (Run 2)		Provider	Peak Hours	Year Built	Year Refurb
Individual Sites	Proportion	Visits Met	Proportion	Visits Met				
Cirencester Leisure Centre	79%	1,746	92%	2,031	Public	46	2006	
Cotswold Leisure Chipping Campden	57%	1,139	56%	1,128	Educational (3rd party)	39.5	1996	
SWR Leisure	45%	852	38%	718	Educational (3rd party)	37	1993	2013
Cirencester College	15%	23	18%	29	Educational (in-house)	5	2015	
Cirencester Deer Park School	20%	332	25%	420	Educational (in-house)	32.5	1992	
Cirencester Kingshill School	42%	369	50%	446	Educational (in-house)	17.5	2000	
Farmor's Sports Centre	31%	220	43%	305	Educational (in-house)	22	1990	
Rendcomb College	8%	82	7%	73	Educational (in-house)	34	1994	2008
Royal Agricultural University	19%	256	29%	392	Educational (in-house)	43	2014	
The Cotswold School	44%	725	41%	671	Educational (in-house)	14	2009	
Westonbirt School and Leisure Centre	16%	232	20%	280	Educational (in-house)	44	2005	
Fire Service College Leisure Club	39%	376	61%	583	Other (sport club)	30	1977	

Site Utilisation Factors

7.4 The estimated used capacity should be reviewed with the facility operator. There are several reasons for the variation in estimated used capacity by site. Often it is difficult to identify which of these reasons apply because several could be interacting simultaneously, but variation is generally caused by any of the following factors.

Type of site operator (public/educational)

- Public leisure centres have a 'draw effect' for the following reasons:
  - They have the greatest accessibility for both sports club and public use because they are available for daytime use, which is not possible at educational venues during term time
  - Public operators actively promote hall sports and physical activity participation, with a programme of use that reflects the activities customers wish to participate in and when they wish to participate
- Access to educational sports halls for community use will be determined by the policy of each educational provider and affects the hours available for community use:
  - Some schools and colleges actively promote community use, while others let their sports halls to sports clubs or community groups on a termly basis, or for shorter periods
  - At some venues there is little differentiation between educational and wider community use, with community access based on a membership system (classed as commercial)

Age of the hall and its 'attractiveness'

- To assess their comparative attractiveness to customers, all sports halls in the model are weighted to reflect their age, whether they have been modernised, and how actively managed they are (educational sites managed in-house have a lower weighting).
- The effect of refurbishment at a site decreases as the site gets older, and it becomes less attractive than a site built in the same year as the refurbishment.
- The quality and range of the offer are considered by customers. These features are of increasing importance to customers and affect participation levels. Desirable features include a modern sports hall with a sprung timber floor, good-quality lighting, modern changing rooms, and other facilities on site such as a studio and/or a gym. Residents may travel further to use a sports hall with this all-round offer rather than participate at the sports hall closest to where they live.

Location of demand and competition from other sites

- Where sports halls are located close together, the demand for these sites is shared between the venues, and this contributes to the level of used capacity at each.
- Conversely, where a sports hall is remotely located, it benefits from having no competition for the local demand.

Capacity

- When reviewing the estimated used capacity, it is important to consider the capacity of the site and not just the proportion in isolation. Centres with the same or similar proportions of used capacity can accommodate very different levels of demand.
- The hours when a site is available for community use affects its capacity at peak times.

Imported demand

- If residents in neighbouring local authority areas participate at a site in Cotswold, their usage becomes part of the used capacity of Cotswold's sports halls.

7.5 Cirencester Leisure Centre meets the most visits in Cotswold in 2025 and 2043 for the following reasons:

- Only six-court hall in the District with the largest capacity
- Has the 'draw effect' of being a public leisure centre
- Attractive to residents in both years having opened in 2006
- Located in the area of highest demand in both years and close to the largest housing growth sites in Cirencester

7.6 Cirencester Leisure Centre is available for the maximum 46.0 hours in the weekly peak period; therefore, there is no scope to increase availability and capacity at peak times and reduce the proportion of used capacity.

Imported Demand

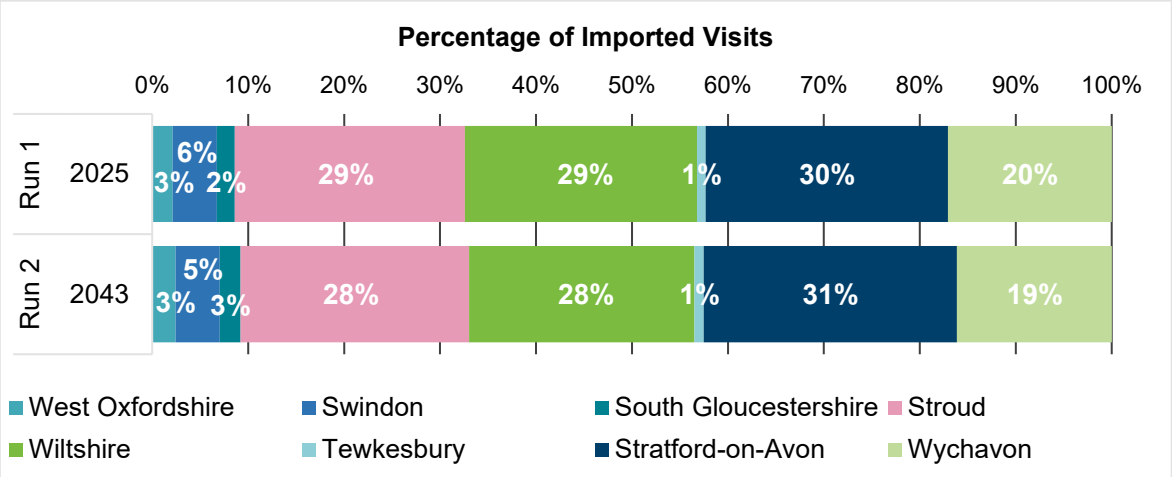
Table 7.3: Imported Demand for Sports Halls in Cotswold by Run

Imported Demand	Run 1	Run 2
Cotswold	2025	2043
Number of visits imported in weekly peak period	1,690	1,865
Visits imported as a % of used capacity	27%	26%
Difference between visits imported and exported	124	362

7.7 Imported demand to Cotswold's sports halls increases from 1,690 visits in the weekly peak period in 2025 to 1,865 visits in 2043. This equates to 27% of the used capacity of Cotswold's sports halls at peak times in 2025, and 26% in 2043. The proportion of imported used capacity is lower in 2043 because the number of retained visits has risen more in 2043.

7.8 Cotswold is a net importer of visits, importing 124 more visits in the weekly peak period than it exports in 2025, and 362 more visits in 2043.

Chart 7.1: Proportion of Imported Visits by Origin and Run



7.9 In 2025 the largest amount of imported demand is from Stratford-on-Avon at 424 visits in the weekly peak period (see Map 7.1). This accounts for 30% of Cotswold's imported demand. While demand is quite low in the area of Stratford-on-Avon that borders Cotswold, there are no sports hall sites in that area. Cotswold Leisure Chipping Campden and Fire Service College Leisure Club are both accessible to Stratford-on-Avon residents.

7.10 The second largest proportions of imported demand are 29% from:

- Wiltshire – 406 visits in the weekly peak period. Some of Wiltshire's demand can access the four sports hall sites in Cirencester.
- Stroud – 402 visits in the weekly peak period. Demand is high in the centre of Stroud and to the border with Cotswold. The A419 provides access for some Stroud residents to the sports hall sites in Cirencester.

7.11 In 2043 most of Cotswold's imported demand is from the same three local authorities (see Map 7.2):

- Stratford-on-Avon increases to 488 visits in the weekly peak period, which equates to 31% of Cotswold's imported demand.
- Wiltshire increases to 435 visits in the weekly peak period, which equates to 28% of Cotswold's imported demand.
- Stroud increases slightly to 441 visits in the weekly peak period, which equates to 28% of Cotswold's imported demand.

SPORT ENGLAND

Map 7.1: Imported Demand for Sports Halls to Cotswold in 2025 (Run 1)

The figure within each chevron is the number of visits in the weekly peak period from that local authority met at the other local authority.

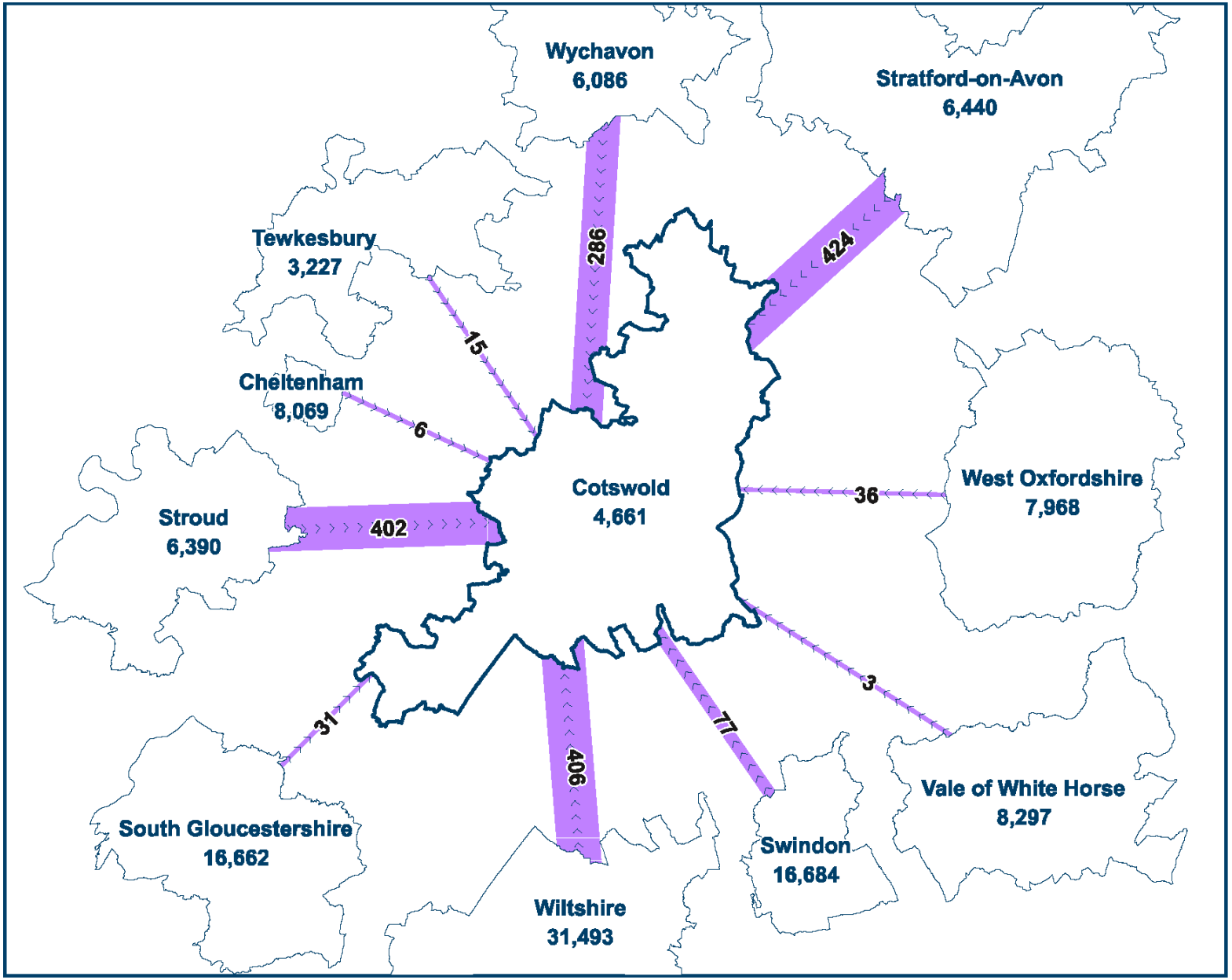
› › › › › Direction of flow

Import

The figure within each boundary is the number of visits retained within the local authority area in the weekly peak period.

Cotswold

Neighbouring Local Authorities



E25_COT_H2

Additional material ©Sport England 2025
Ordnance Survey data © Crown copyright and database rights 2025 OS AC0000850566

Map 7.2: Imported Demand for Sports Halls to Cotswold in 2043 (Run 2)

The figure within each chevron is the number of visits in the weekly peak period from that local authority met at the other local authority.

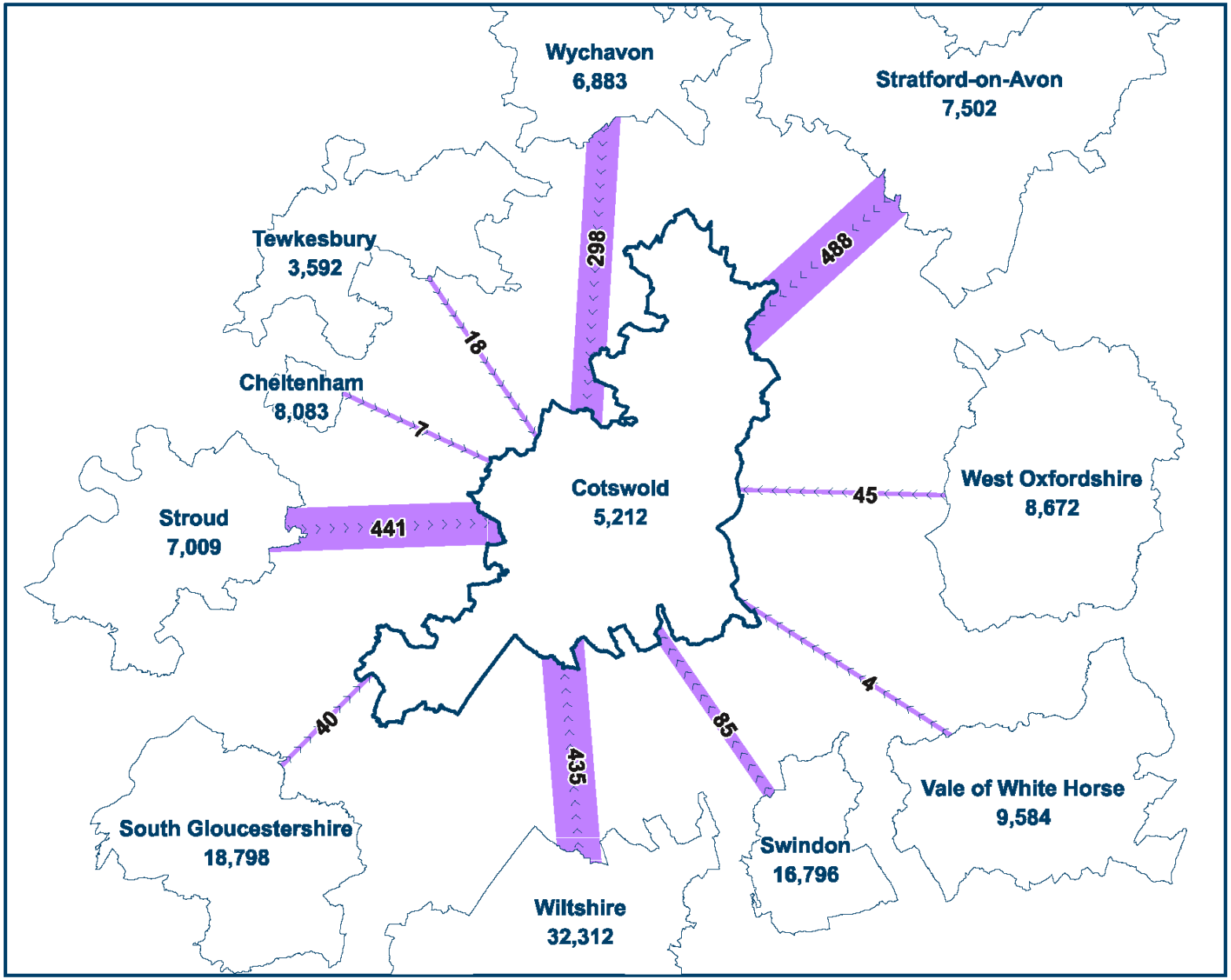
› › › › › Direction of flow

Import

The figure within each boundary is the number of visits retained within the local authority area in the weekly peak period.

Cotswold

Neighbouring Local Authorities



E25_COT_H2

Additional material ®Sport England 2025
Ordnance Survey data © Crown copyright and database rights 2025 OS AC0000850566

8 LOCAL SHARE OF FACILITIES

In 2025 Cotswold has the best provision of sports hall space per head of population in the study area, with provision being above the regional and national averages.

In 2043 Cheltenham has the highest provision and Cotswold the second highest. The District's provision remains considerably higher than the regional and national averages.

Table 8.1: Local Share of Sports Halls in Cotswold by Run

Local Share	Run 1	Run 2
Cotswold	2025	2043
Local share of sports halls relative to demand in local area: <1 = poorer, >1 = better	1.26	0.76

Definition of local share – This helps show which areas have a better or worse share of facility provision. It considers the size, availability and quality of facilities, and travel modes. Local share is useful for looking at 'equity' of provision. Local share is the available capacity that people want to visit in an area (considering deprivation), divided by the demand for that capacity in the area. Local share decreases as facilities age.

8.1 Local share shows how the access and share of sports halls differs across the local authority area, as follows:

- A value of 1 means that there is sufficient suitable supply reachable by the demand
- A value of less than 1 indicates a shortage of suitable supply that can be reached by the demand
- A value greater than 1 indicates a surplus of suitable supply that can be reached by the demand

8.2 Overall, local share identifies the areas of the local authority where the share of sports halls is better and worse. The intervention is to try and increase access for residents in the areas with the poorest access to sports halls.

8.3 In 2025 local share in Cotswold is 1.26, meaning that there is sufficient suitable provision that demand can access based on the age, used capacity and operation of the sports halls. Demand is lower in 2025 than in 2043.

8.4 In 2043 local share is 0.76, meaning that there is insufficient suitable provision that demand can access. Demand has increased, there is no change in capacity, and the sports halls have aged and become less attractive to residents.

Geographical Distribution of Local Share

2025

8.5 In 2025 local share varies across Cotswold, and is best in Rendcomb at 2.9 to 4.0 (purple squares in Map 8.1). Demand is very low in this area and residents can access Rendcomb College (a four-court hall with high availability and very low utilisation at peak times).

8.6 Local share in Tetbury is 1.7 to 1.8 (dark blue and purple squares). Residents can access SWR Leisure and Westonbirt School and Leisure Centre. Both centres have a four-court hall, and SWR Leisure also has an activity hall. Demand in Tetbury is quite high but is low in the surrounding area.

8.7 Local share is poorest in Moreton-in-Marsh at 0.8 (light green squares). Fire Service College Leisure Club is accessible to residents; however, it is the oldest sports hall in the District, having opened in 1977, and is unmodernised which makes it less attractive to residents.

2043

8.8 In 2043 local share remains best in Rendcomb but is lower at 2.1 to 3.1 (purple squares in Map 8.2). Demand is unchanged but there is no increase in capacity, and Rendcomb College sports hall has aged and become less attractive to residents. Local share in Tetbury is 1.0 (dark green squares).

8.9 Local share in Cirencester is 0.7 to 0.9 (yellow and light green squares). While Cirencester has the highest supply of sports halls with four sites, it also has the greatest demand. Demand increases to 2043 because the largest housing growth sites are to the south of the town.

8.10 Local share remains poorest in Moreton-in-Marsh at 0.4 (orange squares). Demand increases slightly and there is no improvement in supply or change in capacity.

Comparative Measure of Provision

8.11 A comparative measure of sports hall provision is the number of badminton court equivalents per 10,000 population.

8.12 In 2025 Cotswold's provision is 6.8 courts per 10,000 population. This is considerably above the regional average of 4.2 court per 10,000 population and the national average of 3.8 courts.

8.13 Cotswold has the best provision in the study area. Provision is only slightly lower in Cheltenham at 6.4 courts per 10,000 population. Wychavon has the poorest provision at 2.7 courts per 10,000 population.

8.14 In 2043 Cotswold's provision is 5.9 courts per 10,000 population, because the population has increased and the supply is unchanged.

8.15 Cotswold has comparatively better provision than the regional average, which decreases to 3.8 courts per 10,000 population, and the national average, which remains at 3.6 courts.

8.16 Provision in the study area is now best in Cheltenham at 6.0 courts per 10,000 population. Cotswold has the second best provision.

Table 8.2: Badminton Court Equivalents per 10,000 Population by Area and Run

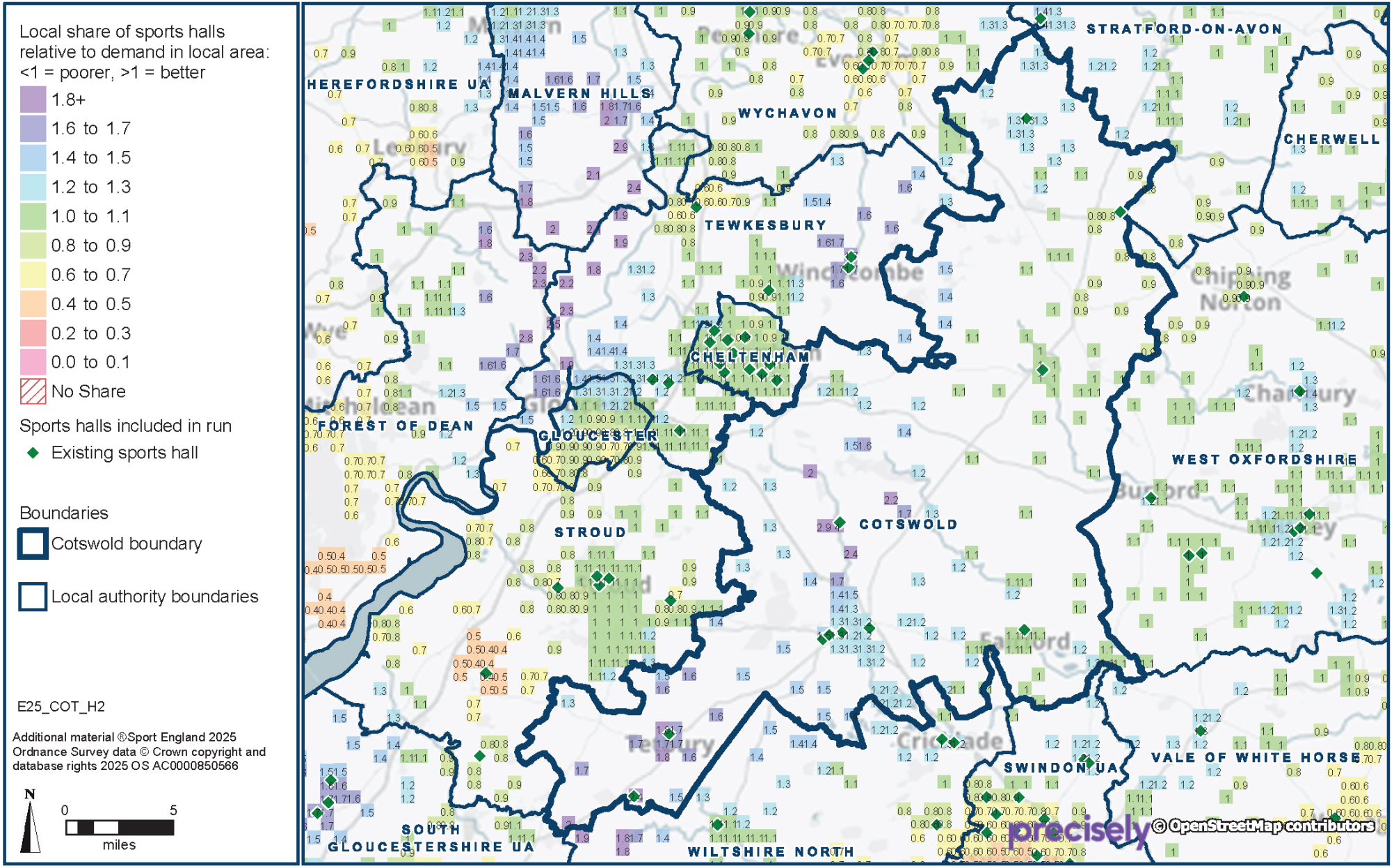
Courts per 10,000 Population	Run 1	Run 2
Area	2025	2043
Cotswold	**6.8**	**5.9**
Cheltenham	6.4	6.0
South Gloucestershire	3.3	2.8
Stratford-on-Avon	3.2	2.6
Stroud	3.1	2.7
Swindon	3.8	3.6
Tewkesbury	3.7	3.1
Vale of White Horse	4.9	4.1
West Oxfordshire	4.7	4.1
Wiltshire	4.2	3.9
Wychavon	2.7	2.3
South West Region	**4.2**	**3.8**
England	**3.9**	**3.6**

8.17 **The findings on badminton courts per 10,000 population are set out because some local authorities like to compare their quantitative provision with that elsewhere; however, this does not set a standard of provision and should not be used as such.**

8.18 The supply and demand assessment for sports halls in Cotswold is based on the findings from the previous six headings analysed in this report.

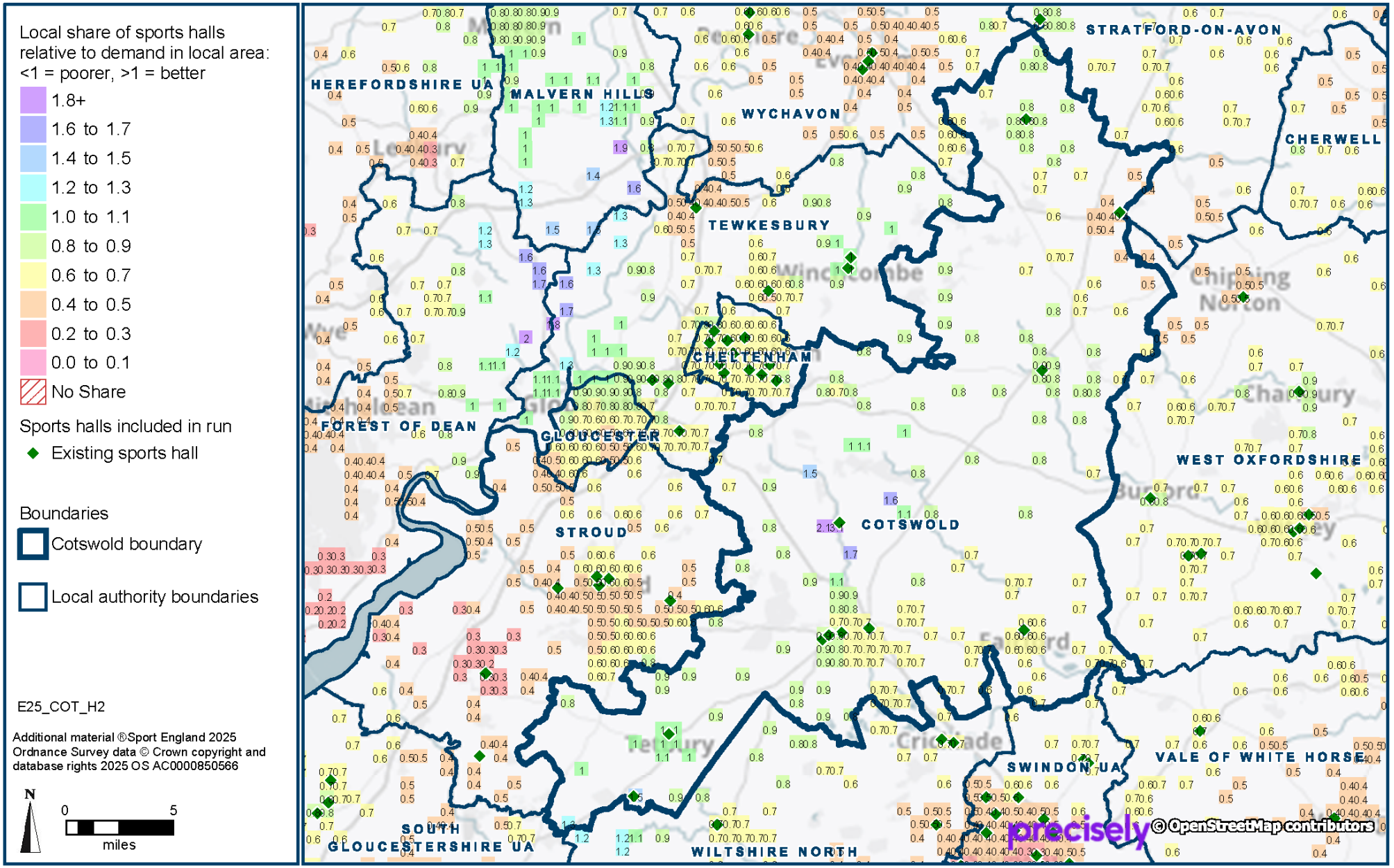
SPORT ENGLAND

Map 8.1: Local Share of Sports Halls in 2025 (Run 1)



SPORT ENGLAND

Map 8.2: Local Share of Sports Halls in 2043 (Run 2)



APPENDIX 1: FACILITIES EXCLUDED

The audit excludes facilities that are deemed to be either for private use, too small, closed or there is a lack of information, particularly relating to hours of use. The following facilities were deemed to fall under one or more of these categories and therefore excluded from the modelling:

Site	Facility Type	Reason for Exclusion
Fairford RFC	Activity	Private use
Hatherop Castle School	Main	Private use
Lechlade Memorial Hall and Pavilion	Activity x 2	Principal hall too small
National Star College	Activity	Principal hall too small
Paternoster School	Activity	Private use
Stow-On-The-Wold Primary School	Activity	Principal hall too small
The Chedworth Village Hall	Activity	Principal hall too small
Upper Rissington Village Hall and Playing Fields	Activity	Principal hall too small
Westwoods Centre	Activity	Principal hall too small

APPENDIX 2: FACILITIES IN NEIGHBOURING LOCAL AUTHORITY AREAS INCLUDED IN THE ASSESSMENT

Site	Provider	Facility Type	Dimensions (m)	Area (sqm)	Year Built	Year Refurb
Cheltenham						
All Saints Academy (Cheltenham)	Educational (in-house)	4-court	34.5 x 20	690	2011	
Ashley Manor Prep School	Educational (in-house)	3-court	27 x 18	486	1982	1995
Balcarras Sports Centre	Educational (in-house)	4-court	33 x 18	594	1985	2007
		Activity	18 x 10	180		
Bournside Sports Centre	Educational (in-house)	4-court	34 x 18	612	1999	
		4-court	33 x 18	594		
		3-court	27 x 18	486		
		Activity	21 x 12	252		
Cheltenham College	Educational (in-house)	8-court	45 x 32	1440	1996	2015
		3-court	27 x 18	486		
CLC Sports Centre	Educational (3rd party)	6-court	34.5 x 27	932	1994	2010
		6-court	34.5 x 27	932		
Dean Close School	Educational (in-house)	5-court	40 x 20	800	2006	
Leisure at Cheltenham	Public	7-court	34 x 30	1020	1971	2008
		4-court	33 x 18	594		
Pate's Grammar School	Educational (in-house)	4-court	34.5 x 20	690	1985	2008
St Edward's School (Cheltenham)	Educational (in-house)	3-court	27 x 18	486	1960	2000
YMCA Cheltenham Sports Centre	Other (pay & play)	4-court	34.5 x 20	690	2006	
South Gloucestershire						
Abbeywood Community School	Educational (in-house)	4-court	33 x 18	594	2000	
Bradley Stoke Active Lifestyle Centre	Public	4-court	34.5 x 27	932	1999	
Bradley Stoke Community School	Educational (in-house)	4-court	33 x 20	660	2005	2015
		Activity	17 x 10	170		
Brimsham Green School	Educational (in-house)	4-court	33 x 18	594	2008	
Chipping Sodbury School	Educational (in-house)	4-court	33 x 18	594	2010	
Downend Sports Centre	Educational (in-house)	4-court	31 x 18	558	2005	
Hanham Woods Academy	Educational (in-house)	4-court	33 x 18	594	2009	
		Activity	21 x 11	231		
John Cabot Academy	Educational (in-house)	4-court	34.5 x 20	690	1994	2015
Kingswood Active Lifestyle Centre	Public	4-court	33 x 19	627	1987	
Mangotsfield School	Educational (in-house)	4-court	35 x 18	630	1970	2005
Marlwood School	Educational (in-house)	4-court	33 x 18	594	1975	2012
		Activity	18 x 10	180		
Patchway Community School	Educational (in-house)	4-court	34.5 x 20	690	1982	
Sir Bernard Lovell Academy	Educational (in-house)	4-court	34.5 x 20	690	2010	2011

South Gloucestershire and Stroud College (Wise)	Educational (in-house)	4-court	32 x 30	960	2005	2011
The Castle School (Thornbury)	Educational (in-house)	4-court	34.5 x 20	690	2002	
		3-court	27 x 18	486		
Thornbury Active Lifestyle Centre	Public	5-court	40.6 x 21.35	867	1980	2019
		5-court	40.6 x 21.35	867		
Uwe Centre For Sport	Educational (in-house)	8-court	38 x 36	1368	2006	2010
Winterbourne Academy	Educational (in-house)	4-court	35 x 18	630	2010	
Yate Academy	Educational (in-house)	4-court	34.5 x 20	690	2012	
Yate Active Lifestyle Centre	Public	7-court	37 x 32	1184	1972	2010
Stratford-on-Avon						
Alcester Grammar School	Educational (in-house)	4-court	34.5 x 20	690	2005	
Kineton High School	Educational (in-house)	4-court	33 x 18	594	2024	
King Edward VI School	Educational (in-house)	4-court	33 x 18	594	1997	
		Activity	18 x 10	180		
Meon Vale Leisure Centre	Public	4-court	33 x 18	594	2014	
Southam College	Educational (in-house)	4-court	33 x 18	594	2019	
Stratford Girls' Grammar School	Educational (in-house)	4-court	34.5 x 20	690	2015	
Stratford Leisure Centre	Public	4-court	40 x 34.5	1380	1975	2015
Stratford Upon Avon School Community Sports Centre	Educational (in-house)	4-court	33 x 18	594	2002	
		Activity	17 x 9	153		
Studley Leisure Centre	Public	4-court	34.5 x 20	690	2002	
The Greig Leisure Centre	Public	3-court	30 x 18	540	1958	2020
Warwickshire College (Moreton Morrell Campus)	Educational (in-house)	4-court	34.5 x 20	690	2017	
Stroud						
Active Lifestyles Stroud	Public	6-court	32 x 28	896	1975	2013
Archway School	Educational (3rd party)	4-court	33 x 18	594	1998	2012
		Activity	18 x 10	180		
Marling School	Educational (in-house)	4-court	34.5 x 20	690	2004	
Rednock School	Educational (in-house)	4-court	33 x 18	594	2009	2019
Thomas Keble School	Educational (in-house)	4-court	33 x 18	594	2007	
Wotton Sports Centre	Other (pay & play)	4-court	34.5 x 20	690	1984	2007
		Activity	18 x 11.5	207		
Wycliffe College Senior School	Educational (in-house)	8-court	40 x 34.5	1380	2004	

Swindon						
Abbey Park School (Northside Campus)	Educational (in-house)	4-court	33 x 18	594	2007	
		Activity	18 x 17	306		
Croft Sports Centre	Public	5-court	36.5 x 21	767	1971	2011
David Lloyd (Swindon)	Commercial	3-court	27 x 18	486	2007	2018
Deanery Academy	Educational (in-house)	4-court	33 x 18	594	2019	
Dorcan Better Health And Recreation Complex	Public	4-court	33 x 18	594	1975	2004
		Activity	22 x 17	374		
Grange Leisure Centre	Public	4-court	34.5 x 20	690	1977	2014
Haydon Centre	Public	4-court	33 x 18	594	1991	2006
		Activity	17 x 9.5	162		
Highworth Recreation Centre	Public	4-court	33 x 18	594	1988	2004
		Activity	26 x 17	442		
Highworth Warneford School	Educational (in-house)	4-court	34.5 x 20	690	2015	2017
		Activity	18 x 10	180		
Kingsdown School Sports Centre	Educational (in-house)	4-court	34.5 x 20	690	1990	
Lydiard Park Academy	Educational (in-house)	4-court	34.5 x 20	690	1987	
New College Swindon	Educational (in-house)	4-court	34.5 x 20	690	2005	2017
Nova Hreod Academy	Educational (in-house)	4-court	34.5 x 20	690	2007	
		Activity	18 x 10	180		
Ridgeway Leisure Centre	Educational (in house)	5-court	40.5 x 20	810	1976	1995
		Activity	18 x 18	324		
St Josephs Catholic College	Educational (in-house)	4-court	33 x 18	594	2006	2017
		Activity	18 x 10	180		
Swindon Academy	Educational (in-house)	4-court	34.5 x 20	690	2009	
Tewkesbury						
Brockworth Sports Centre	Educational (3rd party)	4-court	34.5 x 20	690	1968	2016
Chosen Hill School	Educational (in-house)	4-court	33 x 18	594	2005	
		Activity	18 x 10	180		
		Activity	18 x 10	180		
Churchdown School Academy	Educational (in-house)	3-court	27 x 18	486	1976	
Churchdown School Academy	Educational (in-house)	Activity	18 x 10	180		
Cleeve Sports Centre	Educational (in-house)	4-court	34.5 x 20	690	1970	2014
Tewkesbury School Sports Centre	Educational (in-house)	4-court	33 x 18	594	1969	2011
		Activity	17 x 9	153		
Winchcombe School	Educational (in-house)	4-court	33 x 18	594	2021	
		Activity	18 x 10	180		
Winchcombe Sports Hall	Other (pay & play)	3-court	27 x 18	486	1992	2016

Vale of White Horse						
Abingdon and Witney College (Abingdon Campus)	Educational (in-house)	4-court	33 x 18	594	1990	2009
Abingdon School And Sports Centre	Educational (in-house)	4-court	34.5 x 20	690	1960	2008
Aureus Secondary School	Educational (in-house)	3-court	32 x 19	608	2017	
Faringdon Leisure Centre	Educational (3rd party)	6-court	34.5 x 27	932	1990	2010
John Mason School	Educational (in-house)	4-court	34.5 x 20	690	1960	
		Activity	18 x 10	180		
King Alfred's Academy (West Site)	Educational (in-house)	4-court	34.5 x 20	690	2018	
		Activity	18 x 10	180		
Larkmead School	Educational (in-house)	4-court	33 x 18	594	1975	
		Activity	18 x 10	180		
Matthew Arnold School	Educational (in-house)	4-court	33 x 18	594	1995	
		Activity	18 x 10	180		
Our Lady's Abingdon School	Educational (3rd party)	4-court	34.5 x 20	690	1978	
Radley College Sports Centre	Educational (in-house)	5-court	40.6 x 21.35	867	1985	2013
St Helen and St Katharine	Educational (in-house)	6-court	34.5 x 27	932	2016	
		Activity	18 x 17	306		
Wantage Leisure Centre	Public	4-court	33 x 18	594	1976	2005
White Horse Leisure and Tennis Centre	Public	8-court	40 x 34.5	1380	2002	
West Oxfordshire						
Bartholomew Sports Centre	Educational (3rd party)	4-court	33 x 18	594	2007	
Burford School	Educational (in-house)	4-court	34.5 x 20	690	1989	
		Activity	18 x 10	180		
Carterton Community College	Educational (in-house)	4-court	34.5 x 20	690	1995	
		Activity	18 x 10	180		
Carterton Leisure Centre	Public	4-court	34.5 x 20	690	2020	
Charlbury Community Centre	Other (pay & play)	4-court	36 x 18	648	2017	
Chipping Norton Leisure Centre	Educational (3rd party)	4-court	33 x 18	594	2002	
Cokethorpe School	Educational (in-house)	4-court	34.5 x 20	690	1995	2007
The Henry Box School	Educational (in-house)	4-court	34.5 x 20	690	2001	
		Activity	18 x 10	180		
The Marlborough Church of England School	Educational (in-house)	4-court	33 x 18	594	1984	2010
Windrush Leisure Centre	Public	4-court	34.5 x 20	690	1975	2017
		Activity	18 x 17	306		
Wood Green School	Educational (in-house)	4-court	34.5 x 20	690	1995	
		Activity	18 x 10	180		

Wiltshire Kennet						
Dauntsey's School	Educational (in-house)	4-court	34.5 x 20	690	1978	2011
Devizes Leisure Centre	Public	4-court	34.5 x 20	690	1990	2008
Lavington School	Educational (in-house)	3-court	27 x 18	486	2005	
		Activity	18 x 17	306		
Marlborough College	Educational (in-house)	4-court	34.5 x 20	690	1988	
		Activity	18 x 10	180		
Marlborough Leisure Centre	Public	4-court	33 x 18	594	1992	2014
		Activity	18 x 10	180		
St John's Marlborough	Educational (in-house)	4-court	34.5 x 20	690	2009	
		4-court	33 x 18	594		
The Wellington Academy	Educational (in-house)	5-court	30 x 27	810	1977	2010
		Activity	18 x 10	180		
Tidworth Leisure Centre	Other (sport club)	8-court	36 x 33	1188	2000	2007
		Activity	18 x 10	180		
Vale Community Campus	Public	4-court	37 x 20	740	2018	
Wiltshire North						
Abbeyfield School	Educational (in-house)	4-court	34.5 x 20	690	2000	
Bradon Forest School	Educational (in-house)	4-court	34.5 x 20	690	1960	
Calne Community Campus	Public	5-court	40.6 x 21.35	867	1976	2020
Cricklade Leisure Centre	Other (pay & play)	5-court	40.5 x 20	810	1978	2010
Cricklade Manor Prep School	Educational (in-house)	4-court	33 x 18	594	2000	
Hardenhuish School	Educational (in-house)	4-court	33 x 18	594	2002	
		Activity	18 x 10	180		
Lime Kiln Leisure Centre	Public	5-court	40.6 x 21.35	867	1973	2000
Olympiad Leisure Centre	Public	6-court	34 x 27	918	1989	
Sheldon School	Educational (in-house)	4-court	37 x 18	666	1975	2012
Springfield Community Campus	Public	4-court	34.5 x 20	690	1988	2015
St Marys Calne Sports Centre	Educational (in-house)	4-court	34.5 x 20	690	2017	
The Activity Zone	Public	4-court	33 x 18	594	1999	2005
Wiltshire Salisbury						
Amesbury Sports Centre	Educational (3rd party)	5-court	40.6 x 21.35	867	1974	2008
Avon Valley Academy	Educational (in-house)	4-court	34.5 x 20	690	2011	
		Activity	18 x 10	180		
Bishop Wordsworths School	Educational (in-house)	4-court	34.5 x 20	690	2004	
Chafyn Grove School	Educational (in-house)	4-court	34.5 x 20	690	1916	
Downton Leisure Centre	Other (pay & play)	4-court	33 x 18	594	1996	2021
Five Rivers Health and Wellbeing Centre	Public	8-court	40 x 34.5	1380	1992	2006
Nadder Centre	Public	4-court	33 x 18	594	1990	2012

Sarum Academy	Educational (in-house)	4-court	36.4 x 18	655	1985	2013
		Activity	17 x 9	153		
The Godolphin School	Educational (in-house)	4-court	33 x 18	594	1981	
Wyvern St Edmund's Academy	Educational (in-house)	5-court	40.6 x 21.35	867	1965	2007
Wiltshire West						
John of Gaunt School	Educational (in-house)	5-court	33 x 23	759	1960	2005
		Activity	18 x 10	180		
Leighton Recreation Centre	Public	4-court	36 x 18	648	1994	2015
Matravers School	Educational (in-house)	4-court	34.5 x 20	690	2004	
		Activity	18 x 10	180		
Melksham Community Campus	Public	6-court	34 x 27	918	2022	
Melksham Oak Community School	Educational (in-house)	4-court	33 x 18	594	2010	
St Augustine's Catholic Technology College	Educational (in-house)	4-court	34.5 x 20	690	1999	
St Laurence School	Educational (in-house)	5-court	40 x 21.35	854	1980	2001
		Activity	18 x 10	180		
Stonar School	Educational (in-house)	4-court	34.5 x 20	690	1990	2000
Trowbridge Sports Centre	Public	5-court	40.6 x 21.35	867	1965	2005
		Activity	18 x 10	180		
Warminster Sports Centre	Public	5-court	40.6 x 21.35	867	1973	2005
Wiltshire College Trowbridge	Educational (in-house)	4-court	34.5 x 20	690	1985	1999
Wychavon						
Dodderhill School	Educational (in-house)	3-court	27 x 18	486	1999	
Droitwich Spa High School	Educational (3rd party)	4-court	33 x 18	594	1975	2004
		Activity	18 x 10	180		
		Activity	18 x 10	180		
Droitwich Spa Leisure Centre	Public	4-court	32 x 18	576	1985	2005
Evesham Leisure Centre	Public	4-court	33 x 18	594	2009	
Pershore High School	Educational (in-house)	4-court	34.5 x 20	690	1960	1999
		Activity	18 x 10	180		
Pershore Leisure Centre	Public	3-court	27 x 18	486	2002	
Prince Henry's Sports Complex	Educational (in-house)	4-court	33 x 18	594	1997	
		Activity	17 x 9	153		
Wallace House Community Centre	Other (pay & play)	3-court	27 x 18	486	1969	

APPENDIX 3: MODEL DESCRIPTION, INCLUSION CRITERIA AND MODEL PARAMETERS

Included within this Appendix are the following:

- Model Description
- Facility Inclusion Criteria
- Model Parameters

Model Description

1 Background

1.1 The Facilities Planning Model (FPM) is a computer-based supply/demand model, which has been developed by Edinburgh University in conjunction with sportscotland and Sport England since the 1980s.

1.2 The model is a tool for helping to assess the strategic provision of community sports facilities in an area. It is currently applicable for use in assessing the provision of the following facilities that Sport England holds substantial demand data for:

- sports halls
- swimming pools
- indoor bowls centres
- artificial grass pitches (AGPs)

2 Use of FPM

2.1 The FPM is one of Sport England's principal tools and has been developed as a means for:

- Assessing the requirements for different types of community sports facilities on a local, regional and national scale.
- Helping local authorities to determine an adequate level of sports facility provision to meet their local needs.
- Helping to identify strategic gaps in the provision of sports facilities.
- Comparing alternative options for planned provision, taking account of changes in demand and supply. This includes testing the impact of opening, relocating and closing facilities, and the likely impact of population changes on the need for sports facilities.

2.2 The FPM has been used in the assessment of Lottery funding bids for community facilities and as a principal planning tool to assist local authorities in planning for the provision of community sports facilities.

3 How the Model Works

3.1 In its simplest form, the model seeks to assess whether the capacity of existing facilities for a particular sport is capable of meeting local demand for that sport, considering how far people are prepared to travel to such a facility.

3.2 In order to do this, the model compares the capacity of facilities (supply) within an area against the demand for that facility from the local population, similar to other social gravity models.

3.3 To do this, the FPM converts both demand (in terms of people) and supply (facilities) into a single comparable unit. This unit is 'visits in the weekly peak period'. Once converted, demand and supply can be compared.

3.4 The FPM uses a set of parameters to define how facilities are used and by whom. These parameters are primarily derived from a combination of data, including actual user surveys from a range of sites across the country in areas of good supply, together with participation survey data. These surveys provide core information on the profile of users such as their age and gender, how often they visit, the distance travelled, duration of stay, as well as information on the facilities themselves such as programming, peak times of use and capacity of facilities.

3.5 This survey information is combined with other data sources to provide a set of model parameters for each facility type. The original core user data for halls and pools comes from the National Halls and Pools survey undertaken in 1996. This data previously formed the basis for the National Benchmarking Service. For AGPs, the core data used comes from the user survey of AGPs carried out in 2005/06 jointly with sportscotland.

3.6 User survey data from the National Benchmarking Service and other appropriate sources are used to update the model's parameters on a regular basis. The parameters are set out at the end of the document, and the main data sources analysed are:

- Active Lives:
    - For the adult survey, this data is collected by an online survey or paper questionnaire on behalf of Sport England. Each annual sample includes approximately 175,000 people and covers the full age/gender range. Detailed questions are asked about over 200 separate sport categories in terms of participation and frequency.
    - For the children and young people survey, this data is collected through schools, with up to three mixed ability classes in up to three randomly chosen year groups completing an online survey.
- National Benchmarking Service (now ceased):
    - This was a centre-based survey whose primary purpose was to enable centres to benchmark themselves against other centres. Sample interviews were conducted on site. The number of people surveyed varied by year depending on how many centres took part. Approximately 10,000 swimmers and 3,500 sports hall users were surveyed per year. This data was used for journey

times, establishing proportions of particular activities in different hall types, the duration of activities and the time of activity (peak period).

- Moving Communities Customer Experience Survey:
    - Annual online survey distributed by participating local authorities and operators via email. Email invites are sent to any member or customer on their database who has attended their leisure centre in the last 3 months. The results inform the travel mode that residents use to access facilities.
- Scottish Health:
    - Annual survey of approximately 6,600 people (just under 5,000 adults). This data is primarily used to assess participation, frequency and activity duration.

3.7 Other data is used where available. For example, the following data sources are among those that have been used to cross-check results:

- Children's Participation in Culture and Sport, Scottish Government, 2008
- Young People's Participation in Sport, Sports Council for Wales, 2009
- Health and Social Care Information Centre, Lifestyle Statistics, 2012
- Young People and Sport, Sport England, 2002
- Data from Angus Council, 2013/14
- National Pools and Halls Survey, 1996
    - This survey was used to obtain capacities per sports hall for differing sport types for programming data.

4 Calculating Demand

4.1 Demand is calculated by applying the user information from the parameters, as referred to above, to the population[1]. This produces the number of visits for that facility that will be demanded by the population.

4.2 Depending on the age and gender composition of the population, this will affect the number of visits an area will generate. In order to reflect the different population profiles of the country, the FPM calculates demand based on the smallest census groupings. These are output areas (OAs)[2].

4.3 The use of OAs in the calculation of demand ensures that the FPM is able to reflect and portray differences in demand in areas at the most sensitive level based on available census

[1] For example, it is estimated that 7.72% of 16-24 year old males will demand to use an AGP 1.67 times a week. This calculation is done separately for the 12 age/gender groupings.

[2] Census OAs are the smallest grouping of census population data and provide the population information on which the FPM's demand parameters are applied. A demand figure can then be calculated for each OA based on the population profile. There are over 178,600 OAs in England. An OA has a target value of 125 households per OA.

information. Each OA used is given a demand value in visits in the weekly peak period by the FPM.

5 Calculating Supply Capacity

5.1 A facility's capacity varies depending on the following factors:

- Its size (area of pool or hall, number of pitches or rinks)
- How many hours the facility is available for use by the community in the weekly peak period
- How many visits can be accommodated by the facility at any one time (pools = 1 user/6 sqm, main halls/barns = 8 users/court, activity halls/studios = 15 users/court, AGPs = 28 users/pitch, indoor bowls = 6 users/rink)

5.2 The FPM calculates the maximum number of visits that a facility can accommodate, which gives it a theoretical capacity in visits in the weekly peak period.

5.3 Based on travel time information (see Travel Time section) taken from the user surveys, the FPM then calculates how much demand would be met by the facility, having regard to its capacity and how much demand can travel to the facility. The FPM includes an important feature of spatial interaction. This feature takes account of the location and capacity of all the facilities, having regard to their access and the size of demand, and assesses whether the facilities are in the right place to meet the demand.

5.4 It is important to note that the FPM does not simply add up the total demand within an area and compare that to the total supply within the same area. This approach would not take account of the spatial aspect of supply against demand in a particular area. For example, if an area has a total demand for five facilities and there are currently six facilities within the area, it would be too simplistic to conclude that there is an over-supply of one facility as this approach would not take account of whether the five facilities are in the correct location for local people to use them within that area. It may be that all the facilities are in one part of the local authority area, leaving other areas under-provided. An assessment of this kind would not reflect the true picture of provision. The FPM is able to assess supply and demand within an area based on the needs of the population within that area.

5.5 In making calculations as to supply and demand, visits made to sports facilities are not artificially restricted or calculated by reference to administrative boundaries, such as local authority areas. Users are generally expected to use their closest facility. The FPM reflects this through analysing the location of demand against the location of facilities, allowing for cross-boundary movement of visits. For example, if a facility is on the boundary of a local authority, users will generally be expected to come from the population living close to the facility, but who may be in a neighbouring authority.

6 Calculating the Capacity of Sports Halls – Badminton Court Equivalents

6.1 The capacity of sports halls is calculated in the same way as described above, with each sports hall site having a capacity in visits in the weekly peak period. In order for this capacity to be meaningful, these visits are converted into the equivalent of main hall badminton

courts. This 'court' figure is often mistakenly read as being the same as the number of 'marked courts' at the sports halls in the Active Places data, but it is not the same. There will usually be a difference between this figure and the number of 'marked courts' in Active Places.

6.2 The reason for this is that the badminton court equivalents are of all the main and activity halls' capacities; this is calculated based on hall size (area) and whether it is a main hall or an activity hall. This gives a more accurate reflection of the overall capacity of the halls than simply using the 'marked courts' figure, for two reasons:

- In calculating the capacity of halls, the model uses a different at-one-time parameter for main halls and for activity halls. Activity halls have a greater at-one-time capacity than main halls. Marked courts can sometimes not properly reflect the size of the actual main hall. For example, a hall may be marked out with four courts, when it has space for three courts. As the model uses the 'courts' as a unit of size, it is important that the hall's capacity is included as a 'three-court unit' rather than a 'four-court unit'.
- It is often difficult to visualise how much hall space there is when expressed as visits in the weekly peak period. To make things more meaningful, this capacity is converted back into badminton court equivalents and is noted in the output tables as hall space in courts.

7 Facility Attractiveness – for Halls and Pools Only

7.1 Not all facilities are the same, and users will find certain facilities more attractive to use than others. The model attempts to reflect this by introducing an attractiveness weighting factor, which affects the way visits are distributed between facilities. Attractiveness, however, is very subjective. Currently weightings are only used for sports hall and swimming pool modelling.

7.2 Attractiveness weightings are based on the following:

- Age and refurbishment weighting (pools and halls): The older a facility is, the less attractive it will be to users. It is recognised that this is a general assumption and that there may be examples where older facilities are more attractive than newly built ones due to excellent local management, programming and sports development. Additionally, the date of any significant refurbishment is also included within the weighting factor; however, here attractiveness is set lower than a new build of the same year. It is assumed that a refurbishment that is older than 20 years will have a minimal impact on the facility's attractiveness. The information on year built/refurbished is taken from Active Places. A graduated curve is used to allocate the attractiveness weighting by year. This curve levels off at 70 years old with a 20% weighting. The refurbishment weighting is slightly lower than the new built year equivalent.
- Management and ownership weighting (halls only): Due to the large number of halls being provided by the education sector, an assumption is made that these halls will generally not provide as balanced a programme as halls run by local authorities, trusts, etc, with school halls more likely to be used by teams and groups through block booking. A less balanced programme is assumed to be less attractive to a general

pay-and-play user than a standard local authority leisure centre sports hall with a wider range of activities on offer.

7.3 To reflect this, two weighting curves are used:

- High weighted curve – includes non-education management (third party) and a more balanced programme, therefore more attractive
- Lower weighted curve – includes educational halls managed in-house, therefore less attractive

7.4 Commercial facilities (halls and pools): While there are relatively few sports halls provided by the commercial sector, an additional weighting factor is incorporated within the model to reflect the cost element often associated with commercial facilities. For each population OA, the Indices of Multiple Deprivation (IMD) score is used to limit whether people will use commercial facilities. The assumption is that the higher the IMD score (less affluence), the less likely the population of the OA would choose to go to a commercial facility.

7.5 The English Indices of Deprivation 2019, produced by the Ministry of Housing, Communities and Local Government, measure relative levels of deprivation in 32,844 lower super output areas in England. IMD is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their relative weights.

8 Used Capacity

8.1 Used capacity refers to how much of a facility's theoretical capacity is being used. At first this can appear to be unrealistically low, with local authority figures being in the 50-60% region. Without any further explanation, it would appear that facilities are half empty. The key point is not to see a facility's theoretical maximum capacity (100%) as being an optimum position. In practice this would mean that a facility would need to be completely full every hour it was open during the peak period. This would be both unrealistic from an operational perspective and undesirable from a user's perspective, as the facility would be completely full.

8.2 For example, a 25m four-lane pool has a theoretical capacity of 2,260 visits per week during a 52.5-hour peak period. Usage of a pool will vary throughout the evening, with some sessions being busier than others through programming, such as an aqua aerobics session between 19:00 and 20:00 and lane swimming between 20:00 and 21:00 (see table below). Other sessions will be quieter, such as between 21:00 and 22:00. This pattern of use would mean a total of 143 swims taking place. However, the pool's maximum theoretical capacity is 264 visits throughout the evening. In this instance the pool's used capacity for the evening would be 54%.

Visits per hour	16:00-17:00	17:00-18:00	18:00-19:00	19:00-20:00	20:00-21:00	21:00-22:00	Total visits for the evening
Theoretical maximum capacity	44	44	44	44	44	44	264
Actual usage	8	30	35	50	15	5	143
% of capacity used	18%	68%	80%	114%	34%	11%	54%

9 Comfort Factor – Halls and Pools

9.1 If the facilities were full to their theoretical capacity, there would simply not be the space to undertake the activity comfortably. In addition, there is a need to take account of a range of activities taking place which have different numbers of users; for example, aqua aerobics will have significantly more participants than lane swimming sessions. Additionally, there may be times and sessions that, while being within the peak period, are less busy and so will have fewer users.

9.2 To account for these factors the notion of a 'comfort factor' is applied within the model. For swimming pools, 70%, and for sports halls, 80%, of their theoretical capacity is considered as indicating where a facility starts to become uncomfortably busy. This should be seen only as a guide to help flag when facilities are becoming busier, rather than as a 'hard threshold'.

9.3 The comfort factor is also used to increase the capacity needed to comfortably meet unmet demand. If this comfort factor is not applied, then any facilities provided will be operating at their maximum theoretical capacity, which is not desirable as previously noted.

9.4 The comfort factor is not applied to AGPs due to the fact they are predominantly used by teams that have a set number of players, therefore, the notion of having a 'less busy' pitch is not applicable.

10 Travel Times

10.1 The model includes three different modes of travel:

- driving
- walking and wheeling
- public transport and cycling

10.2 Car access is also considered. In areas where there is less access to a car, the model reduces the number of visits made by car and increases those made on foot for shorter journeys and public transport for longer journeys.

10.3 Overall, surveys have shown that most visits to swimming pools, sports halls and AGPs are made by driving, with a significant minority of visits to facilities being made on foot.

Facility	Driving	Walking	Public Transport	Cycling
Swimming Pool	74%	18%	4%	4%
Sports Hall	76%	19%	2%	3%
AGP Combined AGP Football AGP Hockey	79% 74% 97%	18% 22% 2%	3% 4% 1%	unknown

10.4 The model includes a distance decay function where the further a user is from a facility, the less likely they will travel. Set out below is the survey data with the percentage of visits made

within each of the travel times. This shows that almost 90% of all visits, both by car and on foot, are made within 20 minutes. Hence, 20 minutes is often used as a rule of thumb for the coverage for sports halls and swimming pools.

Minutes	Swimming Pools		Sport Halls	
	Drive	Walk	Drive	Walk
0-10	56%	53%	54%	55%
11-20	35%	34%	36%	32%
21-30	7%	10%	7%	10%
31-45	2%	2%	2%	3%

10.5 For AGPs, there is a similar pattern to halls and pools, with hockey users observed as travelling slightly further (89% travel up to 30 minutes). Therefore, a 20-minute travel time can also be used for combined and football, and 30 minutes for hockey.

Minutes	AGP Combined		AGP Football		AGP Hockey	
	Drive	Walk	Drive	Walk	Drive	Walk
0-10	28%	38%	30%	32%	21%	60%
10-20	57%	48%	61%	50%	42%	40%
20-40	14%	12%	9%	15%	31%	0%

NOTE: These are approximate figures and should only be used as a guide

10.6 Ordnance Survey's Multi-Modal Network with average speed data is used to calculate the off-peak drive times between facilities and the population, observing any one-way and turn restrictions that apply. These travel times have been validated against national survey work, and therefore are based on the actual travel patterns of users.

10.7 The network is also used to calculate walk times along paths and roads, excluding motorways and trunk roads. A standard walking speed of 3 mph is used for all journeys.

10.8 Due to the complexity of public transport timetables, public transport travel times in the model are assumed to be twice as long as driving times.

10.9 A cycling speed of 12 mph is used for roads and shared use cycleways, which is approximately half the average speed of driving in urban areas. A speed of 7.5 mph is used for tracks and off-road travel.

Facility Inclusion Criteria

Sports Halls

The following inclusion criteria were used for this analysis.

- Include all operational sports halls available for community use, ie, pay-and-play, membership, sports club/community association.
- Exclude all halls not available for community use, ie, private use.
- Exclude all halls where the main hall is less than 3 courts in size.
- Include all 'planned', 'under construction', and 'temporarily closed' facilities only where all data is available for inclusion.
- Where opening times are missing, availability is included based on similar facility types.
- Where the year built is missing, assume date 1975[3].

Facilities over the border in Wales and Scotland included, as supplied by sportscotland and Sport Wales.

[3] Choosing a date in the mid-1970s ensures that the facility is included, while not overestimating its impact within the run.

Model Parameters

Sports Halls Parameters

At-one-time Capacity

32 users per 4-court hall
15 users per 144 square meters of activity hall

Coverage Maps

Car: 20 minutes
Walking: 1.6 km
Public transport: 20 minutes at about half the speed of a car

NOTE: Travel times are indicative, within the context of a distance decay function of the model

Duration

60 minutes

Percentage Participation

Age	0-15	16-24	25-34	35-44	45-59	60-79
Male	21.7%	16.3%	12.9%	10.8%	9.2%	6.4%
Female	24.7%	16.8%	15.1%	13.6%	13.5%	10.7%

Frequency per Week

Age	0-15	16-24	25-34	35-44	45-59	60-79
Male	0.60	0.96	0.88	0.80	0.94	1.02
Female	0.65	1.20	1.14	1.01	1.11	0.96

Peak Period

Weekday: 9:00 to 10:00, 17:00 to 22:00
Weekend: 08:00 to 16:00
Total: 46.0 hours

Proportion in Peak Period

62%

Draft document for Council governance process July and August 2026

Facilities Planning Model Assessment of Swimming Pool Provision for Cotswold District Council

Bespoke Report

8 May 2026

This document has been produced by ORH on behalf of Sport England for Cotswold District Council on 8 May 2026. This document can be reproduced by Cotswold District Council, subject to it being used accurately and not in a misleading context. When the document is reproduced in whole or in part within another publication or service, the full title, date, and accreditation to Sport England must be included.

ORH is the trading name of Operational Research in Health Limited, a company registered in England with company number 2676859.

Disclaimer

The information in this report is presented in good faith using the information available to ORH and Sport England at the time of preparation. It is provided on the basis that the authors of the report are not liable to any person or organisation for any damage or loss which may occur in relation to taking, or not taking, action in respect of any information or advice within the document.

Accreditations

Other than data provided by Cotswold District Council and Sport England, this report also contains data from the following sources:

Ordnance Survey data © Crown copyright and database rights 2025 OS AC0000850566.

National Statistics data © Crown copyright and database right 2025.

Population distribution based on 2021 Census data for output areas. Population total modified by 2022-based Subnational Population Projections for Local Authorities. Adapted from data from the Office for National Statistics licensed under the Open Government Licence v.3.0. London boroughs modified by © GLA 2022-based demographic projections – ward populations, identified capacity scenario.

Index of Multiple Deprivation data contains public sector information licensed under the Open Government Licence v3.0.

EXECUTIVE SUMMARY

Introduction

0.1 Cotswold District Council (also referred to as Cotswold, or the District) is reviewing its current provision of swimming pools and assessing future demand and level of provision required to 2043.

0.2 This report has been prepared based on an assessment using the Sport England Facilities Planning Model (FPM) spatial modelling tool. The FPM study is a quantitative, accessibility and spatial assessment of the supply, demand and access to swimming pools.

0.3 The FPM modelling runs are to provide the following:

- Run 1 – baseline assessment of provision in 2025
- Run 2 – forward assessment of demand for swimming pools and its distribution, based on the projected changes in population between 2025 and 2043

0.4 The main report sets out the full set of findings under each of the seven assessment headings.

0.5 The next section of the report provides the headline strategic overview, and the key findings and interventions arising from the FPM study on supply, demand and accessibility.

Headline Strategic Overview

0.6 The headline strategic finding is that the current supply of swimming pools meets Cotswold's demand in the weekly peak period for swimming pools in 2025 and 2043, and there is no need to increase provision to meet demand. Satisfied demand is very high, with most being met within the District. Unmet demand is very low, and there is almost no unmet demand due to lack of capacity.

0.7 Based on population change and provision of 4,000 new housing units, there is a 10% increase in demand for swimming pools between 2025 and 2043. The District-wide level of swimming pool utilisation increases from 62% in the weekly peak period in 2025 to 66% in 2043. The increase in demand can be met by the current accessible supply in the weekly peak period. However, Cirencester Leisure Centre is estimated to be uncomfortably busy (more than 70% utilised) in 2025 and fully utilised at peak times in 2043. This is for the following reasons:

- Demand is highest in Cirencester in both years.
- The largest housing growth sites are in the Cirencester area.
- It is the most recent site to open and, therefore, highly attractive to residents.
- In both years, the largest amount of imported demand to Cotswold is from Stroud, accounting for 39% of Cotswold's imported demand in 2025 and 41% in 2043. While The Pulse Dursley in south Stroud is relatively new and attractive, provision in Stroud is poor compared to demand.

Key Findings

0.8 The key findings that underpin the headline strategic overview are as follows:

1. Cirencester Leisure Centre, Bourton Leisure Centre and Westonbirt School and Leisure Centre are all available for the maximum 52.5 hours in the weekly peak period. Therefore, there is no scope to increase availability and capacity at peak times at these sites.
2. Cirencester Leisure Centre provides 34% of the available capacity in both 2025 and 2043. The four educational sites provide 53% of the available capacity and Fire Service College Sports Club provides 13%.
3. Cotswold's population is projected to increase by 15% between 2025 and 2043, resulting in a 10% increase in demand for swimming pools. The smaller increase in demand compared with the population growth is because of the ageing of the population in Cotswold between 2025 and 2043. There will be fewer residents in the age bands with the highest swimming participation (0-15 year olds and 25-39 year olds) in 2043 than in 2025. Cotswold has a larger proportion of residents over 65 years old than the national average.
4. Cotswold's demand is the equivalent of 57% of its available supply in 2025, increasing to 63% in 2043.
5. It is estimated that 4% of journeys by Cotswold residents to swimming pools are made by public transport or bicycle in 2025 and 2043. This is less than the regional proportion of 6% and the national proportion, which decreases from 10% in 2025 to 9% in 2043.
6. In 2025, 95% of Cotswold's demand is met; and 94% in 2043. However, the number of visits met in the weekly peak period increases from 5,761 in 2025 to 6,316 in 2043 due to the increase in demand in the District.
7. In 2025 and 2043, 71% of Cotswold's satisfied demand is met within the District. In terms of visits, 4,091 are retained in the weekly peak period in 2025, increasing to 4,473 in 2043.
8. Unmet demand in Cotswold is 52 sqm of water in 2025, and 62 sqm in 2043. Unmet demand that is too far from a facility is 98% in 2025, and 93% in 2043. Lack of capacity accounts for 1 sqm of water in 2025, and 4 sqm of water in 2043.
9. In 2043 the location in Cotswold where the most unmet demand can be met is Kingscote at 34 sqm of water. This is insufficient unmet demand to consider providing a new swimming pool.

Interventions and Next Steps

0.9 The assessment has identified that there is sufficient provision to meet demand in 2025 and 2043. Therefore, the strategic intervention focuses on managing Cirencester Leisure Centre to better meet demand so as to improve the balance between supply and demand. However, the scope for this is very limited.

0.10 Cirencester Leisure Centre is the only public leisure centre in Cotswold District Council and is located in the area of highest demand. It is the most recent site to open, and has the joint largest main pool and the only teaching pool in the District. For all these reasons, it is the most attractive site to residents.

0.11 Both pools at Cirencester Leisure Centre are available for the maximum peak period hours. Therefore, there is no scope to increase availability and capacity at peak times to reduce the proportion of used capacity.

0.12 Given the distance between Bourton Leisure Centre and Cirencester Leisure Centre, there appears to be limited scope to manage the programme of use for both sites collaboratively. The purpose here would be to increase utilisation at Bourton Leisure Centre and reduce it at Cirencester Leisure Centre.

0.13 However, Bourton Leisure Centre is the nearest pool site to Cirencester and is managed by the same operator. It has estimated utilisation of 43% in the weekly peak period in 2025, and 39% in 2043. It is recommended that any potential for collaborative management of the sites with a shared programme of use is investigated by Cotswold District Council.

0.14 The increasing level of utilisation at Cirencester Leisure Centre will impact on the condition of the site. In 2043 the centre will be 37 years old and in need of refurbishment. Adherence to the pools equipment and plant maintenance schedule is important in contributing to the site's containing attractiveness. This is also applicable to the other older sites that have not been refurbished, notably, the two educational sites that are older than Cirencester Leisure Centre. If a pool site suffers equipment failure, it may get moth balled possibly leading to long term closure.

0.15 Cotswold District Council should consider applying this assessment of need to develop planning policy to secure developer contributions towards the refurbishment of Cirencester Leisure Centre.

0.16 These interventions and suggested next steps are based on the FPM findings and should be considered as a key part of the all-round evidence base currently being developed to inform Cotswold District Council's strategic planning of swimming pools. Combining the FPM assessment with the wider review of provision will lead to well considered options on the best ways to meet the projected demand for swimming pools up to 2043 and beyond.

Contents

1 Introduction 1

2 Swimming Pool Supply 4
Key Finding 1 7
Key Finding 2 8

3 Demand for Swimming Pools 11
Key Finding 3 11
Key Finding 4 12

4 Accessibility 19
Key Finding 5 20

5 Satisfied Demand for Swimming Pools 24
Key Finding 6 24
Key Finding 7 25

6 Unmet Demand for Swimming Pools 30
Key Finding 8 30
Key Finding 9 31

7 Used Capacity of Facilities 35

8 Local Share of Facilities 42

Appendix 1: Facilities Excluded 47

Appendix 2: Facilities in Neighbouring Local Authority Areas Included in the Assessment 48

Appendix 3: Model Description, Inclusion Criteria and Model Parameters 52

1 INTRODUCTION

1.1 Cotswold District Council (also referred to as Cotswold or the District) is reviewing its current provision of swimming pools and assessing the future provision required to 2043.

1.2 This report has been prepared based on an assessment using the Sport England Facilities Planning Model (FPM) spatial modelling tool. The FPM study is a quantitative, accessibility and spatial assessment of the supply, demand and access to swimming pools.

1.3 The key drivers for the work are to understand the impact of the following:

- How well the supply of swimming pools meets demand in 2025 and 2043
- The impact that population change and residential development have in changing the demand for swimming pools and its distribution up to 2043

1.4 The outputs from the FPM assessment will:

- Inform Cotswold's District Council's strategic planning review of swimming pool provision and future strategy
- Provide an assessment of need that contributes to the evidence base for the development of planning policy on the provision of indoor sports facilities
- Provide an assessment of need that contributes to the inward investment strategy for the provision of swimming pools

1.5 The sequence of work is based on assessments known as runs, and these are set out in the Executive Summary.

The Study Area

1.6 The assessments include the swimming pools and population in Cotswold and the neighbouring local authority areas, which comprise the study area (see Map 1.1).

1.7 A customer's choice of swimming pool does not respect local authority boundaries. There may be management and possibly pricing incentives for customers to use sports facilities in their local authority area. Other factors that influence the choice of swimming pool include:

- How close the venue is to where residents live or work
- Other facilities at the same site, such as a gym or studio
- Programming of the pool with swimming activities that appeal to residents and are available at times that fit with the lifestyle of residents
- Age and condition of the facility and inherently its attractiveness

1.8 Increasingly, the quality of swimming pools and their offer are of more importance to residents in their choice of venues. New facilities will have a significant draw because of the enhanced quality of the venues.

1.9 In determining the position across Cotswold, it is important to take full account of the swimming pools and population in neighbouring local authority areas. The most attractive facility for some Cotswold residents may be outside the District (known as exported demand). For residents of neighbouring local authorities, their most attractive swimming pool may be inside Cotswold (known as imported demand).

1.10 To take account of these factors, a study area is established that places Cotswold at its centre and includes the neighbouring local authority areas.

Map 1.1: Study Area for Cotswold Swimming Pools Assessment



Report Structure, Content and Sequence

1.11 The findings for the Cotswold assessment are set out in a series of tables for both runs. This allows a 'read across' to see the specific impact of changes between Runs 1 and 2 and builds up the picture of change.

1.12 The headings for each table are:

- Supply
- Demand
- Accessibility
- Satisfied Demand
- Unmet Demand
- Used Capacity
- Local Share

1.13 The terms listed above are defined beneath the tables.

1.14 To support the findings, this report also includes maps that show swimming pool locations, demand, deprivation, driving and walking coverage, public transport access, exported satisfied demand, unmet demand, imported used capacity and local share.

1.15 Where valid, the findings for neighbouring local authorities are set out. A commentary is provided on these comparable findings. For example, some local authorities like to know how their findings on proportion of met demand compare with those of neighbouring local authorities.

1.16 The key findings in each of the sections are numbered and highlighted in bold typeface.

1.17 The facilities excluded from the study, with explanations, are listed in Appendix 1. Details of the swimming pools in the neighbouring local authority areas for the assessment are set out in Appendix 2. The FPM and its parameters are described in Appendix 3.

1.18 All maps for the study are provided in a separate document as layered PDFs.

2 SWIMMING POOL SUPPLY

There are seven swimming pools across six sites in Cotswold. There is one teaching pool at Cirencester Leisure Centre.

Two sites have a six-lane pool and can accommodate more than one activity at a time. Four sites have a four-lane pool and can accommodate all activities, but most likely only one at a time.

The educational sector is the dominant provider, having 53% of the available capacity in both 2025 and 2043.

Four swimming pool sites opened between 2000 and 2006. Cirencester Leisure Centre is the most recent site to open. Three swimming pool sites have been refurbished.

Table 2.1: Supply of Swimming Pools in Cotswold by Run

Supply	Run 1	Run 2
Cotswold	2025	2043
Number of pools	7	7
Number of pool sites	6	6
Total water space in sqm	1,563	1,563
Available sqm of water in weekly peak period	1,213	1,213
Unavailable supply in the weekly peak period	22%	22%
Supply in visits per week in peak period	10,611	10,611
Average age of all of sites	28	46
Average age of public leisure centres	19	37

Definition of supply – This is the supply or capacity of the swimming pools available for community and swimming club use in the weekly peak period. Supply is expressed in the number of visits that a pool can accommodate in the weekly peak period and in square metres of water.

Weekly peak period – This is when most visits take place and when users have most flexibility to visit. The peak period for swimming pools is one hour on weekday mornings, one hour on weekday lunchtimes, five and a half hours on weekday evenings, and seven and a half hours on weekend days. This gives a total of 52.5 hours per week. The modelling and recommendations are based on the ability of the public to access facilities during this weekly peak period.

2.1 In 2025 and 2043 there are seven swimming pools across six sites in Cotswold.

2.2 The facilities excluded from the study are listed in Appendix 1.

Table 2.2: Details of Swimming Pools in Cotswold included in the Runs

Site	Provider	Type	Dimensions (m)	Area (sqm)	Year Built	Year Refurb	Peak Period Hours	Available Hours	Capacity (visits)
Cirencester Leisure Centre	Public	6-lane Teaching	25 x 13 13 x 7	325 91	2006		52.5 52.5	100.5 100.5	3,640
Bourton Leisure Centre	Educational (3rd party)	4-lane	25 x 9	225	2003		52.5	97.5	1,969
Cotswold Leisure Chipping Campden	Educational (3rd party)	4-lane	18 x 9	162	1996	2003	38.5	46.5	1,040
National Star College	Educational (in-house)	6-lane	25 x 13	325	2000	2008	15	28	813
Westonbirt School and Leisure Centre	Educational (in-house)	4-lane	25 x 8.4	210	2005		52.5	93	1,838
Fire Service College Leisure Club	Other (sport club)	4-lane	25 x 9	225	1977	2004	35	70	1,313

Providers

2.3 In Cotswold there is one public leisure centre, which is available to all residents and provides all the following swimming activities:

- Learn to swim
- Casual recreational swimming
- Lane and fitness swimming activities
- Swimming development through clubs

2.4 There are four educational swimming pool sites:

- Bourton Leisure Centre and Cotswold Leisure Chipping Campden have dual-use with schools, and are operated by Freedom Leisure on behalf of Cotswold District Council.
- National Star College and Westonbirt School and Leisure Centre are operated in-house.

2.5 National Star College is a specialist college for pupils with disability. Community use provides a learn to swim programme for babies and children, focusing on fun, water confidence, and skill-building. The College also provides a programme for disabled children and their families, featuring tailored lessons, recreational sessions, and focusing on a supportive setting for physical and social development.

2.6 Westonbirt School and Leisure Centre operates a learn to swim programme for children and adults. It also caters for private tuition and operates a lifeguard award scheme to teach water safety.

2.7 Given that nearly all the swimming pool stock is provided by the educational sector, this may restrict residents who require access during weekday daytimes; for example, stay-at-home parents, home workers, and the unemployed or retired. This places greater reliance on the more limited public leisure centre stock for these residents.

2.8 There is one other provider; Fire Service College Leisure Club. The centre is operated by Capita, primarily serving College staff and trainees. It is available for local community groups and commercial users to hire for recreational swimming.

Scale

2.9 Cirencester Leisure Centre is the largest site in Cotswold and the only site with two pools (a 25m x 13m six-lane pool and a 13m x 7m teaching pool). The site can provide all swimming activities, and the main pool is suitable for club development.

2.10 Bourton Leisure Centre and Cotswold Leisure Chipping Campden are single pool sites. Bourton Leisure Centre is the larger of the two sites with a 25m x 9m four-lane pool. Cotswold Leisure Chipping Campden has an 18m x 9m four-lane pool, which is the smallest main pool in the District. Both sites can only provide one swimming activity at a time.

2.11 National Star College has a 25m x 13m six-lane pool, the same size as the main pool at Cirencester Leisure Centre.

2.12 Westonbirt School and Leisure Centre has a 25m x 8.4m four-lane pool. It is the second smallest pool in the District, but is suitable for its main activity of learn to swim.

2.13 Fire Service College Leisure Club has a 25m x 9m four-lane pool, which is a suitable size for its programme of use.

Availability

2.14 Key finding 1 is that Cirencester Leisure Centre, Bourton Leisure Centre and Westonbirt School and Leisure Centre are available for the maximum 52.5 hours in the weekly peak period. Therefore, there is no scope to increase availability and capacity at peak times at these sites.

2.15 Educational pools are unlikely to be available for the maximum hours because the weekly peak period includes hours that fall during school time and when after school clubs are running. While Bourton Leisure Centre is an educational site, it is also a dual-use site and caters for community use in addition to educational use.

2.16 Westonbirt School and Leisure Centre availability is unusually high for an educational site, but it does have a very extensive learn to swim programme and employs seven instructors.

2.17 Availability in the weekly peak period at the other educational sites is:

- Cotswold Leisure Chipping Campden – 38.5 hours
- National Star College – 15.0 hours

2.18 National Star College has the least availability of the swimming pool sites. However, it has a specialist programme of use, and the hours available probably reflect its needs.

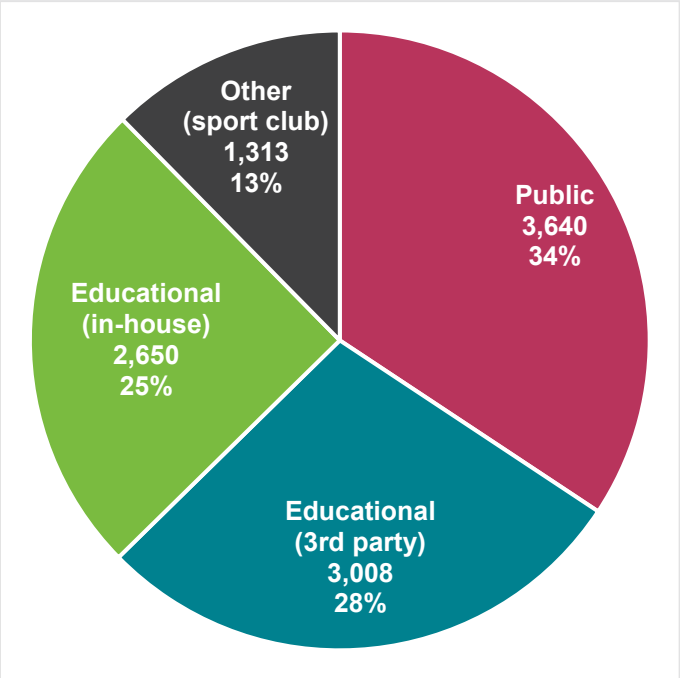
2.19 Sport England has produced a resource to support schools in opening their facilities for community use in non-school hours. The resource covers how to get started, who can help, operating models, legal and governance, finance, marketing, operating safely and safeguarding, and can be found here: https://www.sportengland.org/funding-and-campaigns/use-our-school.

2.20 This resource can be used to support discussions with schools to open their sites for community use, either for the first time or to extend the hours available to the local community.

2.21 Fire Service College Leisure Club is available to its membership and hirers for 35.0 hours in the weekly peak period. There is scope to increase availability at peak times.

Capacity

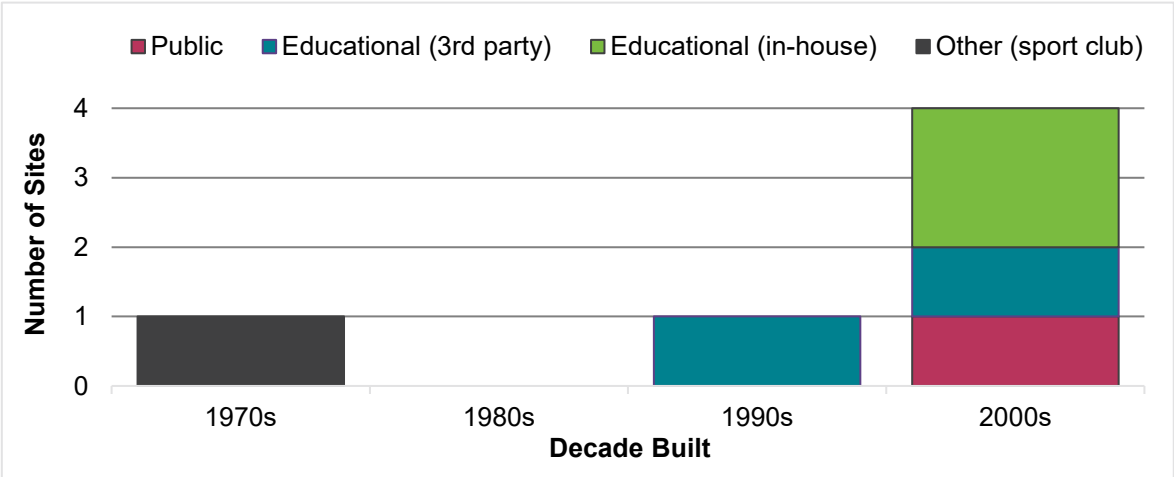
Chart 2.1: Proportion of Available Water Space by Provider in 2025 and 2043



2.22 Key finding 2 is that Cirencester Leisure Centre provides 34% of the available capacity in both 2025 and 2043. The four educational sites provide 53% of the available capacity, and Fire Service College Sports Club provides 13%.

Age

Chart 2.2 Decade Built of Pools in Cotswold by Provider



2.23 The average of all the swimming pool sites is 28 years in 2025, and 46 years in 2043. Cirencester Leisure Centre is 19 years old in 2025, and 37 years old in 2043.

2.24 The oldest swimming pool is Fire Service College Leisure Club, which opened in 1977 and was refurbished in 2004.

2.25 Cirencester Leisure Centre is the most recent site to open in 2006 and, therefore, the most attractive to residents.

2.26 The oldest unmodernised swimming pool is Bourton Leisure Centre, which opened in 2003.

2.27 The most recent site to have been modernised is National Star College in 2008.

Swimming Pool Locations

2.28 Cirencester Leisure Centre is located in the largest settlement in Cotswold (see Map 2.1). Cotswold Leisure Chipping Campden is located in the northeast of the District close to the border with Stratford-on-Avon and Wychavon. Bourton Leisure Centre is in the east of the District.

2.29 Three swimming pool sites are located very close to the border with neighbouring local authorities:

- Westonbirt School and Leisure Centre is in the southwest bordering North Wiltshire
- National Star College in the west bordering South Gloucestershire
- Fire Service College Leisure Club in the northeast bordering Stratford-on-Avon

Map 2.1: Location of Swimming Pools Across All Runs (2025 and 2043)

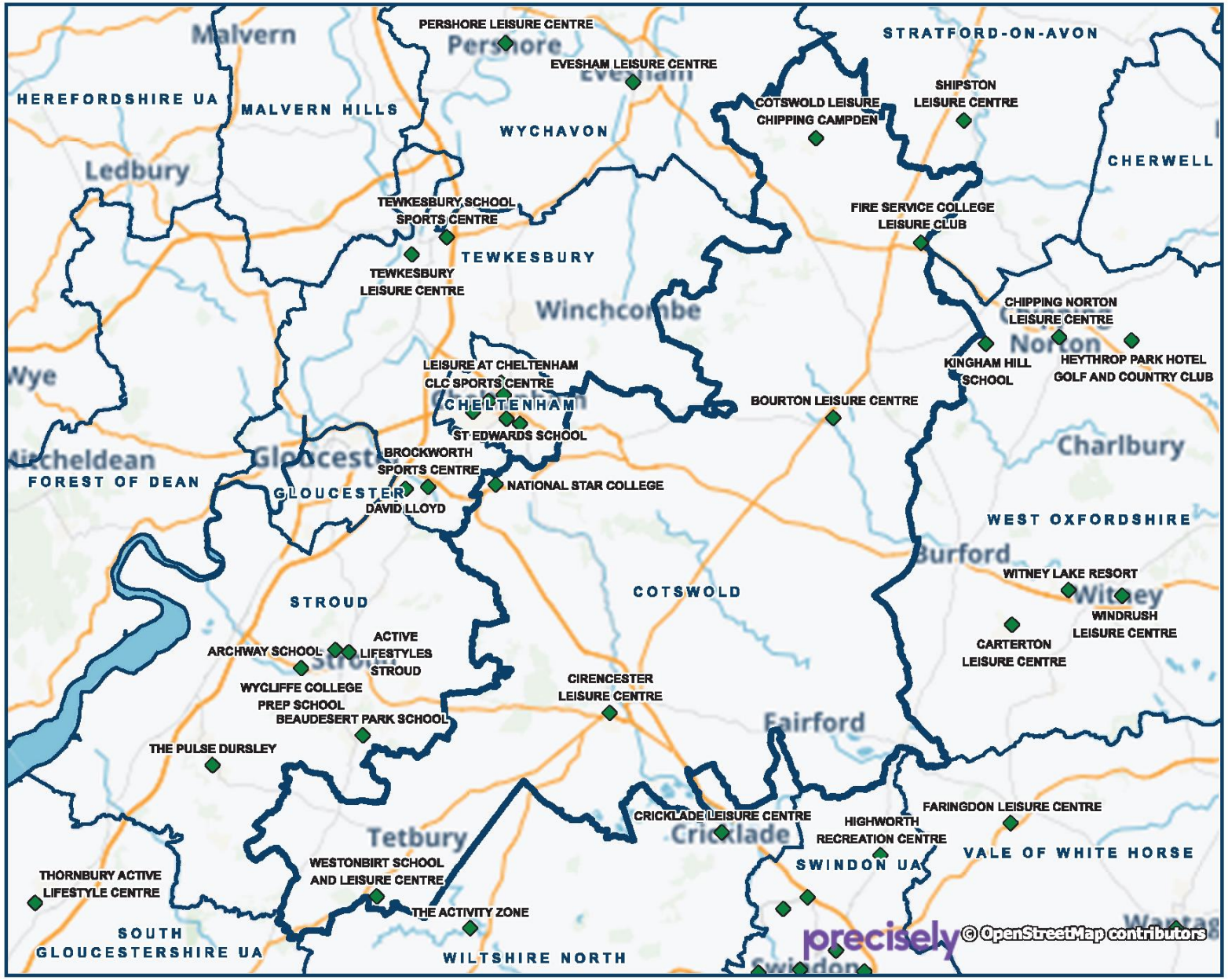
All facility locations used in the model across all runs.

Facilities Included in Runs

- Existing Swimming Pool Location

Boundaries

- Cotswold
- Neighbouring Local Authorities



E25_COT_P2

Additional material ®Sport England 2025
Ordnance Survey data © Crown copyright and database rights 2025 OS AC0000850566

3 DEMAND FOR SWIMMING POOLS

Cotswold's population and demand for swimming pool provision both increase between 2025 and 2043, by 15% and 10% respectively.

Demand in Cotswold is less than its available supply in both years.

Demand is greatest in Cirencester in both years.

Cotswold has the third smallest increase in demand in sqm of water, but the smallest population in the study area.

Table 3.1: Demand for Swimming Pools in Cotswold by Run

Demand	Run 1	Run 2
Cotswold	2025	2043
Resident population	94,598	108,344
Visits demanded in weekly peak period	6,079	6,695
Demand in sqm of water with comfort factor included	1,000	1,101
% of demand in the 10% most deprived LSOAs nationally	0%	0%

Definition of total demand – This represents the total demand for swimming by gender and for six age bands from 0 to 80+ and is calculated as the percentage of each age band/gender that participates. This is added to the frequency of participation in each age band/gender to arrive at a total demand figure, which is expressed in visits in the weekly peak period and square metres of water. The FPM parameters for the percentage of participation and frequency of participation, for gender and for different age bands, are calculated from Sport England's Active Lives survey up to November 2023 and are set out in Appendix 3.

3.1 Demand is calculated from the resident population. The geographical distribution of the population in the FPM for 2043 includes housing growth sites, the details of which were provided by Cotswold District Council that were known at the time of modelling. There are extensive housing growth sites to the south of Cirencester (see Map 3.1).

3.2 The latest development trajectory for Cotswold to 2043 has more dwellings than modelled and there are changes to the locations of the sites. However, the geographical distribution is similar to what was modelled and the differences per area are smaller when converted into demand. The total population forecast for Cotswold remains the same from the Office for National Statistics 2022-based subnational projection. Therefore, the changes in housing growth will not have a significant impact on the overall findings of this report.

3.3 **Key finding 3** is that Cotswold's population is projected to increase by 15% between 2025 and 2043, resulting in a 10% increase in demand for swimming pools. The smaller increase in demand compared with the population growth is because of the ageing of the population in Cotswold between 2025 and 2043. There will be fewer residents in the age bands with

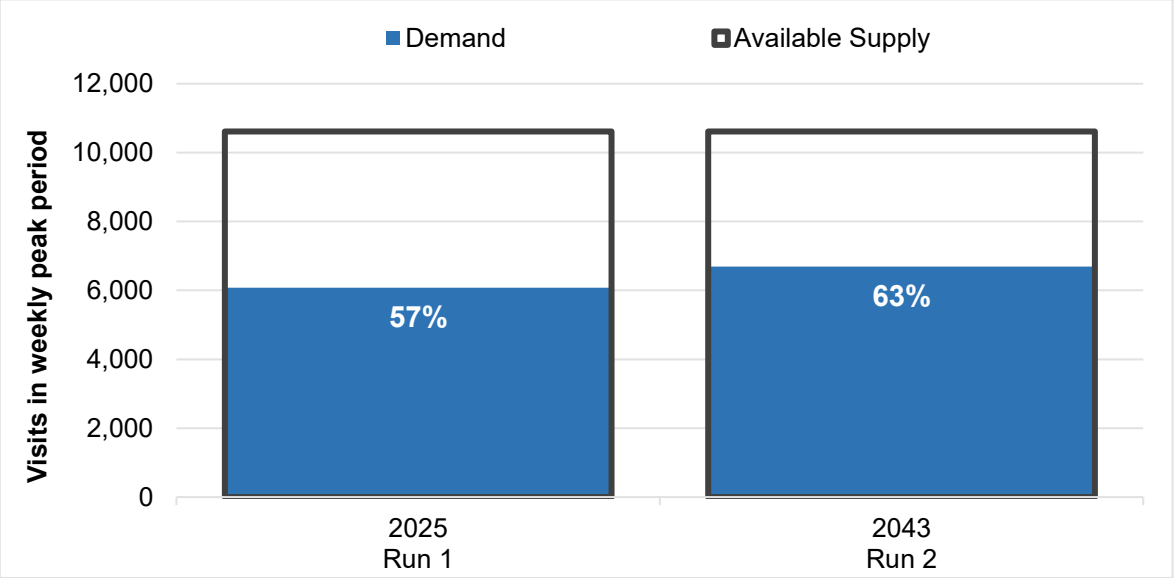
the highest swimming participation (0-15 year olds and 25-39 year olds) in 2043 than in 2025. Cotswold has a larger proportion of residents over 65 years old than the national average.

3.4 The rate and frequency of swimming participation is assumed to be unchanged between the two years (for participation rates and frequency, see Appendix 3: Swimming Pools Parameters).

3.5 Of Cotswold's population (source: ONS Census 2021):

- Residents aged 65 and over represent 28% of the total population compared to the national average of 20%
- Disabled residents account for 16% compared to the national average of 17%
- Working from home residents are 39% compared to the national average of 32%

Chart 3.1: Demand as a Proportion of Available Supply in Cotswold by Run



3.6 Key finding 4 is that Cotswold's demand is the equivalent of 57% of its available supply in 2025, increasing to 63% in 2043.

Demand in the Study Area

3.7 Demand is projected to increase in all of Cotswold's neighbouring local authorities.

3.8 Demand in Cotswold increases by 101 sqm of water. This is the third smallest increase in demand in sqm of water, but Cotswold has the smallest population in the study area.

3.9 The largest increase in demand in water space is in South Gloucestershire at 539 sqm of water, equating to a 16% increase. Demand increases in Stratford-on-Avon by 324 sqm of water, which is the highest percentage increase in the study area at 21%.

3.10 The smallest increase is in Cheltenham at 26 sqm of water, which is a 2% increase

Table 3.2: Demand for Swimming Pools by Area and Run

Demand in sqm of water considering a 'comfort factor'	Run 1	Run 2	Difference 2025 to 2043	
Area	2025	2043	Sqm of Water	% change
Cotswold	**1,000**	**1,101**	**101**	**10%**
Cheltenham	1,297	1,323	26	2%
South Gloucestershire	3,335	3,874	539	16%
Stratford-on-Avon	1,563	1,887	324	21%
Stroud	1,367	1,531	164	12%
Swindon	2,663	2,705	42	2%
Tewkesbury	1,113	1,290	177	16%
Vale of White Horse	1,645	1,897	252	15%
West Oxfordshire	1,299	1,439	139	11%
Wiltshire	5,665	5,918	253	4%
Wychavon	1,492	1,696	204	14%

Geographical Distribution of Demand

2025

3.11 Demand is highest in Cirencester, followed by Tetbury, Fairford and Bourton (see Map 3.2).

3.12 The greatest densities of demand per square kilometre are in Cirencester at 31 sqm of water (light blue square) and east of Cirencester Leisure Centre at 27 sqm of water (medium blue square).

3.13 Demand per square kilometre in other locations is highest in the following areas:

- Moreton-in-Marsh – 21 sqm of water (medium blue square)
- Tetbury – 18 sqm of water (dark blue square)
- Northleach – 15 sqm of water (dark blue square)
- Rissington – 14 sqm of water (dark blue square)

3.14 The largest clusters of demand are as follows:

- Cirencester – 175 sqm of water across 18 square kilometres (Cirencester Leisure Centre is located in this area)
- Tetbury – 53 sqm of water across five square kilometres
- Moreton-in-Marsh – 39 sqm of water across three square kilometres (Fire Service College Leisure Club is located east of this area)
- Bourton-on-the-Water – 34 sqm of water across six square kilometres (Bourton Leisure Centre is located in this area)

- Fairford – 32 sqm of water across five square kilometres
- South Cerney – 27 sqm of water across five square kilometres
- Lechlade – 22 sqm of water across four square kilometres
- Rissington – 19 sqm of water across three square kilometres
- Mickleton – 18 sqm of water across three square kilometres
- Chipping Camden – 17 sqm of water across six square kilometres (Cotswold Leisure Chipping Campden is located in this area)

3.15 Outside of these areas demand is less than 14 sqm of water per square kilometre (dark blue and purple squares).

2043

3.16 In 2043 demand in Cirencester increases to 222 sqm of water across a larger area of 23 square kilometres (see Map 3.3).

3.17 The changes in demand in other areas are as follows:

- Tetbury – decreases to 48 sqm of water across five square kilometres
- Moreton-in-Marsh – increases to 46 sqm of water across three square kilometres
- Fairford – increases to 46 sqm of water across a larger area of nine square kilometres
- Bourton-on-the-Water – decreases to 32 sqm of water across six square kilometres
- South Cerney – decreases to 24 sqm of water across five square kilometres
- Lechlade – increases to 23 sqm of water across four square kilometres
- Mickleton – increases to 22 sqm of water across three square kilometres
- Rissington – decreases to 15 sqm of water across three square kilometres
- Chipping Camden – unchanged at 17 sqm of water but across a larger area of seven square kilometres

3.18 Outside of these areas demand is less than 15 sqm of water per square kilometre (dark blue and purple squares).

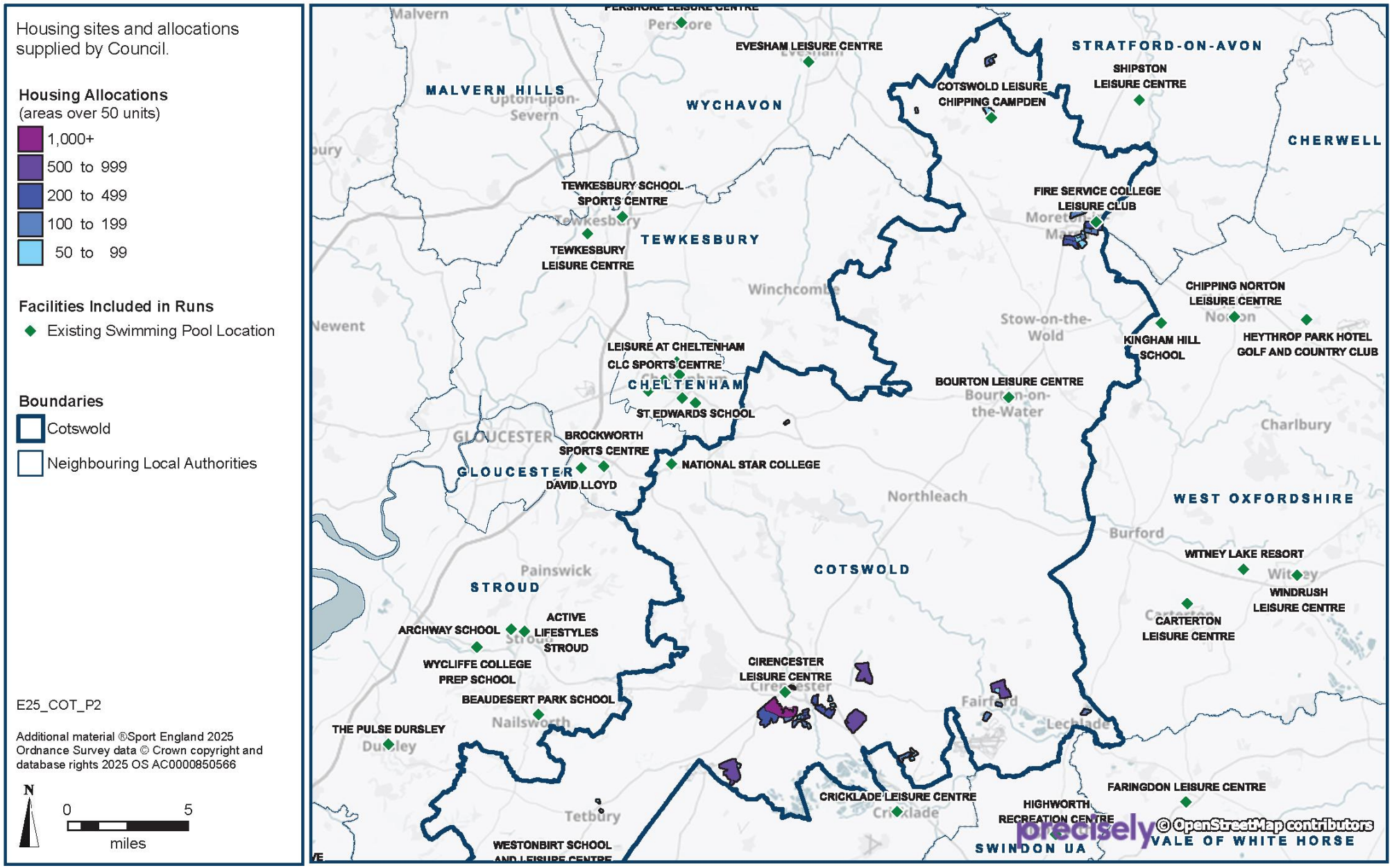
Deprivation

3.19 None of Cotswold's demand is in the 10% most-deprived lower super output areas (LSOAs) nationally. The area of greatest deprivation in Cotswold is in the 40% most-deprived LSOAs in south Cirencester (dark orange area in Map 3.4).

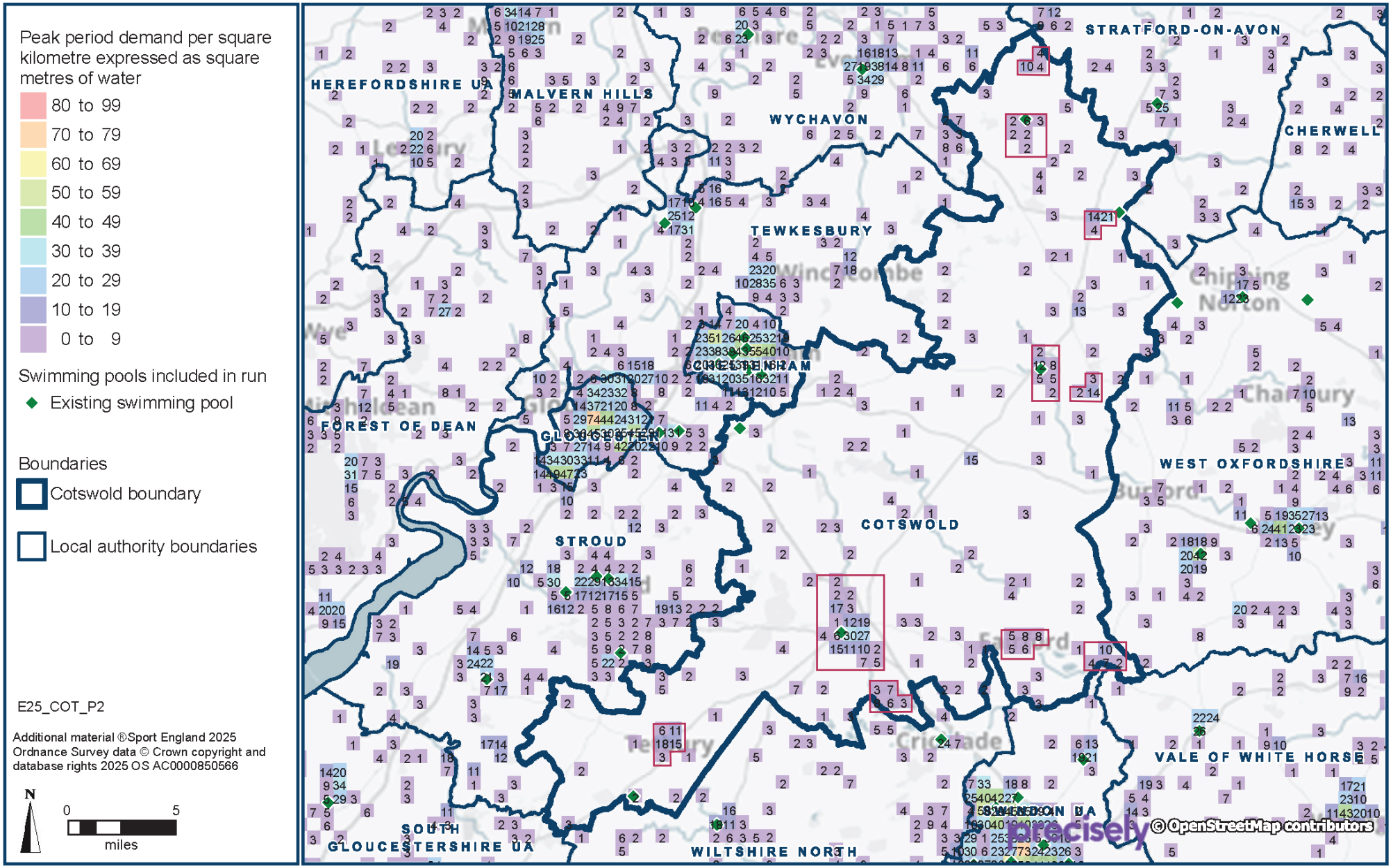
3.20 The Index of Multiple Deprivation (IMD) score is used in the FPM to limit whether people will use commercial facilities (see Appendix 3 for definition of IMD). A weighting factor is incorporated to reflect the cost element often associated with commercial facilities. The assumption is that the higher the IMD score (less affluence), the less likely the population of the LSOA would choose to go to a commercial facility.

SPORT ENGLAND

Map 3.1: Housing Growth Areas in Cotswold to 2043 (Run 2)

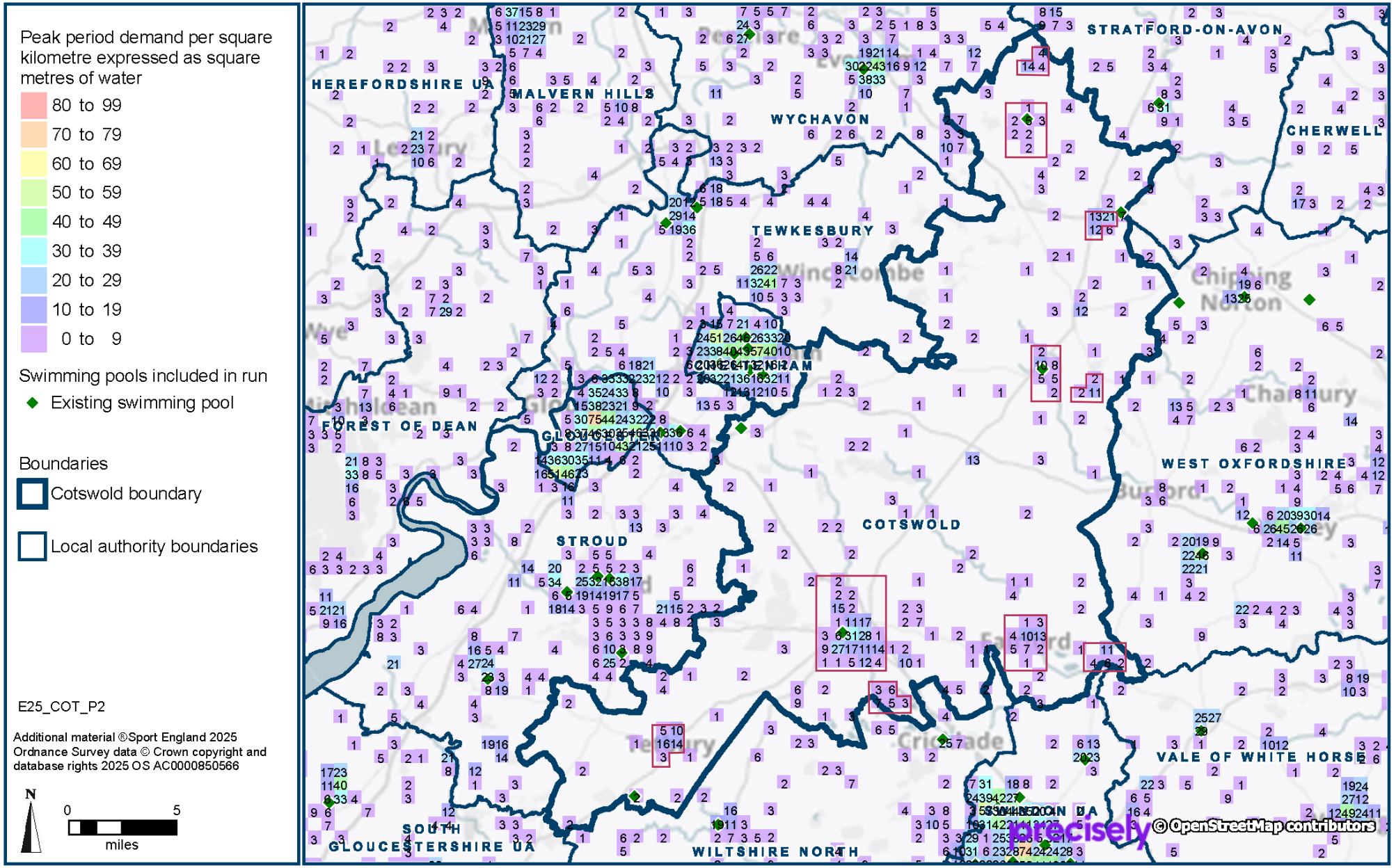


Map 3.2: Demand for Swimming Pools in 2025 (Run 1)



SPORT ENGLAND

Map 3.3: Demand for Swimming Pools in 2043 (Run 2)



SPORT ENGLAND

Map 3.4: Deprivation in 2019 (Runs 1 and 2)

Deprivation shown thematically (colours) at lower super output area level by decile.

Index of Multiple Deprivation (2019)

10% most deprived

10% least deprived

Facilities Included in Runs

Existing Swimming Pool Location

Boundaries

Cotswold

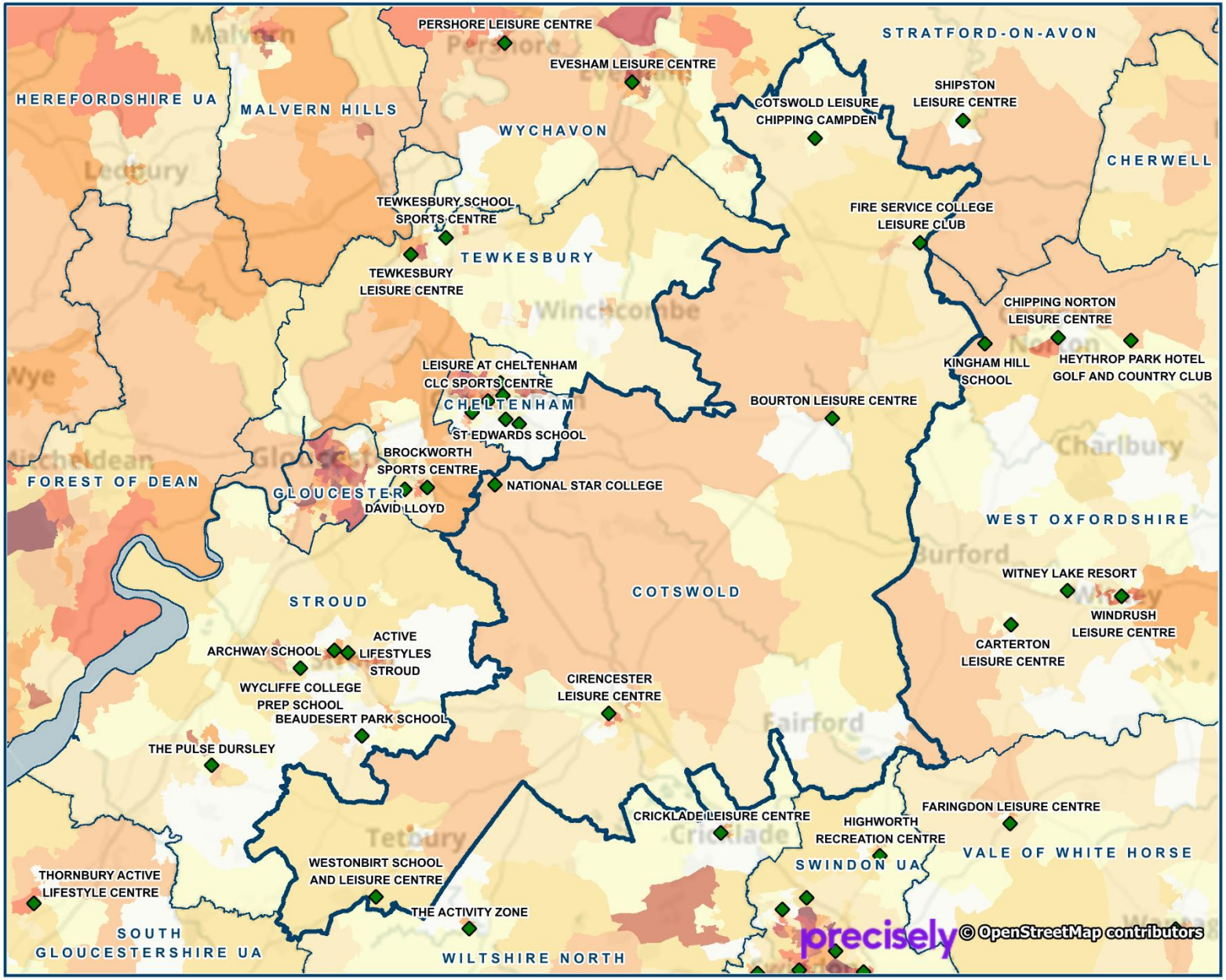
Neighbouring Local Authorities

E25_COT_P2

Additional material ®Sport England 2025
Ordnance Survey data © Crown copyright and database rights 2025 OS AC0000850566

N

0 5 miles



4 ACCESSIBILITY

In 2025, 17% of Cotswold's residents are within a 20-minute walk of a swimming pool. This reduces slightly in 2043 to 16%. The proportion is smaller in 2043 due to the location of the housing growth sites.

Travel to swimming pools on foot accounts for 6% of all visits in both years. Travel by public transport or bicycle is 4% in both years.

All the swimming pools are within a five-minute walk of an existing bus stop.

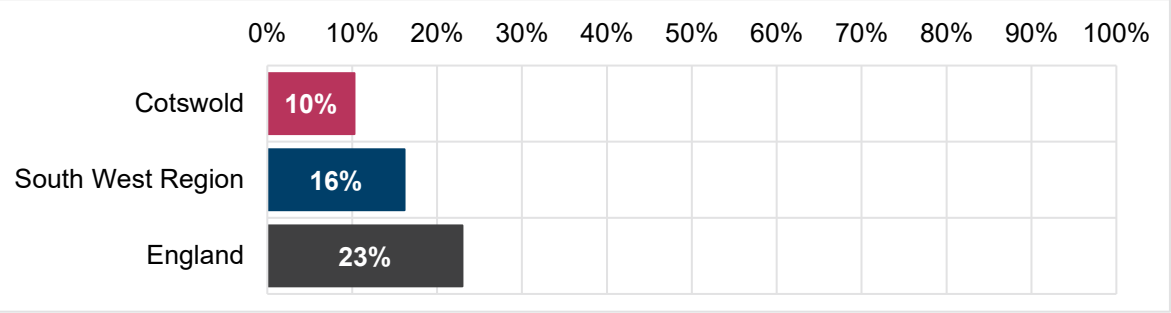
Access to swimming pools within a 20-minute drive is best in the west of the District.

Table 4.1: Travel Mode of Cotswold Demand to Swimming Pools by Run

Accessibility	Run 1	Run 2
Cotswold	2025	2043
% of total residents within a 20-minute walk of a swimming pool	17%	16%
% of demand satisfied when travelled:		
on foot	6%	6%
by public transport or bicycle	4%	4%
by car	90%	90%

Definition of accessibility – The FPM uses a distance decay function where the further a user is from a facility, the less likely they will travel. A description of the distance decay function is set out in Appendix 3. On average, a 20-minute travel time accounts for approximately 90% of visits to a swimming pool.

Chart 4.1: Proportion of Residents Without Access to a Car



4.1 In Cotswold 10% of residents do not have access to a car. This is lower than the regional average of 16% and the national average of 23%. For these residents, a network of accessible swimming pools is important in order to encourage swimming participation.

Walking Access

4.2 In 2025, 17% of Cotswold's residents are within a 20-minute walk of a swimming pool. This reduces slightly in 2043 to 16%.

4.3 The areas that are within a 20-minute walk of a swimming pool in 2025 and 2043 are shown in Map 4.1.

4.4 However, not all residents in these areas will walk to a swimming pool and some will travel further. It is estimated that 6% of journeys by Cotswold residents to swimming are made on foot in 2025 and 2043.

Public Transport Access

4.5 All the swimming pools are within a five-minute walk of an existing bus stop (pink areas in Map 4.2). However, the bus service is very limited, for example, in Southrop there is one return bus a day. This is the level of service in many villages.

4.6 None of the swimming pools are within a 15-minute walk of a railway station (purple areas).

4.7 It should be noted that, while most Cotswold residents can access an existing public transport stop, it may not mean they can get to a swimming pool within 20 minutes from home via a combination of walking and public transport.

4.8 Key finding 5 is that it is estimated that 4% of journeys by Cotswold residents to swimming pools are made by public transport or bicycle in 2025 and 2043. This is less than the regional proportion of 6% and the national proportion, which decreases from 10% in 2025 to 9% in 2043.

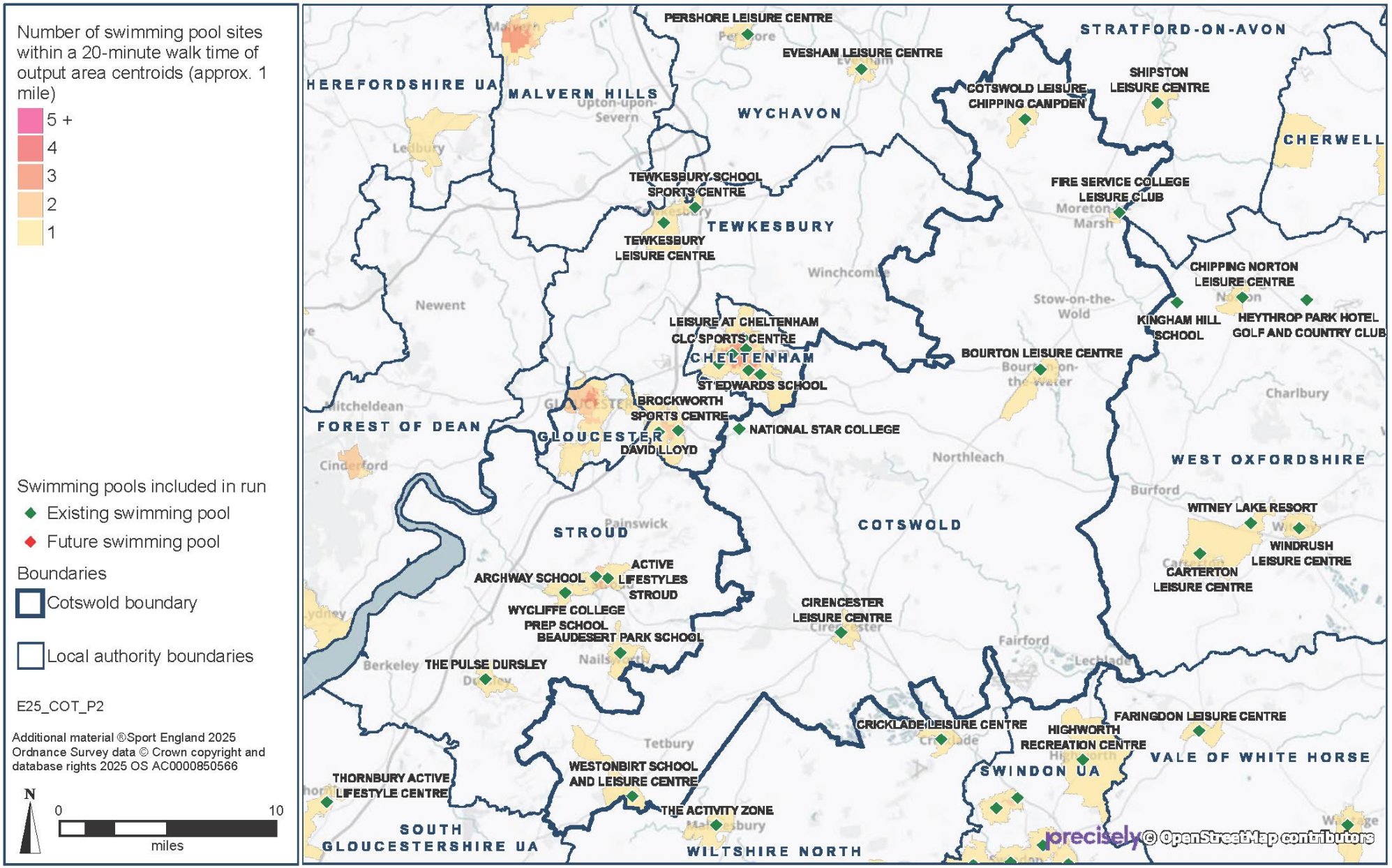
Driving Access

4.9 In both 2025 and 2043, all residents in Cotswold are within a 20-minute drive of at least one swimming pool (light green areas in Map 4.3). Access is highest in an area bordering south Tewkesbury and Cheltenham at between 15 and 19 swimming pool sites (dark blue area).

4.10 It is estimated that 90% of all journeys to swimming pools by Cotswold residents are made by car in 2025 and 2043.

SPORT ENGLAND

Map 4.1: Walking Access to Swimming Pools in 2025 and 2043 (Runs 1 and 2)



Map 4.2: Walking Access to Public Transport in 2025 and 2043 (Runs 1 and 2)

Areas within walking time shown thematically (colours) from bus, coach and tram stops, and railway, metro and underground stations.

Public Transport

- Railway/Metro/Underground Station
- Bus Stop

Walk Time from Station

- 5 minutes
- 10 minutes
- 15 minutes

Walk Time from Bus Stop

- 5 minutes

Facilities Included in Runs

- Existing Swimming Pool Location

Boundaries

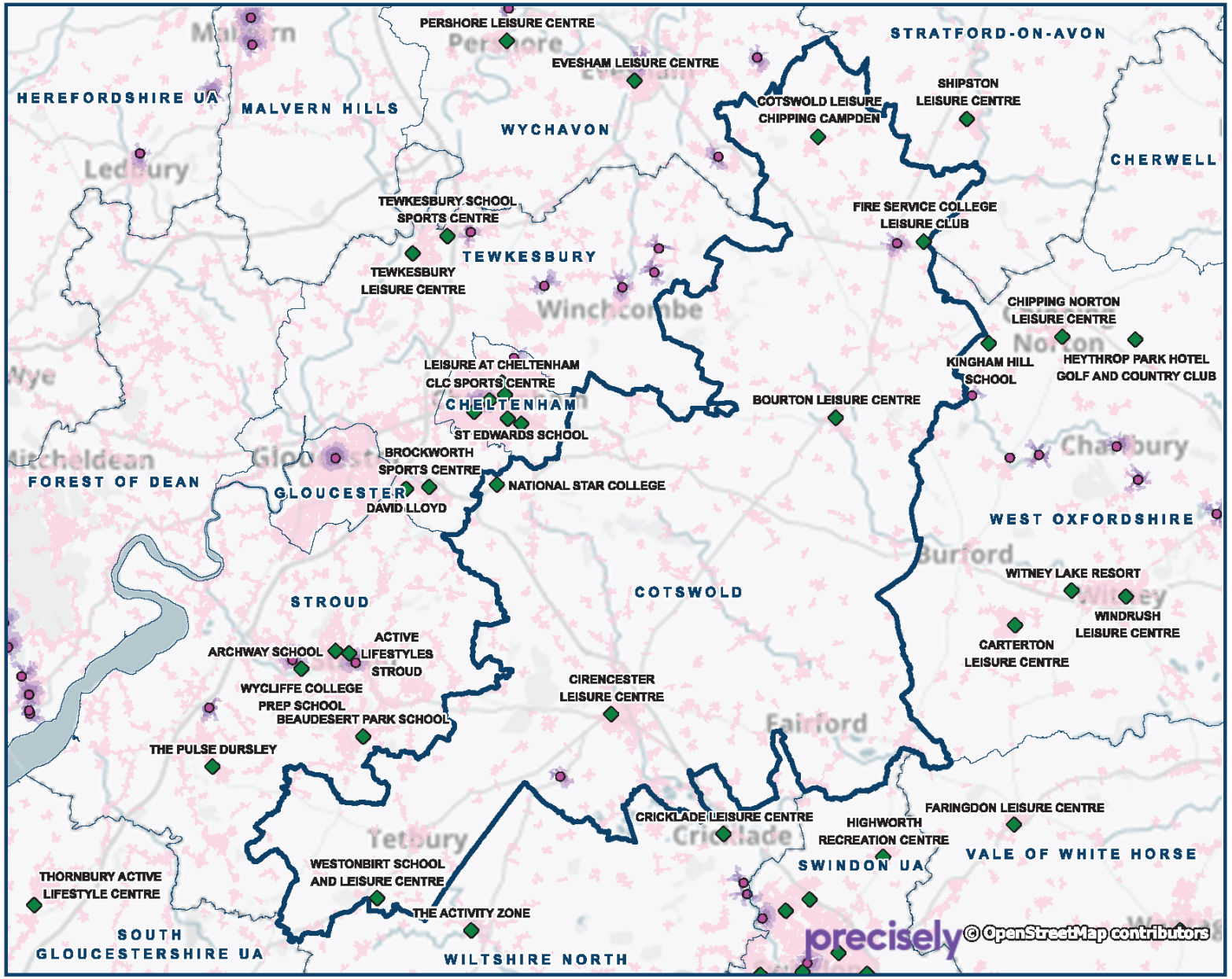
- Cotswold
- Neighbouring Local Authorities

E25_COT_P2

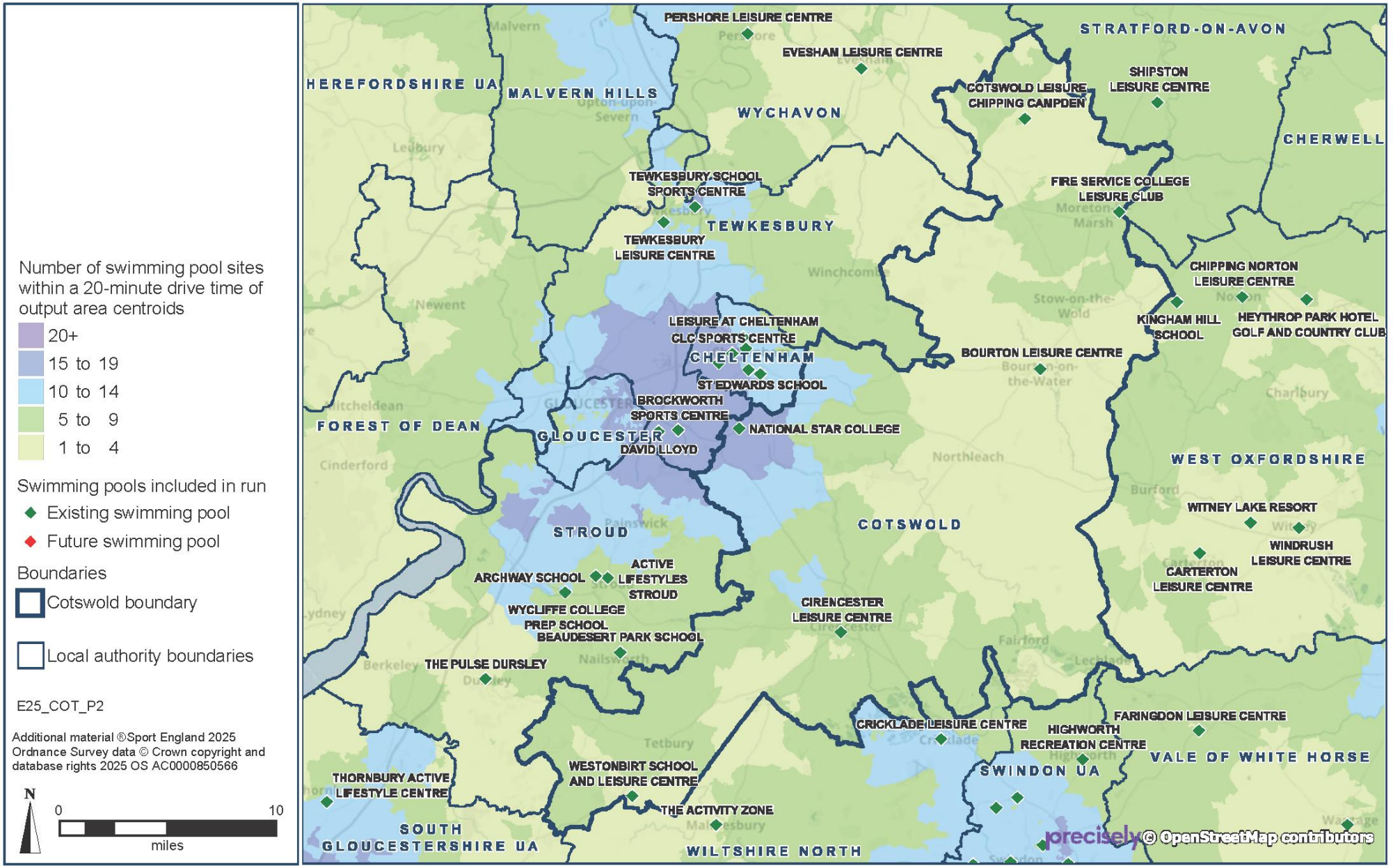
Additional material ®Sport England 2025
Ordnance Survey data © Crown copyright and database rights 2025 OS AC0000850566

N

0 5 miles



Map 4.3: Driving Access to Swimming Pools in 2025 and 2043 (Runs 1 and 2)



5 SATISFIED DEMAND FOR SWIMMING POOLS

Of Cotswold's demand, 95% is satisfied in 2025, and 94% in 2043.

In both years 29% of Cotswold's demand is exported and met in neighbouring local authorities.

The largest amount of exported demand goes to West Oxfordshire in both years.

Six local authorities in the study area export more visits in the weekly peak period than Cotswold. South Gloucestershire exports the most visits.

Table 5.1: Satisfied Demand for Swimming Pools in Cotswold by Run

Satisfied Demand	Run 1	Run 2
Cotswold	2025	2043
Number of visits which are met per week in peak period	5,761	6,316
% of total demand satisfied	95%	94%
Number of visits retained per week in peak period	4,091	4,473
Demand retained as a % of satisfied demand	71%	71%
Number of visits exported per week in peak period	1,670	1,843
Demand exported as a % of satisfied demand	29%	29%

Definition of satisfied demand – This represents the proportion of total demand that is met by the capacity at the swimming pools from Cotswold residents who live within the travel time of a pool. This includes pools located both within and outside Cotswold.

5.1 **Key finding 6** is that 95% of Cotswold's demand is met in 2025; and 94% in 2043. However, the number of visits met in the weekly peak period increases from 5,761 in 2025 to 6,316 in 2043 because of the increase in demand in the District.

5.2 Cotswold's proportion of demand met is higher than both the regional average and national average of 93% in both years.

5.3 In 2025 seven of the neighbouring local authorities in the study area have a higher proportion of met demand than Cotswold. Stratford-on-Avon and Wychavon have the same proportion as Cotswold, and Stroud has a lower proportion at 94%.

5.4 In 2043 all the neighbouring local authorities have a higher proportion of met demand at between 95% and 98%, with the exception of Stroud which has the same proportion.

5.5 Details of the swimming pools in the neighbouring local authority areas are listed in Appendix 2.

Table 5.2: Proportion of Demand Met by Area and Run

Proportion of Demand Met	Run 1	Run 2
Area	2025	2043
Cotswold	**95%**	**94%**
Cheltenham	98%	98%
South Gloucestershire	98%	97%
Stratford-on-Avon	95%	95%
Stroud	94%	94%
Swindon	96%	95%
Tewkesbury	96%	96%
Vale of White Horse	97%	96%
West Oxfordshire	96%	96%
Wiltshire	96%	96%
Wychavon	95%	95%
South West Region	**93%**	**93%**
England	**93%**	**93%**

Retained Demand

Definition of retained demand – A subset of the satisfied demand findings shows how much of Cotswold residents' demand for swimming pools is met at pools located within the District. This assessment is based on the travel time from Cotswold's swimming pools and residents in the District participating at these pools.

5.6 **Key finding 7** is that 71% of Cotswold's satisfied demand is met within the District in both 2025 and 2043. In terms of visits, 4,091 are retained in the weekly peak period in 2025, increasing to 4,473 in 2043.

Exported Demand

Definition of exported demand – The residue of satisfied demand, after retained demand, is exported demand. This is based on Cotswold residents who live within the travel time of a swimming pool located outside Cotswold and use that pool.

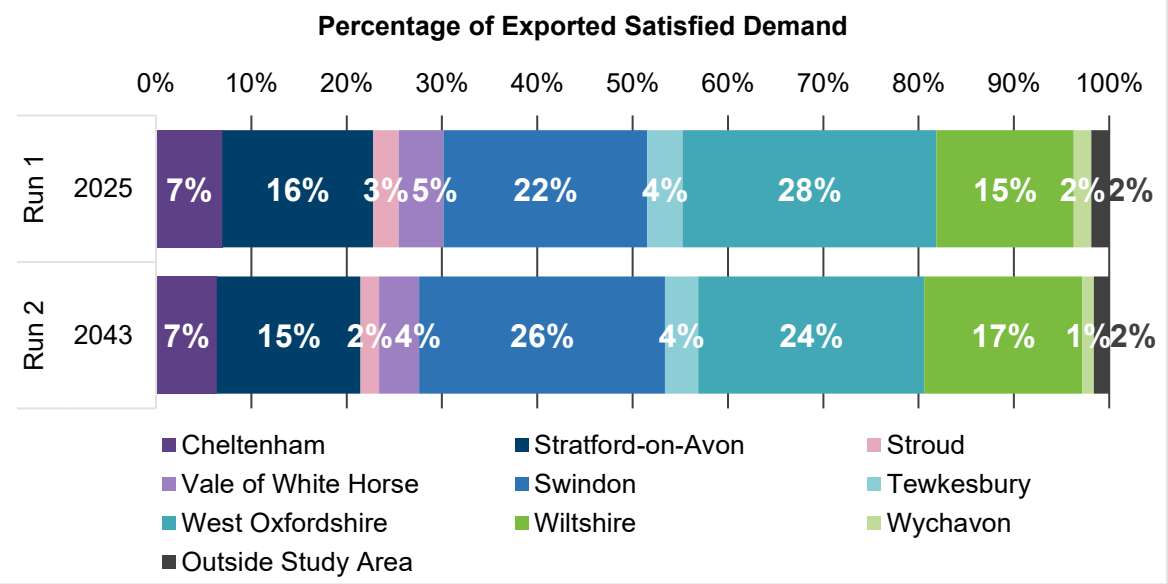
5.7 Of Cotswold's satisfied demand, 29% is met at swimming pools in neighbouring local authority areas in 2025 and 2043.

5.8 Across the study area, eight local authorities export more visits in the weekly peak period than Cotswold in 2025, and seven local authorities in 2043. The highest is South Gloucestershire at 3,648 visits in the weekly peak period in 2025, and 4,062 visits in 2043.

Table 5.3: Visits Exported by Area and Run

Visits Exported per Week in Peak Period	Run 1	Run 2
Area	2025	2043
Cotswold	1,670	1,843
Cheltenham	782	771
South Gloucestershire	3,648	4,062
Stratford-on-Avon	2,567	2,982
Stroud	2,560	2,914
Swindon	1,709	1,471
Tewkesbury	3,304	3,706
Vale of White Horse	2,011	2,489
West Oxfordshire	1,066	1,098
Wiltshire	3,300	3,152
Wychavon	2,455	3,034

Chart 5.1: Percentage of Exported Satisfied Demand by Destination and Run



5.9 In 2025 the largest proportion of Cotswold's exported demand goes to West Oxfordshire, accounting for 28% and 443 visits in the weekly peak period (see Map 5.1).

5.10 There are three swimming pool sites in West Oxfordshire quite close to the border with Cotswold, including two public leisure centres. Carterton Leisure Centre opened in 2003 and is an extensive site with a 25m x 13m six-lane pool and a 10m x 7m teaching pool. Chipping Norton Leisure Centre opened in 2002 and has a 25m x 10m four-lane pool. Both are attractive sites in terms of their age and condition.

5.11 The second largest amount of exported demand goes to Swindon at 22% of Cotswold's exported demand and equating to 356 visits. There are no swimming pool sites in the

southeast of Cotswold. Highworth Recreation Centre in Swindon is accessible to some Cotswold residents. The centre has a 25m x 8.5m four-lane pool that opened in 1968 and was refurbished in 2008.

5.12 In 2043 the largest increase in the number of visits exported is to Swindon, accounting for 26% of Cotswold's exported demand and 474 visits in the weekly peak period (see Map 5.2). In Cotswold demand increases in Fairford as a result of housing growth and there being no change in supply.

5.13 The second largest increase in the number of exported visits in 2043 is to Wiltshire, accounting for 17% of Cotswold's exported demand and 305 visits in the weekly peak period (an increase from 240 visits in 2025).

5.14 Visits exported to West Oxfordshire decrease in 2043, but still account for 24% of Cotswold's exported demand and 436 visits in the weekly peak period.

Map 5.1: Export of Cotswold Satisfied Demand for Swimming Pools in 2025 (Run 1)

The figure within each chevron is the number of visits in the weekly peak period from that local authority met at the other local authority.

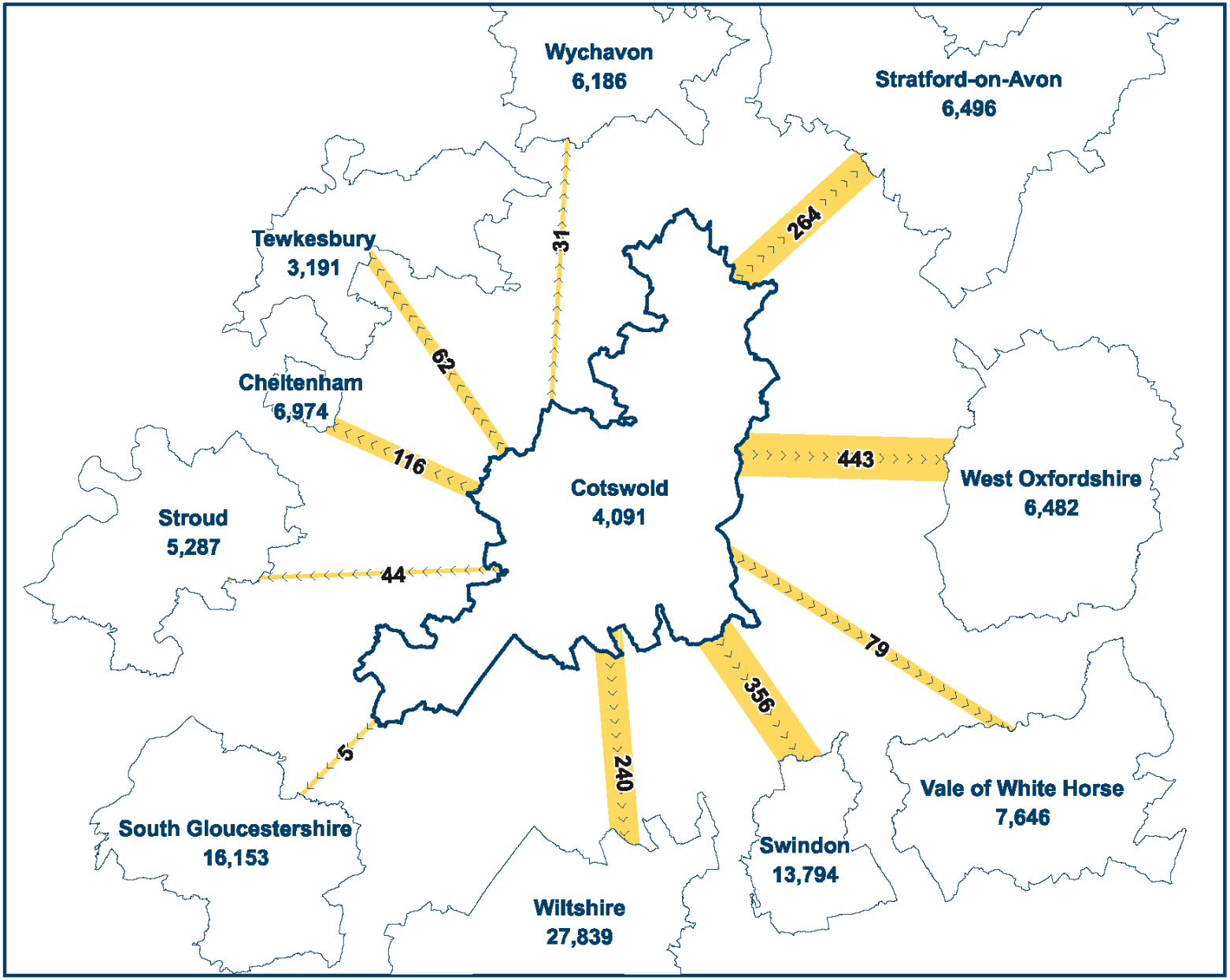
› › › › › Direction of flow

Export

The figure within each boundary is the number of visits retained within the local authority area in the weekly peak period.

Cotswold

Neighbouring Local Authorities



E25_COT_P2

Additional material ©Sport England 2025
Ordnance Survey data © Crown copyright and database rights 2025 OS AC0000850566

SPORT ENGLAND

Map 5.2: Export of Cotswold Satisfied Demand for Swimming Pools in 2043 (Run 2)

The figure within each chevron is the number of visits in the weekly peak period from that local authority met at the other local authority.

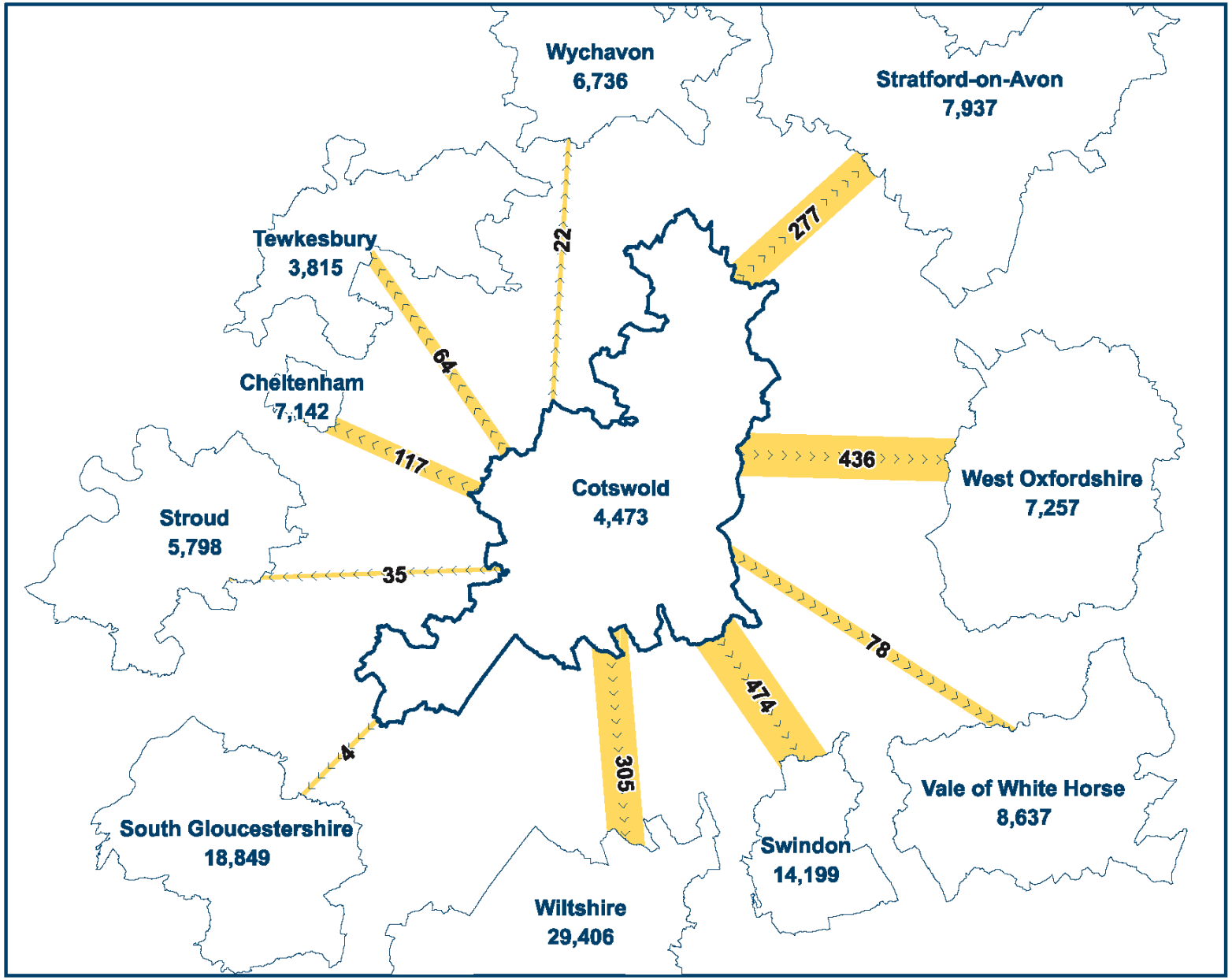
› › › › › Direction of flow

Export

The figure within each boundary is the number of visits retained within the local authority area in the weekly peak period.

Cotswold

Neighbouring Local Authorities



E25_COT_P2

Additional material ®Sport England 2025
Ordnance Survey data © Crown copyright and database rights 2025 OS AC0000850566

6 UNMET DEMAND FOR SWIMMING POOLS

Cotswold's unmet demand equates to 5% of demand in 2025, and 6% in 2043.

Nearly all unmet demand is that which is too far from a facility. Unmet demand due to lack of swimming pool capacity is negligible.

Unmet demand is highest in Fairford and Cirencester at 4 sqm of water in both locations in 2025, and 7 sqm of water in 2043.

Table 6.1: Unmet Demand for Swimming Pools in Cotswold by Run

Unmet Demand	Run 1	Run 2
Cotswold	2025	2043
Number of visits unmet per week in peak period	318	380
Unmet demand as a % of total demand	5%	6%
Equivalent in sqm of water with comfort factor	52	62
% of unmet demand due to:		
Facility too far away:	98%	93%
% without access to a car	69%	67%
% with access to a car	29%	26%
Lack of facility capacity:	2%	7%
% without access to a car	1%	4%
% with access to a car	1%	3%

Definition of unmet demand – This has two parts; demand for swimming pools that cannot be met because either:

1. There is too much demand for any particular swimming pool within its travel time area and there is a lack of capacity.
2. The demand is located too far from any swimming pool that it can use (taking into account deprivation) or reach (taking into account car access) and is then classified as unmet demand.

6.1 Unmet demand in Cotswold increases from 318 visits in 2025 to 380 visits in 2043 due to the increase in demand and the ageing of the swimming pools.

6.2 **Key finding 8** is that unmet demand in Cotswold is 52 sqm of water in 2025, and 62 sqm in 2043. Unmet demand that is too far from a facility is 98% in 2025, and 93% in 2043. Lack of capacity accounts for 1 sqm of water in 2025, and 4 sqm of water in 2043.

6.3 Unmet demand that is too far from a swimming pool will always exist because it is not possible to achieve complete spatial coverage whereby all areas of a local authority are within walking distance of a swimming pool that is not commercial and not everyone will want, or is able, to drive the full distance.

6.4 The key point here is the scale of the unmet demand. Also, if it is clustered in one location, further provision should be considered to improve accessibility.

Location of Unmet Demand

2025

6.5 In 2025 unmet demand is highest in Cirencester, Tetbury and Fairford at 4 sqm of water in each location (see Map 6.1). Of the unmet demand in Cirencester, 3 sqm of water is east of Cirencester Leisure Centre.

6.6 There is unmet demand of 2 sqm of water in Northleach. Across the rest of Cotswold unmet demand is less than 2 sqm of water per square kilometre (dark blue and purple squares).

2043

6.7 In 2043 unmet demand across Cotswold increases by 10 sqm of water.

6.8 The changes in unmet demand are as follows (see Map 6.2):

- Fairford – increases by 3 sqm of water to 7 sqm of water
- Cirencester – increases by 3 sqm of water to 7 sqm of water
- Tetbury – decreases by 1 sqm of water to 3 sqm of water
- Moreton-in-Marsh – increases by 1 sqm of water to 2 sqm of water
- Northleach – decreases by 1 sqm of water to 1 sqm of water

6.9 There are negligible differences in the distribution of unmet demand across the remainder of Cotswold.

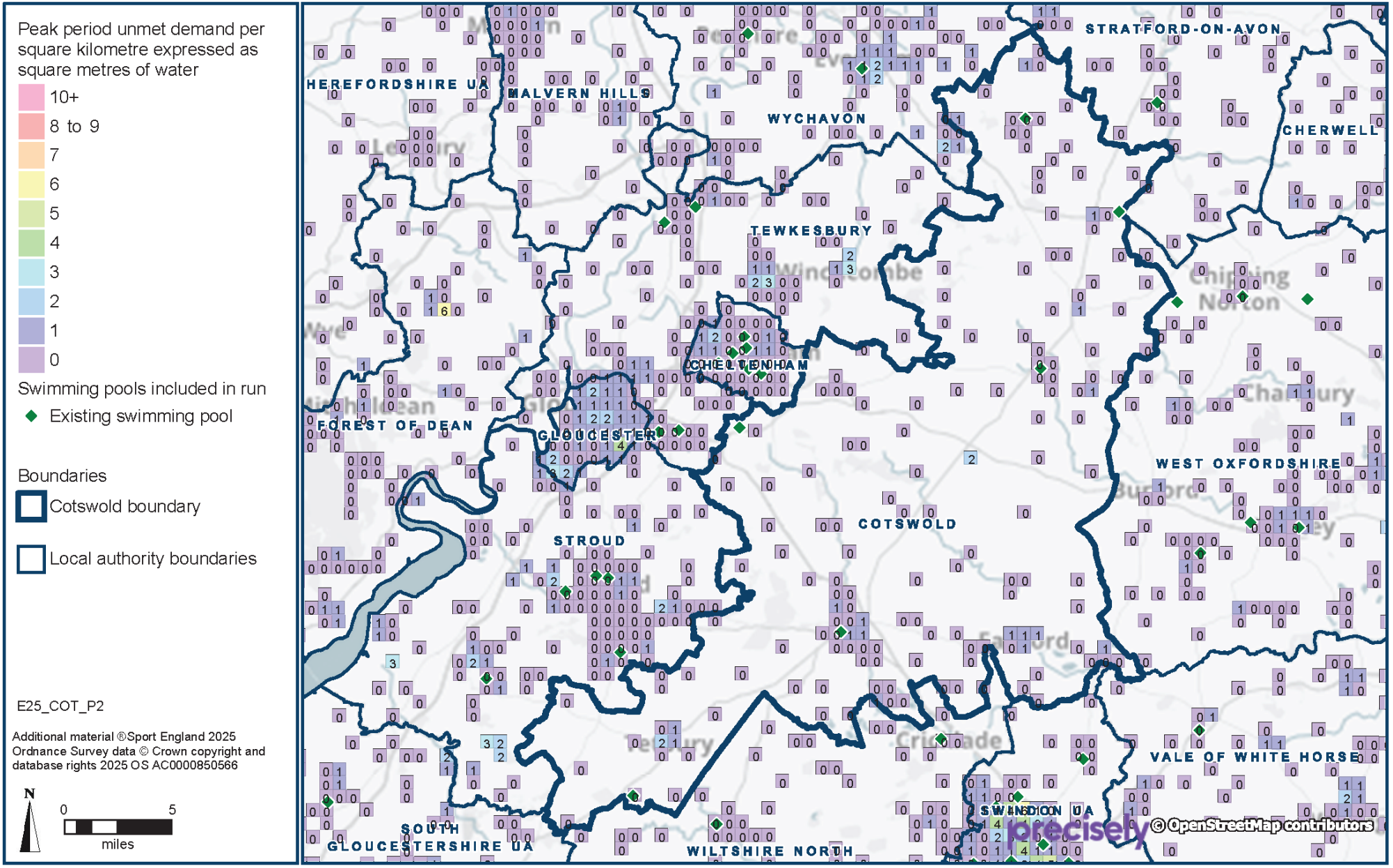
Meeting Unmet Demand

Definition of reachable unmet demand – Analysis of the spread of unmet demand shows the level of unmet demand that would be met by a potential new facility in any given location. This 'reachable unmet demand' is calculated for each one-kilometre grid square and figures are shown in the map.

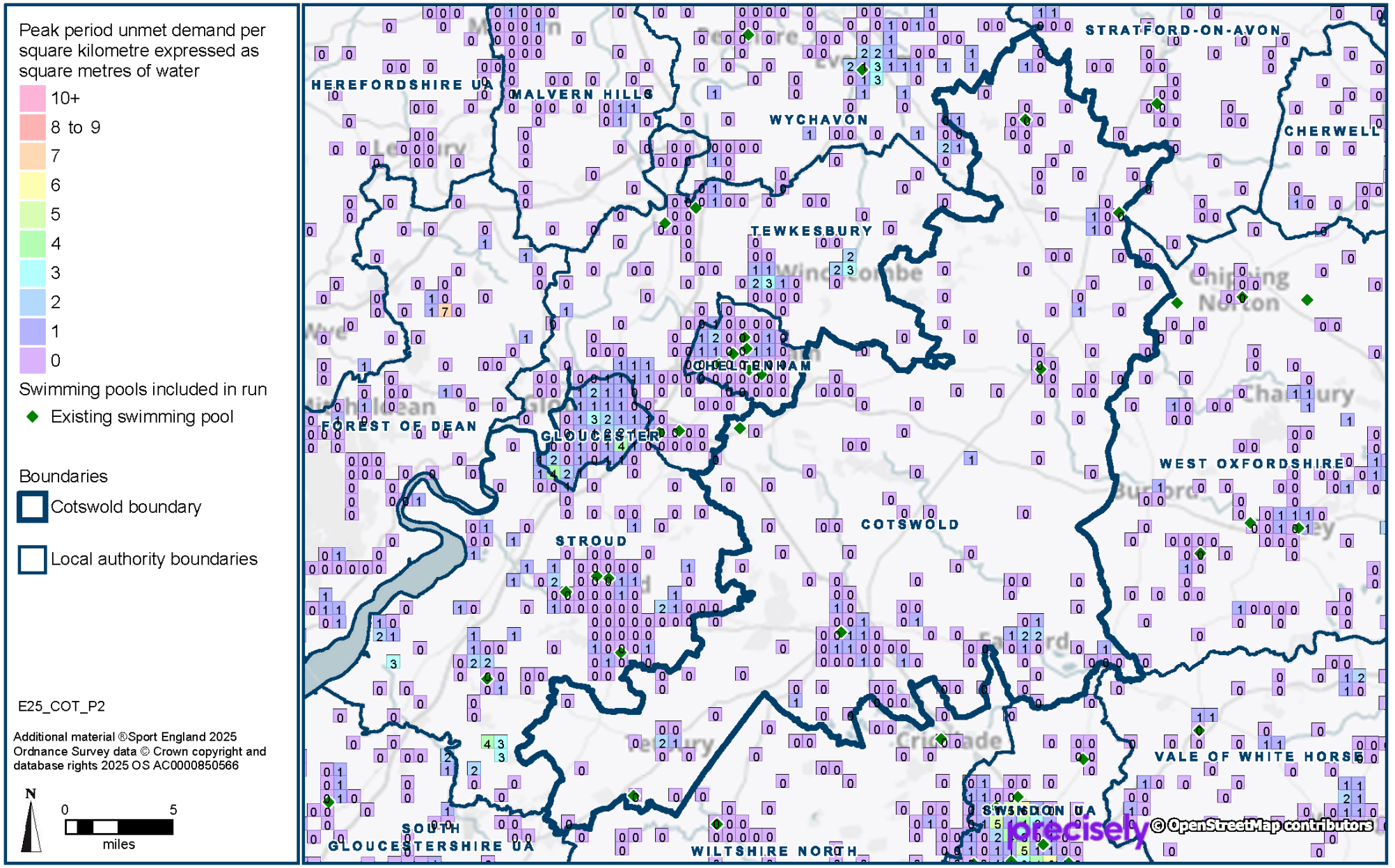
6.10 **Key finding 9** is that, in 2043, the location in Cotswold where the most unmet demand can be met is Kingscote at 34 sqm of water (yellow square in Map 6.3). This is insufficient unmet demand to consider providing a new swimming pool.

For context, the minimum amount of reachable water space required to justify a new pool would be 120 sqm, which is a 15m x 8m Sport England Leisure Local facility.

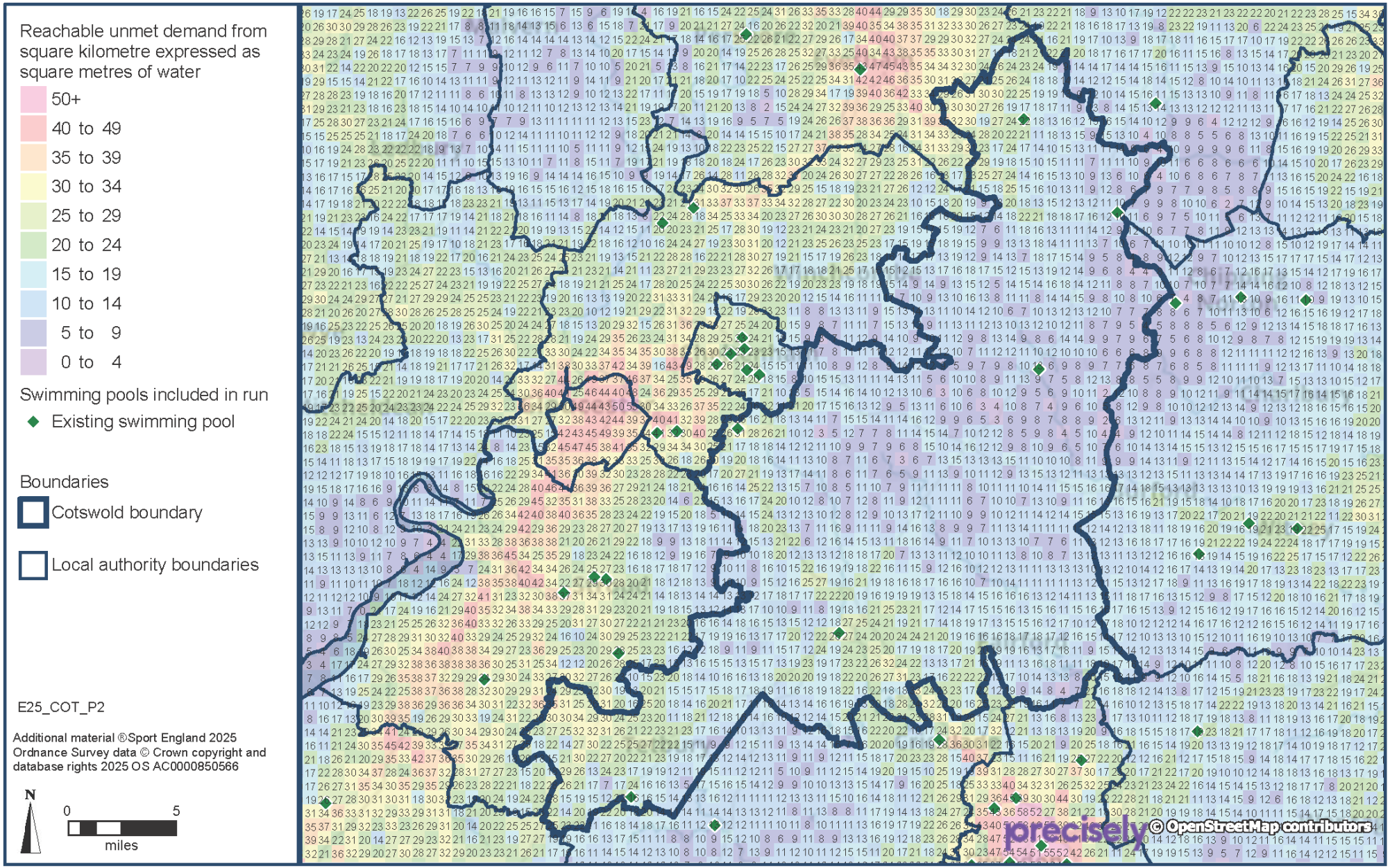
Map 6.1: Unmet Demand for Swimming Pools in 2025 (Run 1)



Map 6.2: Unmet Demand for Swimming Pools in 2043 (Run 2)



Map 6.3: Reachable Unmet Demand for Swimming Pools in 2043 (Run 2)



7 USED CAPACITY OF FACILITIES

Utilisation of Cotswold's swimming pools is 62% at peak times in 2025, and 63% in 2043. However, Cirencester Leisure Centre is estimated to be uncomfortably busy (more than 70% of capacity used) at peak times in 2025, and fully utilised in 2043.

Imported demand equates to 37% of the used capacity of Cotswold's swimming pools at peak times in 2025, and 36% in 2043.

The largest amount of imported demand to Cotswold is from Stroud in both years.

Cotswold imports slightly more visits than it exports.

Table 7.1: Used Capacity of Swimming Pools in Cotswold by Run

Used Capacity	Run 1	Run 2
Cotswold	2025	2043
Number of visits used of capacity in weekly peak period	6,533	6,988
% of overall capacity of pools used	62%	66%

Definition of used capacity – This is a measure of usage at swimming pools and estimates how well used or how full facilities are. The FPM is designed to include a 'comfort factor', beyond which the venues are too full. The pool itself becomes too crowded to swim comfortably, and the changing and circulation areas also become too congested. In the model, Sport England assumes that usage above 70% of capacity is busy and that the swimming pool is operating at an uncomfortable level.

7.1 In 2025, 6,533 visits are met at Cotswold's swimming pools in the weekly peak period. This increases to 6,988 visits in 2043.

Table 7.2: Weekly Peak Period Used Capacity of Cotswold Swimming Pools by Run

Used Capacity	2025 (Run 1)		2043 (Run 2)		Provider	Peak Hours	Year Built	Year Refurb
Sites	Visits Met	Proportion	Visits Met	Proportion				
Cirencester Leisure Centre	3,441	95%	3,640	100%	Public	52.5	2006	
Bourton Leisure Centre	829	42%	758	39%	Edu. (3rd party)	52.5	2003	
Cotswold Leisure Chipping Campden	669	64%	778	75%	Edu. (3rd party)	38.5	1996	2003
National Star College	572	70%	524	65%	Edu. (in-house)	15	2000	2008
Westonbirt School and Leisure Centre	778	42%	860	47%	Edu. (in-house)	52.5	2005	
Fire Service College Leisure Club	244	19%	428	33%	Other (sport club)	35	1977	2004

Site Utilisation Factors

7.2 The estimated used capacity should be reviewed with the facility operator. There are several reasons for the variation in estimated used capacity by site. Often it is difficult to identify which of these reasons apply because several could be interacting simultaneously, but variation is generally caused by any of the following factors.

Type of site operator (public/educational/other)

- Public leisure centres have a 'draw effect' because they:
  - Are accessible for public and swimming club use
  - Have extensive opening hours and are proactively managed to encourage and support swimming participation and physical activity
  - Unlike commercial swimming pools, do not require payment of a monthly membership fee
  - Provide all activities
- Access to swimming pools for community use at educational sites will be determined by the policy of each educational provider and affects the hours available for community use.

Age of the pool and its 'attractiveness'

- To assess their comparative attractiveness to customers, all swimming pools in the model are weighted to reflect their age and whether they have been modernised.
- The effect of refurbishment at a site decreases as the site gets older, and it becomes less attractive than a site built in the same year as the refurbishment.

Location of demand and competition from other sites

- Where swimming pools are located close together, the demand for these sites is shared between the venues, and this contributes to the level of used capacity at each.
- Conversely, where a swimming pool is remotely located, it benefits from having no competition for the local demand.

Capacity

- When reviewing the estimated used capacity, it is important to consider the capacity of the site and not just the proportion in isolation. Centres with the same or similar proportions of used capacity can accommodate very different levels of demand.
- The hours when a site is available for community use affects its capacity at peak times.

Imported demand

- If residents in neighbouring local authority areas participate at a site in Cotswold, their usage becomes part of the used capacity of Cotswold's swimming pools.

Highly Utilised Sites

7.3 Cirencester Leisure Centre is estimated to meet four times more visits in the weekly peak period than the other sites in Cotswold. It is highly utilised because it is the only public leisure centre in Cotswold, and is the only site in the area of highest demand in the District. It is the most recent site to open and has the largest capacity. The used capacity of the centre is estimated to increase from 95% in 2025 to 100% in 2043 due to the large housing growth sites around Cirencester. There is no scope to increase availability and capacity at peak times to reduce the proportion of used capacity.

7.4 Utilisation of Cotswold Leisure Chipping Campden is estimated to increase from 64% in 2025 to 75% in 2043. There are housing growth sites to the north of the swimming pool but also nearby in Moreton-in-Marsh. However, Cotswold Leisure Chipping Campden has the second smallest capacity in the District. There is some scope to increase availability at the site, but this is dependent on the usage of the school in the peak period.

Imported Demand

Table 7.3: Imported Demand for Swimming Pools in Cotswold by Run

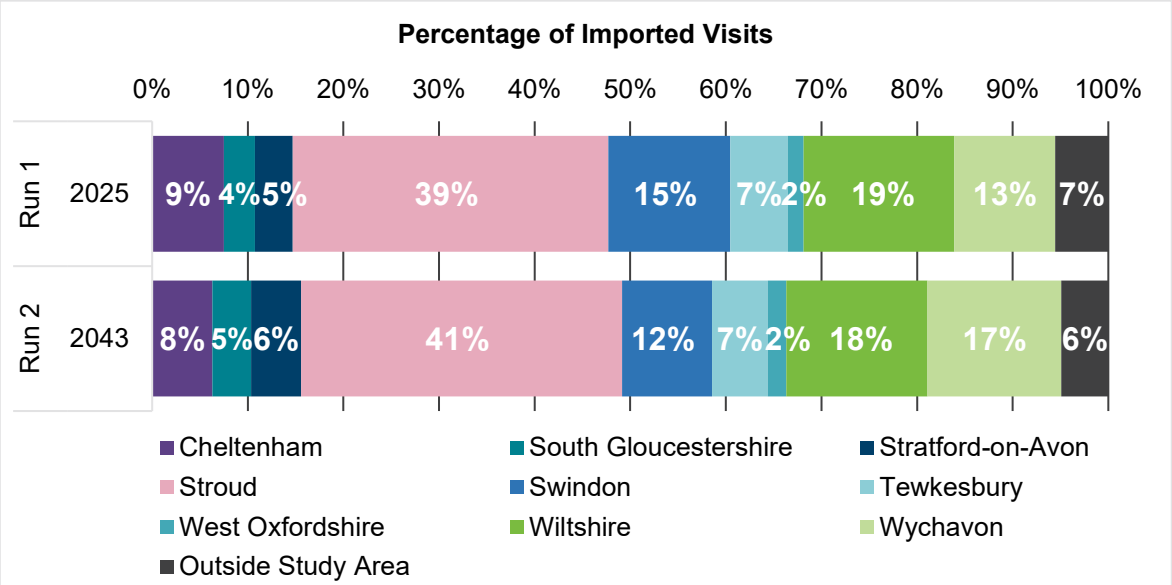
Imported Demand	Run 1	Run 2
Cotswold	2025	2043
Number of visits imported per week in peak period	2,442	2,516
As a % of used capacity	37%	36%
Difference between visits imported and exported	771	673

7.5 In 2025, 2,442 visits are imported to Cotswold's swimming pools in the weekly peak period. Imported demand rises to 2,516 visits in 2043 as demand increases across the study area.

7.6 Imported demand equates to 37% of the used capacity of Cotswold's swimming pools at peak times in 2025, and 36% in 2043.

7.7 Cotswold is a net importer of demand in both years. The difference is greatest in 2025 when 771 more visits in the weekly peak period are imported than exported, and smaller in 2043 at 673 more visits.

Chart 7.1: Percentage of Imported Visits by Origin and Run



7.8 In 2025 the largest amount of imported demand to Cotswold is from Stroud, at 805 visits in the weekly peak period and the equivalent of 39% of Cotswold's imported demand (see Map 7.1). Demand in west Stroud can access more attractive swimming pools in Cotswold (see Appendix 2). While The Pulse Dursley in south Stroud is relatively new and attractive, provision in Stroud is poor compared to demand (see Local Share section).

7.9 The second largest amount of imported demand is from Wiltshire, at 384 visits in the weekly peak period and accounting for 19% of Cotswold's imported demand. Westonbirt School and Leisure Centre is located close to the Wiltshire border, and demand in north Wiltshire can also access Cirencester Leisure Centre.

7.10 In 2043 imported demand from Stroud increases slightly to 843 visits in the weekly peak period and equates to 41% of Cotswold's imported demand (see Map 7.2).

7.11 Imported demand from Wiltshire decreases very slightly to 371 visits in the weekly peak period and equates to 18% of imported demand. Cirencester Leisure Centre is fully utilised in 2043.

Map 7.1: Imported Demand for Swimming Pools to Cotswold in 2025 (Run 1)

The figure within each chevron is the number of visits in the weekly peak period from that local authority met at the other local authority.

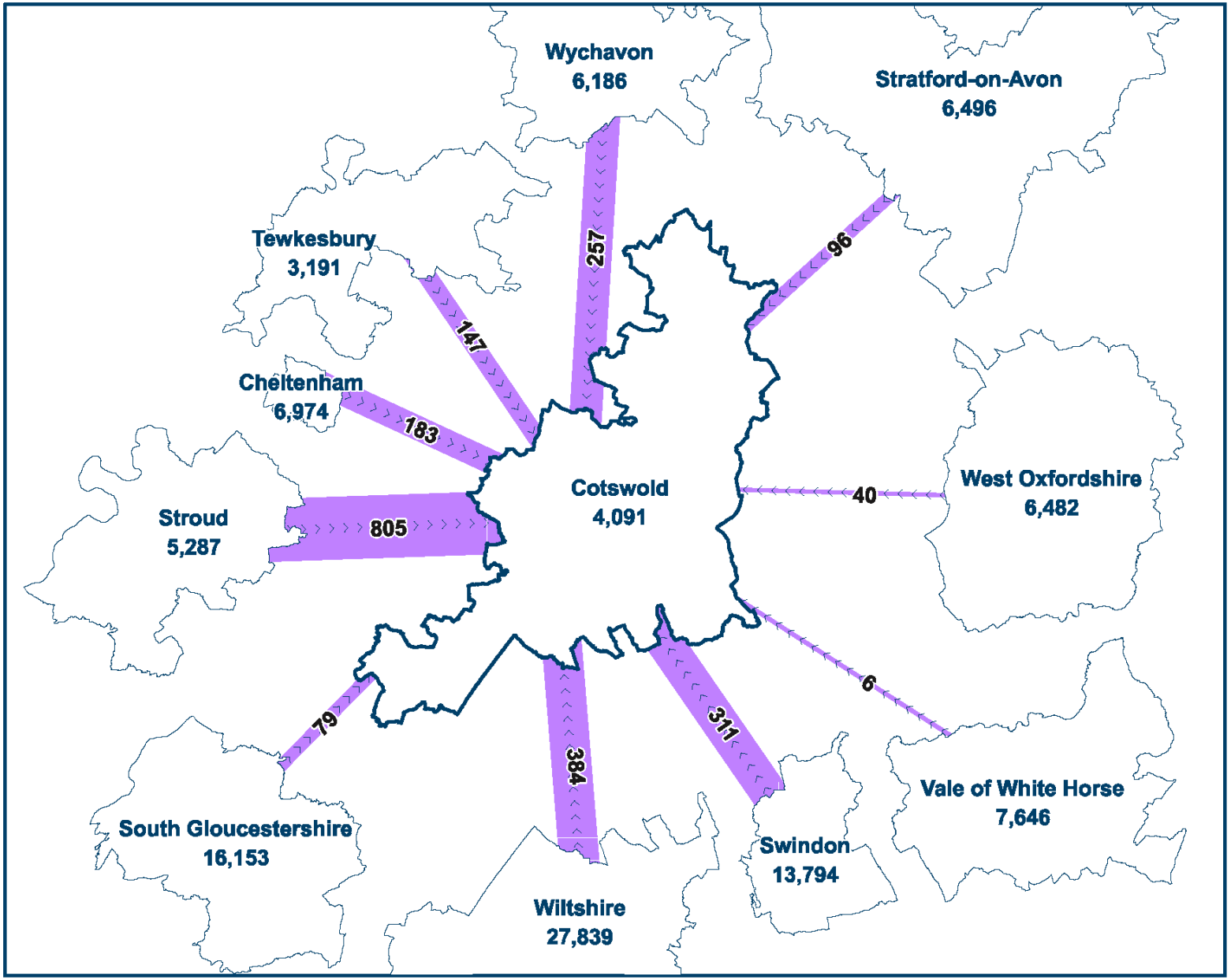
Direction of flow

Import

The figure within each boundary is the number of visits retained within the local authority area in the weekly peak period.

Cotswold

Neighbouring Local Authorities



E25_COT_P2

Additional material ®Sport England 2025
Ordnance Survey data © Crown copyright and database rights 2025 OS AC0000850566

SPORT ENGLAND

Map 7.2: Imported Demand for Swimming Pools to Cotswold in 2043 (Run 2)

The figure within each chevron is the number of visits in the weekly peak period from that local authority met at the other local authority.

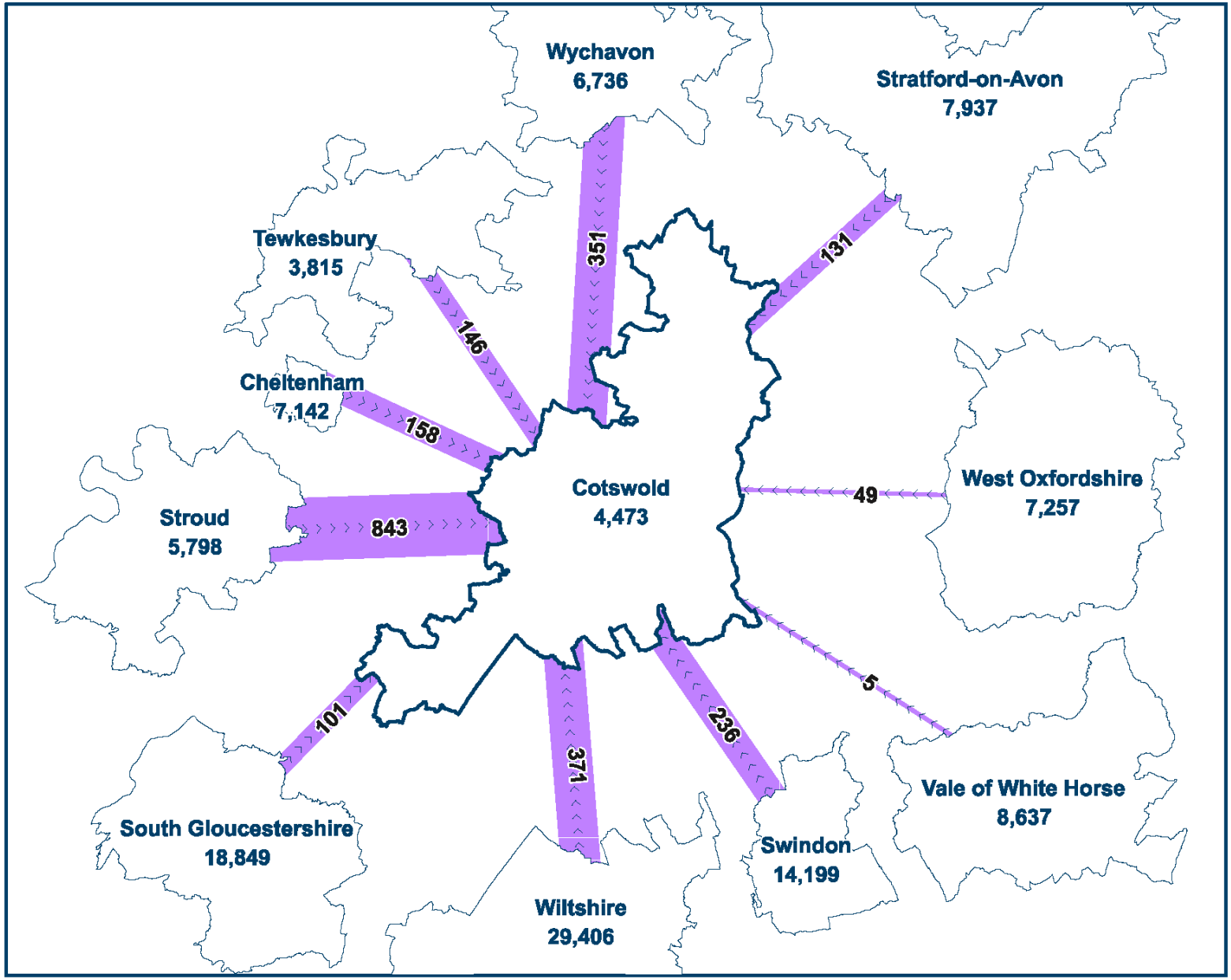
› › › › › Direction of flow

Import

The figure within each boundary is the number of visits retained within the local authority area in the weekly peak period.

Cotswold

Neighbouring Local Authorities



E25_COT_P2

Additional material ®Sport England 2025
Ordnance Survey data © Crown copyright and database rights 2025 OS AC0000850566

8 LOCAL SHARE OF FACILITIES

Cotswold's total water space per 1,000 population is above both the regional and national averages in 2025 and 2043. Cotswold has the joint second best provision in the study area in both years.

Table 8.1: Local Share of Swimming Pools in Cotswold by Run

Local Share	Run 1	Run 2
Cotswold	2025	2043
Local share of swimming pools relative to demand in local area: <1 = poorer, >1 = better	1.23	0.59

Definition of local share – This helps show which areas have a better or worse share of facility provision. It considers the size, availability and quality of facilities, and travel modes. Local share is useful for looking at 'equity' of provision. Local share is the available capacity that people want to visit in an area (considering deprivation), divided by the demand for that capacity in the area. Local share decreases as facilities age.

8.1 Local share shows how the access and share of swimming pools differs across the local authority area, as follows:

- A value of 1 means that there is sufficient suitable supply reachable by the demand
- A value of less than 1 indicates a shortage of suitable supply that can be reached by the demand
- A value greater than 1 indicates a surplus of suitable supply that can be reached by the demand

8.2 Overall, local share identifies the areas of the local authority where the share of swimming pools is better and worse. The intervention is to try and increase access for residents in the areas with the poorest access to swimming pools.

8.3 In 2025 local share in Cotswold is 1.23, meaning that there is sufficient suitable provision that demand can access based on the age, used capacity and operation of the swimming pools. Demand is lower in 2025 than in 2043.

8.4 In 2043 local share is 0.59, meaning there is insufficient suitable provision that demand can access. Demand has increased, there is no change in capacity, and the swimming pools have aged and become less attractive to residents.

Geographical Distribution of Local Share

8.5 Local share varies across Cotswold.

2025

8.6 In 2025 local share is best east of Stow-on-the-Wold at 2.8 (purple squares in Map 8.1). Demand in this area is quite low, and there are two swimming pools in Cotswold close by as well as two sites in West Oxfordshire. Bourton Leisure Centre opened in 2003 and has the second largest capacity in Cotswold. The two sites in West Oxfordshire are of a similar age, and Chipping Norton Leisure Centre has a larger capacity.

8.7 Local share is very good in the northeast of Cotswold and around Tetbury at more than 1.2 (blue and purple squares).

8.8 Local share is poorest in Fairford and Lechlade at 0.8 (light green squares) where there are no swimming pools.

8.9 Local share is also poor around Cirencester at 0.9 (light green squares). Demand is high in the area and Cirencester Leisure Centre is highly utilised.

2043

8.10 In 2043 local share is best in the same area east of Stow-on-the-Wold but is lower at 1.3 (light blue squares in Map 8.2). The facilities nearby have aged but have spare capacity.

8.11 Local share is poorest in parts of Fairford at 0.3 (red squares) and is poor around Cirencester at 0.4 (orange squares). Demand has increased in these areas and Cirencester Leisure Centre has aged and is fully utilised.

Comparative Measure of Provision

8.12 A comparative measure of swimming pool provision is total water space per 1,000 population.

8.13 In 2025 Cotswold's provision is 17 sqm of water per 1,000 population. This is higher than the regional average of 13 sqm of water, and considerably above the national average of 11 sqm of water.

8.14 In 2043 Cotswold's provision decreases to 14 sqm of water per 1,000 population. Cotswold's comparatively better provision to the regional and national averages remains as these decrease to 11 sqm of water and 10 sqm of water respectively.

8.15 In both years Cotswold has the joint second highest provision in the study area with Vale of White Horse. Provision is only slightly below the best provision, which is in Cheltenham at 18 sqm of water per 1,000 population in 2025, and 17 sqm of water in 2043.

8.16 Provision is poorest in Stroud and Swindon at 8 sqm of water per 1,000 population in 2025, and 7 sqm of water in 2043.

Table 8.2: Water Space in sqm per 1,000 Population by Area and Run

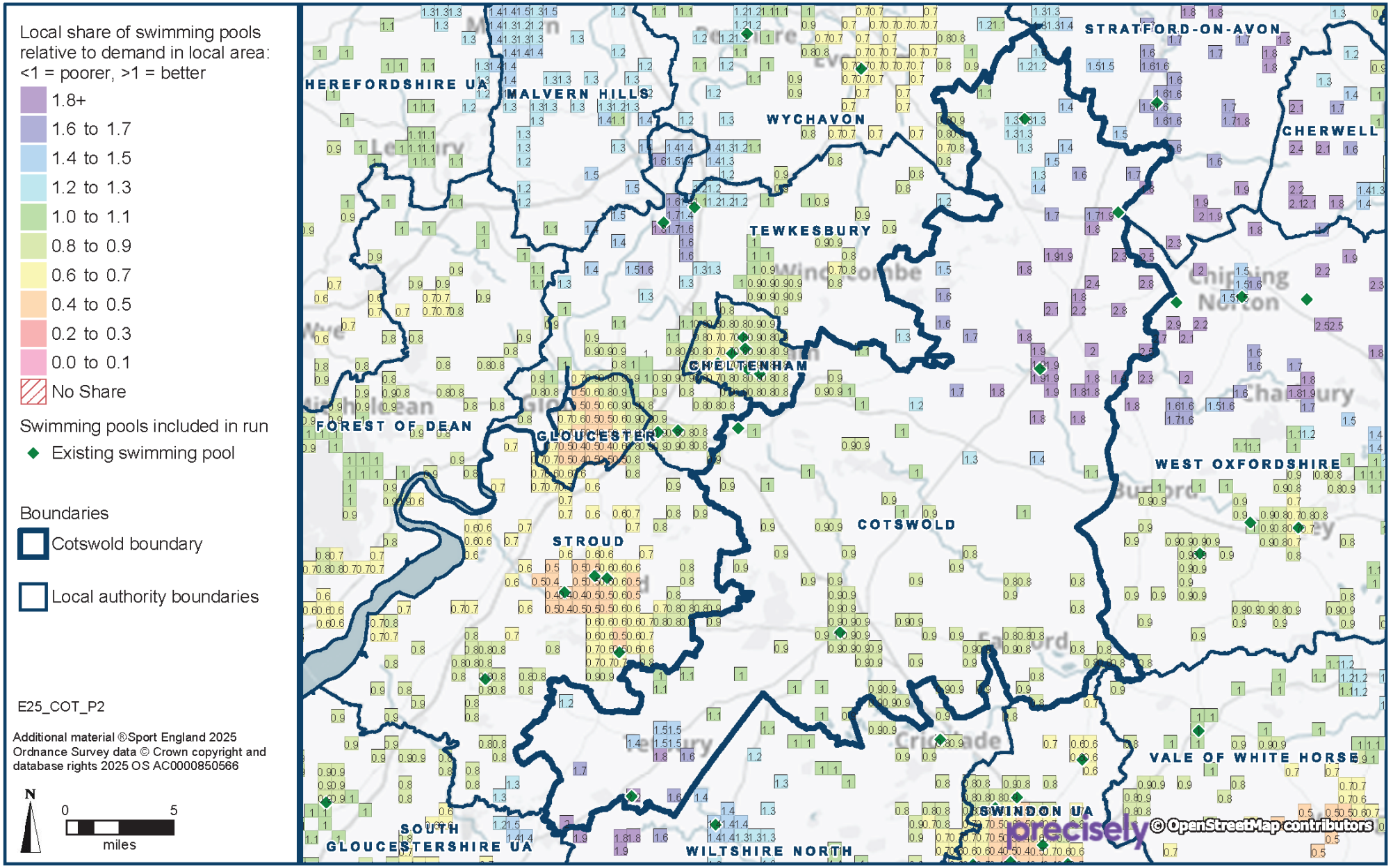
Sqm of water per 1,000 population	Run 1	Run 2
Area	2025	2043
Cotswold	**17**	**14**
Cheltenham	18	17
South Gloucestershire	11	10
Stratford-on-Avon	12	9
Stroud	8	7
Swindon	8	7
Tewkesbury	11	9
Vale of White Horse	17	14
West Oxfordshire	14	12
Wiltshire	13	12
Wychavon	9	8
South West Region	**13**	**11**
England	**11**	**10**

8.17 **The findings on water space per 1,000 population are reported because some local authorities like to compare their quantitative provision with others; however, it does not set a standard of provision, and should not be used as such.**

8.18 The supply and demand assessment for swimming pools in Cotswold District Council is based on the findings from the previous six headings analysed in this report.

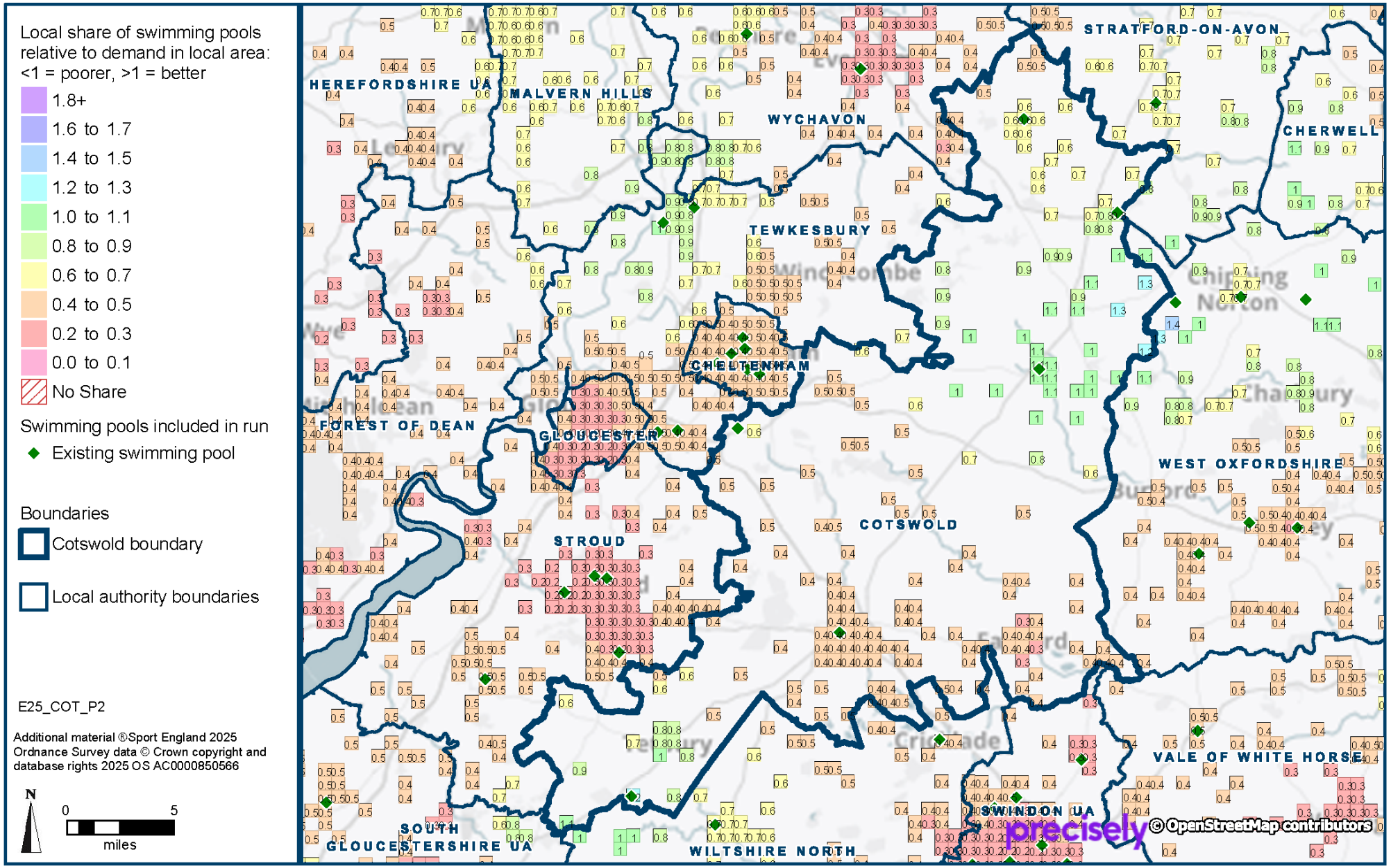
SPORT ENGLAND

Map 8.1: Local Share of Swimming Pools in 2025 (Run 1)



SPORT ENGLAND

Map 8.2: Local Share of Swimming Pools in 2043 (Run 2)



APPENDIX 1: FACILITIES EXCLUDED

The audit excludes facilities that are deemed to be either for private use, too small, closed or there is a lack of information, particularly relating to hours of use. The following facilities were deemed to fall under one or more of these categories and therefore excluded from the modelling:

Site	Facility Type	Reason for Exclusion
Calcot Spa	Main	Too Small
Cirencester Open Air Pool	Lido x2	Lido
Hatherop Castle School	Lido	Private Use
Le Spa at Stratton Place	Main	Closed
Northleach Primary School	Lido	Private Use
Rendcomb College	Lido	Lido
SWR Leisure	Lido	Closed

APPENDIX 2: FACILITIES IN NEIGHBOURING LOCAL AUTHORITY AREAS INCLUDED IN THE ASSESSMENT

Site	Provider	Type	Dimensions (m)	Area (sqm)	Year Built	Year Refurb
Cheltenham						
Cheltenham College	Edu. (in-house)	6-lane	25 x 13	325	1996	
CLC Sports Centre	Edu. (3rd party)	6-lane	25 x 13.7	343	1994	
Dean Close School	Edu. (in-house)	4-lane	25 x 10	250	1971	2004
Everlast Gyms	Commercial	4-lane	20 x 10	200	2006	2010
Leisure at Cheltenham	Public	6-lane	33 x 12.8	422	1971	2008
Leisure at Cheltenham	Public	Teaching	23.8 x 9.65	230		
Leisure at Cheltenham	Public	Diving	12.8 x 12.8	164		
St Edward's School	Edu. (in-house)	4-lane	25 x 10	250	1965	2005
South Gloucestershire						
Bradley Stoke Active Lifestyle Centre	Public	6-lane	25 x 13	325	1999	2004
Bradley Stoke Active Lifestyle Centre	Public	Teaching	12 x 8	96		
David Lloyd (Bristol Emersons Green)	Commercial	4-lane	20 x 8	160	2019	
Elm Park Leisure Centre	Public	4-lane	25 x 10	250	1971	2002
Elm Park Leisure Centre	Public	Teaching	10 x 6	60		
Everlast Gyms (Bristol Filton)	Commercial	4-lane	20 x 9	180	2020	
Kingswood Active Lifestyle Centre	Public	6-lane	25 x 12.5	313	1961	2011
Kingswood Active Lifestyle Centre	Public	Teaching	12 x 8	96		
Longwell Green Active Lifestyle Centre	Public	6-lane	25 x 13	325	2007	
Longwell Green Active Lifestyle Centre	Public	Teaching	13 x 8	104		
Nuffield Health (Bristol North)	Commercial	4-lane	25 x 8	200	1997	2014
Thornbury Active Lifestyle Centre	Public	6-lane	25 x 12.5	313	1980	2003
Thornbury Active Lifestyle Centre	Public	Teaching	9 x 7	63		
Thornbury Active Lifestyle Centre	Public	Diving	7 x 5.5	39		
Tockington Manor School	Edu. (in-house)	3-lane	25 x 7.5	188	1947	2007
Village Gym (Bristol)	Commercial	4-lane	20 x 8.5	170	2018	
Winterbourne Academy	Edu. (in-house)	4-lane	25 x 10	250	1973	2011
Yate Active Lifestyle Centre	Public	6-lane	25 x 13	325	1972	2010
Yate Active Lifestyle Centre	Public	Teaching	10 x 8	80		

Stratford-on-Avon						
Bannatyne Health Club & Spa Wildmoor	Commercial	4-lane	20 x 8	160	2005	
Shipston Leisure Centre	Public	4-lane	25 x 10	250	2005	
Southam Leisure Centre	Public	4-lane	25 x 10	250	1988	2004
Stratford Leisure Centre	Public	5-lane	33 x 12	396	1975	2015
Stratford Leisure Centre	Public	Teaching	12 x 10	120		
Studley Leisure Centre	Public	4-lane	20 x 9	180	1971	2002
The Club & Spa at The Walton Hall Hotel	Commercial	Leisure	18 x 10	180	1987	2011
Vital Health & Wellbeing (Alveston Manor)	Commercial	4-lane	18 x 9	162	2003	
Stroud						
Active Lifestyles Stroud	Public	4-lane	25 x 10	250	1975	2011
Archway School	Edu. (3rd party)	4-lane	20 x 9	180	1953	1995
Beaudesert Park School	Edu. (in-house)	4-lane	18 x 10	180	1991	
The Pulse Dursley	Public	4-lane	25 x 8.5	213	2016	
Wycliffe College Prep School	Edu. (in-house)	3-lane	20 x 7.75	155	1999	
Swindon						
David Lloyd (Swindon)	Commercial	4-lane	25 x 10	250	2007	
Dorcan Better Health & Recreation Complex	Public	3-lane	20 x 7	140	1975	
Everlast Gyms (Swindon)	Commercial	4-lane	25 x 10	250	2003	2007
Health Hydro	Public	6-lane	33 x 12.5	413	1893	2000
Highworth Recreation Centre	Public	4-lane	25 x 8.5	213	1968	2008
Link Centre	Public	6-lane	25 x 12.5	313	1985	2025
Nuffield Health (Swindon)	Commercial	4-lane	20 x 8	160	1999	2016
Ridgeway Leisure Centre	Edu. (in house)	3-lane	25 x 7.5	188	1976	
Tewkesbury						
Brockworth Sports Centre	Edu. (3rd party)	4-lane	25 x 9	225	1968	2007
David Lloyd (Gloucester)	Commercial	4-lane	25 x 10	250	2008	
Tewkesbury Leisure Centre	Public	5-lane	25 x 10.5	263	2016	
Tewkesbury Leisure Centre	Public	Teaching	20 x 10.5	210		
Tewkesbury School Sports Centre	Edu. (in-house)	3-lane	20 x 7.35	147	1969	2014

Vale of White Horse						
Abingdon School and Sports Centre	Edu. (in-house)	7-lane	25 x 16.4	410	2008	
Faringdon Leisure Centre	Edu. (3rd party)	5-lane	25 x 10.5	263	1997	
Milton Hill Abingdon	Commercial	4-lane	20 x 10	200	2002	
Our Lady's Abingdon School	Edu. (3rd party)	4-lane	25 x 8	200	1978	2007
Park Club Milton	Other	4-lane	20 x 9	180	1998	
Radley College Sports Centre	Edu. (in-house)	5-lane	25 x 12	300	1985	2017
Radley College Sports Centre	Edu. (in-house)	Diving	10 x 10	100		
Wantage Leisure Centre	Public	6-lane	25 x 12.5	313	1976	2001
White Horse Leisure and Tennis Centre	Public	8-lane	25 x 18	450	2002	
White Horse Leisure and Tennis Centre	Public	4-lane	18 x 10	180		
West Oxfordshire						
Carterton Leisure Centre	Public	5-lane	25 x 12	300	2003	
Carterton Leisure Centre	Public	Teaching	10 x 7	70		
Chipping Norton Leisure Centre	Edu. (3rd party)	4-lane	25 x 10	250	2002	
Heythrop Park Hotel Golf & Country Club	Commercial	3-lane	20 x 7.5	150	2001	2009
Kingham Hill School	Edu. (in-house)	4-lane	25 x 10	250	2002	2010
Kingham Hill School	Edu. (in-house)	Teaching	10 x 5	50		
Windrush Leisure Centre	Public	6-lane	25 x 12.5	313	1975	
Windrush Leisure Centre	Public	Teaching	12 x 7	84		
Witney Lake Resort	Commercial	5-lane	17 x 12	204	1999	
Wiltshire Kennet						
Dauntsey's School	Edu. (in-house)	4-lane	25 x 10	250	1985	2005
Devizes Leisure Centre	Public	4-lane	25 x 9	225	1990	2006
Marlborough College	Edu. (in-house)	8-lane	25 x 18	450	2003	
Marlborough Leisure Centre	Public	4-lane	25 x 9	225	1992	2014
Tidworth Leisure Centre	Other	6-lane	25 x 13	325	2000	2018
Tidworth Leisure Centre	Other	Teaching	9 x 4	36		
Tidworth Leisure Centre	Other	Leisure	8 x 4	32		
Vale Community Campus	Public	6-lane	25 x 13	325	2018	

Wiltshire North						
Blackland Health Club	Commercial	4-lane	20 x 10	200	1997	
Blackland Health Club	Commercial	Teaching	8 x 5	40		
Calne Community Campus	Public	5-lane	25 x 11	275	1976	2020
Cricklade Leisure Centre	Other	Teaching	14.9 x 12	179	1978	
Lime Kiln Leisure Centre	Public	4-lane	25 x 8	200	1973	2024
Lucknam Park Leisure Spa	Commercial	4-lane	20 x 8	160	1987	2009
Olympiad Leisure Centre	Public	Leisure	25 x 17	425	1989	
Springfield Community Campus	Public	4-lane	25 x 10	250	1977	2016
St Marys Calne Sports Centre	Edu. (in-house)	6-lane	25 x 13	325	2002	2012
The Activity Zone	Public	4-lane	25 x 8.6	215	2004	
The Wiltshire Hotel Golf and Leisure Resort	Commercial	Leisure	18 x 9	162	2003	
The Wiltshire Hotel Golf and Leisure Resort	Commercial	Teaching	4 x 3	12		
Wiltshire Salisbury						
Durrington Swimming & Fitness Centre	Public	4-lane	25 x 9	225	1974	1994
Five Rivers Health and Wellbeing Centre	Public	8-lane	25 x 17.5	438	2002	2016
Five Rivers Health and Wellbeing Centre	Public	Leisure	12 x 10	120		
Five Rivers Health and Wellbeing Centre	Public	Teaching	10 x 7	70		
Odstock Health & Fitness Centre	Other	4-lane	20 x 10	200	1985	2000
Odstock Health & Fitness Centre	Other	Teaching	8 x 5	40		
Salisbury Health & Fitness Club	Commercial	4-lane	20 x 8	160	2006	
Wiltshire West						
Bradford On Avon Swimming Pool	Public	4-lane	25 x 9	225	1971	
Bradford On Avon Swimming Pool	Public	Teaching	12 x 7.5	90		
Melksham Community Campus	Public	6-lane	25 x 13	325	2022	
Melksham Community Campus	Public	Teaching	13 x 7	91		
Trowbridge Sports Centre	Public	6-lane	25 x 13	325	1996	2005
Warminster Sports Centre	Public	4-lane	25 x 10	250	1973	
Westbury Swimming Pool	Public	3-lane	20 x 6.75	135	1887	2013
Wychavon						
David Lloyd (Worcester)	Commercial	5-lane	25 x 12	300	2012	
Droitwich Spa Leisure Centre	Public	6-lane	25 x 13	325	1995	
Evesham Leisure Centre	Public	5-lane	25 x 11	275	2009	
Evesham Leisure Centre	Public	Teaching	12 x 7	84		
Pershore Leisure Centre	Public	5-lane	25 x 11	275	2002	

APPENDIX 3: MODEL DESCRIPTION, INCLUSION CRITERIA AND MODEL PARAMETERS

Included within this Appendix are the following:

- Model Description
- Facility Inclusion Criteria
- Model Parameters

Model Description

1 Background

1.1 The Facilities Planning Model (FPM) is a computer-based supply/demand model, which has been developed by Edinburgh University in conjunction with sportscotland and Sport England since the 1980s.

1.2 The model is a tool for helping to assess the strategic provision of community sports facilities in an area. It is currently applicable for use in assessing the provision of the following facilities that Sport England holds substantial demand data for:

- sports halls
- swimming pools
- indoor bowls centres
- artificial grass pitches (AGPs)

2 Use of FPM

2.1 The FPM is one of Sport England's principal tools and has been developed as a means for:

- Assessing the requirements for different types of community sports facilities on a local, regional and national scale.
- Helping local authorities to determine an adequate level of sports facility provision to meet their local needs.
- Helping to identify strategic gaps in the provision of sports facilities.
- Comparing alternative options for planned provision, taking account of changes in demand and supply. This includes testing the impact of opening, relocating and closing facilities, and the likely impact of population changes on the need for sports facilities.

2.2 The FPM has been used in the assessment of Lottery funding bids for community facilities and as a principal planning tool to assist local authorities in planning for the provision of community sports facilities.

3 How the Model Works

3.1 In its simplest form, the model seeks to assess whether the capacity of existing facilities for a particular sport is capable of meeting local demand for that sport, considering how far people are prepared to travel to such a facility.

3.2 In order to do this, the model compares the capacity of facilities (supply) within an area against the demand for that facility from the local population, similar to other social gravity models.

3.3 To do this, the FPM converts both demand (in terms of people) and supply (facilities) into a single comparable unit. This unit is 'visits in the weekly peak period'. Once converted, demand and supply can be compared.

3.4 The FPM uses a set of parameters to define how facilities are used and by whom. These parameters are primarily derived from a combination of data, including actual user surveys from a range of sites across the country in areas of good supply, together with participation survey data. These surveys provide core information on the profile of users such as their age and gender, how often they visit, the distance travelled, duration of stay, as well as information on the facilities themselves such as programming, peak times of use and capacity of facilities.

3.5 This survey information is combined with other data sources to provide a set of model parameters for each facility type. The original core user data for halls and pools comes from the National Halls and Pools survey undertaken in 1996. This data previously formed the basis for the National Benchmarking Service. For AGPs, the core data used comes from the user survey of AGPs carried out in 2005/06 jointly with sportscotland.

3.6 User survey data from the National Benchmarking Service and other appropriate sources are used to update the model's parameters on a regular basis. The parameters are set out at the end of the document, and the main data sources analysed are:

- Active Lives:
    - For the adult survey, this data is collected by an online survey or paper questionnaire on behalf of Sport England. Each annual sample includes approximately 175,000 people and covers the full age/gender range. Detailed questions are asked about over 200 separate sport categories in terms of participation and frequency.
    - For the children and young people survey, this data is collected through schools, with up to three mixed ability classes in up to three randomly chosen year groups completing an online survey.
- National Benchmarking Service (now ceased):
    - This was a centre-based survey whose primary purpose was to enable centres to benchmark themselves against other centres. Sample interviews were conducted on site. The number of people surveyed varied by year depending on how many centres took part. Approximately 10,000 swimmers and 3,500 sports hall users were surveyed per year. This data was used for journey

times, establishing proportions of particular activities in different hall types, the duration of activities and the time of activity (peak period).

- Moving Communities Customer Experience Survey:
    - Annual online survey distributed by participating local authorities and operators via email. Email invites are sent to any member or customer on their database who has attended their leisure centre in the last 3 months. The results inform the travel mode that residents use to access facilities.
- Scottish Health:
    - Annual survey of approximately 6,600 people (just under 5,000 adults). This data is primarily used to assess participation, frequency and activity duration.

3.7 Other data is used where available. For example, the following data sources are among those that have been used to cross-check results:

- Children's Participation in Culture and Sport, Scottish Government, 2008
- Young People's Participation in Sport, Sports Council for Wales, 2009
- Health and Social Care Information Centre, Lifestyle Statistics, 2012
- Young People and Sport, Sport England, 2002
- Data from Angus Council, 2013/14
- National Pools and Halls Survey, 1996
    - This survey was used to obtain capacities per sports hall for differing sport types for programming data.

4 Calculating Demand

4.1 Demand is calculated by applying the user information from the parameters, as referred to above, to the population[1]. This produces the number of visits for that facility that will be demanded by the population.

4.2 Depending on the age and gender composition of the population, this will affect the number of visits an area will generate. In order to reflect the different population profiles of the country, the FPM calculates demand based on the smallest census groupings. These are output areas (OAs)[2].

4.3 The use of OAs in the calculation of demand ensures that the FPM is able to reflect and portray differences in demand in areas at the most sensitive level based on available census

[1] For example, it is estimated that 7.72% of 16-24 year old males will demand to use an AGP 1.67 times a week. This calculation is done separately for the 12 age/gender groupings.

[2] Census OAs are the smallest grouping of census population data and provide the population information on which the FPM's demand parameters are applied. A demand figure can then be calculated for each OA based on the population profile. There are over 178,600 OAs in England. An OA has a target value of 125 households per OA.

information. Each OA used is given a demand value in visits in the weekly peak period by the FPM.

5 Calculating Supply Capacity

5.1 A facility's capacity varies depending on the following factors:

- Its size (area of pool or hall, number of pitches or rinks)
- How many hours the facility is available for use by the community in the weekly peak period
- How many visits can be accommodated by the facility at any one time (pools = 1 user/6 sqm, main halls/barns = 8 users/court, activity halls/studios = 15 users/court, AGPs = 28 users/pitch, indoor bowls = 6 users/rink)

5.2 The FPM calculates the maximum number of visits that a facility can accommodate, which gives it a theoretical capacity in visits in the weekly peak period.

5.3 Based on travel time information (see Travel Time section) taken from the user surveys, the FPM then calculates how much demand would be met by the facility, having regard to its capacity and how much demand can travel to the facility. The FPM includes an important feature of spatial interaction. This feature takes account of the location and capacity of all the facilities, having regard to their access and the size of demand, and assesses whether the facilities are in the right place to meet the demand.

5.4 It is important to note that the FPM does not simply add up the total demand within an area and compare that to the total supply within the same area. This approach would not take account of the spatial aspect of supply against demand in a particular area. For example, if an area has a total demand for five facilities and there are currently six facilities within the area, it would be too simplistic to conclude that there is an over-supply of one facility as this approach would not take account of whether the five facilities are in the correct location for local people to use them within that area. It may be that all the facilities are in one part of the local authority area, leaving other areas under-provided. An assessment of this kind would not reflect the true picture of provision. The FPM is able to assess supply and demand within an area based on the needs of the population within that area.

5.5 In making calculations as to supply and demand, visits made to sports facilities are not artificially restricted or calculated by reference to administrative boundaries, such as local authority areas. Users are generally expected to use their closest facility. The FPM reflects this through analysing the location of demand against the location of facilities, allowing for cross-boundary movement of visits. For example, if a facility is on the boundary of a local authority, users will generally be expected to come from the population living close to the facility, but who may be in a neighbouring authority.

6 Calculating the Capacity of Sports Halls – Badminton Court Equivalents

6.1 The capacity of sports halls is calculated in the same way as described above, with each sports hall site having a capacity in visits in the weekly peak period. In order for this capacity to be meaningful, these visits are converted into the equivalent of main hall badminton

courts. This 'court' figure is often mistakenly read as being the same as the number of 'marked courts' at the sports halls in the Active Places data, but it is not the same. There will usually be a difference between this figure and the number of 'marked courts' in Active Places.

6.2 The reason for this is that the badminton court equivalents are of all the main and activity halls' capacities; this is calculated based on hall size (area) and whether it is a main hall or an activity hall. This gives a more accurate reflection of the overall capacity of the halls than simply using the 'marked courts' figure, for two reasons:

- In calculating the capacity of halls, the model uses a different at-one-time parameter for main halls and for activity halls. Activity halls have a greater at-one-time capacity than main halls. Marked courts can sometimes not properly reflect the size of the actual main hall. For example, a hall may be marked out with four courts, when it has space for three courts. As the model uses the 'courts' as a unit of size, it is important that the hall's capacity is included as a 'three-court unit' rather than a 'four-court unit'.
- It is often difficult to visualise how much hall space there is when expressed as visits in the weekly peak period. To make things more meaningful, this capacity is converted back into badminton court equivalents and is noted in the output tables as hall space in courts.

7 Facility Attractiveness – for Halls and Pools Only

7.1 Not all facilities are the same, and users will find certain facilities more attractive to use than others. The model attempts to reflect this by introducing an attractiveness weighting factor, which affects the way visits are distributed between facilities. Attractiveness, however, is very subjective. Currently weightings are only used for sports hall and swimming pool modelling.

7.2 Attractiveness weightings are based on the following:

- Age and refurbishment weighting (pools and halls): The older a facility is, the less attractive it will be to users. It is recognised that this is a general assumption and that there may be examples where older facilities are more attractive than newly built ones due to excellent local management, programming and sports development. Additionally, the date of any significant refurbishment is also included within the weighting factor; however, here attractiveness is set lower than a new build of the same year. It is assumed that a refurbishment that is older than 20 years will have a minimal impact on the facility's attractiveness. The information on year built/refurbished is taken from Active Places. A graduated curve is used to allocate the attractiveness weighting by year. This curve levels off at 70 years old with a 20% weighting. The refurbishment weighting is slightly lower than the new built year equivalent.
- Management and ownership weighting (halls only): Due to the large number of halls being provided by the education sector, an assumption is made that these halls will generally not provide as balanced a programme as halls run by local authorities, trusts, etc, with school halls more likely to be used by teams and groups through block booking. A less balanced programme is assumed to be less attractive to a general

pay-and-play user than a standard local authority leisure centre sports hall with a wider range of activities on offer.

7.3 To reflect this, two weighting curves are used:

- High weighted curve – includes non-education management (third party) and a more balanced programme, therefore more attractive
- Lower weighted curve – includes educational halls managed in-house, therefore less attractive

7.4 Commercial facilities (halls and pools): While there are relatively few sports halls provided by the commercial sector, an additional weighting factor is incorporated within the model to reflect the cost element often associated with commercial facilities. For each population OA, the Indices of Multiple Deprivation (IMD) score is used to limit whether people will use commercial facilities. The assumption is that the higher the IMD score (less affluence), the less likely the population of the OA would choose to go to a commercial facility.

7.5 The English Indices of Deprivation 2019, produced by the Ministry of Housing, Communities and Local Government, measure relative levels of deprivation in 32,844 lower super output areas in England. IMD is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their relative weights.

8 Used Capacity

8.1 Used capacity refers to how much of a facility's theoretical capacity is being used. At first this can appear to be unrealistically low, with local authority figures being in the 50-60% region. Without any further explanation, it would appear that facilities are half empty. The key point is not to see a facility's theoretical maximum capacity (100%) as being an optimum position. In practice this would mean that a facility would need to be completely full every hour it was open during the peak period. This would be both unrealistic from an operational perspective and undesirable from a user's perspective, as the facility would be completely full.

8.2 For example, a 25m four-lane pool has a theoretical capacity of 2,260 visits per week during a 52.5-hour peak period. Usage of a pool will vary throughout the evening, with some sessions being busier than others through programming, such as an aqua aerobics session between 19:00 and 20:00 and lane swimming between 20:00 and 21:00 (see table below). Other sessions will be quieter, such as between 21:00 and 22:00. This pattern of use would mean a total of 143 swims taking place. However, the pool's maximum theoretical capacity is 264 visits throughout the evening. In this instance the pool's used capacity for the evening would be 54%.

Visits per hour	16:00-17:00	17:00-18:00	18:00-19:00	19:00-20:00	20:00-21:00	21:00-22:00	Total visits for the evening
Theoretical maximum capacity	44	44	44	44	44	44	264
Actual usage	8	30	35	50	15	5	143
% of capacity used	18%	68%	80%	114%	34%	11%	54%

9 Comfort Factor – Halls and Pools

9.1 If the facilities were full to their theoretical capacity, there would simply not be the space to undertake the activity comfortably. In addition, there is a need to take account of a range of activities taking place which have different numbers of users; for example, aqua aerobics will have significantly more participants than lane swimming sessions. Additionally, there may be times and sessions that, while being within the peak period, are less busy and so will have fewer users.

9.2 To account for these factors the notion of a 'comfort factor' is applied within the model. For swimming pools, 70%, and for sports halls, 80%, of their theoretical capacity is considered as indicating where a facility starts to become uncomfortably busy. This should be seen only as a guide to help flag when facilities are becoming busier, rather than as a 'hard threshold'.

9.3 The comfort factor is also used to increase the capacity needed to comfortably meet unmet demand. If this comfort factor is not applied, then any facilities provided will be operating at their maximum theoretical capacity, which is not desirable as previously noted.

9.4 The comfort factor is not applied to AGPs due to the fact they are predominantly used by teams that have a set number of players, therefore, the notion of having a 'less busy' pitch is not applicable.

10 Travel Times

10.1 The model includes three different modes of travel:

- driving
- walking and wheeling
- public transport and cycling

10.2 Car access is also considered. In areas where there is less access to a car, the model reduces the number of visits made by car and increases those made on foot for shorter journeys and public transport for longer journeys.

10.3 Overall, surveys have shown that most visits to swimming pools, sports halls and AGPs are made by driving, with a significant minority of visits to facilities being made on foot.

Facility	Driving	Walking	Public Transport	Cycling
Swimming Pool	74%	18%	4%	4%
Sports Hall	76%	19%	2%	3%
AGP Combined AGP Football AGP Hockey	79% 74% 97%	18% 22% 2%	3% 4% 1%	unknown

10.4 The model includes a distance decay function where the further a user is from a facility, the less likely they will travel. Set out below is the survey data with the percentage of visits made

within each of the travel times. This shows that almost 90% of all visits, both by car and on foot, are made within 20 minutes. Hence, 20 minutes is often used as a rule of thumb for the coverage for sports halls and swimming pools.

Minutes	Swimming Pools		Sport Halls	
	Drive	Walk	Drive	Walk
0-10	56%	53%	54%	55%
11-20	35%	34%	36%	32%
21-30	7%	10%	7%	10%
31-45	2%	2%	2%	3%

10.5 For AGPs, there is a similar pattern to halls and pools, with hockey users observed as travelling slightly further (89% travel up to 30 minutes). Therefore, a 20-minute travel time can also be used for combined and football, and 30 minutes for hockey.

Minutes	AGP Combined		AGP Football		AGP Hockey	
	Drive	Walk	Drive	Walk	Drive	Walk
0-10	28%	38%	30%	32%	21%	60%
10-20	57%	48%	61%	50%	42%	40%
20-40	14%	12%	9%	15%	31%	0%

NOTE: These are approximate figures and should only be used as a guide

10.6 Ordnance Survey's Multi-Modal Network Roads average speed data is used to calculate the off-peak drive times between facilities and the population, observing any one-way and turn restrictions that apply. These travel times have been validated against national survey work, and therefore are based on the actual travel patterns of users.

10.7 The network is also used to calculate walk times along paths and roads, excluding motorways and trunk roads. A standard walking speed of 3 mph is used for all journeys.

10.8 Due to the complexity of public transport timetables, public transport travel times in the model are assumed to be twice as long as driving times.

10.9 A cycling speed of 12 mph is used for roads and shared use cycleways, which is approximately half the average speed of driving in urban areas. A speed of 7.5 mph is used for tracks and off-road travel.

Facility Inclusion Criteria

Swimming Pools

The following inclusion criteria were used for this analysis:

- Include all operational indoor pools available for community use ie, pay-and-play, membership, sports club/community association.
- Exclude all pools not available for community use, ie, private use.
- Exclude all outdoor pools, ie, lidos.
- Exclude all pools where the main pool is less than 20 metres in length, or the area is less than 160 square metres. If the principal pool is a leisure pool with an area less than 200 square metres, then all pools on the site should be excluded.
- For leisure pools, only the area of the water that is swimmable should be included. Water play or splash areas should be excluded from the useable space.
- Include all 'planned', 'under construction', and 'temporarily closed' facilities only where all data is available for inclusion.
- Where opening times are missing, availability is included based on similar facility types.
- Where the year built is missing, assume date 1975[3].

Facilities over the border in Wales and Scotland are included, as supplied by sportscotland and Sport Wales.

[3] Choosing a date in the mid-1970s ensures that the facility is included, while not overestimating its impact within the run.

Model Parameters

Swimming Pools Parameters

<table>
<tr><td>At-one-time Capacity</td><td></td><td>0.16667 per square metre = 1 person per 6 square meters</td><td></td></tr>
<tr><td>Coverage Maps</td><td></td><td>Car: 20 minutes
Walking: 1.6 km
Public transport: 20 minutes at about half the speed of a car

NOTE: Travel times are indicative, within the context of a distance decay function of the model.</td><td></td></tr>
<tr><td>Duration</td><td></td><td>60 minutes</td><td></td></tr>
<tr><td>Percentage Participation

Frequency per Week</td><td></td><td>
<table>
<tr><th>Age</th><th>0-15</th><th>16-24</th><th>25-39</th><th>40-59</th><th>60-79</th><th>80+</th></tr>
<tr><td>Male</td><td>15.6%</td><td>7.6%</td><td>10.9%</td><td>9.9%</td><td>6.7%</td><td>2.3%</td></tr>
<tr><td>Female</td><td>17.5%</td><td>9.2%</td><td>12.7%</td><td>11.7%</td><td>9.2%</td><td>3.0%</td></tr>
</table>
<table>
<tr><th>Age</th><th>0-15</th><th>16-24</th><th>25-39</th><th>40-59</th><th>60-79</th><th>80+</th></tr>
<tr><td>Male</td><td>1.07</td><td>0.91</td><td>0.77</td><td>0.92</td><td>1.21</td><td>1.54</td></tr>
<tr><td>Female</td><td>1.09</td><td>0.94</td><td>0.75</td><td>0.92</td><td>1.16</td><td>1.27</td></tr>
</table>
</td><td></td></tr>
<tr><td>Peak Period

Proportion in Peak Period</td><td></td><td>Weekday: 9:00 to 10:00, 12:00 to 13:00, 15:30 to 21:00
Weekend: 08:00 to 15:30
Total: 52.5 hours

63%</td><td></td></tr>
</table>

COTSWOLD
District Council

Cotswold District Local Plan: Swimming Pools, Sports Halls and Playing Pitch Provision – Addendum July 2026

Introduction

Cotswold District Council (hereafter referred to as 'the Council') is reviewing its current provision of swimming pools and sports halls, assessing future demand and the level of provision required to meet the need associated with 17,918 new homes, as set out in the spatial strategy in the Local Plan for the plan period 2026 to 2043.

The Council has commission two separate reports by ORH, on behalf of Sports England, to assess the current provision of swimming pools and sports halls and to understand the projected need in relation to the number of homes proposed in the Local Plan.

- Facilities Planning Model Assessment of Swimming Pool Provision for Cotswold District Council (May 2026)[1]
- Facilities Planning Model Assessment for Sports Halls Provision for Cotswold District Council (May 2026)[2]

Since the preparation of these reports, the spatial strategy for the Cotswold Local Plan has increased the number of homes being delivered across the plan period. Whilst the majority of the key findings in relation to the total supply, available supply and the distribution of provision are still relevant for the purpose of the Local Plan, the outcomes in relation to the identified need up to 2043 for swimming pool and sports hall provision are based on a level of housing delivery that has been superseded.

This addendum seeks to outline the new requirement for swimming pools and sports halls based on the delivery of 17,918 new homes across the plan period to 2043.

The Council has used The Sports Facility Calculator (SFC)[3] to establish its need for Swimming Pools in the District to cover the Local Plan period 2026 up to the year 2043.

National Policy

Paragraph 98 of the National Planning Policy Framework (NPPF) 2024[4] stipulates that "*to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

> *a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses*

[1] Facilities Planning Model Assessment of Swimming Pool Provision for Cotswold District Council ORH, May 2026, https://cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/
[2] Facilities Planning Model Assessment for Sports Halls Provision for Cotswold District Council , ORH, May 2026, https://cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/
[3] Sports Facilities Calculator, Sports England, https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/sports-facility-calculator
[4] National Planning Policy Framework, page 28, https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services."

In addition, Paragraph 103 of the NPPF[5] specifies that "*Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate*."

This places a requirement on the Council to ensure that sufficient services and facilities (including swimming pools and sports halls) are provided that meet the needs of communities that are based on a robust and up-to-date assessment of the need for open space, sport and recreation facilities (including quantitative and qualitative deficits and surpluses) and opportunities for new provision.

Methodology

The SFC tool has been used to quantify the additional demand for key community sports facilities created by a new population and a new community as part of residential growth.

The SFC uses information on who uses facilities and applies this to the population profile of the local area. This ensures that the calculations are sensitive to the needs of the people who live there. It then turns this estimation of demand (visits per week) into the amount of facilities which are needed to meet the needs of the local community.

Using the SFC, the Council has established that the new housing figures and associated population increase will require:

- 1.7 new swimming pools (358.16 sqm and 6 lanes)
- two new Sports Centres (to provide 8 new courts)

Meeting the need for swimming pools in Cotswold District

The Facilities Planning Modelling Assessment for Swimming Pool Provision (2026) has identified that the need for an additional 1.7 new swimming pools cannot be accommodated at existing sites across the District. This main public swimming pool at Cirencester Leisure Centre currently operates at a maximum peak period (number of operation hours) and therefore has no scope to increase availability and capacity at peak times. The other swimming pools within the District are not publicly owned or operated and therefore also have no scope of expanding capacity.

[5] National Planning Policy Framework, page 30, https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

The need will therefore be need by the inclusion of the requirement for land to deliver new pools being identified in the Infrastructure Delivery Plan (IDP)[6]. Land for new pools is identified in the Site Development Frameworks and will be delivered later in the plan period by Cotswold District Council Leisure or Sports England.

The location of new swimming pools will be determined by the level of unmet need, which has been identified across the District at the following settlements:

- Fairford
- Cirencester
- Tetbury
- Moreton-in-Marsh
- Northleach

The Council will seek to identify the land necessary to accommodate a new facility in the north and south of District across the plan period.

Meeting the need for sports halls in Cotswold District

The SFC has identified a need for two new Sports Centres across the District. To meet the identified need the Infrastructure Delivery Plan will identify the requirement for land to deliver two new sports centres across the plan period at the strategic sites within the Local Plan.

Community hubs will be used to accommodate health and fitness opportunities for residents and will be provided and built to Sport England standards. Further, local need for sports facilities would be met by utilising the community hubs, which would make accessing fitness facilities easier, especially in rural areas.

To facilitate the delivery of new sports halls and spaces, the Council will also enter into a Community Use Agreement (CUA)[7]. CUAs provide the framework to protect the current supply and any new or replacement educational sports halls and Sport England will advise on the requirements as part of the planning process for any new or replacement sports hall.

Meeting the need for playing pitches within Cotswold District

The Play and Pitch Strategy and Action Plan was published and adopted in June 2023. Since its publication, the PPS has been constantly reviewed as part of Stage E.

Stage E of the Sport England Playing Pitch Strategy (PPS) focuses on the delivery, monitoring, and regular updating of the strategy. It ensures that the action plan developed in Stage D is actively implemented and that the data remains robust and responsive to community needs.

To date three meetings have taken place on the 26/03/2025, 21/10/2025, 21/04/2026. The next meeting will be in October 2026 date to be confirmed.

Meetings are around every 6 months, all NGBs are contacted in between meetings for Action updates for the PPS. Their top priority projects for the year are reported to Sport England.

[6] Infrastructure Delivery Plan (IDP), Prior + Partners, 2026, https://cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

[7] Community Use Agreements, Sports England, https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/community-use-agreements

In order to support supply need in the future to cover the Local Plan 2026 to 2043 the Infrastructure Delivery Plan indicates that 20 new football pitches will be needed across the district and distributed across the district focussed areas of development. The report uses the Sport England's Playing Pitch Calculator[8] as a tool for helping to determine the additional demand for pitches and to estimate the likely developer contribution required linking to sites within the locality.

The calculator uses the current number of teams by sports pitch type contained within the Assessment Report and calculates the percentage within each age group that play that sport. That percentage is then applied to the population growth. The additional teams likely to be generated are then converted into match equivalent sessions and associated pitch requirements in the peak period, with the associated costs (both for providing the pitch/facility and for its life cycle) then given. The calculator splits the requirement into peak time demand for natural turf pitches, training demand for artificial grass pitches, and the number of new changing rooms required.

This estimates that for a 500 dwelling allocation, additional demand for a combined total of 0.65 pitches is required. On the basis of 17,935 homes within the plan period, this is equivalent to a plan wide need for approximately 20 pitches, 15 of which are generated by the new strategic sites. The strategic sites will be required to provide a minimum of 15 new playing pitches in accordance with the following distribution to meet the needs of the new and existing community:

Site Name	**No of pitches**
Steadings southern extension	2
Land south east of Cirencester and south of Preston	2
Land east of Kingshill Lane	1
Land south west of Siddington	1
Land surrounding Down Ampney	2
Land south of Driffield	2
Land north-east of Fairford	1
Land south-west of Kemble	1
Land North and west of Mickleton	1
Land north, east and south of Moreton-in-Marsh	2
Total	**15**

Contributions to increase carrying capacity of existing facilities Local Plan wide need for 20 playing pitches, typologies to be identified at the application stage. The costs will depend on the type of pitch provided. Sport England recommend that contributions should also be secured towards the first ten years of maintenance on new pitches (lifecycle costs), the cost of which is indicated by the Sport England Playing Pitch Calculator, and is a outlined in the Infrastructure Delivery Plan[9].

[8] Sports England, Playing Pitch Calculator, https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/playing-pitch-calculator

[9] Infrastructure Delivery Plan (IDP), Prior + Partners, 2026, https://cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

Habitats Regulations Assessment of the Cotswold Local Plan Full Review

HRA Screening and Appropriate Assessment for Reg.19 Consultation

Cotswold District Council

Draft final report
Prepared by LUC
July 2026

Version	Status	Prepared	Checked	Approved	Date
1	Draft Reg19 report	K Sydney A Jennings M Ngemoh	K Sydney	David Green	12.06.2026
2	Draft final Reg.19 report	A Jennings E Mayhead E Toner K Sydney	K Sydney	T Livingston	23.07.2026
3	Final Reg. 19 report	A Jennings E Mayhead E Toner K Sydney	T Livingston	T Livingston	30.07.2026

EMS566057 FS566056 OHS627041

Land Use Consultants Limited
Registered in England. Registered number 2549296. Registered office: 250 Waterloo Road, London SE1 8RD. Printed on 100% recycled paper

Contents

Chapter 1 7
Introduction

Context of the Local Plan Full Review 7
The requirement to undertake Habitats Regulations Assessment of development plans 8
Structure of this report 10

Chapter 2 12
Cotswold Local Plan

Vision 12
Strategic objectives 13
Spatial strategy 13
Policies 17
Site allocations 17

Chapter 3 20
Approach to HRA

Stages of HRA 20
Appropriate Assessment methodology 31

Chapter 4 34
Relevant Habitats Sites

Habitats Sites within or linked to the plan area 34
Functionally linked habitats 36

Chapter 5 40
HRA Screening

Physical damage or loss of habitat 40
Non-physical disturbance 42

Bird strike 44
Air pollution 44
Recreation pressure and urban edge effects 56
Water quantity and quality 61
Summary of screening findings 66

Chapter 6 **71**
Appropriate Assessment

Physical damage and loss of habitat 73
Non-physical disturbance 75
Bird strike 76
Air pollution – vehicle emissions 77
Air pollution – dust 80
Recreation pressure 81
Water quality – direct pollution 85
Water quality/quantity – abstraction and wastewater treatment 87

Chapter 7 **90**
Conclusions and next steps

Air quality assessment 90
Wastewater treatment capacity 91

Appendix A **92**
Attributes of Habitats Sites considered in the HRA

Appendix B **116**
Site allocations assessed in the HRA

Appendix C **120**
Screening of policies and site allocations

Appendix D **136**
Record of consultation

Appendix E 147
Functionally linked land assessment

Appendix F 196
Air Quality Assessment

References 212

Table of Tables

Table 5.1: Changes in traffic flow (AADT) for all vehicles, due to the Local Plan alone and in combination (Cotswold Beechwoods SAC) 49
Table 5.2: Changes in traffic flow (AADT) for all vehicles, due to the Local Plan alone and in combination (North Meadow & Clattinger Farm SAC) 50
Table 5.3: Changes in traffic flow (AADT) for all vehicles, due to the Local Plan alone and in combination (Rodborough Common SAC 50
Table 5.4: Changes in traffic flow (AADT) for Heavy Duty Vehicles (HDVs), due to the Local Plan alone and in combination (Cotswold Beechwoods SAC) 51
Table 5.5: Changes in traffic flow (AADT) for Heavy Duty Vehicles (HDVs), due to the Local Plan alone and in combination (North Meadow & Clattinger Farm SAC) 52
Table 5.6: Changes in traffic flow (AADT) for Heavy Duty Vehicles (HDVs), due to the Local Plan alone and in combination (Rodborough Common SAC) 53
Table 5.7: Maximum distance from road that exceeds 1% critical load 54
Table 5.8: Zones of Influence (ZOIs) used 59
Table B.1: Site allocations assessed in the HRA 117
Table D.1: Record of HRA consultation comments and LUC response 137

Table of Figures

Figure 2.1: Local Plan site allocations 19

Figure 4.1: Location of Habitats Sites and Cotswold Water Park SSSI in relation to the Local Plan area 35
Figure 5.1: Key strategic roads within Cotswold District and within 10km 47

Chapter 1
Introduction

1.1 LUC has been commissioned to carry out a Habitats Regulations Assessment (HRA) of the emerging new Cotswold Local Plan.

1.2 The purpose of the HRA is to determine whether the Local Plan policies and site allocations are likely to have significant effects on, or adverse effects on the integrity of, any sites designated as Special Protection Areas (SPAs), Special Areas of Conservation (SACs), or Ramsar sites.

1.3 This HRA report sets out the assessment of the policies and site allocations proposed in the Regulation 19 (Reg.19) version of the Local Plan, and will be published for consultation alongside that plan.

Context of the Local Plan Full Review

1.4 The current Local Plan for Cotswold District was adopted in 2018 and covers the period 2011 to 2031.

1.5 In 2020, Cotswold District Council began work on a Partial Update to the Local Plan, with consultation on the Local Plan Partial Update (LPPU) 'Issues and Options' (Reg.18) taking place in 2022.

1.6 The Council is now proceeding with a full review of the Local Plan. The development strategy options were published for Reg.18 consultation in November 2025. Following the Reg.18 consultation, the Council has identified the preferred site allocations, which will be published for Reg.19 consultation in summer 2026. This HRA assesses the Reg.19 Local Plan (which is a full review of the adopted plan).

Previous HRA work

1.7 LUC prepared an HRA Scoping Report for the LPPU in 2022, to accompany the Issues and Options consultation. Natural England broadly agreed with the Habitats Sites and impact pathways scoped in and provided advice on additional issues to pick up in later iterations of the HRA (see Appendix D for how these have been addressed).

1.8 In December 2023, LUC prepared a Scoping Report covering letter to accompany the consultation on the development needs up to 2041 and options

for how these may be delivered, as well as the partial update to policies. The letter acknowledged differences between the LPPU and (at the time parallel) Local Plan full review (e.g. extension of plan period) and provided an update on work undertaken since the HRA Scoping Report was prepared (e.g. to recreation mitigation strategies for some Habitats Sites). The covering letter stated that the proposed HRA methodology would remain valid for the Local Plan full review.

1.9 The HRA Report (October 2025) that accompanied the Reg.18 consultation was a high-level screening of the development strategy options, which provided an indication of the impact pathways likely to be most relevant to each of the five options. This HRA builds upon the previous work and takes into account comments received on the Reg.18 HRA Report and subsequent discussions with Natural England (see Appendix D).

The requirement to undertake Habitats Regulations Assessment of development plans

1.10 The requirement to undertake HRA of development plans was confirmed by the amendments to the Habitats Regulations published for England and Wales in 2007 **[See reference 1]**; which is now known as the Habitats Regulations 2017 (as amended) **[See reference 2]**. When preparing the Local Plan, Cotswold District Council therefore required by law to carry out an HRA. The Council can commission consultants to undertake HRA work on its behalf, and this (the work documented in this report) is then reported to and considered by the Council as the 'competent authority'. It will consider this work and would usually only progress the Local Plan if they consider that the plan will not adversely affect the integrity **[See reference 3]** of any of the 'Habitats Sites', as defined below (the exception to this would be where 'imperative reasons of overriding public interest' can be demonstrated). The requirement for authorities to comply with the Habitats Regulations when preparing a development plan is also noted in the Government's online Planning Practice Guidance (PPG) **[See reference 4]**.

1.11 HRA refers to the assessment of the potential effects of a development plan on one or more sites afforded the highest level of protection in the UK: Special Protected Areas (SPAs) and Special Areas of Conservation (SACs). These were classified under European Union (EU) legislation, but since 1 January 2021, are protected in the UK by the Habitats Regulations 2017 (as amended) **[See reference 5]**. Although the EU Directives from which the UK's Habitats Regulations originally derived are no longer binding, the Regulations

still make reference to the lists of habitats and species that the sites were designated for, which are listed in annexes to the EU Directives:

- SACs are designated for particular habitat types (specified in Annex 1 of the EU Habitats Directive **[See reference** 6**]**) and species (Annex II). The listed habitat types and species (excluding birds) are those considered to be most in need of conservation at a European level. Designation of SACs also has regard to the threats of degradation or destruction to which the sites are exposed and, before EU exit day, to the coherence of the 'Natura 2000' network of 'European sites'. After EU exit day, regard is had to the importance of such sites for the coherence of the UK's 'National Site Network'.
- SPAs are classified for rare and vulnerable birds (Annex I of the EU Birds Directive **[See reference** 7**]**), and for regularly occurring migratory species not listed in Annex I.

1.12 The term 'European Sites' was previously commonly used in HRA to refer to 'Natura 2000' sites **[See reference** 8**]** and Ramsar sites (international designated under the Ramsar Convention). However, a Government Policy Paper **[See reference** 9**]** on changes to the Habitats Regulations 2017 post-Brexit states that:

- Any references to Natura 2000 in the 2017 Regulations and in guidance now refer to the new 'National Site Network';
- The National Site Network includes existing SACs and SPAs; and new SACs and SPAs designated under these Regulations; and
- Designated Wetlands of International Importance (known as Ramsar sites) do not form part of the national site network. Many Ramsar sites overlap with SACs and SPAs and may be designated for the same or different species and habitats.

1.13 Although Ramsar sites do not form part of the new National Site Network, Government guidance **[See reference** 10**]** states that:

> Any proposals affecting the following sites would also require an HRA because these are protected by government policy:
>
> - Proposed SACs
> - Potential SPAs
> - Ramsar sites – wetlands of international importance (both listed and proposed)

- Areas secured as sites compensating for damage to a European site."

1.14 Furthermore, the NPPF **[See reference** 11**]** and practice guidance **[See reference** 12**]** currently state that competent authorities responsible for carrying out HRA should treat Ramsar sites in the same way as SACs and SPAs. The legislative requirement for HRA does not apply to other nationally designated wildlife sites such as Sites of Special Scientific Interest or National Nature Reserves.

1.15 For simplicity, and in line with common usage, this report uses the term 'Habitats Site' to refer to all types of designated site within the 'National Site Network' for which Government guidance **[See reference** 13**]** requires an HRA.

1.16 The overall purpose of an HRA is to conclude whether or not a proposal or policy, or a whole development plan, would adversely affect the integrity of the Habitats Site in question. This is judged in terms of the implications of the plan for a site's 'qualifying features' (i.e. those Annex I habitats, Annex II species, and Annex I bird populations for which it has been designated). Significantly, HRA is based on the precautionary principle. Where uncertainty or doubt remains, an adverse effect should be assumed.

Structure of this report

1.17 This chapter (Chapter 1) has introduced the requirement to undertake HRA of the Cotswold Local Plan. The remainder of the report is structured as follows:

- Chapter 2 presents the aspects of the Reg.19 Local Plan that are relevant to this HRA.
- Chapter 3 describes the HRA methodology, which takes into account the requirements of the Habitats Regulations and relevant case law.
- Chapter 4 identifies the Habitats Sites requiring consideration in the HRA.
- Chapter 5 sets out the HRA Screening of the Local Plan policies and site allocations.
- Chapter 6 presents the Appropriate Assessment, for the impact pathways that could not be screened out.
- Chapter 7 summarises the HRA conclusions and describes the next steps to be undertaken.

1.18 The following appendices supplement the information provided in the report chapters:

- Appendix A: details of the Habitats Sites considered in this HRA.
- Appendix B: site allocations assessed in the HRA.
- Appendix C: details of the HRA screening of each policy and site allocation.
- Appendix D: record of consultation and LUC responses.
- Appendix E: an assessment of the potential for site allocations to be functionally linked to the Severn Estuary.
- Appendix F: Air quality assessment.

Chapter 2
Cotswold Local Plan

2.1 This chapter summarises the contents of the Draft (Regulation 19) Cotswold District Local Plan (June 2026), which is the subject of this report. The Plan sets out policies and proposals to meet the challenges facing the area over the period 2026-2043. The Regulation 19 Local Plan supersedes the earlier Regulation 18 draft, incorporating consultation feedback and presenting the final proposed plan for submission and examination.

2.2 The Local Plan has been prepared taking account of the National Planning Policy Framework (NPPF) and other relevant national policy and guidance, alongside an evolving evidence base.

Vision

2.3 The Draft Local Plan presents a Spatial Vision for Cotswold District by 2043 as follows:

Spatial Vision

By 2043, Cotswold District will be a resilient, inclusive, and forward-looking rural district that has responded to the climate crisis and ecological emergency, conserved and enhanced the Cotswolds National Landscape, delivered sustainable communities, and enabled a vibrant, low-carbon economy. Development will have been guided by a Spatial Strategy that prioritises environmental stewardship, social equity, and economic vitality, while respecting the District's unique landscape, heritage, and character. The roles of the District's settlements will be reinforced, with Cirencester continuing to function as the principal centre, supported by a network of market towns and villages that serve their rural hinterlands.

The Local Plan will have delivered a diverse range of housing, including a significant increase in socially rented smaller and more and affordable homes, enabling residents of all ages and backgrounds to live securely and sustainably. This will include homes that respond to the needs of an ageing population, support younger people and key workers to remain in the District, and provide a mix of sizes and tenures that improve affordability and maintain a balanced community. New development sites will have matured into thriving communities, offering high-quality homes, employment

opportunities, and essential services, all supported by integrated infrastructure and sustainable transport networks.

The District will have transitioned to zero-carbon development, with new buildings and infrastructure designed to minimise energy and water use and maximise renewable energy generation. Biodiversity Net Gain will be embedded across all larger development, contributing to a richer natural environment and improved ecological resilience. Water resources will be carefully managed, with development responding to water stress, flood risk and the need to protect and enhance water quality.

The Local Plan will have helped to reduce transport emissions through investment in active travel infrastructure, public transport, and strategic growth focused around transport nodes and ensuring local services and facilities are close enough to access by walking, wheeling or cycling, and/or other sustainable transport modes Communities will be healthier, more connected, and better supported by local services, green spaces, and digital infrastructure.

Cotswold District will continue to be 'Green to the Core,' with planning decisions consistently reflecting the long-term interests of people, place, and planet.

Strategic objectives

2.4 The Vision is supported by 6 Strategic Objectives. The Strategic Objectives set out in the Draft Local Plan are:

- SO1: Ensure infrastructure and services support sustainable communities
- SO2: Respond to the climate crisis through adaptation and mitigation
- SO3: Conserve and enhance the natural, built, and historic environment
- SO4: Deliver inclusive, healthy, and affordable housing
- SO5: Enable a vibrant, low-carbon local economy
- SO6: Promote sustainable transport use and connectivity

Spatial strategy

2.5 The Spatial Strategy (below) is underpinned by seven Core policies:

- Core Policy 1: Addressing Climate Change
- Core Policy 2: Meeting Housing Needs in Cotswold District: Strategic Sites
- Core Policy 2a: Stepped Housing Trajectory
- Core Policy 3: Meeting Housing Needs in Cotswold District: Non-Strategic Sites
- Core Policy 4: Settlement Hierarchy
- Core Policy 5: Meeting Business and Employment Needs in Cotswold District
- Core Policy 6: Infrastructure Delivery

2.6 The Draft Local Plan also sets out three Area Strategies to support the appropriate development of different parts of the district, which are set out in Chapters 5-7 of the Draft Plan. The Area Strategies are as follows:

- Cirencester and Surrounding Villages Area Strategy
- South Cotswold Area Strategy
- North Cotswold Area Strategy

2.7 District-wide policies are set out in Chapters 8-14 of the Draft Local Plan and cover Cotswold as a whole. These policies support the Spatial Strategy and Area Strategies, to deliver the Spatial Vision and Strategic Objectives.

Cotswold Local Plan 2026 – 2043: Spatial Strategy

Cirencester and Surrounding Villages - Strategy Area

- Cirencester is identified as the District's Main Settlement to reflect its status as the largest town within the District, where the majority of services and facilities are provided, along with the widest range of retail. It serves a wide hinterland of surrounding villages that rely upon it for day-to-day needs such as for shopping and leisure.
- Growth through strategic extensions in Cirencester will complement the existing settlement, forming high-quality sustainable development that provides appropriate services and facilities; with strong active travel connections linking the new neighbourhoods to Cirencester Town Centre, local schools, the National Cycle Network, and wider footpath routes. Sustainable travel connections will also link to nearby Kemble

Railway Station, which will be strengthened through careful infrastructure planning.

- growth through strategic extensions in and near the settlements of Siddington and Preston will be designed so the settlements retain their distinct identities separate from Cirencester while at the same time creating strong active travel connections between the development, Cirencester Town Centre and other nearby new developments in the South Cotswold Strategy area, and
- a new secondary school will be provided, covering both the need of new development in the Cirencester and Surrounding Villages Strategy Area as well as the need arising from development in the surrounding South Cotswold Strategy Area.

South Cotswold - Strategy Area

- four Strategic Site Allocations at Down Ampney, Fairford, Kemble and a new settlement south of Driffield form the basis of long-term growth in the Strategy Area, supported by 15 non-strategic site allocations across other towns and villages.
- growth at Down Ampney, Fairford, and Kemble will deliver well-planned, connected extensions that provide new homes, community infrastructure, and strong active travel links to existing settlements and key destinations, including Kemble Station.
- the new settlement to the south of Driffield will provide a sustainable new community of strategic scale, delivering homes, employment land, community facilities, transport connections and a comprehensive network of green and blue infrastructure.
- 12 non-strategic smaller-scale allocations across other settlements will support rural communities, while protecting and enhancing the area's historic environment, biodiversity and key assets including the Cotswold Lakes and River Thames corridors
- Tetbury, Fairford and Lechlade are recognised for their important role as the main service centres providing a wide range of services, facilities and employment opportunities for surrounding communities. Kemble is also recognised for its distinctive strategic function due to its railway station on the Swindon–Gloucester (Golden Valley) line, and
- it is especially important that growth in South Cotswold is high quality, sustainable and sensitive to landscape and environmental matters so

that it responds sensitively to the Cotswolds National Landscape and Special Landscape Areas, and the area's strong rural character.

North Cotswold - Strategy Area

- two Strategic Site Allocations in Moreton-in-Marsh and Mickleton form the basis of long-term growth in the Strategy Area. A further 16 non-strategic smaller scale site allocations are spread across other towns and villages.
- it is important that growth within these settlements is high quality and sustainable, but also supports the delivery of new services, facilities and infrastructure, including green and blue infrastructure to benefit the existing communities as and new residents
- Moreton-in-Marsh is recognised as an important settlement due to the role it plays within Cotswold District as the third largest settlement with one of only two railway stations in the District
- growth in Moreton-in-Marsh will complement the existing settlement, forming high-quality sustainable development, provide appropriate services and facilities with strong active travel connections linking the new neighbourhoods to the town centre (including providing for a new street through the development), the National Cycle Network, wider footpath routes, primary schools (existing and new) and a new secondary school. Growth should consider the Cotswolds National Landscape and Special Landscape Areas
- growth in Mickleton will reflect local character, and landscape context , supporting high quality place making for both new and existing residents and creating safe, direct and attractive walking and cycling routes linking the site to Mickleton village centre, schools, services and the surrounding countryside (including nearby Honeybourne Railway Station), and
- development in Mickleton will also establish a strong and enduring western edge to Mickleton, with development contained by a substantial landscape framework. The setting of the Cotswolds National Landscape and the adjoining Special Landscape Area will be safeguarded through generous buffers, sensitive layout, green and blue infrastructure and appropriate density.

Policies

2.8 In addition to Core Policies 1-6 referenced above, the Draft Local Plan contains the following policies, set out in sections as below. Core Policies 7-22 relate to the three Area Strategies.

- Cirencester and Surrounding Villages Area Strategy (five policies);
- South Cotswold Area Strategy (seven policies);
- North Cotswold Area Strategy (seven policies);
- Sustainable Construction and Renewable Energy (seven policies);
- Transport (eight policies);
- Housing (ten policies);
- Economy, Retail and Tourism (eleven policies);
- Historic Environment (seven policies);
- Natural Environment (ten policies);
- Building Healthy and Sustainable Communities (seven policies); and
- Monitoring and Implementation (one policy).

Site allocations

2.9 The Local Plan site allocations are shown in **Figure 2.1**. **Appendix B** provides a full list of site allocations assessed in the HRA.

Residential

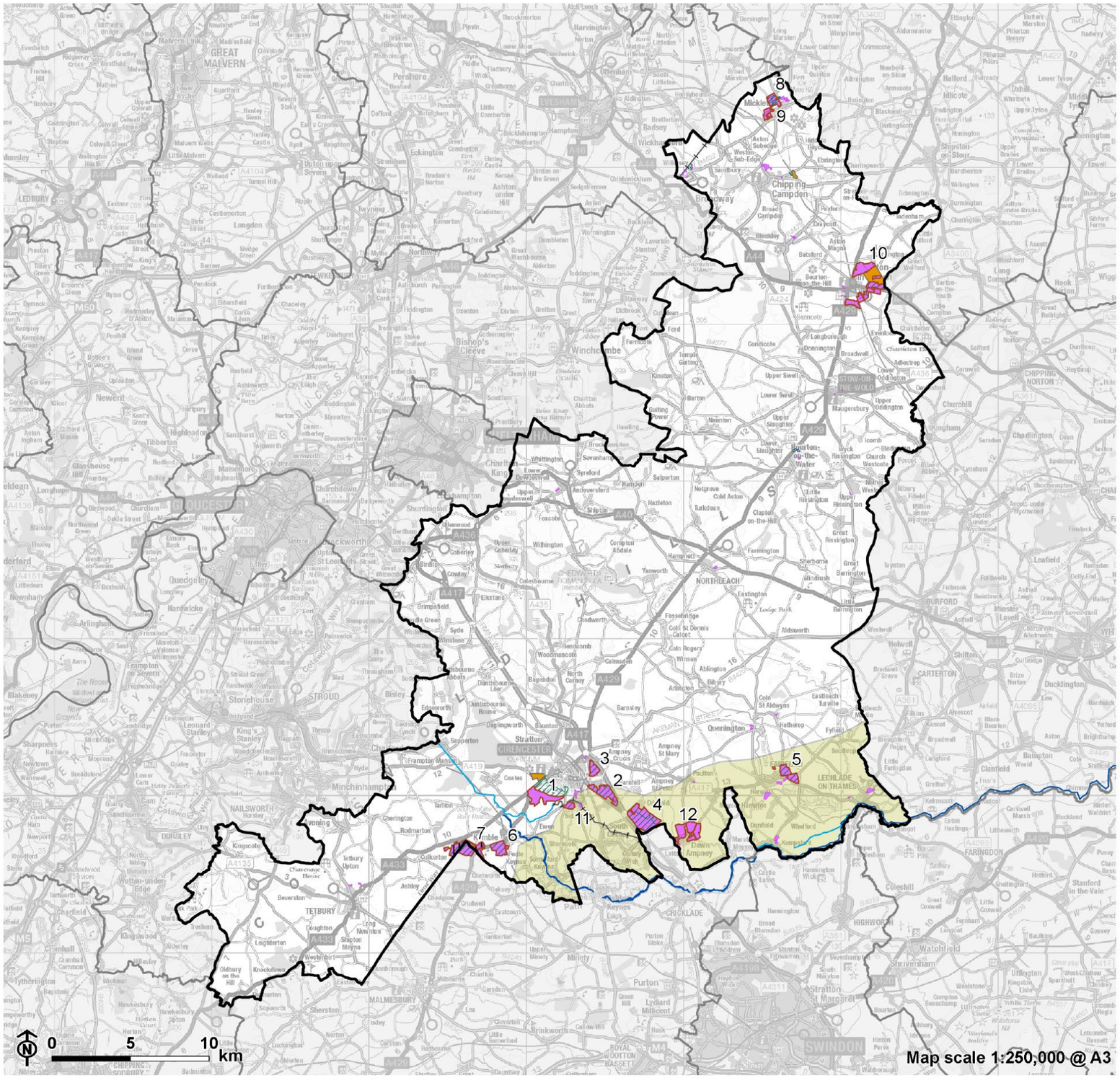
2.10 Core Policy 2 sets out that the housing requirement for the Cotswold District is for 17,918 homes to be delivered in the Plan period between 2026 and 2043. The Plan makes provision for at least 18,911 dwellings by 2043.

2.11 Around11,302 dwellings will be delivered through ten strategic allocations and one saved strategic allocation from the previous Local Plan 2011-2031. A further 1,468 dwellings will be delivered through non-strategic allocations (addressed in Core Policy 3). Additional dwellings will also be delivered through Neighbourhood Development Plans or the Development Management Process.

Employment

2.12 Core Policy 5 establishes that to meet the land requirement of 10.4 ha for office and R&R development, and 39.2 ha for industrial development over the Plan period (2026 to 2043), a further 29 ha is needed beyond known completions and commitments.

2.13 The Plan identifies 36.9 ha for future development across 12 strategic employment allocations.



Cotswold Local Plan HRA
Cotswold District Council

LUC

Figure 2.1: Local Plan site allocations

- Cotswold District boundary
- Neighbouring Local Authority
- Mixed use/employment site allocation
- Residential site allocation
- Strategic site

Strategic site

1. Cirencester - Land east of Kingshill Lane
2. Cirencester - Land south east of Cirencester and south of Preston
3. Cirencester - Steadings southern extension
4. Down Ampney - Land surrounding Down Ampney
5. Driffield - Land south of Driffield
6. Fairford - Land north east of Fairford
7. Kemble - Land south west of Kemble
8. Kemble - New settlement at Cotswold Airport
9. Mickleton - Land north of Mickleton
10. Mickleton- Land west of Mickleton
11. Moreton-in-Marsh - Land north, east and south of Moreton-in-Marsh
12. Siddington - Land south west of Siddington

Policy area

- Former Cheltenham to Stratford Railway Line
- River Thames
- Thames & Severn Canal
- Cotswold Airport
- Cotswold Lakes policy area
- Special policy Area

Contains Ordnance Survey data © Crown copyright and database right 2026

Chapter 3
Approach to HRA

3.1 This chapter describes the approach that has been taken to the HRA of the Local Plan.

Stages of HRA

3.2 The HRA of development plans is undertaken in stages (as described below) and should conclude whether or not a proposal would adversely affect the integrity of the Habitats Site(s) in question.

3.3 The outputs are reported to and considered by the Council, as the competent authority, before adopting the Plan.

3.4 The HRA also requires close working with Natural England as the statutory nature conservation body **[See reference** 14**]** in order to obtain the necessary information, agree the process, outcomes and mitigation proposals. Non-statutory consultees may also be in a strong position to provide advice and information throughout the process, for example, the Environment Agency, which is required to undertake HRA for its existing licences and future licensing of activities. A record of consultation is provided in Appendix D.

Requirements of the Habitats Regulations

3.5 In assessing the effects of a development plan in accordance with Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations'), there are potentially two tests to be applied by the competent authority: a 'Significance Test' followed, if necessary, by an Appropriate Assessment which would inform the 'Integrity Test'. The relevant sequence of questions is as follows:

- Step 1: Under Reg. 105(1)(b), consider whether the plan is directly connected with or necessary to the management of the sites. If not, proceed to Step 2.
- Step 2: Under Reg. 105(1)(a), consider whether the plan is likely to have a significant effect on a Habitats Site, either alone or in combination with other plans or projects (the 'Significance Test'). If yes, proceed to Step 3.

3.6 [Steps 1 and 2 are undertaken as part of Stage 1: HRA Screening.]

- Step 3: Under Reg. 105(1), make an Appropriate Assessment of the implications for the Habitats Site in view of its current conservation objectives (the 'Integrity Test'). In so doing, it is mandatory under Reg. 105(2) to consult Natural England, and optional under Reg. 105(3) to take the opinion of the general public.

3.7 [This step is undertaken during Stage 2: Appropriate Assessment.]

- Step 4: In accordance with Reg. 105(4), but subject to Reg. 107, give effect to the land use plan only after having ascertained that the plan would not adversely affect the integrity of a Habitats Site.

3.8 [This step follows Stage 2 where a finding of 'no adverse effect' is concluded. If it cannot be, it proceeds to Step 5 as part of Stage 3 of the HRA process].

- Step 5: Under Reg. 107, if Step 4 is unable to rule out adverse effects on the integrity of a Habitats Site and no alternative solutions exist then the competent authority may nevertheless agree to the plan or project if it must be carried out for 'imperative reasons of overriding public interest' (IROPI).

3.9 [This step is undertaken during Stage 3: Assessment where no alternatives exist, and adverse impacts remain taking into account mitigation].

Typical stages

3.10 The following sections summarise the stages and associated tasks and outcomes typically involved in carrying out a full HRA of a development plan, based on various guidance documents **[See reference** 15**]** **[See reference** 16**]** **[See reference** 17**]**. This report presents the outputs of the tasks outlined below under Stage 1: HRA Screening and Stage 2: Appropriate Assessment.

Stage 1: HRA Screening

3.11 Task:

- Description of the development plan and confirmation that it is not directly connected with or necessary to the management of Habitats Sites.
- Identification of potentially affected Habitats Sites and their conservation objectives **[See reference** 18**]**.

- Assessment of likely significant effects of the development plan alone or in combination with other plans and projects (without consideration of avoidance or reduction ('mitigation') measures) **[See reference** 19**]**.

3.12 Outcome:

- Where effects are unlikely, prepare a 'finding of no significant effect report'.
- Where effects judged likely, or lack of information to prove otherwise, proceed to Stage 2.

Stage 2: Appropriate Assessment (where Stage 1 does not rule out likely significant effects)

3.13 Task:

- Information gathering (development plan and Habitats Sites) **[See reference** 20**]**.
- Impact prediction.
- Evaluation of development plan impacts in view of conservation objectives of Habitats Sites.
- Where impacts are considered to directly or indirectly affect qualifying features of Habitats Sites, identify how these effects will be avoided or reduced ('mitigation').

3.14 Outcome:

- Appropriate assessment report describing the plan, Habitats Site baseline conditions, the adverse effects of the plan on the Habitats Site, how these effects will be avoided or reduced, including the mechanisms and timescale for these mitigation measures.
- If effects remain after all alternatives and mitigation measures have been considered proceed to Stage 3.

Stage 3: Assessment where no alternatives exist and adverse impacts remain taking into account mitigation

3.15 Task:

- Identify 'imperative reasons of overriding public interest' (IROPI).

- Demonstrate no alternatives exist.
- Identify potential compensatory measures.

3.16 Outcome:

- This stage should be avoided if at all possible. The test of IROPI and the requirements for compensation are extremely onerous.

3.17 It is normally anticipated that an emphasis on Stages 1 and 2 of this process will, through a series of iterations, help ensure that potential adverse effects are identified and eliminated through the inclusion of mitigation measures designed to avoid or reduce effects. The need to consider alternatives could imply more onerous changes to a plan document. It is generally understood that so called 'imperative reasons of overriding public interest' (IROPI) are likely to be justified only very occasionally and would involve engagement with the Government.

Case law

3.18 This HRA has been prepared in accordance with relevant case law, including most notably the *'People over Wind'* and *'Holohan'* rulings from the Court of Justice for the European Union (CJEU).

3.19 The *People over Wind, Peter Sweetman v Coillte Teoranta* (April 2018) judgment ruled that Article 6(3) of the Habitats Directive should be interpreted as meaning that mitigation measures should be assessed as part of an Appropriate Assessment and should not be taken into account at the Screening stage. The precise wording of the ruling is as follows:

> "Article 6(3) …….must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an appropriate assessment of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of measures intended to avoid or reduce the harmful effects of the plan or project on that site."

3.20 In light of the above, the HRA Screening stage does not rely upon avoidance or mitigation measures to draw conclusions as to whether the Local Plan could result in likely significant effects on Habitats Sites, with any such measures being considered at the Appropriate Assessment stage as relevant.

3.21 This HRA is also be undertaken in line with the *Holohan v An Bord Pleanala* (November 2018) judgment which stated that:

> "Article 6(3) of Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora must be interpreted as meaning that an 'appropriate assessment' must, on the one hand, catalogue the entirety of habitat types and species for which a site is protected, and, on the other, identify and examine both the implications of the proposed project for the species present on that site, and for which that site has not been listed, and the implications for habitat types and species to be found outside the boundaries of that site, provided that those implications are liable to affect the conservation objectives of the site."

3.22 In undertaking HRA, LUC considers the potential for effects on species and habitats, including those not listed as qualifying features, to result in secondary effects upon the qualifying features of Habitats Sites, including the potential for complex interactions and dependencies. In addition, the potential for offsite impacts, such as through impacts to functionally linked land, and or species and habitats located beyond the boundaries of Habitats Sites, but which may be important in supporting the ecological processes of the qualifying features, is considered.

3.23 Similarly, effects on both qualifying and supporting habitats and species on functionally linked land (FLL) or habitat are considered, in line with the High Court judgment in RSPB and others v Secretary of State and London Ashford Airport Ltd [2014 EWHC 1523 Admin] (paragraph 27), which stated that:

> "There is no authority on the significance of the non-statutory status of the FLL. However, the fact that the FLL was not within a protected site does not mean that the effect which a deterioration in its quality or function could have on a protected site is to be ignored. The indirect effect was still protected. Although the question of its legal status was mooted, I am satisfied …. that while no particular legal status attaches to FLL, the fact that land is functionally linked to protected land means that the indirectly adverse effects on a protected site, produced by effects on FLL, are scrutinised in the same legal framework just as are the direct effects of acts carried out on the protected site itself. That is the only sensible and purposive approach where a species or effect is not confined by a line on a map or boundary fence. This is particularly important where the boundaries of designated sites are drawn tightly as may be the UK practice".

3.24 In addition to this, the HRA takes into consideration the *'Wealden'* judgment from the CJEU.

3.25 Wealden District Council v Secretary of State for Communities and Local Government, Lewes District Council and South Downs National Park Authority (2017) ruled that it was not appropriate to scope out the need for a detailed assessment for an individual plan or project based on the annual average daily traffic (AADT) figures detailed in the Design Manual for Roads and Bridges or the critical loads used by Defra or Environmental Agency without considering the in-combination impacts with other plans and projects.

3.26 In light of this judgment, HRA therefore considers traffic growth based on the effects of development from a development plan in combination with other drivers of growth such as development proposed in neighbouring boroughs and demographic change.

3.27 The HRA also takes into account the *Grace and Sweetman* (July 2018) judgment from the CJEU which stated that:

"there is a distinction to be drawn between protective measures forming part of a project and intended to avoid or reduce any direct adverse effects that may be caused by the project in order to ensure that the project does not adversely affect the integrity of the area, which are covered by Article 6(3), and measures which, in accordance with Article 6(4), are aimed at compensating for the negative effects of the project on a protected area and cannot be taken into account in the assessment of the implications of the project."

"As a general rule, any positive effects of the future creation of a new habitat, which is aimed at compensating for the loss of area and quality of that habitat type in a protected area, are highly difficult to forecast with any degree of certainty or will be visible only in the future."

"A mitigation strategy may only be taken into account at AA (a.6(3)) where the competent authority is "sufficiently certain that a measure will make an effective contribution to avoiding harm, guaranteeing beyond all reasonable doubt that the project will not adversely affect the integrity of the area."

> "Otherwise it falls to be considered to be a compensatory measure to be considered under a.6(4) only where there are: 'imperative reasons of overriding public interest'"

3.28 The Appropriate Assessment of the Local Plan therefore only considers the existence of measures to avoid or reduce its direct adverse effects (mitigation) if the expected benefits of those measures are beyond reasonable doubt at the time of the assessment.

Screening methodology

3.29 HRA Screening of the Local Plan has been undertaken in line with current available guidance and seeks to meet the requirements of the Habitats Regulations.

3.30 The purpose of the Screening stage is to:

- Identify all aspects of the plan which would have no effect on a Habitats Site, so that that they can be eliminated from further consideration in respect of this and other plans.
- Identify all aspects of the plan which would not be likely to have a significant effect on a Habitats Site (i.e. would have some effect, because of links/connectivity, but which are not significant), either alone or in combination with other aspects of the same plan or other plans or projects, which therefore do not require Appropriate Assessment.
- Identify those aspects of the plan where it is not possible to rule out the risk of significant effects on a Habitats Site, either alone or in combination with other plans or projects. This provides a clear scope for the parts of the plan that will require appropriate assessment.

3.31 A risk-based approach, involving the application of the precautionary principle, has been adopted in the assessment, such that a conclusion of 'no significant effect' is only reached where it is considered unlikely, based on current knowledge and the information available, that a policy or site allocation would have a significant effect on a Habitats Site.

3.32 Screening assessment considers the potential for likely significant effects resulting from each policy and site allocation, without taking mitigation (e.g. embedded in policy) into account, in accordance with the 'People over Wind' judgment.

3.33 For some types of impacts, the potential for likely significant effects can been determined on a proximity basis, using GIS data to determine the proximity of potential development locations to the Habitats Sites that are the subject of the assessment. However, there are many uncertainties associated with using set distances as there are very few standards available as a guide to how far impacts will travel. Therefore, where assumptions have been made or where additional information has been utilised to determine whether the Local Plan is likely to have a significant effect, these are set out in the HRA report.

3.34 Chapter 5 sets out the screening of the Local Plan policies and site allocations, with further detail in **Appendix C**.

Potential impacts of the Local Plan on Habitats Sites

3.35 In our experience of HRA of Local Plans, and based on previous statutory consultee comments on HRAs undertaken elsewhere, the type of development (and related activities) that are permitted by Local Plans have the potential to result in the following broad types of impacts that could affect Habitats Sites:

- **Physical loss of or damage to habitats** e.g. from development or activities within the Habitats Sites themselves or at functionally-linked sites;
- **Non-physical disturbance** e.g. noise, vibration or light from construction or development in close proximity to sensitive species;
- **Air pollution** e.g. from dust, or changes in traffic volumes on roads close to sensitive habitats;
- **Recreation pressure and urban edge effects** e.g. dog walking, cycling, trampling, littering, fire, or predation by pets; and
- **Changes in water quality or quantity** e.g. direct pollution from run-off or accidental spills, changes in flow caused by abstraction, or increase nutrient loading from wastewater treatment.

3.36 For each of the Local Plan policies and site allocations, consideration is given to the type of development or activity the policy could result in, impacts that could arise from that type of development or activity, and then whether there is an impact pathway to any Habitats Sites sensitive to that impact.

3.37 Further consideration of the types of impact that could be relevant to the Local Plan and impact pathways to Habitats Sites is provided in **Chapter 5**.

Identification of Habitats Sites which may be affected by the Local Plan

3.38 To begin the search of Habitats Sites that could potentially be affected by the Local Plan, it is established practice in HRAs to consider Habitats Sites within the local planning authority area covered by a plan, and also within a buffer distance from the boundary of the plan area.

3.39 A distance of 15km from the Local Plan area boundary has been used as a starting point to identify Habitats Sites that could be affected by impacts relating to the Local Plan. The use of this distance presents a precautionary approach to the Screening assessment; however, consideration is also given to Habitats Sites beyond this distance that may be functionally connected to the plan area, for example through hydrological pathways.

3.40 Detailed information about each Habitats Site screened into the HRA is provided in **Appendix A**, described with reference to Standard Data Forms, for the SPAs and SACs, Information Sheets for the Ramsar sites **[See reference 21]**, and Natural England's Site Improvement Plans **[See reference 22]**. Natural England's conservation objectives **[See reference 23]** and any supplementary advice on conserving and restoring site features for the SPAs and SACs have also been reviewed. A summary of relevant information about those Habitats Sites within 15 km of the district's boundary and those with connectivity to the plan area (for example via river systems); and sites which may have functionally linked habitats is provided in **Chapter 4**.

Functionally linked habitats

3.41 The assessment also takes into account areas that may be functionally linked to the Habitats Sites. The term 'functional linkage' can be used to refer to the role or 'function' that land or other habitats beyond the boundary of a Habitats Site might fulfil in supporting the species populations for which the site was designated or classified. Such an area is therefore 'linked' to the site in question because it provides a (potentially important) role in maintaining or restoring a protected population at favourable conservation status.

3.42 While the boundary of a Habitats Site will usually be drawn to include key supporting habitat for a qualifying species, this cannot always be the case where the population for which a site is designated or classified is particularly mobile. Individuals of the population will not necessarily remain in the site all the time. Sometimes, the mobility of qualifying species is considerable and may extend so far from the key habitat that forms the Habitats Site that it would be

entirely impractical to attempt to designate or classify all of the land or sea that may conceivably be used by the species. HRA therefore considers whether any qualifying species of nearby (or linked) Habitats Sites make use of functionally linked habitats, and the impacts that could affect those habitats.

Assessment of 'likely significant effect'

3.43 As required under Regulation 105 of The Conservation of Habitats and Species Regulations 2017 (SI 2017/1012), as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579), an assessment has been undertaken of the 'likely significant effects' of the policy approaches set out within the emerging Local Plan. The assessment has been undertaken to identify which policies would be likely to have a significant effect on Habitats Sites in Local Plan area (+15km). This assessment will need to be repeated with each HRA iteration of the Local Plan.

3.44 A risk-based approach involving the application of the precautionary principle has been adopted in the assessment, such that a conclusion of 'no significant effect' will only be reached where it is considered very unlikely, based on current knowledge and the information available, that a proposal in the Local Plan would have a significant effect on the integrity of a Habitats Site.

Interpretation of 'likely significant effect'

3.45 Relevant case law helps to interpret when effects should be considered as a Likely Significant Effect (LSE), when carrying out HRA of a development plan.

3.46 In the Waddenzee case **[See reference** 24**]**, the European Court of Justice ruled on the interpretation of Article 6(3) of the Habitats Directive (translated into Reg. 102 in the Habitats Regulations), including that:

- An effect should be considered 'likely', "if it cannot be excluded, on the basis of objective information, that it will have a significant effect on the site" (para 44);
- An effect should be considered 'significant', "if it undermines the conservation objectives" (para 48); and
- Where a plan or project has an effect on a site "but is not likely to undermine its conservation objectives, it cannot be considered likely to have a significant effect on the site concerned" (para 47).

3.47 An opinion delivered to the Court of Justice of the European Union **[See reference** 25**]** commented that:

> "The requirement that an effect in question be 'significant' exists in order to lay down a de minimis threshold. Plans or projects that have no appreciable effect on the site are thereby excluded. If all plans or projects capable of having any effect whatsoever on the site were to be caught by Article 6(3), activities on or near the site would risk being impossible by reason of legislative overkill."

3.48 This opinion (the 'Sweetman' case) therefore allows for the authorisation of plans and projects whose possible effects, alone or in combination, can be considered 'trivial' or de minimis; referring to such cases as those "which have no appreciable effect on the site". In practice such effects could be screened out as having no likely significant effect; they would be 'insignificant'.

3.49 The HRA Screening assessment therefore considers whether the Local Plan policies could have likely significant effects either alone or in combination.

In-combination effects

3.50 Regulation 105 of the Habitats Regulations 2017 requires an Appropriate Assessment where "a land use plan is likely to have a significant effect on a Habitats Site (either alone or in combination with other plans or projects) and is not directly connected with or necessary to the management of the site". Therefore, the Screening assessment must consider whether any impacts identified from the Local Plan may combine with other plans or projects to give rise to significant effects in-combination.

3.51 If the HRA Screening determines that the Local Plan will have a particular type of effect (e.g. due to water pollution) on its own but it is not likely to be significant, the in-combination assessment at Screening stage would need to determine whether there may also be the same type of effect from other plans or projects that could combine with the Local Plan to produce a significant effect. If so, this likely significant effect arising from the Local Plan in combination with other plans or projects would then need to be considered through the Appropriate Assessment stage to determine if it would have an adverse effect on integrity of the relevant Habitats Site. However, if the Screening assessment concludes that there is no impact pathway by which development proposed in the Local Plan could affect the conditions necessary to maintain qualifying features of a Habitats Site, then there will be no in-

combination effects to assess at the Screening or Appropriate Assessment stage. This approach accords with recent guidance on HRA **[See reference 26]**.

3.52 If impact pathways are found to exist for a particular type of effect but it is not likely to be significant from the Local Plan alone, the in-combination assessment will identify which other plans and programmes could result in the same impact on the same Habitats Site. This focusses on planned growth (e.g. housing or employment) around the affected site, or along the impact corridor, for example, if impacts could arise as a result of changes to a waterway, then planned growth in local authorities along that waterway would be considered.

3.53 Where required, the potential for in-combination impacts therefore focusses on plans prepared by local authorities that overlap with the Habitats Sites that are within the scope of the HRA. The findings of any associated HRA work for those plans would then be reviewed where available. Where relevant, any strategic projects in the area that could have in-combination effects with the Local Plan are also identified and reviewed.

3.54 The online HRA Handbook suggests the following plans and projects may be relevant to consider as part of the in-combination assessment:

- Applications lodged but not yet determined, including refusals subject to an outstanding appeal or legal challenge;
- Projects subject to periodic review e.g. annual licences, during the time that their renewal is under consideration;
- Projects authorised but not yet started;
- Projects started but not yet completed;
- Known projects that do not require external authorisation;
- Proposals in adopted plans; and
- Proposals in draft plans formally published or submitted for final consultation, examination or adoption.

3.55 The need for in-combination assessment also arises at the Appropriate Assessment stage, and a similar approach is taken.

Appropriate Assessment methodology

3.56 Following the Screening stage, if likely significant effects on the Habitats Site are unable to be ruled out, the plan-making authority is required under

Regulation 105 of the Habitats Regulations 2017 to make an 'Appropriate Assessment' of the implications of the plan for the Habitats Site, in view of their conservation objectives. European Commission Guidance states that the Appropriate Assessment should consider the impacts of the plan (either alone or in combination with other projects or plans) on the integrity of the Habitats Site with respect to their conservation objectives and to their structure and function.

Assessing the effects on site integrity

3.57 A site's integrity depends on it being able to sustain its 'qualifying features' (i.e. those Annex 1 habitats, Annex II species, and Annex 1 bird populations for which it has been designated) and to ensure their continued viability. The 'Holohan' judgement also clarifies that effects on species and habitats not listed as qualifying features, but which could result in secondary effects upon the qualifying features of Habitats Sites also need to be considered. The Appropriate Assessment, where required, then builds upon the information set out in Appendix A of this report, to consider the characteristics of supporting habitats and species that could be affected by impacts identified at the Screening stage.

3.58 A high degree of integrity is considered to exist where the potential to meet a site's conservation objectives is realised and where the site is capable of self-repair and renewal with a minimum of external management support.

3.59 A conclusion needs to be reached as to whether or not the Local Plan would adversely affect the integrity of the Habitats Site. As stated in the European Commission Guidance, assessing the effects on the site(s) integrity involves considering whether the predicted impacts of the Local Plan policies (either alone or in combination) have the potential to:

- Cause delays to the achievement of conservation objectives for the site;
- Interrupt progress towards the achievement of conservation objectives for the site;
- Disrupt those factors that help to maintain the favourable conditions of the site;
- Interfere with the balance, distribution and density of key species that are the indicators of the favourable condition of the site;
- Cause changes to the vital defining aspects (e.g. nutrient balance) that determine how the site functions as a habitat or ecosystem;

- Change the dynamics of relationships that define the structure or function of the site (e.g. relationships between soil and water, or animals and plants);
- Interfere with anticipated natural changes to the site;
- Reduce the extent of key habitats or the population of key species;
- Reduce the diversity of the site;
- Result in disturbance that could affect the population, density or balance between key species;
- Result in fragmentation; or
- Result in the loss of key features.

3.60 The conservation objectives for each Habitats Site (**Appendix A**) are generally to maintain the qualifying features in favourable condition. The Site Improvement Plans for each Habitats Site provide an overview of the issues (both current and predicted) affecting the condition of the qualifying features on the site(s) and outline the priority measures required to improve the condition of the features. These have been drawn on to help to understand what is needed to maintain the integrity of the Habitats Site.

3.61 For each Habitats Site where HRA Screening identified an uncertain or likely significant effect in relation to the Local Plan, the potential impacts are set out and judgements made (based on the information available) regarding whether the impact will have an adverse effect on the integrity of the site. Consideration has been given to the potential for mitigation measures to be implemented that could reduce the likelihood or severity of the potential impacts, such that there would not be an adverse effect on the integrity of the site.

Chapter 4
Relevant Habitats Sites

4.1 This chapter summarises information about Habitats Sites that are:

- within 15km of the Cotswold district boundary;
- any sites beyond that distance with connectivity to the plan area (for example via river systems); and
- any sites for which functionally linked habitats (or land; FLL) may be relevant.

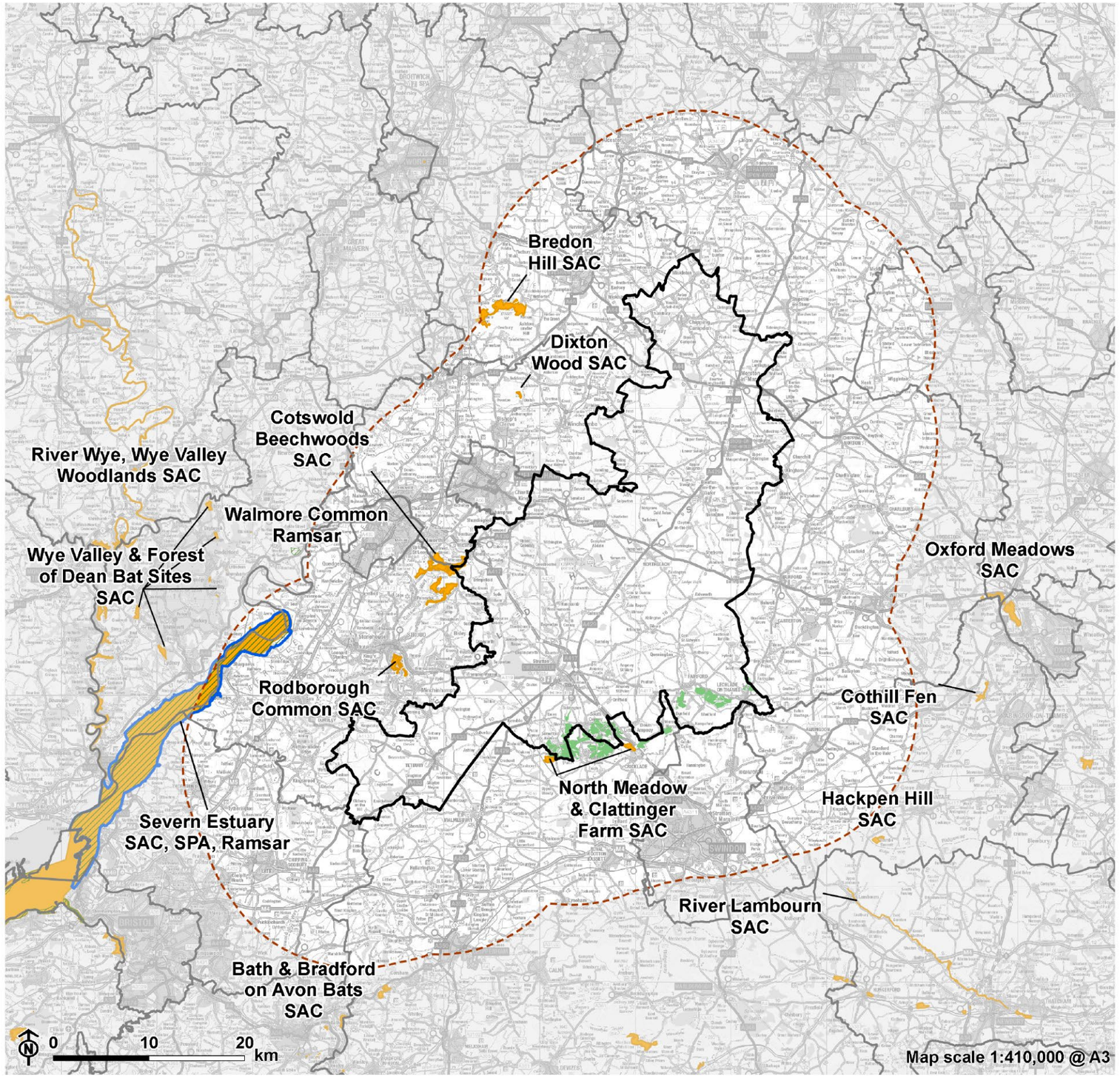
Habitats Sites within or linked to the plan area

4.2 The following Habitats Sites are within the plan area or within 15km of it (Figure 4.1), and are therefore scoped into the HRA:

- Cotswold Beechwoods SAC – partially within plan area;
- North Meadow and Clattinger Farm SAC – adjacent to south of plan area;
- Rodborough Common SAC – 2.7km west;
- Dixton Wood SAC – 7.1km west;
- Bredon Hill SAC – 10.1km west; and
- Severn Estuary SAC, SPA & Ramsar – 10.4km west.

4.3 The following Habitats Site is beyond 15km from the Plan area but is hydrologically connected via the River Evenlode and River Thames:

- Oxford Meadows SAC – 23.9km east.



Cotswold Local Plan HRA
Cotswold District Council

LUC

Figure 4.1: Location of Habitat Sites and Cotswold Water Park SSSI in relation to Local Plan area

- Cotswold District boundary
- Neighbouring Local Authority
- 15km buffer from Cotswold District boundary
- Ramsar
- Cotswold Water Park Site of Special Scientific Interest (SSSI)
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

© Natural England 2026 Contains Ordnance Survey data © Crown copyright and database right 2026

Functionally linked habitats

4.4 The following Habitats Sites have mobile species within their qualifying features, which may use habitats outside the designated Habitats Sites:

- Dixton Wood SAC: Violet click beetle;
- Bredon Hill SAC: Violet click beetle;
- Severn Estuary:
  - SAC: Sea lamprey, River lamprey, Twaite shad;
  - SPA: Gadwall, Greater white-fronted goose, Dunlin, Bewick's swan, Common shelduck, Common redshank, waterbird assemblage;
  - Ramsar: Gadwall, Greater white-fronted goose, Dunlin, Bewick's swan, Common shelduck, Common redshank; Atlantic salmon, sea trout, sea lamprey, river lamprey, allis shad, twaite shad and eel.

4.5 Further information on the potential for functionally linked habitats (also known as functionally linked land; FLL) associated with the species to be impacted by the Local Plan is set out below. In summary, FLL only needs to be considered in relation to birds of the Severn Estuary SPA/Ramsar and migratory fish of Severn Estuary SAC/Ramsar.

Invertebrates

4.6 Dixton Wood and Bredon Hill SACs are designated for violet click-beetle *Limoniscus violaceus*. Habitats located outside of these Habitats Sites may also contribute to maintaining the population of these species.

4.7 The violet click beetle is very rare and therefore very little is known about the species. Violet click beetles tend to be found in decaying ash or beech trees and are likely to remain in the same trees all of their lives **[See reference** 27**]** and the dispersal abilities of this species is considered to be limited **[See reference** 28**]**. FLL is therefore only likely if woodland within the Habitats Sites extends beyond the boundary of the site. For stag beetles, a precautionary distance of 2km is used to identify potential FLL **[See reference** 29**]**. Stag beetles are likely to travel further than violet click beetles, which are likely to remain in the same tree all their lives; therefore, applying the same distance to violet click beetle would be unnecessarily precautionary; for violet click beetle, a distance of 500m is considered sufficient.

4.8 Given the distance of these SACs from the Plan area (>7km), FLL relating to invertebrates does not need to be considered further in this HRA.

Birds

4.9 Severn Estuary SPA is designated for non-breeding bewick's swan Cygnus columbianus bewickii, common shelduck Tadorna Tadorna, gadwall Anas strepera, dunlin Calidris alpina alpina, common redshank Tringa tetanus, and greater white-fronted goose Anser albifrons albifrons. The Severn Estuary Ramsar site is designated for its assemblages of international importance which include: bewick's swan Cygnus columbianus bewickii, common shelduck Tadorna Tadorna, gadwall Anas strepera, dunlin Calidris alpina alpina, common redshank Tringa tetanus, and greater white-fronted goose Anser albifrons albifrons.

4.10 The habitat preferences for qualifying bird species of Severn Estuary SPA and Ramsar includes farmland, grassland, lakes, ponds, wetlands and rivers. Therefore, FLL for qualifying bird species of Severn Estuary SPA and Ramsar is likely to comprise these habitats.

4.11 To identify habitats used by birds from the Severn Estuary designated sites, Natural England has commissioned studies to identify land with proven or possible functional linkages to the SPA. These studies, by Link Ecology, have been undertaken in phases, for different areas of the estuary.

4.12 Phase 5 of the study (Gloucestershire and Worcestershire) **[See reference** 30**]** confirmed that a number of the qualifying bird species of the Severn Estuary SPA/Ramsar travel away from the designated site and make use of habitats some distance from the SPA/Ramsar site in Gloucestershire and Worcestershire for grazing/roosting. Cotswold District is outside the core area of the study; however, Cotswold Lakes (formerly known as Cotswold Water Park and which are designated as the Cotswold Water Park Site of Special Scientific Interest (SSSI) that includes the lakes around South Cerney, Fairford and Lechlade), in particular, are identified as locations in which the species counts meet or exceed 1% (i.e. a significant proportion) of the SPA population for one or more species; although some species are more widespread across the district. The presence of these species in Cotswold District does not prove that the individuals originated from the SPA/Ramsar; however, the study states that there is likely to be connectivity with Cotswold Lakes and recommends that a separate review of potential functional linkage to Cotswold Lakes is carried out.

4.13 It is also possible that birds moving between the Severn Estuary SPA/Ramsar and the Cotswold Water Park SSSI make use of habitats around the SSSI, for example arable fields. A review of available information on bird habitat preferences, functional linkages and habitats present in the plan area has been undertaken (see **Appendix E**), to inform an understanding of the bird species that might make use of FLL and where that could occur. The FLL assessment has identified that the following qualifying species of the SPA/Ramsar could rely on habitats within the plan area:

- Bewick's swan – wetlands; arable fields.
- Common shelduck – lakes.
- Gadwall – slow freshwater; flooded grassland.
- Greater white-fronted goose – wet grassland; arable fields.
- Lesser black-backed gull – landfills; farmland.
- Herring gull – urban landfills.
- Eurasian curlew – mudflats; wet grassland.
- Eurasian wigeon – shallow wetlands; grazed grassland.
- Northern shoveler – shallow wetlands; flooded fields.
- Spotted redshank – lagoons mudflats; flooded fields.
- Northern pintail – freshwater wetlands; inundated fields.
- Lapwing – wet grassland; arable farmland.

4.14 Given the likely functional linkage between Severn Estuary SPA, the Cotswold Lakes, and potentially other habitats within the District, Severn Estuary SPA and Ramsar have been scoped in for further assessment to determine whether the plan will result in likely significant effects on the qualifying bird species as a result of the loss of FLL.

Fish

4.15 The Severn Estuary SAC and Ramsar is designated for Atlantic salmon *Salmo salar*, sea trout *Salmon trutta*, sea lamprey *Petromyzon marinus*, river lamprey *Lampetra fluviatilis*, allis shad *Alosa alosa*, twaite shad *Alosa fallax* and eel *Anguilla Anguilla*.

4.16 All of these species are migratory and therefore have the potential to be dependent upon watercourses located outside the boundaries of the SAC and Ramsar but with functional hydrological connectivity.

4.17 The Severn Estuary is a key migration route to their spawning grounds in the many tributaries that flow into the estuary. Salmon, river lamprey, twaite shad, allis shad, sea trout, eel, and sea lamprey are migratory and therefore have the potential to be dependent upon watercourses located outside the boundaries of the SAC/Ramsar but with functional hydrological connectivity. Brook lamprey and bullhead are reliant on a mosaic of aquatic habitats, potentially including areas outside of the relevant SAC/Ramsar boundaries.

4.18 Significant functionally linked habitats are likely to be only larger tributaries of the Severn, as well as smaller ditches and rhines near to the Severn Estuary SAC/Ramsar.

4.19 The River Frome (near Stroud) forms part of the boundary of Cotswold District, and the upper reaches of River Chelt (near Cheltenham) extend into the Plan area. Both rivers flow into the Severn, which means that the Severn Estuary SAC and Ramsar is hydrologically connected to the Plan area. Taking a precautionary approach, potential for effects on FLL associated with fish from the Severn Estuary SAC / Ramsar therefore require further assessment.

Chapter 5
HRA Screening

5.1 This chapter sets out the assumptions applied to the HRA Screening of impacts and considers which of the Local Plan policies and site allocations could have a likely significant effect on a Habitats Site. Further details of the screening assessment are provided in **Appendix C**.

Physical damage or loss of habitat

5.2 Any development resulting from the Local Plan would take place within the District. Therefore, only Habitats Sites within or immediately adjacent to the District's boundary could be affected through physical damage or loss of habitat within the Habitats Site's boundaries. Only Cotswold Beechwoods SAC (small area of SAC is within the district) and North Meadow & Clattinger Farm SAC (immediately adjacent to District boundary) have the potential to be affected by physical damage and/or loss from development, directly.

5.3 Habitat loss from development in areas outside of the Habitats Site boundaries may also result where development occurs within or immediately adjacent to potential FLL; i.e. rivers, lakes or adjacent habitats used by birds or fish from the Severn Estuary SAC, SPA or Ramsar.

5.4 There are no site allocations within or immediately adjacent to Habitats Sites or rivers that could be used by fish from the Severn Estuary SAC, SPA or Ramsar site. However, the following policies allow for some rural and/or windfall development that could in theory be located within or immediately adjacent to Cotswold Beechwoods SAC or North Meadow and Clattinger Farm SAC, or FLL used by birds/fish from Severn Estuary SAC/SPA/Ramsar:

- Core Policy 27 Net Zero Carbon New Buildings.
- Core Policy 28 Renewable and Low Carbon Energy Generation, Storage and Transmission.
- Core Policy 45 Gypsy and Traveller Accommodation: defines the two locations for gypsy and traveller accommodation.
- Core Policy 46 New Employment Development: identifies broad locations for employment development (assessed in relation to site allocations) and permits some windfall development outside development boundaries.
- Core Policy 49 Development of Tourist Facilities and Visitor Attractions.

- Core Policy 50 Tourist and Visitor Accommodation.
- Core Policy 72 Social and Community Infrastructure.
- Development Policy 1 Affordable Housing on Rural Exception Sites: Sets out the circumstances in which windfall development would be permitted in rural areas.
- Development Policy 3 Dwellings for Rural Workers Outside Development Boundaries: Allows some small scale development within rural areas.
- Development Policy 6 Rural Diversification: permits development in rural areas.
- Development Policy 8 New Agricultural and Forestry Development: permits development in rural areas.
- Development Policy 9 Equestrian Related Development: permits development in rural areas.

5.5 An assessment has also been undertaken of the suitability of the Local Plan site allocations to contain habitats used by birds from the Severn Estuary and be functionally linked to the Severn Estuary SPA/Ramsar (see **Appendix E**). This has identified that the following site allocations have high potential to be FLL:

- F53A - Land at Totterdown Hill, Horcott.
- F20A - Land south-east of Fairford.
- Strategic site: Fairford - Land north east of Fairford.

5.6 The following site allocations have moderate potential to be FLL:

- Strategic site: Cirencester - Steadings southern extension.
- Strategic site: Cirencester - Land east of Kingshill Lane.
- Strategic site: Cirencester - Land south east of Cirencester and south of Preston.
- Strategic site: Siddington - Land south west of Siddington.
- Strategic site: Driffield - Land south of Driffield.
- Strategic site: Down Ampney - Land surrounding Down Ampney.
- SD15 – Siddington, Plummers Farm, east of Ashton Road.

- SD17 – Siddington, Land east of Siddington Road and west of Bluebell Drive.
- SD23 – Siddington, Land between disused canal and disused railway line, north of Park Way.
- F52/F39C - Land west of Terminus Cottage and Station Cottage.
- L19 - Land south of Butler's Court.
- L33 - Land south of Ferrers Park.

5.7 All other site allocations have been assessed either as negligible/low potential, or were not subject to detailed assessment as they are not considered to be in locations where FLL is possible.

5.8 In addition to the site allocations, the following policies permit development that could result in damage or loss of bird FLL:

- Core Policy 11 Special Policy Areas – Royal Agricultural University.
- Core Policy 15 Cotswold Airport.
- Core Policy 16 Thames and Severn Canal.
- Core Policy 17 The River Thames.
- Core Policy 18 Cotswold Lakes: Post Mineral Extraction After Use.

In summary, there is potential for likely significant effects at Cotswold Beechwoods SAC (directly), North Meadow & Clattinger Farm SAC (directly) and Severn Estuary SAC/SPA/Ramsar (indirectly, via bird/fish FLL) due to physical damage or loss habitats. These may be significant due to the Local Plan alone.

Non-physical disturbance

5.9 Noise and vibration effects, e.g. during the construction of new housing or other development, are most likely to disturb bird species and are thus a key consideration with respect to Habitats Sites where birds are the qualifying features, although such effects may also impact upon some mammals and fish species. Artificial lighting at night (e.g. from street lamps, flood lighting and security lights) is most likely to affect bat populations and some nocturnal bird species, and therefore have an adverse effect on the integrity of Habitats Sites where bats or nocturnal birds are a qualifying feature.

5.10 It has been assumed (on a precautionary basis and based on our experience of previous HRAs and consultation with Natural England) that the effects of noise, vibration and light pollution are capable of causing an adverse effect if development takes place within 500m of a Habitats Site (or functionally linked habitat) with qualifying features sensitive to these disturbances.

5.11 All Habitats Sites either do not support species likely to be significantly affected as a result of noise, vibration and light pollution and/or are located over 500m from the Plan area at the closest point.

5.12 However, the following qualifying species may use functionally linked habitat within the Plan area:

- Bird species of Severn Estuary SPA and Ramsar.
- Migratory fish species of Severn Estuary SAC and Ramsar.

5.13 Migratory fish species are unlikely to be significantly affected as a result of noise, vibration and light pollution resulting from the Local Plan and there are no site allocations within 500m of a river that is hydrologically connected to the Severn Estuary. This impact pathway is not considered further.

5.14 Non-physical disturbance can also adversely affect birds at functionally linked habitats, if the disturbance is of a sufficient scale to harm the population of species at the linked Habitats Site (the Severn Estuary SPA/Ramsar). For birds, the key FLL within the district is Cotswold Water Park SSSI. There are other habitats that have potential to be FLL (see **Appendix E**), but these are common within the district and it is unlikely that localised urban edge effects from development at these habitats would have a significant effect on the SPA/Ramsar.

5.15 The following site allocations and policy areas are within 500m of the Cotswold Water Park SSSI:

- Strategic site: Siddington - Land south west of Siddington.
- SD15 Plummers Farm, east of Ashton Road.
- R644 Driffield (part of strategic site: Land south of Driffield).
- Core Policy 17 The River Thames.
- Core Policy 18 Cotswold Lakes: Post Mineral Extraction After Use.

5.16 In addition, the policies listed in paragraph Chapter 10345021 allow for some rural and/or windfall development that could in theory be located within

500m of Cotswold Water Park SSSI and could result in non-physical disturbance.

In summary, there is the potential for likely significant effects at Severn Estuary SAC/SPA/Ramsar (indirectly, via bird FLL) due to non-physical disturbance. These may be significant due to the Local Plan alone.

Bird strike

5.17 Wind turbines and aircraft have the potential to impact upon birds from the Severn Estuary SPA/Ramsar site, where the development is in areas where birds could be flying between, for example, Severn Estuary SPA/Ramsar and Cotswold Water Park SSSI (e.g. in proximity to functionally linked habitats; although the flight routes are not known).

5.18 Wind turbine development could be permitted under the following policies:

- Core Policy 28: Renewable and Low Carbon Energy Generation, Storage and Transmission.
- Core Policy 29: Wind Energy Development.

5.19 Airfield development could be permitted under the following:

- Core Policy 15 Cotswold Airport.

5.20 Land use changes at sites in proximity to existing airfields (Cotswold Airport near Kemble, and RAF Fairford) also have the potential to increase the risk of bird strike to birds of the Severn Estuary SPA/Ramsar, for example the creation of new habitats within a development could attract birds.

There is the potential for likely significant effects at Severn Estuary SPA / Ramsar (via bird functionally linked habitats) as a result of bird strike. These are likely to be significant due to the Local Plan alone.

Air pollution

5.21 Air pollution is most likely to affect Habitats Sites where plant, soil and water habitats are the qualifying features, but some qualifying animal species may also be affected, either directly or indirectly, by any deterioration in habitat

as a result of air pollution. Deposition of pollutants to the ground and vegetation can alter the characteristics of the soil, affecting the pH and nitrogen (N) availability that can then affect plant health, productivity and species composition; dust can also smother habitats and increase the turbidity of water. All of the sites have plant species and/or water habitats as their qualifying feature.

Vehicle emissions

5.22 In terms of vehicle traffic, nitrogen deposition, acid deposition, nitrogen oxides (NOx, i.e. NO and NO_2) and ammonia (NH3) are considered to be the key pollutants.

5.23 Based on the Highways Agency Design Manual for Road and Bridges (DMRB) Document LA105: Air Quality **[See reference** 31**],** which was produced to provide advice regarding the design, assessment and operation of trunk roads (including motorways), it is assumed that air pollution from roads is unlikely to be significant beyond 200m from the road itself. Where increases in traffic volumes are forecast, this 200m buffer needs to be applied to the relevant roads in order to make a judgement about the likely geographical extent of air pollution impacts (the 'affected road network').

5.24 The JNCC's 'Guidance on decision making thresholds for air pollution' **[See reference** 32**]** states that "For the purpose of decision-making, unless local circumstances support a wider zone, plan HRA should take account of the potential effects of traffic emissions on European sites located within 10 km of the plan boundary."

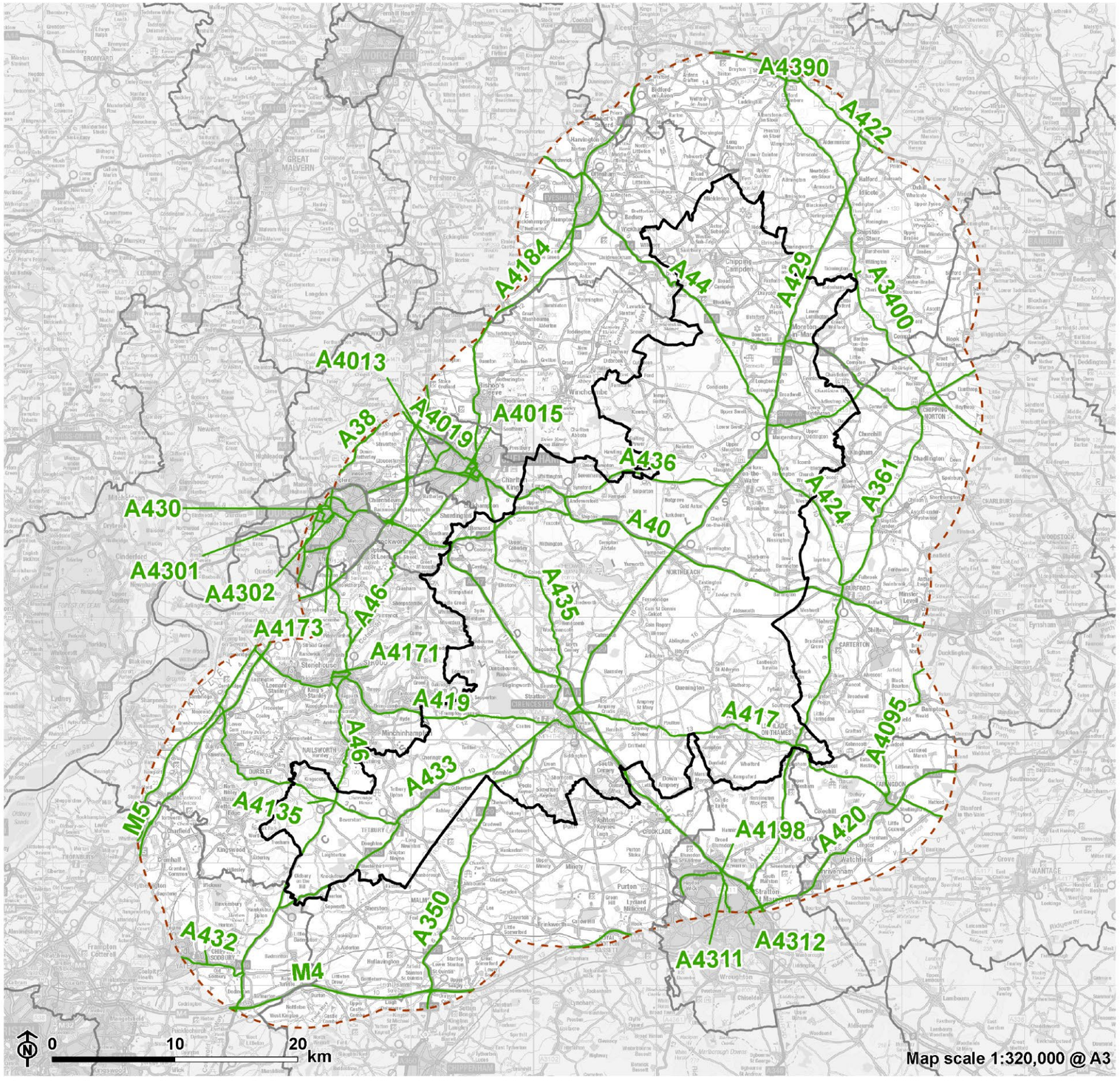
5.25 The DMRB Guidance for the assessment of local air quality in relation to highways developments provides criteria that should be applied to ascertain whether there are likely to be significant impacts associated with routes or corridors. Based on the DMRB guidance, affected roads which should be assessed are those where:

- Daily traffic flows will change by 1,000 AADT (Annual Average Daily Traffic) or more; or
- Heavy duty vehicle (HDV) flows will change by 200 AADT or more; or
- Daily average speed will change by 10 km/hr or more; or
- Peak hour speed will change by 20 km/hr or more; or
- Road alignment will change by 5 m or more.

5.26 In line with the Wealden judgment **[See reference** 33**]**, in-combination air pollution effects must be screened using the same criteria. The implication of the judgment is that, where the road traffic effects of other plans or projects are known or can be reasonably estimated (including those of adopted plans or consented projects), then these should be included in road traffic modelling by the local authority whose local plan or project is being assessed. The screening criteria of 1,000 AADT should then be applied to the traffic flows of the plans in combination.

5.27 It is usually only those roads forming part of the primary road network (motorways and 'A' roads) that might be likely to experience any significant increases in vehicle traffic as a result of development (i.e. greater than 1,000 AADT etc.), although there are exceptions; the affected road network is confirmed as part of the traffic assessment. The primary road network in Cotswold district is shown on **Figure 5.1**.

Figure 5.1: Key strategic roads within Cotswold District and within 10km



Cotswold Local Plan HRA
Cotswold District Council

LUC

Figure 5.1: Key strategic roads within Cotswold district and within 10km

- Cotswold District boundary
- Neighbouring Local Authority
- 10km buffer from Cotswold District boundary
- Strategic road

Contains Ordnance Survey data © Crown copyright and database right 2026

5.28 Strategic roads within 200m of Habitats Sites and within 10km of the plan area are:

- Cotswold Beechwoods SAC: A46 (and potentially B4070).
- North Meadow and Clattinger Farm SAC: A419.
- Rodborough Common SAC: A46.

5.29 All of the other Habitats Sites are situated over 10km from the plan area or 200m from strategic roads and have therefore been scoped out. Potential FLL within the plan area primarily comprise water habitats and arable fields (see paragraphs 4.13 & 4.17, and Appendix E), which are not highly sensitive to air pollution. It is unlikely that air pollution from vehicles would degrade these habitats to the extent that the population of birds/fish at Severn Estuary SAC/SPA/Ramsar would be affected. Therefore, there are no additional roads that need to be screened in to assess FLL.

5.30 Development in any part of the district could contribute to traffic on the identified roads, in-combination, therefore all of the Local Plan site allocations could contribute to air pollution from vehicle emissions. The following policies are associated with the site allocations and overall quantum of development:

- Core Policy 2: Meeting Housing Needs in Cotswold District: Strategic Sites
- Core Policy 3: Meeting Housing Needs in Cotswold District: Non-Strategic Sites
- Core Policy 5: Meeting Business and Employment Needs in Cotswold District

5.31 Traffic data that models the effects of the Local Plan on traffic flows, for roads within 200m of Habitats Sites, has been provided by City Science. Traffic flows have been modelled in relation to the baseline traffic flow in 2024, in relation to two scenarios:

- the future baseline traffic flow in 2043 with general background growth including other neighbouring Local Plans (i.e. without the development proposed in the Local Plan) – this informs the in-combination assessment; and
- the above, plus the development proposed within the Local Plan – this informs the assessment of the Local Plan alone.

5.32 The data is summarised in **Table 5.1** below. Traffic flows on road links that exceed the screening threshold of 1,000 AADT are shown in bold.

Table 5.1: Changes in traffic flow (AADT) for all vehicles, due to the Local Plan alone and in combination (Cotswold Beechwoods SAC)

Road	Baseline traffic flow (2024)	Future baseline traffic flow (2043)	Future baseline with Local Plan	Change due to Local Plan alone	Change due to Local Plan in combination
B4070 south of Birdlip	9,748	11,770	12,855	1,085	3,107
B4070 east of Sheeps-combe	2,535 (south of Calf Way) 10,021 (north of Calf Way)	3,904 11,987	4,518 13,059	614 1,072	1,983 3,038
Calf Way (off B4070 east of Sheeps-combe)	8,574	9,182	9,646	464	1,073
B4070 south of Sheeps-combe	2,422	4,100	4,754	654	2,332
A46 at Cranham Corner	6,829 (north of junction) 6,805 (south of junction)	7,628 7,687	7,677 7,744	49 57	848 939

Table 5.2: Changes in traffic flow (AADT) for all vehicles, due to the Local Plan alone and in combination (North Meadow & Clattinger Farm SAC)

Road	Baseline traffic flow (2024)	Future baseline traffic flow (2043)	Future baseline with Local Plan	Change due to Local Plan alone	Change due to Local Plan in combination
A419 north of Cricklade(two carriage-ways, either side of High Street)	21,710 28,102 28,717 28,102	28,278 35,125 38,566 35,125	31,154 39,709 41,749 39,709	2,876 4,583 3,184 4,583	9,444 11,607 13,032 11,607
High Street, north of Cricklade (slip road onto A419)	3,190	3,673	4,650	977	1,460
The Street, north of Cricklade (parallel to A419)	391	890	4,226	3,336	3,836

Table 5.3: Changes in traffic flow (AADT) for all vehicles, due to the Local Plan alone and in combination (Rodborough Common SAC

Road	Baseline traffic flow (2024)	Future baseline traffic flow (2043)	Future baseline with Local Plan	Change due to Local Plan alone	Change due to Local Plan in combination
A46 Bath Road at Wood-chester	18,589 (north of Selsey Rd) 17,397 (south of Selsey Rd)	20,036 18,871	20,776 19,670	740 800	2,274 2,187

Road	Baseline traffic flow (2024)	Future baseline traffic flow (2043)	Future baseline with Local Plan	Change due to Local Plan alone	Change due to Local Plan in combination
Selsey Road, Wood-chester	1,239	1,745	1,729	6	512
Butterow Hill	4,038 (north of junction) 3,466 (south of junction)	4,785 3,936	4,984 3,896	199 -40	946 429
Rodbor-ough Common (Spine Road)	10,589 (west of junction) 8,535 (east of junction)	11,921 9,195	12,941 9,898	1,021 703	2,353 1,346
Unnamed road between Butterow Hill and Rodbor-ough Common	1,573	2,263	2,578	315	1,005

Table 5.4: Changes in traffic flow (AADT) for Heavy Duty Vehicles (HDVs), due to the Local Plan alone and in combination (Cotswold Beechwoods SAC)

Road	Baseline traffic flow (2024)	Future baseline traffic flow (2043)	Future baseline with Local Plan	Change due to Local Plan alone	Change due to Local Plan in combination
B4070 south of Birdlip	201	218	244	25	42
B4070 east of Sheeps-combe	225	236	262	26	37

Road	Baseline traffic flow (2024)	Future baseline traffic flow (2043)	Future baseline with Local Plan	Change due to Local Plan alone	Change due to Local Plan in combination
	104	150	162	12	58
Calf Way (off B4070 south of Sheeps-combe)	140	107	122	15	-18
B4070 south of Sheeps-combe	93	143	155	12	61
A46 at Cranham Corner	246 266	126 140	134 148	7 8	-112 -118

Table 5.5: Changes in traffic flow (AADT) for Heavy Duty Vehicles (HDVs), due to the Local Plan alone and in combination (North Meadow & Clattinger Farm SAC)

Road	Baseline traffic flow (2024)	Future baseline traffic flow (2043)	Future baseline with Local Plan	Change due to Local Plan alone	Change due to Local Plan in combination
A419 north of Cricklade	2,287 2,568 2,089 2,568	2,323 2,581 2,408 2,581	2,440 2,766 2,816 2,766	117 185 409 185	153 198 728 198
High Street, north of Cricklade (slip road onto A419)	161	130	192	63	31

Road	Baseline traffic flow (2024)	Future baseline traffic flow (2043)	Future baseline with Local Plan	Change due to Local Plan alone	Change due to Local Plan in combination
The Street, north of Cricklade (parallel to A419)	55	38	66	29	11

Table 5.6: Changes in traffic flow (AADT) for Heavy Duty Vehicles (HDVs), due to the Local Plan alone and in combination (Rodborough Common SAC)

Road	Baseline traffic flow (2024)	Future baseline traffic flow (2043)	Future baseline with Local Plan	Change due to Local Plan alone	Change due to Local Plan in combination
A46 Bath Road at Wood-chester	951 926	922 900	943 922	22 21	-5 -8
Selsey Road, Wood-chester	25	22	22	-1	-3
Butterow Hill	128 175	118 167	116 166	-2 -1	-12 -9
Rodbor-ough Common (Spine Road)	310 228	257 175	274 191	17 16	-36 -37
Unnamed road between Butterow Hill and Rodbor-ough Common	79	81	82	1	2

5.33 Due to the changes in AADT exceeding the screening thresholds for a number of roads, AECOM have undertaken an air quality assessment (see **Appendix F**), to model nitrogen (N) deposition, nitrogen oxides (NOx), ammonia (NH3) and acid deposition. The modelling screens the predicted levels of these pollutants, due to the Local Plan alone and in-combination against the screening criteria of 1% of the critical load/level. There are no exceedances of the screening criteria for NOx or acid deposition, but some exceedances for nitrogen deposition and ammonia. The data in Table 5.7 has been provided by AECOM and shows the maximum distances from the roads that the screening criteria (1% of critical load/level) are exceeded, for nitrogen deposition and ammonia.

Table 5.7: Maximum distance from road that exceeds 1% critical load

Habitats Site	Road	Transect	LP alone - N dep	LP alone - NH3	In comb. - N dep	In comb. - NH3
North Meadow & Clattinger	A419	ET1	200m	200m	200m	200m
Rodborough	Spine Road w	ET2	-	-	0.04m	20m
Rodborough	Spine Road e	ET3	-	0.03m	0.03m	50m
Rodborough	A46 / Selsey Road	ET7	-	-	-	-
Cotswold Beechwoods	B4070 Buckholt	ET4	30m	40m	90m	110m
Cotswold Beechwoods	B4070 Birdlip	ET5	-	-	100m	120m
Cotswold Beechwoods	B4070 Sheepscombe	ET6	-	-	70m	80m

5.34 Other locations did not exceed the screening criteria.

5.35 Likely significant effects are therefore predicted at the following locations:

- Cotswold Beechwoods SAC: B4070 at Buckholt, due to the Local Plan alone (and in combination); and on the B4070 at Birdlip and Sheepscombe, due to the Local Plan in combination with other plans and projects only.
- North Meadow & Clattinger Farm SAC: A419, due to the Local Plan alone (and in combination).

- Rodborough Common SAC: Rodborough Common (Spine Road), due to Local Plan alone for NH3 and in combination with other plans and projects for nitrogen deposition.

5.36 The effect of these increases in nitrogen deposition and ammonia are set out in Chapter 6, with further detail available in **Appendix F**.

In summary, there is the potential for likely significant effects at Cotswold Beechwoods SAC, North Meadow & Clattinger Farm SAC, and Rodborough Common SAC (all directly), due to air pollution from vehicle emissions. These will be significant due to the Local Plan alone.

Dust

5.37 The effects of dust are most likely to be significant at qualifying features sensitive to dust, such as riparian and wetland habitats, or sites designated for habitats and plant species.

5.38 The effects of dust deposition in terrestrial habitats are relevant to Cotswold Beechwoods SAC and North Meadow and Clattinger Farm SAC. The effects of dust deposition to the water environment are relevant to functionally linked habitat within the Cotswold District Boundary that is used by:

- Bird species of Severn Estuary SPA and Ramsar.
- Migratory fish species of Severn Estuary SAC and Ramsar.

5.39 There are no major sources of operational dust emissions (e.g. minerals extraction) proposed in the Local Plan; however, construction work for new development can involve temporary dust emissions. Large particles will mostly deposit close to the source and the assumption is that the vast majority of dust deposition would occur within 100m, although some smaller particles may travel up to 200-500m **[See reference** 34**]**.Therefore, significant effects on Habitats Sites from dust are unlikely beyond 100m.

5.40 As the effects are temporary and local, it is considered unlikely that dust deposition from construction would affect FLL to the extent that there was a likely significant effect at a Habitats Site.

5.41 There are no site allocations within 100m of the SACs; however, the following policy area is:

- Core Policy 18 Cotswold Lakes: Post Mineral Extraction After Use – within 500m of North Meadow & Clattinger Farm SAC.

5.42 Some rural and/or windfall development (associated with the policies listed in paragraph Chapter 10345021) could also in theory be located within 100m one of the SACs, but this would be small in scale and unlikely to result in likely significant effects due to dust.

There is the potential for likely significant effects at North Meadow & Clattinger Farm SAC (both directly), due to air pollution from dust. These may be significant due to the Local Plan alone or in combination.

Recreation pressure and urban edge effects

5.43 Recreational activities and human presence can result in significant effects on Habitats Sites as a result of erosion and trampling, or disturbance to sensitive features, such as birds through both terrestrial and water-based forms of recreation. The proximity of urban development to Habitats Sites can also result in significant effects due to fire and vandalism, as well an increase in invasive species and pet predation. For example, research has shown that habitats close to urban areas can have higher densities of mammalian predators such as foxes **[See reference** 35**]** and that there is an increase in the numbers of crows and magpies on sites with greater human activity **[See reference** 36**]**.

5.44 The Local Plan will result in housing growth and associated population increase, which will in turn increase visits to accessible greenspaces.

5.45 Habitats Sites with qualifying bird species are likely to be particularly susceptible to recreational disturbances from walking, dog walking, angling, illegal use of off-road vehicles and motorbikes, wildfowling (shooting wildfowl), and water sports. An increase in recreational pressure from development therefore has the potential to disturb bird populations of SPA and Ramsar sites as a result of both terrestrial and water-based recreation.

5.46 In addition, recreation can physically damage habitat as a result of trampling and also through erosion associated with boat wash (e.g. associated with increased boat moorings and traffic) and terrestrial activities such as use of vehicles.

Recreation pressure

5.47 Each Habitats Site will typically have a 'Zone of Influence' (ZOI) within which increases in population would be expected to result in likely significant effects at sensitive sites. ZOIs are usually established following targeted visitor surveys and the findings are therefore typically specific to each Habitats Site (and often to specific areas within a Habitats Site). ZOIs are typically based on the distance that 75% of visitors travel from.

5.48 At Cotswold Beechwoods SAC, a ZOI of 15.4km is used, based on work by Stroud District Council **[See reference** 37**]**. The ZOI for Rodborough Common SAC is 3.9km, also based on work by Stroud District Council **[See reference** 38**]**.

5.49 At Oxford Meadows SAC, a ZOI of 7km is suggested, based on 2025 work by LUC in the HRA Screening of the West Oxfordshire Local Plan **[See reference** 39**]**. This is based on ZOIs of similar sites elsewhere.

5.50 For North Meadow & Clattinger Farm SAC, the ZOI was established through work by Cotswold District Council and neighbouring authorities and is set out in the North Meadow & Clattinger Farm interim recreation mitigation strategy **[See reference** 40**]**. The strategy states that: “The Clattinger Farm SSSI component of the SAC is managed by the Wiltshire Wildlife Trust. Access to the area is through a visitor centre and is carefully managed by the Trust. At North Meadow, which is Common Land, the public have access on foot over the whole area, unlike at Clattinger Farm where the Trust can open and close areas and routes. The habitats at Clattinger Farm are not considered to be subjected to damaging recreational pressures at present and the site is therefore not considered further in this Interim Mitigation Strategy”. For the North Meadow, Cricklade SSSI component of the SAC, the following ZOIs have been established:

- Year round users: 4.2km; and
- Seasonal summer visitors (snakes head fritillary season): 9.4km.

5.51 At Severn Estuary SAC/SPA/Ramsar, a ZOI of 12.6km has been established through work by Stroud District Council **[See reference** 41**]** and South Gloucestershire Council **[See reference** 42**]**.

5.52 Where the ZOIs are based on visitor survey work and the Habitats Sites have mitigation strategies (all of the above except Oxford Meadows SAC), any residential development within the ZOI is considered to have a likely significant effect. Taking a precautionary approach, this assumption has also been applied to Oxford Meadows SAC.

5.53 The following Habitats Sites have been scoped out of further assessment:

- Bredon Hill SAC – not identified as sensitive to recreation pressure within the SAC's Site Improvement Plan or Supplementary Advice for Conservation Objectives **[See reference** 43**]**.
- Dixton Wood SAC – does not have public access.

5.54 Recreational disturbance can also adversely affect qualifying features at functionally linked habitats, if the disturbance is of a sufficient scale to harm the population of species at the linked Habitats Sites. Potential FLL within the district may be used by:

- Bird species of Severn Estuary SPA and Ramsar (e.g. at Cotswold Water Park).
- Migratory fish species of Severn Estuary SAC and Ramsar (e.g. River Frome, River Chelt).

5.55 A general increase in population due to new development would not be expected to cause a significant increase in recreational activity that could affect fish. Direct recreational activities in rivers, e.g. fishing, are carefully controlled or licensed; the effects of recreation pressure on fish habitat used by species from the Severn Estuary SAC and Ramsar are therefore screened out.

5.56 Bird species are more susceptible to disturbance from recreation and therefore the effects of recreation pressure at the Cotswold Water Park (where functionally linked to the Severn Estuary SPA/Ramsar) have been scoped in as a precaution. Other bird FLL is primarily habitats without public access (e.g. arable fields) and does not need to be considered in relation to recreation pressure. While ZOIs for Habitats Sites are sometimes applied to their associated FLL, this is usually the case where the FLL is near to the Habitats Site and likely to be subject to similar recreation pressure. The Cotswold Lakes are c.29km from the Severn Estuary SPA/Ramsar and likely to have very different patterns of visitor travel and access. The SPA/Ramsar bird populations are also less sensitive to recreation pressure at FLL than from direct impacts within the SPA/Ramsar; i.e. recreation pressure at FLL is less likely to prevent the conservation objectives at the SPA/Ramsar from being met.

5.57 There is no visitor survey information available for Cotswold Water Park SSSI, but it is a popular site for visitors. Taking a very precautionary approach, it is assumed that all of the residential site allocations in the south of the district could increase recreation pressure at the Cotswold Water Park SSSI. These site allocations are all within c.15km of the SSSI, whereas the site allocations in the north of the district are >30km and are not likely to increase recreation pressure at the SSSI (and therefore impact the Severn Estuary SPA/Ramsar bird species).

5.58 Table 5.8 summarises the ZOIs used in this assessment.

Table 5.8: Zones of Influence (ZOIs) used

Habitats Site	ZOI
Cotswold Beechwoods SAC	15.4km
North Meadow and Clattinger Farm SAC	4.2km year round / 9.4km seasonal visitors
Rodborough Common SAC	3.9km
Oxford Meadows SAC	7.0km
Severn Estuary SAC, SPA and Ramsar (direct)	12.6km from Severn Estuary SAC/SPA/Ramsar
Severn Estuary SPA/Ramsar (via FLL)	n/a (all residential site allocations in south of district)

5.59 The ZOI for Oxford Meadows SAC does not extend into the Cotswold District boundary and impacts on this site can be screened out.

5.60 Only a very small area of the district is within the ZOI for Rodborough Common or the ZOI for Severn Estuary SAC/SPA/Ramsar, and there are no site allocations in these areas. Rural development / windfall (see paragraph Chapter 10345021) could in theory result in residential development within the ZOI/s but would be small scale. Impacts on these sites are screened in as a precaution.

5.61 The following site allocations are within the ZOIs of Habitats Sites:

- Cotswold Beechwoods SAC: A2, C71, C81B, K7A, K15, T31B, T71A, K7B.; and strategic sites: Steadings southern extension, New settlement at Cotswold Airport, and Land south west of Kemble.
- North Meadow & Clattinger Farm SAC (4.2km): strategic sites: Land south of Driffield, and Land surrounding Down Ampney.
- North Meadow & Clattinger Farm SAC (9.4km): C81B, F20A, F29C, F52, F53A, R203A-C, R607, SD15, SD17, SD23; and strategic sites: Steadings southern extension, Land east of Kingshill Lane, Land south east of Cirencester and south of Preston, Land south west of Siddington, Land south of Driffield, Land surrounding Down Ampney, and Land north east of Fairford.

5.62 Residential (or other overnight) development in these locations is associated with the following policies:

- Core Policy 2 Meeting Housing Needs in Cotswold District

- Core Policy 3 Meeting Housing Needs in Cotswold District
- Core Policy 49 Development of Tourist Facilities and Visitor Attractions
- Core Policy 50 Tourist and Visitor Accommodation

In summary, there is the potential for likely significant effects at Cotswold Beechwoods SAC (directly), North Meadow & Clattinger Farm (directly), Rodborough Common SAC (directly) and Severn Estuary SPA/Ramsar (directly; and indirectly via bird FLL), due to recreation pressure. These are likely to be significant due to the Local Plan in combination with other plans, for example residential development proposed in the Stroud, South Gloucestershire and Wiltshire Local Plan.

Urban edge effects

5.63 Urban edge effects (e.g. vandalism, litter, vermin or pet predation) occur where residential development is in close proximity to Habitats Sites. Similarly to non-physical disturbance, it is assumed that these are effects are most likely to be significant where residential development is within 500m of a Habitats Site; i.e. within 500m of Cotswold Beechwoods SAC or North Meadow & Clattinger Farm SAC.

5.64 There are no site allocations within 500m of Cotswold Beechwoods SAC or North Meadow & Clattinger Farm SAC. Windfall/rural development could fall within 500m of either SAC (associated with the policies list in paragraph Chapter 10345021); however, the small scale and rural nature of this development is unlikely to result in significant urban effects.

5.65 Urban edge effects can also adversely affect birds at functionally linked habitats, if the impact is of a sufficient scale to harm the population of species at the linked Habitats Site (the Severn Estuary SPA/Ramsar). For birds, the key FLL within the district is Cotswold Water Park SSSI. There are other habitats that have potential to be FLL (see Appendix E), but these are common within the district and it is unlikely that localised urban edge effects at these habitats would have a significant effect on the SPA/Ramsar.

5.66 The following site allocations and policy areas are within 500m of the Cotswold Water Park SSSI:

- Strategic site: Siddington - Land south west of Siddington.
- Strategic site: Land south of Driffield.

- SD15 Plummers Farm, east of Ashton Road.
- Core Policy 17 The River Thames.
- Core Policy 18 Cotswold Lakes: Post Mineral Extraction After Use.

5.67 In addition, the policies listed in paragraph Chapter 10345021 allow for some rural and/or windfall development that could in theory be located within 500m of Cotswold Water Park SSSI and could result in urban edge effects.

In summary, there are no likely significant effects associated with urban edge effects at Cotswold Beechwoods SAC or North Meadow & Clattinger Farm SAC, as a result of urban edge effects. This impact has been screened out.

Water quantity and quality

5.68 All of the Habitats Sites have qualifying features that have some potential to be sensitive to changes in water quantity or quality. However, the Habitats Sites with the potential to be significantly affected by changes in water quantity or quality are likely to be sites that lie within the district or sites with wetland habitats or species, that are hydrologically connected to the district.

5.69 The following Habitats Sites have wetland habitats, are sensitive to changes in water quality or quantity, and also have connectivity to the Plan area:

- Severn Estuary SAC, SPA and Ramsar – connected via River Frome, River Chelt and tributaries (Ozleworth Brook, Nailsworth Stream, Bretforton Brook and Broadway-Badsey Brook). Water is abstracted from the Severn to supply the district. FLL associated with this site's fish and bird species may also be affected by direct run-off, abstraction or discharge.
- Oxford Meadows SAC – connected via River Evenlode and River Thames. Water is abstracted from the Thames to supply the district and wastewater from Cotswold district is discharged into tributaries of the Thames, upstream of the SAC.
- North Meadow and Clattinger Farm SAC – connected via Cerney Wick Brook and River Churn. The sensitivity of the site to hydrological change is primarily related to the flooding regime **[See reference** 44**]**, but water quality of flood waters (due to wastewater treatment or direct pollution) can affect the meadow habitats.

5.70 In addition, Cotswold Beechwoods SAC is screened in as a precaution as it is within the district and could be affected by direct run-off, although it does not have wetland habitats.

5.71 The following Habitats Sites are screened out:

- Rodborough Common SAC – lies close to but uphill from the River Frome and Nailsworth Stream, so no direct connectivity to the Plan area. The site has no wetland habitats.
- Dixton Wood SAC – moist clay soils support the qualifying features but there are no abstraction licences impacting the site **[See reference** 45**]** and no other hydrological connectivity.
- Bredon Hill SAC – moist soils support the qualifying features **[See reference** 46**]**, but the site does not overlay the same aquifer/s as the Plan area; there is no other hydrological connectivity.

Direct pollution

5.72 Direct run-off or deposition of pollutants, for example during construction, could have a significant effect on a Habitats Site where development occurs immediately adjacent to or upstream of a site or FLL (if the pollution incident is sufficient to prevent birds/fish from a Habitats Site from using that habitat).

5.73 There are no site allocations near to and upstream of Cotswolds Beechwoods SAC, North Meadow & Clattinger Farm SAC or Oxford Meadows SAC; although windfall/rural development could occur near to the SACs (associated with the policies in paragraph Chapter 10345021). The scale of impact from windfall development is likely to be small but is screened in as a precaution.

5.74 Waterbodies in the Local Plan area that are potentially functionally linked to Habitats Sites are the Cotswold Water Park SSSI (Severn Estuary SPA/Ramsar birds) and the River Frome near Stroud and River Chelt near Cheltenham (Severn Estuary SAC/Ramsar fish).

5.75 There are no site allocations in proximity to the River Frome. One site allocation at Andoversford (A2) is c.200m from the River Chelt. This single development, which is c.200m from the river and >20km upstream of the River Severn (and any windfall development) is unlikely to have a significant effect on SAC/Ramsar fish species. This impact pathway is not considered further.

5.76 Development that is adjacent to the Cotswold Water Park SSSI could result in pollution that could indirectly affect Severn Estuary SPA/Ramsar bird species. The

following site allocations and policy areas have the potential to result in direct pollution at the Cotswold Water Park SSSI:

- Fairford: F53A, F20A, F39C, F52, and part of strategic site: Land north east of Fairford.
- Lechlade-on-Thames: L33.
- Cerney Wick: R644 (part of strategic site: Land south of Driffield).
- Core Policy 17 The River Thames.
- Core Policy 18 Cotswold Lakes: Post Mineral Extraction After Use.

5.77 Windfall / rural development (see paragraph Chapter 10345021) in these areas or other locations near to the SSSI (e.g. Somerset Keynes) could also result in direct pollution that could affect Severn Estuary SPA/Ramsar bird species.

5.78 Although direct pollution from individual development on the Cotswold Water Park SSSI is unlikely to be of a scale that is significant to the Severn Estuary SPA/Ramsar, the potential in-combination effects from multiple developments are screened in as a precaution.

There is the potential for likely significant effects at Cotswold Beechwoods SAC (directly), North Meadow & Clattinger Farm (directly), Oxford Meadows SAC (directly) and Severn Estuary SPA/Ramsar (indirectly, via bird FLL), due to direct pollution. These are likely to be significant due to the Local Plan alone (at the SACs) and in combination with other plans e.g. development in South Gloucestershire or Stroud Local Plans that is near the estuary (at the SPA/Ramsar).

Wastewater treatment

5.79 Thames Water manages wastewater collection and treatment for most of Cotswold District. Wessex Water is responsible for wastewater in the southwest corner of the district (around Tetbury); and Severn Trent Water is responsible for wastewater treatment in small areas along the western edge and north of the district (around Avening, Birdlip, and Chipping Campden).

5.80 The following wastewater treatment works serve the district:

- Severn Trent Water (River Avon catchment): Blockley, Chipping Campden, Willersley, Mickleton. Hydrologically linked to the River Severn SAC/SPA/Ramsar (and FLL used by fish from the SAC/Ramsar).

- Thames Water (River Thames catchment): Ampney St Peter, Andoversford, Bourton on the Water, Broadwell, Cirencester, Fairford, Lechlade, Moreton-in-Marsh, Northleach. Hydrologically linked to Oxford Meadows SAC, North Meadow & Clattinger Farm SAC, and FLL used by birds of Severn Estuary SPA/Ramsar (Cotswold Water Park SSSI).
- Wessex Water (River Avon catchment): Tetbury. Hydrologically linked to the River Severn SAC/SPA/Ramsar (and FLL used by fish from the SAC/Ramsar).

5.81 All of the Local Plan site allocations therefore have the potential to contribute to impacts from wastewater, as all of the wastewater treatment works serving the district are hydrologically connected to one or more Habitats Sites and/or bird FLL.

5.82 Policies that could contribute to an increased demand for wastewater treatment are:

- Core Policy 2 Meeting Housing Needs in Cotswold District.
- Core Policy 3 Meeting Housing Needs in Cotswold District.
- Core Policy 5 Meeting Business and Employment Needs in Cotswold District.
- Core Policy 11 Special Policy Areas – Royal Agricultural University: Supports the expansion / redevelopment of the existing campus and sets out what a masterplan is expected.
- Core Policy 15 Cotswold Airport: supports aviation-related development (and safeguards existing uses).
- Core Policy 18 Cotswold Lakes: Post-Mineral Extraction After Use: permits leisure/recreation development on former mineral extraction sites.
- Core Policy 24: Special Policy Area – Campden BRI.
- Core Policy 25: Special Policy Area – Fire Service College.
- Core Policy 49 Development of Tourist Facilities and Visitor Attractions.
- Core Policy 50 Tourist and Visitor Accommodation.
- Core Policy 72 Social and Community Infrastructure.
- The policies that permit windfall development (see paragraph Chapter 10345021).

There is the potential for likely significant effects at North Meadow & Clattinger Farm SAC (directly), Oxford Meadows SAC (directly), Severn Estuary SAC (directly), SAC/Ramsar (indirectly; via fish FLL) and SPA/Ramsar (indirectly; via

bird FLL), due to wastewater treatment. These are likely to be significant due to the Local Plan alone.

Water abstraction

5.83 Water supply in the district is as follows:

- Thames Water: supplies most of the district.
- Bristol Water: supplies the southwest corner of the district, including Tetbury.
- Severn Trent Water: supplies some western parts of the district, including Chipping Campden, Cowley and Birdlip.

5.84 Water supplied to Cotswold District comes from a mix of groundwater, rivers (Severn and Thames) and reservoirs. The Severn Estuary SAC/SPA/Ramsar and Oxford Meadows SAC are linked to the Plan area via surface waterbodies: Oxford Meadows SAC via the River Thames (Thames Water); and Severn Estuary SAC/Ramsar (and SPA indirectly) via the River Severn (Bristol Water & Severn Trent Water). Development could therefore increase abstraction that affects these sites. No water is supplied from water bodies in Cotswold Lakes and the tributaries of the River Severn/Thames are not a significant source of water supply; therefore, there are no likely significant effects on North Meadow & Clattinger Farm SAC or on bird FLL.

5.85 The majority of the site allocations are in the Thames Water-served areas of the district; therefore, the impacts are most likely to be significant at Oxford Meadows SAC. The Severn Estuary is tidal but water volumes in the upstream river could affect its habitats via, for example, the salinity and nutrient balance; and there may be FLL used by fish in freshwater tributaries from which water is abstracted. Impacts on the Severn Estuary SAC/Ramsar have been screened in as a precaution. Abstraction is unlikely to impact the estuary to the extent that the SPA/Ramsar bird species are significantly affected.

5.86 All of the Local Plan site allocations therefore have the potential to contribute to impacts from abstraction. The policies that would contribute to these impacts are as set out in paragraph Chapter 10345021.

There is the potential for likely significant effects at Oxford Meadows SAC and Severn Estuary SAC/Ramsar (directly, and indirectly via fish FLL), due to water abstraction. These are likely to be significant due to the Local Plan alone.

Summary of screening findings

5.87 The HRA screening was able to rule out likely significant effects in relation to the following impact pathways, which have therefore been screened out:

- Urban edge effects.

5.88 All impact pathways were also screened out for the following two Habitats Sites:

- Bredon Hill SAC; and
- Dixton Wood SAC.

5.89 The screening findings for all other impact pathways are summarised below. Impacts are listed as either 'no impact pathway', 'no likely significant effect' (there is an impact pathway but the scale is sufficiently small that significant effects can be ruled out from the Local Plan alone and in-combination), or 'likely significant effects'.

Physical damage and loss of habitat:

- No impact pathway (screened out): Oxford Meadows SAC, Rodborough Common SAC and direct impacts at Severn Estuary SAC/SPA/Ramsar.
- Likely significant effects (screened in): Cotswold Beechwoods SAC, North Meadow & Clattinger Farm SAC, and Severn Estuary SAC/SPA/Ramsar (bird/fish FLL).

Non-physical disturbance

- No impact pathway (screened out): Cotswold Beechwoods SAC, North Meadow & Clattinger Farm SAC, Oxford Meadows SAC, Rodborough Common SAC and direct impacts at Severn Estuary SAC/SPA/Ramsar.
- No likely significant effects (screened out): Severn Estuary SPA/Ramsar (fish FLL).
- Likely significant effects (screened in): Severn Estuary SAC/Ramsar (bird FLL).

Bird strike

- No impact pathway (screened out): Oxford Meadows SAC, Rodborough Common SAC Cotswold Beechwoods SAC, North Meadow & Clattinger Farm SAC, Severn Estuary SAC (directly and fish FLL).

- Likely significant effects (screened in): Severn Estuary SPA/Ramsar (directly and bird FLL).

Air pollution – vehicle emissions

- No likely significant effects (screened out): Oxford Meadows SAC, Severn Estuary SAC/SPA/Ramsar.
- Likely significant effects (screened in): Cotswold Beechwoods SAC, North Meadow & Clattinger Farm SAC and Rodborough Common SAC.

Air pollution – dust

- No impact pathway (screened out): Cotswold Beechwoods SAC, Oxford Meadows SAC, Rodborough Common SAC, Severn Estuary SAC/SPA/Ramsar (directly and fish FLL).
- No likely significant effects (screened out): Severn Estuary SPA/Ramsar (bird FLL).
- Likely significant effects (screened in): North Meadows & Clattinger Farm SAC.

Recreation pressure

- No likely significant effects (screened out): Oxford Meadows SAC and Severn Estuary SAC/Ramsar (fish FLL).
- Likely significant effects (screened in): Cotswold Beechwoods SAC, North Meadow & Clattinger Farm SAC, Rodborough Common SAC, Severn Estuary SAC/SPA/Ramsar (directly and bird FLL).

Water quality – direct pollution

- No impact pathway (screened out): Rodborough Common SAC.
- No likely significant effects: Severn Estuary SAC/SPA/Ramsar (directly and fish FLL).
- Likely significant effects (screened in): Cotswold Beechwoods SAC, North Meadow & Clattinger Farm SAC, Oxford Meadows SAC and Severn Estuary SPA/Ramsar (bird FLL).

Water quality / quantity– wastewater treatment

- No impact pathway (screened out): Cotswold Beechwoods SAC and Rodborough Common SAC.
- Likely significant effects (screened in): North Meadow & Clattinger Farm SAC, Oxford Meadows SAC, Severn Estuary SAC/SPA/Ramsar (directly and bird/fish FLL).

Water quality / quantity – abstraction

- No impact pathway (screened out): Cotswold Beechwoods SAC and Rodborough Common SAC.
- No likely significant effects (screened out): North Meadow & Clattinger Farm SAC and Severn Estuary SPA/Ramsar (bird FLL).
- Likely significant effects (screened in): Oxford Meadows SAC and Severn Estuary SAC/Ramsar (directly and fish FLL).

5.90 The following policies and all of the plan's site allocations would contribute to one or more of these impact pathways:

- Core Policy 2 Meeting Housing Needs in Cotswold District: Strategic Sites: specifies the scale and location of new strategic housing.
- Core Policy 3 Meeting Housing Needs in Cotswold District: non-Strategic Sites: Specifies the scale and location of non-strategic housing.
- Core Policy 5 Meeting Business and Employment Needs in Cotswold District: specifies the scale and location of opportunities for economic growth to ensure that sufficient new jobs are provided across Cotswold in appropriate locations.
- Core Policy 11 Special Policy Areas – Royal Agricultural University: Supports the expansion / redevelopment of the existing campus and sets out what a masterplan is expected.
- Core Policy 15 Cotswold Airport: supports aviation-related development (and safeguards existing uses).
- Core Policy 16 Thames and Severn Canal: supports development impacting the Canal and towpath.
- Core Policy 17 The River Thames: supports proposals for increased moorings and development related to sport and recreation.

- Core Policy 18 Cotswold Lakes: Post-Mineral Extraction After Use: permits leisure/recreation development on former mineral extraction sites.
- Core Policy 23 Former Cheltenham to Stratford-Upon-Avon Railway Line: permits restoration and reinstatement of railway between Broadway and Honeybourne.
- Core Policy 24: Special Policy Area – Campden BRI: Identifies the type of development suitable at this site and sets out the expectations for masterplans at these locations.
- Core Policy 25: Special Policy Area – Fire Service College: Identifies the type of development suitable at this site and sets out the expectations for masterplans at these locations.
- Core Policy 27 Net Zero Carbon New Buildings: requires all new development to include on-site renewable energy – non-physical disturbance, bird strike.
- Core Policy 28 Renewable and Low Carbon Energy Generation, Storage and Transmission: permits renewable energy and energy storage development – non-physical disturbance, bird strike.
- Core Policy 45 Gypsy and Traveller Accommodation: defines the two locations for gypsy and traveller accommodation.
- Core Policy 46 New Employment Development: identifies broad locations for employment development (assessed in relation to site allocations) and permits some windfall development outside development boundaries.
- Core Policy 49 Development of Tourist Facilities and Visitor Attractions: policy supports proposals for facilities and attractions where they meet requirements – recreation pressure, air pollution, water quality/quantity, and location-based impacts e.g. loss of habitat.
- Core Policy 50 Tourist and Visitor Accommodation: permits new or extended hotels and serviced accommodation in settlement centres – recreation pressure, air pollution, water quality/quantity, and location-based impacts e.g. loss of habitat.
- Core Policy 72 Social and Community Infrastructure: permits new social and community facilities – air pollution, water quality/quantity, and location-based impacts e.g. loss of habitat.
- Development Policy 1 Affordable Housing on Rural Exception Sites: Sets out the circumstances in which windfall development would be permitted in rural areas.

- Development Policy 3 Dwellings for Rural Workers Outside Development Boundaries: Allows some small scale development within rural areas.
- Development Policy 6 Rural Diversification: permits development in rural areas.
- Development Policy 8 New Agricultural and Forestry Development: permits development in rural areas.
- Development Policy 9 Equestrian Related Development: permits development in rural areas.

Chapter 6
Appropriate Assessment

6.1 The Appropriate Assessment provides a more detailed assessment of the likely significant effects identified during the Screening stage. It considers whether, once mitigation is taken into account, there will be adverse effects on the integrity of a Habitats Site.

6.2 The main policy in the Local Plan that provides mitigation for impacts at Habitats Sites is Core Policy 60 Biodiversity and Geodiversity. This policy states that:

Development proposals will be supported where they protect and enhance sites internationally, nationally and/ or locally designated for their importance to natura conservation, ecological or geological value as well as non-designated sites of ecological or geological value. An ecological survey is required to be submitted with the application if the proposed development affects or has the potential to affect any site of biodiversity or geodiversity interest, including:

- any internationally designated Habitats Sites including Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar Site
- any nationally designated site, for example: SSSI's and National Nature Reserves
- any locally designated site, for example: Local Wildlife Sites
- priority habitats, and
- protected species:
- special on the Red Data list of threatened species
- habitats suitable for protected species or species on the Red Data list.

Habitats Sites

The highest level of protection will be given to Habitats Sites (formerly known as European Sites). Development will not be permitted if it would adversely affect the integrity of a Habitats Site either alone or in combination with other developments. Proposals having a harmful impact on the integrity of Habitats Sites that cannot be avoided or adequately mitigated will not be permitted.

To mitigate the impacts of development on the Cotswold Beechwoods SAC and the North Meadow and Clattinger Farm SAC, financial contributions can be

secured to fund the mitigation measures identified in the adopted strategies. Alternatively, applicants may submit their own shadow Habitats Regulations Assessment (HRA), demonstrating the likely recreational impacts arising from the development and setting out the mitigation measures that will be implemented for the lifetime of the development to address those impacts.

Mitigation will be required for all new development resulting in a net increase in housing and/or holiday accommodation within the identified Zones of Influence, as shown on the Policies Map and Figure 13.1, including Permitted Development which is required to comply with the Habitats Regulations.

Other Biodiversity and Geodiversity

Development proposals which would result in significant harm to any other biodiversity or geodiversity interest will only be considered for approval after alternative sites that would result in less or no harm have been considered. In the absence of alternative available sites development proposals must include adequate mitigation measures. Where harm cannot be prevented or adequately mitigated against, appropriate compensation measures will be sought.

To ensure that mitigation or compensation measures take place, which may include Biodiversity Offsetting, these will be secured by conditions or planning obligations and will need to include financial support for continued maintenance.

If significant harm to biodiversity of geodiversity cannot be adequately mitigated against, or compensated for, permission will be refused.

The design of development should incorporate measures to improve the biodiversity and geodiversity of the development site. Such measures should include making a contribution to the network of biodiversity sites, including open spaces and green infrastructure and water bodies which make links between habitats and support wildlife. Measures should also attempt to link wildlife habitats together, improving access to, between and across them. These measures will be secured by conditions or planning obligations and many need to include a biodiversity management plan and financial support for continued maintenance.

A biosecurity protocol method statement will be required for all development proposals where there is potential to impact sites protected for biodiversity importance to ensure the introduction of invasive non-native species of both flora and fauna is prevented.

Measures to enhance biodiversity should be designed so as not to increase the risk from bird strike to the operation of aircraft at Kemble Airport and RAF Fairford. Where appropriate, the implementation of a bird hazard management plan will be secured by condition of planning obligation

Irreplaceable Habitats

Development resulting in the loss or deterioration of irreplaceable habitats, according to the latest Defra Biodiversity Metric, will be refused, save for where exceptional circumstances are demonstrated and appropriate mitigation and compensation is provided, including but not limited to:

- Ancient Woodland
- Coastal and Floodplain Grazing Marsh
- Lowland Meadows
- Chalk Rivers/ Streams
- Ancient or Veteran Trees.

6.3 A number of other policies also provide safeguards that are relevant to specific impact pathways. These are identified in the sections below.

Physical damage and loss of habitat

6.4 The HRA screening identified the potential for likely significant effects from damage or loss of habitat at Cotswold Beechwoods SAC (directly), North Meadow & Clattinger Farm SAC (directly) and Severn Estuary SAC/SPA/Ramsar (indirectly, via bird/fish FLL). These may be significant due to the Local Plan alone.

6.5 Direct impacts would occur if development took place within or immediately adjacent to Cotswolds Beechwoods SAC or North Meadow & Clattinger Farm SAC. In practice, this would not be permitted due to Core Policy 60 (see paragraph Chapter 10345021), which states that “Development will not be permitted if it would adversely affect the integrity of a Habitats Site either alone or in combination with other developments”.

6.6 Impacts on FLL would occur if development takes place at site allocations (or windfall development locations) that have moderate or high potential to be used by birds from Severn Estuary SPA/Ramsar, or windfall development immediately adjacent to watercourses hydrologically linked and used by fish from Severn Estuary SAC/Ramsar.

6.7 Core Policy 60 provides some general protection to FLL via the protection of Habitats Sites themselves and biodiversity more generally, for example in relation to priority habitats. The policy also requires ecological surveys where development has the potential to affect Habitats Sites. Additional safeguards are provided within:

- Core Policy 65 Watercourses: "Development of land that contains or is close to, for example 10m, to a watercourse must protect and where possible, enhance the function and setting of the watercourse and its biodiversity. As a last resort development should provide mitigation for any unavoidable impacts. Development should include a 10m buffer zone along a watercourse to conserve and enhance biodiversity. Where a 10m wide buffer zone is not demonstrably possible, a suitable mitigation strategy will be required to prevent harm to biodiversity. Where possible the strategy should also include ecological enhancement to the watercourse." This provides protection for habitats that could be FLL used by fish.
- Development Policy 10 Trees, Hedgerows and Woodlands: provides protection for ancient woodland, hedgerows and woodlands, which are one of the types of habitat that could be FLL used by birds.

6.8 The policies are sufficient to avoid direct impacts from physical damage and loss of habitat, and impacts on FLL used by fish from Severn Estuary SAC/Ramsar. They are also sufficient to avoid adverse effects on bird FLL associated with Severn Estuary SPA/Ramsar from windfall development, as windfall development would be small scale and unlikely to contribute to significant in-combination effects, but any impacts associated with the sites alone would be mitigated by the policies; the general provisions in Core Policy 60 would be sufficient to ensure protection/enhancement/compensation of ecological features generally. Core Policy 65 (and to a lesser extent Development Policy 10) would also reduce the risk of impacts on FLL used by birds from Severn Estuary SPA/Ramsar.

6.9 However, in relation to bird FLL associated with Severn Estuary SPA/Ramsar, adverse effects on integrity could occur, unless more targeted mitigation is provided in the Local Plan. The HRA recommended that policies or development frameworks for site allocations that have been identified as having moderate or high potential to be used by birds from Severn Estuary SPA/Ramsar (listed in **Appendix E** and **Chapter 7**) contain a requirement for ecological survey to determine the site's suitability to be habitat used by Bewick's swan, common shelduck, gadwall, greater white-fronted goose, lesser black-backed gull, herring gull, Eurasian curlew, Eurasian wigeon, northern shoveler, spotted redshank, northern pintail, or lapwing. If the site is of moderate or high suitability, over-wintering bird surveys will be required to confirm whether the site is likely to be functionally linked to the SPA/Ramsar. Sites that are functionally linked will require mitigation, which could include compensatory habitats

on or off site. This recommendation has been addressed in the Regulation 19 Local Plan in a general requirement for the strategic site allocations at the start of Appendix B of the Local Plan, and in the individual Site Development Templates for non-strategic site allocations in Appendix C of the Local Plan.

6.10 The habitats that SPA/Ramsar birds are likely to use within the plan area are common and widespread; and all of the site allocations that have been identified as being of moderate or high potential to be FLL are arable fields. The nature of land use rotation on farmland is such that birds will readily use an available resource, even if available only temporarily; therefore, they are resilient and adaptable to some change. The suitability of sites for use by SPA/Ramsar bird species can change quickly, e.g. due to changes in land management, crops planted, and drainage. It is therefore appropriate for mitigation to be identified at the time of a planning application, so that survey information is up to date. Incorporation of this requirement for bird survey, and if necessary, mitigation within the Local Plan appendices, provides sufficient mitigation for potential in-combination effects of physical damage/loss of bird FLL on a site by site basis.

6.11 It was also recommended that Policy 60 was revised to state: “The highest level of protection will be given to Habitat Sites (formerly known as European Sites). Development will not be permitted if it would adversely affect the integrity of a Habitats Site either alone or in combination with other developments, and directly or via functionally linked habitats.” This recommendation has been addressed in the Regulation 19 Local Plan.

There will be no adverse effects on the integrity of Cotswolds Beechwoods SAC or North Meadow & Clattinger Farm SAC; or Severn Estuary SAC/Ramsar via fish FLL; or Severn Estuary SPA/Ramsar via bird FLL, due to physical damage and loss of habitat.

Non-physical disturbance

6.12 The HRA screening identified the potential for likely significant effects from non-physical disturbance on bird species from Severn Estuary SPA/Ramsar (indirectly, at bird FLL). These may be significant due to the Local Plan alone.

6.13 Impacts on FLL would occur if development takes place at allocated sites (or windfall development locations) that have moderate or high potential to be used by birds from Severn Estuary SPA/Ramsar or are within 500m of locations with moderate/high potential (including within 500m of Cotswold Water Park SSSI). These sites are identified in **Appendix E**.

6.14 Core Policy 60 provides protection to FLL via the protection of Habitats Sites themselves and biodiversity more generally, for example in relation to priority habitats. The policy also requires ecological surveys where development has the potential to affect Habitats Sites. Additional safeguards are provided within:

- Core Policy 66: Pollution and Contaminated Land – states that development will only be permitted if it does not result in unacceptable risk to health or the natural environment from "generation of noise or light levels, or other disturbance such as spillage, flicker, vibration, dust or smell".
- Development Policy 11 Dark Skies – Requires developments with external lighting to minimise light spill/trespass, avoid adverse effects on biodiversity and maintain dark corridors along watercourses, woodland edges and hedgerows.

6.15 These are considered sufficient safeguards to avoid adverse effects from non-physical disturbance.

There will be no adverse effects on the integrity of Severn Estuary SAC/Ramsar via bird FLL, due to non-physical disturbance.

Bird strike

6.16 The HRA screening identified the potential for likely significant effects at Severn Estuary SPA/Ramsar (and near to associated bird functionally linked habitats) as a result of bird strike. These are likely to be significant due to the Local Plan alone.

6.17 Wind turbines and aircraft permitted by the Local Plan have the potential to increase the risk of bird strike through collision where birds are flying between designated sites (e.g. Severn Estuary SPA/Ramsar and Cotswold Water Park SSSI), particularly where development is located within or close to functionally linked habitats, although specific flight routes are uncertain. Land use changes designed to enhance biodiversity at sites near to existing airfields in Kemble and Fairford may also attract birds and increase the risk of bird strike.

6.18 Core Policy 60: Biodiversity and Geodiversity provides general protection for Habitats Sites and would ensure that development that would have an adverse effect on a Habitats Site would not be permitted. The policy also provides some mitigation for the risks associated with development near to existing airfields (within 13km, in line with the Council's guidance **[See reference** 47**]**), stating that: "Measures to enhance biodiversity should be designed so as not to increase the risk from bird strike to the operation of aircraft at Kemble Airport and RAF Fairford. Where

appropriate, the implementation of a bird hazard management plan will be secured by condition of planning obligation".

6.19 For clarity, it was recommended that Cotswold Airport and the similar risks from wind turbines are included within the wording of Policy 60, as shown: "Developments within 13km of Kemble Airport or RAF Fairford or those involving airfield development should be designed so as not to increase the risk from bird strike. Where appropriate, the implementation of a bird hazard management plan will be secured by condition or planning obligation. The siting of wind turbines should also be informed by ecological survey to identify and minimise the risks to birds" The last sentence related to wind turbines could also, or instead, be included in Core Policy 29 Wind Energy Development.

There will be no adverse effects on the integrity of Severn Estuary SPA/Ramsar via bird FLL due to bird strike.

For clarity, policy wording edits are recommended, but this will not affect the conclusions.

Air pollution – vehicle emissions

6.20 The HRA screening identified the potential for likely significant effects at Cotswold Beechwoods SAC, North Meadow & Clattinger Farm, and Rodborough Common SAC (all directly), due to air pollution from vehicle emissions. The assessment of the predicted increases in nitrogen deposition and ammonia on the Habitats Sites' qualifying features has been carried out (**Appendix F**).

6.21 The assessment has enabled adverse effects on integrity to be ruled out in relation to the following:

- North Meadow & Clattinger Farm SAC:
  - Ammonia levels remain below critical levels with the Local Plan and other 'in combination' sources of vehicle emissions.
- Rodborough Common SAC:
  - Screening thresholds not exceeded on the A46 / Selsey Road.
  - Nitrogen deposition effects on the two Spine Road transects have been ruled out as they are roadside only (0.03m) and habitats are likely to be degraded due to the presence of the road.

6.22 However, it has not been possible to rule out adverse effects on integrity at:

- North Meadow & Clattinger Farm SAC:
  - Nitrogen deposition, due to the Local Plan alone and in combination; near the A419.
- Rodborough Common SAC:
  - Ammonia, due to the Local Plan in combination, at both transects on the Spine Road.
- Cotswold Beechwoods SAC
  - Nitrogen deposition and ammonia at all three transects on the B4070, due to the Local Plan alone at Buckholt and in combination at the other two transects.

6.23 Policy 67 Air Quality, provides some mitigation for vehicle emissions by stating that:

Core Policy 67: Air Quality

Development will not be permitted if air pollution impacts lead to significant adverse effects on health, the environment, or protected sites (as defined by the Environment Act 2021) or amenity, including residential amenity.

Applicants must have regard to the most up to date National Guidance and shall, where appropriate, prepare and submit an air quality assessment with their application.

Applicants should demonstrate that:

- any identified emissions will not lead to significant adverse effects on health, the environment or amenity
- development will not lead to an increase in emissions, degradation of air quality or increase in exposure to pollutants at or above the health-based air quality objective and interim targets referenced in the Local Management Technical Guidance (TG22), or latest version
- any impacts on the proposed use from existing poor air quality are appropriately mitigated
- the development promotes sustainable transport measures and use of low emission vehicles to reduce air quality impacts of vehicles, and

- the development is designed in a way to encourage non-habitable rooms on roadside facades (and habitable rooms as far from roads as possible) with consideration for the Design Code requirements for solar gain/ overheating.

Where development proposals would be subject to unacceptable air quality standards or would have an unacceptable impact on air quality standards they will be refused.

[…]

6.24 This policy provides mitigation that may be appropriate for impacts arising from a single site; however, the assessed impacts may require a strategic rather than site-by-site approach.

6.25 Some of the policies in the Local Plan are intended to reduce trips by car and will help to contribute towards a reduction in traffic:

- Core Policy 33 Sustainable Transport & Connectivity: sets out guidelines for the delivery of sustainable modes of transport in new development - relevant to air pollution.
- Core Policy 34 Assessing and Managing Transport Impacts: directs development near to key services and facilities and requires proposals to assess transport impacts - relevant to air pollution.
- Core Policy 35 Active Travel: Walking, Cycling & Wheeling: supports the provision of routes for active transport - relevant to air pollution and recreation pressure.
- Core Policy 37 Public Transport, Shared Transport and Interchanges: addresses how public transport links should be incorporated into development - relevant to air pollution.
- Core Policy 38 Our Kerbside Space and Parking: addresses parking requirements for development proposals, including space for secure cycle parking and electric cycle charging, as well as provision of electric car club schemes - relevant to air pollution.
- Core Policy 39 Electric and Low Emission Vehicles: promotes opportunities for the use of electric and low emission vehicles - relevant to air pollution.
- The Strategic Site Allocation Development Frameworks include Design Principles (in Appendix B of the Local Plan) which require delivery of active travel routes connecting the sites to nearby settlements, rail stations (Kemble) and cycle routes and a strong emphasis on enhancing walking and cycling plus

contributions to improving bus service frequency in some locations. Two strategic allocations (Steadings Southern Extension, Land south of Driffield) will provide a mobility hub that act as a focal point for modal interchange and support sustainable travel choices, and three (Steadings Southern Extension, Land south east of Cirencester and south of Preston and Land surrounding Down Ampney) will deliver bus routes through the site. All strategic allocations require additional proportional contributions to the relevant sub areas (Cirencester, Down Ampney, Driffield, Fairford, Kemble, Moreton-in-Marsh and Mickleton) and district wide mitigation requirements identified in the IDP.

- In addition, the Land south of Driffield strategic allocation refers to a sustainable transport outcome, which will require coordination and collaboration in delivery of shared infrastructure between the Land East of Cirencester and South of Preston, Down Ampney and Driffield sites; collectively providing a transport strategy with key links into Cirencester underpinned by active mode and public transport networks. Where one site is brought forward ahead of the others it will need to consider how this infrastructure is phased and attributed across the sites.

6.26 The reduction in AADT forecasts taking into account the mitigation provided by these policies has been modelled by City Science, but is not large enough to result in AADTs below the screening threshold of 1,000 for vehicles and 200 for HDVs on the relevant roads referred to in paragraph 6.21. However, further air quality assessment is being undertaken to determine whether the critical levels/loads for nitrogen deposition and ammonia would still be exceeded taking this mitigation into account. If so, the need for further mitigation within the Local Plan policies and what this needs to comprise will be discussed with Natural England and agreed in a Statement of Common Ground prior to Submission of the Local Plan.

Adverse effects on the integrity of Cotswold Beechwoods SAC, North Meadow & Clattinger Farm, and Rodborough Common SAC due to air pollution from vehicle emissions are uncertain. The conclusions are pending updated air quality assessment and agreement of appropriate mitigation with Natural England.

Air pollution – dust

6.27 The HRA screening identified potential likely significant effects at North Meadow & Clattinger Farm SAC (directly), due to dust. These may be significant due to the Local Plan alone.

6.28 Core Policy 60 (see paragraph Chapter 10345021) provides general protection for Habitats Sites and biodiversity more generally and Policy 67 provides more specific mitigation relevant to air quality (see paragraph Chapter 10345021). The following policy provides additional safeguards, in relation to dust at these Habitats Sites:

- Core Policy 66: Pollution and Contaminated Land – states that development will only be permitted if it does not result in unacceptable risk to health or the natural environment from "generation of noise or light levels, or other disturbance such as spillage, flicker, vibration, dust or smell".

6.29 These are considered sufficient safeguards to avoid adverse effects on integrity from air pollution due to dust.

There will be no adverse effects on the integrity of North Meadow & Clattinger Farm SAC, due to dust.

Recreation pressure

6.30 The HRA screening identified potential likely significant effects at Cotswold Beechwoods SAC (directly), North Meadow & Clattinger Farm SAC (directly), Rodborough Common SAC (directly) and Severn Estuary SPA/Ramsar (directly; and indirectly via bird FLL), due to recreation pressure. These are likely to be significant due to the Local Plan in combination with other plans, for example residential development allocated in the Stroud, South Gloucestershire or Wiltshire Local Plans.

6.31 The following policies in the Local Plan contribute to mitigation from recreation pressure impacts:

- Core Policy 60 Biodiversity and Geodiversity: states that "To mitigate the impacts of development on the Cotswold Beechwoods SAC and the North Meadow and Clattinger Farm SAC, financial contributions can be secured to fund the mitigation measures identified in the adopted strategies. Alternatively, applicants may submit their own shadow Habitats Regulations Assessment (HRA), demonstrating the likely recreational impacts arising from the development and setting out the mitigation measures that will be implemented for the lifetime of the development to address those impacts. Mitigation will be required for all new development resulting in a net increase in housing and/or holiday accommodation within the identified Zones of Influence, as shown on the Policies Map and Figure 13.1, including Permitted Development which is required to comply with the Habitats Regulations."

- Core Policy 68 Planning for Health and Wellbeing: includes a requirement for major developments to demonstrate how they have incorporated open/green spaces, which would help to alleviate recreation pressure on the Habitats Sites.
- Core Policy 70 Green and Blue Infrastructure: supports the implementation of well-considered, integrated Green and Blue Infrastructure into major development schemes.
- Core Policy 71 Management of Accessible Green Open Spaces in Residential Developments: States that "Large developments are expected to provide their own ANRG [Alternative Natural Recreational Greenspaces]. Where the sites are unable to provide ANRG capacity, the option remains for large developments to provide an off-site ANRG or purchase ANRG capacity from third party providers if available and within the catchment of the development. Where a large allocation requiring a bespoke ANRG has been subdivided into smaller sites for development, developers will be encouraged to work with one another to secure a bespoke ANRG solution. Where this is not possible the option remains for these sites to provide an off-site ANRG or purchase ANRG capacity from third party providers." It also requires long-term management of the Accessible Green Open Spaces, where delivered in a development.
- Core Policy 6 Infrastructure Delivery: Ensures that new services and facilities are delivered alongside new housing and employment.

6.32 There is additional information in the supporting text of Policy 60, which states: "Where Alternative Natural Recreational Greenspace (ANRG) and Strategic Access Management and Monitoring (SAMM) mitigation measures are required for residential development, the Council will follow a consistent approach to mitigation, based on the zone of influence (as identified on the Policies Map). The approach is set out in Core Policy 71. The zones of influence for the North Meadow SAC are defined as:

- a straight-line distance of between 0 and 4.2 kilometres from the SAC boundary. Within this zone, measures must be provided for all residential proposals for 1 or more net new dwellings to ensure that the integrity of the SAC is protected. Mitigation measures will be based on a combination of the provision of ANRG and SAMM measures and will be delivered prior to occupation and managed in perpetuity in accordance with the ANRG Management Plan, and
- a straight-line distance of between 4.2 and 9.4 kilometres from the SAC boundary. Within this zone, measures must be provided for all residential proposals for 1 or more net new dwellings to ensure that the integrity of the SAC is protected. For most developments, mitigation measures will be limited to SAMM measures, however larger developments may need to provide additional

mitigation in the form of ANRG as advised by Natural England on a case-by-case basis."

6.33 Only a very small area of the district is within the ZOI for Rodborough Common or the ZOI for Severn Estuary SAC/SPA/Ramsar. There are no site allocations in these areas, although rural development / windfall could in theory result in residential development within the ZOI/s. Safeguards within Core Policy 60, which states that "The design of development should incorporate measures to improve the biodiversity and geodiversity of the development site. Such measures should include making a contribution to the network of biodiversity sites, including open spaces and green infrastructure and water bodies which make links between habitats and support wildlife" are sufficient to avoid adverse effects on integrity at these Habitats Sites, due to recreation pressure associated with windfall development.

6.34 Indirect impacts on Severn Estuary SPA/Ramsar, via functionally linked habitats could occur if visitor numbers significantly increase at Cotswold Water Park SSSI (other habitats that have been identified as having potential to be bird FLL are arable fields or other common habitats types without significant public access). The majority of the accessible lakes are managed by the Cotswold Lakes Trust, Gloucestershire Wildlife Trust and Wiltshire Wildlife Trust **[See reference** 48**]**.

6.35 The accessible lakes are well managed for visitor access to nature, with visitors encouraged to visit the site for its nature interest and to use designated paths **[See reference** 49**]**; and access to some is restricted during bird nesting season **[See reference** 50**]**. This management of access to the lakes within the SSSI means that there will be no adverse effects on the Severn Estuary SPA/Ramsar, via bird FLL at the SSSI.

6.36 Impacts on Cotswold Beechwoods SAC have been identified as arising from residential development within 15.4km of the SAC; i.e. A2, C71, C81B, K7A, K15, T31B, T71A, K7B; and strategic sites: Steadings southern extension, New settlement at Cotswold Airport, and Land south west of Kemble.

6.37 There is an existing mitigation strategy for recreation pressure at Cotswold Beechwoods SAC **[See reference** 51**]** which requires residential development within the 15.4km ZOI to:

- Contribute (per dwelling) to Strategic Access Management and Monitoring (SAMM); and
- Provide or contribute towards Suitable Alternative Natural Greenspace (SANG) – new accessible green space that will divert some of the trips arising from new development that would otherwise have gone to the SAC (e.g. local trips for dog walking).

6.38 The majority of the residential development proposed on sites within the Cotswold Beechwoods SAC ZOI is also within the ZOI of North Meadow and Clattinger Farm SAC; therefore, a Recreation Mitigation Study has been prepared for CDC to identify the locations in which SANG could be provided **[See reference 52]**.

6.39 Impacts on North Meadow and Clattinger Farm SAC have been identified as arising from residential development within 9.4km of the SAC, i.e. C81B, F20A, F29C, F52, F53A, R203A-C, R607, SD15, SD17, SD23; and strategic sites: Steadings southern extension, Land east of Kingshill Lane, Land south east of Cirencester and south of Preston, Land south west of Siddington, Land south of Driffield, Land surrounding Down Ampney, and Land north east of Fairford.

6.40 As for Cotswold Beechwoods SAC, there is an existing (interim) mitigation strategy **[See reference 53]**, which has been revisited in the Cotswold SANG study (reference 52, as above), and mitigation is set out within Policy 60 (see paragraph Chapter 10345021-Chapter 10345021). Based on the number of proposed homes to be delivered within the ZOIs for both SACs, the Recreation Mitigation Study identifies a need for 60.77ha of SANG and 70.08ha of ANRG. The majority of the new homes will be delivered by strategic site allocations, and it is expected that these will provide most, if not all, of the SANG and ANRG mitigation onsite. High level masterplanning to date has shown the following land available for SANG/ANRG at strategic sites:

- Cirencester: Land east of Kingshill Lane – no requirement for SANG/ANRG:
- Cirencester: Land south east of Cirencester and south of Preston – no requirement for SANG/ANRG;
- Cirencester: Steadings southern extension – 10.3ha SANG required; 26.6ha SANG proposed;
- Land surrounding Down Ampney – 29.18ha ANRG required; 32ha ANRG proposed;
- Land south of Driffield – 19.18ha ANRG required; 51.7ha ANRG proposed;
- Land northeast of Fairford – no requirement for SANG/ANRG;
- Land south west of Kemble – 17.93ha SANG required; 19.3ha SANG proposed; and
- Land southwest of Siddington – no requirement for SANG/ANRG.

6.41 Between them, these sites have the capacity to provide sufficient SANG/ANRG for all of the allocated development within the ZOIs of the SACs. However, there is a need to secure an additional 18.84 ha of SANG for the 1,070 dwellings delivered by non-strategic residential and windfall development within the Cotswold Beechwoods

SAC ZOI. These sites are likely to be too small to deliver SANG or ANRG of sufficient scale on-site.

6.42 The Recreation Mitigation Study states that "To maintain flexibility and support sustainable growth, financial contributions may therefore be secured in lieu of on-site provision and used to purchase units or capacity at a Strategic SANG or capacity at other mitigation sites." It also states "a site to the south of the Kemble Strategic site allocation has been identified within the Masterplanning work to be available and capable of providing sufficient SANG capacity. It is located within the vicinity of the majority of the proposed development within the district and has a reasonable prospect of being delivered to meet the SANG needs. This site would be designated as a Strategic SANG, and, with the agreement of NE, would need to be brought up to SANG standard."

6.43 The evidence within the Recreation Mitigation Study, which has informed the identification of specific on-site SANG/ANRG requirements within strategic allocations, plus the identification of a Strategic SANG site enables residential development proposed in the Local Plan to avoid adverse effects on the integrity of Cotswold Beechwoods SAC and North Meadow & Clattinger Farm SAC.

There will be no adverse effects on the integrity of Cotswolds Beechwoods SAC, North Meadow & Clattinger Farm SAC; Rodborough Common SAC, or Severn Estuary SAC/Ramsar via bird FLL, due to recreation pressure.

Water quality – direct pollution

6.44 The HRA screening identified the potential for likely significant effects at Cotswold Beechwoods SAC (directly), North Meadow & Clattinger Farm SAC (directly), Oxford Meadows SAC (directly) and Severn Estuary SPA/Ramsar (indirectly, via bird FLL), due to direct water pollution. These are likely to be significant due to the Local Plan alone (at the SACs) and in combination with other plans/projects e.g. development near the estuary from the Stroud or South Gloucestershire Local Plans (at the SPA/Ramsar).

6.45 Core Policy 60 (see paragraph Chapter 10345021) provides general protection for Habitats Sites and biodiversity more generally. The following policies provide specific safeguards, in relation to direct water pollution:

- Core Policy 65: Watercourses – states that "Development of land that contains or is close to, for example 10m, to a watercourse must protect and where possible, enhance the function and setting of the watercourse and its

biodiversity. As a last resort development should provide mitigation for any unavoidable impacts. Development should include a 10m buffer zone along a watercourse to conserve and enhance biodiversity. Where a 10m wide buffer zone is not demonstrably possible, a suitable mitigation strategy will be required to prevent harm to biodiversity. Where possible the strategy should also include ecological enhancement to the watercourse." In addition, "Major development proposals which are located within 20m of a watercourse may need an accompanying Construction Management Plan. This will be dependent upon, and in agreement with, the Council before commencement of work to ensure that the watercourse will be satisfactorily protected from damage, disturbance or pollution."

- Core Policy 64: Water Management Infrastructure – states that "Proposals will be permitted that…c) do not result in a demonstrable deterioration in water quality of the water environment, as required by the Water Framework Directive (WFD) (or its successor). Development should not prevent a waterbody achieving 'Good' Status for WFD, and where possible should lead to improvements to current WFD status. Where a need for improvement or a risk of deterioration in water quality is identified, the Council will require satisfactory improvement or mitigation measures to be implemented in full prior to occupation of the development, and d) incorporate integrated, suitable and multi-functional Sustainable Drainage Systems (SuDS) in all such development, unless demonstrably in appropriate. Proposals will be permitted that do not result in pollution of groundwater sources. Development proposals within Source Protection Zone 1 (SPZ1) will be designed to allow for contamination being encountered and for restrictions on deep penetrative foundation methods, together with avoidance of: deep borehole soakaways; foul sewage discharge to groundwater; direct discharge of hazardous substances to groundwater; discharge of trade effluent to ground water; and underground oil storage tanks."
- Core Policy 66: Pollution and Contaminated Land – states that development will only be permitted if it does not result in unacceptable risk to health or the natural environment from "pollution of the air, land, surface water, or ground water sources".
- Core Policy 63: Managing Flood Risk – requires developments to incorporate sustainable drainage systems.

6.46 These are considered sufficient safeguards to avoid adverse effects from direct pollution.

There will be no adverse effects on the integrity of Cotswold Beechwoods SAC, North Meadow & Clattinger Farm SAC, Oxford Meadows SAC or Severn Estuary SPA/Ramsar, due to direct pollution.

Water quality/quantity – abstraction and wastewater treatment

6.47 The HRA screening identified the potential for likely significant effects at North Meadow & Clattinger Farm SAC (directly), Oxford Meadows SAC (directly), Severn Estuary SAC (directly), SAC/Ramsar (indirectly; via fish FLL) and SPA/Ramsar (indirectly; via bird FLL), due to wastewater treatment; and at Oxford Meadows SAC and Severn Estuary SAC/Ramsar (directly, and indirectly via fish FLL), due to water abstraction. These are likely to be significant due to the Local Plan alone.

6.48 Water abstraction and the discharge of treated wastewater into waterbodies is controlled by environmental permitting by the Environment Agency; and water companies have a duty to deliver services while meeting their obligations under the Habitats Regulations and Water Framework Directive. To ensure that the infrastructure required to deliver water supply and wastewater treatment meet the expected demand (e.g. from the Local Plan and other development in the region), water companies produce Water Resources Management Plans and Drainage and Wastewater Management Plans. The statuses of these are:

- Severn Trent Water: WRMP24 published April 2025 **[See reference** 54**]**, DWMP28 in progress **[See reference** 55**]**.
- Thames Water: WRMP24 published October 2025 **[See reference** 56**]**, SWMP28 in progress **[See reference** 57**]**
- Wessex Water (wastewater treatment only, within the district): DWMP28 in early stages of preparation **[See reference** 58**]**
- Bristol Water (water supply only, within the district): WRMP24 published in October 2024 **[See reference** 59**]**

6.49 The WRMPs and DWMPs were produced before the location and quantum of development within the Local Plan was confirmed. The Council therefore needs to confirm that the development proposed to come forward in the Local Plan, and its phasing, can be accommodated by the water companies; and therefore that there will be no adverse effects on Habitats Sites (which could arise if the capacity was exceeded). The Council commissioned a Water Cycle Study (WCS) **[See reference** 60**]**, which identifies existing infrastructure capacity and explores future water supply

and wastewater treatment needs and capacity. A WCS requires engagement with stakeholders and the Council has collaborated with water companies and requested comments on housing growth impacts on infrastructure, to ensure that the Local Plan aligns with infrastructure provision.

6.50 The WCS explains that water supply is provided predominantly by Thames Water in the plan area. Bristol Water and Severn Trent Water also supply small areas. Thames Water provided a site-by-site assessment of potential allocations in their supply area. This identified 15 sites where further modelling by TW would definitely be required, and a further 20 where modelling may be required, in both cases, upgrades to the water supply network may be needed to accommodate development. The WCS concludes that upgrades to the local supply network would be funded as part of the developer infrastructure charge. Early engagement between developers, CDC and the water companies is recommended at the planning application stage to ensure upgrades are in place prior to occupation.

6.51 In terms of wastewater treatment, the WCS found that five wastewater treatment works (WwTWs) are expected to have capacity for growth during the plan period and will not require further upgrades for capacity. Seven WwTWs are expected to exceed their permit limit during the Local Plan period or be close to their permit limit by the end of the plan period. Where an increase in capacity may be required, sufficient time is needed for the water company to plan and deliver the upgrade scheme. This would typically be planned for delivery in the next AMP period. i.e. a need to upgrade a WwTW would be identified in DWMP28 and delivered between 2030 and 2035. Therefore, these seven WwTWs that are already at their permit limit and do not have upgrades planned within this AMP period may constrain development within the first five years of the plan. Beyond 2030, there should be sufficient time once the Local Plan is adopted for water companies to provide additional capacity where required. None of the strategic site allocations will be coming forward before 2030 and CDC will be preparing Statements of Common Ground with the water companies to ensure the phasing of infrastructure delivery aligns with the phasing of site allocations within the Local Plan.

6.52 The following policies within the Local Plan will also reduce the demand for water and ensure that required infrastructure is delivered prior to development:

- Core Policy 64: Water Management Infrastructure – sets out the requirement for adequate water and wastewater infrastructure associated with development, and states that any required infrastructure must be in place prior to the occupation of development or within a timeframe agreed by the Local Planning Authority. The policy defines a water efficiency standard of 100 litres per person per day for new dwellings. Non-residential development will be required to meet BREEAM water-efficiency credits or their latest equivalent.

- Core Policy 6 Infrastructure Delivery: sets out the mechanisms by which new services and facilities will be delivered alongside new housing.

There will be no adverse effects on the integrity of Oxford Meadows SAC and Severn Estuary SAC/Ramsar (directly and fish FLL) due to water abstraction as there are measures in place to ensure that the required water abstraction to meet planned growth in the Local Plan can be accommodated.

Adverse effects on the integrity of North Meadow & Clattinger Farm SAC, Oxford Meadows SAC, Severn Estuary SAC/SAC/Ramsar (bird/fish FLL) due to wastewater treatment are uncertain pending completion of Statements of Common Ground and confirmation from the water companies that sufficient upgrades in wastewater treatment capacity will be delivered prior to development at the strategic site allocations.

Chapter 7
Conclusions and next steps

7.1 The HRA screening identified likely significant effects relation to physical damage and loss of habitat; non-physical disturbance; bird strike; air pollution from vehicle emissions and dust; recreation pressure; water quality from wastewater treatment and direct pollution; and water quantity.

7.2 However, the Appropriate Assessment has been able to rule out adverse effects on the integrity of Habitats Sites due to physical damage and loss of habitat, non-physical disturbance, bird strike, dust, recreation pressure, direct water pollution and water abstraction by taking into account additional evidence and safeguards within the Local Plan policies.

7.3 Adverse effects on integrity could not be ruled out for the following:

- Air pollution from vehicle emissions – further work, including consultation with Natural England, is required to inform the identification of mitigation, in relation to Cotswold Beechwoods SAC, North Meadow & Clattinger Farm SAC, and Rodborough Common SAC.
- Water quality (wastewater treatment) – requires agreed Statements of Common Ground with water companies that required wastewater treatment capacity upgrades will be delivered prior to development of strategic site allocations within the Local Plan.

7.4 The work required to resolve these outstanding issues is set out below.

7.5 This HRA will be published alongside the Local Plan, as part of the Regulation 19 consultation. If there are any issues arising from consultees' comments on the Reg.19 HRA or from further evidence work, this will be documented in an addendum to the HRA and/or Statements of Common Ground (as required), prior to Submission and/or during the Examination period. If there are main modifications to the plan, following Examination, these will be subject to HRA.

Air quality assessment

7.6 The modelled traffic forecasts including sustainable transport policies within the Local Plan and other interventions need to be incorporated into the air quality model to understand the potential influence of the mitigation on vehicle emissions over the plan period, and whether the critical levels/loads would still be exceeded for the three SACs identified above. Natural England will also need to be consulted to inform any

further mitigation the Local Plan might need to provide. Any further information and assessment will be documented in an addendum to this HRA, and agreements with Natural England will be documented in a Statement of Common Ground.

Wastewater treatment capacity

7.7 Seven WwTWs are expected to exceed their permit limit during the Local Plan period or be close to their permit limit by the end of the plan period. Where an increase in wastewater treatment capacity may be required, sufficient time is needed for the water company to plan and deliver the upgrade scheme. This would typically be planned for delivery in the next AMP period. i.e. a need to upgrade a WwTW would be identified in DWMP28 and delivered between 2030 and 2035. None of the strategic site allocations will be coming forward before 2030 and CDC will be preparing Statements of Common Ground with the water companies to ensure the phasing of wastewater treatment infrastructure delivery aligns with the phasing of site allocations within the Local Plan.

LUC

July 2026

Appendix A

Attributes of Habitats Sites considered in the HRA

A.1 This appendix contains information about the Habitats Sites scoped into the HRA. Information about each site's area, the site descriptions, qualifying features and pressures and threats are drawn from Natural England's Site Improvement Plans (SIPs), Supplementary Advice Notes, and the Standard Data Forms or Ramsar Information Sheets available from the JNCC website. Site conservation objectives are drawn from Natural England's website and are only available for SACs and SPAs.

Bredon Hill SAC

Site description

A.2 Bredon Hill is an outlier of the Cotswolds with remnants of wood pasture and many veteran trees. Their dead wood supports one of the three known populations of the Violet click beetle *Limoniscus violaceus*, in the UK.

Qualifying features

A.3 Annex II species that are a primary reason for selection of this site:

- 1079 Violet click beetle *Limoniscus violaceus*

Conservation objectives

A.4 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the habitats of qualifying species;
- The structure and function of the habitats of qualifying species;
- The supporting processes on which the habitats of qualifying species rely;
- The populations of qualifying species; and
- The distribution of qualifying species within the site.

Key vulnerabilities

A.5 The main current threats to the site include:

- Forestry and Woodland Management - The lack of succession in veteran tree cohorts is an issue, as current planting will only benefit the beetles after about 400 years and it is uncertain how long tree surgery will prolong the veterans' lives. The beetle depends on the production of humid wood mould within decaying trees and the amount of available wood mould in the SAC is unknown.

- Feature Location/Extent/Condition Unknown - There is a current lack of information on the distribution across the site of the rare and secretive Violet click beetle.
- Disease - Ash die-back caused by the *Chalara fraxinea* fungus threatens the large number of current veteran ash trees and their replacements on which the Violet click beetle depends. Whilst the beetle is known to use other species elsewhere (eg Windsor), ash dominates the trees on Bredon Hill. The scale of this impact on the persistence and continuity of wood mould is uncertain and is likely to be beyond human control.
- Air Pollution: impact of atmospheric nitrogen deposition - Nitrogen deposition exceeds site relevant critical loads. This site is sensitive to nitrogen deposition.
- Climate Change - The likelihood of increased violent storm events and the viability of ash in a changed environment threatens the veteran ash trees on which the beetle depends.

Non-qualifying habitats and species on which the qualifying habitats and/or species depend

A.6 Violet click beetle

- Habitat preferences – ancient and veteran trees
- Diet – wood mould

Cotswold Beechwoods SAC

Site description

A.7 The Cotswold Beechwoods represent the most westerly extensive blocks of *Asperulo-Fagetum* beech forests in the UK.

A.8 The woods are floristically rich, and rare plants include red helleborine *Cephalanthera rubra*, stinking hellebore *Helleborus foetidus*, narrow-lipped helleborine *Epipactis leptochila* and wood barley *Hordelymus europaeus*. There is a rich mollusc fauna. The woods are structurally varied, including blocks of high forest and some areas of remnant beech coppice.

Qualifying features

A.9 Annex 1 habitats that are a primary reason for the selection of this site:

- 9130 *Asperulo-Fagetum* beech forests

A.10 Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (important orchid sites)

Conservation objectives

A.11 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats;
- The structure and function (including typical species) of qualifying natural habitats; and
- The supporting processes on which qualifying natural habitats rely.

Key vulnerabilities

A.12 The main current threats to the site include:

- Invasive Species - The dumping of garden waste and the consequent spread of invasive plants is an on-going threat. The spread of the non-native sycamore provides a challenge and has made particular use of canopy gaps created by storm damage. Although sycamore is considered an acceptable component of woodlands, including beechwoods, on the continent, in the Cotswold it tends to dominate understorey and canopy to the detriment of other (native) tree species.
- Deer - Deer browsing of regenerating trees (and possibly ground flora) remains a major threat to favourable condition throughout the beechwoods.
- Invasive Species - Grey squirrel numbers have increased sharply over the past decade or so and now cause significant damage to tree species, in particular beech. In places, this can lead to pole stage beech being systematically ring barked and killed.
- Disease - Although not known to be present in the Cotswold as yet, Chalara (ash disease) is a major future threat to the beechwoods.
- Public Access/Disturbance - . A particular increase has been the use of mountain bikes and horse-riding which use the woods far beyond the limited network of bridleways. This has created numerous additional trackways and so increasing the erosion of the ground flora and potentially opportunities for water erosion. Although the routes away from bridleways are not usually permitted, much of the SAC woodland is NNR or has public access by foot. Additionally, dog walking has increased within the SAC especially at Coopers Hill where car parking is available. This has become a particular issue where professional dog walkers release large numbers of dogs (up to 12) to run uncontrolled through the woods. This causes disturbance to wildlife as well as local nutrification through dog faeces.
- Changes in Species Distributions - There is a risk that global warming will increase the risk of drought to beech trees (which are shallow rooted).
- Air Pollution: impact of atmospheric nitrogen deposition - Nitrogen deposition exceeds site relevant critical loads. High atmospheric nitrogen levels could affect the SAC features through: changes in ground vegetation and mycorrhiza; nutrient imbalance; changes to soil fauna; increase in tall grasses; decline in diversity; increased mineralisation; N leaching; or surface acidification.

Non-qualifying habitats and species on which the qualifying habitats and/or species depend

A.13 The qualifying habitats rely upon soil quality and water quality/quantity.

Dixton Wood SAC

Site description

A.14 Violet click beetle *Limoniscus violaceus* was discovered at Dixton Wood in 1998 and it has been found at the site on a single occasion subsequently. It is

A.15 a small site with large number of ancient ash *Fraxinus excelsior* pollards, and supports a rich fauna of scarce invertebrate species associated with decaying timber on ancient trees.

Qualifying features

A.16 Annex II species that are a primary reason for selection of this site:

- 1079 Violet click beetle *Limoniscus violaceus.*

Conservation objectives

A.17 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the habitats of qualifying species;
- The structure and function of the habitats of qualifying species;
- The supporting processes on which the habitats of qualifying species rely;
- The populations of qualifying species; and
- The distribution of qualifying species within the site.

Key vulnerabilities

A.18 The main current threats to the site include:

- Changes in Species Distributions - Because of its rarity and highly specialised ecology associated with decaying wood and leaf litter in tree cavities, specialist involvement is required for survey, monitoring and the provision of detailed habitat management advice.

- Forestry and Woodland Management - The beetle depends on the production of humid wood mould where it lives for part of its life cycle within decaying trees; this is typically found in veteran trees where they show signs of rot. The amount of suitable and available wood mould in the SAC is unknown. The lack of succession in veteran cohorts is an issue and it make the need for extending the life of the existing veteran trees even more important.
- Disease - Ash dieback disease *Chalara fraxinea* is a potential threat to the site. The Violet click beetle population at Dixton Wood is thought only to use ash trees.

Non-qualifying habitats and species on which the qualifying habitats and/or species depend

A.19 Violet click beetle

- Habitat preferences – ancient and veteran trees
- Diet – wood mould

North Meadow & Clattinger Farm SAC

Site description

A.20 North Meadow & Clattinger Farm Meadows SAC consists of a series of traditionally managed unimproved grasslands within the floodplain of the Upper Thames which continue to be managed as pasture and as hay-meadow.

A.21 It contains a rich variety of species-rich grassland types including the rare MG4 community for which the SAC is designated as well as a number of notable plant species. These grasslands represent rare and scattered remnants of a much more widespread unimproved grassland habitat before agricultural intensification and extensive gravel quarrying locally were responsible for widespread losses of this habitat and its subsequent fragmentation.

Qualifying features

A.22 Annex I habitats that are a primary reason for selection of this site:

- 6510 Lowland hay meadows (*Alopecurus pratensis, Sanguisorba officinalis*)

Conservation objectives

A.23 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats;
- The structure and function (including typical species) of qualifying natural habitats; and
- The supporting processes on which qualifying natural habitats rely.

Key vulnerabilities

A.24 The main current threats to the site include:

- Inappropriate Water Levels - An effective WLMP needs to be in place in order to protect the integrity of the site. There have been several

unseasonal floods over the last six years which are beginning to cause changes and losses in the vegetation communities on the site.

- Water Pollution - Both sediment and nutrient input are of concern. A diffuse pollution plan is in place and catchment sensitive farming initiative covers the catchment. Diffuse pollution has the potential to affect aquatic habitats and species as well as habitat quality in areas of riverside habitat supporting *Vertigo moulinsiana*. Diffuse pollution is arising from highway runoff as well as from farmland. Pollution also results from overflowing sewers (a result of high groundwater levels infiltrating sewers) with ongoing/recurring incidents at numerous locations on the River Lambourn.
- Habitat Fragmentation - The two component SSSIs are located 8km apart. Inclusion and restoration of a number of intervening sites locally would increase the habitat, thereby making it more resilient to fluctuating water levels in the face of climate change. The NNR team at North Meadow has, over a number of years, been working to achieve this aim. Also, one option is that additional land should be included within the North Meadow SSSI for this purpose. This would help buffer the site, possibly provide space for adaptation in anticipation of the effects of climate change, and better manage visitor impacts. Clattinger forms part of a more extensive site which provides good opportunities for on-site management.
- Commons Management - Fencing is required to keep livestock from straying off site. North Meadow NNR is common land and it is the responsibility of neighbouring landowners to erect fences. There are a number of problems involved in achieving this.
- Public Access/Disturbance - There is increasing visitor pressure especially during the flowering time of Snake's-head Fritillary leading to localised damage on sites in the SAC.
- Water Pollution - The SAC's hay meadow vegetation communities are sensitive to elevated nutrient levels. With increasing flooding there is an increased risk of flood water carrying diffuse pollution onto the site and causing soil enrichment with negative consequences for the species richness of the meadows.

Non-qualifying habitats and species on which the qualifying habitats and/or species depend

A.25 The qualifying habitats rely upon soil quality and water quality/quantity.

Oxford Meadows SAC

Site description

A.26 Oxford Meadows is one of two SACs that represent lowland hay meadows (*Alopecurus pratensis, Sanguisorba officinalis*) in the Thames Valley. It includes vegetation communities that are perhaps unique in the world in reflecting the influence of long-term grazing and hay-cutting on lowland hay meadows. The site has benefited from the survival of traditional management, which has been undertaken for several centuries, and so exhibits good conservation of structure and function. The site is selected because Port Meadow is the larger of only two known sites in the UK for creeping marshwort *Apium repens*.

Qualifying features

A.27 Annex I habitats that are a primary reason for selection of this site:

- H6510 Lowland hay meadows (*Alopecurus pratensis, Sanguisorba officinalis*)
- S1614 *Apium repens*: Creeping marshwort

Conservation objectives

A.28 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

Key vulnerabilities

A.29 The main current threats to the site include:

A.30 Hydrological changes: A recent survey (August 2014) indicates the Apium repens population in Port Meadow has significantly declined in size. It is considered that this change may be associated directly or indirectly with hydrological changes possibly deeper, more prolonged and frequent flood episodes. Adjustment of the water level management is proposed as a means to help mitigate for these changes.

A.31 Invasive species: The interest features for Oxford Meadows SAC are MG4 grassland and *Apium repens*. The *Apium repens* only occurs on Port Meadow SSSI. The concern is that *Crassula* will spread to the lower areas on Port Meadow where the *Apium repens* occurs and that it will swamp it out.

Non-qualifying habitats and species on which the qualifying habitats and/or species depend

A.32 The qualifying habitats rely upon soil quality and water quality/quantity.

Rodborough Common SAC

Site description

A.33 Rodborough Common is the most extensive area of semi-natural dry grasslands surviving in the Cotswolds of central southern England, and represents CG5 *Bromus erectus – Brachypodium pinnatum* grassland, which is more or less confined to the Cotswolds.

A.34 The site contains a wide range of structural types, ranging from short turf through to scrub margins, although short-turf vegetation is mainly confined to areas of shallower soils.

Qualifying features

A.35 Annex I habitats that are a primary reason for selection of this site

- 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (important orchid sites)

Conservation objectives

A.36 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitat;
- The structure and function (including typical species) of qualifying natural habitat; and
- The supporting processes on which qualifying natural habitat rely.

Key vulnerabilities

A.37 The main current threats to the site include:

- Undergrazing - Undergrazing is an issue due to the reliance on the rights of commoners to turn out cattle. The number of stock have dropped over the years to the point that additional cattle now need to be electric fenced on to the most species-rich areas on the slopes. It is the lower slopes that are the most species-rich and are suffering from a lack of grazing.

- Public Access/Disturbance - The common is very close to Stroud and recreational use has greatly increased over the past few decades. This has created many new paths and parking areas which cause soil compaction to the detriment of the surrounding sward. Dog faeces is a particular issue which also damages the sward. New and proposed housing continues to add to the problem.
- Air Pollution: risk of atmospheric nitrogen deposition - Nitrogen deposition exceeds the site-relevant critical load for ecosystem protection and hence there is a risk of harmful effects, but the sensitive features are currently considered to be in favourable condition on the site.

Non-qualifying habitats and species on which the qualifying habitats and/or species depend

A.38 The qualifying habitats rely upon soil quality and water quality/quantity.

Severn Estuary SAC

Site description

A.39 The Severn Estuary is located between Wales and England in south-west Britain. It is a large estuary with extensive intertidal mud-flats and sand-flats, rocky platforms and islands. Saltmarsh fringes the coast backed by grazing marsh with freshwater ditches and occasional brackish ditches. The subtidal seabed is rock and gravel with subtidal sandbanks. The site also supports reefs of the tube forming worm *Sabellaria alveolata*.

A.40 The estuary's classic funnel shape, unique in the UK, is a factor causing the Severn to have one of the highest tidal ranges in the world. A consequence of the large tidal range is an extensive intertidal zone, one of the largest in the UK. The tidal regime results in plant and animal communities typical of the extreme physical conditions of liquid mud and tide-swept sand and rock. The species-poor intertidal invertebrate community includes high densities of ragworms, lugworms and other invertebrates forming an important food source for passage and wintering waders and fish.

A.41 The site is of importance during the spring and autumn migration periods for waders, as well as in winter for large numbers of waterbirds, especially swans, ducks and waders. The fish fauna is very diverse with more than 110 species identified. The site is of particular importance for migratory fish.

Qualifying features

A.42 Annex I habitats that are a primary reason for selection of this site:

- 1130 Estuaries
- 1140 Mudflats and sandflats not covered by seawater at low tide
- 1330 Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)

A.43 Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- 1110 Sandbanks which are slightly covered by sea water all the time
- 1170 Reefs

A.44 Annex II species that are a primary reason for selection of this site:

- 1095 Sea lamprey *Petromyzon marinus*
- 1099 River lamprey *Lampetra fluviatilis*
- 1103 Twaite shad *Alosa fallax*

Conservation objectives

A.45 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species;
- The structure and function (including typical species) of qualifying natural habitats;
- The structure and function of the habitats of qualifying species;
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely;
- The populations of qualifying species; and
- The distribution of qualifying species within the site.

Key vulnerabilities

A.46 The main current threats to the site include:

- Public Access/Disturbance - Public access and recreation (including third party activities) may have an impact on bird species sensitive to disturbance, causing displacement from feeding, roosting and moulting areas, and if severe could affect long term survival and population numbers and distributions within the Estuary.
- Physical Modification - Modification to water courses and barriers to Annex II migratory fish (and those included in the fish assemblage) in the tributary rivers are preventing completion of the life cycle and potentially altering the hydrodynamics of the site.
- Impacts of Development - Strategic planning issue. More rigorous assessment of cumulative, in-combination and offsite impacts (drainage, disturbance, runoff, impacts on managed realignment etc) on sensitive bird

species and other habitats and species may be required, given the range of planned development within and adjacent to the Estuary (including residential, transport, energy and other industrial developments).

- Coastal Squeeze - As sea levels rise, man-made defences are constraining the natural roll back of estuarine habitats, causing squeeze and loss of habitat and having impacts on species dependent upon those habitats (birds: feeding/ roosting, and fish: feeding/ nursery and shelter areas).
- Change in Land Management - Changes in management and use of grassland and saltmarsh habitat within and bordering the estuary. Changes in ownership and other land practices can result in changes in management and use of land (e.g. changes in grazing practice) which affects species composition, habitat availability, and quality of saltmarsh habitats and use of land for other activities that may cause damage or disturbance.
- Changes in Species Distributions - There is a risk of significant changes in estuarine populations (including declines in some SPA bird populations) in parts of the Estuary resulting from climate change and other man-made and natural modifications to on and offsite environments. In many cases the causes of the changes to species distribution are unknown.
- Water Pollution - There is uncertainty over water quality in the Estuary due to diffuse (including agricultural) or direct pollution (e.g. industrial, sewage treatment works, thermal, radioactive).
- Air Pollution: impact of atmospheric nitrogen deposition - Activities around the Estuary include fertiliser application, potentially dairy and poultry production, road traffic, industry (including power stations), and shipping which are all sources of nitrogen pollution. Nitrogen deposition exceeds site relevant critical loads, with potential impacts on vegetation structure and diversity.
- Marine Consents and Permits: minerals and waste - The cumulative impacts of aggregate extraction, maintenance dredging and disposal can have adverse impacts on features. While most activity is regulated under marine licences, cumulative effects are not always fully considered.
- Fisheries: Recreational marine and estuarine - Further information is required on the levels and location of activity and potential impact of recreational bait digging and recreational fishing/angling. There are unknown impacts in the vicinity of potentially sensitive roosting and feeding areas, and on intertidal reef habitats.

- Fisheries: Commercial marine and estuarine - Dredges (inc. hydraulic), benthic trawls and seines are categorised as 'red' for the reef features (specifically the sub-feature *Sabellaria* spp. reef) as part of Defra's revised approach to commercial fisheries management in European Marine Sites (EMS).
- Invasive Species - There are recent reports of marine invasive non-native species (the Australian barnacle *Austrominius modestus*, Mitten crab *Eriocheir sinensis*, and the Pacific Oyster *Crassostrea gigas*) in the Estuary (or the Bristol Channel). These could have an impact on native species and habitats but the abundance and impact in the Severn Estuary of these species is unclear.
- Marine Litter - The marine environment is a sink for man-made litter which often originates from rivers. Impacts are not fully understood.
- Marine Pollution Incidents - Marine pollution incidents and responses to such incidents have the potential for significant negative impacts on the site and its features.

Non-qualifying habitats and species on which the qualifying habitats and/or species depend

A.47 The qualifying habitats rely upon water quality/quantity.

A.48 River lamprey

- Habitat preferences – freshwater and wetlands
- Diet – aquatic fauna

A.49 Sea lamprey

- Habitat preferences – marine, although spawns in freshwater rivers, requiring clean gravel or silt/sand for borrowing juveniles.
- Diet – aquatic fauna

A.50 Twaite shad

- Habitat preferences – marine, although spawns in freshwater rivers, requiring deep pools.
- Diet – aquatic fauna

Severn Estuary SPA

Site description

A.51 As for Severn Estuary SAC.

Qualifying features

- A037 *Cygnus columbianus bewickii*; Bewick's swan (Non-breeding)
- A048 *Tadorna tadorna*; Common shelduck (Non-breeding)
- A051 *Anas strepera*; Gadwall (Non-breeding)
- A149 *Calidris alpina alpina*; Dunlin (Non-breeding)
- A162 *Tringa totanus*; Common redshank (Non-breeding)
- A394 *Anser albifrons albifrons*; Greater white-fronted goose (Non-breeding)
- Waterbird assemblage:
  - Bewick's swan;
  - Greater white-fronted goose;
  - Common shelduck;
  - Gadwall;
  - Dunlin; and
  - Common redshank.

Conservation objectives

A.52 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features;
- The structure and function of the habitats of the qualifying features;
- The supporting processes on which the habitats of the qualifying features rely;

- The population of each of the qualifying features; and
- The distribution of the qualifying features within the site.

Key vulnerabilities

A.53 Severn Estuary Site Improvement Plan covers both the Severn Estuary SPA and Severn Estuary SAC. See Severn Estuary SAC for further information.

Non-qualifying habitats and species on which the qualifying habitats and/or species depend

A.54 The qualifying habitats rely upon water quality/quantity.

A.55 Bewick's swan

- Habitat preference – freshwater, farmland, coastal, wetlands
- Diet – potatoes, grain, aquatic plants and grasses

A.56 Common shelduck

- Habitat preference – coastal areas, inland reservoirs and gravel workings.
- Diet – invertebrates, small shellfish and aquatic snails

A.57 Gadwall

- Habitat preference – marshes, lakes, and on migration also rivers and estuaries.
- Diet – leaves, shoots, mostly while swimming with head under water.

A.58 Dunlin

- Habitat preference – tundra, moor, heath, and on migration estuaries and coastal habitat.
- Diet - insects, snails and worms.

A.59 Common redshank

- Habitat preference – rivers, wet grassland, moors and estuaries.
- Diet - invertebrates, especially earthworms, cranefly larvae (inland) crustaceans, molluscs, marine worms (estuaries).

A.60 Greater white-fronted goose

- Habitat preference – farmland grassland marine and intertidal wetland
- Diet - grass, clover, grain, winter wheat and potatoes.

Severn Estuary Ramsar

Site description

A.61 The estuary's classic funnel shape, unique in Britain, is a factor causing the Severn to have the second-largest tidal range in the world (after the Bay of Fundy, Canada). This tidal regime results in plant and animal communities typical of the extreme physical conditions of liquid mud and tide swept sand and rock. The species-poor invertebrate community includes high densities of ragworms, lugworms and other invertebrates forming an important food source for passage and wintering waders.

A.62 A further consequence of the large tidal range is the extensive intertidal zone, one of the largest in the UK, comprising mudflats, sand banks, shingle, and rocky platforms.

A.63 Glassworts and annual sea-blite colonise the open mud, with beds of all three species of eelgrass *Zostera* occurring on more sheltered mud and sandbanks. Large expanses of common cord-grass also occur on the outer marshes. Heavily grazed saltmarsh fringes the estuary with a range of saltmarsh types present. The middle marsh sward is dominated by common saltmarsh-grass with typical associated species. In the upper marsh, red fescue and saltmarsh rush become more prominent.

Qualifying features

Criterion 1

A.64 Due to immense tidal range (second-largest in world), this affects both the physical environment and biological communities.

A.65 Habitats Directive Annex I features present on the Ramsar site include H1110 Sandbanks which are slightly covered by sea water all the time, H1130 Estuaries, H1140 Mudflats and sandflats not covered by seawater at low tide, and H1330 Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*).

Criterion 3

A.66 Due to unusual estuarine communities, reduced diversity and high productivity.

Criterion 4

A.67 This site is important for the run of migratory fish between sea and river via estuary. Species include Salmon *Salmo salar,* sea trout *Salmo trutta,* sea lamprey *Petromyzon marinus,* river lamprey *Lampetra fluviatilis,* allis shad *Alosa alosa,* twaite shad *Alosa fallax,* and eel *Anguilla anguilla*.

A.68 It is also of particular importance for migratory birds during spring and autumn.

Criterion 5

A.69 Assemblages of international importance:

- Species with peak counts in winter:
  - 70919 waterfowl (5 year peak mean 1998/99-2002/2003).

Criterion 6

A.70 Species/populations occurring at levels of international importance:

- Bewick's swan *Cygnus columbianus bewickii;*
- Common shelduck *Tadorna tadorna;*
- Gadwall *Anas strepera;*
- Dunlin *Calidris alpina alpina;*
- Common redshank *Tringa tetanus;* and
- Greater white-fronted goose *Anser albifrons albifrons.*

Criterion 8

A.71 The fish of the whole estuarine and river system is one of the most diverse in Britain, with over 110 species recorded. Salmon *Salmo salar,* sea trout *Salmo trutta*, sea lamprey *Petromyzon marinus,* river lamprey *Lampetra fluviatilis,* allis shad *Alosa alosa,* twaite shad *Alosa fallax*, and eel *Anguilla anguilla* use the Severn Estuary as a key migration route to their spawning grounds in the many tributaries that flow into the estuary.

A.72 The site is important as a feeding and nursery ground for many fish species particularly allis shad *Alosa alosa* and twaite shad *Alosa fallax* which feed on mysid shrimps in the salt wedge.

Conservation objectives

A.73 None available.

Key vulnerabilities

- Dredging
- Erosion
- Recreational/tourism disturbance (unspecified)

Non-qualifying habitats and species on which the qualifying habitats and/or species depend

A.74 See Severn Estuary SPA

Appendix B
Site allocations assessed in the HRA

Table B.1: Site allocations assessed in the HRA

Site ID	Address	Parish	Use	Number of homes
Strategic site allocations				
-	Cirencester - Steadings southern extension	Cirencester	Mixed use	779 (585 over plan period)
-	Preston - Land south east of Cirencester and south of Preston	Preston	Mixed use	1,368 over plan period
-	Preston - Land east of Kingshill Lane	Preston	Mixed use	613 over plan period
-	Down Ampney - Land surrounding Down Ampney	Down Ampney	Mixed use	1,658 over plan period
-	Driffield - Land south of Driffield	Driffield	Mixed use	1,132 (1,090 over plan period)
-	Fairford - Land north-east of Fairford	Fairford	Mixed use	1,141 over plan period
-	Kemble - Land south-west of Kemble	Kemble	Mixed use	1,020 over plan period
-	Mickleton - Land north and west of Mickleton	Mickleton	Mixed use	1,238 over plan period
	Moreton-in-Marsh - Land north, east and south of Moreton-in-Marsh	Moreton-in-Marsh	Residential	2,217 over plan period
	Siddington - Land south west of Siddington	Siddington	Mixed use	372 over plan period
Non-Strategic site allocations				
A2	Land to rear of Templefields and Crossfields	Andovers-ford	Residential	52
B56	Land off Mallard Crescent	Bourton-on-the-Water	Residential	53
BK11	Former Station Road Allotments	Blockley	Residential	40
BK14A	The Limes, Station Road	Blockley	Residential	8
C71	Land adjacent ‘Donside’, off Barn Way	Cirencester	Residential	10

Site ID	Address	Parish	Use	Number of homes
C81B	Land west of Gardner Way	Cirencester	Residential	31
CC10A	Land east of Chandlers, Station Road	Chipping Campden	Residential	8
CC66B	Land north-west of Aston Road	Chipping Campden	Residential	10
CC68	Land north-east of Aston Road	Chipping Campden	Residential	150
F20A	Land south-east of Fairford	Fairford	Residential	53
F39C / F52	Land west of Terminus Cottage and Station Cottage	Fairford	Residential	30
F53A	Land at Totterdown Hill, Horcott	Fairford	Residential	150
L19	Land south of Butler's Court	Lechlade-on-Thames	Residential	15
L33	Land south of Ferrers Park	Lechlade-on-Thames	Residential	150
M28B	Land west of Aldi	Moreton-in-Marsh	Residential	20
M74A	Land South of Moreton and West of Fosse Way (Eastern Part of Site)	Moreton-in-Marsh	Residential	44
MK11A	Land east of Stratford Road (Site A)	Mickleton	Residential	76
MK2B/C	Land north-east of Mickleton	Mickleton	Residential	40
MK7	Land between Summerville Ltd. and Stratford Road	Mickleton	Residential	33
R203A-C	Land to rear of the Knoll, Whelford Road	Kempsford	Residential	149
R591	Former Godwin Pumps factory Springfield Road, Quenington	Coln St Aldwyns, Hatherop, Quenington	Residential	47
R607	Land north of London Road	Poulton	Residential	10
R670	Glebe Farm Yard, Hatherop	Coln St Aldwyns, Hatherop, Quenington	Residential	12

Site ID	Address	Parish	Use	Number of homes
S14B	Land off Oddington Road (A436) (remaining land after 23/01513/FUL)	Stow-on-the-Wold	Residential	10
S55B	Land adjoining Tall Trees, Oddington Road	Stow-on-the-Wold	Residential	8
S68	The Hollies, Lower Swell Road	Stow-on-the-Wold	Residential	35
SD15	Plummers Farm, east of Ashton Road	Siddington	Residential	35
SD17	Land east of Siddington Road and west of Bluebell Drive	Siddington	Residential	5
SD23	Land between disused canal and disused railway line, north of Park Way	Siddington	Residential	22
T31B	Land adjacent to Blind Lane	Tetbury	Residential	44
T71A	Land north-west of Highfield Cottage	Tetbury	Residential	50
UR1A	Upper Rissington Business Park	Upper Rissington	Residential	26
W4B	Land between Colin Lane and future Heritage Railway	Willersey	Residential	40

Appendix C
Screening of policies and site allocations

Policies

Policies screened out

No new development / activities

C.1 The following policies have been screened out of further assessment (no Appropriate Assessment is required) as they will not result in new development / activities.

- Core Policy 1 Addressing Climate Change: sets out principles for development to ensure it mitigates and is resilient to climate change.
- Core Policy 2a: Stepped Housing Trajectory Sets out when homes will be delivered over the plan period but will not itself result in development.
- Core Policy 4 Settlement Hierarchy: classifies settlements according to their role and service function, as well as ensuring development is built in appropriate locations.
- Core Policy 6 Infrastructure Delivery: sets out the mechanisms by which new services and facilities will be delivered alongside new housing and employment.
- Core Policy 7 Cirencester and Surrounding Villages Area Strategy: Identifies site allocations in the area, but will not directly result in new development - development in this area has been assessed in relation to the site allocations and overall quantum of development set out in Core Policies 2, 3 & 5.
- Core Policy 8 Cirencester and Surrounding Villages Area Strategic Infrastructure: identifies the strategic cycle links, transport hubs, highway improvements, land to support a new GP surgery, Suitable Alternative Natural Greenspace, primary schools and secondary schools that will be delivered by sites allocated for development – assessed as part of the site allocations.

- Core Policy 9 Safeguarding of Land for Strategic Infrastructure Schemes in the Cirencester and Surrounding Villages Area: safeguards land for projects that are associated with other development plans (transport).
- Core Policy 10 Cirencester Central Area Strategy: Identifies character areas and opportunity areas within the designated Cirencester Central Area but will not directly result in new development – development in this area has been assessed in relation to the site allocations and overall quantum of development set out in Core Policies 2, 3 & 5.
- Core Policy 12 South Cotswold Strategy Area: Identifies site allocations in the area, but will not directly result in new development - development in this area has been assessed in relation to the site allocations and overall quantum of development set out in Core Policies 2, 3 & 5.
- Core Policy 13 South Cotswold Strategic Infrastructure Delivery: identifies the strategic infrastructure requirements that will be delivered by sites allocated for development – assessed as part of the site allocations.
- Core Policy 19 North Cotswold Strategy Area Identifies site allocations in the area, but will not directly result in new development - development in this area has been assessed in relation to the site allocations and overall quantum of development set out in Core Policies 2, 3 & 5.
- Core Policy 20 North Cotswold Strategic Infrastructure Delivery: identifies the strategic infrastructure that will be delivered by sites allocated for development – assessed as part of the site allocations.
- Core Policy 21 Safeguarding of Land for Strategic Infrastructure Schemes in the North Cotswold Area: policy safeguards existing uses and will not itself result in new development.
- Core Policy 22 Gloucester and Cheltenham Green Belt: policy safeguards Green Belt and will not directly result in development.
- Core Policy 29 Wind Energy Development: policy sets out requirements for wind energy development proposals but will not directly result in new development – new renewables development has been assessed under Core Policy 25 Renewable and Low Carbon Energy Generation, Storage and Transmission.
- Core Policy 30 Roof-Mounted and Ground-Mounted Solar Panels: sets out requirements for solar panels but will not directly result in new development – new renewables development has been assessed under Core Policy 28 Renewable and Low Carbon Energy Generation, Storage and Transmission.

- Core Policy 31 Community Renewable Energy Schemes: supports community renewables schemes but will not directly result in new development – new renewables development has been assessed under Core Policy 28 Renewable and Low Carbon Energy Generation, Storage and Transmission.
- Core Policy 32 Low Carbon Heat Networks: sets out requirements for low carbon heat networks but will not directly result in new development – new renewables development has been assessed under Core Policy 28 Renewable and Low Carbon Energy Generation, Storage and Transmission.
- Core Policy 33 Sustainable Transport & Connectivity: requires developments to provide sustainable modes of travel but will not directly result in new development.
- Core Policy 34 Assessing and Managing Transport Impacts: requires development to be located near to key services and facilities and requires proposals to assess transport impacts.
- Core Policy 35 Active Travel: Walking, Cycling & Wheeling: supports the provision of routes for active transport.
- Core Policy 36 Healthy, Safe and Inclusive Design: provides guidelines for design.
- Core Policy 37 Public Transport, Shared Transport and Interchanges: addresses how public transport links should be incorporated into development.
- Core Policy 38 Our Kerbside Space and Parking: addresses parking requirements for development proposals.
- Core Policy 39 Electric and Low Emission Vehicles: promotes opportunities for the use of electric and low emission vehicles.
- Core Policy 40 Aerodrome Safeguarding: safeguards the operation of aerodrome sites.
- Core Policy 41 Standards for New Residential Development: sets out development standards/housing mix, not quantum.
- Core Policy 42 Affordable Housing: policy defines affordable housing mix not quantum.

- Core Policy 43 Self-build and Custom-build Housing: Aims to increase opportunities for self-build and custom-build housing as part of larger residential developments but does not itself result in new development.
- Core Policy 47 Safeguarding Employment Sites: policy safeguards existing uses.
- Core Policy 48 Ancillary Uses on Employment Sites: guidance on when ancillary uses will be permitted, does not itself result in new development.
- Core Policy 51 Town Centre Uses: policy defines appropriate uses, not quantum.
- Core Policy 52 New Local Centres: policies identifies the strategic allocations that will include local services, but does not itself result in development.
- Core Policy 53 The Historic Environment: policy sets out measures to protect designated heritage assets.
- Core Policy 54 Listed Buildings: sets out requirement for development to conserve the significance, character and setting of listed buildings.
- Core Policy 55 Conservation Areas: policy sets out measures to preserve and enhance Conservation Areas.
- Core Policy 56 Non-Designated Heritage Assets: policy will not result in new development.
- Core Policy 57 Archaeological Assets: policy will not result in new development.
- Core Policy 58 Registered Parks and Gardens: policy will not result in new development.
- Core Policy 59 The Conservation of Non-Domestic Historic Buildings (Designated and Non-Designated Heritage Assets): policy will not result in new development.
- Core Policy 60 Biodiversity and Geodiversity: policy will not result in new development but provides mitigation.
- Core Policy 61 Local Green Spaces: policy establishes Local Green Space designations, will not result in new development.
- Core Policy 62 Landscape: policy will not result in new development but provides mitigation.

- Core Policy 63 Managing Flood Risk: policy will not result in new development but provides mitigation.
- Core Policy 64 Water Management Infrastructure: policy will not result in new development but provides mitigation.
- Core Policy 65 Watercourses: policy will not result in new development but provides mitigation.
- Core Policy 66 Pollution and Contaminated Land: policy will not result in new development but provides mitigation.
- Core Policy 67 Air Quality: policy will not result in new development but provides mitigation.
- Development Policy 10 Trees, Hedgerows, and Woodlands: policy will not result in new development but provides mitigation.
- Development Policy 11 Dark Skies: policy will not result in new development but provides mitigation.
- Core Policy 68 Planning for Health and Well-Being: policy seeks to promote improved health outcomes through development but will not result in new development.
- Core Policy 69 Good Design Outcomes and Process: policy sets out design expectations but will not result in new development.
- Core Policy 69a Good Design Outcomes and Process for Strategic Allocations: policy sets out design expectations but will not result in new development.
- Core Policy 70 Green Infrastructure: policy will not result in new development but provides mitigation.
- Core Policy 71 Management of Accessible Green Open Spaces in Residential Developments: policy will not result in new development but provides mitigation.
- Core Policy 74 Monitoring and Implementation: policy will not result in new development.

New development / activities but no likely significant effects

C.2 The following policies will result in some new development / activities, but these are not likely to have significant effects on Habitats Sites, alone or in combination with other plans/projects, for example due to their scale, and

therefore have been screened out of further assessment; no Appropriate Assessment is required:

- Core Policy 26 Future-Fitting and Decarbonisation of Existing Buildings: sets out how buildings of modern and traditional construction can be designed and adapted to be energy efficient and incorporate renewable energy technologies. The micro-renewables encourage by this policy would be small scale (e.g. single building) and unlikely to result in significant effects.
- Core Policy 44: Specialist Accommodation: permits specialise or supporting house development that would be small in scale.
- Development Policy 2: Community-led Housing: development would be small in scale and within existing settlements.
- Development Policy 4 Removal of Occupancy Conditions: policy removes individual buildings from residential use.
- Development Policy 5 Replacement Dwellings: development would be small in scale e.g. single dwelling.
- Development Policy 7 Conversion of Rural Buildings: policy sets out principles for conversion of existing rural buildings.
- Core Policy 73 Telecommunications Infrastructure: development would be small in scale.

Policies screened in

C.3 The following policies are considered likely to have significant effects on Habitats Sites and have therefore been screened in for further consideration in the Appropriate Assessment.

C.4 The main policies that determine the overall quantum of development associated with the Local Plan and therefore may be associated with likely significant effects relating to number of residents (e.g. recreation pressure), travel (air pollution) and water consumption/treatment are:

- Core Policy 2 Meeting Housing Needs in Cotswold District: Strategic Sites: Specifies the scale and location of new strategic housing.
- Core Policy 3 Meeting Housing Needs in Cotswold District: non-Strategic Sites: Specifies the scale and location of non-strategic housing.

- Core Policy 5 Meeting Business and Employment Needs in Cotswold District: Specifies the scale and location of opportunities for economic growth.

C.5 These policies have associated site allocations, which have also been assessed (see **Appendix B** and the site allocation screening, below). Some policies define a specific location for development but are a policy area rather than site allocation. These have been assessed in a similar way to site allocations, i.e. the specific location of development has been considered. Depending on where they are, these policies could contribute to location-based impacts such as loss of habitat, non-physical disturbance, or direct pollution; as well as contributing to in-combination impacts e.g. relating to water use/treatment:

- Core Policy 11 Special Policy Areas – Royal Agricultural University: Supports the expansion / redevelopment of the existing campus and sets out what a masterplan is expected.
- Core Policy 15 Cotswold Airport: supports aviation-related development (and safeguards existing uses).
- Core Policy 16 Thames and Severn Canal: supports development impacting the Canal and towpath.
- Core Policy 17 The River Thames: supports proposals for increased moorings and development related to sport and recreation.
- Core Policy 18 Cotswold Lakes: Post-Mineral Extraction After Use: permits leisure/recreation development on former mineral extraction sites.
- Core Policy 23 Former Cheltenham to Stratford-Upon-Avon Railway Line: permits restoration and reinstatement of railway between Broadway and Honeybourne.
- Core Policy 24 Campden BRI Special Policy Areas: Identifies the type of development suitable at this site and sets out the expectations for masterplanning at this location.
- Core Policy 25: Fire Services College Moreton-in-Marsh: Identifies the type of development suitable at this site and sets out the expectations for masterplanning at this location.

C.6 Several policies permit specific types of development, which would contribute to the impact pathways summarised below:

- Core Policy 27 Net Zero Carbon New Buildings: requires all new development to include on-site renewable energy – non-physical disturbance, bird strike.
- Core Policy 28 Renewable and Low Carbon Energy Generation, Storage and Transmission: permits renewable energy and energy storage development – non-physical disturbance, bird strike.
- Core Policy 49 Development of Tourist Facilities and Visitor Attractions: policy supports proposals for facilities and attractions where they meet requirements – recreation pressure, air pollution, water quality/quantity, and location-based impacts e.g. loss of habitat.
- Core Policy 50 Tourist and Visitor Accommodation: permits new or extended hotels and serviced accommodation in Town and Local Centres – recreation pressure, air pollution, water quality/quantity, and location-based impacts e.g. loss of habitat.
- Core Policy 72 Social and Community Infrastructure: permits new social and community facilities – air pollution, water quality/quantity, and location-based impacts e.g. loss of habitat.

C.7 The remainder of the policies that have been screened permit development in unspecified rural locations. Although the scale of development is generally small, the rural location of development means that these policies could result in loss of habitat, non-physical disturbance, or direct pollution, which could have likely significant effects (due to the sites alone, if in a sensitive location):

- Core Policy 45 Gypsy and Traveller Accommodation: defines the two locations for gypsy and traveller accommodation.
- Core Policy 46 New Employment Development: identifies broad locations for employment development (assessed in relation to site allocations) and permits some windfall development outside development boundaries.
- Development Policy 1 Affordable Housing on Rural Exception Sites: Sets out the circumstances in which windfall development would be permitted in rural areas.
- Development Policy 3 Dwellings for Rural Workers Outside Development Boundaries: Allows some small scale development within rural areas.
- Development Policy 6 Rural Diversification: permits development in rural areas.
- Development Policy 8 New Agricultural and Forestry Development: permits development in rural areas.

- Development Policy 9 Equestrian Related Development: permits development in rural areas.

Policies providing potential mitigation

C.8 Mitigation cannot be considered at the screening stage. However, it is useful to identify the policies that include safeguards and mitigation at the screening stage, as this information, along with the screening for likely significant effects will be taken into consideration at the next stage (Appropriate Assessment).

C.9 The following policies may contribute to mitigation for impacts associated with the Plan:

- Core Policy 6 Infrastructure Delivery: sets out the mechanisms by which new services and facilities will be delivered alongside new housing and employment – relevant to recreation pressure, wastewater treatment and water abstraction.
- Core Policy 33 Sustainable Transport & Connectivity: sets out guidelines for the delivery of sustainable modes of transport in new development- relevant to air pollution.
- Core Policy 34 Assessing and Managing Transport Impacts: directs development near to key services and facilities and requires proposals to assess transport impacts- relevant to air pollution.
- Core Policy 35 Active Travel: Walking, Cycling & Wheeling: supports the provision of routes for active transport- relevant to air pollution and recreation pressure.
- Core Policy 36 Healthy, Safe and Inclusive Design: provides guidelines for street design- relevant to recreation pressure and urban edge effects
- Core Policy 37 Public Transport, Shared Transport and Interchanges: addresses how public transport links should be incorporated into development- relevant to air pollution.
- Core Policy 38 Our Kerbside Space and Parking: addresses parking requirements for development proposals- relevant to air pollution
- Core Policy 39 Electric and Low Emission Vehicles: promotes opportunities for the use of electric and low emission vehicles- relevant to air pollution.

- Core Policy 60 Biodiversity and Geodiversity: policy provides general protection and mitigation for habitat loss
- Core Policy 62 Landscape: includes requirements to restore, manage and enhance existing habitats and where appropriate create new habitats- relevant to physical loss of or damage to habitats.
- Core Policy 63 Managing Flood Risk addresses the sequential approach and mitigation for minimising flood risk and providing resilience to flooding - relevant to water quality.
- Core Policy 64 Water Management Infrastructure: addresses requirements for adequate water and wastewater infrastructure associated with development- relevant to water quality and quantity.
- Core Policy 65 Watercourses: sets out that development in close proximity to a watercourse must protect or enhance the function of the watercourse and its biodiversity-relevant to water quality and physical loss of or damage to habitats.
- Core Policy 66 Pollution and Contaminated Land: ensures that development will not have an unacceptable impact on public health or the natural environment- relevant to non-physical disturbance, dust, water quality.
- Core Policy 67 Air Quality: requires applicants to demonstrate that there will be no significant adverse effects from emissions, on health or the environment – relevant to air pollution.
- Core Policy 68 Planning for Health and Wellbeing: includes a requirement for developments to demonstrate how they have incorporated open/green spaces- relevant to recreation pressure.
- Core Policy 70 Green and Blue Infrastructure: requires major developments to provide multifunctional green infrastructure, and to protect existing features e.g. trees and hedgerows- relevant to recreation pressure.
- Development Policy 8 New Agricultural and Forestry Development: addresses mitigation for new or extended agricultural and forestry development- relevant to physical loss of or damage to habitats.
- Development Policy 10 Trees, Hedgerows, and Woodlands: Requires the conservation and enhancements of natural assets affected by development- relevant to physical loss of or damage to habitats.

- Development Policy 11 Dark Skies: Requires developments with external lighting to minimise light spill/trespass, avoid adverse effects on biodiversity and maintain dark corridors along watercourses, woodland edges and hedgerows- relevant to non-physical disturbance.

C.10 The site development briefs (site-based policies) also set out requirements for each site allocation and may include, for example: requirements for infrastructure (green space, transport etc) and environmental protection. These have been taken into account in the Appropriate Assessment, where relevant.

Site allocations

C.11 The following site allocations meet screening criteria ('development site could have a significant impact if…') for the assessed impact pathways.

Physical damage and loss of habitat

C.12 Screening criteria:

- Development occurs within or immediately adjacent to a Habitats Site.
- Development occurs within or immediately adjacent to FLL used by
  - Fish of Severn Estuary SAC/Ramsar - River Frome (near Stroud) and River Chelt (near Cheltenham).
  - Birds of Severn Estuary SPA/Ramsar – sites identified as being of moderate or high potential to be bird FLL (see also **Appendix E**).

C.13 Site allocations meeting screening criteria:

- Within or immediately adjacent to a Habitats Site: none.
- Immediately adjacent to fish FLL: none.
- Within or immediately adjacent to bird FLL:
  - Strategic site: Cirencester - Steadings southern extension.
  - Strategic site: Cirencester - Land east of Kingshill Lane.
  - Strategic site: Cirencester - Land south east of Cirencester and south of Preston.
  - Strategic site: Siddington - Land south west of Siddington.
  - Strategic site: Driffield - Land south of Driffield.

- Strategic site: Down Ampney - Land surrounding Down Ampney.
- Strategic site: Fairford - Land north east of Fairford.
- SD15 – Siddington, Plummers Farm, east of Ashton Road.
- SD17 – Siddington, Land east of Siddington Road and west of Bluebell Drive.
- F53A - Land at Totterdown Hill, Horcott.
- F20A - Land south-east of Fairford.
- F52 - Land west of Terminus Cottage and Station Cottage.
- F39C - Land west of Terminus Cottage and Station Cottage.
- L19 - Land south of Butler's Court.
- L33 - Land south of Ferrers Park.

Non-physical disturbance

C.14 Screening criteria:

- Development occurs within 500m of a Habitats Site with qualifying features susceptible to impacts from noise, vibration or light.
- Development occurs within 500m of FLL that supports qualifying features susceptible to impacts from noise, vibration or light:
  - Birds of Severn Estuary SPA/Ramsar – sites identified as being of moderate or high potential to be bird FLL and/or within 500m of locations with moderate/high potential (see also **Appendix E**).

C.15 Site allocations meeting screening criteria:

- Within 500m of a Habitats Site: none.
- Within 500m of bird FLL:
  - Strategic site: Cirencester - Steadings southern extension.
  - Strategic site: Cirencester - Land east of Kingshill Lane.
  - Strategic site: Cirencester - Land south east of Cirencester and south of Preston.
  - Strategic site: Siddington - Land south west of Siddington.
  - SD15 – Siddington, Plummers Farm, east of Ashton Road.

- SD17 – Siddington, Land east of Siddington Road and west of Bluebell Drive.
- Strategic site: Driffield - Land south of Driffield.
- Strategic site: Down Ampney - Land surrounding Down Ampney.
- F53A - Land at Totterdown Hill, Horcott.
- F20A - Land south-east of Fairford.
- Strategic site: Fairford - Land north east of Fairford.
- F52 - Land west of Terminus Cottage and Station Cottage.
- F39C - Land west of Terminus Cottage and Station Cottage.
- L19 - Land south of Butler's Court.
- L33 - Land south of Ferrers Park.

Air pollution – vehicle emissions

C.16 Screening criteria:

- Development increases traffic flows by at least 1,000 AADT or 200HDV (alone or in combination) on roads within 10km of the district and within 200m of a Habitats Site; i.e. the following roads:
  - Cotswold Beechwoods SAC: A46 (and potentially B4070).
  - North Meadow and Clattinger Farm SAC: A419.
  - Rodborough Common SAC: A46.

C.17 Site allocations meeting screening criteria:

- All site allocations and windfall development.

Air pollution – dust

C.18 Screening criteria:

- Development occurs within 100m of a Habitats Site.

C.19 Site allocations meeting criteria:

- None.

Recreation pressure

C.20 Screening criteria:

- Residential development proposed within one of the following zones of influence (ZOIs):
  - 15.4km of Cotswold Beechwoods SAC.
  - 4.2km of North Meadow and Clattinger Farm SAC (ZOI for year round visitors); or
  - 9.4km of North Meadow and Clattinger Farm SAC (ZOI for seasonal visitors).
  - 3.9km of Rodborough Common SAC.
  - 7.0km of Oxford Meadows SAC.
  - 12.6km of Severn Estuary SAC, SPA and Ramsar.
  - n/a (all residential development in the south of district - FLL used by birds of Severn Estuary SPA/Ramsar)

C.21 Site allocations meeting screening criteria:

- Within 15.4km of Cotswold Beechwoods SAC: A2, C71, C81B, K7A, K15, T31B, T71A, K7B; and strategic sites: Steadings southern extension, New settlement at Cotswold Airport, and Land south west of Kemble.
- Within 4.2km of North Meadow and Clattinger Farm SAC (ZOI for year round visitors): strategic sites Land south of Driffield, and Land surrounding Down Ampney.
- Within 9.4km of North Meadow and Clattinger Farm SAC (ZOI for seasonal visitors): C81B, F20A, F29C, F52, F53A, R203A-C, R607, SD15, SD17, SD23; and strategic sites: Steadings southern extension, Land east of Kingshill Lane, Land south east of Cirencester and south of Preston, Land south west of Siddington, Land south of Driffield, Land surrounding Down Ampney, and Land north east of Fairford.
- Within 3.9km of Rodborough Common SAC: none.
- Within 7.0km of Oxford Meadows SAC: none.
- Within 12.6km of Severn Estuary SAC, SPA and Ramsar: none.
- FLL used by birds of Severn Estuary SPA/Ramsar: all residential development in the south of district.

Water quality – direct pollution

C.22 Screening criteria:

- Development is near to and uphill/upstream of Cotswold Beechwoods SAC.
- Development is near to or upstream of River Thames or tributaries, and upstream of North Meadow & Clattinger Farm SAC or Oxford Meadows SAC.
- Development is near to or upstream of River Severn or tributaries, and Severn Estuary SAC/SPA/Ramsar (direct impacts and fish FLL).
- Development is near to or upstream of Cotswold Water Park SSSI (bird FLL, Severn Estuary SAC/Ramsar).

C.23 Site allocations meeting criteria:

- Near/upstream of Cotswold Beechwoods SAC: none.
- Near/upstream of River Thames or tributaries, and upstream of North Meadow & Clattinger Farm SAC or Oxford Meadows SAC: none.
- Near/upstream of River Severn or tributaries, and Severn Estuary SAC/SPA/Ramsar: A2.
- Near/upstream of Cotswold Water Park SSSI:
  - Fairford: F53A, F20A, F39C, F52, and part of strategic site: Land north east of Fairford.
  - Lechlade-on-Thames: L33.
  - Cerney Wick: R644 (part of strategic site: Land south of Driffield).

Water quality / quantity – wastewater treatment

C.24 Screening criteria:

- Development requires wastewater treatment that discharges into the River Avon (Severn Trent Water and Wessex Water) or River Thames (Thames Water) catchments.

C.25 Site allocations meeting criteria:

- All site allocations.

Water quality / quantity – abstraction

C.26 Screening criteria:

- Development requires water supplied from the River Thames (Thames Water) or River Severn (Bristol Water & Severn Trent Water) catchments.

C.27 Site allocations meeting criteria:

- All site allocations.

Appendix D
Record of consultation

D.1 Table D.1 sets out comments received during consultation on previous iterations of the HRA, and how those have been addressed.

Table D.1: Record of HRA consultation comments and LUC response

Consultee, date, consultation stage	Comments (relevant excerpts)	LUC response
Natural England February 2022 LPPU Issues and Options Consultation (Reg.18)	*Have we correctly identified the European sites that should be scoped-in to the HRA of the Local Plan Partial Update (see Chapter 3 and Appendix A)?* For the most part yes – please see detailed comments below *Have we correctly identified the sensitivities of the scoped-in European sites to potential impacts from the Local Plan Partial Plan Update (see Chapter 4 and Appendix B)?* Yes – subject to detailed comments below *Is the proposed approach to HRA of the Local Plan Partial Update reasonable (see Chapters 2 and 4)* Yes – subject to detailed comments below	Noted – Natural England in broad agreement with scope of HRA
Natural England February 2022 LPPU Issues and Options Consultation (Reg.18)	2.23 – Definition of terms - 'recreation impacts' – We propose that the council distinguishes recreation impacts from urban effects. Arson, fly tipping, litter and vandalism may be argued to be separate from recreation issues. Stroud DC's Regulation 19 HRA report provides an example where this approach has been used. The document is in the Stroud DC Examination Library on their website: https://www.stroud.gov.uk/environment/planning-and-building-control/planning-strategy/stroud-district-local-plan-review/local-plan-examination/examination-library	Urban effects separated from recreation impacts in later HRA reports (including this report).

Consultee, date, consultation stage	Comments (relevant excerpts)	LUC response
	4.10 - Severn Estuary Special Protection Area (SPA) – reference to functional linkages with Cotswold Water Park. We would welcome further dialogue with the Council on this subject in the light of the report's status as a preliminary assessment.	Further work has been completed on this study, since 2022; the HRA references the most up to date work.
Natural England February 2022 LPPU Issues and Options Consultation (Reg.18)	4.30 - Highways Agency "Design Manual for Road and Bridges (DMRB) Document LA105: Air Quality" – this paragraph refers to what is otherwise known as the 'affected road network'. Table 4.1: European sites which are situated within 200 m of a strategic road and their corresponding SSSI units condition With regard to SSSI unit condition we draw the Council's attention to the fact that air quality data available on APIS – www.apis.ac.uk - (Site Relevant Critical Load) data is NOT currently reflected in the SSSI condition assessment summary information. A number of additional information sources on this theme are evolving at the time of writing. We would welcome continued dialogue with the Council to ensure the partial review reflects the most up to date relevant information and evidence. Table 4.2: AADT data provided by Cotswold DC for those European sites within 200m of a strategic road. Natural England notes the nil return for the Cotswold Beechwoods SAC and A46. We therefore draw your attention to Stroud DC's Reg19 HRA findings in the light of the Wealden judgement. Paragraphs 8.41-8.43 refer (link to HRA report above). The Council should check whether any cumulative increase in traffic associated with the Cotswold District plan review needs further consideration.	Traffic data has been updated for the Reg.19 Local Plan and takes into account the impacts of the Local Plan alone and in combination.

Consultee, date, consultation stage	Comments (relevant excerpts)	LUC response
Natural England February 2022 LPPU Issues and Options Consultation (Reg.18)	Recreational disturbance 4.48 A review of the European sites and their recreational ZOI determined that the following European sites do not have a recreational ZOI that extends into the CDC boundary and can therefore be scoped out of further assessment: ■ Bredon Hill SAC; ■ Oxford Meadows SAC; and ■ Severn Estuary SAC, SPA and Ramsar. NB Current Severn Estuary SAC/SPA/Ramsar Site recreation commission by the Gloucestershire local planning authorities – No Zone of influence (ZOI) has yet been determined. However the plan review should recognise that visitor surveys are due to be completed by the end of March and a report is expected April/May 2022. The visitor survey report is expected to define the extent of the ZOI.	Further work has been completed on this study, since 2022; the HRA references the most up to date work.
Natural England February 2022 LPPU Issues and Options Consultation (Reg.18)	Table 4.4 – inclusion of Dixton Wood SAC (recreation pressure) – NB To our knowledge no public rights of way exist within this SAC. The Council may screen out this SAC from recreation considerations accordingly.	Dixton Wood SAC scoped out for recreation pressure on this basis.
Natural England December 2025 Local Plan full review Preferred Options (Reg.18)	Natural England wait to be consulted at the appropriate assessment stage, which should include any necessary mitigation required for the above protected sites and their functionally linked habitat. Regarding site allocation, Natural England advises that mitigation and avoidance measures identified through the HRA should be secured through policies in the Plan. Where mitigation or avoidance is not possible the site should not	The HRA accompanying this stage was a high-level screening of five spatial options. Full HRA (screening and appropriate assessment) has been undertaken for Reg.19.

Consultee, date, consultation stage	Comments (relevant excerpts)	LUC response
	be allocated. Natural England advises that a full and comprehensive HRA is required for all Local Plans. Without a HRA as described above, Natural England would see this as a soundness issue going forwards	
Natural England December 2025 Local Plan full review Preferred Options (Reg.18)	The HRA screening conclusion identifies recreational mitigation strategies in place to mitigate the impact pathway of recreational pressure on protected sites. The HRA screening also identifies that there is likely to be further work required (Section 6.4). Natural England are currently in conversation with the relevant Local Authority's for the Cotswold Beechwoods SAC recreational mitigation strategy; this is due to concerns with its implementation, as it is currently set out. Further discussions are due to take place.	A SANG strategy has been undertaken to identify additional strategic mitigation.
Natural England February 2026 Review of strategic sites	Many of the strategic sites are located near the Cotswold Water Park SSSI and the North Meadow and Clattinger Farm SAC. There must be provision and adherence to the highest quality mitigation. We will expect to see the highest quality drainage and water quality management.	Noted – Appropriate Assessment takes this into account
Natural England February 2026 Review of strategic sites	NE has identified a significant number of additional residential units in the area up to 9.4km from North Meadow and Clattinger Farm SAC. The level of additional development coming forward within the 9.4km zone of interest is of a scale over 5,135 additional units Strategic Sites (up to 2043) to c. 12,698 dwellings. This is in comparison to the 486 units set out in the current mitigation strategy (2023-2028: https://www.cotswold.gov.uk/media/hmvfdoos/north-meadow-sac-mitigation-strategy-final-2023.pdf) for which mitigation measures have been designed. This significant increase in Strategic Sites will have a likely	A SANG strategy has been undertaken to identify additional strategic mitigation

Consultee, date, consultation stage	Comments (relevant excerpts)	LUC response
	adverse effects on the SAC in-combination and perhaps alone in the absence of suitable mitigation. Natural England advise the Council that, through its HRA, you will need to consider additional mitigation measures (above those set out in the Interim Strategy) to ensure that the Council can be certain of avoiding harm to the SAC and that allocation promoters can demonstrate delivery of suitable measures in a timely manner.	
Natural England February 2026 Review of strategic sites	We have no specific comment to make regarding the Severn Estuary and Recreational Disturbance. We draw your attention to Natural England's evidence on FLL for the Severn Estuary SPA: NECR401 - https://publications.naturalengland.org.uk/publication/5694125407207424	This has been taken into account in the assessment of FLL
Natural England February 2026 Review of strategic sites	[the letter then provides commentary on potential impact pathways associated with the strategic allocations that CDC asked NE to consider. The points relevant to the HRA are summarised below] ■ **Land North of Ampney Crucis** – [n/a, site not allocated in Reg.19 plan] ■ **Steadings Southern Extension** – within ZOI of Cotswold Beechwoods SAC, mitigation required.	The sensitivity of North Meadow and Clattinger Farm SAC to nutrient enriched flood water is noted. The screening assessment has been updated in the Reg.19 HRA to screen in this impact pathway. The recreation and water quality mitigation requirements suggested have been taken into account in the Appropriate Assessment, and a SANG strategy prepared, as above.

Consultee, date, consultation stage	Comments (relevant excerpts)	LUC response
	■ **Land at Driffield** – partially within outer ZOI of North Meadow, SAMM required and may require 'Infrastructure Mitigation Measures'. There is potential hydrological connectivity (during flooding) between the proposal site and North Meadow and Clattinger Farm SAC. Nutrient enriched flood water is an issue for this SAC (European Site Conservation Objectives for North Meadow and Clattinger Farm SAC). The promoter should provide evidence (eg that suitable areas of land are available) to confirm that surface water from the development area will be managed through appropriate SuDs to avoid pollutants. Mitigation for recreational impacts and water quality impacts will be required for this site. The proposal site is within 1.5km of Cotswold Water Park SSSI, and is hydrologically connected to the SSSI. This site could therefore impact on the water quality of the nearby SSSI lakes. We would expect confirmation of details of how critical construction works will avoid damage to the SSSI. How run-off will be controlled (eg SuDs and suitable land availability to confirm these can be delivered) to prevent pollutants entering the lake, details of storage of materials, how any lighting will be controlled, how certain activities will be limited in time, location or noise level to minimise the risk of disturbance to SSSI birds. ■ **Land North-East of Fairford** - partially within outer ZOI of North Meadow and Clattinger Farm SAC, SAMM required. This allocation is hydrologically linked to the Cotswold Water Park SSSI, and we would advise there is the potential for the site to be hydrologically linked to	Impacts on Cotswold Water Park SSSI have been considered in relation to FLL and potential indirect impacts on the Severn Estuary SPA/Ramsar (rather than the SSSI itself).

Consultee, date, consultation stage	Comments (relevant excerpts)	LUC response
	the SAC through watercourses. The promoter should provide evidence (eg that suitable areas of land are available) to confirm that surface water from the development area will be managed through appropriate SuDs to avoid pollutants. ■ **Land South-West of Kemble** – within inner ZOI of North Meadow and Clattinger Farm SAC, will require SANG and SAMM. This should be secured in the policy wording and the location of the SANG identified on a concept plan and in the Local Plan as an allocation. The site is within close proximity (between 2-3km) to the Cotswold Water Park SSSI. However, we do not consider it to be hydrologically connected to the SSSI, or within a flood zone. There are potential impacts on the SSSI and its interested features from this allocation in terms of disturbance. Information should be provided by the promoter on how impacts on the SSSI and its interest features will be avoided or mitigated. ■ **Land North, East and South of Moreton-in-Marsh** – [no comments relevant to HRA] ■ **Land South of Preston** – within outer ZOI of North Meadow and Clattinger Farm SAC, SAMM required. The northern parcels, and some southern parcels, of the allocation are hydrologically connected to the SSSI. The proposal site is within 1.9km of Cotswold Water Park SSSI. This proposal could impact on the water quality of the nearby SSSI lakes. There is also potential hydrological connectivity (during	

Consultee, date, consultation stage	Comments (relevant excerpts)	LUC response
	flooding) between the proposal site and North Meadow and Clattinger Farm SAC. Nutrient rich flood water is an issue for this SAC (European Site Conservation Objectives for North Meadow and Clattinger Farm SAC). We would expect confirmation of details of how critical construction works will avoid damage to the SSSI. How run-off will be controlled (eg SuDs and suitable land availability to confirm these can be delivered) to prevent pollutants entering the lake, details of storage of materials, how any lighting will be controlled, how certain activities will be limited in time, location or noise level to minimise the risk of disturbance to SSSI birds. The proposed development should also detail how high quality water quality measures and drainage measures should feature in the proposal during the operational phase. There are potential impacts on the SSSI and its interested features from this allocation in terms of disturbance to birds. Information should be provided on how impacts on the SSSI and its interest features will be avoided or mitigated. ■ **Land surrounding Siddington** – [n/a, site not allocated in Reg.19 plan]	
Natural England March 2026 Review of additional site allocations	Following our written advice, NE also attended a face-to-face meeting to discuss mitigation measures for water quality, quantity and recreational disturbance. Natural England will continue to engage with the following actions when consulted: ■ Cotswold DC are going to complete a statement of Common Ground to be reviewed by April 26.	The SANG strategy and FLL work have been completed and the findings incorporate into this report.

Consultee, date, consultation stage	Comments (relevant excerpts)	LUC response
	■ A SANG strategy for North Meadow and Clattinger Farm SAC is going to be completed. ■ Further bird survey work (relating to the Severn Estuary SPA/Ramsar) on FLL will be undertaken. Natural England will engage further with you in this process.	
Natural England March 2026 Review of additional site allocations	NE has identified a significant number of additional residential units in the area up to 9.4km from North Meadow and Clattinger Farm SAC. The level of additional development coming forward within the 9.4km zone of interest is of a scale over 5,135 additional units Strategic Sites (up to 2043) to c. 12,698 dwellings. This is in comparison to the 486 units set out in the current mitigation strategy (2023-2028) for which mitigation measures have been designed. This significant increase in Strategic Sites will have a likely adverse effects on the SAC in combination and perhaps alone in the absence of suitable mitigation. Natural England advise the Council that, through its HRA, you will need to consider additional mitigation measures (above those set out in the Interim Strategy) to ensure that the Council can be certain of avoiding harm to the SAC and that allocation promoters can demonstrate delivery of suitable measures in a timely manner. Allocations for the Cotswold Local Plan may fall into the Zone of Influence (ZOI) for the Cotswold Beechwoods SAC. The Local Plan should include the correct mitigation, in line with the Recreational Mitigation Strategy for this site.	Noted (repeats earlier advice, see above)

Consultee, date, consultation stage	Comments (relevant excerpts)	LUC response
	As part of our response to the Strategic Sites for the Cotswold Pre. Reg.18, we have shared the report "Identification of land with actual or possible functional linkages with the Severn Estuary SPA Phase 5 (Gloucestershire and Worcestershire)" with Cotswold District Council to assist with the preparation of the Habitats Regulation Assessment for the forthcoming Regulation 19 submission. We are aware that you may be engaging in further work to evidence possible impacts on FLL from the allocations.	Noted (repeats earlier advice, see above)
Natural England March 2026 Review of additional site allocations	Natural England makes our assessment of a development's likely significant impacts using our recently published set of mapped Impact Risk Zones (IRZs) for SSSI/SAC/SPA/Ramsar sites. These IRZs are available for viewing on www.magic.gov.uk and can be downloaded from Natural England Open Data Geoportal. For guidance on how to access and use the Impact Risk Zones see the link to user guide - SSSI IRZ User Guidance MAGIC.pdf (defra.gov.uk). IRZs are specifically tailored to each SSSI (which can either be notified for geological or biological reasons) and highlight the types of development that would have the most impact. This should not be used as a screening tool for HRA purposes.	Noted – reference to the IRZs in establishing potential indirect effects on the Severn Estuary SPA/Ramsar via Cotswold Water Park SSSI have been removed

Appendix E
Functionally linked land assessment

Assessment approach

E.1 A desk-based study has been undertaken to identify potential impacts from proposed site allocations on offsite habitat used by the qualifying bird species of Severn Estuary SPA/Ramsar site; i.e. functionally linked land (FLL).

E.2 The methodology draws primarily on desk-based evidence and existing datasets. Existing evidence from published information including HRAs prepared by neighbouring authorities and Natural England datasets relating to FLL for the Severn Estuary SPA/Ramsar have been used to inform professional judgement regarding likely functional relationships **[See reference** 61, 62, 63, 64, 65**]**.

E.3 Consideration has been given to the ecological characteristics of relevant bird species, including their known use of arable crops and improved pasture, and their propensity to move between the SPA and inland sites. The assessment recognises that functional linkage may be seasonal, intermittent or variable between years, and that land does not need to be used continuously to be considered functionally linked.

E.4 The desk-based study takes a sequential approach, whereby if a site's suitability for qualifying bird species is considered negligible or low for a specific reason (e.g. distance or habitat type) no further investigations for that site have been carried out.

E.5 If, following the initial review of distance and habitat, a site's potential suitability for qualifying bird species could not be ruled out, a more detailed assessment including mapping of existing relevant bird records may be required. Where this is the case, this is considered in the main body of the HRA report (Chapters 5 & 6).

E.6 The initial desk study has involved the following:

- A review of existing information on functional linkages with the Severn Estuary SPA/Ramsar.
- Identification of the Severn Estuary SPA/Ramsar qualifying bird species that are susceptible to the loss of the habitat types affected; and ruling out those species unlikely to utilise the habitat types located within the sites (e.g. species restricted to marine habitats).

- A review of aerial imagery and Magic Map to identify the main habitat types and land use within each site allocation and establish their potential value for the qualifying bird species.
- Recognition of factors likely to affect suitability of sites for bird species, including openness, size, shape, proximity of negative factors such as tall boundary features and urban environs, and potential existing source of disturbance.
- Consideration of the site's location within the landscape. For example, is there direct functional connectivity that could be used as flight lines between the site allocations and the Habitats sites? Are there landscape scale features which would reduce the suitability of the site, e.g. urban areas located along flight lines?
- A review of the site's location within flood risk zones, because many of the SPA bird species favour sites which do or do not flood.

E.7 Following the establishment of typical habitat preferences for each species, each proposed site listed in the Local Plan with the potential to be functionally linked between the Severn Estuary SPA and Ramsar site and the Cotswold Water Park SSSI was assessed for its suitability in supporting the qualifying bird species listed above. The assessment has been based on a number of parameters, as described below. Typically, proposed site allocation display varying combinations of the parameters outlined below and findings on suitability for SPA and Ramsar site qualifying birds have therefore been subject to professional judgement.

Habitat suitability rating criteria

E.8 Site with high suitability to be used by SPA/Ramsar species:

- Large sites' area of suitable habitat (e.g. lowland farmland, heathland, wetland, woodland) capable of supporting significant numbers of SPA birds; absence of any notable negative factors such as public rights of way (PRoW) and edge features; land parcel functionally linked with wider habitat and directly linked to SPA via green corridor; site may be prone to flooding (although note absence of flooding favoured by common quail and stone-curlew); typically close to SPA.

E.9 Site with moderate suitability to be used by SPA/Ramsar species:

- Sites support large areas of functionally linked suitable habitat capable of attracting numbers of SPA birds which by themselves are unlikely to be significant, but which may contribute to supporting significant numbers of birds in-combination with other sites. Likely to be further from SPA, and with presence of some limiting factors.

E.10 Site with low suitability to be used by SPA/Ramsar species:

- Smaller or fragmented sites; habitats present may be suitable for supporting low numbers of SPA birds on occasion but limited by negative factors such as size, distance from SPA; absence of sight lines and reductions in 'openness' as a result of edge features such as trees, scrub, and buildings; edge features likely to be close to centre of site; suitability may be compromised by existing recreational use; may be isolated within urban areas.

E.11 Site with negligible suitability to be used by SPA/Ramsar species:

- Habitats present are entirely unsuitable for SPA birds, for example existing developed land or small urban infill sites.

Existing information on functional linkages

E.12 The Severn Estuary SPA and Ramsar site is located approximately 10 km west of Cotswold disrict. Natural England Research Report NECR401 confirms that the Severn Estuary SPA relies on a wider network of habitats beyond its designated boundary to support its qualifying bird species and waterbird assemblage **[See reference** 66**]**. Due to the highly mobile nature of many SPA and Ramsar site species, particularly during the wintering and passage periods, functionally linked land plays a critical role in providing feeding, roosting, staging and, in some cases, breeding habitat.

E.13 NECR401 identifies numerous inland wetland and floodplain sites within the Severn and Avon Vales that either demonstrate proven functional linkage to the SPA or have the potential to support SPA and Ramsar site species under specific environmental conditions, such as flooding, disturbance or adverse weather. The report emphasises that functional linkage may be intermittent or seasonal, but nonetheless ecologically meaningful in maintaining SPA populations at favourable conservation status.

E.14 This approach is consistent with wider evidence collated by Natural England from other estuarine systems, where existing bird records have been used to understand movement patterns and establish functional buffer distances around designated sites, improving understanding of how qualifying species utilise inland supporting habitats beyond SPA boundaries **[See reference** 67, 68**]**.

E.15 The Cotswold Water Park SSSI is partly within the Cotswold district, and comprises a complex mosaic of open water bodies, wet grassland, marginal habitats and gravel pit lakes that collectively support nationally important populations of wintering and passage waterbirds. The lakes – a series of shallow and deep open

waters – are also supported by a range of other habitats including sparsely-vegetated islands, gravel bars and shorelines, reedbed, marsh, wet ditches, rush pasture, semi-natural and improved grasslands and woodland. This provides valuable nesting, resting and feeding conditions for nationally important populations of birds in the breeding and non-breeding seasons **[See reference** 69**]**.

E.16 The Cotswolds Water Park SSSI supports species assemblages that overlap with those for which the Severn Estuary SPA and Ramsar site is designated, including wetland species, dabbling and diving ducks and migratory waders. Of the qualifying species of the Severn Estuary SPA and Ramsar site, the following species are considered to be of special interest to the Cotswold Water Park SSSI:

- non-breeding
  - shoveler Spatula clypeata,
  - gadwall *Mareca strepera*,
  - pochard *Aythya ferina*,
  - tufted duck *A. fuligula*,
  - great crested grebe *Podiceps cristatus*,
  - lesser black-backed gull *Larus fuscus*;
- breeding
  - great crested grebe *Podiceps cristatus*
  - little egret *Egretta garzetta*
  - little ringed plover *Charadrius dubius*

E.17 Other habitats within the Cotswold district are also considered to provide FLL for SPA and Ramsar qualifying species. These locations may act as stepping-stone habitats for qualifying species, facilitating movement, dispersal and temporary use between the Severn Estuary SPA/Ramsar site and Local Plan site allocations.

E.18 Based on the findings of Natural England commissioned Report NECR401 and associated supporting evidence **[See reference** 70**]**, the following locations within Cotswold District are identified as areas that may function as Functionally Linked Land (FLL) and/or stepping-stones for qualifying species of the Severn Estuary SPA and Ramsar site, and are therefore relevant to consideration within Habitats Regulations Assessment:

- River Thames (Upper Thames) floodplain including Lechlade-on-Thames, Downington, Upper Thames meadows.

- River Evenlode corridor including Moreton-in-Marsh fringe, Lower Evenlode floodplain.
- Churn Valley (Upper River Churn).
- Isolated lakes, reservoirs and restored gravel pits outside CWP.
- Severn Springs, Gloucestershire.

E.19 The River Thames floodplain includes Lechlade-on-Thames, Downington, Upper Thames meadows. The habitat includes floodplain grasslands which are critical to SPA species including Lapwing, Curlew, Wigeon and Teal. This area is therefore considered to be FLL during flooded periods.

E.20 While the River Evenlode corridor contains limited areas of floodplain pasture capable of supporting occasional use by certain SPA/Ramsar qualifying species, any functional linkage to the Severn Estuary is considered precautionary and of low significance, and the Upper Churn Valley is not considered to comprise Functionally Linked Land due to its enclosed character, limited habitat extent and lack of evidence of functionally meaningful use.

E.21 Isolated lakes, reservoirs and restored gravel pits within Cotswold district, although non-floodplain and artificial in origin, may nevertheless function as stepping-stone habitats for certain Severn Estuary SPA/Ramsar qualifying species. Such sites may be used intermittently for roosting, resting or refuge during wintering and passage movements, thereby facilitating dispersal and connectivity between the designated site and inland habitats. While these sites are not considered to represent functionally essential supporting habitat in isolation, they may contribute to a wider ecological network.

E.22 Seven Springs, Gloucestershire, is not considered to constitute Functionally Linked Land for the Severn Estuary SPA or Ramsar site, due to its upland location, enclosed landscape character and lack of suitable open floodplain or wet grassland habitats required by SPA qualifying species, and in the absence of evidence demonstrating regular or functionally significant use by those species.

E.23 A site-specific assessment of site allocations will therefore be undertaken within the Habitats Regulations Assessment to determine whether functional linkage exists and whether development could affect the integrity of the designated site.

Bird habitat preferences

E.24 Identification of the Severn Estuary SPA/Ramsar qualifying bird species that are susceptible to the loss of the habitat types affected; and ruling out those species

unlikely to utilise the habitat types located within the sites (e.g. species restricted to marine habitats).

E.25 Bird habitat preferences have been cross-referenced against the habitat types present within each proposed site allocation to determine the suitability of proposed sites for use by qualifying bird species. Habitat types present within the proposed site allocations are confined to arable land parcels, grasslands and developed lands.

E.26 Known habitat preferences are summarised below, which have been taken from the RSPB and British Trust for Ornithology websites. This considers whether each bird species is susceptible to the loss of habitats located within the proposed site allocations.

E.27 The stated 'season' relates to the how that species is designated at the SPA/Ramsar, e.g. wintering or breeding season.

E.28 This assessment is informed by a review of all SPA/Ramsar qualifying bird species, with species ruled out where functional linkage to Cotswold District can reasonably be excluded based on known habitat preferences or behaviour, for example where species are reliant on deep open water, coastal or intertidal habitats, or where available inland habitats such as arable land are unlikely to support relevant feeding, roosting or movement.

E.29 The assessment focuses on those qualifying species of the Severn Estuary SPA and Ramsar site. Qualifying species and habitat preferences, key vulnerabilities and core areas of FLL to be considered are outlined below.

Bewick's Swan, *Cygnus columbianus bewickii*

- Qualifying feature of Severn Estuary SPA and Ramsar site.
- **Season**: Wintering
- **Species Habitat Preference (relative to season of designation):** During the winter, Bewick's Swans primarily use lowland wetlands, estuaries and associated flooded landscapes for roosting, while foraging widely on inland wet grassland and arable land.
- **Species susceptible to loss of off-site habitat as a result of the plan:** Yes – relies on inland feeding areas away from core roost sites, including grassland and arable habitats.
- **Core area within which FLL could occur:** Although the literature does not define a specific distance over which Bewick's Swans move between roosting

and foraging areas, the species is well documented as highly mobile and capable of long-distance flight **[See reference** 71**]**. During the winter period, Bewick's Swans routinely forage on inland pasture and arable land away from estuarine roosts, using the wider lowland landscape to meet their ecological requirements. Given the absence of a defined movement threshold and the known inland feeding ecology of the species, it is considered reasonable to include the Cotswold district within the broader core area in which functionally linked land could occur.

Common shelduck, *Tadorna tadorna*

- Qualifying feature of Severn Estuary SPA and Ramsar site.
- **Season:** Wintering
- **Species Habitat Preference (relative to season of designation):** During winter, Shelduck mainly use estuarine and coastal habitats for feeding and moulting, but also exploit inland waterbodies, wet grasslands and floodplain habitats where available.
- **Species susceptible to loss of off-site habitat as a result of the plan:** Yes – may use inland wetlands and flooded grassland as supporting habitats away from estuaries.
- **Core area within which FLL could occur:** The literature does not define a consistent or routine distance over which Common Shelduck commute between estuarine roosting and inland foraging areas. Tracking studies indicate that most winter movements occur within relatively localised areas associated with estuaries, although occasional longer exploratory movements exceeding 40 km have been recorded **[See reference** 72**]**. Common Shelduck are highly mobile and capable of long-distance flight and are known to utilise inland freshwater and grazing habitats under certain conditions, particularly where suitable coastal resources are constrained. In the absence of a defined movement threshold and given the species' mobility and potential use of inland habitats, it is considered precautionary to include the Cotswold district within the broader core area in which functionally linked land for Common Shelduck could occur.

Gadwall, *Anas strepera*

- Qualifying feature of Severn Estuary SPA and Ramsar site.
- **Season**: Wintering

- **Species Habitat Preference (relative to season of designation):** In winter, Gadwall predominantly use freshwater lakes, reservoirs, flooded gravel pits and sheltered estuarine waters, favouring shallow open water and associated marginal habitats.
- **Species susceptible to loss of off-site habitat as a result of the plan:** Occasionally – the Gadwall is a dabbling duck strongly associated with wetlands, lakes and reservoirs. This species is occasionally known to use grassland when it is flooded, damp, or immediately adjacent to wetlands.
- **Core area within which FLL could occur:** Satellite-tracking studies in the UK demonstrate that Gadwall regularly move between freshwater wetland systems within a single winter, with recorded movements of at least 20 km between core areas of use **[See reference** 73**]**. Gadwall may occasionally use wet grassland or flooded fields in close proximity to waterbodies, but it does not routinely feed or roost on dry grassland or arable land. Functional linkage for this species is therefore most plausibly associated with standing open water and wetland habitats, rather than terrestrial agricultural land.

Dunlin, *Calidris alpina alpina*

- Qualifying feature of Severn Estuary SPA and Ramsar site.
- **Season**: Wintering
- **Species Habitat Preference (relative to season of designation):** Primarily coastal during the winter season, including mudflats in bays and river estuaries.
- **Species susceptible to loss of offsite habitat as a result of the plan:** No – Dunlin is a coastal and estuarine wader and is a strong coastal species that is functionally dependent on estuarine and intertidal habitats and does not make meaningful use of inland grassland or arable land. It is therefore highly unlikely to be functionally linked to the site allocations habitats within Cotswold district, either directly or via stepping-stone habitats, and can be confidently ruled out of further functional linkage assessment.
- **Core area within which FLL could occur:** Functionally linked land for wintering Dunlin is likely to be restricted to areas close to estuarine feeding grounds within the SPA and Ramsar site that are used for roosting, rather than extending across wider inland areas.

Common redshank, *Tringa totanus*

- Qualifying feature of Severn Estuary SPA and Ramsar site.

- **Season:** Wintering
- **Species Habitat Preference (relative to season of designation):** In winter, Redshanks flock to mudflats around the UK's coasts where they predate on crustaceans and other invertebrates. As spring arrives and insects begin to emerge, they head to the saltmarshes and inland wet grasslands, with the aim of raising chicks.
- **Species susceptible to loss of offsite habitat as a result of the plan:** Yes – may utilise grassland close to wetlands.
- **Core area within which FLL could occur:** Small numbers of Common redshank may occasionally use inland wetlands or floodplain sites, however, such use is typically limited, highly site-specific and closely associated with the estuary system **[See reference** 74**]**. Evidence from wintering studies demonstrates that the vast majority of Redshank remain functionally tied to estuaries, with inland sites supporting only a minor proportion of the population. Accordingly, functionally linked land for Common Redshank is likely to be restricted to clearly defined roosting or foraging sites close to the estuary that are demonstrably and regularly used, rather than extending across wider inland areas.

Greater white-fronted goose, *Anser albifrons albifrons*

- Qualifying feature of Severn Estuary SPA and Ramsar site.
- **Season:** Wintering
- **Species Habitat Preference (relative to season of designation):** Great White-fronted Geese roost communally on estuaries, coastal lagoons or large open water bodies and undertake regular daily movements inland to forage. Foraging takes place predominantly on wet grassland, floodplain grazing marsh and improved pasture, and occasionally on arable land such as stubble or winter cereals.
- **Species susceptible to loss of offsite habitat as a result of the plan:** Yes. they rely heavily on inland feeding habitats outside designated sites, particularly grassland and floodplain habitats functionally linked to estuarine or open-water roosts.
- **Core area within which FLL could occur:** highly mobile wintering species that typically roosts on estuarine or open-water habitats but relies on inland floodplain grasslands and agricultural land for foraging. Birds routinely undertake daily commuting flights between roosting and feeding areas, often over distances of many kilometres, and may make use of a network of feeding

sites within a wintering season. Therefore, it is considered reasonable to include the Cotswold district within the broader core area in which functionally linked land could occur.

E.30 Species/populations identified subsequent to designation for possible future consideration, noteworthy fauna and European populations of importance **[See reference** 75**]**

Lesser black-backed gull, *Larus fuscus graellsii*

- Species/populations identified subsequent to designation for possible future consideration of Severn Estuary Ramsar site.
- **Season:** Breeding
- **Species Habitat Preference (relative to season of designation):** While breeding, adults forage widely over a broad marine and terrestrial landscape, including intertidal areas, farmland (pasture and arable), landfill sites, urban areas and inshore waters.
- **Species susceptible to loss of offsite habitat as a result of the plan:** Yes. they depend on a network of off-site foraging habitats beyond colony boundaries, including improved and flooded grassland.
- **Core area within which FLL could occur:** Functionally Linked Land may extend well beyond SPA boundaries **[See reference** 76**]**, and may include coastal, estuarine, agricultural and urban habitats that are regularly used for feeding during the breeding season.

Ringed plover

- Species/populations identified subsequent to designation for possible future consideration of Severn Estuary Ramsar site, and supported European population of importance for Severn Estuary SPA.
- **Season**: Wintering and passage
- **Species Habitat Preference (relative to season of designation):** Ringed plover mostly breed on beaches around the coast, but they have also now begun breeding inland in sand and gravel pits and former industrial sites. Many UK birds live here all year round, but birds from Europe winter in Britain, and birds from Greenland and Canada pass through on migration.

- **Species susceptible to loss of offsite habitat as a result of the plan:** No – does not make meaningful use of inland grassland, arable land or wetland sites as part of its wintering or passage ecology.
- **Core area within which FLL could occur:** Ringed Plover does not have a defined or standardised home range in UK conservation guidance. The species is characterised by localised habitat use, with feeding and roosting typically occurring within the same coastal or estuarine area. Movements during both breeding and non-breeding seasons are small-scale, and there is no evidence for routine long-distance commuting to inland habitats. Any functionally linked land would therefore be limited, site-specific and confined to areas immediately adjacent to the estuary, rather than occurring across a wider landscape.

Eurasian teal, *Anas crecca*

- Species/populations identified subsequent to designation for possible future consideration of Severn Estuary Ramsar site, and supported European population of importance for Severn Estuary SPA.
- **Season:** Wintering and passage
- **Species Habitat Preference (relative to season of designation):** During winter and passage, Eurasian Teal primarily use estuarine and coastal wetland habitats, feeding on intertidal mudflats, saltmarsh creeks, coastal lagoons and sheltered coastal waters, particularly at night.
- **Species susceptible to loss of offsite habitat as a result of the plan:** Yes – often depends on freshwater wetlands and grazing marsh located outside SPA boundaries for roosting and, in some cases, for feeding.
- **Core area within which FLL could occur:** Local to sub-regional (estuary-focused). Functionally Linked Land for Eurasian Teal is most likely to occur within the same estuarine system and adjacent floodplain, typically comprising nearby freshwater wetlands, grazing marsh and managed waterbodies within a few kilometres of the estuary.

Herring gull, *Larus argentatus argentatus*

- Noteworthy species of Severn Estuary Ramsar site.
- **Season:** Breeding
- **Species Habitat Preference (relative to season of designation):** Herring Gulls use a broad range of coastal, estuarine and terrestrial habitats.

- **Species susceptible to loss of offsite habitat as a result of the plan:** Yes – during the breeding season, Herring Gulls depend on a network of off-site foraging habitats beyond the nesting location, including inland grassland and agricultural areas.
- **Core area within which FLL could occur:** GPS-tracking studies demonstrate that Herring Gulls routinely forage at distances of 10–30 km or more from principal roost sites, utilising both coastal and inland habitats **[See reference 77]**. Functionally Linked Land for Herring Gull therefore may extend well beyond the estuary boundary, typically encompassing coastal habitats, inland farmland, landfill sites, urban areas and freshwater bodies within a wide foraging radius from principal roost sites.

Little egret, *Egretta garzetta*

- Noteworthy species of Severn Estuary Ramsar site.
- **Season:** peak counts in spring/autumn
- **Species Habitat Preference (relative to season of designation):** Little Egrets feed mainly in shallow coastal and estuarine habitats, including intertidal mudflats, saltmarsh creeks, tidal channels and lagoons, where they take small fish and invertebrates in shallow water. They also make frequent use of freshwater wetlands, such as drainage ditches, flooded fields, grazing marsh, pools and river margins, particularly when estuarine feeding opportunities are limited by tide or disturbance.
- **Species susceptible to loss of offsite habitat as a result of the plan:** Possibly - uses wet grassland, floodplain habitats and shallow freshwater wetlands and is capable of moving between coastal and inland sites via a network of stepping-stone habitats, however it is unlikely when habitats are dry, enclosed or disconnected from wetland networks.
- **Core area within which FLL could occur:** Local to estuary-scale (generally limited). Functionally Linked Land for Little Egret is most likely to occur within the same estuarine system and adjacent floodplain, typically comprising nearby freshwater wetlands, grazing marsh, ditches and roosting habitat within a few kilometres of the estuary.

Ruff, *Philomachus pugnax*

- Noteworthy species of Severn Estuary Ramsar site.
- **Season:** peak counts in spring/autumn

- **Species Habitat Preference (relative to season of designation):** During spring and autumn passage, Ruff show a strong preference for shallow freshwater and brackish wetlands rather than exposed intertidal mudflats. Favoured habitats include flooded grazing marsh, wet grassland, waterlogged fields, ditches, pools, lagoons and the margins of estuaries and freshwater bodies.
- **Species susceptible to loss of offsite habitat as a result of the plan:** Yes. dependent on off-site inland grassland during passage.
- **Core area within which FLL could occur:** Local to sub-regional. During spring and autumn passage, Ruff relies heavily on inland wet grassland and shallow freshwater wetlands outside the Severn Estuary boundary, indicating potential for functionally linked land where such habitats support migration stopover feeding and roosting.

Whimbrel, *Numenius phaeopus*

- Noteworthy species of Severn Estuary Ramsar site.
- **Season:** Wintering
- **Species Habitat Preference (relative to season of designation):** Whimbrel predominantly use coastal and estuarine habitats, favouring intertidal mudflats, sandflats, saltmarsh edges, tidal creeks and shorelines, where they feed on invertebrates such as worms, crustaceans and molluscs. Birds also make opportunistic use of coastal grassland, short turf, rough grazing and occasionally inland wetlands for feeding and roosting, particularly during stopover periods or at high tide.
- **Species susceptible to loss of offsite habitat as a result of the plan:** Occasionally – primarily associated with the estuary, however, opportunistic use of grassland and arable habitats, typically in close proximity to estuaries and coastal environments.
- **Core area within which FLL could occur:** During spring and autumn passage, Whimbrel uses the Severn Estuary primarily for intertidal foraging, with limited reliance on adjacent coastal grassland and roosting habitat, indicating that any functionally linked land is likely to be local in extent and closely associated with the estuary.

Eurasian curlew *Numenius arquata arquata* (breeding)

- Noteworthy species of Severn Estuary Ramsar site.

- **Season:** Breeding
- **Species Habitat Preference (relative to season of designation):** In winter, Curlew use estuarine mudflats extensively but also range widely across inland wet grassland, floodplain habitats and arable land for foraging.
- **Species susceptible to loss of off-site habitat as a result of the plan:** Yes – frequently reliant on inland terrestrial habitats away from core estuarine areas.
- **Core area within which FLL could occur:** Within the NECR483 report, a functionally linked land buffer of 15km is established for the Curlew. For breeding Curlew, Functionally Linked Land may occur over a relatively large spatial extent, reflecting the species' use of multiple habitat types within the breeding landscape **[See reference** 78**]**.

Common greenshank, *Tringa nebularia*

- Noteworthy species of Severn Estuary Ramsar site.
- **Season:** Spring/autumn
- **Species Habitat Preference (relative to season of designation):** During passage, Greenshank primarily uses coastal and estuarine wetlands, favouring intertidal mudflats, muddy shorelines, tidal creeks, lagoons and saltmarsh pools, where it feeds on aquatic invertebrates, small fish and crustaceans.
- **Species susceptible to loss of offsite habitat as a result of the plan:** Yes, individuals use off-site freshwater wetlands and coastal grassland as alternative feeding or roosting areas.
- **Core area within which FLL could occur:** During spring and autumn passage, Common Greenshank uses the Severn Estuary primarily for intertidal foraging, with limited functional reliance on adjacent coastal and freshwater wetlands, indicating that any functionally linked land is likely to be local in extent and directly associated with the estuary **[See reference** 79**]**.

Eurasian wigeon, *Anas penelope*

- Species/populations identified subsequent to designation for possible future consideration of Severn Estuary Ramsar site, and supported European population of importance for Severn Estuary SPA.
- **Season:** Wintering

- **Species Habitat Preference (relative to season of designation):** During winter and passage, wigeon primarily use estuarine and coastal habitats, including intertidal mudflats, saltmarsh, tidal creeks and shallow coastal waters, which provide feeding and loafing opportunities. The species is also strongly associated with grazing marsh, low-lying pasture, floodplain grassland and freshwater wetlands, where birds feed extensively on grasses and aquatic vegetation, often grazing terrestrially during daylight or at high tide.
- **Species susceptible to loss of offsite habitat as a result of the plan:** Yes – dabbling duck with strongly terrestrial feeding habits. May utilise floodplain pastures, wet grasslands and freshwater bodies within the wider Severn and Avon Vales.
- **Core area within which FLL could occur:** Within the NECR483 report, a functionally linked land buffer of 2km is established for the Wigeon. Eurasian wigeon wintering on the Severn Estuary rely on a network of estuarine and inland floodplain habitats, with functionally linked land extending across grazing marsh and freshwater wetlands within the wider Severn landscape.

Northern shoveler, *Anas clypeata*

- Species/populations identified subsequent to designation for possible future consideration of Severn Estuary Ramsar site, and supported European population of importance for Severn Estuary SPA.
- **Season:** Wintering
- **Species Habitat Preference (relative to season of designation):** During winter, northern shoveler favours shallow wetlands and calm waters, including freshwater marshes, lagoons, pools, flooded grassland, and sheltered estuarine margins.
- **Species susceptible to loss of offsite habitat as a result of the plan:** Yes – may utilise freshwater wetlands, flooded fields, grazing marsh and pools adjacent to estuarine systems.
- **Core area within which FLL could occur:** Localised and habitat-specific within the wider estuarine hinterland. Functionally Linked Land for northern shoveler is most likely to occur within shallow freshwater and brackish wetlands close to the estuary, including coastal grazing marsh, wet grassland and managed waterbodies used for feeding and roosting, particularly at high tide.

Common pochard, *Aythya farina*

- Species/populations identified subsequent to designation for possible future consideration of Severn Estuary Ramsar site, and supported European population of importance for Severn Estuary SPA.
- **Season:** Wintering
- **Species Habitat Preference (relative to season of designation):** During winter, pochard is strongly associated with deep, still or slow-moving freshwater habitats that support diving behaviour, including lakes, reservoirs, flooded gravel pits and large wetlands with high nutrient status.
- **Species susceptible to loss of offsite habitat as a result of the plan:** No – susceptible to loss of off-site lakes, reservoirs and wetlands.

Water rail, *Rallus aquaticus*

- Noteworthy species of Severn Estuary Ramsar site.
- **Season:** Wintering
- **Species Habitat Preference (relative to season of designation):** In winter, Water rail is strongly associated with dense wetland vegetation, particularly reedbeds, sedge beds, wet ditches, marshes and flooded margins with shallow water or muddy substrates.
- **Species susceptible to loss of offsite habitat as a result of the plan:** No – susceptible to loss of off-site discrete patches of dense wetland vegetation (e.g. reedbeds, wet margins, ditches and managed wetlands).

Spotted redshank, *Tringa erythropus*

- Noteworthy species of Severn Estuary Ramsar site.
- **Season:** Wintering
- **Species Habitat Preference (relative to season of designation):** Spotted redshank favours shallow estuarine and coastal wetlands, including mudflats, creeks, saline lagoons, saltmarsh pools and sheltered bays.
- **Species susceptible to loss of offsite habitat as a result of the plan:** Yes – may utilise flooded grassland close to estuaries.
- **Core area within which FLL could occur:**

Northern pintail, *Anas acuta*

- Supported European population of importance for Severn Estuary SPA.
- **Season:** Wintering
- **Species Habitat Preference (relative to season of designation)**: During winter, Pintail utilise estuaries and large freshwater bodies for roosting while foraging across floodplain wetlands and suitable inland feeding habitats, including agricultural land.
- **Species susceptible to loss of off-site habitat as a result of the plan:** Yes – may depend on inland feeding areas away from primary roost sites, including agricultural land.
- **Core area within which FLL could occur:** Within the NECR483 report, a functionally linked land buffer of 2km is established for the Pintail. Functionally Linked Land for northern pintail is most likely to comprise wet grassland, grazing marsh, floodplain wetlands and shallow waterbodies in close proximity to the Severn Estuary SPA.

Lapwing, *Vanellus Vanellus*

- Supported European population of importance for Severn Estuary SPA.
- **Season:** Wintering
- **Species Habitat Preference (relative to season of designation)**: During winter and passage, lapwing shows a strong preference for open, low-lying habitats including estuarine margins, saltmarsh, wet grassland, grazing marsh, floodplain pasture and damp arable fields.
- **Species susceptible to loss of off-site habitat as a result of the plan:** Yes – reliant on wet grassland, grazing marsh and floodplain farmland.
- **Core area within which FLL could occur:** Lapwing is a regular wintering and passage species in the Severn Estuary, strongly dependent on floodplain grassland and wet agricultural habitats, and has a home range of more than 15km.

Mallard, *Anasplatyrhynchos*

- Supported European population of importance for Severn Estuary SPA.
- **Season:** Wintering

- **Species Habitat Preference (relative to season of designation)**: During winter, mallard primarily uses shallow inshore waters, estuarine creeks, saltmarsh edges, grazing marsh, freshwater ditches, ponds and flooded pasture. .
- **Species susceptible to loss of off-site habitat as a result of the plan:** Yes – may depend on floodplain grazing marsh, wetlands, ditches and farmland used for feeding and roosting.
- **Core area within which FLL could occur:** Estuarine margins and associated lowland wetlands and floodplains. Functionally Linked Land for mallard is most likely to occur within the Severn Estuary floodplain, including coastal and floodplain grazing marsh, freshwater and brackish ditches, ponds, slow-flowing watercourses and adjacent agricultural land**.**

Tufted Duck, *Aythyafuligula*

- Supported European population of importance for Severn Estuary SPA.
- **Season:** Wintering
- **Species Habitat Preference (relative to season of designation)**: During winter, Pintail utilise estuaries and large freshwater bodies for roosting while foraging across floodplain wetlands and suitable inland feeding habitats, including agricultural land.
- **Species susceptible to loss of off-site habitat as a result of the plan:** Yes – may depend on inland feeding areas away from primary roost sites.
- **Core area within which FLL could occur:** Sheltered estuarine waters and associated inland open water habitats. Functionally Linked Land for tufted duck is most likely to occur within the Severn Estuary hinterland, including reservoirs, docks, flooded gravel pits, large ponds and slow-flowing rivers connected ecologically to the estuary.

Grey Plover, *Pluvialis squatarola*

- Supported European population of importance for Severn Estuary SPA.
- **Season:** Wintering
- **Species Habitat Preference (relative to season of designation)**: Tufted duck is a diving duck that favours calm, open water in winter, including lakes, reservoirs, flooded gravel pits, docks, slow-flowing rivers and sheltered estuarine waters.

- **Species susceptible to loss of off-site habitat as a result of the plan:** No – sensitive to loss of inland waterbodies such as reservoirs, flooded pits, ponds and slow rivers.
- **Core area within which FLL could occur:** Intertidal–coastal interface within and adjacent to the estuary. Functionally Linked Land for Grey Plover is most likely to occur close to feeding areas, typically within the wider Severn Estuary coastal zone, encompassing upper shorelines, flood embankments, saltmarsh fringes and adjacent open coastal land used at high tide.

E.31 The species that will be taken forwards for further consideration are those that may potentially rely on land within the Cotswold district that have been allocated within the Local Plan for development. This land includes arable fields, grassland, urban and already developed land, and scrub or small woodland patches.

E.32 Based on the above specifies information, the following qualifying species of the Severn Estuary SPA and Ramsar site will be considered for further assessment. The list below summarises the principal on-site habitats used by each qualifying species, together with typical off-site supporting habitats (functionally linked land) that may be utilised for feeding, roosting or loafing within the wider ecological network.

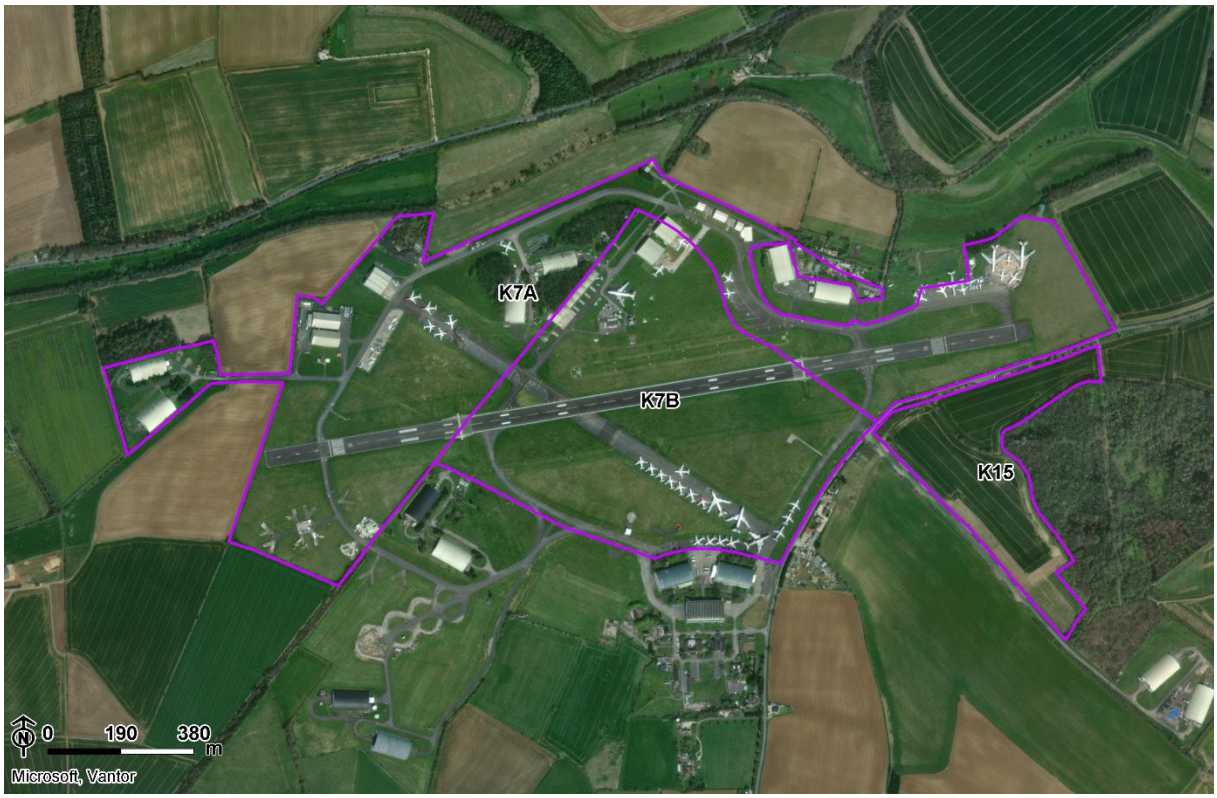
- Bewick's swan – wetlands; arable fields.
- Common shelduck – estuaries; saltmarsh lagoons (outside the district); and lakes (within the district).
- Gadwall – slow freshwater; flooded grassland.
- Greater white-fronted goose – wet grassland; arable fields.
- Lesser black-backed gull – coasts (outside the district); and landfills or farmland (within the district).
- Herring gull – coasts (outside the district); urban landfills (within the district).
- Eurasian curlew – mudflats; wet grassland.
- Eurasian wigeon – shallow wetlands; grazed grassland.
- Northern shoveler – shallow wetlands; flooded fields.
- Spotted redshank – lagoons mudflats; flooded fields.
- Northern pintail – freshwater wetlands; inundated fields.
- Lapwing – wet grassland; arable farmland.

Assessment of site allocations

E.33 A review of the proposed development within the Local Plan identified the following site allocations which will need to be considered further for functionally linked land.

E.34 Assessment of site allocations included reference to the Habitat Suitability Criteria, as well as flood risk information which has been included to count for species such as Northern shoveler and Spotted redshank which rely on flooded field and grasslands.

K7A and B Kemble - Kemble - New settlement at Cotswold Airport



- **Distance from Habitat Site:** This site is located 4.18km from the SSSI and 23.13km from the SPA and Ramsar site at the closest point
- **Size:** 156ha
- **Habitats present:** The site comprised an airfield, including commercial buildings and a runway. To the east of the site, a small arable field is disconnected from the airfield by a single carriageway road.

- **Use of the site**: The site was used for commercial and flying use.
- **Habitat suitability:** Negligible – due to the high disturbance associated with the function of the land as an airfield and the arable nature of the site, the site was considered of negligible suitability for qualifying bird species.

K15 Kemble and Ewen

[Adjacent to Cotswold Airport and shown on image above.]

- **Distance from Habitat Site:** This site is located 3.51km from the SSSI and 25.95km from the SPA and Ramsar site at the closest point
- **Size:** 16.28ha
- **Habitats present:** The site comprised a small arable field to the southeast of an airfield. The small arable field is disconnected from the airfield by a single carriageway road which bounds the western and northern extent of the site and is bounded to the east and south by woodland.
- **Use of the site**: The site was used for agriculture.
- **Habitat suitability:** Low – due to small size of the site, the disturbance associated with the neighbouring airfield and the arable nature of the site, the site was considered of low suitability for qualifying bird species.

Strategic site: Land south west of Kemble



- **Distance from Habitat Site:** This site is located 2.6km from the SSSI and 25km from the SPA and Ramsar site at the closest point
- **Size:** 68.71ha
- **Habitats present:** The site comprised of eight large arable field, surrounded by other arable fields and a residential and industrial areas to the northwest and southwest of the site respectively.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Low – due to the extensive areas of arable land and the surrounding residential and commercial development, the site was considered of low suitability for qualifying bird species.

Strategic site: Cirencester - Steadings southern extension



- **Distance from Habitat Site:** This site is located 1.5km from the SSSI and 26.82km from the SPA and Ramsar site at the closest point
- **Size:** 116.5ha
- **Habitats present:** The site comprised of ten small, medium and large arable fields, surrounded by other arable fields and a residential area to the northeast. Several farm roads are also present within the fields, as well as electricity pylons.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Moderate – the site allocation is located within 2km of the CWP and has extensive areas of arable land. However, it is of very low flood risk **[See reference** 80**]** and is surrounded by dense residential development and therefore has been considered of moderate suitability for qualifying bird species.

C71 - Land adjacent ‘Donside’, off Barn Way



- **Distance from Habitat Site:** This site is located 4.79km from the SSSI and 27.46km from the SPA and Ramsar site at the closest point
- **Size:** 0.33ha
- **Habitats present:** The site comprised of a sealed entrance road and small vegetated parcels of scrub and woodland. The site was surrounded by residential development and opening into arable land to the west.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Low – due to the small size, scrub and woodland vegetation, and surrounding extensive areas of arable land and residential development, the site was considered of low suitability for qualifying bird species.

C81B - Land west of Gardner Way



- **Distance from Habitat Site:** This site is located 3.55km from the SSSI and 30km from the SPA and Ramsar site at the closest point
- **Size:** 1.60ha
- **Habitats present:** The site comprised of 2 small, grassed fields, within a dense residential area. To the north, the site is bounded by a 40m strip of woodland which forms part of the highway buffer. An electricity pylon is also located with the site.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Low – due to the small size, boundary features which increase the risk of predation, and the surrounding residential, the site was considered of low suitability for qualifying bird species.

Strategic site: Cirencester - Land east of Kingshill Lane



- **Distance from Habitat Site:** This site is located 2.5km from the SSSI and 28.6km from the SPA and Ramsar site at the closest point
- **Size:** 41.93ha
- **Habitats present:** The site comprised of 5 small and medium arable fields, bound to the northeast by a dual carriageway highway, and by other arable fields and smaller local roads in all other directions. In the wider landscape, the area was characterised by residential development. Several woodland belts were also identified within the site, creating additional boundary features.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Moderate – the site allocation is located within 2km of the CWP and has extensive areas of arable land. However, it is of very low flood risk and is bounded by hedgerow boundaries which promotes predation and therefore has been considered of moderate suitability for qualifying bird species.

Strategic site: Cirencester - Land south east of Cirencester and south of Preston



- **Distance from Habitat Site:** This site is located 1.8km from the SSSI and 30.56km from the SPA and Ramsar site at the closest point
- **Size:** 100ha
- **Habitats present:** The site comprised of 15 small, medium and large arable fields, surrounded by other arable fields and scattered residential development. A dual carriageway highway runs immediately to the north and a single carriageway to the south. All fields are bounded by hedgerows and trees, and several patches of woodland.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Moderate – the site allocation is located within 2km of the CWP and has extensive areas of arable land. The site is of low flood risk with a small tributary to the northwest of the site allocation, and the field boundaries which promotes predation. This has been considered of moderate suitability for qualifying bird species.

Strategic site: Siddington - Land south west of Siddington



- **Distance from Habitat Site:** This site is located <500m from the SSSI and 29.34km from the SPA and Ramsar site at the closest point
- **Size:** 21.66ha
- **Habitats present:** The site comprised of one medium arable field, surrounded by other arable fields and scattered residential infrastructure. Two roads are also present around the site boundary to the west and east.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Moderate – the site allocation is located within 500m the CWP. However, it is of very low flood risk, is a relatively small area of arable land providing limited potential habitat and has high levels of disturbance due to roads and surrounding residential areas. Therefore, the site was considered of moderate suitability for qualifying bird species.

SD15 – Siddington, Plummers Farm, east of Ashton Road



- **Distance from Habitat Site:** This site is located <500m from the SSSI and 30.1km from the SPA and Ramsar site at the closest point
- **Size:** 3.17ha
- **Habitats present:** The site comprised of one small field, surrounded by arable fields and residential infrastructure. The site is bounded by hedgerows and trees, and roads are also present around north and west edges of the site.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Moderate – the site allocation is located within 500m the CWP. However, it is of very low flood risk, is a relatively small area of arable land providing limited potential habitat and field boundaries which promotes predation. Therefore, the site was considered of moderate suitability for qualifying bird species.

SD23 – Siddington, Land between disused canal and disused railway line, north of Park Way



- **Distance from Habitat Site:** This site is located 1km from the SSSI and 29.69km from the SPA and Ramsar site at the closest point
- **Size:** 5.68ha
- **Habitats present:** The site comprised of three small field, and a dirt road accessway. The site is bounded by hedgerows and trees, and within a wider residential and commercial area.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Moderate – the site allocation is located within 1km of the CWP. However, the site is relatively small, is of very low flood risk and is bounded by hedgerow boundaries which promotes predation and therefore has been considered of moderate suitability for qualifying bird species.

SD17 – Siddington, Land east of Siddington Road and west of Bluebell Drive



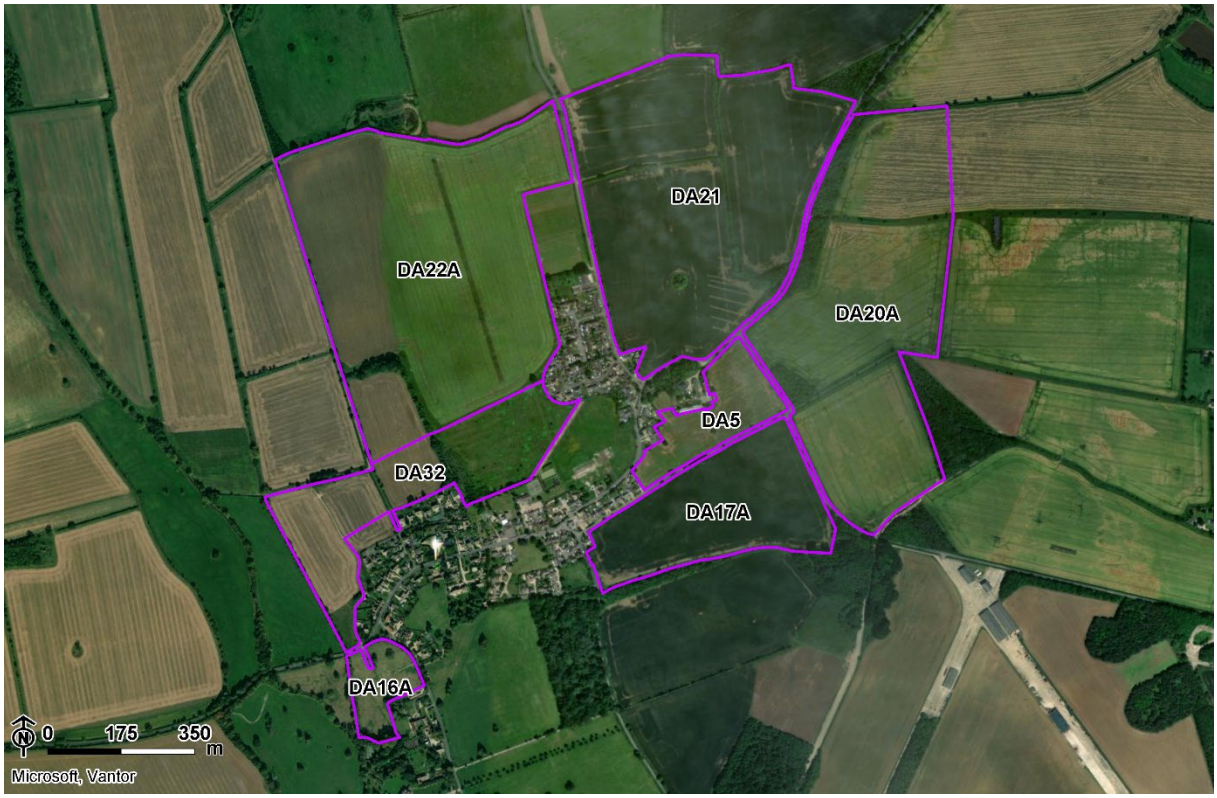
- **Distance from Habitat Site:** This site is located 1.57km from the SSSI and 30.5km from the SPA and Ramsar site at the closest point
- **Size:** 0.63ha
- **Habitats present:** The site comprised of a small section of field, adjacent to a main road and residential neighbourhood. The site is bounded by hedgerows and trees to the west, and a gate to the east which separates the site from the wider residential area.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Moderate – the site allocation is located within 2km of the CWP. However, the site is relatively small providing limited potential habitat, is of very low flood risk and is bounded by hedgerow boundaries which promotes predation and therefore has been considered of moderate suitability for qualifying bird species.

Strategic site: Driffield - Land south of Driffield



- **Distance from Habitat Site:** This site is located 600m from the SSSI and 36.56km from the SPA and Ramsar site at the closest point
- **Size:** 199.4ha
- **Habitats present:** The site comprised of 18 small, medium and large arable fields, bounded by a highway to the south, and other arable fields tin all other directions. The wider area was characterised by arable fields and agricultural use with scattered residential development. Add fields were bounded by hedgerows and several belts of woodland are within the site.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Moderate – the site allocation being located less 1km of the CWP and presented large areas of arable land providing extensive potential habitat. The site if of low flood risk, is bounded by hedgerows which promotes predation and is surrounded by residential and commercial development. Therefore, the site was considered of high suitability for qualifying bird species.

Strategic site: Down Ampney - Land surrounding Down Ampney



- **Distance from Habitat Site:** This site is located 1.3km from the SSSI and 34.3km from the SPA and Ramsar site at the closest point
- **Size:** 135.4ha
- **Habitats present:** The site comprised of 13 small, medium and large arable fields, with a large residential development in between the fields. The wider area was characterised by arable fields and agricultural use with scattered residential development. Add fields were bounded by hedgerows and several belts of woodland are within the site.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Moderate – the site allocation being located less 1km of the CWP and presented large areas of arable land providing extensive potential habitat. The site if of low flood risk, is bounded by hedgerows which promotes predation and is surrounded by residential and commercial development. Therefore, the site was considered of high suitability for qualifying bird species.

R203A-C - Land to rear of the Knoll, Whelford Road



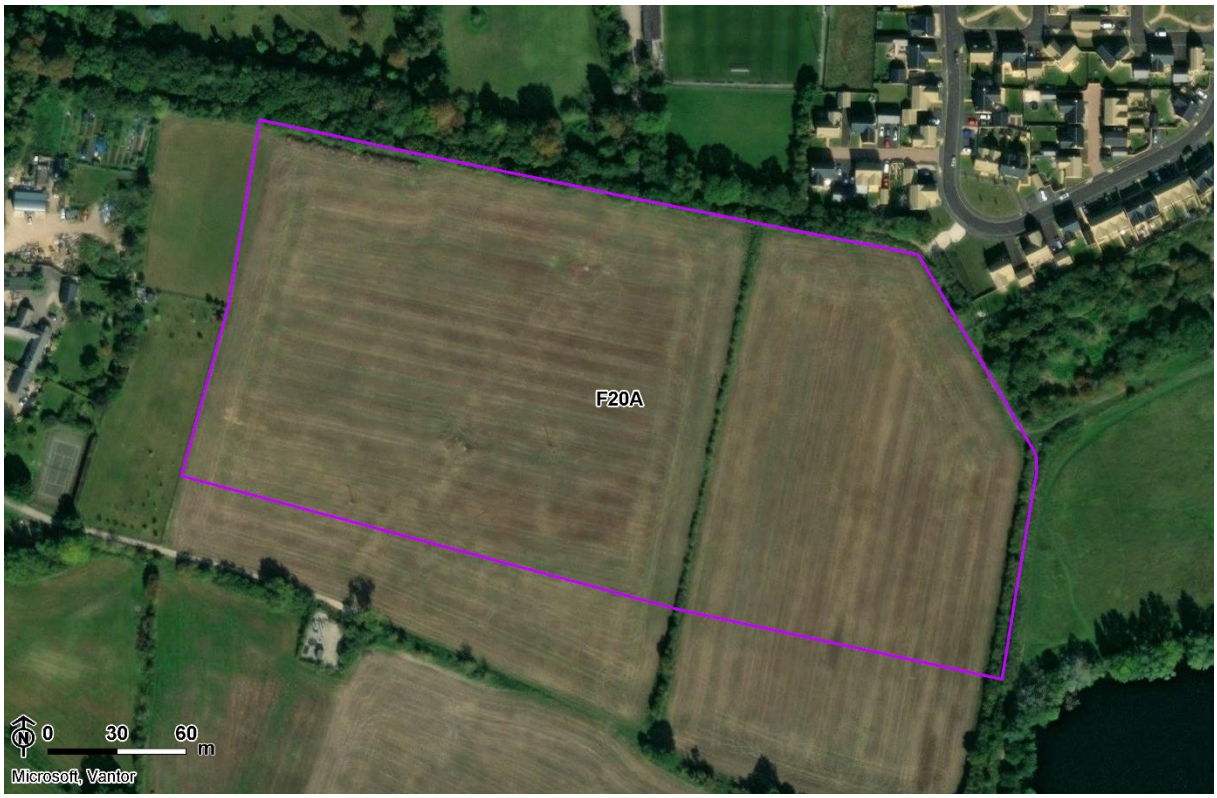
- **Distance from Habitat Site:** This site is located 2km from the SSSI and 42.5km from the SPA and Ramsar site at the closest point
- **Size:** 2.52ha
- **Habitats present:** The site comprised of 3 small fields, adjacent to a main road, wider arable fields and a residential neighbourhood. The site is bounded by hedgerows and trees. An airport and supporting infrastructure was located to the northwest.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Low - the site allocation is located within 2km of the CWP, however is of very low flood risk, is a relatively small area of land and experience high levels of disturbance due to the airport and surrounding residential and commercial development. Therefore, the site was considered of low suitability for qualifying bird species.

F53A - Land at Totterdown Hill, Horcott



- **Distance from Habitat Site:** This site is located adjacent to the SSSI and >45km from the SPA and Ramsar site at the closest point
- **Size:** 12.81ha
- **Habitats present:** The site comprised of 3 arable fields bounded by hedgerows and trees. The wider area is characterised by arable land and residential development. The site is located immediately adjacent to revivors which are part of the CWP SSSI.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** High - the site allocation is located immediately adjacent to the CWP and arable in nature. It is of very low flood risk and was considered of high suitability for qualifying bird species.

F20A - Land south-east of Fairford



- **Distance from Habitat Site:** This site is located adjacent SSSI and >45km from the SPA and Ramsar site at the closest point
- **Size:** 5.75ha
- **Habitats present:** The site comprised of 2 arable fields bounded by hedgerows and trees. The wider area is characterised by arable land and residential development. The site is located immediately adjacent to revivors which are part of the CWP SSSI.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** High - the site allocation is located immediately adjacent to the CWP and arable in nature. It is of very low flood risk and was considered of high suitability for qualifying bird species.

Strategic site: Fairford - Land north east of Fairford



- **Distance from Habitat Site:** This site is located adjacent SSSI and >45km from the SPA and Ramsar site at the closest point
- **Size:** 71.26ha
- **Habitats present:** The site comprised of eight medium and large arable field within a wider arable and residential area. The site is located immediately adjacent to revivors which are part of the CWP SSSI.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** High - the site allocation is located immediately adjacent to the CWP and arable in nature. It is of very low flood risk and was considered of high suitability for qualifying bird species.

F52 - Land west of Terminus Cottage and Station Cottage



- **Distance from Habitat Site:** This site is located 200m from the SSSI and >45km from the SPA and Ramsar site at the closest point
- **Size:** 1.486ha
- **Habitats present:** The site comprised of a small, grassed field within a wider residential area, bounded by hedgerows and trees. The site is located immediately adjacent to revivors which are part of the CWP SSSI.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Moderate – the site was located within 500m of the CWP and is characterized by relatively small, grassed field. It is of very low flood risk and is surrounded by residential land. There, it was considered of moderate suitability for qualifying bird species.

F39C - Land west of Terminus Cottage and Station Cottage

(image as above)

- **Distance from Habitat Site:** This site is located 200m from the SSSI and >45km from the SPA and Ramsar site at the closest point

- **Size:** 1.84ha
- **Habitats present:** The site comprised of a small, grassed field within a wider residential area, bounded by hedgerows and trees. The site is located immediately adjacent to revivors which are part of the CWP SSSI.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Moderate – the site was located within 500m of the CWP and is characterized by relatively small, grassed field. It is of very low flood risk and is surrounded by residential land. There, it was considered of moderate suitability for qualifying bird species.

R607 - Land north of London Road



- **Distance from Habitat Site:** This site is located 4.73km from the SSSI and 37km from the SPA and Ramsar site at the closest point
- **Size:** 1.06ha
- **Habitats present:** The site comprised of a small field, adjacent to a main road, arable land and residential neighbourhood.
- **Use of the site**: The site was used for agricultural use.

- **Habitat suitability:** Negligible - due to the small area of developed land and the disturbance surrounding the site, the site was considered of negligible suitability for qualifying bird species.

L19 - Land south of Butler's Court



- **Distance from Habitat Site:** This site is located 380m from the SSSI and >45km from the SPA and Ramsar site at the closest point
- **Size:** 0.954ha
- **Habitats present:** The site comprised of a small, grassed field, adjacent to a main road and residential neighbourhood.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Moderate – the site is located within 500m of the CWP and is characterized by a relatively small area of land. The site experience disturbance due surrounding residential and commercial development. Therefore, the site was considered of moderate suitability for qualifying bird species.

L33 - Land south of Ferrers Park



- **Distance from Habitat Site:** This site is located 1.57km from the SSSI and >45km from the SPA and Ramsar site at the closest point
- **Size:** 10.01ha
- **Habitats present:** The site comprised of a medium sized, grassed field, adjacent to a main road and residential neighbourhood.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Moderate – the site is located within 500m of the CWP and is characterized by a relatively small area of land. The site experience disturbance due surrounding residential and commercial development. Therefore, the site was considered of moderate suitability for qualifying bird species.

R591 - Former Godwin Pumps factory Springfield Road, Quenington



- **Distance from Habitat Site:** This site is located 9.85km from the SSSI and 30.5km from the SPA and Ramsar site at the closest point
- **Size:** 1.98ha
- **Habitats present:** The site comprised of a developed land.
- **Use of the site**: The site was used for commercial use.
- **Habitat suitability:** Negligible - due to the already developed land the site was considered of negligible suitability for qualifying bird species.

R670 - Glebe Farm Yard, Hatherop



- **Distance from Habitat Site:** This site is located 4.57km from the SSSI and >45km from the SPA and Ramsar site at the closest point
- **Size:** 1.44ha
- **Habitats present:** The site comprised of a developed land.
- **Use of the site**: The site was used for commercial use.
- **Habitat suitability:** Negligible - due to the already developed land the site was considered of negligible suitability for qualifying bird species.

T71A - Land north-west of Highfield Cottage



- **Distance from Habitat Site:** This site is located 11.20km from the SSSI and 19.81km from the SPA and Ramsar site at the closest point
- **Size:** 2.15ha
- **Habitats present:** The site comprised of a small, grassed field, adjacent to a residential neighbourhood. The site is bounded by hedgerows and trees and within a wider arable area.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Low - due to the relatively small area of land and the disturbance within the site due surrounding residential development, the site was considered of low suitability for qualifying bird species.

T31B - Land adjacent to Blind Lane



- **Distance from Habitat Site:** This site is located 12.57km from the SSSI and 20.11km from the SPA and Ramsar site at the closest point
- **Size:** 2.01ha
- **Habitats present:** The site comprised of a small, grassed field, adjacent to a residential neighbourhood. The site is bounded by hedgerows and treesand within a wider arable area.
- **Use of the site**: The site was used for agricultural use.
- **Habitat suitability:** Low - due to the relatively small area of land and the disturbance within the site due surrounding residential development, the site was considered of low suitability for qualifying bird species

Remaining site allocations:

E.35 It is acknowledged that birds do not move through the landscape in straight lines and may use a series of intermediate or stepping-stone habitats, such as the Cotswold Water Park, the Upper Thames floodplain and other smaller wetland features, during wider movements between inland areas and the Severn Estuary SPA and Ramsar site. However, all remaining site allocations are located more than

30 km to the north or north-east of the Severn Estuary and lie well beyond the cluster of identified stepping-stone habitats that could plausibly support functionally linked movements. These allocations are outside the broad spatial relationship between the Severn Estuary and the Cotswold Water Park SSSI and do not form part of a coherent network of wetlands or open habitats that could reasonably facilitate onward movement by SPA/Ramsar qualifying species.

E.36 As a result, while stepping-stone use is recognised in principle, the distance of these allocations from the designated site, combined with the absence of intervening stepping-stone habitats linking them to the Severn Estuary, means they are not considered to lie within a realistic movement pathway for functionally linked species.

E.37 Consequently, these site allocations are not considered to give rise to functionally linked effects and do not require further assessment in relation to the Severn Estuary SPA and Ramsar site.

E.38 The desk-based review of the site allocations identified that based on a precautionary approach, 14 site allocations have moderate and three site allocations have a high potential to support significant numbers of SPA and Ramsar qualifying bird species, either alone or cumulatively with other sites.

E.39 The sites identified above provides suitable offsite foraging habitat for qualifying bird species in the form of arable fields, which are common and widespread in the district. These site was not considered to support habitats or features notable value, rarity or which populations are likely to be dependent on in isolation the importance of this site for these species is likely to be low when compared with the extensive areas of habitat of greater suitability both within the district and the wider land areas surrounding these Habitat Sites. As a result, the potential for the loss of offsite habitat to adversely affect these species relates primarily to the cumulative effect of reducing the extent of feeding areas. Given the dependency of these species on offsite arable fields and grasslands, inclusion and implementation of appropriate safeguards and mitigation will be required in Local Plan to provide certainty that there will be no adverse effect on the integrity of the SPA and Ramsar site.

Loss of habitat

E.40 This assessment confirms that there is potential for Functional Linked Land (FLL) within Cotswold District in relation to the Severn Estuary SPA and Ramsar site. The Cotswold Water Park (CWP) SSSI represents the principal area of FLL within the District, providing extensive and well-connected wetland habitats capable of supporting foraging, roosting and resting functions for SPA/Ramsar qualifying bird species beyond the designated site boundary.

E.41 In addition to the CWP SSSI, a number of other sites across the district provide more limited but locally important habitat that may also be used by qualifying species, particularly during periods of high tide, disturbance, or seasonal movement. Collectively, these sites contribute to the wider network of functionally linked habitats associated with the Severn Estuary.

E.42 The assessment identifies that several site allocations are of medium to high value for SPA/Ramsar qualifying species. Accordingly, likely significant effects cannot be ruled out in the absence of mitigation. It is therefore concluded that appropriate mitigation measures are required for relevant allocations to avoid or reduce impacts on functionally linked habitats and to ensure no adverse effect on the integrity of the Severn Estuary SPA/Ramsar site, in accordance with the Habitats Regulations.

Mitigation – loss of habitat

E.43 To provide certainty that the loss of offsite functional habitat will not adversely affect the integrity of the Severn Estuary SPA and Ramsar site, it is recommended that the following safeguard measures are implemented at the project level:

- Wintering, migratory and breeding bird surveys are required for sites with high and moderate suitability to support these qualifying species to determine their individual and cumulative importance for these species and inform mitigation proposals.
- A commitment to mitigation is required within the Local Plan dependent on the findings of bird surveys. This will need to take into account the cumulative numbers of SPA birds affected by the allocations as they come forward for development. In the unlikely but possible event that cumulative numbers of SPA birds affected are likely to exceed thresholds of significance (i.e. >1% of the associated European Site), appropriate mitigation in the form of habitat creation and management in perpetuity, either on-site or offsite, or through the provision of strategic sites for these species elsewhere within the district, will be required. If required, mitigation will need to create and manage suitably located habitat which maximises feeding productivity for these SPA species, and such mitigatory habitat would need to be provided and be fully functional prior to development which would affect significant numbers of SPA birds. Due to the common and widespread nature of the habitats present within the site allocations it considered with certainty that mitigation can be successfully achieved through the creation of alternative habitat of equal or greater value should a significant number of qualifying birds be found to utilise the site. This

approach has been approved at recent Examination in Public for other coastal Local Authorities, including the North Essex Authorities.

Non-physical disturbance

E.44 This assessment has considered the potential for non-physical disturbance effects on Severn Estuary SPA and Ramsar qualifying bird species arising through the use of Functionally Linked Land (FLL) within the district, during both the construction and operational phases of development. Non-physical disturbance pathways include increases in human activity, noise, visual disturbance and artificial lighting, which may affect the suitability of supporting habitats used by qualifying species for foraging, resting and loafing.

E.45 It has been assumed that the effects of noise, vibration and light are most likely to be significant within a distance of 500 m. There is also evidence of 300 m being used as a distance up to which certain bird species can be disturbed by the effects of noise **[See reference** 81**]**; however, it has been assumed (on a precautionary basis) that the effects of noise, vibration and light pollution are capable of causing an adverse effect if development takes place within 500 m of a Habitats site, or in this case FLL which supports qualifying features of the SPA and Ramsar site that are sensitive to these disturbances.

E.46 The desk-based review also identified 17 site allocations within 2.5km of the Cotswold Water Park, as FLL of the SPA and Ramsar site, which may be impacted by the Local Plan via non-physical disturbances such as noise and light. These site allocations are those assessed as having moderate or high potential to be FLL, i.e.:

- Strategic site: Cirencester - Steadings southern extension.
- Strategic site: Cirencester - Land east of Kingshill Lane.
- Strategic site: Cirencester - Land south east of Cirencester and south of Preston.
- Strategic site – Cirencester.
- Strategic site: Siddington - Land south west of Siddington.
- SD15 – Siddington, Plummers Farm, east of Ashton Road.
- SD17 – Siddington, Land east of Siddington Road and west of Bluebell Drive.
- Strategic site: Driffield - Land south of Driffield.
- Strategic site: Down Ampney - Land surrounding Down Ampney.

- F53A - Land at Totterdown Hill, Horcott.
- F20A - Land south-east of Fairford.
- Strategic site: Fairford - Land north east of Fairford.
- F52 - Land west of Terminus Cottage and Station Cottage.
- F39C - Land west of Terminus Cottage and Station Cottage.
- L19 - Land south of Butler's Court.
- L33 - Land south of Ferrers Park.

E.47 The assessment confirms that areas of FLL within the district, including the Cotswold Water Park SSSI and other identified supporting habitats, may be utilised by SPA/Ramsar qualifying species outside the designated site boundary. Disturbance within these areas has the potential to result in temporary or sustained displacement, increased energy expenditure, or reduced habitat use, even where no direct physical habitat loss occurs.

E.48 During the construction phase, disturbance may arise from short-term increases in noise, visual activity and lighting, particularly where works coincide with sensitive overwintering or migratory periods. During the operational phase, longer-term effects may result from increased recreational pressure, regular human presence, traffic noise and permanent lighting associated with development. For site allocations identified as being of medium to high value for SPA/Ramsar qualifying species through functional linkage, likely significant effects from non-physical disturbance cannot be ruled out, either alone or in combination with other plans and projects, in the absence of mitigation.

E.49 It is therefore concluded that mitigation measures are required for relevant allocations to address both construction- and operational-phase non-physical disturbance impacts on functionally linked habitats.

Mitigation – non-physical disturbance

Appendix F

F.1 To provide certainty that non-physical disturbance will not adversely affect the integrity of the SPA and Ramsar Site, it is recommended that Local Plan policies relating to development near FLL (i.e. the above site allocations, plus windfall) contain a requirement to demonstrate that noise, vibration and light will be minimised, where the ecological surveys have identified that SPA/Ramsar bird species are present nearby.

Air Quality Assessment

F.2 The documents in this appendix are:

- Cotswold District Council Special Areas of Conservation Air Quality Modelling, AECOM, July 2026; and
- Air Quality Appropriate Assessment, LUC, July 2026.

Cotswold District Council Special Areas of Conservation Air Quality Modelling

Cotswold District Council

July 2026

Delivering a better world

Quality information

Prepared by	Checked by	Verified by	Approved by
Adam Ssali	Flo Kirk-Lloyd	Patrick Froggatt	Patrick Froggatt
Air Quality Consultant	Associate Director - Air Quality	Associate Director - Air Quality	Associate Director – Air Quality

Revision History

Revision	Revision date	Details	Authorized	Name	Position
1	3rd July 2026	Draft	PF	Patrick Froggatt	Associate Director
2	21st July 2026	Final	PF	Patrick Froggatt	Associate Director

Distribution List

# Hard Copies	PDF Required	Association / Company Name

Prepared for:

Cotswold District Council

Prepared by:

Adam Ssali
Air Quality Consultant

AECOM Limited
69 Park Lane
Croydon
CRO 1JD
United Kingdom

T: +44 (0)20 3692 9900
aecom.com

© 2026 AECOM Limited. All Rights Reserved.

.

Table of Contents

1. Introduction 5
2. Policy Context 6
3. Methodology 10
4. Results 23
5. References 24
6. Annexes 25

Figures

Figure 3-1: Modelled Road Network and Ecological Receptor Transects – ET1 14
Figure 3-2: Modelled Road Network and Ecological Receptor Transects – ET2 and ET3 15
Figure 3-3: Modelled Road Network and Ecological Receptor Transects – ET7 16
Figure 3-4: Modelled Road Network and Ecological Receptor Transects – ET4 17
Figure 3-5: Modelled Road Network and Ecological Receptor Transects – ET5 and ET6 18
Figure 3-6: Wind Rose, Fairford Airport Meteorological Data, 2024 19

Tables

Table 2-1: Annual Mean Critical Levels (NO_x and NH_3) 6
Table 3-1: General ADMS-Roads Model Conditions 13
Table 3-2: Defra Mapped Background Pollutant Concentrations 20
Table 3-3: APIS Data for Ecological Transects for 2022-2024 21
Table 3-4: Nitrogen Deposition Velocities and Conversion Rates 22
Table A-1: Traffic Data provided by the City Science for modelled links 26
Table A-2: Modelled Ecological Receptor Locations 25
Table A-3: Total Annual Mean NO_x Concentrations ($\mu g/m^3$) 28
Table A-4: Total Annual Mean NH_3 Concentrations ($\mu g/m^3$) 31
Table A-5: Total Annual Mean Nitrogen Deposition Rates (kg N/ha/yr) 34
Table A-5: Total Annual Mean Nitrogen Acid Deposition Rates (keq/ha/yr) 37

1. Introduction

1.1 The Cotswold Local Plan sets out the strategic planning framework to guide development within Cotswold District Council (CDC) over the plan period. The Plan identifies housing, employment and supporting infrastructure growth and establishes policies against which planning applications will be assessed. In accordance with the Conservation of Habitats and Species Regulations, the potential for development proposed within the Local Plan to result in adverse effects on European designated sites must be assessed through the Habitats Regulations Assessment (HRA) process.

1.2 CDC has commissioned this air quality assessment to inform the Appropriate Assessment of the HRA. The assessment focuses on the potential effects of traffic-related air pollutant emissions associated with development and forecast traffic growth on ecologically sensitive sites located within and adjacent to the Local Plan area.

1.3 The designated ecological sites considered within this assessment comprise three Special Areas of Conservation (SAC): Cotswold Beechwoods SAC, North Meadow and Clattinger Farm SAC and Rodborough Common SAC. These sites support habitats that are sensitive to atmospheric nitrogen enrichment and acidification, including dry grassland steppes, humid mesophile grassland and broad-leaved woodland. Many qualifying features are particularly sensitive to elevated concentrations of nitrogen oxides and ammonia, and to increased nitrogen deposition.

1.4 This assessment considers four key pollutants known to adversely affect sensitive ecosystems: ammonia (NH_3), oxides of nitrogen (NO_x), total nitrogen deposition and total acid deposition. Pollutant concentrations and deposition rates have been predicted at ecological receptor locations positioned along transects extending up to 200 metres from affected road links within the designated sites, consistent with established guidance for assessing traffic-related impacts on European sites.

1.5 The following scenarios have been modelled:

- Baseline Scenario: represents air quality conditions in the selected base year using verified traffic data and contemporary background pollutant concentrations;
- Future Baseline Scenario: represents the future assessment year using baseline traffic flows but applying projected vehicle emission factors and background pollutant concentrations from the future assessment year to account for anticipated improvements in the vehicle fleet;
- Do Minimum (DM): future assessment year including forecast traffic growth and committed development, but excluding development allocations proposed within the Cotswold Local Plan; and
- Do Something (DS): future assessment year including forecast traffic growth, committed development and the development allocations proposed within the Cotswold Local Plan.

1.6 The results of the modelling are assessed against established NO_x and NH_3 critical levels, and nitrogen and acid deposition critical loads, at ecological receptor locations within each designated site. The purpose of the assessment is to determine whether development proposed within the Cotswold Local Plan, alone or in combination with other plans and projects, could result in an adverse effect on the integrity of the designated sites and to inform the Appropriate Assessment of the HRA.

2. Policy Context

Clean Air Strategy

2.1 In 2019, the UK government released its Clean Air Strategy 2019 (Defra, 2019) as part of its 25 Year Environment Plan (Defra, 2018). The Strategy sets out measures to reduce emissions of ammonia (NH_3) from agriculture and oxides of nitrogen (NO_x) from combustion processes, including road transport. These measures aim to reduce nitrogen deposition to sensitive ecosystems and improve public health.

2.2 The Strategy recognises that nitrogen deposition remains a significant pressure on protected habitats, including SACs and supports actions to reduce emissions from transport and agricultural sources.

Environment Act

2.3 The Environment Act 2021 (HM Government, 2021) amends the Environment Act 1995 (HM Government, 1995). On 9th November 2021, the Act received Royal Assent after being first introduced to Parliament in January 2020 to address environmental protection and the delivery of the Government's 25 Year Environment Plan (Defra, 2018). It includes provisions to establish a post-Brexit set of statutory environmental principles to ensure environmental governance through an environmental watchdog, the Office for Environmental Protection (OEP).

2.4 The Secretary of State must publish a review report every five years (as a minimum and with yearly updates to Parliament). The 25 Year Environment Plan will be adopted as the first Environmental Improvement Plan (EIP) of the Environment Act 2021, with long-term legally binding targets being finalised by Defra[1].

Critical Levels

2.5 Annual mean critical levels of NO_x and NH_3 are summarised in Table 2-1. These critical levels are concentrations above which adverse effects on ecosystems may occur based on present knowledge. The critical level for NO_x is taken from the EU Ambient Air Quality Directive 2008/50/EU (EU Directives, 2008) which has also been set as the Air Quality Strategy (AQS) objective for the protection of vegetation and ecosystems and has been incorporated into English legislation.

2.6 The EU Directive (EU Directives, 2008) states that the sampling point to determine compliance should be sited more than 20 km away from agglomerations or more than 5 km away from other built-up areas, industrial installations or motorways or major roads with traffic counts of more than 50,000 vehicles per day, which means that a sampling point must be sited in such a way that is representative of an area of at least 1,000 km^2. Applying the critical level for NO_x to designated nature conservation sites that are located close to busy roads is therefore precautionary.

2.7 The critical levels for NH_3 have not been incorporated into legislation and are a recommendation made by the United Nations Economic Commission for Europe (UNECE) Executive Body for the Convention on Long-Range Transboundary Air Pollution (CLRTAP) (UNECE, 2013).

Table 2-1: Annual Mean Critical Levels (NO_x and NH_3)

Pollutant	Critical Level
Oxides of nitrogen (NO_x)	30 µg/m^3
Ammonia (NH_3)	3 µg/m^3 for higher plants 1 µg/m^3 for lichens and bryophytes

[1] https://www.gov.uk/government/news/update-on-progress-on-environmental-targets

Habitat Regulation Assessment

2.8 Although the UK has left the European Union, the requirement to undertake an HRA remains under the Conservation of Habitats and Species Regulations 2017 (as amended) (HM Government, 2017).

2.9 The HRA process applies the precautionary principle to European sites. Plans and projects may only be permitted where it can be ascertained that they will not adversely affect the integrity of a European site, either alone or in combination with other plans and projects.

2.10 The first stage of HRA is screening for Likely Significant Effects (LSE). Where LSEs cannot be ruled out, the assessment proceeds to Appropriate Assessment. Traffic-related air pollution is a recognised pathway of impact where development results in changes in traffic flows on roads within 200 metres of European sites, in accordance with Natural England guidance.

2.11 The Cotswold Local Plan proposes housing, employment and supporting development across settlements within the district. The dispersed spatial strategy may influence traffic flows on road links within or adjacent to designated ecological sites. As such, LSE relating to atmospheric nitrogen pollution cannot be excluded, and the SACs and Sites of Special Scientific Interest (SSSI) considered within this assessment are subject to Appropriate Assessment in respect of this impact pathway.

Cotswold District Local Plan (2011-2031)

2.12 The Cotswold District Local Plan was adopted on 3rd August 2018 and forms the statutory development plan for CDC (Cotswold District Council, 2018). The Plan covers the period 2011–2031 and sets out strategic and development management policies to guide development.

2.13 The Local Plan's vision supports the following priorities, which are set out in CDC's corporate strategy:

- Provide quality services at the lowest possible cost to Council Taxpayers.
- Protect and enhance the local environment whilst supporting economic growth.
- Champion issues which are important to local people.

2.14 Policy EN8 (Biodiversity and Geodiversity: Features Habitats and Species) confirms that development and will only be permitted where it can be demonstrated that there will be no adverse effect on habitats and internationally protected species. Policy EN9 (Biodiversity and Geodiversity: Designated Sites) seeks to conserve and enhance biodiversity and avoid harm to designated sites.

2.15 Policy DS1 (Development Strategy), Policy EN1 (Built, Natural and Historic Environment), Policy EN5 (Cotsowlds Area of Outstanding Natural Beauty) embed an ecosystems approach within plan-making and decision-taking, recognising the importance of natural capital and the benefits derived from internationally important habitats within CDC.

Regional and Transport Policy Context

2.16 CDC declared a climate emergency in July 2019 and made a commitment to reduce carbon emissions to net zero by 2045. Like many rural regions, CDC has high levels of transport-related carbon emissions, which are around 60% higher per person than England's average (Cotswold District Council, 2023).

2.17 CDC produced a Transport Decarbonisation Study to provide an evidence base to support the identification and development of a range of interventions that support decarbonisation and future revisions to the local plan (Cotswold District Council, 2023).

2.18 The study concluded that there is no single solution which will deliver net zero transport in CDC. CDC will continue to consider all options across all modes to ensure that progress is made towards reducing mileage primarily through encouraging low carbon transport choices and switching to zero emission fuels. Low carbon planning was identified as a priority opportunity for reducing transport carbon emissions at all place types within Cotswold District

2.19 The Cotswolds local transport strategy is managed by Gloucestershire County Council under their overarching Gloucestershire Local Transport Plan (LTP) (2020–2041) (Gloucestershire County Council, 2021). This is the strategic framework guiding transport improvements, environmental protection, and infrastructure development across the county. It prioritises sustainable travel, economic growth, and community wellbeing to reduce carbon emissions and adapt to climate change.

2.20 Key Policies of relevance to this assessment include:

- **LTP PD 0.1 - Reducing Transport Carbon Emissions & Adapting to Climate Change:** Focuses on minimising carbon emissions from transportation and preparing the network for extreme weather events.
- **LTP PD 0.2 - Local Environmental Protection:** Aims to mitigate traffic impacts on local communities, including reducing congestion and addressing nitrogen dioxide (NO_2) levels in designated Air Quality Management Areas (AQMAs).
- **LTP PD 0.4 – Integration with Land Use Planning and New Development:** Ensures that new housing and commercial developments are designed around sustainable travel options to minimise the burden on existing roads.

Cotswold District Council Air Quality Action Plan 2011

2.21 Under Part IV of the Environment Act 1995 (HM Government, 1995), local authorities are required to review and assess air quality within their jurisdictions and to prepare Air Quality Action plans (AQAPs) where AQMAs are declared.

2.22 CDC have adopted their AQAP (Cotswold District Council, 2011) to address exceedances of NO_2 objectives, primarily associated with road traffic emissions, or to ensure ongoing good air quality within the district. These plans and strategies include measures to encourage sustainable transport, reduce vehicle emissions, promote behavioural change, and integrate air quality considerations into spatial planning and infrastructure delivery.

2.23 The measures set out within the AQAP are relevant to the wider policy context of this assessment, as it aims to improve air quality across the region and support the reduction of road traffic emissions that may affect sensitive ecological receptors within designated sites.

Cotswolds National Landscape Management Plan (2025–2030)

2.24 The Cotswolds National Landscape (CNL) Management Plan (Cotswolds National Landscape, 2025) is a statutory plan, which sets out the vision, outcomes and policies for the management of the CNL for the period 2025-2030.

2.25 The plan contains a comprehensive summary of the key issues facing the CNL. The current 2025 to 2030 framework focuses on three interlinked priorities: mitigating the climate emergency, reversing nature's decline and the ecological crisis, and improving public health and societal well-being.

2.26 The strategy recognises the importance of addressing climate change and improving environmental quality across the district. CNL has declared a climate emergency and is working towards achieving net zero emissions by 2050 or sooner.

2.27 The strategy identifies transport emissions, domestic energy use and agricultural activities as key contributors to greenhouse gas emissions within CNL. In response, CDC aims to support initiatives that promote sustainable transport, encourage active travel and improve air quality across the district.

2.28 The strategy also highlights the role of planning policy, infrastructure investment and partnership working in delivering environmental improvements and supporting the transition to a low-carbon economy.

2.29 Development policies apply not only to projects within the Cotswolds National Landscape boundaries but also to its "setting". Proposals outside the boundary can be scrutinised if their scale, design, or nature negatively impact the scenic beauty of the CNL. Furthermore, any proposal must conserve and enhance the area's natural beauty. It must reflect local settlement patterns, building scales, and use local materials (such as Cotswold limestone).

Other Guidance Documents

2.30 Best practice and advice / guidance contained within documents from Natural England (Natural England, 2018), the Institute of Air Quality Management (IAQM) (IAQM, 2020), the Chartered Institute of Ecology and Environmental Management (CIEEM) (CIEEM, 2021) and National Highways (Design Manual for Roads and Bridges DMRB LA105) (DMRB, 2024) have been used to determine the methodology applied, and in the accompanying ecological interpretation of the results.

2.31 These documents provide guidance on the assessment of traffic-related air pollution effects on designated ecological sites and the interpretation of modelled nitrogen concentrations and deposition in relation to critical levels and critical loads.

3. Methodology

3.1 This section presents the information and methodology used to produce the outputs contained in this report in relation to air quality within CDC. The following sources of information and data have been used to form the basis of this air quality assessment:

- Department for Environment, Food and Rural Affairs (Defra)'s Air Quality Background Concentration Maps based on a 2021 base year (Defra, 2024);
- Defra's Vehicle Emissions Factors Toolkit (EFT) v14.1 (Defra, 2026);
- Emission rates as published in the Calculator for Road Emissions of Ammonia (CREAM) V2A tool (Air Quality Consultants, 2025);
- Modelled nitrogen and acid deposition data and ammonia background concentrations from the Air Pollution Information System (APIS, 2026); and
- Traffic count and speed data provided by City Science for 2024 and 2043.

3.2 The modelling assessment was conducted following methodology within Defra's LAQM.TG(22) Technical Guidance (Defra, 2025), and guidance contained within documents from Natural England (Natural England, 2018), the IAQM (IAQM, 2020) and the CIEEM (CIEEM, 2021).

Pollutants of Interest

3.3 The pollutants of interest with regard to sensitive ecosystems for which critical levels and critical loads exist and which are included in the air quality modelling and assessment of impacts on the SACs are NO_x, NH_3, and nitrogen and acid deposition. Modelling of these pollutants is undertaken to assess the air quality impacts of planned development in the Local Plan on the SACs alone and 'in combination' with those related to surrounding authorities.

3.4 Whilst emissions of NO_x from road vehicles are regulated according to Euro standards, emissions of NH_3 are not. This means that emissions of NH_3 from individual vehicle types are highly uncertain, particularly as measurements are rarely made (as this is not required for regulatory purposes). The uncertainty associated with the predicted nitrogen deposition rates from NH_3 is also greater than for NO_x, with the NH_3 derived nitrogen deposition rates representing an upper estimate.

3.5 There is currently no tool publicly available for the assessment of road traffic emissions of NH_3 from National Highways, Defra, Natural England, or other nature conservation bodies. However, there is evidence that exclusion of NH_3 from assessments leads to an underestimate of deposited nitrogen (Air Quality Consultants, 2025).

3.6 The methodology used to model ammonia concentrations from road traffic, using ADMS Roads (v5.1) (Cambridge Environmental Research Consultants, 2025), and the subsequent contribution to nitrogen deposition within the SACs (described below), is considered the most appropriate approach to adopt at this time. The methodology has been applied by AECOM in several Appropriate Assessments to inform HRAs including that for Tunbridge Wells Borough, Mid Sussex and Test Valley District Councils.

Nitrogen Oxides

3.7 Defra's EFT provides NO_x emissions rates for local authorities to use for Local Air Quality Management (LAQM) assessments. The EFT is also used for other purposes including Environmental Impact Assessments (EIAs) and HRAs. Version 14.1 of the EFT (Defra, 2026) includes consideration of the basic vehicle fleet mix for roads in England (excluding London) up to 2050. The basic vehicle fleet splits are based on data provided by DfT / Highways England (now National Highways) and the National Atmospheric Emissions Inventory (NAEI). The composition of Euro emission standards and distribution of vehicle sizes / weights in Version 14.1 of the EFT enables data to be used up to 2050; however, EFT v14.1 includes a note that it should be used with care beyond 2040, due to limitations relating to the supporting tools.

3.8 The Supporting LAQM tools provided by Defra, including the Background Mapping Data, NO_2 Adjustment for NO_x Sector Removal Tool and the NO_x to NO_2 Calculator, currently support assessment years between 2021 and 2040 inclusive. Consequently, where air quality assessments consider future assessment years beyond 2040, the emissions factors for 2040 represent the latest available data within the EFT framework. For the purposes of this assessment, the Local Plan future assessment year of 2043 has therefore been represented using EFT v14.1 emissions factors for 2040, consistent with Defra guidance. This approach is considered appropriate as the emissions projections within the EFT already incorporate anticipated improvements in vehicle emission standards and fleet turnover up to 2040. The use of 2040 emission factors for the 2043 assessment year is considered a reasonable and precautionary representation of future road traffic emissions as emissions are expected to further reduce between 2040 and 2043, making this approach worst case.

3.9 Detailed dispersion modelling of road traffic emissions of NO_x has been undertaken using the latest version of ADMS Roads (v5.1) (Cambridge Environmental Research Consultants, 2025), combined with the EFT v14.1 emission rates. The model has been used to predict annual mean NO_x concentrations at ecological receptor locations within the designated sites.

Ammonia

3.10 In February 2020, Air Quality Consultants developed and published the CREAM tool, '*in order to allow tentative predictions regarding trends in traffic-related ammonia emissions over time*'. The tool is based on remotely sensed pollutant measurements, published real-world fuel consumption data, and ambient measurements of ammonia recorded in Ashdown Forest (2014-2016).

3.11 The report that was published alongside the CREAM tool states that:

"*It should be recognised that these emissions factors remain uncertain. Using them to make future year predictions will clearly be an improvement on any assessment which omits ammonia. They are also considered to be more robust than the emissions factors contained in the EEA Guidebook, which risk significantly under-predicting ammonia emissions. The emissions factors contained in the CREAM model can be considered to provide the most robust estimate of traffic-related ammonia possible at the present time, but they may be updated in the future as more information becomes available*."

3.12 The CREAM tool was updated in February 2025 (CREAM v2A) (Air Quality Consultants, 2025) to cover a wider vehicle fleet and the latest ammonia emission factors. AECOM has applied these emission factors to estimate emissions in the SACs. As with the EFT, emissions for the 2043 assessment year have been represented using the latest available emission factors within the tool framework for 2040.

3.13 The latest version of ADMS Roads (v5.1) (Cambridge Environmental Research Consultants, 2025) has been employed to model the dispersion of emissions of NH_3 from road traffic, consistent with the approach for modelling emissions of NO_x.

Traffic Data and Fleet

3.14 Traffic data for the assessment were provided by the transport consultants and includes annual average daily traffic (AADT) flows, average speeds and the proportion of heavy-duty vehicles (HDVs) for each road link included in the study area. These road links were selected as those located within 200 m of designated ecological sites and therefore where road traffic emissions may influence air quality at sensitive ecological receptors.

Receptors

3.15 Pollutant concentrations and deposition rates have been modelled along defined transects within the SACs within 200 m of affected roads. This approach aligns with the National Highways DMRB guidance LA105 (DMRB, 2024) and Natural England guidance (Natural England, 2018). As noted in the guidance, the greatest impacts from changes in road traffic emissions will be at locations closest to the roadside nearest to emissions sources. Pollutant concentrations fall off away from the road edge to approximately background levels beyond 200 m. Consideration of the road network within 200 m of the SACs and SSSI is therefore considered robust as background

concentrations utilised in the assessment will account for all other sources that are not defined explicitly in the model.

3.16 The transects are situated at key locations where the greatest impacts upon the SACs are likely to occur. The locations are presented in Figure 3-1 to Figure 3-5. The receptors are situated at the closest point to the road within the SACs up to 200 m from the roadside. Concentrations and deposition rates at all receptors are predicted at the ground surface (0m height), representing the worst-case potential location of nitrogen-sensitive habitats.

Model Setup

3.17 As detailed above, road traffic emissions of NO_x were derived using the latest version of Defra's EFT at the time of the assessment (v14.1), and associated guidance and tools (Defra, 2026). Road traffic emissions of NH_3 were derived using emission rates from CREAM v2A (Air Quality Consultants, 2025).

3.18 Detailed dispersion modelling was undertaken using the current version of ADMS-Roads (v5.1) to model concentrations of NO_x and NH_3 using the parameters in Table 3-1 for the following scenarios:

- Base (2024): 2024 AADT, 2024 emission factors (latest available year), 2024 vehicle fleet.
- Future Base (2043): 2024 AADT, 2040 emission factors (latest available year), 2040 projected vehicle fleet, and 2040 background concentrations (the latest projected year available from Defra);
- Do Minimum (2043): 2043 AADT without Local Plan but with all committed development, 2040 emission factors, 2040 projected vehicle fleet, and 2040 background concentrations; and
- Do Something (2043): 2043 AADT with Local Plan and all committed development using 2040 emission factors, 2040 projected vehicle fleet, and 2040 background concentrations.

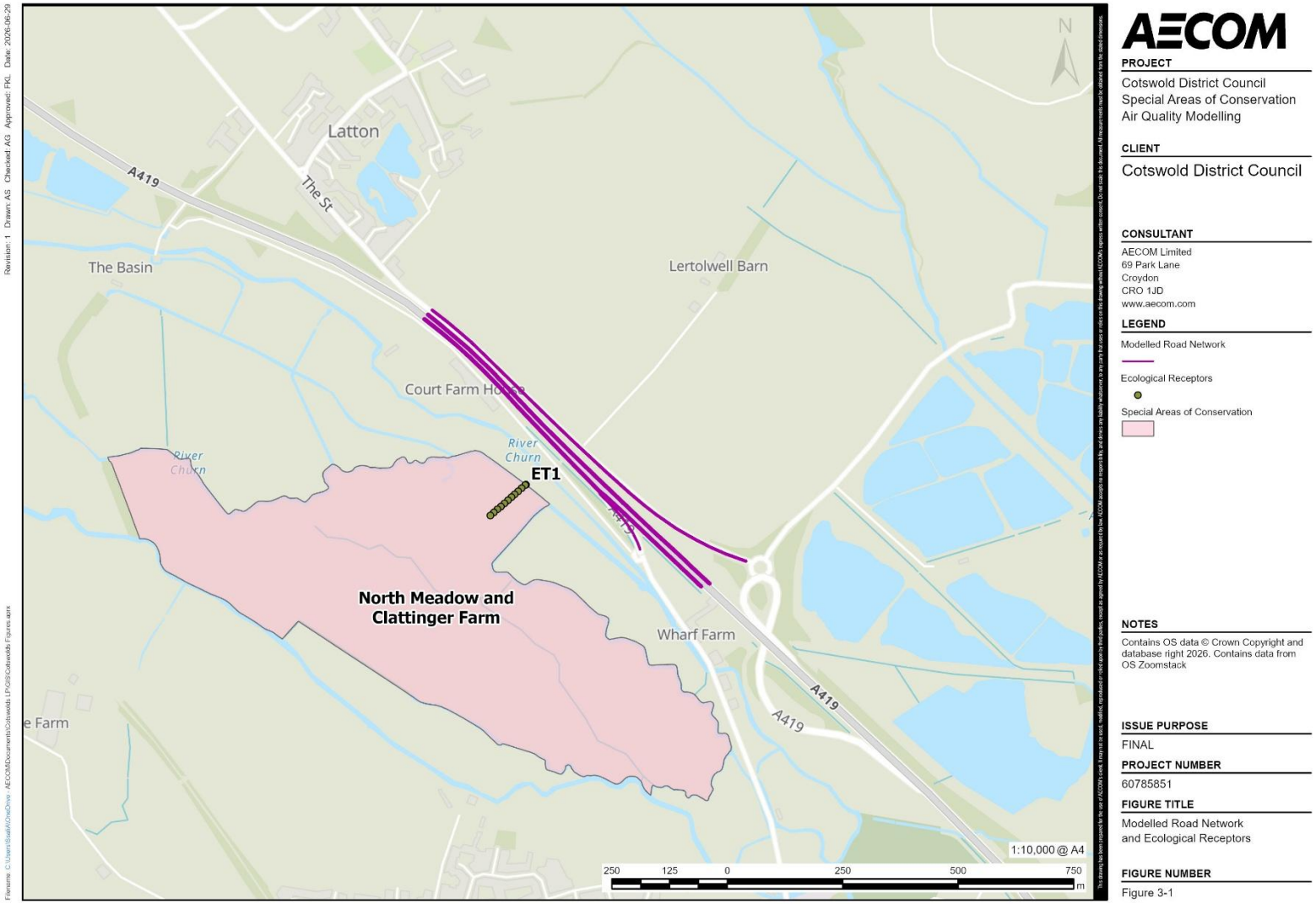
3.19 To support the assessment of the potential impact of the planned development in the Local Plan scenarios, a 'future baseline' and future year 'do minimum' scenario were modelled. The 'do minimum' scenario includes the influence of development in neighbouring local authorities, whereas the 'future baseline' does not. This future baseline is a hypothetical scenario as it applies improvements in vehicle emissions standards to the baseline vehicle fleet without allowing for any traffic growth. However, such an approach enables the 'in combination' effect of development and traffic growth to be seen unobscured by improvements in emissions technology / performance.

3.20 The difference between the 'do something' and the 'do minimum' scenarios provides the impact of the planned development within the Local Development Plan, alone. The difference between the 'do something' and the 'future baseline' scenarios provides a thorough and precautionary assessment of the impact of the planned development within the Local Plan 'in combination', as the 'future baseline' accounts for no future growth.

Table 3-1: General ADMS-Roads Model Conditions

Variables	ADMS-Roads Model Input
Surface roughness at source	0.3 m
Surface roughness at Meteorological Site	0.3 m
Minimum Monin-Obukhov length for stable conditions	10 m
Terrain types	Flat
Receptor location	x, y coordinates determined by GIS, z = 0 m
Emissions	NO_x– Defra's EFT v14.1 NH_3 – CREAM v2A
Meteorological data	1 year (2024) hourly sequential data from Fairford
Receptors	Ecological transects
Model output	Long-term (annual) mean NO_x and NH_3 concentrations

Figure 3-1: Modelled Road Network and Ecological Receptor Transects – ET1



AECOM

PROJECT
Cotswold District Council
Special Areas of Conservation
Air Quality Modelling

CLIENT
Cotswold District Council

CONSULTANT
AECOM Limited
69 Park Lane
Croydon
CRO 1JD
www.aecom.com

LEGEND
Modelled Road Network
Ecological Receptors
Special Areas of Conservation

NOTES
Contains OS data © Crown Copyright and database right 2026. Contains data from OS Zoomstack

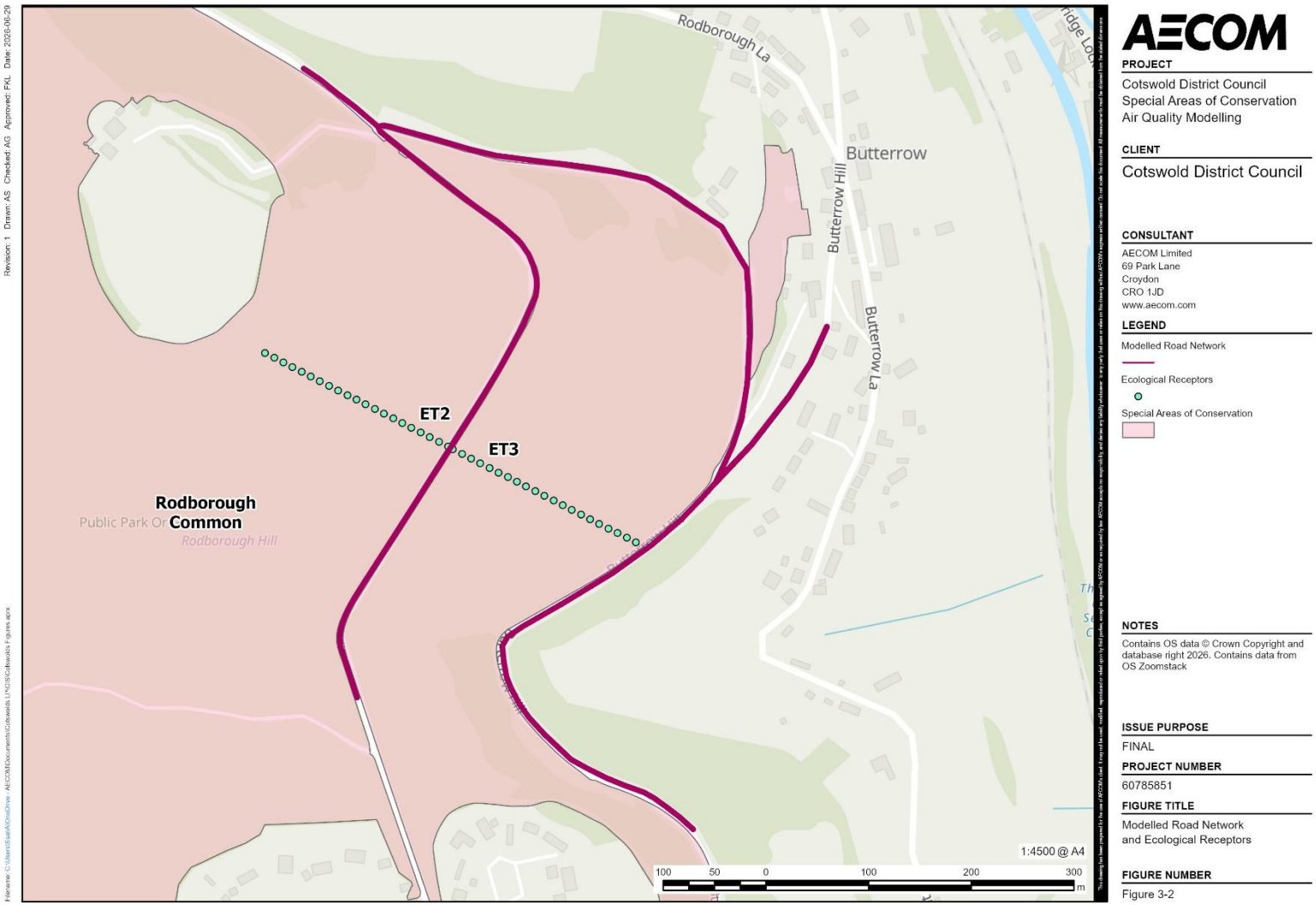
ISSUE PURPOSE
FINAL

PROJECT NUMBER
60785851

FIGURE TITLE
Modelled Road Network
and Ecological Receptors

FIGURE NUMBER
Figure 3-1

Figure 3-2: Modelled Road Network and Ecological Receptor Transects – ET2 and ET3



AECOM

PROJECT
Cotswold District Council
Special Areas of Conservation
Air Quality Modelling

CLIENT
Cotswold District Council

CONSULTANT
AECOM Limited
69 Park Lane
Croydon
CRO 1JD
www.aecom.com

LEGEND
Modelled Road Network
Ecological Receptors
Special Areas of Conservation

NOTES
Contains OS data © Crown Copyright and database right 2026. Contains data from OS Zoomstack

ISSUE PURPOSE
FINAL

PROJECT NUMBER
60785851

FIGURE TITLE
Modelled Road Network
and Ecological Receptors

FIGURE NUMBER
Figure 3-2

Figure 3-3: Modelled Road Network and Ecological Receptor Transects – ET7

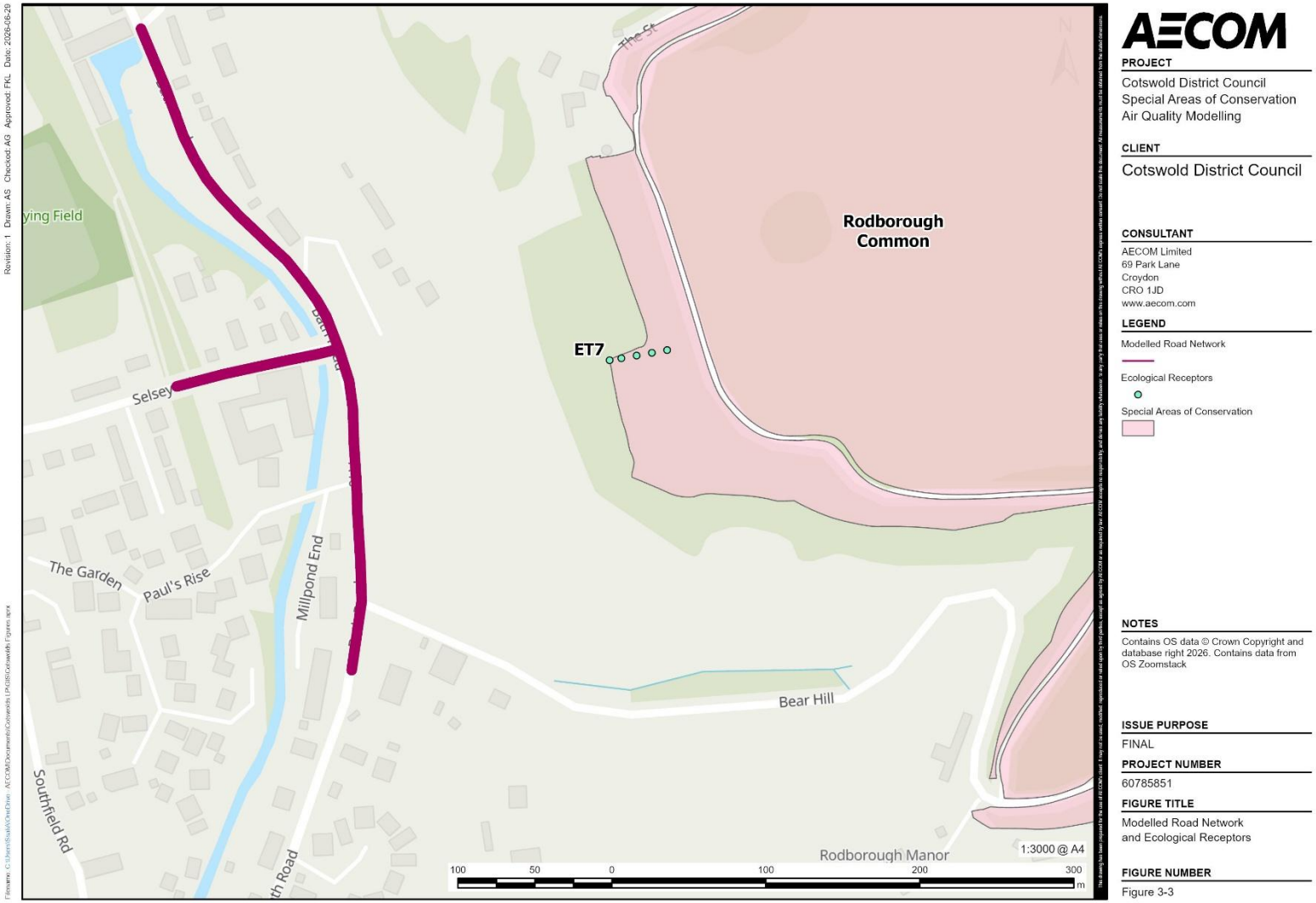


Figure 3-4: Modelled Road Network and Ecological Receptor Transects – ET4

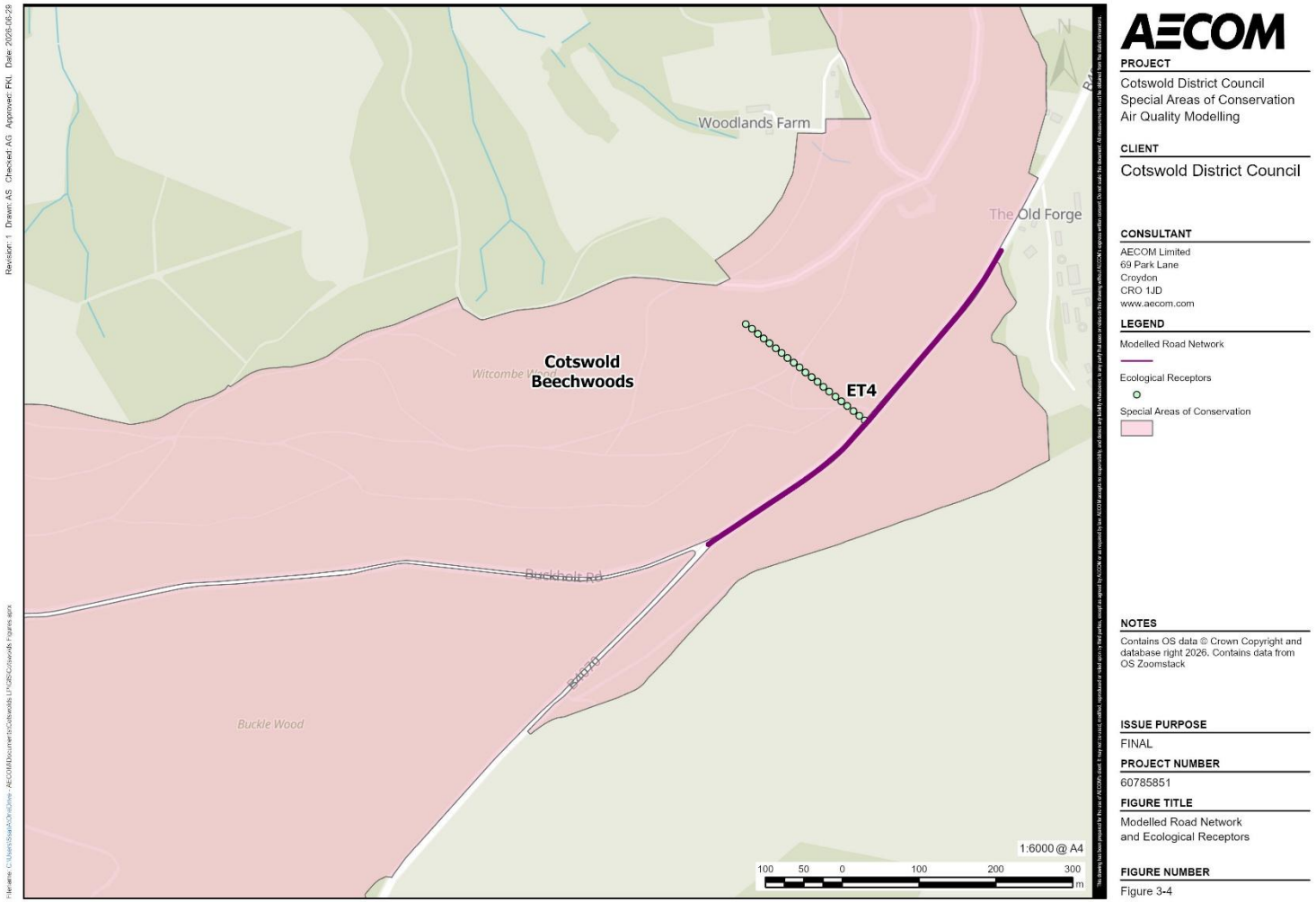
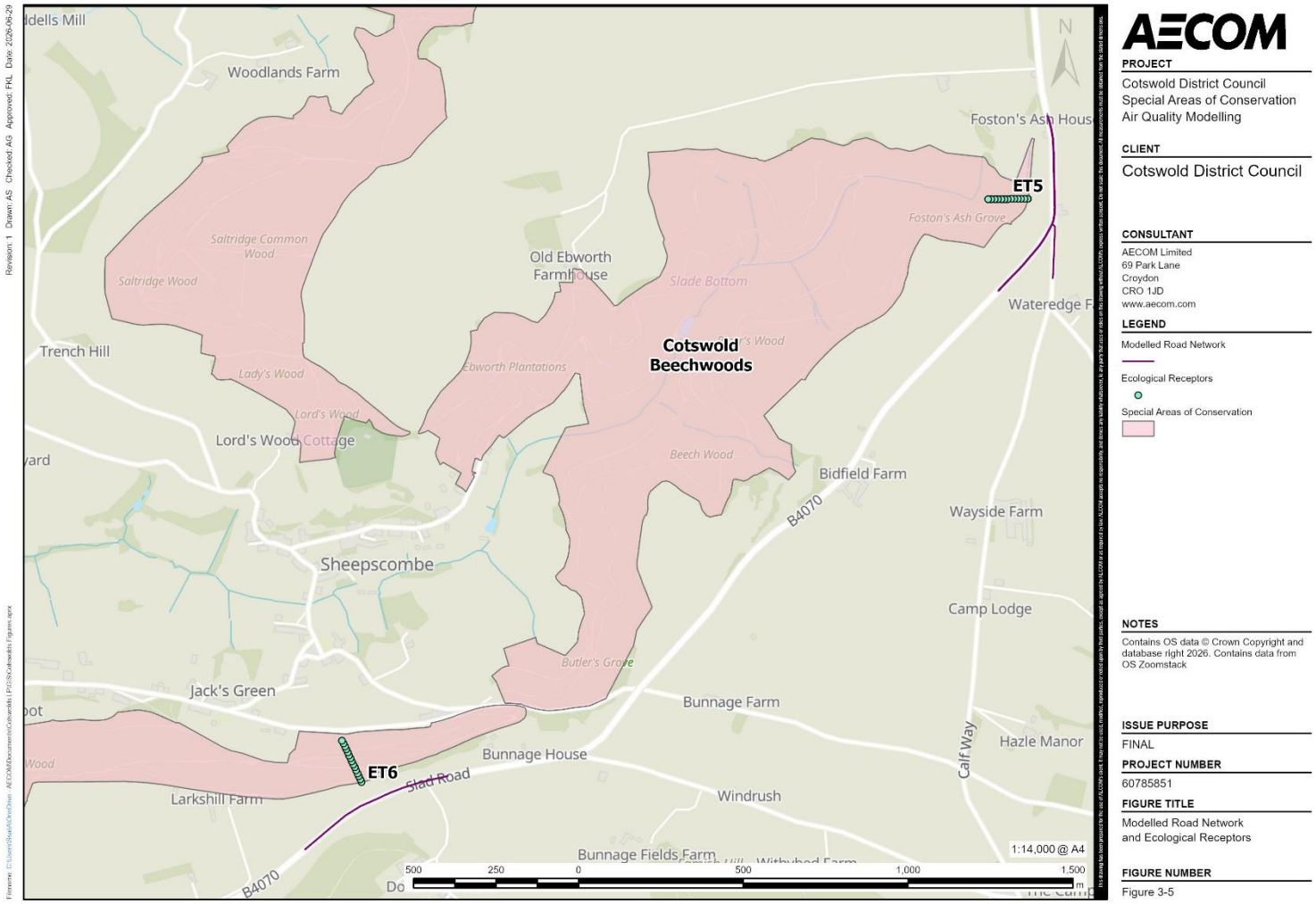


Figure 3-5: Modelled Road Network and Ecological Receptor Transects – ET5 and ET6



AECOM

PROJECT
Cotswold District Council
Special Areas of Conservation
Air Quality Modelling

CLIENT
Cotswold District Council

CONSULTANT
AECOM Limited
69 Park Lane
Croydon
CR0 1JD
www.aecom.com

LEGEND
Modelled Road Network
Ecological Receptors
Special Areas of Conservation

NOTES
Contains OS data © Crown Copyright and database right 2026. Contains data from OS Zoomstack

ISSUE PURPOSE
FINAL

PROJECT NUMBER
60785851

FIGURE TITLE
Modelled Road Network
and Ecological Receptors

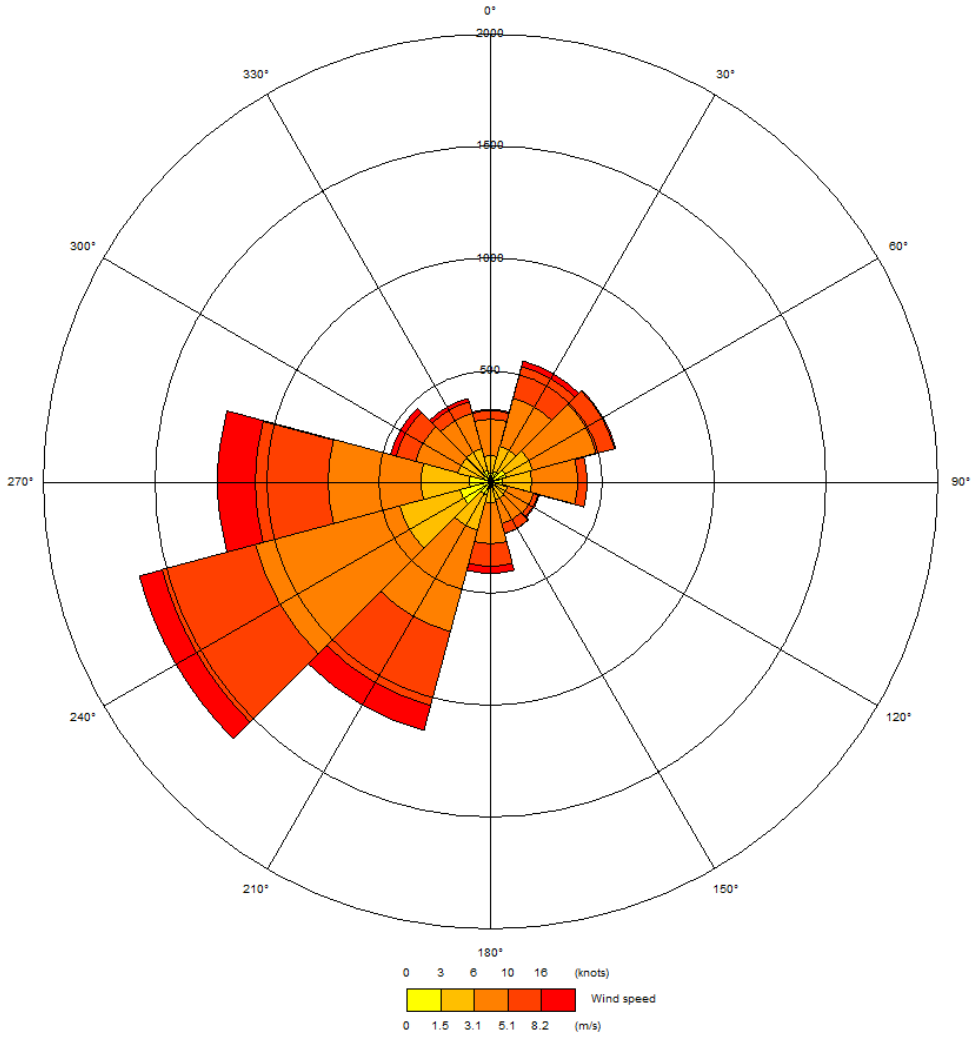
FIGURE NUMBER
Figure 3-5

Meteorological Data

3.21 One year (2024) of hourly sequential observation data from Fairford meteorological station, located approximately 12.0 km northwest of the nearest SAC and approximately 38.5 km southeast of the most distant SAC, has been used in this assessment. These data were chosen as the most suitable and representative data of local conditions in the baseline year.

3.22 Figure 3-6 shows that the dominant direction of wind was from the south-west, as is typical for the UK.

Figure 3-6: Wind Rose, Fairford Airport Meteorological Data, 2024



Background Data

3.23 Background concentrations of NO_2 and NO_x for 2024 and 2040 were extracted from Defra's 2021-based 1x1 km background maps (Defra, 2024). The background concentrations used correspond to the grid square within which the closest ecological transect point to the road is located. Contributions from explicitly modelled source sectors were removed from the NO_2 and NO_x background concentrations, in accordance with Defra guidance (Defra, 2025)[2]. 2040 is the latest year for which background maps are published and, as concentrations of NO_2 and NO_x

[2] The Defra background maps for NO_x concentrations are split into source sectors, such as in-square primary road emissions (those within the 1km square in question). When modelling roads, in order to prevent double-counting of emissions, it is necessary to use the Defra NO_2 adjustment for NO_x Sector Removal tool to remove the required amount of NO_x background concentration and convert to an appropriate background NO_2 concentration that does not contain explicitly modelled emissions.

are predicted to reduce further in the future, this is considered to be a worst-case representation of conditions in 2043.

3.24 The data presented in Table 3-2 show that the concentrations are predicted to decrease between 2024 and 2040.

Table 3-2: Defra Mapped Background Pollutant Concentrations

Transects	SAC/SSSI Name	Grid Square (X, Y)	Annual Mean Concentrations (µg/m³)			
			2024 NO_x	2024 NO_2	2040 NO_x	2040 NO_2
ET1	North Meadow and Clattinger Farm, SAC	409500, 194500	6.4	5.1	4.3	3.5
ET2	Rodborough Common SAC	385500, 203500	7.1	5.7	4.9	3.9
ET3	Rodborough Common SAC	385500, 203500	7.1	5.7	4.9	3.9
ET4	Cotswolds Beechwoods SAC	392500, 213500	6.4	5.1	4.4	3.5
ET5	Cotswolds Beechwoods SAC	391500, 211500	6.2	5.0	4.2	3.4
ET6	Cotswolds Beechwoods SAC	389500, 209500	6.2	5.0	4.2	3.4
ET7	Rodborough Common SAC	384500, 202500	6.7	5.4	4.6	3.7

Ecological Data

3.25 APIS provides 'a searchable database and information on pollutants and their impacts on habitats and species'. Areas within 200 m of the relevant roads within the Cotswold Beechwoods SAC are predominantly forest, whilst those within 200 m of relevant roads within North Meadow and Clattinger Farm SAC and Rodborough Common SAC are grassland. Data for forest or grassland habitat have been applied for each transect in the study area depending on the predominant habitat present at that receptor location. This includes critical loads of nitrogen and the average nitrogen and acid deposition rates to the habitat, as presented in Table 3-3.

3.26 Background concentrations of ammonia were also sourced from 5x5 km modelled maps available from APIS, whereas background concentrations of NO_x and NO_2 were sourced from Defra's latest 1x1 km maps, thereby accounting for all sources that are not explicitly defined in the model.

3.27 In order to create a robust and scientifically agreed projection for background nitrogen deposition trends in the UK, even allowing for growth, the JNCC commissioned the Nitrogen Futures project, which reported in 2020 (JNCC, 2020). The JNCC Nitrogen Futures project investigated whether a net improvement in nitrogen deposition (including expected development over the same period) was expected to occur to 2030 under a range of scenarios ranging from the most cautious scenario (Business As Usual, BAU, reflecting simply existing emission reduction commitments / measures already in place) to much more ambitious scenarios that would require varying amounts of additional, currently uncommitted, measures from the UK government and devolved administrations.

3.28 The report concluded that *'The scenario modelling predicts a substantial decrease in risk of impacts on sensitive vegetation by 2030, under the most likely future baseline [a scenario called '2030 NAPCP+DA (NECR NO_x)']. This is estimated to achieve the UK Government's Clean Air Strategy (CAS) target for England, defined as a 17% decrease in total reactive N deposition onto protected priority sensitive habitats, with a predicted 18.9% decrease [for England] from a 2016 base year'*. The report predicted a fall in nitrogen deposition by 2030 under every modelled scenario, including the most cautious (2030 BAU). For the BAU scenario, nitrogen deposition

was forecast to decrease between 2017 and 2030 from 277.1 kt N to 239.5 kt N (i.e. a reduction of 37.6 kt N).

3.29 In Annex 5 of the report, background nitrogen deposition at the Ashdown Forest SAC was discussed as a case study. The report predicted a 1-2 kgN/ha/yr reduction in background nitrogen deposition to low growing vegetation (i.e. the heathland interest feature) at the SAC between 2016 and 2030, depending on the scenario, and noted that *'The emission reductions predicted between the 2017 and 2030 baseline scenarios cover a range of sectors, including road transport, and so improvements are predicted to occur over the whole site, including the worst-affected roadside locations'*. This was the case under all modelled scenarios.

3.30 In summary, the Nitrogen Futures study forecast a minimum rate of improvement in background nitrogen of 0.07 kgN/ha/yr at Ashdown Forest, with other forecasts indicating a greater rate of reduction. In line with the forecast for Ashdown Forest and, therefore, taking a precautionary approach, this study applies a projected decrease in background nitrogen of 0.07 kgN/ha/yr each year. The corresponding decrease is also reflected in the total average acid deposition rate for nitrogen in the future scenarios (reduction of 0.005 keq/ha/yr N each year.).

3.31 Over the 18-year period from 2024 to 2040, this equates to a reduction in the APIS background nitrogen deposition rate presented in Table 3-3 (2024-2040) of 1.12 kgN/ha/yr for the 2040 model scenarios. This decrease is also reflected in the total average acid deposition rate for nitrogen in the 2040 scenarios (reduction of 0.08 keq/ha/yr N).

3.32 No other changes to the APIS data have been made from those presented in Table 3-3 below (2022-2024) for any modelled scenario. It is noted that from monitoring evidence, increases in vehicle numbers over time are more than offset by improvements in the emissions of the newer vehicles and the removal of older vehicles, leading to future reductions in emissions.

3.33 In 2018, the Court of Justice of the European Union (CJEU) ruled in cases C-293/17 and C-294/17 (often dubbed the Dutch Nitrogen cases). One aspect of that ruling concerned the extent to which autonomous measures (i.e. improvements in baseline nitrogen deposition that are not attributable to the Local Plan) can be taken into account in Appropriate Assessment. The CJEU ruled that it was legally compliant to take such autonomous measures into account provided the benefits were not 'uncertain' (paras. 130&132). Note that previous case law on the interpretation of the Habitats Directive has clarified that 'certain' does not mean absolute certainty but '*where no reasonable scientific doubt remains*'[3].

Table 3-3: APIS Data for Ecological Transects for 2022-2024

Transect	Background N Dep Rate kgN/ha/yr	Critical Load N Dep kgN/ha/yr	Background Acid Dep Rate keq/ha/yrN	Critical Load N Acid Dep MinCLMaxN keq/ha/yr	Background Ammonia (µg/m^3)
ET1_Grassland	14.21	10 – 20	1.05	4.856	1.64
ET2_Grassland	14.43	10 – 20	1.07	4.856	1.46
ET3_Grassland	14.43	10 – 20	1.07	4.856	1.46
ET4_Forest	24.80	10 – 15	1.82	11.042	1.40
ET5_Forest	24.34	10 – 15	1.78	11.042	1.33
ET6_Forest	23.72	10 - 15	1.75	11.042	1.34
ET7_Grassland	14.45	10 - 20	1.07	4.856	1.44

Note: Average nitrogen deposition rate (kgN/ha/yr) projected to decrease by 1.12 kgN/ha/yr from base year to future year (i.e. 0.07 x 16 years = 1.12 kgN/ha/yr). This results in a corresponding decrease in acid deposition of 0.08 keq/ha/yr N.

[3] Case C-239/04 Commission v Portugal [2006] ECR 10183, para. 24; Holohan et al vs. An Bord Pleanála (C-461/17), para. 33

Verification

3.34 Model verification is the process by which the performance of the model is assessed to identify any discrepancies between modelled and measured concentrations at air quality monitoring sites within the study area.

3.35 There are no appropriately located local air quality monitoring stations within the model domain with which to make a comparison between modelled and measured concentrations. Therefore, verification factors have been used based upon professional judgement and experience of similar projects. Verification factors of 1.5 for NO_x and 1.0 for NH_3 have been applied based on previous verification and validation of the EFT and CREAM tools, respectively.

Deposition Velocities

3.36 Deposition of nitrogen from road traffic-derived NH_3 and NO_2 was estimated using the Air Quality Technical Advisory Group (AQTAG) deposition velocities that are cited in the 2020 IAQM guidance (IAQM, 2020), as shown in Table 3-4. In this assessment, the most appropriate habitat type (forest or heathland/short vegetation) has been applied for each transect receptor based on APIS classifications and site knowledge. This ensures that the deposition velocities for NO_2 and NH_3 reflect the correct habitat, improving accuracy.

3.37 The modelling methodology does not account for any depletion of concentrations of NO_x, NO_2 or NH_3 following the deposition of nitrogen from these species. This therefore presents a precautionary assessment of the impacts of the Local Plan relative to the critical levels and loads.

Table 3-4: Nitrogen Deposition Velocities and Conversion Rates

Pollutant	Habitat	Nitrogen Deposition Conversion Rates	Deposition Velocity
NO_2	Forest	1 µg/m^3 NO_2 = 0.29 kgN/ha/yr	0.003 m/s
NO_2	Grassland	1 µg/m^3 NO_2 = 0.145 kgN/ha/yr	0.0015 m/s
NH_3	Forest	1 µg/m^3 NH_3 = 7.8 kgN/ha/yr	0.03 m/s
NH_3	Grassland	1 µg/m^3 NH_3 = 5.2 kgN/ha/yr	0.02 m/s

4. Results

4.1 The model results are set out in Table A-3, Table A-4, Table A-5 and Table A-6, in Annex A3. The impacts associated with these concentrations and deposition rates and the predicted changes brought about by the proposed Local Plan have been assessed by a qualified and experienced ecologist, taking into account the sensitivity of the ecological sites, as well as the wider range of factors influencing the condition of the habitats. Full details are set out and discussed within the HRA.

5. References

Air Quality Consultants. (2025). *Ammonia Emissions from Roads for Assessing Impacts on Nitrogen-sensitive Habitats (updated in 2025)*. Retrieved from https://www.aqconsultants.co.uk/resources/ammonia-emissions-from-roads-for-assessing-impacts

APIS. (2026). *Air Pollution Information System*. Retrieved from http://www.apis.ac.uk/

Cambridge Environmental Research Consultants. (2025). *ADMS Roads v5.1*. Retrieved from https://www.cerc.co.uk/environmental-software/ADMS-Roads-model.html

CIEEM. (2021). Chartered Institute of Ecology and Environmental Management Advisory Note: Ecological Assessment of Air Quality Impacts.

Cotswold District Council. (2011). *Air Quality Action Plan 2011.* Retrieved from https://www.cotswold.gov.uk/media/o13gmqz5/air-quality-action-plan-2011.pdf

Cotswold District Council. (2018). *Cotswold District Local Plan 2011–2031 (Adopted 3 August 2018).* Retrieved from https://www.cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

Cotswold District Council. (2023). *Transport Decarbonisation Study.* Retrieved from https://www.cotswold.gov.uk/media/0xfeiafe/a6-4-4-transport-decarbonisation-study-oct-2023.pdf

Cotswolds National Landscape. (2025). *Cotswolds National Landscape Management Plan 2025-2030.* Retrieved from https://www.cotswolds-nl.org.uk/our-work/cotswolds-national-landscape-management-plan/

Defra. (2018). *25 Year Environment Plan.*

Defra. (2019). *Clean Air Strategy.*

Defra. (2024, August). *Background Mapping data for local authorities - 2021.* Retrieved from UK AIR: https://uk-air.defra.gov.uk/data/laqm-background-maps?year=2021

Defra. (2025). *Local Air Quality Management Technical Guidance (TG22) Version 2.1*. Retrieved from https://laqm.defra.gov.uk/wp-content/uploads/2022/08/LAQM-TG22-August-22-v1.0.pdf

Defra. (2026, March). *Emissions Factors Toolkit (version 14.1).* Retrieved from LAQM: https://laqm.defra.gov.uk/review-and-assessment/tools/emissions-factors-toolkit.html

Defra. (2026). *LAQM Support Website*. Retrieved from https://laqm.defra.gov.uk/

DMRB. (2024). *Design Manual for Roads and Bridges (DMRB) LA 105 Air quality.*

DVLA. (2025). *Vehicle licensing statistics, United Kingdom: 2024.*

EU Directives. (2008). *Directive 2008/50/EC of the European Parliament and of the Council.*

Gloucestershire County Council. (2021). *Gloucestershire's Local Transport Plan 2020-2041.* Retrieved from https://www.gloucestershire.gov.uk/transport/gloucestershire-local-transport-plan-2020-2041/gloucestershire-ltp-2020-2041/

HM Government. (1995). Environment Act 1995, Part IV Air Quality. Her Majesty's Stationery Office.

HM Government. (2017). *The Conservation of Habitats and Species Regulations 2017.*

HM Government. (2021). Environment Act 2021.

IAQM. (2020). *A guide to the assessment of air quality impacts on designated nature conservation sites, Version 1.1.*

JNCC. (2020). *Nitrogen Futures 2020, JNCC Report 665*. Retrieved from https://hub.jncc.gov.uk/assets/04f4896c-7391-47c3-ba02-8278925a99c5

Natural England. (2018). *Natural England's approach to advising competent authorities on the assessment of road traffic emissions under the Habitats Regulations .*

UNECE. (2013). *Executive Body for the Convention on Long-Range Transboundary Air Pollution.*

6. Annexes

A.1 Traffic Data

Table A-1: Traffic Data provided by the City Science for modelled links

Link ID	Baseline (2024)			Future Base (2043)			Do Minimum (2043)			Do Something (2043)		
	AADT	HDV	Speed (kph)	AADT	HDV	Speed (kph)	AADT	HDV	Speed (kph)	AADT	HDV	Speed (kph)
26008_65408	1176	2.7%	78.9	1176	2.7%	78.9	1970	3.9%	78.4	2240	3.6%	78.2
26022_65408	5136	2.3%	70.8	5136	2.3%	70.8	5953	1.8%	68.2	6635	1.8%	66.2
26022_65895	4652	1.9%	76.4	4652	1.9%	76.4	5803	2.0%	73.9	6204	2.1%	73.4
56307_65896	1333	4.9%	65.1	1333	4.9%	65.1	2055	3.4%	64.2	2448	3.1%	63.9
56311_65408	4254	2.0%	44.3	4254	2.0%	44.3	4614	1.4%	33.5	4742	1.6%	32.2
65408_26008	1358	5.3%	79.5	1358	5.3%	79.5	1934	3.8%	78.9	2278	3.6%	78.6
65408_26022	4885	2.2%	69.3	4885	2.2%	69.3	6034	2.2%	65.2	6424	2.3%	64.8
65408_56311	4319	1.3%	53.7	4319	1.3%	53.7	4568	1.0%	53.1	4904	0.9%	52.3
65895_26022	5096	2.2%	74.7	5096	2.2%	74.7	5967	1.7%	71.9	6651	1.7%	70.2
65896_56307	1089	2.6%	65.4	1089	2.6%	65.4	2045	3.6%	64.7	2306	3.4%	64.5
28080_56222	6006	1.9%	44.4	6006	1.9%	44.4	6645	1.8%	43.6	7249	1.7%	43.0
28143_56223	8352	5.8%	55.5	8352	5.8%	55.5	9093	4.7%	54.2	9506	4.7%	53.6
28143_56224	560	2.2%	34.4	560	2.2%	34.4	702	1.6%	34.3	674	1.6%	34.3
28143_56227	9699	4.7%	46.8	9699	4.7%	46.8	10531	4.6%	45.1	10918	4.4%	44.3
28146_28189	2425	3.0%	50.5	2425	3.0%	50.5	2636	2.6%	50.3	2644	2.6%	50.3
28146_56222	3719	4.4%	50.7	3719	4.4%	50.7	4317	2.4%	50.1	4757	2.5%	49.8
28188_28189	1139	4.9%	33.3	1139	4.9%	33.3	1283	3.9%	32.9	1193	4.1%	33.0
28189_28146	1041	5.2%	52.0	1041	5.2%	52.0	1299	3.8%	51.5	1251	3.8%	51.5
28189_28188	2899	4.1%	36.9	2899	4.1%	36.9	3502	3.3%	35.9	3792	3.1%	35.5
28189_56222	584	5.1%	51.5	584	5.1%	51.5	691	4.2%	51.1	666	4.3%	50.8
56222_28080	4583	4.2%	51.0	4583	4.2%	51.0	5275	2.6%	50.3	5693	2.6%	49.9
56222_28146	4816	1.4%	44.7	4816	1.4%	44.7	4878	1.4%	44.4	5141	1.4%	44.0
56222_28189	989	5.0%	54.4	989	5.0%	54.4	1572	3.3%	53.8	1911	2.8%	53.7

56223_28143	9044	4.8%	53.7	9044	4.8%	53.7	9778	4.8%	52.4	10164	4.6%	51.7
56224_28143	679	1.9%	29.8	679	1.9%	29.8	1043	1.1%	26.6	1077	1.0%	26.2
56227_28143	8890	5.6%	50.2	8890	5.6%	50.2	9504	4.6%	49.2	9858	4.7%	48.6
62949_65376	21710	10.5%	105.2	21710	10.5%	105.2	28278	8.2%	101.4	31154	7.8%	98.9
62954_65372	154	16.3%	65.1	154	16.3%	65.1	292	5.5%	64.2	1977	1.9%	62.6
65372_62954	237	12.7%	61.6	237	12.7%	61.6	598	3.6%	61.0	2249	1.2%	60.6
65376_65508	28102	9.1%	110.1	28102	9.1%	110.1	35125	7.3%	108.7	39709	7.0%	103.0
65377_65376	3190	5.1%	60.8	3190	5.1%	60.8	3673	3.5%	59.8	4650	4.1%	58.6
65498_62953	28717	7.3%	103.7	28717	7.3%	103.7	38566	6.2%	95.2	41749	6.7%	92.4
65508_62960	28102	9.1%	103.6	28102	9.1%	103.6	35125	7.3%	98.6	39709	7.0%	94.7

A.2 Modelled Ecological Receptor Locations

Table A-2: Modelled Ecological Receptor Locations

Receptors	SAC Name	X co-ordinate (m)	Y co-ordinate (m)
ET1_97.98m	North Meadow and Clattinger Farm SAC	409576.08	194863.87
ET1_100m		409574.55	194862.55
ET1_110m		409567.01	194855.99
ET1_120m		409559.46	194849.43
ET1_130m		409551.91	194842.87
ET1_140m		409544.37	194836.30
ET1_150m		409536.82	194829.74
ET1_160m		409529.27	194823.18
ET1_170m		409521.72	194816.62
ET1_180m		409514.18	194810.06
ET1_190m		409506.63	194803.50
ET1_200m		409499.08	194796.94
ET2_0.04m	Rodborough Common SAC	385225.05	203768.50
ET2_10m		385216.18	203773.02
ET2_20m		385207.27	203777.56
ET2_30m		385198.36	203782.10
ET2_40m		385189.45	203786.64
ET2_50m		385180.54	203791.18
ET2_60m		385171.63	203795.72
ET2_70m		385162.72	203800.26
ET2_80m		385153.80	203804.80
ET2_90m		385144.89	203809.34
ET2_100m		385135.98	203813.88
ET2_110m		385127.07	203818.42
ET2_120m		385118.16	203822.96
ET2_130m		385109.25	203827.50
ET2_140m		385100.34	203832.04
ET2_150m		385091.43	203836.58
ET2_160m		385082.52	203841.12
ET2_170m		385073.61	203845.66
ET2_180m		385064.70	203850.20
ET2_190m		385055.79	203854.74
ET2_200m		385046.88	203859.28

Receptors	SAC Name	X co-ordinate (m)	Y co-ordinate (m)
ET3_0.03m		385229.83	203765.67
ET3_10m		385238.71	203761.15
ET3_20m		385247.62	203756.61
ET3_30m		385256.53	203752.07
ET3_40m		385265.44	203747.53
ET3_50m		385274.35	203742.99
ET3_60m		385283.26	203738.45
ET3_70m		385292.17	203733.91
ET3_80m		385301.08	203729.37
ET3_90m		385309.99	203724.83
ET3_100m	Rodborough Common SAC	385318.90	203720.29
ET3_110m		385327.81	203715.75
ET3_120m		385336.72	203711.21
ET3_130m		385345.63	203706.67
ET3_140m		385354.54	203702.13
ET3_150m		385363.45	203697.59
ET3_160m		385372.36	203693.05
ET3_170m		385381.27	203688.51
ET3_180m		385390.18	203683.97
ET3_190m		385399.09	203679.43
ET3_200m		385408.00	203674.89
ET4_0.5m		392029.88	213605.06
ET4_10m		392022.50	213611.03
ET4_20m		392014.73	213617.33
ET4_30m		392006.96	213623.62
ET4_40m		391999.19	213629.91
ET4_50m		391991.42	213636.21
ET4_60m		391983.64	213642.50
ET4_70m		391975.87	213648.79
ET4_80m		391968.10	213655.09
ET4_90m	Rodborough Common SAC	391960.33	213661.38
ET4_100m		391952.56	213667.67
ET4_110m		391944.79	213673.97
ET4_120m		391937.02	213680.26
ET4_130m		391929.24	213686.55
ET4_140m		391921.47	213692.85
ET4_150m		391913.70	213699.14
ET4_160m		391905.93	213705.43
ET4_170m		391898.16	213711.73
ET4_180m		391890.39	213718.02

Receptors	SAC Name	X co-ordinate (m)	Y co-ordinate (m)
ET4_190m		391882.61	213724.31
ET4_200m		391874.84	213730.61
ET5_79m	Cotswolds Beechwoods SAC	391365.84	211478.45
ET5_80m		391364.84	211478.43
ET5_90m		391354.84	211478.26
ET5_100m		391344.84	211478.08
ET5_110m		391334.84	211477.91
ET5_120m		391324.85	211477.73
ET5_130m		391314.85	211477.56
ET5_140m		391304.85	211477.39
ET5_150m		391294.85	211477.21
ET5_160m		391284.85	211477.04
ET5_170m		391274.85	211476.86
ET5_180m		391264.86	211476.69
ET5_190m		391254.86	211476.51
ET5_200m		391244.86	211476.34
ET6_60.4m	Cotswolds Beechwoods SAC	389344.09	209706.86
ET6_70m		389340.03	209715.56
ET6_80m		389335.81	209724.62
ET6_90m		389331.58	209733.68
ET6_100m		389327.35	209742.75
ET6_110m		389323.13	209751.81
ET6_120m		389318.90	209760.87
ET6_130m		389314.68	209769.93
ET6_140m		389310.45	209779.00
ET6_150m		389306.22	209788.06
ET6_160m		389302.00	209797.12
ET6_170m		389297.77	209806.19
ET6_180m		389293.54	209815.25
ET6_190m		389289.32	209824.31
ET6_200m		389285.09	209833.38
ET7_162.03m	Rodborough Common SAC	384509.50	202889.30
ET7_170m		384517.35	202890.69
ET7_180m		384527.20	202892.42
ET7_190m		384537.05	202894.16
ET7_200m		384546.90	202895.90

A.3 Modelled Ecological Receptor Results

Table A-3: Total Annual Mean NO_x Concentrations (µg/m^3)

Receptor	2024 Base	2043 Future Base	2043 Do Minimum	2043 Do Something	Change Future Base – Do Something as % of Critical Load	Change Do Minimum – Do Something as % of Critical Load
ET1_97.98m	11.51	4.78	4.87	4.91	0.5%	0.2%
ET1_100m	11.42	4.77	4.86	4.90	0.4%	0.2%
ET1_110m	11.01	4.73	4.82	4.86	0.4%	0.1%
ET1_120m	10.65	4.70	4.78	4.82	0.4%	0.1%
ET1_130m	10.33	4.68	4.75	4.78	0.4%	0.1%
ET1_140m	10.05	4.65	4.72	4.75	0.3%	0.1%
ET1_150m	9.79	4.63	4.69	4.72	0.3%	0.1%
ET1_160m	9.57	4.61	4.67	4.70	0.3%	0.1%
ET1_170m	9.36	4.59	4.65	4.68	0.3%	0.1%
ET1_180m	9.17	4.58	4.63	4.65	0.3%	0.1%
ET1_190m	9.00	4.56	4.61	4.63	0.2%	0.1%
ET1_200m	8.84	4.55	4.59	4.62	0.2%	0.1%
ET2_0.04m	18.51	5.84	5.87	5.94	0.3%	0.2%
ET2_10m	11.50	5.25	5.27	5.29	0.1%	0.1%
ET2_20m	9.94	5.12	5.14	5.15	0.1%	0.1%
ET2_30m	9.23	5.07	5.07	5.09	0.1%	0.0%
ET2_40m	8.81	5.03	5.04	5.05	0.1%	0.0%
ET2_50m	8.54	5.01	5.01	5.02	0.0%	0.0%
ET2_60m	8.35	4.99	5.00	5.01	0.0%	0.0%
ET2_70m	8.20	4.98	4.99	4.99	0.0%	0.0%
ET2_80m	8.09	4.97	4.98	4.98	0.0%	0.0%
ET2_90m	8.00	4.96	4.97	4.97	0.0%	0.0%
ET2_100m	7.93	4.96	4.96	4.97	0.0%	0.0%
ET2_110m	7.86	4.95	4.96	4.96	0.0%	0.0%
ET2_120m	7.81	4.95	4.95	4.96	0.0%	0.0%
ET2_130m	7.77	4.94	4.95	4.95	0.0%	0.0%
ET2_140m	7.73	4.94	4.94	4.95	0.0%	0.0%
ET2_150m	7.69	4.94	4.94	4.94	0.0%	0.0%
ET2_160m	7.66	4.94	4.94	4.94	0.0%	0.0%
ET2_170m	7.64	4.93	4.94	4.94	0.0%	0.0%
ET2_180m	7.61	4.93	4.93	4.94	0.0%	0.0%
ET2_190m	7.59	4.93	4.93	4.93	0.0%	0.0%
ET2_200m	7.57	4.93	4.93	4.93	0.0%	0.0%
ET3_0.03m	21.42	6.08	6.12	6.21	0.4%	0.3%
ET3_10m	13.17	5.39	5.41	5.45	0.2%	0.1%
ET3_20m	11.09	5.22	5.23	5.26	0.1%	0.1%

Receptor	2024 Base	2043 Future Base	2043 Do Minimum	2043 Do Something	Change Future Base – Do Something as % of Critical Load	Change Do Minimum – Do Something as % of Critical Load
ET3_30m	10.11	5.14	5.15	5.17	0.1%	0.1%
ET3_40m	9.55	5.09	5.10	5.12	0.1%	0.0%
ET3_50m	9.18	5.06	5.07	5.08	0.1%	0.0%
ET3_60m	8.93	5.04	5.05	5.06	0.1%	0.0%
ET3_70m	8.74	5.03	5.03	5.04	0.1%	0.0%
ET3_80m	8.61	5.01	5.02	5.03	0.1%	0.0%
ET3_90m	8.50	5.01	5.01	5.02	0.0%	0.0%
ET3_100m	8.43	5.00	5.01	5.01	0.0%	0.0%
ET3_110m	8.37	5.00	5.00	5.01	0.0%	0.0%
ET3_120m	8.34	4.99	5.00	5.01	0.0%	0.0%
ET3_130m	8.33	4.99	5.00	5.00	0.0%	0.0%
ET3_140m	8.34	4.99	5.00	5.01	0.0%	0.0%
ET3_150m	8.37	5.00	5.00	5.01	0.0%	0.0%
ET3_160m	8.43	5.00	5.01	5.01	0.0%	0.0%
ET3_170m	8.54	5.01	5.02	5.03	0.0%	0.0%
ET3_180m	8.73	5.03	5.04	5.04	0.1%	0.0%
ET3_190m	9.09	5.06	5.07	5.08	0.1%	0.0%
ET3_200m	9.89	5.13	5.15	5.15	0.1%	0.0%
ET7_162.03m	7.73	4.70	4.71	4.71	0.0%	0.0%
ET7_170m	7.67	4.69	4.70	4.70	0.0%	0.0%
ET7_180m	7.61	4.69	4.69	4.70	0.0%	0.0%
ET7_190m	7.55	4.68	4.69	4.69	0.0%	0.0%
ET7_200m	7.50	4.68	4.68	4.69	0.0%	0.0%
ET4_0.5m	16.98	5.17	5.34	5.43	0.9%	0.3%
ET4_10m	10.73	4.65	4.72	4.76	0.4%	0.1%
ET4_20m	9.13	4.52	4.56	4.58	0.2%	0.1%
ET4_30m	8.39	4.46	4.49	4.51	0.2%	0.1%
ET4_40m	7.96	4.42	4.45	4.46	0.1%	0.0%
ET4_50m	7.68	4.40	4.42	4.43	0.1%	0.0%
ET4_60m	7.48	4.38	4.40	4.41	0.1%	0.0%
ET4_70m	7.32	4.37	4.38	4.39	0.1%	0.0%
ET4_80m	7.20	4.36	4.37	4.38	0.1%	0.0%
ET4_90m	7.11	4.35	4.36	4.37	0.1%	0.0%
ET4_100m	7.03	4.34	4.35	4.36	0.1%	0.0%
ET4_110m	6.96	4.34	4.35	4.35	0.0%	0.0%
ET4_120m	6.90	4.33	4.34	4.35	0.0%	0.0%
ET4_130m	6.86	4.33	4.34	4.34	0.0%	0.0%
ET4_140m	6.81	4.32	4.33	4.34	0.0%	0.0%

Receptor	2024 Base	2043 Future Base	2043 Do Minimum	2043 Do Something	Change Future Base – Do Something as % of Critical Load	Change Do Minimum – Do Something as % of Critical Load
ET4_150m	6.78	4.32	4.33	4.33	0.0%	0.0%
ET4_160m	6.75	4.32	4.32	4.33	0.0%	0.0%
ET4_170m	6.72	4.32	4.32	4.32	0.0%	0.0%
ET4_180m	6.69	4.31	4.32	4.32	0.0%	0.0%
ET4_190m	6.67	4.31	4.32	4.32	0.0%	0.0%
ET4_200m	6.65	4.31	4.32	4.32	0.0%	0.0%
ET5_79m	7.03	4.30	4.31	4.32	0.1%	0.0%
ET5_80m	7.02	4.30	4.31	4.32	0.1%	0.0%
ET5_90m	6.92	4.29	4.30	4.31	0.1%	0.0%
ET5_100m	6.85	4.28	4.29	4.30	0.1%	0.0%
ET5_110m	6.79	4.28	4.29	4.29	0.1%	0.0%
ET5_120m	6.73	4.27	4.28	4.29	0.0%	0.0%
ET5_130m	6.69	4.27	4.28	4.28	0.0%	0.0%
ET5_140m	6.65	4.27	4.27	4.28	0.0%	0.0%
ET5_150m	6.62	4.26	4.27	4.27	0.0%	0.0%
ET5_160m	6.59	4.26	4.27	4.27	0.0%	0.0%
ET5_170m	6.56	4.26	4.26	4.27	0.0%	0.0%
ET5_180m	6.54	4.26	4.26	4.27	0.0%	0.0%
ET5_190m	6.51	4.25	4.26	4.26	0.0%	0.0%
ET5_200m	6.50	4.25	4.26	4.26	0.0%	0.0%
ET6_60.4m	6.47	4.25	4.27	4.27	0.1%	0.0%
ET6_70m	6.43	4.25	4.26	4.27	0.1%	0.0%
ET6_80m	6.40	4.25	4.26	4.26	0.1%	0.0%
ET6_90m	6.37	4.24	4.25	4.26	0.0%	0.0%
ET6_100m	6.35	4.24	4.25	4.25	0.0%	0.0%
ET6_110m	6.33	4.24	4.25	4.25	0.0%	0.0%
ET6_120m	6.32	4.24	4.25	4.25	0.0%	0.0%
ET6_130m	6.31	4.24	4.25	4.25	0.0%	0.0%
ET6_140m	6.30	4.24	4.24	4.25	0.0%	0.0%
ET6_150m	6.29	4.24	4.24	4.24	0.0%	0.0%
ET6_160m	6.28	4.24	4.24	4.24	0.0%	0.0%
ET6_170m	6.27	4.24	4.24	4.24	0.0%	0.0%
ET6_180m	6.27	4.24	4.24	4.24	0.0%	0.0%
ET6_190m	6.26	4.24	4.24	4.24	0.0%	0.0%
ET6_200m	6.26	4.24	4.24	4.24	0.0%	0.0%

Table A-4: Total Annual Mean NH_3 Concentrations ($\mu g/m^3$)

Receptor	2024 Base	2043 Future Base	2043 Do Minimum	2043 Do Something	Change Future Base – Do Something as % of Critical Load	Change Do Minimum – Do Something as % of Critical Load
ET1_97.98m	1.93	1.90	1.97	2.02	11.6%	4.5%
ET1_100m	1.93	1.90	1.97	2.01	11.4%	4.5%
ET1_110m	1.91	1.88	1.94	1.98	10.5%	4.1%
ET1_120m	1.88	1.86	1.92	1.96	9.7%	3.8%
ET1_130m	1.87	1.84	1.90	1.93	9.0%	3.5%
ET1_140m	1.85	1.83	1.88	1.91	8.4%	3.3%
ET1_150m	1.84	1.82	1.86	1.89	7.8%	3.1%
ET1_160m	1.82	1.80	1.85	1.88	7.3%	2.9%
ET1_170m	1.81	1.79	1.84	1.86	6.9%	2.7%
ET1_180m	1.80	1.78	1.82	1.85	6.4%	2.5%
ET1_190m	1.79	1.77	1.81	1.84	6.0%	2.4%
ET1_200m	1.78	1.77	1.80	1.82	5.7%	2.2%
ET2_0.04m	2.19	2.03	2.06	2.07	4.3%	0.9%
ET2_10m	1.74	1.68	1.69	1.69	1.8%	0.4%
ET2_20m	1.64	1.60	1.61	1.61	1.2%	0.3%
ET2_30m	1.59	1.56	1.57	1.57	0.9%	0.2%
ET2_40m	1.57	1.54	1.55	1.55	0.8%	0.2%
ET2_50m	1.55	1.53	1.53	1.54	0.7%	0.2%
ET2_60m	1.54	1.52	1.52	1.52	0.6%	0.1%
ET2_70m	1.53	1.51	1.52	1.52	0.6%	0.1%
ET2_80m	1.52	1.51	1.51	1.51	0.5%	0.1%
ET2_90m	1.51	1.50	1.50	1.51	0.5%	0.1%
ET2_100m	1.51	1.50	1.50	1.50	0.4%	0.1%
ET2_110m	1.50	1.49	1.50	1.50	0.4%	0.1%
ET2_120m	1.50	1.49	1.49	1.50	0.4%	0.1%
ET2_130m	1.50	1.49	1.49	1.49	0.4%	0.1%
ET2_140m	1.50	1.49	1.49	1.49	0.3%	0.1%
ET2_150m	1.49	1.49	1.49	1.49	0.3%	0.1%
ET2_160m	1.49	1.48	1.49	1.49	0.3%	0.1%
ET2_170m	1.49	1.48	1.49	1.49	0.3%	0.1%
ET2_180m	1.49	1.48	1.48	1.48	0.3%	0.1%
ET2_190m	1.49	1.48	1.48	1.48	0.3%	0.1%
ET2_200m	1.49	1.48	1.48	1.48	0.3%	0.1%
ET3_0.03m	2.37	2.17	2.22	2.23	5.3%	1.0%
ET3_10m	1.84	1.76	1.78	1.78	2.4%	0.5%
ET3_20m	1.71	1.66	1.67	1.67	1.6%	0.3%
ET3_30m	1.65	1.61	1.62	1.62	1.3%	0.3%

Receptor	2024 Base	2043 Future Base	2043 Do Minimum	2043 Do Something	Change Future Base – Do Something as % of Critical Load	Change Do Minimum – Do Something as % of Critical Load
ET3_40m	1.61	1.58	1.59	1.59	1.1%	0.2%
ET3_50m	1.59	1.56	1.57	1.57	1.0%	0.2%
ET3_60m	1.57	1.55	1.56	1.56	0.9%	0.2%
ET3_70m	1.56	1.54	1.55	1.55	0.8%	0.2%
ET3_80m	1.55	1.53	1.54	1.54	0.8%	0.2%
ET3_90m	1.55	1.53	1.53	1.53	0.7%	0.2%
ET3_100m	1.54	1.52	1.53	1.53	0.7%	0.1%
ET3_110m	1.54	1.52	1.53	1.53	0.7%	0.1%
ET3_120m	1.54	1.52	1.53	1.53	0.7%	0.1%
ET3_130m	1.53	1.52	1.53	1.53	0.7%	0.1%
ET3_140m	1.54	1.52	1.53	1.53	0.7%	0.1%
ET3_150m	1.54	1.52	1.53	1.53	0.8%	0.1%
ET3_160m	1.54	1.53	1.53	1.53	0.8%	0.1%
ET3_170m	1.55	1.53	1.54	1.54	0.9%	0.1%
ET3_180m	1.56	1.54	1.55	1.55	1.0%	0.1%
ET3_190m	1.59	1.56	1.57	1.57	1.2%	0.0%
ET3_200m	1.64	1.61	1.62	1.62	1.7%	0.0%
ET7_162.03m	1.51	1.49	1.50	1.50	0.5%	0.2%
ET7_170m	1.50	1.49	1.49	1.50	0.5%	0.2%
ET7_180m	1.50	1.49	1.49	1.49	0.5%	0.2%
ET7_190m	1.49	1.48	1.49	1.49	0.4%	0.2%
ET7_200m	1.49	1.48	1.48	1.49	0.4%	0.2%
ET4_0.5m	2.15	2.01	2.13	2.20	18.2%	6.5%
ET4_10m	1.71	1.65	1.70	1.72	7.5%	2.7%
ET4_20m	1.59	1.56	1.59	1.60	4.8%	1.7%
ET4_30m	1.54	1.51	1.53	1.55	3.5%	1.3%
ET4_40m	1.51	1.49	1.51	1.52	2.8%	1.0%
ET4_50m	1.49	1.47	1.49	1.49	2.3%	0.8%
ET4_60m	1.47	1.46	1.47	1.48	2.0%	0.7%
ET4_70m	1.46	1.45	1.46	1.47	1.7%	0.6%
ET4_80m	1.45	1.44	1.45	1.46	1.5%	0.5%
ET4_90m	1.45	1.44	1.45	1.45	1.3%	0.5%
ET4_100m	1.44	1.43	1.44	1.44	1.2%	0.4%
ET4_110m	1.44	1.43	1.44	1.44	1.0%	0.4%
ET4_120m	1.43	1.43	1.43	1.43	0.9%	0.3%
ET4_130m	1.43	1.42	1.43	1.43	0.9%	0.3%
ET4_140m	1.43	1.42	1.43	1.43	0.8%	0.3%
ET4_150m	1.42	1.42	1.42	1.43	0.7%	0.3%

Receptor	2024 Base	2043 Future Base	2043 Do Minimum	2043 Do Something	Change Future Base – Do Something as % of Critical Load	Change Do Minimum – Do Something as % of Critical Load
ET4_160m	1.42	1.42	1.42	1.42	0.6%	0.2%
ET4_170m	1.42	1.41	1.42	1.42	0.6%	0.2%
ET4_180m	1.42	1.41	1.42	1.42	0.5%	0.2%
ET4_190m	1.42	1.41	1.42	1.42	0.5%	0.2%
ET4_200m	1.41	1.41	1.41	1.42	0.5%	0.2%
ET5_79m	1.39	1.38	1.39	1.39	1.5%	0.5%
ET5_80m	1.39	1.38	1.39	1.39	1.5%	0.5%
ET5_90m	1.38	1.37	1.38	1.38	1.4%	0.5%
ET5_100m	1.37	1.37	1.37	1.38	1.2%	0.4%
ET5_110m	1.37	1.36	1.37	1.37	1.1%	0.4%
ET5_120m	1.37	1.36	1.37	1.37	1.0%	0.3%
ET5_130m	1.36	1.36	1.36	1.37	0.9%	0.3%
ET5_140m	1.36	1.35	1.36	1.36	0.9%	0.3%
ET5_150m	1.36	1.35	1.36	1.36	0.8%	0.3%
ET5_160m	1.36	1.35	1.36	1.36	0.7%	0.2%
ET5_170m	1.35	1.35	1.35	1.36	0.7%	0.2%
ET5_180m	1.35	1.35	1.35	1.35	0.6%	0.2%
ET5_190m	1.35	1.35	1.35	1.35	0.6%	0.2%
ET5_200m	1.35	1.35	1.35	1.35	0.6%	0.2%
ET6_60.4m	1.36	1.36	1.37	1.37	1.5%	0.4%
ET6_70m	1.36	1.36	1.36	1.37	1.2%	0.3%
ET6_80m	1.36	1.35	1.36	1.36	1.1%	0.3%
ET6_90m	1.35	1.35	1.36	1.36	0.9%	0.3%
ET6_100m	1.35	1.35	1.36	1.36	0.8%	0.2%
ET6_110m	1.35	1.35	1.35	1.36	0.7%	0.2%
ET6_120m	1.35	1.35	1.35	1.36	0.6%	0.2%
ET6_130m	1.35	1.35	1.35	1.35	0.6%	0.2%
ET6_140m	1.35	1.35	1.35	1.35	0.5%	0.1%
ET6_150m	1.35	1.35	1.35	1.35	0.5%	0.1%
ET6_160m	1.35	1.35	1.35	1.35	0.4%	0.1%
ET6_170m	1.35	1.35	1.35	1.35	0.4%	0.1%
ET6_180m	1.35	1.35	1.35	1.35	0.3%	0.1%
ET6_190m	1.35	1.35	1.35	1.35	0.3%	0.1%
ET6_200m	1.35	1.35	1.35	1.35	0.3%	0.1%

Table A-5: Total Annual Mean Nitrogen Deposition Rates (kg N/ha/yr)

Receptor	2024 Base	2043 Future Base	2043 Do Minimum	2043 Do Something	Change Future Base – Do Something as % of Critical Load	Change Do Minimum – Do Something as % of Critical Load
ET1_97.98m	16.10	14.50	14.87	15.11	6.1%	2.4%
ET1_100m	16.07	14.48	14.84	15.08	6.0%	2.3%
ET1_110m	15.92	14.36	14.70	14.92	5.5%	2.2%
ET1_120m	15.79	14.27	14.58	14.78	5.1%	2.0%
ET1_130m	15.67	14.18	14.47	14.66	4.8%	1.9%
ET1_140m	15.57	14.10	14.37	14.55	4.4%	1.7%
ET1_150m	15.48	14.03	14.29	14.45	4.1%	1.6%
ET1_160m	15.39	13.97	14.21	14.36	3.9%	1.5%
ET1_170m	15.32	13.91	14.13	14.28	3.6%	1.4%
ET1_180m	15.25	13.86	14.07	14.20	3.4%	1.3%
ET1_190m	15.18	13.82	14.01	14.14	3.2%	1.2%
ET1_200m	15.13	13.77	13.96	14.07	3.0%	1.2%
ET2_0.04m	18.99	16.34	16.52	16.57	2.3%	0.5%
ET2_10m	16.19	14.48	14.55	14.57	0.9%	0.2%
ET2_20m	15.56	14.06	14.11	14.13	0.6%	0.2%
ET2_30m	15.28	13.87	13.91	13.92	0.5%	0.1%
ET2_40m	15.11	13.76	13.79	13.80	0.4%	0.1%
ET2_50m	15.00	13.69	13.72	13.73	0.4%	0.1%
ET2_60m	14.92	13.64	13.66	13.67	0.3%	0.1%
ET2_70m	14.87	13.60	13.62	13.63	0.3%	0.1%
ET2_80m	14.82	13.57	13.59	13.60	0.3%	0.1%
ET2_90m	14.78	13.55	13.56	13.57	0.2%	0.1%
ET2_100m	14.75	13.52	13.54	13.55	0.2%	0.1%
ET2_110m	14.73	13.51	13.52	13.53	0.2%	0.1%
ET2_120m	14.71	13.49	13.51	13.51	0.2%	0.1%
ET2_130m	14.69	13.48	13.50	13.50	0.2%	0.0%
ET2_140m	14.67	13.47	13.49	13.49	0.2%	0.0%
ET2_150m	14.66	13.46	13.48	13.48	0.2%	0.0%
ET2_160m	14.65	13.45	13.47	13.47	0.2%	0.1%
ET2_170m	14.63	13.45	13.46	13.46	0.2%	0.0%
ET2_180m	14.63	13.44	13.45	13.46	0.2%	0.0%
ET2_190m	14.62	13.43	13.45	13.45	0.1%	0.0%
ET2_200m	14.61	13.43	13.44	13.44	0.1%	0.0%
ET3_0.03m	20.15	17.12	17.34	17.40	2.8%	0.6%
ET3_10m	16.86	14.92	15.02	15.05	1.3%	0.3%
ET3_20m	16.03	14.37	14.44	14.46	0.9%	0.2%
ET3_30m	15.64	14.11	14.16	14.18	0.7%	0.2%

Receptor	2024 Base	2043 Future Base	2043 Do Minimum	2043 Do Something	Change Future Base – Do Something as % of Critical Load	Change Do Minimum – Do Something as % of Critical Load
ET3_40m	15.41	13.96	14.01	14.02	0.6%	0.1%
ET3_50m	15.26	13.86	13.90	13.92	0.5%	0.1%
ET3_60m	15.16	13.80	13.83	13.84	0.5%	0.1%
ET3_70m	15.09	13.75	13.78	13.79	0.4%	0.1%
ET3_80m	15.03	13.71	13.74	13.75	0.4%	0.1%
ET3_90m	14.99	13.68	13.71	13.72	0.4%	0.1%
ET3_100m	14.96	13.66	13.70	13.70	0.4%	0.1%
ET3_110m	14.94	13.65	13.68	13.69	0.4%	0.1%
ET3_120m	14.92	13.64	13.67	13.68	0.4%	0.1%
ET3_130m	14.92	13.64	13.67	13.68	0.4%	0.1%
ET3_140m	14.92	13.64	13.68	13.68	0.4%	0.1%
ET3_150m	14.94	13.65	13.69	13.70	0.4%	0.1%
ET3_160m	14.96	13.68	13.71	13.72	0.4%	0.0%
ET3_170m	15.01	13.71	13.75	13.76	0.5%	0.0%
ET3_180m	15.09	13.76	13.81	13.82	0.5%	0.0%
ET3_190m	15.24	13.87	13.93	13.93	0.6%	0.0%
ET3_200m	15.57	14.10	14.19	14.19	0.9%	0.0%
ET7_162.03m	14.87	13.62	13.64	13.65	0.3%	0.1%
ET7_170m	14.85	13.61	13.62	13.63	0.3%	0.1%
ET7_180m	14.82	13.59	13.60	13.61	0.2%	0.1%
ET7_190m	14.80	13.57	13.59	13.59	0.2%	0.1%
ET7_200m	14.77	13.56	13.57	13.58	0.2%	0.1%
ET4_0.5m	32.20	28.62	29.56	30.08	14.6%	5.2%
ET4_10m	27.84	25.70	26.09	26.30	6.0%	2.1%
ET4_20m	26.72	24.95	25.20	25.34	3.9%	1.4%
ET4_30m	26.20	24.61	24.79	24.89	2.8%	1.0%
ET4_40m	25.90	24.41	24.55	24.64	2.3%	0.8%
ET4_50m	25.70	24.27	24.39	24.46	1.9%	0.7%
ET4_60m	25.56	24.18	24.28	24.34	1.6%	0.6%
ET4_70m	25.45	24.11	24.20	24.25	1.4%	0.5%
ET4_80m	25.36	24.05	24.13	24.17	1.2%	0.4%
ET4_90m	25.30	24.01	24.08	24.11	1.1%	0.4%
ET4_100m	25.24	23.97	24.03	24.06	0.9%	0.3%
ET4_110m	25.19	23.94	23.99	24.02	0.8%	0.3%
ET4_120m	25.15	23.91	23.96	23.99	0.8%	0.3%
ET4_130m	25.12	23.89	23.93	23.96	0.7%	0.3%
ET4_140m	25.09	23.87	23.91	23.93	0.6%	0.2%
ET4_150m	25.06	23.86	23.89	23.91	0.6%	0.2%

Receptor	2024 Base	2043 Future Base	2043 Do Minimum	2043 Do Something	Change Future Base – Do Something as % of Critical Load	Change Do Minimum – Do Something as % of Critical Load
ET4_160m	25.04	23.84	23.87	23.89	0.5%	0.2%
ET4_170m	25.02	23.83	23.86	23.87	0.5%	0.2%
ET4_180m	25.01	23.81	23.84	23.86	0.5%	0.2%
ET4_190m	24.99	23.80	23.83	23.84	0.4%	0.1%
ET4_200m	24.98	23.80	23.82	23.83	0.4%	0.1%
ET5_79m	24.90	23.59	23.67	23.71	1.2%	0.4%
ET5_80m	24.89	23.58	23.66	23.70	1.2%	0.4%
ET5_90m	24.83	23.54	23.61	23.65	1.1%	0.4%
ET5_100m	24.78	23.51	23.57	23.60	1.0%	0.3%
ET5_110m	24.73	23.47	23.54	23.56	0.9%	0.3%
ET5_120m	24.69	23.45	23.51	23.53	0.8%	0.3%
ET5_130m	24.66	23.43	23.48	23.51	0.8%	0.3%
ET5_140m	24.64	23.41	23.46	23.48	0.7%	0.2%
ET5_150m	24.61	23.40	23.44	23.46	0.6%	0.2%
ET5_160m	24.59	23.38	23.42	23.44	0.6%	0.2%
ET5_170m	24.57	23.37	23.41	23.43	0.6%	0.2%
ET5_180m	24.55	23.36	23.40	23.41	0.5%	0.2%
ET5_190m	24.54	23.35	23.38	23.40	0.5%	0.2%
ET5_200m	24.53	23.34	23.37	23.39	0.5%	0.2%
ET6_60.4m	23.91	22.72	22.81	22.84	1.2%	0.3%
ET6_70m	23.88	22.71	22.78	22.81	1.0%	0.3%
ET6_80m	23.86	22.69	22.75	22.78	0.9%	0.3%
ET6_90m	23.84	22.68	22.73	22.75	0.7%	0.2%
ET6_100m	23.82	22.67	22.71	22.73	0.6%	0.2%
ET6_110m	23.81	22.66	22.70	22.72	0.6%	0.2%
ET6_120m	23.80	22.65	22.69	22.70	0.5%	0.1%
ET6_130m	23.79	22.65	22.68	22.69	0.5%	0.1%
ET6_140m	23.79	22.64	22.67	22.68	0.4%	0.1%
ET6_150m	23.78	22.64	22.67	22.68	0.4%	0.1%
ET6_160m	23.77	22.63	22.66	22.67	0.4%	0.1%
ET6_170m	23.77	22.63	22.66	22.66	0.3%	0.1%
ET6_180m	23.76	22.63	22.65	22.66	0.3%	0.1%
ET6_190m	23.76	22.63	22.64	22.65	0.3%	0.1%
ET6_200m	23.76	22.62	22.64	22.65	0.2%	0.1%

Table A-6: Total Annual Mean Nitrogen Acid Deposition Rates (keq/ha/yr)

Receptor	2024 Base	2043 Future Base	2043 Do Minimum	2043 Do Something	Change Future Base – Do Something as % of Critical Load	Change Do Minimum – Do Something as % of Critical Load
ET1_97.98m	1.12	1.03	1.06	1.08	0.9%	0.4%
ET1_100m	1.12	1.03	1.06	1.07	0.9%	0.3%
ET1_110m	1.11	1.02	1.05	1.06	0.8%	0.3%
ET1_120m	1.11	1.02	1.04	1.05	0.8%	0.3%
ET1_130m	1.10	1.01	1.03	1.04	0.7%	0.3%
ET1_140m	1.09	1.01	1.02	1.04	0.7%	0.3%
ET1_150m	1.09	1.00	1.02	1.03	0.6%	0.2%
ET1_160m	1.08	1.00	1.01	1.02	0.6%	0.2%
ET1_170m	1.08	0.99	1.01	1.02	0.5%	0.2%
ET1_180m	1.08	0.99	1.00	1.01	0.5%	0.2%
ET1_190m	1.07	0.99	1.00	1.01	0.5%	0.2%
ET1_200m	1.07	0.98	1.00	1.00	0.4%	0.2%
ET2_0.04m	1.30	1.16	1.18	1.18	0.3%	0.1%
ET2_10m	1.13	1.03	1.04	1.04	0.1%	0.0%
ET2_20m	1.10	1.00	1.01	1.01	0.1%	0.0%
ET2_30m	1.08	0.99	0.99	0.99	0.1%	0.0%
ET2_40m	1.07	0.98	0.98	0.99	0.1%	0.0%
ET2_50m	1.06	0.98	0.98	0.98	0.1%	0.0%
ET2_60m	1.06	0.97	0.98	0.98	0.0%	0.0%
ET2_70m	1.06	0.97	0.97	0.97	0.0%	0.0%
ET2_80m	1.05	0.97	0.97	0.97	0.0%	0.0%
ET2_90m	1.05	0.97	0.97	0.97	0.0%	0.0%
ET2_100m	1.05	0.97	0.97	0.97	0.0%	0.0%
ET2_110m	1.05	0.96	0.97	0.97	0.0%	0.0%
ET2_120m	1.05	0.96	0.96	0.97	0.0%	0.0%
ET2_130m	1.05	0.96	0.96	0.96	0.0%	0.0%
ET2_140m	1.05	0.96	0.96	0.96	0.0%	0.0%
ET2_150m	1.04	0.96	0.96	0.96	0.0%	0.0%
ET2_160m	1.04	0.96	0.96	0.96	0.0%	0.0%
ET2_170m	1.04	0.96	0.96	0.96	0.0%	0.0%
ET2_180m	1.04	0.96	0.96	0.96	0.0%	0.0%
ET2_190m	1.04	0.96	0.96	0.96	0.0%	0.0%
ET2_200m	1.04	0.96	0.96	0.96	0.0%	0.0%
ET3_0.03m	1.37	1.22	1.23	1.24	0.4%	0.1%
ET3_10m	1.17	1.06	1.07	1.07	0.2%	0.0%
ET3_20m	1.13	1.02	1.03	1.03	0.1%	0.0%

Receptor	2024 Base	2043 Future Base	2043 Do Minimum	2043 Do Something	Change Future Base – Do Something as % of Critical Load	Change Do Minimum – Do Something as % of Critical Load
ET3_30m	1.10	1.01	1.01	1.01	0.1%	0.0%
ET3_40m	1.09	1.00	1.00	1.00	0.1%	0.0%
ET3_50m	1.08	0.99	0.99	0.99	0.1%	0.0%
ET3_60m	1.07	0.98	0.99	0.99	0.1%	0.0%
ET3_70m	1.07	0.98	0.98	0.98	0.1%	0.0%
ET3_80m	1.07	0.98	0.98	0.98	0.1%	0.0%
ET3_90m	1.06	0.98	0.98	0.98	0.1%	0.0%
ET3_100m	1.06	0.98	0.98	0.98	0.1%	0.0%
ET3_110m	1.06	0.97	0.98	0.98	0.1%	0.0%
ET3_120m	1.06	0.97	0.98	0.98	0.1%	0.0%
ET3_130m	1.06	0.97	0.98	0.98	0.1%	0.0%
ET3_140m	1.06	0.97	0.98	0.98	0.1%	0.0%
ET3_150m	1.06	0.97	0.98	0.98	0.1%	0.0%
ET3_160m	1.06	0.98	0.98	0.98	0.1%	0.0%
ET3_170m	1.07	0.98	0.98	0.98	0.1%	0.0%
ET3_180m	1.07	0.98	0.99	0.99	0.1%	0.0%
ET3_190m	1.08	0.99	0.99	0.99	0.1%	0.0%
ET3_200m	1.10	1.01	1.01	1.01	0.1%	0.0%
ET7_162.03m	1.06	0.97	0.97	0.97	0.0%	0.0%
ET7_170m	1.06	0.97	0.97	0.97	0.0%	0.0%
ET7_180m	1.05	0.97	0.97	0.97	0.0%	0.0%
ET7_190m	1.05	0.97	0.97	0.97	0.0%	0.0%
ET7_200m	1.05	0.97	0.97	0.97	0.0%	0.0%
ET4_0.5m	2.19	2.04	2.10	2.14	0.9%	0.3%
ET4_10m	1.94	1.83	1.86	1.87	0.4%	0.1%
ET4_20m	1.88	1.78	1.80	1.81	0.2%	0.1%
ET4_30m	1.85	1.76	1.77	1.78	0.2%	0.1%
ET4_40m	1.83	1.74	1.75	1.76	0.1%	0.1%
ET4_50m	1.82	1.73	1.74	1.75	0.1%	0.0%
ET4_60m	1.81	1.73	1.73	1.74	0.1%	0.0%
ET4_70m	1.81	1.72	1.73	1.73	0.1%	0.0%
ET4_80m	1.80	1.72	1.72	1.73	0.1%	0.0%
ET4_90m	1.80	1.71	1.72	1.72	0.1%	0.0%
ET4_100m	1.80	1.71	1.72	1.72	0.1%	0.0%
ET4_110m	1.79	1.71	1.71	1.72	0.1%	0.0%
ET4_120m	1.79	1.71	1.71	1.71	0.0%	0.0%
ET4_130m	1.79	1.71	1.71	1.71	0.0%	0.0%
ET4_140m	1.79	1.70	1.71	1.71	0.0%	0.0%

Receptor	2024 Base	2043 Future Base	2043 Do Minimum	2043 Do Something	Change Future Base – Do Something as % of Critical Load	Change Do Minimum – Do Something as % of Critical Load
ET4_150m	1.79	1.70	1.71	1.71	0.0%	0.0%
ET4_160m	1.79	1.70	1.70	1.71	0.0%	0.0%
ET4_170m	1.78	1.70	1.70	1.70	0.0%	0.0%
ET4_180m	1.78	1.70	1.70	1.70	0.0%	0.0%
ET4_190m	1.78	1.70	1.70	1.70	0.0%	0.0%
ET4_200m	1.78	1.70	1.70	1.70	0.0%	0.0%
ET5_79m	1.77	1.68	1.69	1.69	0.1%	0.0%
ET5_80m	1.77	1.68	1.69	1.69	0.1%	0.0%
ET5_90m	1.77	1.68	1.69	1.69	0.1%	0.0%
ET5_100m	1.76	1.68	1.68	1.69	0.1%	0.0%
ET5_110m	1.76	1.68	1.68	1.68	0.1%	0.0%
ET5_120m	1.76	1.67	1.68	1.68	0.1%	0.0%
ET5_130m	1.76	1.67	1.68	1.68	0.0%	0.0%
ET5_140m	1.76	1.67	1.68	1.68	0.0%	0.0%
ET5_150m	1.75	1.67	1.67	1.68	0.0%	0.0%
ET5_160m	1.75	1.67	1.67	1.67	0.0%	0.0%
ET5_170m	1.75	1.67	1.67	1.67	0.0%	0.0%
ET5_180m	1.75	1.67	1.67	1.67	0.0%	0.0%
ET5_190m	1.75	1.67	1.67	1.67	0.0%	0.0%
ET5_200m	1.75	1.67	1.67	1.67	0.0%	0.0%
ET6_60.4m	1.70	1.62	1.63	1.63	0.1%	0.0%
ET6_70m	1.70	1.62	1.63	1.63	0.1%	0.0%
ET6_80m	1.70	1.62	1.62	1.63	0.1%	0.0%
ET6_90m	1.70	1.62	1.62	1.62	0.0%	0.0%
ET6_100m	1.70	1.62	1.62	1.62	0.0%	0.0%
ET6_110m	1.70	1.62	1.62	1.62	0.0%	0.0%
ET6_120m	1.70	1.62	1.62	1.62	0.0%	0.0%
ET6_130m	1.70	1.62	1.62	1.62	0.0%	0.0%
ET6_140m	1.70	1.62	1.62	1.62	0.0%	0.0%
ET6_150m	1.70	1.62	1.62	1.62	0.0%	0.0%
ET6_160m	1.70	1.62	1.62	1.62	0.0%	0.0%
ET6_170m	1.70	1.62	1.62	1.62	0.0%	0.0%
ET6_180m	1.70	1.62	1.62	1.62	0.0%	0.0%
ET6_190m	1.70	1.62	1.62	1.62	0.0%	0.0%
ET6_200m	1.70	1.62	1.62	1.62	0.0%	0.0%

LUC Appropriate Assessment of air quality impacts

F.3 This appendix sets out the Appropriate Assessment of Air Quality (AQ) resulting from the Cotswold Local Plan on North Meadow and Clattinger SAC, Rodborough Common SAC and Cotswold Beechwoods SAC. This assessment draws on air pollutant modelling provided in Cotswold District Council SAC Air Quality Modelling (AECOM, 2026).

Methodology

F.4 In order to assess the potential impact of the AQ exceedances at these Habitats Sites, the method includes the following:

- Desktop assessment of the SAC habitats present in the affected areas, condition of habitats and vulnerability/sensitivity to the AQ pollutants;
- Calculation of the approximate area of the SAC which is potentially impacted by the exceedances.

F.5 This assessment is set out with reference to Natural England's standing advice for the assessment of air pollution and development **[See reference** 82**]**, as follows:

- Check if emissions will reach a protected site – set out in AECOM's report and referenced in this section.
- Check relevant 'critical loads' and 'critical levels' – set out in AECOM's report and referenced in this section.
- Check if agricultural developments can use an emissions reduction approach - not relevant in the case of the Local Plan.
- Consider the proposal in combination with other projects – set out in AECOM's report and referenced in this section.
- Complete a detailed air quality assessment – set out in this section. This stage includes: checking protected site details; considering whether total concentration of pollutants (predicted environmental contribution) will exceed critical loads, consideration of trends in background air quality, considering whether there will be an adverse effect alone or in combination, and what mitigation may be required.

F.6 A desktop assessment was conducted to determine whether sensitive qualifying features may exist within 200m of a road which has been identified to exceed the

screening criteria. Whilst National Vegetation Classification (NVC) survey data is not available for these SACs, a broad assessment of the qualifying habitats within each SAC was undertaken using the following data sources:

- Aerial photography (Google Earth);
- Natural England designated sites information; and
- Defra's MAGIC mapping.

F.7 The following Conservation Objective is standard for all SACs:

"Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:

- The extent and distribution of qualifying natural habitats and habitats of qualifying species;
- The structure and function (including typical species) of qualifying natural habitats;
- The structure and function of the habitats of qualifying species;
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely;
- The populations of qualifying species; and,
- The distribution of qualifying species within the site."

F.8 To provide additional information about each individual SAC, Site Improvement Plans (SIP) and other supplementary advice has been reviewed in the context of understanding whether air quality poses a potential threat to each Habitats Site meeting its Conservation Objectives. A review of the site condition has also been undertaken, based on available information from Natural England on the underlying SSSI Units, to better understand whether the site's ability to meet its Conservation Objectives has already been impacted by poor air quality.

Summary of relevant air quality data

F.9 The data provided by AECOM for nitrogen deposition and ammonia (see Table A-3 and A-4 in the Air Quality Modelling Report) is summarised below. There were no exceedences of the screening thresholds for nitrogen oxides or acid deposition. For each pollutant, data the furthest distance from the centre of the road ('Dist.') at which

there is an exceedance of AQ screening criteria (change in 1% of the critical load/level) is shown, and what the change in pollution is, as a % of the pollutants' critical load/level ('% CL').

F.10 Critical Loads (CL) are defined by United Nations Economic Commission for Europe (UNECE) **[See reference** 83**]** as "a quantitative estimate of exposure … below which significant harmful effects on specified sensitive elements of the environment do not occur according to present knowledge". The critical loads data on which exceedance calculations are based are derived from empirical or steady-state mass balance methods, which are used to define critical loads for the long term. Exceedance of critical loads is an indication that an ecosystem is at risk from potential harmful effects in the long-term. Therefore, exceedance is not a quantitative estimate of damage to the environment; it does not necessarily mean that harmful or adverse effects have already occurred or may be observed, but that there is a risk of damage in the long-term.

North Meadow and Clattinger Farm SAC

F.11 A419 (transect ET1):

- Nitrogen deposition: screening threshold (1% critical load) exceeded to 200m due to Local Plan alone, and 200m due to Local Plan in combination. Total concentration exceeds the critical load (10) at all points on the transect (100-200m from road).
- Ammonia: screening threshold not exceeded due to Local Plan alone, and in combination. Total concentration does not exceed the critical load (3) at any point on the transect (100-200m from road).

F.12 The assessment therefore considers impact of nitrogen deposition only, as ammonia levels remain below critical levels with the Local Plan in combination with other plans/projects. The nitrogen deposition exceedance of the screening criteria is due to the Local Plan alone (and in combination).

Rodborough Common SAC

F.13 Spine Road west (transect ET2):

- Nitrogen deposition: screening threshold not exceeded due to Local Plan alone, and only at roadside (0.04m) due to Local Plan in combination. Total concentration exceeds the critical load (10) at roadside.

- Ammonia: screening threshold is not exceeded due to the Local Plan alone, but is exceeded to 20m due to the Local Plan in combination. Total concentration exceeds the critical load (1) at all of these points on the transect (0-20m from road).

F.14 Spine Road east (transect ET3):

- Nitrogen deposition: screening threshold is not exceeded due to the Local Plan alone, but is exceeded to roadside (0.03m) due to Local Plan in combination. Total concentration exceeds the critical load (10) at roadside.
- Ammonia: screening threshold exceeded at roadside (0.03m) due to the Local Plan alone, and to 50m due to the Local Plan in combination. Total concentration exceeds the critical load (1) at all of these points on the transect.

F.15 A46 / Selsey Road (transect ET7):

- Nitrogen deposition: screening thresholds are not exceeded due to the Local Plan alone or in combination.
- Ammonia: screening thresholds are not exceeded due to the Local Plan alone or in combination.

F.16 The assessment therefore considers the two transects on the Rodborough Common Spine Road, but excludes the A46/Selsey Road transect. With the exception of one roadside transect point, these exceedances of the screening criteria are due to the Local Plan in combination.

Cotswold Beechwoods SAC

F.17 B4070 at Buckholt (transect ET4):

- Nitrogen deposition: screening thresholds are exceeded to 30m due to the Local Plan alone, and to 90m due to the Local Plan in combination. Total concentration exceeds the critical load (10) at all of these points on the transect.
- Ammonia: screening thresholds are exceeded to 40m due to the Local Plan alone, and to 110m due to the Local Plan in combination. Total concentration exceeds the critical load (1) at all of these points on the transect.

F.18 B4070 at Birdlip (transect ET5):

- Nitrogen deposition: screening thresholds are not exceeded due to the Local Plan alone, but are exceeded to 100m due to the Local Plan in combination. Total concentration exceeds the critical load (10) at all of these points on the transect (80-100m from road).

- Ammonia: screening thresholds are not exceeded due to the Local Plan alone, but are exceeded to 120m due to the Local Plan in combination. Total concentration exceeds the critical load (1) at all of these points on the transect (80-120m from road).

F.19 B4070 at Sheepscombe (transect ET6):

- Nitrogen deposition: screening thresholds are not exceeded due to the Local Plan alone, but are exceeded to 70m due to the Local Plan in combination. Total concentration exceeds the critical load (10) at all of these points on the transect (60-70m from road).
- Ammonia: screening thresholds are not exceeded due to the Local Plan alone, but are exceeded to 80m due to the Local Plan in combination. Total concentration exceeds the critical load (1) at all of these points on the transect (60-80m from road).

F.20 The assessment therefore considers the impacts at all three transects. The B4070 at Buckholt exceeds the screening criteria due to the Local Plan alone, but the other two are due to the Local Plan in combination only.

Assessment of Habitats Sites

North Meadow and Clattinger Farm SAC

F.21 Qualifying features of the SAC:

- 6510 Lowland hay meadows (*Alopecurus pratensis, Sanguisorba officinalis*)

F.22 SIP and supplementary advice for conservation objectives:

- Natural England's SIP (dated 21/11/2014) does not include air pollution as a pressure or threat to the site.

F.23 Site Condition Assessment:

- The potential for AQ exceedance of thresholds occurs within SSSI Unit 1, which lies within 200m of the A419. This unit is in 'unfavourable- declining' condition (assessed in 2025) due to hydrological impacts (flooding) and recreational pressures (trampling, nutrient enrichment and erosion), which impacts the vegetation community. Therefore, indicating no existing issues in relation to air pollution.

F.24 Habitat potentially impacted:

- The qualifying habitats for North Meadow and Clattinger Farm SAC is lowland hay meadows, which appears to be located within the part of the SAC which lies within the exceedance zone.
- The NVC community present within the SAC is MG4 *Alopecurus pratensis – Sanguisorba officinalis* characterised by species-rich swards containing frequent red fescue Festuca rubra, crested dog's-tail *Cynosurus cristatus*, meadow foxtail *Alopecurus pratensis,* great burnet *Sanguisorba officinalis*, meadowsweet *Filipendula ulmaria* and meadow buttercup *Ranunculus acris.* The site also supports over 90% of the surviving UK population of snakes-head fritillary Fritillaria meleagris plant which is Nationally Scarce.
- Although the SIP does not indicate air pollution as a particular threat to this SAC, the conservation status assessment for lowland hay meadows by JNCC (2018) ranks 'mixed air source pollution, air-borne pollutants (J03) as a 'high' pressure and threat, due to the nutrient nitrogen critical load for the habitat being exceeded across over 25% of the habitat area at a national level in the UK.

F.25 Area of SAC affected:

- The screening criteria for nitrogen deposition are exceeded to 200m from the road and the total concentration of nitrogen deposition is exceeded at all points on the transects. The SAC is 97.98m from the road, so the affected area is 97.98m-200m from the road.
- This area includes c.1.9ha, or c.1.8% of the total SAC area.
- Based on the desk study, this part of the SAC is likely to support the qualifying habitat (lowland hay meadows).

F.26 Ability to meet Conservation Objectives:

- Source attribute data from APIS demonstrates that the background trend in local contribution of vehicle emissions to air pollution between 2012-2018 (the years for which the data is available) has fallen, whilst local contributions of other sources such as agriculture, livestock and fertiliser application have risen. The nitrogen deposition expected as a result of the plan, 15.1 kgN/ha/yr, exceeds the CL of 10-20 kgN/ha/yr. However, the levels of NH3 concentration expected as a result of the plan, 2.0 µg/m3 do not exceed the CL of 3 µg/m3 for this habitat (due to absence of bryophytes/ lichens as part of the qualifying habitat composition, as per APIS CL data).
- The potential impacts associated with nitrogen deposition on neutral grasslands are as follows **[See reference** 84**]**:

- "Increases in proportion of productive grasses at expense of fine leaved grasses.
- Reduces species richness, especially among forbs.
- Possible reductions in productivity.
- Changes in species composition.
- Loss of rare or endangered species.
- Loss of annuals and forbs will have implications for sustainability, due to the short lived nature of the seed bank and the isolation of many of these small areas of grassland.
- Loss of floral diversity, especially forbs/ herbs can reduce nutritional quality, nutrient levels, for grazing animals and increased prevalence of more common species such as perennial ryegrass *Lolium perenne*, Timothy grass *Phleum pratense*, cocks-foot *Dactylis glomerata*, broad-leaved dock *Rumex obtusifolius*."

- This has potential to influence the extent, distribution, structure and function of the lowland hay meadow grassland and therefore, the ability for the site to meet its Conservation Objectives.

Conclusion:

Adverse effects on the integrity of North Meadow and Clattinger Farm SAC, due to nitrogen deposition, cannot be ruled out.

Rodborough Common SAC

F.27 Qualifying features of the SAC:

- 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (important orchid sites)

F.28 SIP and supplementary advice for conservation objectives:

- Natural England's SIP (dated 06/05/2015) identifies that the site is at risk of 'air pollution impacts as a result of atmospheric nitrogen deposition', which could affect the calcareous grassland. The SIP sets out a measure for further investigation of the potential impacts of this. This indicates that nitrogen deposition is the key issue for NE at Rodborough Common.

- Additionally, supplementary advice from NE sets out more detail on the potential air quality impacts on the SAC, stating the following: “This habitat type is considered sensitive to changes in air quality. Exceedance of these critical values for air pollutants may modify the chemical status of its substrate, accelerating or damaging plant growth, altering its vegetation structure and composition and causing the loss of sensitive typical species associated with it.”
- The supplementary advice goes on to state that: “While the critical loads for Nitrogen and acidity are currently within the acceptable range and nitrogen oxides and sulphur dioxide are below the maximum acceptable limits for this habitat, ammonia levels are currently above the acceptable level for sensitive lichen containing habitat (Ave1.83µgNH3/m3 per year, limit set at 1µgNH3/m3 per year).”
- The relevant target is to “Restore as necessary, the concentrations and deposition of air pollutants to at or below the site-relevant Critical Load of Level values given for this feature of the site on the Air Pollution Information System (www.apis.ac.uk)”.

F.29 Site Condition Assessment:

- The potential for AQ exceedance of thresholds occurs within SSSI Units 1 and 2, which are both in ‘Favourable’ condition according to the last assessment undertaken in 2020. The condition assessment states that “Today Units 1-3 and the site overall is in Favourable Condition. Most of the management threats identified in the 2014 assessment are being tackled but remain i.e. a need for continued grazing intensity on all three units and the need for scrub clearance on all three units. In addition, Unit 1 has a condition threat of recreational impact on the plateau.” This indicates no existing issues directly in relation to air pollution, however the management required could be a result of contribution of air pollution impacts on vegetation communities. This theory is supported by the information from APIS on impacts of nitrogen pollution on calcareous grasslands which states in relation to modifying impacts from nitrogen deposition, that:
- “These systems require specific management to prevent natural succession to woodlands (Dierschke 1985). Grazing, mowing or harvesting can help to offset N enrichment, as losses from gaseous emissions or leaching of inorganic N are relatively small. Similarly grazing or mowing will help maintain a more open canopy structure keeping the robust grasses in check.
  - Grazing management: too low grazing intensity will exacerbate effects of N stimulated nitrophilous grass growth.
  - More frequent mowing or harvesting will help to remove N.

- These soils are P limited so changing P availability will increase the impact of N on growth, eutrophication effects via competition for other limiting resources, changing the balance between species and ecosystem stability."

F.30 Habitat potentially impacted:

- A broad assessment of the qualifying habitats within the SAC was taken using the desk based sources described in paragraph F.6.
- The qualifying habitats for Rodborough Common SAC is semi-natural dry grasslands and scrubland facies on calcareous substrates, which appears to be located within the part of the SAC which lies within the exceedance zone.
- The NVC community is CG5 *Bromus erectus – Brachypodium pinnatum* grassland.

F.31 Area of SAC affected:

- The exceedance of screening thresholds for nitrogen deposition is only at the roadside (0.03m), due to the Local Plan in combination. Roadside habitats (up to c.10m) typically contain degraded habitats i.e. lower value habitats, due to the general presence of the road and its associated salt spray, dust, runoff, and altered drainage or soils; in some cases road verges unofficial tracks may also be present. A localised increase in nitrogen deposition to 0.03m of the road will not have an adverse effect on the integrity of the SAC.
- The screening thresholds for ammonia are exceeded to 20m to the west and 50m to the east of the Spine Road, due to the Local Plan in combination. There is also an exceedance at the roadside, to the east, but this is to 0.03m and is discounted as for nitrogen deposition, above. The total concentration of ammonia exceeds the critical load for all points on the transect, therefore the affected area is up to 20m from the road to the west and up to 50m to the east.
- This area includes c.8.7ha, or 7.9% of the total SAC area.
- Based on the desk study, this part of the SAC is likely support the qualifying habitat (Semi-natural dry grasslands and scrubland facies on calcareous substrates).

F.32 Ability to meet Conservation Objectives:

- Despite source attribute data from APIS demonstrating that the background trend in local contribution of vehicle emissions to air pollution between 2012-2018 (the years for which the data is available) has fallen, local contributions of other sources such as agriculture, livestock and fertiliser application have risen. The nitrogen deposition expected as a result of the plan, up to a maximum of

17.4 kgN/ha/yr for ET3, exceeds the CL of 10-20 kgN/ha/yr. Additionally, the levels of NH3 concentration expected as a result of the plan, 2.2 ug/m3 also exceeds the CL of 1 ug/m3 (recognising this lower CL due to presence of bryophytes/lichens as part of qualifying habitat, as per APIS CL data). There is no background source information available for ammonia.

- The potential impacts associated with nitrogen deposition (including from ammonia) on calcareous grasslands are as follows:
  - "Reduces species richness and/or species diversity/changes species composition
  - Loss of subordinate vascular plants e.g. Thyme *Thymus*
  - Loss of rare or endangered species.
  - Loss of characteristic calcicolous mosses and lichens at risk from shading and N accumulation.
  - Increase in non-native calcifuge species
  - Increase in cat's ear plant *Hypochaeris radicata* (Carroll et al 1997). Negative effects on nitrogen fixing legumes.
  - Increased risk of drought effects.
  - Loss of annuals and forbs will have implications for recovery, due to the short lived nature of the seed bank (Bossuyt et al 2005)."
- This has potential to influence the extent, distribution, structure and function of the lowland hay meadow grassland and therefore, the ability for the site to meet its Conservation Objectives.

Conclusion:

Adverse effects on the integrity of Rodborough Common SAC, due to ammonia, cannot be ruled out.

Cotswold Beechwoods SAC

F.33 Qualifying features of the SAC:

- 9130 *Asperulo-Fagetum* beech forests; and
- 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (important orchid sites).

F.34 SIP and supplementary advice for conservation objectives:

- Natural England's SIP (dated 30/03/2015) identifies that the site is at risk of 'air pollution impacts as a result of atmospheric nitrogen deposition', which could affect the beech forests and calcareous grassland. The SIP sets out a measure to control, reduce and ameliorate atmospheric nitrogen impacts. This indicates that nitrogen deposition is the key issue for NE at Chilterns Beechwoods.
- Additionally, supplementary advice from NE sets out more detail on the potential air quality impacts on the SAC, stating the following: "This habitat type is considered sensitive to changes in air quality. Exceedance of these critical values for air pollutants may modify the chemical status of its substrate, accelerating or damaging plant growth, altering its vegetation structure and composition and causing the loss of sensitive typical species associated with it."
- The supplementary advice goes on to state that: "Critical Loads and Levels are recognised thresholds below which such harmful effects on sensitive UK habitats will not occur to a significant level, according to current levels of scientific understanding. There are critical levels for ammonia (NH3), oxides of nitrogen (NOx) and sulphur dioxide (SO2), and critical loads for nutrient nitrogen deposition and acid deposition. Concentrations are currently within maximum limits set for this habitat."
- The relevant target is to "Maintain the concentrations and deposition of air pollutants at within the site-relevant Critical Load or Level values given for this feature of the site on the Air Pollution Information System(www.apis.ac.uk).".

F.35 Site Condition Assessment:

- The potential for AQ exceedance of thresholds occurs within SSSI Units 4 and 11, which are designated due to the presence of lowland beech woodland.
- Unit 4 was assessed in 2009 as being in 'Favourable' condition, with lack of veteran trees and open glades, structural diversity and increasing prevalence of sycamore being the only threat to condition.
- Unit 11 was assessed in 2019 as being in 'Unfavourable-Recovering' condition, with similar poor management, lack of veteran trees, and thus poor structural diversity and recreational pressure being the key issues.

F.36 Habitat potentially impacted:

- A broad assessment of the qualifying habitats within the SAC was taken using the desk based sources described in paragraph F.6.

- The qualifying habitats for Cotswold Beechwoods SAC, Asperulo-Fagetum beech forests, and non qualifying calcareous grassland habitat appears to be located within the parts of the SAC which lie within the exceedance zones.
- The NVC community for the beechwoods is likely to be either W12 *Fagus sylvatica – Mercurialis perennis* woodland, or W14 *Fagus sylvatica – Rubus fruticosus* woodland due to the calcareous soil characteristics.

F.37 Area of SAC affected:

- At Buckholt, the exceedance of screening criteria is to 30m due to the Local Plan alone and to 90 in combination, for nitrogen; and to 40m alone and 110m in combination, for ammonia. The total concentrations are exceeded at all transect points (which start at roadside).
- At Birdlip, the exceedance of screening criteria is to 100 in combination, for nitrogen; and to 120m in combination, for ammonia. The total concentrations are exceeded at all transect points (which start at 80m from the road).
- At Sheepscombe, the exceedance of screening criteria is to 70 in combination, for nitrogen; and to 80m in combination, for ammonia. The total concentrations are exceeded at all transect points (which start at 60m from the road).
- This area includes c.12.8ha (2.26% of the SAC), due to the Local Plan alone, and c.13.9ha (2.36% of the SAC), due to the Local Plan in combination.
- Based on the desk study, this part of the SAC is likely support the qualifying habitat (*Asperulo-Fagetum* beech forests and Semi-natural dry grasslands and scrubland facies on calcareous substrates).

F.38 Ability to meet Conservation Objectives:

- Despite source attribute data from APIS demonstrating that the background trend in local contribution of vehicle emissions to air pollution between 2012-2018 (the years for which the data is available) has fallen, local contributions of other sources such as agriculture, livestock and fertiliser application have risen. The nitrogen deposition expected as a result of the plan, up to a maximum of 30.1 kgN/ha/yr for ET4, far exceeds the CL of 10-20 kgN/ha/yr for the Local Plan alone. Additionally, the levels of NH3 concentration expected as a result of the plan, 2.1 µg/m3 also exceeds the CL of 1 ug/m3 (recognising this lower CL due to presence of bryophytes/lichens as part of qualifying habitat, as per APIS CL data). The CL for ET5 and ET6 in relation to nitrogen deposition and ammonia are also exceeded. There is no background source information available for ammonia.

- The potential impacts associated with nitrogen deposition (including ammonia) on beech woodlands are as follows:
- “Nitrogen deposition on forest ecosystems can lead to increased sensitivity to natural stress, impacts on roots, reduced species diversity of the ground vegetation, reduced growth, and an unbalanced nutritional status due to eutrophication and acidification (Erisman and de Wries 2000). Changes in forest ground flora have been clearly documented as a result of enhanced N deposition near farms (Pitcairn et al. 1998) and are also expected to occur in regions with high wet deposition of ammonium and nitrate.”
- Specific impacts on beech woodlands have been identified through research presented by APIS, with species specific responses to nitrogen deposition reported as follows:
  - “Destabilisation; faster growth, reduced investments in roots leading to increased risk of drought stress (Anders et al., 2002) and increased risk of uprooting. Damage to mature beech in the 1999 storm in Switzerland positively correlated with leaf Nitrogen (Meyer et al., 2008)
  - Winter desiccation; increased defoliation by leaf feeders; increased pathogen infection, though evidence is reported predominantly for beech.
  - Increase in bark lesions *Nectria coccinea* linked to sap feeding insect woolly beech scale, (beech bark disease) (Westling et al 1992)
  - Increase in canker *Nectria ditissima*, associated with reduced potassium (Fluckiger & Braun, 1988)
  - Reduction in shoot and stem growth worst on alkaline and acid soils (Fluckiger & Braun, 2011)
  - Increase in pathogenic fungi *Apiognomonia errabunda* and *Phomopsis spp* on both alkaline and acid soils (Fluckiger & Braun, 1999)
  - Increase in beech aphid *Phyllaphis fagi* (Fluckiger & Braun, 1998)
  - Increase in damage to beech nuts by *Cydia amplana* non sucking insect (Fluckiger & Braun, 2004)
  - Flowering patterns, seed and litterfall production (+) and decomposition (-) (Vanguelova and Pitman, 2009)
  - Lower mycelium density (Braun et al., 2010)”
- This has potential to influence the extent, distribution, structure and function of the lowland hay meadow grassland and therefore, the ability for the site to meet its Conservation Objectives.

Conclusion:

Adverse effects on the integrity of Cotswold Beechwoods SAC, due to nitrogen deposition and ammonia, cannot be ruled out.

Conclusions and next steps

F.39 The assessment of air quality impacts on qualifying features has enabled adverse effects on integrity to be ruled out in relation to the following:

- North Meadow & Clattinger Farm SAC:
  - Ammonia levels on the A419 transect remain below critical levels with the Local Plan and other 'in combination' sources of vehicle emissions.
- Rodborough Common SAC:
  - Screening thresholds (more than 1% change in critical load/level) not exceeded on the A46 / Selsey Road.
  - Nitrogen deposition effects on the two Spine Road transects have been ruled out as they are roadside only (0.03m) and habitats are likely to be degraded due to the presence of the road.

F.40 However, it has not been possible to rule out adverse effects on integrity at:

- North Meadow & Clattinger Farm SAC:
  - Nitrogen deposition, due to the Local Plan alone and in combination; near the A419.
- Rodborough Common SAC:
  - Ammonia, due to the Local Plan in combination, at both transects on the Spine Road.
- Cotswold Beechwoods SAC:
  - Nitrogen deposition and ammonia at all three transects on the B4070, due to the Local Plan alone at Buckholt and in combination at the other two transects.

References

1 The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007 (2007) (SI No. 2007/1843). TSO (The Stationery Office), London.

2 The Conservation of Habitats and Species Regulations 2017 (2017) (SI No. 2017/1012), as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (2019) (SI 2019/579).

3 The integrity of a site is the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was designated. Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government (2016, updated 2021) Planning practice guidance: The National Planning Policy Framework and relevant planning practice guidance [online]

4 Department for Levelling Up, Housing and Communities and Ministry oof Housing, Communities and Local Government (2019) Appropriate assessment: Guidance on the use of Habitats Regulations Assessment

5 The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007 (2007) (SI No. 2007/1843). TSO (The Stationery Office), London.

6 Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive').

7 Directive 2009/147/EC of 30 November 2009 on the conservation of wild birds (the 'Birds Directive').

8 European Commission (2008) Natura 2000 [online] – The network of protected areas identified by the EU.

9 Department for Environment, Food and Rural Affairs (2021) Changes to the Habitats Regulations 2017 [online]

10 Department for Environment, Food and Rural Affairs, Natural England, Welsh Government and Natural Resources Wales (2023) Habitats regulations assessments: protecting a European site [online]

11 Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework [pdf] (Paragraph 176)

12 David Tyldesley & Associates (2021) The HRA Handbook (Section A3) [online] – A subscription based online guidance document.

13 Department for Environment, Food and Rural Affairs, Natural England, Welsh Government and Natural Resources Wales (2021) Habitats regulations assessments: protecting a European site [online]

14 Regulation 5 of the Habitats Regulations 2017.

15 Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government (2019) Appropriate assessment: Guidance on the use of Habitats Regulations Assessment [online]

16 European Commission (2001) Assessment of plans and projects significantly affecting European Sites. Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC.

17 David Tyldesley & Associates (2021) The HRA Handbook (Section A3) [online] – A subscription based online guidance document.

18 Natural England (undated) Conservation Objectives for European Sites [online]

19 In line with the CJEU judgment in Case C-323/17 People Over Wind v Coillte Teoranta, mitigation must only be taken into consideration at this stage and not during Stage 1: HRA Screening.

20 In addition to Habitats Site citations and conservation objectives, key information sources for understanding factors contributing to the integrity of Habitats Sites include (where available) conservation objectives supplementary advice and Site Improvement Plans prepared by Natural England. Natural England (Undated) Site Improvement Plans by region [online]

21 Obtained from JNCC website.

22 Obtained from the Natural England website

23 Obtained from Natural England website

24 European Court of Justice in Case C-127/02 Landelijke Vereniging tot Behoud van de Waddenzee.

25 Advocate General's Opinion to CJEU in Case C-258/11 Sweetman and others v An Bord Pleanala 22nd Nov 2012.

26 David Tyldesley & Associates (2021) The HRA Handbook (Section A3) [online] – A subscription based online guidance document.

27 Gloucestershire Wildlife Trust, violet click beetle: https://www.gloucestershirewildlifetrust.co.uk/wildlife-explorer/invertebrates/beetles/violet-click-beetle

28 Gouix, N., Sebek, P., Valladares, L., Brustel, H. and Brin, A. (2015). Habitat requirements of the violet click beetle (*Limoniscus violaceus*), an endangered umbrella species of basal hollow trees. Insect Conservation and Diversity. 8. 10.1111/icad.12119.

29 Radio-telemetric monitoring of dispersing stag beetles: implications for conservation: http://onlinelibrary.wiley.com/doi/10.1111/j.1469-7998.2006.00282.x/abstract

30 Link Ecology (2022) Identification of wintering and passage roosts on functionally linked land of the Severn Estuary - Gloucestershire and Worcestershire (Phase 5) (NECR401), https://publications.naturalengland.org.uk/publication/5694125407207424

31 https://www.standardsforhighways.co.uk/dmrb/search/10191621-07df-44a3-892e-c1d5c7a28d90

32 JNCC (2021) Guidance on decision making thresholds for air pollution, https://hub.jncc.gov.uk/assets/6cce4f2e-e481-4ec2-b369-2b4026c88447

33 Wealden District Council v. (1) Secretary of State for Communities and Local Government; (2) Lewes District Council; (3) South Downs National Park Authority and Natural England

34 As referenced in the Institute of Air Quality Management guidance Guidance on the Assessment of Mineral Dust Impacts for Planning (2016), https://iaqm.co.uk/text/guidance/mineralsguidance_2016.pdf

35 Taylor, E. Predation risk in woodlark Lullula arborea habitat: the influence of recreational disturbance, predator abundance, nest site characteristics and temporal factors. s.l. : School of Biological Sciences, UEA, 2002.

36 Corvid responses to human settlements and campgrounds: causes, consequences and challenges for conservation. Marzluff, J.M. and Netherlin, E. 2006, Biological Conservation, Vol. 130, pp. 301-314.

37 Stroud District Council (2022) Cotswold Beechwoods SAC mitigation strategy, https://www.stroud.gov.uk/environment/planning-and-building-control/conservation-biodiversity-listed-buildings-trees-and-hedgerows/habitats-regulations-assessment-hra/cotswold-beechwoods-special-area-of-conservation-sac/

38 Stroud District Council (2022) Rodborough Common SAC mitigation strategy, https://www.stroud.gov.uk/environment/planning-and-building-control/conservation-biodiversity-listed-buildings-trees-and-hedgerows/habitats-

regulations-assessment-hra/rodborough-common-special-area-of-conservation-sac/

39 LUC (2025) West Oxfordshire Local Plan HRA Screening report, https://westoxon.gov.uk/media/cu2pcxiq/local-plan-2041-hra-screening-report-june-2025.pdf

40 Cotswold District Council, Swindon Borough Council and Wiltshire Council (2023) North Meadow and Clattinger Farm SAC interim recreation mitigation strategy, https://www.cotswold.gov.uk/media/hmvfdoos/north-meadow-sac-mitigation-strategy-final-2023.pdf

41 Stroud District Council (2024) Severn Estuary SAC mitigation strategy, https://www.stroud.gov.uk/environment/planning-and-building-control/conservation-biodiversity-listed-buildings-trees-and-hedgerows/habitats-regulations-assessment-hra/severn-estuary-special-area-of-conservation-sac/

42 Footprint Ecology for South Gloucestershire Council (2025) South Gloucestershire Severn Estuary Recreation Mitigation Strategy 2025-2030, not yet published.

43 Natural England (2018) Supplementary Advice on Conservation Objectives-Bredon Hill SAC, https://designatedsites.naturalengland.org.uk/ConservationAdvice.aspx

44 Natural England (2018) Supplementary advice on conserving and restoring site features: North Meadow & Clattinger Farm, https://designatedsites.naturalengland.org.uk/ConservationAdvice.aspx

45 Natural England (2018) Supplementary advice on conserving and restoring site features: Dixton Woods SAC, https://designatedsites.naturalengland.org.uk/ConservationAdvice.aspx

46 Natural England (2018) Supplementary advice on conserving and restoring site features: Bredon Hill SAC, https://designatedsites.naturalengland.org.uk/ConservationAdvice.aspx

47 Cotswold District Council's 'Biodiversity Net Gain – Bird Strike and Aerodrome Safeguarding' guidance. Available at: https://www.cotswold.gov.uk/media/pllhhu1x/bng-aerodrome-safeguarding-guidance.pdf

48 Wikipedia article on Cotswold Water Park. Available at: https://en.wikipedia.org/wiki/Cotswold_Water_Park

49 Information on management of visitors at Cotswold Lakes. Available at: https://cotswoldlakes.com/wp-content/uploads/2025/02/Nature-Reserve_low-res.pdf and https://cotswoldlakestrust.org/access/

50 Gloucestershire Wildlife Trust, Roundhouse Lake. Available at: https://www.gloucestershirewildlifetrust.co.uk/nature-reserves/roundhouse-lake

51 Cotswold Beechwoods SAC recreation mitigation strategy. Available at: https://www.cotswold.gov.uk/planning-and-building/wildlife-and-biodiversity/habitats-regulations-assessment/cotswold-beechwoods-sac/

52 LUC. (July 2026). Recreation Mitigation Study to support Cotswold District Local Plan.

53 North Meadow and Clattinger Farm SAC interim recreation mitigation strategy. Available at: https://www.cotswold.gov.uk/planning-and-building/wildlife-and-biodiversity/habitats-regulations-assessment/north-meadow-and-clattinger-farm-sac/

54 Severn Trent Water WRMP 24. Available at: https://www.severntrent.com/about-us/our-plans/water-resources-management-plan/

55 Severn Trent Water DWMP28. Available at: https://www.severntrent.com/about-us/our-plans/drainage-wastewater-management-plan/

56 Thames Water WRMP24. Available at: https://www.thameswater.co.uk/about-us/regulation/water-resources

57 Thames Water DWMP28. Available at: https://www.thameswater.co.uk/about-us/regulation/drainage-and-wastewater-management

58 Wessex Water DWMP28. Available at: https://corporate.wessexwater.co.uk/our-future/our-plans/drainage-and-wastewater-management-plan

59 Bristol Water WRMP24. Available at: https://www.bristolwater.co.uk/about-us/our-plans/water-resources/

60 JBA Consulting. (July 2026). *Cotswold District Council - Water Cycle Study Stage 2*

61 Natural England. (2021a). *Cotswold Water Park given greater protection by Natural England* (Press release, 8 January 2021). GOV.UK. https://www.gov.uk/government/news/cotswold-water-park-given-greater-protection-by-natural-england

62 Natural England. (2021b). *The story of the Cotswold Water Park SSSI*. Natural England Blog. https://naturalengland.blog.gov.uk/2021/09/30/the-story-of-the-cotswold-water-park-sssi/

63 Natural England. (2021d). *Identification of land with proven or possible functional linkages with the Severn Estuary SPA* (Spatial dataset). Defra Data Services Platform. https://environment.data.gov.uk/dataset/87cf206e-491b-4319-8763-2bc32fd3d7c7

64 Natural England. (2021e). *Identification of functionally linked land supporting Special Protection Area (SPA) waterbirds in the North West of England* (Natural England Commissioned Report NECR361). https://publications.naturalengland.org.uk/publication/6303434392469504

65 Tewkesbury Borough Council. (2022). *Identification of land with proven or possible functional linkages with the Severn Estuary SPA* (Extracts from Palmer & Smart report). https://tewkesbury.gov.uk/planning/planning-policy-and-neighbourhood-plans/examination-library/

66 Natural England. (2021c). *Identification of wintering and passage roosts on functionally linked land of the Severn Estuary – Gloucestershire and Worcestershire (Phase 5)* (Natural England Commissioned Report NECR401). https://publications.naturalengland.org.uk/publication/6167338149842944

67 Natural England. (2023). Identification of Functionally Linked Land in the North West of England – Phase 2 (Natural England Commissioned Report NECR483, Edition 1). Natural England. https://publications.naturalengland.org.uk/

68 Natural England. (2021). Identification of Functionally Linked Land supporting Special Protection Areas (SPAs) waterbirds in the North West of England (Natural England Commissioned Report NECR361). Natural England. https://publications.naturalengland.org.uk/

69 Cotswold Water Park SSSI and wintering bird literature (Natural England; Cotswold Lakes Trust)

70 ArcGIS StoryMaps (n.d.) StoryMap. Available at: https://storymaps.arcgis.com/stories/46b0af1d3d7347788b62dac01b1b1f7d (Accessed: 9 April 2026).

71 Rees, E. C. (1990). Bewick's Swans: Their Feeding Ecology and Coexistence with Other Grazing Anatidae. Journal of Applied Ecology, 27(3), 939–951. https://doi.org/10.2307/2404388

72 Cimiotti, D.S., Hötker, H. & Garthe, S. Exploratory and seasonal movements of adult common shelducks in the eastern Wadden Sea. J Ornithol 165, 289–300 (2024). https://doi.org/10.1007/s10336-023-02128-x

73 Robert Spencer, Paul Roper, Tim Hill & Sarah Jane Scott (2022) A pilot study for satellite-tracking Gadwalls Mareca strepera wintering in the Lea Valley, UK, Ringing & Migration, 37:1-2, 13-25, DOI: 10.1080/03078698.2023.2242050

74 Cheshire and Wirral Ornithological Society (CWOS) (no date). Redshank (Tringa totanus) – wintering: distribution, habitat use and abundance in Cheshire and Wirral based on WeBS and county bird atlas data. Available at: http://www.cheshireandwirralbirdatlas.org/species/redshank-wintering.htm (Accessed: 9 April 2026).

75 Stroud, D.A., Chambers, D., Cook, S., Buxton, N., Fraser, B., Clement, P., Lewis, P., McLean, I., Baker, H. & Whitehead, S. (eds). 2001. The UK SPA network: its scope and content (Volume 1 – 3). JNCC, Peterborough.

76 Natural England-commissioned GPS studies demonstrating large foraging ranges: https://www.bto.org/sites/default/files/publications/bto_rr694_ne61_bowland_2016_lb_tracking_report_2017_03_09.pdf

77 Peter Rock, C.J. Camphuysen, Judy Shamoun-Baranes, Viola H. Ross-Smith & Ian P. Vaughan (2016) Results from the first GPS tracking of roof-nesting Herring Gulls Larus argentatus in the UK, Ringing & Migration, 31:1, 47-62, DOI: 10.1080/03078698.2016.1197698

78 de Jong (2012), Ornis Norvegica – Seasonal shift of foraging habitat among farmland breeding Curlews Shows movement between different agricultural habitats during the breeding season, reinforcing landscape-scale habitat dependency

79 Greenshank – The Migration Story. (n.d.). Greenshank: Migration – find out about the Greenshank's migration strategy. https://greenshank.info/migration_story/migration.html

80 UK Government. (n.d.). Check long term flood risk. https://check-long-term-flood-risk.service.gov.uk/risk

81 British Wildlife Magazine. October 2007

82 Natural England (2025) Guidance: Air pollution and development: advice for local authorities, https://www.gov.uk/guidance/air-pollution-and-development-advice-for-local-authorities

83 http://www.unece.org/env/lrtap/WorkingGroups/wge/definitions.htm

84 https://www.apis.ac.uk/nitrogen-deposition-neutral-grassland

Report produced by LUC

Bristol
12th Floor, Beacon Tower, Colston Street, Bristol BS1 4XE
0117 389 0700

Cardiff
Room 1.12, 1st Floor, Brunel House, 2 Fitzalan Rd, Cardiff CF24 0EB
0292 254 0920

Edinburgh
Atholl Exchange, 6 Canning Street, Edinburgh EH3 8EG
0131 326 0900

Glasgow
5th Floor, The Garment Factory, 10 Montrose Street, Glasgow G1 1RE
0141 403 0900

London
250 Waterloo Road, London SE1 8RD
020 7199 5801

Manchester
4th Floor, 57 Hilton Street, Manchester M1 2EJ
0161 802 2800

Sheffield
32 Eyre Street, Sheffield, S1 4QZ
0114 392 2366

Email address for general enquiries: hello@landuse.co.uk

landuse.co.uk

Landscape Design / Strategic Planning & Assessment / Transport Planning
Development Planning / Urban Design & Masterplanning / Arboriculture
Environmental Impact Assessment / Landscape Planning & Assessment
Landscape Management / Ecology / Historic Environment / GIS & Visualisation

Draft document for Council governance process July and August 2026

AECOM

Integrated Impact Assessment (IIA) for the Cotswold District Local Plan 2026-2043

IIA Report to accompany Regulation 19 consultation on the Cotswold District Local Plan 2026-2043

Cotswold District Council

July 2026



Delivering a better world

Quality information

Prepared by	Checked by	Verified by	Approved by
A.V. Senior Environmental Consultant	R.P. Principal Planner	M.F. Associate Director	N.C.B. Technical Director

Revision history

Revision	Revision date	Details	Authorized	Position
V1.0	03.07.26	Initial version for Council comment	N.C.B.	Technical Director
V1.1	24.07.26	Updated version for Council comment	N.C.B.	Technical Director
V2.0	31.07.26	Regulation 19 version	N.C.B.	Technical Director

Prepared for:

Cotswold District Council

Prepared by:

AECOM Limited
3 Rivergate
Temple Quay
Bristol BS1 6ER
aecom.com

Front cover: Bibury Cottages in the Cotswolds (cropped)

© 2026 AECOM Limited.

This document has been prepared by AECOM Limited (“AECOM”) in accordance with its contract with Cotswold District Council (the “Client”) and in accordance with generally accepted consultancy principles and the established budget. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. AECOM shall have no liability to any third party that makes use of or relies upon this document.

Table of contents

Non-Technical Summary i

1. Introduction 1
2. The Local Plan scope 7
3. The IIA scope 11

Part 1: What has plan making / IIA involved up to this stage? 16
4. IIA work to date 17
5. Defining growth scenarios 19
6. Appraising growth scenarios 34
7. The preferred approach 68

Part 2: What are the appraisal findings at this stage? 70
8. Introduction to the appraisal 71
9. Appraisal of the Regulation 19 version of the Local Plan 76

Part 3: What are the next steps? 124
10. Plan Finalisation 125
11. Monitoring 126

Appendix A : Regulatory requirements 127
Appendix B Scoping information review (baseline and policy update) 133
Appendix C : Key sustainability issues and IIA framework 142
Appendix D Settlement-by-settlement discussion of sites 153

Non-Technical Summary

The Non-Technical Summary has been prepared separately as a stand-alone document accompanying the full IIA Report.

1. Introduction

1.1. Background

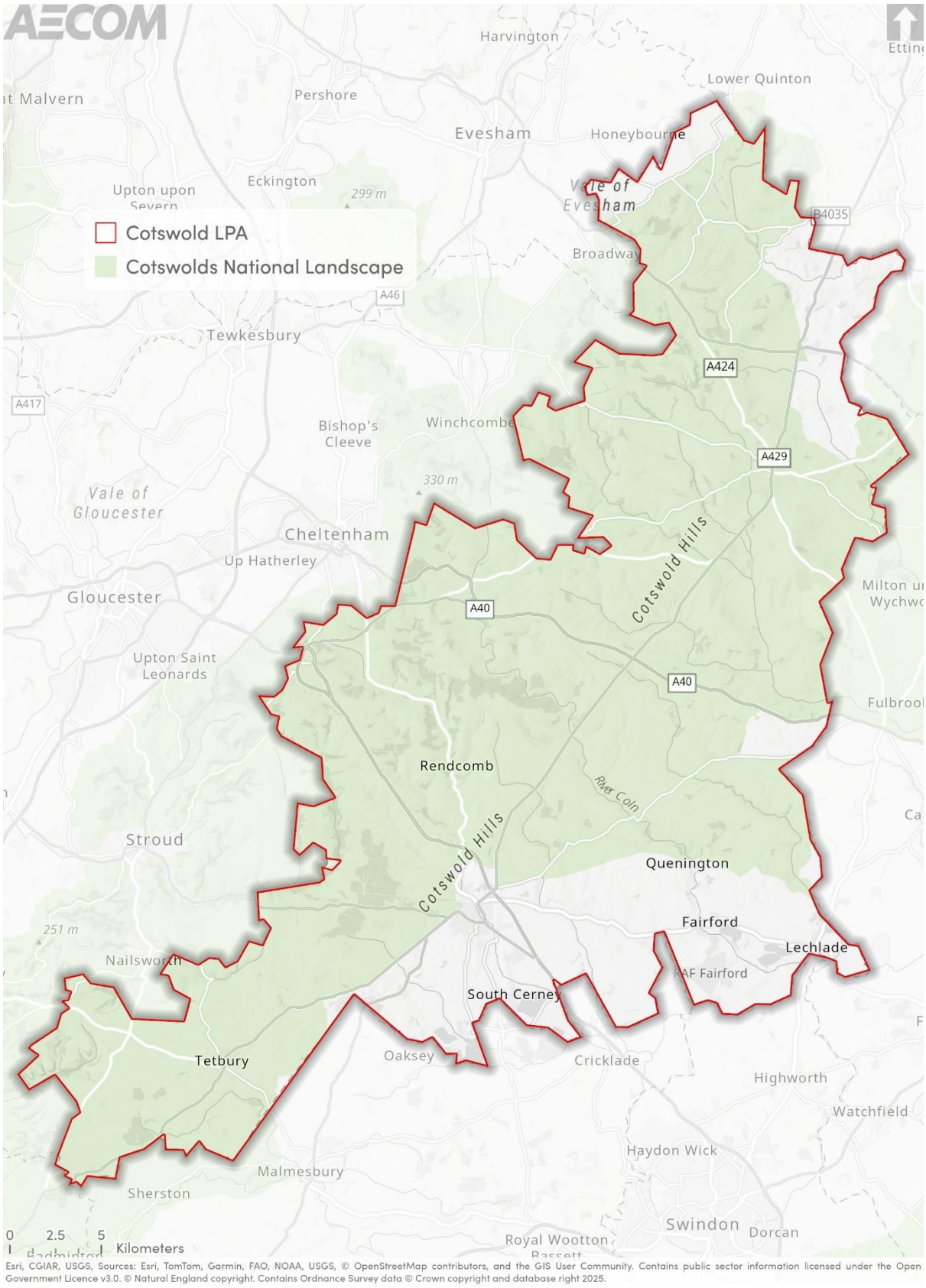
1.1.1 AECOM is commissioned to undertake an Integrated Impact Assessment (IIA), incorporating Strategic Environmental Assessment / Sustainability Appraisal, Health Impact Assessment, and Equalities Impact Assessment, in support of the emerging Cotswold District Local Plan 2026-2043 ("the Plan"), which is being prepared by Cotswold District Council (CDC).

1.1.2 This IIA Report is the latest document to be produced as part of the IIA process and accompanies the Regulation 19 consultation for the Plan, undertaken for a period of six weeks between 24th August 2026 and 5th October 2026.

1.1.3 Once adopted, the Plan will set the strategy for growth and change for the district up to 2043, allocate sites to deliver the strategy and establish policies against which planning applications will be determined.

1.1.4 The area covered by the Plan is shown in **Figure 1-1** and encompasses Cotswold District. The Cotswolds National Landscape (formerly Area of Outstanding Natural Beauty) overlaps with approximately 80% of the district.

Figure 1-1: Cotswold District



1.2. IIA explained

1.2.1 IIA fulfils the requirements for Sustainability Appraisal (SA) and discharges the duties for Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA).

1.2.2 IIA is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues. The aim of IIA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts. Through this approach, the IIA for the Plan seeks to maximise its contribution to sustainable development and the quality of life of residents.

1.2.3 The approach is to fully integrate these components and issues to provide a single assessment process to inform the development of the Plan. A description of each of the various components is provided below.

Sustainability Appraisal (SA)

1.2.4 SA is undertaken to address the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004. It also widens the scope of the assessment from focusing on environmental issues to further consider social and economic issues. SA is a legal requirement for Local Plans.

1.2.5 National Planning Policy Guidance (NPPG) states that the role of SA is *"…to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives*".

1.2.6 Two key procedural requirements of the Regulations are that:

- When deciding on 'the scope and level of detail of the information' which must be included in the Environmental Report (in this case, the IIA Report) there is a consultation with nationally designated authorities concerned with environmental issues; and
- A report (the 'IIA Report') is published for consultation alongside the Plan that presents an assessment of the Plan (i.e. discusses 'likely significant effects' that would result from plan implementation) and reasonable alternatives.

Equalities Impact Assessment (EqIA)

1.2.7 As a public sector organisation, Cotswold District Council has a duty under the Equality Act 2010 and the associated Public Sector Equality Duty (PSED) to ensure that the objectives and policy options within the district eliminate unlawful discrimination (direct and indirect), as well as advancing equality of opportunity and fostering good relations between those with protected characteristics and all others. An Equality Impact Assessment

(EqIA) is often used by public sector organisations to demonstrate how this duty has been met.

1.2.8 The Equality Act 2010 legally protects people from discrimination both in the workplace and in wider society. It replaces previous anti-discrimination laws which include the Sex Discrimination Act 1975, Race Relations Act 1976 and the Disability Discrimination Act 1995. The Act ensures that individuals with certain 'protected characteristics' are not indirectly or directly discriminated against. The protected characteristics include:

- **Age**: this refers to persons defined by either a particular age or a range of ages.
- **Disability**: a disabled person is defined as someone who has a physical or mental impairment that has a substantial and long-term adverse effect on his or her ability to carry out normal day-to-day activities.
- **Gender reassignment**: this refers to people who are proposing to undergo, are undergoing, or have undergone a process for the purpose of reassigning their gender identity.
- **Marriage and civil partnership**: marriage can be between a man and a woman or between two people of the same sex. Same-sex couples can also have a civil partnership. Civil partners must not be treated less favourably than married couples.
- **Pregnancy and maternity**: pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth.
- **Race**: the Equality Act 2010 defines race as encompassing colour, nationality (including citizenship) and ethnic or national origins.
- **Religion or belief**: religion means any religion a person follows. Belief means any religious or philosophical belief and includes those people who have no formal religion or belief.
- **Gender**: this refers to a man or to a woman or a group of people of the same sex, while gender refers to the wider social roles and relationships that structure men's and women's, boys' and girls' lives.
- **Sexual orientation**: a person's sexual orientation relates to their emotional, physical and / or sexual attraction and the expression of that attraction.
- **Socio-economic status**: a person's socio-economic status referring to combined economic and sociological measure of a person's work experience and economic and social position in relation to others, based on income, education, and occupation.

Health Impact Assessment (HIA)

1.2.9 There are numerous links between planning and health highlighted throughout the National Planning Policy Framework (December 2024) (hereafter referred to as 'the NPPF'). For example, Paragraph 96 of the NPPF states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities and the NPPG states that Local Planning Authorities should ensure that health and wellbeing, and health infrastructure are considered in Local Plans and in planning decision-making.

1.2.10 In this context, a Health Impact Assessment (HIA) is a tool used to identify and assess the potential impacts of a plan and inform decision-making.

1.3. IIA process

1.3.1 The IIA process to support the Cotswold District Local Plan 2026-2043 is undertaken in five stages. This IIA Report is concerned with **Stage 3**.

Stage 1: Scoping Report

- Establish the context and baseline for the IIA.
- Identify key sustainability issues for the Plan.
- Develop the IIA Framework of objectives and appraisal questions.

Stage 2: Interim IIA Report(s)

- Develop and refine alternatives (i.e., growth 'scenarios') for the Plan.
- Appraise the growth scenarios and identify likely significant environmental effects.
- Prepare Interim IIA Report(s) to accompany Regulation 18 consultation(s) on the Plan.

Stage 3: Consult on the Plan and IIA Report

- Appraise the policies and proposals within the draft Plan.
- Prepare the IIA Report to accompany Regulation 19 version of the Plan.
- Consult on the Plan.

Stage 4: IIA Report Addendum

- Submission and examination of the Plan.
- Appraisal of modifications.

Stage 5: IIA Adoption Statement

- Prepare the IIA Adoption Statement.
- Monitor the significant effects of the Plan.

1.4. This IIA Report

1.4.1 The Cotswold District Local Plan 2026-2043 is currently published under Regulation 19 of the Local Planning Regulations, such that representations can be made ahead of the plan being submitted to the Government and subjected to an Examination in Public (EiP) overseen by the Planning Inspectorate.

1.4.2 As such, this is the formally required IIA Report. It is published alongside the Plan in order to inform representations and subsequent plan finalisation as part of the EiP (see discussion of 'next steps' in **Part 3** of this Report).

1.4.3 **Chapter 2** of the IIA Report provides an overview of the Local Plan scope, with **Chapter 3** providing an overview of the IIA scope (Stage 1 of the IIA process). The remaining chapters in this IIA Report have been structured into three parts, as follows:

- **Part 1 (Chapters 4-7)** provides an overview of plan making and IIA to date, and an outline of the reasons for selecting the reasonable alternatives (i.e., the 'growth scenarios') dealt with through the IIA for the Plan. Part 1 also presents the appraisal of these growth scenarios, determining the likely significant environmental effects of the scenarios for each theme that has been scoped into the IIA process.
- **Part 2 (Chapters 8-9)** presents the appraisal findings at this current stage of plan making. Specifically, the appraisal of the Regulation 19 version of the Cotswold District Local Plan 2026-2043, including any recommendations or mitigation measures for consideration by plan makers tasked with finalising the Plan ready for submission; and
- **Part 3 (Chapters 10-11)** sets out the next steps for the IIA process and plan making.

2. The Local Plan scope

2.1. Introduction

2.1.1 The aim here is to introduce the context to plan preparation, including the plan area; the plan period; and the objectives that are in place to guide plan preparation.

2.2. The plan area

2.2.1 Cotswold District (see **Figure 1-1**) is located in the eastern part of Gloucestershire and covers a predominantly rural area characterised by villages, historic market towns and open countryside. Around 80% of the district lies within the Cotswolds National Landscape, which is a nationally designated landscape of significant environmental and scenic value. This has a strong influence on settlement patterns, landscape character, environmental protection and the capacity for new development.

2.2.2 The district shares boundaries with the Gloucestershire authorities of Cheltenham, Gloucester, Forest of Dean, Stroud and Tewkesbury, as well as West Oxfordshire, South Oxfordshire, Cherwell, Stratford on Avon, Wiltshire and Wychavon Districts. These neighbouring areas share several strategic planning matters with Cotswold District, including housing provision, transport connectivity, economic development, environmental assets and the protection of landscape character.

2.2.3 Ongoing discussions regarding Local Government Reorganisation in Gloucestershire may have implications for the governance and strategic planning context of the district in the medium to long term. The Ministry of Housing, Communities and Local Government is currently consulting on a number of proposals for unitary local government structures across Gloucestershire, which could result in changes to administrative boundaries, service delivery arrangements and strategic planning responsibilities affecting Cotswold district.

2.2.4 Cotswold District currently operates within a three-tier local authority structure. Gloucestershire County Council acts as the strategic authority, with responsibility for services including highways and transport, education, social care and minerals and waste planning. Cotswold District Council functions as the local planning authority, with responsibilities including development management and preparation of the Plan. A network of town and parish councils operates at the local level, representing communities across the district and playing an important role in neighbourhood planning, local service provision and community engagement.

2.2.5 The district benefits from its position within the wider regional context of central southern England and maintains strong functional relationships with surrounding urban centres, including Cheltenham and Gloucester to the

west, Oxford to the east and Swindon to the south. These centres provide significant employment opportunities and access to a wide range of retail, education, health and transport services. They play an important role in shaping commuting patterns, economic activity and service use for residents and businesses within Cotswold District.

2.2.6 A number of important strategic transport connections support the relationships between the Cotswolds and the surrounding urban centres, with the A40 providing an important east-west route linking Oxford with Cheltenham and Gloucester, the A417 forming a key connection between the M4 and M5 motorways via Cirencester, and the A429 providing a north-south route through the heart of the district. Rail accessibility is provided by the Cotswold Line, serving stations including Moreton-in-Marsh offering direct services to Oxford and London, complemented by the nearby line between Swindon and Gloucester with the station at Kemble in the Cotswold District.

2.3. The plan period

2.3.1 The plan period covers a 17-year period from 2026-2043, in light of NPPF paragraph 22 which states:

"*Local plans] should look ahead over a minimum 15-year period from adoption, to anticipate and respond to long-term requirements and opportunities. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead…*"

2.4. Plan objectives

2.4.1 It is important to set plan objectives early in order to guide plan-making.

2.4.2 Also, the plan objectives are a key input to the IIA process, because of the requirement is to define, appraise and consult on reasonable alternatives taking account of *"the objectives… of the plan."*

2.4.3 The plan includes a spatial vision and set of strategic objectives. The spatial vision is as follows:

By 2043, Cotswold District will be a resilient, inclusive, and forward-looking rural district that has responded to the climate crisis and ecological emergency, conserved and enhanced the Cotswolds National Landscape, delivered sustainable communities, and enabled a vibrant, low-carbon economy. Development will have been guided by a Spatial Strategy that prioritises environmental stewardship, social equity, and economic vitality, while respecting the District's unique landscape, heritage, and character. The roles of the District's settlements will be reinforced, with Cirencester

continuing to function as the principal centre, supported by a network of market towns and villages that serve their rural hinterlands.

The Local Plan will have delivered a diverse range of housing, including a significant increase in socially rented and smaller and more affordable homes, enabling residents of all ages and backgrounds to live securely and sustainably. This will include homes that respond to the needs of an ageing population, support younger people and key workers to remain in the District, and provide a mix of sizes and tenures that improve affordability and maintain a balanced community. New development sites will have matured into thriving communities, offering high-quality homes, employment opportunities, and essential services, all supported by integrated infrastructure and sustainable transport networks.

The District will have transitioned to zero-carbon development, with new buildings and infrastructure designed to minimise energy and water use and maximise renewable energy generation. Biodiversity Net Gain will be embedded across all larger development, contributing to a richer natural environment and improved ecological resilience. Water resources will be carefully managed, with development responding to water stress, flood risk and the need to protect and enhance water quality.

The Local Plan will have helped to reduce transport emissions through investment in active travel infrastructure, public transport, and strategic growth focused around transport nodes and ensuring local services and facilities are close enough to access by walking, wheeling or cycling, and/ or other sustainable transport modes. Communities will be healthier, more connected, and better supported by local services, green spaces, and digital infrastructure.

Cotswold District will continue to be 'Green to the Core', with planning decisions consistently reflecting the long-term interests of people, place, and planet.'

2.4.4 The following strategic objectives will help deliver the spatial vision and guide development through the district over the plan period:

- **SO1: Ensure infrastructure and services support sustainable communities**
  - Help to deliver infrastructure, services, and facilities that meet the needs of residents and businesses.
  - Ensure the required infrastructure and services, as set out in the Infrastructure Delivery Plan, are delivered in a timely manner.
- **SO2: Respond to the climate crisis through adaptation and mitigation**
  - Require new housing development to be zero-carbon and climate-resilient.

  - Support the provision of renewable energy schemes and promote community owned renewables initiatives.
  - Locate development away from flood-prone areas, treat rainwater as a resource and promote water and energy efficiency.

- **SO3: Conserve and enhance the natural, built, and historic environment**
  - Preserve the high quality, local distinctiveness, and diversity of the natural and historic environment.
  - Support the sympathetic retrofit of historic buildings.
  - Conserve and enhance the distinct character of the Cotswolds National Landscape, open countryside and water quality.
  - Promote high-quality, sustainable design and green infrastructure that supports health and wellbeing and the Local Nature Recovery Strategy.
- **SO4: Deliver inclusive, healthy, and affordable housing**
  - Provide a diverse mix of housing types and tenures to meet the needs of all sections of the community, with a focus on socially rented homes and smaller and more affordable homes.
  - Ensure development supports positive health outcomes and embeds local health and wellbeing strategies.
- **SO5: Enable a vibrant, low-carbon local economy**
  - Support the transition to a low-carbon economy and promote local employment.
  - Encourage the vitality and viability of town and village centres as places that support a range of activities and uses such as shopping, leisure, cultural and community activities; as well as providing access to affordable homes.
  - Promote sustainable tourism.
  - Maintain Cirencester's role as a key employment and service centre.
- **SO6: Promote sustainable transport use and connectivity**
  - Reduce transport emissions by encouraging walking, cycling, wheeling and public transport and supporting the shift to electric vehicles, whilst recognising the rural nature of the area and that private vehicles will remain a necessity for some parts of the District.
  - Focus development at accessible locations where local services and facilities are close enough to access by walking, wheeling or cycling and where there are good public transport links such as access to the Expressbus network.
  - Create multimodal transport hubs to improve access to sustainable transport choices, aid health outcomes and reduce emissions and pollution.

3. The IIA scope

3.1. Introduction

3.1.1 The scope of the IIA refers to the breadth of sustainability issues and objectives that are taken into account as part of the assessment of reasonable alternatives and the emerging plan, i.e. when reaching conclusions on 'likely significant effects' (see discussion in **Chapter 1**). It does not refer to the scope of the plan (discussed in **Chapter 2**) or the scope of reasonable alternatives (discussed in **Part 1**).

3.1.2 The aim here is to introduce the reader to the broad scope of the IIA. It is important for the IIA scope to remain flexible, responding to the emerging plan and reasonable alternatives, and the latest evidence-base.

3.2. Consultation on the scope

3.2.1 The SEA Regulations require that: "*When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies*". In England, the consultation bodies are the Environment Agency, Historic England and Natural England. These authorities were consulted on the scope of the IIA in late 2020.

3.2.2 The responses (along with comments on how these have been considered and addressed through the IIA process) have informed the IIA process and are presented in **Appendix B** of this IIA Report.

3.2.3 In the time since scoping consultation was undertaken, it is acknowledged that the planning policy context and baseline has evolved, with this information a useful source of evidence for the IIA. In recognition of this, the planning policy context and baseline information initially included in the Scoping Report has been reviewed and updated (where appropriate) to inform the IIA, and is presented in **Appendix B**.

3.2.4 Drawing on the review of the sustainability context and baseline, the IIA Scoping stage identified a range of key sustainability issues that should be a particular focus of IIA (see **Appendix C**), ensuring it remains targeted on the most important issues. These issues were then translated into an IIA 'Framework' of objectives and appraisal questions. A short version with just the IIA objectives is provided in **Table 3-1**, while the full version, including supporting questions, is presented in **Appendix C**, reflecting the latest baseline and consultation responses received from the statutory bodies.

3.2.5 The IIA Framework provides a way in which the likely significant effects and sustainability implications of the Plan and alternatives can be identified and subsequently analysed based on a structured and consistent approach. The IIA Framework and the appraisal findings in this IIA Report have been

presented under twelve IIA themes, reflecting the range of information being considered through the IIA process.

3.2.6 The selected IIA themes incorporate the ‘topics’ suggested by Schedule 2(6) of the Environmental Assessment of Plans and Programmes Regulations. These were refined to reflect a broad understanding of the anticipated scope of plan effects.

Table 3-1: The IIA Framework of topics and objectives

Topic		Objectives
	Biodiversity	• Protect and enhance biodiversity.
	Climate Change (adaptation)	• Ensure adaptability to climate change that, where feasible, goes beyond simple limitation of negative effects.
	Climate Change (mitigation)	• Take an active role in achieving net zero carbon by 2050 if not before.
	Economy and Employment	• Achieve sustainable economic growth and opportunities for employment, including support for the rural economy. Support the resilience and vitality of town centres during transformation from the "traditional" retail-dominated high street to a more flexible and responsive model. • Encourage and support the development of sustainable tourism.
	Equalities	• Advance equality for all.
	Green Infrastructure and Natural Capital	• Conserve and enhance green infrastructure assets and networks and exploit its multi-functional benefits. • Deliver natural capital and enhance the provision of ecosystem services.
	Healthy and Vital Communities	• Contribute to the achievement of balanced and healthy communities and be responsive to the needs of different age groups in the district.

Topic	Objectives
 Historic Environment	• Deliver high quality and well-designed sustainable development that responds appropriately to its context. • Conserve and enhance the historic environment of the district.
 Housing	• Meet local need for housing by maintaining a sustainable level of supply and ensure that new housing is as sustainable as possible in terms of its location, construction materials and internal and external facilities.
 Landscape	• Conserve, restore and enhance the character of landscapes in the district.
 Land, Soil and Water Resources	• Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste. • Support the efficient use of land. • Encourage the prudent use of natural resources. • Protect and enhance water quality and minimise water use.
 Transport and Air Quality	• Reduce the need to travel by private car, reduce traffic congestion and air pollution through improving travel choice by active encouragement of modal shift and facilitation of more sustainable forms of transport.

3.3. Integrating equalities and health

3.3.1 The IIA Framework incorporates an 'Equalities' theme and 'Healthy and Vital Communities' theme through which the likely significant effects of the Local Plan and alternatives will be identified. This is with a view to integrating equalities and health impact considerations through the IIA process to discharge the duties for EqIA and HIA.

3.3.2 Further points to note are:

- **EqIA** – the Equality Act 2010 (the Act) introduced a Public Sector Equality Duty, which covers the following protected characteristics: age, disability, gender re-assignment, marriage / civil partnership, pregnancy, maternity, ethnicity, religion/belief, sex and sexual orientation. Under the Duty the Council must, in the exercise of its functions, have due regard to the need to: eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act; advance equality of opportunity between people who share a protected characteristic and those who do not; and foster good relations between people who share a protected characteristic and those who do not. EqIA is often used by public sector organisations to demonstrate how this duty has been met. However, there are no procedural requirements specific to EqIA over-and-above those relating to SA (or IIA), hence integrating EqIA simply involves ensuring that the IIA scope has a good focus on equality matters.
- **HIA** – addressing the determinants of good health is increasingly a focus of local plan-making, e.g. a recent study on Integrating Health into Local Plans identified five key themes: Healthy neighbourhood design; Healthy housing; Healthier food environments; Natural and sustainable environments; Healthy transport. HIA is a tool for integrating health-related considerations in local plan-making. As per EqIA, there are no procedural requirements specific to HIA over-and-above those for SA (or IIA), hence integrating HIA simply involves ensuring that the IIA scope has a good focus on health determinants.

Part 1: What has plan making / IIA involved up to this stage?

4. IIA work to date

4.1. Interim IIA Reports

4.1.1 Prior to the publication of the revised NPPF in December 2024, CDC had resolved to undertake a partial update of the adopted Local Plan rather than a full review. IIA work to date has been prepared in this context.

4.1.2 The first stage of the Partial Local Plan Update was to identify 'Issues and Options'. This was primarily to make the Local Plan 'green to the core' in response to the council's climate change emergency and ecological emergency declarations. Consultation took place between February and March 2022 under Regulation 18 of the Town and Country Planning (England) Regulations 2012. An Interim IIA Report was prepared to accompany the consultation, which appraised a number of alternative policy approaches that could be taken through the Local Plan relating to the following issues: biodiversity; zero-carbon development; carbon storage calculations; accessibility; renewable energy within and outside of the Cotswolds National Landscape; economy and employment second home ownership; and tourism.

4.1.3 Between February and March 2023, the Council consulted on two evidence documents to inform the Local Plan making process, specifically: Consultation on Non-Strategic Site Allocations Selection Methodology and Guidance for major development in the Cotswolds National Landscape.

4.1.4 In January 2024, as there would soon be less than five years remaining of the adopted Local Plan period, the Council decided to proactively begin the process of planning for development requirements beyond 2031 before a lack of a five-year housing land supply became an issue. The Council therefore approved the commencement of a Development Strategy and Site Allocations Plan (2026-41) which would be undertaken in parallel to the Partial Local Plan Update for strategic reasons.

4.1.5 In February to March 2024, the Council undertook consultations on both the 'Draft Policies' of the Partial Local Plan Update and 'Issues and Options' for the Development Strategy and Site Allocations Plan'. An updated Interim IIA Report (Feb 2024) accompanied this stage of plan making, appraising development strategy options to inform the preferred approach and evaluating the relative sustainability merits of promoting development at various broad locations in the vicinity of key settlements (following the points of the compass). The updated Interim IIA Report also assessed the proposed policy revisions.

4.1.6 In December 2024, the NPPF and NPPG introduced a new, mandatory 'standard methodology' (the standard method) for calculating the number of homes needed in each local planning authority area. As a result, the Council agreed to combine the Partial Local Plan Update and the

Development Strategy and Site Allocations Plan into a single, and comprehensive, full Plan. Given the plan period for the Plan needs to cover a minimum of 15 years from adoption (expected in 2027), the Local Plan period was extended up to 2043.

4.1.7 For Cotswold District, the revised standard method currently identifies a housing need of 1,054 dwellings per annum (dpa), which represents a significant increase of over 100% from the number which the Council was originally planning for (493 dpa) through the initial stages of plan making. This now equates to a total target of 17,918 homes for the new 17-year plan period up to 2043. This updated 1,054 figure is based on the standard methodology calculation provided by the MHCLG's recalculation of housing needs in December 2024.

4.1.8 The responses from the previous Regulation 18 consultations remain valid and have been taken into consideration. However, the significant increase to the number of homes for the district required the Council to rethink the proposed development strategy for delivering this scale of growth.

4.1.9 In light of the above, a third Interim IIA Report (November 2025) was produced which presented an appraisal of seven growth scenarios for the Plan with a view to identifying the broad spatial strategy for meeting housing needs and employment land requirements during the emerging plan period. This was for the benefit of those who made representations through the Preferred Options (Regulation 18) consultation, undertaken for a period of seven weeks between 14 November 2025 and 2 January 2026.

4.1.10 In response to the housing increase for the district, the Regulation 18 consultation was also accompanied by a 'Broad Location Study' which invited site submissions for strategic-scale growth in areas outside of the Cotswolds National Landscape.

4.2. Current stage of plan making

4.2.1 The Council have received correspondence from MHCLG confirming that they expect the district to meet their local housing need (LHN) and employment land requirements during the plan period, and plan making has since evolved to reflect this context.

4.2.2 In light of this, the growth scenarios tested in the Interim IIA Report accompanying the Preferred Options (Regulation 18) consultation in November 2025 have been revisited and updated to consider reasonable alternative 'growth scenarios' for meeting LHN and employment land requirements across the district at this stage of plan making.

4.2.3 This is discussed in **Chapter 5** of this IIA Report.

5. Defining growth scenarios

5.1. Introduction

5.1.1 Several formal consultations having been held to date. However, the aim here is not to relay the entire backstory, nor to provide an 'audit trail' of steps taken. Rather, the aim is to report work undertaken to examine **reasonable alternatives** (i.e., the 'growth scenarios') ahead of the current consultation. Specifically, the aim is to:

- explain the reasons for selecting the alternatives dealt with - as discussed within **Chapter 5** of this IIA Report (i.e., this chapter);
- present an appraisal of the growth scenarios considered at this stage of plan making - see **Chapter 6** of this IIA Report; and
- explain the Council's reasons for selecting the preferred approach - see **Chapter 7** of this IIA Report.

5.1.2 Presenting this information aligns with the requirement for the IIA Report to present an appraisal of reasonable alternatives and *"an outline of the reasons for selecting the alternatives dealt with"*.

Reasonable alternatives in relation to what?

5.1.3 The legal requirement is to examine reasonable alternative 'growth scenarios' taking account of *"the objectives and geographical scope of the plan"*, which suggests a need to focus on the **spatial strategy**, i.e. providing for a supply of land, including by **allocating sites** (NPPF para 69), to meet objectively assessed needs and wider plan objectives. The objective is to allocate a *package* of sites to meet needs and wider objectives, hence reasonable alternatives must be in the form of alternative *packages* of sites, in so far as possible.

5.1.4 Establishing a broad spatial strategy is also a central objective, specifically with respect to identifying the preferred approach for distributing housing and employment growth across the district during the plan period. Another consideration is that to be 'reasonable', alternatives must be meaningfully different to the extent that that they vary in terms of significant effects, where significance is defined in the context of the plan (taken as a whole).

What about other aspects of the plan?

5.1.5 As well as establishing a spatial strategy, allocating sites etc, the Local Plan must also establish policy on thematic district-wide issues, as well as site-specific policies. Broadly speaking, these can be described as development management (DM) policies. However, it is a challenge to define "reasonable" DM policy alternatives, and, in this case, none are identified following discussion with CDC officers additional to those which

have been considered during the earlier stages of plan making (and accompanying Interim IIA Reports).

5.2. Defining growth scenarios

5.2.1 As discussed, the requirement is to appraise and consult upon "*the plan and reasonable alternatives taking into account the objectives and geographical scope of the plan*". To reiterate, 'growth scenarios' equate to reasonable alternatives.

5.2.2 In order to provide for objectively assessed needs alongside delivering-on wider plan objectives, the broad spatial strategy for the Cotswold District Local Plan 2026-2043 is to focus major development outside of the Cotswolds National Landscape and at Principal Settlements (more focus) and Non-Principal Settlements (less focus), whilst also supporting opportunities to deliver mixed-use growth across sustainable urban extensions (minimum of 350 homes) or new settlements (minimum of 1,500 homes). The broad spatial strategy was agreed after considering the findings within the Interim IIA Report (see **Scenario 5**) and the responses to the Preferred Options (Regulation 18) consultation in November 2025.

5.2.3 In light of the above, the IIA has revisited and updated the growth scenarios considered at the Preferred Options (Regulation 18) consultation to consider the key alternatives that exist at this current stage of plan making. Namely, the consideration of the alternative approaches (i.e., key variable site options) for plan makers tasked with selecting the preferred approach for delivering the broad spatial strategy for the Plan.

5.2.4 Ultimately, the aim of **Chapter 5** is to present '*an outline of the reasons for selecting the alternatives dealt with*', in accordance with the Environmental Assessment of Plans and Programmes Regulations.

Top-down (strategic) factors

Housing context

5.2.5 For Cotswold District, the revised standard method identifies a housing need of 1,054 dwellings per annum (dpa), which represents an increase of over 100% from the number which the Council was originally planning for (493 dpa) through the initial stages of plan making and Regulation 18 consultations to date. As a result, LHN for the 17-year plan period is 17,918 homes.

5.2.6 It is important to be clear that providing for established needs, as far as is consistent with sustainable development, is a key aspect of local plan-making. As part of this, there is a need to plan for LHN provided by the NPPF and then identify a supply of land sufficient to deliver on the committed housing requirement.

5.2.7 At the Preferred Options (Regulation 18) Consultation stage of plan making, the growth scenarios tested through the IIA were framed in the context of planning for unmet need in light of the significant constraints to development across the district, as approximately 80% of the district is within the Cotswolds National Landscape. Whilst there is a strategic case for remaining open to unmet need, the findings of the Housing and Economic Land Availability Assessment (HELAA, July 2026) and Site Selection Topic Paper (July 2026) which accompany the evidence base for the Regulation 19 version of the Local Plan demonstrate that there are a number of potential pathways to meeting LHN. For this reason, the basis for the revised growth strategy options considered within this Regulation 19 IIA Report will be the delivery of LHN in the district, with lower growth scenarios ruled out at this stage.

5.2.8 Additionally, in accordance with national planning policy and guidance, a potential under-delivery necessitates the application of a buffer to the five-year housing land supply to provide flexibility and resilience in the event of delivery delays or site non-implementation. With the application of a 5% headroom, this would equate to the delivery of in the region of 18,814 homes over the 17-year plan period. Housing trajectory work has been completed to ensure that there is sufficient supply during the first part of the plan period to maintain a five-year housing land supply and in recognition of the fact that the strategic sites have longer lead-in times.

Employment context

5.2.9 The Employment Land Review (ELR) 2026 considers the current supply and residual employment needs across the district up to 2043 which need to be met through new allocations (once permissions and completions are taken in to account).

5.2.10 Specifically, the ELR outlines a need of 8.3ha for office, research, and development, and 60.2ha for industrial and warehousing development. This results in an overall need of 68.5h during the plan period. In order to meet this requirement, a further 32.7 ha is needed beyond known completions and commitments. Employment land will be delivered for a mix of office, research and development, and industrial uses.

5.2.11 The approach to meeting employment land requirements during the plan period focuses on safeguarding and expanding employment provision on existing sites and delivering mixed-use development across strategic site allocations. The integration of employment uses within strategic residential-led developments helps to create more self-contained communities, reduce the need to travel and maximise opportunities for active travel and public transport use.

Settlement role and function

5.2.12 In light of the increased LHN for the district, the Council have reconsidered (in broad terms) where is more/less suited to accommodating growth by

revisiting their settlement hierarchy. The refresh of the Council's Settlement Role and Function Study has considered the sustainability of the district's 49 largest settlements delivering growth, and whether the existing hierarchy remains 'fit for purpose'. The Study primarily focuses on the size of settlements, the employment role of settlements, and the community facilities and services they provide.

5.2.13 Principal and Non-Principal Settlements are defined as the most sustainable locations within the district for delivering growth and are the top two tiers within the settlement hierarchy for the Local Plan. Cirencester is classified as the district's 'main settlement' and is the largest town. Moreton-in-Marsh and Kemble are the only locations in the district (both Principal Settlements) with access to a train station. Honeybourne Station is approximately 4km to the west of Mickleton (also a Principal Settlement).

5.2.14 A total of 16 locations are defined as a Principal Settlement:

- Andoversford
- Blockley
- Bourton-on-the-Water
- Chipping Campden
- Cirencester
- Fairford
- Kemble
- Lechlade
- Mickleton
- Moreton-in-Marsh
- Northleach
- Siddington
- South Cerney
- Stow-on-the-Wold
- Tetbury
- Upper Rissington

5.2.15 A total of 18 locations have been defined as Non-Principal Settlements (including Village Clusters):

- Avening
- Bibury
- Bledington
- Bourton-on-the-Hill
- Broadwell
- Chedworth
- Didmarton
- Down Ampney
- Kempsford
- Longborough
- Meysey Hampton
- North Cerney
- Poulton
- Preston
- Sapperton
- Swell
- Willersey
- The village cluster of Coln St Aldwyns, Hatherop, and Quenington

Bottom-up factors

5.2.16 Having discussed 'top down' strategic factors with a bearing on defining growth scenarios, the next step is to give 'bottom up' consideration to detailed area and site-specific factors. In practice, this means discussing

the potential locations for development and what growth typologies are supported (e.g., large ‘strategic’ sites vs. smaller ‘non-strategic’ sites).

Site Selection Topic Paper

5.2.17 A total of 891 sites have been submitted to the Council as potential land for development, with further assessment required to confirm their suitability and deliverability. All submitted sites have gone through the Council’s site assessment and selection process, which applies a series of stages to progressively identify which sites should be rejected and which sites could potentially be recommended for a Local Plan allocation.

5.2.18 A comprehensive overview of the stages and the assessment findings can be found within the Site Selection Topic Paper published alongside the Regulation 19 Cotswold District Local Plan 2026-2043. A summary of the process is described below:

- **Stage 1:** Identification and initial assessment of sites through the HELAA. The HELAA provides a ‘long-list’ of sites which have potential to demonstrate suitability, availability and achievability for more detailed consideration from Stage 2 onwards. A total of 891 sites were assessed at Stage 1 with 328 identified as ‘deliverable / developable’ or ‘potentially deliverable / developable’ for further consideration at Stage 2. The HELAA for the emerging Cotswold District Local Plan is published alongside the Regulation 19 Local Plan and should be read in conjunction with this IIA Report and the Site Selection Topic Paper.
- **Stage 2:** An initial sift of sites which discounts sites based on a set of criteria informed by national policy and guidance (i.e., NPPF and Footnote 7 constraints) and the broad spatial strategy for the emerging Local Plan. The broad spatial strategy is to focus growth at Principal Settlements and Non-Principal Settlements and explore opportunities to deliver strategic growth via sustainable urban extensions or new settlements. The sifting criteria are presented by site category: strategic sites; non-strategic sites; and employment sites. This stage helped to ‘filter’ the ‘long-list’ assessed at Stage 1 and created a ‘shorter long-list’ for further consideration.
- **Stage 3:** Detailed but proportionate assessment of the constraints and opportunities for the sites taken forward for Stage 3, based on the available technical evidence base. Reflecting the assessment findings, sites are classified into one of three categories with respect to their potential suitability for a Local Plan allocation, as follows:
  - clear preferred site option (++);
  - marginal omission site option (-); or
  - clear omission site option (- -).

5.2.19 The detailed assessment findings for the strategic site options, non-strategic site options, and employment site options taken forward to Stage 3 of the process is presented in the Site Selection Topic Paper, with accompanying tables and maps showing the overall ratings and their location within the district. A summary of the findings is presented in **Appendix D** of this IIA Report.

Strategic Growth Opportunities

5.2.20 The supply of large numbers of new homes and employment land can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns. This is provided they are well located and designed and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes).

5.2.21 In recognition of the significant constraint to delivering major development within the Cotswolds National Landscape, the Council has considered the potential constraints and opportunities for delivering strategic-scale growth outside of the Cotswolds National Landscape. This could be achieved through sustainable urban extensions to existing settlements (for a minimum of 350 homes), or through the creation of new settlements (for a minimum of 1,500 homes) recognising that developments of this size are generally capable of supporting the infrastructure, services, facilities, employment opportunities and stewardship arrangements necessary to create sustainable communities. These considerations formed part of the initial sift of potential sites within **Stage 2** of the Site Selection Topic Paper.

Opportunities for a potential 'new settlement'

5.2.22 Reflecting site availability across the district, there are large areas of land in locations outside of the Cotswolds National Landscape which could accommodate strategic scale growth during the plan period. This primarily includes locations which are within proximity to the main settlement of Cirencester (i.e., the largest settlement in the district). In particular, locations surrounding the villages of Driffield (approximately 4km to the south east) and Ampney Crucis (approximately 2.5km to the east).

5.2.23 Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for a potential new settlement, 'Land to the north of Ampney Crucis' (R583A) and 'Land north west of Harnhill, Driffield' (R691), are strategic-scale site options that have indicative capacities which fall short of the 1,500-home threshold for a 'new settlement'. The sites are not adjacent to an existing settlement and therefore cannot be considered as sustainable urban extensions.

5.2.24 Reflecting the above, the following sites (or clusters of sites) were taken forward to **Stage 3** of the site selection process for a potential 'new settlement' in the district, outside of the Cotswolds National Landscape and in proximity to Cirencester:

- ‘Land to the south of Ampney Crucis’.
- ‘Land east of Driffield’.
- ‘Land south of Driffield’; and
- ‘Land west of Driffield’.

Opportunities for potential ‘sustainable urban extensions’

5.2.25 Within the HELAA, of the sites classified as ‘potentially deliverable / developable’ or ‘deliverable / developable’ for a sustainable urban extension:

- ‘Land to the south west of Fairford (F53A and F53B)’ could deliver up to 420 homes reflecting the indicative site capacities within the HELAA. An outline planning application of 74 homes has come forward on Site F53A. Constraints to development across Site F53B limit further opportunities for expansion, given the adjacent SSSI and its associated Impact Risk Zones. On this basis, the sites are considered separately for potential non-strategic development during the plan period.
- ‘Land to the north, east and south of Moreton-in-Marsh’ is assessed as a potential sustainable urban extension. To the south east of the proposed sustainable urban extension, ‘Land at Coldicote Farm’ also has an indicative capacity which exceed 350 homes. As the site is not immediately adjacent to the town, development at this location would fall into the ‘new settlement’ category based on the site selection methodology. However, as the site would adjoin the sustainable urban extension at Moreton-in-Marsh if, in the longer term, ‘Land to the north, east, and south of Moreton-in-Marsh’ is taken forward as an allocation, it has been tested within the sustainable urban extension category.
- Cotswold Airport currently accommodates around 620 employees, alongside a substantial volume of visitors and customers, with aspirations for further growth. However, the site has since been confirmed as being unavailable for a Local Plan allocation.

5.2.26 Reflecting the above, the following sites (or clusters of sites) were taken forward to **Stage 3** of the site selection process for a potential sustainable urban extension:

- ‘Land north of Ampney Crucis’.
- ‘Land east of Ampney Crucis’.
- ‘Land east of Kingshill Lane, Cirencester’.
- ‘Steadings southern extension, Cirencester’.
- ‘Land south east of Cirencester and south of Preston’.

- ‘The Whiteway, Cirencester’.
- ‘Land east of Down Ampney’.
- ‘Land south of Down Ampney’.
- ‘Land surrounding Down Ampney’.
- ‘Land north east of Fairford’.
- ‘Land south west of Kemble’.
- ‘Cluster of sites to the west of Lechlade’.
- ‘Land to the north and west of Mickleton’.
- ‘Land to the north, east, and south of Moreton-in-Marsh’.
- ‘Land at Coldicote Farm, south of Moreton-in-Marsh.
- ‘Land south west of Siddington’.
- ‘Land north of South Cerney Airfield’; and
- ‘Cluster of sites to the north of Willersey’.

Arriving at the revised growth scenarios

5.2.27 The ‘top-down’ and ‘bottom-up’ factors discussed above require the IIA to revisit and refine the growth scenarios which have been considered to date. Sites which were categorised as either a ‘clear preferred site option’ or ‘marginal omission site option’ through the Site Selection Topic Paper have informed the revised growth scenarios considered through this Regulation 19 IIA Report.

5.2.28 The scenarios have been revised and updated in the context of the Council’s objective to meet LHN and employment land requirements over the 17-year plan period between 2026-2043, whilst also aligning with the broad spatial strategy which was established during the earlier stages of plan making. As a reminder, the broad spatial strategy for the Cotswold District Local Plan 2026-2043 is to focus major development outside of the Cotswolds National Landscape and at Principal Settlements (more focus) and Non-Principal Settlements (less focus), whilst also supporting opportunities for strategic growth across sustainable urban extensions (minimum of 350 homes) or new settlements (minimum of 1,500 homes).

5.2.29 All scenarios assume that any sustainable urban extensions or new settlements would come forward as mixed-use schemes, comprising primarily residential uses alongside community infrastructure and employment land. The scenarios vary in the scale of growth across variable strategic site options at this stage of plan making, reflecting differing assumptions regarding infrastructure delivery, environmental

constraints, and the relative suitability of each settlement to accommodate development during the plan period.

5.2.30 With respect to the non-strategic sites across the district, the 'marginal omission' sites identified through the Site Selection Topic Paper have not been considered through the revised growth scenarios as the focus has been on appraising the key variable strategic site options. This is due to the availability of larger sites (or clusters of sites) outside of the Cotswolds National Landscape and the opportunities afforded by planning for larger scale development in line with national policy and the broad spatial strategy for the emerging Local Plan. Regarding the 'marginal omission' sites:

- **Cirencester:** there are clusters of sites within the town centre which could potentially benefit from regeneration, including (listed by their HELAA reference): C52; C57; C70; C97; C101A; C101B; C106B; C149A; and C149B. The sites are mostly areas of brownfield land which provide existing uses, including car parks. Many of the sites are within or within the setting of a conservation area or listed buildings and therefore have sensitive heritage considerations which would need to be addressed through any redevelopment. The Local Plan's vision for the town centre is to regenerate and improve opportunity sites with a focus on sustainable growth, adaptable development, and active travel, whilst also respecting the town's unique heritage and character. This is likely to be best achieved via a coordinated approach which applies placemaking principles to achieve this vision.
- **Kemble:** whilst an allocation at K6A would support the regeneration of previously developed land, the site is within a Special Landscape Area.
- **Moreton-in-Marsh**: M22 is unlikely to contribute to housing supply in the first few years of the plan period, and M78 is considered for potential employment uses. Both sites also have landscape and flood risk sensitivities.
- **Siddington:** whilst SD6 and SD8 are relatively unconstrained, their location outside of the settlement boundary limits their overall suitability. SD21 is relatively contained within the settlement, but the heritage sensitivities also limit the overall suitability relative to the 'clear preferred' site options for the settlement.
- **Tetbury:** whilst T70 is within the Cotswolds National Landscape, the site has received permission in principle and a live application for up to eight homes on the site is pending (ref: 25/02572/FUL).
- **Preston:** whilst R281 adjoins the existing village (to the north east), the site has a limited relationship with the village core. The site is also located between two strategic site options to the north and to the south.
- **Quenington:** whilst R538 adjoins the Cotswolds National Landscape, the site has a low-medium sensitivity and aligns with the existing

settlement pattern. However, the capacity of the site limits its potential contribution to housing supply in a Non-Principal Settlement which is also a less-focus area for growth during the plan period.

5.2.31 All scenarios incorporate a consistent set of constants in relation to the distribution of growth across the district. These elements form the baseline position across all of the revised growth scenarios and comprise:

- **Known commitments:** reflecting the commitments up to 1st April 2026.
- **Saved allocations:** those which are rolled forward from the adopted Local Plan but have not yet been built-out (or partially built-out).
- **Windfalls:** no windfall figure for the first three years of the plan period, with the total calculated based on a 14-year period with a conservative estimate of the total applied.
- **Constant strategic allocations:** incorporating seven sustainable urban extensions adjoining Principal and Non-Principal Settlements, and one new settlement to the south of Driffield. All of the sites are identified as 'clear preferred' site options within the Site Selection Topic Paper. The sites have been comprehensively master planned with accompanying site development frameworks included in the Local Plan, reflecting engagement with site promoters, key stakeholders, and consideration of Regulation 18 consultation responses. An overview of the key elements of the strategic allocations is provided below.
  - **Cirencester - land to the south of the Steadings:** an extension to a 'saved allocation' from the adopted Local Plan, this site will deliver an additional 585 homes during the plan period at a location which adjoins the district's main settlement. The scheme will provide a new primary school and local centre, green infrastructure, and active travel links to Cirencester town centre. Additionally, the scheme will deliver highway upgrades the Kingshill Road/ London Road junction and Kingshill Road/ Cirencester Road junction. The site has the potential to deliver a further 815 homes beyond the plan period.
  - **Cirencester - land to the east of Kingshill Lane:** delivering 613 homes in a location which adjoins the district's main settlement, including a primary school, local centre providing day-to-day services, extensive green infrastructure corridors and open spaces, and active travel connections linking to Cirencester town centre. The scheme will also deliver highway upgrades to the A419 Stroud Road/ Trewsbury Road junction.
  - **Down Ampney - land to the north, east, and south of Down Ampney**: delivering 1,658 homes (a scale consistent with a new settlement) adjoining a settlement which is located on the A419 route south of Cirencester, with good access to the town. Down Ampney is also well connected to the wider route between Cheltenham and Swindon, that will see a major boost in 2027 with the A417 gap to the east of Cheltenham set to be completed.

- **Driffield - new settlement to the south of Driffield:** delivering 1,090 homes and approximately 10.9ha of new employment land during the plan period with the potential to deliver an additional 1,132 homes beyond the plan period. There are opportunities for effective cycling, walking and wheeling connections to Cirencester and with improved public transport. The new settlement will be located close to the Army Barracks at South Cerney that has recently been awarded significant investment. This will help to reduce the reported, relative isolation of the existing Army site, that will also benefit from the improved local facilities and connectivity.
- **Kemble - land to the south west of Kemble:** delivering 1,019 homes and approximately 8.6ha of new employment land in one of only two locations in the district which connects to the national rail network. Growth will be delivered in proximity to an established employment site at Cotswold Airport, which currently accommodates around 620 employees alongside visitors and customers, with aspirations for further growth.
- **Preston - land to the south of Preston:** delivering 1,368 homes within proximity to Cirencester. The design of the scheme will incorporate buffers between new and existing development to maintain settlement identity and distinctiveness. A new secondary school will be delivered as part of the scheme that will meet the needs of the new development in the area, complement that already provided in the town, but avoid negatively impacting existing schools.
- **Siddington - land to the south-west of Siddington:** delivering 372 homes within proximity to Cirencester, alongside a local centre for day-to-day services, extensive green infrastructure corridors and open spaces, and active travel connections linking to Cirencester town centre. The design of the scheme will incorporate buffers between new and existing development to maintain settlement identity and distinctiveness, and upgrade the intersection between Somerford Road and Chesterton Lane,
- **Fairford - land to the north east of Fairford:** delivering 1,141 homes, approximately 4.2ha of new employment land, and a new through road that will help to reduce traffic impacts in the settlement centre and provide a range of new services and facilities, including a primary school and infrastructure for retail. The through road will form a primary vehicle route linking the site parcels between Leafield Road and London Road (A417), relieving congestion and providing a direct route for east-west movements.

- **Non-strategic allocations:** incorporating sites within or adjoining Principal and Non-Principal Settlements across the district. In light of the LHN for the district and given that a significant supply of new homes will be brought forward via strategic sites which have longer lead-in times, all of the 'clear preferred site options' for non-strategic growth are proposed as Local Plan allocations and have therefore been applied as constants across the revised scenarios. Alongside the application of a 5% headroom and a stepped trajectory, this will ensure

confidence that housing supply can be met during the first few years of the plan period.

5.2.32 The variable strategic site options across the scenarios focus on the key choices which exist at this stage of plan making at three locations. The numbers have been informed by the Council's wider technical evidence base which is published alongside the Regulation 19 version of the Cotswold Local Plan 2026-2043.

- **Moreton-in-Marsh**: There are clusters of sites to the north, east, and south of the town which could deliver a sustainable urban extension during the plan period. A minimum of 3,500 homes would be required to deliver a full link road accompanying an extension to the northern, eastern and southern areas of the town. A minimum of 1,967 homes could deliver a partial link road accompanying an extension to the eastern and southern areas of the town, and up to 2,200 homes without incorporating any new areas of employment land. A maximum of 1,500 homes could be delivered as an urban extension to the northern, eastern and southern areas of the town without the requirement for strategic transport interventions (i.e., without a link road).

- **Mickleton**: A total of 1,238 homes could be delivered as a sustainable urban extension to the north and to the west of the village. A total of 731 homes could be delivered to the north of the village in recognition of the potentially significant landscape constraints to the west, which is within the setting of the Cotswolds National Landscape and a Special Landscape Area.

- **Ampney Crucis**: Whilst the village is not classified as either a Principal or Non-Principal Settlement, the village is surrounded by several sites to the north which could accommodate strategic-scale growth within proximity to Cirencester (i.e., the largest settlement in the district) and outside of the Cotswolds National Landscape (which covers approximately 80% of the district). A total of 516 homes could be delivered across three sites adjoining the north of the village, representing the full extent of development that could reasonably be delivered over the plan period. A lower figure of 350 homes is considered a more conservative estimate due to the on-site constraints and the viability of securing appropriate access and mitigation. The lower figure aligns with the Council's minimum requirement for a sustainable urban extension in the district.

5.2.33 In the context of the above, seven growth scenarios have been assessed through the IIA to inform the Council's preferred approach at this stage of plan making. Specifically, the scale of growth at key variable strategic site options (at Moreton-In-Marsh, Mickleton, and Ampney Crucis) to meet LHN and employment requirements and to deliver the broad spatial strategy.

5.2.34 It is acknowledged that theoretically there are several potential combinations which could be applied to the scenarios. The combinations which have been tested seek to avoid an under-delivery or over-delivery of homes, i.e., from applying lower growth or higher growth across all of the variable site options, whilst also reflecting the key choices for plan makers tasked with selecting the preferred approach for the Local Plan at this Regulation 19 stage of plan making. The scenarios are as follows:

- **Scenario 1:** Higher growth at Moreton-in-Marsh; higher growth at Mickleton; no growth at Ampney Crucis. The total housing supply through Scenario 1 is 20,112 homes, providing an approximate 12.2% headroom above LHN.
- **Scenario 2:** Medium-high growth at Moreton-in-Marsh; higher growth at Mickleton; no growth at Ampney Crucis. The total housing supply through Scenario 2 is 18,812 homes, providing an approximate 5.0% headroom above LHN.
- **Scenario 3**: Medium growth at Moreton-in-Marsh; higher growth at Mickleton; higher growth at Ampney Crucis. The total housing supply through Scenario 3 is 19,095 homes, providing an approximate 6.6% headroom above LHN.
- **Scenario 4**: Medium growth at Moreton-in-Marsh; higher growth at Mickleton; lower growth at Ampney Crucis. The total housing supply through Scenario 4 is 18,929 homes, providing an approximate 5.6% headroom above LHN.
- **Scenario 5**: Medium growth at Moreton-in-Marsh; lower growth at Mickleton; higher growth at Ampney Crucis. The total housing supply through Scenario 5 is 18,588 homes, providing an approximate 3.7% headroom above LHN.
- **Scenario 6**: Medium growth at Moreton-in-Marsh; lower growth at Mickleton; lower growth at Ampney Crucis. The total housing supply through Scenario 6 is 18,422 homes, providing an approximate 2.8% headroom above LHN; and
- **Scenario 7**: Lower growth at Moreton-in-Marsh; higher growth at Mickleton; lower growth at Ampney Crucis. The total housing supply through Scenario 7 is 18,462 homes, providing an approximate 3.0% headroom above LHN.

5.2.35 The housing supply for the component parts and variables for each growth scenario is presented in **Table 5-1** overleaf. These are correct as of July 2026, although it is recognised that the numbers for the ‘known commitments’ and ‘non-strategic allocations’ may be revised over the coming months given that there are site options with live planning applications. Updated housing completions for the 2026 to 2027 year may be available around May 2027, to inform the Plan before adoption.

Table 5-1 : The reasonable alternative growth scenarios

Supply component	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7
Constants							
Known Commitments	1,406	1,406	1,406	1,406	1,406	1,406	1,406
Saved Allocations	2,282	2,282	2,282	2,282	2,282	2,282	2,282
Windfalls	2,289	2,289	2,289	2,289	2,289	2,289	2,289
Strategic Allocations (total)	**7,846**	**7,846**	**7,846**	**7,846**	**7,846**	**7,846**	**7,846**
Cirencester - land to the south of the Steadings	585	585	585	585	585	585	585
Cirencester - land to the east of Kingshill Lane	613	613	613	613	613	613	613
Down Ampney - land to the north, east, and south of Down Ampney	1,658	1,658	1,658	1,658	1,658	1,658	1,658
Driffield - new settlement to the south of Driffield	1,090	1,090	1,090	1,090	1,090	1,090	1,090
Kemble - land to the south west of Kemble	1,019	1,019	1,019	1,019	1,019	1,019	1,019
Preston - land to the south of Preston	1,368	1,368	1,368	1,368	1,368	1,368	1,368
Siddington - land to the south-west of Siddington	372	372	372	372	372	372	372
Fairford - land to the north east of Fairford	1,141	1,141	1,141	1,141	1,141	1,141	1,141
Non-Strategic Allocations	**1,551**	**1,551**	**1,551**	**1,551**	**1,551**	**1,551**	**1,551**

Supply component	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7
Variables							
Strategic Allocations (total)	**4,738**	**3,438**	**3,721**	**3,555**	**3,214**	**3,048**	**3,088**
Ampney Crucis - sites R583B, R583C, and R583D			516	350	516	350	350
Mickleton - land to the north and west of Mickleton	1,238	1,238	1,238	1,238	731	731	1,238
Moreton-in-Marsh - land to the north, south and east of Moreton-in-Marsh (Full Link Road)	3,500						
Moreton-in-Marsh - land to the south and east of Moreton-in-Marsh (SE Link Road)		2,200	1,967	1,967	1,967	1,967	
Moreton-in-Marsh - land to the north, south and east of Moreton-in-Marsh (No Link Road)							1,500
TOTALS (to 2043)	**20,112**	**18,812**	**19,095**	**18,929**	**18,588**	**18,422**	**18,462**
LHN	**17,918**	**17,918**	**17,918**	**17,918**	**17,918**	**17,918**	**17,918**
LHN (+5%)	**18,814**	**18,814**	**18,814**	**18,814**	**18,814**	**18,814**	**18,814**
Headroom (above LHN)	**2,194**	**894**	**1,177**	**1,011**	**670**	**504**	**544**
% above LHN	**12.2%**	**5.0%**	**6.6%**	**5.6%**	**3.7%**	**2.8%**	**3.0%**

6. Appraising growth scenarios

6.1. Introduction

6.1.1 The growth scenarios presented in **Chapter 5** have been appraised. For each scenario, the appraisal identifies / evaluates 'likely significant effects' on the baseline, drawing on the IIA themes / objectives identified through scoping as a methodological Framework (see **Appendix C**).

6.2. Appraisal methodology

6.2.1 For each IIA theme, a commentary on the likely effects is presented, including significant effects. These range from major positive (++) / minor positive (+) to major negative (--) / minor negative (-) (see **Table 6-1**). Where both positive and negative effects are anticipated, mixed effects (+/-) are noted. Where no significant effects are anticipated neutral / no effects (0) are noted. Finally, where it is not possible to conclude on significance at this stage, uncertain effects (?) are noted. Scenarios are also ranked numerically reflecting their relative sustainability performance, with '1' the most favourable ranking and '6' the least favourable ranking.

Table 6-1: Significance key

Major negative --	**Minor negative** -	**Minor positive** +	**Major positive** ++	**Mixed effects** +/-	**Neutral effect** 0
(significant adverse effect)	(adverse effect of limited or uncertain significance)	(beneficial effect of limited or uncertain significance)	(significant beneficial effect)	(a combination of beneficial and adverse effects)	

6.2.2 Every effort is made to predict effects accurately; however, this is inherently challenging given the high-level nature of the scenarios under consideration. In light of this, there is a need to make considerable assumptions regarding how scenarios will be implemented 'on the ground' and what the effect on particular receptors will be. Where there is a need to rely on assumptions in order to reach a conclusion on a likely effect, this is made explicit in the appraisal text.

6.2.3 Where it is not possible to predict likely significant effects on the basis of reasonable assumptions, efforts are made to comment on the relative merits of the alternatives in more general terms and to indicate a rank of preference. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of 'significant effects'.

6.2.4 Finally, it is important to note that effects are predicted taking into account the criteria presented within the Environmental Assessment of Plans and Programme Regulations (Schedules 1 and 2). For example, account is taken of the duration, frequency and reversibility of effects.

6.2.5 The appraisal findings are discussed below. The following information is presented:

- A detailed overview of the relative sustainability merits of each scenario, presented as a commentary of effects for each IIA theme;
- A summary of the appraisal findings (see **Table 6-2**), including the ranking of each scenario and identifying the likely significant environmental effects relating to each IIA theme; and
- Conclusions and recommendations at this stage of plan making.

Biodiversity

	**Scenario 1**	**Scenario 2**	**Scenario 3**	**Scenario 4**	**Scenario 5**	**Scenario 6**	**Scenario 7**
Rank	**6**	**4**	**5**	**3**	**2**	**1**	**7**
Significance	**+/-**	**+/-**	**+/-**	**+/-**	**+/-**	**+/-**	**--**

Appraisal

6.2.6 Effects on biodiversity are closely linked to the scale and location of growth proposed under each scenario, particularly in relation to proximity to the Cotswolds National Landscape, designated sites, and areas of relatively unconstrained land. The assessment therefore focuses on the extent to which development may result in habitat loss, fragmentation and disturbance, alongside opportunities for mitigation and enhancement through masterplanning and the provision of green infrastructure.

6.2.7 The key variables relate to the scale of growth proposed at Moreton-in-Marsh, Mickleton and Ampney Crucis, and the extent to which development is directed towards more or less sensitive locations.

6.2.8 At Moreton-in-Marsh, **Scenario 1** proposes the highest level of growth, extending the settlement to the north, east and south, and therefore resulting in the greatest extent of greenfield land take and associated habitat loss. While these areas are not subject to statutory ecological designations, they contain features of local importance. The eastern development area includes parcels of deciduous woodland, and the southern development area lies adjacent to areas of grassland and deciduous woodland, both of which may be sensitive to development. To the north, development would include and be adjacent to a more continuous belt of deciduous woodland running parallel to Todenham Road. The delivery of the northern parcel in combination with the link road and

development to the east and south has the potential to fragment this woodland feature, resulting in more pronounced effects in terms of habitat connectivity. However, the comprehensive nature of **Scenario 1**, including the delivery of a full link road, also presents greater opportunities for coordinated green infrastructure provision and biodiversity enhancement. **Scenarios 2 to 6** reduce the scale of growth and limit development to the south and east, thereby likely avoiding fragmentation of the northern woodland corridor along Todenham Road and resulting in a more contained pattern of land take. These scenarios also deliver a south-east link road, which provides opportunities for coordinated green infrastructure provision. **Scenario 7** further reduces growth overall, limiting direct impacts, although the absence of a link road may constrain opportunities to deliver coordinated mitigation and enhancement measures.

6.2.9 At Mickleton, the distinction between scenarios is primarily related to the overall extent of greenfield land loss. **Scenarios 1, 2, 3, 4 and 7** include growth to both the north and west of the settlement, resulting in a greater quantum of land take and associated habitat loss. While the majority of the land is not subject to ecological designations, the western parcel includes a small area of deciduous woodland identified as a priority habitat, which may be more sensitive to development. **Scenarios 5 and 6** focus growth to the north of the village, thereby reducing the overall extent of land taken and likely avoiding the loss of habitat in the west of the development area.

6.2.10 At Ampney Crucis, the distinction between scenarios relates to the intensity of development rather than the overall extent of land take, as the same parcels of land are assumed to be brought forward across all scenarios. As such, differences in effects are primarily related to the density and form of development rather than the overall site area affected. It is also worth noting that there are no designated habitats within the development areas. However, an area of deciduous woodland priority habitat is located to the north of the site and could be indirectly affected by development, particularly during construction. Scenarios incorporating higher growth (**Scenarios 3 and 5**) would result in increased development density, which may lead to greater disturbance and reduced opportunities to retain and enhance green infrastructure within the site. In contrast, **Scenarios 4, 6, and 7**, which assume a lower quantum of development, may allow greater flexibility in site layout, including the potential to provide a green infrastructure buffer along the northern boundary to help protect the woodland and support ecological connectivity. **Scenarios 1 and 2** avoid these effects entirely by not including growth at this location.

Conclusion

6.2.11 **Scenario 6** performs most favourably, as it reduces development in more sensitive locations while avoiding the northern parcel at Moreton-in-Marsh, thereby limiting habitat loss and avoiding fragmentation of the woodland corridor. **Scenario 5** also performs relatively well, reflecting reduced

growth at Mickleton and greater flexibility to avoid locally sensitive habitat features. **Scenario 4** performs moderately, whilst **Scenario 2** performs slightly more favourably than **Scenario 3** as it similarly avoids the northern parcel at Moreton-in-Marsh but does not include growth at Ampney Crucis, thereby avoiding potential indirect effects on the nearby priority woodland habitat. All of these scenarios also benefit from green infrastructure provision tied to the delivery of a link road.

6.2.12 **Scenario 1** performs relatively poorly due to the higher overall level of development, and the potential concentration of impacts within proximity to sensitive ecological receptors, especially in the northern parcel of Moreton-in-Marsh. Whilst the scenario benefits from avoiding development at Ampney Crucis and the associated potential indirect effects on the priority woodland habitat to the north of the village, this benefit is outweighed by the greater scale and extent of development proposed at Moreton-in-Marsh and Mickleton.

6.2.13 **Scenario 7** performs least favourably, as it retains higher levels of development at Mickleton and has the least potential for strategic infrastructure delivery, resulting in a more fragmented approach to mitigation and greater overall impacts.

Climate change adaptation

	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7
Rank	**6**	**3**	**5**	**4**	**2**	**1**	**7**
Significance	**+/-**	**+/-**	**+/-**	**+/-**	**+**	**+**	**--**

Appraisal

6.2.14 Effects on climate change adaptation are influenced by the location, scale and form of development, including flood risk, the capacity to incorporate sustainable drainage systems (SuDS), and the provision of green and blue infrastructure to manage heat and water. The assessment therefore considers the extent to which each scenario supports resilience to climate-related risks, including fluvial flooding, surface water flooding and overheating, with a focus on the key variable site options.

6.2.15 At Moreton-in-Marsh, all scenarios direct development to areas which are largely located outside Flood Zones 2 and 3. The exception is the southern development area, which includes areas of Flood Zones 2 and 3 and is present across all scenarios. Some areas of surface water flood risk are also present, primarily within the eastern development area, although these are common to all scenarios and therefore do not materially influence the comparative assessment. As such, there is limited variation between scenarios in terms of fluvial and surface water flood risk exposure. The main point of distinction, therefore, relates to the scale of development and

the delivery of infrastructure. **Scenario 1**, with the highest level of growth, provides the greatest opportunity to deliver coordinated drainage strategies and strategic green infrastructure, which can support water management and urban cooling. However, this also increases the extent of impermeable surfaces, runoff and exposure to climate-related risks, meaning these benefits are balanced by increased pressure. The larger scale of development may also result in greater cumulative flood risk management pressures, whilst the proposed road connection across the River Evenlode corridor introduces an additional climate resilience consideration (which is also relevant to **Scenarios 2 to 6**). **Scenarios 2 to 6** also provide opportunities for coordinated drainage strategies, strategic green infrastructure and flood risk management measures, although the reduced scale of development may limit opportunities for more comprehensive solutions. **Scenario 7** performs less favourably in this respect, as the absence of a link road and associated infrastructure reduces the opportunity for integrated, strategic approaches to climate resilience.

6.2.16 At Mickleton, the western development area is bordered by Norton Brook and therefore contains areas of Flood Zone 3. While development may be designed to avoid the functional floodplain, proximity to this area introduces a greater degree of flood risk and may constrain layout and reduce flexibility for adaptation measures. Higher growth scenarios (**Scenarios 1, 2, 3, 4 and 7**) therefore present a higher risk of development closer to the higher risk areas**.** Additionally**,** across all scenarios, higher levels of development increase the importance of effective SuDS and green infrastructure to manage runoff and reduce localised flood risk. Lower growth scenarios (**Scenarios 5 and 6**) provide greater flexibility to avoid the most sensitive areas and incorporate appropriate buffers, while higher growth scenarios are more likely to reduce this flexibility and increase pressure on drainage systems.

6.2.17 At Ampney Crucis, there is no variation in the spatial extent of development between scenarios, as the same parcels are assumed to come forward regardless of growth level. Flood maps also show that fluvial flood risk is low across the area, while there are some small areas of high surface water flood risk. As such, exposure to flood risk is consistent across all scenarios. Differences instead relate to development intensity, with higher density scenarios (**Scenarios 3 and 5**) potentially limiting the space available for green infrastructure and on-site drainage features, while lower density scenarios (**Scenarios 4, 6, and 7**) may allow greater flexibility for integrating adaptation measures. This also influences the ability to manage surface water runoff and provide cooling through landscaping, with lower intensity development generally offering better adaptation potential. **Scenarios 1 and 2** avoid these effects entirely at this location.

6.2.18 In addition to flood risk, all scenarios will contribute to localised heating effects associated with new development. Larger-scale and higher-density development is likely to increase the risk of urban heat island effects,

particularly where green infrastructure is limited. As such, higher growth scenarios are more likely to increase heat-related risks, while lower growth scenarios provide greater opportunity to incorporate mitigating features such as tree planting, shading and open space, although this is dependent on the type of development which is brought forward. Scenarios that incorporate comprehensive masterplanning and allow sufficient space for tree planting, open space and water features are also likely to perform more favourably in mitigating these effects. It is anticipated that all strategic site allocations will be accompanied by detailed design briefs in this respect.

Conclusion

6.2.19 **Scenario 6** performs most favourably, as it limits development in more sensitive locations while retaining the ability to deliver coordinated SuDS and green infrastructure at Moreton-in-Marsh. **Scenario 5** also performs relatively well, reflecting reduced growth at Mickleton and greater flexibility to avoid higher-risk areas.

6.2.20 **Scenario 2** performs moderately and more favourably than **Scenarios 3 and 4**, as it retains opportunities for coordinated adaptation measures and strategic green infrastructure at Moreton-in-Marsh whilst avoiding development at Ampney Crucis altogether. The concentration of a slightly greater proportion of development at Moreton-in-Marsh also helps support the delivery of strategic infrastructure and comprehensive masterplanning. **Scenario 4** performs slightly less favourably than **Scenario 2** due to the inclusion of growth at Ampney Crucis, although the lower development quantum allows greater flexibility for integrating adaptation measures. **Scenario 3** performs less favourably still due to the higher level of growth proposed at Ampney Crucis.

6.2.21 **Scenario 1** is less favourable due to high growth at Mickleton and the overall scale of development at Moreton-in-Marsh, increasing exposure to climate risks despite opportunities for coordinated mitigation.

6.2.22 **Scenario 7** performs least favourably, as is less likely to deliver the same level of strategic infrastructure as the other scenarios, particularly at Moreton-in-Marsh, which results in a more fragmented approach to adaptation measures. While the spatial distribution of development is similar to other scenarios, fewer opportunities to deliver coordinated infrastructure reduces the effectiveness of green infrastructure and SuDS at a strategic scale, leading to poorer overall outcomes.

Climate change mitigation

	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7
Rank	**1**	**2**	**6**	**4**	**5**	**3**	**7**
Significance	**+/-**	**+/-**	**+/-**	**+/-**	**+/-**	**+/-**	**--**

Appraisal

6.2.23 Effects on climate change mitigation are influenced by the location and scale of development, particularly in relation to access to jobs, services and sustainable transport. The assessment also considers the role of green infrastructure in supporting carbon sequestration and reducing emissions. The key issue is whether development is directed to locations that reduce reliance on private vehicles and support more sustainable patterns of travel.

6.2.24 At Moreton-in-Marsh, the settlement benefits from relatively good connectivity, including a railway station and access to a range of services and facilities. Directing growth to this location is likely to support more sustainable travel patterns and reduce reliance on private vehicles. **Scenario 1** performs most favourably, as it directs the highest level of growth to the most sustainable location. This makes efficient use of existing infrastructure and supports lower transport-related emissions. However, the increased scale of development would also result in higher overall emissions, particularly during construction and build-out phases. **Scenarios 2 to 6** also perform positively, although to a lesser extent due to the reduced scale of development. **Scenario 7** performs least well, as it includes the lowest level of growth at Moreton-in-Marsh and therefore makes limited use of this accessible location.

6.2.25 At Mickleton, all scenarios are likely to result in a relatively high level of car dependency. The settlement has limited services, and while Honeybourne railway station is relatively close (approximately 4 km), most journeys are likely to require access by car. **Scenarios 1, 2, 3, 4 and 7** include the highest level of growth and would therefore result in higher transport-related emissions. However, given Mickleton's relative accessibility in the context of the district, including its proximity to a railway station, these effects may be moderated to some extent. **Scenarios 5 and 6**, which reduce the scale of development, are likely to result in comparatively lower emissions.

6.2.26 At Ampney Crucis, the settlement is located close to Cirencester (approximately 3 km), which provides access to a wider range of services and employment opportunities. This may support shorter journeys, and additional growth within proximity to one of the most sustainable locations within the district. However, public transport accessibility is more limited

compared to Moreton-in-Marsh, and reliance on private vehicles is still likely. **Scenarios 3 and 5** include higher levels of growth at Ampney Crucis and would therefore result in higher overall emissions. **Scenarios 4, 6, and 7** reduce the level of development and are likely to result in comparatively lower impacts. **Scenarios 1 and 2** avoid development at this location, thereby avoiding associated emissions altogether.

6.2.27 Green infrastructure plays an important role in supporting climate change mitigation by contributing to carbon sequestration and promoting active travel. All scenarios would be expected to deliver a proportion of green infrastructure in line with national and local policy requirements. However, the extent and effectiveness of provision is influenced not only by the total quantum of development, but also by factors such as site layout, dwelling mix, design approach and the degree to which green infrastructure can be integrated with existing networks. **Scenarios 2 to 6** are assumed to deliver a similar level of development at Moreton-in-Marsh and would therefore provide broadly comparable opportunities for green infrastructure provision at this location. Differences between these scenarios instead relate to the distribution of growth at Mickleton and Ampney Crucis, which may influence the extent to which wider, connected green infrastructure networks can be achieved. Scenarios involving higher levels of development at a single location (particularly **Scenario 1**) may place greater pressure on land availability within sites, potentially limiting opportunities for more extensive or strategic green infrastructure provision. **Scenario 7**, while involving a lower quantum of development at Moreton-in-Marsh, is still assumed to come forward as a comprehensively master planned scheme and could therefore incorporate a significant level of green infrastructure. However, its reduced scale may limit opportunities to deliver coordinated green infrastructure compared to higher growth scenarios.

6.2.28 Finally, all scenarios provide opportunities to deliver energy-efficient development and low-carbon infrastructure. However, as these measures are assumed to apply consistently across all scenarios, they do not materially influence the comparative assessment. Although it is worth noting that higher levels of growth would result in a greater absolute number of homes being delivered to modern environmental and energy efficiency standards.

Conclusion

6.2.29 Overall, most scenarios are expected to result in mixed effects, reflecting a balance between increased emissions and opportunities to reduce them through location, design and the provision of supporting infrastructure.

6.2.30 **Scenario 1** performs most favourably overall, as it directs the highest level of growth to Moreton-in-Marsh, the most accessible settlement in the district, with a railway station and a wider range of services and facilities. This maximises opportunities for sustainable travel and mitigation, although higher total emissions would still arise from the overall scale of

development. **Scenario 2** also performs strongly, directing the second highest proportion of growth to Moreton-in-Marsh whilst avoiding development at Ampney Crucis, maximising opportunities for sustainable travel and the delivery of strategic low-carbon infrastructure in one of the district's most accessible locations.

6.2.31 **Scenario 6** also performs strongly, combining a focus on Moreton-in-Marsh with a lower overall quantum of development, helping to limit total emissions while still supporting relatively sustainable travel patterns and opportunities for coordinated green infrastructure provision.

6.2.32 **Scenarios 4, 5 and 3** perform moderately. While they include elements of growth at sustainable locations, they also introduce a more dispersed pattern of development across Mickleton and/or Ampney Crucis, increasing reliance on private vehicles. These effects are moderated to some extent by Mickleton's proximity to Honeybourne railway station.

6.2.33 **Scenario 7** performs least favourably. While the overall level of growth is lower, development is distributed across all three settlements, limiting the ability to maximise growth at one of the most accessible locations in the district and reducing the effectiveness of mitigation measures.

Economy and employment

€$ £¥	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7
Rank	**1**	**2**	**3**	**5**	**4**	**6**	**7**
Significance	**++**	**++**	**++**	**++**	**++**	**++**	**+/-**

Appraisal

6.2.34 Effects on the economy and employment are influenced by the scale and distribution of growth, particularly in relation to access to jobs, services and infrastructure. The assessment considers both the overall level of economic activity generated and whether growth is directed to locations that are well related to existing employment centres. Scenarios that deliver higher levels of development, particularly in accessible locations, are likely to generate stronger economic effects overall. All scenarios include strategic sites which, although primarily residential led, would be expected to come forward as mixed-use developments incorporating a proportion of employment land, thereby contributing to local job creation and economic activity. In this respect, employment land requirements are expected to be met through all scenarios.

6.2.35 At Moreton-in-Marsh, the settlement has an established role as a service centre, with a range of facilities, employment opportunities and a railway station, and is well placed to support additional growth, including access to wider employment opportunities. Directing development to this location is

likely to support the local economy, reinforce town centre vitality and provide opportunities for new employment provision. Larger-scale and more coordinated development would also create opportunities for strategic infrastructure investment, supporting job creation, improved services and increased activity within the town centre through developer contributions. However, the settlement has experienced significant recent growth, which may place pressure on infrastructure and services and could reduce the extent to which further development delivers additional economic benefits. **Scenario 1** performs most favourably, as it delivers the highest level of growth and makes the most effective use of this accessible location. **Scenarios 2 to 6** also perform well, although the economic benefits are more moderate, while **Scenario 7** performs least favourably as it limits growth at this key settlement and reduces its contribution to economic activity.

6.2.36 While Mickleton is classified as a Principal Settlement in district, the settlement has a limited economic role when compared with larger centres such as Cirencester and Moreton-in-Marsh. However, it benefits from reasonable access to employment opportunities both within and outside the district, including Chipping Campden (which functions as an important service and visitor destination) and the employment areas at Meon Vale to the north. The settlement also lies in proximity to Honeybourne railway station, providing access to wider employment opportunities. Higher growth scenarios (**Scenarios 1, 2, 3, 4 and 7**) would increase the population and support local services, whilst also providing labour supply to nearby employment centres. Nevertheless, the settlement remains relatively dependent on travel to access a wider range of jobs and services, meaning higher levels of development are likely to reinforce the existing patterns of out-commuting. **Scenarios 5 and 6**, which reduce growth, are more consistent with the existing role and function of the settlement and perform more favourably in this respect.

6.2.37 At Ampney Crucis, while the settlement falls within the lowest tier in the district's settlement hierarchy ('open countryside'), it benefits from reasonable access to Cirencester, which acts as a key employment and service centre. As with Mickleton, the scale of growth proposed would be relatively substantial in the context of the settlement. However, its proximity to Cirencester means that development is likely to support the district's wider economy by providing labour supply and supporting nearby services. The same development area is assumed across all scenarios, meaning differences relate to the scale of growth. Higher growth scenarios (**Scenarios 3 and 5**) would generate stronger economic benefits by reinforcing links with Cirencester's labour market and service base. **Scenarios 4, 6, and 7**, which assume a lower level of growth, would result in more limited economic effects. **Scenarios 1 and 2** do not include growth at this location and therefore do not contribute to this relationship.

Conclusion

6.2.38 The assessment identifies that all scenarios are likely to have positive effects on the economy and employment, reflecting the assumption that strategic sites will deliver mixed-use development incorporating employment provision, supporting job creation and economic activity across the district. Across all scenarios, strategic allocations are assumed to deliver mixed-use development, including employment land and community infrastructure. Scenarios that concentrate growth at Moreton-in-Marsh and make efficient use of its existing infrastructure are likely to perform most favourably in this regard.

6.2.39 Significant positive effects are identified for **Scenario 1**, and to a slightly lesser extent **Scenario 2**. This is primarily due to the scale of growth directed to the most economically advantageous locations. In **Scenario 1**, the concentration of the highest level of growth at Moreton-in-Marsh maximises opportunities for investment, labour supply and access to employment. **Scenario 2** also performs strongly through directing a substantial proportion of growth to Moreton-in-Marsh, supporting investment and economic activity whilst maintaining a strong relationship with the town's employment base.

6.2.40 **Scenarios 3 and 5** also perform positively, particularly through the inclusion of a higher level of growth at Ampney Crucis, which benefits from its proximity to Cirencester and strengthens links to the district's principal employment centre.

6.2.41 **Scenarios 4 and 6** similarly perform well and result in positive effects; however, the lower level of growth at Ampney Crucis results in comparatively fewer economic benefits. Whilst Mickleton also benefits from access to nearby employment opportunities and Honeybourne railway station, a proportion of these economic relationships are focused outside of the district, meaning they are likely to generate slightly fewer benefits for the district’s economy overall.

6.2.42 **Scenario 7** performs least favourably in comparative terms, as it limits growth at Moreton-in-Marsh and directs a greater proportion of development to locations with a more limited economic role. Nevertheless, it is still expected to result in positive effects overall, reflecting the continued delivery of mixed-use development and associated employment opportunities.

Equalities

	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7
Rank	**4**	**3**	**1**	**5**	**2**	**6**	**7**
Significance	**+**	**+**	**++**	**+**	**++**	**+**	**+/-**

Appraisal

6.2.43 Effects on equality are influenced by the distribution of growth in relation to access to services, housing, employment and infrastructure. The assessment considers the extent to which development supports access to opportunities for different groups, including those in more disadvantaged areas, and whether growth helps to address identified inequalities.

6.2.44 In this context, rural inaccessibility is an important factor influencing inequality across the district, and development that improves connectivity and access to services can help reduce disparities between more and less deprived areas. However, it is also noted that approximately 80% of the district falls within the Cotswolds National Landscape, which may limit opportunities for strategic-scale infrastructure and intervention.

6.2.45 All scenarios are expected to result in positive effects by meeting the Local Housing Need. This supports the delivery of new homes across the district, including affordable housing, and is likely to benefit those experiencing barriers to accessing suitable housing. However, the extent to which this results in positive equalities outcomes depends on the location, type, size, and design of development and access to services, rather than overall scale alone. As such, higher growth scenarios (**Scenarios 1 to 4**) may provide additional benefits in terms of housing provision, but these benefits are more strongly influenced by how well development is aligned with accessible locations and areas of identified need.

6.2.46 At Moreton-in-Marsh, the settlement benefits from a relatively strong range of services, facilities and transport connections, including a railway station. Directing growth to this location is likely to improve access to services and support inclusive communities. **Scenario 1** performs most favourably in this respect, as it delivers the highest level of growth and maximises access to services and infrastructure. **Scenarios 2 to 6** also perform well, although benefits are more moderate. **Scenario 7** performs less favourably, as it includes the lowest level of growth and therefore provides fewer opportunities to improve access to services and facilities.

6.2.47 At Mickleton, access to services and facilities is more limited than at larger settlements such as Moreton-in-Marsh. However, residents benefit from proximity to Chipping Campden, Honeybourne railway station and other nearby destinations, helping to provide access to a wider range of services and opportunities. According to the Index of Multiple Deprivation (IMD), the

settlement is also within one of the more deprived areas of the district in relation to barriers to housing and services. Higher levels of growth (**Scenarios 1, 2, 3, 4 and 7**) may provide some benefits in terms of supporting local services and increasing housing provision. However, these are unlikely to significantly reduce reliance on travel, although they may help to reduce journey lengths and improve access to nearby services and facilities. **Scenarios 5 and 6**, which reduce growth, result in more limited local benefits but are more proportionate to the settlement's role.

6.2.48 At Ampney Crucis, the settlement is located approximately 2.5km to the east of Cirencester and is identified by the IMD as being within one of the more deprived areas in terms of living environment and barriers to housing and services in the district. Growth at this location is likely to provide benefits by improving access to housing and supporting nearby services and employment opportunities. Scenarios with higher levels of development at Ampney Crucis (particularly **Scenarios 3 and 5**) provide the greatest opportunity to address identified inequalities, while lower growth scenarios (**Scenarios 4, 6, and 7**) deliver more limited benefits. **Scenarios 1 and 2** do not include growth at this location and therefore do not contribute to addressing inequalities in this area.

6.2.49 Across all scenarios, strategic allocations are expected to deliver supporting infrastructure, including green infrastructure and community facilities. This is important in equalities terms, as access to open space and local services supports health, wellbeing and quality of life. Scenarios that deliver growth at a sufficient scale and in accessible locations (particularly **Scenario 1**) are more likely to support coordinated provision of green infrastructure and community facilities. In contrast, scenarios with lower growth or reduced development at key locations (particularly **Scenario 7**) are likely to provide more limited opportunities for strategic infrastructure delivery, relying more on smaller, site-level provision.

Conclusion

6.2.50 **Scenario 3** performs most favourably, as it combines growth at Moreton-in-Marsh with higher levels of development at Ampney Crucis, helping to improve access to housing and services in a more disadvantaged area (reflecting IMD data) while maintaining good access to facilities and infrastructure. **Scenario 5** also performs well, as it also includes a higher level of development at Ampney Crucis albeit alongside reduced growth at Mickleton.

6.2.51 **Scenario 2** performs positively overall, directing relatively high growth to Moreton-in-Marsh and higher growth to Mickleton, thereby supporting housing delivery and access to services in accessible locations. Whilst it does not include development at Ampney Crucis, it continues to provide strong equalities benefits through growth at settlements with existing services, facilities and infrastructure. **Scenario 1** performs similarly, as it maximises growth at the most accessible settlement and supports the

delivery of housing and infrastructure. However, the scale of growth proposed under **Scenario 2** is likely to be more proportionate and may therefore be more effective in ensuring that new residents are able to access services and infrastructure without placing additional pressure on existing provision.

6.2.52 **Scenario 4** performs moderately, as it includes a higher level of development at Mickleton, which contributes to addressing housing need in a more deprived area. However, whilst the village benefits from proximity to Honeybourne railway station and nearby service centres such as Chipping Campden, limited public transport connectivity reduces the extent to which this development improves access to services and opportunities, particularly for residents without access to a private vehicle. The proposed development may nevertheless support improvements to local public transport and reduce journey lengths to nearby services and facilities, partially offsetting these limitations.

6.2.53 **Scenario 6** reduces development at both Ampney Crucis and Mickleton, limiting the extent to which identified inequalities are addressed. **Scenario 7** performs least favourably, as it delivers lower levels of growth at Moreton-in-Marsh and Ampney Crucis, reducing opportunities to improve access to services and address inequalities in more disadvantaged areas. While the scenario still provides some equalities benefits through additional housing provision, these are more limited overall compared to other scenarios.

Green Infrastructure and Natural Capital

	**Scenario 1**	**Scenario 2**	**Scenario 3**	**Scenario 4**	**Scenario 5**	**Scenario 6**	**Scenario 7**
Rank	**3**	**4**	**6**	**5**	**2**	**1**	**7**
Significance	**+/-**	**+/-**	**+/-**	**+/-**	**+/-**	**+/-**	**--**

Appraisal

6.2.54 Effects on green infrastructure and natural capital are influenced by the scale, location and form of development, particularly the extent of greenfield land take and the potential to deliver coordinated networks of open space, habitat and landscape features through the design of new development areas. The assessment therefore considers both the loss of natural assets and the opportunities to enhance green infrastructure through strategic masterplanning.

6.2.55 All development is assumed to deliver Biodiversity Net Gain in accordance with national policy; however, this does not fully offset the loss of natural capital associated with greenfield land take, particularly where impacts occur at a larger scale. It is recognised that due to the scale of growth required to meet housing and employment needs, and consideration of brownfield land availability across the district, greenfield land take is

inevitable. Nonetheless, it is also recognised that strategic-scale developments can provide significant opportunities for green infrastructure delivery, including open space, SuDS, habitat creation and ecological enhancement, and may achieve biodiversity improvements above the minimum requirements of national policy.

6.2.56 At Moreton-in-Marsh, all scenarios involve development on greenfield land, resulting in some loss of natural capital. However, as all scenarios comprise strategic-scale allocations, each provides opportunities to deliver coordinated and multifunctional green infrastructure through masterplanning. **Scenario 1** results in the greatest extent of land take, including development to the north, east and south of the settlement, increasing the potential loss of greenfield land and associated features, including areas of woodland habitat and land adjacent to grassland habitat. However, **Scenario 1** also provides the greatest opportunity for comprehensive green infrastructure provision due to its scale and the delivery of a full link road, which, as a linear feature, may facilitate the creation of green infrastructure corridors incorporating habitat connectivity, landscaping and active travel routes, while also helping to reduce traffic pressures within the town centre. **Scenarios 2 to 6** also provide opportunities for such corridors through partial delivery of the link road. **Scenario 7** results in the lowest level of land take but, in the absence of a link road, limits opportunities to deliver connected green infrastructure at a strategic scale, with more fragmented and site-level provision likely.

6.2.57 At Mickleton, higher growth scenarios (**Scenarios 1, 2, 3, 4 and 7**) would result in more intensive use of the land and greater pressure on existing natural capital, although the absence of extensive ecological designations limits the sensitivity of the site overall, especially in the northern parcel. However, there is a relatively small area of deciduous woodland within western parcel, which would be sensitive to development (from both direct and indirect effects). **Scenarios 5 and 6** reduce the scale of development and are therefore likely to result in less intensive impacts and allow greater flexibility for the retention and integration of green infrastructure.

6.2.58 At Ampney Crucis, differences also relate to the intensity of development. No priority habitats are present within the development area itself; however, an area of priority habitat is located to the north of the site. Higher growth scenarios (**Scenarios 3 and 5**) would increase pressure on natural capital and could give rise to indirect effects on the adjacent habitat, for example through increased recreational disturbance or edge effects. However, they may also provide greater opportunity to deliver coordinated and multifunctional green infrastructure, including open space and habitat connectivity at a meaningful scale. Lower growth scenarios (**Scenarios 4, 6, and 7**) may perform more favourably in this respect by allowing greater provision of green infrastructure buffers along the northern edge, helping to safeguard the adjacent priority habitat and strengthen ecological networks.

Scenarios 1 and 2 do not include development at this location and therefore avoid impacts on natural capital in this area.

Conclusion

6.2.59 Across all scenarios, the delivery of mixed-use strategic allocations provides opportunities to incorporate green infrastructure as part of masterplanning. Differences between scenarios relate less to the presence of green infrastructure, and more to the extent of coordination, connectivity and sensitivity to local constraints. Scenarios including delivery of the link road (**Scenarios 1 to 6**) provide opportunities to establish green corridors alongside infrastructure, supporting habitat connectivity, sustainable drainage and active travel, while also helping to reduce traffic pressures within Moreton-in-Marsh. **Scenario 7** performs least favourably in this respect, as the absence of a link road and more dispersed pattern of development limits the potential to deliver connected and multifunctional green infrastructure networks.

6.2.60 **Scenario 6** performs most favourably, as it reduces development at both Mickleton and Ampney Crucis, limiting pressure on natural capital within the smaller settlements while still allowing for green infrastructure delivery through the link road at Moreton-in-Marsh. **Scenario 5** performs similarly, as it retains the level of development at Moreton-in-Marsh, alongside reduced growth at Mickleton and increased growth at Ampney Crucis.

6.2.61 **Scenario 1** performs relatively well, as the delivery of a full link road provides the greatest opportunity to establish continuous green infrastructure corridors in Moreton-in-Marsh. However, this is balanced against the significant loss of natural capital associated with the overall scale of development and the presence of existing habitats across the development area. **Scenario 2** also performs well, reflecting the avoidance of impacts on natural capital at Ampney Crucis whilst retaining opportunities for coordinated green infrastructure provision associated with the link road at Moreton-in-Marsh.

6.2.62 **Scenario 4** performs moderately, while **Scenario 3** performs comparatively less favourably. In both cases, higher levels of development at Mickleton and/or Ampney Crucis increase pressure on natural capital, including areas with identified sensitivities, reducing the overall effectiveness of green infrastructure provision despite opportunities associated with link road delivery at Moreton-in-Marsh.

6.2.63 **Scenario 7** performs least favourably, as the absence of link road infrastructure limits opportunities to deliver connected green infrastructure corridors, and the more fragmented pattern of development reduces the potential for integrated and multifunctional network provision.

Healthy and Vital Communities

	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7
Rank	**5**	**2**	**6**	**3**	**4**	**1**	**7**
Significance	**+/-**	**+/-**	**+/-**	**+/-**	**+/-**	**+**	**-**

Appraisal

6.2.64 Effects on healthy and vital communities are influenced by the scale and distribution of growth, particularly in relation to access to services, community infrastructure, open space and opportunities for social interaction. The assessment also considers the extent to which development supports community cohesion and whether the scale of growth is appropriate to the role and character of each settlement. In particular, development that is proportionate to the size and function of settlements is more likely to support cohesive and resilient communities.

6.2.65 At Moreton-in-Marsh, the settlement benefits from a relatively strong range of services, facilities and transport links, including a railway station. This contributes to its classification as a Principal Settlement within the district, and a sustainable location for accommodating growth and supporting access to services, which are important for health and wellbeing. However, the settlement has already experienced significant levels of recent growth, and high level of additional development (particularly under **Scenario 1**) may place pressure on existing infrastructure, services and community facilities, with the potential for short-term adverse effects. While higher growth may support the delivery of more strategic infrastructure, including a full link road under **Scenario 1**, and improved access to services and public transport, the scale of development may affect community wellbeing if not appropriately coordinated. **Scenarios 2 to 6** also enable delivery of a south-eastern link road, and while still representing substantial growth, provide a more balanced scale of development that is likely to support its delivery alongside wider wellbeing benefits, including reducing traffic congestion within the town centre, improving air quality, and enhancing safety. In contrast, **Scenario 7** would deliver the least amount of growth at Moreton-in-Marsh across the scenarios. Whilst this may reduce pressure on services, this approach is less likely to deliver strategic infrastructure, meaning that existing issues such as congestion and associated impacts on health and wellbeing may persist or worsen over time.

6.2.66 Mickleton is one of the smaller Principal Settlements in the district, with a population of approximately 2,300 (2021 Census). Higher levels of growth (**Scenarios 1, 2, 3, 4 and 7**) would represent a substantial increase relative to its size. This has the potential to affect the character of the settlement and may place pressure on local services and facilities, which are limited in scope. While some growth may support local services and community

vitality, significant expansion may alter the sense of place and reduce community cohesion. **Scenarios 5 and 6**, which reduce the scale of development, are more proportionate to the size and function of the settlement and are therefore likely to perform more favourably in maintaining a balanced and cohesive community.

6.2.67 At Ampney Crucis, the settlement is defined as 'open countryside' in the settlement hierarchy, with a population of around 650 (2021 Census). As such, higher levels of growth (**Scenarios 3 and 5**) would represent a significant increase relative to its existing size and may affect the character and cohesion of the village. However, the settlement benefits from its proximity to Cirencester, providing access to a wider range of services and facilities. This is likely to support residents' access to healthcare, education and other essential services. **Scenarios 4, 6 and 7**, which assume lower levels of development, are more proportionate to the size of the settlement and are therefore more likely to maintain community cohesion, although growth is still relatively high compared to the existing population size. **Scenarios 1 and 2**, which do not include growth at Ampney Crucis, avoid effects on the settlement. It is worth also noting that due to the level of growth proposed through **Scenarios 3-7**, it is likely that they would result in a reclassification of the village within the settlement hierarchy.

6.2.68 Across all scenarios, the delivery of strategic allocations provides opportunities to incorporate community facilities, open space and green infrastructure as part of masterplanning. These elements are important for supporting health, wellbeing and social interaction. Scenarios that concentrate growth at Moreton-in-Marsh (particularly **Scenario 1**) are more likely to support coordinated infrastructure provision. However, very high levels of growth may place pressure on existing services if delivery is not timely, which, in-combination with recent growth patterns at Moreton-in-Marsh, may exacerbate existing issues. In contrast, **Scenario 7** limits growth at Moreton-in-Marsh but does not deliver a link road and is less likely to support the delivery of other strategic and supporting infrastructure, reducing opportunities to address existing issues such as congestion and associated impacts on community wellbeing.

Conclusion

6.2.69 **Scenario 6** performs most favourably, as it maintains a high enough level of development at Moreton-in-Marsh to secure the south eastern section of the link road, while reducing development at both Mickleton and Ampney Crucis. This supports community cohesion and limits pressure on services and infrastructure at smaller settlements, while still enabling the delivery of strategic infrastructure at Moreton-in-Marsh.

6.2.70 **Scenario 2** also performs well, as it supports delivery of the south-eastern link road at Moreton-in-Marsh whilst avoiding development at Ampney Crucis altogether, although growth at Mickleton remains relatively high.

6.2.71 **Scenario 4** performs moderately, as although it retains relatively high levels of growth at Mickleton, the lower level of development at Ampney Crucis is more proportionate to the size and function of the village and reduces pressure on community facilities and cohesion.

6.2.72 **Scenario 5** performs less favourably than **Scenarios 6, 2 and 4**, as the higher level of development at Ampney Crucis would represent a substantial increase relative to the size of the settlement and may affect community cohesion and local character. However, reduced growth at Mickleton results in a more balanced distribution of development across the district.

6.2.73 **Scenario 1** performs less favourably overall, as the significant scale of development at Moreton-in-Marsh and Mickleton is likely to place pressure on services, infrastructure and community facilities. While it enables the delivery of a full link road and supports access to services, the scale of growth may affect community wellbeing if not carefully managed.

6.2.74 **Scenario 3** performs less favourably still, as higher levels of development at both Mickleton and Ampney Crucis increase pressure on smaller settlements, with potential effects on community cohesion and local service capacity.

6.2.75 **Scenario 7** performs least favourably, as although it limits growth at Moreton-in-Marsh, it does not deliver a link road and is less likely to support the delivery of wider strategic infrastructure. At the same time, it retains relatively high levels of development at Mickleton, which may be disproportionate to its size and function, meaning existing issues such as congestion and associated impacts on health and wellbeing may persist or worsen.

Historic environment

	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7
Rank	**2**	**1**	**7**	**=4**	**=4**	**3**	**=4**
Significance	**+/-**	**+**	**--**	**-**	**-**	**+/-**	**-**

Appraisal

6.2.76 Effects on the historic environment are influenced by the location, scale and form of development, particularly in relation to the presence of heritage assets and the potential for impacts on their setting and significance. The assessment also considers the character of historic settlements and the extent to which new development may affect local townscape and sense of place. This is particularly important in the district, which has a highly sensitive historic environment baseline, reflecting the distinctive historic towns and villages of the Cotswolds, many of which are extensively

covered by conservation area designations and contain a high concentration of listed buildings.

6.2.77 At Moreton-in-Marsh, no designated heritage assets are located within the identified development areas. As such, direct impacts on designated assets are unlikely. However, the scale of growth (particularly under **Scenario 1**) would represent a substantial expansion of the settlement, which will affect its historic townscape and character including the setting of conservation areas on approach into the town. **Scenarios 2 to 6**, which reduce the level of growth and limit expansion to the south and east, are likely to result in more contained effects. **Scenario 7** further reduces the scale of development and is therefore likely to have the least effect on the character of the settlement, although all scenarios would require careful design to ensure integration with the existing built form.

6.2.78 At Mickleton, no designated heritage assets are located within the development areas. However, they do lie in proximity to the Mickleton Conservation Area, and the western part of the development area extends closer to the setting of the Cotswolds National Landscape, both of which contribute to the historic character of the settlement. Higher levels of growth (**Scenarios 1, 2, 3, 4 and 7**) would result in more substantial expansion and may result in greater effects on the setting of the Conservation Area and the historic character of the village. **Scenarios 5 and 6**, which reduce the scale of development, are likely to result in more limited effects and be more proportionate to the existing settlement form.

6.2.79 At Ampney Crucis, no designated heritage assets are located within the development areas. However, the sites lie close to the Ampney Crucis Conservation Area, and development has the potential to affect its setting. Given the small size of the settlement, higher levels of growth (particularly **Scenarios 3 and 5**) would represent a substantial increase relative to the existing village, with the potential for significant adverse effects on its historic character and the setting of the Conservation Area. **Scenarios 4, 6, and 7**, which assume a lower level of development, are likely to reduce these effects, although any development would need to be sensitively designed to preserve the setting of the Conservation Area. **Scenario 1** avoids these effects, as no strategic growth is proposed at this location.

6.2.80 Across all scenarios, the absence of designated heritage assets within the development sites limits the potential for direct effects. The main differences between scenarios relate to the scale of development and the extent to which this affects the setting and character of existing settlements. Scenarios that propose higher levels of growth at smaller settlements are more likely to result in changes to historic character that are less proportionate to the existing scale of development.

Conclusion

6.2.81 **Scenario 2** performs most favourably, as it avoids development at Ampney Crucis, thereby avoiding impacts on the most sensitive settlement in heritage terms. In addition, the reduced level of growth at Moreton-in-Marsh is likely to result in more contained effects on the historic townscape and character of the settlement when compared with **Scenario 1**.

6.2.82 **Scenario 1** also performs favourably, as it similarly avoids development at Ampney Crucis. However, the substantially higher level of growth proposed at Moreton-in-Marsh would represent a greater expansion of the settlement and has greater potential to affect its historic character and the setting of conservation areas on approaches into the town.

6.2.83 The other scenarios all include growth at Moreton-in-Marsh, Mickleton, and Ampney Crucis, with varying levels of growth. In this regard, **Scenario 6** performs most favourably, as it includes the lowest levels of growth at the two most sensitive settlements (Ampney Crucis and Mickleton), along with a moderate level of growth in Moreton-in-Marsh.

6.2.84 **Scenarios 4, 5 and 7** perform broadly equally, as each introduces higher levels of development at one of the two smaller settlements (Mickleton or Ampney Crucis), resulting in comparable effects on historic character and setting overall.

6.2.85 **Scenario 3** performs least favourably, as it combines high levels of development at both Mickleton and Ampney Crucis, increasing the potential for changes to the setting and character of both settlements.

Housing

	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7
Rank	**4**	**1**	**2**	**3**	**5**	**6**	**7**
Significance	**+**	**++**	**++**	**++**	**+**	**+**	**+**

Appraisal

6.2.86 Effects on housing are influenced by both the quantity and location of development, including the ability to meet identified needs, deliver affordable housing and provide housing in sustainable and accessible locations. The assessment also considers whether development can be supported by appropriate infrastructure and whether the distribution of growth is appropriate across the district.

6.2.87 All scenarios are expected to have positive effects, as they meet LHN and support the delivery of new homes across the district, including affordable housing. Scenarios that deliver higher overall levels of growth provide greater flexibility in the housing land supply and are more likely to improve

affordability outcomes. In particular, scenarios that achieve a 5% buffer above the LHN (**Scenarios 1 to 4**) provide greater resilience in the housing supply over the plan period. In contrast, lower growth scenarios provide less flexibility and may be more sensitive to changes in delivery assumptions over the plan period.

6.2.88 At Moreton-in-Marsh, the settlement is well connected, with access to services, employment opportunities and public transport, including a railway station. Directing growth to this location supports the delivery of housing in a sustainable and accessible location. However, the settlement has experienced significant recent growth, and the ability to accommodate further development is influenced by infrastructure capacity. However, it is expected that proposals will provide a package of new infrastructure. **Scenario 1** delivers the highest level of growth, which maximises housing supply but may place pressure on infrastructure and raise deliverability concerns. In contrast, **Scenario 7** limits growth at this location, which reduces pressure on services but potentially underutilises a sustainable and well-connected settlement. **Scenarios 3 to 6,** while still delivering a high level of housing, provide a relatively more balanced level of growth, which is likely to be more proportionate to the settlement's role and better aligned with infrastructure capacity.

6.2.89 At Mickleton, higher levels of growth (**Scenarios 1, 2, 3, 4 and 7**) would make a notable contribution to overall housing supply. While Mickleton is classified as a Principal Settlement, the town has a limited range of existing services and facilities. Therefore, Mickleton represents a relatively less sustainable location for accommodating significant levels of housing growth when compared with the district's larger settlements. The scale of development relative to the existing population would result in a significant expansion and may present challenges in delivering appropriate infrastructure and services to support new housing. **Scenarios 5 and 6** reduce the level of development at Mickleton, resulting in a comparatively more proportionate distribution of housing across the village. Nonetheless, strategic-scale development may provide opportunities to enhance local services, infrastructure and connectivity and improve the overall sustainability of the settlement.

6.2.90 At Ampney Crucis, the settlement benefits from its proximity to Cirencester, which provides access to a wide range of services, facilities and employment opportunities. Growth at this location can therefore contribute positively to housing delivery in a relatively sustainable location. Higher growth scenarios (**Scenarios 3 and 5**) deliver the greatest number of homes at this location, while lower growth scenarios (**Scenarios 4, 6, and 7**) provide a reduced but still meaningful contribution. However, as with Mickleton, the scale of development relative to the existing population would be significant and may require substantial infrastructure provision to support new communities. **Scenarios 1 and 2** do not include growth at

Ampney Crucis and therefore do not contribute to housing supply in this location.

6.2.91 Across all scenarios, strategic allocations are expected to deliver mixed-use schemes which increase the potential to provide affordable housing alongside market housing. Scenarios with higher total housing numbers (particularly **Scenarios 1 to 4**) are likely to provide the greatest opportunity to deliver affordable housing and secure infrastructure contributions. However, these benefits must be balanced against the ability of settlements to accommodate growth and the timely delivery of supporting infrastructure. This is relevant across all locations, as both high absolute growth (at Moreton-in-Marsh) and high relative growth (at Mickleton and Ampney Crucis) may present delivery challenges particularly over the short-term, due to the longer lead-in times for strategic development.

Conclusion

6.2.92 **Scenario 2** performs most favourably, as it delivers a high level of housing and achieves a 5% headroom above the LHN, providing flexibility in supply and strong opportunities to deliver affordable housing in sustainable locations.

6.2.93 **Scenario 3 and Scenario 4** also perform strongly, as both deliver a high level of housing and achieve a 5% headroom above the LHN, providing greater flexibility in supply and strong opportunities to deliver affordable housing.

6.2.94 **Scenario 1** also performs well, as it provides the highest overall level of housing. However, the scale of development may raise deliverability and supporting infrastructure concerns, which reduces its overall performance.

6.2.95 **Scenarios 5, 6 and 7** perform positively, as they meet the LHN and contribute to housing delivery across the district. However, they do not provide the same level of flexibility or resilience in housing supply as higher growth scenarios.

Landscape

	**Scenario 1**	**Scenario 2**	**Scenario 3**	**Scenario 4**	**Scenario 5**	**Scenario 6**	**Scenario 7**
Rank	**4**	**3**	**=6**	**5**	**2**	**1**	**=6**
Significance	**-/+**	**+/-**	**--**	**--**	**-/+**	**-/+**	**--**

Appraisal

6.2.96 Effects on landscape are influenced by the location, scale and form of development, particularly in relation to the Cotswolds National Landscape and locally designated Special Landscape Areas (SLAs). The assessment considers the extent to which development may affect the character, quality

and setting of these landscapes, as well as the character of settlements and their surrounding countryside.

6.2.97 The Cotswolds National Landscape covers approximately 80% of the district and represents a significant constraint to development. While all strategic allocations are located outside of the National Landscape, they are in close proximity and therefore have the potential to affect its setting. In addition, several sites relate to SLAs, which protect valued landscapes and, in some cases, provide an important buffer to the National Landscape. As such, all scenarios have the potential to result in landscape effects, with the magnitude dependent on the scale and location of development.

6.2.98 At Moreton-in-Marsh, development areas are located outside of the National Landscape but are associated with the Moreton-in-Marsh SLA. The southern development area, which is present in all scenarios, lies within the SLA, while the northern development area (included in **Scenario 1** only) is also located within the SLA. Development to the east (present in all scenarios) lies within the setting of the SLA. **Scenario 1**, which includes the highest level of growth and expansion to the north, east and south, is likely to result in the greatest impact on landscape character, including the loss of land within the SLA and a more substantial change to the settlement's rural edge. **Scenarios 3 to 6** reduce the scale of growth and avoid development to the north, thereby limiting effects. **Scenario 7** further reduces the scale of development and is likely to result in the least pronounced effects at this location. The relatively lower-lying topography of the area may help to reduce longer-distance visibility, although localised effects on landscape character are still expected.

6.2.99 At Mickleton, all scenarios include development to both the north and west of the settlement. However, the key distinction relates to the scale and distribution of development within this area. The western part of the development area lies adjacent to the Cotswolds National Landscape (to the south) and Norton Hall SLA (to the west), making it particularly sensitive. Higher growth scenarios (**Scenarios 1, 2, 3, 4 and 7**) are likely to require development closer to these sensitive areas and increase the overall extent and intensity of change, thereby increasing the potential for adverse effects on the setting of the National Landscape and the SLA, as well as the overall visual prominence of the settlement. Given this sensitivity, scenarios with maximum levels of development at Mickleton are considered to have the greatest landscape effects. In contrast, lower growth scenarios (**Scenarios 5 and 6**) may allow development to be located further from the most sensitive areas, reducing potential impacts, although some negative effects are likely to still occur. The relatively lower-lying topography of Mickleton may limit wider visibility to some extent, but potential effects on local views are likely to remain.

6.2.100 At Ampney Crucis, development areas are located outside of the National Landscape and are less closely associated with designated landscapes.

The lower-lying topography relative to the Cotswolds to the north may help to limit effects on the wider setting of the National Landscape. However, the rural character of the settlement means that any significant increase in built form is likely to result in changes to local landscape character and the settlement edge. Given the current population of approximately 650, even lower growth scenarios (**Scenarios 4, 6, and 7**) represent a substantial increase in scale, while higher growth scenarios (**Scenarios 3 and 5**) could result in development that approaches or exceeds a doubling of the settlement size. This would introduce a more urbanising influence and result in more noticeable effects on the character of the village and its rural setting. Lower growth scenarios (**Scenarios 4, 6, and 7**) would reduce the scale of this change, although some negative effects would remain. **Scenarios 1 and 2** avoid impacts at this location.

6.2.101 Across all scenarios, larger-scale development is more likely to result in adverse effects on landscape character, particularly in smaller, more rural settlements where change may appear more pronounced. While high-quality design and green infrastructure can reduce effects, they are unlikely to fully offset the influence of scale, particularly in relation to settlement expansion and landscape setting. Scenarios that combine higher levels of development at Mickleton with additional growth at other settlements are therefore considered to result in the greatest overall landscape effects.

Conclusion

6.2.102 **Scenarios 6 and 5** perform most favourably with regard to landscape effects, as both reduce the scale of development at the most sensitive settlement considered for strategic growth (Mickleton), limiting impacts on the National Landscape and SLA, although some localised effects remain.

6.2.103 **Scenario 2** performs relatively well, as it avoids development at Ampney Crucis and reduces the scale of growth at Moreton-in-Marsh compared to **Scenario 1**, thereby limiting effects on landscape character whilst retaining opportunities for coordinated masterplanning and mitigation.

6.2.104 Mixed effects are anticipated for **Scenario 1**. While it includes maximum growth at Mickleton and a high level of development at Moreton-in-Marsh, increasing pressure on the landscape in these settlements, it avoids development at Ampney Crucis and the associated effects on the rural character and settlement edge of the village.

6.2.105 **Scenario 4** performs moderately, as it includes lower levels of development at Ampney Crucis but also includes maximum growth at Mickleton. Whilst effects at Ampney Crucis are less pronounced than under the higher growth scenario, development would still represent a substantial increase in the scale of the village and result in some adverse landscape effects.

6.2.106 **Scenarios 3 and 7** perform least favourably. **Scenario 3** includes maximum growth at both Mickleton and Ampney Crucis, resulting in the greatest overall landscape effects at these two sensitive settlements.

Scenario 7 also includes maximum growth at Mickleton and, while it reduces development at Ampney Crucis, it provides less opportunity for coordinated mitigation at Moreton-in-Marsh due to a more fragmented pattern of development.

6.2.107 It is recognised that growth through all scenarios has the potential to impact the integrity of the Cotswolds National Landscape and Special Landscape Areas within the district. The various local design guidance documents prepared by the Council outline that it is important that new development, whilst respecting local character, develops a sense of place alongside individuality of design and identity of character, for new development areas. In addition, the Cotswolds National Landscape Management Plan contains a comprehensive summary of the key issues facing the Cotswolds National Landscape, and the management policies and actions needed to conserve and enhance this special place. The emerging development management policies in the Plan should aim to address the key challenges / threats / opportunities for the National Landscape to manage the potential cumulative and in-combination effects from additional growth.

Land, soils and water resources

	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7
Rank	**7**	**3**	**5**	**4**	**2**	**1**	**6**
Significance	**--**	**+/-**	**-**	**-**	**+/-**	**+/-**	**--**

Appraisal

6.2.108 Effects on land, soils and water resources are influenced by the scale and location of development, particularly in relation to the loss of agricultural land, impacts on water quality and availability, and the ability to manage runoff and drainage. The assessment considers the extent of greenfield land take, the quality of agricultural land affected, and the sensitivity of water environments.

6.2.109 The district is identified by the Environment Agency as being seriously water stressed, meaning that the availability of water resources is a key constraint to development. In addition, all development areas fall within Nitrate Vulnerable Zones, indicating sensitivity to water pollution. As such, all scenarios have the potential to result in adverse effects, particularly in relation to water demand and water quality.

6.2.110 At Moreton-in-Marsh, development areas are predominantly greenfield, with only limited previously developed land in the eastern development area (included in all scenarios). The northern and eastern areas are largely Grade 3a agricultural land, while the southern parcel includes a mix of Grade 2, 3a and 3b land. As such, development would result in the loss of best and most versatile (BMV) agricultural land in all scenarios, with

Scenario 1 resulting in the greatest loss due to the scale of development and inclusion of the northern and southern parcels. The southern development area also contains the River Evenlode, which increases the sensitivity of this location in relation to water quality and runoff. While all scenarios include this parcel, higher levels of development may increase the risk of adverse effects. However, the scale of development in **Scenario 1** may also provide greater opportunities to deliver coordinated SuDS and green infrastructure to manage runoff effectively. **Scenarios 2 to 6** reduce the scale of development and therefore limit land take, while **Scenario 7** further reduces impacts but may offer less opportunity for strategic mitigation.

6.2.111 At Mickleton, all development areas are greenfield and include high-quality agricultural land, with the northern parcel comprising largely Grade 2 land and the western parcel including areas of Grade 1 and 3b land. As such, development would result in the loss of BMV agricultural land. Norton Brook runs along the edge of the western parcel, increasing the sensitivity of this area in terms of water quality and runoff. Higher growth scenarios (**Scenarios 1, 2, 3, 4 and 7**) are more likely to increase pressure on this watercourse and result in greater loss of agricultural land. Lower growth scenarios (**Scenarios 5 and 6**) reduce the extent of these impacts and allow greater flexibility to avoid the most sensitive areas and incorporate mitigation measures.

6.2.112 At Ampney Crucis, development areas are also greenfield but are classified as Grade 3b agricultural land, which is of lower quality than that found at Mickleton and parts of Moreton-in-Marsh, and not considered to be BMV land. As such, the loss of agricultural land is less significant in comparative terms. However, all scenarios would still result in the permanent loss of undeveloped land. Higher growth scenarios (**Scenarios 3 and 5**) would increase the scale of land take and associated water demand, while lower growth scenarios (**Scenarios 4, 6 and 7**) would reduce these effects. **Scenarios 1 and 2** avoid impacts at this location.

6.2.113 Across all scenarios, larger-scale development provides increased opportunities to incorporate green infrastructure and SuDS to manage surface water runoff, reduce pollution risk and support water efficiency measures. However, higher levels of development also increase pressure on water resources and can result in greater land take. Conversely, lower levels of development reduce pressure on land and water resources but may limit opportunities for coordinated, strategic mitigation.

Conclusion

6.2.114 **Scenarios 6 and 5** perform most favourably, as they limit development at Mickleton, thereby limiting the loss of high-quality agricultural land and reducing pressure on sensitive water environments.

6.2.115 **Scenario 2** performs relatively well, as it avoids development at Ampney Crucis whilst delivering a medium-high level of development at Moreton-in-Marsh. This limits the loss of agricultural land and reduces pressure on water resources whilst retaining opportunities for coordinated mitigation measures.

6.2.116 **Scenarios 4 and 3** perform moderately, as both include higher levels of development at Mickleton, resulting in a potentially greater loss of BMV agricultural land and increased pressure on water resources. **Scenario 4** is more favourable than **Scenario 3** due to the lower level of growth at Ampney Crucis.

6.2.117 **Scenario 7** performs less favourably, as while it limits the overall level of development, it still includes high levels of growth at Mickleton and potentially limits opportunities for implementing coordinated mitigation measures at Moreton-in-Marsh.

6.2.118 **Scenario 1** performs least favourably, as it results in the greatest overall land take, including loss of BMV agricultural land at both Moreton-in-Marsh and Mickleton, and increases pressure on water resources.

Transport and Air Quality

	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7
Rank	6	1	5	3	4	2	7
Significance	+/-	++	+/-	+/-	+/-	++	--

Appraisal

6.2.119 Effects on transport and air quality are influenced by the scale and distribution of development, particularly in relation to access to services, employment and sustainable transport networks. The assessment considers the extent to which development supports walking, cycling and public transport use, reduces reliance on private vehicles and minimises traffic congestion and associated emissions.

6.2.120 At Moreton-in-Marsh, the settlement benefits from relatively strong transport connections, including a railway station and access to a range of services and facilities. This supports a greater potential for sustainable travel patterns and reduces reliance on the private car compared to more rural settlements. This is reflected in Government Connectivity Tool scores, which indicate accessibility in the range of 20 to 50 across the development areas (100 being the highest and 0 being the lowest), with the northern and southern parcels performing more strongly. **Scenario 1** includes development across the full extent of the site, including the northern and southern development areas, which performs most strongly in accessibility terms. This enables the most effective use of the settlement's sustainable

transport potential, although the scale of development may place increased pressure on existing transport infrastructure, including public transport services. **Scenarios 2 to 6** avoid development in the northern parcel and instead focus growth to the south and east, which results in a lower overall level of development at this settlement. This reduces pressure on the transport network but also limits the extent to which the most accessible areas of the settlement are utilised. While **Scenario 7** further reduces development at Moreton-in-Marsh, it does not include delivery of the link road, increasing transport pressure due to lack of strategic interventions and potentially exacerbating through-traffic within the town.

6.2.121 At Mickleton, accessibility to services, employment and public transport is more limited than at the larger settlements, reflected in its current connectivity scores, which typically fall within the 20 to 30 range. However, in the context of the wider district, the settlement performs relatively well and benefits from proximity to Honeybourne railway station (approximately 4 km to the west), which provides access to the rail network, albeit typically requiring car travel to get to the station. As such, while the settlement remains somewhat reliant on private vehicle use, it represents one of the more accessible locations in the district, which in turn may help to reduce journey lengths by private vehicles. Higher levels of growth (**Scenarios 1, 2, 3, 4 and 7**) would be expected to increase travel demand, including car-based trips, and place additional pressure on the local road network. However, this is consistent with patterns of growth across the district more generally, particularly outside settlements with direct rail access. Lower growth scenarios (**Scenarios 5 and 6**) reduce the scale of development and therefore limit these effects, although all scenarios would be expected to increase car use to some degree.

6.2.122 At Ampney Crucis, connectivity scores are broadly similar to Mickleton, with scores generally within the 20 to 30 range, although proximity to Cirencester provides access to a wider range of services and employment opportunities. This may support shorter journeys and some opportunities for active travel; however, access to public transport remains limited, and reliance on private vehicles is still likely. Higher growth scenarios (**Scenarios 3 and 5**) would result in increased traffic and associated emissions, while lower growth scenarios (**Scenarios 4, 6, and 7**) would reduce these effects. **Scenarios 1 and 2** avoid development at this location and therefore avoid associated transport impacts.

6.2.123 Across all scenarios, the distribution of development plays a key role in determining transport outcomes. Scenarios that concentrate growth at Moreton-in-Marsh make more efficient use of existing infrastructure and support more sustainable travel patterns. This hierarchy is reinforced by connectivity scores, which show Moreton-in-Marsh performing more favourably than Mickleton and Ampney Crucis. In addition, the provision of strategic infrastructure, particularly the link road, has the potential to help manage traffic flows, subject to detailed design and implementation.

Conversely, scenarios that direct a greater amount of growth to less accessible settlements are likely to increase reliance on private vehicles and result in higher emissions overall.

6.2.124 Regarding air quality, all scenarios are likely to result in some increase in emissions associated with additional traffic. However, effects are influenced by both the scale of development and the efficiency of the transport network. Scenarios that reduce congestion and support sustainable travel (**Scenarios 1 to 6**) are likely to perform more favourably, while those that increase reliance on private vehicles or lack supporting infrastructure, particularly **Scenario 7**, are likely to result in more adverse effects.

Conclusion

6.2.125 **Scenario 2** performs most favourably, as it directs a significant proportion of its growth to Moreton-in-Marsh, the most accessible settlement considered in the appraisal (as the only location with a railway station), whilst also directing growth to Mickleton, which benefits from proximity to Honeybourne railway station. The scenario avoids development at Ampney Crucis altogether and supports delivery of strategic transport infrastructure, helping to promote sustainable travel patterns and reduce reliance on private vehicles.

6.2.126 **Scenario 6** also performs strongly, as it limits development at Mickleton and Ampney Crucis, reducing reliance on private vehicles and associated emissions while maintaining moderate growth at Moreton-in-Marsh and supporting the delivery of strategic infrastructure.

6.2.127 **Scenario 4** also performs well, as it balances development across the district while limiting growth at Ampney Crucis compared to higher growth scenarios. While it includes increased development at Mickleton, this settlement performs relatively well in the context of the district, and the overall distribution supports access to infrastructure while managing transport impacts.

6.2.128 **Scenario 5** performs slightly less favourably, as higher levels of development at Ampney Crucis increase reliance on private vehicles and associated emissions, despite continued infrastructure provision at Moreton-in-Marsh.

6.2.129 **Scenario 3** performs comparatively less favourably, as higher levels of development at both Mickleton and Ampney Crucis increase overall travel demand and reliance on private vehicles, resulting in greater transport-related emissions.

6.2.130 **Scenario 1** performs less favourably, as the additional growth at Moreton-in-Marsh is largely in addition to, rather than instead of, development at less accessible settlements, resulting in increased overall travel demand despite the benefits associated with its location. While Moreton-in-Marsh

supports more sustainable travel patterns and enables delivery of a full link road, the increased overall scale of development may place additional pressure on the transport network, reducing the overall effectiveness of sustainable travel options.

6.2.131 **Scenario 7** performs least favourably, as it includes relatively high levels of development at Mickleton while limiting growth at Moreton-in-Marsh and does not deliver strategic transport infrastructure, including a link road. This results in greater reliance on private vehicles, increased congestion and higher transport-related emissions overall.

6.3. Summary of appraisal findings

6.3.1 The appraisal identifies that all scenarios are likely to result in a combination of positive, mixed and negative effects across the IIA topics. This reflects the inherent trade-offs associated with accommodating growth, particularly in a district characterised by a high-quality environmental baseline and a dispersed settlement pattern. While all scenarios meet LHN and employment land requirements and provide opportunities for economic growth, they differ in how effectively they balance environmental, social and economic objectives.

6.3.2 Significant positive effects are identified across several scenarios, although the drivers of these effects vary. Higher growth scenarios, particularly **Scenario 1** performs particularly strongly in relation to economic development and climate change mitigation through the concentration of growth at Moreton-in-Marsh, the district's most accessible settlement, and the delivery of a full link road which supports strategic infrastructure provision. **Scenario 2** also performs strongly across a range of topics, including housing, transport and air quality, and the historic environment, reflecting a more balanced level of growth at Moreton-in-Marsh with a south-eastern link road, whilst similarly avoiding growth at Ampney Crucis. **Scenarios 3, 4 and 5** also perform positively in several topics through their contribution to housing delivery, economic growth and the delivery of strategic infrastructure, including the south-eastern link road at Moreton-in-Marsh.

6.3.3 However, these positive effects are accompanied by trade-offs, particularly in relation to environmental topics. Scenarios which include higher levels of development at the smaller settlements (Mickleton and Ampney Crucis), introduce greater potential for adverse effects on biodiversity, landscape character, the historic environment and natural capital. This reflects both the sensitivity of these locations and the scale of development relative to the size and function of the settlements. These scenarios are also more likely to result in increased reliance on private vehicles, contributing to higher transport-related emissions.

6.3.4 Scenarios that reduce development at Mickleton and Ampney Crucis (particularly **Scenarios 1, 2, and 6**) perform more favourably in environmental terms by limiting impacts on sensitive receptors and reducing pressure on smaller settlements. This approach supports a more proportionate distribution of development and reduces the extent of landscape, biodiversity and land-use effects. However, lower growth scenarios also involve trade-offs, including reduced flexibility in housing supply, lower economic benefits and, in the case of the lowest growth scenarios (particularly **Scenario 7**), more limited opportunities to support strategic infrastructure and coordinated mitigation.

6.3.5 The appraisal also highlights an important distinction between the benefits of concentrating development in the most accessible location and the effects associated with overall scale and distribution of growth. While directing development to Moreton-in-Marsh supports sustainable travel and climate change mitigation, higher overall levels of growth (particularly where development is delivered alongside, rather than instead of, growth in less accessible settlements) can increase total travel demand and place additional pressure on infrastructure. This demonstrates that outcomes are influenced not only by where development is located, but also by the overall quantum of growth and its distribution.

6.3.6 Overall, the appraisal demonstrates that each scenario presents a different balance of sustainability effects. The key trade-offs relate to the scale of growth, the distribution of development between settlements, and the extent to which development can be delivered in a coordinated manner alongside infrastructure and mitigation measures.

6.3.7 A summary of the appraisal findings is provided in **Table 6-2**.

Table 6-2: Reasonable growth scenarios appraisal summary, including overall rankings and likely significant effects

Topic		Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7
Biodiversity	**Rank**	6	4	5	3	2	1	7
	Significance	+/-	+/-	+/-	+/-	+/-	+/-	--
Climate Change (adaptation)	**Rank**	6	3	5	4	2	1	7
	Significance	+/-	+/-	+/-	+/-	+	+	--
Climate Change (mitigation)	**Rank**	1	2	6	4	5	3	7
	Significance	+/-	+/-	+/-	+/-	+/-	+/-	--
Economy and Employment	**Rank**	1	2	3	5	4	6	7
	Significance	++	++	++	++	++	++	+/-
Equalities	**Rank**	4	3	1	5	2	6	7
	Significance	+	+	++	+	++	+	+/-
Green Infrastructure and Natural Capital	**Rank**	3	4	6	5	2	1	7
	Significance	+/-	+/-	+/-	+/-	+/-	+/-	--
Healthy and Vital Communities	**Rank**	5	2	6	3	4	1	7
	Significance	+/-	+/-	+/-	+/-	+/-	+	-

Topic		Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7
Historic Environment	**Rank**	**2**	**1**	**7**	**=4**	**=4**	**3**	**=4**
	Significance	**+/-**	**+**	**--**	**-**	**-**	**+/-**	**-**
Housing	**Rank**	**4**	**1**	**2**	**3**	**5**	**6**	**7**
	Significance	**+**	**++**	**++**	**++**	**+**	**+**	**+**
Landscape	**Rank**	**4**	**3**	**=6**	**5**	**2**	**1**	**=6**
	Significance	**-/+**	**+/-**	**--**	**--**	**-/+**	**-/+**	**--**
Land, Soil and Water Resources	**Rank**	**7**	**3**	**5**	**4**	**2**	**1**	**6**
	Significance	**--**	**+/-**	**-**	**-**	**+/-**	**+/-**	**--**
Transport and Air Quality	**Rank**	**6**	**1**	**5**	**3**	**4**	**2**	**7**
	Significance	**+/-**	**++**	**+/-**	**+/-**	**+/-**	**++**	**--**

7. The preferred approach

7.1.1 The preferred approach of the Cotswold District Local Plan 2026-2043 meets (and exceeds) LHN and employment land requirements through a spatial strategy focused on the district's most sustainable settlements, whilst avoiding significant growth within the Cotswolds National Landscape. This preferred approach aligns with **Scenario 2** tested through the IIA.

7.1.2 The preferred approach directs the majority of development to Cirencester and Principal Settlements, with most development coming forward through strategic-scale allocations capable of delivering supporting infrastructure, services and facilities alongside new development. Approximately 87% of proposed development is located at Cirencester and Principal Settlements, with 13% directed to Non-Principal Settlements. In addition, approximately 95% of proposed development is located outside of the Cotswolds National Landscape, with the limited development proposed within the designation restricted to smaller sites unless exceptional circumstances apply. Approximately 73% of development is directed to the south of the district, reflecting the concentration of services, employment opportunities and sustainable transport connections in and around Cirencester.

7.1.3 Strategic growth maximises opportunities to deliver infrastructure, including schools, local centres, community facilities, public transport improvements and cycling, walking and wheeling connections, whilst also supporting comprehensive masterplanning and coordinated delivery. As the majority of new development is proposed on strategic allocations that realistically, take some time before they are delivering housing at their optimum level, it is necessary to propose a 'stepped' housing trajectory. This essentially means the plan would support the delivery of different levels of housing in five-year periods, with less than the annualised need (for the whole Plan period) proposed for the first five years, and more, in the last five years. It is proposed that 400 homes would be delivered each year for the first five years (2026 to 2031), 1,050 per year for years six to ten (2031 to 2036), and 1,524 per year for years eleven to fifteen (2036 to 2043).

7.1.4 The preferred approach is underpinned by a broad spatial strategy that remained consistent across all of the reasonable alternatives assessed through the IIA process. This includes strategic allocations at Cirencester, Preston, Siddington, Down Ampney, Fairford, Kemble and the proposed new settlement at Driffield, together with a range of non-strategic allocations distributed across Principal and Non-Principal Settlements. The IIA reasonable alternatives assessment therefore focused on the principal variable elements of the strategy, namely the distribution and scale of development at Moreton-in-Marsh, Mickleton and Ampney Crucis. In this respect, the preferred approach aligns with **Scenario 2**, comprising medium-high growth at Moreton-in-Marsh, higher growth at Mickleton and no strategic growth at Ampney Crucis.

7.1.5 The preferred approach is also consistent with national policy relating to strategic-scale and mixed-use development. Paragraph 77(b) of the NPPF recognises that large numbers of homes can often be most effectively delivered through larger-scale developments, including significant urban extensions, and that such developments should support sustainable communities with access to services and employment opportunities. Paragraph 111(a) further supports an appropriate mix of uses within larger-scale developments in order to minimise the number and length of journeys required for employment, shopping, leisure, education and other day-to-day activities. The preferred approach reflects these principles through the allocation of comprehensively master planned mixed-use sites capable of delivering housing, employment land, schools, local centres, community facilities and green infrastructure in a coordinated manner.

7.1.6 A key component of the preferred approach is the allocation of 2,200 dwellings to the south and east of Moreton-in-Marsh, together with a comprehensive package of supporting infrastructure, including a new secondary school and a new road connecting the A429 and A44. This level of development is considered sufficient to support significant infrastructure delivery whilst avoiding the substantially larger scale of growth that would be required to facilitate a full link road around the settlement. Land is also safeguarded to support the delivery of additional development and the completion of the link road through a future plan-making process, should sufficient funding and growth requirements arise.

7.1.7 The preferred approach also includes a strategic allocation of 1,238 dwellings at Mickleton, together with associated infrastructure including a primary school, local centre, public transport improvements, open space and green infrastructure. Mickleton is relatively unconstrained in the district context, located outside the Cotswolds National Landscape and within proximity of Honeybourne railway station, Chipping Campden and employment opportunities at Meon Vale and Long Marston. The preferred approach therefore seeks to utilise one of the more sustainable locations in the north of the district whilst supporting its long-term sustainability.

7.1.8 The preferred approach does not include strategic growth at Ampney Crucis. Whilst the village was considered through the IIA reasonable alternatives appraisal, the preferred approach instead focuses strategic growth in settlements considered better able to accommodate significant development and supporting infrastructure. This approach helps to direct growth towards more sustainable locations whilst reducing potential impacts associated with substantial growth at a relatively small village.

7.1.9 Employment provision is focused alongside strategic housing growth at locations including Cirencester, Fairford, Kemble and Driffield, supporting a closer relationship between homes, jobs and services.

Part 2: What are the appraisal findings at this stage?

8. Introduction to the appraisal

8.1. Appraisal methodology

8.1.1 **Part 2** of this IIA Report presents an appraisal of the draft Plan against the IIA Framework, with the findings presented under each of the IIA themes.

8.1.2 The appraisal in **Part 2** has been prepared in accordance with the requirements of the Environmental Assessment of Plans and Programmes Regulations, assessing the likely significant effects of the Plan.

8.2. Policies included in the Regulation 19 version of the Local Plan

8.2.1 **Table 8-1** presents the policies in the Regulation 19 version of the Local Plan. In the following appraisal chapter these policies will be referred to by their reference (for example, 'CP1').

8.2.2 The draft Plan includes 'core policies' and 'development policies'. The **Core Policies** set out the strategic approach for the district, addressing the overall **Spatial Strategy** and key strategic matters such as housing, employment, infrastructure and environmental protection. The **Development Policies** provide more detailed criteria to guide decision-making and to support the delivery and implementation of the Core Policies when determining planning applications.

Table 8-1: Policies in the Regulation 19 version of the Local Plan

Policy reference	Policy name
	Spatial Strategy
Core Policy 1	Addressing Climate Change
Core Policy 2	Meeting Housing Needs in Cotswold District - Strategic Allocations
Core Policy 2a	Stepped Housing Trajectory
Core Policy 3	Meeting Housing Needs in Cotswold District - Non-Strategic Allocations
Core Policy 4	Settlement Hierarchy
Core Policy 5	Meeting Employment Needs in Cotswold District
Core Policy 6	Infrastructure Delivery
	Cirencester and Surrounding Villages Area Strategy
Core Policy 7	Cirencester and Surrounding Villages Area Strategy

Policy reference	Policy name
Core Policy 8	Cirencester and Surrounding Villages Area Strategic Infrastructure
Core Policy 9	Safeguarding of Land for Strategic Infrastructure Schemes in the Cirencester and Surrounding Villages Area Strategy Area
Core Policy 10	Cirencester Central Area Strategy
Core Policy 11	Special Policy Areas – Royal Agricultural University
	South Cotswold Strategy Area
Core Policy 12	South Cotswold Strategy Area
Core Policy 13	South Cotswold Strategic Infrastructure Delivery
Core Policy 14	Safeguarding of Land for Strategic Infrastructure Schemes in the South Cotswold Area
Core Policy 15	Cotswold Airport
Core Policy 16	Thames and Severn Canal
Core Policy 17	The River Thames
Core Policy 18	Cotswold Lakes: Post-Mineral Extraction After Use
	North Cotswold Area Strategy
Core Policy 19	North Cotswold Strategy Area
Core Policy 20	North Cotswold Strategic Infrastructure Delivery
Core Policy 21	Safeguarding of Land for Strategic Infrastructure Schemes in the North Cotswold Area
Core Policy 22	Gloucester and Cheltenham Green Belt
Core Policy 23	Former Cheltenham to Stratford-Upon-Avon Railway Line
Core Policy 24	Special Policy Area – Campden BRI
Core Policy 25	Special Policy Area – Fire Service College
	Sustainable Construction and Renewable Energy
Core Policy 26	Retrofitting and Decarbonisation of Existing Buildings
Core Policy 27	Net Zero Carbon New Buildings
Core Policy 28	Renewable and Low Carbon Energy Generation, Storage and Transmission
Core Policy 29	Wind Energy Development
Core Policy 30	Roof-Mounted and Ground-Mounted Solar Panels
Core Policy 31	Community Renewable Energy Schemes

Policy reference	Policy name
Core Policy 32	Low Carbon Heat Networks
	Transport
Core Policy 33	Sustainable Transport & Connectivity
Core Policy 34	Assessing and Managing Transport Impacts
Core Policy 35	Active Travel: Walking, Cycling & Wheeling
Core Policy 36	Healthy, Safe and Inclusive Design
Core Policy 37	Public Transport, Shared Transport and Interchanges
Core Policy 38	Our Kerbside Space and Parking
Core Policy 39	Electric and Low Emission Vehicles
Core Policy 40	Aerodrome Safeguarding
	Housing
Core Policy 41	Standards for New Residential Development
Core Policy 42	Affordable Housing
Core Policy 43	Self-build and Custom-build Housing
Core Policy 44	Specialist Accommodation
Core Policy 45	Gypsy and Traveller Accommodation
Development Policy 1	Affordable Housing on Rural Exception Sites
Development Policy 2	Community Led-Housing
Development Policy 3	Dwellings for Rural Workers Outside Development Boundaries
Development Policy 4	Removal of Occupancy Conditions
Development Policy 5	Replacement Dwellings
	Economy, Retail and Tourism
Core Policy 46	New Employment Development
Core Policy 47	Safeguarding Established Employment Sites
Core Policy 48	Ancillary Uses on Employment Sites
Core Policy 49	Development of Tourist Facilities and Visitor Attractions
Core Policy 50	Tourist and Visitor Accommodation

Policy reference	Policy name
Core Policy 51	Town Centre Uses
Core Policy 52	New Local Centres
Development Policy 6	Rural Diversification
Development Policy 7	Conversion of Rural Buildings
Development Policy 8	New Agricultural and Forestry Development
Development Policy 9	Equestrian Related Development
	Historic Environment
Core Policy 53	The Historic Environment
Core Policy 54	Listed Buildings
Core Policy 55	Conservation Areas
Core Policy 56	Non-Designated Heritage Assets
Core Policy 57	Archaeological Assets
Core Policy 58	Registered Parks and Gardens
Core Policy 59	The Conservation of Non-Domestic Historic Buildings (Designated and Non-Designated Heritage Assets)
	Natural Environment
Core Policy 60	Biodiversity and Geodiversity
Core Policy 61	Local Green Space
Core Policy 62	Landscape
Core Policy 63	Managing Flood Risk
Core Policy 64	Water Management Infrastructure
Core Policy 65	Watercourses
Core Policy 66	Pollution and Contaminated Land
Core Policy 67	Air Quality
Development Policy 10	Trees, Hedgerows and Woodlands
Development Policy 11	Dark Skies
	Building Healthy and Sustainable Communities

Policy reference	Policy name
Core Policy 68	Planning for Health and Well-being
Core Policy 69	Good Design Outcomes and Process
Core Policy 69a	Good Design Outcomes and Process for Strategic Allocations
Core Policy 70	Green and Blue Infrastructure
Core Policy 71	Management of Accessible Green Open Spaces in Residential Developments
Core Policy 72	Social and Community Infrastructure
Core Policy 73	Telecommunications Infrastructure
	Monitoring and Implementation
Core Policy 74	Monitoring and Implementation

9. Appraisal of the Regulation 19 version of the Local Plan

9.1. Appraisal

9.1.1 The appraisal is presented below as a series of narrative discussions under the IIA framework. For each IIA theme, a commentary is presented on the spatial strategy and the Plan as a whole and concludes with a summary table of the likely significant effects (see **Table 9-1** to **Table 9-12**).

Biodiversity

Commentary on the spatial strategy

9.1.2 The spatial strategy set out in the Regulation 19 version of the Local Plan (hereafter referred to as 'the Plan') has important implications for biodiversity, particularly given the sensitive environmental context of the district, where large areas are subject to national landscape and ecological designations. The strategy seeks to balance the delivery of housing and employment growth with the need to protect and enhance ecological assets.

9.1.3 A strength of the spatial strategy is its use of a settlement hierarchy (**CP4**) to direct development towards the most sustainable locations in the district. By focusing the majority of growth in Principal and Non-Principal Settlements, the strategy is likely to reduce pressure on more remote and less disturbed areas of the countryside, which can be particularly important for protecting sensitive habitats and ecological networks. Concentrating development in locations with existing infrastructure and services also helps to limit the spread of incremental development across the wider rural area, which could otherwise lead to habitat fragmentation over time.

9.1.4 The allocation of development across a range of settlements, including both strategic allocations (**CP2**) and non-strategic allocations (**CP3**), provides a degree of flexibility and allows growth to be distributed across the district. This may help to avoid excessive pressure on single locations, particularly those with high environmental sensitivity. At the same time, the requirement for masterplanning and comprehensive site design offers opportunities to incorporate green infrastructure, habitat creation and ecological enhancements within larger sites, potentially delivering local biodiversity gains where implemented effectively. Nevertheless, due to the spatial constraints of the district, the distribution of allocated sites still has the potential to place development in proximity to sensitive ecological features in some locations. In this regard:

- 20 allocations are located within 10 km of an internationally designated site.

- all allocations are located within 5 km of a nationally designated biodiversity site (including six allocations which are located within approximately 100 m of a Site of Special Scientific Interest (SSSI)).
- eight allocations are located within 2 km of a Local Nature Reserve; and
- several allocations contain, or are adjacent to, priority habitats, ancient woodland, woodland identified in the National Forest Inventory, and habitats which may function as supporting habitat for protected species.

9.1.5 Whilst direct effects on these designations are unlikely, development has the potential to result in indirect effects including increased recreational pressure, habitat fragmentation, disturbance to species and impacts on ecological connectivity. However, **Policy CP60**, together with the allocation-specific concept frameworks and development templates, requires habitat retention and enhancement, ecological buffers, biodiversity net gain and green infrastructure corridors, providing a framework through which potential biodiversity effects can be avoided, reduced or mitigated.

9.1.6 The spatial strategy recognises the importance of environmental capacity, as set out in **CP4**. This allows for adjustments to the distribution of development where environmental constraints, including those relating to biodiversity, limit the capacity of settlements to accommodate growth. This is an important safeguard, as it provides a mechanism to avoid development in the most sensitive locations and redistribute growth to areas with lower ecological value or greater capacity to accommodate change. However, the effectiveness of this approach will depend on how these considerations are applied in practice and whether ecological constraints are given sufficient weight in decision-making. In particular, where sites are taken forward despite the presence of constraints, there remains potential for adverse effects which will need to be addressed through detailed design and mitigation. This is further considered in the 'commentary on the plan as a whole' section, below.

9.1.7 The area-based strategies (**CP7, 12 and 19**) promote the delivery of housing, employment and infrastructure together, which can support more sustainable patterns of development. However, the scale of growth proposed in some areas, particularly where multiple allocations are located in close proximity, raises the potential for cumulative effects on biodiversity, including increased recreational pressure, habitat fragmentation and changes to local hydrology. Whilst cumulative effects cannot be ruled out, particularly where multiple allocations are proposed in proximity to ecological receptors, the widespread incorporation of green infrastructure, ecological corridors and recreational mitigation measures should help to limit potential effects.

Commentary on the plan as a whole

9.1.8 A Habitats Regulations Assessment (HRA) has been undertaken and accompanies the Regulation 19 version of the Local Plan. HRA screening identified likely significant effects relation to physical damage and loss of habitat; non-physical disturbance; bird strike; air pollution from vehicle emissions and dust; recreation pressure; water quality from wastewater treatment and direct pollution; and water quantity. Whilst the subsequent Appropriate Assessment has ruled out some of these effects based on the mitigation measures provided in the Local Plan's policy framework, the HRA proposes additional policy recommendations for consideration by plan makers. It is anticipated that these measures will be incorporated into Plan, prior to submission.

9.1.9 Nonetheless, the Regulation 19 version of the Local Plan provides a strong and integrated framework for the conservation and enhancement of biodiversity, supported by a clear suite of policies covering designated sites, species protection, habitat networks and biodiversity net gain. Taken together, the policies move beyond a largely design-led approach and establish a more complete and robust basis for managing biodiversity impacts across the district. This is considered below.

9.1.10 A key strength of the Plan is the way biodiversity is embedded within wider sustainability and design policies. **CP1** promotes the provision of connected, accessible and multi-functional green spaces, alongside tree and hedgerow planting and measures to support nature recovery. This ensures that biodiversity considerations are built into the design of development from an early stage and are closely aligned with broader environmental outcomes. The requirement for Climate Change and Sustainability Statements further reinforces this approach by requiring applicants to demonstrate how biodiversity has been addressed in proportion to the scale of development.

9.1.11 This is strongly underpinned by **CP60**, which provides a clear and comprehensive framework for the protection of ecological assets. The policy applies the mitigation hierarchy, requiring avoidance, mitigation and compensation where impacts arise, and gives the highest level of protection to internationally designated sites, including SACs, SPAs and Ramsar sites. It also ensures protection for nationally and locally designated sites, priority habitats and protected species, with a clear expectation that development will be refused where significant harm cannot be adequately addressed. The inclusion of requirements for ecological surveys, biodiversity management measures and long-term maintenance significantly strengthens the effectiveness of the policy framework. The policy also includes specific mechanisms to address recreational pressures on Habitats Sites, requires biodiversity management and biosecurity measures where appropriate, and expects long-term maintenance arrangements to be secured through conditions or planning obligations.

9.1.12 **CP60** also introduces important safeguards for irreplaceable habitats, such as ancient woodland and veteran trees, making clear that their loss will only be permitted in exceptional circumstances. This is complemented by **DP10**, which provides additional protection for key landscape features that often form important components of ecological networks. Together, these policies ensure that both designated and non-designated assets are recognised and protected.

9.1.13 The Plan also maintains a strong focus on enhancement and connectivity. **CP70** requires development to contribute to multi-functional green and blue infrastructure networks, avoid fragmentation and improve connectivity, supported by long-term management arrangements. Similarly, **CP16, 17 and 23** support the role of linear corridors in strengthening ecological connectivity, while **CP18** promotes habitat creation and restoration at a landscape scale. **CP22** also contributes indirectly by limiting inappropriate development and helping to maintain the separation and openness of areas that can support ecological networks.

9.1.14 **CP61** also contributes positively by protecting designated Local Green Spaces from inappropriate development. Whilst primarily intended to safeguard valued community spaces, many of these sites also provide biodiversity value and support wider green infrastructure networks. **CP24** also includes site-specific requirements for the retention and enhancement of ecological features, including Key Wildlife Sites and existing vegetation, ensuring biodiversity considerations are embedded within these strategic locations. Supporting policies relating to rural land uses and development also help maintain habitat features within the wider countryside.

9.1.15 Design-led policies further reinforce biodiversity integration. **CP69 and 69a** require development to incorporate high-quality green spaces and biodiversity enhancements, while **CP68** promotes access to green spaces and connection with nature, recognising the wider benefits of biodiversity for communities. Together, these policies encourage development that contributes to both ecological quality and social value.

9.1.16 **CP30** includes safeguards to avoid harm to priority habitats and ecological networks, while encouraging appropriate siting in areas of lower ecological sensitivity.

9.1.17 Rural development policies also contribute positively to biodiversity outcomes. **DP8** requires the retention of hedgerows and the incorporation of measures to support wildlife, while **DP9** requires proposals to avoid harm to landscape features and ecological assets, including hedgerows and field margins. **DP7** provides additional protection by ensuring that ecological features such as bat roosts are not adversely affected.

9.1.18 The Plan is supported by **CP74**, which provides a mechanism to track delivery and respond where policy objectives are not being met. This is important in ensuring that biodiversity gains are achieved and maintained

over time. This is complemented by **CP71**, which requires the long-term management and maintenance of green spaces delivered through development, helping to secure biodiversity outcomes beyond the initial implementation stage.

Table 9-1: Effects summary table

Likely significant effect	Effect dimensions	Recommendations / mitigation measures
Improved ecological resilience.	Direct, long-term, positive.	None proposed.
Improved ecological connectivity through green infrastructure and habitat corridors.	Direct, long-term, positive.	None proposed.
Increased habitat provision and enhancement through green and blue infrastructure.	Direct and indirect, long-term, positive.	None proposed.
Delivery of biodiversity net gain and nature recovery measures.	Direct, long-term, positive.	None proposed.

Climate change adaptation

Commentary on the spatial strategy

9.1.19 The spatial strategy set out in the draft Plan has a significant role in shaping how the district responds to the impacts of climate change, particularly in relation to flood risk, water management, overheating and the resilience of communities and infrastructure.

9.1.20 A key positive aspect of the strategy is its reliance on a settlement hierarchy (**CP4**) to direct development towards locations with existing services, infrastructure and accessibility. By focusing growth in Principal and Non-Principal Settlements, the strategy can reduce the need for dispersed development in rural areas where infrastructure may be less resilient to climate pressures. This approach also supports the more efficient provision of climate adaptation measures, such as sustainable drainage systems, heat mitigation through urban greening, and resilient transport networks, as these are often more viable and effective when delivered at scale within larger or more centralised developments.

9.1.21 The emphasis on strategic allocations (**CP2**) and associated masterplanning requirements provides further opportunities to embed climate adaptation into development at an early stage. Larger sites allow for the coordinated integration of measures such as surface water management systems, green infrastructure, shading and cooling strategies,

and layout design that responds to topography and natural features. If implemented effectively, this approach can increase the overall resilience of new communities to climate risks.

9.1.22 The site assessment evidence indicates that climate risks have been identified and considered through the allocation process. Strategic allocations at Moreton-in-Marsh, Down Ampney, Mickleton and Siddington contain areas affected by flood risk, whilst several allocations are located within areas susceptible to groundwater flooding. In response, the strategic site concept frameworks incorporate measures such as sustainable drainage systems, strategic green infrastructure, floodplain management and the use of open space to accommodate flood risk. Several non-strategic allocations, including sites at Down Ampney, Siddington, Lechlade, Blockley and Chipping Campden, also include site-specific requirements relating to flood risk avoidance, sustainable drainage and water management measures.

9.1.23 The inclusion of the environmental capacity adjustment within **CP4** is also relevant to climate adaptation. This provides flexibility to direct development away from locations where environmental constraints would lead to unacceptable impacts, which may include areas vulnerable to flooding, water stress or other climate-related hazards. This mechanism has the potential to reduce exposure to climate risks. Where development is taken forward in areas with existing constraints, there remains potential for increased exposure to climate risks unless these are effectively mitigated. In this regard, Policies **CP63** and **CP64** provide an important policy framework through which flood risk, surface water management and wider climate resilience considerations can be addressed.

9.1.24 The distribution of development across the three strategy areas (**CP7, 12 and 19**) helps to spread growth across the district, which may reduce pressure on any single location. However, this also means that development will take place in a variety of contexts, some of which may be more vulnerable to climate impacts than others. For example, the delivery of a new settlement at Driffield and several large urban extensions may introduce challenges related to water management, flood risk and exposure to changing weather patterns, depending on site-specific conditions. While strategic sites offer greater scope for coordinated mitigation, they also represent a large-scale and long-term commitment, making it particularly important that adaptation measures are embedded from the outset. The concept frameworks for the strategic allocations include measures such as sustainable drainage systems, green infrastructure networks, multifunctional open space and habitat corridors, which should contribute positively to climate resilience over the lifetime of the Plan.

Commentary on the plan as a whole

9.1.25 The Plan sets out a clear and comprehensive approach to climate change adaptation, primarily through **CP1**, supported by a wider framework of

design, green infrastructure and environmental policies. Taken together, these policies establish a consistent expectation that development will be designed to be resilient to current and future climate impacts.

9.1.26 **CP1** is central to the Plan's approach to climate change. It requires development to demonstrate how proposals will adapt to and be resilient to the impacts of climate change, including through site layout, building design and supporting infrastructure. The policy includes specific requirements such as the implementation of the cooling hierarchy, ensuring buildings are designed to respond to overheating risks through natural ventilation and shading, and promoting the efficient use of natural resources, including water and soil. The requirement to incorporate sustainable drainage systems (SuDS) and water efficiency measures is particularly relevant in managing increased surface water runoff and water resource pressures.

9.1.27 The policy also emphasises the role of green and blue infrastructure, requiring development to promote connected, accessible and multi-functional green spaces, including tree and hedgerow planting. This is reinforced by **CP70**, which explicitly identifies the role of green and blue infrastructure in responding to climate change and managing flood risk, and requires a design-led approach that integrates these features from the earliest stages of development. The focus on multifunctionality, connectivity and long-term management supports a more systemic approach to climate resilience.

9.1.28 Design-related measures are further supported through **CP69 and 69a**, which require development to incorporate passive design strategies, efficient use of resources and resilience to environmental conditions. The policy's emphasis on long-term adaptability and building lifespan also contributes to ensuring that development remains suitable under changing climatic conditions.

9.1.29 Adaptation is also addressed through the treatment of existing buildings. **CP26** supports proposals that improve energy efficiency and adaptability to climate change, including retrofitting and the incorporation of low carbon heating systems. For both modern and traditional buildings, the policy promotes a 'whole house' approach and encourages interventions that respond to climate impacts, while recognising the constraints associated with heritage assets.

9.1.30 Water management and flood resilience are addressed in detail through **CP63, 64 and 65**. These policies require development to apply a sequential approach to site selection, avoid areas at highest risk of flooding and demonstrate resilience over the lifetime of the development, taking account of climate change allowances. The requirement for site-specific Flood Risk Assessments, integrated and multi-functional Sustainable Drainage Systems (SuDS), and the use of natural flood management techniques provides a robust framework for managing increased flood risk and surface water pressures. In addition, **CP64** requires efficient use of

water resources and sets clear water efficiency standards, while also safeguarding water quality and infrastructure capacity. Together, these policies significantly strengthen the Plan's ability to respond to future climate-related risks associated with flooding, water scarcity and water quality.

9.1.31 The role of natural systems in supporting climate resilience is also reinforced through **CP60** and **DP10**, which protect and enhance habitats, trees and other landscape features. These elements contribute to climate adaptation by supporting functions such as shading, cooling, water regulation and soil stability. The protection of these features helps to maintain the natural capacity of the environment to respond to climate pressures.

9.1.32 The Plan also recognises the importance of landscape and environmental assets in supporting resilience. While not directly framed as an adaptation policy, **CP16** supports the restoration and enhancement of the canal, which can contribute to water management, ecological resilience and sustainable movement patterns. Similarly, requirements within **CP24** for flood risk assessment and mitigation, particularly at Campden BRI, demonstrate that climate risks are considered in site-specific contexts.

9.1.33 The scale of growth proposed through the spatial strategy, including the provision of a housing supply buffer above the identified requirement, may place additional pressure on natural systems that support climate resilience, such as floodplains, green spaces and water resources. The loss or alteration of these features could reduce the natural capacity of the landscape to manage climate impacts.

9.1.34 Finally, the Plan includes clear implementation mechanisms, including the requirement for a Climate Change and Sustainability Statement under **CP1** and the use of monitoring and review through **CP74**. This provides a structured framework to ensure that adaptation measures are addressed consistently and can be monitored over time.

Table 9-2: Effects summary table

Likely significant effect	Effect dimensions	Recommendations / mitigation measures
Improved resilience to flood risk and climate-related hazards.	Direct, long-term, positive.	None proposed.
Increased use of sustainable drainage systems and water management measures.	Direct, long-term, positive.	None proposed.
Enhanced climate resilience through green and blue infrastructure.	Direct and indirect, long-term, positive.	None proposed.
Increased resilience of communities, buildings and infrastructure to future climate change.	Direct, long-term, positive.	None proposed.

Climate change mitigation

Commentary on the spatial strategy

9.1.35 The spatial strategy set out in the Plan plays an important role in influencing greenhouse gas emissions across the district, particularly through the location, scale and form of development, and the extent to which this supports more sustainable patterns of living. The overall approach reflects a clear intention to reduce emissions, although the outcomes will depend on how effectively spatial decisions reduce reliance on high-carbon activities, particularly travel.

9.1.36 The use of the settlement hierarchy (**CP4**) is effective for concentrating development in locations with the best access to services, jobs and public transport. By focusing the majority of growth in Principal and Non-Principal Settlements, the strategy supports shorter travel distances and increases the potential for walking, cycling and public transport use, which are critical for reducing transport-related emissions. This is particularly important in a largely rural district where car dependency can otherwise be high. Locating development in more connected settlements also makes it more feasible to provide infrastructure such as public transport services, active travel routes and low-carbon energy systems.

9.1.37 Whilst the settlement hierarchy generally directs growth towards the district's most sustainable locations, opportunities to support significant modal shift are constrained by the relatively limited rail network serving the district. In this context, the concentration of growth at Kemble and Moreton-in-Marsh is notable, as these settlements are served by rail stations. In addition, the strategic and non-strategic allocations at Mickleton will deliver homes located in proximity to Honeybourne railway station. Collectively, this represents that around 36% of new allocations are proposed either within settlements served by rail infrastructure or in locations with reasonable access to rail services. This should help support the use of more sustainable travel modes and reduce transport-related greenhouse gas emissions, although this will also depend on the quality of onward public transport and active travel connections.

9.1.38 The delivery of housing and employment through strategic allocations (**CP2 and 5**) provides further opportunities to support climate change mitigation. Larger sites allow for comprehensive masterplanning, which can incorporate compact layouts, mixed uses and integrated infrastructure. This can help reduce the need to travel and support more efficient patterns of development. The concept frameworks for the strategic allocations also include measures intended to reduce reliance on private car travel. For example, the strategic allocations at Steadings Southern Extension, Cirencester South East, Down Ampney and Driffield incorporate mobility hubs, active travel connections and public transport infrastructure, whilst the allocations at Kemble and Moreton-in-Marsh include active travel links

to rail stations and local centres. These measures should help support modal shift and reduce transport-related greenhouse gas emissions.

9.1.39 The requirement for infrastructure delivery (**CP6**) provides a mechanism to support climate mitigation by ensuring that development is accompanied by the necessary infrastructure, including transport and utilities. However, there is also the potential for investment in road infrastructure as part of supporting growth, particularly the proposed link road at the strategic allocation at Moreton-in-Marsh, which could reinforce car travel if not delivered alongside the active travel, public transport and mobility measures envisaged within the allocation. This highlights the importance of ensuring that infrastructure provision prioritises sustainable modes and low-carbon solutions in order to support the overall objectives of the strategy.

Commentary on the plan as a whole

9.1.40 The Plan establishes a comprehensive and detailed framework for climate change mitigation, with a clear focus on reducing greenhouse gas emissions across new development, existing buildings and the transport system. This is primarily delivered through a combination of climate, energy and transport policies, which together promote a transition to a net-zero carbon district and support the Plan's 'green to the core' ambitions.

9.1.41 **CP1** sets the overarching requirement that development must demonstrate how it will support an overall reduction in greenhouse gas emissions. The policy includes a wide range of mitigation measures that must be incorporated into development proposals. These include reducing the need to travel, promoting public transport and active travel, and providing electric vehicle charging infrastructure, all of which directly address transport-related emissions. The policy also promotes sustainable design and construction, the re-use of materials, and a 'circular economy' approach, alongside the use of materials with low embodied carbon. In addition, it requires development to contribute to the expansion of renewable and low carbon energy generation, ensuring that mitigation is embedded across design, construction and operation.

9.1.42 A key strength of the Plan is the introduction of a detailed and specific framework for building performance through **CP27**. This policy requires all new dwellings to be net zero carbon in operation, supported by requirements relating to low energy design, low carbon heating and on-site renewable energy generation. It includes quantified standards for space heating demand and energy use intensity, the requirement for development to be constructed without connection to the gas grid, and the expectation that renewable energy generation will match or exceed predicted energy demand where feasible. This provides a clear and measurable approach to reducing operational carbon emissions from new development.

9.1.43 The Plan also supports mitigation through policies relating to renewable and low carbon energy. **CP28** supports proposals that contribute to

meeting the district's electricity demand from renewable sources and enable further deployment of renewable energy. This is complemented by more specific policies such as **CP29 and 30**, which set out criteria for different types of renewable energy development, and **CP31** which supports locally-led initiatives. **CP32** further strengthens this approach by supporting the delivery of genuinely low carbon heat networks and setting clear standards for their design and operation, helping to address emissions associated with heating and supporting the transition away from fossil fuel-based systems. Together, these policies provide a broad and supportive framework for increasing renewable energy generation across the district.

9.1.44 Mitigation is also addressed through the treatment of existing buildings. **CP26** supports the retrofitting of buildings to improve energy efficiency, the use of low carbon heating systems, and the incorporation of micro-renewables. The policy applies the energy hierarchy, prioritising the reduction of energy demand, followed by efficiency improvements and renewable generation. It also recognises that the re-use of existing buildings can be more sustainable than demolition and rebuild, including in relation to embodied carbon.

9.1.45 Transport-related emissions are addressed through a comprehensive set of policies. **CP33**, together with **CP34 to 39**, place a clear emphasis on prioritising walking, cycling and public transport, reducing reliance on private vehicles, and supporting the transition to electric and low emission vehicles. These policies require development to be located in accessible locations, incorporate active travel infrastructure, provide public transport connectivity, and support shared mobility schemes. This is consistent with the requirements of **CP1** and provides a strong basis for reducing transport-related emissions over the plan period.

9.1.46 Infrastructure and movement corridors are also protected and enhanced in ways that support low-carbon travel. For example, **CP23** safeguards the potential restoration of a rail link, while **CP16** supports the restoration of the Thames and Severn Canal, which may provide opportunities for sustainable movement and recreation. Although not explicitly framed as mitigation policies, these provisions may support a shift towards more sustainable modes of travel.

9.1.47 In addition, the Plan recognises the role of natural assets in supporting climate change mitigation. For example, **DP10** requires the protection and enhancement of trees, woodlands and hedgerows, including ancient and veteran trees. These features contribute to carbon sequestration and help offset emissions, while also supporting wider environmental benefits. The encouragement of new tree planting, including woodland creation informed by local strategies, provides a complementary contribution to reducing the overall carbon footprint of development.

Table 9-3: Effects summary table

Likely significant effect	Effect dimensions	Recommendations / mitigation measures
Reduced greenhouse gas emissions from new development.	Direct, long-term, positive.	None proposed.
Increased use of sustainable and active travel modes.	Direct and indirect, long-term, positive.	None proposed.
Increased deployment of renewable and low carbon energy.	Direct, long-term, positive.	None proposed.
Improved energy efficiency and net zero carbon building performance.	Direct, long-term, positive.	None proposed.
Enhanced carbon sequestration through protection and enhancement of natural assets.	Direct and indirect, long-term, positive.	None proposed.

Economy and employment

Commentary on the spatial strategy

9.1.48 The spatial strategy set out in the Plan plays a central role in shaping the distribution, accessibility and sustainability of employment opportunities across the district. It seeks to align the delivery of housing, jobs and infrastructure in a way that supports economic growth while maintaining the character of the area and ensuring that development is well-related to existing settlements and services.

9.1.49 By directing the majority of growth towards Principal and Non-Principal Settlements (**CP4**), the strategy focuses employment development in locations with the strongest existing service base, transport connectivity and labour market accessibility. This approach supports more sustainable commuting patterns and increases the potential for people to live closer to their place of work, helping to reduce travel distances and support local economies.

9.1.50 The provision of employment land through the spatial strategy is a particularly important aspect of the Plan. The Plan will deliver approximately 32 ha of new employment land, exceeding the identified requirement of approximately 29 ha over the plan period. This provides confidence that sufficient land is available to support forecast economic growth. The approach does not rely on standalone employment allocations; rather, employment growth is primarily delivered through mixed-use strategic allocations alongside the safeguarding and enhancement of existing employment sites across the district (**CP2 and CP5**), which presents clear opportunities to support self-contained and mixed communities. The distribution of employment land across the three strategy areas (**CP7, 12 and 19**) also helps to ensure that economic growth is not overly concentrated in a single location, but instead supports a more balanced pattern of development.

9.1.51 New employment allocations are distributed across a number of strategic sites, including approximately 8 ha at Cirencester and Surrounding Villages, 11 ha at Driffield, 4 ha at Fairford, and 9 ha at Kemble. This distribution broadly aligns employment growth with the main locations for housing growth, creating opportunities to reduce commuting distances and support more self-contained communities.

9.1.52 The concept frameworks for the strategic allocations demonstrate how employment uses will be integrated alongside housing, services and infrastructure. For example, the strategic allocations at Cirencester, Driffield and Fairford include mixed-use development, local centres and active travel connections intended to improve access to employment opportunities. Similarly, the employment provision at Kemble takes advantage of its proximity to the established business and aviation-related activities associated with Cotswold Airport, whilst the allocation at Mickleton will benefit from its proximity to Honeybourne and the wider employment market of north Cotswold settlements. These measures should help improve accessibility to employment opportunities and support local economic resilience.

9.1.53 The strategy also allows for additional employment development through windfalls and Neighbourhood Development Plans, providing flexibility to respond to changing economic conditions. This is important in supporting small-scale and rural businesses, which form a key part of the local economy.

9.1.54 The requirement for infrastructure delivery (**CP6**) supports the spatial strategy by ensuring that employment development is accompanied by the necessary infrastructure, including transport and utilities. This is key to ensuring that employment sites are attractive, accessible and viable.

Commentary on the plan as a whole

9.1.55 The Plan sets out a positive approach to supporting economic growth and employment, combining town centre regeneration, protection of key economic assets, provision of employment land, tourism development and support for the rural economy.

9.1.56 A key element of the Plan's approach is the promotion of vibrant and viable centres, particularly through **CP10** and **CP51**. These policies support a range of mixed-use development, including retail, leisure, cultural and office uses, alongside residential development. The focus on regeneration opportunity sites, diversification of uses and enhancement of town centres is likely to strengthen economic activity, footfall and employment opportunities, particularly in Principal and Non-Principal Settlements.

9.1.57 The Plan also identifies and supports the role of strategic economic assets and institutions. **CP11, CP24, and CP25** support the growth and long-term development of key sites such as the Royal Agricultural University, Campden BRI and the Fire Service College. These policies enable

expansion of education, research, training and business uses, which is likely to contribute to high-value employment sectors, skills development and innovation. The requirement for comprehensive masterplanning also supports coordinated and sustainable growth at these locations.

9.1.58 In addition, **CP15** safeguards an important employment site and supports aviation-related development and diversification, helping to maintain and enhance its economic role and resilience.

9.1.59 The Plan provides strong support for employment development more broadly through **CP46**, which provides positive support for new employment development, including the expansion of existing employment sites and the delivery of new employment opportunities in appropriate locations. It also supports small-scale employment development in rural areas, subject to appropriate criteria, including viability and scale. The policy promotes employment growth in professional, technical, 'green' and knowledge-based sectors, and supports sustainable working practices, which aligns with wider economic and environmental objectives.

9.1.60 This is complemented by **CP47**, which establishes a clear presumption in favour of retaining existing employment land and floorspace. The policy requires robust justification for any loss of employment land, including evidence of non-viability and marketing. This helps to ensure that existing employment capacity is protected, supporting long-term economic stability.

9.1.61 The Plan also supports the visitor economy, which is a significant component of the district's economic profile. **CP49 and 50** support the development of tourist facilities, attractions and accommodation, where proposals demonstrate economic benefits and are compatible with environmental constraints. This is reinforced by **CP17** and **18**, which support leisure and recreation uses. In addition, **CP53 to 59** relating to the historic environment play an important supporting role, helping to conserve and enhance heritage assets and conservation areas which form a key part of the district's visitor offer and overall economic appeal. Together, these policies promote a sustainable tourism sector, supporting local businesses and employment opportunities.

9.1.62 Support for the rural economy is provided through **DP6** and related policies, which enable diversification of agricultural and land-based businesses. This is further supported by **DP7**, which enables the re-use of existing buildings for alternative economic uses, and **DP8**, which supports the ongoing viability of land-based industries. **DP3** also contributes by supporting essential on-site accommodation where required for rural enterprises. **DP9** provides additional support for rural economic activity, recognising equestrian uses as part of the local economy where developed in a sustainable and appropriately scaled manner. The emphasis on re-use of existing buildings and support for low carbon rural enterprises provides opportunities for economic growth in rural areas, while maintaining environmental quality.

9.1.63 Infrastructure and connectivity are also recognised as essential to economic growth. **CP8, CP13, and CP20** support the delivery of strategic infrastructure across the three strategy areas, whilst **CP9, CP14, and CP21** safeguard land required for future infrastructure schemes. **CP20** further strengthens this approach by identifying specific infrastructure requirements, including strategic road and sustainable transport improvements, to support planned growth and economic activity. In addition, **CP37** supports improved connectivity and accessibility to employment opportunities, which can enhance labour market mobility and support business growth. **CP23** also safeguards longer-term opportunities for rail connectivity, which may support economic linkages and accessibility over time.

9.1.64 The Plan also recognises the importance of digital connectivity in supporting modern economic activity. **CP73** requires development to provide high quality and future-proofed telecommunications infrastructure, ensuring that residents and businesses have access to high-speed digital networks. This is particularly important for supporting home working, digital businesses and rural economic growth.

Table 9-4: Effects summary table

Likely significant effect	Effect dimensions	Recommendations / mitigation measures
Increased employment opportunities across the district.	Direct, long-term, positive.	None proposed.
Delivery of employment land to support economic growth.	Direct, long-term, positive.	None proposed.
Improved alignment of housing and employment growth.	Direct and indirect, long-term, positive.	None proposed.
Support for town centres, tourism and the rural economy.	Direct and indirect, long-term, positive.	None proposed.
Improved infrastructure and connectivity to support business growth.	Direct, long-term, positive.	None proposed.

Equalities

Commentary on the spatial strategy

9.1.65 The spatial strategy plays a role in shaping how different groups across the district are able to access housing, services, jobs and everyday opportunities.

9.1.66 A central element of the strategy is the settlement hierarchy (**CP4**), which directs most development towards Principal and Non-Principal Settlements. These locations already benefit from a broader mix of services, employment opportunities and transport links, meaning that new development is more likely to be well connected. This is particularly important for people who may not be able to rely on private vehicles, as it

supports easier access to essential services such as healthcare, education and retail. By reinforcing these locations as the main focus for growth, the strategy has the potential to improve everyday accessibility for a wide range of residents.

9.1.67 At the same time, the strategy includes a significant number of non-strategic allocations across smaller settlements (**CP3**). This reflects an intention to support communities across the district rather than concentrating all development in a small number of locations. In some cases, this can help sustain local facilities and maintain the viability of smaller settlements. However, the level of accessibility in these locations is more variable, and in areas with limited services or transport connections, residents may still need to travel further to meet their daily needs. This may be more challenging for certain groups, particularly where access to transport is constrained. This introduces some variability in outcomes for different communities depending on location.

9.1.68 The larger strategic allocations (**CP2**) play an important role in shaping equalities outcomes. Sites such as the urban extensions and the proposed new settlement at Driffield provide opportunities to deliver new infrastructure, community facilities and local services alongside housing growth. If these developments are planned and delivered effectively, they can help create places where people are better able to access services locally. Their scale also increases the likelihood of securing integrated provision, although this will depend on delivery and design quality.

9.1.69 The spatial strategy also aligns housing growth with employment provision through **CP5** and the Area Strategies (**CP7, 12 and 19**). In principle, this creates opportunities for people to live closer to jobs, which can reduce travel times and improve access to employment.

9.1.70 Infrastructure delivery is identified as a key component of the strategy through **CP6**, which supports the provision of transport, services and facilities alongside new development. This has a direct bearing on equalities outcomes, as the timing and location of infrastructure will influence how easily people can access services.

Commentary on the plan as a whole

9.1.71 The Plan provides a broad framework that supports equalities and social inclusion, primarily through policies relating to access to services, inclusive design, housing provision and community infrastructure. While equalities is not addressed through a single standalone policy, it is embedded across a range of policy areas, particularly housing, transport and health.

9.1.72 A key component of the Plan's approach is ensuring that development is supported by appropriate infrastructure and services. **CP6** requires development to provide the necessary infrastructure to meet the needs arising from new development, supported by the Council's 'infrastructure-first' ambition. This includes social, community and service infrastructure,

which is critical to ensuring that new and existing communities have equitable access to facilities and services.

9.1.73 **CP52** also contributes positively to equalities by requiring new local centres within strategic allocations to provide access to services and facilities close to where people live. This may particularly benefit groups with more limited mobility or reduced access to private vehicles by improving access to shops, childcare, community facilities and other day-to-day services.

9.1.74 Accessibility is further supported through a strong focus on sustainable and inclusive transport. **CP33** prioritises walking, cycling and public transport, and requires development to integrate with existing networks and provide accessible and inclusive movement infrastructure. This is reinforced by **CP34**, which requires development to be located close to services and to demonstrate how sustainable travel opportunities have been maximised, and by **CP35**, which promotes safe and accessible routes for all users. These policies explicitly recognise the needs of people with disabilities and those with mobility needs, supporting more equitable access to employment, services and community facilities.

9.1.75 Access to services and facilities is further supported through policies such as **CP37**, which seeks to ensure that development is well connected to services, and **CP16**, which promotes improved access to recreational routes and public spaces. Digital connectivity is also addressed through **CP73**, which supports access to high quality digital infrastructure, helping to reduce inequalities related to connectivity and access to services. **CP8** and **CP20** also support the delivery of new education infrastructure, improving access to primary and secondary education and reducing the need for longer distance travel to schools.

9.1.76 Design also plays an important role in addressing equalities. **CP36** requires development to be inclusive, safe and accessible, and to provide appropriate infrastructure for different users, including pedestrians, cyclists and those using micromobility. The policy emphasises connectivity, safety and usability of the public realm, which are important factors in creating environments that can be used by a wide range of people. This is complemented by **CP69 and 69a**, which require early community engagement, comprehensive masterplanning and design coding for larger sites, helping to ensure that the needs of different groups are considered from the outset of the design process.

9.1.77 The Plan includes a strong framework for addressing housing needs across different groups, which is central to equalities. **CP41** requires a proportion of dwellings to meet accessible and adaptable standards (M4(2)) and wheelchair user standards (M4(3)), directly addressing the needs of people with mobility impairments.

9.1.78 This is complemented by **CP42**, which requires development to deliver a significant proportion of affordable housing and prioritises rented tenures,

helping to address housing affordability and access for lower income groups. **DP1** further supports the provision of affordable housing in rural areas, ensuring that local needs can be met where opportunities arise.

9.1.79 The Plan also provides targeted support for specific groups with particular housing needs. **CP44** supports accommodation for older people, people with disabilities and those requiring care or support, with requirements relating to accessibility, location and design. **CP45** identifies preferred sites and sets out a clear approach to meeting the needs of Traveller communities. Together, these policies provide a structured and inclusive approach to meeting a wide range of housing needs.

9.1.80 Health and wellbeing are also closely linked to equalities. **CP68** requires development to demonstrate how it contributes to reducing health inequalities, supports access to open space, and promotes inclusive and active environments. The requirement for Health Impact Assessments on larger developments provides a mechanism to consider how different groups may be affected by development.

Table 9-5: Effects summary table

Likely significant effect	Effect dimensions	Recommendations / mitigation measures
Improved access to housing, services and employment opportunities.	Direct, long-term, positive.	None proposed.
Improved accessibility through inclusive and sustainable transport provision.	Direct, long-term, positive.	None proposed.
Increased provision of affordable, accessible and specialist housing.	Direct, long-term, positive.	None proposed.
Improved access to community infrastructure, facilities and digital connectivity.	Direct and indirect, long-term, positive.	None proposed.
Support for health, wellbeing and social inclusion.	Direct and indirect, long-term, positive.	None proposed.

Green infrastructure and natural capital

Commentary on the spatial strategy

9.1.81 The spatial strategy influences how green infrastructure and natural features are retained, enhanced and connected across the district, mainly through where development is directed and how growth is distributed between settlements.

9.1.82 A key feature is the focus on directing development to Principal and Non-Principal Settlements (**CP4**). This helps limit more widespread encroachment into the countryside and increases the opportunity to plan larger, more connected areas of green infrastructure within fewer locations. In these areas, there is greater scope to design green spaces, drainage

features and routes in a more coordinated way, rather than relying on smaller, isolated interventions.

9.1.83 Consequently, as major growth is primarily concentrated outside of the Cotswolds National Landscape, which covers approximately 80% of the district, the spatial strategy also safeguards green infrastructure networks across the nationally protected landscape.

9.1.84 Strategic allocations (**CP2**) on larger sites, including the main urban extensions and the proposed new settlement at Driffield, provide opportunities to incorporate multi-functional green infrastructure as part of a comprehensive layout, such as open space networks and integrated drainage. These sites can make a meaningful contribution to the overall green infrastructure network if designed well. However, they will also involve the loss of existing land and features, meaning outcomes will depend on how effectively new provision replaces or improves what is currently there. The concept frameworks for the strategic allocations incorporate extensive green infrastructure networks, strategic open space, active travel routes and sustainable drainage measures. In doing so, they provide opportunities to support a number of the priorities identified within the Cotswold Green Infrastructure Strategy, including improved access to natural greenspace, delivery of strategic walking and cycling connections, strengthened ecological networks and the incorporation of multifunctional green infrastructure within new development.

9.1.85 The strategy also spreads some growth across smaller settlements through non-strategic allocations (**CP3**). While individually modest, these sites may result in the gradual loss of local green features over time. Their contribution to green infrastructure is likely to be more limited in scale, and there is a greater risk that provision will be site-specific rather than part of a wider network, unless this is addressed through design and connectivity. However, the Cotswold Green Infrastructure Strategy identifies opportunities to improve the connectivity of green infrastructure networks, active travel routes and accessible natural greenspace across the district, particularly within and around the principal settlements. The development templates for non-strategic allocations require consideration of site-specific green infrastructure assets and connections, creating opportunities for individual developments to contribute towards the wider objectives and aspirations of the Green Infrastructure Strategy.

9.1.86 The delivery of supporting infrastructure (**CP6**) is relevant, as it can help ensure that green infrastructure is planned alongside other elements of development.

Commentary on the plan as a whole

9.1.87 The Plan provides a strong approach to green infrastructure and natural capital, with a clear focus on how natural features and spaces contribute to the quality, resilience and functioning of places.

9.1.88 A key strength of the Plan is the way green infrastructure is treated as an essential part of development, rather than something added at the end of the design process. **CP70** requires developers to plan green and blue infrastructure from the outset, ensuring it is properly integrated into the layout and structure of development. This includes creating spaces that serve more than one purpose, such as providing areas for recreation, managing surface water, supporting active travel and improving environmental quality. The focus on accessibility and usability ensures that green spaces are not only provided, but are also well-used and valued by local communities.

9.1.89 The Plan also reflects the idea of natural capital, recognising that natural features and systems provide measurable benefits over time. Policies such as **CP1**, **CP69 and 69a** require development to include features such as tree planting, green spaces and sustainable drainage systems. These elements contribute to a range of functions, including reducing flood risk, storing carbon, improving air quality and helping to regulate temperature, making places more resilient to climate change. This is further supported by **DP10**, which protects and enhances key natural assets that contribute to carbon storage, urban cooling and wider ecosystem services.

9.1.90 Another important aspect of the Plan is its focus on linking green spaces together. **CP70** expects development to connect into wider green infrastructure networks, rather than creating isolated spaces. This is supported by policies such as **CP16** and **CP23**, which protect and enhance key corridors across the district. These corridors not only support wildlife movement, but also provide routes for walking, cycling and recreation, making them important parts of the wider green infrastructure network. **CP60** further reinforces this approach by requiring development to contribute to ecological networks and habitat connectivity, supporting the wider functioning of natural systems.

9.1.91 The Plan also makes use of larger-scale opportunities to strengthen natural capital. **CP18**, for example, supports the reuse of former mineral sites in a way that provides recreation, landscape improvement and environmental benefits. In rural areas, policies such as **DP8** encourage the retention of features like hedgerows, which contribute to soil health, water management and landscape quality, as well as supporting wildlife. **CP22** also provides an important strategic role by limiting inappropriate development and maintaining openness, helping to protect wider landscape structure and green infrastructure continuity.

9.1.92 Long-term management is another important feature of the Plan. **CP70** and **CP71** require clear arrangements for maintaining green infrastructure over time, including funding and responsibility for upkeep. This helps ensure that green spaces continue to function properly and deliver benefits in the future, rather than declining after they are first created. **CP24 and CP25** also supports this approach by requiring comprehensive

masterplanning in their respective Special Policy Areas, along with **CP69** which requires masterplans for major developments.

9.1.93 The link between green infrastructure and people's health and wellbeing is also clearly recognised. **CP68** promotes access to green space and opportunities for recreation, highlighting the role that natural environments play in supporting both physical and mental health. This reinforces the idea that green infrastructure is a key part of creating healthy and liveable places. This is further complemented by **CP61**, which protects areas of particular importance to local communities, ensuring continued access to valued green spaces as part of the wider network.

Table 9-6:Effects summary table

Likely significant effect	Effect dimensions	Recommendations / mitigation measures
Enhanced green and blue infrastructure networks.	Direct, long-term, positive.	None proposed.
Improved natural capital and ecosystem services.	Direct and indirect, long-term, positive.	None proposed.
Increased access to green spaces and recreational opportunities.	Direct, long-term, positive.	None proposed.
Improved connectivity between green infrastructure assets.	Direct, long-term, positive.	None proposed.
Long-term enhancement and management of green infrastructure resources.	Direct, long-term, positive.	None proposed.

Healthy and vital communities

Commentary on the spatial strategy

9.1.94 The spatial strategy has a direct influence on how communities develop and function across the district, particularly in terms of access to services, opportunities for everyday activity and overall quality of life. By shaping where growth takes place, it affects how easily people can meet their daily needs and how connected communities are.

9.1.95 The focus on directing development to Principal and Non-Principal Settlements (**CP4**) helps ensure that a large proportion of new housing is located in places where services and facilities are already available. This supports more convenient access to healthcare, education, shops and employment, and creates better conditions for walking and cycling as part of everyday life. Concentrating growth in these areas also increases the likelihood that services remain viable and can expand to meet future demand.

9.1.96 The proposed use of strategic allocations (**CP2**) introduces opportunities to shape new communities in a more coordinated way. Larger sites, including urban extensions and the proposed new settlement, are capable of

accommodating open space, community facilities and supporting infrastructure within their design. Where these elements are delivered alongside housing, they can create environments that support both physical activity and social interaction. However, the scale of growth proposed at some strategic locations will represent a substantial increase relative to the size of existing communities, such as Moreton-in-Marsh, Mickleton, Kemble, and Down Ampney. Whilst this creates opportunities to secure new services, facilities and infrastructure, it also highlights the importance of ensuring that supporting infrastructure is delivered in step with development and that new growth is successfully integrated with existing communities.

9.1.97 The proposed new settlement at Driffield (**CP2 and CP12**) offers the chance to establish a new community with its own services and facilities, both within the current plan period and extending beyond the plan period, which could reduce reliance on other settlements.

9.1.98 Smaller sites delivered through **CP3** play a more modest but still relevant role. By bringing development to a range of villages, the strategy helps to support population levels and maintain local facilities where they exist. This can be particularly important in rural areas, although in locations with limited services, residents may still need to travel further for day-to-day needs, which can affect overall accessibility.

9.1.99 Infrastructure provision under **CP6** is closely linked to these outcomes. The availability of community facilities, open space and transport connections will influence whether new development supports healthy and well-connected communities.

Commentary on the plan as a whole

9.1.100 The Plan sets out a comprehensive framework for supporting healthy and vital communities, drawing together policies relating to health and wellbeing, housing, infrastructure, movement, green infrastructure and design. Taken together, these policies promote environments that support physical health, mental wellbeing, social interaction and access to services, while seeking to ensure that communities are well-served and sustainable over the long term.

9.1.101 A central component of the Plan's approach is **CP68**, which explicitly requires development to demonstrate how it will reduce health inequalities, promote healthier lifestyles and support wellbeing. The requirement for Health Impact Assessments (HIAs) on larger developments provides a clear mechanism to assess how proposals respond to local health needs and address inequalities. The policy also promotes access to green space, opportunities for physical activity, and the provision of community infrastructure, all of which are directly linked to improved health outcomes.

9.1.102 **CP52** further supports healthy and vital communities by requiring the provision of new local centres within the strategic allocations. These

centres are expected to provide a range of services and facilities, including convenience retail, community uses and, where appropriate, health services, childcare provision and flexible workspace. The policy therefore supports the creation of more self-contained communities and improves access to everyday services within walking and cycling distance of new homes.

9.1.103 This approach is supported by a strong emphasis on active and sustainable travel, which plays a key role in supporting healthy lifestyles. **CP33** prioritises walking, cycling and public transport, while **CP35** requires development to be planned around safe and accessible active travel networks. These policies are reinforced by **CP34** and **CP37**, which seek to ensure that development is well connected to services and reduces reliance on private vehicles. **CP38 and 39** further support this approach by prioritising cycle infrastructure, accessible parking and provision for low emission transport, helping to create more inclusive and healthier movement environments.

9.1.104 Design is also a key factor in shaping healthy communities. **CP36, CP69, and 69a** require development to create safe, inclusive and high-quality environments, with a clear emphasis on public spaces, accessibility, social interaction and long-term adaptability. These policies encourage layouts that support active lifestyles, community cohesion and a sense of place, all of which contribute to wellbeing.

9.1.105 The Plan also places significant emphasis on green and blue infrastructure. **CP70** requires development to incorporate accessible and multifunctional green spaces, while **CP71** ensures that such spaces are properly managed and maintained over the long term. These policies support access to natural environments, recreation and biodiversity, which are closely linked to both physical and mental health. Additional support is provided through **CP1**, which promotes green infrastructure and connected open spaces. This is further supported by **CP61**, which protects areas of particular importance to local communities, helping to ensure continued access to valued open spaces.

9.1.106 Access to services and community facilities is addressed through **CP6** and **CP72**. These policies require development to provide or contribute to infrastructure such as community facilities, open spaces and services, ensuring that population growth is supported by appropriate provision. **CP72** also includes safeguards to prevent unnecessary loss of community facilities, helping to maintain social networks and community cohesion.

9.1.107 **CP8** and **CP20** support the delivery of significant new education infrastructure, including new primary and secondary schools at Cirencester, Moreton-in-Marsh and Mickleton. This will help ensure that community infrastructure keeps pace with planned growth, improve access to education for existing and future residents, and contribute to the creation of sustainable and well-served communities.

9.1.108 Housing provision also plays an important role in supporting healthy and vital communities. **CP41** requires a mix of dwelling types and includes provisions for accessible and adaptable homes, while **CP42** ensures that housing is delivered to meet identified needs, particularly for those unable to access market housing. **CP44** and **CP45** support the needs of specific groups, contributing to more inclusive communities. **DP2** also supports locally-driven housing solutions, helping to strengthen community cohesion and deliver housing that reflects local needs. **CP50**, plays an important role in managing the impacts of tourism on local communities. These policies seek to ensure that housing is not lost to short-term or holiday use where it would undermine the availability of homes for permanent residents, helping to maintain balanced and sustainable communities.

9.1.109 The Plan also supports the role of centres and local environments in community life. **CP10** and **CP51** promote mixed-use development and accessible services, supporting vibrant centres that provide opportunities for social interaction, services and leisure. Similarly, policies such as **CP16** and **CP17** support improved access to recreational spaces, while **CP18 and CP61** promotes outdoor recreation and access to the natural environment, respectively. **CP23** also safeguards opportunities for improved connectivity, which may enhance access to services and support community interaction over time. In addition, **CP53 to 59** relating to the historic environment contribute to the character, identity and distinctiveness of places, which are important to community wellbeing and sense of place.

9.1.110 The provision of infrastructure and connectivity also underpins the delivery of healthy communities. **CP8, CP13, and CP20** support the delivery of strategic infrastructure, whilst **CP9, CP14, and CP21** safeguard land required for future infrastructure schemes. These are complemented by **CP73** which supports digital connectivity, improving access to services, employment and social networks. **CP63 and 64** also contribute by ensuring that development is resilient to flooding and water-related risks, helping to protect communities and maintain safe living conditions over the long term. **CP31** further supports community resilience by encouraging locally-led initiatives that can deliver social and community benefits alongside energy generation.

9.1.111 **CP74** provides a mechanism to track delivery and respond where objectives are not being met, helping to ensure that communities remain well-served over time.

Table 9-7: Effects summary table

Likely significant effect	Effect dimensions	Recommendations / mitigation measures
Improved access to services, facilities and community infrastructure.	Direct, long-term, positive.	None proposed.

Likely significant effect	Effect dimensions	Recommendations / mitigation measures
Support for healthier lifestyles through active travel and access to green space.	Direct and indirect, long-term, positive.	None proposed.
Increased delivery of inclusive and accessible housing.	Direct, long-term, positive.	None proposed.
Enhanced community cohesion and social wellbeing.	Direct and indirect, long-term, positive.	None proposed.
Creation of healthy, attractive and well-connected places.	Direct, long-term, positive.	None proposed.

Historic environment

Commentary on the spatial strategy

9.1.112 The spatial strategy has a strong influence on how the historic environment is experienced, protected and managed across the district, particularly given the high concentration of heritage assets, including conservation areas, listed buildings and historic landscapes.

9.1.113 An important part of the strategy is the concentration of growth within Principal and Non-Principal Settlements (**CP4**). Many of these settlements have well-defined historic cores. This is reflected in the site assessment evidence, which identifies that 27 allocations are located within 500 m of a conservation area and nine allocations are located within or directly adjacent to a conservation area. Development in these locations has the potential to affect the significance, character and setting of heritage assets through changes to townscape, key views and settlement form.

9.1.114 In addition to conservation areas, heritage sensitivities associated with designated assets are also widespread across the allocations. In particular:

- five allocations are located within 500 m of a Grade I listed building;
- nine allocations are located within 500 m of a Grade II* listed building;
- 32 allocations are located within 500 m of a Grade II listed building; and
- 14 allocations are located within 500 m of a Scheduled Monument, including the strategic allocations at Steadings Southern Extension, Moreton-in-Marsh, and Down Ampney.

9.1.115 Potential effects relate principally to changes in the setting of heritage assets, impacts on the historic relationship between settlements and their surrounding landscapes, and effects on archaeological remains. One allocation, Steadings Southern Extension, contains the Settlement South East of Chesterton Farm Scheduled Monument within its development boundary. Whilst this represents a notable heritage sensitivity, the concept framework specifically seeks to conserve and enhance the setting of the

Scheduled Monument through the use of green infrastructure, open space and landscape-led design measures, helping to ensure that the monument remains a key feature within the wider site.

9.1.116 The proposed use of strategic allocations (**CP2**), particularly urban extensions, introduces both risks and opportunities for the historic environment. Large-scale development on the edges of settlements can affect the setting of historic towns and villages, including important views and the relationship between built form and surrounding countryside. However, the concept frameworks demonstrate that heritage considerations have informed the design of the strategic allocations. For example, the Cirencester South East and Steadings Southern Extension allocations incorporate substantial green infrastructure buffers and areas of open space to manage the transition between new development and the historic settlement edge. At Fairford and Down Ampney, the concept frameworks seek to respect the historic settlement pattern through the retention of landscape buffers and green corridors, whilst the Kemble allocation incorporates green infrastructure and landscape-led design measures intended to protect the setting of nearby heritage assets and maintain settlement identity. Similarly, the Moreton-in-Marsh framework incorporates strategic open space and landscape buffers which help to safeguard the setting of the historic market town and nearby heritage assets.

9.1.117 Smaller sites brought forward through **CP3** are less likely to result in large-scale change individually, but their cumulative impact is relevant. Development within or adjacent to smaller settlements, many of which have historic character, may lead to incremental change over time, particularly where sites are closely related to conservation areas or historic edges. These effects are typically more localised but can gradually alter the character of settlements if not well managed. Several non-strategic allocations are located within or adjacent to conservation areas and in proximity to listed buildings. The accompanying development templates identify these sensitivities and include requirements relating to heritage-led design, the protection of key views, archaeological investigation where necessary, landscaping measures and the conservation of heritage asset settings.

9.1.118 The role of the area strategies (**CP7, 12 and 19**) in aligning housing, employment and infrastructure supports a more coordinated approach to development, which can help in managing impacts on the historic environment. The coordinated delivery of growth also presents opportunities to secure strategic landscape and green infrastructure measures that help maintain the setting of historic settlements and heritage assets.

9.1.119 The spatial strategy recognises the constraints posed by the historic environment, particularly through the environmental capacity considerations within **CP4**, which allow for adjustments where development would cause

unacceptable harm. This provides an important safeguard, helping to direct growth away from the most sensitive areas where necessary.

Commentary on the plan as a whole

9.1.120 The Plan provides a robust framework for the conservation and enhancement of the historic environment, supported by a combination of dedicated heritage policies and cross-cutting design, regeneration and infrastructure policies. These collectively seek to ensure that development respects, protects and where possible enhances heritage assets and their settings, while enabling appropriate and sensitive change.

9.1.121 The primary policy framework for heritage protection is set out in **CP53** to **CP59**, which aligns closely with national policy. **CP53** establishes an overarching approach to the historic environment, requiring development to conserve heritage assets and their settings in a manner proportionate to their significance. Great weight is given to conservation, with harm only permitted where there is a clear and convincing justification and where any public benefits outweigh that harm. This establishes a strong protective framework, particularly for assets of the highest significance.

9.1.122 The policy framework also includes specific safeguards for different heritage asset types. **CP54** provides detailed protection for listed buildings and their settings, requiring proposals to preserve architectural and historic significance, retain important features and ensure that alterations, extensions and changes of use sustain the significance of the asset. The policy also supports the sensitive retrofitting of listed buildings where this can be achieved without unacceptable harm. **CP55** and **CP56** similarly require development affecting Conservation Areas and non-designated heritage assets to preserve or enhance their significance, character and appearance, ensuring that locally distinctive historic places and features are appropriately considered and protected. In addition, **CP58** provides protection for Registered Parks and Gardens, requiring development to conserve their significance, landscape setting and important views.

9.1.123 **CP57** further strengthens the heritage framework by requiring archaeological assessment and, where necessary, field evaluation where development may affect archaeological assets. The policy establishes a strong presumption in favour of preserving scheduled monuments and other important archaeological remains in situ, helping to protect features of archaeological significance across the district.

9.1.124 The Plan also positively supports the re-use and long-term conservation of heritage assets. **CP59** encourages the sensitive conversion of historic buildings where this would secure their future, while ensuring that their significance is sustained. This approach is reinforced by **CP26**, which supports the sensitive retrofitting of traditional buildings, provided that their significance is not harmed. This is further complemented by **DP7**, which

supports the reuse of existing rural buildings in a way that respects their character and setting, helping to secure their long-term viability.

9.1.125 Beyond the core heritage policies, the Plan integrates the historic environment into place-making and regeneration strategies. For example, **CP10** promotes development that is sensitive to the character and spatial qualities of the historic town centre, including references to the Roman Wall and urban grain. Similarly, **CP11** requires development to respect the parkland character and built heritage of the site, while **CP24** includes requirements to enhance the setting of key sites. **CP51** also contributes by requiring development to enhance the character and heritage of centres, supporting their continued vitality while safeguarding historic significance. These policies demonstrate a commitment to using heritage as a driver for high-quality place-making.

9.1.126 Historic transport and cultural assets are also recognised. **CP16** and **CP23** require development to respect, improve and enhance historic routes and associated features, safeguarding their cultural and historic value. These policies support the preservation of historic infrastructure while enabling appropriate use and access. **CP22** also contributes indirectly by maintaining openness and preventing inappropriate development in areas where the historic landscape setting of settlements and heritage assets is particularly sensitive. This is further reinforced by **CP62**, which requires development to conserve landscape character, important views and the setting of natural and built landmark features. This is particularly important in the Cotswolds, where the historic environment is closely tied to landscape character, and helps ensure that the wider setting and historic landscape context of heritage assets are appropriately protected.

9.1.127 Design policies further reinforce heritage protection. **CP69** requires proposals to respond to context, local history and cultural identity, ensuring that new development is informed by its historic surroundings. The requirement for masterplanning, design codes and design review for major development and strategic allocations, through **CP69a**, provides additional safeguards to ensure that heritage considerations are addressed from the earliest stages. **CP73** also includes safeguards to minimise impacts on heritage assets and their settings, ensuring that modern infrastructure is carefully integrated within historic environments.

Table 9-8: Effects summary table

Likely significant effect	Effect dimensions	Recommendations / mitigation measures
Conservation and enhancement of heritage assets and their settings.	Direct, long-term, positive.	None proposed.
Protection of the character and appearance of historic settlements.	Direct and indirect, long-term, positive.	None proposed.
Heritage-led design and place-making.	Direct, long-term, positive.	None proposed.

Likely significant effect	Effect dimensions	Recommendations / mitigation measures
Potential effects on the setting and significance of heritage assets from new development.	Direct and indirect, long-term, negative.	Mitigation provided through Plan policies and site-specific requirements.

Housing

Commentary on the spatial strategy

9.1.128 The spatial strategy provides the overall framework for how housing growth will be delivered across the district, setting out both the scale of provision and its geographical distribution. It establishes a clear approach based on a combination of strategic allocations, smaller sites and windfall development, which together meet housing needs.

9.1.129 A clear strength of the strategy is that it plans not only to meet but to exceed the identified housing requirement by incorporating an approximate 5% buffer above LHN (**CP2**), allowing for flexibility and contingency over the plan period. This reduces the risk of under-delivery and helps ensure that housing needs can be met even where some sites come forward more slowly than expected (i.e., due to the longer lead in times associated with strategic allocations). It also supports a stable supply of land, which is important for maintaining delivery over the long term.

9.1.130 The overall distribution of housing is guided by the settlement hierarchy (**CP4**), which directs most growth towards Principal and Non-Principal Settlements as these settlements are better served by infrastructure, services and employment opportunities. In particular, significant proportions of the district's housing growth are directed to Cirencester, Driffield, Moreton-in-Marsh, Fairford, Kemble and Mickleton through the strategic allocations, alongside smaller allocations within a range of Principal and Non-Principal Settlements.

9.1.131 The proposed use of strategic allocations (**CP2**) forms the backbone of housing supply, delivering a large proportion of new homes through a relatively small number of sites. The largest allocations are focused at Driffield, Moreton-in-Marsh, Cirencester, Fairford, Kemble and Mickleton, allowing for a more planned and coordinated form of growth where infrastructure, community facilities and environmental mitigation can be considered comprehensively. Strategic sites also provide opportunities for longer-term delivery, including future growth beyond the plan period, which supports continuity in housing supply.

9.1.132 The strategy also seeks to address identified Gypsy and Traveller accommodation needs through **CP45**. The Council's assessment of the strategic allocations concluded that only the strategic allocations at Steadings Southern Extension and Driffield could reasonably accommodate Gypsy and Traveller provision during the plan period whilst also retaining

sufficient capacity to support ongoing housing delivery beyond the plan period. The inclusion of Gypsy and Traveller pitches within these larger strategic allocations therefore supports the delivery of identified accommodation needs alongside wider housing growth, helping to promote inclusive and mixed communities.

9.1.133 Alongside this, non-strategic allocations (**CP3**) play a complementary role by providing smaller-scale development opportunities across a wider range of settlements. This helps to maintain a spread of housing development across the district, which can support rural communities and local services. It also introduces flexibility, allowing housing delivery to come forward from a variety of sources rather than relying solely on large sites.

9.1.134 The spatial strategy is further supported by the area-based strategies (**CP7, 12 and 19**), which set out how housing growth will be delivered in different parts of the district. These strategies align housing with employment and infrastructure, helping to ensure that development is better coordinated and more balanced. The requirement for infrastructure delivery (**CP6**) is an important part of the strategy, as it seeks to ensure that housing growth is supported by the necessary facilities and services. This is critical to making housing developments successful and sustainable.

Commentary on the plan as a whole

9.1.135 The Plan provides a strong and comprehensive framework for housing provision, addressing the delivery of sufficient, high-quality, affordable and inclusive housing, supported by infrastructure and aligned with wider sustainability objectives.

9.1.136 A key strength of the Plan is its focus on meeting a wide range of housing needs. **CP41** requires development to provide an appropriate mix of dwelling sizes informed by evidence, alongside clear requirements for accessible and adaptable homes (M4(2)) and wheelchair user dwellings (M4(3)). This contributes to the delivery of housing that is suitable for older people and those with mobility impairments, supporting long-term adaptability of the housing stock.

9.1.137 **CP43** supports the delivery of self-build and custom-build housing through requirements on larger sites, helping to diversify housing supply and expand housing choice.

9.1.138 The Plan also supports specialist and supported housing provision through **CP44**, which addresses the needs of groups including older people, people with disabilities and those requiring care. The policy emphasises accessibility, integration with services and community connectivity, helping to ensure that housing contributes to inclusive and balanced communities. **CP45** further strengthens this approach by identifying sites and setting out a clear framework for meeting the accommodation needs of Traveller communities, ensuring that provision is planned and delivered in a structured and sustainable way.

9.1.139 The provision of affordable housing is a central component of the housing framework. **CP42** requires a substantial proportion of new development to deliver affordable housing, with a strong emphasis on rented tenures, reflecting identified needs. This is supported by **DP1** and **DP2**, which provide additional delivery mechanisms, particularly in rural areas. Together, these policies are likely to make a significant contribution to improving housing affordability and access across the district.

9.1.140 The Plan also includes targeted measures to help maintain a sustainable supply and balance of housing through **CP50**, which includes safeguards to prevent the loss of existing dwellings to visitor accommodation where it would undermine housing supply, and by **CP49**, which requires proposals to be compatible with local communities and environmental constraints. Together, these policies help to manage the pressures of tourism on housing availability.

9.1.141 Housing provision in rural areas is further supported through **DP3**, which enables housing where there is an essential need linked to rural enterprises, while maintaining appropriate controls. **DP4** ensures that existing restrictions are only lifted where justified, helping to protect housing intended to meet specific local needs. **DP5** also contributes by allowing the renewal of housing stock where appropriate, ensuring that replacement homes remain proportionate in scale and location, supporting the maintenance and improvement of existing dwellings without resulting in unsustainable expansion.

9.1.142 The Plan also promotes high-quality and sustainable housing development. **CP1** requires housing proposals to incorporate measures relating to energy efficiency, climate resilience, sustainable construction and green infrastructure, contributing to improved living conditions and long-term sustainability. This is complemented by provisions encouraging access to active travel and green space.

9.1.143 Delivery of housing is closely linked to infrastructure provision. **CP6** ensures that new housing is supported by the necessary social, physical and service infrastructure, helping to create sustainable and well-functioning communities. Similarly, **CP8, CP13 and CP20** support the delivery of strategic infrastructure required to underpin housing growth, whilst **CP9, CP14 and CP21** safeguard land required for future infrastructure schemes. The Plan also supports the integration of housing within mixed-use and regeneration contexts.

Table 9-9: Effects summary table

Likely significant effect	Effect dimensions	Recommendations / mitigation measures
Meeting housing needs across the district.	Direct, long-term, positive.	None proposed.

Likely significant effect	Effect dimensions	Recommendations / mitigation measures
Increased provision of affordable housing.	Direct, long-term, positive.	None proposed.
Increased provision of accessible and specialist housing.	Direct, long-term, positive.	None proposed.
Improved housing choice and tenure mix.	Direct, long-term, positive.	None proposed.
Improved housing supply to meet identified needs.	Direct, long-term, positive.	None proposed.

Landscape

Commentary on the spatial strategy

9.1.144 The spatial strategy has a direct influence on the character and appearance of the district's landscapes, particularly through the scale and location of development and how it is distributed between settlements and the countryside. As the Cotswolds National Landscape covers approximately 80% of the district, and given the designation of Special Landscape Areas locally, these considerations have been a key factor in shaping the spatial strategy for the Plan.

9.1.145 The approach to growth reflects the need to balance development requirements with the protection of valued landscapes. In this regard, the focus for strategic-scale growth has been on sites located outside of the Cotswolds National Landscape, reflecting national policy which affords the highest level of protection to nationally designated landscapes. For non-strategic allocations, the focus has similarly been on directing growth towards Principal and Non-Principal Settlements located outside of the National Landscape where possible. However, it is recognised that communities within the National Landscape also require opportunities for growth to support their vitality and long-term sustainability. As a result, development within the National Landscape has generally been directed towards locations identified through the Council's Landscape Sensitivity Assessment as being capable of accommodating development, taking account of landscape sensitivity and opportunities for mitigation. In some cases, allocations have also been supported by wider planning considerations, including community infrastructure benefits and settlement sustainability considerations.

9.1.146 This approach is reflected in the allocation strategy, although landscape designations and sensitivities remain a notable consideration across a number of allocations. In particular:

- 16 non-strategic allocations are located within the Cotswolds National Landscape;

- a further 14 allocations are located within 2 km of the Cotswolds National Landscape, comprising seven strategic allocations and eight non-strategic allocations; and
- 18 allocations overlap with a Special Landscape Area, comprising two strategic allocations and 16 non-strategic allocations.

9.1.147 Development in these locations has the potential to affect landscape character, settlement setting, important views and the relationship between settlements and the surrounding countryside, increasing the importance of careful site design and landscape mitigation.

9.1.148 The Landscape Sensitivity Assessment also demonstrates several of the allocations are located within landscapes of medium-high or high sensitivity, including strategic allocations at Driffield, Fairford, and Kemble (see the Landscape Sensitivity Assessment). In response, the concept frameworks incorporate measures such as structural planting, landscape buffers, green infrastructure corridors, retention of existing vegetation and the use of open space to soften settlement edges and maintain key views. For example, the Steadings Southern Extension allocation incorporates substantial green infrastructure and open space along sensitive boundaries, whilst the Kemble and Fairford allocations utilise landscape-led design principles to assist integration with the surrounding landscape. At Moreton-in-Marsh and Mickleton, landscape buffers and strategic open space are incorporated to help protect settlement setting and reduce visual impacts. These measures should help to reduce potential adverse effects on landscape character and visual amenity.

9.1.149 The proposed new settlement at Driffield (**CP2** and **CP12**) also represents a significant landscape change. As a new area of built development, it will inevitably alter the existing character of the landscape at a local scale. While there is scope to design the settlement in a way that responds to its surroundings, including through layout and landscape structure, it will still represent a substantial change to currently undeveloped land. However, the concept framework incorporates strategic green infrastructure corridors, open space networks and structural landscaping intended to help integrate the development into the surrounding landscape and maintain connectivity with existing landscape features.

9.1.150 Smaller sites delivered through **CP3** are less likely to result in major change individually, but their cumulative impact is important. Development across multiple villages and edge-of-settlement locations can gradually alter the pattern and form of settlements, particularly where development extends into open land or affects the distinction between settlements and the countryside. The accompanying development templates for the non-strategic sites identify landscape sensitivities and include requirements relating to landscape buffers, structural planting, protection of key views and context-sensitive design.

9.1.151 The spatial strategy does include an important safeguard through the environmental capacity approach within **CP4**, which allows for adjustments where development would result in unacceptable harm, including to landscape character. This provides a mechanism to take account of landscape sensitivity when distributing growth.

Commentary on the plan as a whole

9.1.152 The Plan is prepared within a highly sensitive landscape context, with much of the district falling within the Cotswolds National Landscape, placing significant emphasis on the need to conserve and enhance landscape character, scenic quality and sense of place. Overall, the Plan provides a strong framework for landscape protection and enhancement, although some policies supporting development introduce potential for localised adverse effects.

9.1.153 **CP62** provides a clear overarching framework, requiring development to conserve landscape character, important views, and the setting of natural and built features, including the historic significance of landscapes. The policy also requires development to respond to the Cotswold Landscape Character Assessment, protect settlement separation, avoid unacceptable visual intrusion into the countryside and, for major developments, be supported by Landscape and Visual Impact Assessments.

9.1.154 A key strength of the Plan is the way landscape considerations are embedded across multiple policies, rather than being addressed solely through **CP62** as single policy. For example, **CP22** explicitly requires development to conserve openness, landscape character and separation, while also recognising the area's designation within the National Landscape.

9.1.155 The Plan also includes clear safeguards for development within sensitive landscapes. **CP28** and **CP29** require proposals affecting the National Landscape to demonstrate that benefits outweigh harm, and direct development away from areas of high landscape sensitivity. Likewise, **CP30** proposes locating larger-scale solar schemes in areas of lower landscape sensitivity, helping to manage cumulative landscape effects.

9.1.156 The Plan supports landscape enhancement and restoration, particularly through policies relating to green infrastructure and environmental assets. **CP70** requires development to adopt a design-led approach, integrating landscape features such as trees, hedgerows, watercourses and habitats into proposals. It also promotes connectivity, biodiversity net gain and long-term management, all of which contribute to improved landscape quality and resilience. This is reinforced by **CP71**, which ensures the long-term stewardship of accessible green spaces. **CP60** further strengthens this by requiring protection and enhancement of habitats and ecological networks, recognising the essential role that biodiversity plays in defining landscape character and function. **DP10** further strengthens this approach by

protecting key landscape features and promoting new planting, which contributes to the conservation of landscape character and the delivery of wider environmental benefits.

9.1.157 Landscape character is also protected through rural development policies, which emphasise sensitive siting, design and integration with existing features. For example, **DP6** and **DP8** require proposals to integrate with existing buildings, avoid skyline locations and minimise visual impacts, while also protecting National Landscape character. Similarly, **DP9** requires schemes to demonstrate that they do not result in adverse cumulative landscape impacts. **DP11** also contributes by protecting the district's dark night skies, which form an important component of landscape character and tranquillity, particularly within rural areas and the Cotswolds National Landscape.

9.1.158 Policies focused on the reuse of existing buildings, such as **DP7** and **DP5**, also contribute positively by encouraging the reuse and adaptation of existing structures, thereby reducing the need for new built form in the countryside and helping to maintain landscape character.

9.1.159 In addition, the Plan recognises the importance of distinct landscape features and corridors. **CP16** and **CP23** require development to respect and enhance their historic and landscape character, while **CP18** supports after-uses that reinforce local landscape identity and sense of place. **CP17** also supports leisure and recreation uses where appropriate, which can enhance the function and value of river corridors within the landscape. **CP65** further supports this by requiring development to protect the form, function and setting of watercourses, including the provision of buffer zones and avoidance of culverting, helping to maintain their role as key landscape features and corridors. **CP61** contributes at a more local scale by protecting areas of particular importance to communities, helping to maintain the character and distinctiveness of settlements and their surroundings.

9.1.160 The relationship between landscape and the historic and built environment is also clearly recognised. **CP53 to 59** ensure that development conserves heritage assets and their settings, which are key components of the Cotswold landscape. Similarly, **CP51** and **CP10** contribute to the protection of townscape character, ensuring that development within settlements reflects local form, grain and historic context. Design policies such as **CP69 and 69a** further reinforce this by requiring development to respond to local character and identity, including both townscape and landscape considerations.

9.1.161 **CP72** supports the provision of open spaces and community facilities which form part of the wider townscape and local landscape structure, while **CP73** requires infrastructure to minimise visual impacts, helping to protect skylines, views and landscape character.

9.1.162 **CP74** provides a mechanism to track the effectiveness of the policy framework and respond where landscape objectives are not being achieved.

Table 9-10: Effects summary table

Likely significant effect	Effect dimensions	Recommendations / mitigation measures
Protection and enhancement of landscape character through landscape-led design, green infrastructure and mitigation measures.	Direct, long-term, positive.	None proposed.
Potential landscape effects associated with development within and in proximity to the Cotswolds National Landscape and Special Landscape Areas.	Direct and indirect, long-term, negative.	Mitigation provided through Plan policies, concept frameworks and development templates.
Improved integration of development into the landscape through buffers, planting, open space and green infrastructure.	Direct, long-term, positive.	None proposed.

Land, soil and water resources

Commentary on the spatial strategy

9.1.163 The spatial strategy influences how land is used, soils are managed and water resources are affected, primarily through the location and scale of development. These effects are closely linked to the balance between concentrating growth and distributing it across the district.

9.1.164 Focusing development within Principal and Non-Principal Settlements (**CP4**) helps to make more efficient use of land, particularly where development takes place within or on the edge of existing built-up areas. This can reduce the need for more dispersed development across the countryside, which would otherwise lead to a greater overall loss of undeveloped land. At the same time, in light of the limited brownfield availability across the district, much of the planned growth is on greenfield sites, meaning that land take and soil loss is unavoidable.

9.1.165 The proposed delivery of strategic allocations (**CP2**) provides opportunities to plan development more carefully, including how land is used and how water is managed across a site. However, these locations will still involve the permanent loss of agricultural land and soil resources, particularly where sites are currently in active use. In this regard:

- 40 allocations overlap with Agricultural Land Classification (ALC) Grades 1-3 agricultural land, although this does not distinguish between Grade 3a (best and most versatile land) or Grade 3b land;

- 16 allocations are located within a Groundwater Source Protection Zone, including the strategic allocations at Down Ampney, Driffield, Kemble, Cirencester South East, Kingshill Lane, Fairford, Siddington, and Steadings Southern Extension;
- six allocations are located within 500 m of a historic landfill site; and
- three allocations are located within 250 m of a safeguarded waste site.

9.1.166 These constraints indicate the potential for adverse effects on agricultural land resources, soil quality and groundwater resources if development is not appropriately designed and managed.

9.1.167 The concept frameworks for the strategic and non-strategic allocations incorporate measures intended to respond to many of these constraints. For example, the strategic allocations at Driffield, Steadings Southern Extension, Fairford and Moreton-in-Marsh incorporate substantial areas of green infrastructure, sustainable drainage systems, strategic open space and multifunctional green space. Similarly, allocations located within Groundwater Source Protection Zones include requirements relating to sustainable drainage, surface water management and the protection of water quality. These measures should help to reduce risks to soil functions, improve water management and limit adverse effects on groundwater resources.

9.1.168 The role of infrastructure delivery (**CP6**) is also relevant, particularly in relation to water resources. Infrastructure such as drainage systems and utilities will influence how water is managed across the district. This is important given that many Principal and Non-Principal Settlements are within proximity to a main river or watercourse and areas of flood risk.

Commentary on the plan as a whole

9.1.169 The Plan provides a generally positive framework for the sustainable management of land, soil and water resources, within the constraints of the district. It achieves this by promoting efficient use of natural resources, protection of water environments and sustainable land management, while recognising the potential for some localised adverse effects associated with development pressures and inevitable loss of agricultural land.

9.1.170 A key strength of the Plan is the integration of resource efficiency and water management within climate policy. **CP1** explicitly requires development to promote the efficient use of natural resources, including water and soil, and to incorporate measures such as SuDS and water efficiency in buildings. This supports the sustainable management of water resources, helps to reduce runoff and flood risk, and contributes to the protection of soil structure and function. The inclusion of waste reduction and circular economy principles also promotes efficient land use and minimisation of resource consumption.

9.1.171 Water environments are further supported through policies relating to key watercourses and assets. **CP16** requires development to respect, enhance and restore the canal and its historic route, including its biodiversity and hydrological function. Similarly, **CP17** allows increased recreational use only where there is environmental capacity, implicitly recognising constraints relating to water quality and ecological sensitivity. **CP65** strengthens this approach by requiring development to protect the function, morphology and setting of watercourses, including buffer zones and avoidance of culverting, helping to maintain natural hydrological processes and water quality.

9.1.172 **CP18** provides a particularly positive approach to land and water resource management in former mineral extraction areas. It requires development to deliver biodiversity net gain, landscape enhancement and safe public access, while ensuring that proposals are consistent with approved restoration and aftercare schemes. This contributes to the beneficial after-use of previously disturbed land and supports long-term environmental enhancement.

9.1.173 The Plan also promotes the efficient use of land and materials, particularly through **CP26**, which encourages the reuse and retrofit of existing buildings rather than demolition and rebuild. This helps to reduce land take, minimise waste and limit the loss of embodied resources. The requirement to consider embodied carbon and the circular economy further supports more sustainable use of materials and land resources.

9.1.174 Agricultural land and rural resource management are addressed through **DP8**, which requires proposals to demonstrate a functional need, minimise environmental impacts and incorporate mitigation and enhancement measures such as retention of hedgerows and provision for wildlife. These provisions help protect soil quality, agricultural productivity and ecological functions. This is complemented by **CP60**, which promotes the protection of habitats and ecological networks that depend on healthy soil and water systems, and by **CP62**, which supports the conservation of natural landforms and soil-based landscape features.

9.1.175 A comprehensive framework for managing water resources is provided through **CP63 and CP64**. These policies require development to demonstrate adequate water supply and wastewater capacity, achieve high standards of water efficiency, protect water quality and incorporate SuDS. They also promote the use of natural flood management techniques and require a sequential approach to development in flood-prone areas. Together, these policies play a central role in managing water resources and reducing pressures on both surface and groundwater systems. **CP66** further supports this by preventing contamination of soil and water resources and requiring remediation where necessary.

9.1.176 **CP74** provides a mechanism to track environmental outcomes and respond where objectives relating to resource management are not being achieved.

Table 9-11: Effects summary table

Likely significant effect	Effect dimensions	Recommendations / mitigation measures
Improved management of water resources through water efficiency measures, SuDS and water quality protections.	Direct, long-term, positive.	None proposed.
Protection and enhancement of groundwater and water environments.	Direct and indirect, long-term, positive.	None proposed.
Loss of agricultural land and soil resources through development.	Direct, permanent, negative.	Mitigation provided through Plan policies and site-specific requirements.
Increased pressure on water resources from planned growth.	Indirect, long-term, negative.	Mitigation provided through water efficiency and water management policies.

Transport and air quality

Commentary on the spatial strategy

9.1.177 The spatial strategy has a clear influence on travel patterns, levels of traffic and associated air quality, mainly through the location of development and how well it connects people to jobs, services and transport networks.

9.1.178 The focus on directing growth to Principal and Non-Principal Settlements (**CP4**) supports more efficient travel patterns. These locations are generally better served by facilities and, where available, public transport, making it more realistic for people to walk, cycle or use public transport for day-to-day journeys. Concentrating development in these areas reduces the need for longer-distance travel and can help limit increases in traffic and emissions.

9.1.179 The proposed strategic allocations (**CP2**) provide opportunities to plan movement in a more coordinated way. Larger sites can be designed with integrated walking and cycling routes, links to existing networks and provision for public transport, which may help to reduce reliance on private vehicles over time.

9.1.180 The spatial distribution of growth also provides opportunities to make use of the district's rail infrastructure. Settlements served by rail stations, including Moreton-in-Marsh and Kemble, along with Mickleton, which is in proximity of Honeybourne rail station, are a focus for planned growth over the Plan period. Collectively, this represents that around 36% of new allocations are proposed either within settlements served by rail infrastructure or in locations with reasonable access to rail services. The concept frameworks for the strategic allocations at Kemble, Moreton-in-Marsh and Mickleton include active travel links and connections to local

centres and transport infrastructure, which should help support more sustainable travel patterns and reduce reliance on private car use. Additionally, the delivery of a link road to the south and east of Moreton-in-Marsh will help to alleviate traffic through the town.

9.1.181 The distribution of development across smaller settlements through **CP3** contributes to dispersed growth. In these locations, access to services and public transport is often more limited, meaning that residents are more likely to rely on private vehicles for everyday travel. While the scale of individual sites is relatively small, their cumulative effect may increase traffic levels and have a localised impact on air quality.

9.1.182 The alignment of housing and employment growth within the area strategies (**CP7, 12 and 19**) helps to support more balanced communities, where some journeys can be made more locally.

9.1.183 The requirement for infrastructure delivery (**CP6**) is an important part of the strategy, as it provides a mechanism to deliver transport improvements alongside growth. This may include new routes, services or enhancements to existing infrastructure. At the same time, supporting growth may also involve investment in road infrastructure, which could reinforce car use if not balanced with sustainable transport measures.

Commentary on the plan as a whole

9.1.184 The Plan provides a strong and comprehensive framework to promote sustainable transport, reduce reliance on the private car and improve air quality, although the delivery of planned growth and associated infrastructure introduces potential for localised adverse effects.

9.1.185 A key strength of the Plan is the prioritisation of sustainable transport modes. **CP33** and **CP34** require development to prioritise walking, cycling and public transport, supported by integrated networks, improved infrastructure and contributions to sustainable travel measures. These are reinforced by **CP35**, which promotes the creation of safe, direct and attractive walking and cycling routes, including connections to schools and key services. Collectively, these policies provide a strong framework for encouraging modal shift away from the private car, with positive implications for reducing traffic congestion and improving air quality.

9.1.186 The Plan also places significant emphasis on public transport provision and accessibility. **CP37** requires development to incorporate viable and frequent public transport services, with clear accessibility standards (for example, proximity to stops and service levels). The requirement for mobility hubs, bus service enhancements and integrated shared transport options in **CP33** further supports a transition to more sustainable travel behaviours.

9.1.187 In addition, **CP39** and provisions within **CP1** promote the uptake of electric vehicles (EVs) and low-emission transport, including charging infrastructure

and support for alternative mobility options such as electric bikes. This is likely to contribute to improvements in local air quality over time, particularly in areas currently affected by vehicle emissions. **CP38** further supports this by prioritising cycle infrastructure, managing parking provision and promoting electric vehicle charging, which can influence travel behaviour and reduce reliance on private vehicles.

9.1.188 The Plan adopts a holistic and design-led approach to transport, integrating movement with place-making. **CP36** and **CP69** require development to create well-connected, safe and attractive environments that encourage active travel and reduce car dependency. **CP36** is particularly important in shaping how streets and public spaces function, requiring layouts that prioritise walking, cycling and inclusive movement, which can significantly influence travel behaviour and reduce reliance on private vehicles. **CP68** further strengthens this approach by promoting development that supports active lifestyles and reduces health inequalities, linking transport planning directly to air quality and health outcomes.

9.1.189 **CP66** complements this approach by requiring development to avoid unacceptable risks arising from pollution, contaminated land, noise, vibration, dust, odour and impacts on air, land and water resources. The policy also requires investigation and remediation where contamination is present, helping to protect both environmental quality and human health.

9.1.190 Infrastructure delivery is also a key component. **CP6, 8, 13 and 20** support the delivery of strategic transport infrastructure, including cycle links, transport hubs, public transport improvements and new road infrastructure where required. These policies help ensure that transport capacity and connectivity are aligned with development, reducing the risk of unmanaged congestion and associated air quality issues. **CP9, CP14 and CP21** further supports this by protecting land required for future transport schemes, although the implementation of such infrastructure may result in localised increases in traffic and associated emissions depending on scheme design and function.

9.1.191 The Plan also supports the reuse and enhancement of existing transport corridors, such as through **CP23** and **CP16**, which can provide sustainable transport and recreational routes, further reducing reliance on car travel. **CP11** and other strategic site policies also require proposals to demonstrate sustainable access and connectivity, ensuring that major trip-generating uses are integrated with sustainable transport networks.

9.1.192 Despite these strengths, the scale of development proposed within the Plan will inevitably lead to increased traffic generation, particularly in rural areas or locations where public transport provision may be more limited. While policies seek to mitigate these impacts through transport assessments, travel plans and sustainable infrastructure, some increase in vehicle trips and associated emissions is likely, particularly in the short to medium term.

9.1.193 Strategic infrastructure policies also include provision for new and upgraded road infrastructure, which, while necessary to support growth, may encourage continued car use in some locations and potentially offset gains from sustainable transport measures. In addition, rural development policies may give rise to car-dependent travel patterns, reflecting the dispersed nature of some settlements. Development associated with certain uses, such as employment sites or aviation-related activities at **CP15**, may also contribute to increased traffic and emissions, although these effects are expected to be managed through transport and environmental policy requirements. Policies supporting employment development, such as **CP46**, may also influence travel patterns and trip generation, particularly where employment sites are located outside of the most accessible locations. However, the policy includes support for sustainable travel and working practices, which may help to mitigate associated transport and air quality impacts.

9.1.194 However, these adverse effects are clearly mitigated by the overarching policy framework, which requires a strong focus on mode shift, integrated transport planning, EV uptake and accessibility to sustainable travel options. **CP67** further reinforces this by requiring development to minimise air pollution and protect air quality, including through mitigation measures where deterioration may otherwise occur. The emphasis on early infrastructure provision, masterplanning and long-term monitoring (**CP74**) further supports effective implementation.

Table 9-12: Effects summary table

Likely significant effect	Effect dimensions	Recommendations / mitigation measures
Increased use of sustainable and active travel modes.	Direct, long-term, positive.	None proposed.
Improved accessibility to public transport and sustainable transport infrastructure.	Direct, long-term, positive.	None proposed.
Improved air quality through reduced reliance on private vehicles and increased uptake of low-emission transport.	Direct and indirect, long-term, mixed.	None proposed.
Increased traffic generation associated with planned growth, particularly in rural areas.	Direct, long-term, negative.	Mitigation provided through sustainable transport, accessibility and air quality policies.

Cumulative and in-combination effects

9.1.195 Cumulative and in-combination effects refer to the combined impacts of multiple policies, proposals, or developments:

- Cumulative effects arise when several policies or developments affect the same environmental receptor or issue over time; and
- In-combination effects occur when the Plan's impacts interact with those from other plans or projects, potentially leading to greater overall effects.

Cumulative Effects

9.1.196 The Plan introduces a number of allocations which have the potential to give rise to cumulative effects, particularly in relation to transport, landscape, biodiversity, water resources and settlement character.

9.1.197 Cumulative effects arise from the concentration of development within and around Cirencester. The presence of multiple strategic allocations and associated infrastructure proposals within the same broad area has the potential to result in combined pressures on local transport networks, increased demand on water and wastewater infrastructure, and incremental changes to landscape and townscape character.

9.1.198 Cumulative effects may also occur in settlements that have already experienced recent growth, such as Moreton-in-Marsh. Additional allocations, when considered alongside existing planning commitments and recent development patterns, may lead to further incremental changes in settlement form, increased traffic levels and additional pressure on local infrastructure. Over time, this may result in more noticeable changes to character and environmental conditions.

9.1.199 Longer-term growth trajectories represent a further source of cumulative effects. Strategic locations such as Driffield and The Steadings may act as focal points for development beyond the plan period, and while the Plan defines growth within a fixed timeframe, there remains the potential for continued expansion in these areas. This could result in gradual but substantial changes to landscape character, land use patterns and infrastructure demand over time.

9.1.200 The spatial distribution of development may also give rise to cumulative effects. In particular, the concentration of growth in settlements outside the Cotswolds National Landscape, while consistent with environmental constraints, may result in disproportionate expansion in certain locations. This has the potential to alter the scale, form and character of those settlements incrementally, particularly where growth significantly exceeds historic development patterns.

9.1.201 At a district-wide level, the overall scale of development proposed is likely to result in incremental loss of greenfield land, soil sealing and increased

pressure on water resources. While such effects may be limited at the individual site level, their cumulative impact over time may become more noticeable, particularly where multiple developments occur within the same landscape, catchment or infrastructure network.

In-Combination Effects

9.1.202 In-combination effects are likely to arise through the interaction of the CLP with neighbouring plans, cross-boundary development patterns and wider strategic systems, including transport and environmental networks.

9.1.203 A key in-combination issue relates to cross-boundary transport patterns. Growth in settlements such as Mickleton may interact with development in neighbouring authorities, including Honeybourne in Wychavon District, particularly in relation to access to rail services and shared transport infrastructure. The combined effect of development across administrative boundaries may result in increased traffic flows and associated air quality impacts along key routes, particularly where infrastructure serves a wider functional area.

9.1.204 In-combination effects may also arise in relation to ecological receptors, particularly Site of Special Scientific Interest (SSSIs) and other sensitive habitats. Where multiple allocations fall within Impact Risk Zones, such as around Fairford, the combined effects of development may include increased recreational pressure, habitat fragmentation or changes to hydrological conditions. These impacts may arise not only from development within the Plan area, but also from pressures generated by surrounding authorities and wider environmental systems.

9.1.205 There is also potential for interaction with wider infrastructure systems, particularly transport and water networks, which extend beyond the administrative boundary. Development proposed within the Plan may place additional demand on shared infrastructure, and this demand may combine with growth from neighbouring areas, resulting in pressures that are greater than those associated with the CLP alone.

9.1.206 At a broader strategic level, Local Government Reorganisation across Gloucestershire may also give rise to in-combination effects. Changes in governance structures, spatial planning responsibilities and infrastructure delivery mechanisms may influence how development is coordinated across the area. While the impact of this remains uncertain, there is potential for effects relating to the alignment of growth strategies, infrastructure provision and environmental management.

9.2. Summary of the appraisal findings

Biodiversity

9.2.1 The Plan is expected to have **positive effects for biodiversity** through the protection and enhancement of ecological assets, the delivery of biodiversity net gain, and the strengthening of green infrastructure and ecological networks. Whilst development has the potential to affect sensitive ecological receptors, the policy framework provides a robust basis for avoiding, reducing and mitigating adverse effects. Overall, the Plan is expected to support improved ecological resilience and nature recovery across the district.

Climate change adaptation

9.2.2 The Plan is expected to have **positive effects for climate change adaptation** through a strong framework of policies relating to flood risk, water management, sustainable drainage, climate-resilient design and green and blue infrastructure. Whilst a number of allocations are affected by climate-related constraints, including flood risk and groundwater flooding, the Plan incorporates a range of site-specific and policy-based measures intended to avoid, reduce and mitigate these risks. Overall, the Plan is expected to improve the resilience of communities, development and infrastructure to the effects of climate change over the long term.

Climate change mitigation

9.2.3 The Plan is expected to have **positive effects for climate change mitigation** through a comprehensive framework of policies promoting net zero carbon development, renewable and low carbon energy, sustainable transport and active travel. The spatial strategy supports this approach by directing growth towards the district's most sustainable settlements, including locations with access to the rail network, whilst strategic allocations incorporate measures designed to reduce reliance on private car travel. Overall, the Plan is expected to contribute to a long-term reduction in greenhouse gas emissions across the district.

Economy and employment

9.2.4 The Plan is expected to have **positive effects for economy and employment** through the delivery of employment land, support for key economic sectors, protection of existing employment sites and investment in infrastructure and connectivity. The spatial strategy aligns housing and employment growth across the district, helping to support sustainable economic development, improve access to jobs and strengthen local communities. Overall, the Plan is expected to support long-term economic growth, business resilience and employment opportunities across the district.

Equalities

9.2.5 The Plan is expected to have **positive effects for equalities** through a strong focus on inclusive design, accessibility, community infrastructure and the delivery of affordable, accessible and specialist housing. Policies relating to sustainable transport, access to services, digital connectivity and health and wellbeing further support equitable outcomes for different groups across the district. Overall, the Plan is expected to promote social inclusion and improve access to housing, services and opportunities for all residents, including those with protected characteristics.

Green infrastructure and natural capital

9.2.6 The Plan is expected to have **positive effects for green infrastructure and natural capital** through the protection, enhancement and long-term management of green and blue infrastructure assets. The strategic allocations, policy framework and supporting concept frameworks provide significant opportunities to strengthen green infrastructure networks, improve access to natural greenspace, deliver multifunctional environmental benefits and enhance ecosystem services. Overall, the Plan is expected to contribute positively to the quality, resilience and connectivity of the district's natural assets.

Healthy and vital communities

9.2.7 The Plan is expected to have **positive effects for healthy and vital communities** through the delivery of housing, infrastructure, community facilities and accessible green spaces in sustainable locations. A strong emphasis on inclusive design, active travel, health and wellbeing, and access to services will help support healthier lifestyles and community cohesion. Whilst some settlements will accommodate significant levels of growth relative to their existing size, the Plan seeks to ensure that development is supported by the timely delivery of infrastructure and community facilities. Overall, the Plan is expected to contribute to the creation of well-connected, inclusive and resilient communities across the district.

Historic environment

9.2.8 The Plan is expected to result in **mixed, but predominantly positive, effects on the historic environment.** Whilst a significant number of allocations are located in proximity to heritage assets, conservation areas and scheduled monuments, creating potential for adverse effects on their significance and setting, the Plan includes a robust framework of heritage, design and place-making policies alongside site-specific mitigation measures. These provide a strong basis for avoiding, reducing and mitigating adverse effects, whilst also creating opportunities for heritage-led regeneration and the long-term conservation of the district's historic environment.

Housing

9.2.9 The Plan is expected to have **positive effects for housing** through meeting LHN and providing a headroom which allows for flexibility and contingency over the plan period. This reduces the risk of under-delivery and helps ensure that housing needs can be met even where some sites come forward more slowly than expected (i.e., due to the longer lead in times associated with strategic allocations). It also supports a stable supply of land, which is important for maintaining delivery over the long term. More broadly, policy support for affordable housing, accessible and adaptable homes, specialist accommodation, and Gypsy and Traveller provision will help meet a diverse range of housing needs. Overall, the Plan is expected to improve housing choice, affordability and availability, contributing to the creation of sustainable and inclusive communities.

Landscape

9.2.10 The Plan is expected to result in **mixed effects for landscape**. Whilst the spatial strategy has sought to direct major growth away from the most sensitive landscapes where possible, a number of allocations are located within or in proximity to the Cotswolds National Landscape and Special Landscape Areas, and development will inevitably result in landscape change in some locations. However, the Plan incorporates a strong framework of landscape, design and green infrastructure policies, together with site-specific mitigation measures, which should help to conserve landscape character, protect important views and integrate development into its surroundings.

Land, soil and water resources

9.2.11 The Plan is expected to result in **mixed effects for land, soil and water resources.** Whilst it includes a strong framework for the sustainable management of water resources, water quality, drainage and resource efficiency, a significant proportion of development will take place on greenfield land, including land classified as Grades 1–3 agricultural land. Growth also has the potential to increase pressure on water resources and groundwater systems. However, the Plan incorporates comprehensive measures relating to water efficiency, sustainable drainage, groundwater protection and pollution prevention, which should help to avoid, reduce and mitigate adverse effects.

Transport and air quality

9.2.12 The Plan is expected to result in **mixed, but predominantly positive, effects on transport and air quality**. The spatial strategy directs growth towards the district's most sustainable settlements and incorporates opportunities to support active travel, public transport use and access to the rail network. Whilst planned growth will inevitably generate additional traffic and may increase reliance on private vehicles in some rural locations, the

Plan includes a comprehensive framework of policies promoting sustainable transport, modal shift, public transport, electric vehicle infrastructure and air quality improvement. Together, these measures should help to minimise adverse effects and support more sustainable travel patterns over the long term.

9.3. Recommendations at this stage of plan making

9.3.1 The IIA has not identified any significant issues which require amendments to the spatial strategy or policy framework at this stage of plan preparation. However, careful implementation of the Plan will be important, particularly in relation to landscape, heritage, biodiversity, transport and infrastructure delivery. The effectiveness of mitigation measures should therefore be monitored through the Plan's monitoring framework and reviewed where necessary.

Part 3: What are the next steps?

10. Plan Finalisation

10.1. Consultation on the Regulation 19 version of the Local Plan

10.1.1 The IIA has informed the preparation of the Regulation 19 Local Plan and the development of its spatial strategy, allocations and policy framework.

10.1.2 Consultation responses received on the Regulation 19 Local Plan and accompanying IIA Report will be reviewed by the Council and considered by plan makers tasked with finalising the Plan.

10.2. Submission, examination and adoption

10.2.1 Following the consultation period, the Council will consider the representations received and determine whether the Plan remains suitable for submission for independent examination. The Plan, together with the IIA Report and other supporting evidence, will then be submitted to the Secretary of State for independent examination.

10.2.2 During the examination process, the Inspector will consider the soundness and legal compliance of the Plan, taking account of representations received and the findings of the IIA. Where modifications are required, these will be subject to further consultation and, where necessary, additional appraisal before the Plan is adopted.

11. Monitoring

11.1.1 The Environmental Assessment of Plans and Programmes Regulations (2004) require the significant environmental effects of implementing the Plan to be monitored. Monitoring helps to identify any unforeseen adverse effects arising from implementation of the Plan and enables appropriate remedial action to be taken where necessary.

11.1.2 The Plan contains a comprehensive monitoring framework which includes a range of indicators relating to housing delivery, employment growth, biodiversity, climate change, infrastructure provision, heritage, transport and other sustainability objectives. The monitoring framework therefore provides an important mechanism for tracking many of the environmental, social and economic effects identified through this IIA.

11.1.3 In particular, monitoring should focus on the key sustainability issues identified through the appraisal process, including:

- delivery of housing and employment development;
- provision of affordable housing and specialist accommodation;
- biodiversity net gain and habitat enhancement;
- delivery and long-term management of green infrastructure;
- greenhouse gas emissions, renewable energy generation and net zero carbon development;
- transport mode share, active travel uptake and air quality;
- impacts on the historic environment;
- impacts on the Cotswolds National Landscape and other valued landscapes;
- flood risk, water quality and water resource management; and
- provision of infrastructure, services and community facilities.

11.1.4 Particular attention should be given to monitoring potential adverse or mixed effects identified through the IIA, including landscape change associated with development within or close to the Cotswolds National Landscape, effects on heritage assets and their settings, the loss of agricultural land, pressures on water resources and the transport impacts associated with planned growth.

11.1.5 Where monitoring identifies significant unforeseen adverse effects, or where the Plan is not performing as anticipated, the Council should consider whether additional mitigation measures, policy interventions or a review of the Plan are required.

Appendix A : Regulatory requirements

As discussed in Section 1, Schedule 2 of the Environmental Assessment of Plans Regulations 2004 explains the information that must be contained in the IIA Report. **Table A-1** links the structure of this report to an interpretation of Schedule 2, whilst **Table A-2** explains this interpretation (N.B. this current report is an IIA Report, as opposed to an SA Report). **Table A-3** then presents a discussion of more how the information in this IIA Report reflects the requirements for the IIA Report.

Table A-1: Questions answered by this IIA Report, in-line with an interpretation of regulatory requirements

Questions answered	As per regulations… the IIA Report must include…
Introduction	
What's the plan seeking to achieve?	• An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
What's the IIA scope? (supported by the IIA Scoping Report)	
What's the sustainability 'context'?	• Relevant environmental protection objectives, established at international or national level • Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
What's the sustainability 'baseline'?	• Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan • The environmental characteristics of areas likely to be significantly affected • Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
What are the key issues and objectives that should be a focus?	• Key environmental problems / issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment

Questions answered	As per regulations… the IIA Report must include…
Part 1	
What has plan-making / IIA involved up to this point?	• Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach) • The likely significant effects associated with alternatives • Outline reasons for selecting the preferred approach in-light of alternatives assessment / a description of how environmental objectives and considerations are reflected in the draft plan
Part 2	
What are the IIA findings at this current stage?	• The likely significant effects associated with the draft plan • The measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the draft plan
Part 3	
What happens next?	• A description of the monitoring measures envisaged

Table A-2: Interpreting Schedule 2 and linking the interpretation to the report structure

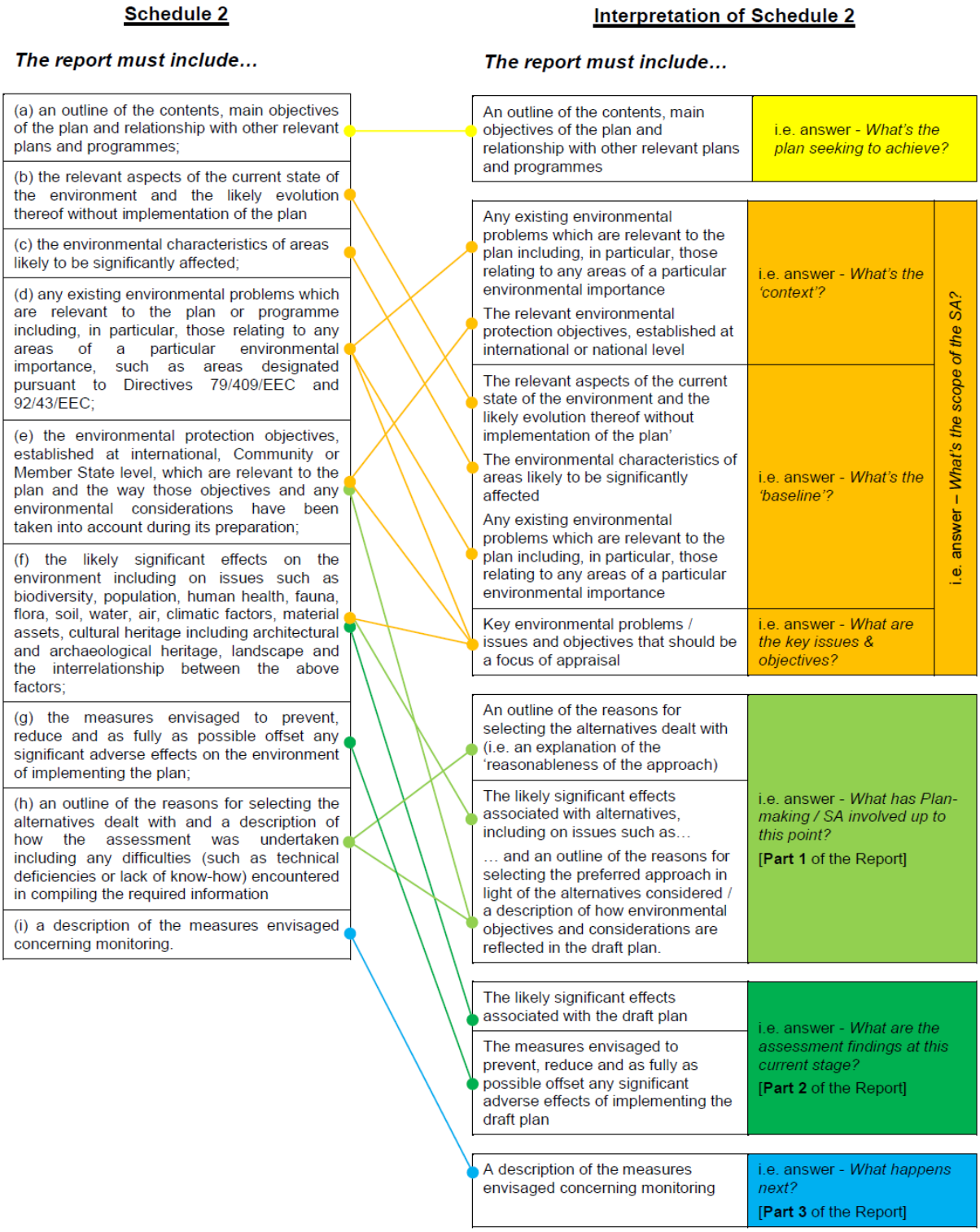


Table A-3: Checklist of how and where (within this report) regulatory requirements are reflected

Regulatory requirement	Information presented in this report
Schedule 2 of the regulations lists the information to be provided within the SA (or in this case, IIA) Report:	
• An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	**Chapter 1 and Chapter 2** presents this information.
• The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme; • The environmental characteristics of areas likely to be significantly affected; • … environmental problems which are relevant… …areas of a particular environmental importance…;	These matters were considered in detail at the scoping stage, which included consultation on a Scoping Report. The outcome of scoping was an 'IIA framework', which is presented within **Chapter 3, Appendix B and C**. The IIA scope – in terms of key sustainability issues and objectives, including accounting for evolution of the baseline without the plan – is then discussed within the appraisal chapters as appropriate, i.e. in light of the options and proposals that are a focus of the appraisal.
• The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	The Scoping Report presented a detailed context review and explained how key messages from this (and baseline review) fed into the 'IIA framework', which is presented within **Chapter 3, Appendix B and C**. Also, information on the SA scope is presented as part of appraisal work in **Chapter 6 and 9**. With regards to explaining *"how… considerations have been taken into account"*, **Chapter 7** explains reasons for supporting the preferred option, i.e. how/why the preferred option is justified in-light of alternatives appraisal.
• The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air,	**Chapter 6** presents alternatives appraisal findings in respect of reasonable growth scenarios, whilst **Chapter 9** presents an appraisal of the

Regulatory requirement	Information presented in this report
climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	Local Plan as a whole. All appraisal work naturally involved giving consideration to the IIA scope and the various effect characteristics.
• The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan…	**Chapter 9** presents recommendations and flags potential elements that can be a focus of further work if required ahead of Local Plan finalisation.
• An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	**Chapter 4 and Chapter 5** deal with 'reasons for selecting the alternatives dealt with', with an explanation of reasons for focusing on growth scenarios / certain growth scenarios. **Chapter 7** explains 'reasons for supporting the preferred approach', i.e. explains how/why the preferred approach is justified in-light of the alternatives / scenarios appraisal. Methodology is discussed at various places, ahead of presenting appraisal findings.
• … measures envisaged concerning monitoring;	**Chapter 10** presents this information.
• a non-technical summary… under the above headings	The NTS is a separate document.
The SA Report must be published alongside the draft plan, in-line with the following regulations:	
• Authorities… and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan…	This IIA Report is published alongside the Regulation 19 version of the Local Plan in order to inform the consultation and then subsequent plan finalisation.
The SA Report must be taken into account, alongside consultation responses, when finalising the plan.	

Regulatory requirement	Information presented in this report
• The environmental report prepared pursuant to Article 5 [and] the opinions expressed pursuant to Article 6… shall be taken into account during the preparation of the plan… and before its adoption or submission to the legislative procedure.	This IIA Report will be taken into account when finalising the plan for publication (see **Chapter 10**).

Appendix B Scoping information review (baseline and policy update)

B.1 Updated baseline

The baseline information is presented under each IIA topic in **Table B.1** below and has been proportionately updated to reflect the scope of the plan and potential effects.

Table B.1 Baseline information

IIA topic area	Summary of the key messages arising from the baseline
Economy and Employment	• Reduction in the number of people of working age living within the district. • The perceived loss of employment land to residential-led development. • Businesses face skill and labour shortages due to the high cost of living in the area, the affordability of housing, and comparatively low median wages. • The district imports labour (leading to net in-migration) to support its growth and experiences problems recruiting suitably skilled staff. • Limited offer in terms of large modern office space due to historic buildings and high-quality natural environment. • Competitive disadvantage compared to larger surrounding towns such as Swindon, Cheltenham, Tewkesbury and Gloucester.
Tourism (linked to Economy and Employment)	• Limited range of public transport options to key destinations, with limited parking exacerbating traffic. • Poor road signage and road maintenance in some areas. • Concentration of tourism in honeypot destinations with little to offer younger people and families. • Balancing of needs between visitors and residents to avoid conflict and retain a sense of place. • Potential environmental damage e.g. erosion caused by increased visitor numbers.
Healthy and Vital Communities	• Review of the settlement hierarchy across the district in light of the proposed level of growth to deliver LHN and employment land requirements.

IIA topic area	Summary of the key messages arising from the baseline
Transport and Air Quality	• The district is a net importer of its workforce, although a significant number of commuter journeys go inside and outside of the district. • A high proportion of the district's residents travel to work as the driver of a car or van. A lower-than-average proportion of residents travel to work as a passenger in a car, on a bike, or by public transport. • A significantly higher than average proportion of the district's working population work at home. However, much of the district has limited internet access. • The proportion of the population that own three or four or more cars is higher than average. Transport pollution (i.e., nitrogen dioxide levels) continue to be at risk of exceeding the national air quality standard. • Rural inaccessibility and connectivity is a contributor to inequalities across the district. • The district has very few electric vehicle charging points.
Biodiversity	• Recreational pressure on international sites, and the decline in the condition of some nationally and locally important sites for biodiversity. • Small and isolated parcels of priority habitat that cause fragmentation of ecological networks. • Delivering net gains for nature through new development areas, aligning with targets and indicators within the Environment Improvement Plan (2025).
Green Infrastructure and Natural Capital	• The need for more natural open spaces and open spaces including cycle/pedestrian links, play spaces and natural open spaces. • Recent work for the update to the Green Infrastructure Strategy has highlighted that the district has a deficit of open spaces based the ANGSt Standards. • The natural environment provides multiple benefits for humans, but the benefits are not officially measured by loss or gain.
Climate Change	• The age and larger size of the district's existing housing stock is likely to be a contributing reason for it having higher than average domestic gas and electricity consumption and lower than average energy efficiency ratings. • The district's environment reduces its potential for strategic renewable energy interventions. • The district continues to be at risk from fluvial, surface and groundwater flooding.

IIA topic area	Summary of the key messages arising from the baseline
Historic Environment	• Preserving the historic character and distinctiveness of the district's settlements, given their rich heritage resource which is internationally renowned, and how most of the Principal and Non-Principal Settlements contain designated conservation areas and listed buildings.
Landscape	• 80% of Cotswold District is within the Cotswolds National Landscape, limiting opportunities for major development within this area. Growth will likely be concentrated outside of the National Landscape which may significantly alter character of settlements across the district due to their potential increases in size. • Special Landscape Areas (SLA) cover the district, incorporating areas within and outside of the National Landscape boundaries. The interplay between the built and natural environment will be an essential local consideration for new development areas, particularly in locations within the setting of SLA.
Land, Soil, and Water Resources	• Best and Most Versatile Land for agricultural purposes is prevalent across the district, with challenge for strategic scale growth likely to be delivered on greenfield land given limited brownfield site availability. • The district has several groundwater source protection zones. A large proportion of the district is also covered by Nitrate Vulnerable Zones. • Many of the Principal and Non-Principal Settlements across the district (i.e., locations where growth is likely to be directed) are within proximity to a main river or ordinary watercourse. • Cotswold is part of the 'SWOX', a Water Resource Zone in the Thames area, an area which is classed as '*seriously water stressed*'.

B.2 Updated policy context

The IIA must consider the relationships between the emerging Plan and other relevant plans, policies or strategies (PPS) and environmental objectives. The tables below show the key PPS which have informed plan making and the IIA.

Table B.2 PPS applicable for all IIA themes

Document Title	Year of Publication
International	
SEA Directive [2001/42/EC]	2001
National	
Design and Placemaking Planning Practice Guidance: Consultation Document	2026
Environment Improvement Plan	2025
National Planning Policy Framework (NPPF) Consultation Draft	2025
Planning and Infrastructure Act	2025
National Planning Policy Framework (NPPF)	2024
Levelling-up and Regeneration Act	2023
Environment Act	2021
National Model Design Code	2021
National Design Guide	2019
Environmental Assessment of Plans and Programmes Regulations	2004
Planning and Compulsory Purchase Act	2004
Planning Practice Guidance	various

B.3 Healthy and vital communities

Table B.3 PPS reviewed in relation to healthy and vital communities

Document Title	Year of Publication
International	
Ambient Air Quality and Cleaner Air for Europe Directive [2008/50/EC]	2008
National	
10 Year Health Plan for England	2025
Streets for a Healthy Life: A companion guide to building for a Healthy Life	2022

Document Title	Year of Publication
Building for a Healthy Life	2020
Health Equity in England: The Marmot Review 10 Years On	2020
Health Impact Assessment in Spatial Planning	2020
Planning for Sport Guidance	2019
Healthy High Streets	2018
Spatial Planning for Health: An evidence resource for planning and designing healthier places	2017

B.4 Housing

Table B.4 PPS reviewed in relation to housing

Document Title	Year of Publication
National	
10-Year Infrastructure Strategy	2025
Planning Policy for Traveller Sites	2023
Homes England Strategic Plan 2023 to 2028	2023
Long-Term Plan for Housing	2023
The National Housing Federation's Vision for a Long-Term Housing Strategy	2023

B.5 Economy and employment

Table B.5 PPS reviewed in relation to economy and employment

Document Title	Year of Publication
International	
The Paris Agreement UNFCCC	2015
Waste Framework Directive	2008
National	
Spring Forecast 2026	2026
UK Infrastructure: A 10 Year Strategy	2025
Get Britain Working White Paper	2024
Invest 2035: UK Industrial Strategy Green Paper	emerging

B.6 Equalities

Table B.6 PPS reviewed in relation to equalities

Document Title	Year of Publication
International	
European Convention on Human Rights	1950
Convention on the Rights of Persons with Disabilities	2006
National	
Equality Act	2010
Human Rights Act	1998

B.7 Transport and air quality

Table B.7 PPS reviewed in relation to transport and air quality

Document Title	Year of Publication
National	
The Department for Transport's Third Cycling and Walking Investment Strategy	2026
Cycle Infrastructure Design	2020
The Transport Investment Strategy – Moving Britain Ahead	2017
Ambient Air Quality and Cleaner Air for Europe Directive [2008/50/EC]	2008

B.8 Climate change mitigation

Table B.8 PPS reviewed in relation to climate change mitigation

Document Title	Year of Publication
International	
The Paris Agreement UNFCCC	2015
Kyoto Protocol	1997
National	
The Seventh Carbon Budget	2025
Carbon Budget Delivery Plan	2023
UK Climate Change Risk Assessment	2022
Net Zero Strategy: Build Back Greener	2021
Heat Networks: Building a Market Framework	2020

Document Title	Year of Publication
Clean Growth Strategy	2019
The Road to Zero	2018
UK Climate Change Act	2008

B.9 Climate change adaptation

Table B.9 PPS reviewed in relation to climate change adaptation

Document Title	Year of Publication
International	
Biodiversity Strategy for 2030	2020
The Paris Agreement UNFCCC	2015
Water Framework Directive	2000
National	
UK (third) National Adaptation Programme 2023 to 2028	2023
UK Climate Change Risk Assessment	2022
National Flood and Coastal Erosion Risk Management Strategy	2020
How Local Authorities Can Reduce Emissions and Manage Climate Change Risk	2012
Flood and Water Management Act	2010
UK Climate Change Act	2008

B.10 Historic environment

Table B.10 PPS reviewed in relation to historic environment

Document Title	Year of Publication
International	
European Landscape Convention	2000
Convention on the Protection of the Archaeological Heritage of Europe	1992
World Heritage Convention	1972
National	
Historic England: Heritage and Climate Change	2022
Historic England Advice Note 11: Local Planning and the Historic Environment	2022

Document Title	Year of Publication
Historic England Advice Note 4: Tall Buildings Advice Note	2022
Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management	2019
Historic England Good Practice Advice: The Setting of Heritage Assets	2017
Historic England Advice Note 8: Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)	2016
Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans	2015
Ancient Monuments and Archaeological Areas Act 1979	1979
Planning (Listed Buildings and Conservation Areas) Act 1990	1990
Historic Buildings and Ancient Monuments Act	1953

B.11 Landscape

Table B.11 PPS reviewed in relation to landscape

Document Title	Year of Publication
International	
European Landscape Convention	2000
National	
Design and Placemaking PPG (consultation document)	2026
Management plans for Protected Landscapes in England	2025
Protected Landscapes Targets and Outcomes Framework	2024

B.12 Green infrastructure and natural capital

Table B.12 PPS reviewed in relation to green infrastructure and natural capital

Document Title	Year of Publication
National	
Design and Placemaking PPG (consultation document)	2026
National Model Design Code	2021

B.13 Biodiversity

Table B.13 PPS reviewed in relation to biodiversity

Document Title	Year of Publication
International	
Biodiversity Strategy for 2030	2020
The Paris Agreement UNFCCC	2015
Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services	2012
Birds Directive [2009/147/EC]	2009
Habitats Directive [92/43/EEC]	1992
Convention of Wetlands of International Importance Especially as Waterfowl Habitat (Ramsar Convention)	1971
National	
UK Biodiversity Framework	2024
Natural England Green Infrastructure Framework	2023
Biodiversity Net Gain Guidance	2023
Environment Act 2021	2021
Conservation of Habitats and Species (Amendment) (EU Exit) Regulations	2019
Conservation of Habitats and Species Regulations	2017
Wildlife and Countryside Act	1981

B.14 Land, soil and water resources

Table B.14 PPS reviewed in relation to land, soil and water resources

Document Title	Year of Publication
International	
Waste Framework Directive	2008
Water Framework Directive	2000
National	
Agriculture Act	2020
Safeguarding our Soils: A strategy for England	2009
National Framework for Water Resources	2025
Water Environment (Water Framework Directive) (England and Wales) Regulations.	2017

Appendix C : Key sustainability issues and IIA framework

C.1 Key sustainability issues

The key sustainability issues are set out under each IIA topic in **Table C.1** below. These have been revised in light of the updated baseline and policy context for the district presented in **Appendix B**, and responses received from statutory bodies.

Table C.1 Key sustainability issues

IIA topic	Key sustainability issues
Healthy and Vital Communities	• An aging population needs good accessibility to services and facilities and suitable housing to enable them to live independently for longer and avoid social isolation. • With a lower than average economically active population, the district has to import a significant part of its workforce from elsewhere, increasing commuting journeys. • Fewer younger people reduces the viability of some services and facilities. • Services, facilities, employment opportunities and jobs are needed that are accessible to all sections of the community. • Living environment improvements are needed to improve the health of people in lower social and economic status groups. • Measures are needed to improve the district's health and wellbeing, such as promoting active travel and physical activity and to decrease car use and providing employment opportunities in traditional and emerging sectors.
Housing	• Household size – new housing developments need to meet the needs of the increasing number of smaller households. • House size - flats and terraced houses utilise less energy and they can be built in higher densities meaning that less land is required. • Significant over-delivery - continuing to deliver significantly more housing than is required is stressing the district's infrastructure. It inflates the calculation of future housing need and ultimately leads the district to a

IIA topic	Key sustainability issues
	position where it is no longer able to meet its housing needs, constraining its ability to deliver plan-led development. • Affordability – many younger people cannot afford to live in the district. People working in the district are often unable to live close to their jobs. These problems increase car journeys and social isolation. • Affordable housing - even 'affordable housing' can still be unaffordable to the people who need it because affordability relates to the market value of housing • Second home ownership - multiple home ownership reduces the amount of available housing stock that could otherwise contribute towards meeting the district's housing need.
Economy and Employment	• Very few locations in Cotswold District offer positive viability thresholds for new employment development. The district's established employment sites therefore play a critical role in meeting the district's economic and business needs. Protection of such sites and support for their potential intensification is needed to attract new businesses and ensure that existing businesses are retained and have the opportunity to grow. • An ageing population will have an impact on the economically active age group. This, combined with difficulties in attracting workers due to median wages below the national average; and the high cost of living and the affordability of housing is a key issue for the district. • Need for improved broadband connectivity, particularly in rural areas to support rural economy and reduce the need to travel. • Need to compete with larger surrounding towns such as Swindon, Cheltenham, Tewkesbury and Gloucester; and focus on its highly skilled workforce and attractive high-quality environment to live and work. • Ensuring that town centres retain their important role as community hubs through ensuring that they are resilient, flexible and adaptable to change.
Transport and Air Quality	• Poor accessibility leaves many people isolated from friends and family, key services, and their place of employment. • The district has a reliance on private car use. • Public transport is not currently a realistic alternative mode of transport in many parts of the district.

IIA topic	Key sustainability issues
	• Households owning numerous cars reinforces the reliance on accessing services and facilities by car. • The infrastructure is not currently in place to support electric vehicles and move away from fossil fuels. • Poor air quality is a risk to public health and has other environmental impacts.
Biodiversity	• Recreational pressures on Internationally Important Sites and other sites known for biodiversity interest. • Declining Biodiversity habitats and species globally, nationally and locally. • Fragmentation of habitats, small habitat pockets, lack of connectivity between sites and the limited ability to create new and larger sites for biodiversity. • Lack of understanding of key biodiversity issues at a development industry level. • Need to consider climate change adaptation and mitigation for biodiversity. • Biodiversity at a local level needs to take into consideration a specific site, but also how that site sits, and connects to other biodiversity features in the area.
Green Infrastructure and Natural Capital	• The need to further integrate the multifunctional benefits of GI and the role it has to play in addressing issues relating to climate change, the environment as a whole, as well as health and wellbeing. This includes the role GI has in contributing to healthier communities through the design of homes, their location and the grey and green infrastructure required to support them. • A key issue related to Green Infrastructure is the long-term management of public open spaces. As a result, the Council has been involved in the “Fairer management of public open space within residential developments” project. • Green infrastructure at a local level needs to take into consideration a specific site, but how that site also sits, and connects to other GI in the area. • Mapping natural capital enables a better understanding of its role and where it can be enhanced to deliver multiple benefits. • Natural capital mapping prepared by the Gloucestershire Local Nature Partnership provides useful information which is not currently referred to in the local plan. Underpins a number of policy areas.
Climate Change	• Climate change is likely to exacerbate health risks and inequalities associated with building overheating, indoor air pollution, flood damage, and water and biological contamination in the indoor environment.

IIA topic	Key sustainability issues
	Disruptions to daily life related to climate change can mean lost work and school days and may harm trade, transportation, agriculture, energy production, and tourism. Severe weather events can delay planting and harvesting, cause power outages, cause travel disruption, and otherwise make it difficult for people to go about their daily business, all of which will have an effect on the economy. • Parts of the district are more susceptible to the impacts of climate change, most notably areas with higher flood risk. • The reasons for the district's reducing carbon footprint are not understood and need to be investigated.
Historic Environment	• Ensuring that heritage assets are managed and maintained appropriately • How to manage change which protects and enhances the historic environment for future generations, while meeting the needs of current occupiers and users, for example the move from retail uses. • Using the historic environment as an "inspiration" for the design of new developments. • Relatively few non-ecclesiastical listed buildings are deemed to be at risk; however, it is still crucial that these are addressed (churches and scheduled monuments). • The need to consider the impacts of climate change on the historic environment. • Within the Council there is an increase in interest regarding how the historic environment can deliver on the climate change agenda.
Landscape	• The threats to the Cotswolds National Landscape and Special Landscape Areas associated with new development areas, climate change, and longer-term land management practices. • Finding the right balance between the need for more renewable energy provision and the existing landscape character. • Increased pressure on Public Rights of Way and National Trails as a result of tourism. • To ensure that development is designed and sensitively located to respect the Cotswold District's landscape and built heritage. • Making sure that the landscape is also valued for its multifunctional role including health and wellbeing as part of Green Infrastructure.

IIA topic	Key sustainability issues
Land, Soil, and Water Resources	• Best and Most Versatile Land for agricultural purposes is prevalent across the district, with challenge for strategic scale growth likely to be delivered on greenfield land given limited brownfield site availability. • Many of the Principal and Non-Principal Settlements across the district (i.e., locations where growth is likely to be directed) are within proximity to a main river or ordinary watercourse. • Increase in population growth may require infrastructure upgrades to enable development, to accommodate higher flows and/or to prevent a WFD deterioration • The development of each site could have an impact, particularly in relation to biodiversity and water quality, and where Good Ecological Status (GES) has not been reached. - run-off from increased development may worsen water quality. • Thames Water's (and other companies) ability to maintain a continuous supply to customer demands especially during hot, dry weather. • Increase in water demand adds pressure to existing supply infrastructures and upgrades will be required, combined with the uncertainty over the impact of climate change.

C.2 IIA Framework

Table C.2: IIA Framework

Topic		Objectives	Appraisal questions: Will the option / proposal help to…
	Biodiversity	• Protect and enhance biodiversity.	• protect and enhance semi-natural habitats, priority habitats and the habitats of priority species? • reduce habitat fragmentation and support nature networks and landscape scale enhancements? • provide net gain? • increase public awareness of biodiversity? • secure long-term management of biodiversity and sites? • protect and enhance features of geodiversity interest?
	Climate Change (adaptation)	• Ensure adaptability to climate change that, where feasible, goes beyond simple limitation of negative effects.	• reduce vulnerability to climate change impacts? • reduce flood risk, manage run-off sustainably and ensure the direct or indirect risk of flooding on site or downstream of the site is not increased by the development? • ensure that development takes place in accordance with the Strategic Flood Risk Assessment, Water Cycle Study and sequential test for flood risk, taking into account the likely effects of climate change?
	Climate Change (mitigation)	• Take an active role in achieving net zero carbon by 2050 if not before.	• encourage measures to reduce carbon emissions? • encourage / enable improvements to the energy efficiency of the district's existing building stock? • increase energy efficiency and reduce greenhouse gas emissions? • increase the generation and use of renewable energy? • address the negative impact of climate change, go beyond mitigation to achieve carbon neutral development?

Topic	Objectives	Appraisal questions: Will the option / proposal help to…
		• minimise the need to travel by unsustainable means? • adjust to future needs through being flexible and adaptive to the effects of climate change (heat, drought, extreme weather)? • ensure that development takes place in accordance with the Strategic Flood Risk Assessment, Water Cycle Study and sequential test for flood risk, taking into account the likely effects of climate change?
€ $ £ ¥ Economy and Employment	• Achieve sustainable economic growth and opportunities for employment, including support for the rural economy. Support the resilience and vitality of town centres during transformation from the “traditional” retail-dominated high street to a more flexible and responsive model.	• encourage the retention and / or growth of existing businesses? • provide accessible jobs? • provide live / work units and workspace for locally appropriate businesses? • provide sites for business and employment within communities? • encourage the use of local services and purchasing of local products? • ensure housing is delivered which can attract workers? • contribute to supporting the rural economy particularly though retaining or increasing the number of people employed in agriculture and tourism? • support the roll out of high-speed broadband? • contribute to a low carbon economy? • encourage larger businesses to locate in the district? • encourage a range of jobs and premises and in particular increase the number of people employed in emerging economic sectors? • support vitality and viability of existing town centres by helping them to be more flexible and responsive to change?
	• Encourage and support the development of sustainable tourism.	• seek to avoid environmental damage e.g. erosion caused by increased visitor numbers? • support the visitor economy?

Topic		Objectives	Appraisal questions: Will the option / proposal help to…
	Equalities	• Advance equality for all.	• Promote access for all including those with and without shared protected characteristics? • Provide opportunities to foster good relations between groups?
	Green Infrastructure and Natural Capital	• Conserve and enhance green infrastructure assets and networks and exploit its multi-functional benefits.	• deliver the Council's GI Strategy? • maximise multiple benefits provided by GI? • link and enhance existing GI assets and networks?
		• Deliver natural capital and enhance the provision of ecosystem services.	• take a natural capital approach to growth by providing a strategic framework for delivery of growth to… – identify the most beneficial locations for tree planting? – assess how development projects can best contribute to natural capital locally? – identify blue / green infrastructure opportunities?
	Healthy and Vital Communities	• Contribute to the achievement of balanced and healthy communities and be responsive to the needs of different age groups in the district.	• enable and encourage younger people to live and work in the district? • enable older people to live close to facilities, services and other people? • tackle social and functional isolation by making provision for interaction such as safe and accessible spaces, parks, community hubs? • provide essential community services and facilities including healthcare, Green Infrastructure and allotments? • enable "lifetime homes"? • increase physical activity, reduce obesity and improve mental health and wellbeing through the design and layout of schemes, provision of facilities for sport and recreation?

Topic	Objectives	Appraisal questions: Will the option / proposal help to…
		• improve access to the countryside for recreation? • provide mixed use, mixed housing type and mixed tenure developments? • enable access to further education / training opportunities?
 Historic Environment	• Deliver high quality and well-designed sustainable development that responds appropriately to its context.	• be sustainably and sympathetically designed having regard to its context? • respond appropriately to its context though being supported by a detailed characterisation study?
	• Conserve and enhance the historic environment of the district.	• conserve and enhance the historic environment? • protect the historic settlement pattern and distinctive character of the towns and villages of the district? • ensure beneficial use and long-term management of heritage assets? • ensure that historic environment is used as a key driver and focus for inward investment regeneration and redevelopment, particularly within our historic market towns? • increase public awareness of the historic environment?
 Housing	• Meet local need for housing by maintaining a sustainable level of supply and ensure that new housing is as sustainable as possible in terms of its location,	• improve housing affordability? • provide sufficient affordable housing for those who need it? • be appropriately located having regard to facilities, services and environmental quality? • reduce the number of second homes delivered on new developments? • provide energy efficient homes? • provide housing that is designed and constructed sustainably, using where feasible recycled or recovered materials?

Topic	Objectives	Appraisal questions: Will the option / proposal help to…
	construction materials and internal and external facilities.	• retrofit sustainable infrastructure, where possible? • provide good garden / light standards?
Landscape	• Conserve, restore and enhance the character of landscapes in the district.	• conserve, restore and enhance the landscape (character, appearance and quality) of the district, including landscape assets, trees, setting of settlements? • maintain the tranquillity of the district, including the protection and promotion of Dark Skies? • support the integrity of the Cotswolds National Landscape in line with the vision and objectives of the latest published management strategy? • safeguard the integrity of Special Landscape Areas across the district?
Land, Soil and Water Resources	• Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste.	• enable and promote reuse, recycling and reduction of waste generated in the district? • encourage local community recycling. reuse and minimisation of waste in new developments?
	• Support the efficient use of land.	• avoid development on the best and most versatile agricultural land? • increase the percentage of development on previously developed land? • promote remediation of contaminated land?
	• Encourage the prudent use of natural resources.	• avoid sterilisation of identified mineral resource areas?

Topic	Objectives	Appraisal questions: Will the option / proposal help to…
	• Protect and enhance water quality and minimise water use.	• protect groundwater and surface water quality? • ensure that development is supported by adequate water supply and drainage? • reduce per capita water consumption through the use of rainwater recycling, grey water reuse or other methods?
 Transport and Air Quality	• Reduce the need to travel by private car, reduce traffic congestion and air pollution through improving travel choice by active encouragement of modal shift and facilitation of more sustainable forms of transport.	• reduce the need to travel? • encourage modal shift, particularly in respect of journeys to work, through walking, cycling and use of public transport? • promote sustainable and active travel for all residents including the needs of specific groups and the infrastructure required to support that? • prevent the exacerbation of air pollution in areas susceptible to poor air quality?

Appendix D Settlement-by-settlement discussion of sites

Main Settlement

Cirencester

Land to the north of the A429, which bisects the central section of the market town, is within the Cotswolds National Landscape. The Town Centre, framed by the A429 ring road, is a designated Conservation Area which contains several Scheduled Monuments and Grade I Listed Buildings. There is a Special Landscape Area to the north east and to the south west of the town, and Cirencester Park Historic Park and Garden extends to the west of the town (north of the A419).

Land to the south east of the town is comparatively less constrained, with key constraints including areas of Flood Zone 2 and Flood Zone 3 (associated with the River Churn and the Thames and Severn Canal), Conservation Areas in the villages of Driffield, Harnhill, and Preston, and Groundwater Source Protection Zones. On this basis, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension:

- ‘Land east of Kingshill Lane, Cirencester’ (C164A).
- ‘Steadings southern extension, Cirencester’ (C190).
- ‘The Whiteway, Cirencester’ (C132).

Within the HELAA, of the sites which are classified as ‘potentially deliverable / developable’ or ‘deliverable / developable’ for non-strategic scale development at Cirencester:

- Two of these sites have planning permission, specifically C39 and C80.
- Two of these sites are lower than the threshold of five homes reflecting their indicative capacities or are not within or adjacent to Cirencester and therefore represent an unsustainable location for growth, specifically C168 and C172D.
- C178 is within the Cotswold National Landscape and has a ‘high’ sensitivity. The indicative capacity for the site is close to the threshold for a sustainable urban extension, which would constitute major development within the National Landscape.

Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: C52, C57, C70, C71, C79A, C81B, C97, C101A, C101B, C106B, C111, C149A, C149B; and R614 (for employment).

Principal Settlements

Andoversford

The village is wholly located within the Cotswolds National Landscape. Land to the north west of the village is a Scheduled Monument (Roman small town at Wycomb), which overlaps with an area of Deciduous Woodland Priority Habitat. There are corridors of Flood Zone 2 and Flood Zone 3 passing through the village, associated with the River Coln (and its tributaries).

Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Andoversford, R231 is not located adjacent to the settlement. An allocation at this location would result in isolated development, approximately 1.5km to the west of the village, contrary to the broad spatial strategy for the emerging Local Plan.

Reflecting the above, only one non-strategic site option has been considered in detail through Stage 3 of the site selection process, specifically: A2.

Blockley

The village is wholly located within the Cotswolds National Landscape. Most of the village itself is a designated Conservation Area (with associated Grade II and Grade II* Listed Buildings). An area of land to the north east of the village is within Flood Zone 3, which connects to Blockley Brook.

Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Blockley:

- R33A, R33B, and R501 are not located adjacent to the settlement and allocating these locations would result in isolated development, approximately 3km to the east of the village, contrary to the broad spatial strategy for the emerging Local Plan. R33B and R501 are adjacent sites, outside but within the setting of the Cotswolds National Landscape. All three sites are within a Special Landscape Area.
- R585 is approximately 1km to the north of the village within an industrial centre. Whilst the site is primarily brownfield land, development at this location would be isolated from the village, contrary to the broad spatial strategy for the

emerging Local Plan. Additionally, approximately 30% of the site contains deciduous woodland priority habitat, and 'Sedgecombe Wood' is an ancient, replanted woodland directly to the north of the site.

- R610 and R688 are located approximately 2km to the north east of the village. Allocating these locations would result in isolated development outside of the village boundaries, contrary to the broad spatial strategy for the emerging Local Plan. R610 is within the Cotswold National Landscape, with R688 adjacent to, and within the setting of the National Landscape. R688 is within a Special Landscape Area.

Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: BK8A, BK8B, BK11, BK14A, R533, R663, R69, and RUR_E16.

Bourton-on-the-Water

The village is wholly located within the Cotswolds National Landscape and is often referred to as "the Venice of the Cotswolds". Much of the southern section of the village is a designated Conservation Area, which borders two Scheduled Monuments to the east and west. The Scheduled Monument to the east overlaps with Greystones Farm Nature Reserve, which connects to Salmonsbury Meadows Site of Special Scientific Interest (SSSI). Most of the land to the east of the village, and land passing through the southern section of the village (from the west), is within Flood Zone 3. The areas broadly follow the corridor of the River Windrush (and its tributaries), and the lakes to the north of Nethercote. Several established footpaths pass through the village from the surrounding countryside, including Windrush Way. Macmillan Way, and the Heart of England Way.

Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Bourton-on-the-Water:

- B32 has planning permission for phased redevelopment of residential and retirement housing but is not yet built out. The site is considered deliverable during the first five years of the plan period.

- B57 is entirely covered by Priority Habitat and is subject to extensive flood risk constraints, with the majority of the site located within Flood Zone 3. Whilst the site adjoins an existing employment area, the extent of environmental constraints would make development difficult to accommodate without unacceptable impacts.

Reflecting the above, only one non-strategic site option has been considered in detail through Stage 3 of the site selection process, specifically: B56.

Chipping Campden

The village is wholly located within the Cotswolds National Landscape and often referred to as the “jewel in the crown” of the Cotswolds. Most of the central section of the village is a designated Conservation Area, which includes the High Street where almost all of the buildings are either Grade II, Grade II*, or Grade I Listed. Land to the east of the Conservation Area comprises Campden House Historic Park and Garden. Most of the undeveloped land to the north, east, and south east of the village comprises Grade I or Grade 2 Agricultural Land, which is some of the best and most versatile agricultural land within the country. Several established footpaths pass through the market town and connect to the surrounding countryside, including Cotswold Way, Monarch’s Wat, and the Heart of England Way.

Within the HELAA, of the sites which are classified as ‘potentially deliverable / developable’ or ‘deliverable / developable’ for non-strategic scale development at Chipping Campden, CC59 has planning permission for five dwellings but is not yet built out. The site is considered deliverable during the first five years of the plan period.

Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: CC10A, CC66B, CC68, CC71, and CC74 (western section of the site).

Fairford

Most of the northern half of the town is a designated Conservation area, containing Grade I, Grade II, and Grade II* Listed Buildings. Land to the north of the town is within a Special Landscape Area, encompassing Fairford Park estate. The River Coln (and areas of Flood Zone 2 and Flood Zone 3) passes through the Special Landscape Area and the town, continuing to the south east where it forms the southern border of the Whelford Meadows SSSI and Cotswold Water Park SSSI. The SSSIs comprise a series of lakes which extend northward from the River Coln to the A417. Land to the south of the town is also within the boundary of the Cotswold Water Park SSSI, which extends to RAF Fairford. The south of the town also comprises areas of Grade 2 and Grade 3a ‘best and most versatile’ agricultural land. The town is not within the Cotswolds National Landscape.

Additionally, Land to the north east and to the west of Fairford is comparatively less constrained, with key constraints including the setting of the Special Landscape Area, SSSI Impact Risk Zones, and Groundwater Source Protection Zones.

Reflecting the above, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension: ‘Land north east of Fairford’ (F57A, F57B, F57C).

Within the HELAA, of the sites classified as ‘potentially deliverable / developable’ or ‘deliverable / developable’ for a sustainable urban extension, ‘Land to the south west of Fairford (F53A and F53B)’ could deliver up to 420 homes reflecting the indicative site capacities within the HELAA. An outline planning application of 74 homes has come forward on Site F53A. Constraints to development across Site F53B limit further opportunities for expansion, given the adjacent SSSI and its associated Impact Risk Zones. On this basis, the sites are considered separately for potential non-strategic development during the plan period.

Within the HELAA, the following ‘potentially deliverable / developable’ or ‘deliverable / developable’ for non-strategic scale development at Fairford have been considered in detail through Stage 3 of the site selection process, specifically: F20A, F39C, F45, F52, F53A, F53B, F56A, and F56B.

Kemble

A Special Landscape Area encompasses the town and the surrounding land to the north, east, south east, and north west. Most of the town is a designated Conservation Area. There are areas of Flood Zone 2 and Flood Zone 3 to the north east and north west, following the corridor of the River Thames (and its tributaries). The Kemble Railway Cuttings SSSI is also located to the north west of the town, with areas of Deciduous Woodland Priority Habitat to the north east of the town surrounding the dismantled railway. Kemble Railway Station is at the north western extent of the town, and Cotswold Airport is approximately 1.5km to the west of the town (via the A429). The town is not within the Cotswolds National Landscape.

Land to the south west of the town is comparatively less constrained, albeit located within the setting of the Special Landscape Area. There are isolated areas of Deciduous Woodland Priority Habitat (including Kemble Wood), SSSI Impact Risk Zones associated with Kemble Railway Cuttings, and areas within Groundwater Source Protection Zones.

Within the HELAA, of the sites classified as 'potentially deliverable / developable' or 'deliverable / developable' for a sustainable urban extension, Cotswold Airport (K7A and K7B) currently accommodates around 620 employees, alongside a substantial volume of visitors and customers, with aspirations for further growth. However, the site has since been confirmed as being unavailable for a local plan allocation. The following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension: 'Land south west of Kemble' (K9, K12, K15, K16).

Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Kemble, R542 is located approximately 1km to the east of the town. Allocating this site would result in isolated development outside of the town, contrary to the broad spatial strategy for the emerging Local Plan.

Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: K1A, K3, and K6A.

Lechlade-on-Thames

Located toward the south eastern boundary of the district, Lechlade borders the neighbouring authorities of West Oxfordshire, Swindon, and the Vale of White Horse. The River Thames passes along the southern boundary of the town, with areas of Flood Zone 2 and Flood Zone 3 encompassing most of the undeveloped areas to the east, south east, and south west of the town. These areas are also underlain by Grade 2 agricultural land, which is some of the best and most versatile agricultural land within the country. Cotswold Water Park SSSI extends to the north of the town, and the 'Multi-period settlement, cemetery, and ceremonial complex west of Lechlade' Scheduled Monument is located to the north west of the town. The southern section of the town is a designated Conservation Area, containing all of the town's Grade I and Grade II Listed Buildings. The town is not within the Cotswolds National Landscape.

In terms of strategic opportunities, R683 and R684 are located approximately 1km to the west of the town. The combined capacities of these sites would not exceed the minimum threshold of 1,500 homes required to constitute as a 'new settlement'. Reflecting the above, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension: 'Cluster of sites to the west of Lechlade, within proximity to Lechlade Garden Centre' (L34, L37, L43).

Within the HELAA, the following sites classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Lechlade have been considered in detail through Stage 3 of the site selection process, specifically: L13, L14, L16A, L26, L32, L33, and L35A.

Mickleton

Land to the east, south east, south, and south west of the village is within the Cotswolds National Landscape. The central and southern section of the village is a designated Conservation Area, with the Grade II Listed 'Kiftsgate Court' Historic Park and Garden also to the south east. Land to the north of the village is relatively unconstrainted, although it is classified as Grade 2 (very good quality) 'best and most versatile' land for agricultural uses. To the west, areas of Flood Zone 2 and Flood Zone 3 broadly follow the corridor of Norton Brook, with a Special Landscape Area covering land to the west of the Brook (including Thistley Hill). The Heart of England Way passes through the village.

Reflecting the above, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension: 'Land to the north and west of Mickleton' (MK1AB, MK3, MK16, MK17, MK21, MK22, MK23, MK12A, MK18, MK19, MK20B).

Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Mickleton, MK12B has received planning permission for a residential development and is not yet built out. The site is considered deliverable within the first five years of the plan period.

Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: MK1C, MK2B, MK2C, MK7, MK11A and MK11C.

Moreton-in-Marsh

The Cotswolds National Landscape encompasses land to the south west, west, and north west of the town. Land to the north and to the south of the town is within a Special Landscape Area, with these areas also including the 'Roman small town at Dorn' Scheduled Monument (to the north) and Grade 2 Agricultural Land (to the south). The western section of the town, west of Moreton-in-Marsh Railway Station and including the built-up areas surrounding the A429 and A44, is a designated Conservation Area. The Conservation Area contains the majority of the town's Grade II and Grade II* Listed Buildings, with the 'Batsford Camp

(adjacent to Queen Victoria's Garden)' Scheduled Monument marking the Conservation Area's northern extent. Corridors of Flood Zone 2 and Flood Zone 3 follow the River Evenlode (and its tributaries) to the south of the town.

Land to the east of the town is comparatively unconstrained, although it is within the setting of the Special Landscape Areas to the north and to the south. There is also an interconnected network of Deciduous Woodland Priority Habitat surrounding the Fire Service College (north of the A44 and south of Todenham Road).

Within the HELAA, of the sites classified as 'potentially deliverable / developable' or 'deliverable / developable' for a sustainable urban extension, 'Land to the north, east and south of Moreton-in-Marsh' and 'Land to the south and east of Moreton-in-Marsh are assessed as a potential sustainable urban extension. To the south east of these potential sustainable urban extensions, 'Land at Coldicote Farm' (M83) also has an indicative capacity which exceed 350 homes. As the site is not immediately adjacent to the town, development at this location would fall into the 'new settlement' category based on the site selection methodology. However, as the site would adjoin the sustainable urban extension at Moreton-in-Marsh if either 'Land to the north, east, and south of Moreton-in-Marsh' or 'Land to the south and east of Moreton-in-Marsh' is taken forward as an allocation, it has been tested within the sustainable urban extension category for completeness.

Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Moreton-in-Marsh, M71A and M28B have received planning permission for residential development but are not yet fully built out. The sites are considered deliverable within the first five years of the plan period. Additionally, M70 is subject to a pending application for residential development (ref. 25/04041/OUT) and is therefore not available for employment development. It is anticipated that M70 and M71A will form part of the land to the south and east of Moreton-in-Marsh if this sustainable urban extension is taken forward as a Local Plan allocation.

Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: M11, M22, M74A (eastern section of M74 considered through HELAA), and M78 (for employment).

Northleach

The village is wholly within the Cotswolds National Landscape, with several public rights of way connecting the village with the surrounding countryside. This includes the Diamond Way, Monarch's Way, and Fosse Way. Most of the village is a designated Conservation Area, including Grade I, Grade II, and Grade II* Listed Buildings. Areas of Flood Zone 2 and Flood Zone 3 follow the corridor of the River Leach, through the western section of the village before extending alongside its southern boundary.

Reflecting the above, only one site has been classified as 'potentially deliverable / developable' within Northleach, specifically: N14B. In July 2026, the Council resolved to grant planning permission for 50 homes on the site. On this basis, **no site options within Northleach have been assessed in detail through Stage 3 of the site selection process.**

Siddington

Located approximately 750m to the south of Cirencester, key constraints surrounding Siddington include areas of Grade 2 agricultural land (to the west), areas of Flood Zone 2 and Flood Zone 3 (to the east) associated with the River Churn and the Thames and Severn Canal, and areas of Deciduous Woodland Priority Habitat and the Cotswold Water Park SSSI (to the south). Areas to the south east, south, and south west of the village overlap with a Groundwater Source Protection Zone. The village is outside of the Cotswolds National Landscape.

There are several opportunity sites for development around Siddington, particularly to the north and to the south. A key consideration for the site selection process is the extent to which growth may reduce the openness between Siddington and Cirencester and increase likeliness of coalescence.

Reflecting the above, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension:

- 'Land south west of Siddington' (SD20).
- 'Land north of South Cerney Airfield' (SD24).

Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: SD3A, SD5, SD6, SD8, SD9A, SD9B, SD9C, SD11B, SD15, SD17, SD21, SD22, and SD23.

South Cerney

Located towards the southern extent of the district and sharing a boundary with Wiltshire, South Cerney is surrounded by the Cotswold Water Park SSSI to the east, south, and to the west. Land to the west is also primarily underlain by Grade 2 (Very Good) Agricultural Land and areas of Flood Zone 2 and Flood Zone 3 associated with the River Churn and the Water Park. The northern section of the village is a designated Conservation Area, containing most of the village's Grade I and Grade II Listed Buildings. 'South Cerney Castle' Scheduled Monument is located adjacent to the northern boundary of the Conservation Area. The village is outside of the Cotswolds National Landscape.

Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at South Cerney:

- R556, R600, and R645 are not located adjacent to the settlement and allocating these locations would result in isolated development, approximately 1.5km to the north east of the village, contrary to the broad spatial strategy for the emerging Local Plan.

- R601, SC20, and SC21 are located between 250-750m to the north of the village, alongside South Cerney Road and adjacent to South Cerney Airfield (to the east). Allocating these locations would deliver growth in comparatively isolated locations outside of the existing core of the village, contrary to the broad spatial strategy.
- R673 and RUR_E12 are located approximately 1.5km and 600m to the south east of the village, respectively. Both sites contain areas of Flood Zone 2 or Flood Zone 3 and are adjacent to the Cotswold Water Park SSSI. In light of this, the sites are excluded from further assessment.
- SC36 and SC37 are adjacent to the north of the village, to the east and west of South Cerney Road. The Study of Land Surrounding Settlements (July 2026) concludes that SC36 has a 'medium-high' sensitivity, and SC37 has a 'high' sensitivity. Additionally, SC32 is adjacent to the western edge of the village and is also concluded as having a 'medium-high' sensitivity. The justification for these sensitivity ratings outlines:
  - SC32: The site forms part of the western rural edge of South Cerney, contributing to the green and open setting of the village and maintaining a distinct transition between settlement and countryside.
  - SC36: Development would represent encroachment into a rural landscape, although this is tempered by the level of enclosure and adjacent permanent boundary created by the railway embankment. The setting of the listed buildings within and adjacent to the parcel would likely restrict the scale of any development.
  - SC37: The site occupies a visually and physically prominent position on the north-western edge of South Cerney. The undulating landform rising to the west increases visibility, where open views across the site and surrounding countryside are available. The parcel reads clearly as open countryside forming part of the rural setting and western transition of the village.

Reflecting the above, **no site options within South Cerney have been assessed in detail through Stage 3 of the site selection process**.

Stow-on-the-Wold

Located approximately 250m above sea level, Stow-on-the-Wold is the highest town in the district. Wholly within the Cotswolds National Landscape, the town is at a junction between several public rights of way, including Gloucestershire Way, Monarch's Way, Macmillan Way, and the Heart of England Way. Most of the central and south eastern sections of the town are a designated Conservation Area, with the Grade II* Listed 'Abbotswood' Historic Park and Garden encompassing land to the west of the town.

Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Stow-on-the-Wold:

- S14A has planning permission for residential development but is not yet built out. The site is considered deliverable during the first five years of the plan period.
- There is a cluster of four sites adjacent to the northern boundary of the town, all of which have received a 'medium-high' sensitivity rating within the Study of Land Surrounding Settlements (July 2026). The justification for these sensitivity ratings outlines:
  - S51: Due to its elevated position, rural approach setting, and role in defining the northern edge of Stow-on-the-Wold, the site exhibits the characteristic features of the High Wold Plateau, including open fields, stone walls, and far-reaching views that are strongly representative of the Cotswold landscape.
  - S65A / S65B: Reflecting their elevated position, open westerly views, and role in defining the north-western edge of Stow-on-the-Wold, the sites form part of a visually prominent approach, contributing to special qualities of scenic beauty, settlement containment, and the historic character of the High Wold plateau.
  - S66: This is due to its elevated and open character, traditional field pattern, and clear physical and visual separation from the existing settlement. The site occupies part of the High Wold Plateau and contributes strongly to the rural, expansive setting that defines Stow-on-the-Wold's northern approach.

Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: S14B, S55B, and S68.

Tetbury

Tetbury is wholly within the Cotswolds National Landscape. Land to the north and to the west of the town is primarily underlain by areas of Grade 2 (Very Good) Agricultural Land. Veizey's Quarry SSSI is approximately 400m to the north west of the town. From a heritage perspective, the southern half of the town is a designated Conservation Area, containing the majority of the town's Grade I, Grade II, and Grade II* Listed Buildings. 'Tetbury Camp' Scheduled Monument forms the southern extent of the Conservation Area. Areas of Flood Zone 2 and Flood Zone 3 broadly follow the corridor of the River Avon, along the eastern, southern and western boundaries of the town.

Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Tetbury, the following are classified as having a 'medium-high' or 'high' sensitivity within the Study of Land Surrounding Settlements (July 2026), with the justifications as follows:

- T45: Reflecting its sloping topography, open visual relationship with the western countryside, and role in defining the town's green edge. The site forms part of the rural setting of Tetbury, where open land, riparian vegetation, and the floodplain create a natural transition between built form and the wider lowland landscape. Although the site is

physically enclosed by development on two sides, its exposed slope, ecological value, and visual prominence contribute to its overall sensitivity.

- T52: Reflecting its pastoral landscape character, sloping topography, and role as part of the undeveloped eastern approach to Tetbury. The site lies within the Cotswolds National Landscape, where open farmland, hedgerows, and mature trees define the transition between the town and its rural setting. Although new residential development is present to the north, the site remains visually and perceptually separate, maintaining a strong rural identity and contributing to the sense of openness on approach from Cirencester Road.
- T74: Discounted during Stage 1 of the Study of Land Surrounding Settlements due to the following four factors: its location on a prominent ridgeline, escarpment or high ground; falls within clear views from public vantage points; would extend the settlement in an uncharacteristic direction or weaken form; and would not be attached / adjacent to existing development.

Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: T31B, T49, T57, T70, T71A, and T76.

Upper Rissington

The whole of the village is within the boundaries of the Cotswolds National Landscape. There are several areas of Deciduous Woodland Priority Habitat to the north, east, and west of the village. RAF Little Rissington Airfield encompasses land to the south.

Within the HELAA, of the sites which are classified as ‘potentially deliverable / developable’ or ‘deliverable / developable’ for non-strategic scale development at Upper Rissington, UR4A and UR4B were excluded at Stage 1 of the Study of Land Surrounding Settlements (July 2026) due to the following factors: located on prominent ridgelines, escarpments, or high ground; falls within clear views from public vantage points; and introduce a significant area of built form into a rural or visually sensitive landscape.

Reflecting the above, only one non-strategic site option has been considered in detail through Stage 3 of the site selection process, specifically: UR1A.

Non-Principal Settlements

Avening

The whole of the village is within the boundary of the Cotswolds National Landscape. Areas of Flood Zone 2 and Flood Zone 3 follow the corridors of the watercourses which pass through the village and extend to the north, east, and south west. Most of the village is a designated Conservation Area, split into two sections covering the western and south eastern sections.

Within the HELAA, none of the available site options within Avening are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Avening due to their 'high' landscape sensitivity. Specifically, the Study of Land Surrounding Settlements (July 2026) notes that Avening is highly sensitive to change due to its location within a steep-sided valley landscape, its strong historic character and its position within the Cotswolds National Landscape. The surrounding valley sides are particularly sensitive as they provide the essential landscape setting to the village and create the characteristic sense of enclosure. Development on these slopes would be highly visible and could detract from the wooded and pastoral backdrop that defines the settlement. The village is also sensitive to development that would contribute to the coalescence of built form along the valley floor or result in the erosion of the distinct settlement pattern that has evolved in response to the valley landform.

Reflecting the above, **no site options within Avening have been assessed in detail through Stage 3 of the site selection process.**

Bibury

Bibury is entirely within the Cotswolds National Landscape, with most of the village a designated Conservation Area. There are three Grade I and two Grade II* Listed Buildings within the Conservation Area, with the 'Bibury Roman villa near Bibury Mill' Scheduled Monument marking its eastern boundary. The River Coln passes through the centre of the village (east to west), with areas of Flood Zone 2 and Flood Zone 3 surrounding the river corridor.

The Study of Land Surrounding Settlements (July 2026) states that Bibury is highly sensitive to change due to the exceptional quality of its historic and landscape setting within the River Coln valley and the Cotswolds National Landscape. The strong relationship between the settlement, the river corridor and the enclosing valley sides forms an essential component of the village's character and scenic value. The valley sides surrounding the settlement are particularly sensitive as they provide the visual and physical setting to the village and allow views across and along the valley. Development on elevated land or upper valley slopes would be visually prominent and would risk eroding the contained and secluded character of the settlement. Additionally, land closely associated with the Conservation Area, the river corridor and the historic core of the village is also highly sensitive due to the contribution these areas make to the significance, character and appearance of Bibury.

Reflecting these sensitivities, none of the available site options within and adjacent to Bibury are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Bibury. Whilst R677 is the only site afforded a 'medium' sensitivity within the Study, the site is not adjacent to the village and would add to the ribbon development along the B4425. The location of R677 outside of the village is contrary to the broad spatial strategy for the emerging Local Plan.

Reflecting the above, **no site options within Bibury have been assessed in detail through Stage 3 of the site selection process.**

Bledington

Bledington is located towards the eastern boundary of the district, within proximity to the neighbouring authority of West Oxfordshire. The whole of the village is within the Cotswolds National Landscape. Most of the land surrounding the village is within Flood Zone 2 and Flood Zone 3, following the corridors of the Bledington Brook, Westcote Brook, and Cornwell Brook. The brooks are tributaries of the River Evenlode, which passes to the east of the village. Land to the north of Church Lane is designated as a Conservation Area and contains most of the village's Grade II Listed Buildings. The village is approximately 1km to the west of Kingham Railway Station, located in West Oxfordshire.

Within the HELAA, all of the four available site options within Bledington are classified as 'not deliverable / developable'. In light of this, **no site options within Bledington have been assessed in detail through Stage 3 of the site selection process.**

Bourton-on-the-Hill

The whole of the village is within the boundaries of the Cotswolds National Landscape, with most of the village also a designated Conservation Area. The Grade I Listed 'Church of St Peter' and the Grade II* Listed 'Bourton House' are within the Conservation Area, along with the 'Tithe Barn, Bourton House' Scheduled Monument (at its eastern boundary). With regard to local ecological assets, there are areas of Deciduous Woodland Priority Habitat to the north, south west, and west of the village. 'Bourton Woods' is an area of Ancient Replanted Woodland to the north west of the village, between the A44 and B4479.

The Study of Land Surrounding Settlements (July 2026) states that Bourton-on-the-Hill is highly sensitive to change due to its elevated position on the Farmed Slopes and its strong visual relationship with the surrounding landscape. The village itself is highly visible from parts of the surrounding vale and benefits from extensive outward views. Development on exposed edges or prominent slopes would have the potential to alter the character of the settlement and affect its relationship with the wider landscape.

Reflecting the above, only one site has been classified as 'potentially deliverable / developable' within Bourton-on-the-Hill and has been considered in detail through Stage 3 of the site selection process, specifically: R83.

Broadwell

Along with the village itself, land to the north, south, and west of the village is within the Cotswolds National Landscape. Most of the village is a designated Conservation Area, containing clusters of Grade II Listed Buildings, three Grade II* Listed and one Grade I Listed Buildings. 'Broadwell Roman villa' Scheduled Monument is located approximately 250m to the north west of the village.

The Study of Land Surrounding Settlements (July 2026) states that Broadwell exhibits generally high landscape sensitivity due to the strong relationship between the settlement, the River Evenlode, the extensive village green and the surrounding agricultural landscape. Land to the east of the village is comparatively less constrained, albeit within the setting of the National Landscape.

Reflecting the above, the following non-strategic site options classified as 'potentially deliverable / developable' within the HELAA have been considered in detail through Stage 3 of the site selection process, specifically: R89, R90, and R682.

Chedworth

Chedworth is wholly within the Cotswolds National Landscape and most of the village is a designated Conservation Area. There are several areas of Deciduous Woodland Priority Habitat within and surrounding the village (including the Stony Furlong Railway Cutting SSSI), with larger areas of interconnected and ancient woodland approximately 500m to the north of the village (including Burfords Grove and Chedworth Woods). There is a corridor of land to the east of the village within Flood Zone 2 and Flood Zone 3, associated with a tributary of the River Coln.

The Study of Land Surrounding Settlements (July 2026) states that Chedworth is highly sensitive to change due to the strong relationship between the settlement, the valley landform, the surrounding High Wold landscape and its exceptional historic environment. The valley sides surrounding the village are particularly sensitive as they form the immediate setting of the settlement and contribute to views into and out of the village. Development on these slopes would be prominent and could erode the intimate and secluded character of the valley landscape. Limited opportunities may exist for small-scale development closely related to the existing built framework of the village where proposals can be accommodated without harming the landscape setting, historic character or wider National Landscape.

Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Chedworth:

- R505 and R534 are excluded at Stage 1 of the Study of Land Surrounding Settlements due to the following factors: would not be attached / adjacent to existing development; would introduce a significant area of built form into a rural or visually sensitive landscape; would extend settlement in an uncharacteristic direction or weaken form; and for R534, falls within clear views from public vantage points.

- R98 has ‘medium to high’ sensitivity to development. The site occupies an open and transitional position on the northern edge of Chedworth and forms part of the rural setting of the village within the Cotswolds National Landscape. Although influenced by existing recreational uses and adjacent residential development, the site retains an open and semi-rural character that contributes positively to the settlement edge and wider landscape setting.

Reflecting the above, only one non-strategic site option has been considered in detail through Stage 3 of the site selection process, specifically: R504.

Didmarton

Located towards the south western boundary of the district, adjacent to Wiltshire, Didmarton is wholly within the Cotswolds National Landscape. There is a corridor of land to the east of the village which is within Flood Zone 2 and Flood Zone 3, associated with Joyce’s Pool (a source of the River Avon). Most of the village is a designated Conservation Area, with land to the south west comprising the Grade I Listed ‘Badminton House’ Historic Park and Garden.

The Study of Land Surrounding Settlements (July 2026) states that the undeveloped countryside surrounding Didmarton plays an important role in maintaining the settlement's rural character, preserving views and preventing the erosion of its distinct identity. Limited opportunities may exist for small-scale development where proposals are well related to the existing built form, avoid visually prominent locations and retain the characteristic landscape structure of the area.

Within the HELAA, of the sites which are classified as ‘potentially deliverable / developable’ or ‘deliverable / developable’ for non-strategic scale development at Didmarton:

- R437 has a medium-high sensitivity. The site occupies a sensitive edge-of-settlement location on the western approach into Didmarton where the village transitions into the surrounding open countryside. Whilst the site contains existing barns and areas of hardstanding, it nevertheless retains a relatively open and semi-rural character due to the mature vegetation, open western aspect and relationship with the wider rural landscape.

- R439 has a medium-high sensitivity. The site forms part of the pastoral landscape on the southern edge of Didmarton and contributes positively to the rural setting of the village within the Cotswolds National Landscape. Although physically adjacent to existing residential development, the site remains visually and spatially associated with the wider countryside beyond the established ribbon pattern of development along The Street.

- R440 has a medium-high sensitivity. The site occupies a sensitive position on the northern edge of Didmarton where the existing settlement transitions into the surrounding rural landscape. Although the site is closely associated with

adjacent residential development and existing settlement form, it nevertheless contributes positively to the open character and historic setting of the village edge within the Cotswolds National Landscape.

Whilst R436 is the only site afforded a 'medium-low' sensitivity within the Study, the indicative capacity of the site within the HELAA is below the minimum threshold of five dwellings and has been excluded at Stage 1 of the site selection process. Reflecting the above, **no site options within Didmarton have been assessed in detail through Stage 3 of the site selection process.**

Down Ampney

Most of the undeveloped areas surrounding the village is either Grade 1, Grade 2, or Grade 3a Agricultural Land, which is some of the best and most versatile agricultural land in the country. Land to the south of the village is within a Minerals Safeguarding Area at the former RAF Down Ampney Airfield. The southern extent of the village is a designated Conservation Area, containing Grade I and Grade II listed buildings, with land to the south east of the village comprising the Settlement at Bean Hay Copse Scheduled Monument. To the west, areas of Flood Zone 2 and Flood Zone 3 comprise the undeveloped areas of land between the village and Ampney Brook. The village is not within the Cotswolds National Landscape.

The Study of Land Surrounding Settlements (July 2026) states that the landscape surrounding the village is generally large scale, relatively open agricultural land and strongly defines the rural character of the area. On this basis, the following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension:

- 'Land east of Down Ampney' (DA20B).
- 'Land south of Down Ampney' (DA17B).
- 'Land surrounding Down Ampney' (DA5, DA17A, DA20A, DA21, DA22A, DA32).

Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Down Ampney:

- DA4A has a medium to high sensitivity. The site occupies a transitional position between the built edge of Down Ampney and the wider countryside. Its open and level form, combined with the presence of PRoW Footpaths 3 and 4, gives the land an accessible and visually sensitive character. The open southern boundary provides views across adjoining farmland, contributing to the perception of rural openness around the settlement. Although the site's use for flower cultivation and its proximity to residential development reduce susceptibility in part, it still plays an important role in maintaining the rural edge and visual connection between the village and its countryside setting. The PRoW

are particularly influential, creating frequent viewpoints across the land and strengthening recreational and perceptual sensitivity

- DA8 has planning permission for residential development but is not yet fully built out. The site is considered deliverable within the first five years of the plan period.
- DA16A has significant flood risk constraints which, together with landscape, heritage and locational constraints, substantially reduce its suitability for employment development. The site's rural location and limited accessibility make it less attractive than alternative employment opportunities in more accessible locations.

Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: DA4, DA5D, and DA7.

Kempsford

Kempsford is a village located toward the south eastern boundary of the district, adjacent to the neighbouring authority of Swindon. Land to the north of the village primarily comprises RAF Fairford. Land to the south and to the west is within Flood Zone 2 and Flood Zone 3, following the corridor of the River Thames. From a heritage perspective, the village core is a designated Conservation Area. Key features of the Conservation Area include a corridor of Deciduous Woodland Priority Habitat alongside the River Thames, and a cluster of Grade II Listed Buildings surrounding the Grade I Listed 'Church of St Mary the Virgin (toward the eastern boundary of the village). 'Sites near Manor Ham Barn' Scheduled Monument sits approximately 750m to the west of the village. The village is outside of the Cotswolds National Landscape.

The Study of Land Surrounding Settlements (July 2026) states that the village is characterised by a strong historic core centred on St Mary's Church, Kempsford Manor and a collection of traditional limestone buildings. Development extends along the principal routes through the village, creating a predominantly linear settlement pattern with occasional clusters of more recent residential development. The open and relatively flat nature of the landscape means that development on the settlement edge can be visible across a wide area and has the potential to affect the rural character of the floodplain. The village's historic core, church, mature trees and river corridor form key components of local character and are particularly sensitive.

Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Kempsford:

- R202 and R202A have a 'medium-high' to 'high' sensitivity. Whilst parts of the site are associated with existing agricultural and equestrian activity, the overall site extends beyond the established settlement edge and forms part of the wider rural landscape surrounding the village. Historic character and setting are particularly important

considerations. The site adjoins the Kempsford Conservation Area and contributes to the setting of both Church of St Mary the Virgin and Manor Farm Barns. The open agricultural character, paddocks and fields form part of the wider rural setting within which these heritage assets are experienced. Over 50% of the site areas are within Flood Zone 2 or Flood Zone 3, adding further sensitivities to development.

Reflecting the above, the following non-strategic site options (all to the north of the village) have been considered in detail through Stage 3 of the site selection process, specifically: R203A, R203B, R203C.

Longborough

The village is wholly within the Cotswolds National Landscape. To the north east, a corridor of land within Flood Zone 2 and Flood Zone 3 broadly follows a watercourse towards Moreton-in-Marsh (for approximately 2km) before connecting to the River Evenlode. There are areas of Deciduous Woodland Priority Habitat to the south and to the south west of the village, including Horsington Plantation and Humble Bee Coppice which forms a green ring and natural buffer between Longborough and the neighbouring village of Donnington (to the south east). Within the village core, land surrounding High Street, The Folly, and Charlesway is a designated Conservation Area which is primarily lined with Grade II Listed Buildings. The Grade I Listed 'Church of St James' is toward the northern extent of the Conservation Area (and village).

The Study of Land Surrounding Settlements (July 2026) states that Longborough exhibits generally high landscape sensitivity owing to its elevated position, strong relationship with the surrounding landform and visibility within the wider landscape. The surrounding landscape displays many characteristic Cotswold features including rolling topography, dry stone walls, mature hedgerows, scattered woodland and historic field patterns. These elements contribute to landscape distinctiveness. R577 is the only site classified as having a 'medium-low' sensitivity but is designated as an Established Employment Site in the adopted Local Plan and is in active use as employment units (known as The Sitch). The Local Plan evidence base finds this site should continue to be protected for employment use and is therefore unsuitable for redevelopment.

Within the HELAA, none of the sites are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Longborough. R560 and R561 have planning permission for 9 and 14 homes respectively, and the developments are complete. The sites forms part of the 'known commitments' total for the emerging Local Plan. Additionally, R229C and R457 are classified as having a 'high' landscape sensitivity to development

Reflecting the above, **no site options within Longborough have been assessed in detail through Stage 3 of the site selection process.**

Meysey Hampton

Located to the south of the A417, and approximately 2.5km to the west of Fairford, Meysey Hamton is at the border between the Cotswold District and the neighbouring authority of Wiltshire. The village core is a designated Conservation Area containing clusters of Grade II Listed Buildings. There are two Grade II* Listed Buildings in the village, specifically: the Church of St Mary the Virgin (toward the western village boundary), and Villars Farmhouse (toward the south western village boundary). There are areas of Deciduous Woodland Priority Habitat to the south west and south east of the village, with corridors of Flood Zone 2 and Flood Zone 3 approximately 750m to the east and west (respectively). The village is not within the Cotswolds National Landscape.

There are **no available sites for residential development within or adjacent to Meysey Hampton** after reviewing the site submissions from the various 'call for sites' exercises completed by the Council to date. The only available site, R516, is approximately 2.5km to the north of the village and has permission for change of use from a former mushroom composting facility to provide Class B2 vehicle workshop. The site is not currently built out but is considered deliverable within the first five years of the plan period.

North Cerney

Wholly within the Cotswolds National Landscape, North Cerney is broadly linear in its character and extends to the north east from the A435 and River Churn. Land surrounding the River Churn is within Flood Zone 2 and Flood Zone 3, encompassing areas to the south and to the north west of the village. The southern half of the village is a designated Conservation Area, including clusters of Grade II Listed Buildings and the Grade I Listed 'Church of All Saints' (to the south west of the A435 and River Churn). The road and the river splits the Conservation Area into two sections. Areas of Deciduous Woodland Priority Habitat follow the river corridor and surround Cerney House, a Grade II Listed Building to the south west of the village and the Church of All Saints.

Within the HELAA, the two available site options within North Cerney (R262 and R263) are classified as 'not deliverable / developable'. In light of this, **no site options within North Cerney have been assessed in detail through Stage 3 of the site selection process.**

Poulton

Poulton is located along the A417 towards the southern boundary of the district. A tributary of Ampney Brook flows to the south west and to the west of the village, with a corridor of land surrounding the watercourse within Flood Zone 2 and Flood Zone 3. Most of the village is a designated Conservation Area, containing clusters of Grade II Listed Buildings (along London Road and Cricklade Street). The Grade I listed 'The Manor House and Gatepiers' stands in the village core, and 'Ranbury Ring' Scheduled Monument is approximately 750m to the west.

Land to the north east and south east of the village is comparatively unconstrained, albeit within the setting of the Conservation Area and comprising areas of open countryside. There are isolated areas of Deciduous Woodland Priority Habitat, and the village

is outside of the Cotswolds National Landscape. The Study of Land Surrounding Settlements (July 2026) states that whilst some opportunities may exist for limited and well-contained development, proposals should respect the settlement's rural setting, maintain characteristic landscape features and avoid visually prominent locations.

Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Poulton:

- R606 has been classified as having a 'medium-high' sensitivity. The site forms part of the open northern approach to Poulton, contributing to the rural setting and character of the village. Its gently rising topography, arable land use, and open northern views reinforce its role as a transitional space between built form and countryside. Although the site is influenced by adjacent residential properties, it remains predominantly rural and undeveloped, with strong visual and physical connections to the wider landscape to the north and east.
- R512 is located approximately 500m from the southern settlement edge of Poulton (via Cricklade Street), and approximately 1km to the south of the village centre. Allocating this site would result in isolated development outside of the village, contrary to the broad spatial strategy for the emerging Local Plan.

Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: R467, R468, R509, R517, and R607.

Preston

Preston is approximately 750m to the east of Cirencester and is a broadly linear village in character extending north eastward from the A419. The village has a functional relationship with Cirencester in this respect. The village core is a designated Conservation Area, centred around the Grade II* Listed 'Church of All Saints'. Land to the west of the village is within Flood Zone 2 and Flood Zone 3, following the corridor of the River Churn which extends to the south towards Siddington.

Land to the north, east, and south of the village is comparatively unconstrained, albeit within the setting of the Conservation Area and comprising areas of open countryside. There are isolated areas of Deciduous Woodland Priority Habitat, and the village is outside of the Cotswolds National Landscape. The Study of Land Surrounding Settlements (July 2026) states that the settlement remains relatively compact and linear in form, with development generally confined to the road corridor. Specifically, Preston exhibits generally moderate-high landscape sensitivity arising from its small scale, historic character and strong relationship with the surrounding agricultural landscape.

The following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension: 'Land south east of Cirencester and south of Preston' (R519, R650).

Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Preston, R531 is detached from the existing settlement and is currently in active employment use.

Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: R281, R282B, R521, and R637.

Sapperton

Sapperton is located along the western boundary of the district, adjacent to the neighbouring authority of Stroud. The village is wholly within the Cotswolds National Landscape and is a designated Conservation Area. Land to the north and west of the village comprises a corridor of Deciduous Woodland Priority Habitat and Ancient Woodland which surrounds the River Frome. Daneway Banks SSSI is approximately 750m to the north west of the village, albeit within the neighbouring authority area. Land to the east is within the Grade I Listed 'Cirencester Park' Historic Park and Garden.

The Study of Land Surrounding Settlements (July 2026) states that Sapperton exhibits high landscape sensitivity due to the combination of its historic character, distinctive topography and location within the Cotswolds National Landscape. The High Wold Valley landscape is particularly sensitive to development due to its enclosed character, steep valley sides, extensive woodland cover and strong sense of tranquillity. Development has the potential to interrupt the secluded character of the valley and affect important views along and across the landscape. In light of this, all of the 'potentially deliverable / developable' sites within Sapperton (R660, R661, and R662) have been classified as having a 'medium-high' or 'high' sensitivity to development.

In light of the above, **no site options within Sapperton have been assessed in detail through Stage 3 of the site selection process.**

Swell

Comprising two distinct communities within Upper Swell and Lower Swell, the villages are approximately 1.5km to the west of Stow-on-the-Wold (via the B4077 and B4068, respectively) and entirely within the boundaries of the Cotswolds National Landscape. Land between Stow-on-the-Wold and the villages forms the Grade II* Listed 'Abbotswood' Historic Park and Garden. The River Dikler flows to the east of the villages, with a corridor of land adjoining the watercourse within Flood Zone 2 and Flood Zone 3. Both villages are designated Conservation Areas.

There are **no available sites for residential development within or adjacent to Upper Swell or Lower Swell** after reviewing the site submissions from the various 'call for sites' exercises completed by the Council to date.

Willersey

Land to the east and to the south east of the village is within the Cotswolds National Landscape, with land to the south west within the neighbouring authority area of Wychavon. Most of the village within the National Landscape is also designated as a Conservation Area, containing several Grade II Listed Buildings and the Grade I Listed 'Church of St Peter'.

The Study of Land Surrounding Settlements (July 2026) states that the southern part of the village is a more sensitive landscape consisting of smaller fields and hedges with more trees and occasional blocks of woodland. Land to the north, north east, and north west of the village is comparatively unconstrainted, albeit within the setting of the National Landscape. A corridor of land within Flood Zone 2 and Flood Zone 3 follows the watercourse to the west of the village and forms the boundary between Cotswold District and Wychavon District.

The following sites (or clusters of sites) have been taken forward to Stage 3 of the site selection process for a potential sustainable urban extension: 'Cluster of sites to the north of Willersey' (W7B, W7B2).

Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at Willersey:

- W7A1 has full planning permission for residential development but is not yet built out. The site is considered deliverable within the first five years of the plan period.
- W7A2 and W7C have a resolution to grant permission for 60 homes, and W8B has a resolution to grant permission for 30 homes.
- W8A1, W8A2, and W8C are classified as having a 'medium to high' sensitivity within the Study of Land Surrounding Settlements (July 2026).

Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: W4B and W11.

The village cluster of Coln St Aldwyns, Hatherop, and Quenington

Coln St Aldwyns and Hatherop are within the boundaries of the Cotswolds National Landscape, with Quenington directly to the south and within its setting. The River Coln meanders between the villages, with a corridor of land adjacent to the watercourse within Flood Zone 2 and Flood Zone 3. Most of the land between the villages forms part of the Grade II Listed 'Hatherop Castle' Historic Park and Garden, with the villages themselves containing designated Conservation Areas. There are areas of Deciduous Woodland Priority Habitat (including some areas of Ancient Woodland) to the west of Coln St Aldwyns, to the north of Hatherop, and to the north of Quenington.

The Study of Land Surrounding Settlements (July 2026) states that Coln St Aldwyns, Hatherop and Quenington exhibit generally high landscape sensitivity due to their location within the Coln Valley and the strong relationship between the settlements, the river corridor and the surrounding agricultural landscape. The River Coln and associated floodplain, meadows, watercourses and riparian vegetation form key components of local character and are particularly sensitive to change. Development which adversely affects these features could diminish the distinctive valley character and setting of the settlements. The undeveloped countryside between and surrounding the settlements plays an important role in maintaining their separate identities and preventing the perception of coalescence within the valley.

Within the HELAA, of the sites which are classified as 'potentially deliverable / developable' or 'deliverable / developable' for non-strategic scale development at the village cluster of Coln St Aldwyns, Hatherop, and Quenington:

- R123, R608, and R609 in Coln St Aldwyns are excluded at Stage 1 of the Study of Land Surrounding Settlements due to the following factors: adjacent to / within designated heritage features; falls within clear views from public vantage points; introduce a significant area of built form into a rural or visually sensitive landscape; located on prominent ridgelines, escarpments or high ground (for R123); and would extend settlement in an uncharacteristic direction or weaken form (for R123 and R608).

- R681 in Quenington is also excluded at Stage 1 due to the factors listed above for the three Coln St Aldwyns sites. This is the only available site option in Quenington which is within the Cotswolds National Landscape.

Reflecting the above, the following non-strategic site options have been considered in detail through Stage 3 of the site selection process, specifically: Quenington (R538 and R591) and Hatherop (R670).

This page is intentionally left blank

Draft document for Council governance process July and August 2026

Cotswold District Gypsy & Traveller Identification of Potential Sites Update

July 2026

COTSWOLD
District Council

Contents

1. Introduction 1

2. The need for Traveller accommodation 2

3. Why prepare the study? 3

4. Methodology 4

Overview 4

Site identification 4

Assessment framework 5

Availability 5

Suitability 5

Achievability 6

Staged assessment process 6

Stage 1: Initial sieve (high-level review) (Appendix 2) 6

Stage 2: Detailed site assessment (Appendix 3) 7

Stage 3: Categorisation and outcomes in Appendix 3 7

Local considerations specific to Cotswold District 7

Limitations and role of the study 8

5. Assessment of sites 8

Existing Traveller sites 8

Findings of Stage 1 Assessment 11

Findings of Stage 2 Assessment 11

Vacant pitches on existing sites 12

Windfall allowance 12

6. Traveller Site Supply for Local Plan Period (2026-43) 15

7. Five-Year Supply of Deliverable Traveller Sites 16

Five-Year Supply (2026-31) 16

Five-Year Supply (2028-33) 17

8. Summary and Recommendations 18

Recommendations 19

Appendices

Appendix 1 – Cotswold Gypsy and Traveller Site Assessment Methodology

Appendix 2 – Stage 1 Assessments (Initial Sieve)

Appendix 3 – Stage 2 Assessments (Detailed)

1. Introduction

1.1 This report supports the preparation of the Cotswold District Local Plan (2026-43). It identifies, reviews and assesses land with potential to accommodate Gypsy and Traveller pitches within the District over the plan period.

1.2 The report should be read alongside the Gloucestershire Gypsy and Traveller Accommodation Needs Assessment (RRR, 2026) (the GTANA), which establishes the level of need for Traveller pitches in the District.

1.3 This report primarily assesses whether sufficient suitable, available and achievable sites exist to meet identified accommodation needs, in accordance with national planning policy. It identifies a supply of sites that are potentially deliverable within five years and, developable over a longer time horizon. In doing so, it provides an evidence base to inform future Local Plan site allocations and policy decisions relating to Traveller accommodation.

1.4 The assessment draws on a range of site sources, including Call for Sites submissions, existing and historic Traveller sites, planning application data, and publicly owned land. Each site has been subject to a proportionate appraisal of its availability, suitability and achievability, considering relevant planning constraints, infrastructure considerations and the requirements of national policy.

1.5 The findings of this report do not in themselves allocate sites for development or grant planning permission. Rather, they identify reasonable options for consideration through the plan-making process. Any future allocation of sites or decisions on planning applications should have regard to other material considerations, including more detailed site-specific evidence.

1.6 The study relates specifically to the provision of Gypsy and Traveller accommodation. Land for general housing and economic development is assessed separately through the Cotswold District Housing and Economic Land Availability Assessment (HELAA) (AECOM, 2026).

2. The need for Traveller accommodation

2.1 The GTANA identifies the level of need for additional Gypsy and Traveller pitches in Cotswold District over the period 2026–2043. The assessment provides the most up-to-date evidence of accommodation needs and forms the basis for establishing the District's pitch targets.

2.2 The identified need is set out in Table 1 below.

Table 1: Traveller pitch needs in Cotswold District for the period 2026-2043

Assessment Period	Need (pitches)
2026-2031	12
2031-2036	8
2036-2041	8
2041-2043	4
Total 2026-43	**32**

2.3 The GTANA requirement of 32 pitches represents a residual need figure. In deriving this requirement, the GTANA has already taken account of existing sources of supply, including vacant pitches on existing authorised sites and pitches benefitting from extant planning permission. The purpose of this study is therefore to identify sufficient additional deliverable and developable sites capable of meeting the residual requirement and maintaining an adequate supply of Traveller accommodation throughout the Plan period.

2.4 The GTANA applies the definition of Gypsies and Travellers contained within Annex 1 of the Planning Policy for Traveller Sites (MHCLG, December 2024) (the PPTS). The identified need therefore relates to households that fall within the national planning definition and should be used as the basis for setting pitch targets through the Local Plan.

2.5 The need identified in the GTANA informs the Council's approach to identifying a supply of specific deliverable and developable sites through the Local Plan. This includes the requirement to provide a five-year supply of deliverable sites and to identify developable sites, or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

2.6 No requirement for Travelling Showpeople plots was identified for Cotswold District over the plan period.

2.7 In addition to permanent residential pitch requirements, the Gloucestershire GTANA considered the need for transit accommodation within Cotswold District. No unmet requirement for dedicated transit provision was identified during the plan period. Consequently, this report focuses on the identification of permanent residential pitches required to meet evidenced accommodation needs.

3. Why prepare the study?

3.1 National planning policy requires local planning authorities to assess and meet the development needs of their area, including the accommodation needs of Gypsies and Travellers (collectively referred to as Travellers for the purpose of this report). The National Planning Policy Framework (December 2024) (the NPPF) makes clear that the housing needs of different groups within the community, including Travellers, should be understood and reflected in planning policies. This includes the size, type and tenure of housing needed for Travellers.

3.2 The NPPF also requires authorities to maintain a clear understanding of the land available in their area and to identify a sufficient supply of suitable sites to meet identified needs. This includes considering the availability, suitability and achievability of land, consistent with the approach taken in housing and economic land availability assessments. These principles apply equally to the provision of Traveller sites.

3.3 The PPTS sets out specific national policy requirements for Traveller accommodation. Policy B includes the need for local planning authorities to produce policies in their Local Plan that:

- identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of pitches against locally identified targets
- identify a supply of developable sites or broad locations for growth for the medium and longer term
- encourage joint development plans across authorities to share targets and increase flexibility where local planning constraints exist, and
- relate pitch numbers to size and location of a settlement's population and density; and protect local amenity and environment.

3.4 National policy requires local planning authorities to identify and maintain a supply of deliverable and developable Traveller sites, supported by fair criteria-

based policies where needs are identified. Site provision should promote sustainable development, provide access to services and facilities, support integration with local communities, and avoid unacceptable environmental impacts. Particular regard should be given to avoiding domination of nearby settled communities, protecting the Green Belt, and ensuring that sites are located in appropriate and sustainable locations. National policy also recognises the importance of meeting the accommodation needs of Travelling Showpeople and enabling mixed residential and business uses where appropriate.

3.5 In this context, this study provides a robust and proportionate assessment of potential Traveller sites in Cotswold District. Its purpose is to identify deliverable and developable sites capable of meeting identified accommodation needs over the plan period, supporting a plan-led approach to provision and reducing reliance on ad hoc decision-making through the development management process.

4. Methodology

4.1 The methodology is set out in detail in Appendix 1.

Overview

4.2 This study establishes a robust and proportionate methodology to identify and assess land with potential to accommodate Gypsy and Traveller pitches within Cotswold District. The methodology has been designed to ensure that the assessment is consistent with national policy and guidance, while reflecting the specific characteristics, constraints and settlement pattern of the District.

4.3 The approach aligns with:

- the Planning Practice Guidance on Housing and Economic Land Availability Assessment (PPG, last updated November 2025)
- the NPPF (December 2024), and
- the PPTS (December 2024).

4.4 It applies these principles in a locally specific way to ensure that site assessments are realistic, transparent and capable of withstanding scrutiny.

Site identification

4.5 A comprehensive and proactive approach has been used to identify a wide range of potential sites. Sources include:

- Existing HELAA sites that have been promoted for Traveller use (including strategic sites)
- Review of previously assessed sites
- One Public Estate Land
- Call for Sites submissions (including historic and recent exercises)
- Existing authorised, temporary and tolerated Traveller sites, including opportunities for extension, intensification and regularisation where appropriate.

4.6 This ensures that all reasonable options for meeting Traveller accommodation needs have been considered.

Assessment framework

4.7 All sites have been assessed using a policy-on approach, meaning that relevant planning policy constraints and designations have been considered from the outset. This reflects current PPG guidance and ensures that the assessment identifies sites that are realistically capable of development.

4.8 Each site has been appraised against three core criteria:

Availability

- whether the site is currently available or has a reasonable prospect of being available, and
- land ownership, developer/landowner intentions, and any known legal or operational constraints.

Suitability

- the appropriateness of the site for Traveller development, including:
  - national and local planning policy
  - accessibility to services, facilities and the road network
  - environmental constraints (including flood risk, heritage, biodiversity and landscape)
  - the Cotswolds National Landscape and its setting
  - potential impacts on residential amenity

- the character of the surrounding area, and
- the relationship between the scale of proposed Traveller site and the nearest settled community, including whether the site would dominate the character, appearance or population of the settlement.

- Site assessments also consider the economic, social and environmental sustainability of each location, including access to schools, healthcare facilities, community services, employment opportunities, public transport, environmental quality and flood risk. The assessment also considers the potential for peaceful and integrated co-existence with the settled community, the capacity of local infrastructure and services, and the extent to which traditional Traveller lifestyles may contribute to sustainable patterns of development.

Achievability

- the likelihood that the site could be delivered within the relevant timeframe, including:
  - physical and infrastructure constraints
  - viability considerations (where known)
  - market interest and demand from the Traveller community (where known), and
  - planning history and delivery track record.

Staged assessment process

4.9 The methodology follows a clear and proportionate staged process.

Stage 1: Initial sieve (high-level review) (Appendix 2)

4.10 A longlist of sites is initially sifted on the following basis to create a shortlist of sites to be assessed in Stage two. The shortlist can be found in the report, Table 3.

4.11 A desktop assessment is undertaken to filter out sites that are:

- clearly unsuitable (e.g. severe flood risk, significant environmental, heritage or safety constraints, or unsafe access)
- unavailable, or
- not achievable.

4.12 This ensures that further detailed assessment focuses only on realistic site options to be assessed in Stage two.

Stage 2: Detailed site assessment (Appendix 3)

4.13 The remaining sites from Stage 1 are subject to a more detailed appraisal in Stage 2, including:

- site visits (where necessary)
- assessment of site-specific constraints and opportunities, including sustainability, infrastructure capacity and integration with the settled community
- consideration of potential capacity (number of pitches), and
- review of planning history and deliverability factors, assessment of site-specific constraints and opportunities, including sustainability, infrastructure capacity and integration with the settled community.

4.14 Professional judgement is applied to determine whether constraints could reasonably be mitigated.

Stage 3: Categorisation and outcomes in Appendix 3

4.15 Following detailed assessment, sites are categorised as:

- **Deliverable** – suitable, available and achievable within five years
- **Developable** – suitable and with a reasonable prospect of coming forward in the medium to longer term, or
- **Not currently deliverable or developable** – where constraints are such that development is unlikely to be appropriate.

Local considerations specific to Cotswold District

4.16 In applying this methodology, particular regard has been given to the distinctive characteristics of Cotswold District, including:

- the extensive coverage of the Cotswolds National Landscape
- the rural settlement pattern and relative accessibility of services
- landscape sensitivity and heritage considerations, and
- the need to balance provision of Traveller sites with protection of the District's high-quality environment.

4.17 These factors are integral to the assessment of site suitability and ensure that the methodology reflects local circumstances.

4.18 No sites identified through this assessment are located within the Green Belt. Consequently, Policy E of the PPTS has not influenced the assessment outcomes.

Limitations and role of the study

4.19 This assessment is a proportionate high-level appraisal intended to inform plan-making. It does not represent a detailed design or planning application assessment.

4.20 The identification of a site as deliverable or developable:

- does not imply that planning permission will be granted, and
- does not in itself allocate the site for development.

4.21 Further detailed assessment will be required through the Local Plan process and, where relevant, through the determination of planning applications.

5. Assessment of sites

Existing Traveller sites

5.1 This section establishes the baseline position for the provision of Traveller pitches within Cotswold District. It identifies all known authorised and unauthorised sites and provides an overview of the number, type and distribution of existing pitches at the base date of the assessment.

5.2 Understanding the existing supply of Traveller pitches is an important component of the evidence base. It:

- identifies sites that may benefit from policy protection,
- provides a starting point for assessing future requirements,
- enables the identification of any vacant or under-utilised pitches, and
- informs consideration of whether existing sites have potential to contribute further to meeting identified needs, including through intensification, expansion or regularisation.

5.3 The baseline includes:

- local authority permanent sites,
- permanent authorised private sites (with planning permission),
- temporary authorised sites, where relevant, and
- tolerated or unauthorised sites, where these are known to be in ongoing use.

5.4 Table 2 summarises the existing provision of Traveller pitches in the District, including locations and pitch capacity.

Table 2: Existing Traveller sites in Cotswold District

Ref	Address	Site capacity (pitches)
Permanent local authority sites		
GT-001	Culkerton, Oaksey Road	4
Permanent private authorised sites		
GT-002/004	Coberley, Land adjacent to Cirencester Road, Seven Springs (Site 1)	2
GT-003	Coberley, Land adjacent to Cirencester Road, Seven Springs (Site 2 – 'the Norris site')	2
GT-012	South Cerney, Four Acres, Shorncote	32
GT-013	South Cerney, Quarry Farm, Cricklade Road	2
GT-014	South Cerney, Land off Cricklade Road, GL7 5QE	3
GT-015	South Cerney, Oakfields, Cricklade Road, GL7 5QE (Site 1)	5
GT-017	South Cerney, Oakfields, Cricklade Road, GL7 5QE (Site 2)	5
Temporary authorised private sites		
None		
Tolerated sites		
GT-005	Coln St Dennis, Hollow Fosse, Fosse Cross	8

5.5 In total, there are currently 55 permanent Traveller pitches either occupied or benefiting from planning permission across 8 authorised sites within the District. This figure includes 10 pitches at the Oakfields sites (GT-015 and GT-017) which have planning permission but are not yet completed. These sites form part of the existing authorised supply and are separately recognised within the GTANA as committed pitch supply.

5.6 Including long-term tolerated provision, the total rises to 63 pitches on 9 sites. The majority of authorised provision (93%) is delivered through permanent private sites, with only 7% provided on the single local authority site at Culkerton. There are no temporary authorised sites in the District.

5.7 Provision is characterised by a relatively large number of small-scale private sites, typically accommodating between 1 and 5 pitches, alongside one strategically significant larger site at Four Acres, South Cerney, which provides 32 pitches.

5.8 There is also a long-term tolerated site at Hollow Fosse, Coln St Dennis, comprising 8 pitches.

5.9 The spatial distribution of sites shows a degree of clustering in the south of the District, particularly in the South Cerney area and around Seven Springs/Coberley. This reflects the pattern of historic permissions and site availability, as well as the extent of the Cotswolds National Landscape.

5.10 The capacity figures presented reflect the number of pitches with planning permission (or known to be in use in the case of tolerated sites) at the base date. The extent to which these pitches contribute towards meeting identified need will depend on factors such as vacancy, occupancy and deliverability, which are assessed in Appendix 3.

5.11 Overall, the existing provision is characterised by a reliance on private sites, a concentration of pitches in a limited number of locations, and a mix of small-scale developments alongside a single large site. This has implications for the future spatial distribution of Traveller provision and the role of existing sites in meeting identified needs.

5.12 Existing authorised Traveller sites make an important contribution towards meeting accommodation needs within Cotswold District and provide a significant proportion of the available pitch supply. Retention of these sites will be important to maintaining the existing supply of pitches and reducing the need for additional site allocations.

5.13 Given the limited opportunities identified for new Traveller site provision, the continued retention of existing authorised Traveller sites is essential to maintaining the District's supply of Traveller accommodation. The Local Plan should therefore include a policy that safeguards existing authorised sites from redevelopment or alternative uses that would result in the loss of authorised pitches unless suitable replacement provision is secured.

5.14 The Local Plan should also support, in principle, proposals for the appropriate intensification, extension or regularisation of existing Traveller sites where these would not give rise to unacceptable impacts on landscape, heritage assets, residential amenity, highway safety, infrastructure capacity or the character of the surrounding area.

Findings of Stage 1 Assessment

5.15 A total of 47 sites were considered through the Stage 1 assessment process, drawing on a range of sources including previously assessed sites, HELAA sites, One Public Estate land, existing Traveller sites and strategic development locations. Of these, 29 sites were discounted at Stage 1 and were not taken forward for further consideration due to a combination of constraints relating to availability, flood risk, landscape and heritage sensitivities, physical limitations, access issues, site size or existing commitments to alternative uses.

5.16 Eighteen sites were progressed to Stage 2 for detailed assessment. These comprised existing authorised and tolerated Traveller sites, sites with potential for intensification, extension or regularisation, and several 'new' sites, including two strategic development locations.

Findings of Stage 2 Assessment

5.17 The 18 sites taken forward from the Stage 1 assessment were subject to detailed appraisal against a range of planning, environmental and deliverability criteria. These included planning history, site suitability, access arrangements, proximity to services and facilities, landscape and visual impacts, heritage and ecological constraints, flood risk, availability and deliverability.

5.18 The assessment confirmed that a number of existing authorised and tolerated Traveller sites continue to play an important role in meeting accommodation needs across the District. However, the majority of these sites were not considered capable of accommodating additional pitches due to a combination of physical, environmental and operational constraints. In many cases, sites were fully occupied and opportunities for expansion or intensification were constrained by factors such as landscape sensitivity, ecological designations, flood risk, access limitations, neighbouring land uses or the need to safeguard the character of the surrounding area.

5.19 A number of other sites were found to be unsuitable, unavailable or undeliverable for future Traveller accommodation. Some sites had benefited

from previous planning permissions that had subsequently lapsed, whilst others had reverted to alternative uses or were no longer available due to changes in ownership circumstances. Several sites were also constrained by significant issues relating to highway access, flood risk, heritage and ecological considerations, or legal and land ownership matters which would prevent or significantly restrict their delivery as Traveller sites.

5.20 Notwithstanding these constraints, the assessment identified a small number of sites that have the potential to contribute towards future Traveller pitch provision during the plan period. These comprise sites with extant planning permission, opportunities for expansion of existing Traveller sites, and larger strategic locations where Traveller accommodation could be incorporated through the masterplanning process. The most significant opportunities were identified within the South Cerney area, together with the strategic development locations at Land south of Driffield and Land south of The Steadings.

5.21 Overall, the Stage 2 assessment demonstrates that opportunities for additional Traveller pitch provision are relatively limited. Whilst many existing sites continue to provide valuable accommodation, few have scope for further growth and a number of potential sites are affected by constraints that limit their suitability, availability or deliverability. Consequently, the future supply of Traveller pitches is largely dependent on a small number of existing commitments, expansion opportunities and strategic site allocations.

Vacant pitches on existing sites

5.22 In addition to sites identified through the assessment process, the GTANA identifies a supply of 5 Traveller pitches arising from existing vacant pitches and households expected to vacate pitches during the plan period. These are to be delivered throughout the 2026-43 Plan period.

Windfall allowance

5.23 The Planning Policy for Traveller Sites (MHCLG, 2024) (PPTS) requires local planning authorities to identify and maintain a supply of deliverable and developable sites to meet identified accommodation needs. In addition to specific site allocations and existing commitments, it is appropriate to consider whether a windfall allowance should contribute towards the overall supply of Traveller pitches.

5.24 Windfall sites are sites which have not been specifically identified in the development plan process but subsequently come forward for development. National policy allows windfall allowances to be included where there is compelling evidence that such sites have consistently become available and will continue to provide a reliable source of supply.

5.25 There is clear evidence that windfall Traveller sites have contributed significantly towards pitch delivery in Cotswold District during the period covered by the adopted Local Plan 2011-2031. Table 3 identifies that since 2011, four windfall Traveller sites have been granted permission and completed, delivering a total of nine pitches. Collectively, these equate to an average delivery rate of approximately 0.6 pitches per annum over the 15-years period since the beginning of the Plan period, or 0.9 pitches per annum over the 10-year period since the completion of the first windfall site.

Table 3: Completed windfall Traveller pitches (2011-26)

Ref	Address	Site capacity (pitches)	Year completed
Permanent private authorised sites			
GT-002/004	Coberley, Land adjacent to Cirencester Road, Seven Springs (Site 1)	2	2016/17
GT-003	Coberley, Land adjacent to Cirencester Road, Seven Springs (Site 2 – 'the Norris site')	2	2017/18
GT-013	South Cerney, Quarry Farm, Cricklade Road	2	2016/17
GT-014	South Cerney, Land off Cricklade Road, GL7 5QE	3	2025/26
	Total	**9**	

5.26 In addition, Table 4 shows there are currently two further windfall sites with planning permission that have yet to be completed, which are set to provide an additional 10 pitches. However, these pitches already form part of the committed supply identified in the Gloucestershire Gypsy and Traveller Accommodation Needs Assessment (RRR, 2026) (GTANA) and are therefore not included within the windfall allowance to avoid double counting.

Table 4: Committed windfall Traveller pitches

Ref	Address	Site capacity (pitches)	Year granted permission
GT-015	Oakfields, Cricklade Road, Cirencester, GL7 5QE (Site 1)	5	2025/26
GT-017	Oakfields, Cricklade Road, Cirencester, GL7 5QE (Site 2)	5	2026/27
	Total	**10**	

5.27 The historic evidence also demonstrates that windfall permissions have been granted throughout the period covered by the adopted Local Plan, including permissions and completions in 2016/17, 2017/18, 2025/26 and 2026/27. This indicates an ongoing and continuing source of supply rather than a one-off occurrence and provides compelling evidence that suitable windfall sites are likely to continue coming forward during the emerging Local Plan period.

5.28 The Council has historically taken a positive and proactive approach towards Traveller accommodation proposals through the development management process. This approach is reflected in Policy H7 of the adopted Local Plan 2011-2031, which established a sequential approach that expressly supports the intensification and extension of existing Traveller sites and, where necessary, the provision of new sites. The emerging Local Plan continues this approach through Core Policy 41, which supports windfall Traveller sites that meet an identified need and accord with the policy's locational and environmental criteria.

5.29 The evidence demonstrates that Traveller windfall sites continue to come forward within the District, particularly through the expansion of existing sites and the development of previously unidentified parcels of land in locations where there is an established Traveller presence. It is therefore reasonable to conclude that additional windfall pitches are likely to come forward during the Plan period.

5.30 However, a cautious approach has been taken in establishing a windfall allowance. The allowance excludes:

- pitches already identified within the GTANA supply through vacant pitches and extant permissions,
- pitches proposed through Local Plan allocations, and
- sites currently subject to planning applications or otherwise known to be committed.

5.31 Having regard to the historic delivery of nine completed windfall pitches, the Council's positive approach to Traveller site provision, and the continuing prospect of additional windfall proposals coming forward, a windfall allowance of five pitches over the period 2026-2043 is considered realistic and justified. This represents a delivery rate significantly below historic performance and therefore provides a robust and conservative estimate of future supply.

5.32 For five-year supply purposes, this equates to an allowance of two windfall pitches during the periods 2026-2031 and 2028-2033. Given the established pattern of windfall delivery in the District and the continued support for suitable windfall proposals through Local Plan policy, there is compelling evidence that this level of delivery is achievable.

6. Traveller Site Supply for Local Plan Period (2026-43)

6.1 This section brings together the various sources of Traveller pitch land supply to provide a total figure.

6.2 Taken together, there is a potential supply of 57 Traveller pitches across the Plan period. This comprises vacant pitches on existing sites, extant planning permissions, proposed Local Plan allocations and provision associated with strategic development locations. A summary of the identified supply is provided in Table 5.

Table 5: Existing and Future Sources of Traveller Pitch Supply

Site	Pitches	Timescale
Existing supply already accounted for within the GTANA		
Vacant pitches on existing sites		
Households on sites expected to leave the area	2	6-10 years
Households on sites expected to move into housing	1	11-15 years
GT-012: Four Acres, Shorncote, near South Cerney	2	0-5 years
Sites with extant planning permission yet to be completed		
GT-015: Oakfields, Cricklade Road, Cirencester, GL7 5QE (Site 1)	5	0-5 years
GT-017: Oakfields, Cricklade Road, Cirencester, GL7 5QE (Site 2)	5	0-5 years
Sub-total	**15**	
Additional supply identified through this assessment		
Sites suitable for allocation in the Local Plan		
GT-013: Quarry Farm, Cricklade Road, South Cerney	9	6-10 years
GT-016: Oakfields, Cricklade Road, GL7 5QE (Site 3)	8	6-10 years
GT-018: Strategic site at Land south of Driffield	10	6-10 years
GT-019: Strategic site at Land south of The Steadings	10	6-10 years
Windfall allowance		
Windfalls	2	0-5 years
Windfalls	2	6-10 years
Windfalls	1	11-15 years
Sub-total	**42**	

6.3 The 15 pitches arising from vacant pitches and extant permissions are already accounted for within the GTANA need calculation and therefore should not be counted again when assessing the ability of allocations to meet the residual requirement for 32 pitches.

7. Five-Year Supply of Deliverable Traveller Sites

Five-Year Supply (2026-31)

7.1 Policy B of the PPTS requires local planning authorities to identify and maintain a supply of specific deliverable sites sufficient to provide five years' worth of sites against locally identified targets.

7.2 The GTANA identifies a residual need for 12 additional pitches in the five year period from 2026-31, having already accounted for vacant pitches on existing sites (5 pitches) and the two sites with extant planning permission yet to be completed (10 pitches). There are currently no further identified 'deliverable' sites in 0-5 years that can count towards meeting the residual identified need for the 5 year period. However, Section 5 justifies the inclusion of a windfall allowance of 2 pitches for the 5-year period. The position as of July 2026 is summarised in Table 6.

Table 6: Five year land supply of Traveller pitches (2026-31)

Item	Pitches
Residual need 2026-31	12
Deliverable supply	2
Surplus / deficit	-10

7.3 As of July 2026, the District does not currently demonstrate a five-year supply of deliverable Traveller sites against the identified requirement. However, the Council expects the position to improve significantly prior to Local Plan adoption as additional sites progress through the planning process. The anticipated position at adoption is set out below.

Five-Year Supply (2028-33)

7.4 The Local Plan will also need to identify a 5 year supply of Traveller sites at the point of adoption of the Local Plan, which is anticipated to be in early 2028, and maintain this throughout the Plan period. A five year supply will therefore need to be demonstrated for the period 2028-33.

7.5 Prior to April 2028, it is anticipated that the 9 potential pitches at GT-013 can be regularised and the 8 potential pitches at GT-016, which are currently the subject of a planning application, can gain planning permission by 2028. Section 5 also provides justification for the inclusion of a windfall allowance of 2 pitches for the 5-year period. The anticipated position at April 2028 is summarised in Table 7.

7.6 The Council considers there to be a reasonable prospect that GT-013 and GT-016 will contribute towards the five-year supply position at the anticipated point of Local Plan adoption. GT-013 comprises an existing Traveller site with clear potential for regularisation and expansion, whilst GT-016 is currently the

subject of a planning application. Both sites are available, capable of accommodating Traveller pitches, and there are no known constraints that would prevent delivery within the anticipated timeframe. Accordingly, the Council considers that both sites have a realistic prospect of contributing towards the supply of deliverable Traveller pitches between 2028 and 2033.

Table 7: Anticipated five year land supply of Traveller pitches (2028-33)

Item	Pitches
Residual need 2026-31	10*
Deliverable supply	19
Surplus / deficit	9

*Figure extrapolated from the GTANA[1]

7.7 The identified deliverable supply exceeds the five-year requirement by 9 pitches and therefore demonstrates a five-year supply of deliverable Traveller sites at the anticipated point of adoption of the 2026-43 Local Plan.

8. Summary and Recommendations

8.1 This study has identified and assessed potential Gypsy and Traveller sites capable of contributing towards meeting the accommodation needs identified in the Gloucestershire Gypsy and Traveller Accommodation Needs Assessment (RRR, 2026) (GTANA) for the period 2026-2043. The GTANA identifies a residual requirement for 32 additional Traveller pitches within Cotswold District over the Plan period.

8.2 A total of 47 sites were considered through the assessment process, drawing on a range of sources including existing Traveller sites, previously assessed sites, Call for Sites submissions, HELAA sites, One Public Estate land and strategic development locations. Of these, 18 sites were taken forward for detailed assessment. The assessment confirms that existing authorised and tolerated Traveller sites continue to make an important contribution towards meeting accommodation needs within the District. However, opportunities for intensification or expansion are generally limited due to landscape, environmental, highway, operational and other site-specific constraints.

[1] The 2028-33 need figure is calculated by taking the remaining three years of the 2026-31 requirement (7 pitches) and the first two years of the 2031-36 requirement (3 pitches), resulting in a total requirement of 10 pitches.

8.3 The assessment identified a limited number of realistic opportunities capable of contributing towards future Traveller pitch provision. These include existing vacant pitches, sites with extant planning permission, opportunities for regularisation and expansion at existing sites, and provision that could be incorporated within strategic development locations through the masterplanning process.

8.4 The GTANA already takes account of five vacant pitches and ten pitches benefitting from extant planning permission. In addition, this assessment identifies four sites that are suitable for allocation through the Local Plan, capable of delivering a further 37 pitches during the Plan period. A cautious windfall allowance of five pitches is also justified based on historic delivery trends and the Council's positive approach to supporting appropriate Traveller site proposals.

8.5 Taken together, these sources provide a potential supply of 57 pitches across the Plan period. Whilst 15 of these pitches are already accounted for within the GTANA need calculation, the remaining supply exceeds the identified residual requirement of 32 pitches and provides flexibility to respond to changing circumstances, delivery delays and future accommodation needs.

8.6 The assessment demonstrates that, as of July 2026, the District does not currently have a five-year supply of deliverable Traveller sites. Against a residual requirement of 12 pitches for the period 2026-2031, the identified deliverable supply comprises only the justified windfall allowance of two pitches, resulting in a deficit of 10 pitches. However, the assessment identifies a sufficient supply of developable sites to meet the District's identified Traveller accommodation needs over the wider Plan period and provides a clear strategy for future provision through Local Plan allocations and windfall opportunities.

Recommendations

8.7 It is recommended that the Local Plan:

- safeguards existing authorised Traveller sites from redevelopment or alternative uses that would result in the loss of authorised pitches unless suitable replacement provision is secured,
- supports the appropriate intensification, extension or regularisation of existing Traveller sites where this can be achieved without unacceptable impacts on landscape, heritage, biodiversity, residential amenity, highway safety or infrastructure capacity,

- recognises vacant pitches and extant planning permissions as contributing towards the District's identified supply of Traveller accommodation,
- allocates the following sites for Traveller accommodation:
  - GT-013: Quarry Farm, Cricklade Road, South Cerney
  - GT-016: Oakfields, Cricklade Road, GL7 5QE (Site 3)
  - GT-018: Land south of Driffield
  - GT-019: Land south of The Steadings
- secures Traveller pitch provision through the masterplanning of strategic development locations where appropriate,
- supports suitable windfall Traveller site proposals that accord with Local Plan policy and contribute towards meeting identified accommodation needs, and
- monitors Traveller accommodation need, permissions, pitch delivery and the five-year supply position through the Authority Monitoring Report to ensure that an adequate supply of pitches is maintained throughout the Plan period.

8.8 Subject to these recommendations, the Council is well placed to meet the identified accommodation needs of Gypsies and Travellers through a plan-led approach that provides sufficient pitch capacity to meet identified needs over the period to 2043, and that there is a five-year supply of Traveller pitches on the anticipated date of adoption of the 2026-43 Local Plan, whilst ensuring that future development is directed to suitable and sustainable locations and respects the environmental, landscape and heritage qualities of the District.

1. Introduction

The Planning Policy for Traveller Sites (MHCLG, December 2024) (PPTS) requires Local Authorities to identify and update annually:

- A supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets, and
- A supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15.

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example, they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

To be considered developable, sites should be in a suitable location for Traveller site development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

The Cotswold GTANA (RRR, 2026) identifies the level of need to be 20 additional Gypsy and Traveller (Traveller) pitches in Cotswold District over the period 2025–2043, with figures extrapolated for the 2026-2043 plan period.

The next stage in this process is to identify sites to meet need in the context of the above requirements. The Cotswold Gypsy and Traveller Site Assessment Study is a nuanced approach to site selection. This relates to both the type and location of sites, as well as their suitability and deliverability. To reflect this, the methodology is a stepped approach targeted at providing a realistic and deliverable list of potential sites for Traveller pitch provision.

The PPTS specifies that no sites should be identified for Traveller use that would not be appropriate for ordinary residential dwellings. As a result, and in the absence of a published Practice Guidance for a Gypsy and Traveller HELAA, this methodology has been based on the methodology set out in the HELAA: Practice Guidance (November 2025) published by CLG. It has also been informed by the National Planning Policy Framework (December 2024) (NPPF), Planning Policy for Traveller Sites (PPTS) and the CLG Designing Gypsy and Traveller Sites Good Practice Guide (this was cancelled by the government in August 2015, but was only a guidance document not policy, therefore is still useful guidance for the design of Traveller sites.

2. Methodology

The Cotswold Gypsy and Traveller Site Assessment Study will draw on the existing sites identified through the Cotswold District Housing and Economic Land Availability Assessment (HELAA). This is a comprehensive assessment of land across the district and includes sites from various different sources, as set out below.

i. Existing HELAA sites

Conduct a review of sites assessed in the HELAA that have been promoted for Traveller use. This includes:

Sites in the planning process:

- Land allocated in the Local Plan or with planning permission for housing, employment or other land uses which are no longer required for those purposes,
- Land with unimplemented/outstanding planning permissions, including sites with planning permission for Traveller accommodation, and
- Planning permissions for housing, including Traveller accommodation, that are under construction.
- Include live applications for Traveller pitches.
- Strategic sites that have capacity to include additional traveller pitches.

Sites not currently in the planning process:

- Vacant and derelict land,
- Surplus public sector land,
- Urban extensions, and
- Sites in rural settlements and rural exception sites.

ii. Review of previously assessed sites

Review all previously assessed sites in *Appendix 2: Short list of sites*, from the *Gypsy & Traveller Identification of Potential Sites (December 2017)*.

iii. One Public Estate Land

Review all One Public Estate Land sites – Ruston Planning produced a 'Action Plan for joint working by Gloucestershire authorities / One Public Estate Gloucestershire to increase accommodation provision for Travelling Communities'. This provided a joint Gloucestershire-

wide assessment of all One Public Estate Land to identify any land suitable for Traveller pitches. The One Public Estate sites were identified using a detailed site assessment.

iv. Call for sites

To inform this process, targeted Gypsy, Traveller and Travelling Showpeople 'Call for Sites' have been undertaken at each stage of Local Plan consultation since 2020 for the Cotswold District Local Plan (2026 to 2043). This has built on previous Call for Sites campaigns undertaken prior to 2020. The Call for Sites campaigns have invited landowners, agents and members of the community to submit sites for consideration of their potential to provide for permanent accommodation for Traveller communities.

v. Existing authorised, temporary and tolerated Traveller sites

The following sites will be considered through the process:

- Land that is used and unauthorised for Traveller accommodation but tolerated,
- Land that is used and unauthorised for Traveller accommodation but not tolerated,
- Possible extensions to existing sites that are authorised/temporarily authorised for Traveller accommodation, and land that accommodates caravans but is not restricted for use by Travellers only.
- This review will also consider opportunities for the extension, intensification or regularisation of existing Traveller sites, where appropriate.

3. Stage Assessment process

The methodology follows a clear staged process:

i. Stage one – desktop work

Sites from the Appendix 2: Longlist should be initially sifted on the following basis to create a shortlist of sites to be assessed in Stage two. The shortlist can be found in the report, Table 3:

Site size

The PPTS does not provide any guidance and the now withdrawn 'Designing Gypsy and Traveller Sites Good Practice Guide' (DCLG, 2008) also declines to offer any suggestions on a minimum area, instead stating that:

"There is no one ideal size of site or number of pitches although experience of site managers and residents alike suggest that a maximum of 15 pitches is conducive to providing a

comfortable environment which is easy to manage. However, smaller sites of 3-4 pitches can also be successful, particularly where designed for one extended family."

The guidance adds that a pitch should be able to accommodate "two touring caravans, two parking spaces and private amenities." In accordance with the 2008 guidance, it is often suggested that 0.2 ha has been used as a minimum size threshold as this can accommodate about 4 pitches and in those examples, any sites below this size threshold would not be considered for assessment.

However, such is the need for pitches within the District, sites potentially capable of accommodating a single residential pitch should be considered at this stage. Sites of over 0.05 ha will therefore be considered initially.

Given that sites might be found within a portion of a larger site, no upper limit is set. There is no one size fits all with some Travellers preferring smaller sites whilst others maybe seeking larger sites to allow extended family groups to live together. Any identified public land would be assessed considering land availability and optimum land usage balanced against future use.

Absolute constraints

The following designations are considered unsurmountable constraints and sites in these areas are therefore excluded from the search:

- Ancient Woodland
- Common Land
- Flood Zone 3b
- Health and Safety Executive Inner Zones
- International and national ecological designations, together with local ecological sites where significant adverse impacts could not reasonably be mitigated
- Open Access Land
- Mineral Safeguarded Sites
- Nationally Registered Parks and Gardens
- National Trust Inalienable Land
- Registered Battlefields
- Regionally Important Geological Sites
- Scheduled Monuments
- Working mineral sites

- Infrastructure / explosive safeguarding areas (E.g. gas pipeline / oil pipeline safeguarding area; Explosive safeguarding area)
- Designated cordon sanitaires

Other constraints

- For the initial sift of land, other constraints such as the Green Belt or National Landscape are not initially screened out given the level of need. This is supported by Policy E of the PPTS, which states that Traveller sites in the Green Belt constitute inappropriate development unless one of the exceptions identified in Chapter 13 of the NPPF applies.
- Sites in flood zone 2 and 3a are considered in the event of no land being available in flood zone 1.
- Whilst not being ruled out initially, listed buildings, Conservation areas, other heritage designations and non-designated heritage assets are considered at sites sifting stage.
- Planning appeal decisions will be a key indicator at this stage.

Locational sustainability

The PPTS anticipates that Traveller sites may be in rural locations, and gives a wider consideration of sustainably than just being in walking distance to services. However, sites should be situated in a suitable location in terms of access to local amenities, services and facilities, as referenced in Policy B paragraph 13 of the PPTS. In considering sustainability, regard will also be had to traditional Traveller lifestyles, including circumstances where people live and work from the same location, thereby reducing the need to travel. The assessment will consider whether sites provide reasonable access to education, healthcare, welfare services and employment opportunities, whilst recognising that Traveller sites are often located in rural locations and may not perform against the same accessibility measures commonly applied to conventional residential development. The assessment therefore considers the capacity of local infrastructure and services and whether development would place undue pressure on existing provision.

Site assessments must be realistic and should be 'policy on'. The Cotswold Local Plan does not say anything on the issue in H7. Importantly, nothing in any of these policies talks about needing to be within walking distance of services or immediately adjacent to settlements.

Further to this it should also be borne in mind that Policy D of PPTS states:

.15. If there is a lack of affordable land to meet local traveller needs, local planning authorities in rural areas, where viable and practical, should consider allocating and releasing sites solely for affordable traveller sites. This may include using a rural exception site policy for traveller

sites that should also be used to manage applications. A rural exception site policy enables small sites to be used, specifically for affordable traveller sites, in small rural communities, that would not normally be used for traveller sites. Rural exception sites should only be used for affordable traveller sites in perpetuity. A rural exception site policy should seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection, whilst also ensuring that rural areas continue to develop as sustainable, mixed, inclusive communities.

As such, potential sites in rural locations will be retained on a longlist and may be considered for Rural Exception Site use in future.

ii. Stage two – detailed site assessment

Once sites have been initially sifted, a more detailed approach should be undertaken. Assessing the sites in Table 3 of the report, using the site proformas in chapter 4. The detailed site assessments will include / take account of:

- Sustainability Appraisal
- Habitats Regulation Assessment
- Whether the site is deliverable / available
- Appropriate levels of services (including consideration of off grid developments)
- Potential to promote peaceful and integrated co-existence between the Traveller site and the settled community
- Advice of the Highway Authority
- The capacity of local infrastructure and services, including whether development would place undue pressure on existing provision
- Site visit to consider other planning issues (e.g. landscape impact and other site specific constraints)
- Where relevant, consideration of whether the site could appropriately accommodate mixed residential and business uses.

iii. Stage three - Categorisation and outcomes

Following detailed assessment, sites are categorised as and the assessment commentary can be found at the end of each proforma:

- Deliverable – suitable, available and achievable within five years
- Developable – suitable and with a reasonable prospect of coming forward in the medium to longer term, or

- Not currently deliverable or developable – where constraints are such that development is unlikely to be appropriate or achievable within the plan period.

4. Site Survey

Site Information	
Site reference	
Site name / address	
INSERT MAP	
Parish	
Grid reference	**Easting:** **Northing:**
Site area (ha)	
Current and past land use	**Current:** **Past:**
Relevant planning policy	
Relevant planning history	
Character of the surrounding area	
Surrounding land uses	
Physical constraints	
Are there any factors listed below that might limit development?	
Green Belt	
Flooding (i.e. Flood Zone 2 or 3)	
Contamination, Air quality, Noise	
Landscape designations (e.g. National Landscape, Special Landscape Area)	
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	
Topography	
Cordon Sanitaire	
Other	
How easy is it to access the site in the ways listed below?	

Public transport services, including buses and trains	
Pedestrian and cycle links	
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Please provide details of nearby services and facilities available to the site:	
Primary school	
Secondary school	
GP surgery and other health services	
Local shops/post office	
Other key local services and facilities	
Water supply, drainage, electricity, gas	
Please provide your initial assessment of the site:	
Suitable	
Available	
Achievable	
Conclusion	**Deliverable** **Developable** **Not currently deliverable or developable**
Likely timescale	**0-5 years** **6-10 years** **11-15 years**
How could the identified constraints be overcome?	

5. Assessment Parameters

Site information	
Site area	No size limit. Established through electronically mapping each site.
Current and past land use **Character of surrounding area** **Surrounding uses** **Planning status**	Desk based research and field survey work.
Relevant planning history	Desk based research to establish any significant planning history associated with the sites.
Physical constraints	Desk based research and field survey work to establish both physical and policy constraints to the future development of the site for GTTS.
Are there any factors listed below that might limit development?	
Green Belt	The assessment will be prepared having regard to the purposes of the Green Belt, and the approach in the NPPF to grey belt. No site will be initially sifted out due to the Green Belt issues.
Flood Zone	Technical Guidance to the NPPF classifies caravans, mobile homes and park homes intended for permanent residential use as being "highly vulnerable". However, sites which are in flood zones 2 and 3 will not be initially sifted out due to the shortage of sites generally. Once the availability of land has been established the sequential test can be applied, followed by looking at the exception test is necessary.
Contamination **Air quality** **Noise pollution**	Sites should not be located within Air Quality Management Areas or on unstable or contaminated land which cannot be mitigated. Sites assessed as having a negative impact on air quality and noise which cannot be mitigated will be found unsuitable.
Landscape designations	Impact on local designations such as special landscape areas will be assessed. Sites within the National Landscape may be acceptable in principle, but conserving landscape, wildlife and cultural heritage are important considerations.
Historic environment	Sites which impact upon heritage assets will be considered unsuitable, unless the harm is less than substantial and there are wider public benefits which outweigh any harm.

Appendix 1 – Cotswold Gypsy and Traveller Site Assessment Methodology

Ecology	Impacts on designated biodiversity sites, protected species, priority habitats and ecological networks will be assessed. Sites which would result in significant adverse ecological effects that cannot be avoided or adequately mitigated will be found unsuitable.
Topography	Sites will be assessed as unsuitable if the topography of the site is steeply sloping or deemed a physical constraint on development.
Other	
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads and motorways	To be assessed through desk based research and field survey work.
Accessibility and frequency of public transport services, including buses and trains Pedestrian and cycle links	Sites should not be located immediately adjacent to major transport corridors unless noise, safety and air quality can be mitigated. Transit sites/temporary stopping places and Travelling Showpeople sites should be located very close to main transport routes.
Please provide details of nearby services and facilities available to the site:	
Primary school **Secondary school** **GP surgery and other health services** **Local shops/post office** **Access to key local services and facilities**	To be assessed through desk based research and field survey work. The purpose of this section is for information, sites will not necessarily be excluded due to distance to services. Planning Policy for Travellers sites does not require sites to be able to access services by sustainable means. • Ideally, sites should: • Provide reasonable access to local services, including health and welfare services and employment, and ensure that children can attend school on a regular basis; and • Provide access to water, electricity, drainage & sanitation, with electricity and sewerage for permanent sites, including considerations of renewables.
Please provide your initial assessment of the site:	
Suitability	A site is suitable for a Gypsy, Traveller and Travelling Showpeople site if it offers a suitable location for development. The following factors should be considered in the assessment of a site's suitability: • Policy constraints • Physical problems or limitations • Potential impacts, including the effect upon landscape features and conservation • Environmental conditions which would be experienced by prospective residents

	• Potential for peaceful and integrated co-existence between Traveller sites and the settled community
Availability	A site is considered available for development if it is available now or there is a reasonable prospect that the site will be available at the point envisaged. There should be confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. The land should be controlled by a developer who has expressed an intention to develop, or the landowner has expressed an intention to sell. Where problems have been identified then an assessment will need to be made of when they can realistically be overcome.
Achievability	A site is considered achievable where there is a realistic or reasonable prospect that a Gypsy and Traveller pitch or Traveller plot could be viable developed at the point envisaged. This is essentially a judgement about the economic viability of a site. It will be affected by: • Market factors • Cost factors • Delivery factors
Overcoming constraints	Where constraints have been identified, the assessment should consider what action would be needed to remove them. Actions might include the need for investment in new infrastructure, dealing with fragmented land ownerships, environmental improvement or a need to amend planning policy which is constraining development.

Appendix 2: Stage 1 Assessments (Initial Sieve)

Site Ref	Source	Site Name	Size (Ha)	Summary	Conclusion
Ampney Crucis					
CDC3	Site identified in 2014 report	Land at Durncourt Cottages	0.1	Publicly owned land, the site is small and has a public right of way running along the western boundary, which reduces the developable area. The neighbouring properties on either side appear to have rights of way over the land to gain access to garages and back gardens, which reduces the developable area further still. The site is also overlooked by the adjoining properties. The site is too small to accommodate a Traveller pitch and it would be unsuitable even if it were large enough.	Not currently deliverable or developable
Andoversford					
A1	Site identified in 2014 report	Land adjacent to Andoversford Sewage Treatment Works	0.4	Most of the site is in Flood Zone 3b. It is also wooded. Being directly adjacent to a sewage treatment works, there is also likely to be an airborne particle odour constraint, which would further make this site unsuitable.	Not currently deliverable or developable
A6	Site identified in 2014 report	The Old Station House, Station Road	0.1	The site is garden land with poor access. It is within the built up area of Andoversford. Notwithstanding the site's already small size, there are also two large trees with Tree Protection Orders in the middle making the developable area even smaller - too small and unsuitable for a Traveller pitch.	Not currently deliverable or developable
Ashley					
GT-001	Authorised permanent site	Oaksey Road, Culkerton	0.3	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
Avening					
CDC4	Site identified in 2014 report	Land at Sunground	0.2	This site has now been developed for 14 dwellings (ref: 19/04221/FUL) and is no longer available for Traveller pitch use.	Not currently deliverable or developable
Broadwell					
CDC14	Site identified in 2014 report	Verges and footpath at Wheat Close	0.1	Publicly owned land, although it cannot accommodate a Traveller pitch due to its linear shape.	Not currently deliverable or developable

Appendix 2: Stage 1 Assessments (Initial Sieve)

Site Ref	Source	Site Name	Size (Ha)	Summary	Conclusion
Chipping Campden					
CC68 and CC69	Site identified in 2014 report	Land at Aston Road	48.2	This site has been divided into CC68 and CC69. • CC68 - Part of CC68 is allocated in the 2011-31 Local Plan with an indicative capacity of 36 dwellings. A larger part of this site had planning permission for 76 dwellings (ref: 18/04768/OUT), although this has now lapsed. The whole site was subject to an EIA Screening Opinion for residential development of up to 150 dwellings, a new medical surgery, a new car/coach park and associated access and infrastructure (ref: 25/03689/SCR), which concluded no EIA was required. • CC69 - No planning applications have been made on this site. The site is located within the Cotswolds National Landscape and has 'High' sensitivity to development. CC68 is also being actively promoted for alternative uses.	Not currently deliverable or developable
CDC10	Site identified in 2014 report	Verges at Littleworth	0.1	Publicly owned land, which comprises a circular island in the centre of the road at the end of a quiet residential cul-de-sac. It is surrounded by housing on all sides, which face directly onto the island. The site is urban in character and is unsuitable for Traveller pitch use.	Not currently deliverable or developable
CDC15	Site identified in 2014 report	Land at Berrington Road	0.2	Publicly owned land, which comprises six smaller individual plots, which are separated from each other. They are currently used for car parking. The plots are surrounded by housing. Notwithstanding that the split nature of the site that makes it unsuitable for use as a Traveller pitch, the site is also highly overlooked and the car parking is needed to serve the surrounding housing.	Not currently deliverable or developable
GR136678	One Public Estate Site Assessment	Land on the north east side of Aston Road Chipping Campden	48.47	Gloucestershire County Council has not confirmed this site to be available for Traveller meaning there is no reasonable prospect for development.	Not currently deliverable or developable
Cirencester					

Appendix 2: Stage 1 Assessments (Initial Sieve)

Site Ref	Source	Site Name	Size (Ha)	Summary	Conclusion
C111	Site identified in 2014 report	Site at The Cranhams, Cranhams Lane	2.5	The site comprises 'The Cranhams', which is a Listed Building, and its domestic curtilage. It also incorporates an enclosed field in agricultural use to the south. The west of the site contains a pond and some scrub land, which are likely to have biodiversity value and where Great Crested Newts have been identified. The site is adjacent to a Scheduled Monument to the south, which is excluded from the developed area of the strategic planning permission at The Steadings (ref: 16/00054/OUT). Furthermore, the site forms the setting of the Listed Building and maintains views into the open countryside further to the south. The site's development as Traveller pitches would have a significant and unacceptable impact on the setting of the Listed Building. In the context of the The Steadings has an important function in providing a green swathe that links the existing built up area with the countryside to the south. The site's development would therefore have a negative impact on the wider landscape, particularly from the Public Right of Way at western and southern boundaries.	Not currently deliverable or developable
C143	Site identified in 2014 report	Playing field off Trinity Road	0.4	Publicly owned land, which is currently in active use as a playing field and is not available.	Not currently deliverable or developable
CDC1	Site identified in 2014 report	Picnic area between Old Cricklade Road and A419 Cricklade	1.6	Publicly owned land, although the whole of the site is located in Flood Zone 3b.	Not currently deliverable or developable
CDC13	Site identified in 2014 report	Verges on Beeches Estate	0.0	Publicly owned land, which comprises two grassed verges in a residential area, which are separated from each other. Both verges have overlooking issues and are unsuitable.	Not currently deliverable or developable
GT-019	Strategic site proposed in 2026-43 Local Plan	Land south of The Steadings (strategic extension of Cirencester)	117	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
Coberley					

Appendix 2: Stage 1 Assessments (Initial Sieve)

Site Ref	Source	Site Name	Size (Ha)	Summary	Conclusion
GT-002 and GT-004	Authorised permanent site	Land adjacent to Cirencester Road, Seven Springs (Site 1)	0.3	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
GT-003	Authorised permanent site	Land adjacent to Cirencester Road, Seven Springs (Site 2)	0.6	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
Coln St Dennis					
GT-005	Tolerated site	Hollow Fosse, Fosse Cross	0.9	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
Down Ampney					
CDC2	District Council owned land	Land adjacent to Down Ampney Football Club	0.5	Publicly owned land, which is allocated for residential allocation in the Cotswold District Local Plan (2011-31). The Council has resolved to permit 13 affordable homes on the site (ref: 24/01608/FUL), so the site is unavailable for Traveller pitch use.	Not currently deliverable or developable
Driffield					
GT-018	New settlement proposed in 2026-43 Local Plan	Land south of Driffield (new settlement)	199	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
Fairford					
F42	Site identified in 2014 report	Fairford Ground, adjacent to Horcott	0.3	The site is not available for Traveller pitch use.	Not currently deliverable or developable
CDC9	Site identified in 2014 report	Verges at the Quarry	0.0	Publicly owned land, which comprises two linear verges, which are separated from each other. The verges are surrounded by housing and are overlooked. The site is urban in character is unsuitable for a Traveller pitch.	Not currently deliverable or developable
Great Rissington					
GT-006	District Council owned land	Land to the rear of Greens Close	0.1	See Stage 2 assessment (Appendix 3).	Not currently deliverable or developable
Icomb					

Appendix 2: Stage 1 Assessments (Initial Sieve)

Site Ref	Source	Site Name	Size (Ha)	Summary	Conclusion
GT-007	Authorised permanent site	Hill View	0.3	See Stage 2 assessment (Appendix 3).	Not currently deliverable or developable
Kempsford					
GT-008	Former tolerated site	Old Dairy, Dudgrove Lane	0.2	See Stage 2 assessment (Appendix 3).	Not currently deliverable or developable
Maugersbury					
GT-009	Authorised permanent site	Land parcel south of Meadow View, Stow Road	0.6	See Stage 2 assessment (Appendix 3).	Not currently deliverable or developable
Meysey Hampton					
R516	SHLAA identified site	Welsh Way, Sunhill	6.5	See Stage 2 assessment (Appendix 3).	Not currently deliverable or developable
Mickleton					
GR146598	One Public Estate Site Assessment	Land on the east side of a road leading from Pebworth to Mickleton	18.16	Gloucestershire County Council has not confirmed this site to be available for Traveller meaning there is no reasonable prospect for development.	Not currently deliverable or developable
Moreton-in-Marsh					
CDC5	Site identified in 2014 report	Land at Warneford Place	0.1	Publicly owned land, which is located in a residential area, but has no vehicular access.	Not currently deliverable or developable
Saintbury					
GT-011	SHLAA identified site	Pond House and Gardens, Lowerfields	1.5	See Stage 2 assessment (Appendix 3).	Not currently deliverable or developable

Appendix 2: Stage 1 Assessments (Initial Sieve)

Site Ref	Source	Site Name	Size (Ha)	Summary	Conclusion
GR2025	One Public Estate Site Assessment	Lower Farm and Middle Farm Saintbury	96.42	Gloucestershire County Council has not confirmed this site to be available for Traveller meaning there is no reasonable prospect for development.	Not currently deliverable or developable
Sapperton					
CDC7	Site identified in 2014 report	Land at The Glebe	0.1	Publicly owned land. However, the site is landlocked and there is no access from The Glebe. Access may be possible from the neighbouring property to the south.	Not currently deliverable or developable
Siddington					
CDC8	Site identified in 2014 report	Land at Pound Close	0.1	Publicly owned land, which is too narrow to be developed.	Not currently deliverable or developable
South Cerney					
GT-012	Authorised permanent site	Four Acres, Shorncote	2.0	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
GT-013	Authorised permanent site	Quarry Farm, Cricklade Road	0.3	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
GT-014	Authorised permanent site	Quarry Farm, Cricklade Road	0.9	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
GT-015	Authorised permanent site	Oakfields, Cricklade Road, GL7 5QE	0.56	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
GT-016	Planning application pending consideration	Oakfields, Cricklade Road, GL7 5QE	0.6	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
GT-017	Authorised permanent site	Oakfields, Cricklade Road, GL7 5QE	0.61	See Stage 2 assessment (Appendix 3).	Progress to Stage 2 assessment
SC21	Site identified in 2014 report	Land east of Cirencester Road	8.8	Publicly owned land but is not available for Traveller use.	Not currently deliverable or developable

Appendix 2: Stage 1 Assessments (Initial Sieve)

Site Ref	Source	Site Name	Size (Ha)	Summary	Conclusion
GR147610	One Public Estate Site Assessment	Land at South Cerney	8.77	Gloucestershire County Council has not confirmed this site to be available for Traveller use meaning there is no reasonable prospect for development.	Not currently deliverable or developable
Stow-on-the-Wold					
S22B	Site identified in 2014 report	Land east of King George's Field	5.44	The site is unsuitable for Traveller pitch use. Its development would have a significant adverse impact on the character and appearance of the Cotswolds National Landscape and the setting of Stow-on-the-Wold.	Not currently deliverable or developable
S56	Site identified in 2014 report	Victoria House, Sheep Street	0.0	The site is located in the centre of Stow-on-the-Wold and is occupied by several buildings, which are located in the Conservation area. It is therefore unsuitable as a Traveller pitch.	Not currently deliverable or developable
CDC12	Site identified in 2014 report	Land at King Georges Field	0.1	Publicly owned land, which is two road-side verges within a residential estate. The verges are well overlooked by the surrounding properties and are unsuitable for use as Traveller pitches.	Not currently deliverable or developable
Tetbury					
T68	Site identified in 2014 report	Land adjacent to Brookside Cottage	0.2	The site is elevated in a sensitive part of the Conservation Area and is unsuitable for Traveller pitch use.	Not currently deliverable or developable
Willersey					
CDC11	Site identified in 2014 report	Land at Ley Orchard	0.2	Publicly owned land, which is a public green surrounded by with pedestrian access and residential properties. Any development of Traveller pitches would take away the amenity of the green for residents and is therefore unsuitable for Traveller pitch use.	Not currently deliverable or developable
W7A1 / W7A2 / W7C	Site identified in 2014 report	Land north of B4632 and east of employment estate	5.0	Mixed use (residential and employment) allocation in the Cotswold District Local Plan (2011-31). Planning application for 60 homes pending consideration on part of the site (ref: 25/02687/FUL) and planning permission granted for employment development on other part of site (ref: 22/03534/FUL).	Not currently deliverable or developable

Appendix 3: Stage 2 Assessments (Detailed)

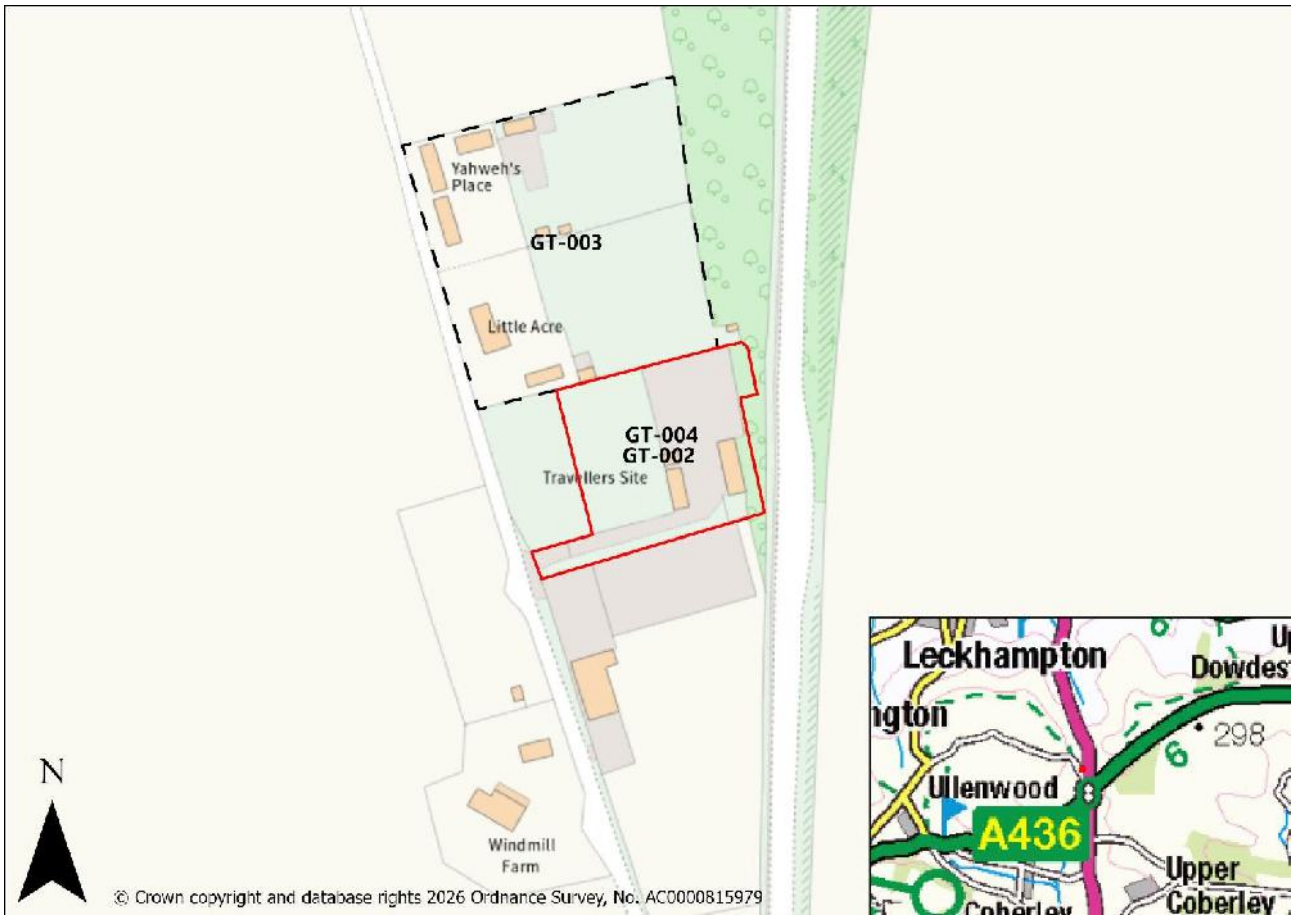
Site Information	
Site reference	GT-001
Site name / address	Oaksey Road, Culkerton
	
Parish	Ashley
Grid reference	**Easting:** 394311 **Northing:** 195508
Site area (ha)	0.26
Current and past land use	**Current:** Existing permanent Traveller site (4 pitches) **Past:** n/a
Relevant planning policy	Policy H7 – Gypsies and Traveller Site Policy EN5: National Landscape Policy SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	No recent planning history
Character of the surrounding area	The site is located on the northern side of Oaksey Road within a densely wooded area known as Newbarn Covert. New Barn is located south of Oaksey Road approximately 40m south-west of the site.
Surrounding land uses	The site is surrounded by farmland and woodland in all directions.

Physical constraints	Woodland surrounding the site.
Are there any factors listed below that might limit development?	
Green Belt	No
Flooding (i.e. Flood Zone 2 or 3)	The site is in Flood Zone 1.
Contamination, Air quality, Noise	No
Landscape designations (e.g. National Landscape, Special Landscape Area)	Cotswolds National Landscape.
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	No
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Surrounded by woodland, which is a priority habitat.
Topography	The site gently slopes from north (122.9m AOD) to south (122.0m AOD).
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	The site currently has access to a minor road at the southern boundary of the site.
Public transport services, including buses and trains	The closest bus stop is in Culkerton less than 1.5km away, running the 882 (Gloucester – Tetbury) and C60 (Cirencester – Wotton-under-edge).
Pedestrian and cycle links	N/A
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
The site has direct access to a minor road suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	The closest school to the site is Rodmarton Primary School which is approximately 2.5km north of the site within Rodmarton Village. Cudwell C of E Primary School is approximately 2.8km south of the site within Crudwell village.
Secondary school	The Sir William Romney School in Tetbury is approximately 5.5km from the site.

Appendix 3: Stage 2 Assessments (Detailed)

GP surgery and other health services	There are 3 GP surgeries within approximately 5km from the site, located in Tetbury and Kemble.
Local shops/post office	There are 4 post offices within 5km of the site. Tetbury has a high street of shops, a pharmacy and Tesco Superstore supermarket, approximately 5km from the site.
Other key local services and facilities	The closest public house is The Potting Shed Pub located in Crudwell, approximately 2.8km southeast of the site. St James's Church is located approximately 1.38km south-west of the site.
Water supply, drainage, electricity, gas	
Please provide your initial assessment of the site:	
Suitable	This is an authorised permanent Traveller site. The County Council has confirmed the site is fully occupied. However, there is no potential to expand or intensify uses within the existing site. Expansion would inevitably lead to harm to the surrounding woodland, which is a priority habitat. This would impact on biodiversity and could also potentially reduce the existing screening.
Available	The site is currently fully occupied and there are no vacant pitches.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. As the site has no vacant pitches or potential for expansion or intensification.
Conclusion	Not currently deliverable or developable
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

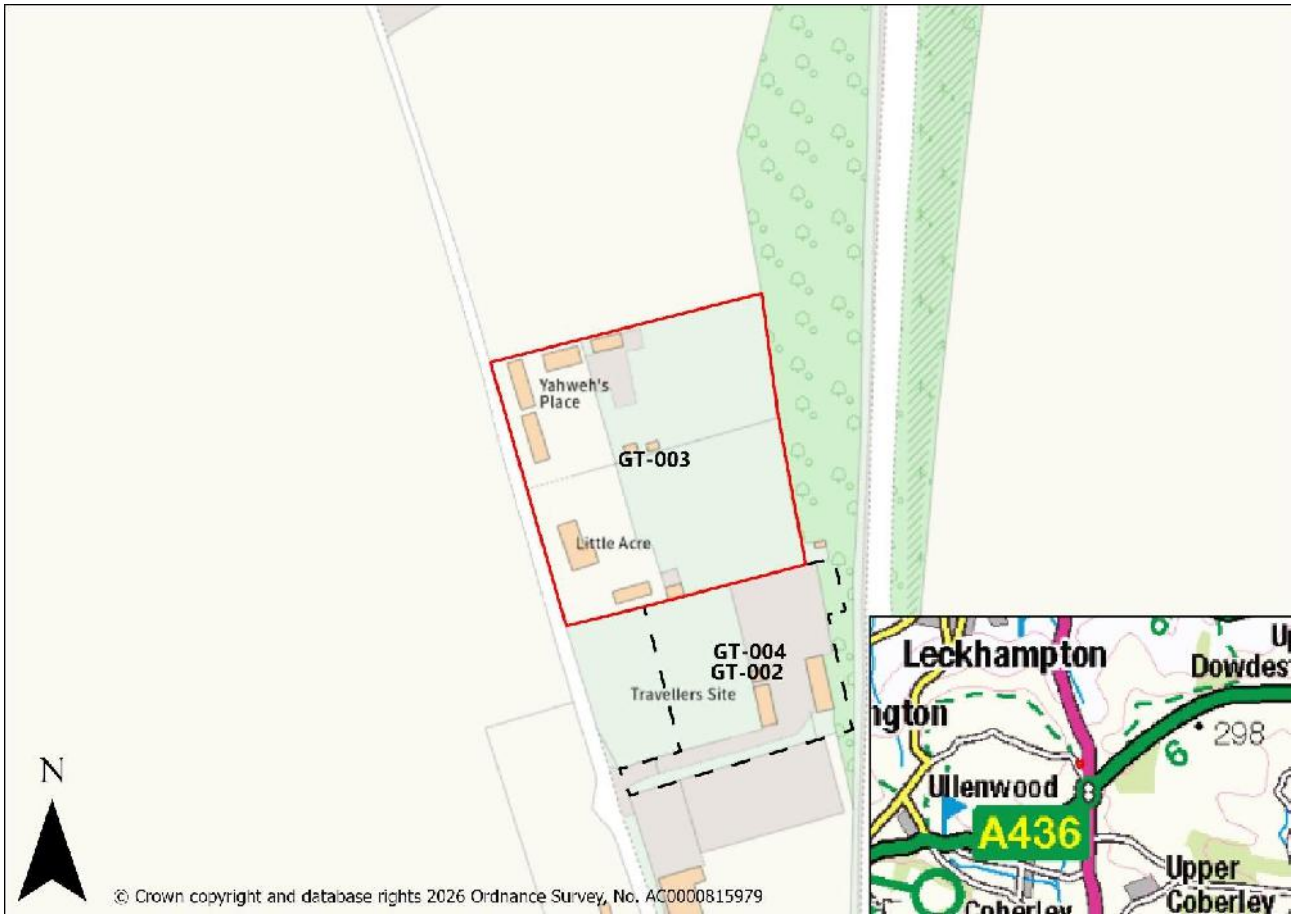
Site Information	
Site reference	GT-002 / GT-004
Site name / address	Coberly (Site 1), Land adjacent to Cirencester Road, Seven Springs
	
Parish	Coberly
Grid reference	**Easting:** 396810 **Northing:** 217458
Site area (ha)	0.28
Current and past land use	**Current:** Part existing Traveller site (2 pitches), part greenfield land **Past:** Agriculture
Relevant planning policy	Policy EN5: National Landscape Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	18/04875/FUL - Gypsy pitch: stationing of caravans, additional hard-standing pitch, utility/day-room and day-room for existing pitch - Refused (14 Mar 2019); Allowed on appeal (05 Sep 2022) 17/03441/FUL - The use of land for the stationing of caravans for residential purposes for 1 no. gypsy pitch together with the formation of additional hard standing and utility/

	dayrooms ancillary to that use. Formation of a dayroom for an existing gypsy pitch. Refused 16/02140/FUL - Removal of Conditions 2 (temporary use and occupancy) and 3 (restoration of site) of planning permission - 12/04857/FUL to allow permanent retention of the site - Planning permission granted 12/04857/FUL - Formation of residential caravan site for one gypsy family with two caravans, including one static caravan/mobile home on existing equestrian site to create mixed use site - Planning permission granted on Appeal (Appeal A: APP/F1610/C/12/2190154, Appeal B: APP/F1610/C/12/2190155, Appeal C: APP/F1610/C/13/2191310, and Appeal D: APP/F1610/A/13/2192673 – all dated 7 August 2013).
Character of the surrounding area	The surrounding area reads as a working rural landscape. Open fields to the west and north, and woodland to the east between the site and the A435. Movement is via minor rural road to the west with limited pedestrian infrastructure and a Major A road to east.
Surrounding land uses	The site sits within a rural context surrounded by agricultural land on the east, south and west. A Traveller site adjoins the north of the site.
Physical constraints	The A435 is a is physical constraint to the east of the site, with a hedgerow acting as natural buffer between.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	The site is in Flood Zone 1.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	Cotswolds National Landscape.
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Near woodland, which is a priority habitat.
Topography	The site has a 10m slope, sloping from north to south.
Cordon Sanitaire	N/A

Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from Cotswolds Way to the west of the site.
Public transport services, including buses and trains	Bus stop less than 1km, running the 51 (Swindon – Cirencester) and C51 (Winchcombe - Cirencester).
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There is primary school 1km away in Coberly and multiple primary schools less than 5km away in Cheltenham.
Secondary school	There are 3 secondary schools within approximately 5km of the site, the closest being Balcarras School less than 3km from the site in Cheltenham.
GP surgery and other health services	The closest GP surgery is approximately 3.5km away in Cheltenham, there are 8 other GP surgeries within approximately 5km of the site in Cheltenham.
Local shops/post office	In Cheltenham there is a high street shops, pharmacy and supermarket less than 5 km from the site.
Other key local services and facilities	The closest facilities and services are in Cheltenham approximately 5km north of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	Part of this site is authorised for two permanent Traveller pitches. This permission was granted on appeal in 2022. The appeal site was split in four parts. The applications for Traveller pitches on parts A, B and C were dismissed and only part D was allowed. The appeal decision indicates that Traveller pitches on all other parts of the site would cause significant harm to the Cotswolds National Landscape and that only on plot D would the benefits outweigh the harm. The site has no potential to expand or for an intensification of Traveller pitches within the existing permitted site.
Available	The site is currently fully occupied and there are no available pitches.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. Existing permanent Traveller site with no

	vacant pitches or potential for expansion or intensification. In line with the Inspector's comments on the appeal referenced above, Traveller pitches on parts A, B and C would cause significant harm to the National Landscape.
Conclusion	Not currently deliverable or developable
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-003
Site name / address	Coberly (Site 2), Land adjacent to Cirencester Road, Seven Springs
	
Parish	Coberly
Grid reference	**Easting:** 396783 **Northing:** 217545
Site area (ha)	0.6
Current and past land use	**Current:** Permanent Traveller pitch (2 pitches) **Past:** Agricultural
Relevant planning policy	Policy EN5: National Landscape Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	19/02819/FUL, 20/01743/COMPLY: A single-storey day-room / store was permitted in 2019 and its materials approved in 2020. 17/03352/FUL, 18/02694/FUL.: Applications in 2017 and 2018 progressively lifted the original time-limited conditions, resulting in full, permanent planning permission for the gypsy & Traveller residential use on the site. In March 2016 a revised scheme was approved which included the substitution of a mobile home for a touring caravan and the reconfiguration of the site layout with an extended area of hard standing for parking. It was considered that the scheme would

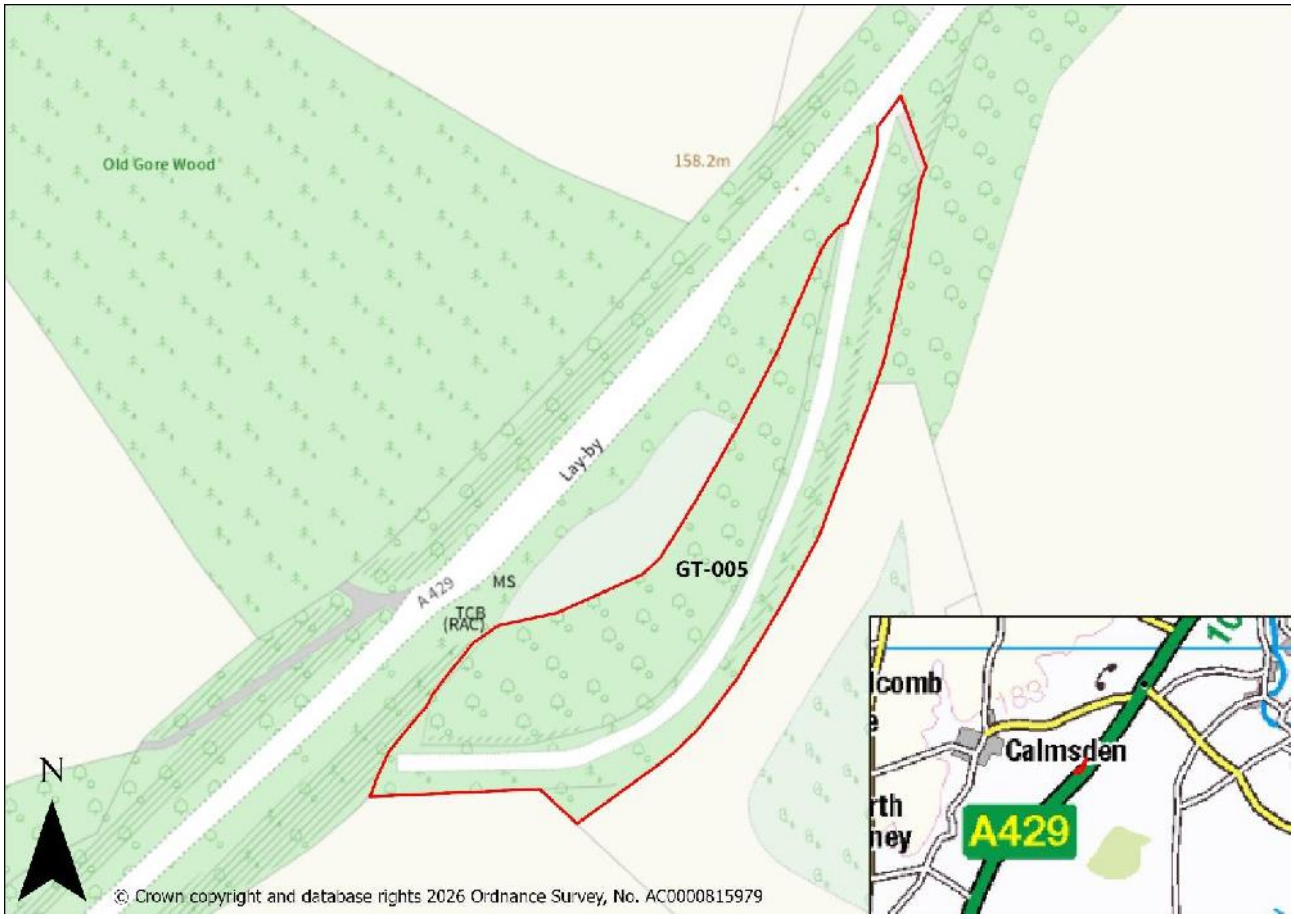
	not pose any further landscape impact compared to the extant scheme provided the mitigation planting was fully implemented (15/04432/FUL). Permission was granted in 2014 (14/02614/FUL) for the change of use from agricultural to mixed use for keeping horses and for Traveller residential purposes for a temporary three-year period. While there was a landscape objection to this scheme it was considered at the time that the benefit of a new gypsy site would outweigh the landscape harm.
Character of the surrounding area	The surrounding area reads as a working rural landscape. Open fields to the west and north, with a belt of woodland between the site boundary and the A435. Movement is via minor rural road to the west with limited pedestrian infrastructure and a Major A road to east.
Surrounding land uses	The site sits within a rural context surrounded by agricultural land on the west, north and east. A Traveller site adjoins the south of the site.
Physical constraints	The A435 is a physical constraint to the east of the site, with a hedgerow acting as natural buffer between.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	Within the Cotswolds National Landscape.
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Near woodland, which is a priority habitat.
Topography	The site has a 10m slope, sloping from north to south.
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from Cotswold Way minor road to the west.

Public transport services, including buses and trains	Bus stop less than 1km, running the 51 (Swindon – Cirencester) and C51 (Winchcombe - Cirencester).
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There is primary school 1km away in Coberly and multiple primary schools less than 5km away in Cheltenham.
Secondary school	There are 3 secondary schools within approximately 5km of the site, the closest being Balcarras School less than 3km from the site in Cheltenham.
GP surgery and other health services	The closest GP surgery is approximately 3.5km away in Cheltenham, there are 8 other GP surgeries within approximately 5km of the site in Cheltenham.
Local shops/post office	In Cheltenham there is a high street shops, pharmacy and supermarket less than 5 km from the site.
Other key local services and facilities	The closest facilities and services are in Cheltenham approximately 5km north of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	Although the GT-003 pitch has permanent planning permission (secured in 2017–18) and a small day-room/store approved in 2019-20, the fundamental landscape considerations identified by the 2013 appeal decisions on the adjoining land continue to apply. The site occupies an elevated, sloping position within the Cotswolds National Landscape, next to a priority woodland, immediately adjacent to the Cotswold Way, and is prominent in long-distance views across the valley. Consequently, while the existing pitches are now lawful, any proposal for additional Traveller pitches or further built development would still be likely to cause unacceptable harm to the National Landscape and face strong policy and appeal-level resistance. Intensification or expansion would therefore be unsuitable.
Available	The site is currently fully occupied and there are no vacant pitches.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. Existing permanent Traveller site with no vacant pitches or potential for expansion or intensification.

Appendix 3: Stage 2 Assessments (Detailed)

Conclusion	Not currently deliverable or developable
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

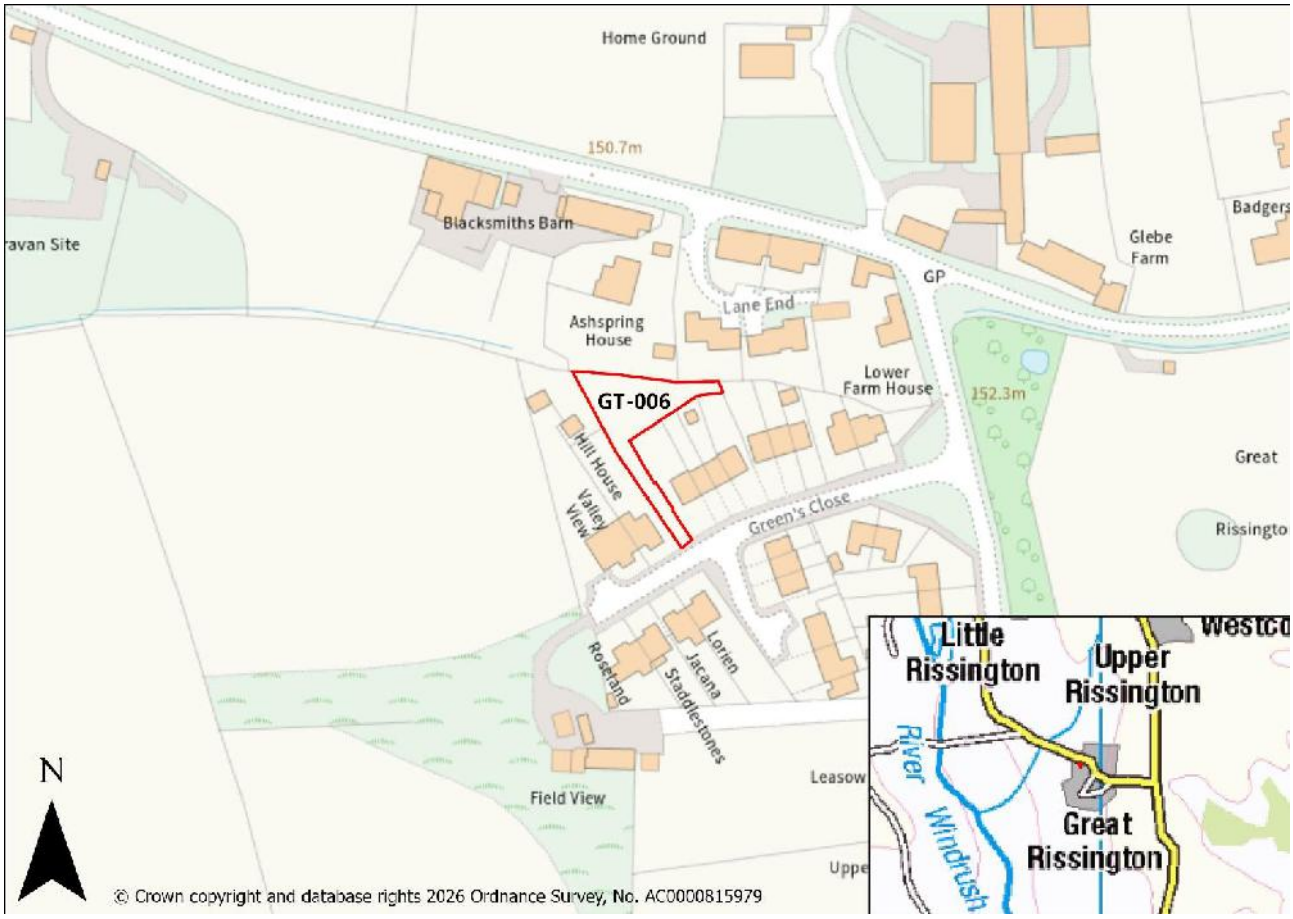
Site Information	
Site reference	GT-005
Site name / address	Hollow Fosse, Fosse Cross
	
Parish	Coln St Dennis
Grid reference	**Easting:** 406108 **Northing:** 208314
Site area (ha)	0.88
Current and past land use	**Current:** Existing tolerated Traveller site (8 pitches) on highway land **Past:** Highway land
Relevant planning policy	Policy EN5: National Landscape Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	No relevant planning history
Character of the surrounding area	The surrounding area reads as a working rural landscape. Open fields surrounding the site, with a small area of woodland creating an immediate barrier around the site. Movement is via a Major A429 Fosse Way road to north-west with no pedestrian infrastructure.
Surrounding land uses	The site sits within a rural context surrounded by agricultural land on all sides.

Appendix 3: Stage 2 Assessments (Detailed)

Physical constraints	The A429 is a physical constraint to the north-west of the site, with a hedgerow acting as natural buffer between. The site is constrained on all sides by a priority habitat (deciduous woodland).
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Flood Zone 1
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	Cotswolds National Landscape, and a SSSI (Barnsley Warren) is located around 500 metres to the west of the site.
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	There is Grade II listed milestone on the A429 adjacent to the site and two scheduled monuments are located around 750 meters to the north-east of the site.
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Surrounded by woodland, which is a priority habitat
Topography	Flat
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from A429 to the north-west of the site.
Public transport services, including buses and trains	Bus stop less than 1km, running the 2 services.
Pedestrian and cycle links	No pedestrian paving along access road
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 2 primary schools within approximately 5km of the site, the closest (St Andrew's CE Primary School) is approximately 3km from the site.
Secondary school	Closest secondary school (Cirencester Kingshill School) is approximately 6.5km from the site.
GP surgery and other health services	The Rendcomb GP surgery within approximately 4km of the site.

Local shops/post office	In Cirencester there is a high street shops, pharmacy and supermarket less than 7km from the site.
Other key local services and facilities	The closest facilities and services are in Cirencester approximately 5km south of the site.
Water supply, drainage, electricity, gas	It is thought that the site does not have access to services. The occupants have received some gas bottle (welfare) support.
Please provide your initial assessment of the site:	
Suitable	This has been a tolerated Traveller site since at least 2006, and potentially for a longer period. Opportunities to regularise the site have been explored; however, the land forms part of the public highway. Should the highway be formally stopped up, ownership of the land would revert to the former landowner. There is no certainty that the landowner would support the continued use of the site for Traveller accommodation, which could ultimately worsen the position of existing occupants. As the site is located on highway land, regularisation through a planning application or a Certificate of Lawful Existing Use or Development would not provide a practical or effective solution. Consequently, no clear mechanism has been identified through which the site could be formally regularised. The site is also located in an isolated position within the Cotswolds National Landscape, with nearby ecological and heritage constraints adding further complexity to any attempt at regularisation. There is also limited utility or service provision. Notwithstanding these issues, the site continues to operate as a long-established tolerated Traveller site.
Available	The site is highway land and is not available for permanent Traveller pitches.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. Regularisation is not possible. The site remains a long-term tolerated Traveller site.
Conclusion	**Not currently deliverable or developable**
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-006
Site name / address	Land to the rear of Greens Close, Great Rissington
	
Parish	Great Rissington
Grid reference	**Easting:** 419715 **Northing:** 217541
Site area (ha)	0.06
Current and past land use	**Current:** Greenfield **Past:** Greenfield
Relevant planning policy	Policy EN5: National Landscape Policy EN11: Conservation Areas Policy SA1/SA2/SA3: Mid Cotswold Strategy Delivery Sub-area
Relevant planning history	No planning history
Character of the surrounding area	The site is located within a modest modern residential development of 2-5 storey houses, within which a Travellers' site may seem incongruent. There are likely to be residential amenity issues from the adjoining properties.
Surrounding land uses	Residential
Physical constraints	The access point is too narrow to accommodate large vehicles such as caravans and trailers. The access point also slopes into

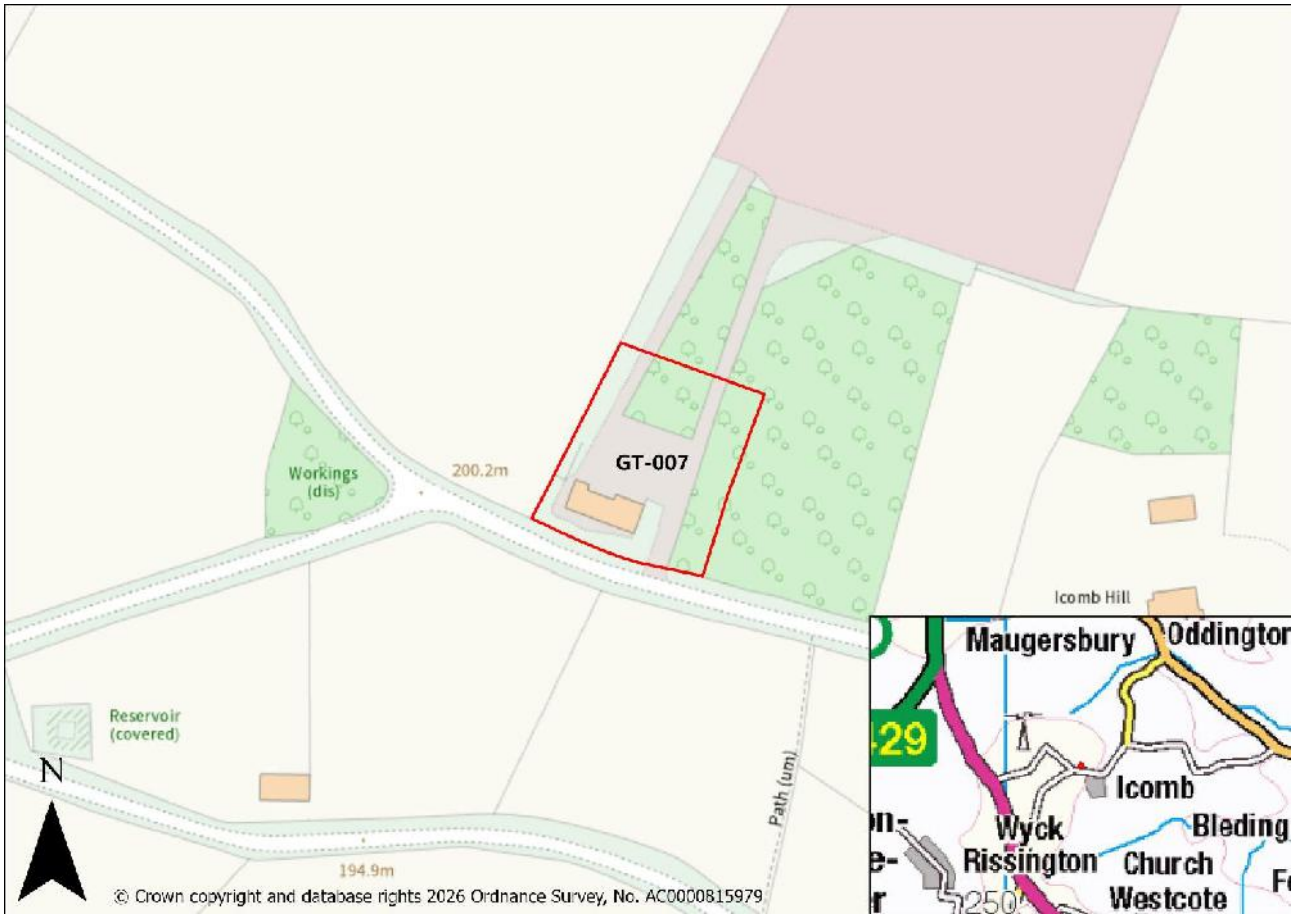
	the site and there is an electricity mast at the entrance, which would make turning very challenging. There is also a brook that runs along the northern boundary of the site could pose a surface water flood risk.
Are there any factors listed below that might limit development?	
Green Belt	No
Flooding (i.e. Flood Zone 2 or 3)	Flood Zone 1
Contamination, Air quality, Noise	No
Landscape designations (e.g. National Landscape, Special Landscape Area)	Within Cotswolds National Landscape.
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	Adjacent to the Great Rissington Conservation Area.
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	No major ecology constraints
Topography	The site gently slopes from the site access in the south (153.3m AOD) to the north (152.7m AOD).
Cordon Sanitaire	No
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Gloucestershire County Highways have previously identified that a safe access cannot be achieved for Traveller use due to a lack of inter-visibility at the access and the narrow access width, which cannot be widened to accommodate pedestrians and vehicles passing.
Public transport services, including buses and trains	There is an 802 bus that connects Bourton-on-the-Water, Little Rissington, Upper Rissington less than 100m from the site.
Pedestrian and cycle links	N/A
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
The access point is narrow from Green Close and unsuitable for large vehicle access.	
Please provide details of nearby services and facilities available to the site:	
Primary school	The Rissington Primary School is in Great Rissington and is approximately 350m from the site.

Appendix 3: Stage 2 Assessments (Detailed)

Secondary school	The Cotswolds School is less than 2km from the site in Bourton-on-the-Water.
GP surgery and other health services	The Moore Health Centre is less than 2km from the site in Bourton-on-the-Water.
Local shops/post office	There is a local supermarket less than 2km from the site on Mitchell Way, Upper Rissington. Bourton-on-the-Water has a selection of high street shops, two supermarkets and a pharmacy with 5km of the site.
Other key local services and facilities	The Lamb Inn public house is located approximately 260m southeast of the site. Great Rissington Cricket Club is located approximately 560m southeast of the site. St John the Baptist Church is located approximately 415m south-west of the site.
Water supply, drainage, electricity, gas	No information available
Please provide your initial assessment of the site:	
Suitable	Gloucestershire County Highways have identified that a safe access cannot be achieved for Traveller use due to a lack of inter-visibility at the access and the narrow access width, which cannot be widened to accommodate pedestrians and vehicles passing. The site is located within a modest modern residential development, within which a Travellers' site may seem incongruent. There are likely to be residential amenity issues from the adjoining properties. Despite being partially screened, the site's development could have a detrimental impact on the National Landscape and the Conservation Area. The scale of the impact would be dependent on the details of the development. There is sufficient access to local services and facilities with schools, GP surgery and shops all within driving a short driving or bus journey from the site. The works needed to level the site to enable a Traveller pitch to be provided would impact upon the viability of such a development. Furthermore, the Traveller pitch would need to be located a sufficient distance from site boundaries for fire safety. As a result, there may be insufficient space to safely manoeuvre vehicles on the site.
Available	The land is owned by Cotswold District Council, although has not been made available. However, there has been no interest from the Traveller community, which calls into question the site's viability for Traveller use.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. Due to unsuitable access, location within the

	settlement, impact on the National Landscape and Conservation area, and lack of interest from the traveller community.
Conclusion	**Not currently deliverable or developable**
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-007
Site name / address	Hill View, Icomb
	
Parish	Icomb
Grid reference	**Easting:** 421026 **Northing:** 222931
Site area (ha)	0.27
Current and past land use	**Current:** Residential **Past:** Permanent Traveller site
Relevant planning policy	Policy EN5: National Landscape Policy EN11: Icomb Conservation Area Policy SA1/SA2/SA3: Mid Cotswold Strategy Delivery Sub-area
Relevant planning history	18/02796/FUL - Erection of a new dwelling to replace an existing static caravan. Allowed at appeal July 2018 18/02796/FUL - Erection of a new dwelling to replace an existing static caravan. Permission refused 14/01319/FUL - Erection of a two-bedroomed house to replace static caravan. Permission refused 13/04155/FUL - Erection of a dwelling to replace a static caravan. Permission refused

	08/01749/FUL - Change of use of land and the retention of the mobile home as a single private gypsy site. Permission granted on Appeal
Character of the surrounding area	The surrounding area reads as a working rural landscape. Open fields to the east and north. Movement is via minor rural road to the south with limited pedestrian infrastructure.
Surrounding land uses	The site sits within a rural context surrounded by agricultural land on all sides, with hedgerow boundaries. To the west is a residence and large garden.
Physical constraints	The site is relatively flat from the sloping ground north of the boundary.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	Within Cotswolds National Landscape.
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	Icomb Conservation Area lies approximately 100m east of the site. Multiple Grade II listed buildings in Icomb, including grade II listed buildings on the western side of the Conservation Area.
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	The site is grassland and a hedgerow running alongside the site.
Topography	Moderate slope across the site 10m fall south to south-east.
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from the minor rural road to the south.
Public transport services, including buses and trains	Bus stop in Icomb village less than 1km, running the V9 bus service Lower Oddington to Chipping Norton.
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	

Appendix 3: Stage 2 Assessments (Detailed)

Please provide details of nearby services and facilities available to the site:	
Primary school	There are 4 primary schools within approximately 5km of the site. The closest is The Rissington School, located approximately 3.5km south of the site, in Upper Rissington.
Secondary school	The Cotswold School is the closest secondary school to the site, located within Bourton-on-the-Water, 5km south-west of the site.
GP surgery and other health services	There are 2 GP surgeries located in Bourton-on-the-Water, approximately 5km west of the site.
Local shops/post office	In Stow-on-the-Wold there is a high street shops, pharmacy and supermarket less than 5 km from the site.
Other key local services and facilities	The closest facilities and services are located in Stow-on-the-Wold approximately 5km north of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	The site does not have potential to expand, particularly given the sensitive location in the Cotswolds National Landscape. The site entrance is along a very rural lane, which leads into the Conservation Area and the existing access already adds some urbanising effect and further expansion would exacerbate that. The sloping nature of the site increases its prominence and there are potentially wider views. Expansion of the existing Gypsy provision at this site would be harmful to the National Landscape and potentially harmful to the Conservation Area.
Available	The site had an application to change the use to C3 residential unit won at appeal in July 2018.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. The application for a permanent residence was accepted at appeal. There is no indication the site is suitable or available to come forward as a potential Traveller site.
Conclusion	**Not currently deliverable or developable**:
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

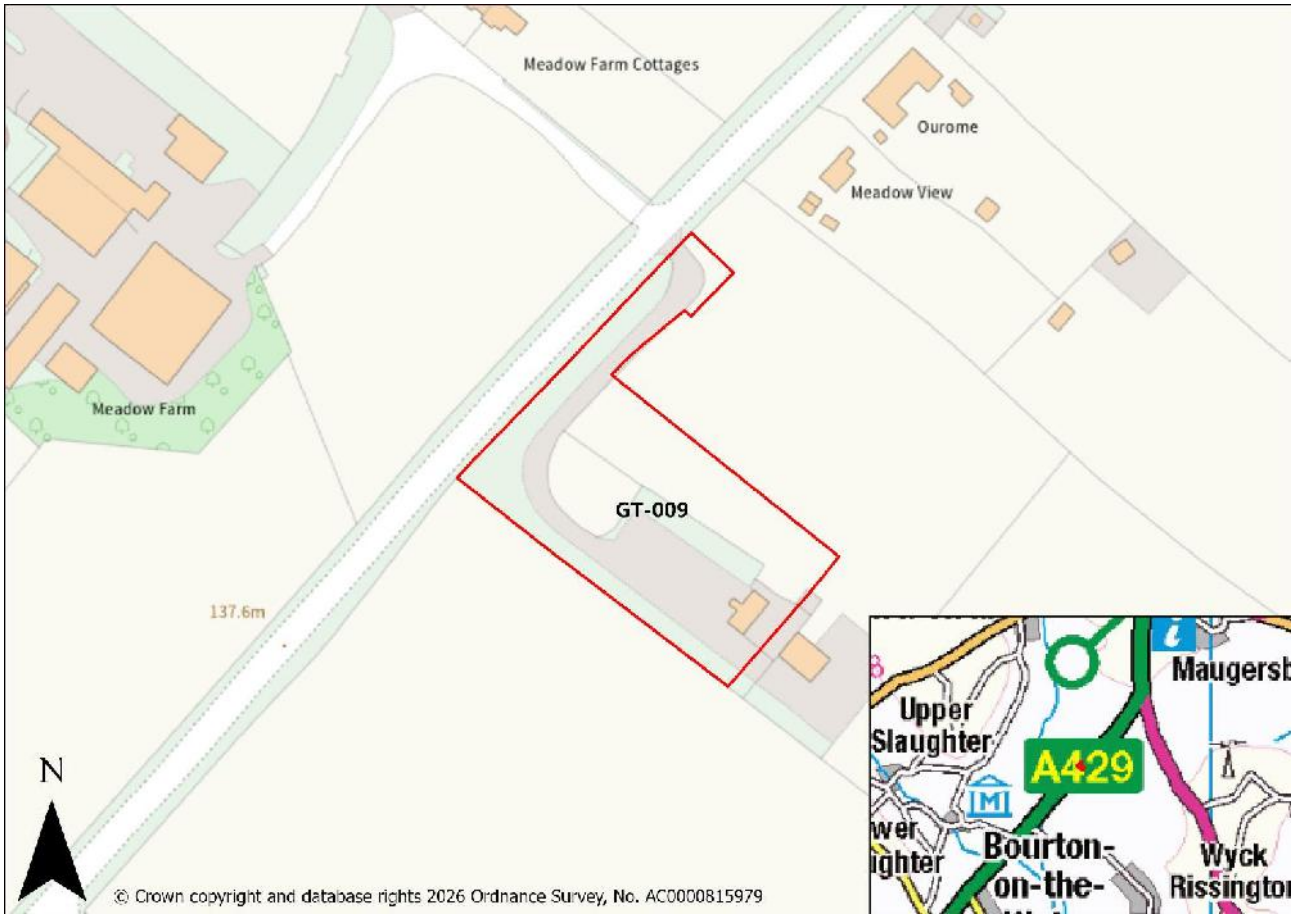
Site Information	
Site reference	GT-008
Site name / address	Old Dairy, Dudgrove Lane, near Kempsford
	
Parish	Kempsford
Grid reference	**Easting:** 417761 **Northing:** 199238
Site area (ha)	0.22
Current and past land use	**Current:** Disused **Past:** Formerly a tolerated Traveller site
Relevant planning policy	Policy SP5: Cotswold Lakes (Mineral Extraction after use) Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	10/02399/CLEUD - Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the partial use of mixed site for the stationing and residential occupation of mobile residential accommodation units. Refused 10/00891/CLEUD - Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of yard as salvage/scrap metal and associated items store in association with use of building as vehicle repair workshop & store (B2 + B8 use). Refused

	10/00890/CLEUD - Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of land to station residential accommodation. Refused
Character of the surrounding area	The site lies on the rural outskirts of Fairford, surrounded chiefly by open farmland and rough grassland. Built development is minimal: just two small single-storey dwellings and minor hardstanding areas within 100 m. The prevailing character is therefore agricultural and undeveloped countryside with a very low density, edge-of-village feel.
Surrounding land uses	The site sits within a rural context surrounded by agricultural land on all sides.
Physical constraints	Constrained by lakes to the north and east of the site, a minor road to the south, and a hedgerow followed by agricultural land to the west.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	The entire site is in Flood Zone 2 and/or 3.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	The site is adjacent to Cotswold Water Park SSSI to the north and east.
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	The site is adjacent to Cotswold Water Park SSSI and a Floodplain wetland mosaic.
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from minor road to the South.
Public transport services, including buses and trains	Bus stop less than 1km, running the 76 bus service.
Pedestrian and cycle links	No pedestrian paving along access road.

Appendix 3: Stage 2 Assessments (Detailed)

How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 4 primary schools within 5km of the site. The closest primary school is Kempsford CE Primary School is approximately 3km south-west from the site.
Secondary school	There is 1 secondary school (Farmor's School) within 3.5km north-west of the site.
GP surgery and other health services	There are 2 GP surgeries within 5km of the site, the closest is Hilary Cottage Surgery less than 3km from the site.
Local shops/post office	In Fairford there is a high street shops, pharmacy and supermarket less than 3km from the site.
Other key local services and facilities	The closest facilities and services are in Fairford approximately 3km north-west of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	Given the high flood risk in this location, there is no potential to expand the site or allocate it for permanent Traveller pitches. Further expansion would likely to lead to harm to biodiversity interests in the vicinity (i.e. the priority habitats and the adjoining Site of Special Scientific Interest).
Available	The site was previously a tolerated Traveller site, although the availability for permanent use is unknown.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. This is a former tolerated Traveller site, which has fallen out of use. Given the site's flooding and other constraints, it is unsuitable for permanent Traveller pitches.
Conclusion	**Not currently deliverable or developable**:
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

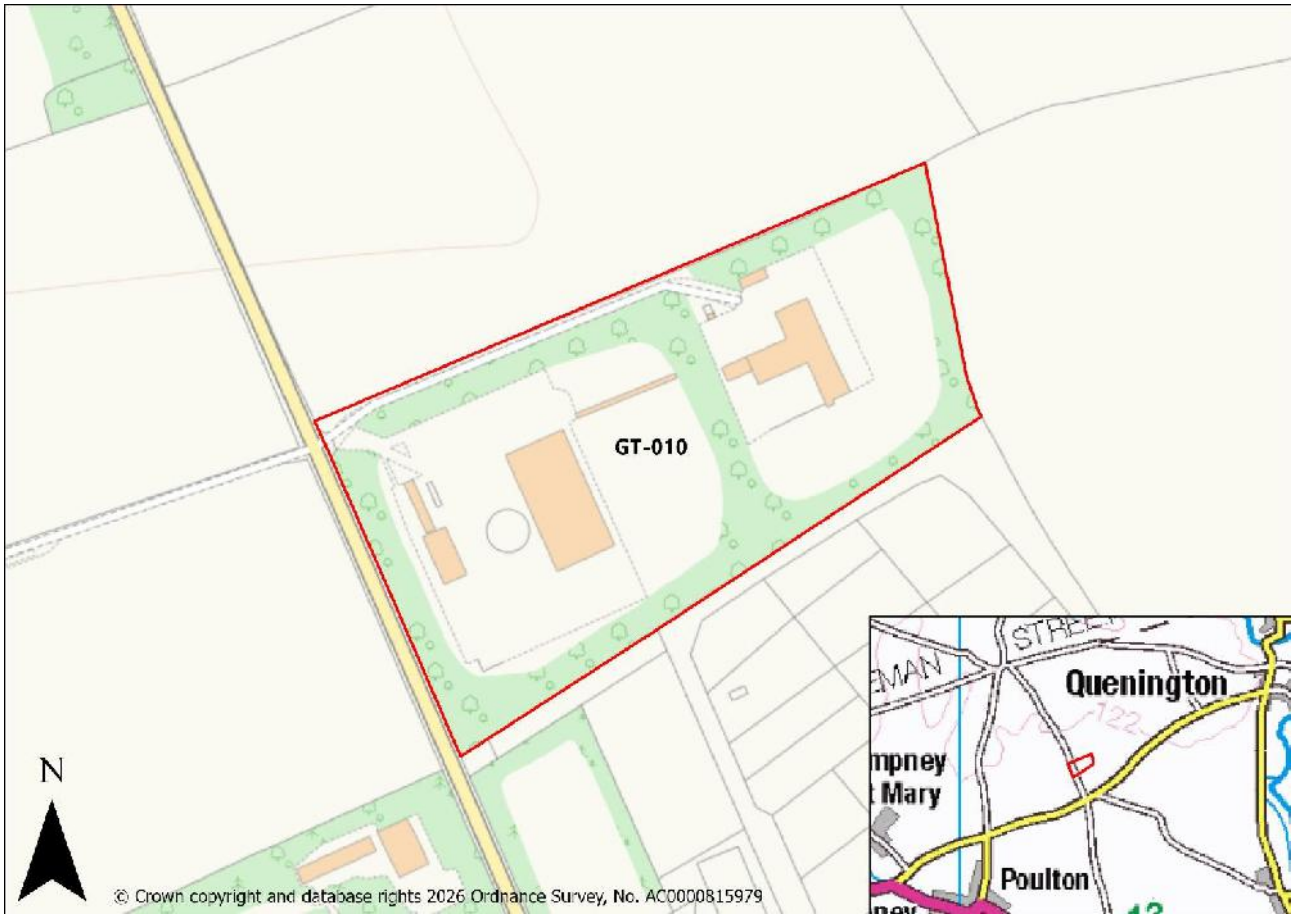
Site Information	
Site reference	GT-009
Site name / address	Land parcel south of Meadow View, Stow Road
	
Parish	Bourton–on-the-water
Grid reference	**Easting:** 418212 **Northing:** 223289
Site area (ha)	0.55
Current and past land use	**Current:** Residential **Past:** Formerly had planning permission for a permanent Traveller site (4 pitches)
Relevant planning policy	Policy EN5: National Landscape Policies SA1/SA2/SA3: Mid Cotswold Strategy Delivery Sub-area
Relevant planning history	26/01371/FUL – Phased development comprising hard-standing (Phase 1) and conversion of an existing barn to one dwelling (Phase 2). Permitted 23/03536/FUL – Variation of Condition 2 attached to permission 22/03763/FUL 3 to exclude Pitch 4 from the Traveller-pitch occupation restriction. Withdrawn 23/01543/FUL – Conversion of a barn to form one dwelling with associated works. Permitted

	22/03763/FUL – Change of use of land from equestrian to residential caravan site with the retention of one mobile home and three additional Traveller pitches (part-retrospective). Permitted 14/02189/FUL - Four residential plots for residential Travellers at caravan site. Permitted (temporary permission for 3 years, valid until 12/03/2018).
Character of the surrounding area	The surrounding area reads as a working rural landscape. Open fields surrounding the site, and two residential farmhouses and farm buildings to the North. Movement is via minor rural road (Roman Road) to the west with limited pedestrian infrastructure.
Surrounding land uses	The site sits within a rural context surrounded by agricultural land on the west, north and east.
Physical constraints	The minor rural road to the west is a physical constraint, with a hedgerow acting as natural buffer between.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	Within Cotswolds National Landscape
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	The site is grassland and a hedgerows running alongside the site.
Topography	There is a 10m slope, sloping from north to south.
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Suitable vehicle access from the A429 to the west.
Public transport services, including buses and trains	Bus stop less than 50m, running the 5 different bus services.
Pedestrian and cycle links	No pedestrian paving along access road

Appendix 3: Stage 2 Assessments (Detailed)

How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 4 primary schools within 5km of the site. The closest school is Swell CE Primary School approximately 2km north of the site.
Secondary school	The closest school to the site is the Cotswold School 2.7km south-west of the site.
GP surgery and other health services	There are 2 GP surgeries within 5km of the site.
Local shops/post office	In Bourton-on-the-Water and Stow-on-the-Wold there is a high street shops, pharmacy and supermarket less than 2 km from the site.
Other key local services and facilities	The closest facilities and services are in Bourton-on-the-Water approximately 5km south-west of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	The site has had planning permission for Traveller pitches, and was allocated in the 2011-31 Local Plan. The site access has been widened to be suitable for large vehicles associated with this site. It is considered to continue to be suitable.
Available	The site has been sold to the owner of a nearby farm. It is no longer available for Traveller pitches, and the former planning permission has lapsed.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. As the site is no longer available for development.
Conclusion	**Not currently deliverable or developable**
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

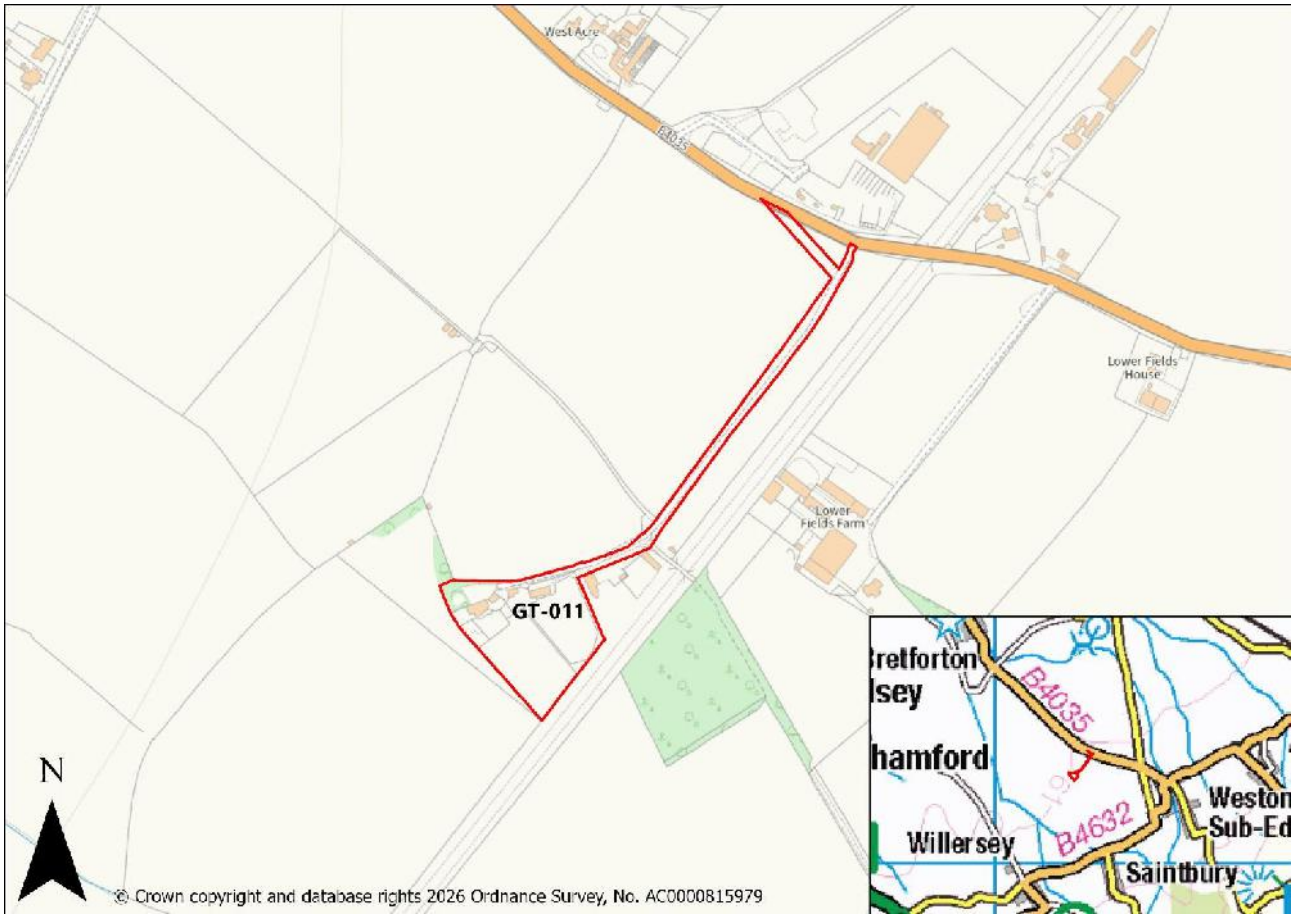
Site Information	
Site reference	GT-010
Site name / address	Welsh Way, Sunhill, near Meysey Hampton
	
Parish	Maiseyhampton
Grid reference	**Easting:** 411695 **Northing:** 203056
Site area (ha)	6.53
Current and past land use	**Current:** Vehicle workshop **Past:** Vacant former mushroom composting plant
Relevant planning policy	Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	24/00260/FUL 1 – Change of use of former mushroom-composting facility to a Class B2 vehicle workshop with ancillary office and storage (approx. 1.64 ha of the western part of the site). Permitted 22/00887/FUL 2 – Proposed "exceptional-quality" mixed-use redevelopment (20 homes plus commercial space) with solar-thermal and PV array across the whole site. Refused 20/01883/FUL 3 – Demolition of part of a building and retention of the remainder for Class B8 storage of equipment, machinery and vehicles (northeastern 0.81 ha). Granted

	16/00906/FUL - Change of use for 15 Traveller accommodation pitches. Refused
Character of the surrounding area	The immediate setting feels open and sparsely built-up with a distinctly countryside character owing to the minimal urban influence. The site itself is however very well screened from view on the south, west and east due to the established vegetation from its previous industrial use.
Surrounding land uses	The immediate setting is predominantly agricultural countryside: about three-quarters of the land within the closest buffer consists of working arable fields, with the rest split between rough fallow ground and unmanaged natural grassland. No residential, commercial or industrial uses are present, so the overall character remains open, undeveloped and rural.
Physical constraints	The minor rural road to the north-east is a physical constraint. To the west a disused nursery.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	N/A
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Woodland within the site, a protected habitat
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from Welsh Way to the west of the site.
Public transport services, including buses and trains	Bus stop over 1km away, running the 77 bus service.
Pedestrian and cycle links	No pedestrian paving along access road.

Appendix 3: Stage 2 Assessments (Detailed)

How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 6 primary schools within 5km of the site. The closest school (Meysey Hampton C of E Primary) is 3km from the site.
Secondary school	There is 1 secondary school (Farmor's School) approximately 3.7km from the site.
GP surgery and other health services	There are 1 GP surgery approximately 4.5km of the site in Fairford.
Local shops/post office	In Fairford there are high street shops, a pharmacy and a supermarket less than 5 km from the site.
Other key local services and facilities	Fairford has 4 public houses, 4 churches, and a hospital approximately 4km from the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	The refusal reasons for the application for 15 Traveller pitches included that the proposed development would have dominated the nearest settlement, which is Sunhill. The site is remote from services and facilities and has limited opportunities for sustainable travel, and a previous application for Traveller pitches was refused, in part because the development was considered to dominate the nearby settlement of Sunhill. Consequently, the site is not considered a suitable, available or achievable option for Traveller accommodation at the present time.
Available	Availability for Traveller pitches has not been reconfirmed, with the site being made available for alternative uses.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. Due a historic refusal of an application for traveller site.
Conclusion	**Not currently deliverable or developable**
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

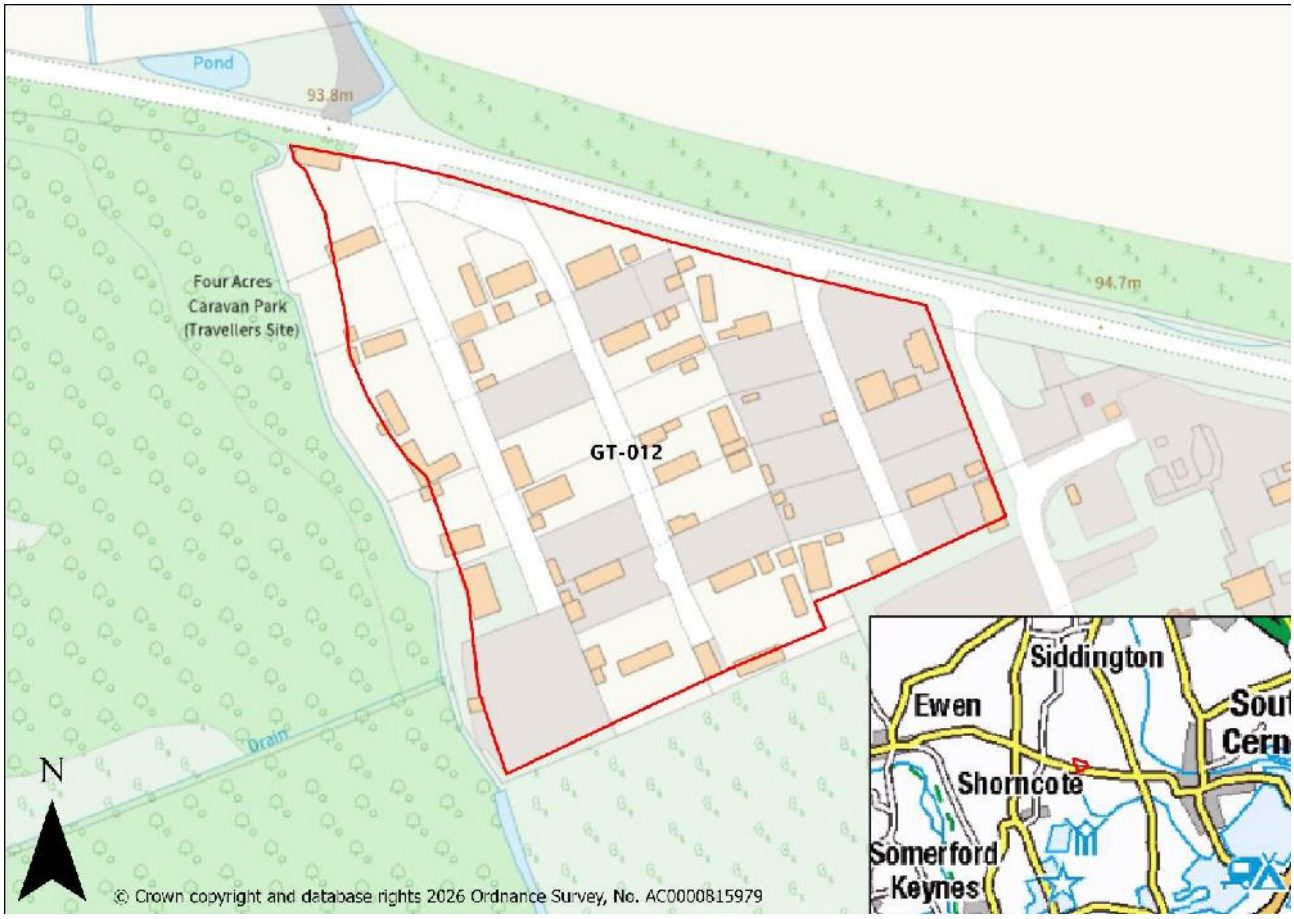
Site Information	
Site reference	GT-011
Site name / address	Pond House and Gardens, Lowerfields, near Saintbury
	
Parish	Saintbury
Grid reference	**Easting:** 411160 **Northing:** 241333
Site area (ha)	1.50
Current and past land use	**Current:** Greenfield **Past:** Greenfield
Relevant planning policy	Policy INF6: Lorries in the Vale of Evesham Zone Policies SA1/SA2/SA3: North Cotswold Strategy Delivery Sub-area
Relevant planning history	No recent planning history
Character of the surrounding area	Open countryside. It is characterised by agricultural land, equestrian activity and a scattering of dwellings converted from farming operations.
Surrounding land uses	The immediate setting is predominantly agricultural countryside. There are industrial uses to the north, separated by the B4035.
Physical constraints	The site has some agricultural associated buildings to the east of the site followed by some woodland area to the east and south. A

	PRoW runs alongside the access track to the site. Largely unconstrained.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	N/A
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	The site is on grassland and there are hedgerows adjacent to the site.
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from B4035 to the north-east of the site.
Public transport services, including buses and trains	Bus stop over 1km away, running the 6 bus services.
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 9 primary schools within 5km of the site. The nearest primary school is Willersey C of E Primary 1.6 km from the site.
Secondary school	There is 1 secondary school (Chipping Campden School) 4.4 km from the site.
GP surgery and other health services	There is 1 GP surgery within 5km of the site in Chipping Campden.
Local shops/post office	In Honeybourne there is a small supermarket less than 3 km from the site.

Appendix 3: Stage 2 Assessments (Detailed)

Other key local services and facilities	Chipping Campden has public houses, a pharmacy and places of worship approximately 4.5km from the site.
Water supply, drainage, electricity, gas	Not known
Please provide your initial assessment of the site:	
Suitable	The physical character of the site itself remains largely as described in 2017: it is well screened by hedgerows but would benefit from supplementary planting along the public right of way that doubles as the access track. The site is in a remote location with limited access to services and facilities. That access, however, is still the decisive constraint. Weston Road carries the national speed limit and the humped-back bridge continues to limit visibility to about 65 m, far short of the 215 m stopping-sight distance required by Gloucestershire County Council's 2025 Standing Advice for 60 mph rural roads. No works have been undertaken to lower the speed limit, re-profile the bridge or provide signal-controlled priority. In the absence of such mitigation, the Highway Authority's position of non-support is expected to remain.
Available	The site is available for different uses, including Traveller pitches.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. Due to a lack of suitable access to the site and lack of support from the Highway's Authority.
Conclusion	**Not currently deliverable or developable**
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-012
Site name / address	Four Acres, Shorncote, South Cerney
	
Parish	Somerford Keynes
Grid reference	**Easting:** 403173 **Northing:** 197189
Site area (ha)	2.02
Current and past land use	**Current:** Existing permanent Traveller site (32 pitches) **Past:** Unknown
Relevant planning policy	Policy SP5: Cotswold Lakes (Mineral Extraction After Use) Policy SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	07/01339/FUL - Retention of an extension to a residential gypsy caravan site, comprising 11 additional pitches, access road, amenity units, and landscaping - Planning permission granted 04/02815/FUL - Variation of condition 2 of permission 03/00981/FUL to increase pitch numbers from 17 up to 21 and retention of ancillary outbuildings - Planning permission granted

	03/00981/FUL - Residential gypsy caravan site; access road; 17 hardstandings and temporary cesspools plus low level lighting - Planning permission granted
Character of the surrounding area	The surrounding area reads as a working rural landscape with utility and mineral sites. Open fields to the north and woodland to the west. Movement is via minor rural road to the north with limited pedestrian infrastructure. A water recycling centre is directly adjacent to the eastern boundary of the site. The Cotswold Lakes SSSI lies approximately 175m south of the site.
Surrounding land uses	The site sits within a rural context. To the east, a sewage treatment works introduces utility operations with associated vehicle movements and potential odour/noise sources. To the south, the land is greenfield in agricultural use with hedgerow boundaries. To the west, a woodland block provides enclosure, beyond which lies a quarry potential HGV haul route. To the north, open agricultural land continues the rural setting.
Physical constraints	The site is enclosed by a woodland to the west. On the East of the site a Sewage treatment works and a small area of flood risk 2 and 3 are constraints.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Small area of flood risk 2 and 3 on the East of the site.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	Cotswold Lakes SSSI 175m south of the site.
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	The site is surrounded by Floodplain wetland mosaic and CFGM, woodland and, Heathland and shrub.
Topography	Flat topography.
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	

Appendix 3: Stage 2 Assessments (Detailed)

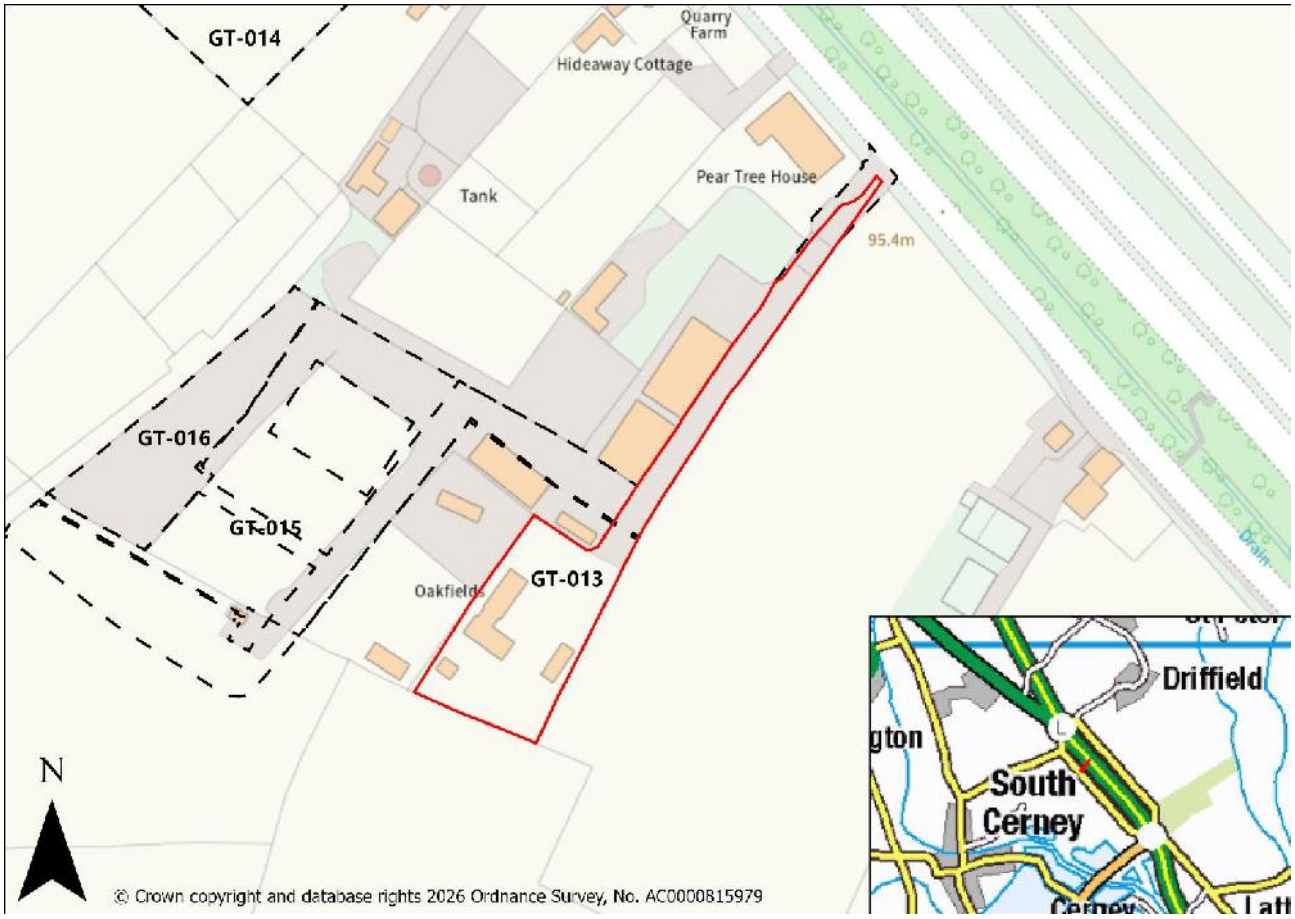
Vehicle access, including main roads	Vehicle access via Ewen Road already used by existing caravans on site.
Public transport services, including buses and trains	Bus stop less than 1km from the site, running the 51-bus route to Swindon.
Pedestrian and cycle links	No pavement along Ewen Road for pedestrians to walk safely.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 8 primary schools within approximately 5km of the site. The closest primary school is Ann Edwards C of E Primary School, which is located approximately 1.31km east of the site within South Cerney.
Secondary school	The closest secondary schools are Deer Park School and Kingshill Secondary School approximately 5km north of the site in Cirencester.
GP surgery and other health services	The closest GP surgery is located within South Cerney and is approximately 1.6km east of the site. There is also health centres located in Kemble, Cirencester and Cricklade.
Local shops/post office	The closest supermarket is located on high street in South Cerney less than 2km from the site.
Other key local services and facilities	There are several public houses within South Cerney located approximately 1.4km east of the Site. All Saints' Church is located approximately 700m south-west of the site. Fenton's Community Centre is located approximately 2km east of the site in South Cerney.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	This is an authorised permanent Traveller site. However, there is no potential to expand and provide further Traveller pitches outside the extent of the existing site boundary, or intensify pitches within the site. Expansion would likely lead to harm to biodiversity interests in the vicinity (there are both priority habitats and Local Wildlife Sites near Four Acres). There are also other constraining adjacent land uses such as the sewage works.
Available	As of June 2026, there are 2 vacant pitches at this site.

Appendix 3: Stage 2 Assessments (Detailed)

Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. Existing permanent Traveller site with no vacant pitches or potential for expansion or intensification.
Conclusion	**Not currently deliverable or developable**
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-013
Site name / address	Quarry Farm, Cricklade Road



Parish	South Cerney
Grid reference	**Easting:** 406558 **Northing:** 198268
Site area (ha)	0.3
Current and past land use	**Current:** Existing permanent Traveller site (2 pitches) **Past:** Greenfield
Relevant planning policy	Policy SP5: Cotswold Lakes (Mineral Extraction after use) Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	15/05501/FUL - Change of use of land for 2 No. Gypsy/Traveller pitches for 2 No. families to accommodate 2 No. static caravans, 2 No. touring caravans, 2 No. utility/day rooms with car parking. Granted
Character of the surrounding area	The site sits outside of the village of South Cerney, in the rural fringe that includes nurseries, stables and open farmland. The Cirencester Road and A419 to the north are a dominated feature.

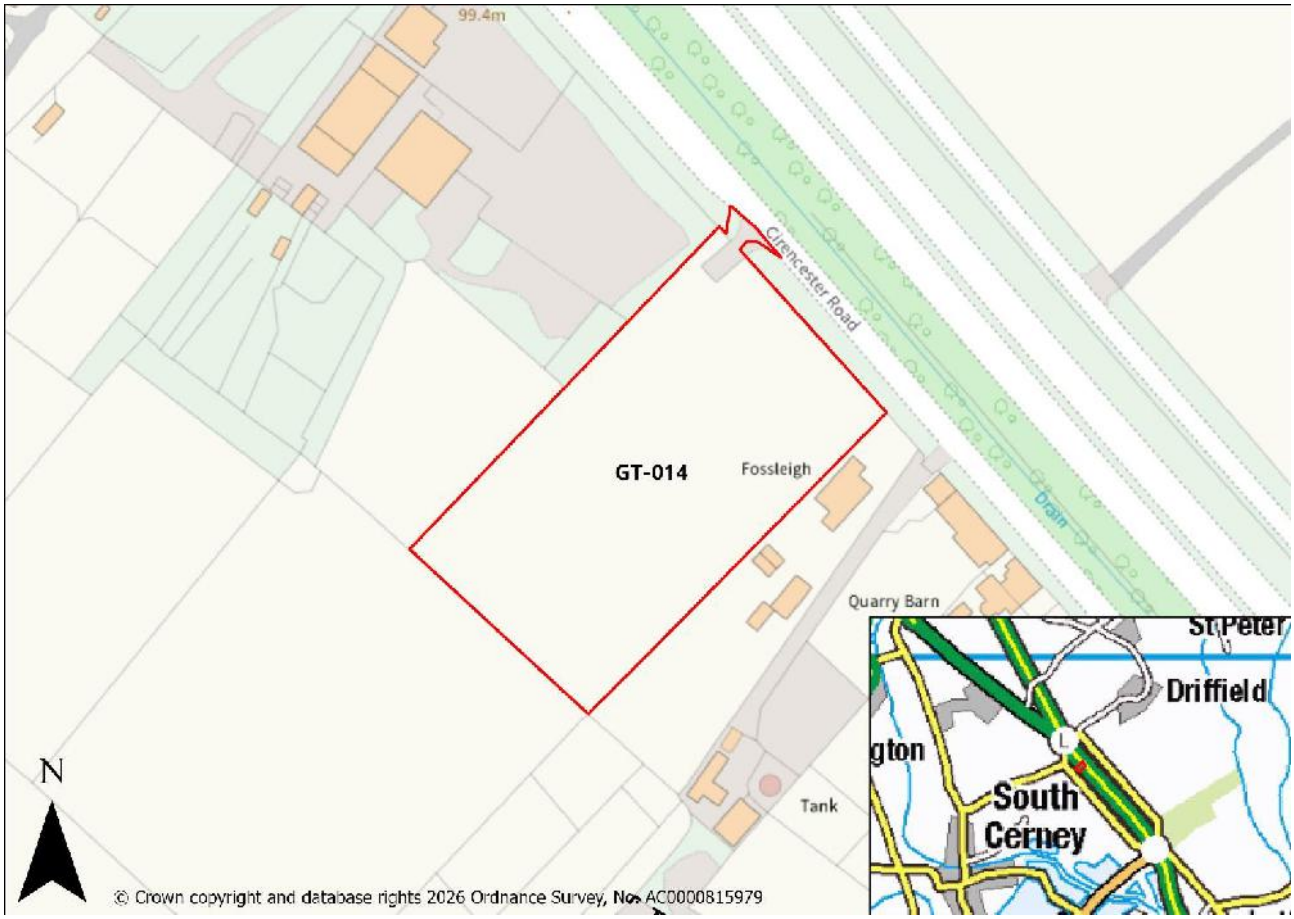
Appendix 3: Stage 2 Assessments (Detailed)

Surrounding land uses	The site sits on a rural village edge where open farmland and disused nursery hard-standing wrap around a large residential garden, with South Cerney's housing beginning just to the north.
Physical constraints	The minor rural road to the north-east is a physical constraint. To the west a disused nursery.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1. Some surface water flooding in the access to the site.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	N/A
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Hedgerows run adjacent to the site.
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from Cirencester Road to the north-east of the site.
Public transport services, including buses and trains	Bus stop over 1km away, running the 51 bus service.
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 8 primary schools within 5km of the site. Ann Edwards CE Primary School is the closest to the site approximately 2.5km to the south-west.
Secondary school	There is 1 secondary school (Cirencester Kingshill School) within 5km of the site in Cirencester.

Appendix 3: Stage 2 Assessments (Detailed)

GP surgery and other health services	There are 4 GP surgeries within 5km of the site. The closest is South Cerney Surgery 2km west of the site.
Local shops/post office	In Cirencester and South Cerney there are high street shops, pharmacies and supermarkets less than 5 km from the site.
Other key local services and facilities	The closest facilities and services are in South Cerney approximately 2km south-west of the site.
Water supply, drainage, electricity, gas	Not known.
Please provide your initial assessment of the site:	
Suitable	This is an authorised permanent Traveller site. However, there are no vacant pitches, and there is no potential for expansion or intensification.
Available	The site is currently fully occupied and there are no available pitches.
Achievable	It is not likely the anymore pitches could be achievable on this site within 5 years. Existing permanent Traveller site with no vacant pitches or potential for expansion or intensification.
Conclusion	**Not currently deliverable or developable**
Likely timescale	N/A
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-014
Site name / address	Land off Cricklade Road, GL7 5QE
	
Parish	South Cerney
Grid reference	**Easting:** 406499 **Northing:** 198485
Site area (ha)	0.9
Current and past land use	**Current:** Existing permanent Gypsy and Traveller site (3 pitches) with further unauthorised development (9 pitches believed to have commenced without planning permission) **Past:** Agricultural
Relevant planning policy	Policy SP5: Cotswold Lakes (Mineral Extraction after use) Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	21/04539/FUL – Full application for change of use to 3 Gypsy & Traveller pitches with day rooms, mobile homes, touring caravans and hard-standing. Permitted 20/04505/FUL – Agricultural development to widen existing access on the site's western edge. Permitted

Appendix 3: Stage 2 Assessments (Detailed)

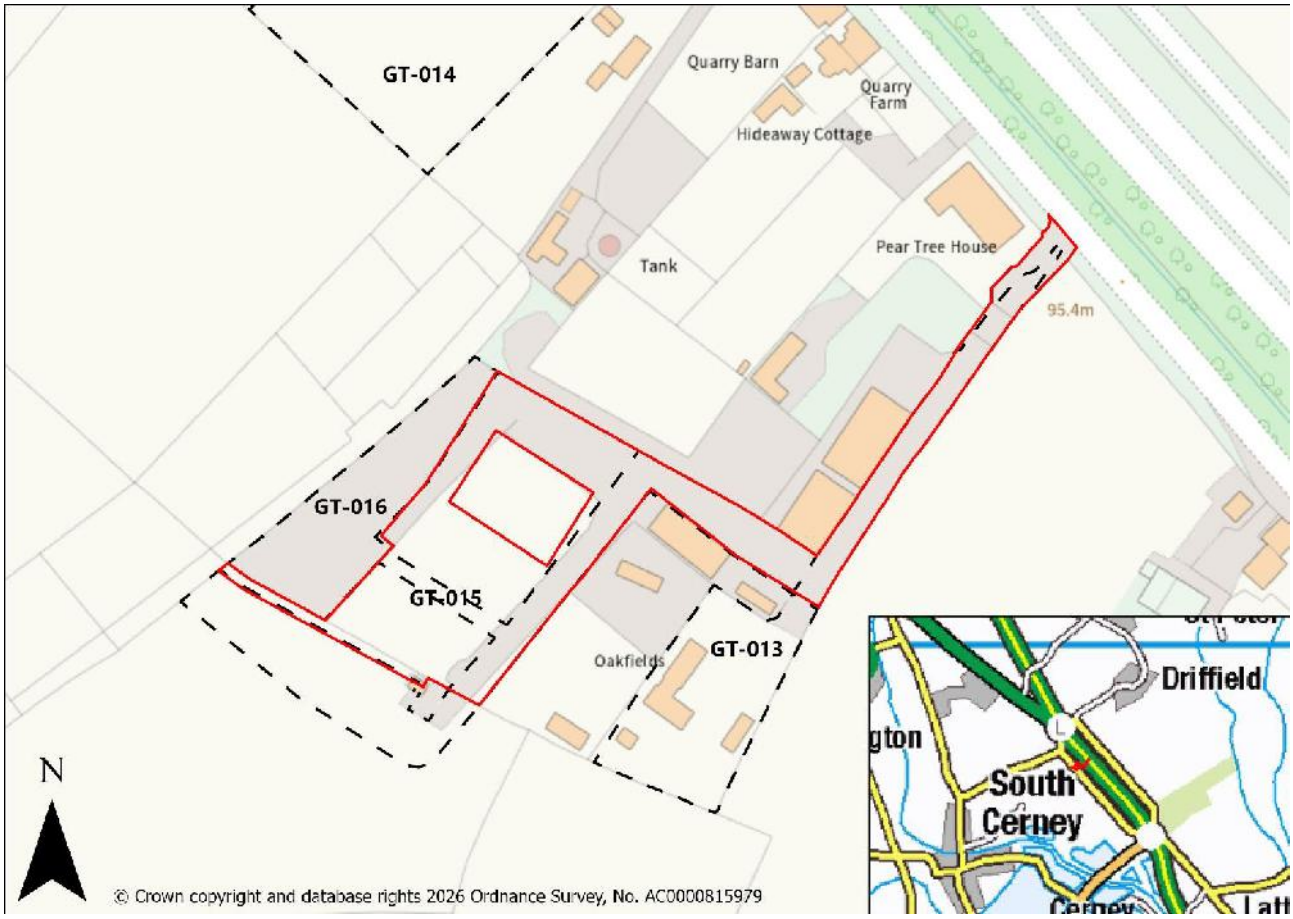
Character of the surrounding area	The site sits outside of the village of South Cerney, in the rural fringe that includes nurseries, stables and open farmland. The Cirencester Road and A419 to the north are a dominated feature.
Surrounding land uses	The site is enveloped mainly by open arable farmland, with a small line of low-density village housing immediately to the north of Lowerfields.
Physical constraints	The site is free from major statutory or environmental constraints.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	N/A
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Hedgerows run adjacent to the site.
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from Cirencester road to the north-east of the site.
Public transport services, including buses and trains	Bus stop over 1km away, running the 51 bus service.
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 8 primary schools within 5km of the site. Ann Edwards CE Primary School is the closest to the site approximately 2.5km to the south-west.

Appendix 3: Stage 2 Assessments (Detailed)

Secondary school	There is 1 secondary school (Cirencester Kingshill School) within 5km of the site in Cirencester.
GP surgery and other health services	There are 4 GP surgeries within 5km of the site. The closest is South Cerney Surgery 2km west of the site.
Local shops/post office	In Cirencester and South Cerney there are high street shops, pharmacies and supermarkets less than 5 km from the site.
Other key local services and facilities	The closest facilities and services are in South Cerney approximately 2km south-west of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	The site is free of all major statutory constraints. Three Traveller pitches have already been completed. The site has potential to accommodate a further 9 pitches and is suitable for allocation in the Local Plan. The plot fronts directly onto the A419, benefiting from an already-approved widened access and a bus stop within 1km, which together offer safe vehicular and public-transport connectivity. Overall, the absence of environmental barriers, the flat topography, established access, and positive planning precedent collectively confirm the site's strong suitability for further Traveller-site expansion.
Available	Freehold owner actively progressing current permission indicates willingness/ability, with potential for a further 9 pitches on this site.
Achievable	The site is likely achievable within the relevant timescale. The Existing permanent Traveller site with potential for expansion or intensification. Flat, unconstrained land and established access make a further 9 pitches technically and financially deliverable. It is suitable for allocation in the Local Plan.
Conclusion	**Developable**
Likely timescale	6-10 years
How could the identified constraints be overcome?	A planning application needs to be submitted for the unauthorised Traveller pitches.

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-015
Site name / address	Oakfields, Cricklade Road, GL7 5QE (Site 1)

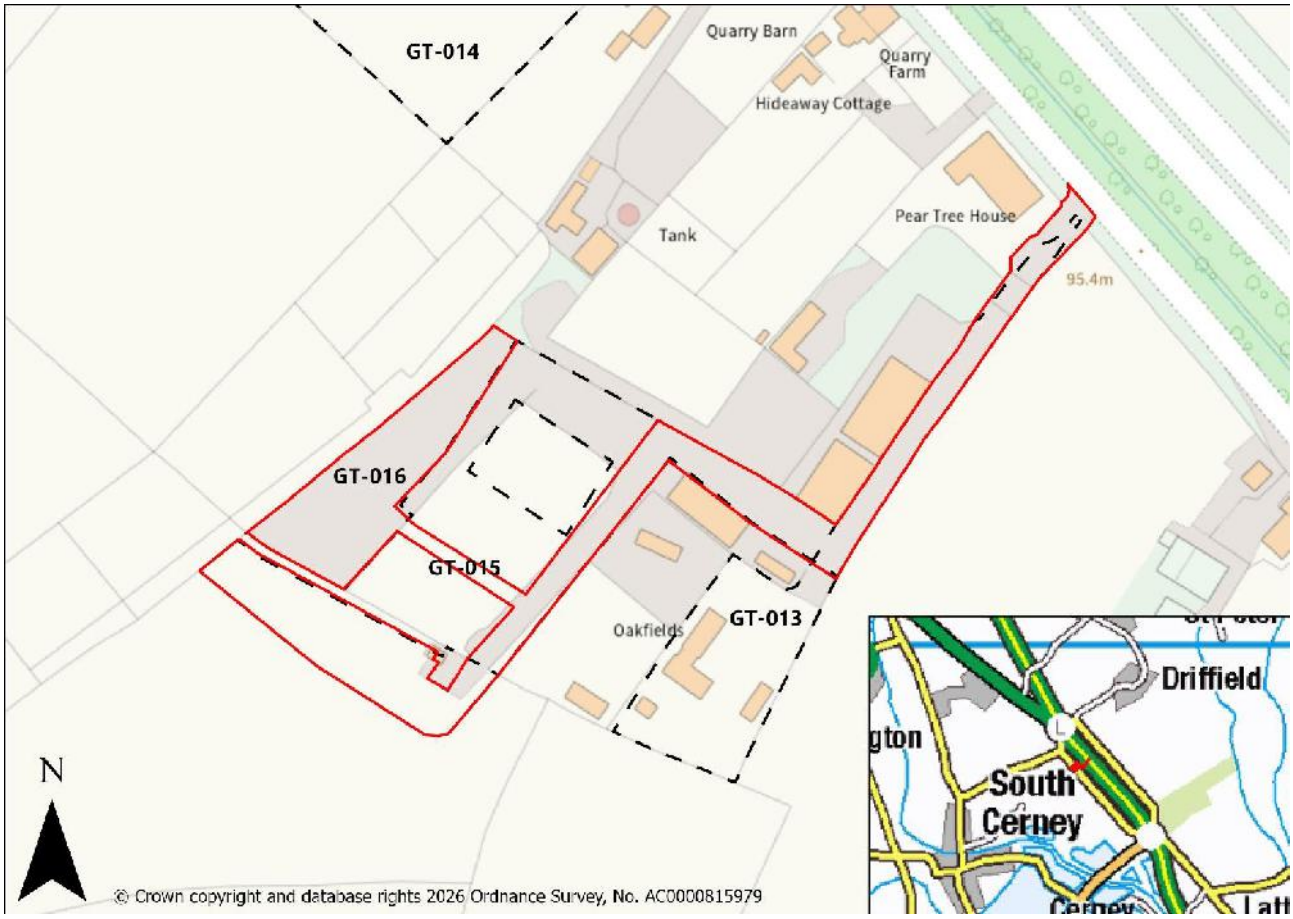


Parish	South Cerney
Grid reference	**Easting:** 406498 **Northing:** 198310
Site area (ha)	0.56
Current and past land use	**Current:** Permitted to become a permanent Gypsy and Traveller site (5 pitches) **Past:** Nursery buildings
Relevant planning policy	Policy SP5: Cotswold Lakes (Mineral Extraction after use) Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	25/01079/FUL – Change of use of land for 5 No. Traveller pitches with car parking, hardstanding and associated works. Permitted
Character of the surrounding area	The site sits outside of the village of South Cerney, in the rural fringe that includes nurseries, stables and open farmland. The Cirencester Road and A419 to the north are a dominated feature.
Surrounding land uses	The site is enveloped mainly by open arable farmland, with a small line of low-density village housing immediately to the north along Cirencester Road.

Physical constraints	The site is free from major statutory or environmental constraints.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	N/A
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Hedgerows run adjacent to the site.
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from Cirencester road to the north-east of the site.
Public transport services, including buses and trains	Bus stop over 1km away, running the 51 bus service.
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 8 primary schools within 5km of the site. Ann Edwards CE Primary School is the closest to the site approximately 2.5km to the south-west.
Secondary school	There is 1 secondary school (Cirencester Kingshill School) within 5km of the site in Cirencester.
GP surgery and other health services	There are 4 GP surgeries within 5km of the site. The closest is South Cerney Surgery 2km west of the site.
Local shops/post office	In Cirencester and South Cerney there are high street shops, pharmacies and supermarkets less than 5 km from the site.

Other key local services and facilities	The closest facilities and services are in South Cerney approximately 2km south-west of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	The site has planning permission for 5 Traveller pitches, and has been demonstrated to be a suitable location for Traveller pitches. It has good road access from the A419, and no overriding environmental constraints.
Available	Site has permission for the development of 5 residential mobile homes.
Achievable	The site is likely achievable within the relevant timescale. Permitted permanent Traveller site with no potential for expansion or intensification. Given the existing planning consent, clear freehold ownership and absence of major technical constraints.
Conclusion	**Deliverable:** the site is realistically deliverable for the permitted 5 pitches.
Likely timescale	0-5 years
How could the identified constraints be overcome?	N/A

Appendix 3: Stage 2 Assessments (Detailed)

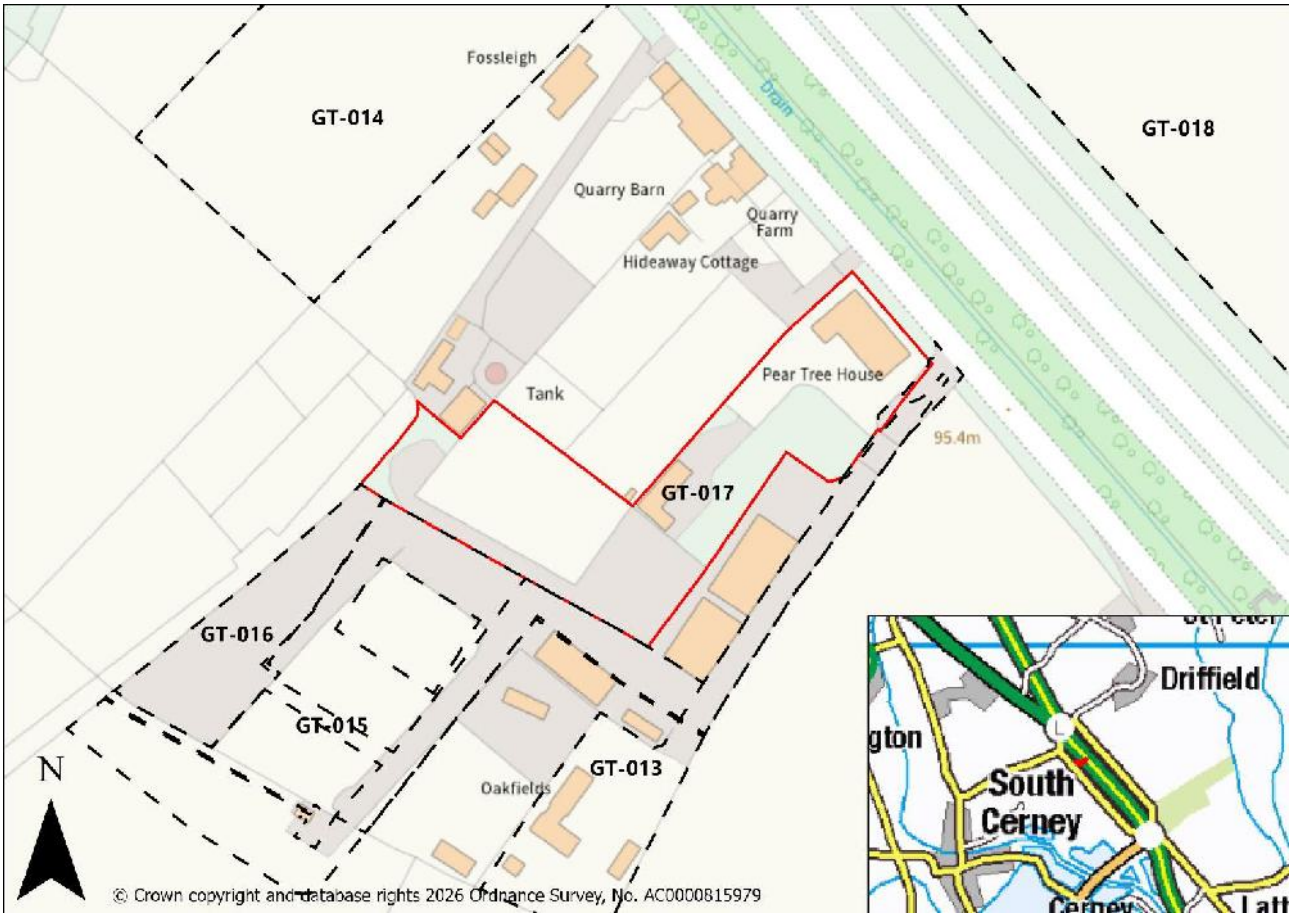
Site Information	
Site reference	GT-016
Site name / address	Oakfields, Cricklade Road, GL7 5QE (Site 3)
	
Parish	South Cerney
Grid reference	**Easting:** 406983 **Northing:** 198330
Site area (ha)	0.6
Current and past land use	**Current:** Nursery buildings **Past:** Nursery buildings
Relevant planning policy	Policy SP5: Cotswold Lakes (Mineral Extraction after use) Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	26/01377/FUL – Change of use of land for 8 No. Traveller pitches with car parking, hardstanding and associated works. Decision pending.
Character of the surrounding area	The site sits outside of the village of South Cerney, in the rural fringe that includes nurseries, stables and open farmland. The Cirencester Road and A419 to the north are a dominated feature.
Surrounding land uses	The site is enveloped mainly by open arable farmland, with a small line of low-density village housing immediately to the north along Cirencester Road.

Physical constraints	The site is free from major statutory or environmental constraints.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	N/A
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Hedgerows run adjacent to the site.
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from Cirencester road to the north-east of the site.
Public transport services, including buses and trains	Bus stop over 1km away, running the 51 bus service.
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 8 primary schools within 5km of the site. Ann Edwards CE Primary School is the closest to the site approximately 2.5km to the south-west.
Secondary school	There is 1 secondary school (Cirencester Kingshill School) within 5km of the site in Cirencester.
GP surgery and other health services	There are 4 GP surgeries within 5km of the site. The closest is South Cerney Surgery 2km west of the site.

Appendix 3: Stage 2 Assessments (Detailed)

Local shops/post office	In Cirencester and South Cerney there are high street shops, pharmacies and supermarkets less than 5 km from the site.
Other key local services and facilities	The closest facilities and services are in South Cerney approximately 2km south-west of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	The neighbouring sites have been granted planning permission for Traveller pitches, and this area been demonstrated to be a suitable location for Traveller pitches. The site, being a previously developed rural parcel with existing and consented Gypsy/Traveller use, good road access from the A419, and no overriding environmental constraints, is well-suited in principle for the further provision of Traveller pitches subject to compliance with landscaping, biodiversity and amenity conditions already secured by recent permissions.
Available	Site is pending permission for development of 8 pitches with car parking, hardstanding and associated works.
Achievable	The site is likely achievable within the relevant timescale. Given the pending planning application, clear freehold ownership and absence of major technical constraints.
Conclusion	**Developable:** the site is realistically developable for a further 8 pitches and is suitable for allocation in the Local Plan.
Likely timescale	6-10 years
How could the identified constraints be overcome?	Planning application in progress

Appendix 3: Stage 2 Assessments (Detailed)

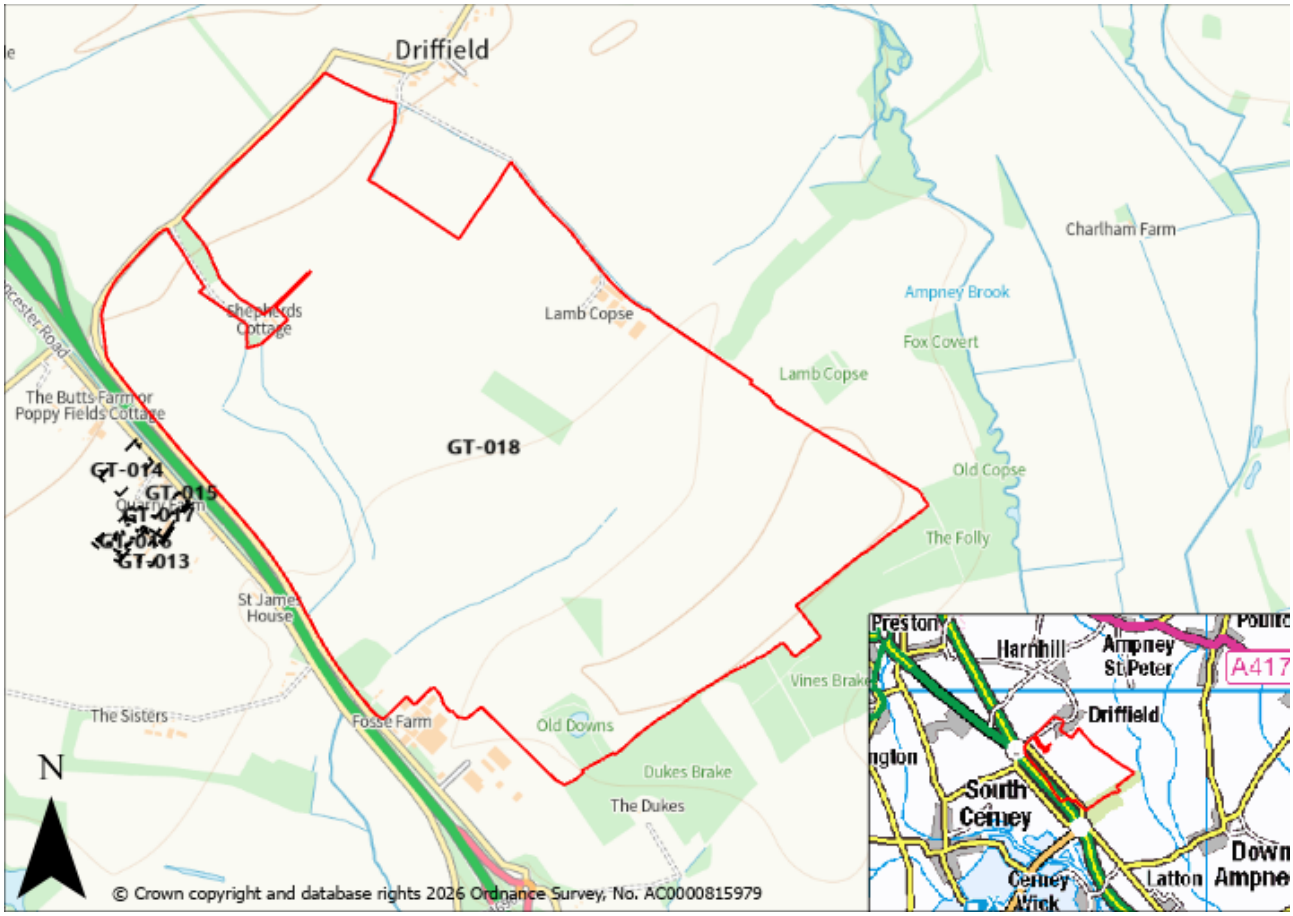
Site Information	
Site reference	GT-017
Site name / address	Oakfields, Cricklade Road, GL7 5QE (Site 2)
	
Parish	South Cerney
Grid reference	**Easting:** 406549 **Northing:** 198351
Site area (ha)	0.61
Current and past land use	**Current:** Permitted to become a permanent Gypsy and Traveller site (5 pitches) **Past:** Agricultural
Relevant planning policy	Policy SP5: Cotswold Lakes (Mineral Extraction after use) Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	26/00190/FUL – Change of use and installation of 5 residential mobile homes. Permitted
Character of the surrounding area	The site sits outside of the village of South Cerney, in the rural fringe that includes nurseries, stables and open farmland. The Cirencester Road and A419 to the north are a dominated feature.

Surrounding land uses	The site is enveloped mainly by open arable farmland, with a small line of low-density village housing immediately to the north along Cirencester Road.
Physical constraints	The site is free from major statutory or environmental constraints.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Within Flood Zone 1 and a small portion of the south-east of the site has surface water flood risk.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	N/A
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Hedgerows run adjacent to the site.
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from Cirencester road to the north-east of the site.
Public transport services, including buses and trains	Bus stop over 1km away, running the 51 bus service.
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 8 primary schools within 5km of the site. Ann Edwards CE Primary School is the closest to the site approximately 2.5km to the south-west.
Secondary school	There is 1 secondary school (Cirencester Kingshill School) within 5km of the site in Cirencester.

Appendix 3: Stage 2 Assessments (Detailed)

GP surgery and other health services	There are 4 GP surgeries within 5km of the site. The closest is South Cerney Surgery 2km west of the site.
Local shops/post office	In Cirencester and South Cerney there are high street shops, pharmacies and supermarkets less than 5 km from the site.
Other key local services and facilities	The closest facilities and services are in South Cerney approximately 2km south-west of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	The site has planning permission for 5 Traveller pitches, and has been demonstrated to be a suitable location for Traveller pitches.
Available	The land is in private freehold ownership with no current evidence of sale or promotion, meaning any further Traveller-pitch expansion would rely on first securing the owner's agreement.
Achievable	The delivery of Traveller pitches at Quarry Farm is achievable, as recent permissions demonstrate the council's willingness to grant residential-mobile-home uses on the site, and no significant physical or infrastructure constraints appear to hinder timely delivery once ownership agreement and detailed design are secured.
Conclusion	**Deliverable**: Permitted permanent Traveller site with no potential for expansion or intensification.
Likely timescale	0-5 years
How could the identified constraints be overcome?	

Appendix 3: Stage 2 Assessments (Detailed)

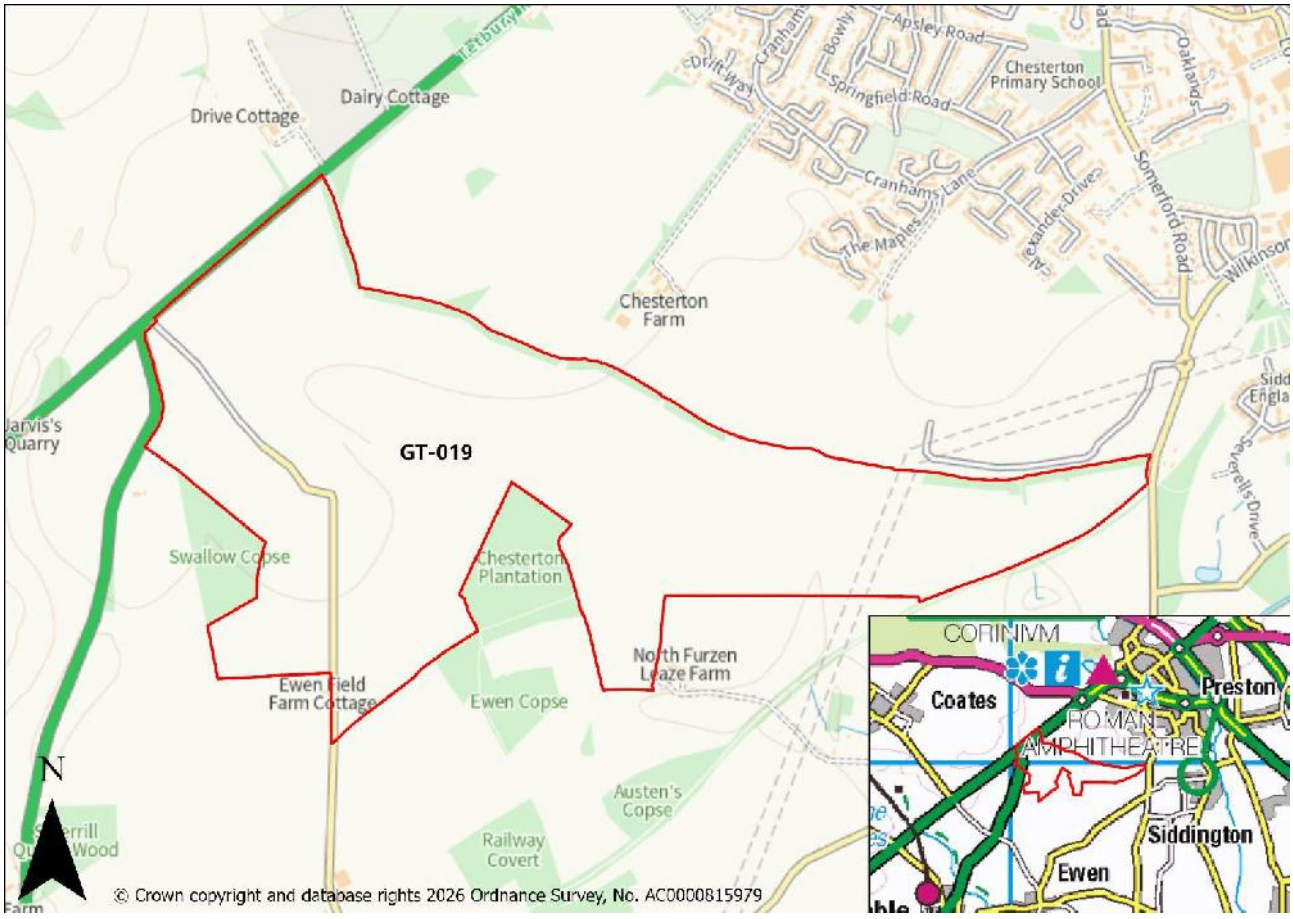
Site Information	
Site reference	GT-018
Site name / address	Land south of Driffield
	
Parish	Driffield
Grid reference	**Easting:** 406776 **Northing:** 198474
Site area (ha)	199
Current and past land use	**Current:** Greenfield (Agricultural) - This is one of only two potential strategic development locations in the District with the potential to accommodate development beyond the current Local Plan period. As the remaining strategic allocations are required to meet identified housing and other development needs, the scale of this site and the availability of land beyond the plan period provide an opportunity to consider alternative uses, including Gypsy and Traveller accommodation. The site has therefore been assessed for its suitability and potential to deliver Traveller pitches. **Past:** Greenfield
Relevant planning policy	Policy SP5: Cotswold Lakes (Mineral Extraction after use) Policies SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area
Relevant planning history	No recent planning history

Appendix 3: Stage 2 Assessments (Detailed)

Character of the surrounding area	The site lies to the south of the village of Driffield and north-east of the A419. It sits within a rural landscape context.
Surrounding land uses	The site is surrounded by open fields for agricultural use, with Driffield made up residential properties to the north-east, and an industrial site to the south-east.
Physical constraints	A PRoW looping through the middle of the site.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Small area of Flood Zone 2 and 3 in the south-east of the site.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	N/A
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	N/A
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	Patches of woodland within the site, which are priority habitats.
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Vehicle access from Cirencester Road to the west of the site.
Public transport services, including buses and trains	Bus stop over 1km away, running the 51 bus service.
Pedestrian and cycle links	No pedestrian paving along access road.
How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 8 primary schools within 5km of the site. Ann Edwards CE Primary School is the closest to the site approximately 2.5km to the south-west.

Secondary school	There is 1 secondary school (Cirencester Kingshill School) within 5km of the site in Cirencester.
GP surgery and other health services	There are 4 GP surgeries within 5km of the site. The closest is South Cerney Surgery 2km west of the site.
Local shops/post office	In Cirencester and South Cerney there are high street shops, pharmacies and supermarkets less than 5 km from the site.
Other key local services and facilities	The closest facilities and services are in South Cerney approximately 2km south-west of the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	The site forms part of a wider strategic site and offers ample flat land with direct A-class road access and reasonable proximity to schools, health care and shops.
Available	Available for strategic growth.
Achievable	The site is likely achievable within the relevant timescale. Due to its flat topography, relatively unconstrained land and established access.
Conclusion	**Developable**: for a 10 pitch Traveller site
Likely timescale	6-10 years
How could the identified constraints be overcome?	The site should be masterplanned as part of the strategic site.

Appendix 3: Stage 2 Assessments (Detailed)

Site Information	
Site reference	GT-019
Site name / address	Land south of The Steadings
	
Parish	Cirencester, Kemble and Siddington
Grid reference	**Easting:** 400666 **Northing:** 200591
Site area (ha)	117
Current and past land use	**Current:** Agricultural: This is one of only two potential strategic development locations in the District with the potential to accommodate development beyond the current Local Plan period. As the remaining strategic allocations are required to meet identified housing and other development needs, the scale of this site and the availability of land beyond the plan period provide an opportunity to consider alternative uses, including Gypsy and Traveller accommodation. The site has therefore been assessed for its suitability and potential to deliver Traveller pitches. **Past:** Agricultural
Relevant planning policy	S2: Strategic Site – South of Chesterton DS2: Cirencester Development Boundary SA1/SA2/SA3: South Cotswold Strategy Delivery Sub-area

Relevant planning history	No planning history
Character of the surrounding area	The land immediately around the site is dominated by open arable farmland with small patches of unmanaged natural vegetation. Land to the north of the site has outline planning permission for a mixed-use development, including up to 2,350 homes.
Surrounding land uses	Surrounded by agricultural land
Physical constraints	A protected scheduled monument in the eastern portion, a strategic 400 kV overhead line corridor on the eastern edge, four PRoWs cutting through the site, scattered medium-risk surface-water flow paths, localised TPO trees along the northern edge of the site and a moderate radon classification.
Are there any factors listed below that might limit development?	
Green Belt	N/A
Flooding (i.e. Flood Zone 2 or 3)	Flood Zone 1. A few small areas of surface water flooding across the site.
Contamination, Air quality, Noise	N/A
Landscape designations (e.g. National Landscape, Special Landscape Area)	N/A
Historic environment (e.g. Scheduled Monuments, Listed Building, Conservation Area, buried archaeology)	Scheduled Monument: Settlement SE of Chesterton Farm.
Ecology (e.g. wildlife designations, protected species or habitats, etc.)	There is a small portion of woodland which is a priority habitat within the site and on the edges of the site there are multiple small portions of woodland.
Topography	N/A
Cordon Sanitaire	N/A
Other	N/A
How easy is it to access the site in the ways listed below?	
Vehicle access, including main roads	Tetbury Road (A433) - a classified single-carriageway route linking Cirencester town centre to Tetbury. It runs along the site's north-west boundary and provides the obvious point of access for any future development.
Public transport services, including buses and trains	Bus stop less than 1km away, running the 4 bus services.
Pedestrian and cycle links	No pedestrian paving along access road.

Appendix 3: Stage 2 Assessments (Detailed)

How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?	
Suitable	
Please provide details of nearby services and facilities available to the site:	
Primary school	There are 9 primary schools within 5km of the site. Siddington CE Primary School is 0.45km from the site.
Secondary school	There are 2 secondary schools within 5km of the site. Cirencester Deer Park School is 0.95km from the site.
GP surgery and other health services	There are 4 GP surgeries within 5km of the site, in Cirencester and Kemble.
Local shops/post office	In Cirencester there are high street shops, a pharmacy and a supermarket less than 5 km from the site.
Other key local services and facilities	In Cirencester there are key local services and facilities less than 5 km from the site.
Water supply, drainage, electricity, gas	N/A
Please provide your initial assessment of the site:	
Suitable	The site's flat terrain, good accessibility and absence of flood risk make it technically capable of accommodating Traveller pitches, although careful layout would be needed to avoid the scheduled monument in the east and the 400 kV overhead-line easement along the eastern boundary.
Available	Available for strategic growth. The land is held in a single freehold ownership and, with no existing tenancies recorded on the title, is readily available for promotion or disposal subject only to the heritage and utility constraints identified.
Achievable	The site is likely achievable within the relevant timescale. With flat topography, good highway access via Tetbury Road, manageable heritage and utility constraints, and no known legal or ownership impediments.
Conclusion	**Developable:** for a 10 pitch Traveller site subject to appropriate mitigation of the scheduled-monument area and overhead-line easements.
Likely timescale	6-10 years
How could the identified constraints be overcome?	The site should be masterplanned as part of the strategic site.